



**CITY OF COLUMBIA PLANNING COMMISSION**  
**June 7, 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:** Anna Davis, James Frost II, Mason Harpe, LaTrell Harts, April James, Isa Mandell, Raquel Thomas, Ford Tupper

**Absent:** Harris Cohn

**Staff:** Rachel Bailey, Leigh DeForth, 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, 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 **May 3, 2021 Minutes**

**Future Land Use Map Amendment**

**& Zoning Map Amendment for Pending Annexation**

2. **ANNEX-2021-0012: 409 Hampton Trace Lane, TMS# 13616-08-07;** Request to annex the property and assign a land use classification of Urban Edge Residential Small Lot (UER-1) and zoning of Single Family Residential District (RS-2) at the time of annexation. The property is currently classified as Mixed Residential (High Density) and zoned RS-MD by Richland County.
3. **ANNEX-2021-0013: 7432 Broad River Road, TMS# 05100-04-10(p);** Request to annex the property and assign a land use classification of Community Activity Corridor (AC-2) and zoning of General Commercial District (C-3) at the time of annexation. The property is currently classified as Neighborhood (Medium Density) and zoned GC by Richland County.
4. **ANNEX-2021-0014: 8025 and 8041 Garners Ferry Road, TMS# 19100-05-04 and 19000-01-10;** Request to annex the property and assign a land use classification of Urban Edge Residential Small Lot (UER-1) and zoning of Single Family Residential District (RS-3) at the time of annexation. The property is currently classified as Neighborhood (Medium Density) and Economic Development Center/Corridor and zoned RU by Richland County.
5. **ANNEX-2021-0015: 291 Harbison Boulevard, TMS# 001941-01-015;** Request to annex the property and assign a land use classification of Urban Edge Regional Activity Center (UEAC-2) and zoning of Planned Unit Development – Commercial District (PUD-C) at the time of annexation. The property is zoned PD by Lexington County.

Site Plan Review

6. **SPLAT-2021-0030: 48.97 acres, South Side of Old Leesburg Road, TMS#22113-01-01(p);** Request site plan approval for the construction of a 199-lot single-family residential subdivision (Canary Woods Phase 3). The property is zoned RS-HD (Single-Family High Density) in Richland County and is currently being considered for annexation as RS-3 (Single-Family Residential).

Street Name

7. **SN-2021-0002: Name streets within the Bull Street Planned Unit Development Westlawn Street and Edelman Street, TMS#09113-16-01(p) and 09113-16-03(p).** The properties are zoned PUD-LS (Large Scale Planned Unit Development).

Zoning Text Amendment

8. **TA-2021-0006: Amendments to the text of the new Chapter 17 of the Columbia Code of Ordinances entitled “Unified Development Ordinance” adopted August 20, 2019 and effective August 30, 2021**

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.

*Raquel Thomas joined the meeting at 5:24pm.*

Mr. Shaughnessy indicated that no callers indicated they wished to speak, and Ms. Statler indicated that no emails had been received regarding the consent agenda. There being no public comment or requests from the Commission, Chairman Frost asked for a motion. Ms. James made a motion to approve the consent agenda subject to all conditions contained in the case summaries, and Dr. Mandell seconded the motion. The motion was carried by unanimous vote (8-0).

**III. REGULAR AGENDA**

Zoning Map Amendment

9. **ZMA-2021-0005: 6430 Norris Street, TMS# 16505-02-05;** Request to rezone the parcel from Light Industrial District (M-1) to General Residential District (RG-2).

Ms. Bailey introduced the case. Mr. John Blackmon, applicant, gave an overview of the application. There being no further questions from the Planning Commission, Chairman Frost reviewed ways for the public to provide comment. Ms. Bailey indicated that no emails had been received regarding the case. Mr. Shaughnessy verified that there were no callers on the line who wished to speak about this case.

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

10. **ZMA-2021-0006: 1135 Carter Street, TMS# 14102-04-01;** Request to rezone the parcel from Single-Family Residential District (RS-2) to Planned Unit Development-Residential District (PUD-R).

Ms. Bailey introduced the case, indicating that the request was to rezone from RS-2 to PUD-R to allow for a multifamily senior apartment facility. Ms. Davis indicated she was curious as to the use of the rental space. Mr. Shaughnessy patched through the applicant, Cindy Herrera with Columbia Housing. She indicated that

the non-residential space would include general medical offices and other services that could support the seniors to be housed on the site. She indicated that there was separate parking for the office space. There being no further questions from the Planning Commission, Chairman Frost reviewed ways for the public to provide comment. Ms. Bailey indicated that no emails had been received regarding the case. Mr. Shaughnessy verified that there were no other callers on the line who wished to speak about this case.

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

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

#### **V. ADJOURN**

There being no further business, Ms. James made a motion to adjourn. The meeting was adjourned by unanimous vote (8-0) at 5:37pm.

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