



CITY OF COLUMBIA PLANNING COMMISSION
August 3, 2020
Regular Session 5:15 P.M.
Virtual meeting using video conferencing technology
Columbia, SC

**HARRIS COHN • JAMES FROST II • MASON HARPE • LATRELL HARTS • APRIL JAMES •
ISA MANDELL • DALE STIGAMIER • FORD TUPPER**

In attendance: April James, Ford Tupper, James Frost II, LaTrell Harts, Dale Stigamier, Harris Cohn, Mason Harpe (observing only)

Absent: Isa Mandell

Staff: John Fellows, Shane Shaughnessy, Andrew Livengood, Krista Hampton, Rachel Bailey, Johnathan Chambers, Leigh DeForth

I. CALL TO ORDER/ROLL CALL

The meeting was called to order at 5:17pm by Chairman James Frost II. John Fellows, Planning Administrator, reviewed ways for the public to participate in the virtual meeting. Mr. Fellows called roll; a quorum was established. Chairman Frost reviewed the meeting format and ways to communicate during the virtual meeting.

II. CONSENT AGENDA

Approval of Minutes

1. Approve **July 13, 2020 Minutes**

**Comprehensive Plan Map Amendment
& Zoning Map Amendment for Pending Annexation**

2. **ANNEX-2020-0016: 3801 Eureka Street; TMS# 13708-09-22;** Request recommendation to annex, assign land use classification of Urban Core Residential Small Lot (UCR-1) and assign zoning of Single Family Residential District (RS-3). The property is currently classified as Mixed Residential (High Density) and zoned RS-HD by Richland County.
3. **ANNEX-2020-0017: 3834 and 3836 W. Beltline Blvd.; TMS# 11609-09-03;** Request recommendation to annex, assign land use classification of Community Activity Corridor (AC-2) and assign zoning of General Commercial District (C-3). The property is currently classified as Mixed Residential (High Density) and zoned GC by Richland County.
4. **ANNEX-2020-0018: 18.1 acre portion of 300 Clemson Road, TMS# 25700-02-03(p);** Request recommendation to assign land use classification of Urban Edge Mixed Residential (UEMR) and zoning of General Residential District (RG-2) for a pending annexation. The property is currently classified as Mixed Use Corridor and Neighborhood (Medium Density) and zoned RU by Richland County.

Zoning Map and Text Amendment

5. **ZMA-2020-0017: 2531 Gervais Street, TMS# 11411-09-11;** Request recommendation to rezone the structure located in the SW corner of the parcel to include 2531 Gervais Street as an Individual

Landmark and Amend Chapter 17 – Article V, Division 4 - §17-691(d) to designate structure as a Group III Landmark. The structure is currently zoned Office and Institutional District (C-1).

Mr. Fellows proceeded with review of the consent agenda. Chairman Frost asked if any members of the Planning Commission or public wished to have an item removed from the consent agenda. Having confirmed there were no public comments or requests from the Board, the Chairman asked for a motion.

Ms. April James made a motion to approve the consent agenda, and Ms. LaTrell Harts seconded the motion. The motion was passed by unanimous vote (6-0).

III. REGULAR AGENDA

Zoning Map Amendment

- ZMA-2020-0018: 1801 Assembly Street, TMS# 09015-15-04;** Request to rezone the parcel from Office and Institutional District (C-1), -Design/Development District (-DD) to Central Area Commercial District (C-4), -Design/Development District (-DD).

Mr. Fellows introduced the application. Mr. Andrew Rogerson, Garvin Design Group, spoke on behalf of the applicant, indicating they believed the property could house a great mixed-use project, and they believed that the C-4 zoning would better suit that use. Ms. Harts asked the applicant about parking, and Mr. Rogerson noted that they were on the BOZA agenda for later in the week to address parking needs using off-site solutions. Chairman Frost explained how members of the public could provide comment. Mr. Andrew Livengood and Mr. Fellows indicated that no public input was being offered regarding this agenda item. Mr. Frost asked for any additional questions from the Commission. There being none, Ms. James made a motion to recommend approval of the rezoning request. Mr. Ford Tupper seconded the motion, and the motion was carried by unanimous vote (6-0).

Site Plan Review

- SPLAN-2020-0012: 2901 Rosewood Drive, TMS#11314-08-08;** Request site plan approval to convert an existing religious organization into a 35-unit apartment building. The properties are zoned C-3 (General Commercial).

Mr. Fellows introduced the application. Frank Cason, Cason Development Group indicated that he, as well as Hoyt Burnett and Scott Garvin, were on the call to answer any questions regarding the application. He noted that they planned to save all of the existing buildings on the site, converting them into one to two bedroom, high-end apartments. Mr. Cason indicated that they had spoken with a number of residents of Shandon and Rosewood, as well as members of the Rosewood Merchants Association. He further indicated that they had received two special exceptions from the Board of Zoning Appeals earlier. Chairman Frost asked for questions from the Planning Commission. There being none, he asked for public comment. Mr. Fellows and Mr. Livengood indicated that no members of the public had or wished to provide comment during the meeting. Mr. Fellows reminded the Commission that a member of the public had submitted written comments earlier, which had been forwarded to Commission members shortly after the agenda had been sent out.

There being no comments from the public or Commission members, Ms. James made a motion to approve the site plan with staff comments, and Mr. Harris Cohn seconded the motion. The motion was carried by unanimous vote (6-0).

IV. OTHER BUSINESS

There was no other business to discuss.

V. ADJOURN

Ms. James made a motion to adjourn, which was seconded by Mr. Dale Stigamier. The meeting was adjourned by unanimous vote at 5:45pm.

**Respectfully submitted,
Planning & Development Services Department**