



## COMMUNITY DEVELOPMENT COMMITTEE MEETING MINUTES TUESDAY, MAY 13, 2025

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### **CALL TO ORDER**

The Columbia Community Development Committee conducted a meeting on Tuesday, May 13, 2025 at City Hall (Mayor's Conference Room), 1737 Main Street, Columbia, South Carolina 29201. The Honorable Tina N. Herbert, Chair called the meeting to order at 11:04 a.m.

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>
Tina N. Herbert	Chair	Present
Will Brennan	Member	Remote
Tyler D. Bailey	Member	Present

### **APPROVAL OF MINUTES**

1. September 3, 2024 and October 1, 2024 Community Development Committee Meeting Minutes - *Deferred*

### **COMMITTEE DISCUSSION**

2. Update on Modular Homes - Ms. Krista Hampton, Director of Planning and Development Services

Councilor Herbert explained that City Council recently made ordinance changes related to modular homes. She asked if modular homes are being used to address affordable housing in the industry.

Ms. Krista Hampton, Director of Planning and Development Services explained that a modular home is built in sections and assembled on site by a contractor. Modular homes are built in compliance with local codes. Manufactured [mobile] homes are fabricated in a factory, placed on a chassis (underpinning), and delivered to the site. Manufactured [mobile] homes are subject to Housing and Urban Development's regulations. The revised ordinance addresses repurposed modular units. Modular homes must come directly from the factory with a certification and it has to be new. The City of Columbia cannot prohibit them, but the homes can be regulated via land use or zoning. The City of Columbia is not in violation of state law.



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There was a discussion about state law; the differences between modular and manufactured homes; affordability factors; aesthetics; the annexation of parcels with manufactured homes; and updating the Urban Service Area, which is City Council's policy on annexations.

There was consensus of the committee to review recommendations from staff that address the annexation of parcels with mobile housing through the updated Urban Service Area policy.

3. Discussion of design and materials in housing developments - Ms. Krista Hampton, Director of Planning and Development Services

Councilor Herbert said we are trying to preserve the character of neighborhoods as they are being revitalized. There have been general discussions about preferred materials. The biggest issue has been with vinyl siding.

Ms. Krista Hampton, Director of Planning and Development Services said there is not a policy that directs the materials used in city projects. The development corporations generally use Hardie Plank siding.

There was a discussion about affordability; maintenance; developing façade standards; focusing on areas primarily consisting of brick homes; determining neighborhood interest; and partnering with homebuilders and banks on low interest mortgages to develop workforce housing.

There was consensus of the committee to review a list of residential properties controlled by the City of Columbia and the development corporations along with the City of Columbia loan programs. The Planning and Development Services Department, Community Development Department, and the TN Development Corporation will discuss the minimal standards for utilizing vinyl siding while awaiting further direction on the potential neighborhoods that wish to pursue regulations. The regulations would require another overlay through the adoption of an ordinance.



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**ADJOURNMENT**

The meeting was adjourned at 11:53 a.m.

Respectfully submitted:

Erika D. Moore Hammond, CMC, CPM  
City Clerk