



We Are Columbia

**MEETING DATE:** September 20, 2016

**DEPARTMENT:** Planning and Development Services

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

**SUBJECT:** 1104 Deerpark Drive, TMS# 28900-01-41

**PRESENTER:** Krista Hampton

**FINANCIAL IMPACT:** Ordinance No.: 2016-079 - Amending the City of Columbia Comprehensive Plan 2018 Future Land Use Map to include 1104 Deerpark Drive, Richland County TMS # 28900-01-41; annexed by Ordinance No.: 2016-04 7 enacted July 19, 2016

**Council District:** 4

**Proposal:** Request to amend Chapter 8.3 of The Columbia Plan: 2018 - Future Land Use Map to include the above property and confirm interim land use classification of Urban Edge Residential Large Lot (UER-2) The property was annexed on July 19, 2016.

**Applicant:** Prime Development LLC, 1712 Woodcreek Farms Road, Elgin, SC 29045

**Staff Recommendation:** Approval

**PC Recommendation:** 06/06/2016; Approval (7-0)

**ATTACHMENTS:**

- 09-20-2016\_ZPH\_Case Summary\_COMP PLAN\_1104 Deerpark (PDF)

- 2016-079 add 1104 Deerpark Drive to Comprehensive Plan 2018 Future Land Use Map (PDF)

<b>RESULT:</b>	<b>APPROVED ON FIRST READING [5 TO 0] Next: 10/18/2016 2:00 PM</b>
<b>MOVER:</b>	Tameika Isaac Devine, Edward H. McDowell
<b>SECONDER:</b>	Moe Baddourah, Councilman - District III
<b>AYES:</b>	Davis, Devine, Baddourah, Duvall, McDowell
<b>ABSTAIN:</b>	Stephen K. Benjamin
<b>ABSENT:</b>	Leona K. Plough



## CITY COUNCIL

September 20, 2016 at 6:00pm

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

### COMPREHENSIVE PLAN – FUTURE LAND USE MAP AMENDMENT CASE SUMMARY

#### 1104 DEERPARK DRIVE, TMS# 28900-01-41

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Council District:	4
Proposal:	Request to amend Chapter 8.3 of <i>The Columbia Plan: 2018 - Future Land Use Map</i> to include the above property and confirm interim land use classification of Urban Edge Residential Large Lot (UER-2) The property was annexed on July 19, 2016.
Applicant:	Prime Development LLC, 1712 Woodcreek Farms Road, Elgin, SC 29045
Staff Recommendation:	Approval
PC Recommendation:	06/06/2016; Approval (7-0)
Public Hearing/1 <sup>st</sup> Reading:	09/20/2016; Confirm Land Use Classification; Pending
Public Hearing/2 <sup>nd</sup> Reading:	10/04/2016; Confirm Land Use Classification; Pending

#### CURRENT PARCEL CHARACTERISTICS/CONDITIONS

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**Acreage:** 200.42 acres

**Current Use:** Undeveloped

**Proposed Use:** Residential development; plans have already been approved by Richland County.

**Current Interim Land Use Classification:** Urban Edge Residential Large Lot (UER-2)

**Proposed Land Use Classification:** Urban Edge Residential Large Lot (UER-2)

**Current Interim Zoning:** PUD-R, -FP where applicable (Planned Unit Development – Residential District, -Flood Protective Area)

**Census Tract:** 114.07

#### PLANS, POLICIES, AND LAND USE

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

Staff recommends that the subject parcel be 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

Tertiary Types:

- Single-family Attached
- Two-family
- Three-family
- Small Format Business/Employment
- 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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**STAFF RECOMMENDATION**

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Staff recommends that City Council consider the adoption of the attached ordinance to amend Chapter 8.3 of *The Columbia Plan: 2018 – Future Land Use Map* to include the subject property and confirm the land use classification of UER-2.

# Future Land Use Map

1104 Deerpark Drive, TMS#: 28900-01-41

Existing FLU: Neighborhood - Medium Density (Richland County); Proposed FLU: UER-2

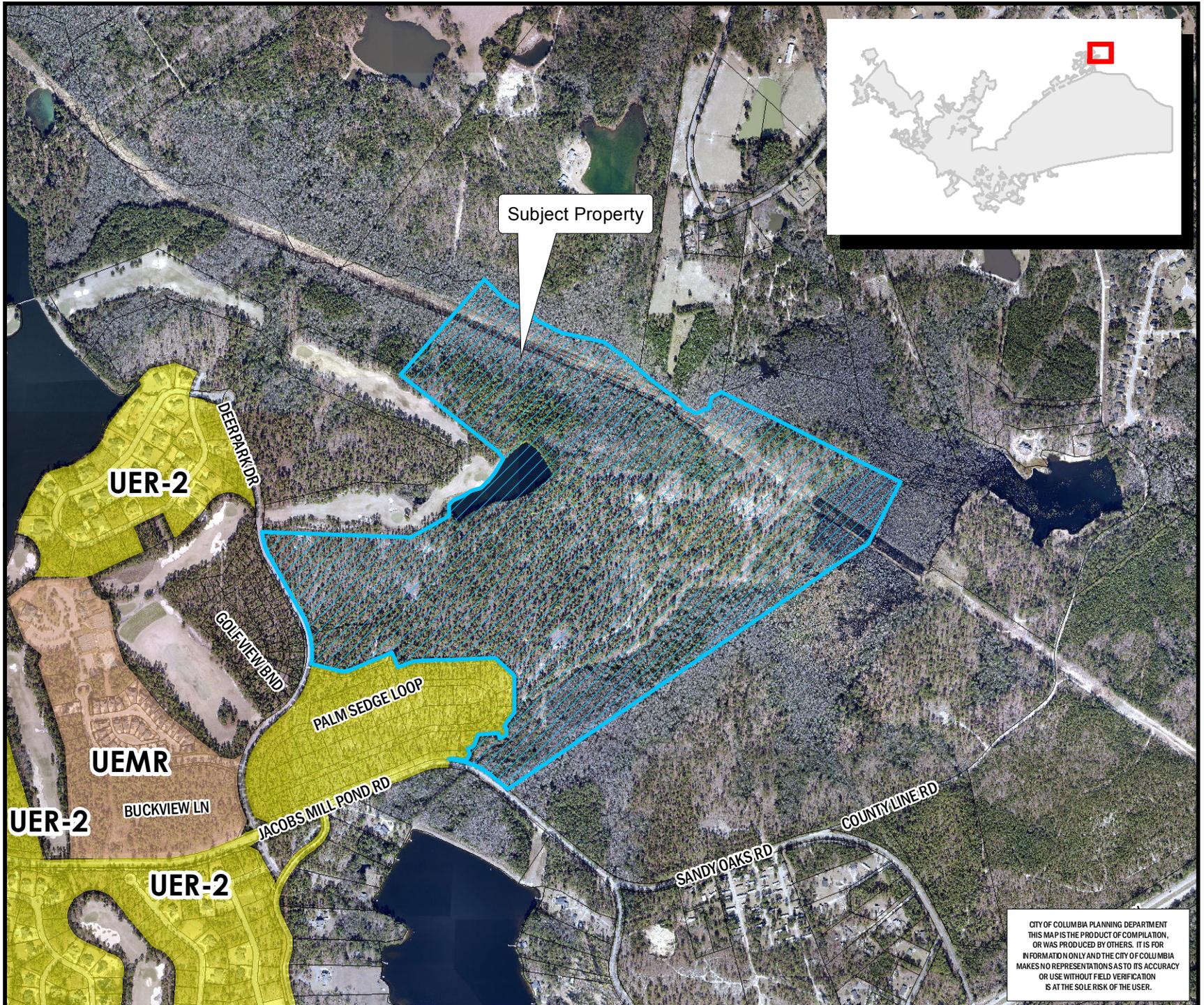
Department of Planning & Development Services

**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

0 250 500 1,000 Feet



ORIGINAL PREPARATION/DATE:  
This map was prepared by:  
Leigh DeForth  
May 24, 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

**ORDINANCE NO.: 2016-079**

*Amending the City of Columbia Comprehensive Plan 2018 Future Land Use Map to include  
1104 Deerpark Drive, Richland County TMS #28900-01-41; annexed by  
Ordinance No.: 2016-047 enacted July 19, 2016*

WHEREAS, the City of Columbia and community at large recognize the value of planning for future development and growth; and,

WHEREAS, City Council approved Ordinance No.: 2008-085 on October 1, 2008 adopting the City of Columbia Comprehensive Plan 2018 in accordance with the South Carolina Comprehensive Planning Act of 1994 (Title 6, Chapter 29 of the SC Code); and,

WHEREAS, City Council approved Ordinance No.: 2015-014 on February 17, 2015 amending the City of Columbia Comprehensive Plan 2018 deleting the "Existing and Future Land Use Components of the Physical Area Development Element of The Columbia Plan: 2018" and replaced it with "Plan Columbia Land Use Plan Putting the Pieces Together", along with all the maps and policies contained therein; and,

WHEREAS, 1104 Deerpark Drive, Richland County TMS #28900-01-41 filed for petition on May 24, 2016, and were not included within Plan Columbia Land Use Plan Putting the Pieces in Place adopted by City Council on February 17, 2015, and shall be assigned the designated future land use classification of Urban Edge Residential – Large Lot (UER-2), and the Future Land Use Map shall be amended accordingly; and,

WHEREAS, the City of Columbia Planning Commission has provided input and recommendations in response to the public input and findings NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia this \_\_ day of \_\_\_\_\_, 2016, that 1104 Deerpark Drive, Richland County TMS #28900-01-41, annexed into the City of Columbia by Ordinance No.: 2016-047 enacted on July 19, 2016, shall be incorporated into Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015. This property shall be apportioned to City Council District 4, Census Tract 114.07, contains 200.42 acres, and shall be assigned a land use classification of Urban Edge Residential – Large Lot (UER-2).

Requested by:

Assistant City Manager Gentry

\_\_\_\_\_  
Mayor

Approved by:

\_\_\_\_\_  
City Manager

Approved as to form:

ATTEST:

  
\_\_\_\_\_  
City Attorney

\_\_\_\_\_  
City Clerk

Introduced:  
Final Reading:

LEGAL DEPARTMENT DRAFT