PLANNING COMMISSION
ANNEXATION AND MAP AMENDMENT CASE SUMMARY

1054 SHOP ROAD
ANNEX AND REZONE PROPERTY M-1 (LIGHT INDUSTRIAL)

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

Subject Property:	1054 Shop Road, TMS#11211-07-05		
Applicant:	Richard C. Lauber		
Council District:	3	**Census Tract:**	117.01
Current Zoning:	M-1	**Current Use:**	Light Industrial
Proposed Zoning:	M-1	**Proposed Use:**	Private Student Dormitory
Reason for Annexation:	Contiguous, Primary Area, Owner Requests City Services		
Staff Recommendation:	Annexation with M-1 Zoning		

CASE HISTORY

Planning Commission:	02/02/15	Richland County M-1 to M-1	PENDING

APPLICATION REQUEST

Applicant is requesting annexation to facilitate connections to City of Columbia water and sewer services in order to construct a private student dormitory on 1054 and 1080 Shop Road.

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

The subject parcel contains 1.01 acres and is located on Shop Road just south of George Rogers Boulevard. City water and sewer services are currently available to this property.

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject parcels are 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 made up of land contiguous to the City where services are available and the infrastructure is generally good. These services include fire, police, sanitation, and utilities. Primary areas are intended to indicate that, barring unanticipated circumstances, annexation is recommended and 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

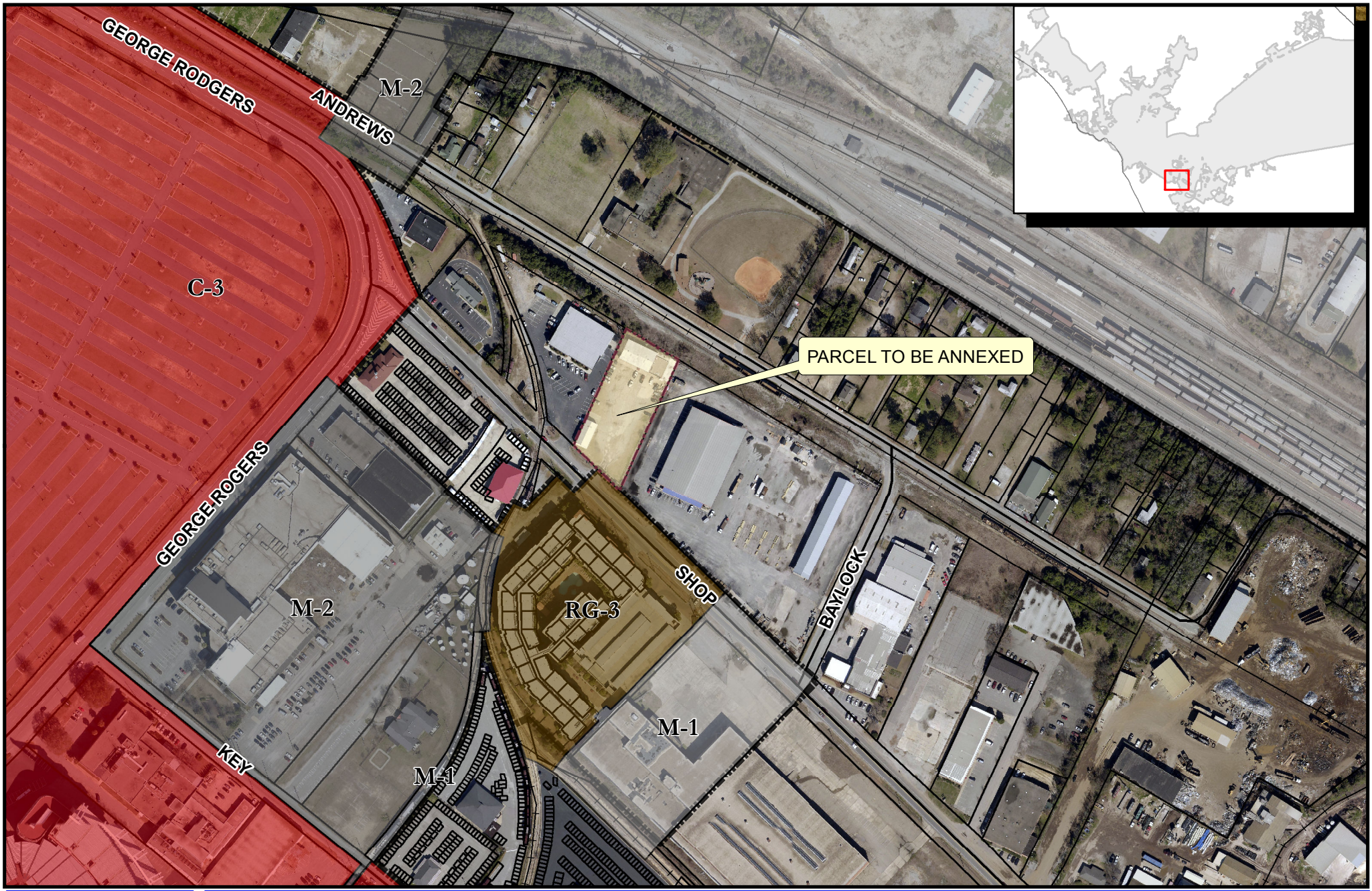
The parcel is currently zoned M-1 (Light Industrial) in Richland County. The adjacent lots were also zoned M-1 in Richland County, and are now RG-3 in the City of Columbia.

The M-1 district is intended to accommodate wholesaling, distribution, storage, processing, light manufacturing and general commercial uses. Certain related structures and uses required to serve the needs of such uses 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

Annex with M-1 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

Pending Annexation

CITY LIMITS

PARCELS

1054 Shop Road
TMS# 11211-07-05
ZONED: M-1

CITY of COLUMBIA, S.C. — We Are Columbia

ORIGINAL PREPARATION/DATE:
This map was prepared by:

D. Eisenbraun
January 7, 2015

0 65 130 260 Feet

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

NO NAME
NO NAME
NO NAME
ANDREWS
GEORGE RODGERS
GEORGE RODGERS
ANDREWS
ANDREWS
ANDREWS
ANDREWS
ANDREWS
MITCHELL
EDISTO
EDISTO
SHOP
SHOP
SHOP
BAYLOCK
GEORGE ROGERS
KEY
KEY
KEY
BEREA
© 2013 Pictometry