



**PLANNING COMMISSION
MAP AMENDMENT CASE SUMMARY**

**REZONE FROM PUD-R (RESIDENTIAL PLANNED UNIT DEVELOPMENT)
TO C-2 (NEIGHBORHOOD COMMERCIAL) W/S PLANTERS DRIVE**

January 5, 2015 at 5:15pm

City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

Subject Property: W/S Planters Drive, TMS#16405-01-04
Council District: 4
Proposal: Rezone parcel from PUD-R to C-2
Applicant: David Tuttle, Planters Road Land Holdings, LLC
Present Use: Undeveloped **Proposed Use:** Residential
Staff Recommendation: Approve

CASE HISTORY

Planning Commission: 01/05/15	PUD-R	to C-2	PENDING
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APPLICATION REQUEST

The proposal is to rezone a PUD-R zoned parcel to C-2 to allow for multi-family residential use.

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Currently, the parcel is a wooded, vacant, 1.86 acre just south of the intersection of Planters Drive and Veterans Road, west of Interstate 77 and Garners Ferry Road. The property is adjacent to the South Meadowfield Neighborhood Association and the Ellen’s Glenn Neighborhood.

The property was originally zoned C-2 and was rezoned in 2007 to PUD-R to accommodate a proposed 30 unit residential townhome and condominium development. The requirements of the existing PUD would not meet the owner’s current residential development plans. The existing PUD is a single use PUD, and therefore not eligible under law for a major change to a new single use PUD.

PLANS, POLICIES, AND LAND USE

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 PUD-R (Residential Planned Unit Development). The adjacent lots to the north and west are zoned C-2; the adjacent lot to the south is zoned RG-2.

The C-2 district is intended to accommodate commercial and service uses oriented primarily to serving the needs of persons who live or work in nearby areas. Certain related structures and uses required to serve the needs of such areas 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

Approve.

Table of Permitted Uses
C-2
Permitted Principal Uses
Municipal or other passive recreation facilities (parks, greenways, including administrative facilities)
Landscape counseling and planning
Building Construction - Office Only
Construction other than building construction - Office Only
Arrangement of Transportation Services
Communication: Cable
Water supply services
Sewerage Systems (Sec. 17-262)
Finance, Insurance, and Real Estate
Organization hotels and lodginghouses on membership basis
Cemetery subdividers and developers
Paint, glass and wallpaper stores
Hardware stores
Retail nurseries, lawn and garden supply stores
Department stores
Variety stores
General merchandise stores: Miscellaneous general merchandise stores
Grocery Stores
Retail bakeries
Food stores: Miscellaneous
Auto and home supply stores (Sec. 17-286)
Apparel and accessory stores
Furniture, home furnishings and equipment stores
Eating Places
Drugstores and proprietary stores
Miscellaneous shopping goods stores
Mail order house
Florist
Cigar store and stands
News dealers and newsstands
Miscellaneous retail stores, not elsewhere classified
Garment pressing and agents for laundries and dry cleaners
Taylor and alteration shops
Photographic Studios, portrait
Beauty Shops
Barbershops
Shoe repair shops, shoeshine parlors, and hat cleaning shops
Advertising agencies
Consumer credit reporting agencies
Blueprinting and photocopying (Sec. 17-264)
Commercial photography, art and graphics
Stenographic services and reproduction services not elsewhere classified

Employment agencies
Temporary help services
Computer and data processing services
Detective agencies and protective services
Parking Lots
Radio and television repair shops
Watch and jewelry repair
Physical fitness facilities and yoga facilities
Dance studios
Offices of physicians
Medical and dental laboratories
Legal services
Libraries and information centers
Individual and family social services
Job training and vocational rehabilitation services
Business associations
Professional membership
Civic, social and fraternal associations
Political organizations
Religious organizations
Engineering, architectural, and surveying services
Accounting, auditing, and bookkeeping services
Commercial economic, sociological, and educational research
Noncommercial research organization
Management and public relations services
Miscellaneous services
Executive Offices
Legislative bodies
General government not elsewhere classified
Police and Fire Protection
Public finance, taxation, and monetary policy
Administration of human resources programs
Administration of environmental quality and housing programs
Administration of economic programs
Permitted in District, provided owner and/or tenant complies with the associated conditions set forth in this article
Municipal active recreation facilities (athletic ball fields, swimming pools, playgrounds, including administration facilities)(Sec. 17-289)
Non-depository personal credit institutions (pay day loan and/or title loan establishments (Sec. 17-294)
Offices and clinics of other health practitioners, including therapeutic massage (17-288)
Elementary and Secondary Schools (17-296)

Permitted Accessory Use
Private Commercial Storage (Sec. 17-260)
Reupholstery and furniture repair
Permitted as an Accessory Use or as a Principal Use by Special Exception
Food crops grown within a covered enclosure
General farms, primarily crop
Special Exception by Board of Zoning Appeals
U.S. Postal Service
Gasoline service stations (Sec. 17-286)
Boat dealers (Sec. 17-286)
Recreational and utility trailer dealers (Sec. 17-286)
Drinking Places (alcoholic beverages)(Sec. 17-269)
Liquor Stores
Electric substations
Suite Hotel (Sec. 17-271)
Bed and breakfast hotel (Sec. 17-271)
Roominghouses and boardinghouses
Coin-operated laundries and dry cleaning
Miscellaneous personal services, except massage parlors and spas
Massage parlors and spas
Agricultural services with indoor kennels
Agricultural services with outdoor kennels
Parking structures
Repair shops, not otherwise classified
Motion picture theaters except drive-in
Bowling alleys and billiard and pool establishments
Membership Sports and Recreation Clubs
Business and secretarial schools
Arboreta, botanical and zoological gardens
Museums and art galleries
Day Care Facilities (Sec. 17-265)
Residential Care (Sec. 17-266)
Detached One-Family Dwelling
Attached Two-Family Dwelling
Attached One-Family Dwelling
Townhouses (Sec. 17-268)
Multi-Family Dwelling
Group Development

Zoning Map

W/S Planters Drive
TMS# 16405-01-04 ZONED: PUD-R

Department of Planning & Development Services

Legend

- Tax Parcel
- Flood Plain Overlay

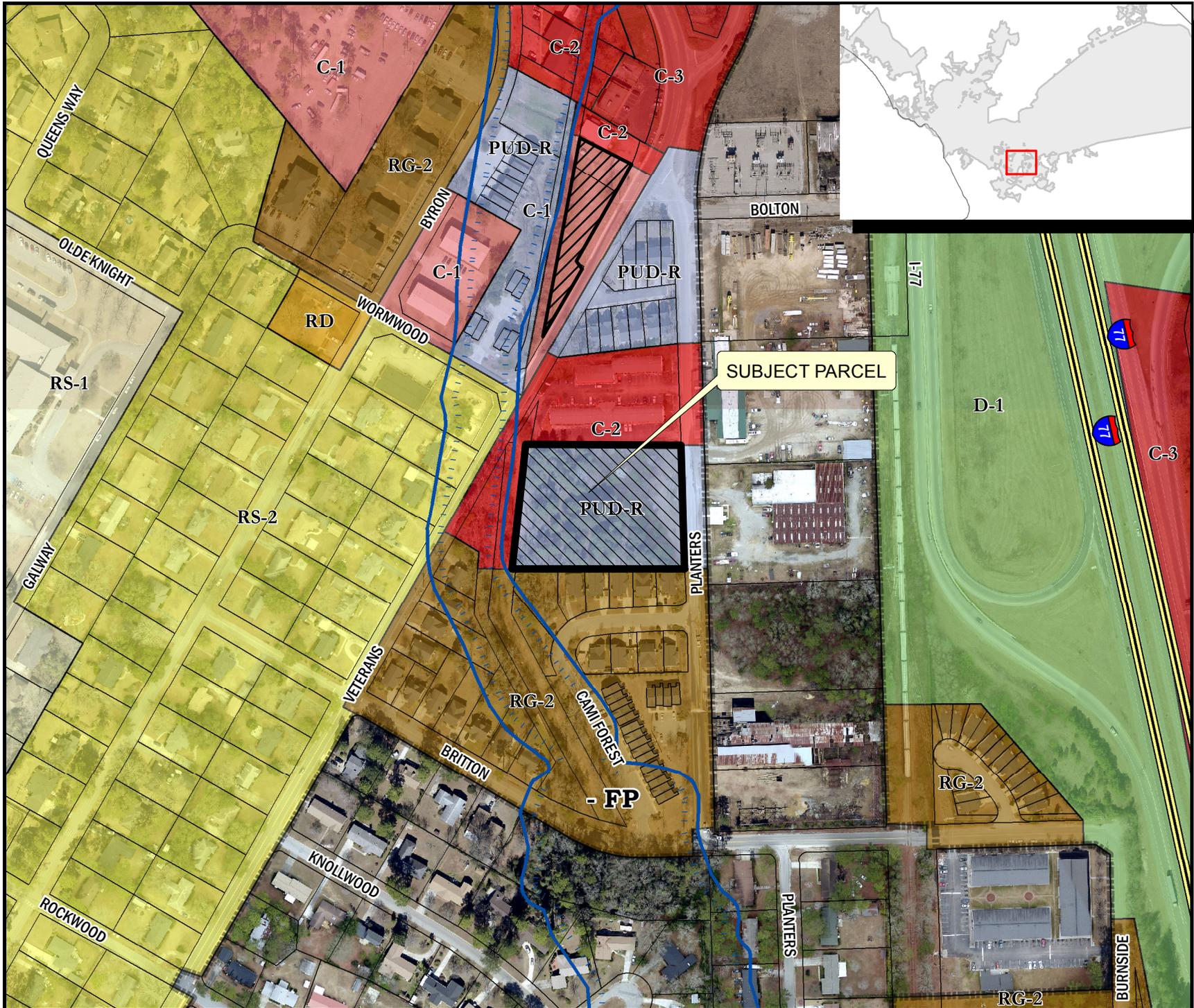
D-1	C-1
RS-1	C-2
RS-1A	C-3
RS-1B	C-3A
RS-2	C-4
RS-3	C-5
RD	M-1
RD-2	M-2
RG-1	PUD-C
RG-1A	PUD-LS
RG-2	PUD-LS-E
RG-3	PUD-LS-R
UTD	PUD-R
MX-1	OUT OF CITY
MX-2	

N

0 75 150 300 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
S. Zigmund
December 8, 2014

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



Byron Rd

S Bolton St

Veterans Rd

Planters Dr

Britton Ln

