



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

**5501 FOREST DRIVE, 5505, 5525, & 5511 OLD FOREST 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:	5501 Forest Drive, 5505, 5525, & 5511 Old Forest Drive, TMS#16706-02-05, 16706-02-01, 16706-02-02, & 16706-02-04		
Applicant:	CRP-Fort Jackson, LLC		
Council District:	4	Census Tract:	113.01
Current Zoning:	GC	Current Use:	Vacant
Proposed Zoning:	C-3	Proposed Use:	Commercial
Reason for Annexation:	Contiguous, Primary Area, Owner Requests City Services		
Staff Recommendation:	Annexation with C-3 Zoning		

CASE HISTORY

Planning Commission:	12/01/14	Richland County GC to C-3	PENDING
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APPLICATION REQUEST

Applicant is requesting annexation in order to facilitate City of Columbia water, sewer, and fire hydrant service connections.

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Subject parcels are, in total, 4.1 acres and at the intersection of Percival Road and Forest Drive, just west of Interstate 77. City water and sewer services are currently available to this property. There is a small currently vacant commercial building on one of the lots, other three are vacant.

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 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 surrounding lots are zoned C-3 (General Commercial) in the City of Columbia and RS-HD (Single Family Residential – High Density) Richland County.

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

Annex with C-3 zoning.

Zoning Map

5505, 5525, 5511 Old Forest Drive; 5501 Forest Drive
 TMS# 16706-02-01, 16706-02-02, 16706-02-04; 16706-02-05 ZONED: GC

Department of Planning & Development Services

Legend

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

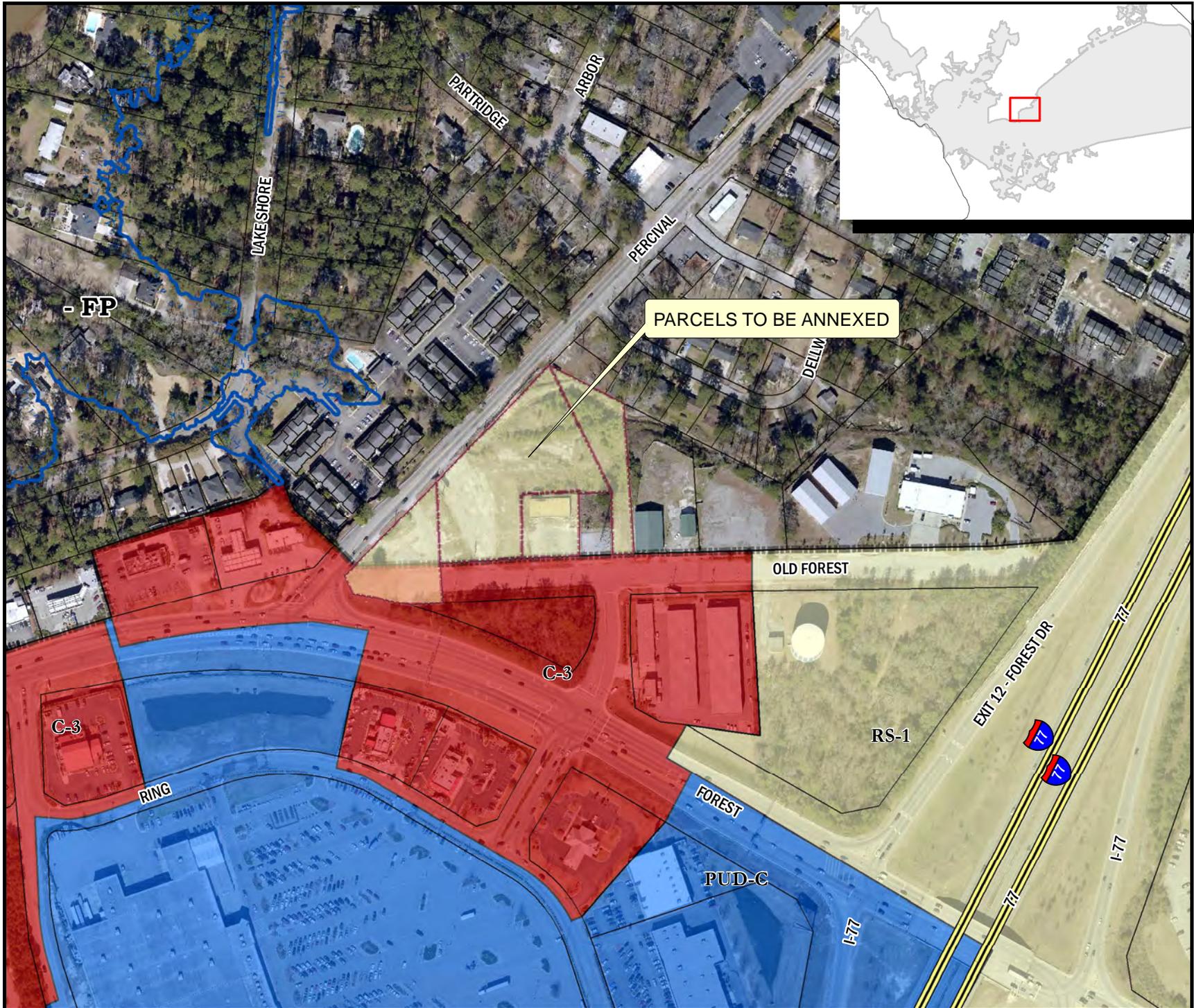
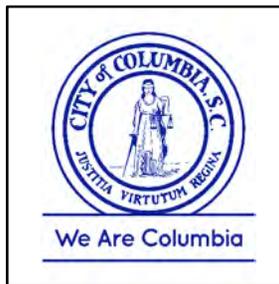
D-1	C-1
RS-1	C-2
RS-1A	C-3
RS-1B	C-3A
RS-2	C-4
RS-3	C-5
RD	M-1
RD-2	M-2
RG-1	PUD-C
RG-1A	PUD-LS
RG-2	PUD-LS-E
RG-3	PUD-LS-R
UTD	PUD-R
MX-1	OUT OF CITY
MX-2	

N

0 75 150 300 Feet

ORIGINAL PREPARATION/DATE:
 This map was prepared by:
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 November 18, 2014

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

