



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

In attendance: Harris Cohn, Steven Cook, Anna Davis, Mason Harpe and Ford Tupper

Absent: James Frost II, Ryan Causey, Toby Goodlett and Raquel Thomas

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

I. CALL TO ORDER/ROLL CALL

Mr. Cohn, Vice-Chair, called the meeting to order at 4:13 p.m. Mr. Cohn welcomed attendees. Lucinda Statler, Planning Administrator, called the roll; a quorum was established. Mr. Cohn reviewed the meeting format and ways to communicate during the meeting.

II. CONSENT AGENDA

Approval of Minutes

1. Approve March 9, 2023 Minutes

Mr. Cohn reviewed the procedure for Consent Agenda items.

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).
Relocated as number 10 on regular agenda
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 Density District (RSFMD) to Residential Mixed District (RM-2).
Relocated as Number 11 on regular agenda
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).

Ms. Statler completed her review of the consent agenda. Mr. Cohn provide public with opportunity to speak. Citizens requested opportunity to speak on case(s) SPLAT-2022-0032 and ZMA-2023-0003. Mr. Harpe made motion to move cases SPLAT-2022-0032 and ZMA-2023-0003 to regular agenda, motion seconded by Ms. Davis, all aye(5-0), motion passed. Ms. Davis made motion to approve the remaining items on the consent agenda, motion seconded by Mr. Harpe all aye (5-0) motion passed.

III. REGULAR AGENDA

Major Site Plan Review

10. **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).

Applicant Phillip Green provided overview of project. Pause provided for public input. Citizen Nancy Behenna, spoke in opposition of the project citing she had concerns regarding her property being used as an entryway. Board discussion ensued. Mr. Cohn made motion to approve subject to staff comments, motion seconded by Mr. Cook all aye (5-0), motion passed.

Zoning Map Amendment

- 11. 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).**

Applicant Ali Sohrabi and Don Shearer provided background on request. Pause provided for public input. Citizens Kay Patterson, Cheryl Mitchell and Wanda Smith all spoke in opposition of the request citing that its approval will lead to additional issues for the neighborhood. Discussion between the board members ensued. Mr. Harpe made motion to approve ZMA-2023-0003; Mr. Cook seconded the motion. Motion approved (3-2) (Anna Davis, Harris Cohn; nay).

Major Site Plan Review

- 12. 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).**

Applicant Wyman Bowers provided background on project. Pause for public input. Whitney Denton, Robert Dudck, Valerie James, all spoke citing concerns that the project is not within keeping of the neighborhood. Discussion between the board ensued. Ms. Davis made motion to defer SPLAN-2023-0005, motion seconded by Mr. Cook. Motion passed (4-1) (Mason Harpe; nay).

IV. OTHER BUSINESS

V. ADJOURN

Mr. Cohn asked for a motion to adjourn. Mr. Harpe made a motion to adjourn the meeting, seconded by Ms. Davis. The motion to adjourn passed by a unanimous vote (5-0), and the meeting was adjourned at 5:57 PM.

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