



PLANNING COMMISSION

May 9, 2024
Regular Session, 4:00 P.M.
City Hall, 3rd Floor, Council Chambers, 1737 Main Street, Columbia, S.C.

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

In attendance: Ryan Causey, Steven Cook, Harris Cohn, Jacqueline Marshall, and Carlos Osorio

Absent: Anna Davis, Mason Harpe, and Raquel Thomas

Staff: Johnathan Chambers, Leigh DeForth, Krista Hampton, Hope Hasty, Tristian Kercher, Betsy Kleinfelder, Andrew Livengood, Lucinda Statler, and Rachel Walling

I. CALL TO ORDER/ROLL CALL

Mr. Cohn, Chair, called the meeting to order at 4:03 p.m.. Mr. Cohn welcomed attendees. Lucinda Statler, Planning Administrator, called the roll; a quorum was established. Mr. Cohn reviewed the meeting format and ways to communicate during the meeting.

II. CONSENT AGENDA

1. Approve April 11, 2024 Minutes

Future Land Use Amendment and Zoning Amendment for Pending Annexation

2. 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 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.
3. ANNEX-2024-0010: 517 Hampton Trace Lane, TMS# 13709-03-21; 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 Medium Lot District (RSF-2) for a pending

annexation. The property is currently classified as Mixed Residential (High Density) and zoned R3 by Richland County.

Street Name

4. SN-2024-0003: Street Name Request – Name streets within 25.35 acres, Trinity Drive, 1458 and 1482 Caroline Road, TMS#16414-08-02, -03, AND -04 (Trinity Drive Townhome Development) - Spirit Drive, Sita Lane, and Genesis Drive; the properties are zoned O-I (Office and Institutional District).

Zoning Text Amendment

5. TA-2024-0003: 1800 Senate Street, TMS# 11405-15-11; Request recommendation on an amendment to the Unified Development Ordinance, Chapter 17, Appendix C: Type 3 Landmarks to establish the property as a City of Columbia Landmark.

Zoning Text and Map Amendment

6. ZMA-2024-0004: 1100 Kortright Street, TMS# 09209-18-01; Request recommendation to rezone the property from Community Activity Center/Corridor (CAC), North Main Corridor Design Overlay District (OV-NMC) to Community Activity Center/Corridor (CAC), North Main Corridor Design Overlay District (OV-NMC), Historic Preservation Overlay District (OV-HP, Individual Landmark, Type 3) and amend the Unified Development Ordinance, Chapter 17, Appendix C: Type 3 Landmarks to establish the property as a City of Columbia Landmark.

Mr. Cohn reviewed the procedure for Consent Agenda items. Ms. Statler reviewed the Consent Agenda for the Commission and indicated that the applicant had requested deferral of case #4, SN-2024-0003, after the release of the final agenda. During the reading of the consent agenda, Mr. Cohn asked whether anyone present wished to speak about each item or remove an item from the Consent Agenda. There being none, Mr. Causey made motion to approve the consent agenda, with staff comments, and the April minutes. Mr. Cook seconded the motion. All aye; motion passed (5-0).

III. REGULAR AGENDA

Major Site Plan Review

7. SPLAN-2024-0006: 4600 Block of Fort Jackson Boulevard, TMS#16503-05-04: Request site plan approval for the construction of a 6-building, 280-unit multifamily apartment development (Jackson Boulevard Apartments). The property is zoned O-I (Office and Institutional District).

Mr. Chambers reviewed the application, and indicated that since publication of the agenda the applicant had revised the site plan, which was projected on the screen. The revisions to the plan included the relocation of the trash bins and placement of gates to ensure that emergency access on Cedar Terrace was for emergency vehicles only.

Mr. Cohn asked about the trash bin relocation, and Mr. Chambers indicated that some concerns had been received from the neighborhood regarding its proximity to adjacent single-family residences, and that staff believed they could work with the revised location as proposed.

Mr. Robert Morgan from Homes Urban Development spoke on behalf of the development team. He noted that the project was a 280-unit Class A multifamily community, and noted that the wetlands and topography of the site led to the design. He noted that the majority of the site was

about 10-15 feet below the Brandon Acres neighborhood in base elevation. He noted that the proposed emergency access through Cedar Terrace would include a gate so that no cross-traffic would travel through Brandon Acres. He reviewed the proposed buffering which consisted of existing tree canopy as well as a planted buffer in areas to be graded.

Mr. Cohn asked for any questions from the Commission. Ms. Marshall asked for information on the planned vegetation, which Mark Meddaugh with the development team provided. Ms. Marshall asked about the distance of Building 2 to the adjacent neighborhood. Mr. Conner and Mr. Morgan confirmed that Building 7 would be the highest building in elevation.

Mr. Cohn opened the floor for public comment. Sarah Nevarez, Vice President of Brandon Acres/Cedar Terrace neighborhood, indicated she lived adjacent to the proposed Building 7. She acknowledged that the developer had been very communicative, and was glad that the grading has been clarified and the relocation of the trash compactor addressed, as it was the neighborhood's largest concern. She indicated she would appreciate if the Planning Commission suggested a reduction of height in the buildings closest to the neighborhood, however she understood it was not in their purview.

Josiah Blevins indicated he was one of the owners who would be most affected by the development proposal as he was adjacent to both the proposed gate and Building 7, and that he had purchased the home in late 2022 without being aware of the proposed development. He indicated that he did not feel that the proposed 30' buffer was enough, and would prefer if the building was located more closely to I-77.

There being no further public comment, Mr. Cohn asked for discussion from the Commission members. Mr. Osorio indicated that he appreciated the developer's communication with and response to the neighborhood's concerns. Mr. Cohn asked to clarify the building's distance from the property line, and Mr. Meddaugh clarified it would be an additional 15' from the 30' buffer. Mr. Meddaugh indicated they were trying to save as much of the natural existing buffer as possible, but because of the grading behind Buildings 1 and 2, new plantings would be necessary in that area. Ms. Nevarez noted that there was very little understory in area where the existing trees were proposed to be utilized as the buffer, and that was why the neighborhood was interested in additional buffering because of the height of the existing tree canopy. Mr. Cohn indicated his appreciation for the developers and the neighbors working together as part of the development process.

Mr. Chambers noted that a letter from Rachel James had been printed and provided to Planning Commission members in attendance, as it had been submitted after an email of the comments received from the public had been provided to the Planning Commission in advance of the meeting.

There being no further discussion by the Commission, Mr. Causey made a motion to approve the submitted site plan subject to all staff comments. Mr. Osorio seconded the motion. All aye; motion passed (5-0).

IV. OTHER BUSINESS

V. ADJOURN

Mr. Cohn asked for a motion to adjourn. Mr. Cook made a motion to adjourn the meeting, seconded by Mr. Osorio. The motion to adjourn passed by a unanimous vote (5-0), and the meeting was adjourned at 4:35 p.m..

Respectfully submitted,
Planning & Development Services Department