



**CITY OF COLUMBIA PLANNING COMMISSION**  
**November 2, 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:** Harris Cohn, James Frost II, Mason Harpe, LaTrell Harts, April James, Isa Mandell, Dale Stigamier, Ford Tupper

**Absent:** none

**Staff:** Rachel Bailey, Johnathan Chambers, Krista Hampton, Andrew Livengood, Shane Shaughnessy, and Lucinda Statler

**I. CALL TO ORDER/ROLL CALL**

Chairman Frost called the meeting to order at 5:15pm. 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.

**II. CONSENT AGENDA**

**Approval of Minutes**

1. Approve **October 5, 2020 Minutes**

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

2. **ANNEX-2020-0022: ± 0.47 acre portion of 680 Candi Lane; TMS# 07208-03-06 (portion);** Request recommendation to assign land use classification of Urban Edge Mixed Residential (UEMR) and assign zoning of Neighborhood Commercial District (C-2) within a Flood Protective Area (-FP) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned NC by Richland County.

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

3. **ANNEX-2020-0023: 1215 Shop Road; TMS# 11210-01-02;** Request recommendation to assign interim land use classification of Industrial (IND) and assign interim zoning of Light Industrial District (M-1) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned M-1 by Richland County.

**Comprehensive Plan Map Amendment**

4. **LUMA-2020-0003: 1135 Performance Parkway, TMS# 14500-02-24;** request to amend the *Columbia Compass: Envision 2036* Future Land Use Map to modify the land use classification of the parcel from Industrial (IND) to Employment Campus (EC).

#### **Zoning Map Amendment**

5. **ZMA-2020-0022: 1135 Performance Parkway (p), TMS# 14500-02-24(p);** Request to rezone a portion of the parcel from Light Industrial District (M-1) to Office and Institutional District (C-1).

#### **Zoning Text Amendment**

6. **TA-2020-0004:** Amend Sec. 17-253 of the Columbia Code of Ordinances (–DD design/development) to amend the City Center Design/Development Guidelines to delete Section 3.5.4 (Site Plan Review).

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. James made a motion to approve the consent agenda subject to all conditions contained in the case summaries, and Ms. Harts 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**

7. **ZMA-2020-0023: 3700 Devine Street (3600 Devine Street), TMS# 13808-11-01;** 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 the PUD was fairly silent as to signage, and as such the church was requesting a minor amendment to the PUD to allow for a second monument freestanding sign on the Devine Street frontage. Pat Kirk with Kirk Commercial Construction indicated he was on the call and available for questions should there be any. Chairman Frost asked for any questions from Planning Commission and the public. He reviewed ways for the public to participate in the hearing process. Ms. Statler and Mr. Livengood confirmed that no email or voicemail comments had been received, and Mr. Livengood indicated there were no callers on the line who wished to provide comment.

Chairman Frost asked the Commission if there were any follow up questions for the applicant. There being none, he asked for a motion. Ms. James made a motion to approve the application. Mr. Tupper seconded the motion. The motion was carried by unanimous vote (8-0).

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

8. **TA-2020-0003:** Repeal current City of Columbia Zoning Map and adopt new City of Columbia Zoning Map to take effect on March 31, 2021 in conjunction with the Unified Development Ordinance.

Ms. Statler introduced the case. Rachel Bailey, Zoning Administrator, and Krista Hampton, Planning & Development Services Director, presented the case. Ms. Hampton reviewed why the maps and zoning ordinance were being amended. Ms. Bailey reviewed the zoning districts codified into the new UDO. She reviewed how to review the adopted text and the draft zoning map online. Ms. Hampton reviewed through static zoning maps of the various areas of the City. Ms. Hampton noted that all of the existing overlay districts for design, historic preservation, and community character stay the same. She noted that there are two new overlay districts – a height and stepback overlay district in the West Gervais area, as well as an overlay along Huger Street which allows for an additional setback along the heavy corridor. She also noted that the airport overlay district, which had been previously only described in text, was now mapped for clarification as well. Ms. Bailey reviewed next steps, noting that after the Planning Commission’s review, City Council will review the maps at a public hearing in January 2021, and effective in March 2021. Ms. Hampton noted that public meetings were held virtually during the Fall, but they were certainly still happy to answer any questions.

Chairman Frost acknowledged and thanked staff for their efforts regarding the UDO update, as did Dr. Mandell. Chairman Frost asked for comments from the Commission, applicant, and public. He reviewed ways for the public to participate in the hearing process. Ms. Statler read an email from Derek Gruner, University of South Carolina Architect, thanking staff for their work and applauding the process. There being no additional comments, Chairman Frost asked for a motion. Ms. James made a motion to recommend the adoption of the new text and zoning maps. Mr. Stigamier seconded the motion. The motion was carried by unanimous vote (8-0).

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

Ms. Statler noted that this was Dale Stigamier’s last meeting, and members of the Commission and staff thanked him for his service.

#### **V. ADJOURN**

There being no further business, Mr. Stigamier made a motion to adjourn, which was seconded by Dr. Mandell. The meeting was adjourned by unanimous vote (8-0) at 5:45pm.

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