



CITY OF COLUMBIA PLANNING COMMISSION

June 8, 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
• MASON HARPE • RAQUEL THOMAS • FORD TUPPER

The City of Columbia Planning Commission will conduct a **meeting on Thursday, June 8, 2023 at 4:00pm, in City Council Chambers**. This meeting will be open to the public, and public comment may be provided in-person.

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 [May 11, 2023 Minutes](#)

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

2. [ANNEX-2023-0012: 118, 118 1/2, 126, 132, and 138 Bluff Road, TMS# 11204-02-35, 11204-02-34, 11204-02-33, 11204-02-32](#); Request recommendation on the assignment of the interim land use classification of Urban Core Mixed Residential - Type 3 (UCMR-3) and the assignment of interim zoning of Residential Two-Family - Mill Village District (RD-MV), a portion within the Floodplain Overlay District (OV-FP), for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned Residential Multifamily - Medium Density (RM-MD) and Residential Multifamily - High Density (RM-HD) by Richland County.

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

3. [ANNEX-2023-0008: 10.01 acres N/S Richard Street, TMS# 16313-01-07;](#) Request recommendation on the assignment of the land use classification of Transitional/Sensitive Lands (T/S) and the assignment of zoning of Planned Development District (PD), portions within the Floodplain Overlay District (OV-FP) and the Floodway Overlay District (OV-FW) for a pending annexation. The property is currently classified as Economic Development Center/Corridor and zoned Rural (RU) by Richland County.

Major Site Plan Review

4. [SPLAN-2023-0007: 1.40 acres, Liberty Ridge Drive, TMS#28800-01-03\(p\);](#) request major site plan approval for the construction of a child care center (Big Blue Marble Academy). The property is zoned PD (Planned Development – Woodcreek Farms).

Major Subdivision Preliminary Plat Review

5. [SPLAT-2022-0005: 2.62 acres, Atlas Road and Greenlawn Road, TMS#16307-06-01;](#) request preliminary plat approval for the construction of an 11-lot single family residential subdivision (The Pointe). The property is currently zoned RM-2 (Residential Mixed District).

Zoning Map Amendment

6. [ZMA-2023-0008: 3.85ac, S/S Trinity Drive, TMS# 16413-01-03;](#) Request recommendation to rezone the property from Office & Institutional District (O-I) to Residential Mixed District (RM-1).

III. REGULAR AGENDA

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

7. [ANNEX-2023-0009: 6.04 acres S/S Trinity Drive and 3.68 acres S/S Trinity Drive, TMS# 16413-01-01 and 16413-01-02;](#) Request recommendation on the assignment of the land use classification of Urban Edge Mixed Residential (UEMR) and the assignment of zoning of Residential Mixed District (RM-1) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned Rural (RU) by Richland County.

Major Site Plan Review

8. [SPLAN-2023-0005: 3800 Overbrook Drive, TMS#13708-05-01;](#) request major site plan approval for the construction of a 31-unit, multi-family residential development (Overbrook Townhomes). The property is zoned RM-2 (Residential Mixed District).

Zoning Map Amendment

9. [ZMA-2023-0010: 1507 Mt. Vernon Street, TMS# 09214-09-12;](#) Request recommendation to rezone the property from Residential Single-Family – Medium Lot District (RSF-2) to Residential Mixed District (RM-1)

IV. OTHER BUISNESS

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.