



CITY OF COLUMBIA PLANNING COMMISSION
October 4, 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, Mason Harpe, Isa Mandell, Raquel Thomas and Ford Tupper

Absent: James Frost II and April James

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

I. CALL TO ORDER/ROLL CALL

Ms. Davis called the meeting to order at 5:15pm.

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

II. CONSENT AGENDA

Approval of Minutes

1. Approve September 13, 2021 Minutes

Site Plan Review

2. **SPLAT-2021-0086: 18.71 acres, 4900 Block of Broad River Road near Duck Grove Way, TMS#06200-01-07 and 06200-01-14;** Request site plan approval for the construction of a 187-lot attached single-family residential subdivision (Harbison Grove FKA Hunters Grove Phases 5 and 6). The properties were zoned RG-2, -FP (General Residential with the floodplain overlay) and C-2 (Neighborhood Commercial) at the time of application. **Traffic Impact Study.**
3. **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 development (Villages at Congaree Pointe). The property was zoned RG-2 (General Residential) at the time of application.

Ms. Statler reviewed the consent agenda. Ms. Davis provided pause for public input.

Both Ms. Statler and Mr. Livengood advised no communication from the public had been received.

Ms. Davis asked for motion. Ms. Harts made motion to accept consent agenda, Ms. Mandell seconded the motion. The motion was carried by unanimous vote (7-0).

III. REGULAR AGENDA

Ms. Davis reviewed the outline of the regular agenda proceedings.

Zoning Map Amendment

4. **ZMA-2021-0007: S/S Broad River Road, TMS# 05013-01-01 and 05009-02-52;** Request for a major amendment to the Harbison Planned Development District.

Ms. Bailey reviewed the proposed project. Applicant, Philip Reames, provided no comment. Ms. Davis provided pause for public input.

Neighbors, Cynthia Thibault and Andy Kushlak, spoke in opposition of the rezoning, wants it to remain a green space. Harbison resident, Ruby Hall and Dave Grove, shared concerns regarding traffic impact on the rezoning and how community was notified of meeting.

Both Ms. Statler and Mr. Livengood advised no communication received from virtual public.

Mr. Reames was provided with the opportunity to respond to concerns. Discussion between the board, Planning Commission Staff, and the applicant.

Ms. Davis asked for motion. Ms. Harpe made motion to approve the Zoning Map Amendment, Mr. Cohn seconded the motion. The motion was carried by a unanimous vote (7-0).

Site Plan Review

5. **SPLAT-2021-0088: 14.4 acres, Southwest Corner Broad River Road and Piney Woods Road;** Request site plan approval for the construction of a 74-lot cluster housing development (Piney Woods Bluff Subdivision). The properties are zoned PUD-R (Residential Planned Unit Development) at the time of application.

Mr. Chambers provided overview of the proposed project. The applicants addressed the traffic and trails concerns and provided proposed solutions.

Ms. Davis provided pause for public input.

Harbison resident, Ruby Hall, questioned different components of the project. Neighbors, Cynthia Thibault and Andy Kushlak, once again raised their concerns regarding the planning of the project and the green space. Also questioned how the population increase would affect the police and fire station.

Both Ms. Statler and Mr. Livengood advised no communication received from virtual public.

Ms. Davis asked for motion. Mr. Cohn made motion to approve the site plan, subject to all staff comments. Mr. Harpe seconded the motion. The motion was carried by a unanimous vote (7-0).

6. **SPLAT-2021-0087: 16.2 acres, 750 and 754 South Beltline Boulevard, 1400 Block of Mikell Lane;** Request site plan approval for the construction of a 19-lot cluster housing development (South Beltline Subdivision). The properties were zoned RS-2 (Single Family Residential) at the time of application.

Mr. Chambers reviewed the case. Applicant, Patrick Livingston, provided additional details regarding the proposed project.

Ms. Davis provided pause for public input.

Area property owner, Nan Trout, advised that she isn't against the developing of the land but wants it done correctly and for the surrounding infrastructure to be invested in. Neighbor, Mark Cox, advised he is not against the development but believes that the project should be subject to the old clause.

Both Neighbors, Deloris Glymph and John Gathers, believe that the lot is too small for the proposed project and is not in keeping with the current aesthetic of the large lot homes.

Mr. Chambers asked that Ms. Davis put the items presented by Ms. Trout on the record as exhibits A (Prelim of the proposed site plan of the property) and B (older plat of the area).

Email received from a Ms. Stacey Newham was read into record by Ms. Statler regarding the surrounding greenery. Linda Epstein, spoke about her experience with the neighborhood infrastructure and concerns for the added strain that it will undergo.

Discussion between Planning Commission staff, board and applicant ensued.

Ms. Davis asked for motion. Mr. Cohn makes motion that the case be deferred to allow opportunity for the community to share concerns with applicants. Motion was seconded by Ms. Mandel and motion was carried by a unanimous vote (7-0).

Zoning Text Amendment

- 7. TA-2021-0008: Amendments to the text of Chapter 17 of the Columbia Code of Ordinances entitled “Unified Development Ordinance of the City of Columbia, South Carolina”.**

Ms. Bailey reviewed the overview of the code and its text suggestions.

Ms. Davis provided pause for public input. Both Ms. Statler and Mr. Livengood advised no communication received from virtual public.

Ms. Davis asked for motion. Ms. Mandell made motion to approve staff recommendations for amendments to the city planning document. Motion seconded by Ms. Harts. The motion was carried by a unanimous vote (7-0).

IV. OTHER BUSINESS

V. ADJOURN

There being no further business, Ms. Davis asked for motion to adjourn. Ms. Mandell made motion to adjourn meeting, and Ms. Harts seconded it. Meeting was adjourned at 6:32 PM.

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