



CITY OF COLUMBIA PLANNING COMMISSION
March 1, 2021
Regular Session 5:15 P.M.
Virtual meeting using video conferencing technology
Columbia, SC

**HARRIS COHN • ANNA DAVIS • JAMES FROST II • MASON HARPE • LATRELL HARTS •
APRIL JAMES • ISA MANDELL • RAQUEL THOMAS • FORD TUPPER**

In attendance: Anna Davis, James Frost II, Mason Harpe, LaTrell Harts, Isa Mandell, Raquel Thomas, Ford Tupper

Absent: Harris Cohn, April James

Staff: Rachel Bailey, Johnathan Chambers, Leigh DeForth, Andrew Livengood, Amy Moore, Shane Shaughnessy, and Lucinda Statler

I. CALL TO ORDER/ROLL CALL

Chairman Frost called the meeting to order at 5:15pm. Lucinda Statler, 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 **February 1, 2021 Minutes**

**Future Land Use Map Amendment
& Zoning Map Amendment for Pending Annexation**

2. **ANNEX-2021-0001: 501 Jacobs Mill Pond Road, TMS# 28914-02-01;** Request recommendation to assign land use classification of Urban Edge Residential Large Lot (UER-2) and assign zoning of **WITHDRAWN** District (D-1) with a portion within the Flood Protective Overlay (-FP) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned RU by Richland County.

3. **ANNEX-2021-0003: 504 Percival Road, TMS# 16712-05-05;** Request recommendation to assign land use classification of Urban Edge Mixed Residential (UEMR) and assign zoning of General Commercial District (C-3) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned RM-HD by Richland County.

**Interim Future Land Use Map Amendment
& Interim Zoning Map Amendment for Pending Annexation**

4. **ANNEX-2021-0002: 0.418 acres S/S Mabron Road, TMS# 19206-03-58;** Request recommendation to assign interim land use classification of Urban Edge Residential Large Lot (UER-2) and assign interim zoning of Single Family Residential District (RS-1) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned RS-LD by Richland County.

Site Plan Review

5. **SPLAN-2020-0012: 2901 Rosewood Drive, TMS#11314-08-08;** Request site plan approval to convert an existing religious organization into 52-unit apartment building. The properties are zoned C-3 (General Commercial).
6. **SPLAN-2020-0004: 160 Beacons Field Road, TMS# 19101-02-01;** Request site plan approval for the construction of an amenity area for the Village at Burnside Farms Residential Subdivision. The property is zoned PUD-LS (Large Scale Planned Unit Development).

Zoning Text Amendment

7. **TA-2021-0001: 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 August 30, 2021**

Ms. Statler proceeded with review of the consent agenda; she noted that item number two, the annexation of 501 Jacobs Mill Pond Road, had been withdrawn by the applicant prior to the meeting. 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. Ms. Statler indicated that no emails had been received regarding the consent agenda, and Mr. Livengood was able to confirm that no individuals on the line wished to provide comments regarding the consent agenda. There being no public comment or requests from the Commission, Chairman Frost asked for a motion. Dr. Mandell made a motion to approve the consent agenda subject to all conditions contained in the case summaries, and Ms. Davis seconded the motion. The motion was carried by unanimous vote (7-0).

III. REGULAR AGENDA

Zoning Text Amendment

8. **TA-2021-0002: Amend Sec. 17-674 of the Columbia Code of Ordinances to amend (d) Criteria for review of design of structures and sites.**

Ms. Statler introduced the case, and indicated that this agenda item was to amend the section of the Zoning Ordinance which sets forth the preservation standards for landmarks and design protection districts review process. She indicated that Ms. Amy Moore, Principal Preservation Planner, was present to answer any questions. Chairman Frost reviewed the ways for the public to participate. Ms. Statler indicated that no emails had been received regarding the case. Mr. Livengood confirmed that there were no callers on the line who wished to speak about this case. Mr. Tupper asked for clarification regarding the proposed text amendment. Ms. Moore indicated that the text amendment was to allow for an unoriginal configuration of an opening to be replicated with something that has gained historic significance on the same façade, so that if there is a door that has historic significance on a façade, and an applicant wishes to replicate it in an opening on the same façade, that doesn't have a door in the original configuration, that would be allowed. There being no further comment or questions, Ms. Harts made a motion to recommend approval of the proposed text amendment. Mr. Tupper seconded the motion, and the motion to approve was carried by unanimous vote (7-0).

Site Plan Review

9. **SPLAN-2021-0003: 1307 Mason Road, TMS#11813-01-02;** Request site plan approval for the construction of a 288-unit multifamily development. The property is currently zoned RU (Rural) in Richland County and is being considered for annexation into the City of Columbia and rezoning to RG-2 (General Residential). **Traffic Impact Study.**

Mr. Chambers introduced the case, indicating that this was a request for 288 residential units contained within 11 buildings, and the property was currently under consideration for annexation. He noted that the applicant had provided a traffic impact study that has been approved by the City's Traffic Engineer, and the main entrance would be provided along North Main, with secondary access along Mason Road. Mr. Chambers noted that the applicant had been made aware of staff comments, which addressed walkability and the provision of walking trails and sidewalks, and that the applicant was aware of those comments provided by staff, and had accepted them.

Ms. Davis asked about the number of floors in the proposed structure, and for clarification regarding the number of entrances on North Main. Mr. Chambers noted that the secondary entrance along Mason Road was proposed as a gravel road with a breakaway gate to provide emergency access. Mr. Anthony Lawrence, the applicant, indicated that the proposed apartment homes would be three stories, and clarified that the emergency access was for Fire Department vehicles only. He indicated that the applicant had provided a presentation to the community regarding walking trails in and around the pond and throughout the development, and confirmed that he had accepted staff comments.

Chairman Frost reviewed ways for the public to provide comment. Mr. Livengood verified that there were no callers on the line who wished to speak about this case. Ms. Statler indicated that no emails had been received regarding the case. There being no further comment or questions, Mr. Harpe made a motion to approve the site plan with staff comments. Ms. Harts seconded the motion, and the motion to approve was carried by unanimous vote (7-0).

- 10. SPLAT-2021-0001: North and South Side 400 Block of Calway Alley, 417 thru 425 Henderson Street, 1603 thru 1615 Rice Street, two vacant lots on the South Side 1600 Block of Rice Street, 312 thru 328 Pickens Street, a vacant lot within the 1600 Block of Catawba Street, and a portion of the Phelps Street, TMS#11307-18-05 and -06, 11307-12-09, 11307-13-03 thru -07, 11307-13-21 thru 25, 11307-13-26 thru -31, 11307-13-14 thru -17, 11307-19-01, 11307-19-06 thru 19, 11307-21-01(p); request site plan approval for the construction of a 35-lot cluster housing development (Wheeler Hill Phase 2). The properties are zoned RG-2 (General Residential).**

Mr. Chambers introduced the case, noting that the case had been before the Planning Commission last month, and had been deferred in an effort to allow the developer to come up with a solution for Phelps Street. Since then, the developer has submitted a plan indicating a t-turnaround at the termination of Phelps Street, with no connection to Pickens Street. He indicated that with the connection eliminated, the pavement width of Phelps Street was increased from 21' (previously shown) to 26' feet. He indicated that there was a condition from staff that the applicant add a low wall, landscaping, and/or a neighborhood sign to prevent vehicles from connecting between Pickens Street and Phelps Street. He indicated that the applicant has been made aware of the condition and has agreed to the condition. Mr. Chambers read a letter submitted by the Wheeler Hill Neighborhood Association, dated March 1st, and signed by James M. Daniel, Wheeler Hill Neighborhood Association President, and submitted to Mr. Chambers via email, into the record.

Dr. Mandell asked for additional information regarding any accommodations made for the church. David Tuttle, applicant, indicated that the University and Church are working on a solution, and in talks, but that there is no solution yet at this time. Mr. Tuttle indicated he felt that the meeting between the applicant and the neighborhood had been very productive, and that they were in agreement with the revised plan moving forward.

Chairman Frost reviewed ways for the public to participate. Mr. Livengood connected Jim Daniel, Wheeler Hill Neighborhood President, who indicated that the neighborhood was in agreement with his revised plan, and as far as the Church, he had heard the same as Mr. Tuttle, that discussions were underway to try to resolve the matter. Ms. Statler indicated that no emails had been received regarding the case. There being

no further comment or questions, Mr. Harpe made a motion to approve the site plan with staff comments. Mr. Tupper seconded the motion, and the motion to approve was carried by unanimous vote (7-0).

IV. OTHER BUSINESS

V. ADJOURN

There being no further business, Dr. Mandell made a motion to adjourn, which was seconded by Ms. Harts. The meeting was adjourned by unanimous vote (7-0) at 5:50pm.

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