



PLANNING COMMISSION

October 4, 2021 at 5:15pm

Busby Street Community Center, 1735 Busby Street, Columbia, SC 29202

Major Amendment to a Planned Development Case Summary S/S Broad River Road, TMS# 05013-01-01 & 05009-02-52

Council District: 1

Proposal: Request to make a Major Amendment to a Planned Development (PD).

Applicant: Philip Reames, Great Southern Homes

Staff Recommendation: Approval

PC Recommendation: 10/04/2021; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 14.4 acres
Current Use: Vacant land
Proposed Use: Single Family Residential
Land Use Classification: Urban Edge Mixed Residential (UEMR)
Current Zoning: Planned Development (PD)
Proposed Zoning: Planned Development (PD)

APPLICATION REQUEST

The applicant is requesting a Major Amendment to the Harbison Planned Development (PD) District to develop a 14.4 acre tract of land on the corner of Piney Woods Road and Broad River Road. This request will amend the land use of the parcels on the Harbison General Land Use Development Plan from “Unassigned Reserved” to “Res:12-18 DUA – RG2”. The development will consist of 74 townhome units with 4.29 acres of open space.

All other characteristics of the PUD and any applicable amendments will remain unchanged and any applicable city development codes shall apply.

PLANS, POLICIES, AND LAND USE

Columbia Compass: Envision 2036: Comprehensive Plan Land Use Classification

The subject property is currently designated Urban Edge Mixed Residential (UEMR) in the *Columbia Compass: Envision 2036* Future Land Use Map.

Urban Edge Mixed Residential neighborhoods are appropriate near the perimeter of the City or in the outer ring of neighborhoods. This development type primarily represents existing post-1940s subdivisions and the auto-oriented corridors associated with them. The pattern is also suitable for small to medium infill development within these areas. It is primarily characterized by individual subdivisions or neighborhoods with a specific street and block pattern adjacent to other subdivisions or neighborhoods with a different subdivision street and block pattern. Urban Edge Mixed Residential neighborhoods can accommodate a variety of housing types from detached single-family to multi-family complexes.

Primary Types:

- Single-family Detached

Secondary Types:

- Single-family Attached
- Two-family
- Three-family
- Multi-family Small and Medium

Tertiary Types

- Civic/Institutional Small
- Business/Employment Small (excl. Flex)
- Cemeteries & Mausoleums

Existing Neighborhood, Small Area, Community, and/or Corridor Plans

The subject property is not located within the study area of a current neighborhood, small area, community, or corridor plan adopted by the City of Columbia or Richland County.

PROPOSED ZONING DISTRICT SUMMARY

The subject property is currently zoned Planned Development (PD). The abutting properties in the City of Columbia are zoned Transitional/Conservation District (T/C) to the East. The abutting properties in unincorporated Richland County are zoned PDD to the North, East, South, and West.

The proposed zoning district is Planned Development (PD).

Planned Development District (PD)

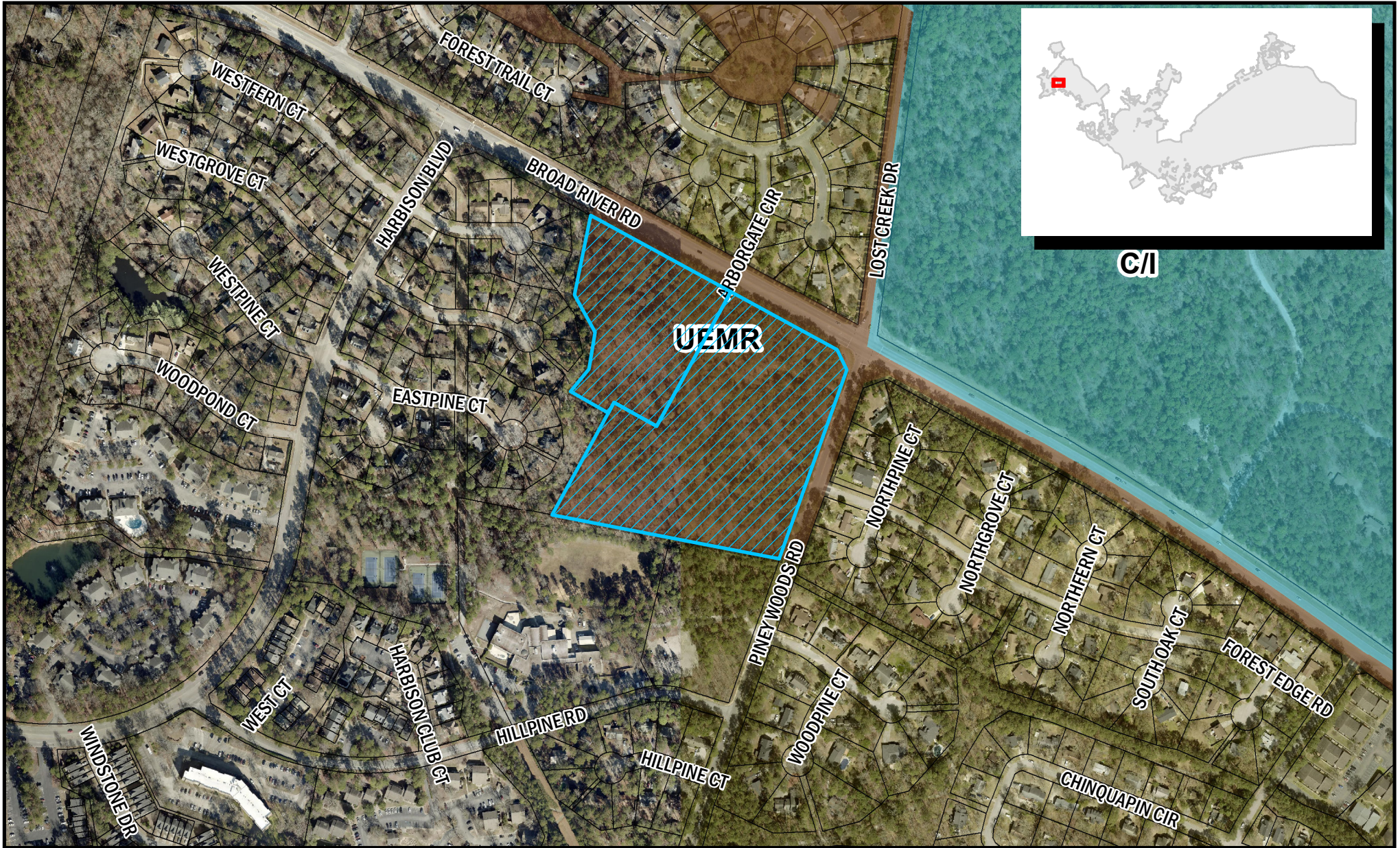
The purpose of the Planned Development (PD) District is to encourage integrated and well-planned mixed-use development in locations throughout the City. A range of residential and nonresidential uses are allowed, with the intent of providing a variety of housing options and mutually-supportive nonresidential uses that serve the residents and the surrounding neighborhood. Substantial flexibility is provided, with an expectation that development quality will surpass what is otherwise achievable through the base zoning district. District standards shall support the efficient use of land and resources, protect natural features and the environment, promote greater efficiency in providing public facilities and infrastructure, and mitigate potential adverse impacts on surrounding development

STAFF RECOMMENDATION

Staff recommends the Planning Commission recommend City Council grant the Major Amendment to the Planned Development.

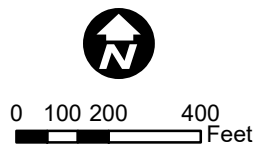
Future Land Use Map

S/S Broad River Road, TMS# 05013-01-01 and 05009-02-52;
Current FLU: UEMR



Department of Planning &
Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
Date: 9/16/2021



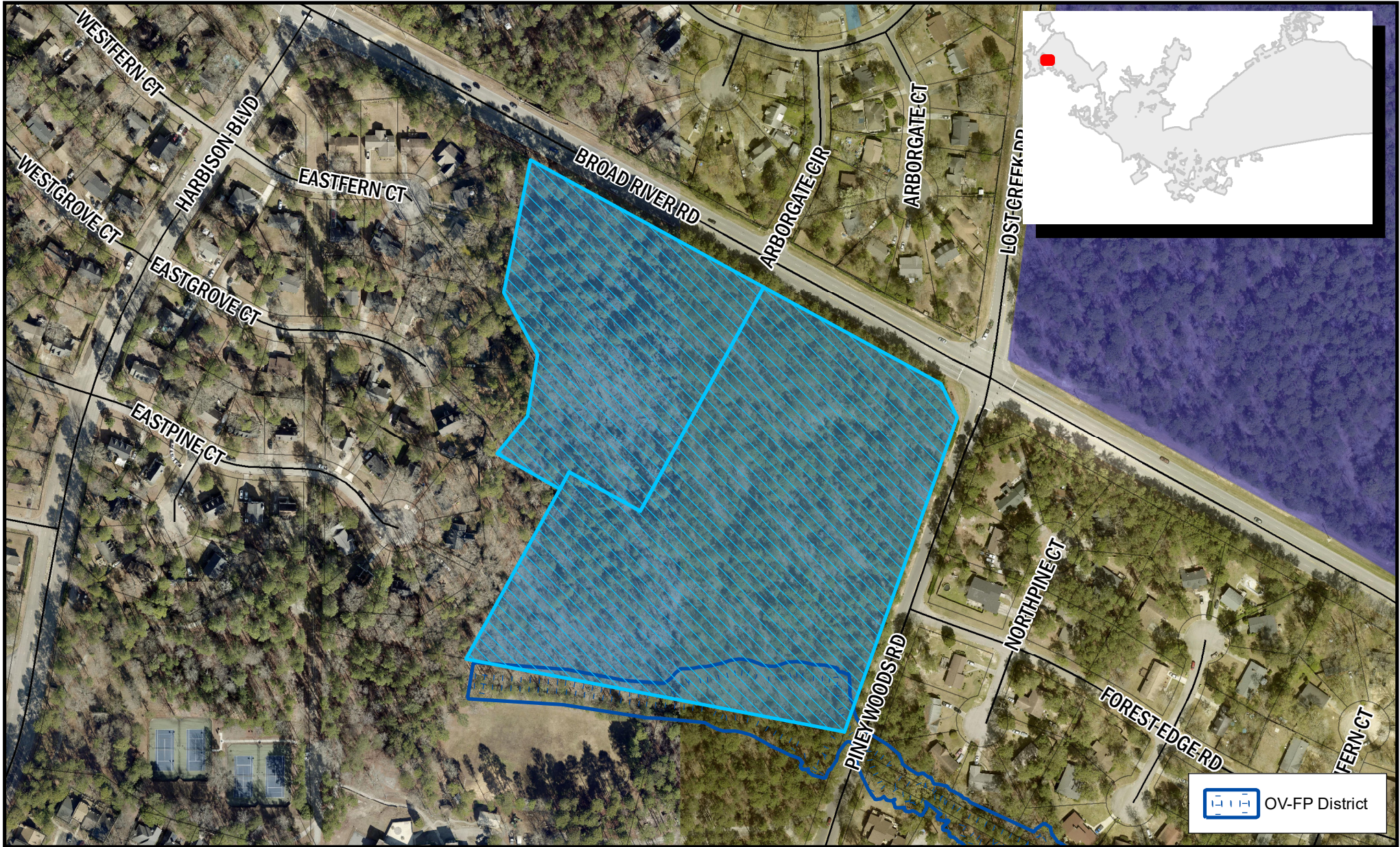
CITY OF COLUMBIA PLANNING DEPARTMENT
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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION



Zoning Map

S/S Broad River Road, TMS# 05013-01-01 and 05009-02-52;
Proposed Zoning: Major Amendment to a Planned Development (PD)



Department of Planning &
Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 9/16/2021



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Feet

DISCLAIMER:
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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Bailey, Rachel L

From: Ray Cloutier <rcloutier@harbisoncommunity.com>
Sent: Friday, July 2, 2021 3:49 PM
To: Bill Flowers; Scott Morrison; Philip Reames
Cc: Ozzie Nagler
Subject: RE: Piney Woods parcel
Attachments: Proposed Residential Development Exhibits for 14.1ac Tract corner of Piney Woods Rd & Broad River Rd-STAMPED{PRELIMINARY-CONCEPTUAL}.pdf

Mr. Flowers,

The Harbison DDRC has reviewed the preliminary/conceptual exhibit for a proposed Residential development on the 14/1ac Tract at the corner of Piney Woods Rd & Broad River Rd and with this email does issue its "Preliminary/Conceptual" approval (NOT FOR CONSTRUCTION). This Pre/Concept approval is for either of the submitted site plan layouts and their respective housing units types, one-story attached or two-story attached. In earlier correspondence with you the DDRC has explained that this Tract is designated as "Reserved" on the official Harbison General Land Use Plan (see attachment) and as such any proposed development on this Tract will require a Zoning Hearing with the City of Columbia.

This approval is the DDRC's Preliminary/Conceptual only and NOT FOR CONSTRUCTION, after the required Zoning Hearing, if the results from that hearing is that this proposed Residential development is acceptable then the DDRC will require actual site development construction drawings of the optioned site plan layout, one-story attached vs two-story attached. In addition the DDRC will need to review and approve more specifics on the colors and materials for all structures.

Please note that the DDRC will require further refinement of your chosen site plan layout as to, grading, paving, utilities, drainage, LANDSCAPING, etc. One aspect that you may or may not know about is that along the entire western property line of this Tract is Harbison Community Association land with some of the Community's lighted concrete pathway which this proposed development future property owners should/could have access to. Another observation in the DDRC's review was that at the south end of this Tract there is proposed a stormwater detention facility and an adjacent area of the 100 year flood plain that has possible potential of recreational use by the future owners.

If anyone has any questions, comments or concerns regarding this email, please do not hesitate to contact me.

Regards,
HARBISON COMMUNITY ASSOCIATION

Raymond L. Cloutier, Chairman
DESIGN DEVELOPMENT REVIEW COMMITTEE

Bailey, Rachel L

From: Bailey, Rachel L
Sent: Wednesday, September 29, 2021 1:46 PM
To: Dave Grove; COC Board Meeting
Cc: Zoning; CL Thibault (ctebo@bellsouth.net); Ray Cloutier
Subject: RE: [EXTERNAL] Case or File # ZMA-2021-0007

Good afternoon,

We are in receipt of your statement and will provide to the Board. Please note that the applicant has had discussions with Ray Cloutier, our department's contact for the Harbison Community Association.

Regards,

Rachel



Rachel L. Bailey, Esq.
Zoning Administrator

Planning & Development Services
1136 Washington Street
Columbia, SC 29201
Phone: 803-545-3332
www.ColumbiaSC.net

From: Dave Grove [mailto:dgrove@harbisoncommunity.com]
Sent: Wednesday, September 29, 2021 11:23 AM
To: COC Board Meeting <COCBoardMeeting@columbiasc.gov>
Cc: Zoning <Zoning@columbiasc.gov>; CL Thibault (ctebo@bellsouth.net) <ctebo@bellsouth.net>
Subject: [EXTERNAL] Case or File # ZMA-2021-0007

Some people who received this message don't often get email from dgrove@harbisoncommunity.com. [Learn why this is important](#)

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Dear Sirs:

The purpose of this email is to request a delay in the scheduled "City of Columbia – PC Meeting" scheduled for Monday, October 4, 2021 at 5:15pm pertaining to the Broad River / Piney Woods proposed project (TMS # 05013-01-01 and 5009-02-52. & File # ZMA-2021-0007)

Signs announcing the Meeting – to be held at the Busby Street Community Center, 1735 Busby Street, were apparently placed on the property over the weekend and some of our Members did not learn of the scheduled Meeting until yesterday. That leaves only a few days for us to get word out to the membership about the scheduled meeting – if they desire to attend.

Please consider postponing the Meeting for October 4th and schedule another date – perhaps one or two weeks later. That will give us sufficient time to notify our Membership.

The proposed development is adjacent to our Community Center and also – located next to several of our neighborhoods – so I believe some residents would like to attend –

Your consideration of our request will be appreciated.

Regards,

Dave Grove
Executive Director
Harbison Community Association
106 Hillpine Road
Columbia, SC 29212
(803) 781-2281

Bailey, Rachel L

From: Dave Grove <dgrove@harbisoncommunity.com>
Sent: Thursday, September 30, 2021 9:01 AM
To: Bailey, Rachel L; Statler, Lucinda S
Cc: Dave Grove
Subject: [EXTERNAL] Planning Commission Meeting 10/4/21 File # ZMA# 2021-0007

CAUTION: This email originated outside of the organization. Do not click links or open attachments from unknown senders or suspicious emails. Never enter a username or password on a site that you did not knowingly access.

Rachel and Lucinda –

Please inform the Planning Commission that we are withdrawing our request that the above Hearing on File # ZMA – 2021-0007 be delayed which was requested by some residents living near the proposed project. Initially they felt they had insufficient Notice of the Hearing but based on conversations late yesterday and evening (!!) – arrangements have been made for those interested – to actually attend the meeting on 10/4/21 at 5:15pm.

In the late 1970s or early 1980s, Harbison Development Corp apparently had printed some promotional material that showed the area of TMS # 05013-01-01 and TMS # 05009-02-52 as “Greenspace” – obviously this was in error and was subsequently corrected but for those residents who purchased homes nearby- they had the belief that the wooded tract would forever be trees – and not developed. Over the past 10 years that I have been here, we have done our best to explain the mistake – and that the area will probably be developed some day.

Our DDRC has given Preliminary Conceptual approval for the project under consideration and I believe the residents nearby – have been advised of that fact. If they attend the Meeting on 10/4/21 and are permitted to speak, I believe their concerns to the Commission and / or the Developer will center around two concerns: (1) that sufficient trees remain as a buffer zone and (2) that the proposed entrance on Piney Woods will create a very dangerous situation.

It appears the Developer has two options for entrances – either on Broad River or on Piney Woods – and due to increased traffic – either option will pose problems. Vehicles exiting off Broad River -on to Piney Woods toward COSTCO – are going downhill and they speed – so the proposed entrance across from Forest Edge Road is now the major concern from Neighbors that the Developer will be confronted with –

Again, please withdraw our request that the Hearing on the above mater 10/4/21 be delayed. I greatly appreciate your courtesy and responsiveness –

Dave Grove
Executive Director
Harbison Community Association
106 Hillpine Road
Columbia, SC 29212
(803) 781-2281