



**PLANNING COMMISSION  
MAP AMENDMENT CASE SUMMARY**

**REZONE FROM RS-2 (SINGLE FAMILY RESIDENTIAL) TO C-3 (GENERAL  
COMMERCIAL) AT 1012-14 BROAD RIVER ROAD**

**June 2, 2014 at 5:15pm**

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

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**Subject Property:** 1012-14 Broad River Road; Richland County TMS# 07311-06-04, -05  
**Council District:** 2  
**Proposal:** Rezone portion of parcels from RS-2 to C-3  
**Applicant:** P&G, LLC - G. Steven Peterson by Robert F. Fuller, Attorney  
**Present Use:** Commercial/Vacant      **Proposed Use:** Commercial  
**Staff Recommendation:** Deny

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**CASE HISTORY**

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Planning Commission:	6/02/14	RS-2 to C-3	PENDING
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**APPLICATION REQUEST**

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The proposal is to rezone a RS-2 zoned portion of TMS# 07311-06-04 and 07311-06-05 to C-3.

**CURRENT PARCEL CHARACTERISTICS/CONDITIONS**

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The parcels that make up this request are currently “split zoned” C-3 and RS-2, with the C-3 portion fronting on Broad River Road and the RS-2 portion fronting on Greenville Circle. The existing C-3 portion will not be changed. The RS-2 portion of both parcels will remain unchanged from the Greenville Circle property line, extending to a depth of seventy (70) feet. The aggregate area lying between the C-3 portion and the reconfigured RS-2 portion (+/- 100 feet) will be rezoned to C-3. Based on the plat provided by the applicant, both parcels are similar in size and total approximately 1.69 acres combined. Both lots combined total approximately 225 feet of frontage on Broad River Road. There is an existing 2,000+/- square foot building and parking lot on the C-3 portion that was most recently use by a car rental company. The current RS-2 portion is unimproved.

**PLANS, POLICIES, AND LAND USE**

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

Subject parcel is in the “Urban Neighborhood” designation in The Columbia Plan 2018 Future Land Use Map.

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Under this classification, land uses are:

- Low/medium density
- Mixed income

Uses include characteristics such as:

- Landscape buffers
- Tree preservation
- Mixed-use centers
- Curvilinear, interconnected street patterns
- Small block sizes
- Sidewalks-both sides
- On-street parking allowed
- Small/Medium setback maximums alleys
- Non-fronting garages

It is the intent of the Urban Neighborhood designation to protect and preserve residential neighborhood character while encouraging a mixture of housing types, styles and prices and encouraging the return of commercial and mixed use developments.

*Broad River Road Corridor and Community Master Plan (Richland County)*

According to a Richland County 2010 Master Plan for this area, the land use recommendation of the subject parcel calls for Mixed-Use Developments along the Broad River Road and Multi-Family Residential along the Greenville Circle and Brevard Street frontages. Additionally, the subject parcel is located within a recommended Corridor Mixed-Use District. This district is characterized densities of 30+ dwelling units per acre and building heights of 5-8 stories.

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### **PROPOSED ZONING DISTRICT SUMMARY**

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The parcel is currently zoned RS-2 (Single Family Residential). The lots to the southeast are zoned RS-2/C-3 and the remaining lots to the southwest are zoned C-3.

The C-3 district is intended to accommodate a variety of general commercial and nonresidential uses characterized primarily by retail, office and service establishments and oriented primarily to major traffic arteries or extensive areas of predominantly commercial usage and characteristics.

It is not the intent of this article to encourage the development of long, narrow strips of commercial development fronting on major arteries, often referred to as strip commercial areas. Such development is often incompatible with adjacent uses and may lead to the eventual formation of commercial slums, damage the traffic-carrying capacities of streets, increase congestion, lead to depreciation of property values in adjacent areas, encourage undue dispersion of commercial facilities to the inconvenience of the public, and create disproportionate costs in the provision of governmental services.

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### **STAFF RECOMMENDATION**

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Staff recommends denying this request. The encroachment of commercial into the residential area increases the likelihood of incompatible uses that may be detrimental to preserving the neighborhood character.

<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-3</b>
<b>Permitted Principal Uses</b>
Landscape counseling and planning
Lawn and garden services
Ornamental shrub and tree services
Building Construction - Office Only
Construction other than building construction - Office Only
Bakery products
Printing, publishing and allied industries
Private Commercial Storage (Sec. 17-260)
Arrangement of Transportation Services
Telephone communication (wire or radio)
Communication: Telegraph
Radio and television broadcasting
Communication services, not elsewhere classified
Water supply services
Sewerage Systems (Sec. 17-262)
Paint, glass and wallpaper stores
Hardware stores
Retail nurseries, lawn and garden supply stores
Department stores
Variety stores
General merchandise stores: Miscellaneous general merchandise stores
Grocery Stores
Fruit stores and vegetable markets
Retail bakeries
Food stores: Miscellaneous
Motor vehicle dealers (new and used)(Sec. 17-286)
Motor vehicle dealers (used only)(Sec. 17-286)
Auto and home supply stores (Sec. 17-286)
Apparel and accessory stores
Furniture, home furnishings and equipment stores
Eating Places
Drugstores and proprietary stores
Miscellaneous shopping goods stores
Mail order house
Non-store retailers: Automatic merchandising machine operators
Fuel and ice dealers, except oil fuel dealers and bottled gas dealers
Florist
Cigar store and stands
New dealers and newsstands
Miscellaneous retail stores, not elsewhere classified
Finance, Insurance, and Real Estate
Cemetery subdividers and developers
Hotels, motels, and tourist courts
Suite Hotel (Sec. 17-271)
Bed and breakfast hotel (Sec. 17-271)
Organization hotels and lodginghouses on membership basis
Garment pressing and agents for laundries and dry cleaners
Taylor and alteration shops
Linen supply

Diaper service
Coin-operated laundries and dry cleaning
Photographic Studios, portrait
Beauty Shops
Barbershops
Shoe repair shops, shoeshine parlors, and hat cleaning shops
Funeral service and crematories
Miscellaneous personal services, except massage parlors and spas
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
Disinfecting and extermination services
Cleaning and maintenance services to dwellings and other buildings not elsewhere classified
Equipment rental and leasing services
Personal supply services
Miscellaneous business services: Miscellaneous
Business services not elsewhere classified
Employment agencies
Temporary help services
Computer and data processing services
Detective agencies and protective services
Passenger car rental and leasing without driver
Truck rental and leasing without drivers
Utility trailer and recreational vehicle rental
Parking Lots
Carwashes
Radio and mobile telephone installation shops
Radio and television repair shops
Refrigeration and air conditioning service and repair shops
Reupholstery and furniture repair
Watch and jewelry repair
Repair shops, not otherwise classified
Motion picture production
Motion picture theaters except drive-in
Bowling alleys and billiard and pool establishments
Physical fitness facilities and yoga facilities
Dance studios
Professional sports clubs and promoters
Racing including track operations
Municipal or other passive recreation facilities (parks, greenways, including administrative facilities)
Public golf courses
Coin-operated amusement devices
Amusement parks
Membership Sports and Recreation Clubs
Amusement and recreation services not elsewhere classified
Offices of physicians
Nursing and personal care facilities
Hospitals
Medical and dental laboratories
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
Arboreta, botanical and zoological gardens
Business associations
Professional membership
Labor Unions and similar labor 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
Testing laboratories
Management and public relations services
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
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>
Microbrewery (Sec. 17-290) products
Used merchandise stores without weapons (Sec. 17-87)
Non-depository personal credit institutions (pay day loan and/or title loan establishments (Sec. 17-294)
Municipal active recreation facilities (athletic ball fields, swimming pools, playgrounds, including administration facilities )(Sec. 17-289)
Offices and clinics of other health practitioners, including therapeutic massage (17-288)
Elementary and Secondary Schools (17-296)
<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
Furniture's and fixtures

Local and suburban transit and interurban highway passenger transportation and service facilities for motor vehicle passenger transportation
Motor freight transportation and warehousing: Local trucking without storage
Public warehousing: Miniwarehouse (Sec. 17-260)
U.S. Postal Service
Electric substations
Motor vehicles and automotive parts and supplies
Wholesale trade, not durable goods: Paper and paper products
Wholesale trade, not durable goods: Drugs, drug proprietaries, and druggist sundries
Wholesale trade, not durable goods: Apparel - Goods and notions
Wholesale trade, not durable goods: Groceries and related products
Wholesale trade, not durable goods: Miscellaneous nondurable goods
Retail Trade: Lumber and other building materials dealers
Gasoline service stations (Sec. 17-286)
Boat dealers (Sec. 17-286)
Recreational and utility trailer dealers (Sec. 17-286)
Drinking Places (alcoholic beverages)(Sec. 17-269)
Liquor Stores
Used merchandise stores with weapons
Pawn shops
Fuel oil dealers
Liquefied petroleum gas (bottled gas) dealers
Banquet Hall
Power laundries
Laundry and garment services not elsewhere classified
Body piercing facilities and tattoo establishments
Massage parlors and spas
Outdoor advertising agencies
Parking structures
Automotive repair shops
Automotive services, except repair and carwashes
Drive-in motion picture theaters
Bingo parlors
Day Care Facilities (Sec. 17-265)
Residential Care (Sec. 17-266)
Commercial, physical and biological research
Detached One-Family Dwelling
Attached Two-Family Dwelling
Multi-Family Dwelling
Group Development
High-Rise (Sec. 17-304)
Mid-Rise (Sec. 17-267)
Dormitories, Public
Fraternity and sorority houses
Correctional institutions

# Zoning Map

1012-1014 Broad River Road  
TMS# 07311-06-04 and -05 Split Zoned RS-2 / C-3

Department of Planning & Development Services

**Legend**

RAILROADS    CITY LIMITS  
 STREETS    PARCELS

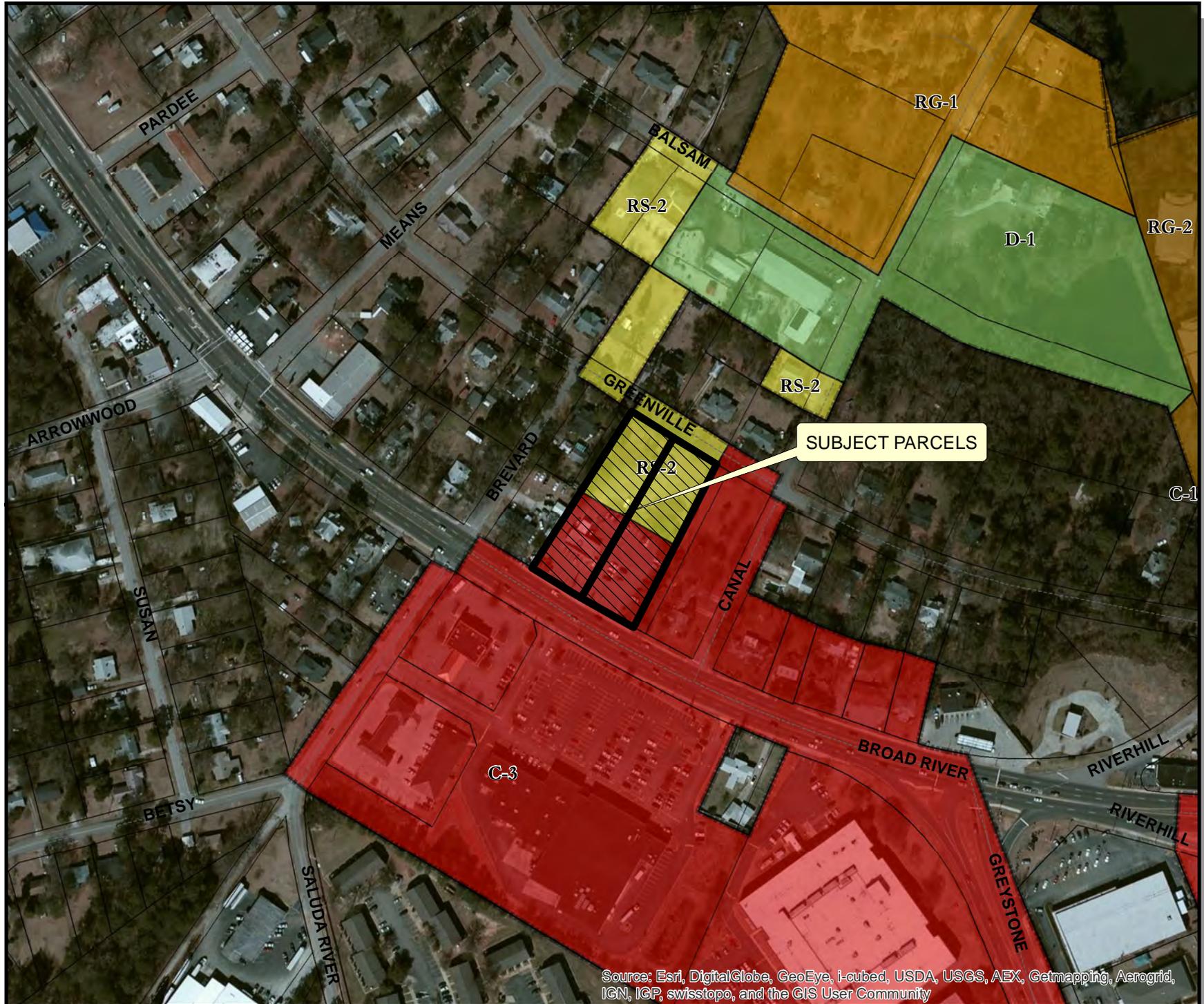
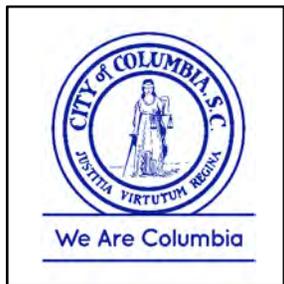
	D-1		MX-2
	RS-1		C-1
	RS-1A		C-2
	RS-1B		C-3
	RS-2		C-3A
	RS-3		C-4
	RD		C-5
	RD-2		M-1
	RG-1		M-2
	RG-1A		PUD-C
	RG-2		PUD-LS
	RG-3		PUD-LS-E
	UTD		PUD-LS-R
	MX-1		PUD-R

PROPOSED REZONING

**ORIGINAL PREPARATION/DATE:**  
This map was prepared by:  
S. W. Hudson, III  
May 20, 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

\*\* DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION



Broad River Road (US 176)



Broad River Road (US 176)

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Email: lease@downtownexecutivesuites.com

TELEPHONE  
(803) 256-3557  
FAX  
(803) 256-3560

MAIL ADDRESS  
P.O. Box 441  
COLUMBIA, SC 29202

May 7, 2014

Mr. K. Brian Cook,  
Zoning Administrator  
City of Columbia  
1136 Washington Street  
Columbia, SC 29201

**RECEIVED**  
MAY 07 2014  
*[Signature]*  
**ZONING DIVISION**

**RE: REZONING APPLICATION  
1012-14 Broad River Road  
P&G, LLC, as Agent for Owner**

Dear Brian:

Delivered herewith for placement on the next Planning Commission agenda is the application for rezoning of a portion of the referenced lots (presently split zoned C-3 and RS-2) for the purpose of expanding the commercial zoning section.

With the Application, I am also delivering a copy of the owner's Letter of Agency and the filing fee check.

We have previously discussed this case from a variety of angles. If there is a particular neighborhood organization active in this area, I shall appreciate some contact information. I intend to be directly in touch with Councilman Davis, but if you are aware of anybody/organization that is likely to be active for/against activity in the vicinity of the property, please give me a heads-up.

As you will see, my folks have agreed to leave the Greenville Circle part of the lot in an RS-2 compliant condition.

If you require anything further at this time, have questions or I need to do or know something else, please give me a call.

Very truly yours,  
*[Signature]*  
Robert F. Fuller

RFF/ff

Enclosures

cc: Steve Peterson  
Will Gilfillan



# City of Columbia

## APPLICATION to

### AMEND the ZONING ORDINANCE

Date Received (OFFICE USE ONLY) \_\_\_\_\_ By (OFFICE USE ONLY) \_\_\_\_\_

Applicant (PLEASE PRINT): P&G, LLC-G. Steven Peterson by Robert F. Fuller, Attorney  
 Address: 1728 Main Street (P.O. Box 441)  
 City, State, ZIP: Columbia, SC 29201 (29202)  
 Contact Telephone Number: (803) 256-3557  
 Fax Number: (803) 256-3560 **\*\*OWNER'S LETTER OF AGENCY ATTACHED\*\***  
 E-mail: lease@downtownexecutivesuites.com  
**TO THE HONORABLE MAYOR AND CITY COUNCIL,**

I, the applicant named above, under signature of my own hand below, hereby request that the Zoning Ordinance of the City of Columbia, South Carolina be amended as described below:

- This application requests a change to the:
  - Zoning Map (complete only item numbers 2, 3, 4, 5, and 7); and/or
  - Zoning Text (complete only item numbers 6 and 7).
- Provide the exact address and the tax map reference number of property to be considered for rezoning:  
1012-14 Broad River Road, Columbia, SC 29210 TMS #07311-06-04 &-05  
[PORTION] Note: Each lot fronts on Broad River Road (South) and extends to rear boundary "fronting" on Greenville Circle (North)
- How is this property presently zoned? Split zoned, C-3 and RS-2
- What zoning do you propose for this property? Portion of the RS-2 zoning be rezoned to C-3 as part of the presently zoned C-3 lot. (see attachments)
- Do you own any of the property proposed for this zoning change? Answer ~~YES~~ NO; if NO, provide the address of the property that you own.  
Applicant P&G, LLC is contract purchaser for entire parcel currently in sole ownership of owner/seller Nora K. Stuck
- What section or sections of the text of the Zoning Ordinance would be affected?  
Not applicable. Map Amendment only.

\*(see 7. note below) Describe your proposal in detail (please attach additional paper if you need more space): The entire two lot parcel is currently in single ownership utilized as a commercial use on the entire Broad River Road frontage, with the "rear" portion fronting on Greenville Circle being vacant/unimproved. The proposal is to rezone approximately 100 feet of the RS-2 lot area for joiner to the existing C-3 lot, retaining the RS-2 zoning on the Greenville Circle portion.  
 By signing below, I understand that, while this application will be carefully reviewed and considered, the burden of proving the need for the proposed amendment rests with me.

Signature \_\_\_\_\_

Date May 6, 2014

Robert F. Fuller, Attorney

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\*NOTE: see Attachments for details.

**REZONING APPLICATION**  
**P&G, LLC - 1012-14 BROAD RIVER ROAD**

**SCHEDULE OF ATTACHMENTS**

\* Narrative Summary

\* Graphic Diagrams

**1. Current Conditions.**

The subject property, in the aggregate, consists of two adjacent lots, fronting on U.S. Hwy 176 (Broad River Road), West of its intersection with Greystone Blvd (between Columbia Canal and Dutch Square). In the general vicinity properties fronting on Broad River Road are predominantly zoned commercial and are in use as commercial. At the subject site, properties to the North of Broad River Road by 350± feet include residential zoning classifications (both City of Columbia and Richland County jurisdictions; single family and multi-family). This subject site (two lots) is approximately 1.69 acres, fronting 225± feet on Broad River Road and extending back (North) to a depth of approximately 350 feet to the right-of-way for Greenville Circle, on which it fronts approximately 200 feet.

The current delineation of lots shows each to be essentially equal in area and shape, fronting on Broad River Road and extending back to frontage on Greenville Circle. [Lot "D" - 1012 Broad River Road; approximately 0.85 acre, TMS #07311-06-04 and Lot "D" -1014 Broad River Road; approximately 0.84 acre, TMS #07311-06-05.] The lots are "split zoned." From the Broad River Road property line to a depth of approximately 180 feet both lots are zoned C-3, General Commercial, with the remainder depth of approximately 170 feet to the intersection with the Greenville Circle fight-of-way being zoned RS-2, Medium Density Residential.

The "front" portion of the aggregate site is fully developed as a commercial business site (including an approximately 2,000.0 square foot building, signage, fencing and paved surface coverage). Until recently the site was operated as an automobile leasing and sale center by Enterprise Rent-A-Car. The "rear" portion (fronting on Greenville Circle is unimproved, undeveloped lot area.

[The existing configuration is shown by reference to the attached "Plat."]

**2. Proposed Rezoning Plan.**

The currently existing C-3 zoning parcel will not be changed. The currently existing RS-2 zoning parcel will remain unchanged from the North property line (fronting on Greenville Circle right-of-way) extending to a depth of seventy (70.0') feet. The aggregate area lying between C-3 parcel and the reconfigured RS-2 parcel at seventy (70.0') foot depth, will be rezoned to C-3, to be combined with the existing C-3 parcel.

The portion of the overall lot area to be rezoned, in relation to the existing property status, is shown by reference to the attached "Sketch," as sketch parcel "1" and sketch parcel "2."

### 3. Resulting Zoning Configuration.

The rezoned sketch parcel "1" would accrete to the "front" portion of lot 1012 Broad River Road (TMS #07311-06-04), all zoned C-3.

The rezoned sketch parcel "2" would accrete to the "front" portion of lot 1014 Broad River Road (TMS #07311-06-05), all zoned C-3.

The un-rezoned portion of the RS-2 property, shown as sketch parcel "3" would be constituted a separate parcel with new TMS identification as a single RS-2 lot, in compliance with zoning ordinance requirements.







# LETTER OF AGENCY

DATE: \_\_\_\_\_  
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): 1012 Broad River Rd, Columbia, SC 29210.

also known by TAX MAP NUMBER(S): 07311-00-04+05

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-2 to C-3;
- site plan review by the Planning Commission; and/or
- a minor subdivision.

SIGNATURE OF PROPERTY OWNER: Nora K. Stuck DATE: April 19, 2014  
 PRINT Name of Property Owner: Nora K. Stuck  
 Street Address of Property Owner: 115 Folk Street - P.O. Box 216  
 City, State, ZIP of Property Owner: Romana, S.C. 29126  
 Telephone Number of Property Owner: 803-276-4448

SIGNATURE OF WITNESS: G. Gurnie Stuck DATE: 4/14/14  
 PRINT Name of Witness to Signature of Property Owner: G. Gurnie Stuck

SIGNATURE OF AUTHORIZED AGENT: Gerald Steven Peterson DATE: 4/17/14  
 Name of Authorized Agent: Gerald Steven Peterson  
 Company/Firm of Authorized Agent: P+G LLC  
 Street Address of Authorized Agent: 1401 Belmont Dr.  
 City, State, ZIP of Authorized Agent: Columbia SC 29205  
 Telephone Number of Authorized Agent: 803-738-8209



