



**COLUMBIA ECONOMIC DEVELOPMENT & INFRASTRUCTURE COMMITTEE
MEETING MINUTES
TUESDAY, SEPTEMBER 12, 2023**

CALL TO ORDER

The Columbia Economic Development and Infrastructure Committee conducted a meeting on Tuesday, September 12, 2023 at City Hall (Mayor's Conference Room) 1737 Main Street, Columbia, South Carolina. The Honorable Peter M. Brown, Chair called the meeting to order at 1:03 p.m.

Attendee Name	Title	Status	Arrived
Peter M. Brown	Chair	Present	
Will Brennan	Member	Present	
Aditi Bussells	Member	Present	

COMMITTEE DISCUSSION

1. Gateway Projects - Mr. Robert Anderson, Director of Public Works

Mr. Robert Anderson, Director of Public Works said Council approved the contract for entrance and wayfinding sign design last week and we have a signed contract. We originally budgeted \$500,000 and they came in under budget. We selected three signs: a master sign, a secondary sign, and one we can print out of our sign shop. The next steps are to discuss locations and the design. We will meet with the sign company and the city's marketing firm.

There was a discussion about the location of signs, removal of old signs, integration with the Midlands Business Leadership Group's projects, and having a prototype review.

2. Zoning and Land Development (Unified Development Ordinance) Update - Ms. Krista Hampton, Director of Planning and Development Services

Ms. Krista Hampton, Director of Planning and Development Services said this is the first time that the zoning and land development ordinance had been rewritten in 40 years. A lot of the goals were about streamlining, making it easier to use, and implementing the goals of our comprehensive plan. The changes makes the Unified Development Ordinance easier to use. We include more definitions and flow charts. An administrative adjustment permits the Zoning Administrator to approve minor deviations instead of going to the Board of Zoning Appeals. We now permit accessory dwelling units in residential districts. We have more mixed-use districts to help with housing. We now have Green Building Standards and Incentives, Neighborhood Compatibility, and Cottage Development Standards which allows for compact development. To



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promote infill development we implemented parking reform, increased lot coverage allowances, added more flexibility for light and clean manufacturing, and increased Planning Commission review thresholds for residential development. We reduced the number of Board of Zoning Appeals cases by at least half. We recently corrected the city of Columbia's zoning information through Richland County GIS. We will continue to streamline by rewriting design guidelines. We are collaborating with partners to assess impediments to missing middle housing and holding development clinics. We will continue to make adjustments and propose text amendments.

There was a discussion about design overlays; smart growth, density and height requirements; and historic districts.

Councilor Brown requested periodic updates on the process for revisions to the City Center and Innovista design guidelines and what they are going to accomplish.

PRESENTATION

3. Economic Development Model and Opportunities - Mr. Frank Cason, President / Cason Development Group

Mr. Frank Cason, President of the Cason Development Group said we have worked in most markets around the state. Most of what we do in Columbia is without the intent to sell. I agree with Krista, the 7,500 sq. ft. businesses will build parking because they need it. Downtown businesses don't need as much parking. We built nine buildings in Cottontown and most of them went to the Board of Zoning Appeals. We are intentional about the tenant mix. Someone is about to develop the Cadillac dealership. We are for other developers. We love Five Points and I wish there were more sellers down there. There are so many landlords who are not willing to invest in their properties. It comes back to demand which leads to infill development. The more apartments we have downtown, the more restaurants will come online. It comes down to economics. We recently bought the property where the Busted Plug was. We wanted to do apartments, but the numbers don't work.

There was a discussion about strategic versus random development and the need for development at Bull and Elmwood.



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EXECUTIVE SESSION

Upon a motion made by Mr. Brennan and seconded by Dr. Bussells, the Committee voted unanimously to enter into Executive Session at 2:09 p.m. for the discussion of **Item 4.**

4. Discussion of matters relating to the proposed location, expansion, or provision of services encouraging location or expansion of industries or other businesses in the area served by the public body pursuant to S.C. Code §30-4-70(a)(5)
 - 2221 Devine Street
 - Project Growth

ADJOURNMENT

The meeting was adjourned at 2:25 p.m.

Respectfully submitted:

Erika D. Moore Hammond, CMC
City Clerk