



**CITY OF COLUMBIA PLANNING COMMISSION**  
**December 7, 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 • ANNA DAVIS • FORD TUPPER**

**In attendance:** Harris Cohn, Anna Davis, James Frost II, Mason Harpe, LaTrell Harts, April James, Isa Mandell, 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 5:16pm. 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 **November 2, 2020 Minutes**

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

2. **ANNEX-2020-0026: 0.509 acres S/S Candi Lane, TMS# 07208-03-02;** Request recommendation to assign land use classifications of Urban Edge Mixed Residential (UEMR) and Transitional/Sensitive Lands (T/S) 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 Neighborhood Commercial (NC) by Richland County.

**Site Plan Review**

3. **SPLAN-2020-0019: 7821 Garners Ferry Road, TMS#19100-06-17;** Request site plan approval for the construction of an automobile service facility (Mavis Tire Supply, LLC). The property is zoned PUD-C (Commercial Planned Unit Development).
4. **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 125-lot single-family

residential subdivision (Canary Woods, Phase 2). The properties are zoned RS-3 (Single-Family Residential).

5. **SPLAT-2016-0022: 57.39 Acres, N/S Jacobs Mill Pond Road, Woodcreek Farms Parcel A-10B, The Park, Phases 6, 7 and 8, TMS#25800-03-27;** request site plan approval to construct 139-lot residential subdivision (The Park at Woodcreek Farms Phases 6, 7, and 8). The properties are zoned PUD-R (Planned Unit Development- Residential District).

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. Mr. Harpe recused himself from the Consent Agenda vote due to a conflict of interest on the Garners Ferry Road case. 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 (7-0, Mr. Harpe recused).

### III. REGULAR AGENDA

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

6. **ANNEX-2020-0024: 103.07 acres B/S Circleview Road and 21.90 acres W/S Circleview Road, TMS# 09203-01-01 and 07415-02-02;** Request recommendation to assign land use classifications of Urban Edge Mixed Residential (UEMR) and Transitional/Sensitive Lands (T/S) and assign zoning of General Residential District (RG-2) with a portion within a Flood Protective Area (-FP) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned RU and RS-HD by Richland County.

Ms. Statler introduced the case, and indicated that Mr. Livengood, Annexation Coordinator, was available for any questions. Ms. Melanie Keller, the applicant, introduced herself and indicated she was available for questions as well. Ms. Statler clarified that the meeting code was 7637 (instead of 7967) for those who wished to participate via telephone. Mr. Frost asked for any questions from the Planning Commission or the public, and reviewed ways the public could provide comment. Ms. Statler and Mr. Livengood confirmed that no one from the public had emailed or indicated they wished to provide comment via telephone.

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).

7. **ANNEX-2020-0025: 1 East Broadway Street, 11 Poe Street, 15 East Broadway Street, 12 East Broadway Street, 16 Poe Street, 10 Poe Street, 108 South Evans Street, 108 South Evans Street, 109 South Evans Street, 202 South Evans Street, 204 South Evans Street, 205 Sumter Street, 214 South Evans Street, 216 South Evans Street, and 130 South Assembly Street; TMS# 11208-01-01, 11301-12-01, 11301-12-04, 11301-13-01, 11301-13-02, 11301-09-07, 11301-10-02, 11301-11-01, 11301-11-02, 11301-11-05, and 11301-04-13;** Request recommendation to assign land use classifications of Community Activity Corridor (AC-2), Urban Core Neighborhood Activity Center (UCAC-1), and Urban Core Mixed Residential Type 3 (UCMR-3) and assign zoning of Light Industrial District (M-1) with a portion within a Flood Protective Area (-FP) and Neighborhood Commercial District (C-2) with a portion within a Flood Protective Area (-FP) for a pending annexation. The property

is currently classified as Mixed Residential (High Density) and zoned Light Industrial (M-1) by Richland County.

Ms. Statler introduced the case, and indicated that Mr. Livengood, Annexation Coordinator, was available for any questions. Mr. Frost asked for any questions from the Planning Commission or the public, and reviewed ways the public could provide comment. 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. Dr. Mandell indicated she was interested in hearing from the applicant, who was not on the call. Mr. Livengood indicated that a portion of the USC facilities building was proposed for relocation from Greene Street (where the bridge was being constructed) to Flora Street (the larger parcel under consideration for annexation).

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. Cohn seconded the motion. The motion was carried by unanimous vote (8-0).

### **Zoning Map Amendment**

- 8. ZMA-2020-0024: 2030, 2006, and 2010 Oak Street and 2027, 2023, 2015, 2007, 2305, and 2014 Henry Street, TMS# 11505-14-01, 11505-14-02, 11505-14-03, 11505-14-04, 11505-14-05, 11505-14-06, 11505-14-08, 11505-14-09, and 11505-14-10; Request to rezone parcels from General Residential District (RG-1), General Residential District (RG-2), and Neighborhood Commercial District (C-2) to Office and Institutional District (C-1).**

Ms. Statler introduced the case. Ms. Davis recused herself from the case, citing a conflict of interest. Dr. Mandell indicated that she did have some questions, and would be interested in hearing from the applicant. Dr. Johnny Ray Noble, Pastor of Second Nazareth Baptist Church, introduced himself as the applicant. He indicated that the church had acquired these parcels over time to combat blight in the area and further the mission of the church. He indicated that across the street from the particular property, the church had constructed a multi-family affordable housing complex, and that they were exploring placing additional housing in this area. The church has demolished the homes and currently maintains a grassy field on the subject property. Dr. Noble indicated that the church was asking for the rezoning to develop the property in the future. In response to a query from Dr. Mandell, Ms. Bailey clarified that while the current zoning allowed for housing development, but the use of the property to include other church-related functions might require special exception. Dr. Mandell indicated that she was concerned about potential non-residential uses being placed long-term on the property. Mr. Cohn indicated he had similar concerns. Dr. Noble indicated that the church had been in the community over 100 years and had taken on a number of community-based projects over the years, and emphasized the church's mission in the community, and desire for flexibility. Ms. Bailey reminded the Commission that rezonings were not project-specific, and provided insight into the staff recommendation, indicating that it was grounded in the recommendations of the comprehensive plan.

After discussion from the Planning Commission, 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. Ms. Harts seconded the motion. The motion was carried by unanimous vote (7-0, Ms. Davis recused).

### **Site Plan Review**

9. **SPLAN-2020-0017: 919 Catawba Street, 312 Lincoln Street, and 320 thru 326 Lincoln Street, TMS#08914-08-02, 08914-08-07, 08914-08-09;** Request site plan approval for the construction of a 279-unit multifamily residential development (The Lofts on Lincoln). The properties are zoned M-2, -PD (Heavy Industrial within the Planned Development Overlay District). **Traffic Impact Study.**

Mr. Chambers introduced the case. He indicated that the proposed multi-family development had adequate parking and included provisions for sidewalks and a shared bike path. Mr. Chambers noted that the applicant was available to answer any questions. Mr. Adam Beck, applicant, indicated that the applicant was under contract to purchase the property for the proposed 279-unit multi-family development. He indicated that a special exception had been granted by BOZA, and that two meetings had been held with the Capital City Mill District.

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 read a letter received from Derek Gruner, University of South Carolina Architect, into the record. The letter covered Mr. Gruner's concerns regarding pedestrian safety as it related to adjacent railroad crossings, and compared the application to an application received in 2017 for a multi-family development on an opposing parcel, and staff recommendations regarding bicyclist and pedestrian safety for that application. Mr. Gruner indicated a concern with deficiencies in the provided traffic study as related to bicyclist and pedestrian safety, and requested two conditions to be considered by the Planning Commission.

Ms. Statler read a second communication (via email) from Mr. Gruner reiterating his concerns regarding bicyclist and pedestrian safety but indicating that the University was not taking a stance on approval or denial of the project.

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.

Dr. Mandell asked about the applicant's willingness to address staff and University concerns. She asked the applicant to confirm that they had seen the City's comments. Mr. Beck indicated he had seen the City's comments and did not have any concerns regarding complying with the proposed conditions. Mr. Beck indicated that he had spoken with Bill Kirkland and Ed Walton at the University of South Carolina regarding the application. Dr. Mandell asked for further input from staff. Ms. Statler indicated that Planning Commission was limited to what they could require with regard to the railroad, but that the discussion of right-of-way improvements (which would be continued in the encroachment process) could incorporate signage and other safety improvements with regard to the rail crossing. She indicated that there were not specific recommendations from the Traffic Impact Study provided that addressed the railroad crossings. Dr. Mandell indicated that she was concerned that it seemed likely that residents likely be University students who would choose the location because they could walk or bike to campus, and that bicycle and pedestrian safety was of concern. There was some discussion regarding potential quiet zone improvements and different funding sources or financial responsibilities.

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 subject to all staff conditions contained in the case summary. Dr. Mandell asked to include the discussion about the additional piece regarding staff comments in the motion. Ms. James rescinded her motion. Dr. Mandell made a motion to approve the site plan subject to all staff recommendations with the amendment that anything regarding the encroachment portion of the City's recommendation include additional planning for pedestrian and bike safety such as signage and additional striping to improve safety. Ms. James seconded the motion. The motion was carried by unanimous vote (8-0).

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

##### **2021 Planning Commission Calendar**

Ms. Statler reminded the Commission that the 2021 calendar was available, and that next month Commission members would conduct their annual election of Chair and Vice Chair. Commission members welcomed Ms. Davis as a new member of the Commission.

#### **V. ADJOURN**

There being no further business, Dr. Mandell made a motion to adjourn, which was seconded by Ms. James. The meeting was adjourned by unanimous vote (8-0) at 6:27pm.

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