



**CITY COUNCIL  
MAP AMENDMENT CASE SUMMARY**

**REZONE FROM M-1 (LIGHT INDUSTRIAL)  
TO C-1 (OFFICE AND INSTITUTIONAL)  
AT 919 TRUE STREET**

**Public Hearing – November 19, 2013**  
City Council Chambers, 3<sup>rd</sup> Floor, City Hall, 1737 Main Street

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<b>Subject Property:</b>	919 True Street, TMS# 16408-01-03 (1.67 acres)		
<b>Council District:</b>	4		
<b>Proposal:</b>	Rezone from M-1 to C-1		
<b>Applicant:</b>	James H. Carr for James H. Carr & Associates, Inc.		
<b>Present Use:</b>	Offices and Laboratories	<b>Proposed Use:</b>	Commercial or Residential
<b>Staff Recommendation:</b>	Approve.		
<b>PC Recommendation</b>	Approve (7-0), 09/09/13		

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**Detail:** The applicant has requested a zoning change to permit residential and office uses. A residential use is not a permitted use in the M-1 district. Currently on the property are a single family home last used as a commercial office and several office suites. The parcel is surrounded by M-1 to the north and west, C-1 to the south, and RG-2 to the east. The C-1 district is intended to accommodate office, institutional, and certain types of residential uses in areas whose characteristic is neither general commercial nor exclusively residential in nature.

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# Zoning Map

919 and 921 True Street  
TMS# 16408-01-03 (1.67 acres +/-)

Department of Planning & Development Services

**Legend**

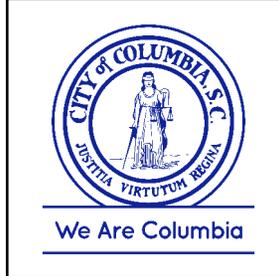
RAILROADS	CITY LIMITS
STREETS	PARCELS

D-1	MX-2
RS-1	C-1
RS-1A	C-2
RS-1B	C-3
RS-2	C-3A
RS-3	C-4
RD	C-5
RD-2	M-1
RG-1	M-2
RG-1A	PUD-C
RG-2	PUD-LS
RG-3	PUD-LS-E
UTD	PUD-LS-R
MX-1	PUD-R

**ORIGINAL PREPARATION/DATE:**  
This map was prepared by:  
S. W. Hudson, III  
September 3, 2013



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



# City of Columbia APPLICATION to AMEND THE ZONING ORDINANCE

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

By \_\_\_\_\_

## 1) APPLICANT (Please Print)

Name:	JAMES H. CARR	Company:	JAMES H. CARR & ASSOCIATES INC
Tel. #:	803 7767789	Fax#:	803 783 2190
Mobile #:	803 2615690	E-mail:	

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)

REZONING (MAP and/or PUD AMENDMENT)

From: JAMES H. CARR To: ZONING BOARD

For PUD Amendment (Check one below)

Minor Amendment  Major Amendment

### PROPERTY INFORMATION

Address:	919 TRUE ST COLUMBIA S.C. 29209		
TMS#:	16408-01-03	Total Acreage:	1.67
Current Use:	OFFICES AND LABORATORIES	Proposed Use:	COMMERCIAL OR RESIDENTIAL
Current Zoning:	M-1	Proposed Zoning:	C-1

TEXT AMENDMENT

List affected code section(s):

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

THERE IS A RESIDENCE ON THE PROPERTY THAT CANNOT BE USED AS A HOME BECAUSE OF CURRENT ZONING RESTRICTIONS. SOME OF THE BUILDINGS (OFFICE) COULD BE CHANGED TO RESIDENTIAL USE WITH A ZONING CHANGE. THE POSSIBLE INCOME TO RESIDENTIAL USE WILL BE VERY HELPFUL WITH OUR NATIONAL FINANCIAL CON

## 4) 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.

## 5) SIGNATURE

Applicant Signature:

*James H. Carr*

Print Name:

JAMES H. CARR

Date:

4/29/13

PC Date: \_\_\_\_\_  
ZPH Date \_\_\_\_\_

Action: \_\_\_\_\_  
1<sup>st</sup> Reading Date: \_\_\_\_\_  
2<sup>nd</sup> Reading Date: \_\_\_\_\_

Action: \_\_\_\_\_  
Action: \_\_\_\_\_