



CITY OF COLUMBIA PLANNING COMMISSION
September 13, 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: Harris Cohn, Anna Davis, LaTrell Harts, April James, Raquel Thomas and Ford Tupper

Absent: James Frost II, Mason Harpe and Isa Mandell,

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

I. CALL TO ORDER/ROLL CALL

Mr. Frost called the meeting to order at 5:16pm.

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

II. CONSENT AGENDA

Approval of Minutes

1. Approve July 12, 2021 Minutes

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

2. **ANNEX-2021-0016: 7800 Garners Ferry Road, TMS# 19102-05-12;** Request to annex the property and assign a land use classification of Community Activity Corridor (AC-2) and assign zoning of General Commercial (GC) at the time of annexation. The property is currently classified as Neighborhood (Medium Density) and zoned GC by Richland County.
3. **ANNEX-2021-0014: NX3900 River Drive a/k/a 3800 River Drive, TMS# 09103-05-09;** Request to annex the property and assign a land use classification of Urban Core Mixed Residential Type 2 (UCMR-2) and assign zoning of Employment Campus (EC) at the time of annexation. The property is currently classified as Mixed Use Corridor and zoned GC by Richland County.

Site Plan Review

4. **SPLAN-2021-0016: 294 Harbison Boulevard, TMS#002763-01-013 and 002763-01-001(P);** Request site plan approval for the construction of a restaurant with a drive through (Chick-fil-A). The property is zoned PUD-C (Planned Unit Development Commercial).
5. **SPLAT-2021-0058: 4.23 acres, 100 Block of Island View Circle, TMS#28912-03-01;** Request site plan approval for the construction of a 5-lot single-family residential subdivision (Tee Box Court). The property is zoned PUD-R (Residential Planned Unit Development).

6. **SPLAN-2021-0017: 14.9 Acres, 2701 Atlas Road, TMS#13510-01-03**; Request site plan approval for the construction of a 240-unit, multifamily apartment development (Villages at Congaree Pointe). The property is zoned RG-2 (General Residential).

DEFERRED

Street Name

7. **SN-2021-0003: Street Name Request** – Name a street within the Woodcreek Townhomes Subdivision **Hibiscus Leaf Way, TMS#25800-03-47**. The property is zoned PUD-R (Residential Planned Unit Development).

Ms. Statler announced that case number six (6) on the consent agenda had been deferred. She then provided a review of the consent agenda items. Ms. James asked Planning commission board and staff if they wanted to have an item removed from the consent agenda to the regular agenda. She presented the same question to the public, providing pause for those communicating virtually. Both Ms. Statler and Mr. Livengood confirmed no emails or calls had been received. Ms. James asked for a motion. Mr. Cohn made a motion to approve the consent agenda, and Ms. Thomas seconded the motion. The motion was carried by unanimous vote (6-0).

III. REGULAR AGENDA

Site Plan Review

8. **SPLAN-2021-0014: 2200 Blossom Street, TMS#11312-11-01**; Request site plan approval for the construction of a 5-unit townhome style multifamily residential development. The property is zoned RG-2 (General Residential).

Mr. Chambers provided overview of the case. Applicant, Craig Stoneburner, presented his project proposal. He advised both the Planning Commission board and public that the project had previously been approved in 1985, but had lost its tenure. Ms. Harts asked Mr. Stoneburner had he spoken with the Shandon neighborhood council, and applicant responded that he had and his packet included letters in support of the project. Ms. Davis asked whether or not the build would feature decks, to which the applicant replied there would be no decks. Ms. Thomas asked whether or not the information he presented in the packet was from 1985 or 2021, he responded that it was from 1985.

Ms. James asked for public comments from those in-person.

Member of the Shandon Neighborhood Council, Judy Anderson, advised that Mr. Stoneburner did not speak with the entire council but only the president of the council, Mr. Clarkson. She explained that the project has not come before the council since 1985, therefore, they are in opposition at this time. Mr. Stoneburner responded that he provided information to Mr. Clarkson and was told it would be presented to council, he is unaware of anything after that point.

Ms. James asked for public comments for those participating virtually. Ms. Statler and Mr. Livengood confirmed no emails or calls had been received. Ms. James asked for motion.

Mr. Cohn asked Mr. Chambers was this to only to approve the site plan, Mr. Chambers answered yes, it was only to approve the site plan, not the building of the structure. Mr. Cohn made motion to approve the site plan, and Ms. Harts seconded the motion. The motion was carried by a (5-1) vote, with Ms. Thomas voting nay.

9. **SPLAN-2021-0015: 2222 Main Street, TMS#09016-02-06**; Request site plan approval for the construction of a 250-unit, multifamily mixed-use building. The property is zoned MX-1, -NC (Mixed-Use/Neighborhood within the North main Corridor Overlay District). **Traffic Impact Study.**

Mr. Chambers provided overview of the case. Ms. James asked if there were any questions from the planning commission board or staff, there were none.

Applicant Steve Middleton, provided a review of his project proposal. Ms. Thomas asked how many apartments were considered in the build and Mr. Chambers answered 250. Ms. James and Ms. Thomas questioned the parking spaces, to which Mr. Middleton answered there are 410 total parking spaces and no designated guest parking.

Ms. James asked for public comments. Ms. Statler read a letter from member of the public, Douglas Giovanetti. Mr. Giovanetti advised that he is in support of the project, but also shared comments on some areas he would like to see improved or changed. Ms. Statler and Mr. Livengood confirmed no emails or calls had been received.

Ms. James asked for motion. Ms. Latrell made the motion to approve the site plan review case with staff comments. Mr. Tupper seconded the motion. The motion was carried by a unanimous vote (6-1).

IV. OTHER BUSINESS

V. ADJOURN

There being no further business, Ms. James asked for motion to adjourn. Ms. Davis made motion to adjourn meeting, and Ms. Thomas seconded it. Meeting was adjourned at 5:58.

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