



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:

W/S National Guard Road, TMS#11100-01-15; E/S Congaree River, TMS# 11100-01-05 and 11100-01-06; and South of South Stadium Road/Southeast of Vine Street, TMS# 11201-02-10; request to rezone the properties as follows: D-1 (Development District) for TMS#s 11100-01-05, 11100-01-06, and 11201-02-10 with zoning of -FW (Floodway Area) and -FP (Floodplain Area) where applicable for each parcel; and M-1, -FP (Light Industrial District, Floodplain Area) for TMS# 11100-01-15. The properties are currently classified as Rural Large Lot/Mixed Residential (High Density) and zoned RU, M-1 and HI (Rural District, Light Industrial and Heavy Industrial) in Richland County. Property annexed April 19, 2016.

Council District: 3

Proposal: Rezone parcels from interim zoning of D-1, -FW, -FP / M-1, -FP / D-1, -FP to zoning of D-1, -FW, -FP / M-1, -FP / D-1, -FP

Applicant: The University of South Carolina Development Foundation

PC Recommendation: Approve (6-0), 04/04/16

Staff Recommendation: Approve

ATTACHMENTS:

- 05-17-2016_ZPH_Case_Summary__ZoningMA_USC (PDF)
- 2016-034 add USC National Guard-Stadium to Comprehensive Plan 2018 Future Land Use Map (PDF)



**CITY COUNCIL
ZONING MAP AMENDMENT CASE SUMMARY**

**W/S NATIONAL GUARD ROAD AND E/S CONGAREE RIVER AND SOUTH OF
SOUTH STADIUM ROAD/SOUTHEAST OF VINE STREET
ZONE PROPERTY D-1 (DEVELOPMENT DISTRICT) AND M-1 (LIGHT
INDUSTRIAL DISTRICT), -FW (FLOODWAY AREA), AND -FP (FLOODPLAIN
AREA) WHERE APPLICABLE FOR EACH PARCEL**

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

Subject Property:	W/S National Guard Road, TMS# 11100-01-15; E/S Congaree River, TMS# 11100-01-05 and 11100-01-06; and South of South Stadium Road/Southeast of Vine Street, TMS# 11201-02-10		
Applicant:	The University of South Carolina Development Foundation		
Council District:	3	Census Tract:	117.01
County Land Use Plan:	Rural Large Lot / Mixed Residential (High Density)	Proposed City Land Use Plan:	SD-1 (Sports/Amusement District) TMS#11100-01-05, D-1, -FW, -FP TMS#11100-01-06, D-1, -FW, -FP TMS#11100-01-15, M-1, -FP TMS#11201-02-10, D-1, -FP
County Zoning:	RU, M-1, and HI	Proposed Zoning:	
Current Land Use:	Undeveloped	Proposed Use:	Institutional/Recreational
Reason for Annexation:	Primary / City Services		

CASE HISTORY

Staff Recommendation:	Assign SD-1 Land Use Classification and D-1, -FW, -FP / M-1, -FP Zoning	APPROVE
PC Recommendation: 03/07/2016	Assign SD-1 Land Use Classification and D-1, -FW, -FP / M-1, -FP Zoning	DEFERRED
PC Recommendation: 04/04/2016	Assign SD-1 Land Use Classification and D-1, -FW, -FP / M-1, -FP Zoning	APPROVE (6-0)
Public Hearing: 04/19/2016	Annex, Assign Interim SD-1 Land Use Classification and Interim D-1, -FW, -FP / M-1, -FP / M-2, -FP Zoning	PENDING
Zoning Public Hearing: 05/17/2016	Assign D-1, -FW, -FP / M-1, -FP Zoning	PENDING

APPLICATION REQUEST

The applicant is requesting rezoning into the City as D-1 and M-1. The properties were annexed into the city on April 19, 2016 upon second reading of the annexation ordinance. The annexation was processed with and interim zoning as follows:

- TMS#11100-01-06 - D-1, -FW, -FP
- TMS#11100-01-05 - D-1, -FW, -FP
- TMS#11100-01-15 - M-1, -FP
- TMS#11201-02-10 - M-2, -FP

The applicant has requested that the final zoning be as follows:

- TMS#11100-01-06 - D-1, -FW, -FP
- TMS#11100-01-05 - D-1, -FW, -FP
- TMS#11100-01-15 - M-1, -FP
- TMS#11201-02-10 – D-1, -FP

Typically with a fast track annexation a zoning confirmation would occur as annexations that are processed in this manner will have an interim zoning that closely matches the current County zoning. As the applicant has requested that 11201-02-10 not be zoned M-2 the parcels are being processed as a map amendment.

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

The subject parcels are approximately 311 acres and located between E/S of Congaree River, W/S of National Guard Road, and South of South Stadium Road / Southeast of Vine Street. The entirety of each parcel is under the consideration for the annexation. Portions of the property are in the flood protective areas, thus and –FW and –FP Zoning is being recommended where applicable.

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject parcels are in “Primary Areas” as identified in the Urban Service Area Map Principles and Goals of the Urban Service Area

The Urban Service Area identifies those areas it wishes to provide with urban services. Primary emphasis will be given to annexing developed areas adjoining the city limits and “islands” of unincorporated territory surrounded by the city. Primary, secondary, and long-range annexation priorities for specific areas may be identified. Secondary areas may include higher value properties which assist the City in achieving a more balanced economic base.

Primary Areas are made of land contiguous to the City where services are available and the infrastructure is generally good. These services include fire, police, sanitation, and utilities. Primary Areas are intended to indicate that, barring unanticipated circumstances, annexation is recommended and should be actively pursued.

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

Staff recommends subject parcels be designated “Sports/Amusement District” (SD-1) in The Columbia Plan 2018 Future Land Use Map.

The SD-1 designation is appropriate for areas dedicated to large format gathering places such as stadiums, ball parks, fair grounds, exposition centers, coliseums, race tracks, and amusement parks.

Primary Types

- Small to Large Entertainment

Secondary Types

- Small to Large Format Hospitality and Office/Services Small to Extra Large Format Retail/Service
- Parking Structures and Lots

Tertiary Types

- Multi-family Medium to High-Rise

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

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

PROPOSED ZONING DISTRICT SUMMARY

The subject parcels and surrounding parcels are currently zoned R-U, M-1, and HI in Richland County. The surrounding parcels within the City of Columbia are zoned M-1 and C-3. The interim zoning for the property after annexation in April is D-1, M-1 and M-2 with portions of the property having –FW and – FP zoning.

The parcels identified as TMS#s 11100-01-06, 11100-01-05, and 11201-02-10 are proposed to be zoned D-1 (Development District) within the City of Columbia. The D-1 District is intended to provide for large tracts of land located primarily on the fringe of urban growth where the predominant character of urban development has not yet been fully established, but where the current characteristics of use are predominantly residential, agricultural or similar development, with scattered related uses. Certain structures and uses required to serve governmental, educational, religious, recreational and other needs of such areas are permitted as special exceptions subject to restrictions and requirements intended to ensure compatibility of uses within the district and adjacent thereto. It is further recognized that future demand for developable land will generate requests for amendments to remove land from the D-1 classification and place it into other more intensely developed classifications as natural consequences of urban expansion.

The parcel identified as TMS# 11100-01-15 is proposed be zoned M-1 (Light Industrial) within the City of Columbia. The M-1 District is intended to accommodate wholesaling, distribution, storage, processing, light manufacturing and general commercial uses. Certain related structures and uses required to serve the needs of such uses are permitted outright or are permissible as special exceptions subject to restrictions and requirements intended to best fulfill the intent of this article.

Portions of each parcel are proposed to be zoned –FW (Floodway Area) and/or –FP(Floodplain Area), Flood Protective Areas within the City of Columbia as applicable. Certain areas within the city are subject to periodic inundation by floodwater, which results or may reasonably be foreseen to result in loss of life and property, health and safety hazards, disruption of commerce and governmental services and extraordinary public expenditures for flood protection and relief, all of which adversely affect the public health, safety and general welfare. These hazards are caused or extended in part by the occupancy of flood hazard areas by uses which increase flood damage upon other lands or uses which are vulnerable to floods because they are inadequately elevated or not otherwise protected from flood damages. It is, therefore, the intent of this article to lessen such hazards or losses by restricting or prohibiting uses which are dangerous to health, safety or property in times of flood or which cause excessive increases in flood heights or velocities; by requiring that uses vulnerable to floods be protected against flood hazards at the time of initial construction; and by controlling filling, grading, mineral extraction, placing of obstructions within flood channels and other activities, uses or characteristics of use which may increase flood damage.

STAFF RECOMMENDATION

Zone the properties as follows:

- TMS#11100-01-06 - D-1, -FW, -FP
- TMS#11100-01-05 - D-1, -FW, -FP
- TMS#11100-01-15 - M-1, -FP
- TMS#11201-02-10 – D-1, -FP



GRANBY LN

ROSEWOOD DR

S STADIUM RD

NATIONAL GUARD RD

EDEN ST

BLUFF H

SILO CT

BLUFF INDUSTRIAL BLVD

OLD DAIRY

Zoning Map

W/S National Guard Rd, TMS# 11100-01-15; E/S Congaree River, TMS# 11100-01-05 and 11100-01-06; and South of Stadium Rd/Southeast of Vine St, TMS #11201-02-10
ZONING: Existing RU, M-1, and HI; Proposed M-1,-FP; D-1,-FW,-FP; -D1,-FW,-FP; and D-1,-FP

Department of Planning & Development Services

Legend

- CITY LIMITS
- PARCELS

0 200 400 800 Feet

ORIGINAL PREPARATION/DATE:
 This map was prepared by:
 Ahmed Abdullah
 March 24, 2016

DISCLAIMER:
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