



CITY OF COLUMBIA PLANNING COMMISSION

April 11, 2024

Regular Session 4:00 P.M.

City Hall • 3rd Floor, Council Chambers

1737 Main Street • Columbia, SC

RYAN CAUSEY • HARRIS COHN • STEVEN COOK • ANNA DAVIS •
MASON HARPE • JACQUELINE MARSHALL • RAQUEL THOMAS • CARLOS OSORIO

In attendance: Ryan Causey, Steven Cook, Harris Cohn, Anna Davis, Mason Harpe, Jacqueline Marshall, and Raquel Thomas

Absent: Carlos Osorio

Staff: Johnathan Chambers, Leigh DeForth, Krista Hampton, Hope Hasty, Tristian Kercher, and Andrew Livengood

I. CALL TO ORDER/ROLL CALL

Mr. Cohn, Chair, called the meeting to order at 4:01 p.m.. Mr. Cohn welcomed attendees. Johnathan Chambers, Land Development Administrator, called the roll; a quorum was established. Mr. Cohn reviewed the meeting format and ways to communicate during the meeting.

II. CONSENT AGENDA

Approval of Minutes

1. Approve March 14, 2024 Minutes

Mr. Cohn reviewed the procedure for Consent Agenda items. Mr. Chambers reviewed the Consent Agenda for the Commission and indicated that the applicant had requested deferral of case #3, ANNEX-2024-0008, after the release of the final agenda.

Future Land Use Map Amendment & Zoning Map Amendment for Pending Annexation

2. ANNEX-2024-0007: 4012 Farrow Road, TMS# 11606-05-27; Request recommendation on the assignment of the land use classification of Urban Core Neighborhood Activity Center (UCAC-1) and the assignment of zoning of Neighborhood Activity Center/Corridor (NAC) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned GC by Richland County.

3. ANNEX-2024-0008: 15.98 acres NE/S Old Percival Road, 8441 Old Percival Road (f/k/a 8475 Old Percival Road), and 1.5 acres S/S Old Percival Road, TMS# 19814-02-04, 22602-01-01, and 22602-01-03; Request recommendation on the assignment of the land use classification of Urban Edge Residential Small Lot (UER-1) and the assignment of zoning of Residential Single Family Small Lot

DEFERRED

District (RSF-3) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned M-1 and INS by Richland County.

Major Site Plan Review

4. **SPLAN-2024-0003: 500 Block of Spears Creek Church Road, TMS#28800-01-03:** request major site plan approval for the construction a car wash (Tommy’s Car Wash). The property is zoned PD (Planned Development – Woodcreek Farms).
5. **SPLAN-2021-0018: 17.78 acres, East Side of Clif Kinder Road South of Corner Wind Lane, TMS#19100-06-09 and -08;** Request site plan approval for the construction of a 308-unit multifamily apartment development (Burnside Farms Apartments). The property is zoned PD (Planned Development).

Mr. Chambers completed the review of the consent agenda. Mr. Cohn asked if anyone from the Commission or the public wished to remove an item from the Consent Agenda. There being none, Ms. Thomas made motion to approve the consent agenda, with staff comments, and the March minutes. Mr. Harpe seconded the motion. All aye; motion passed (7-0).

III. REGULAR AGENDA

Zoning Text Amendment

6. **TA-2024-0002;** Request to amend the Unified Development Ordinance, Chapter 17, Article 3: Zoning Districts; Sec. 17-3.7 Overlay District, g) OV-ID Innovista Design Overlay District, to remove the modification of height within 300 feet of the OV-HP (Historic Preservation Overlay) District.

Ms. Hasty reviewed the proposal for the Commission, noting the language, and indicating that the letter provided by Mr. Jim Daniel, which was not included within the packet, has been provided to Commission members at the meeting. Members of the Commission asked several questions of staff, and Ms. Hampton helped to provide clarification.

Mr. Cohn opened the floor for public comment. Mr. Daniel spoke, indicating he had further questions. Ms. Hampton indicated, in response to Mr. Daniel’s questions, that Arsenal Hill would not be impacted, Granby would not be impacted, and that this proposal was not a response to the Trinitas development proposal.

There being no further public comment, after discussion by the Commission, Mr. Cook made a motion to approve the text amendment as submitted. Ms. Thomas seconded the motion. All aye; motion passed (7-0).

IV. OTHER BUSINESS

V. ADJOURN

Mr. Cohn asked for a motion to adjourn. Mr. Causey made a motion to adjourn the meeting, seconded by Ms. Thomas. The motion to adjourn passed by a unanimous vote (7-0), and the meeting was adjourned at 4:16 p.m..

**Respectfully submitted,
Planning & Development Services Department**