



**PLANNING COMMISSION  
MAP AMENDMENT CASE SUMMARY**

**REZONE FROM RG-2, -DP (GENERAL RESIDENTIAL, -DESIGN PRESERVATION  
OVERLAY) TO C-2, -DP (NEIGHBORHOOD COMMERCIAL, -DESIGN  
PRESERVATION OVERLAY)  
AT 700 WOODROW STREET**

**August 4, 2014 at 5:15pm**

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

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<b>Subject Property:</b>	700 Woodrow Street (portion); TMS# 11390-01-01 thru -09; 11390-02-01 thru 11; 11390-03-01 thru 11; 11390-04-01 thru 11; 11390-05-01 thru 11; 11390-06-01 thru 11; 11390-07-01 thru 11		
<b>Council District:</b>	3		
<b>Proposal:</b>	Rezone rear portion of parcel from RG-2, -DP to C-2, -DP		
<b>Applicant:</b>	Jimmy Williams, Seven-Hundred Woodrow, LLC		
<b>Present Use:</b>	Parking	<b>Proposed Use:</b>	Parking
<b>Staff Recommendation:</b>	Deny		

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**CASE HISTORY**

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Planning Commission:	08/04/14	RG-2, -DP to C-2, -DP	PENDING
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**APPLICATION REQUEST**

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Applicant proposes to rezone the rear portion of 700 Woodrow Street from RG-2, -DP to C-2, -DP to allow for a cohesive zoning across the entire parcel. The property is currently zoned C-2 on the front portion and RG-2 on the rear, with the entire parcel under one tax map number.

**CURRENT PARCEL CHARACTERISTICS/CONDITIONS**

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This parcel contains the newly renovated 700 Woodrow multi-family development. A majority of the parcel contains the building and parking fronting on Devine and Woodrow Streets and is zoned C-2. The remaining portion contains a required accessory parking area that fronts on Lee Street and is zoned RG-2, -DP.

**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.

#### *Old Shandon / Lower Waverly Protection Area*

Subject parcel is located within the Old Shandon / Lower Waverly Protection Area Design Preservation District.

The principles and goals of this district are:

- Protect the beauty of the City and improve the quality of its environment through identification, recognition, conservation, maintenance and enhancement of areas, sites and structures which constitute or reflect distinctive features of the economic, social, cultural or architectural history of the city and its distinctive physical features;
- Foster appropriate use and wider public knowledge and appreciation of such features, areas, sites, and structures;
- Resist and restrain environmental influences adverse to such purposes;
- Encourage private efforts in support of such purposes; and
- By furthering such purposes, promote the public welfare, strengthen the cultural and educational life of the city, and make the city a more attractive and desirable place to live and work.

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### **PROPOSED ZONING DISTRICT SUMMARY**

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The parcel is currently zoned RG-2 (General Residential District). The lots directly adjacent to the property are zoned PUD-R, -DP, RG-1, -DP, C-1, and C-2.

The C-2 district is intended to accommodate commercial and service uses oriented primarily to serving the needs of persons who live or work in nearby areas. Certain related structures and uses required to serve the needs of such areas are permitted outright or are permissible as special exceptions subject to restrictions and requirements intended to best fulfill the intent of this article.

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### **STAFF RECOMMENDATION**

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The encroachment of commercial into the residential area increases the likelihood of incompatible uses that may be detrimental to preserving the neighborhood character. Zoning districts are intended to separate incompatible uses and thereby prevent any higher impact use from substantially harming a lower one. The majority of Devine Street is zoned C-2, and provides the neighborhood commercial component that compliments the walkability and character of living in the historic adjacent neighborhoods. The portion of this parcel in question is required to be used to provide the necessary parking for the multi-family use on the same lot, and is permitted as such under the current RG-2/DP zoning classification. Staff recommends **denying** this request.

<b>Table of Permitted Uses</b>
<b>RG-2</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
Attached One-Family Dwelling
Attached Two-Family Dwelling
Multi-Family Dwelling
Group Development
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)
<b>Permitted Accessory Use</b>
Coin-operated laundries and dry cleaning
<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
Roominghouses and boardinghouses
Organization hotels and lodginghouses on membership basis
Public Golf Course
Elementary and Secondary Schools (17-296)
Libraries and Information Centers
Religious Organizations
<b>Special Exception by Board of Zoning Appeals</b>
Electric substations
Cemetery subdividers and developers
Parking Lots
Membership Sports and Recreation Clubs
Day Care Facilities (17-265)
Residential Care (17-266)

<b>Table of Permitted Uses</b>
<b>C-2</b>
<b>Permitted Principal Uses</b>
Municipal or other passive recreation facilities (parks, greenways, including administrative facilities)
Landscape counseling and planning
Building Construction - Office Only
Construction other than building construction - Office Only
Arrangement of Transportation Services
Communication: Cable
Water supply services
Sewerage Systems (Sec. 17-262)
Finance, Insurance, and Real Estate
Organization hotels and lodginghouses on membership basis
Cemetery subdividers and developers
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
Retail bakeries
Food stores: Miscellaneous
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
Florist
Cigar store and stands
News dealers and newsstands
Miscellaneous retail stores, not elsewhere classified
Garment pressing and agents for laundries and dry cleaners
Taylor and alteration shops

Mobile home parks subject to article VI division 2
Fraternity and sorority houses

Photographic Studies, portrait
Beauty Shops
Barbershops
Shoe repair shops, shoeshine parlors, and hat cleaning shops
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
Employment agencies
Temporary help services
Computer and data processing services
Detective agencies and protective services
Parking Lots
Radio and television repair shops
Watch and jewelry repair
Physical fitness facilities and yoga facilities
Dance studios
Offices of physicians
Medical and dental laboratories
Legal services
Libraries and information centers
Individual and family social services
Job training and vocational rehabilitation services
Business associations
Professional membership
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
Management and public relations services
Miscellaneous services
Executive Offices
Legislative bodies
General government not elsewhere classified
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>
Municipal active recreation facilities (athletic ball fields, swimming pools, playgrounds, including administration facilities )(Sec. 17-289)
Non-depository personal credit institutions (pay day loan and/or title loan establishments (Sec. 17-294)
Offices and clinics of other health practitioners, including therapeutic massage (17-288)
Elementary and Secondary Schools (17-296)
<b>Permitted Accessory Use</b>
Private Commercial Storage (Sec. 17-260)
Reupholstery and furniture repair
<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>
U.S. Postal Service
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
Electric substations
Suite Hotel (Sec. 17-271)
Bed and breakfast hotel (Sec. 17-271)
Roominghouses and boardinghouses
Coin-operated laundries and dry cleaning
Miscellaneous personal services, except massage parlors and spas
Massage parlors and spas
Agricultural services with indoor kennels
Agricultural services with outdoor kennels
Parking structures
Repair shops, not otherwise classified
Motion picture theaters except drive-in
Bowling alleys and billiard and pool establishments
Membership Sports and Recreation Clubs
Business and secretarial schools

Arboreta, botanical and zoological gardens
Museums and art galleries
Day Care Facilities (Sec. 17-265)
Residential Care (Sec. 17-266)
Detached One-Family Dwelling
Attached Two-Family Dwelling
Attached One-Family Dwelling
Townhouses (Sec. 17-268)
Multi-Family Dwelling
Group Development

# Zoning Map

700 Woodrow Street/Lee Street  
TMS# 11390-00-00(P) Zoned RG-2, -DP

Department of Planning & Development Services

**Legend**

RAILROADS	CITY LIMITS
STREETS	PARCELS
REZONING	

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

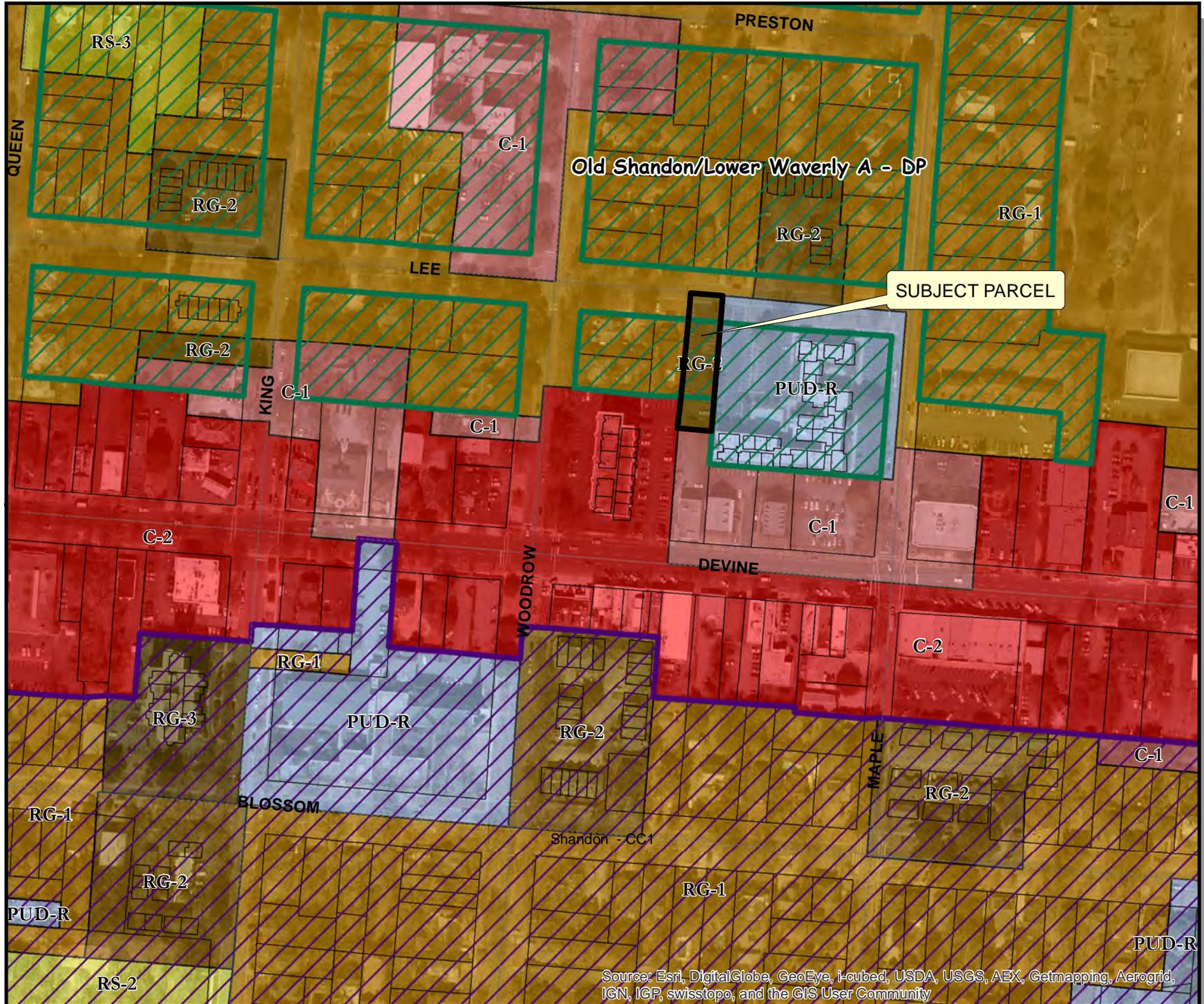
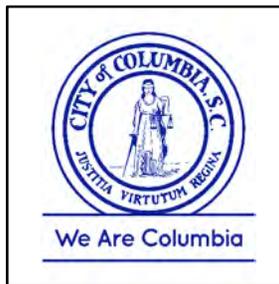
**DP Overlay**

Arch Conserv District	CC Overlay
Historic District	
Protection Area	

**ORIGINAL PREPARATION/DATE:**  
This map was prepared by:  
S. W. Hudson, III  
July 14, 2014



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



800 WOODROW ST

RG-2

LEE

RG-1

726 WOODROW ST

2712 LEE ST

RG-2

PUD-R

720 WOODROW ST

209 GATES CONDO THE

708 GATES CONDO THE

210 GATES CONDO THE

507 GATES CONDO THE

111 GATES CONDO THE

104 GATES CONDO THE

205 GATES CONDO THE

201 GATES CONDO THE

604 GATES CONDO THE

302 GATES CONDO THE

403 GATES CONDO THE

C-2

2715 DEVINE ST

2717 DEVINE ST

C-1

2721 DEVINE ST

2725 DEVINE

102G MAPLE ST 201G MAPLE ST 204F MAPLE ST

103G MAPLE ST 105F MAPLE ST

02/21/2013

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# City of Columbia APPLICATION to AMEND THE ZONING ORDINANCE

OFFICE USE ONLY: Date Received \_\_\_\_\_ By \_\_\_\_\_

## 1) APPLICANT (Please Print)

Name:	Jimmy Williams	Company:	Seven-Hundred Woodrow, LLC
Tel. #:	803-779-1400	Fax#:	803-765-9427
Mobile #:		E-mail:	jwilliams@estatesinc.com

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: RG-2 / DP To: C-2 / DP

**For PUD Amendment (Check one below)**

Minor Amendment  Major Amendment

### PROPERTY INFORMATION

Address:	700 Woodrow Street; Columbia, SC 29205 (Back portion of parcel ONLY)		
TMS#:	See Attached.	Total Acreage:	1.586 Acres
Current Use:	Multifamily Residences	Proposed Use:	Multifamily Residences
Current Zoning:	RG-2 on back portion of property; C-2 along front of property.		

**TEXT AMENDMENT**

List affected code section(s): \_\_\_\_\_

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

Estates proposes to rezone the rear portion of 700 Woodrow Street from RG-2 to C-2 to allow for a cohesive zoning across the entire parcel. The property is currently zoned C-2 on the front portion and RG-2 on the rear portion, with the entire parcel under one tax map number.

## 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:	Jimmy Williams
Date:	07/08/2014

PC Date: \_\_\_\_\_  
ZPH Date: \_\_\_\_\_

Action: \_\_\_\_\_  
1<sup>st</sup> Reading Date: \_\_\_\_\_  
2<sup>nd</sup> Reading Date: \_\_\_\_\_

Action: \_\_\_\_\_  
Action: \_\_\_\_\_



# LETTER OF AGENCY

DATE: July 8, 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): 700 Woodrow Street; Columbia, SC 29205

also known by TAX MAP NUMBER(S): See Attached

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

SIGNATURE OF PROPERTY OWNER: [Signature] DATE: 7/8/2014  
 PRINT Name of Property Owner: Seven-Hundred Woodrow, LLC  
 Street Address of Property Owner: 1401 Main Street, Suite 650  
 City, State, ZIP of Property Owner: Columbia, SC 29201  
 Telephone Number of Property Owner: 803-779-1400

SIGNATURE OF WITNESS: [Signature] DATE: 7/8/14  
 PRINT Name of Witness to Signature of Property Owner: JANET K. SAFRAN

SIGNATURE OF AUTHORIZED AGENT: [Signature] DATE: 7/8/14  
 Name of Authorized Agent: MATT MUNDY  
 Company/Firm of Authorized Agent: Estates Management Company  
 Street Address of Authorized Agent: 1401 Main Street, Suite 650  
 City, State, ZIP of Authorized Agent: Columbia, SC 29201  
 Telephone Number of Authorized Agent: 803-779-1400

### **700 Woodrow Tax Map Numbers**

- Tax Map Numbers (property is taxed as individual multifamily units)
  - TMS# 11390-01-01 through 09
  - TMS# 11390-02-01 through 11
  - TMS# 11390-03-01 through 11
  - TMS# 11390-04-01 through 11
  - TMS# 11390-05-01 through 11
  - TMS# 11390-06-01 through 11
  - TMS# 11390-07-01 through 11