



**PLANNING COMMISSION  
MAP AMENDMENT CASE SUMMARY**

**1424 ATLAS ROAD  
ANNEX AND REZONE PROPERTY M-2 (HEAVY INDUSTRIAL DISTRICT)**

**October 6, 2014 at 5:15pm**  
City Council Chambers, 3<sup>rd</sup> Floor, 1737 Main Street, Columbia, SC 29201

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**Subject Property:** 1424 Atlas Road TMS# 16305-02-08  
**Applicant:** Atlas Properties, LLC  
**Council District:** 3                   **Census Tract:** 117.02  
**Current Zoning:** HI               **Current Use:** Industrial  
**Proposed Zoning:** M-2           **Proposed Use:** Industrial  
**Reason for Annexation:** Contiguous, Donut Hole, Owner Requests City Services  
**Staff Recommendation:** Annexation with M-2 Zoning

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**CASE HISTORY**

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Planning Commission:	10/06/14	Richland County HI to M-2	PENDING
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**APPLICATION REQUEST**

Applicant is requesting annexation in order receive City of Columbia water service and rates.

**CURRENT PARCEL CHARACTERISTICS/CONDITIONS**

The subject parcel is 3.64 acres and is located south of I-77 at the intersection of Atlas Road and Richard Street, 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.

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### **PROPOSED ZONING DISTRICT SUMMARY**

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The parcel is currently zoned HI (Heavy Industrial) in Richland County. The surrounding lots are zoned M-2 (Heavy Industrial) the City of Columbia.

The M-2 district is intended to accommodate primarily those uses of a manufacturing and industrial nature, and secondarily those uses which are functionally related thereto such as distribution, storage, and processing. General commercial uses are allowed but are considered incidental to the predominantly industrial nature of the district. Certain related structures and uses required to serve the needs of the primary uses are permitted outright or are permissible as special exceptions subject to restrictions and requirements intended to best fulfill the intent of the article. In addition, certain uses are permitted only as special exceptions or are prohibited in order to protect such uses from the potentially incompatible characteristics of industrial areas.

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### **STAFF RECOMMENDATION**

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Annex with M-2 zoning.

# Zoning Map

1424 Atlas Road  
TMS# 16305-02-08 ZONED: HI

Department of Planning & Development Services

**Legend**

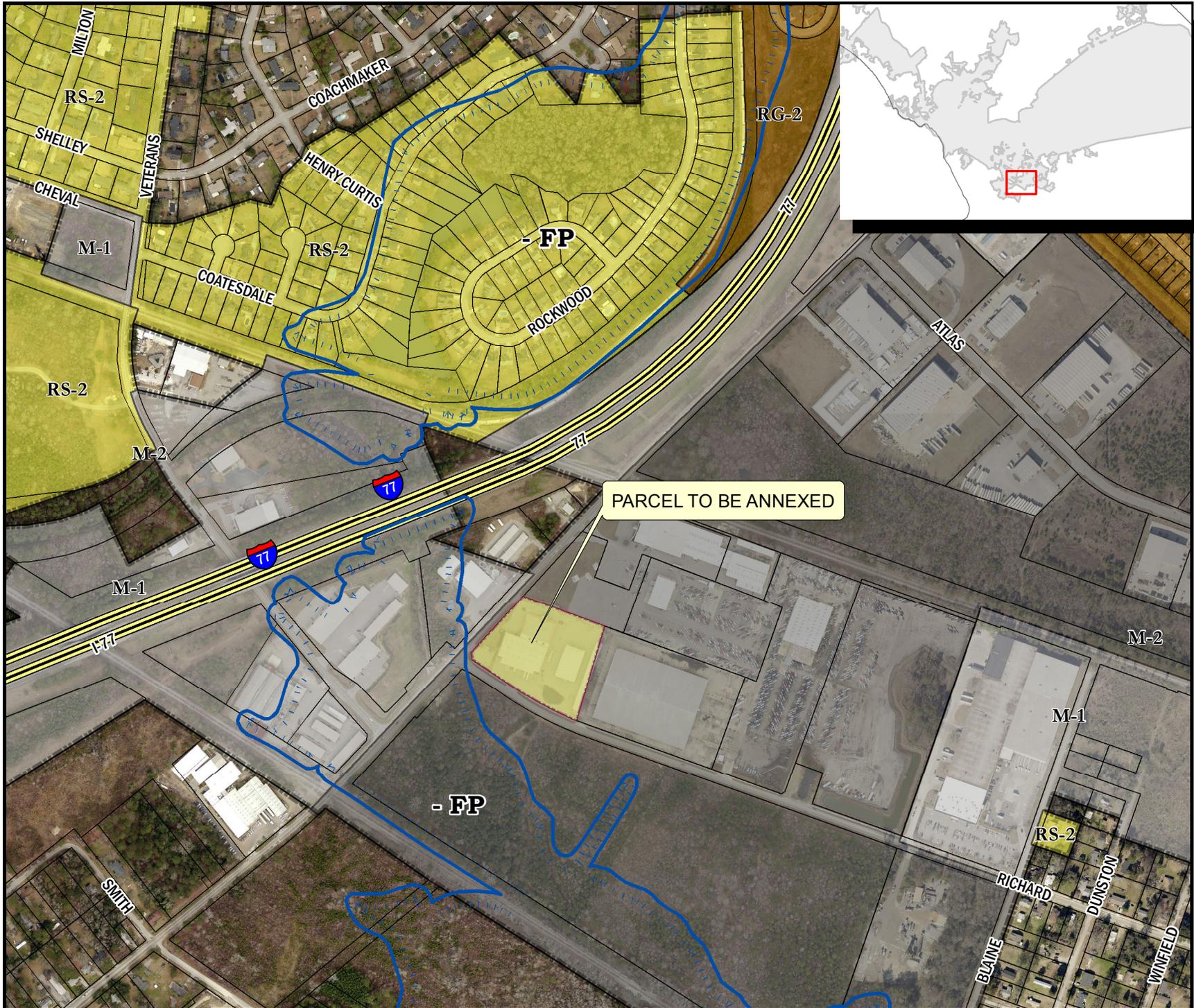
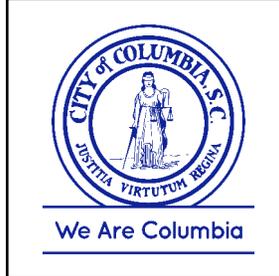
- CITY LIMITS
- PARCELS
- Flood Plain Overlay
- Pending Annexation

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	

0 125 250 500 Feet

**ORIGINAL PREPARATION/DATE:**  
This map was prepared by:  
S. Zigmund  
July 10, 2014

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

