



**CITY OF COLUMBIA PLANNING COMMISSION**  
**July 13, 2020**  
**Regular Session 5:15 P.M.**  
**Virtual meeting using video conferencing technology**  
**Columbia, SC**

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

**In attendance:** James Frost II, LaTrell Harts, Ford Tupper, Dale Stigamier, April James, Isa Mandell, Harris Cohn

**Absent:** none

**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 5:26pm 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 format and ways to communicate during the virtual meeting.

**II. CONSENT AGENDA**

**Approval of Minutes**

1. Approve **June 1, 2020 Minutes**

**Comprehensive Plan Map Amendment**

**& Zoning Map Amendment for Pending Annexation**

2. **ANNEX-2020-0014: 906 Brantley Street; TMS# 07306-02-36;** Request recommendation to annex, assign land use classification of Urban Edge Mixed Residential (UEMR) and assign zoning of Single Family Residential District (RS-1). The property is currently classified as Mixed Residential (High Density) and zoned RS-LD by Richland County.
3. **ANNEX-2020-0015: 166 Riding Grove Road(p); TMS# 28900-01-19(p);** Request recommendation to annex, assign land use classification of Urban Edge Residential Small Lot (UER-1) and assign zoning of Planned Unit Development - Residential District (PUD-R). The property is currently classified as Neighborhood (Medium Density) and zoned PDD by Richland County.

**Zoning Map and Text Amendment**

4. **ZMA-2020-0015: 1601 Hampton Street, TMS# 11402-05-13;** Request recommendation to rezone the parcel from Office and Institutional District (C-1), -Design/Development Area (-DD) to Office and Institutional District (C-1), -Design/Development Area (-DD), -Design and Preservation Area (-DP) and amend Chapter 17 – Article V, Division 4 - §17-691(d) to designate structure as a Group III Landmark.

**Site Plan Review**

5. **SPLAT-2020-0043: ±86.30 acres, Intersection of Shady Oaks Road and County Line Trail, TMS#28900-01-18, 31700-01-04(p), and 31700-01-06(p);** request site plan approval to construct a 160-lot single-family residential subdivision (The Ellington at Woodcreek Farms, Phase I). The properties are zoned PUD-R (Residential Planned Unit Development) and RU (Rural) in Richland County.
6. **SPLAT-2020-0047: ±2.31 acres, Intersection of Riding Grove Road and Woodcreek Farms Road, TMS#28900-01-19;** request site plan approval to construct an 8-lot residential subdivision (The Grove at Woodcreek Farms, Phase 4). The property is zoned RU (Rural) in Richland County and has petitioned for annexation with PUD-R (Planned Unit Development Residential).
7. **SPLAT-2020-0048: ±39.99 acres, near Woodcreek Farms Road and Cardinal Crest Road, TMS#28900-01-19;** request site plan approval to construct a 92-lot single-family residential subdivision (Lakeside at Woodcreek Farms). The property is zoned PUD-R (Residential Planned Unit Development).

Mr. Fellows, Planning Administrator, 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. Jordan Veverica indicated via telephone that he had a question on consent agenda item number six, and requested that the item be placed on the regular agenda. David Brandes indicated he was waiting to speak regarding a case on the regular agenda.

Mr. Dale Stigamier made a motion to approve the consent agenda as amended (items 1-5, and 7), and Ms. April James seconded the motion. The motion was passed by unanimous vote.

### III. REGULAR AGENDA

**SPLAT-2020-0047: ±2.31 acres, Intersection of Riding Grove Road and Woodcreek Farms Road, TMS#28900-01-19;** request site plan approval to construct an 8-lot residential subdivision (The Grove at Woodcreek Farms, Phase 4). The property is zoned RU (Rural) in Richland County and has petitioned for annexation with PUD-R (Planned Unit Development Residential). *This item was moved from the consent agenda to the regular agenda.*

Jordan Veverica indicated he owned property adjacent to the proposed development, and that he was interested in the construction timeline. Johnathan Chambers indicated he had Harold Pickerel, applicant, on the phone, and he indicated that construction would start within about 60 days. No other individuals indicated they wished to speak on the item. Ms. James made a motion to approve the application, Ms. Harts seconded the motion, and the motion was passed by unanimous vote (7-0).

#### Zoning Map Amendment

8. **ZMA-2020-0016: 1232 Whittaker Drive, TMS# 13909-09-02;** Request recommendation to rezone the parcel from Single Family Residential District (RS-1) to Single Family Residential District (RS-2).

Mr. Fellows indicated a number of emails were forwarded to the Planning Commission to review in advance of the meeting from individuals with the last names of: Corker, Burkizer, Thompson, Burke, Douglass, Barry, Lawson, Altman, Brennecke, Airheart, Swaim, Tupper, McPherson, and Caswell. Wade Carlisle, applicant, indicated he purchased the property with the intention of renovating and selling the home. He indicated he has contracted with engineers who have inspected the property and found the structure to be beyond repair, and that he has modified his plans to demolish the home, and desires to build two homes in its stead.

Dr. Mandell asked what the maximum number of residences would be allowed on the property. Rachel Bailey indicated that the current zoning (RS-1) has a minimum lot area of 15,000 square feet, whereas RS-2 has a minimum lot area of 8,500 square feet. Mr. Carlisle indicated one of the structures would access on Whitaker and one on Pine Ridge. Mr. Tupper asked if the applicant intended to replace the existing duplex with another duplex. Ms. Bailey indicated that the structure was nonconforming, so that with demolition

only single-family residential could be built in the district. Dr. Mandell noted that some of the concerns received from the neighborhood were tied to the number of potential homes to be built on the property, and asked to clarify whether two or three homes could be built on the property. Ms. Bailey clarified for the applicant and the commission that applications for rezoning were not project specific. Mr. Tupper asked about other concerns indicated by the public tied to the design of the homes, and asked if he had spoken to the neighborhood association. Mr. Carlisle indicated he had not spoken to the neighborhood association but intended to build something consistent with the other homes in the neighborhood.

Chairman Frost reviewed the procedures for public comment. Mr. Livengood indicated that no callers had indicated they wished to speak, and began reading emails which had not yet been forwarded to the Commission. These emails were from the following individuals:

- Anne Marie Johnson indicated she was a 23-year resident of the neighborhood who lived on Wedgewood Drive.
- Elizabeth Wolfe, 1315 Whitaker Drive

Drew Coker, resident, provided comments on the request.

Mr. Livengood indicated that a caller indicated they wished to speak, however they seemed to have been disconnected.

Dr. Mandell indicated that some of the emails they had received indicated concerns about traffic, as well as the number of structures to be built, and asked Mr. Fellows to review the numbers of comments in support and in opposition to the request. Mr. Fellows briefly summarized the emails received regarding the application and emailed to Commission members prior to the meeting (Corker, Burkizer, Thompson, Burke, Douglass, Barry, Lawson, Altman, Brennecke, Airheart, Swaim, Tupper, McPherson, Caswell, and Roman) and during the meeting, noting seven comments in favor and ten comments opposed. Dr. Mandell noted that those who commented in favor generally noted they were in favor of two homes on the property. Ms. Harts confirmed that an email was also received from Ada Patton. Mr. Fellows indicated an additional email was received from Mr. Taylor Brennecke with a question regarding the applicant's homebuilding experience. Commission members discussed the application and comments received from the public.

Mr. Livengood patched through Janie Godbold, who wished to verify if an email she sent was received. She resides at 1218 Whitaker Drive, and reviewed her email for the Commission, as it had not been received. Mr. Fellows indicated that while Ms. Goldbold was providing her verbal comments he received the email she sent. Mr. Livengood indicated no additional members of the public had indicated they wished to speak or had sent emails. Mr. Frost asked if BOZA approval was possible for a variance in lot size, and Mr. Fellows and Ms. Bailey clarified that it was not. Harris Cohn asked to clarify the staff recommendation on the case.

Ms. James made a motion to recommend approval of the rezoning request. Ms. Harts seconded the motion. The motion passed 6 to 1 (Aye: Frost, Harts, Tupper, Stigamier, James, Cohn; Nay: Mandell).

- 9. ZMA-2020-0014: 901 S. Edisto Avenue, 903 S. Edisto Avenue, 911 S. Edisto Avenue, and 919 S. Edisto Avenue, TMS# 11211-06-17, 11211-06-18, 11211-06-19, and 11211-06-20; Request recommendation to rezone the parcel from Light Industrial District (M-1) to General Residential District (RG-2).**

Mr. Fellows reviewed the application for the Commission. Ms. Bailey reviewed the three aeronautics statements received from the Aeronautics Commission, indicating that the Commission stated that this was not a compatible use for the site (a comment on the site plan and rezoning request as a whole). She indicated that the FAA provided a "no hazard letter" to the applicants, which the applicant forwarded. She also

indicated that the Richland County Airport Commission had provided a statement in opposition to the project.

Mr. Robert Fuller, the applicant, spoke regarding the request. He reviewed the application, indicating the property had been vacant for approximately the last decade, and that he felt that the application aligned with the City's land use plan. He indicated that Mr. Brandes, the engineer, was also available to answer any questions from the Planning Commission. Mr. Brandes reviewed the proposed height of the structures and the potential positive impacts of the project. Ms. Bailey clarified for the Commission that although the site is M-1, a private dormitory would not be permitted due to the proximity to residentially-zoned property.

Mr. Livengood indicated that no further individuals wished to provide public comment. Mr. Stigamier made a motion to recommend approval of the rezoning request, and Ms. Jones seconded the motion. The motion was carried by unanimous vote (7-0).

*Mr. Cohn left the meeting at 7:05pm.*

*Dr. Mandell left the meeting at 7:12pm.*

### Site Plan Review

10. **SPLAN-2020-0009: 2440 thru 2484 Forest Drive, 1513 and 1519 McDuffie Avenue, 2401 thru 2501 Washington Street, 1400 thru 1522 Lincoln Street, 1503 thru 1527 Garden Plaza, and 1502 thru 1526 Garden Plaza, 1505 Lyon Street, 1510 Lyon Street, 1527 Lyon Street, 2377 Washington Street, TMS#11411-04-01 thru 46, 11411-05-01 thru 12, 11411-05-22 thru 30, 11411-03-01 thru 03, and 11411-03-10;** request site plan approval for the construction of a group residential development (Gonzales Gardens Redevelopment). The properties are zoned RG-1 (General Residential) and C-3 (General Commercial). **Traffic Impact Study**

Mr. Fellows reviewed the application for the Commission. Cindi Herrera, the applicant's representative, reviewed the proposed site plan for the Oaks at St. Anna's Park, indicating there would be 190 townhome structures and 95 senior apartments. She reviewed the applicant's outreach to the neighborhood as well. Chairman Frost asked about safety for children playing along the edge of the property, and the applicant discussed landscaping and a potential fencing of the property.

Chairman Frost asked if any members of the public wished to provide comment. There being none, Ms. James made a motion to approve the application with staff comments. Ms. Harts seconded the motion. The motion was carried by unanimous vote (5-0).

11. **SPLAN-2020-0010: 2.74 acres S/W Rugby Road (portion), 0.31 acres E/S Rugby Road, 4802 Brickyard Road (portion), 320 Club Road, 0.38 acres W/S Rugby Road, 4848 Rugby Road, and 4860 Rugby Road, TMS# 09212-01-01 (portion), 09212-02-01, 09212-02-12 (portion), 09305-04-18, 09305-04-19, 09309-15-08, and 09309-15-11;** request site plan approval to construct a 91-Unit Multifamily Development (Greater Columbia CDC). The properties are currently zoned RG-1 (General Residential) and RS-HD (Residential, Single-Family - High Density) in Richland County.  
**Phase I Environmental**  
**Phase II Environmental**

Mr. Fellows reviewed the application for the Commission. John Lewis, New Path Development & Consulting, presented on behalf the applicant. He indicated that follow up information regarding environmental concerns and a traffic study had been provided to members of the Commission as part of the application. Mr. Frost reviewed opportunities for public comment. Mr. Fellows indicated a number of emails had been received and forwarded, from the following individuals: Bunch, Parker (3), Sumpter, Canzater.

Mr. Livengood read emails from the following individuals:

- Zipporah Sumpter
- Jada Harris

Mr. Anthony Kelly spoke regarding the request.

Mr. Rodgers indicated he grew up in the Barony community and spoke regarding the request.

Mr. Fellows indicated that BJ Sumpter had sent an additional email, and he read the email for the Commission.

Mr. Livengood played a voicemail for the Commission which was received via public input from Vanessa Bazemore.

Mr. Fellows indicated he had an additional email, from Zipporah Sumpter. Mr. Livengood indicated he had already read the email into the record earlier in the meeting.

Mr. Livengood indicated an additional caller wished to speak. Ms. Syrecea Parker spoke regarding the application.

Mr. Chambers clarified regarding the Traffic Impact Study, that the City's Traffic Engineer, David Brewer, is the one who is responsible for reviewing City of Columbia site plans. She noted that the City's Traffic Engineer did not require a study, but SCDOT may require further information to review and approve any approvals required on their end.

Ms. Parker indicated she wished to speak again, and Mr. Livengood patched her through to provide additional comments to the Commission.

Mr. Livengood and Mr. Fellows indicated that they had received no further emails or received any additional notification from callers wishing to speak.

Ms. James asked Mr. Chambers for clarification. Mr. Chambers indicated that Mr. Brewer had reviewed and approved the submitted study, but as it was a SCDOT street, SCDOT would also have to review and approve the traffic study. He further noted that as the property had already been rezoned, this was a technical review.

Ms. James made a motion to approve the submitted site plan with all staff comments and the condition that a double yellow line be painted down the centerline of the roadway in accordance with the traffic impact study. Mr. Stigamier seconded the motion. The motion to approve with conditions was passed by a vote of 3 to 2 (Aye: Frost, Stigamier, James; NAY: Tupper, Harts).

#### **IV. OTHER BUSINESS**

Mr. Fellows indicated there was no other business to discuss.

#### **V. ADJOURN**

Ms. James made a motion to adjourn, and Mr. Stigamier seconded the motion. The motion was carried by unanimous vote, and the meeting was adjourned at 7:54pm.

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