



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

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

In attendance: Ryan Causey, Steven Cook, Anna Davis, James Frost II, Mason Harpe and Ford Tupper

Absent: Harris Cohn, Toby Goodlett and Raquel Thomas

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

I. CALL TO ORDER/ROLL CALL

Mr. Frost, Chair, called the meeting to order at 4:00 p.m. Mr. Frost welcomed attendees. Lucinda Statler, Planning Administrator, called the roll; a quorum was established. Mr. Frost reviewed the meeting format and ways to communicate during the meeting.

II. CONSENT AGENDA

Approval of Minutes

1. Approve February 9, 2023 Minutes

Mr. Frost reviewed the procedure for Consent Agenda items. Ms. Statler announced agenda item #6 SPLAN-2023-0005 was deferred.

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).

**Ms. Statler completed her review of the consent agenda. No public input received
Ms. Davis made a motion to approve the February 9th minutes and consent agenda.
Mr. Cook seconded the motion. All aye, motion passed (6-0).**

III. REGULAR AGENDA

Major Site Plan Review

6. **SPLAN-2023-0005: 3800 Overbrook Drive, TMS#13708-05-01;** request major site plan approval for the construction of a 32-unit, **DEFERRED** 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).

Ms. Statler introduced the case and the applicant provided an overview of the request. Pause for public response, none received. Mr. Harpe made motion to approve ZMA-2023-0001, Mr. Tupper seconded the motion, motion passed (5-1) (Ms. Davis, nay).

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).

Applicant provided presentation on request. Citizens: Ti Barnes, Cynthia Clarke spoke in opposition of the request citing encroachment and potential harm to residential neighborhood concerns.

Mr. Tupper made motion to deny ZMA-2023-0002; Mr. Harpe seconded the motion. Motion passed all aye (6-0).

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”.**

**Ms. Hasty provided case overview, pause provided for public input. Citizens:
Ms. Davis made motion to approve TA-2023-0001, Ms. Thomas seconded the motion.
Motion passed all aye (6-0).**

IV. OTHER BUSINESS

V. ADJOURN

Mr. Frost asked for a motion to adjourn. Mr. Cook made a motion to adjourn the meeting, seconded by Ms. Davis. The motion to adjourn passed by a unanimous vote (6-0), and the meeting was adjourned at 4:45 PM.

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