



## PLANNING COMMISSION

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July 18, 2024  
Regular Session, 4:00 P.M.  
City Hall, 3<sup>rd</sup> Floor, Council Chambers, 1737 Main Street, Columbia, S.C.

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

**In attendance:** Steven Cook, Anna Davis, Mason Harpe, Jacqueline Marshall, and Carlos Osorio

**Absent:** Ryan Causey and Harris Cohn

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

### I. CALL TO ORDER/ROLL CALL

Ms. Davis, Vice Chair, called the meeting to order at 4:03 p.m.. Ms. Davis welcomed attendees and called the roll; a quorum was established. Ms. Davis reviewed the meeting format and ways to communicate during the meeting.

### II. CONSENT AGENDA

1. Approve June 13, 2024 Minutes

#### **Future Land Use Amendment and Zoning Amendment for Pending Annexation**

2. ANNEX-2024-0013: 495 Piney Grove Road, TMS# 002898-03-014; 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 Destination Retail and zoned ID, A, NAD by Lexington County.
3. ANNEX-2024-0014: 52 Riverview Court and portion of 62 Riverview Court, TMS# 09106-21-10 and 09106-21-12 (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 Residential Single Family Small Lot (RSF-3) for a pending annexation. The

property is currently classified as Mixed Residential (High Density) and zoned R6 by Richland County.

4. **ANNEX-2024-0015: 28.50 acres E/S Broad River Road, TMS# 06112-05-33;** Request recommendation on the assignment of the land use classification of Urban Edge Mixed Residential (UEMR) and the assignment of zoning of Mixed Residential District (RM-2) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and Mixed Use Corridor and zoned R6 by Richland County.

#### **Major Site Plan Review**

5. **SPLAN-2023-0007: 1.40 acres, Liberty Ridge Drive, TMS#28800-01-32;** request major site plan approval for the construction of a child care center (Big Blue Marble Academy). The property is zoned PD (Planned Development – Woodcreek Farms).

#### **Major Subdivision Preliminary Plat Review**

6. **SPLAT-2024-0019: ±9.54 ACRES, 4400 Block of Percival Road, TMS#25600-03-04;** Request preliminary plat approval for the construction of an 82-lot, single-family attached (townhome) subdivision (Victorywoods Townhomes). The property is zoned RM-1 (Residential Mixed District).

#### **Zoning Map Amendment**

7. **ZMA-2024-0009: 1417 Pickens Street, TMS# 11402-13-06;** Request recommendation to rezone the property from Mixed-Use District (MU-2), City Center Design Overlay District (OV-CC) to Mixed-Use District (MU-2), City Center Design Overlay District (OV-CC), 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.
8. **ZMA-2024-0007: 2405 Two Notch Road, TMS# 11511-11-09 & TMS# 11511-11-05;** Request recommendation to rezone the property from Community Activity Center/Corridor District (CAC) to Mixed Use District (MU-2).
9. **ZMA-2024-0008: Kings Grant Drive @ I-77, TMS# 16507-02-01 (portion) & TMS# 16507-02-02 (portion);** Request recommendation to rezone approximately 2.14 acres from Residential Single-Family – Large Lot District (RSF-1) to Neighborhood Activity Center/Corridor (NAC).

Ms. Davis reviewed the procedure for Consent Agenda items. Ms. Statler reviewed the Consent Agenda. During the reading of the consent agenda, Ms. Davis asked whether anyone present wished to speak about each item or remove an item from the Consent Agenda. There being none, Mr. Cook made motion to approve the consent agenda, with staff comments, and the June minutes. Mr. Harpe seconded the motion. All aye; motion passed (5-0).

### **III. REGULAR AGENDA**

#### **Future Land Use Amendment and Zoning Amendment for Pending Annexation**

11. ANNEX-2024-0016: 100 and 108 Bluff Road, TMS# 11204-02-39 and 11204-02-38; Request recommendation on the assignment of the land use classification of Urban Core Mixed Residential Type 3 (UCMR-3) and the assignment of zoning of Residential Two-Family – Mill Village District (RD-MV), portions within the Floodplain Overlay District (OV-FP) and Floodway Overlay District (OV-FW) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned R6 by Richland County.

Ms. Davis reviewed the procedure for Regular Agenda items. Mr. Livengood introduced the case, and read the staff recommendation from the case summary, and referenced the Capital City Mill District Plan recommendation regarding future land use.

Jason Holliday with Sandlapper Development Company, applicant, indicated he was there to answer any questions. He indicated they were seeking a lower density zoning than the County's existing zoning allowed, mainly to be able to receive access to city utilities.

Mr. Livengood clarified that after the case summary document had been finalized, staff had received an updated survey indicating that the acreage was 2.77 acres, which is less than the acreage indicated in the case summary. He also indicated that two emails had been received regarding the case, one from the Vi Hendley on behalf of the Mill District Alliance, and one from Sherry Jaco, Director of the Olympia Mill Village Museum.

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

11. TA-2024-0004: Request to amend the Unified Development Ordinance, Chapter 17, Article 4: Use Regulations, Sec. 17-4.2 (b) Principal Use Table, to permit veterinary hospital or clinic as a conditional use in the Mixed Use (MU-1) District.

Ms. Statler introduced the case, and Ms. Hasty provided additional information regarding the proposed amendment. Members of the Commission asked for clarification on several items, which Ms. Hasty provided. There being no public comment or further discussion, Ms. Davis asked for a motion. Mr. Osorio made a motion to recommend approval of the text amendment request. Mr. Harpe seconded the request, and the motion to approve was carried by unanimous vote (5-0).

### **IV. OTHER BUSINESS**

Ms. Statler encouraged Planning Commission members to attend the Downtown Strategic Plan meeting on August 1<sup>st</sup>. Ms. Davis requested that Ms. Statler email the flyer to the Commission members.

Ms. Statler introduced Darren Holcombe, who was in the audience, indicating that he had been recently appointed by Council and would begin serving as a Planning Commission member at the August meeting.

Ms. Statler also asked members to remain after the close of the meeting for a brief photo for the departmental fiscal year report.

**V. ADJOURN**

There being no further business before the Commission, Ms. Davis asked for a motion to adjourn. Mr. Harpe 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 4:26 p.m..

Respectfully submitted,  
Planning & Development Services Department