



**PLANNING COMMISSION  
MAP AMENDMENT CASE SUMMARY**

**REZONE FROM RG-2 (GENERAL RESIDENTIAL) TO C-3 (GENERAL  
COMMERCIAL) AT 710 BRANDON AVENUE**

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

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

**Subject Property:** 710 Brandon Avenue; Richland County TMS# 16404-05-21

**Council District:** 4

**Proposal:** Rezone parcel from RG-2 to C-3

**Applicant:** Gregg Gaskins, GRG Investments, LLC by Robert F. Fuller, Attorney

**Present Use:** Rental Residential      **Proposed Use:** Commercial Accessory

**Staff Recommendation:** Deny

**CASE HISTORY**

|                      |         |             |         |
|----------------------|---------|-------------|---------|
| Planning Commission: | 8/04/14 | RG-2 to C-3 | PENDING |
|----------------------|---------|-------------|---------|

**APPLICATION REQUEST**

The proposal is to rezone a RG-2 zoned parcel to C-3 for potential expansion of an adjacent commercial use.

**CURRENT PARCEL CHARACTERISTICS/CONDITIONS**

Records indicate that the subject parcel is approximately .33 of an acre and contains an existing multi-family quad dwelling that was constructed in 1986.

**PLANS, POLICIES, AND LAND USE**

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

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

Under this classification, land uses are:

- Suburban zones experiencing rapid development and urbanization

Uses include characteristics such as:

- Large tract developments
- Expanded use, density, and capacity
- Mixing the previous and new land uses

It is the intent of the Trans-Urban designation to provide protection for neighboring largely residential neighborhoods, while encouraging growth and development along gateway and major corridors.

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### PROPOSED ZONING DISTRICT SUMMARY

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The parcel is currently zoned RG-2 (General Residential District). The adjacent lots are zoned C-3, RG-1, and RS-2, respectively.

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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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. A majority of the commercial in the immediate vicinity abuts a higher density residential RG (Multi-Family) district; the parcel in question is adjacent to an existing single family home and RS (Single Family) district. Staff recommends **denying** this request.

It should be noted that there is an option for special exception from the Board of Zoning Appeals to permit a parking lot for use by commercial establishments in the RG-2 zoning district, provided that certain access/screening requirements are met. Staff provided this information to the business owner.

| <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>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 (Sec. 17-265)   |  |
| Residential Care (17-266)   |  |
| Mobile home parks subject to article VI division 2  |  |
| Fraternity and sorority houses  |  |

| <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   |

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|---|
| 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

710 Brandon Avenue  
TMS# 16404-05-21 Zoned RG-2

Department of Planning & Development Services

**Legend**

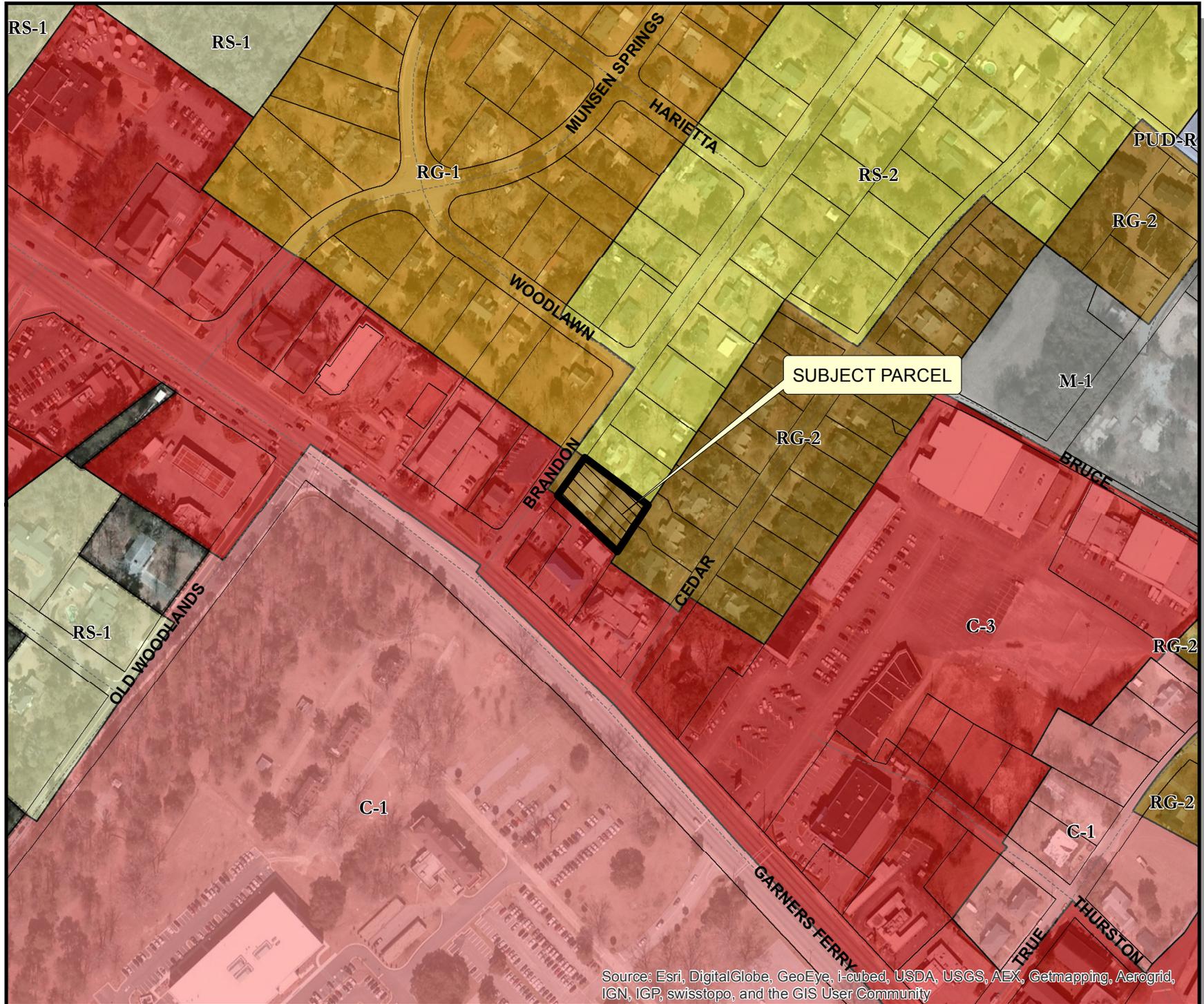
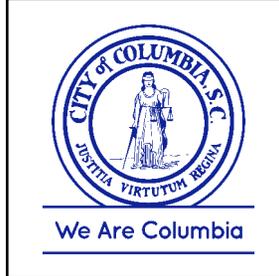
- RAILROADS
- CITY LIMITS
- STREETS
- PARCELS
- REZONING

|       |          |
|-------|----------|
| 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    |

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



GARNERS FERRY RD

BRANDON

718 BRANDON AVE

712 BRANDON AVE

710 BRANDON AVE

729 CEDAR TER

6300 GARNERS FERRY RD

721 CEDAR TER

6306 GARNERS FERRY RD

715 CEDAR TER

02/21/2013

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CEDAR



# City of Columbia APPLICATION to AMEND THE ZONING ORDINANCE

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

## 1) APPLICANT (Please Print)

|           |                |          |                        |
|-----------|----------------|----------|------------------------|
| Name:     | Gregg Gaskins  | Company: | GRG Investments, LLC   |
| Tel. #:   | (803) 781-0505 | Fax#:    | (803) 781-6019         |
| Mobile #: | (803) 397-7704 | E-mail:  | gaskinsg@bellsouth.net |

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

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

XX  REZONING (MAP and/or PUD AMENDMENT)

From: RG-2 (General Residential) To: C-3 (General Commercial)

n/a- For PUD Amendment (Check one below)

Minor Amendment  Major Amendment

### PROPERTY INFORMATION

|                 |                                       |                |                      |
|-----------------|---------------------------------------|----------------|----------------------|
| Address:        | 710 Brandon Avenue Columbia, SC 29209 |                |                      |
| TMS#:           | 16404-05-21                           | Total Acreage: | 16,000 sq. ft (appx) |
| Current Use:    | Rental residential                    | Proposed Use:  | Commercial Accessory |
| Current Zoning: | RG-2 General Residential              |                |                      |

n/a-  TEXT AMENDMENT

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

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

Applicant owns/controls adjacent (South) commercial lot fronting on Garners Ferry Road [Express Oil Change & Service Center], zoned C-3/SE. On expansion of existing Center, the adjacent lot will be utilized as parking support for center business or related permitted purposes.

## 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. **\*Contacts Made & Continuing\***

## 5) SIGNATURE

Applicant Signature:

Print Name: Gregg Gaskins

Date: July 9, 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 7, 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): 710 Brandon Avenue

also known by TAX MAP NUMBER(S): 16404-05-21

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

SIGNATURE OF PROPERTY OWNER: H. Wehman Sieling DATE: 7/9/2014  
 PRINT Name of Property Owner: H. Wehman Sieling  
 Street Address of Property Owner: 5934 Indian Mound Road  
 City, State, ZIP of Property Owner: Columbia, South Carolina 29209  
 Telephone Number of Property Owner: (803) 896-6638

SIGNATURE OF WITNESS: Jamie R Corby Mills DATE: 7/9/2014  
 PRINT Name of Witness to Signature of Property Owner: Jamie R Corby Mills

SIGNATURE OF AUTHORIZED AGENT: Gregg Gaskins DATE: 7/9/14  
 Name of Authorized Agent: Gregg Gaskins (Member/Manager, GRG Investments, LLC)  
 Company/Firm of Authorized Agent: GRG Investments, LLC  
 Street Address of Authorized Agent: 267 Harbison Blvd  
 City, State, ZIP of Authorized Agent: Columbia, SC 29212  
 Telephone Number of Authorized Agent: (803) 781-0505/Fax-(803) 781-6019;  
Cell- (803) 397-7704

ROBERT F. FULLER  
ATTORNEY AT LAW  
1728 MAIN STREET, SUITE 207  
COLUMBIA, SOUTH CAROLINA 29201  
Email: lease@downtownexecutivesuites.com

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

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

July 9, 2014

City of Columbia Zoning  
Administrator  
1136 Washington Street, First Floor  
Columbia, SC 29201

**RE: APPLICATION FOR REZONING**  
RG-2 to C-3  
710 Brandon Ave Columbia, SC 29209  
[TMS No. 16404-04-21  
Applicant - Gregg Gaskins, Agent

Dear Brian:

Enclosed is the completed Application with Agent Authorization for the proposed rezoning, together with the filing fee check, in the amount of \$200.00.

This proposal is essentially to join an adjacent lot to an existing C-3 lot at the corner of Garners Ferry Road and Brandon Avenue (plat attached).

I will be representing the Applicant and we are in touch with the adjacent owners and neighborhood organization representative(s).

Very truly yours,

Robert F. Fuller

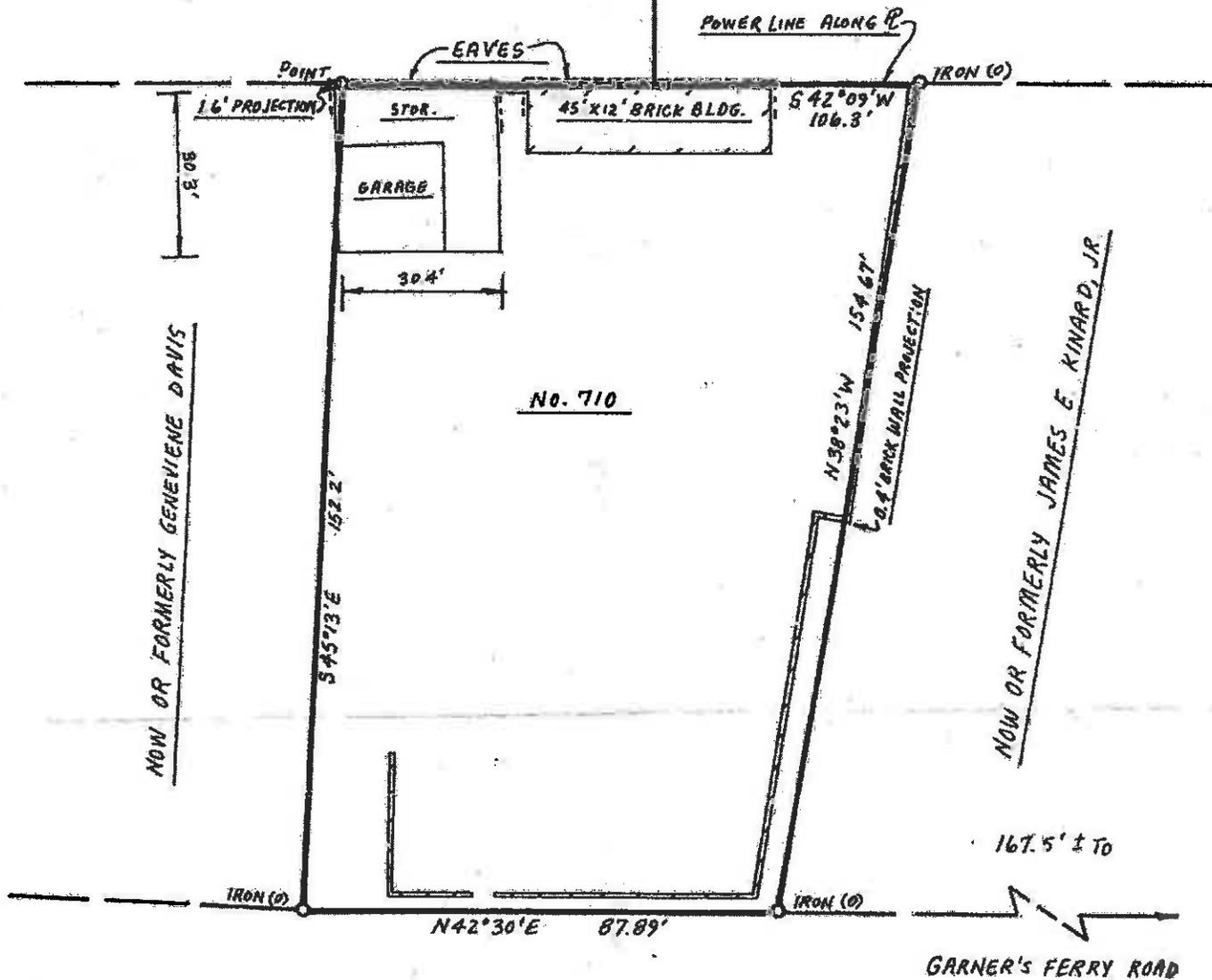
RFF/ff

PF NO NO

MAGNETIC

NOW OR FORMERLY  
MARY ANNE D EPTING

NOW OR FORMERLY  
JAMES H. FRICK, JR.



I hereby certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps; and to the best of my knowledge and belief, the subject property (is not) located in a special flood hazard area.

Print 1986

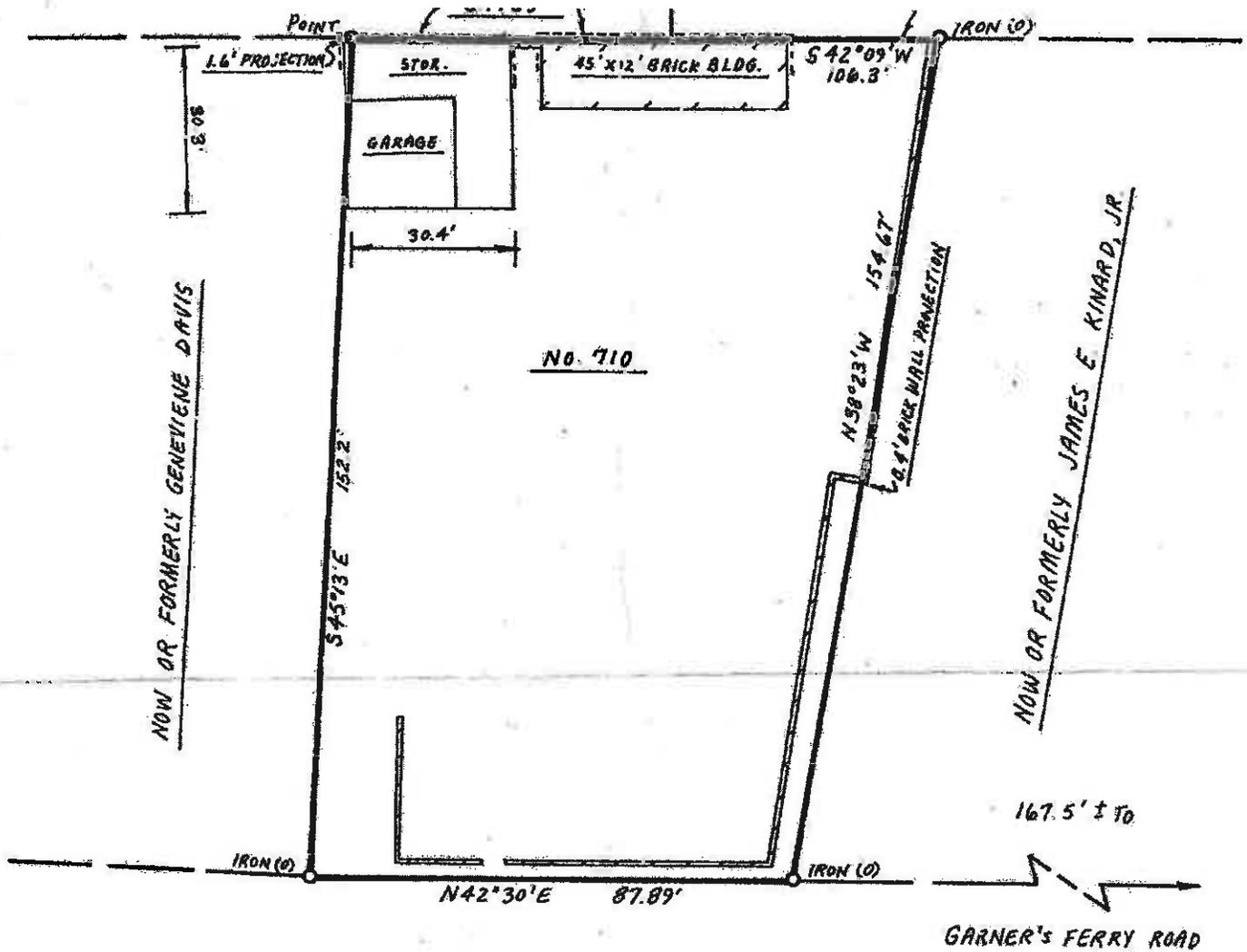
PLAT PREPARED FOR

JOHN B. ALLEN, JR.

REFERENCE

RICHLAND COUNTY, COLUMBIA, S.C.

*[Handwritten signature]*



BRANDON AVENUE

I hereby certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps; and to the best of my knowledge and belief, the subject property (●) (is not) located in a special flood hazard area.

*Print 1986*

PLAT PREPARED FOR

**JOHN B. ALLEN, JR.**

REFERENCE : RICHLAND COUNTY, COLUMBIA, S.C.  
RICHLAND COUNTY TAX MAP SHEET NO. 361, BLOCK NO. 9, LOT NO. 2.

*Plat BK  
2-6851*

OCTOBER 11, 1983

**COX and DINKINS, INC.**  
ENGINEERS • SURVEYORS  
614 HOLLY STREET, COLUMBIA, S.C. - 29205



I HEREBY CERTIFY THAT THE MEASUREMENTS AS SHOWN ON THE ABOVE PLAT ARE CORRECT AND THAT THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

*Gene L. Dinkins*  
REG. LAND SURVEYOR  
& PROF. ENGINEER  
NO 6264