



**PLANNING COMMISSION
MAP AMENDMENT CASE SUMMARY**

**O COLONY FOREST DRIVE & N/S BELTLINE BOULEVARD
ANNEX AND ZONE PROPERTY RG-2 (GENERAL RESIDENTIAL DISTRICT)**

August 4, 2014 at 5:15pm
City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

Subject Property: O Colony Forest Drive & N/S Beltline Boulevard TMS# 11610-01-02 & 11605-06-06
Applicant: TN Development Corporation
Council District: 2 **Census Tract:** 109.00
Current Zoning: RU **Current Use:** Vacant
Proposed Zoning: RG-2 **Proposed Use:** None
Reason for Annexation: Contiguous, Donut Hole
Staff Recommendation: Annexation with RG-2 zoning

CASE HISTORY

Planning Commission:	08/04/14	Richland County RU to RG-2	PENDING
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APPLICATION REQUEST

Applicant is a City of Columbia agency requesting annexation in order to have subject parcels under City of Columbia jurisdiction.

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

The subject parcel is 16.9 acres and is located off Beltline Boulevard between SC-277 and Beltline, a portion of which is already within the City of Columbia. City water, sewer, and fire hydrant services are currently available to this property.

PLANS, POLICIES, AND LAND USE

Urban Service Area

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

Principles and Goals of the Urban Service Area

The Urban Service Area identifies those areas it 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.

Donut Holes are unincorporated areas that are completely surrounded by the City of Columbia and/or another municipality. These areas pose a number of challenges to the City that can be addressed through annexation. They can often cause inefficiencies in the delivery of services due to confusion about jurisdiction. Also, if the land is in a jurisdiction with a different approach to code enforcement, these areas can negatively impact the quality of life for adjacent City residents. Such inefficiencies and the costs to taxpayers are germane to City and County property both, which results in a greater impact to City residents since they pay City and County taxes.

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.

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.

PROPOSED ZONING DISTRICT SUMMARY

The parcel is currently zoned RU (Rural Land) in Richland County. The lot to the north is zoned D-1 in the City of Columbia and the lots to the west are zoned RG-1 and RG-2 in the City of Columbia. The adjacent lots to the east are separated from the subject parcels by an existing railroad track and right-of-way and are zoned C-3 in the City of Columbia.

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.

STAFF RECOMMENDATION

Annex with RG-2 zoning.

Zoning Map

O Colony Forest Drive & N/S Beltline Boulevard
 TMS# 11610-01-02 & 11605-06-06 ZONED: RU & C-3

Department of Planning &
 Development Services

Legend

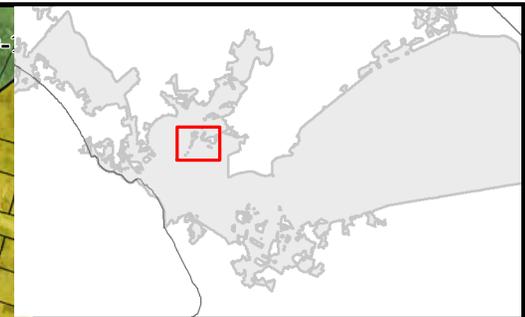
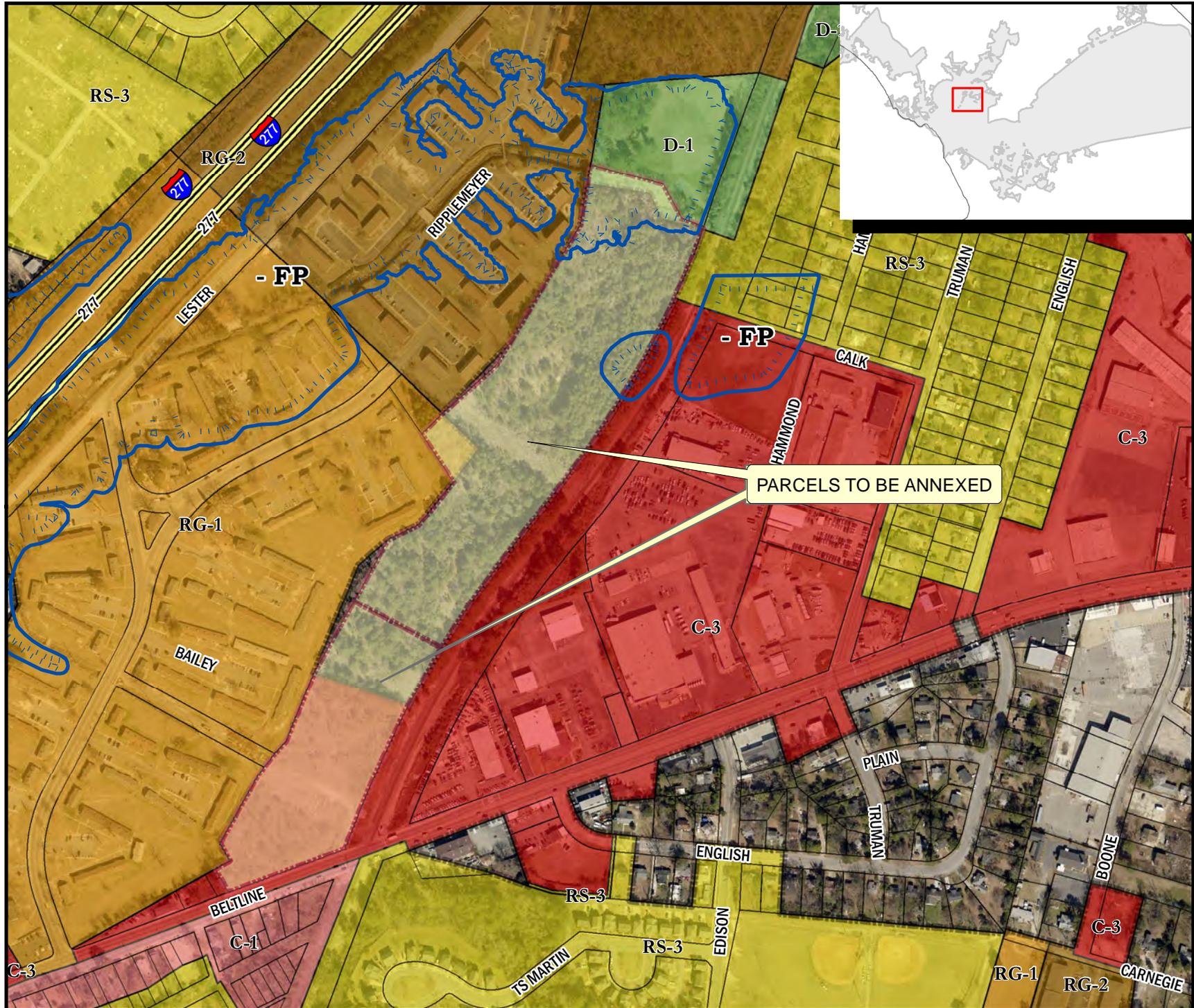
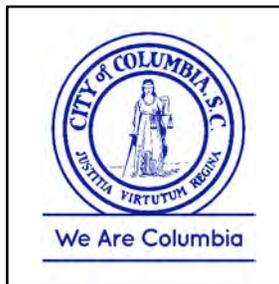
- CITY LIMITS
- PARCELS
- Flood Plain Overlay
- Pending Annexation

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 75 150 300 Feet

ORIGINAL PREPARATION/DATE:
 This map was prepared by:
 S. Zigmund
 May 9, 2014

DISCLAIMER:
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PARCELS TO BE ANNEXED

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

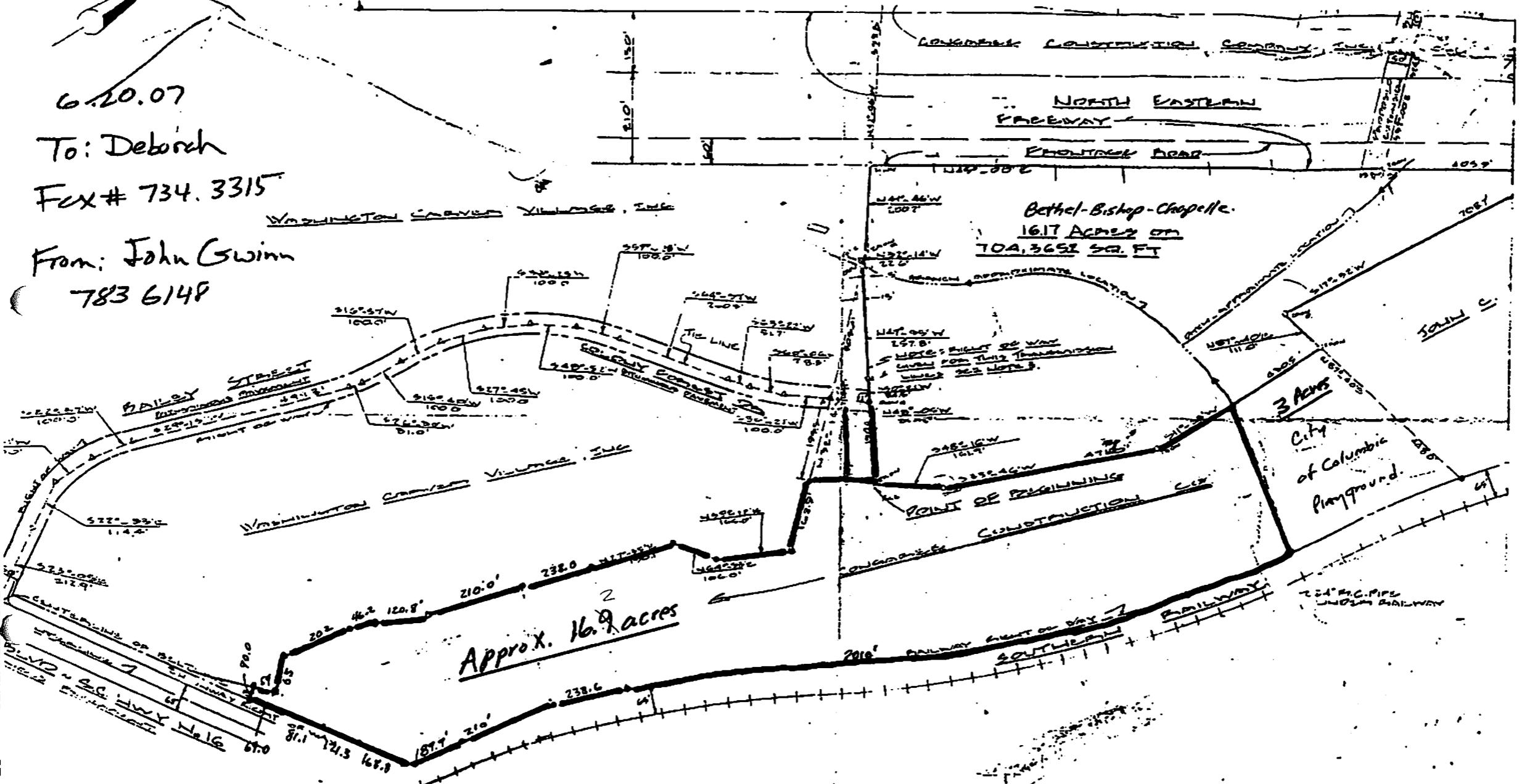
6.20.07

To: Deborah

Fax # 734.3315

From: John Gwinn

783 6148



Approx. 16.9 acres

PROPERTY OF
CONGAREE CONSTRUCTION COMPANY
 IN RICHMOND COUNTY, GEORGIA
 SURVEYED FOR
BETHEL-BISHOP-CHAPELLE MEMORIAL A
 SCALE 1"=200'

D. P. DUNN & ASSOCIATES, INC. - ENGINEERS & SURVEYORS

SEPTEMBER 8, 1962

