



**CITY OF COLUMBIA PLANNING COMMISSION**  
**November 1, 2021**  
**Regular Session 5:15 P.M.**  
**In-Person at Busby Community Center**  
**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:** James Frost II, April James, Harris Cohn, Anna Davis, LaTrell Harts, Isa Mandell, Raquel Thomas and Ford Tupper

**Absent:** Mason Harpe

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

**I. CALL TO ORDER/ROLL CALL**

**Mr. Frost 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. Mr. Frost reviewed the meeting format and ways to communicate during the virtual meeting.**

**II. CONSENT AGENDA**

**Approval of Minutes**

1. Approve **October 4, 2021 Minutes**

**Future Land Use Map Amendment**

**& Zoning Map Amendment for Pending Annexation**

2. **ANNEX-2021-0019: 3923 Bright Avenue, TMS# 13708-08-14;** Request to annex the property and assign a land use classification of Urban Core Residential Small Lot (UCR-1) and assign zoning of Residential Single Family-Small Lot (RSF-3) at the time of annexation. The property is currently classified as Mixed Residential High Density and zoned RS-HD by Richland County.
3. **ANNEX-2021-0020: 44.38 acre portion, County Line Trail, TMS# 31700-01-04(p);** Request to annex the property and assign a land use classification of Urban Edge Residential Small Lot (UER-1) and assign zoning of Planned Development (PD) at the time of annexation. The property is currently classified as Neighborhood (Medium Density) and zoned M-1 by Richland County.
4. **ANNEX-2021-0021: 4021 Trotter Road, TMS# 22008-01-01;** Request to annex the property and assign a land use classification of Urban Edge Residential Large Lot (UER-2) and assign zoning of Residential Mixed (RM-1) at the time of annexation. The property is currently classified as Neighborhood (Medium Density) and zoned RS-HD by Richland County.

**Minor Amendment to a Planned Development**

5. **ZMA-2021-0008: 18.82 acres S/S Pineview Drive and 1.12 acres S/S Garners Ferry Road, TMS# 19100-06-09 and 19100-06-08**, Request to make a Minor Amendment to a Planned Development (PD).

**Site Plan Review**

6. **SPLAN-2021-0018: 17.78 acres, East Side of Cliff Kinder Road South of Corner Wind Lane, TMS#19100-06-09 and -08**; Request site plan approval for the construction of a 308-unit multifamily apartment development (Burnside Farms Apartments). The property is zoned PD (Planned Development).
7. **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 was zoned RG-2 (General Residential) at the time of application. **Traffic Impact Study**.
8. **SPLAN-2021-0019: 26.58 acres, Research Drive, TMS#17200-02-11**; Request site plan approval for the construction of a 264-unit multifamily apartment development (Pointe Grand). The property is currently zoned GC (General Commercial) in Richland County and is currently being considered for annexation with EC (Employment Campus District) zoning.
9. **SPLAN-2021-0020: 275 Harbison Boulevard, TMS#001941-01-011**; Request site plan approval for the construction of a ± 3,000 sq. ft. restaurant with a drive through, ± 4,000 sq. ft. restaurant with a drive through, and a ± 8,500 building addition (Harbison Center). The property is zoned PD (Planned Development). **Traffic Impact Study**.
10. **SPLAT-2021-0021: 100 Parkridge Drive, TMS#04908-01-16**; Request site plan approval for the construction of a 9,420 sq. ft. building (Love Chevrolet). The property is zoned PD (Planned Development).
11. **SPLAT-2020-0069: 600 thru 629 McCabe Road, 537 thru 562 Mahonia Road, TMS#28900-01-11, 28900-01-30, 29001-04-11 thru -16, 29001-05-11 thru -17, 29001-08-01, 29001-09-01 thru -14**; Request site plan approval to reduce the setbacks of a previously approved 27-lot single-family residential subdivision (Woodcreek Farms Area A5, Phase 1C). The properties are zoned PD (Planned Development).

**Street Name**

12. **SN-2021-0004: Street Name Request – Name streets within the Victorywoods Village Subdivision FKA Colonels Creek Subdivision - Artillery Lane, Barracks Road, Defend Court, Grenade Road, Infantry Lane, Battalion Road, Half Mast Way, Field Strip Road, and Paratrooper Lane, TMS#25600-03-04**. The property is zoned RM-1 (Residential Mixed District).

**Ms. Statler received the consent agenda. Mr. Frost provided pause for public input.**

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

**Mr. Frost asked for motion. Ms. James made motion to accept consent agenda, Mr. Cohn seconded the motion. The motion was carried by unanimous vote (8-0).**

**III. REGULAR AGENDA**

**Site Plan Review**

13. **SPLAT-2021-0087: 16.2 acres, 750 and 754 South Beltline Boulevard, 1400 Block of Mikell Lane, TMS#13712-02-07 thru -10, and 13712-02-16**; 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 provides overview of the project. Applicant, Patrick Livingston, shared vision for the proposed development and reviews his solutions to the neighbors' concerns.**

**Neighbors, Mark Cobbs, Deloris Glymph, Joan Gathers, Terri Ryant, Nan Trout, Linda Epting and Alissa Parker shared their experiences working with the developers and their concerns regarding the project.**

**Whitney Denton and Michele Huggins of the S. Kilbourne association, discussed the Rosewood 25-year development plan and spoke in opposition of the proposed project.**

**Mr. Chambers admitted exhibit A (signatures) and exhibit B (letter from neighbor Hilda) to the record, submitted by Nan Trout.**

**Written correspondences from Hilda, Frances Layton, Leroy Bennett, Kristen Boenger and Stacey Newham were all read into record by Ms. Statler. All shared their thoughts and opinions regarding the proposed project.**

**Mr. Livengood advised no calls or voicemails were received. Discussion between applicant and board ensued.**

**Ms. James made motion to approve the site plan. Motion was seconded by Ms. Harts. Roll Call vote taken. Motion Failed. (2-6) (Frost and James, Aye).**

**Discussion between board and planning commission staff ensued.**

**Mr. Cohn makes motion to approve site plan. Motion was seconded by Ms. James. Roll Call vote taken. Motion Passes. (6-2) (Harts and Tupper, No).**

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

[New Planning Commission calendar for 2022.](#) Please make note of new meeting date/time and deadlines.

**Ms. Statler advised board that the regular schedule meeting was changing from the first Monday of the month, to the second Thursday of the month.**

#### **V. ADJOURN**

**Mr. Frost asked for motion to adjourn. Ms. James made motion to adjourn meeting, and Ms. Harts seconded it. All Aye. Meeting was adjourned at 6:27 PM.**

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