



PLANNING COMMISSION

October 10, 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 • CARLOS OSORIO • DARREN HOLCOMBE • LILLY COVENEY

In attendance: Harris Cohn, Anna Davis, Jacqueline Marshall, Carlos Osorio, Darren Holcombe and Lilly Coveney.

Absent: Ryan Causey, Steven Cook, Mason Harpe.

Staff: Johnathan Chambers, Krista Hampton, Hope Hasty, Andrew Livengood, Lucinda Statler, and Madelyn Bowden.

I. CALL TO ORDER/ROLL CALL

Mr. Cohn, Chair, called the meeting to order at 4:00 p.m.. Mr. Cohn welcomed attendees and Ms. Statler called the roll; a quorum was established. Ms. Cohn reviewed the meeting format and ways to communicate during the meeting.

Ms. Statler noted one change to the agenda - item 6, 2311 and 2315 Percival Road, had been deferred at the applicant's request.

II. CONSENT AGENDA

1. Approve [September 12, 2024 Minutes](#)

Future Land Use Amendment and Zoning Amendment for Pending Annexation

1. [ANNEX-2024-0009: 5325 Fairfield Road, TMS# 11703-01-19](#); Request recommendation on the assignment of the land use classification of Urban Edge Mixed Residential (UEMR) and the assignment of zoning of Residential Mixed District (RM-2) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned R6 by Richland County.
2. [ANNEX-2024-0020: 0.73 acre Part of Lot A, 2.268 acre Part of Lot 11, and Lot 10 Skyland Terrace Subdivision \(Elwyn Lane\), TMS# 09004-02-03, 09004-02-04, and 09004-02-05](#);

Request recommendation on the assignment of the land use classification of Urban Edge Mixed Residential (UEMR) and the assignment of zoning of Residential Mixed District (RM-2), 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 R2 and RT by Richland County.

3. [ANNEX-2024-0021: 6709 David Street, TMS# 14305-17-06](#); 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 R4 by Richland County.
4. [ANNEX-2024-0022: 3516 and 3528 Broad River Road, TMS# 06110-03-07](#); Request recommendation on the assignment of the land use classification of Urban Edge Mixed Residential (UEMR) and the assignment of zoning of Community Activity Center/Corridor District (CAC) for a pending annexation. The property is currently classified as Mixed Use Corridor and zoned GC by Richland County.

Major Subdivision Preliminary Plat Review

5. [SPLAT-2024-0029: 8400 Block of Parklane Road and Old Legrand Road, TMS#17104-02-03, 17104-02-04, and 17104-02-02](#); Request preliminary plat approval for the construction of a 99-lot, single-family attached (townhome) subdivision (Parklane Place). The properties are zoned RM-1 (Residential Mixed).

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.

Mr. Holcombe asked about the deferred item 6. Mr. Chambers answered.

Mr. Osorio made motion to approve the consent agenda, with staff comments, and the September minutes. Mr. Holcombe seconded the motion. All aye; motion passed (6-0).

III. REGULAR AGENDA

Major Subdivision Preliminary Plat Review

6. [SPLAT-2024-0063: 2311 and 2315 Percival Road, TMS#19711-06-14 and 15](#); Request preliminary plat approval for new **DEFERRED** 137-lot, single-family attached (townhome) subdivision (Percival Place). The properties are zoned RM-2 (Residential Mixed).

Text Amendment

Zoning Map Amendment

7. [ZMA-2024-0011: 3201 & 3215 Two Notch Road, TMS# 11614-06-21 & 11614-06-18 \(p/o\)](#); Request recommendation to rezone the property from Community Activity Center/Corridor District (CAC) to General Commercial District (GC).

Ms. Statler introduced the case, and read the staff recommendation from the case summary. .

Conversation between board and staff ensued.

Mr. Robert Ashley, applicant's attorney, gave an overview of the request. He spoke about the applicant's family history in regards to the business, and mentioned the lot can be beneficial to the community due to jobs provided by opening the car lot.

Steven Nutall, applicant, spoke about the conditions of the property. He said it is new and refurbished and is designed as a car lot. Mentioned current zoning for surrounding properties are car oriented like auto shops.

Mr. Holcombe asked about buffering between the proposed car lot zone and the residential zone right behind the property.

Mr. Osorio asked about other zoning alternatives. Ms. Statler answered.

Discussion between staff, board members, and applicant ensued.

Members of the public were invited to speak.

Diane Wiley, President of the Belvedere Neighborhood Association, spoke in opposition.

Mr. Holcombe made a motion to recommend approval of the rezoning request. Ms. Coveney seconded the request, and the motion to recommend approval was carried by a vote (4-2). Ms. Davis and Mr. Osorio opposed.

8. [ZMA-2024-0012: 434 Gervais Street and 411 Senate Street, TMS# 08912-11-03 and 8912-11-02](#); Request recommendation to rezone the property from Mixed Commercial (MC), Innovista Overlay (OV-ID), Setback District S8/10 Overlay District (OV-HSV S8/10) to Mixed Commercial (MC), Innovista Overlay (OV-ID), Setback District S8/10 (OV-HSV S8/10), Height District 80/30 Overlay District (OV-HSV H80/30).

Ms. Statler introduced the case. Mr. Cohn provided additional information regarding the previous Text Amendment that happened over a year ago that impacted this property. Discussion between board and staff ensued.

Mr. Cohn asked whether anyone present wished to speak about the case.

Mr. Osorio made a motion to recommend approval of the ZMA. Mr. Davis seconded the request, and the motion to approve was carried by unanimous vote (6-0).

IV. OTHER BUSINESS

Ms. Statler mentioned training needs to be completed.

Ms. Statler acknowledged the emails from the public regarding Earth Road traffic.

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. Osorio. The motion to adjourn passed by a unanimous vote (6-0), and the meeting was adjourned at 4:50 p.m..

Respectfully submitted,

