



**CITY OF COLUMBIA PLANNING COMMISSION**  
**October 5, 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:** Ford Tupper, James Frost II, LaTrell Harts, Dale Stigamier, Harris Cohn, Mason Harpe, Isa Mandell, April James

**Absent:** none

**Staff:** 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 5:16pm by Chairman James Frost II. Lucinda Statler, Interim Planning Administrator, reviewed ways for the public to participate in the virtual meeting. Ms. Statler called roll; a quorum was established. Chairman Frost reviewed the meeting format and ways to communicate during the virtual meeting.

*April James joined the meeting at 5:20pm.*

**II. CONSENT AGENDA**

**Approval of Minutes**

1. Approve **September 14, 2020 Minutes**

**Comprehensive Plan Map Amendment**

**& Zoning Map Amendment for Pending Annexation**

2. **ANNEX-2020-0021: 1314 Rosewood Drive; TMS# 11208-02-10;** Request recommendation to assign land use classification of Community Activity Corridor (AC-2) and assign zoning of General Commercial District (C-3) within a Flood Protective Area (-FP) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned HI (Pending GC) by Richland County.

**Site Plan Review**

3. **SPLAN-2020-0016: 739 Jacobs Mill Pond Road, TMS#28800-01-25;** request site plan approval for the construction of a 24-unit group development (Jacobs Mill Pond Townhomes). The property is zoned PUD-LS (Large Scale Planned Unit Development).

Ms. Statler 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. He reviewed

ways for the public to provide comment on agenda items. Having confirmed there were no public comments or requests from the Commission, the Chairman asked for a motion.

Ms. Harts made a motion to approve the consent agenda subject to all conditions contained in the case summaries, and Mr. Cohn seconded the motion. The motion was carried by unanimous vote (8-0).

### **III. REGULAR AGENDA**

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

#### **Minor Amendment to a PUD**

- 4. ZMA-2020-0021: 621 Suber Street, TMS# 13708-04-04;** Request to make a Minor Amendment to a Planned Unit Development-Residential District (PUD-R).

Ms. Statler introduced the case. Rachel Bailey, Zoning Administrator, noted that this was a PUD previously approved in 2007, and SCDOT is now requiring ingress/egress off of Montgomery Avenue, and therefore the applicants are requesting a minor amendment to the PUD to add the ingress/egress and reduce the unit count. Chairman Frost asked for comments from the Commission, applicant, and public. He reviewed ways for the public to participate in the hearing process. Mr. Livengood patched through Lucas Bunch and Wyman Bowers, the developers of the subject property. They indicated they would welcome any questions that any members of the Commission had. Ms. James made a motion to approve the application. Mr. Stigamier seconded the motion. The motion was carried by unanimous vote (8-0).

#### **Zoning Map and Text Amendment**

- 5. Amendment to the new Chapter 17 of the Columbia Code of Ordinances** entitled “Unified Development Ordinance” adopted August 20, 2019, revising the effective date of Ordinance to March 31, 2021.

Ms. Statler introduced the case. Ms. Bailey reviewed the initial schedule and how it has been modified tied to the City’s response to the COVID-19 pandemic. There being no questions from Planning Commission, Chairman Frost reviewed ways for the public to provide comment on the agenda item. Ms. James made a motion to approve the site plan application with staff comments. Mr. Livengood and Ms. Statler indicated that they had received no comments regarding this application. Ms. James made a motion to approve, and Ms. Harts seconded the motion. The motion was carried by unanimous vote (8-0).

### **IV. OTHER BUSINESS**

### **V. ADJOURN**

There being no further business, Ms. James made a motion to adjourn, which was seconded by Dr. Mandell. The meeting was adjourned by unanimous vote (8-0) at 5:36pm.

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