



# CITY OF COLUMBIA PLANNING COMMISSION

**March 9, 2023**

**Regular Session 4:00 P.M.**

**City Hall • 3rd Floor, Council Chambers**

**1737 Main Street • Columbia, SC**

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**RYAN CAUSEY • HARRIS COHN • STEVEN COOK • ANNA DAVIS • JAMES FROST II  
TOBY GOODLETT • MASON HARPE • RAQUEL THOMAS • FORD TUPPER**

The City of Columbia Planning Commission will conduct a **meeting on Thursday, March 9, 2023 at 4:00pm, in City Council Chambers**. This meeting will be open to the public, and public comment may be provided in-person. In-person meetings will be socially distanced and face coverings are no longer required but are recommended.

The public may submit letters and statements via email to [CoCPC@columbiasc.gov](mailto:CoCPC@columbiasc.gov) until 12:00 noon the day before the meeting (Wednesday). Please be sure to include your name and the case information, such as the address and topic of the request. These comments will be provided to the Planning Commission members in advance of the meeting. For additional information, please visit our website at [www.columbiasc.net/planning-boards-commissions](http://www.columbiasc.net/planning-boards-commissions).

Review of applications prior to release of the final hyperlinked agenda can be requested by calling 803.545.3333 or by email to [lucinda.statler@columbiasc.gov](mailto:lucinda.statler@columbiasc.gov). For additional information please visit our website at <https://planninganddevelopment.columbiasc.gov>.

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

## **II. CONSENT AGENDA**

### **Approval of Minutes**

1. Approve [February 9, 2023 Minutes](#)

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

2. [ANNEX-2023-0003: 56 Riverview Court, TMS# 09106-21-11](#); Request recommendation on the assignment of the land use classification of Urban Core Residential Small Lot (UCR-1) and the assignment of zoning of Residential Single Family Small Lot (RSF-3) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned RM-HD by Richland County.

**Street Name**

3. [SN-2023-0002: Street Name Request – Name street within the Streamside Subdivision – Streamside Court, TMS#16405-01-04;](#) The property is zoned Office and Institutional District (O-I).
4. [SN-2023-0003: Street Name Request – Name street within the 2400 block of Shop Road – Shopline Drive, TMS#16310-01-03 and 13610-01-09;](#) The properties are zoned Heavy Industrial District (HI) in the City of Columbia and Heavy Industrial District (HI) within Richland County.

**Major Site Plan Review**

5. [SPLAN-2023-0004: 1.4 acres, 567 Spears Creek Church Road, TMS#28800-01-28;](#) request site plan approval for the construction of a ± 8,500 sq. ft. commercial building (Spears Creek Plaza). The property is zoned PD (Planned Development - Woodcreek Farms).

**III. REGULAR AGENDA**

**Major Site Plan Review**

6. [SPLAN-2023-0005: 3800 Overbrook Drive, TMS#13108-05-01;](#) request major site plan approval for the construction of a 34-unit, multi-family residential development (Overbrook Townhomes). The property is zoned RM-2 (Residential Mixed District).

**Zoning Map Amendment**

7. [ZMA-2023-0001: 0.46 acres S/S Sunset Drive; TMS# 09107-07-04 and 09107-07-05;](#) Request recommendation to rezone the property from Residential Single Family-Medium Lot District (RSF-2) in the Earlewood Protection Area B Overlay District (OV-HP) to Mixed Use District (MU-1) in the Earlewood Protection Area B Overlay District (OV-HP).
8. [ZMA-2023-0002: 2534 Forest Drive, TMS# 11412-05-02;](#) Request recommendation to rezone the property from Residential Single Family-Medium Lot District (RSF-2) to Mixed Use District (MU-2).

**Zoning Text Amendment**

9. [TA-2023-0001: Amendments to the text of Chapter 17 of the Columbia Code of Ordinances entitled “Unified Development Ordinance of the City of Columbia, South Carolina”.](#)

**IV. OTHER BUSINESS**

**V. ADJOURN**

**MEETING FORMAT**

Applicants with requests before the Planning Commission are allotted a presentation time of 10 minutes. This time should include but is not limited to an overview of the project, case history, and any pertinent meetings held regarding the request. This time also includes all persons presenting information on behalf of the applicant such as attorneys, engineers, and architects. This time limit does not include any questions asked by the Planning Commission or staff regarding requests. Members of the general public are given the opportunity to address their concerns in intervals of 2 (two) minutes. The Planning Commission reserves the right to amend these procedures on a case-by-case basis.

**CONSENT AGENDA**

The Planning Commission uses the consent agenda to approve non-controversial or routine matters by a single motion and vote. Examples of such items include approval of site plans, annexations, and street names. If a member of the Planning Commission or the general public wants to discuss an item on the consent agenda (at the beginning of the meeting), that item is removed from the consent agenda and considered during the meeting. The Planning Commission then approves the remaining consent agenda items.

### **PUBLIC MEETING ACCOMODATIONS**

It is the policy of the City of Columbia that all City-sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in this meeting or event due to a disability as defined under the ADA, please call the City's ADA Coordinator at (803) 545-3009 or e-mail [Gardner.Johnson@columbiasc.gov](mailto:Gardner.Johnson@columbiasc.gov) as soon as possible but no later than 48 hours before the scheduled meeting or event to request an accommodation.