



CITY OF COLUMBIA PLANNING COMMISSION

April 13, 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

The City of Columbia Planning Commission will conduct a **meeting on Thursday, April 13, 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 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.

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. 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 [March 9, 2023 Minutes](#)

Interim Future Land Use Map Amendment & Interim Zoning Map Amendment for Pending Annexation

2. [ANNEX-2023-0004: 800 Dutch Square Boulevard, TMS# 07401-07-21](#); Request recommendation on assignment of interim land use classifications of Urban Core Community Activity Center (UCAC-2) and assignment of interim zoning of Community Activity Center/Corridor (CAC) for a pending annexation. The property is currently classified as Mixed Use Corridor in Priority Investment Area and designated Community Activity Center, and zoned GC by Richland County.

Major Site Plan Review

3. [SPLAT-2022-0032: 17.58 acres, 3900 Block of Percival Road near Antler Way, TMS#22714-01-02 and 22713-01-01](#); request preliminary plat approval for the construction of an 87-lot attached townhome subdivision (Carlton Glen). The properties are zoned RM-1 (General Residential).
4. [SPLAT-2023-0024: 29.17 acres, Riding Grove Road, TMS#28908-03-01](#); request site plan approval for the construction of a 11-lot single-family residential subdivision (Pecan Orchard Phase 2 - formerly Pecan Grove). The property is currently zoned PD (Planned Development – Woodcreek Farms).

Zoning Map Amendment

5. [ZMA-2023-0003: 4401 Windemere Ave., TMS# 09215-13-18](#); Request recommendation to rezone the property from Residential Single Family-Medium Lot District (RSF-2) to Residential Mixed District (RM-2).
6. [ZMA-2023-0004: 335 S. Pickens St., TMS# 11305-11-09](#); Request recommendation to rezone the property from Neighborhood Activity Center/Corridor (NAC) in the Airport Safety Overlay District (OV-A) to Residential Mixed District (RM-2).
7. [ZMA-2023-0005: 611 Holly St., TMS# 11316-06-09](#); Request recommendation to rezone the property from Residential Mixed District (RM-1) in the Community Character Protection Overlay District (OV-CCP) to Community Activity Center/Corridor (CAC) in the Community Character Protection Overlay District (OV-CCP).
8. [ZMA-2023-0006: 620 Meadow St., TMS# 11312-06-16](#); Request recommendation to rezone the property from Office and Institutional District (O-I) in the Community Character Protection Overlay District (OV-CCP) to Neighborhood Activity Center/Corridor District (NAC) in the Community Character Protection Overlay District (OV-CCP).
9. [ZMA-2023-0007: NX 405 Gervais St., TMS# 08912-13-02](#); Request recommendation to rezone the property from Planned Development District (PD) in the City Center Design Overlay District (-CC) and Height and Setback View Corridor Protection Overlay District (OV-HSV) to Community Activity Center/Corridor District (CAC) in the City Center Design Overlay District (-CC) and Height and Setback View Corridor Protection Overlay District (OV-HSV).

III. REGULAR AGENDA

Major Site Plan Review

10. [SPLAN-2023-0005: 3800 Overbrook Drive, TMS#13708-05-01](#); 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). *Linked case summary was updated 4.14.23 to reflect correct site plan.*

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 as soon as possible but no later than 48 hours before the scheduled meeting or event to request an accommodation.