



PLANNING COMMISSION

June 13, 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, Anna Davis, Jacqueline Marshall

Absent: Carlos Osorio, Mason Harpe, and Raquel Thomas

Staff: Johnathan Chambers, Leigh DeForth, Krista Hampton, Hope Hasty, Tristan Kercher, Andrew Livengood, and Lucinda Statler

I. CALL TO ORDER/ROLL CALL

Mr. Cohn, Chair, called the meeting to order at 4:01 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

Approval of Minutes

1. Approve May 9, 2024 Minutes

Future Land Use Amendment and Zoning Amendment for Pending Annexation

2. ANNEX-2024-0011: 0.054 acres W/S Piney Woods Road and 0.057 acres W/S Piney Woods Road a/k/a 4034 Fernandina Road, TMS# 04910-01-20 and 04910-01-21; Request recommendation on the assignment of the land use classification of Regional Activity Corridor (AC-3) and the assignment of zoning of General Commercial District (GC) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned GC by Richland County.

3. ANNEX-2024-0012: 3029 Farrow Road and portion of NX Kent Street, TMS# 11503-05-06 and 11504-30-43 (portion); Request recommendation on the assignment of the land use classification of Urban Core Residential Small Lot (UCR-1) and the assignment of zoning of Community Activity Center/Corridor District (CAC) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned GC 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 Road Townhome Development) - Spirit Drive, Sita Lane, and Genesis Drive; The properties are zoned O-I (Office and Institutional District).

Major Site Plan Review

5. SPLAN-2024-0007: Southwest Corner Lorick Avenue and West Avenue, TMS# 09116-02-12; Request site plan approval for the construction of a 6-building, 144-unit, multifamily apartment development (Lofts at Lorick Park). The property is zoned RM-1 (Residential Mixed District). *Traffic Impact Study*

Major Subdivision Preliminary Plat Review

6. SPLAT-2024-0011: ±2.11 acres, Within the block bounded by Caughman Road, Hallbrook Drive, Nelsons Ferry Court, and Monmouth Court, TMS#: 19100-02-10; Request preliminary plat approval for the construction of an 18-lot, townhome subdivision (Colonial Commons Phase 4). The property is zoned RM-2 (Residential Mixed District).
7. SPLAT-2024-0043: ±2.22 acres, block bounded by Deer Park Drive, Jacobs Mill Pond Road, and Woodcreek Road, TMS#28900-03-11; request preliminary plat approval for the construction of an 18-lot, townhome subdivision (Deer Park Townhomes). The property is currently zoned PD (Planned Development – Woodcreek Farms).
8. SPLAT-2024-0018: ±59 acres, 400 block of Eclipse Lane and 2100 block of County Line Trail, TMS#28900-01-34, R28900-01-35, and 31700-01-04; request preliminary plat approval for the construction of a 220-lot single-family residential subdivision (Ellington Phase 3). The property is currently zoned PD (Planned Development – Woodcreek Farms).

Mr. Cohn reviewed the procedure for Consent Agenda items. Ms. Statler reviewed the Consent 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 May minutes. Ms. Davis seconded the motion. All aye; motion passed (5-0).

III. REGULAR AGENDA

Zoning Map Amendment

9. ZMA-2024-0005: 650 S. Edisto Avenue, TMS# 11212-07-01; Request recommendation to rezone the property from Employment Campus District (EC) in the Airport Safety Overlay District (OV-A) to Residential Mixed District (RM-2) in the Airport Safety Overlay District (OV-A).

Ms. Statler introduced the case, and read the staff recommendation from the case summary. Mr. Cohn asked to clarify whether residential structures were allowed in the base zoning district, but not the airport overlay district, and Ms. Statler clarified that was the case. Ms. Statler indicated it was unlikely the site plan would come back to the Commission as it would not meet the threshold for Commission review. Ms. Davis asked if the airport had provided comments. Peyton Bryant, applicant, indicated that they had made the FAA and other airport agencies aware, and they understood they needed to modify deeds to indicate awareness of the airport's proximity.

Jim Daniel asked to clarify the number of units and their size.

Mr. Cook made a motion to recommend approval of the rezoning request. Ms. Marshall seconded the request, and the motion to approve was carried by unanimous vote (5-0).

10. **ZMA-2024-0006: 5 acres bounded by Senate Street, Millwood Avenue, Heidt Street, and Short Street, TMS# 11410-19-01 (portion), 11410-19-44, 11410-19-49, 11410-19-51, 11410-19-56, 11410-19-58, & 11410-19-59;** Request recommendation to rezone the property from Residential Single Family – Small Lot District (RSF-3), a portion in the Old Shandon/Lower Waverly Historic Preservation Overlay District (OV-HP), Residential Mixed District (RM-1), a portion in the Old Shandon/Lower Waverly Historic Preservation Overlay District (OV-HP), & Community Activity Center/Corridor (CAC), to Mixed-Use District (MU-1), a portion in the Old Shandon/Lower Waverly Historic Preservation Overlay District.

Ms. Statler introduced the case, referenced the information in the case summary regarding the Plan for the Redevelopment of East Central City area plan, and read the staff recommendation from the case summary. Ms. Hasty helped clarify that the request was for the portion of the property just north of Senate Street. Willie Williams, applicant, further clarified the church did not own 1010 or 1018 Heidt Street. Ms. Davis asked the applicant to share more about the future use of the property, and Mr. Williams indicated that the first phase would be 24 townhomes along Heidt Street in two of the five acres, and that the applicant would return to the neighborhood association before developing the second phase. Ms. Hasty clarified the location of the -HP overlay, and whether the proposal would receive site plan review by the Planning Commission.

Jim Daniel asked if the townhomes would be subject to D/DRC approval, and Ms. Statler indicated that would be the case for any development within the -HP overlay.

Mr. Causey made a motion to recommend approval of the rezoning request. Ms. Davis seconded the request, and the motion to approve was carried by unanimous vote (5-0).

IV. OTHER BUSINESS

Required Continuing Education

Ms. Statler reminded members of continuing education opportunities upcoming, June 21 and July 19.

V. ADJOURN

There being no further business before the Commission, Mr. Cohn asked for a motion to adjourn. Ms. Davis made a motion to adjourn the meeting, seconded by Mr. Causey. The motion to adjourn passed by a unanimous vote (5-0), and the meeting was adjourned at 4:26 p.m..

Respectfully submitted,
Planning & Development Services Department