



**PLANNING COMMISSION
MAP AMENDMENT CASE SUMMARY**

**REZONE FROM C-1 (OFFICE AND INSTITUTIONAL)
TO M-1 (LIGHT INDUSTRIAL)
AT 955 AVONDALE DRIVE**

February 3, 2014
City Council Chambers, 3rd Floor
1737 Main Street, Columbia, SC 29201

Subject Property:	955 Avondale Drive (09112-04-08) (1.28 +/- acres)		
Council District:	1		
Proposal:	Rezone from C-1 (Office and Institutional) to M-1 (Light Industrial)		
Applicant:	Jamie White (Carolina Home and Yard Solutions, LLC)		
Present Use:	Vacant/Former Auto Repair	Proposed Use:	Yard Maintenance Business
Staff Recommendation:	Deny		

Detail: The subject parcel is located approximately 660 feet from N. Main Street at the entrance to the Hyatt Park Neighborhood, and is surrounded by M-1 zoning within the North Main Corridor overlay to the north and east; RS-3 zoning to the south and west. There is a vacant structure on site that was formerly used as an automobile repair business. 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. The M-1 district is intended to accommodate wholesaling, distribution, storage, processing, light manufacturing and general commercial uses. Staff has concerns with this request due to the proximity to residential uses and the potential uses that the M-1 zoning classification would permit.

Zoning Map

955 Avondale Drive
TMS# 09112-04-08 Zoned C-1

Department of Planning & Development Services

Legend

- +— RAILROADS
- CITY LIMITS
- STREETS
- ▭ PARCELS

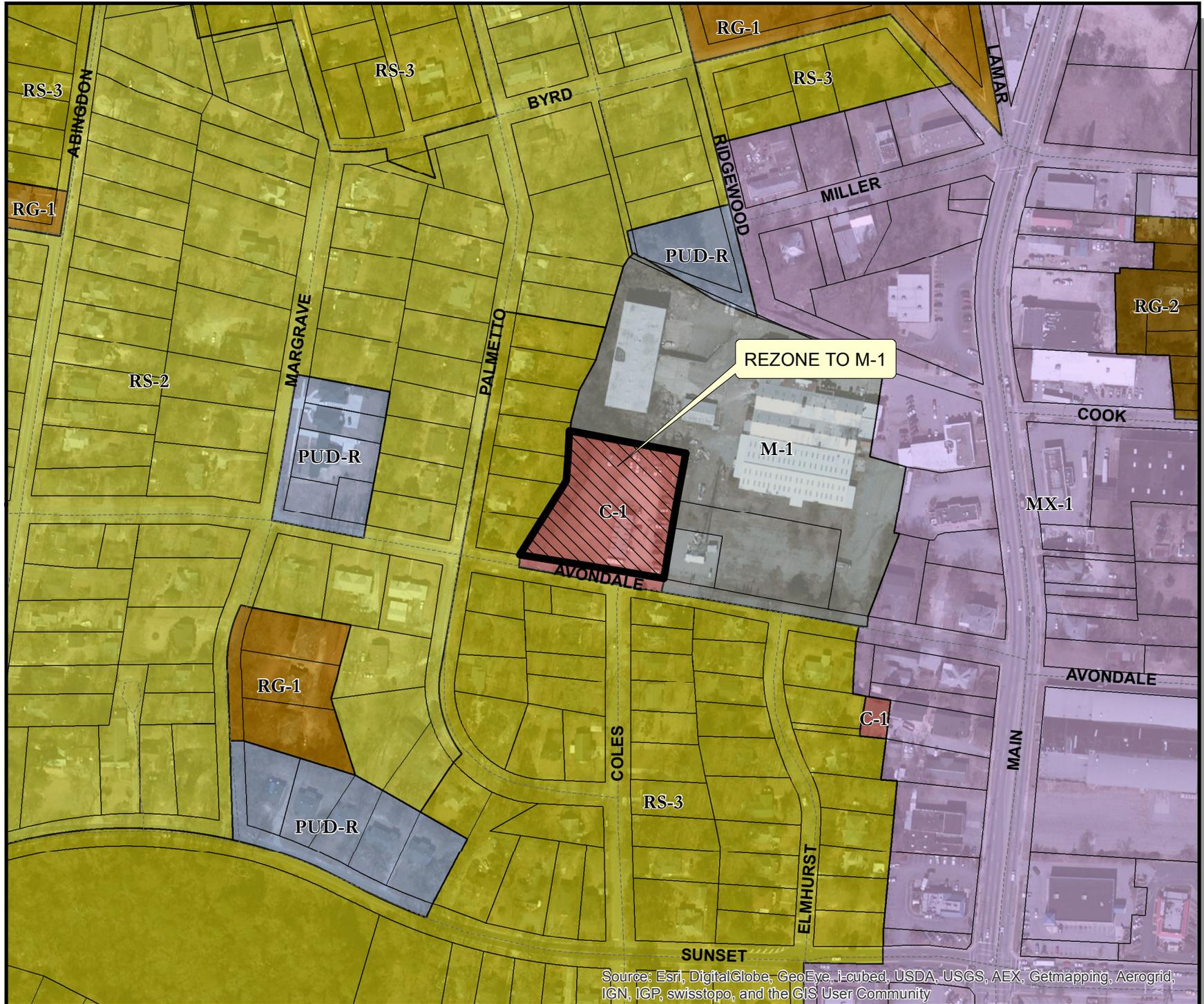
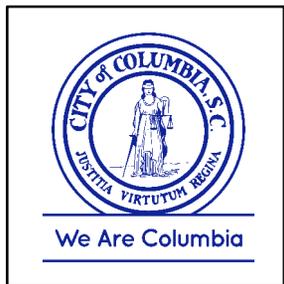
<ul style="list-style-type: none"> D-1 RS-1 RS-1A RS-1B RS-2 RS-3 RD RD-2 RG-1 RG-1A RG-2 RG-3 UTD MX-1 	<ul style="list-style-type: none"> MX-2 C-1 C-2 C-3 C-3A C-4 C-5 M-1 M-2 PUD-C PUD-LS PUD-LS-E PUD-LS-R PUD-R
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PROPOSED REZONING

ORIGINAL PREPARATION/DATE:
This map was prepared by:
S. W. Hudson, III
January 30, 2014



DISCLAIMER:
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Source: Esri, DigitalGlobe, GeoEye, i-Land, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community





LETTER OF AGENCY

DATE: 1/3/14
 TO: ZONING ADMINISTRATOR, CITY OF COLUMBIA

I, the undersigned PROPERTY OWNER below, do hereby attest that I am the person that holds, or I am authorized to act on behalf of the party that holds, fee simple interest in the following property:

COMMON STREET ADDRESS(ES): 955 Avondale Dr, Columbia SC

also known by TAX MAP NUMBER(S): 09112-04-08

Further, I hereby authorize the person listed as AUTHORIZED AGENT below to act on my behalf for the purpose of submitting documents, amending documents, meeting with staff, attending public meetings and hearings, and as otherwise may be necessary and proper to fulfill the required steps to request (CHECK ALL THAT APPLY):

- a variance from the Board of Zoning Appeals;
- a special exception from the Board of Zoning Appeals;
- an appeal of the decision of the Zoning Administrator from the Board of Zoning Appeals;
- a change to the Zoning Maps of the City of Columbia from City Council, rezoning the property listed above from C1 to M1;
- site plan review by the Planning Commission; and/or
- a minor subdivision.

Maitha T. Young *J. David Teague, Jr.* *James L. Teague* *Mary J. Grotlan*
 * SIGNATURE OF PROPERTY OWNER: J. David Teague Sr. Eleanor H. Teague DATE: 1/3/2014
 PRINT Name of Property Owner: J. D. Teague, Sr. Eleanor H. Teague
 Street Address of Property Owner: 163 Sandy Creek Court
 City, State, ZIP of Property Owner: Gaston, S.C. 29053-3490
 Telephone Number of Property Owner: 853-926-5978

* SIGNATURE OF WITNESS: DATE: 1/3/14
 PRINT Name of Witness to Signature of Property Owner: John Papas III

* SIGNATURE OF AUTHORIZED AGENT: DATE: 1/1/14
 Name of Authorized Agent: Jamie White
 Company/Firm of Authorized Agent: Carolina Home & Yard Solutions, LLC
 Street Address of Authorized Agent: 2900 Trenholm Rd
 City, State, ZIP of Authorized Agent: Columbia SC 29204
 Telephone Number of Authorized Agent: 803-479-5970



City of Columbia APPLICATION to AMEND THE ZONING ORDINANCE

ZONING DIVISION
m

OFFICE USE ONLY: Date Received _____

By _____

1) APPLICANT (Please Print)

Name:	Jamie White	Company:	Carolina Home + Yard Solutions, LLC
Tel. #:	803-479-5970	Fax#:	
Mobile #:		E-mail:	

Do you own any of the property affected by this application? YES NO; If NO, provide Letter of Agency

2) THIS APPLICATION IS FOR (Check all that apply)

REZONING (MAP and/or PUD AMENDMENT)

From: C1 To: M1

For PUD Amendment (Check one below)

Minor Amendment Major Amendment

PROPERTY INFORMATION

Address:	955 Avondale Dr	Total Acreage:	1.28
TMS#:	09112-04-08	Proposed Use:	Lawn & Garden Services
Current Use:			
Current Zoning:	C1		

TEXT AMENDMENT

List affected code section(s): _____

3) DETAILED PROJECT DESCRIPTION: (Attach additional paper if you need more space)

Need property to be rezoned from C1-M1 for use as Landscaping and Horticultural Services for my Yard Maintenance business. Which is zoned as Lawn & Garden Services.

4) NEIGHBORHOOD CONSULTATION

Prior to the Planning Commission meeting, meet with the adjacent neighbors or neighborhood association to communicate details of the proposed project. Please note that this informational meeting is not required by ordinance, but is *strongly* encouraged. Contact information may be obtained from Zoning staff.

5) SIGNATURE

Applicant Signature:	<i>Jamie White</i>
Print Name:	Jamie White
Date:	1/2/14

PC Date: _____
ZPH Date: _____

Action: _____
1st Reading Date: _____
2nd Reading Date: _____

Action: _____
Action: _____