



CITY OF COLUMBIA PLANNING COMMISSION
May 3, 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: Harris Cohn, Anna Davis, James Frost II, Mason Harpe, LaTrell Harts, April James, Isa Mandell, Raquel Thomas, Ford Tupper

Absent: none

Staff: Rachel Bailey, Johnathan Chambers, Leigh DeForth, 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, 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 April 5, 2021 Minutes

Future Land Use Map Amendment

& Zoning Map Amendment for Pending Annexation

- 2. ANNEX-2021-0008: 26.35 acres S/S Technology Circle, TMS# 17200-02-11;** Request recommendation to assign land use classification of Employment Campus (EC) and assign zoning of Office and Institutional District (C-1) for a pending annexation. The property is currently classified as Economic Development Center/Corridor and zoned GC by Richland County.
- 3. ANNEX-2021-0010: 314 Heyward Street, TMS# 08816-10-11;** Request recommendation to assign land use classification of Urban Core Mixed Residential Type 3 (UCMR-3) and assign zoning of Two-Family Residential in the Granby Architectural Conservation District Design Preservation Overlay (RD-2, -DP) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned RM-HD by Richland County.
- 4. ANNEX-2021-0011: 10.6 acres and 8.12 acres W/S Broad River Road, TMS# 06200-01-07 and 06200-01-14;** Request recommendation to assign land use classification of Urban Edge Mixed Residential (UEMR) and Community Activity Corridor (AC-2) and assign zoning of General Residential, a portion within a Flood Protective Overlay (RG-2 and RG-2, -FP) and Neighborhood Commercial (C-2) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned GC and OI by Richland County.

Zoning Text Amendment

5. **TA-2021-0004: Amend §17-681(b)(7) (Districts identified), (Architectural conservation district) and Granby Architectural Conservation District Guidelines;** request to add **TMS# 08816-10-11 (314 Heyward Street)** to Section 17-681 (b)(7) also known as the Granby Architectural Conservation District and update district boundary map to reflect proposed changes by adding **TMS# 08816-10-11 (314 Heyward Street)** to the Granby Architectural Conservation District at the time of the property's annexation.

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

6. **ANNEX-2021-0009: 8.80 acre portion, S/S Old Leesburg Rd, TMS# 22113-01-01(p);** Request recommendation to assign interim land use classification of Urban Edge Residential Small Lot (UER-1) and assign interim 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.

Site Plan Review

7. **SPLAN-2021-0009: 2100 Waverly Street, TMS#11505-08-01;** Request site plan approval for the construction of a ± 30,000 sq. ft. classroom expansion (Carver Lyon Elementary School). The property is zoned RG-1 (General Residential).
8. **SPLAT-2021-0027: 13.7 Acres, Liberty Ridge Drive and Jacobs Mill Pond Road, TMS#28800-01-03 and 28800-01-09;** Request site plan approval for the construction of 107-lot attached single-family residential subdivision (Liberty Ridge Townhomes). The property is zoned PUD-C (Commercial Planned Unit Development).
9. **SPLAN-2021-0008: 120 Columbiana Circle, TMS#001939-01-004;** Request site plan approval for the construction of a ± 8,500 sq. ft. retail building (VP Columbiana Circle, LLC). 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. Mr. Livengood indicated that he had a caller in the queue. Mr. Harold Pickrel indicated that his item was on the consent agenda and did not wish to speak regarding his application. Ms. Statler indicated that no emails had been received regarding the consent agenda. There being no further 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. James seconded the motion. The motion was carried by unanimous vote (9-0).

III. REGULAR AGENDA

Site Plan Review

10. **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-lot attached single-family residential subdivision (The Point at Chestnut Hill Plantation). The property is zoned PUD-R (Residential Planned Unit Development).

Mr. Chambers introduced the case, indicating this was a request for an attached single-family residence neighborhood of 127 attached residences with lots that ranged from 2,200 square feet to 3,500 square feet. The property is currently zoned PUD-R, and the current PUD allowed for up to 216 attached single-family residences. Mr. Chambers indicated that this item was deferred from last month's meeting due to an outpouring of communication from the neighborhood and a desire for the developer to meet with the neighborhood prior to the meeting. A synopsis of public comment was provided to the Planning Commission prior to the meeting.

Mr. Dawson Yandle provided an overview of the application at the request of the Commission. He reviewed the site plan for the Commission, and indicated that the developer held a meeting with the board members of the Chestnut Hill subdivision, and worked to address questions of the board members and neighborhood residents via an answer sheet that was disseminated to the residents.

Chairman Frost reviewed ways for the public to provide comments regarding the application. Ms. Statler indicated no emails had come through since the start of the meeting. Mr. Livengood indicated that he had callers on the line.

Mr. David Bergeron, Chestnut Hill Plantation Homeowners Association, indicated that he had not received the email Q&A answers. He indicated that Chestnut Hill was in favor of the application being approved with two conditions. He listed these conditions as the paving of the emergency access road (instead of the proposed gravel surface), and that no land should be allowed to be cleared until construction is about to begin, due to concerns about erosion and construction in phases. Mr. Bergeron indicated he had also sent an email, however that the concerns he voiced mirrored the contents of his email, which also included an image.

Mr. Ross Crow indicated he lived on Lost Creek Drive, and that he had concerns regarding the traffic impacts to Lost Creek Drive, inclusive of safety issues and littering.

Ms. Desiree Manuel indicated she was calling on behalf of her mother, Ms. Patricia Manuel, who lived on Ashewood Lake Drive. She indicated that her mother was elderly, and does not have water in her house because of water pressure issues in the community. She communicated her concerns and staff indicated a follow up call would be made.

Mr. Bergeron was reconnected and noted that he did have concerns about sewer but that was Richland County, not the City of Columbia.

Mr. Livengood confirmed that there were no remaining callers who wished to speak. Mr. Cohn asked about the drawing showing that the limits of disturbance. Mr. Yandle noted that 16.54 acres would not be cleared and would be left undisturbed. Mr. Chambers indicated that this area was being used within the density credit calculation.

There being no further public comment, Chairman Frost asked for follow up questions and comments from the Commission and applicant. Ms. Statler shared the image from Mr. Bergeron's email with the Commission. Ms. Davis asked the developer about the concerns regarding gravel versus paved roads. Mr. Yandle indicated all roads would be paved. Mr. Chambers clarified that the question would be in regard to the emergency access road. Mr. Yandle indicated that the developer was willing to pave the section of the emergency access within the right-of-way only, with the remaining portion to be gravel. Mr. Chambers clarified that emergency access roads could be gravel as long as they could withstand the weight of a firetruck, and helped clarify for the Commission where the access road was located on the plans. Ms. Thomas asked if the proposal to pave only a portion of the emergency access road would prevent the gravel from washing away into Lost Creek Drive. Mr. Harpe asked about the length of the right of way, and Mr. Yandle indicated the right-of-way was about 30 feet in length.

Ms. James made a motion to approve the site plan subject to staff conditions. Mr. Cohn seconded the motion. Mr. Chambers asked to clarify if this was to include the condition that the right-of-way within the emergency access road be paved, and she clarified that this was the case. The motion to approve, inclusive of staff conditions and pavement of the emergency access road within the right-of-way, was carried by unanimous vote (9-0).

11. **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). **Traffic Impact Study.**

Mr. Chambers introduced the case, and indicated this request had come before the Planning Commission last month, and had been deferred by the Planning Commission at the request of staff awaiting the provision of a traffic study. Mr. Chambers indicated that a traffic study had since been received, and that the City's Traffic Engineer concurred with the findings of the study, but recommended approval of the site plan with the condition that the intersections of North Main and Cook Street and North Main and Miller Street be improved to increase the curve radii. He noted that the majority of remaining staff comments were standard in nature, but that there was a comment regarding the proposed acquisition of Phillips Street to revise the plans to include the provision of public pedestrian access along the Phillips Street and Avondale right-of-way.

Mr. Hoyt Burnett, applicant, provided an overview of the project for the Commission, indicating that Phillips Street would need to be closed because the road was within the railroad right-of-way. He responded to the comments from the City's Traffic Engineer regarding improvements to the turning radii on North Main and Miller and North Main and Cook. Mr. Burnett asked that this condition be removed from the approval with conditions and left to staff level discussions. Scott Middleton and Greg Middleton indicated they were also present on behalf of the applicant, and reiterated their desire to close Phillips Street due to its location within the railroad right-of-way.

Mr. Cohn asked about the turning radius, and Mr. Chambers indicated it was listed in the case summary, as well as within Mr. Drew Ritter, City Traffic Engineer's, comments. Mr. Frost asked for clarification regarding the request and City procedures. Mr. Burnett noted he had concerns about obtaining right-of-way at both Miller and Cook. Mr. Chambers noted that the staff comments indicated this would be in coordination with the City and SCDOT. Mr. Ritter noted that he thought staff could work with the applicant on their concerns. Mr. Chambers confirmed that North Main, Cook, and Miller were all SCDOT streets.

There being no further questions from the Commission to the applicant or staff, Chairman Frost opened the item to public comment, and reviewed ways for the public to provide comment.

Ms. Statler read an email from Robin Spaniel with a question regarding the proposed use. Mr. Burnett indicated that the applicant hoped to include a medical office on the first floor, but that tenants had not been lined up yet.

Mr. Livengood patched through Mr. Chuck Salley. Mr. Salley indicated he had concerns regarding the closure of Phillips Street, and that he owned the building at 1220 Cook Avenue, an 18,000 square foot warehouse, which is leased to Real Floors Inc., who has indicated they will not be able to receive some of their regular deliveries from their suppliers without the improvements necessary for truck traffic to enter Phillips Street.

Ms. Statler indicated no further emails had been received. Mr. Livengood patched through Chris Freeman of Sox & Freeman Tree Company. Mr. Freeman indicated that Sox & Freeman had no opposition to the proposed development, however given their presence at their location for over 60 years, they were concerned about the proposed limitation to their ingress and egress. He indicated that he felt approval should not be given for the closure of Phillips Street without a guarantee of a greater turning radii and delivery access.

Mr. Livengood indicated that there were no further callers on the line. Dr. Mandell asked about some of the traffic issues discussed, as to whether they could be resolved at this meeting, and if they were under the Commission's purview. Ms. Statler indicated that the road closure was to move to City Council for a public hearing on May 4th, and after that, would have to be resolved in the court system. She indicated that site plan approval was dependent on the road closure happening, but that the Planning Commission would need to approve any off-site improvements that they felt would be necessary to make the site plan work based on

staff recommendations, and Mr. Chambers confirmed this was the case. Mr. Burnett reiterated that the proposed site plan would also require eighteen-wheeler access. Dr. Mandell asked for further clarification, and noted that if the conditions placed in the Planning Commission approval were not met, it would need to return to Planning Commission. Mr. Chambers noted that the initial comments covered both the intersections with Miller and Cook streets, however subsequent discussion had covered the possibility of the improvement of only one of the intersections.

There being no further questions from Planning Commission, Dr. Mandell moved that the Commission approve the development at 3452 North Main Street, 3500 North Main Street, 1217 Sunset Drive, and 1205 thru 1211 Phillips Street, including all staff comments except for the comments on traffic from the City, and on that piece, that the Commission notes that SCDOT, the developer, and the City's Traffic Engineer needed to work together to come to a solution that was agreeable to all entities. Ms. James seconded the motion, and the motion to approve with staff comments and the added condition regarding access was carried by a unanimous vote (9-0).

Zoning Map Amendment

12. Requested revisions to the new City of Columbia Zoning Map to take effect on August 30, 2021 in conjunction with the Unified Development Ordinance.

Ms. Bailey indicated that the map updates were some updates to accommodate rezonings recently processed, errors that were caught in review of the maps, and input from the public and Council. She indicated that City Council had recently held first reading for the adoption of overall zoning maps, and that these proposed changes would also go through Council prior to the effective date, so that these changes would also go into effect at the adoption date.

Chairman Frost reviewed the ways for the public to provide comment. Ms. Statler and Mr. Livengood confirmed that no members of the public had indicated they wished to speak, or had provided additional emails. There being no additional public comment, Mr. Frost asked for discussion, and a motion. Ms. James made a motion to recommend approval of the proposed zoning map changes, and Mr. Tupper seconded the motion. The motion to approve was carried by unanimous vote (9-0).

IV. OTHER BUSINESS

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 (9-0) at 6:37pm.

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