



**PLANNING COMMISSION**

June 7, 2021 at 5:15pm

*Virtual Meeting Using Video Conferencing Technology, Columbia, SC*

**SITE PLAN REVIEW CASE SUMMARY**

**48.97 ACRES, SOUTH SIDE OF OLD LEESBURG ROAD, TMS#22113-01-01(P)  
CANARY WOODS PHASE 3**

<b>Council District:</b>	4
<b>Proposal:</b>	Request site plan approval to construct a 199-lot single-family residential subdivision
<b>Applicant:</b>	Canary Woods, LLC
<b>Proposed Use:</b>	Single-family residential
<b>Staff Recommendation:</b>	Approval with staff comments.

**Detail:** This project is the third phase of the Canary Woods Subdivision. This ±49-acre parcel is located south of Old Leesburg Road and north of Saskatoon Drive. This phase of the subdivision will contain 199 single-family residences and the average lot will contain approximately 7,400 sq. ft. A portion of the site will be preserved as open space and existing trees will be preserved in this area.

Should the Commission be inclined to grant approval of the site plan, staff would requests that the Commission grant approval subject staff comments.

**CITY REVIEWING AGENCY COMMENTS**

<b>Lucinda Statler, Planning</b>	<b>Recommend approval with condition:</b> 1. Sidewalks shall be provided on both sides of the street meeting all City of Columbia Standards with regard to location, width, and ADA compliance.
<b>Rachel Bailey, Zoning Administrator</b>	<b>Recommend approval with condition:</b> 1. Setbacks must be provided on the bonded plat.
<b>Johnathan Chambers, Land Development Administrator</b>	<b>Recommend approval with conditions:</b> 1. Mailbox kiosk to be provided in accordance with the USPS guidelines. 2. Planning Commission approval includes the follow street names: Silver Arctic Way, Yellow Kelp Court, Purple Heron Way, Common Widgeon Way, Cattle Egret Way, and Marbled Teal Lane.
<b>Jerry Thompson, Building Official</b>	<b>Recommend approval.</b>
<b>Scott Rogers, Utilities</b>	<b>Recommend approval with conditions:</b> 1. Any needed upgrade, extension or relocation of City utilities must be provided by the developer and must meet the City’s minimum design standards. 2. Any privately owned/maintained utilities or permanent structures cannot be located inside City of Columbia utility easements.

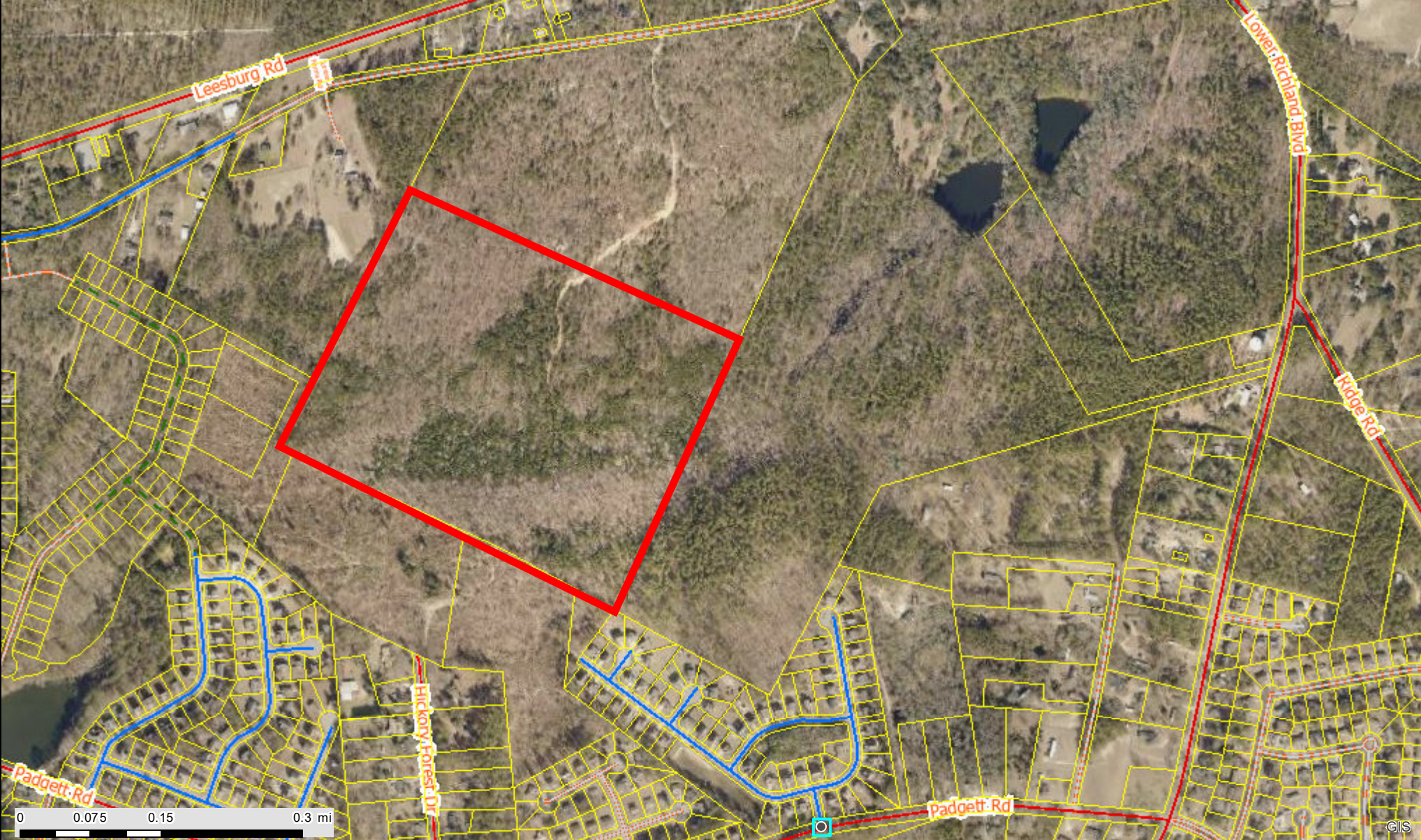
	<ol style="list-style-type: none"> <li>3. Water mains, water meters that are 4" or larger or any privately maintained utilities will not be allowed inside public right-of-ways or under sidewalks without an approved encroachment permit and written approval from the City Engineer. Coordination between the Civil Engineer, Architect and Mechanical Engineer to allow room for these utilities on the developed property is strongly suggested.</li> <li>4. If sewer flows for this project result in flows of 4,000 gallons per day or above calculations must be submitted to the City's Engineering department to determine how the proposed project will affect the City's sewer system. Depending upon the effects of the projected flows this project may or may not be approved. If required, these calculations should be submitted to the Engineering department as soon as possible.</li> <li>5. Sidewalks to be installed in accordance with City of Columbia Engineering Regulations.</li> </ol>
<b>Andrew Ritter, Traffic Engineering</b>	<p><b>Recommend approval with condition:</b></p> <ol style="list-style-type: none"> <li>1. Street lighting will be the responsibility of the developer. Decorative lighting leased from Dominion will not be taken over by the City. Decorative lighting meeting City standards can be installed by the developer and turned over to the City upon inspection and approval of the Traffic Engineering Division.</li> </ol>
<b>Kris Scott, Fire Department</b>	<p><b>Recommend approval.</b></p>
<b>Caleb King, Forestry</b>	<p><b>Recommend approval with condition:</b></p> <ol style="list-style-type: none"> <li>1. If any new landscaping or irrigation is installed in the right of way, it must be approved by Forestry and Beautification for species and spacing and maintained by the adjacent property owner in a manner to not interfere with vehicular and pedestrian traffic. SCDOT must approve any new landscaping installed along SCDOT roadways.</li> </ol>
<b>Miranda Staples, Stormwater</b>	<p><b>Recommend approval with condition:</b></p> <ol style="list-style-type: none"> <li>1. Development must comply with all applicable land disturbance requirements.</li> </ol>
<b>Sandra Myers, Parking</b>	<p><b>Recommend approval.</b></p>
<b>Robert Sweatt, Street Division</b>	<p><b>Recommend approval.</b></p>
<b>John Hooks, Solid Waste</b>	<p><b>Recommend approval.</b></p>
<b>Scott Holder, Landscaping</b>	<p><b>Recommend approval with condition:</b></p> <ol style="list-style-type: none"> <li>1. Tree placement must not interfere with utilities or block sight lines at intersections. Trees must be provided 5' min width between hardscapes (back of curb to sidewalk) if planted in continuous tree lawn. Otherwise, each tree must have 200sf/1000cf planting space.</li> </ol>

# City of Columbia

## Canary Woods Phase 3



Wednesday, May 12, 2021



### CITY OF COLUMBIA GIS DATA DISCLAIMER

The City of Columbia GIS data represented on this map or plan is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Columbia makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.



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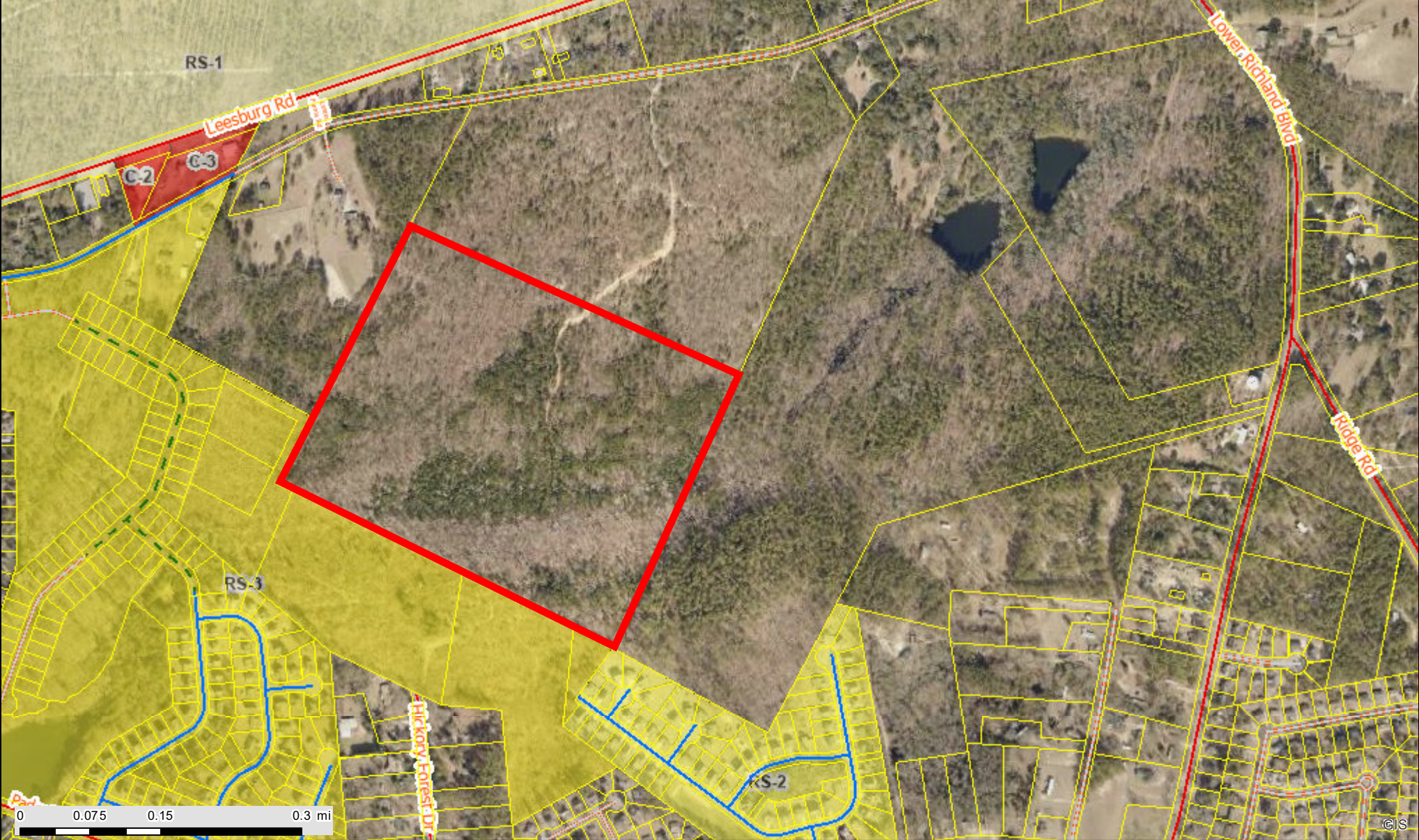


# City of Columbia

## Canary Woods Phase 3



Wednesday, May 12, 2021



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# City of Columbia APPLICATION for SITE PLAN/SUBDIVISION PLAT REVIEW

OFFICE USE ONLY: Date Received \_\_\_\_\_ By \_\_\_\_\_

## 1) APPLICANT (Please Print)

Name:	J.T. Stephenson	Company:	Canary Woods Pn 3
Tel. #:	803-216-8777	Fax#:	803-216-8070
Mobile #:	302-360-4384	E-mail:	jstephensons.net

Do you own any of the property affected by this application?  YES  NO; If NO, provide Letter of Agency

## 2) THIS APPLICATION IS FOR (Check all that apply)

- Group/Individual Commercial Development
- Group Residential Development
- Residential Subdivision
- Planned Unit Development Site Review
- Street Name(s)

## 3) PROPERTY

Address:	6177 LEGSBURG ROAD		
TMS#:	222113-01-01 (portion of)	Total Acreage:	48.97
Current Use:	Wooded	Proposed Use:	SFR Subdivision Pn 3
Current Zoning:	RS-HD (Richard Court)		
Number of Lots and/or Units:	199 lots	Total Sq. Ft.	N/A

## 4) DETAILED PROJECT DESCRIPTION: (Attach additional paper if you need more space)

Sketch For Phase 3 of Canary Woods  
Portion of 222113-01-01 (portion of)

## 5) NEIGHBORHOOD CONSULTATION

Prior to the Planning Commission meeting, meet with the adjacent neighbors or neighborhood association to communicate details of the proposed project. Please note that this informational meeting is not required by ordinance, but is strongly encouraged. Contact information may be obtained from Zoning staff.

## 6) PLAN SUBMITTAL

Please refer to the Checklist for Site Plan Review for materials required for submittal with this application

## 7) SIGNATURE

Applicant Signature: 

Print Name: J.T. Stephenson

Date: \_\_\_\_\_

PC Date: \_\_\_\_\_ Action: \_\_\_\_\_



# LETTER OF AGENCY BOARDS AND COMMISSIONS

**TO: Planning and Development Services, City of Columbia**

I, the undersigned property owner, do hereby attest that I am the person that holds, or I am authorized on behalf of the party that holds, fee simple interest in the following parcel(s):

COMMON STREET ADDRESS(ES): OLD LEESBURG ROAD

TAX MAP NUMBER(S): R22113-01-01 (Portion of, 40 AC)

Further, I hereby authorize the persons and/or entities listed as AUTHORIZED AGENT(S) below to act on my behalf for the purpose of submitting documents, amending documents, meeting with staff, attending public meetings and hearings, and as otherwise may be necessary and proper to fulfill the required steps to request the following:

1. Variance, Special Exception, and/or Administrative Appeal (Board of Zoning Appeals)
2. Zoning Map Amendment (Planning Commission and City Council, if applicable)
3. Site Plan Review (Planning Commission or D/DRC)
4. Design Review (D/DRC)
5. Minor Subdivision (Staff)
6. Major Subdivision (Planning Commission)

*\*\*Please strike-through and initial any of the above-listed steps that do not fall under the scope of this Letter of Agency*

AUTHORIZED AGENT(S): Name, Company/Firm, Telephone Number  
John Stephenson for Carony Woods, LLC

Please note that the Authorized Agent(s) will be the designated contact for all correspondence related to the above-listed steps

SIGNATURE OF PROPERTY OWNER: [Signature] DATE: 2-25-2021  
PROPERTY OWNER NAME (PRINTED): Susan Quick Phelps

WITNESS TO SIGNATURE: [Signature] DATE: 2/25/21  
WITNESS NAME (PRINTED): HUNTER BURGESS

State of NC County of Forsyth  
Subscribed and sworn to (or affirmed) before me on this  
25 day of Feb, 2021 by  
Susan Quick Phelps proved to me on the basis  
of satisfactory evidence to be the person(s) who appeared before me  
Notary Signature [Signature]

Rev. 9/2019

TEJINDER SANGHA  
Notary Public - North Carolina  
Forsyth County  
My Commission Expires 05/22/2021



We Are Columbia

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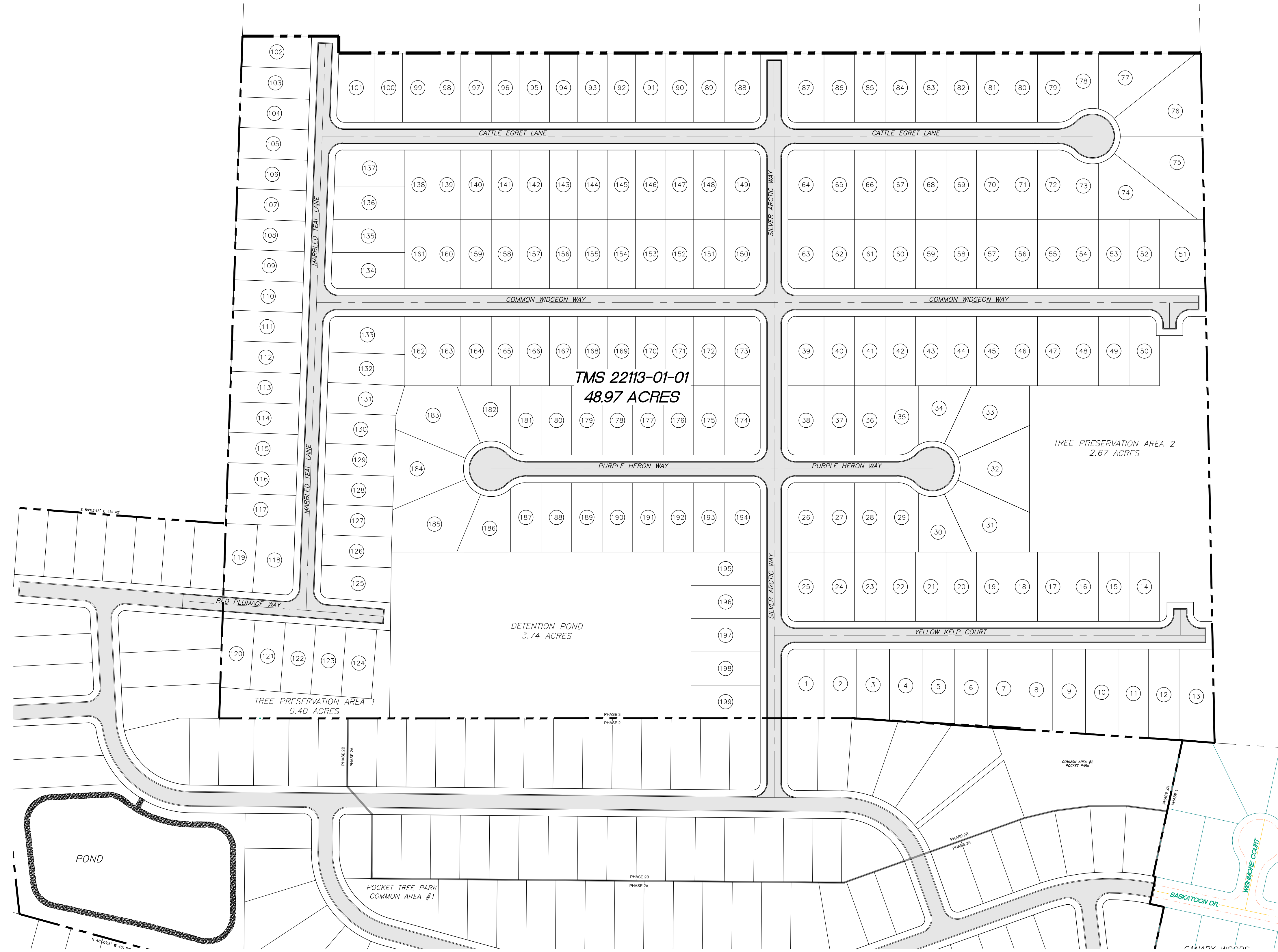
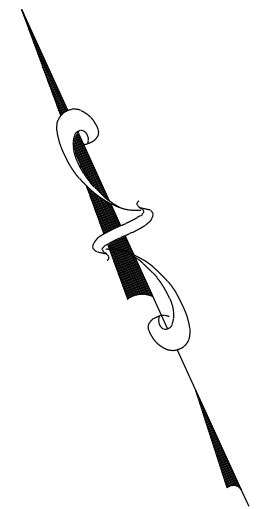
Name, Company/Firm, Telephone Number

AUTHORIZED AGENT(S): John Stephenson for Canary Woods, LLC

Please note that the Authorized Agent(s) will be the designated contact for all correspondence related to the above-listed steps

SIGNATURE OF PROPERTY OWNER: Jamilyn D. Martin DATE: 2/24/21  
PROPERTY OWNER NAME (PRINTED): Jamilyn D Martin

WITNESS TO SIGNATURE: Hunter E Alcorn DATE: 2/24/21  
WITNESS NAME (PRINTED): Hunter E Alcorn



**SITE INFORMATION**  
 PHASE 3 ACREAGE = 48.97 ACRES  
 TOTAL LOT COUNT = 199 LOTS  
 AVERAGE LOT SIZE = 7,391.50 SF

TREE PRESERVATION AREA #1 = 17,337 SF/0.40 AC  
 TREE PRESERVATION AREA #2 = 116,180 SF/2.67 AC  
 POND = 163,067 SF/3.74 AC  
 TOTAL OPEN SPACE = 296,584 SF/6.81 AC (13.91%)  
 AVERAGE LOT = 55' X 125'  
 MIN LOT = 50' X 125'

**TAX MAP AND ZONING INFORMATION**  
 TMS #R22113-01-01 (ZONED RS-3)

**SETBACK REQUIREMENTS**  
 FRONT YARD = 20'  
 SIDE YARD = 5' EACH SIDE  
 SECONDARY SIDE = 10'  
 REAR YARD = 10'

**POSTED SPEED LIMITS**  
 ALL INTERIOR ROADS = 25 MPH

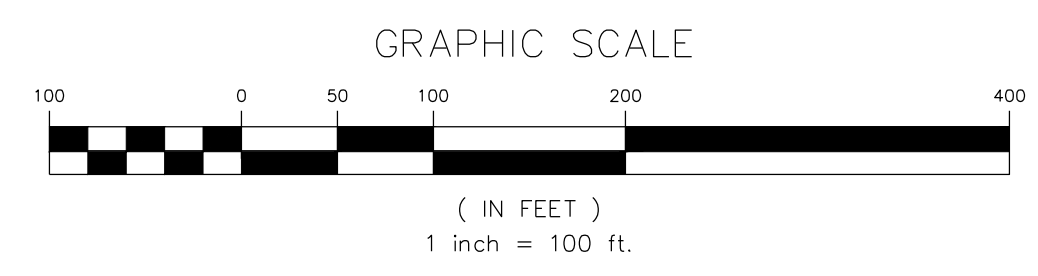
**PROPOSED ROAD LENGTHS**  
 SILVER ARCTIC WAY = 1329.18 LF  
 YELLOW KELP COURT = 724.82 LF  
 PURPLE HERON WAY = 795.70 LF  
 COMMON WIDGEON WAY = 1,557.09 LF  
 CATTLE EGRET WAY = 1,388.94 LF  
 MARBLED TEAL LANE = 1,022.98 LF  
 RED PLUMAGE WAY = 350.36 LF  
 TOTAL LENGTH OF ROADS = 7,169.07 LF (1.36 MILES)

**NOTE:**  
 TREE PERSEVERATION AREA 1 AND 2 WILL BE LEFT NATURAL, AS THERE ARE GOOD HARDWOODS IN BOTH AREAS.

**NOTE:**  
 48.97 TOTAL ACRES WILL REQUIRE 20 DFU PER ACRES WHICH EQUALS 979.40 DFU.

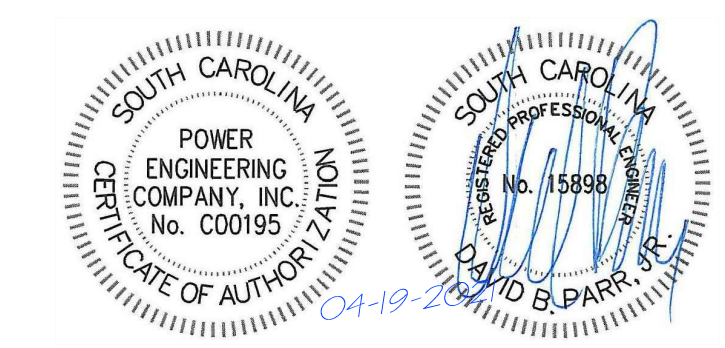
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 IF ANY GRAND TREES ARE ONSITE THEY ARE TO BE LOCATED BY THE PENDING TREE SURVEY AND SHOWN ON LANDSCAPE PLAN.

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OWNER: CANARY WOODS, LLC  
 c/o JT STEPHENSON  
 3300 SUNSET BLVD, SUITE 101  
 WEST COLUMBIA, SC 29169  
 PHONE: 803-216-8777  
 EMAIL: jt@powereng.net

ENGINEER: POWER ENGINEERING COMPANY, INC.  
 3300 SUNSET BLVD, SUITE 101  
 WEST COLUMBIA, SC 29169  
 PHONE: (803) 216-8777  
 FAX: (803) 216-8070  
 EMAIL: dparr@powereng.net



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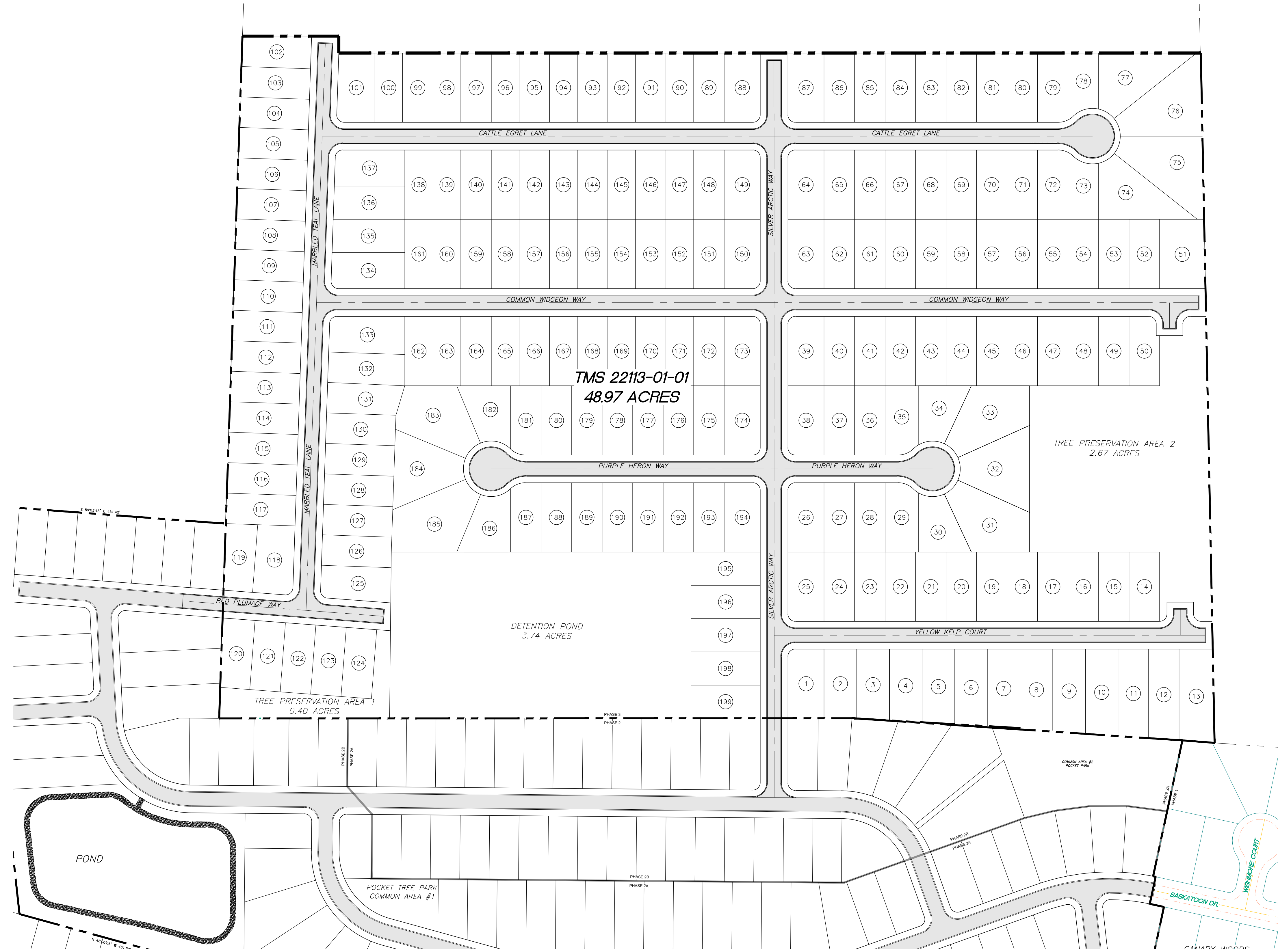
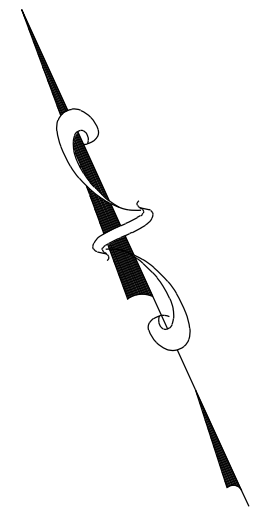
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**POWER ENGINEERING COMPANY, INC.**  
 ENGINEERS - PLANNERS  
 WEST COLUMBIA, SC

**CANARY WOODS, LLC**  
**CANARY WOODS PHASE 3**  
**PRELIMINARY LANDSCAPE PLAN**  
 CITY OF COLUMBIA, RICHLAND COUNTY, SC

DRAWN	P.I.J.
CHECKED	D.B.P.
DATE	04-19-2021
SCALE	AS SHOWN
JOB NO.	3815
SHEET	1
OF	1 SHEETS

Apr 19, 2021 10:52am L:\civ\2019 Projects\3815 Canary Woods Phase 3\3815 Landscape 3.dwg





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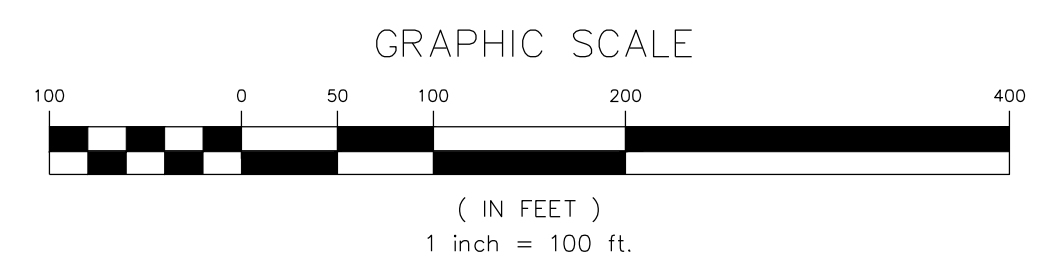
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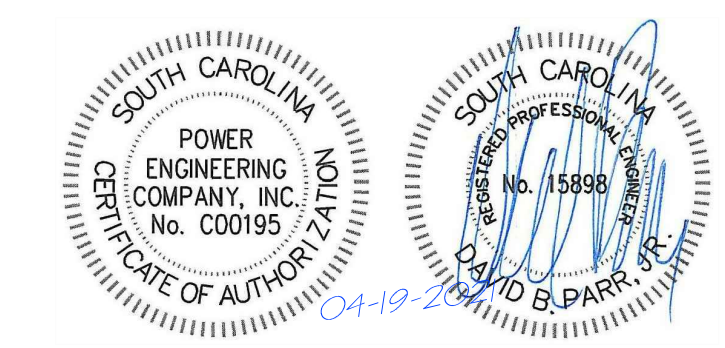
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**CANARY WOODS, LLC**  
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 CITY OF COLUMBIA, RICHLAND COUNTY, SC

DRAWN	P.I.J.
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JOB NO.	3815
SHEET	1
OF	1 SHEETS

Apr 19, 2021 - 3:27pm L:\civ 2019 projects\3815 Canary Woods Phase 3\3815.mxd J.S.

# The Cypress



**2075 Square Feet / 4 Bedrooms / 2.5 Baths**



803-917-5583

McGuinnHybridHomes.com

3300 Sunset Blvd. Suite 102, W. Columbia, SC 29169

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- Gourmet eat-in kitchen w/ breakfast bar
- Master Bedroom with Spacious Walk-in Closet
- Bedroom #3 and #4 have Walk-in Closets
- Laundry Room Upstairs
- 2-car Garage



Main Floor Plan



Upper Floor Plan



803-917-5583

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# The Maple



A



B



**2334 Square Feet / 4 Bedrooms / 2.5 Baths**



 A **Natural Gas** Community



803-917-5583

[McGuinnHybridHomes.com](http://McGuinnHybridHomes.com)

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- Gourmet eat-in kitchen w/ breakfast bar
- Dining Room
- Spacious Master Bedroom with Huge Walk-in Closet
- All Bedrooms have Walk-in Closets
- Double Garage



803-917-5583

McGuinnHybridHomes.com

3300 Sunset Blvd. Suite 102, W. Columbia, SC 29169

# The Myrtle



A



B



**2110 Square Feet / 3-4 Bedrooms / 2.5-3 Baths**



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- Gourmet eat-in kitchen w/ breakfast bar
- Office or 4<sup>th</sup> Bedroom Option
- Spacious Master Bedroom with Huge Walk-in Closet
- All Bedrooms have Walk-in Closets
- Double Garage



Main Floor Plan



Upper Floor Plan



OPT. BEDROOM 4



803-917-5583

McGuinnHybridHomes.com

3300 Sunset Blvd. Suite 102, W. Columbia, SC 29169

# The Spruce



A



B



**1399 Square Feet / 3 Bedrooms / 2 Baths**



803-917-5583

McGuinnHybridHomes.com

3300 Sunset Blvd. Suite 102, W. Columbia, SC 29169

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Gourmet eat-in kitchen w/ breakfast bar  
Master Bedroom with Walk-in Closet  
Laundry Room  
Double Garage



**Main Floor Plan**



803-917-5583

McGuinnHybridHomes.com

3300 Sunset Blvd. Suite 102, W. Columbia, SC 29169

**RICHLAND COUNTY  
COMMUNITY PLANNING & DEVELOPMENT**

2020 Hampton Street  
Columbia, SC 29204



**SUBDIVISION/DEVELOPMENT & ROAD NAME RESERVATION APPLICATION**

**APPLICANT SECTION**

Date: 3-25-2021  
 Applicant Name: Canary Woods, LLC Phone Number: 803-360-4384  
 Mailing Address: 3300 Sunset Blvd, Suite 101  
 City/State/Zip Code: West Columbia, SC 29169  
 Email Address: jtpowerens.net

**\*Note:** Highlighted names do not meet E9-1-1 standards; therefore are not approved.

Proposed Subdivision/Development Name (s): Canary Woods Pn 3  
 Parent TMS#(s): R22113-01-01 (portion of)

**PROPOSED ROAD NAME(S)**

1. <u>Silver Arctic Way</u>	11.
2. <u>Yellow Kelp Court</u>	12.
3. <u>Purple Heron Way</u>	13.
4. <u>Common Widgeon Way</u>	14.
5. <u>Cattle Egret Way</u>	15.
6. <u>Marbled Teal Lane</u>	16.
7.	17.
8.	18.
9.	19.
10.	

**\*When applicable, this form must accompany the sketch or preliminary plat when submitted to the Community Planning and Development Department to verify the appropriate street type.**

Reserved name(s) must be submitted at least twenty-one (21) days prior to the next scheduled Planning Commission meeting.

According to the Richland County Road Naming Policy, road names may be reserved for a period of five (5) years from the date of approval for use. If the proposed development is not initiated within two (2) years of approval of the road name(s) by the Planning Commission, the name(s) will be null and void, unless a written request for a one (1) year extension is submitted to the Richland County Addressing Office.

If you have any questions or require additional information, please contact the Addressing Office at (803) 576-2147 or [gisaddressing@rcgov.us](mailto:gisaddressing@rcgov.us).