



**PLANNING COMMISSION
MAP AMENDMENT CASE SUMMARY**

**E/S WILLIAMS STREET
ANNEX AND ZONE PROPERTY RG-2 (GENERAL RESIDENTIAL DISTRICT)**

September 8, 2014 at 5:15pm
City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

Subject Property: E/S Williams Street, TMS# 08816-09-12
Applicant: Granby Project Owner, LLC
Council District: 2 **Census Tract:** 028.00
Current Zoning: HI **Current Use:** Vacant
Proposed Zoning: RG-2 **Proposed Use:** Parking Lot
Reason for Annexation: Contiguous, Primary Area, Owner Requests City Services
Staff Recommendation: Annexation with RG-2 zoning

CASE HISTORY

Planning Commission:	9/08/14	Richland County HI to RG-2	PENDING
----------------------	---------	----------------------------	---------

APPLICATION REQUEST

Applicant is requesting annexation to facilitate permitting for proposed parking lot expansion.

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

The subject parcel is approximately .50 acres and is located at the termination of Williams Street south of Heyward Street. It is currently an undeveloped portion of the Olympia Mills private student dormitory development and is included in the Olympia Residents Coalition neighborhood association. 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 "Primary 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.

Primary areas are constituted of land contiguous to the City where services are available and the infrastructure is generally good. These services include fire, police, sanitation, and utilities. Concerning utilities, these areas do not assume that the water or sewer line extends directly to each lot, but that it is available for extension in a reasonable manner. Primary areas are intended to indicate that, barring unanticipated circumstances, annexation is recommended and, where appropriate, should be actively pursued.

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

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

Under this classification, land uses are:

- Medium/high density
- Mixed income

Uses include characteristics such as:

- Vertical and horizontal design variations
- Pedestrian-oriented frontages and setbacks
- Emphasis on structured parking
- Interconnected (grid) street system
- Higher Floor to Area ratios
- Street Trees
- Medium/large blocks

It is the intent of the Urban Core designation to promote and enhance the urban environment through preservation and design guideline overlays, creating a walkable urban center with high quality architectural design.

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 rezoning.

Zoning Map

E/S Williams Street
TMS# 08816-09-12 ZONED: HI

Department of Planning & Development Services

Legend

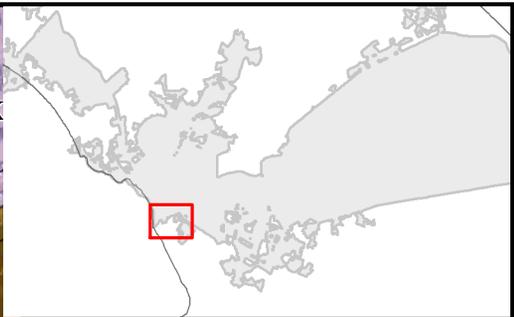
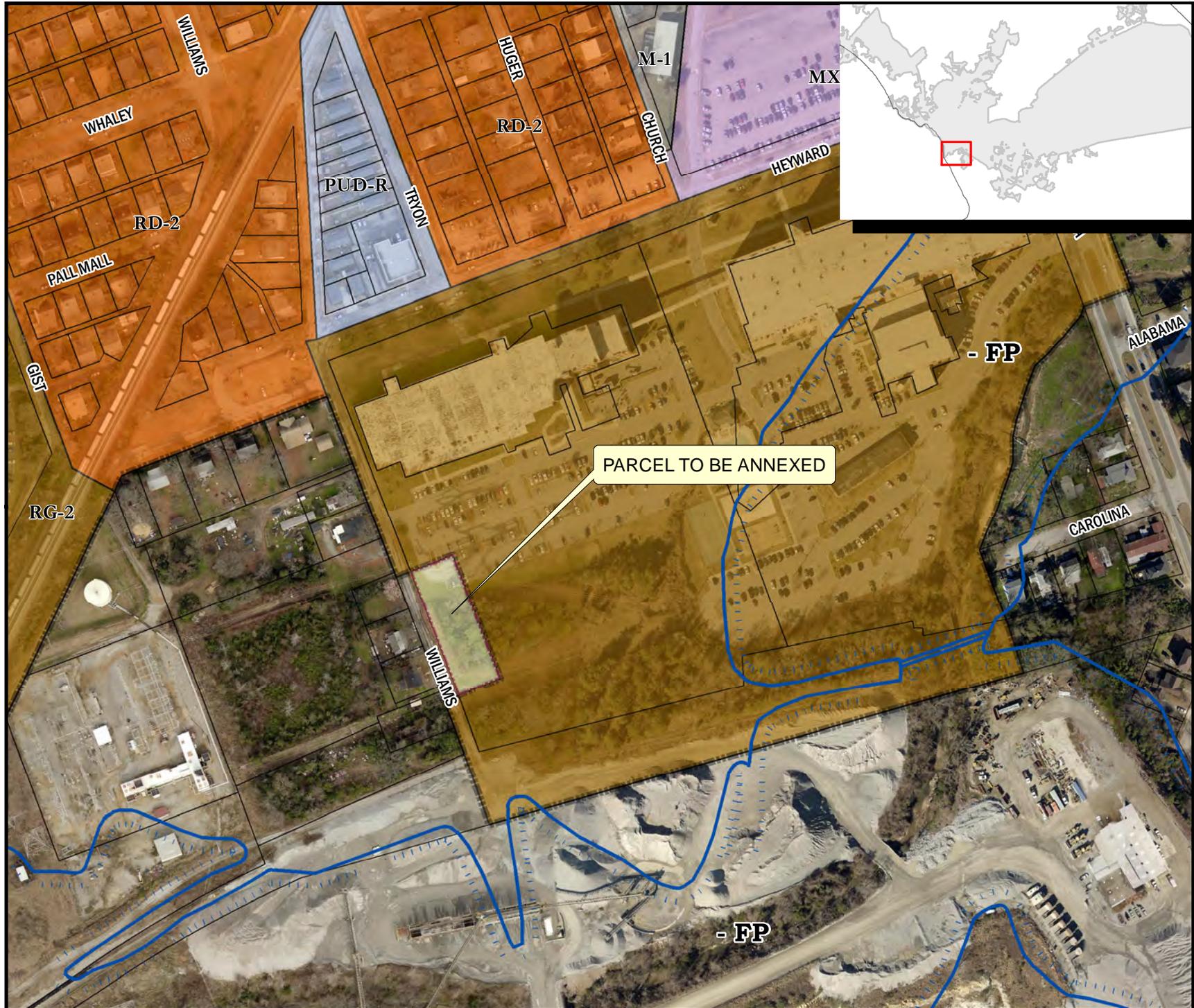
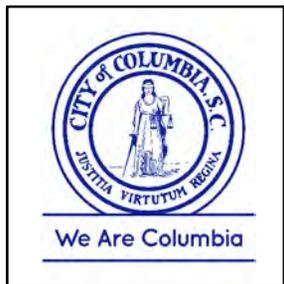
CITY LIMITS
 PARCELS
 Flood Plain Overlay
 Pending Annexation

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 50 100 200 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
S. Zigmund
July 2, 2014

DISCLAIMER:
The City of Columbia Department of Planning and Development Services data represented on this map or plan is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Columbia makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.



** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

