



We Are Columbia

MEETING DATE: September 20, 2016

DEPARTMENT: Planning and Development Services

FROM: *Krista Hampton, Director*

SUBJECT: 523 Winmet Drive, TMS #11702-02-12 and N/S Amberley Road, TMS #11702-02-21

PRESENTER: Krista Hampton

FINANCIAL IMPACT: Ordinance No.: 2016-082 - Annexing and Incorporating 523 Winmet Drive and N/5 Amberley Road, Richland County TMS #11702-02-12 and 11702-02-21 into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015

Council District:1

Proposal for 523 Winmet Drive: Request to annex, assign Urban Core Community Activity Center (UCAC-2) Land Use Classification and RG-1 Zoning. The property is currently classified as Mixed Residential - High Density by Richland County and zoned as RM-MD by Richland County. Proposal for N/S Amberley Road: Request to annex, assign Urban Edge Residential - Small Lot (UER-1) Land Use Classification and RS-1 Zoning. The property is currently classified as Mixed Residential - High Density by Richland County and zoned as RM-MD by Richland County.

Applicant: Minhaj-UI-Quran USA (MQ-USA)

Staff Recommendation: Approval

PC Recommendation: 08/01/16; Approval (6-0)

ATTACHMENTS:

- 09-20-2016_ZPH_ANNEX_523 WinmetDrive - and - NS AmberleyRoad (PDF)
- 2016-082 annex-incorporate 523 Winmet & NS Amberley(PDF)

RESULT:	APPROVED ON FIRST READING [UNANIMOUS] Next: 10/18/2016 2:00 PM
MOVER:	Sam Davis, Councilman - District I
SECONDER:	Moe Baddourah, Councilman - District III
AYES:	Benjamin, Davis, Devine, Baddourah, Duvall, McDowell
ABSENT:	Leona K. Plough



CITY COUNCIL

September 20, 2016 at 7:00pm

City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY 523 WINMET DRIVE, TMS# 11702-02-12 AND N/S AMBERLEY ROAD, TMS# 11702-02-21

Council District:	1
Proposal for 523 Winmet Drive:	Request to annex, assign Urban Core Community Activity Center (UCAC-2) Land Use Classification and RG-1 Zoning. The property is currently classified as Mixed Residential – High Density by Richland County and zoned as RM-MD by Richland County.
Proposal for N/S Amberley Road:	Request to annex, assign Urban Edge Residential - Small Lot (UER-1) Land Use Classification and RS-1 Zoning. The property is currently classified as Mixed Residential – High Density by Richland County and zoned as RM-MD by Richland County.
Applicant:	Minhaj-UI-Quran USA (MQ-USA)
Staff Recommendation:	APPROVAL
PC Recommendation:	08/01/16; APPROVAL (6-0)
ZPH, 1st Reading:	09/20/16; PENDING
ZPH, 2nd Reading:	10/04/16; PENDING

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

523 Winmet Drive

Acreage: ~0.65 acres

Current Use: Residence

Proposed Use: Expansion of religious place of worship to include picnic shelters and addition to existing structure located on TMS# 11702-02-32

Reason for Annexation: Municipal Services

Urban Service Area: Primary

Current Land Use Classification: Mixed Residential (High Density)
Proposed Land Use Classification: Urban Core Community Activity Center (UCAC-2)
Current Richland County Zoning: RM-MD Residential, Multi-Family, Medium Density District
Proposed Zoning: RG-1 General Residential District
Census Tract: 106

N/S Amberley Road

Acreage: 2.67 acres
Current Use: Vacant Land
Proposed Use: Expansion of religious place of worship to include picnic shelters and addition to existing structure located on TMS# 11702-02-32
Reason for Annexation: Municipal Services
Urban Service Area: Primary
Current Land Use Classification: Mixed Residential (High Density)
Proposed Land Use Classification: Urban Edge Residential - Small Lot (UER-1)
Current Richland County Zoning: RM-MD Residential, Multi-Family, Medium Density District
Proposed Zoning: RS-1 (Single Family Residential District)
Census Tract: 106

DETERMINATION FOR CITY SERVICES

The following determination is an estimate of the benefits and costs associated with the annexation of the subject property.

Police

We find that the proposed annexations of 523 Winmet and N/S Amberley will result in an increased number of calls for services and will cost the CPD **\$426.62** annually to provide service once the project is completed based upon current calls for service to the adjacent parcel under the same ownership.

Fire

The proposed annexation **will not result in additional costs or impact services** being provided by this department. Annexation would lower the ISO rating of this property to a Class 1 from a Class 2.

Solid Waste

At this time the property is undeveloped and future uses would be commercial/institutional. Solid Waste services cost would be \$0.00 since this services is not provided to commercial/institutional uses.

Engineering

Because water and sewer lines currently exist in this area and the developer will install new infrastructure at the time of development, the Utilities and Engineering Division **will not incur any costs** associated with this annexation. There is a tap fee for the property owner.

Water Customer Care

Annexation will result in an approximately **40% reduction** in water and sewer service rates for the customer.

Planning & Development Services

We recommend annexation of this property. The estimated annual city property tax revenue after annexation of these properties will generate approximately **\$0.00**, as this property is owned and operated by a religious institution.

*Estimated City Tax Revenue calculated as: (Tax Value*Tax Rate)*City Millage Rate (.0981)) - (Tax Value*Local Option Sales Tax Credit (.002)).

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject parcel is in a “Primary Area” as identified in the Urban Service Area Map

Principles and Goals of the Urban Service Area

The Urban Service Area identifies those areas the City of Columbia 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 constituted of land contiguous to the City where services are available and the infrastructure is generally good. These services include fire, police, sanitation, and utilities. Concerning utilities, these areas do not assume that the water or sewer line extends directly to each lot, but that it is available for extension in a reasonable manner. Primary areas are intended to indicate that, barring unanticipated circumstances, annexation is recommended and, where appropriate, should be actively pursued.

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

523 Winnet Drive -

Staff recommends that the subject parcel be designated Urban Core Community Activity Center (UCAC-2) in The Columbia Plan 2018 Future Land Use Map.

Urban Core Community Activity Centers are medium scale collections of primarily business uses, developed within the urban grid of Columbia’s neighborhoods. They are destination locations that serve an area of about a 3-5 mile radius or drive distance. These centers often occupy several city blocks (within a neighborhood) and include several dozen businesses and multi-family or mixed-use buildings. The destination nature of these centers means significant demand for transit facilities and parking. Their scale and architecture are larger than most of the surrounding single-family homes. They may be found as nodes in Urban Core Mixed Residential neighborhoods, or in lower intensity within Urban Core Residential neighborhoods.

Primary Types:

- Small and Medium format Business/Employment (excl. Flex)
- Multi-family Small and Medium Mixed Use

Secondary Types:

- Multi-family Small or Medium

Tertiary Types:

- Civic/Institutional
- Single-family Attached
- Large Format Business/Employment (excl. Flex)
- Cemeteries & Mausoleums
- Parking Structures and Lots

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.

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

N/S Amberley Road-

Staff recommends that the subject parcel be 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. Cul-de-sacs 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.

PROPOSED ZONING DISTRICT SUMMARY

523 Winmet Drive –

The parcel is currently zoned Residential, Multi-Family – Medium Density District (RM-MD) by Richland County, and surrounding parcels within the City of Columbia are zoned General Residential District (RG-1) to the West and General Residential District (RG-2) to the North. Surrounding parcels in unincorporated Richland County are zoned Residential, Multi-Family – Medium Density District (RM-MD).

The proposed City of Columbia zoning district is General Residential District (RG-1).

General Residential District (RG-1)

The RG-1, RG-1A and RG-2 districts are intended as medium and high density residential areas 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 districts.

N/S Amberley Road –

The parcel is currently zoned Residential, Multi-Family – Medium Density District (RM-MD) by Richland County, and surrounding parcels within the City of Columbia are zoned Single Family Residential District (RS-1) to the West and Northwest, and General Residential District (RG-1) to the East and Southeast. Adjacent properties within unincorporated Richland County are currently zoned Residential, Multi-Family – Medium Density District (RM-MD).

The proposed City of Columbia zoning district is Single Family Residential District (RS-1).

Single Family Residential District (RS-1)

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.

STAFF RECOMMENDATION

523 Winnet Drive –

Staff recommends that City Council annex said land and assign a land use classification of UCAC-2 and assign zoning of RG-1 at the time of annexation.

N/S Amberley Road –

Staff recommends that City Council annex said land and assign a land use classification of UER-1 and assign zoning of RS-1 at the time of annexation.



02/08/2015

© 2015 Pictometry

Future Land Use Map

523 Winmet Drive; TMS#: 11702-02-12

Existing Richland County FLU: Mixed Residential (High Density); Proposed FLU: UCAC-2

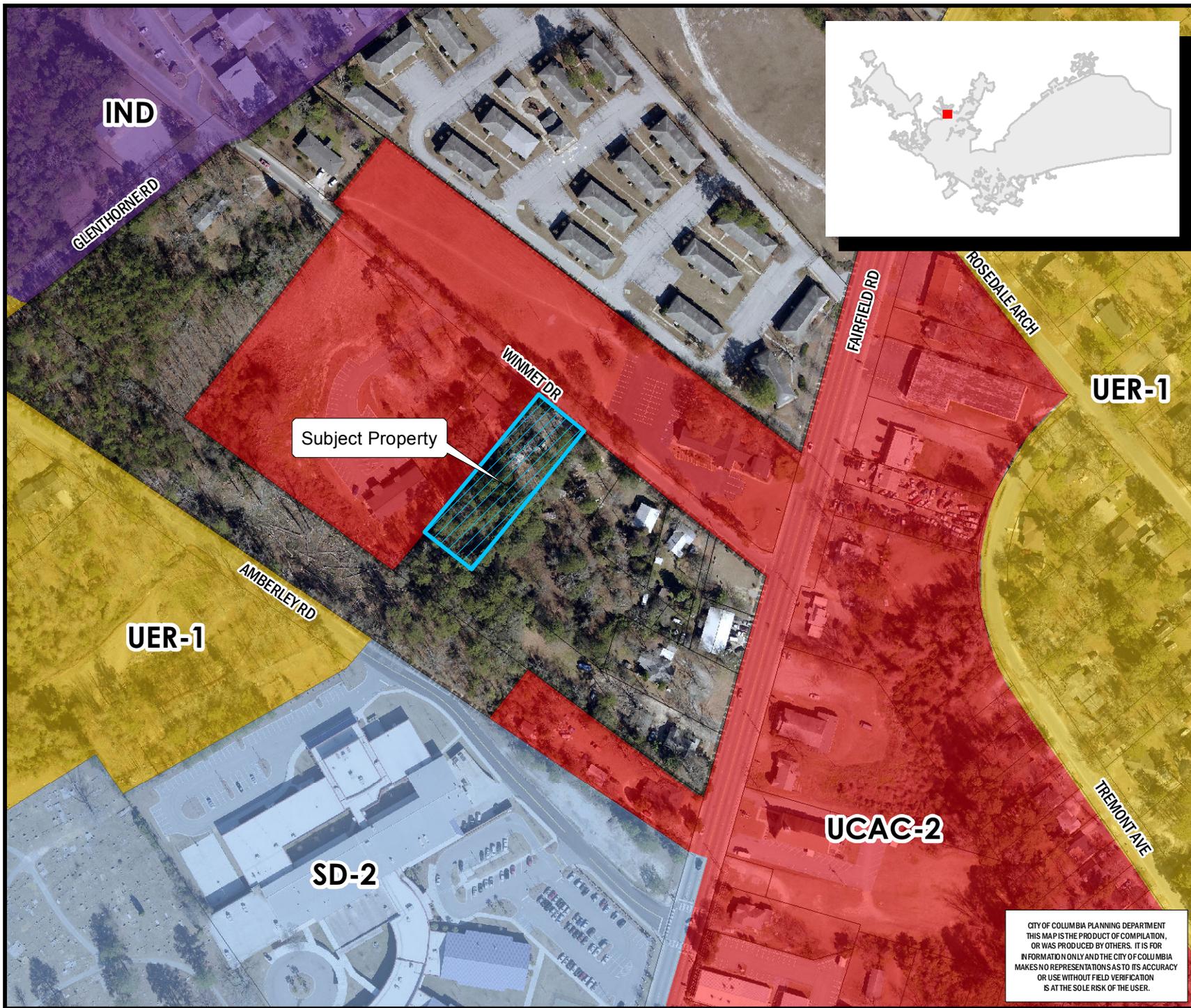
Department of Planning & Development Services

Legend

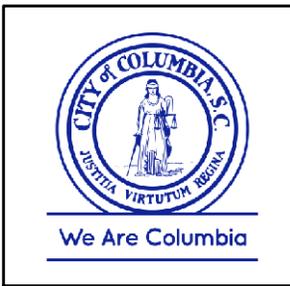
CITY LIMITS
PARCELS

- 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 50 100 200 Feet



ORIGINAL PREPARATION/DATE:
This map was prepared by:
Leigh DeForth
July 18, 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.

Zoning Map

523 Winmet Drive; TMS#: 11702-02-12
 Existing Zoning: RM-MD; Proposed Zoning: RG-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	

N

0 50 100 200 Feet

ORIGINAL PREPARATION/DATE:
 This map was prepared by:
 Leigh DeForth
 July 18, 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.





02/08/2015

© 2015 Pictometry

Future Land Use Map

N/S Amberley Road; TMS#: 11702-02-21

Existing Richland County FLU: Mixed Residential (High Density); Proposed FLU: UER-1

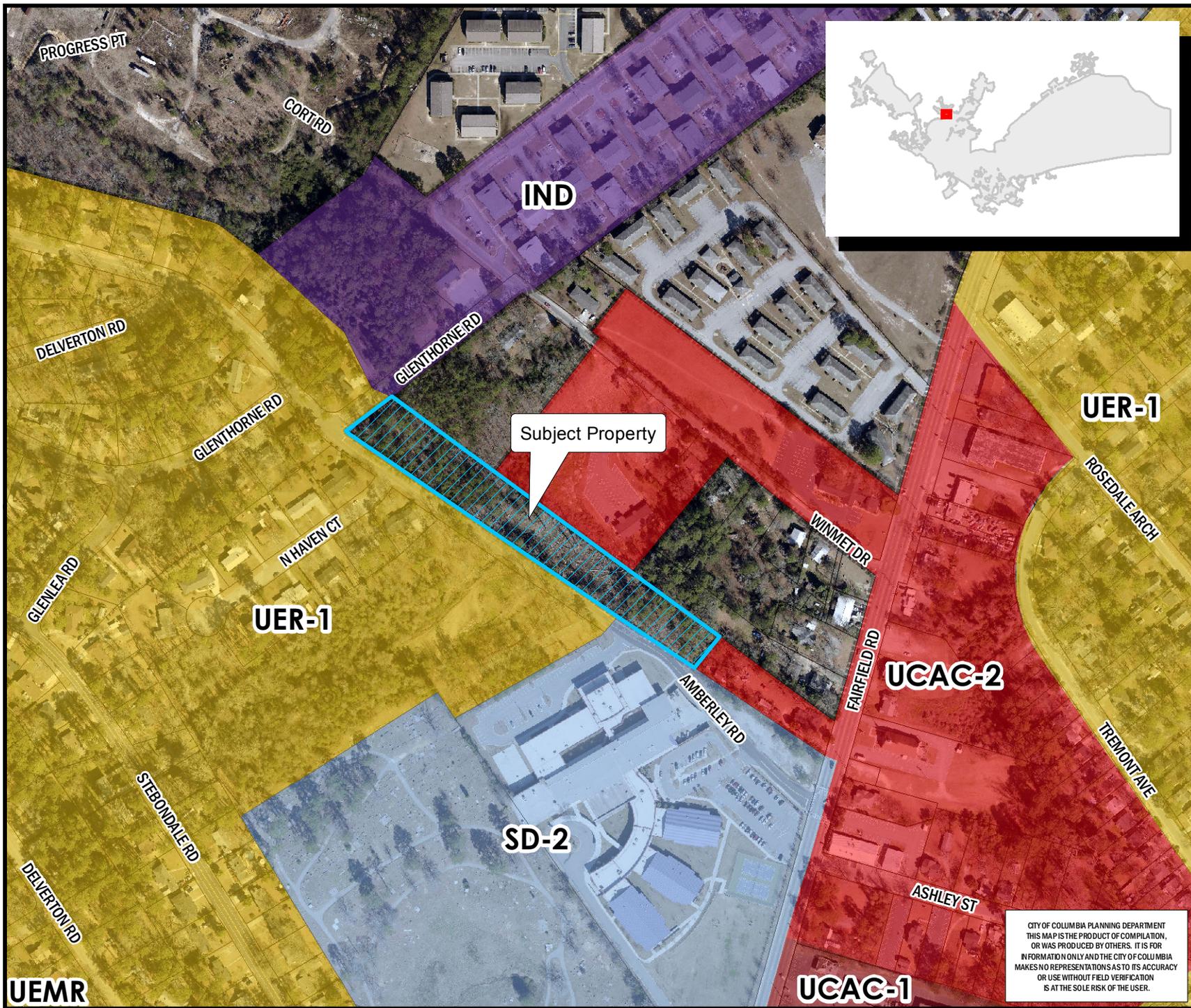
Department of Planning & Development Services

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

N

0 100 200 400 Feet



ORIGINAL PREPARATION/DATE:
This map was prepared by:
Leigh DeForth
July 18, 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

N/S Amberley Road; TMS#: 11702-02-21
Existing Zoning: RM-MD; Proposed Zoning: RS-1

Department of Planning & Development Services

Legend

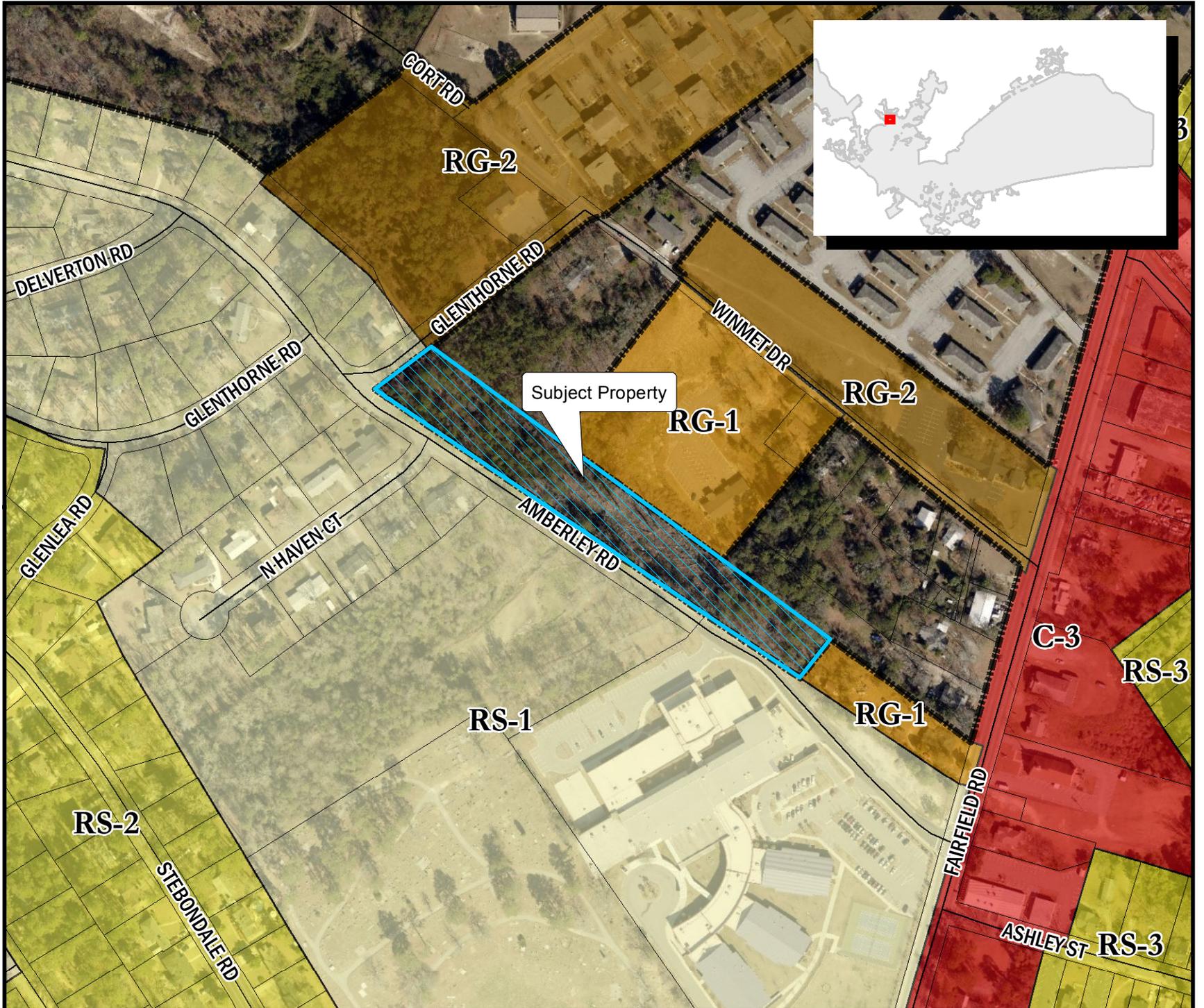
	CITY LIMITS
	PARCELS

	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		

0 40 80 160 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Leigh DeForth
July 18, 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.



ORDINANCE NO.: 2016-082

*Annexing and Incorporating 523 Winmet Drive and N/S Amberley Road,
Richland County TMS #11702-02-12 and 11702-02-21 into the Plan Columbia Land Use
Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015*

WHEREAS, a proper petition has been filed with the City Council by one hundred (100%) percent of the property owners of the within described property under the provisions of South Carolina Ann. Sec. 5-3-150; and,

WHEREAS, it appears to City Council that the annexation of the property would be in the best interest of the property owners and the City of Columbia; and,

WHEREAS, City Council adopted the City of Columbia Comprehensive Plan 2018 by Ordinance No.: 2008-085 on October 1, 2008, and amended from time to time, in accordance with South Carolina Comprehensive Planning Act of 1994 (Title 6, Chapter 29 of the SC Code) and heard public comments on this amendment; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this ___ day of _____, 2016, that the property described herein is hereby annexed to, incorporated into Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015, and becomes a part of the City of Columbia effective immediately. The property located at 523 Winmet Drive shall be zoned RG-1 (General Residential District), and the property located at N/S Amberley Road shall be zoned RS-1 (Single Family Residential District), apportioned to City Council District 1, Census Tract 106, contains 3.32 acres, and shall be assigned a land use classification of Urban Core Community Activity Center (UCAC-2) to 523 Winmet Drive and Urban Edge Residential – Small Lot (UER-1) to N/S Amberley Road.

PROPERTY DESCRIPTION: See Attached Exhibit "A"
Richland County TMS NO.: 11702-02-12 and 11702-02-21

Also included in the territory hereby annexed are all contiguous portions of all public rights of way, streets and highways.

Requested by:

Assistant City Manager Gentry

Mayor

Approved by:

City Manager

Approved as to form:

ATTEST:



City Attorney
Introduced:
Final Reading:

City Clerk

LEGAL DEPARTMENT DRAFT

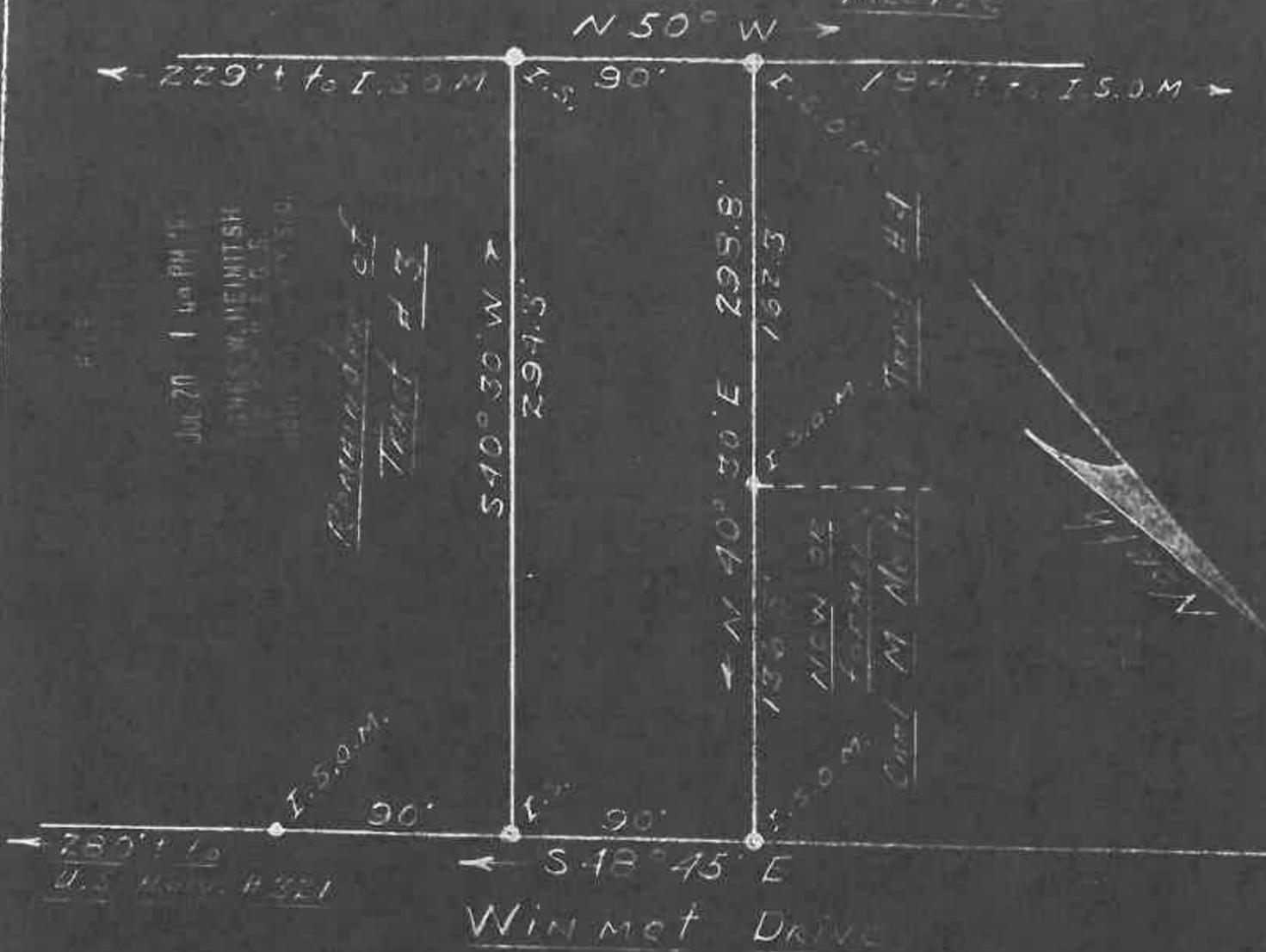
EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2016-082

All that certain piece, parcel or lot lying and being situated near the City of Columbia, the County of Richland, and the State of South Carolina, being more particularly shown as 521/523 Winmet Drive on a plat prepared by Richard M. Lee, R.E., recorded on July 20, 1961, in Plat Book 18, Page 78 in the Office of the RMC for Richland County; also being shown as the Northwest ninety (90') feet of Tract Three (3) on a plate prepared for J.M. Meetze dated August 31, 1956, by Evett & Hinley, recorded in Plat Book 9, page 108 in the said office of the RMC for Richland County; and,

All that certain piece, parcel or lot lying and being situated near the City of Columbia, the County of Richland, and the State of South Carolina, shown and designated as a "2.67 Acres Vacant Lot" on a plat prepared for Mirrell A. Castles by Cox and Dinkins, Inc. dated February 3, 1993 and recorded in the Office of the ROD for Richland County on June 28, 1996 in Plat Book 56 at page 3786 and having the metes and bounds as shown thereon.

LEGAL DEPARTMENT DRAFT

18-78
 NOW OR FORMERLY Wesley Randolph
 Meetze



PLAT PREPARED FOR W. T. McMAHON, NEAR COLUMBIA, SOUTH CAROLINA
 THE SAME BEING SHOWN AS NORTH-WESTERN 90' OF TRACT AS ON PLAT PREPARED
 FOR J. M. MEETZE, AUG. 31, 1956 BY EVETT & FINLEY, ENGINEERS & SURVEYORS

RICHARD M. LEE
 REG. SURVEYOR

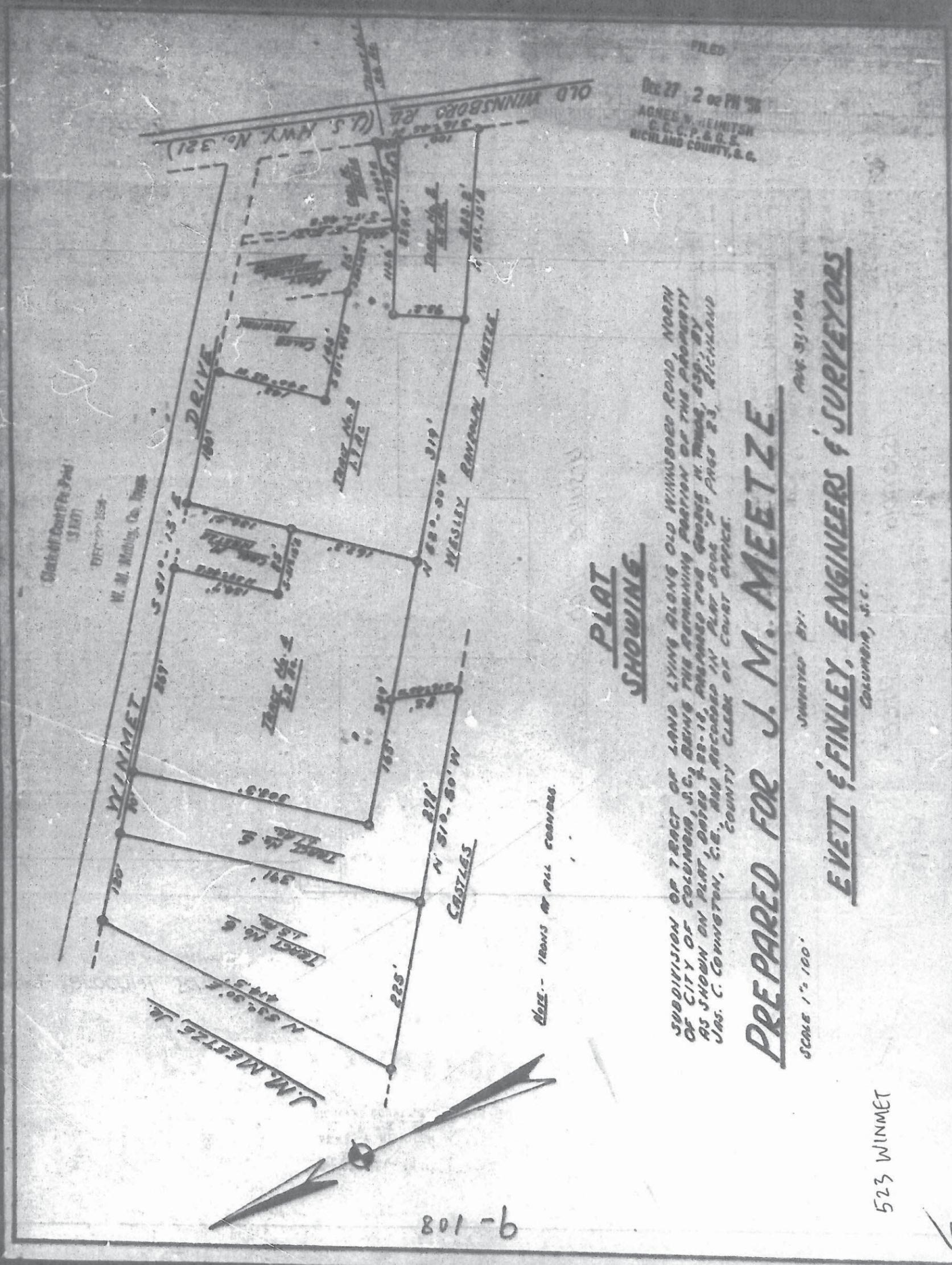
COLUMBIA, S. C.

JULY 1, 1961
 SCALE: 1" equals 60'

Clerk of Court Fee Paid
 \$1.00

NR 288 888

Tom Elliott, Co. Treas.



FILED
 Dec 27 2 02 PM '35
 AGNES V. HEINTZ
 C.C.P. & G.S.
 RICHLAND COUNTY, S.C.

**PLAT
 SHOWING**

SUBDIVISION OF TRACT OF LAND LYING ALONG OLD WINNSBORO ROAD, NORTH OF CITY OF COLUMBIA, S.C., BEING THE REMAINING PART OF THE PROPERTY AS SHOWN ON PLAT DATED 4-22-16, REFERRED TO AS GROUP N. TRACTS, 523, BY JAS. C. COMBESTON, S.E., AND RECORDED IN PLAT BOOK "P" PAGE 23, RICHLAND COUNTY CLERK OF COURT OFFICE.

PREPARED FOR J. M. MEETZE

SCALE 1" = 100' SURVEYED BY: J.M. MEETZE

EVETT & FINLEY, ENGINEERS & SURVEYORS
 Columbia, S.C.

523 WINNET

801-6

