



**PLANNING COMMISSION
MAP AMENDMENT CASE SUMMARY**

**REZONE FROM RS-1 (SINGLE FAMILY RESIDENTIAL)
TO RS-2 (SINGLE FAMILY RESIDENTIAL)
AT 2822 CANTERBURY ROAD**

March 3, 2014

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

Subject Property: 2822 Canterbury Road (TMS# 11415-05-27) (Acreage = .55 +/-)
Council District: 3
Proposal: Rezone from RS-1 (Single Family Residential) to RS-2 (Single Family Residential)
Applicant: James E. Smith, Jr.
Present Use: Residential **Proposed Use:** Residential
Staff Recommendation: Approve

Detail: The subject parcel is located in the Forest Hills Neighborhood and contains a single family residence. The majority of the lots located to the north and east are zoned RS-2. The lots to the south and west are zoned RS-1.

Both RS-1 and RS-2 are intended as single family residential areas offering detached units with low to medium population densities. Use regulations for the districts are identical, but contain different bulk requirements as shown in the chart below.

District	Min. Lot Area Per Unit (Sq. ft.)		Approx. Maximum Density(units per acre)	Min. Setbacks			Min. Lot Width (feet)	Max. Height (feet)	% Maximum Lot Coverage
	First Unit	Each Additional Unit		Front	Rear	Side			
RS-1	15,000	NA	2.9	35	15	8	90	40	30
RS-2	8,500	NA	5.1	25	10	5	60	40	30

Due to the varying lots sizes, residential uses, and mixture of RS-1 and RS-2 in this and surrounding vicinity, staff is amenable to the request.

Zoning Map

2822 Canterbury Road
TMS# 11415-05-27 Zoned RS-1

Department of Planning & Development Services

Legend

RAILROADS	CITY LIMITS
STREETS	PARCELS

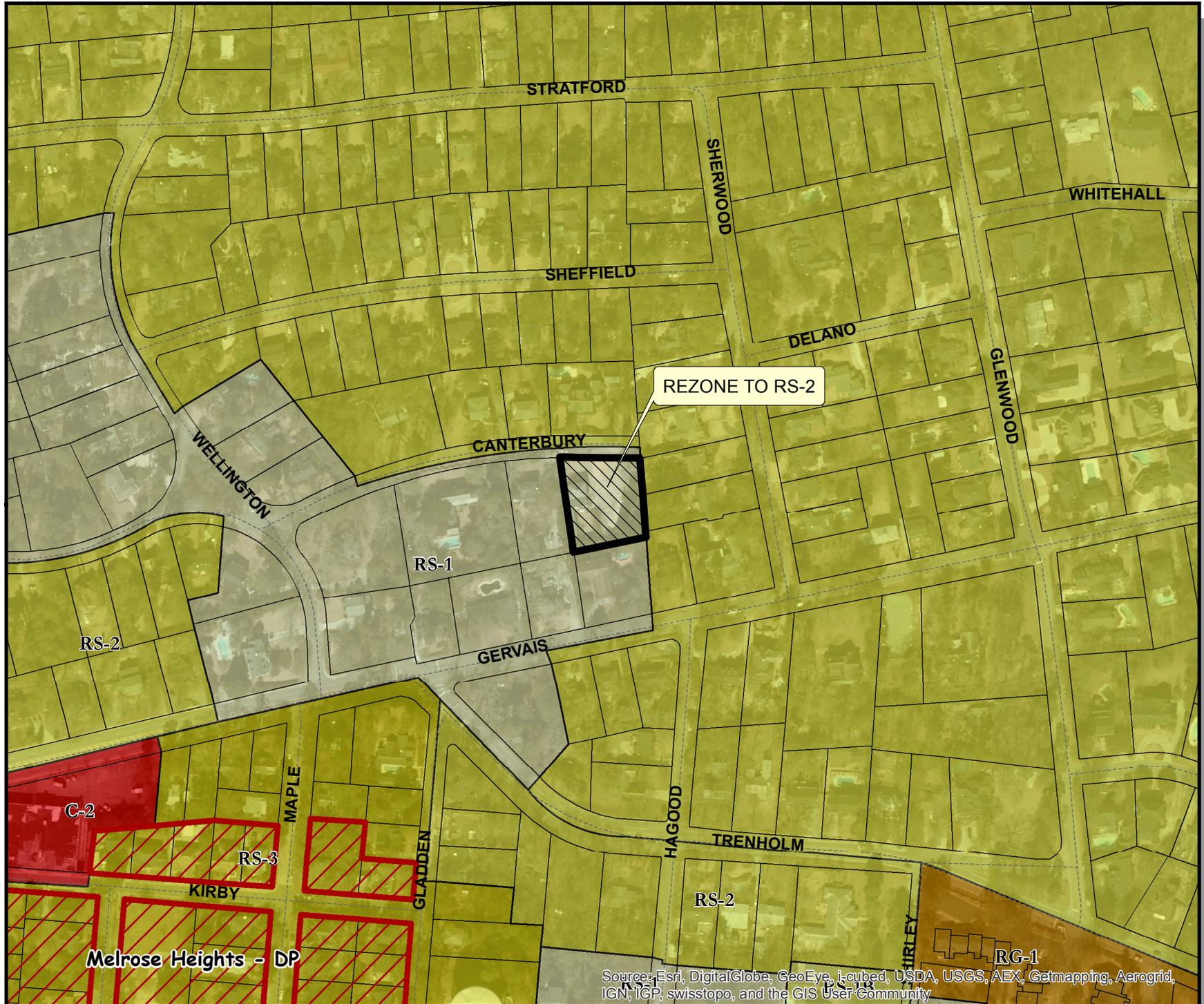
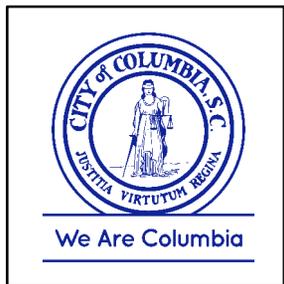
D-1	MX-2
RS-1	C-1
RS-1A	C-2
RS-1B	C-3
RS-2	C-3A
RS-3	C-4
RD	C-5
RD-2	M-1
RG-1	M-2
RG-1A	PUD-C
RG-2	PUD-LS
RG-3	PUD-LS-E
UTD	PUD-LS-R
MX-1	PUD-R

PROPOSED REZONING	DP Overlay
ID Overlay	Arch Conserv District
	Historic District Protection Area

ORIGINAL PREPARATION/DATE:
This map was prepared by:
S. W. Hudson, III
February 26, 2014



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





City of Columbia APPLICATION to AMEND THE ZONING ORDINANCE

RECEIVED

FORM REVISED 02/10

FEB 05 2014

ZONING DIVISION
ATL

OFFICE USE ONLY: Date Received _____ By _____

1) APPLICANT (Please Print)

Name:	<i>James C. Smith, Jr</i>	Company:	<i>James C. Smith, Jr PA</i>
Tel. #:	<i>803-933-9800</i>	Fax#:	<i>803-933-9801</i>
Mobile #:	<i>803-931-2200</i>	E-mail:	<i>James@JamesSmithPA.com</i>

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: *RS-1* To: *RS-2*

For PUD Amendment (Check one below)

Minor Amendment Major Amendment

PROPERTY INFORMATION

Address:	<i>2822 Canterbury Rd</i>		<i>29204</i>
TMS#:	<i>R11415-05-27</i>	Total Acreage:	<i>0.55</i>
Current Use:	<i>SF</i>	Proposed Use:	<i>SF</i>
Current Zoning:	<i>RS-1</i>		

TEXT AMENDMENT

List affected code section(s):

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

See Attached

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:

Print Name:

Date:

[Handwritten Signature]
James C. Smith, Jr
2/5/2014

PC Date: _____
ZPH Date: _____

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

Action: _____
Action: _____

Zoning Application Question 3) DETAILED PROJECT DESCRIPTION

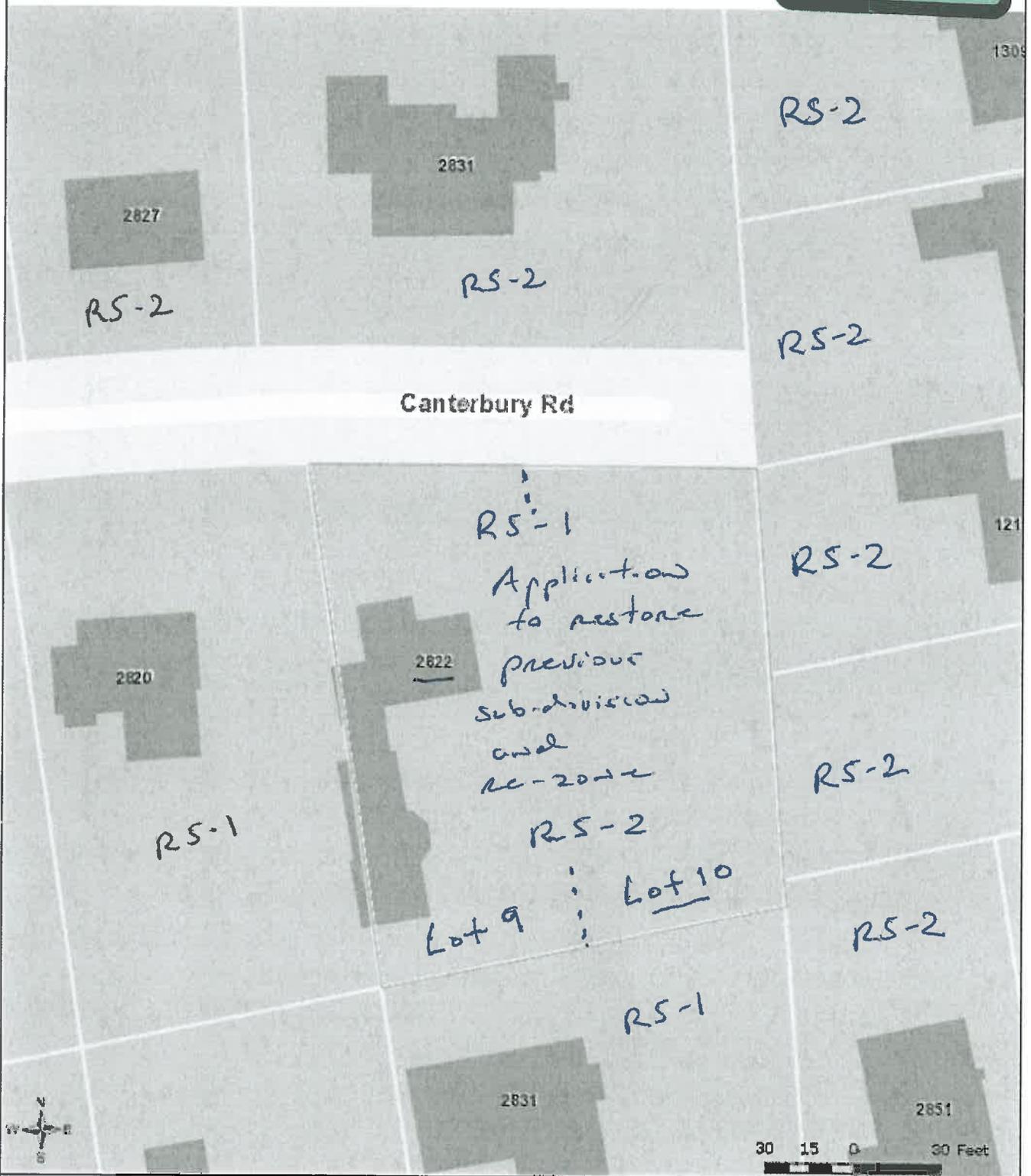
Applicant, on behalf of property owner Lanie Kitchens, respectfully submits this application to restore a previous subdivision of the subject property and rezone the two subdivided parcels to RS-2 consistent with the original planned development of the Forrest Hills Subdivision. (Exhibit A.)

- On July 28, 2000, Mrs. Kitchen's husband, James Kitchens, purchased Lot 9 in the Forest Hills subdivision. The lot has an area of 0.29 acres (approximately 12,632 square feet) and street side frontage of 74.91 feet. It included a 3,400 square foot house. The lot was zoned RS-1.
- On May 21, 2003, Mrs. Kitchens purchased Lot 10, which is adjacent to Lot 9. The lot has an area of 0.26 acres (approximately 11,326 square feet) and street side frontage of 77.37 feet. It was zoned RS-1. While it did not conform to the minimum area or street side frontage set by an RS-1 zoning, it was a buildable lot at the time of the purchase.
- On June 2, 2003, Mr. Kitchens gifted Lot 9 to Mrs. Kitchens.
- In the fall of 2003, Mrs. Kitchens filed a plat combining Lots 9 and 10 into one lot.
- The subject parcel has an area of 0.55 acres (approximately 23,958 square feet) and street side frontage of 152.28 feet. It is zoned RS-1 and abuts 3 separate RS-2 properties and across the street from two more RS-2 properties and next door to one RS-1 property.
- Now Applicant wishes to subdivide the subject parcel into the original two lots, Lots 9 and 10.
- Lots 9 and 10 do not meet the minimum area or street frontage requirements for property zoned RS-1; however they do meet these requirements for property zoned RS-2.
- The subject parcel is adjacent to and across the street from 6 other properties zoned RS-2.
- Subdivision of the subject parcel is the original plan of development for Forest Hills.
- At different times in the past the lots have been combined into one parcel and later subdivided into two. As recently as 1999, the parcel comprised of Lots 9 and 10 was subdivided into two lots. Then in December of that year, Lot 10 was sold.
- From a practical standpoint Lot 10 is large enough in area and has enough street side frontage to support a house. Indeed, the former owner had detailed architectural plans drawn up to build a 4000+ square foot house prior to selling to the Mr. Kitchens.

Based upon the foregoing, Applicant, on behalf of Mrs. Lanie Kitchens, respectfully requests to have her parcel rezoned RS-2 in order to satisfy the requirements to subdivide it into Lots 9 and 10.



Richland County Map



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LETTER OF AGENCY

DATE: February 4, 2014
 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): 2822 Canterbury Rd 29204

also known by TAX MAP NUMBER(S): R11415-05-27

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 RS-1 to RS-2;
- site plan review by the Planning Commission; and/or
- a minor subdivision.

SIGNATURE OF PROPERTY OWNER: Lorie R. Kitchens DATE: 2-5-14
 PRINT Name of Property Owner: Lorie R. Kitchens
 Street Address of Property Owner: 2822 Canterbury Rd 29204
 City, State, ZIP of Property Owner: Columbia 29204
 Telephone Number of Property Owner: 803-463-3863

SIGNATURE OF WITNESS: [Signature] DATE: 5 February 2014
 PRINT Name of Witness to Signature of Property Owner: Charles F. Edgar III

SIGNATURE OF AUTHORIZED AGENT: [Signature] DATE: 2/5/2014
 Name of Authorized Agent: James C. Smith, Jr.
 Company/Firm of Authorized Agent: James C. Smith, Jr. PA
 Street Address of Authorized Agent: 1422 Laurel St.
 City, State, ZIP of Authorized Agent: Columbia, SC 29201
 Telephone Number of Authorized Agent: 803-933-9800



City of Columbia
 1136 Washington Street (P.O. Box 147)
 Columbia, SC 29201

Phone: (803) 545-3420
 Fax: (803) 733-8699

Paid Invoice Summary

DATE	2/5/2014
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ACCOUNT:
James E. Smith Jr. PA 1422 Laurel St Columbia SC 29201
Phone: 803 933 9800

Date	Reference Number	Invoice Number	FeeCat	Description	Status	Amount
2/5/2014		14-00806	1010000-422700	Zoning fee for rezoning 2822 Canterbury Rd	Paid	(-) 100.00

Date	InvoiceNum	Status	Payment	Amount
2/5/2014	14-00806	Original Due		100.00
2/5/2014	14-00806	Paid	Check 008579	(-) 100.00

Total Paid	100.00
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