



**PLANNING COMMISSION
MAP AMENDMENT CASE SUMMARY**

**REZONE FROM RG-1, -DP (GENERAL RESIDENTIAL, -DESIGN PRESERVATION
OVERLAY) TO C-2, -DP (NEIGHBORHOOD COMMERCIAL, -DESIGN
PRESERVATION OVERLAY)
AT 2712 LEE STREET**

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

Subject Property: 2712 Lee Street; Richland County TMS# 11316-13-02
Council District: 3
Proposal: Rezone parcel from RG-1, -DP to C-2, -DP
Applicant: Matt Mundy; Estates Management Company
Present Use: Vacant House **Proposed Use:** Unknown
Staff Recommendation: Deny

CASE HISTORY

Planning Commission:	08/04/14	RG-1, -DP to C-2, -DP	PENDING
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APPLICATION REQUEST

The applicant is proposing to rezone a RG-1, -DP zoned parcel to C-2, -DP to allow for a more economically feasible, and higher and best use for the property.

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Records indicate that the parcel is approximately .21 of an acre and contains a 4,004 square foot single family residence built circa 1932.

PLANS, POLICIES, AND LAND USE

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.

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.

2712 Lee Street is a contributing structure to the district and any changes to the building require review by the Design/Development Review Commission. Additionally, demolition of contributing buildings is not permitted if one of the following exists:

- The building or major portion of a building is of such architectural interest and value that its removal would be detrimental to the public interest; or
- The building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced.

PROPOSED ZONING DISTRICT SUMMARY

The parcel is currently zoned RG-1 (General Residential District). The adjacent lot to the south is zoned C-2, the lot to the north and west are zoned RG-1, and the lot to the east is zoned RG-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.

STAFF RECOMMENDATION

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. Staff recommends **denying** this request.

Table of Permitted Uses
RG-1
Permitted Principal Uses
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
Permitted in District, provided owner and/or tenant complies with the associated conditions set forth in this article
Municipal active recreation facilities (athletic ball fields, swimming pools, playgrounds, including administration facilities)(Sec. 17-289)
Permitted Accessory Use
Coin-operated laundries and dry cleaning
Permitted as an Accessory Use or as a Principal Use by Special Exception
Food crops grown within a covered enclosure
General farms, primarily crop
Public Golf Course
Special Exception by Board of Zoning Appeals
Electric substations
Cemetery subdividers and developers
Parking Lots
Nursing and personal care facilities
Elementary and Secondary Schools (17-296)
Libraries and Information Centers
Day Care Facilities (17-265)
Residential Care (17-266)
Religious Organizations
Fraternity and sorority houses

Table of Permitted Uses
C-2
Permitted Principal Uses
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 lodgings 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

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

Permitted in District, provided owner and/or tenant complies with the associated conditions set forth in this article
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)
Permitted Accessory Use
Private Commercial Storage (Sec. 17-260)
Reupholstery and furniture repair
Permitted as an Accessory Use or as a Principal Use by Special Exception
Food crops grown within a covered enclosure
General farms, primarily crop
Special Exception by Board of Zoning Appeals
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

2712 Lee Street
TMS# 11316-13-02 Zoned RG-1, -DP

Department of Planning & Development Services

Legend

RAILROADS CITY LIMITS
 STREETS PARCELS
 REZONING

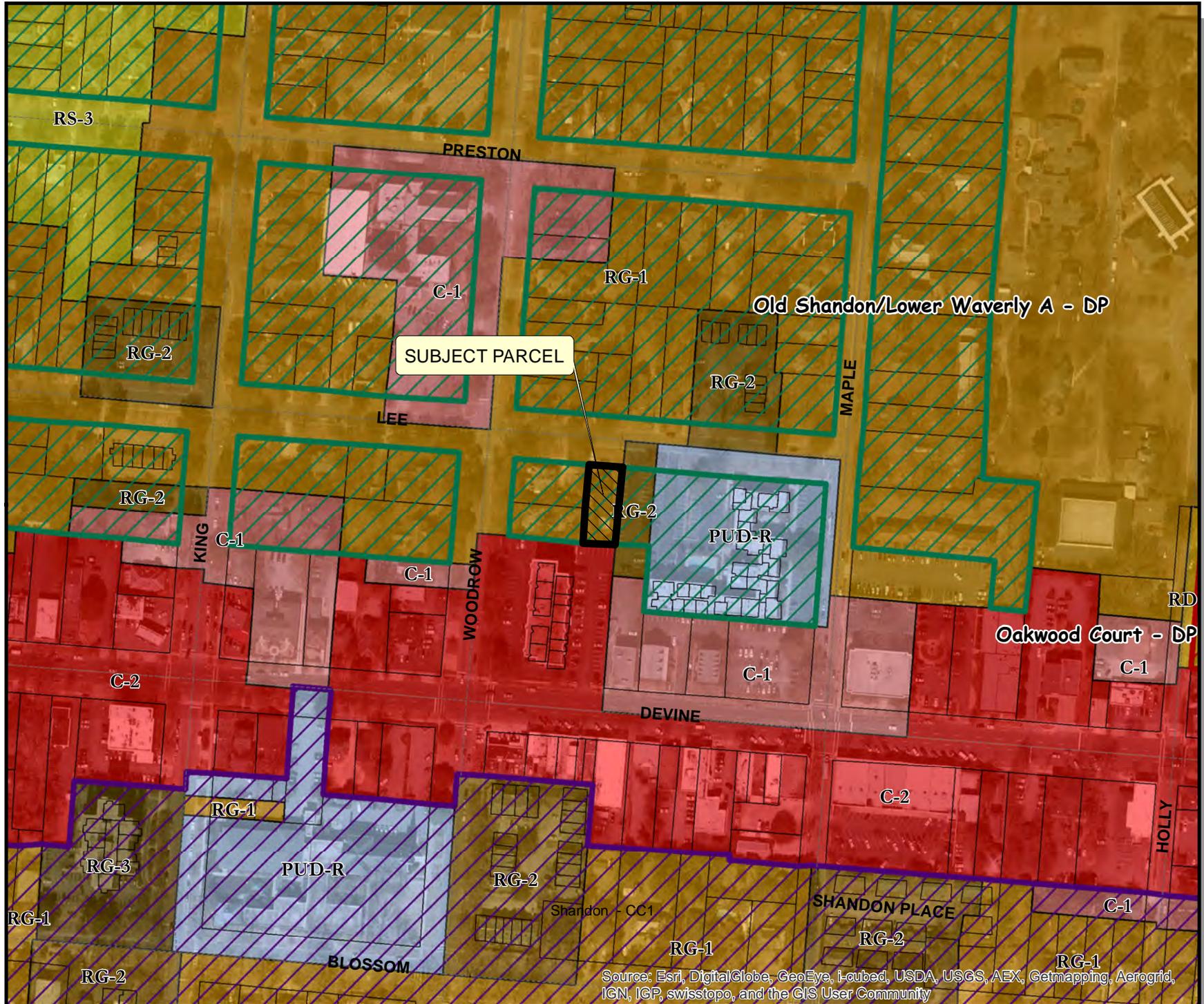
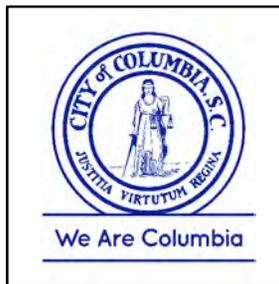
DP Overlay

- Arch Conserv District
- Historic District
- Protection Area
- CC Overlay

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



804 WOODROW ST

800 WOODROW ST

2705 LEE ST

2715 LEE ST

2719 LEE ST

726 WOODROW ST

2712 LEE ST

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

102G MAPLE ST 201G MAPLE ST

103G MAPLE ST

2715 DEVINE ST

2717 DEVINE ST

2721 DEVINE ST

02/21/2013

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DEVINE ST

2721 DEVINE ST

2715 DEVINE ST

05F MAPLE ST

103G MAPLE ST

MAPLE ST

201G MAPLE ST

102G MAPLE ST

403 GATES CONDO THE

302 GATES CONDO THE

604 GATES CONDO THE

201 GATES CONDO THE

205 GATES CONDO THE

104 GATES CONDO THE

507 GATES CONDO THE

210 GATES CONDO THE

708 GATES CONDO THE

209 GATES CONDO THE

720 WOODROW ST

2712 LEE ST

726 WOODROW ST

LEE

LEE

800 WOODROW ST

2705 LEE ST

804 WOODROW ST

WOODROW

WOODROW

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:	Matt Mundy	Company:	Estates Management Company
Tel. #:	803-779-1400	Fax#:	803-765-9427
Mobile #:		E-mail:	mmundy@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-1 / **DP** | To: C-2 / **DP**

For PUD Amendment (Check one below)

Minor Amendment Major Amendment

PROPERTY INFORMATION

Address:	2712 Lee Street; Columbia, SC 29205		
TMS#:	R11316-13-02	Total Acreage:	0.198 AC
Current Use:	Vacant House	Proposed Use:	
Current Zoning:	RG-1		

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:	Matt Mundy
Date:	07/08/2014

PC Date: _____
ZPH Date: _____

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

Action: _____
Action: _____



LETTER OF AGENCY

DATE: 07/08/2014
 TO: ZONING ADMINISTRATOR, CITY OF COLUMBIA

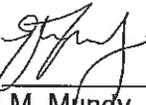
I, the undersigned PROPERTY OWNER below, do hereby attest that I am the person that holds, or I am authorized to act on behalf of the party that holds, fee simple interest in the following property:

COMMON STREET ADDRESS(ES): 2712 Lee Street; Columbia, SC 29205

also known by TAX MAP NUMBER(S): R11316-13-02

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

SIGNATURE OF PROPERTY OWNER:  DATE: 07/08/2014
 PRINT Name of Property Owner: Ellen M. Mundy
 Street Address of Property Owner: 700 Woodrow Street, Apt. 611
 City, State, ZIP of Property Owner: Columbia, SC 29205
 Telephone Number of Property Owner: 803-609-8210

SIGNATURE OF WITNESS:  DATE: 07/08/2014
 PRINT Name of Witness to Signature of Property Owner: JANET K. SAFRAN

SIGNATURE OF AUTHORIZED AGENT:  DATE: 07/08/2014
 Name of Authorized Agent: _____
 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

2712 Lee Street Detailed Project Description

Estates proposes to rezone 2712 Lee Street from RG-1 to C-2 to allow for a more economically feasible and higher & best use for the property. The property is directly adjacent to 700 Woodrow, a property zoned C-2, which is owned and recently restored by our team. As 2712 Lee Street exists in its state of disrepair, it stands economically obsolete as a single family use. To bring the structure up to current code while addressing extreme deferred maintenance such as shoring up the foundation, restructuring and replacement of the roof, it prices well out of the market for a single family residence. In lieu of sitting further idle and becoming more obsolete, Estates would like to propose revitalization under the C-2 zoning believed to help further improve the area and Shandon Neighborhood just as we did at 700 Woodrow.

Illustrated in the enclosed zoning map you will note commercial zoning introduces itself several times sporadically throughout the neighborhood, in particular note the former single family homes at the corner of Woodrow St. & Preston St. and Woodrow St. & Cypress St currently zoned C-1 with a predominantly residential block. As you look further at the city block of focus for the 2712 Lee Street bound by Devine, Woodrow, & Lee Streets, you will notice over 70% of this block, 7 of 10 parcels and an even greater percentage of the land mass, to be within a commercial zoning or a zoning of more intensity than residential. It is our belief with this in mind that the proposed zoning would be in harmony with the surrounding property. Further, it complements the several commercial zoning pockets that introduce themselves down Woodrow Street. As you move down Woodrow Street from Devine Street to Millwood Avenue, there are several institutions, churches, offices, duplexes, triplexes, and commercial parking that introduce themselves through the neighborhood. We hope our recent experience in the market and with the neighborhood will serve as a benchmark for the type of property we would like to bring to the market.

