



CITY OF COLUMBIA
AGENDA MEMORANDUM

MEETING DATE: May 17, 2016

DEPARTMENT: Planning and Development Services

FROM: *Krista Hampton, Director*

SUBJECT: ZONING MAP AMENDMENT

PRESENTER: Krista Hampton

FINANCIAL IMPACT:

1829, 1859 and 1863 West Buchanan Drive; TMS#13907-03-28, -29, and -30; request to rezone from RS-1 (Single-Family Residential) to RS-2 (Single-Family Residential).

Council District:	4
Proposal:	Rezone parcels from RS-1, -FP to RS-2, -FP
Applicant:	John B. Blackmon
PC Recommendation:	Approve (7-0), 03/07/16
Staff Recommendation:	Deny

ATTACHMENTS:

- 05-17-2016_ZPH_Case Summary_MA_WestBuchanan-1829-1859-1863 (PDF)



**CITY COUNCIL
ZONING MAP AMENDMENT CASE SUMMARY**

**REZONE FROM RS-1, -FP (SINGLE-FAMILY RESIDENTIAL, FLOODPLAIN AREA)
TO RS-2, -FP (SINGLE-FAMILY RESIDENTIAL, FLOODPLAIN AREA)**

**1829, 1859 & 1863 W. BUCHANAN DRIVE
(TMS#13907-03-28, 13907-03-29 &13907-03-30)**

Zoning Public Hearing – May 17, 2016 at 7:00 PM
City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

Subject Property:	1829, 1859 and 1863 West Buchanan Drive; TMS#13907-03-28, -29, and -30		
Council District:	4		
Proposal:	Rezone parcels from RS-1, -FP to RS-2, -FP		
Applicant:	John B. Blackmon		
Current Land Use Plan:	UER- 2 Urban Edge Residential - Large Lot	Proposed Land Use Plan	UER- 2 Urban Edge Residential - Large Lot
Current Zoning:	RS-1, -FP	Proposed Zoning:	RS-2, -FP
Present Use:	Single Family Residential	Proposed Use:	Single Family Residential

CASE HISTORY

Staff Recommendation	Rezone from RS-1 to RS-2	DENIAL
PC Recommendation: 03/07/2016	Rezone from RS-1 to RS-2	APPROVE (7-0)
Zoning Public Hearing: 05/17/2016	Rezone from RS-1 to RS-2	PENDING

APPLICATION REQUEST

The proposal is to rezone the RS-1, -FP parcels to RS-2, -FP. The applicant states they are requesting to rezone the properties to combine the lots and redraw them with three frontages of 68, 68, and 70 feet fronting on West Buchanan.

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Currently, the proposal consists of three individual lots. The total acreage of the three parcels is approximately 1.014 acres and is located at the North West intersection of Buchanan Drive and Belmont Drive. The entirety of 1829 West Buchanan and a majority of the other two lots are located within a FEMA designated flood hazard area.

PLANS, POLICIES, AND LAND USE

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

Subject parcels are designated “Urban Edge Residential Large Lot (UER-2) in *The Columbia Plan 2018 Future Land Use Map*.

Urban Edge Residential Large Lot neighborhoods represent many of the City’s older residential neighborhoods in the outer areas of the city. This development type is appropriate as development on remaining large lots or as redevelopment in the outer areas of Columbia. Most of the existing developments occurred after 1950. Urban Edge Residential Large Lot developments generally do not continue the grid and block pattern found in the urban neighborhoods, but do tend to have a consistently organized internal street network with loops and interconnections.

Primary Types:

- Single-family Detached
- Accessory Dwelling Units

Secondary Types:

- Single-family Attached
- Two-family
- Three-family

Tertiary Types:

- Small Format Business/
Employment
- Small Format Civic/
- Institutional
- Cemeteries & Mausoleums

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

The subject parcels are not covered by an area plan which has been adopted by the City of Columbia or Richland County.

PROPOSED ZONING DISTRICT SUMMARY

The parcels are currently zoned RS-1 in the City of Columbia, and is located within the –FP Floodplain Area Overlay.

The proposed zoning district is RS-2 Single-Family Residential District within the City of Columbia. The RS-2 district is intended as single-family residential areas with detached units with low to medium population densities. Use regulations for the single-family districts are identical, but contain varying classes of lot width and lot area, and these dimensional differences are intended to be preserved. Certain structures and uses required to serve governmental, educational, religious, noncommercial recreational, and other needs of those areas are permitted outright within such district or are permissible as special exceptions subject to restrictions and requirements intended to preserve and protect the single-family residential character of the district.

The subject properties are of a similar lot size and configuration to those lots found in the adjacent RS-1 District. A rezoning of the parcels to RS-2 would allow for decreased setbacks, lot widths, and lot size, which would not reflect the character of the surrounding community.

STAFF RECOMMENDATION

Staff recommends denial of the request to rezone the parcels from RS-1, -FP to RS-2, -FP.



BELMONT

BUCHANAN

BUCHANAN

BELMONT

Future Land Use Map

1829, 1859, and 1863 West Buchanan Drive
TMS# 13907-03-28, 13907-03-29 and 13907-03-30 FLU: UER-2

Department of Planning & Development Services

Legend

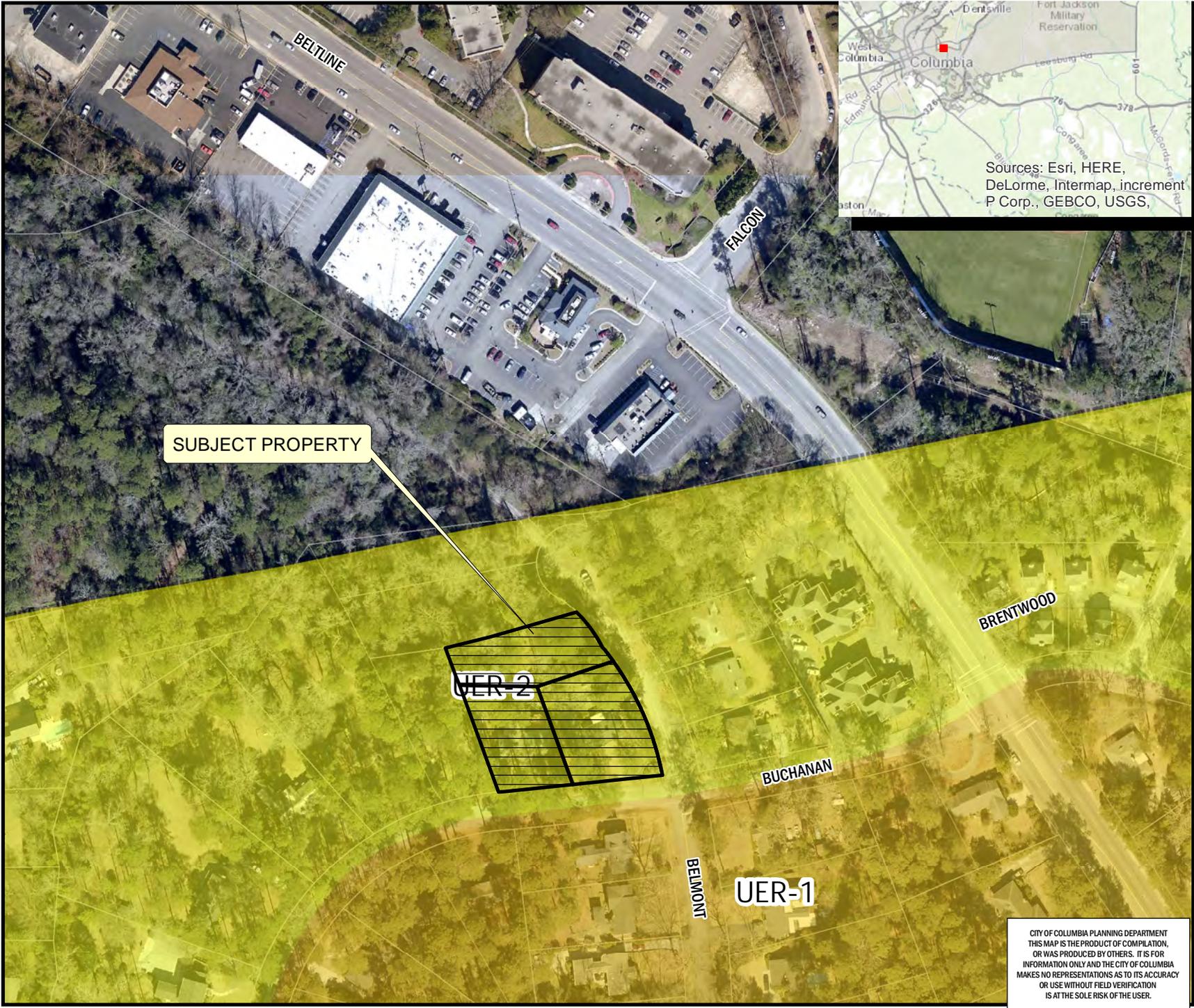
CITY LIMITS
PARCELS

- UCMR-1 - Urban Core Mixed Residential-1
- UCMR-2 - Urban Core Mixed Residential-2
- UEMR - Urban Edge Mixed Residential
- UEMF - Urban Edge Multi-Family
- UCR-1 - Urban Core Residential Small Lot
- UCR-2 - Urban Core Residential Large Lot
- UER-1 - Urban Edge Residential Small Lot
- UER-2 - Urban Edge Residential Large Lot
- UCAC-1 - Urban Core Neighborhood Activity Center
- UCAC-2 - Urban Core Community Activity Center
- UEAC-1 - Urban Edge Community Activity Center
- UCAC-3 - Urban Core Regional Activity Center
- UEAC-2 - Urban Edge Regional Activity Center
- AC-1 - Neighborhood Activity Corridor
- AC-2 - Community Activity Corridor
- AC-3 - Regional Activity Corridor
- EC - Employment Campus
- IND - Industrial
- TU - Transportation & Utilities
- SD-1 - Sports/Amusement District
- SD-2 - Civic/Institutional Districts
- SD-3 - Central Business District
- SD-4 - Riverbanks Zoo and Garden
- SD-5 - Universities/Colleges
- SD-6 - Fort Jackson

 N

0 30 60 120 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Ahmed Abdullah
February 16, 2016



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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

1829, 1859 and 1863 West Buchanan Drive
 TMS# 13907-03-28, 13907-03-29 and 13907-03-30 ZONED: RS-1

Department of Planning &
 Development Services

Legend

	CITY LIMITS
	PARCELS

	D-1		C-1
	RS-1		C-2
	RS-1A		C-3
	RS-1B		C-3A
	RS-2		C-4
	RS-3		C-5
	RD		M-1
	RD-2		M-2
	RG-1		PUD-C
	RG-1A		PUD-LS
	RG-2		PUD-LS-E
	RG-3		PUD-LS-R
	UTD		PUD-R
	MX-1		OUT OF CITY
	MX-2		Ft Jackson Overlay

0 25 50 100 Feet

ORIGINAL PREPARATION/DATE:
 This map was prepared by:
 Ahmed Abdullah
 February 16, 2016

DISCLAIMER:
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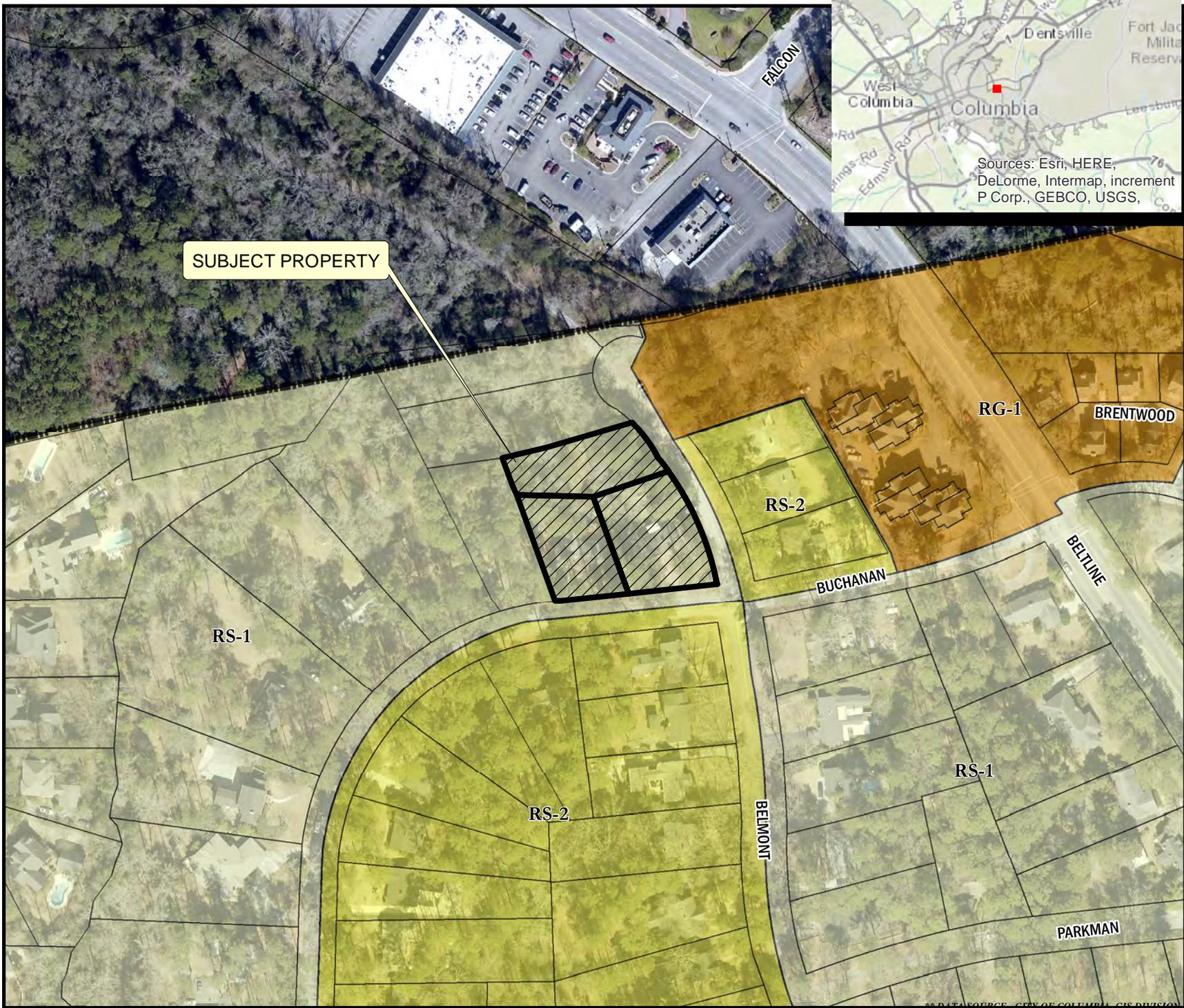
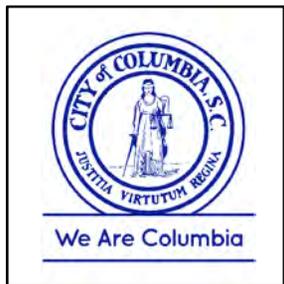


Table of Permitted Uses	
RS-1, RS-1A, RS-1B, RS-2, and RS-3	
Permitted Principal Uses	
Water supply services	
Sewerage Systems (Sec. 17-262)	
Municipal or other passive recreation facilities (parks, greenways, including administrative facilities)	
Detached One-Family Dwelling	
Police and Fire Protection	
Permitted in District, provided owner and/or tenant complies with the associated conditions set forth in this article	
Municipal active recreation facilities (athletic ball fields, swimming pools, playgrounds, including administration facilities)(Sec. 17-289)	
Food crops grown within a covered enclosure	
General farms, primarily crop	
Special Exception by Board of Zoning Appeals	
Electric substations	
Cemetery subdividers and developers	
Parking Lots	
Public Golf Course	
Membership Sports and Recreation Clubs	
Elementary and Secondary Schools (Sec. 17-296)	
Libraries and Information Centers	
Day Care Facilities (Sec. 17-265)	
Residential Care (17-266)	
Religious Organizations	
Group Development	