



CITY OF COLUMBIA PLANNING COMMISSION
August 2, 2021
Regular Session 5:15 P.M.
In-Person at Busby Community Center
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 and Ford Tupper

Absent: Harris Cohn, April James, Isa Mandell, Raquel Thomas

Staff: Rachel Bailey, Skye Robinson Barnes, Johnathan Chambers, Leigh DeForth, Krista Hampton, Andrew Livengood, Shane Shaughnessy and Lucinda Statler

I. CALL TO ORDER/ROLL CALL

Mr. Frost called the meeting to order at 5:17pm.

Ms. Statler, Planning Administrator, reviewed ways for the public to participate in the virtual meeting. Ms. Statler called roll; a quorum was established. Mr. Frost reviewed the meeting format and ways to communicate during the virtual meeting.

II. CONSENT AGENDA

Approval of Minutes

1. Approve July 12, 2021 Minutes

Site Plan Review

2. **SPLAN-2021-0012: 1813 Main Street, TMS#09082-01-01 thru -05, 09082-02-01 thru -03, 09082-03-01 thru 03, 09082-04-01 thru -49;** Request site plan approval for the conversion of an existing building into a 26-unit, multifamily and commercial mixed-used building. (1813 Main Street, LLC). The properties are zoned C-5 (Central Business District within the Design-Development Review District).
3. **SPLAT-2021-0059: ±94.30 Acres, 8025 and 8041 Garners Ferry Road, TMS#19100-01-10 and 19100-05-04;** request site plan approval for the construction of a 368-lot, single family residential subdivision (Garners Mill Subdivision). The properties are zoned RU (Rural) within Richland County and are currently being considered for annexation with a RS-3 (Single-Family Residential) zoning classification. **Traffic Impact Study.**

Ms. Statler proceeded with review of the consent agenda. Mr. 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,

Mr. Frost asked for a motion. Ms. Harts made a motion to approve the consent agenda, and Mr. Harpe seconded the motion. The motion was carried by unanimous vote (5-0).

III. REGULAR AGENDA

Site Plan Review

4. **SPLAN-2021-0013: 1135 Carter Street, TMS#14102-04-01;** Request site plan approval for the construction of a 150-unit multifamily and commercial mixed-used development (Palmer Pointe (Haven at Palmer Pointe)). The property is zoned PUD-R (Residential Planned Unit Development). **Traffic Impact Study.**

Mr. Chambers introduced the case, and the details surrounding the development. Ms. Davis questioned the square footage per unit. Mr. Chambers attempted to contact the developer to answer questions but the developer was not available. Mr. Chambers answered that they were on the smaller end, but majority of the units are one (1) bedroom, some are two (2) bedrooms. Ms. Davis was satisfied with Mr. Chambers' answer. Mr. Tupper questioned what the property was previously zoned for. Mr. Chambers answered that the property featured some commercial space, which the current developer will be maintaining as the living quarters will have some commercial features contained within it. Mr. Tupper was satisfied with Mr. Chambers' answers. Mr. Frost asked for a motion. Mr. Tupper made a motion to approve the site plan, and Ms. Davis seconded the motion. The motion was carried by unanimous vote (5-0).

Zoning Text Amendment

Revisions to the new City of Columbia Zoning Map in conjunction with the Unified Development Ordinance to account for recently annexed and rezoned parcels.

Ms. Bailey explained the new city of Columbia Zoning Map to the commission and the public. Mr. Frost asked for a motion. Ms. Davis made a motion to approve the new zoning map, and Mr. Tupper seconded the motion. The motion was carried by unanimous vote (5-0).

IV. OTHER BUSINESS

V. ADJOURN

There being no further business, Mr. Frost asked for motion to adjourn. Mr. Tupper made motion to adjourn meeting, and Mr. Harpe seconded it. Meeting was adjourned at 5:43.

Public advised that they were confused, as they had not been provided with the opportunity to speak about the **SPLAT-2021-0059: ±94.30 Acres, 8025 and 8041 Garners Ferry Road, TMS#19100-01-10 and 19100-05-04** case. Mr. Frost called meeting back into session at 5:44 PM. Mr. Chambers reviewed case details for a second time.

Ms. Penny Evans shared concerns regarding safety of the site plan and her ideas of the neighborhood creating a partnership with the developers. Ms. Danita Lowe questioned the building time frame. Mr. Chambers answered her question. She also had questions about the school system, in which Mr. Chambers referred her to the school district for response. Ms. Maxine Lloyd asked if

map and site plan was available. Mr. Chambers provided her with the details as to how to access the information. She also questioned traffic and stop lights, to which Mr. Chambers advised that he would ask the developer to have a meeting with the neighborhood to answer questions. Ms. Robin Smith, shared her concerns regarding how she did not believe this plan was good for the area, as neighborhood were facing a multitude of pre-existing issues.

Mr. Frost asked for any more public opinions. Ms. Statler advised there were no emails or calls. Mr. Frost thanked the public for sharing their concerns.

Mr. Frost asked for a motion to adjourn. Mr. Harpe made motion to adjourn the meeting, and Ms. Harts seconded. Meeting was adjourned at 6:00 PM.

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