



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

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

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

**Absent:** April James

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

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

Chairman Frost called the meeting to order at 5:16pm. *LaTrell Harts joined the meeting at 5:17pm*

Lucinda Statler, Planning Administrator, reviewed ways for the public to participate in the virtual meeting. Ms. Statler called roll; a quorum was established. Ms. Statler indicated that item numbers 11 and 13 were deferred after the publication of the agenda.

Chairman Frost reviewed the meeting format and ways to communicate during the virtual meeting.

**II. CONSENT AGENDA**

**Approval of Minutes**

1. Approve **March 1, 2021 Minutes**

**Future Land Use Map Amendment**

**& Zoning Map Amendment for Pending Annexation**

2. **ANNEX-2021-0004: 2213 Apple Valley, TMS# 07502-01-12;** Request recommendation to assign land use classification of Urban Edge Residential Large Lot (UER-2) and assign zoning of General Residential District (RG-1) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned RM-MD by Richland County.
3. **ANNEX-2021-0005: 40.18 acre portion, S/S Old Leesburg Rd, TMS# 22113-01-01(p);** Request recommendation to assign land use classification of Urban Edge Residential Small Lot (UER-1) and assign zoning of Single Family Residential District (RS-3) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned RS-HD by Richland County.
4. **ANNEX-2021-0006: 80 acre portion, N/S Percival Road – 4621, 4635, 4651, and 4655 Percival Road, TMS# 25600-03-04(p);** Request recommendation to assign land use classification of Urban Edge Residential Small Lot (UER-1) and assign zoning of General Residential District (RG-1), a portion

within the Flood Protective Overlay (-FP) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned M-1 by Richland County.

5. **ANNEX-2021-0007: 7315 Coachmaker Road, TMS# 16307-09-01;** Request recommendation to assign land use classification of Urban Edge Residential Large Lot (UER-2) and assign zoning of Single Family Residential District (RS-2) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned RS-MD by Richland County.

#### Site Plan Review

6. **SPLAN-2021-0005: 366 Lake Murray Boulevard, TMS#05000-04-54(p);** request site plan approval for the construction of an 8,010 sq. ft. medical office building (SCENT Land Holdings II, LLC). The property is zoned PUD-LS (Large Scale Planned Unit Development).
7. **SPLAN-2021-0006: 18.1 Acres, 300 Clemson Road, TMS#25700-02-03;** request site plan approval for the construction of a 288-unit multi-family development (Colonial Creek Apartments). The property is zoned RG-2 (General Residential).

#### Zoning Map Amendment

8. **ZMA-2021-0002: 707 Catawba Street, TMS# 08913-04-01;** Request to rezone the parcel from Heavy Industrial District (M-2), -Planned Development District (-PD) to Office and Institutional District (C-1), -Planned Development District (-PD).
9. **ZMA-2021-0003: 1041 Ponderosa Point Drive, TMS# 09413-01-13;** Request to rezone the parcel from Light Industrial District (M-1) to Heavy Industrial District (M-2).

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. Ms. Statler indicated that no emails had been received regarding the consent agenda, and Mr. Livengood confirmed 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 Mr. Cohn seconded the motion. The motion was carried by unanimous vote (8-0).

### III. REGULAR AGENDA

#### Zoning Map Amendment

10. **ZMA-2021-0004: Congaree Pointe PUD (64.17 acres N/S Bluff Road, 4.23 acres W/S Atlas Road, 2.92 acres W/S Atlas Road, 0.87 acres N/S Atlas Road, 0.03 acres N/S Atlas Road, 0.06 acres N/S Atlas Road, 2513, 2515, 2517, 2519, 2521, 2527, 2529, and 2531 Atlas Road, 116, 120, 124, 130, 134, 138, 142, and 146 Culliver Road, 1.26 acres N/S Beamer Loop Aly., 0.07 acres E/S Congaree Pointe Drive, 1006, 1009, 1010, 1013, 1014, 1017, 1018, 1021, 1022, 1025, 1026, 1029, 1030, 1033, 1034, and 1037 Congaree Pointe Drive, 200, 201, 204, 205, 208, 209, 212, 213, 216, 217, 220, 221, 224, 225, 228, and 229 Jerri Lane, and 1308, 1312, 1316, 1320, 1324, 1328, 1332, and 1336 Poinsett Loop), TMS# 13500-02-04, 13500-02-05, 13500-02-06, 13510-01-05, 13510-05-01, -03, -04, -05, -06, -07, 13510-06-01 thru -12, 13510-07-01, 13510-08-01 thru -09, 13510-09-01 thru -16, and 13510-10-01 thru -16;** Request to rezone the parcels from Planned Unit Development-Residential District (PUD-R) to General Residential District (RG-2) and General Commercial District (C-3).

Ms. Bailey introduced the case, indicating that the property was currently undeveloped. Darrell Jackson, Jr. of Bible Way Church and Michael Healy and Nick Andersen from Dominion were present on behalf of the applicant. Mr. Andersen indicated that they planned a 196-unit senior affordable housing project (a 4-story building with elevators), comprised of one- and two-bedroom apartment units. He indicated a community room, fitness center, and other amenities were planned as part of the project. Mr. Jackson indicated that due

to the restrictions of the PUD, the church was seeking a rezoning instead of a revision to the PUD. Ms. Bailey noted that in 2017 the portion that was currently zoned RG-2 was carved out of the PUD.

Mr. Cohn asked about the plans for the portion of the existing PUD that fronts Bluff Road. Ms. Bailey clarified that the portion fronting on Bluff Road was proposed to be rezoned to C-3, and the rest of the PUD was proposed for rezoning to RG-2. She further clarified that the PUD was very specific and that the proposed rezoning would provide more flexibility. Dr. Mandell confirmed with Ms. Bailey that the neighborhood had been notified and signage had been placed, and Ms. Bailey indicated that they had received a number of calls for information about the property, but had not received specific concerns from the adjacent neighbors. Mr. Jackson noted that the applicant had been working closely with surrounding neighbors with regard to the proposed development. Ms. Davis asked about the breakup of the total acreage. Mr. Andersen noted that 12 acres were allocated to the planned senior affordable housing. Mr. Jackson noted that 15-20 acres of the property already zoned RG-2 was planned for workforce housing with approximately 200 units, and that planning was underway but had not been solidified for the rest of the acreage.

There being no further questions from the Planning Commission, 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.

Mr. Cohn asked about any issues regarding the adjacency of the proposed rezoning and development to the existing industrial park. Ms. Bailey indicated that the PUD also had residential units planned in that area, so that would not change or make more intense any buffer requirements already in place with the PUD.

There being no further comment or questions, Ms. Harts made a motion to recommend approval of the rezoning request, and Dr. Mandell seconded the motion. The motion to approve was carried by unanimous vote (8-0).

#### Street Name Change

- 11. SN-2021-0001: Palmetto Health Parkway, TMS#05002-01-04, 05002-01-04A, 05002-01-05, 05002-01-06** request to change Palmetto Health Parkway to Prisma Health Parkway. The properties are zoned PUD-LS (Large Scale Planned Unit Development).

**DEFERRED**

#### Site Plan Review

- 12. SPLAN-2021-0007: 3452 North Main Street, 3500 North Main Street, 1217 Sunset Drive, and 1205 thru 1211 Phillips Street, TMS#09112-06-06, 09112-06-07, 09112-07-01, and 09112-07-06;** request site plan approval for the construction of a 53,000 sq. ft. office building (North Main Brewery / Mixed-Use). The property is zoned Mixed Use Corridor/Neighborhood District (MX-1), -Design/Development District (-DD).

Mr. Chambers introduced the case, noting that the project would entail the renovation of a 66,000 square foot facility, and the construction of a 53,000 square foot office building, and the demolition of an existing building to create a parking lot. Mr. Chambers noted that the site plan includes the Avondale and Phillips Street rights-of-ways, and this closure would be part of a court action procedure. He indicated that staff had received calls from the public regarding the closure of Phillips Street. Mr. Chambers noted that a traffic impact study was requested, and staff understands that this is underway, however staff would ask that the consideration of the case be deferred pending receipt of the traffic impact study.

Hoyt Burnett of the Land Plan Group was present on behalf of the applicant. Mr. Scott Middleton, the developer, provided a brief overview of the project. Mr. Burnett indicated that the Board of Zoning Appeals had approved a shared parking arrangement for the property and had received variances for buffer yards and

other items. He indicated the goal was to create a campus feel. Mr. Burnett indicated discussion had occurred with SCDOT regarding the closure of Avondale, but had not received the full traffic study to date.

Mr. Frost asked if any of the parcels along Phillips Street accessed Phillips Street currently. Mr. Burnett indicated that the frontage on Avondale and Phillips were both owned by the developer. Dr. Mandell noted that the case summary had indicated the staff request for deferral, and the case summary was provided last week. Mr. Burnett stated that they had provided a summary of SCDOT comments, but not the traffic impact study.

Mr. Chambers indicated that the City's traffic engineer had received the memo referenced by Mr. Burnett, and the traffic engineer indicated that he required the full traffic impact study in order to fully review the project.

Mr. Livengood indicated that a speaker was on the line that wished to provide public comment. Mr. Jim Daniel, real estate broker with Catawba Properties indicated he had a couple of concerns regarding the project. He asked for clarification that 350 people would require parking on-site. Mr. Middleton clarified that not all of the users would be present at one time. Mr. Burnett indicated that the shared parking arrangement of 180 spaces would cover the needs of the facility. Mr. Daniel indicated that he had attempted to communicate with the applicant for the road closure, Mr. Jordan Stiles, and had yet to receive communication back from Mr. Stiles. He indicated that Sox & Freeman had a number of concerns regarding the closure of Phillips Street for access to their operations in the 3800 block of Phillips Street. Mr. Daniel noted that the warehouse at the corner of Cook and Miller also utilized large delivery vans and has raised the same concerns regarding the proposed closure of Phillips Street. Chairman Frost reminded the applicant that they would have an opportunity to speak again at the end of the consideration of the item.

There being no further public comment, Chairman Frost asked for follow up questions and comments from the Commission and applicant. Mr. Middleton indicated that he felt that the road closure was not something for the Planning Commission to consider. Ms. Harts asked if the applicant had reached out to the businesses in the area. Mr. Middleton indicated that they had met with the surrounding homeowners' associations and that they had placed a sign on the property regarding road closures, and had only received one call.

Dr. Mandell made a motion to defer, Ms. Harts seconded the motion. The motion to defer passed 5 to 3 (Aye: Davis, Harts, Mandell, Thomas, Tupper; Nay: Cohn, Harpe, Frost).

- 13. SPLAT-2021-0012: 30.35 acres, Northeast Side of Lost Creek Drive, West of Pond Oak Lane and East of Hawks Nest Court, TMS#05211-01-01; request site plan approval for the construction of a 127-unit attached single-family residential subdivision (The Point at Chestnut Hill Plantation). The property is zoned PUD-R (Residential Planned Unit Development).**

**DEFERRED**

#### **Zoning Text Amendment**

- 14. TA-2021-0003: Amend §17-283(c) Table 3 of the City of Columbia Code of Ordinances to remove the special exception requirement for placement of wireless communication facilities (cell nodes) on existing support structures.**

Ms. Bailey introduced the case, indicated the Small Cell Facilities Deployment Act (2020) preempts local government control over the cell nodes, and states that this type of review must be completed at a staff level, instead of through the special exception process.

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, Ms. Davis made a motion to

approve the site plan with staff comments. Dr. Mandell seconded the motion, and the motion to approve was carried by unanimous vote (8-0).

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

#### **V. ADJOURN**

There being no further business, Dr. Mandell made a motion to adjourn, which was seconded by Mr. Tupper. The meeting was adjourned by unanimous vote (8-0) at 6:16pm.

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