



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

**1840 COLUMBIA COLLEGE DRIVE
ANNEX AND ZONE PROPERTY C-3 (GENERAL COMMERCIAL)**

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

Subject Property: 1840 Columbia College Drive, TMS#11606-07-07
Applicant: Willy J. Milton
Council District: 2 **Census Tract:** 005.00
Current Zoning: GC **Current Use:** Vacant
Proposed Zoning: C-3 **Proposed Use:** Commercial
Reason for Annexation: Contiguous, Donut Hole, Owner Requests City Services
Staff Recommendation: Annexation with C-2 Zoning

CASE HISTORY

Planning Commission:	11/03/14	Richland County GC to C-3	DEFERRED
Planning Commission:	12/01/14	Richland County GC to C-3	PENDING

APPLICATION REQUEST

Applicant is requesting annexation in order to better market the property and facilitate the sale of vacant parcel for commercial uses.

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

The subject parcel is .69 acres and is located just off the intersection of Columbia College Drive and Farrow Road between the Golden Acres and Colonial Park neighborhoods. 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.

Master Plan for The Villages of North Columbia

The future land use of 1840 Columbia College Drive is classified Medium Density Residential. According to this plan, Medium Density Residential land uses are characterized by “Townhomes, Duplex, and Live Work Units”

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.

PROPOSED ZONING DISTRICT SUMMARY

The parcel is currently zoned GC (General Commercial) in Richland County. The adjacent lots are zoned C-3 (General Commercial), RG-1 (General Residential), and RS-3 (Single Family Residential) the City of Columbia.

The C-3 district is intended to accommodate a variety of general commercial and nonresidential uses characterized primarily by retail, office and service establishments and oriented primarily to major traffic arteries or extensive areas of predominantly commercial usage and characteristics.

It is not the intent of this article to encourage the development of long, narrow strips of commercial development fronting on major arteries, often referred to as strip commercial areas. Such development is often incompatible with adjacent uses and may lead to the eventual formation of commercial slums, damage the traffic-carrying capacities of streets, increase congestion, lead to depreciation of property values in adjacent areas, encourage undue dispersion of commercial facilities to the inconvenience of the public, and create disproportionate costs in the provision of governmental services.

STAFF RECOMMENDATION

Staff recommends annexation of this property. In regards to the proposed zoning, while the applicant prefers C-3 zoning, staff is recommending C-2. This recommendation is made on the basis of the future land use designations for this property in the Master Plan for *The Villages of North Columbia* and the *Columbia Plan 2018* city-wide comprehensive plan. Additionally, C-2 zoning would provide a buffer of neighborhood-oriented commercial uses between the established residential neighborhood and Farrow Road commercial corridor.

Zoning Map

1830 Columbia College Drive
TMS# 11606-07-07 ZONED: GC

Department of Planning & Development Services

Legend

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

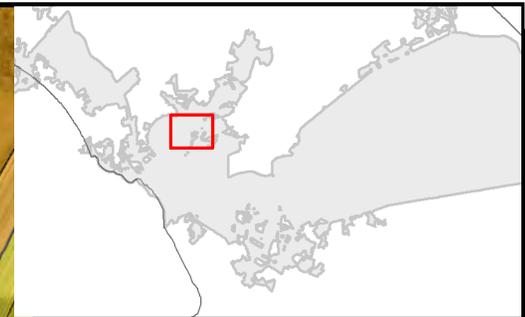
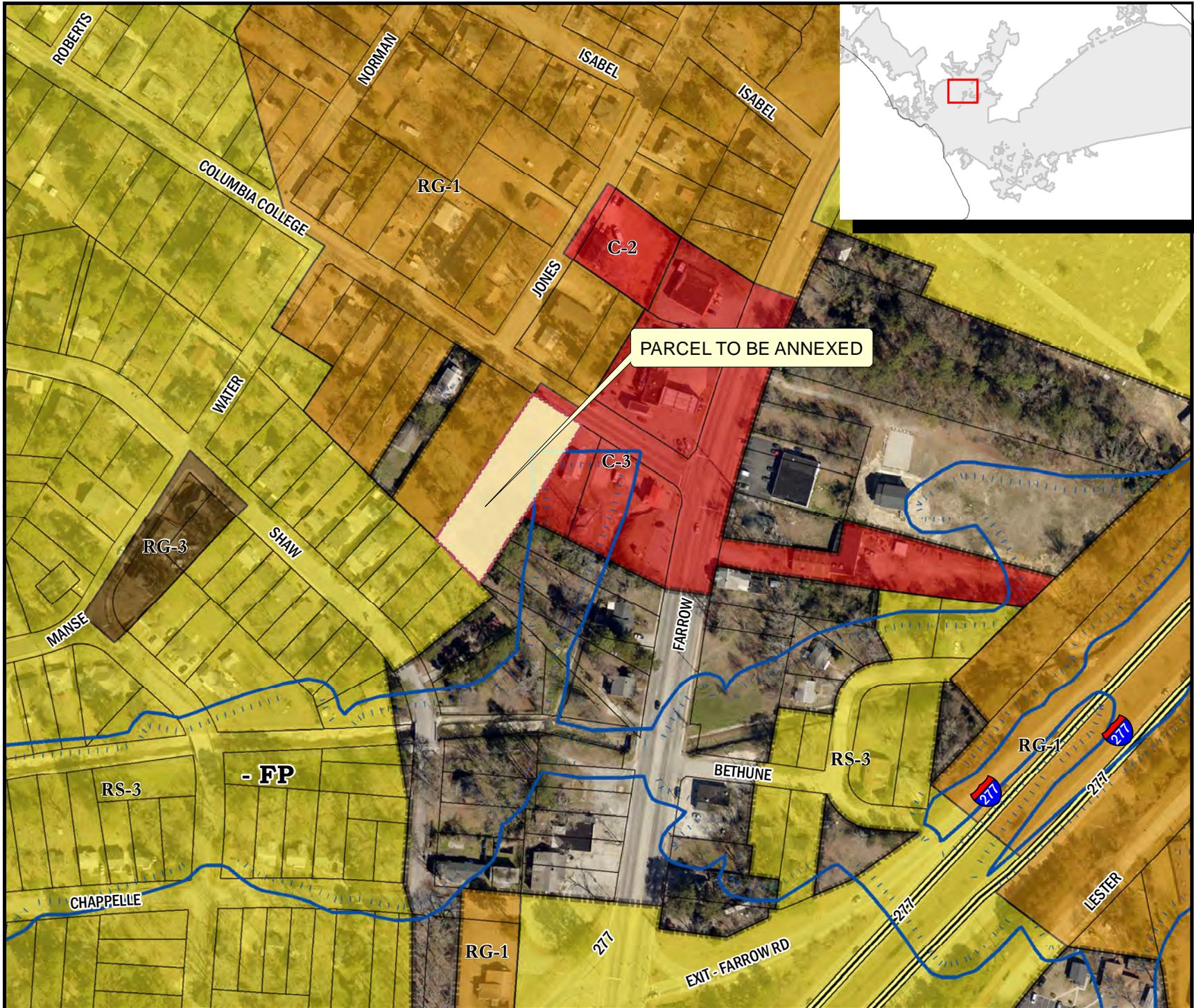
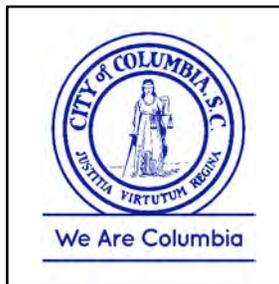
D-1	C-1
RS-1	C-2
RS-1A	C-3
RS-1B	C-3A
RS-2	C-4
RS-3	C-5
RD	M-1
RD-2	M-2
RG-1	PUD-C
RG-1A	PUD-LS
RG-2	PUD-LS-E
RG-3	PUD-LS-R
UTD	PUD-R
MX-1	OUT OF CITY
MX-2	

N

0 50 100 200 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
S. Zigmund
October 7, 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



COLUMBIA COLLEGE

JONES

COLUMBIA COLLEGE

SHAW

20 ft
10 m