



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

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

Absent: Harris Cohn

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

I. CALL TO ORDER/ROLL CALL

Mr. Frost II, Chair, called the meeting to order at 4:03 p.m. Mr. Frost II welcomed attendees. Ms. 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.

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)

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

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.

Applicant provided overview of request. Pause provided for public input, no response received. Ms. Thomas made motion to approve Annex-2023-0009; Mr. Tupper seconded the motion, motion passed all aye (7-0).

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).

Applicant Wyman Bowers, provided overview of project. Pause provided for public input. Neighbors Patrick Mahoney, Robert Duduck, Whitney Denton, Valerie James and Don Marino all spoke citing concerns regarding the projects effects on the surrounding infrastructure, traffic and parking. Staff member Johnathan Chambers, introduced two (2) letters received from Robert Duduck and Valerie James into the record. Mr. Causey made motion to approve SPLAN-2023-0005; Ms. Thomas seconded the motion, motion passed, all aye (7-0).

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)

Applicant DaVant S Jenkins provided reasoning regarding request and potential project. Pause provided for public input. Neighbors Carol Mitchell and Joyce Jenkins both spoke citing project compatibility and traffic concerns. Citizen Whitney Denton spoke about infrastructure concerns. Ms. Davis made motion to deny ZMA-2023-0010; motion seconded by Ms. Thomas; motion passed, all aye (7-0).

IV. OTHER BUSINESS

Ms. Statler announced that Mr. Tupper was stepping down from the board and thanked him for his service to the Planning Commission.

V. ADJOURN

Mr. Frost II asked for a motion to adjourn. Ms. Thomas made a motion to adjourn the meeting, seconded by Mr. Harpe. The motion to adjourn passed by a unanimous vote (7-0), and the meeting was adjourned at 4:49 PM.

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