



**PLANNING COMMISSION
ANNEXATION AND MAP AMENDMENT CASE SUMMARY**

**18 HAMPTON TRACE COURT
ANNEX AND ZONE PROPERTY RS-2 (SINGLE-FAMILY RESIDENTIAL)**

December 1, 2014 at 5:15pm
City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

Subject Property: 18 Hampton Trace Court, TMS#13616-02-08
Applicant: Matthew P. Ramsby & Kathryn T. Ramsby
Council District: 3 **Census Tract:** 116.04
Current Zoning: RS-MD **Current Use:** Residential, Single-Family
Proposed Zoning: RS-2 **Proposed Use:** Residential, Single-Family
Reason for Annexation: Contiguous, Donut Hole, Owner Requests City Services
Staff Recommendation: Annexation with RS-2 Zoning

CASE HISTORY

Planning Commission:	12/01/14	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 sewer service rates.

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

The subject parcel is .28 acres and is located in the Hampton Trace neighborhood. City water and sewer 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.

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 RS-MD (Single Family Residential – Medium Density) in Richland County. The adjacent lots to the east, west, and south are also zoned RS-MD (Single Family Residential – Medium Density), while the adjacent lot to the north is zoned RS-2 (Single Family Residential) the City of Columbia.

The RS-1, RS-1A, RS-1B, RS-2 and RS-3 districts are intended as single-family residential areas with detached units with low to medium population densities. Use regulations for the single-family districts are identical, but contain varying classes of lot width and lot area, and these dimensional differences are intended to be preserved. Certain structures and uses required to serve governmental, educational, religious, noncommercial recreational, and other needs of those areas are permitted outright within such districts or are permissible as special exceptions subject to restrictions and requirements intended to preserve and protect the single-family residential character of the district.

STAFF RECOMMENDATION

Annex with RS-2 zoning.

Zoning Map

18 Hampton Trace Court
TMS# 13616-02-08 ZONED: RS-MD

Department of Planning & Development Services

Legend

- City Limits
- Tax Parcel
- Flood Plain Overlay
- Pending Annexation

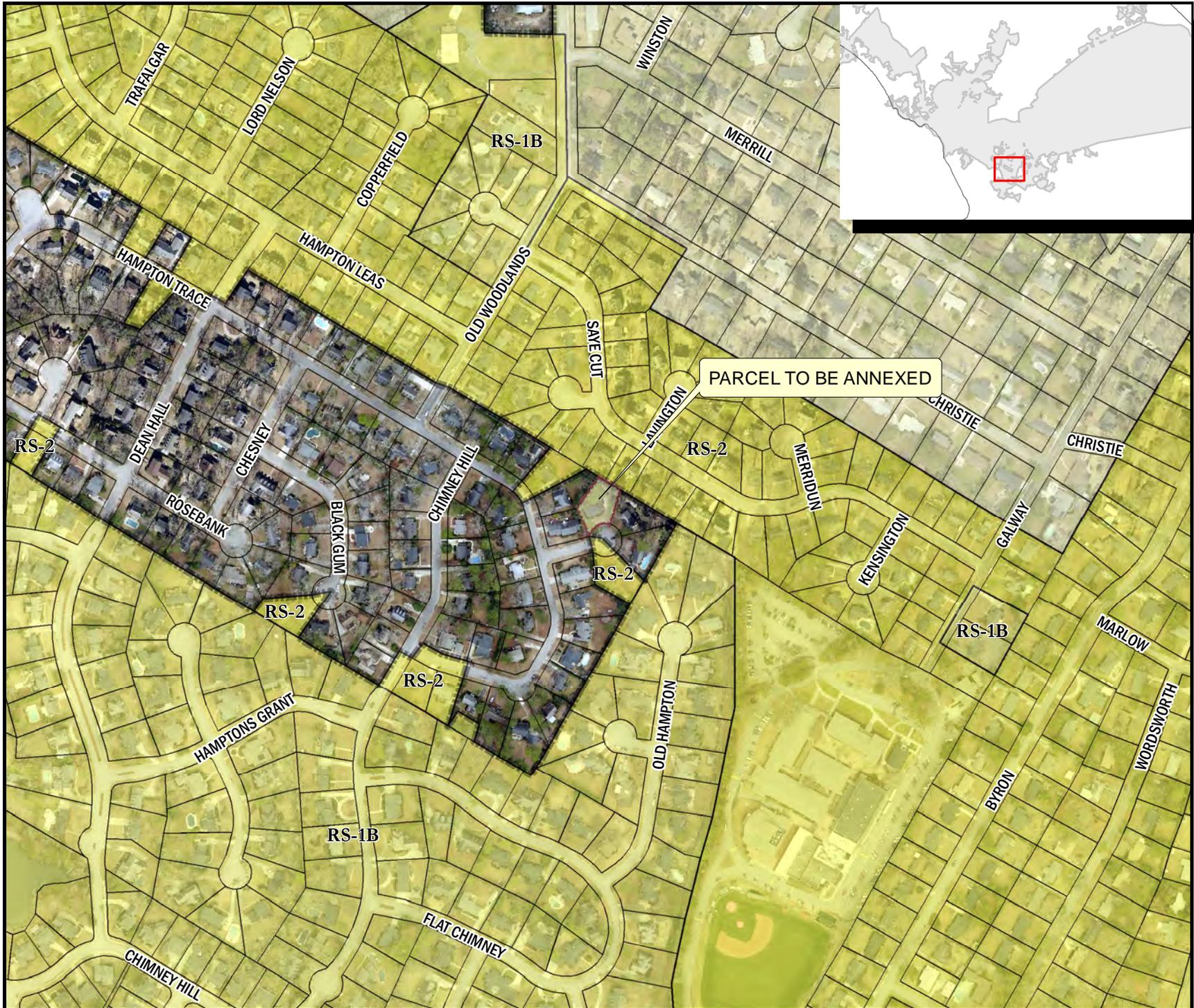
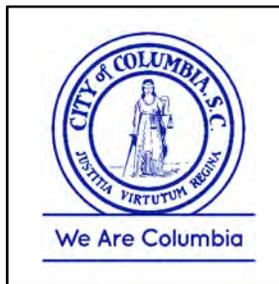
D-1	C-1
RS-1	C-2
RS-1A	C-3
RS-1B	C-3A
RS-2	C-4
RS-3	C-5
RD	M-1
RD-2	M-2
RG-1	PUD-C
RG-1A	PUD-LS
RG-2	PUD-LS-E
RG-3	PUD-LS-R
UTD	PUD-R
MX-1	OUT OF CITY
MX-2	

N

0 100 200 400 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
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October 31, 2014

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



QUINBY

SAYE CUT

LAVINGTON

SAYE CUT

HAMPTON TRACE

HAMPTON TRACE

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