



CITY OF COLUMBIA PLANNING COMMISSION

December 6, 2021

Regular Session 5:15 P.M.

City Hall • 3rd Floor, Council Chambers

1737 Main Street • 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, James Frost II, LaTrell Harts, April James, Raquel Thomas, and Ford Tupper

Absent: Mason Harpe and Isa Mandell

Staff: Pete Balthazor, Johnathan Chambers, Leigh DeForth, Krista Hampton, Hope Hasty, Andrew Livengood, Amy Moore, 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 meeting (in person or via email). Ms. Statler called roll; a quorum was established. Mr. Frost reviewed the meeting format and ways to communicate during the meeting.

Ms. Statler indicated that Item #6, a zoning map amendment proposed for Balsam Road, Canal Drive, and Greenville Circle had been withdrawn since the agenda had been published.

II. CONSENT AGENDA

Approval of Minutes

1. Approve November 1, 2021 Minutes

Future Land Use Map Amendment

& Zoning Map Amendment for Pending Annexation

2. **ANNEX-2021-0018: 2708 Shop Road aka 2708 Shop Road Extension, TMS# 16200-04-01**, Request to annex the property and assign a land use classification of Industrial (IND) and assign zoning of Light Industrial (LI) at the time of annexation. The property is currently classified as Economic Development Center/Corridor and zoned M-1 by Richland County.

Zoning Map Amendment

3. **ZMA-2021-0009: 2401 Two Notch Road(p) and 0.21 acres, E/S Waites Street, TMS# 11511-11-10(p) and 11511-11-08**, Request to rezone the property from Community Activity Center/Corridor District (CAC) to Residential Mixed District (RM-1).

4. **ZMA-2021-0010: 2632 Millwood Avenue and 2627, 2526, and 2623 Cherry Street, TMS# 11413-03-05, 11413-03-10, 11413-03-11, and 11413-03-12**, Request to rezone the parcel from Office and Institutional District (OI), Residential Mixed District (RM-1), and Mixed-Use District (MU-1), Historic Preservation Overlay District (OV-HP) to Mixed-Use District (MU-1), Historic Preservation Overlay District (OV-HP).

Site Plan Review

5. **SPLAN: 2021-0022: 291 Harbison Boulevard, TMS#001941-01-015**: Request site plan approval for the construction of a 4,300 sq. ft. car wash (Time to Shine Car Wash, Inc.). The property is zoned PD (Planned Development).

Ms. Statler reviewed the consent agenda. Mr. Frost asked if anyone from the Planning Commission or public wished to have an item removed from the consent agenda.

Ms. Statler advised no communication from the public had been received regarding the consent agenda items via email.

A member of the public asked that Item #3 be removed from the consent agenda. Mr. Frost asked for motion. April James made a motion to approve the consent agenda, removing Item #3, and LaTrell Harts seconded the motion. The motion to approve the consent agenda as amended (items 1, 2, 4, and 5) was approved by unanimous vote (6-0).

III. REGULAR AGENDA

Zoning Map Amendment

Item #3, ZMA-2021-0009: 2401 Two Notch Road(p) and 0.21 acres, E/S Waites Street, TMS# 11511-11-10(p) and 11511-11-08, Request to rezone the property from Community Activity Center/Corridor District (CAC) to Residential Mixed District (RM-1).

Ms. Statler indicated that this item was moved from the consent agenda, introduced the case. There being no questions from PC to staff, the applicant, Lila Anna Sauls, indicated that Homeless No More was requesting a downzoning of the property to expand an affordable housing development, the prior phase of which was completed in May. She indicated that with the existing zoning, the property could not support housing, and that the applicant was not interested in purchasing or developing the portion of the property with frontage along Two Notch Road. She indicated that they had spoken with the neighborhood, but that there had been no formal neighborhood association meetings. She noted the proposal was a mixed-income model.

Ms. Alex Furgess, president of the Jones McDonald Community Club spoke. She indicated that no one had approached the neighborhood to discuss the proposed development. She indicated that her neighborhood was walkable, and that the community was aging out. She indicated that she was concerned that her neighborhood was not receiving the same engagement and respect that other neighborhoods received.

Ms. Sauls indicated that the neighborhood association had not met in 18 months, and that they had had informal conversations and provided the plans to the neighborhood association officers prior to the meeting.

Ms. Furgess indicated that they had held a community meeting the prior Tuesday, and that she had concerns regarding the anticipated development.

Mr. Tupper asked if the current zoning was consistent with the zoning prior to the UDO adoption, and Ms. Statler indicated that she believed it was.

Ms. Davis asked the applicant, Ms. Sauls, about the proposed development. She indicated that the property was currently vacant, and that the applicant's plan was to propose the expansion of the townhome development that mirrored their existing development on Myrtle Court.

Ms. Furgess indicated that she felt that her community had not been communicated with about this project.

Ms. James made a motion to approve the zoning map amendment, and Ms. Harris seconded the motion. Mr. Frost called for a vote, and the motion carried 5 to 1 (Aye: Cohn, Frost, Harts, James, and Tupper; Nay: Davis).

Ms. Thomas entered the meeting at 5:41pm, and abstained from voting on Item #3.

- 6. ZMA-2021-0011: 1001, 1105, and 1107 Balsam Road, 1045 Canal Drive, and 1030 Greenville Circle, TMS# 07311-08-05, 07311-08-06, 07311-08-07, 07311-08-08, and 07311-08-12, Request to rezone the parcel from Residential Single Family-Medium Lot District (RSF-2) and Residential Single Family-Small Lot District (RSF-3) to Regional Activity Center/Corridor District (RAC).**
- WITHDRAWN**

IV. EXECUTIVE SESSION

Ms. James made a motion to enter executive session, and Ms. Harts seconded the motion. Pete Balthazor, City Attorney, asked for an amended motion to clarify the purpose of executive session. Ms. James amended her motion to move into executive session for the reasons stated on the agenda. Mr. Frost read the agenda item for clarification. Ms. Harts seconded the amended motion. After a unanimous vote (7-0), the Commission moved into executive session at 5:44pm.

7. Receipt of legal advice related to matters covered by attorney-client privilege pursuant to S.C. Code §30-4-70(a)(2)

- Motion for Reconsideration for 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.

Planning Commission exited executive session and reconvened the meeting at 6:21pm via a motion by Ms. James, seconded by Ms. Thomas which was carried by a unanimous vote (7-0). Mr. Frost stated for the record that no action was taken during executive session.

V. REGULAR AGENDA

Site Plan Review

- #### **8. Request for Reconsideration by City Council of 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. Frost read the agenda item, Ms. James moved to grant a rehearing of the site plan decision reached on November 1, 2021 regarding SPLAT-2021-0087. Mr. Tupper seconded the motion. The motion to reconsider was carried by unanimous vote (7-0).

Mr. Chambers provided an overview of the project. He noted that the proposed development was a cluster subdivision and would contain a total of 19 single family residences. He asked that should the Planning Commission grant approval, he would request that the approval be granted with staff comments.

Mr. Wyman Bowers, applicant, indicated that no change had been made to their application. He noted that they were requested 19 lots, and that the proposed development was a cluster development.

Mr. Mark Cox, 4202 Mikell Lane, indicated he was concerned about flooding and neighborhood character. He indicated he did not believe that the proposed development of 19 was reasonable, but that 15 lots would be reasonable.

Ms. Deloris Glymph, 4207 Mikell Lane, indicated that she was concerned about the number of homes, infrastructure, and drainage. She indicated that Mr. Bowers had met with the neighborhood, and the neighborhood asked that fewer homes be proposed, however the applicant had submitted the application for 19 homes.

Ms. Whitney Denton, 1315 Hibiscus Street, Secretary of the South Kilbourne Neighborhood Association, and Treasurer of the Columbia Council of Neighborhoods, stated her concerns for the tree canopy, and the recommendations of the Rosewood Plan. She indicated that the SCDOT representative who attended their neighborhood meeting the prior week noted that SCDOT had not provided approval for the driveway proposed by the development.

Ms. Terri A. Ryant, 901 S. Beltline Boulevard, urged the Planning Commission to assist in policy decisions that impact their community, and assist the community in the process. She indicated she was concerned about the impact of the proposed development on her community's character.

Ms. Elizabeth Parker, 4204 Mikell Lane, indicated that her property was adjacent to the proposed development. She indicated that she wished that the developer would work with the community to come to some sort of compromise.

Ms. Michele B. Huggins, 1111 Suber Street, President of the South Kilbourne Neighborhood Association, indicated that the developer had met with the community several times, but had not offered to compromise with the community. She indicated her concerns with increased traffic and traffic safety on S. Beltline, and requested that the development be of 15 homes.

Mr. Frost reviewed ways for the public to participate via email.

Ms. Statler indicated that staff had received several emails prior to the meeting. She read an email from Linda Epting (opposed to the development), two emails from Rachel Reeves (opposed to the development), an email from Nan Trout (opposed to the development), Stacy Newham (opposed to the development), and Ed Fleshman (opposed to the development). Ms. Statler indicated those were all of the emails received.

Mr. Frost closed the public comment period.

Ms. James asked if the applicant would be willing to amend the site plan from 19 to 17 lots, and Mr. Bowers confirmed he would be willing to amend the site plan from 19 to 17 lots. There being no further questions of the applicant, Mr. Frost called for a motion. Ms. James made a motion to approve the site plan with staff comments for the construction of a 17-lot cluster housing development located at 750 and 754 South Beltline Boulevard, 1400 Block of Mikell Lane, SPLAT-2021-0087. Ms. Thomas seconded the motion. The motion was approved by unanimous vote (7-0).

VI. OTHER BUSINESS

Officer elections in January

Ms. Statler acknowledged Ms. James for her service from 2015-2021, and thanked her for her dedication.

Ms. Statler also reminded Commission members that officer elections would be held in January, and encouraged members to send their nominations via email prior to the January meeting.

Ms. Statler also noted that starting in January, meetings would shift to 4pm on the second Thursday of each month at City Hall.

VII. ADJOURN

Mr. Frost asked for motion to adjourn. Ms. James made motion to adjourn the meeting, and Ms. Harts seconded the motion. The motion to adjourn passed by unanimous vote (7-0) and the meeting was adjourned at 6:52 PM.

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