



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

In attendance: James Frost II, Harris Cohn, Steven Cook, Anna Davis, Mason Harpe and Ford Tupper, Raquel Thomas

Absent: Toby Goodlett

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

I. CALL TO ORDER/ROLL CALL

Mr. Frost II, Chair, called the meeting to order at 4:00 p.m. Mr. Frost II welcomed attendees. Lucinda Statler, Planning Administrator, called the roll; a quorum was established. Mr. Frost II, reviewed the meeting format and ways to communicate during the meeting. Ms. Statler announced that agenda item #9 SPLAN-2023-0005 was deferred by applicant.

II. CONSENT AGENDA

Approval of Minutes

1. Approve April 13, 2023 Minutes

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 Center (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”.

Ms. Statler completed her review of the consent agenda. Mr. Frost II, provided the public with the opportunity to speak, no response received. Ms. Thomas made motion to approve the April minutes and consent agenda. Mr. Causey seconded the motion; all aye, motion passed (7-0).

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

Ms. Statler announced the resignation of Mr. Goodlett on the Planning commission board.

V. ADJOURN

Mr. Frost II asked for a motion to adjourn. Ms. Davis made a motion to adjourn the meeting, seconded by Ms. Thomas. The motion to adjourn passed by a unanimous vote (7-0), and the meeting was adjourned at 4:09 PM.

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