



CITY OF COLUMBIA PLANNING COMMISSION

May 11, 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, May 11, 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 [April 13, 2023](#)

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

2. [ANNEX-2023-0002: 711 Bluff Road and 950 Rosewood Drive, TMS# 11202-06-01 \(1.25-acre portion\)](#); Request recommendation on the assignment of the land use classification of Industrial (IND) and the assignment of zoning of Light Industrial District (LI) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned M-1 by Richland County.
3. [ANNEX-2023-0005: 501 Jacobs Mill Pond Road, TMS# 28914-02-01](#); Request recommendation on the assignment of the land use classification of Urban Edge Residential Large Lot (UER-2) and the assignment of zoning of Large Lot - Reserve District (LL-R), a portion within the Floodplain Overlay District (OV-FP) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned RU by Richland County.

4. [ANNEX-2023-0007: 7716 Garners Ferry Road, TMS# 19102-01-01](#); Request recommendation on the assignment of the land use classification of Community Activity Corridor (AC-2) and the assignment of zoning of General Commercial District (GC) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned GC by Richland County.

Major Site Plan Review

5. [SPLAN-2023-0006: 1000 Block of Emerald Creek Drive, TMS#28900-01-11](#); request major site plan approval for the construction of a cabana and pool (Lakeside at Woodcreek Farms). The property is zoned PD (Planned Development – Woodcreek Farms).
6. [SPLAT-2023-0032: 13.39 acres, Watermill Drive, TMS#25716-03-04](#); request site plan approval for the construction of an 72-lot single-family residential subdivision (Watermill Townhomes, Phase 2). The property is currently zoned PD (Planned Development – Woodcreek Farms).

Street Name

7. [SN-2023-0004: Street Name Request – Name streets within the Harbison Grove Subdivision Phases 5 and 6 – Yellow Saw Lane, Blue Duck Lane, Wild Duck Lane, Drake Grove Land, Tundra Teal Lane, and Green Widgeon Road, TMS#06200-01-07 and 06200-01-14](#); The properties are zoned Residential Mixed District (RM-2).

Zoning Text Amendment

8. [TA-2023-0002](#): Amendment to the text of Chapter 17 of the Columbia Code of Ordinances entitled “Unified Development Ordinance of the City of Columbia, South Carolina”.

III. REGULAR AGENDA

Major Site Plan Review

9. [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). **DEFERRED**

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.