



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

**4426 BLOSSOM STREET  
ANNEX AND ZONE PROPERTY RG-2 (GENERAL RESIDENTIAL)**

**February 2, 2015 at 5:15pm**  
City Council Chambers, 3<sup>rd</sup> Floor, 1737 Main Street, Columbia, SC 29201

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**Subject Property:** 4426 Blossom Street, TMS#13810-02-02, -03, -04, -05, -06, -07  
**Applicant:** Horizon Real Estate, LLC  
**Council District:** 3                   **Census Tract:** 026.04  
**Current Zoning:** RM-HD       **Current Use:** Multi-Family Residential  
**Proposed Zoning:** RG-2       **Proposed Use:** Multi-Family Residential  
**Reason for Annexation:** Contiguous, Donut Hole, Owner Requests City Services  
**Staff Recommendation:** Annexation with RG-2 Zoning

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**CASE HISTORY**

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Planning Commission:	02/02/15	Richland County RM-HD to RG-2	PENDING
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**APPLICATION REQUEST**

Applicant is requesting annexation to receive City of Columbia water service rates.

**CURRENT PARCEL CHARACTERISTICS/CONDITIONS**

Subject parcels total 1.99 acres in area and are located on Blossom Street off of Beltline Boulevard between the Sherwood Forest and Cross Hill neighborhoods. The parcels contain six multi-family apartment buildings built circa 1970. City water and sewer services are currently available to this property.

**PLANS, POLICIES, AND LAND USE**

*Urban Service Area*

Subject parcels are in a “Donut Hole” 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.

*Devine Street / Fort Jackson Boulevard Commercial Node Plan Land Use Concept*

Subject parcel is designated “Multi-Family Residential – Apartments & Condominiums”.

According to this land use concept:

- Over time, the existing apartment and condominium complexes will likely redevelop into new multi-family product. This use category maintains this type of housing option in close proximity to major commercial areas and transportation corridors.

*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.

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### **PROPOSED ZONING DISTRICT SUMMARY**

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The parcel is currently zoned RM-MD (Residential Multi-Family, Medium Density) in Richland County. The adjacent lots were also zoned RM-MD in Richland County, and are now RG-2 in the City of Columbia.

The RG-1, RG-1A and RG-2 districts are intended as medium and high density residential areas permitting progressively higher population densities, characterized by single-family detached, two-family detached and multiple-family structures, and garden type apartments. Certain structures and uses required to serve governmental, educational, religious, noncommercial recreational and other needs of the areas are permitted outright or are permissible as special exceptions subject to restrictions and requirements intended to preserve and protect the residential character of the districts.

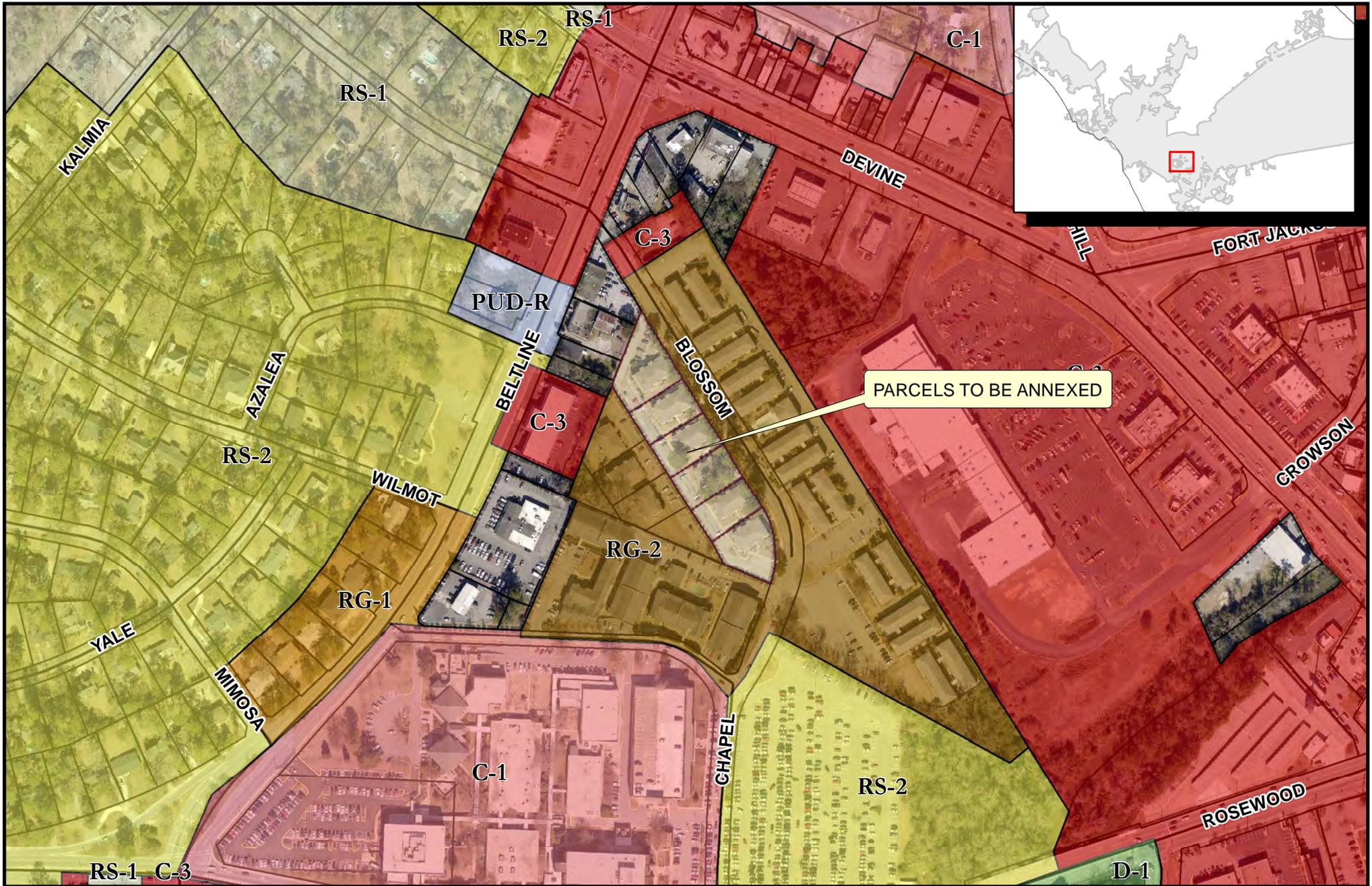
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### **STAFF RECOMMENDATION**

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Annex with RG-2 zoning.

# ZONING MAP DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES



**DISCLAIMER:**  
The data represented on this map is provided for informational purposes only and the City of Columbia makes no representation as to its accuracy. Its use is at the sole risk of the user.

**Legend**

- PARCELS selection
- CITY LIMITS
- PARCELS

**4426 Blossom Street**  
**TMS# 13810-02-02,-03,-04,-05,-06,-07**  
**ZONED: RM-HD**



**ORIGINAL PREPARATION/DATE:**  
 This map was prepared by:  
 D. Eisenbraun  
 December 30, 2014

  
 0 62.5 125 250 Feet

**\*\* DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION**

