



**CITY OF COLUMBIA**  
**AGENDA MEMORANDUM**

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**MEETING DATE:** July 19, 2016

**DEPARTMENT:** Planning and Development Services

**FROM:** *Krista Hampton, Director*

**SUBJECT:** ZONING MAP AMENDMENT CASE SUMMARY

**PRESENTER:** John Fellows (for Krista Hampton)

**FINANCIAL IMPACT:** See Case Summary

**1702 BUDON COURT, TMS# 14001-04-18 (P)**

Council District: 3

Proposal: Rezone the parcel from RS-3, -FP to C-1, -FP

Applicant: Carroll L. Reddic

Staff Recommendation: DENIAL

PC Recommendation: 06/06/16 DENIAL (7-0)

Zoning Public Hearing: 07/19/16 PENDING

Zoning Public Hearing: 08/16/16 PENDING

**ATTACHMENTS:**

- MA\_1702\_Budon\_Ct (PDF)



## CITY COUNCIL

July 19, 2016 at 7:00pm

City Council Chambers, 3<sup>rd</sup> Floor, 1737 Main Street, Columbia, SC 29201

### ZONING MAP AMENDMENT CASE SUMMARY 1702 BUDON COURT, TMS# 14001-04-18 (P)

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<b>Council District:</b>	3
<b>Proposal:</b>	Rezone the parcel from RS-3, -FP to C-1, -FP
<b>Applicant:</b>	Carroll L. Reddic
<b>Staff Recommendation:</b>	DENIAL
<b>PC Recommendation: 06/06/16</b>	DENIAL (7-0)
<b>Zoning Public Hearing: 07/19/16</b>	PENDING
<b>Zoning Public Hearing: 08/16/16</b>	PENDING

#### CURRENT PARCEL CHARACTERISTICS/CONDITIONS

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**Acreage:** ~ 0.22 acres

**Current Use:** Residential

**Proposed Use:** Office

**Land Use Classification:** Urban Edge Residential – Small Lot (UER-1)

**Current Zoning:** Residential – Single Family (RS-3), -Flood Protective Area (-FP)

**Proposed Zoning:** Office and Institutional District (C-1), -Flood Protective Area (-FP)

**Multi-Jurisdictional Parcel:** The parcel is a split parcel. The rear portion of the parcel is within the City of Forest Acres. It is zoned R-1 by the City of Forest Acres

#### PLANS, POLICIES, AND LAND USE

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##### *The Columbia Plan 2018: Comprehensive Plan Land Use Classification*

The parcel is designated “Urban Edge Residential Small Lot (UER-1) in The Columbia Plan 2018 Future Land Use Map.

Urban Edge Residential Small Lot neighborhoods account for a significant portion of the City’s existing residential neighborhoods. This development type is appropriate as development on remaining large lots or as

redevelopment in the outer areas of Columbia. Most of these developments are relatively modern and occurred after 1970. Urban Edge Residential Small Lot developments generally do not continue the grid and block pattern found in the urban core neighborhoods, but do tend to have a consistently organized internal street network with loops and interconnections. Culs-de-sac are most prominent in this development type.

Primary Types:

- Single-family Detached

Tertiary Types:

- Single-family Attached
- Two-family
- Three-family
- Multi-family Small
- Small Format Business/Employment (excl. Flex)
- Small Format Civic/Institutional
- Cemeteries & Mausoleums

*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.

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**PROPOSED ZONING DISTRICT SUMMARY**

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The parcel is currently zoned Residential – Single Family (RS-3), -Flood Protective Area (-FP) by the City of Columbia and R-1 by the City of Forest Acres. Adjacent parcels are zoned RS-3 and RS-2, with –FP where applicable, and R-1, C-1, and C-3 by the City of Forest Acres.

*Residential – Single Family (RS-3)*

The RS-1, RS-1A, RS-1B, RS-2 and RS-3 districts are 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 districts or are permissible as special exceptions subject to restrictions and requirements intended to preserve and protect the single-family residential character of the district.

*-Flood Protective Area*

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.

The proposed City of Columbia zoning district is Office and Institutional District (C-1), -Flood Protective Area (-FP).

*Office and Institutional District (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.

*-Flood Protective Area*

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.

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**STAFF RECOMMENDATION**

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This property is assigned the classification of UER-1, and the rezoning of the property would represent an encroachment which would allow commercial uses into an existing residential neighborhood and street. As such, staff recommends the denial of the request to rezone the parcel from RS-3, -FP to C-1, -FP.



HARRISON

CONCORD

BAGNAL

HARRISON

HARRISON

BAGNAL

HARRISON

BUDON

BUDON

BOYER

BOYER

FOREST

FOREST

SUNNYSIDE

# Future Land Use Map

1702 Budon Court, TMS#: 14001-04-18(p)

FLU: UCR-2 (City of Columbia) and Predominately Residential (Forest Acres)

Department of Planning & Development Services

**Legend**

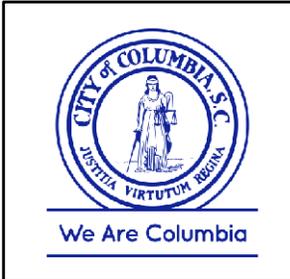
CITY LIMITS  
PARCELS

- 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 25 50 100 Feet



**ORIGINAL PREPARATION/DATE:**  
This map was prepared by:  
Leigh DeForth  
May 3, 2016



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# Zoning Map

1702 Budon Court, TMS#: 14001-04-18(p)

Existing Zoning: RS-3, -FP (City of Columbia) and R-1 (Forest Acres); Proposed Zoning: C-1, -FP

Department of Planning & Development Services

**Legend**

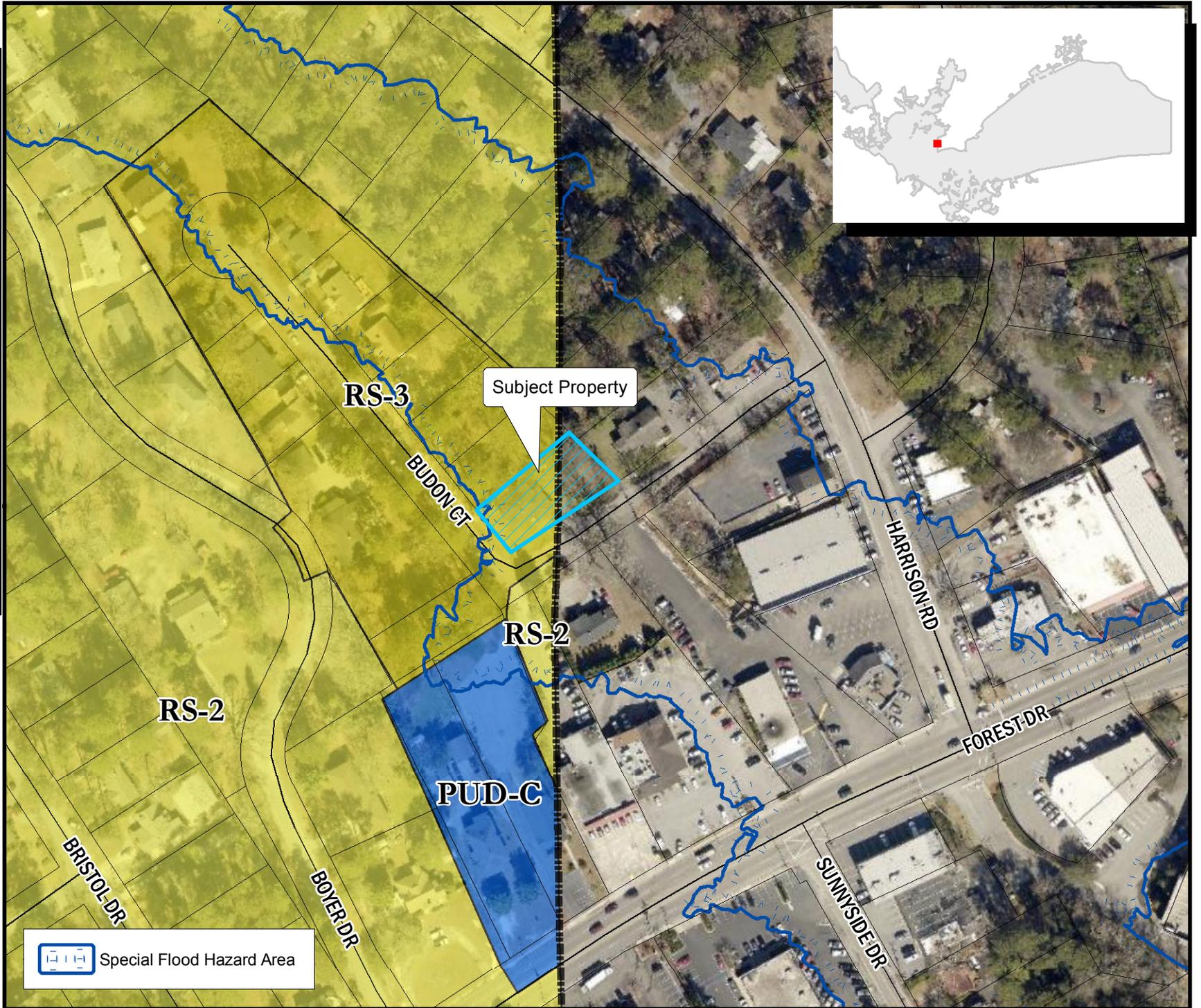
CITY LIMITS  
 PARCELS

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	

0 25 50 100  
Feet

**ORIGINAL PREPARATION/DATE:**  
 This map was prepared by:  
 Leigh DeForth  
 May 3, 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.



Special Flood Hazard Area

<b>Table of Permitted Uses</b>
<b>RS-1, RS-1A, RS-1B, RS-2, and RS-3</b>
<b>Permitted Principal Uses</b>
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
<b>Permitted in District, provided owner and/or tenant complies with the associated conditions set forth in this article</b>
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
<b>Special Exception by Board of Zoning Appeals</b>
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

<b>Table of Permitted Uses</b>
<b>C-1</b>
<b>Permitted Principal Uses</b>
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 lodgings on membership basis
Cemetery 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

Table of Permitted Uses
RS-1, RS-1A, RS-1B, RS-2, and RS-3

Table of Permitted Uses
<b>C-1</b>
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
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

<b>Table of Permitted Uses</b>
<b>RS-1, RS-1A, RS-1B, RS-2, and RS-3</b>

<b>Table of Permitted Uses</b>
<b>C-1</b>
Administration of environmental quality and housing programs
Administration of economic programs
<b>Permitted in District, provided owner and/or tenant complies with the associated conditions set forth in this article</b>
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)
<b>Permitted Accessory Use</b>
Private Commercial Storage (Sec. 17-260)
Eating Places
Drugstores and proprietary stores
Beauty Shops
Barbershops
Reupholstery and furniture repair
<b>Permitted as an Accessory Use or as a Principal Use by Special Exception</b>
Food crops grown within a covered enclosure
General farms, primarily crop
<b>Special Exception by Board of Zoning Appeals</b>
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

Table of Permitted Uses
RS-1, RS-1A, RS-1B, RS-2, and RS-3

Table of Permitted Uses
<b>C-1</b>
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