



**PLANNING COMMISSION
MAP AMENDMENT CASE SUMMARY**

**2790 SHOP ROAD
ANNEX AND ZONE PROPERTY M-1 (LIGHT INDUSTRIAL)**

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

Subject Property:	2790 Shop Road, TMS#16200-04-40		
Applicant:	RE/SG Columbia, LLC		
Council District:	3	Census Tract:	117.02
Current Zoning:	M-1	Current Use:	Vacant
Proposed Zoning:	M-1	Proposed Use:	Light Industrial/Commercial
Reason for Annexation:	Contiguous, Secondary Area, Owner Requests City Services		
Staff Recommendation:	Annexation with M-1 Zoning		

CASE HISTORY

Planning Commission:	11/03/14	Richland County M-1 to M-1	PENDING
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APPLICATION REQUEST

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

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

The subject parcel is 13.92 acres and is located south of I-77 north of the intersection of Shop Road and Pineview Road. City water service is currently available to this property.

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject parcel is in a "Secondary 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.

Secondary areas are those areas where the City determines it logical or advantageous to provide services, but where all services and/or the condition of existing infrastructure may not be at optimal levels for annexation at this time. For instance, it may be that the property is outside of the generally accepted fire response area, or the storm drainage and/or road system is substandard. Annexation in these areas may occur, but a more detailed analysis will be needed to determine the possible impact on revenue. As is stated in the policy, these areas may include “higher value” properties that would prove beneficial to revenues.

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

Subject parcel is in the “Suburban” 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
- Curvilinear, sometimes non-connected street patterns
- On-street parking allowed
- Small/Medium setback maximums
- Limited to no alleys
- Concentration of commercial activity along corridors and/or in nodes

It is the intent of the Suburban designation to provide and protect largely residential neighborhoods.

PROPOSED ZONING DISTRICT SUMMARY

The parcel is currently zoned M-1 (Light Industrial) in Richland County. The surrounding lots are zoned M-1 (Light Industrial) the City of Columbia and Richland County.

The M-1 district is intended to accommodate wholesaling, distribution, storage, processing, light manufacturing and general commercial uses. Certain related structures and uses required to serve the needs of such uses 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

Annex with M-1 zoning.

Zoning Map

2790 Shop Road
TMS# 16200-04-40 ZONED: M-1

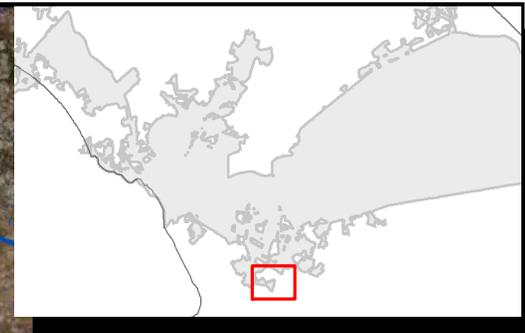
Department of Planning & Development Services

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
October 8, 2014

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



SHOP ROAD
SHOP ROAD

SHORECREST

SHORECREST

SHOP ROAD

SHOP ROAD

SHOP GROVE

SHOP GROVE

SHOP ROAD
SHOP ROAD

METAL PARK

METAL PARK

100 ft
1 m