



**CITY OF COLUMBIA PLANNING COMMISSION**  
**September 14, 2020**  
**Regular Session 5:15 P.M.**  
**Virtual meeting using video conferencing technology**  
**Columbia, SC**

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**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, Isa Mandell

**Absent:** none

**Staff:** John Fellows, Lucinda Statler, 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 5:15pm 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 **August 3, 2020 Minutes**

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

2. **ANNEX-2020-0019: 7910 Caughman Road; TMS# 19112-05-02;** Request recommendation to assign land use classification of Urban Edge Residential Small Lot (UER-1) and assign zoning of Single Family Residential District (RS-2) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned RS-MD by Richland County.

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

3. **ANNEX-2020-0020: 1.43 acre portion of 4030 W. Beltline Boulevard; TMS# 11609-10-36(p);** Request recommendation to assign interim land use classification of Urban Core Community Activity Center (UCAC-2) and assign interim zoning of General Commercial District (C-3) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned GC by Richland County.

**Street Name**

4. **SN-2020-0006: Street Name Request** - Name street within the Bull Street Planned Unit Development **Septima Street**, TMS#11404-10-01 and 11404-10-04.

### Site Plan Review

5. **SPLAN-2020-0015: 3818 Devine Street, 600 and 630 Kilbourne Road, TMS#13807-03-01, 13807-03-02, AND 13807-03-31;** request approval for a group development sign (Lidl US, LLC). The properties are zoned C-3 (General Commercial).
6. **SPLAT-2020-0057: ±32 Acres, 200 Block of Saskatoon Drive, TMS#22012-01-02 THRU 04, 22012-01-09, 22016-01-07, and 22109-02-05;** request site plan approval to construct a 120-lot single-family residential subdivision (Canary Woods, Phase 2). The properties are zoned RS-3 (Single-Family Residential).
7. **SPLAT-2020-0058: ±10 Acres 1800 Block of Pineview Road and Clif Kinder Road, TMS#19100-06-09 and 19100-06-20;** request site plan approval to construct a 62-lot single-family residential subdivision (Cottages at Burnside Farms, Phase 3). The properties are zoned PUD-LS (Large Scale Planned Unit Development).

### Minor Amendment to a PUD

8. **ZMA-2020-0019: 452 Club View Drive, TMS# 28906-08-17;** Request to make a Minor Amendment to a Planned Unit Development-Residential District (PUD-R).
9. **ZMA-2020-0020: 432 Mahonia Road, TMS# 28904-05-29;** Request to make a Minor Amendment to a Planned Unit Development-Residential District (PUD-R).

Mr. Fellows proceeded with review of the consent agenda. Mr. Fellows noted that item number two, Caughman Road, was withdrawn by the applicant. He noted that staff had received public comment on item number five, and recommended that the item be moved from the consent agenda to the regular agenda. He noted that the minor amendments to PUDs (items eight and nine) were related to minor changes to setbacks.

Ms. James made a motion to remove item number five from the consent agenda and place it on the regular agenda. Ms. Harts seconded the motion. The motion was carried by unanimous vote (8-0).

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. Harts made a motion to approve the consent agenda, as modified (items 3-4 and 6-9 above). Ms. James seconded the motion. The motion was carried by unanimous vote (8-0).

### **III. REGULAR AGENDA**

Mr. Frost reviewed how the public could participate remotely to provide comment on regular agenda items.

**SPLAN-2020-0015: 3818 Devine Street, 600 and 630 Kilbourne Road, TMS#13807-03-01, 13807-03-02, and 13807-03-31; request approval for a group development sign (Lidl US, LLC). The properties are zoned C-3 (General Commercial).**

*This item was moved from the consent agenda to the regular agenda.* Mr. Chambers summarized the request for the group development sign, indicating that the request was to install two signs that are off-parcel, at the corner of Devine and Kilbourne. The code allows for off-parcel signage in a group development when requests are reviewed and approved by the Planning Commission. Mr. Fellows read the email comments provided by J. Alexandria Rowe, Ph.D. and William E. Rivers, both in opposition to the request. Mr. Fellows indicated that no further public comments were received.

Mr. Orlando Pizarro of Cline Design represented the applicant. He indicated that they planned to replace the two existing signs with this new signage for the proposed Lidl store. Mr. Pizarro reviewed the façade signage in the proposed application, and then shared his screen to propose depict the proposed sign monuments, one to be placed on Devine and one to be placed on Kilbourne.

Chairman Frost asked for any questions from the Commission. Their being none, he reviewed the ways in which the public could participate. Mr. Livengood indicated that no members of the public had left comments or wished to speak via telephone. Mr. Fellows indicated no additional emails had been received. Dr. Mandell asked for clarification, as to whether the signs that would replace the signage were about the same size as the existing Piggly Wiggly signage. Mr. Chambers confirmed that was the case. There being no further discussion from the Board or comments from the public, Chairman Frost asked for a motion.

Ms. James made a motion to approve the application. Dr. Mandell seconded the motion. The motion was carried by unanimous vote (8-0).

### Site Plan Review

- 10. SPLAT-2020-0056: ±126 Acres, 1500 Block of Benson Road, TMS#19100-04-19, 19100-04-22, 19100-04-28 Thru 31; request site plan approval to construct a 399-lot single-family residential subdivision (Benson Road Subdivision). The properties are zoned RS-3 (Single-Family Residential). Traffic Impact Study.**

Mr. Fellows reviewed the site plan application for the Commission. Mr. Chambers noted that the access to the development was proposed to be off of Benson Road and Paramount Road, and noted that these were both SCDOT-owned streets. He noted that Benson Road does run through the entirety of the site to Garners Ferry Road, and the applicant is proposing an abandonment of a portion of this connection to Garners Ferry. He indicated that a traffic impact study of the proposed development had been completed, and provided to Planning Commission along with the case summary. He noted that the study called for a turn lane to be installed from Garners Ferry, westbound, along Universal Drive, which is an SCDOT street as well. SCDOT will be required to review and approve the site plan as well. He noted that the City's Traffic Engineer, David Brewer, had also reviewed the traffic impact study and concurred with its findings. He clarified that there was no access to this development from Garners Ferry proposed at this time.

David Parr, project engineer, indicated that he was present, with the applicant, and that they did not have any problems with the conditions proposed, and were available to answer any questions.

Mr. Frost reviewed ways for the public to provide comment. Mr. Livengood and Mr. Fellows confirmed that no members of the public had provided email comments or indicated they wished to speak on the matter. There being no further discussion from the Commission, Chairman Frost asked for a motion.

Ms. James made a motion to approve the site plan application with staff comments. Dr. Mandell seconded the motion. The motion was carried by unanimous vote (8-0).

### Land Use Map Amendment

- 11. LUMA-2020-0002: Update to Chapter 6 of Columbia Compass: Envision 2036- Future Land Use Map; Amend the Future Land Use Map of Columbia Compass: Envision 2036 to assign land use classifications to properties annexed after the map date (February 13, 2020) of the adopted plan.**

Mr. Fellows introduced the application, indicating that the properties included had all either been annexed or seen future land use updates since the completion of the Columbia Compass draft maps in February. Mrs. DeForth indicated that these properties had all been reviewed by Planning Commission at regular meetings between January and July 2020, and indicated that these a few of these properties were yet to be annexed,

though annexation was underway, however the annexation process had begun prior to adoption of Columbia Compass by City Council. Mr. Fellows reviewed maps of each of the properties under consideration for recommendation.

Chairman Frost asked for any questions from the Commission. Their being none, he reviewed the ways in which the public could participate. Mr. Livengood indicated that no members of the public had left comments or wished to speak via telephone. Mr. Fellows indicated no additional emails had been received. There being no further discussion or comments from the public, Chairman Frost asked for a motion.

Ms. James made a motion to recommend approval of the future land use map amendments. Mr. Tupper seconded the motion. The motion was carried by unanimous vote (8-0).

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

##### **Update on Zoning Map Process**

Ms. Bailey provided a quick update regarding the update to the Zoning Ordinance and Land Development Regulations. She indicated that the draft zoning maps had been published since March for the public to provide comment, and that they will be holding virtual meetings with the public in the near future. Ms. Bailey reviewed the schedule moving forward, noting that there would be a work session for the Planning Commission to review the maps in October, with a vote by the Planning Commission in November. Ms. Bailey indicated she was happy to answer any questions the Commission had. Mr. Stigamier asked Ms. Bailey to share the meeting invite for the public meeting on the 29<sup>th</sup> with Planning Commission members.

#### **V. ADJOURN**

Chairman Frost recognized Mr. Fellows for his service and wished him well on behalf of the Planning Commission. Ms. James made a motion to adjourn, which was seconded by Ms. Harts. The meeting was adjourned by unanimous vote at 6:09pm. The motion was carried by unanimous vote (8-0).

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