



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:

2634 St. Phillips Street, TMS#11513-07-22; request to rezone from RG-2 (Single Family Residential) to C-1 (Office and Institutional).

Council District: 2
Proposal: Rezone parcel from RG-2 to C-1
Applicant: Burgess Mills, M Burgess Mills & Associates, Inc.
PC Recommendation: Deny (7-0), 04/04/16
Staff Recommendation: Deny

ATTACHMENTS:

- 05-17-16_ZPH_Case Summary_MA_StPhillipsSt_2634 (PDF)



**CITY COUNCIL
ZONING MAP AMENDMENT CASE SUMMARY
REZONE FROM RG-2 (SINGLE-FAMILY RESIDENTIAL)
TO C-1 (OFFICE AND INSTITUTIONAL)**

**2634 ST. PHILLIPS STREET
(TMS#11513-07-22)**

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

Subject Property:	2634 St. Phillips Street; TMS#11513-07-22		
Council District:	2		
Proposal:	Rezone parcel from RG-2 to C-1		
Applicant:	Burgess Mills, M Burgess Mills & Associates, Inc.		
Current Land Use Plan:	Urban Core Residential Small Lot (UCR-1)	Proposed Land Use Plan	Urban Core Residential Small Lot (UCR-1)
Current Zoning:	RG-2	Proposed Zoning:	C-1
Present Use:	Undeveloped	Proposed Use:	Storm Water Pond

CASE HISTORY

Staff Recommendation:		RG-2 to C-1	DENIAL
PC Recommendation:	04/04/2016	RG-2 to C-1	DENIAL (7-0)
Zoning Public Hearing:	05/17/2016	RG-2 to C-1	PENDING

APPLICATION REQUEST

The proposal is to rezone the RG-2 parcel to C-1 to give the owner additional use options and marketability.

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

The parcel is undeveloped, approximately 0.26 of an acre, and located on the east of Pinehurst Road and South of Saint Phillips Street.

PLANS, POLICIES, AND LAND USE

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

Subject parcel is designated “Urban Core Residential Small Lot (UCR-1) in *The Columbia Plan 2018 Future Land Use Map*.

Urban Core Residential Small Lot neighborhoods are common just outside the urban center; most were subdivided before 1950 and many continue the grid or street network from the original planned portion of the city. This development type may represent existing neighborhoods and is also a development form appropriate for medium to large scale redevelopments or infill sites. Traditional and contemporary architectural styles have a place in these neighborhoods. When infill development is designed, scale and orientation of existing structures on the block should be the cannon.

Primary Types:

- Single-family Detached

Secondary Types:

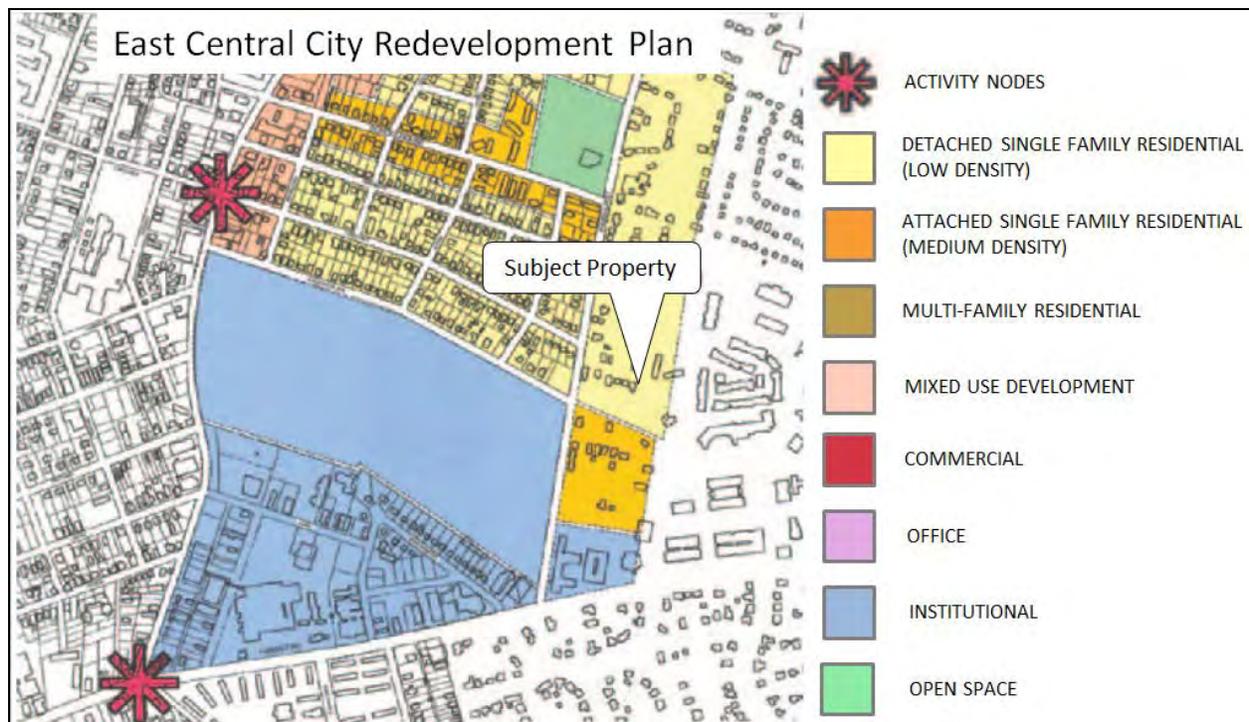
- Single-family Attached
- Two-family
- Three-family

Tertiary Types:

- Multi-family Small
- Small Format Business/Employment (excl. Flex)
- Cemeteries and Mausoleums

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

The subject parcel is covered by *A Plan for the Redevelopment of East Central City* (2004). The parcel is located adjacent to (due North of) property identified as an area for potential revitalization, and the plan proposes a detached single family residential (low density) land use for the property. The plan recommends that the existing residential “cores” within the Cluster Two area should remain predominately single-family, and that single-family residential “cores” should be buffered by medium to high density housing (not commercial uses). The plan indicates that the adjacent property could be revitalized by removing the existing multi-family rental occupied units and replacing them with single-family owner occupied homes, thereby increasing stake in the community.



PROPOSED ZONING DISTRICT SUMMARY

The parcel is currently zoned RG-2.

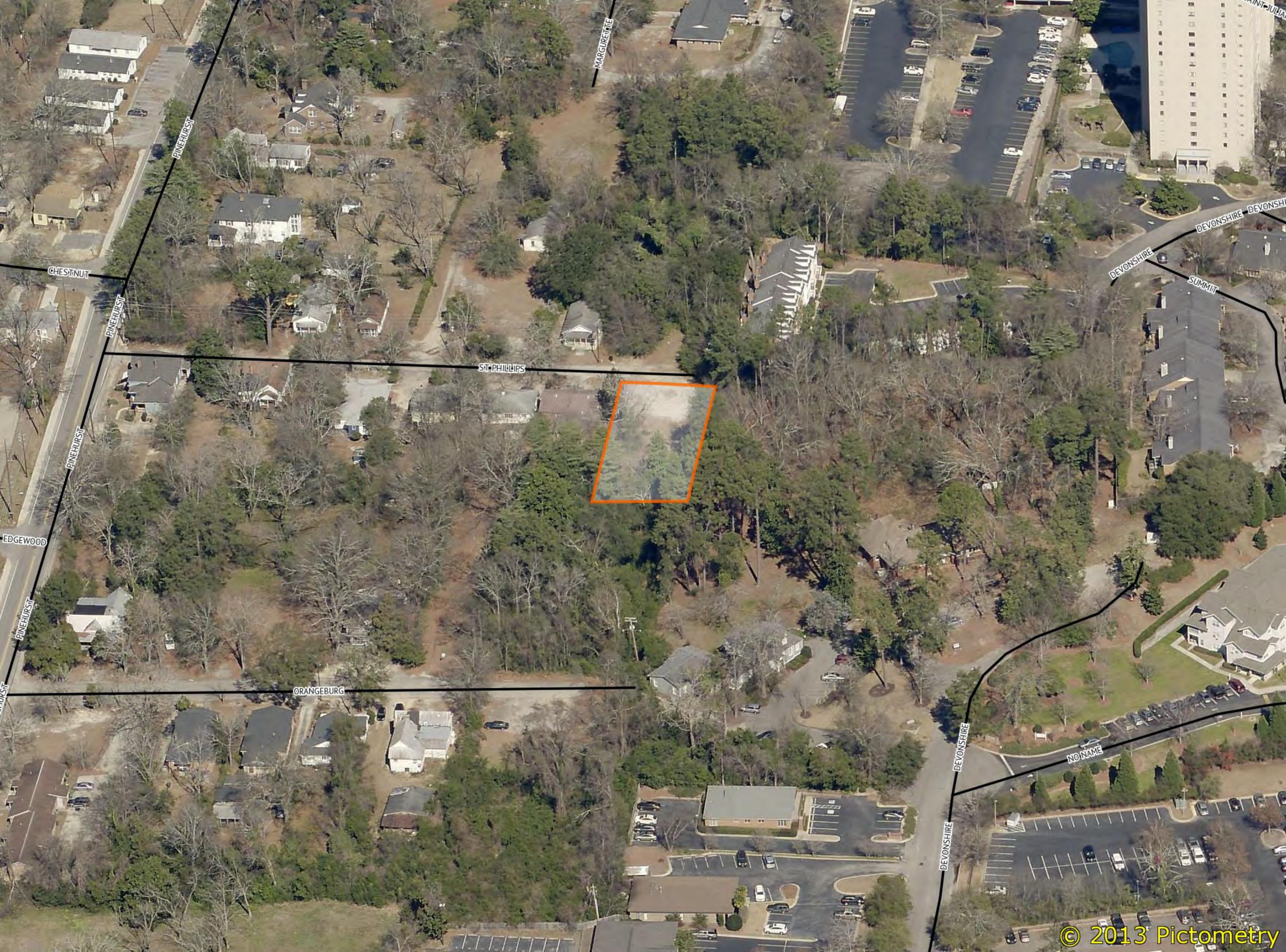
The RG-2 district is intended as medium and high density residential area permitting progressively higher population densities, characterized by single-family detached, two-family detached and multiple-family structures, and garden type apartments. Certain structures and uses required to serve governmental, educational, religious, noncommercial recreational, and other needs of the areas are permitted outright or are permissible as special exceptions subject to restrictions and requirements intended to preserve and protect the residential character of the district.

The proposed zoning district is C-1.

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. Certain related structures and uses required to serve the needs of the areas are permitted outright or are permissible as special exceptions subject to restrictions and requirements intended to best fulfill the intent of this article.

STAFF RECOMMENDATION

Staff recommends denial of the request to rezone the parcel from RG-2 to C-1. While the property is adjacent an area designated Urban Edge Multi Family (UEMF) by the Comprehensive Plan, the parcel is clearly part of an existing 1960s subdivision and a cohesive block of property assigned the future land use of UCR-1. A rezoning of the property to C-1 would allow uses that do not align with the UCR-1 future land use designation, and furthermore such a rezoning would be contrary to the recommendations of the East Central City Plan, which notes that existing residential “cores” should remain predominately single-family.



MARGUERITE

PINEHURST

CHESTNUT

PINEHURST

ST. PHILLIPS

DEVONSHIRE

SUMMIT

EDGEWOOD

PINEHURST

ORANGEBURG

DEVONSHIRE

NO NAME

DEVONSHIRE

Future Land Use Map

2634 St. Phillips Street; TMS#11513-07-22.
 FLU: UCR-1

Department of Planning &
 Development Services

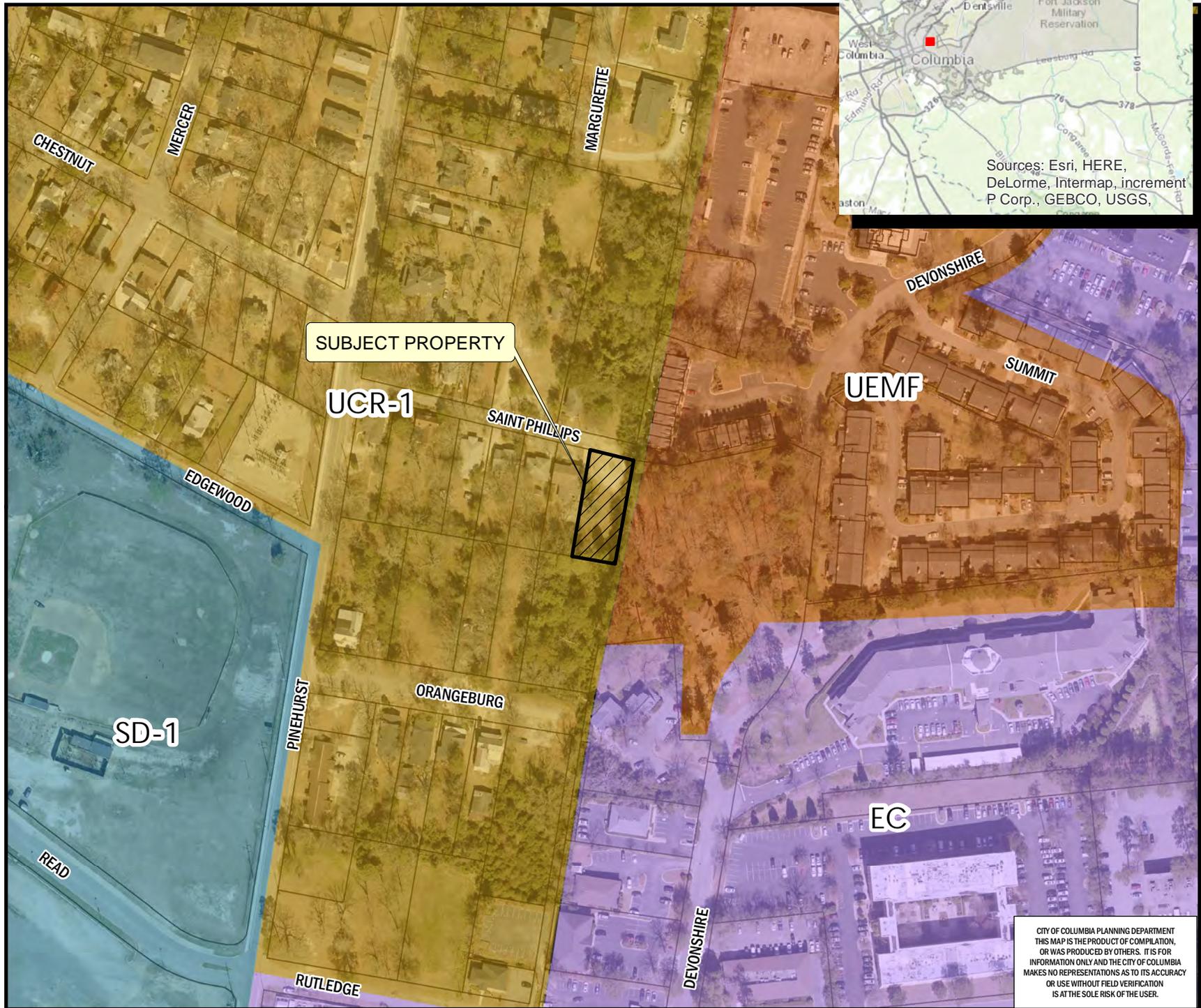
Legend

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

0 37.5 75 150 Feet

ORIGINAL PREPARATION/DATE:
 This map was prepared by:
 Ahmed Abdullah
 March 10, 2016



CITY OF COLUMBIA PLANNING DEPARTMENT
 THIS MAP IS THE PRODUCT OF COMPILATION,
 OR WAS PRODUCED BY OTHERS. IT IS FOR
 INFORMATION ONLY AND THE CITY OF COLUMBIA
 MAKES NO REPRESENTATIONS AS TO ITS ACCURACY
 OR USE WITHOUT FIELD VERIFICATION
 IS AT THE SOLE RISK OF THE USER.

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

2634 St. Phillips Street; TMS#11513-07-22.
ZONING: Existing RG-2; Proposed: C-1

Department of Planning &
 Development Services

Legend

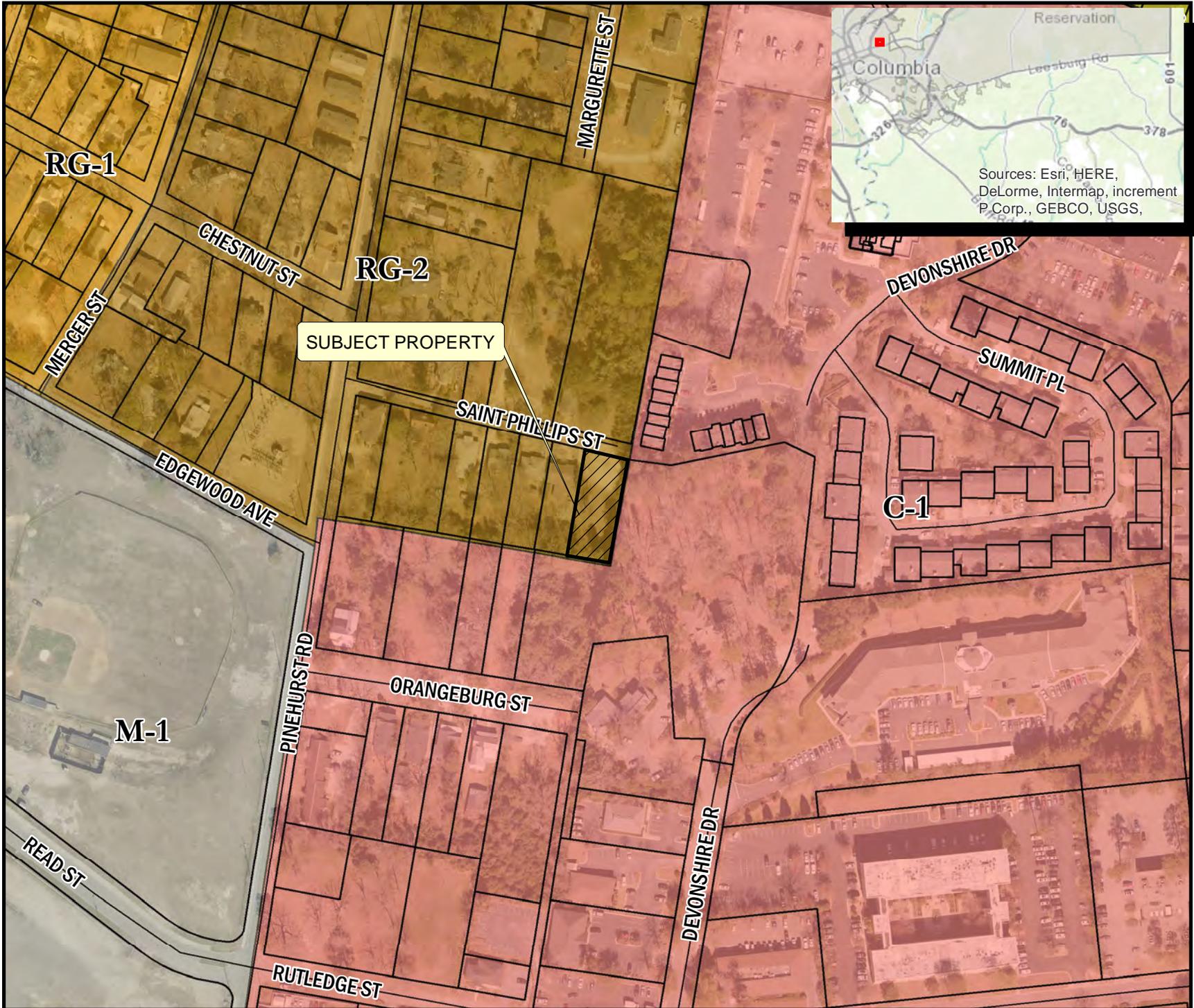
	CITY LIMITS
	PARCELS

	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 30 60 120 Feet

ORIGINAL PREPARATION/DATE:
 This map was prepared by:
 Ahmed Abdullah
 March 10, 2016

DISCLAIMER:
 The City of Columbia Department of Planning and Development Services 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.



** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Table of Permitted Uses
RG-2
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
Attached One-Family Dwelling
Attached Two-Family Dwelling
Multi-Family Dwelling
Group Development
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)
Permitted Accessory Use
Coin-operated laundries and dry cleaning
Permitted as an Accessory Use or as a Principal Use by Special Exception
Food crops grown within a covered enclosure
General farms, primarily crop
Roominghouses and boardinghouses
Organization hotels and lodginghouses on membership basis
Public Golf Course
Elementary and Secondary Schools (17-296)
Libraries and Information Centers
Religious Organizations
Special Exception by Board of Zoning Appeals
Electric substations
Cemetary subdividers and developers
Parking Lots
Membership Sports and Recreation Clubs
Day Care Facilities (17-265)
Residential Care (17-266)
Mobile home parks subject to article VI division 2
Fraternity and sorority houses

Table of Permitted Uses
C-1
Permitted Principal Uses
Landscape counseling and planning
Building Construction - Office Only
Construction other than building construction - Office Only
Arrangement of Transportation Services
Water supply services
Sewerage Systems (Sec. 17-262)
Finance, Insurance, and Real Estate
Organization hotels and lodginghouses on membership basis
Cemetary subdividers and developers
Photographic Studies, portrait
Funeral Service and crematories
Advertising agencies
Consumer credit reporting agencies
Blueprinting and photocopying (Sec. 17-264)
Commercial photography, art and graphics
Stenographic services and reproduction services not elsewhere classified
Employment agencies
Temporary help services
Computer and data processing services
Detective agencies and protective services
Parking Lots
Municipal or other passive recreation facilities (parks, greenways, including administrative facilities)
Dance studios
Public Golf Course
Offices of physicians
Nursing and personal care facilities
Hospitals
Medical and dental laboratories
Legal services
Colleges, universities, professional schools, and junior colleges
Libraries and information centers
Business and secretarial schools
Vocational schools except vocational high schools not elsewhere classified
Individual and family social services
Job training and vocational rehabilitation services
Museums and art galleries
Business associations
Professional membership
Labor unions and similar organizations

Table of Permitted Uses
RG-2

Table of Permitted Uses
C-1
Civic, social and fraternal associations
Political organizations
Religious organizations
Engineering, architectural, and surveying services
Accounting, auditing, and bookkeeping services
Commercial economic, sociological, and educational research
Noncommercial research organization
Management and public relations services
Detached One-Family Dwelling
Attached Two-Family Dwelling
High-Rise (Sec. 17-304)
Mid-Rise (Sec. 17-267)
Miscellaneous services
Executive Offices
Legislative bodies
General government not elsewhere classified
Courts
Police and Fire Protection
Public finance, taxation, and monetary policy
Administration of human resources programs
Administration of environmental quality and housing programs
Administration of economic programs
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)
Non-depository personal credit institutions (pay day loan and/or title loan establishments (Sec. 17-294)
Offices and clinics of other health practitioners, including therapeutic massage (17-288)
Elementary and Secondary Schools (17-296)
Permitted Accessory Use
Private Commercial Storage (Sec. 17-260)
Eating Places
Drugstores and proprietary stores
Beauty Shops
Barbershops
Reupholstery and furniture repair

Table of Permitted Uses
RG-2

Table of Permitted Uses
C-1
Permitted as an Accessory Use or as a Principal Use by Special Exception
Food crops grown within a covered enclosure
General farms, primarily crop
Special Exception by Board of Zoning Appeals
Veterinary services with indoor kennels
Veterinary services with outdoor kennels
Roominghouses and boardinghouses
U.S. Postal Service
Drinking Places (alcoholic beverages)(Sec. 17-269)
Electric substations
Florist
Cigar store and stands
New dealers and newsstands
Miscellaneous retail stores, not elsewhere classified
Apparel and accessory stores
Coin-operated laundries and dry cleaning
Garment pressing and agents for laundries and dry cleaners
Miscellaneous personal services, except massage parlors and spas
Massage parlors and spas
Business services not elsewhere classified
Agricultural services with indoor kennels
Agricultural services with outdoor kennels
Parking structures
Radio and mobile telephone installation shops
Watch and jewelry repair
Motion picture theaters except drive-in
Physical fitness facilities and yoga facilities
Membership Sports and Recreation Clubs
Arboreta, botanical and zoological gardens
Day Care Facilities (Sec. 17-265)
Residential Care (Sec. 17-266)
Attached One-Family Dwelling
Multi-Family Dwelling
Group Development
Dormitories, Public
Fraternity and sorority houses