



**PLANNING COMMISSION
MAP AMENDMENT CASE SUMMARY**

**7201 GARNERS FERRY ROAD
ANNEX, ASSIGN UCAC-2 (URBAN CORE COMMUNITY ACTIVITY CENTER)
INTERIM LAND USE, AND
INTERIM ZONE PROPERTY C-3 (GENERAL COMMERCIAL)**

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

Subject Property:	7201 Garners Ferry Road, TMS#16405-03-01		
Applicant:	Marion T. Burnside & Mary Blakely Hendricks Burnside		
Council District:	3	Census Tract:	116.07
Current Zoning:	GC	Current Use:	Vacant
Proposed Zoning:	C-3	Proposed Use:	General Commercial
Reason for Annexation:	Contiguous, Donut Hole, Owner Requests City Services		
Staff Recommendation:	Annex, Assign UCAC-2 Interim Land Use, and C-3 Interim Zoning		

CASE HISTORY

Planning Commission: 03/02/15	Richland County GC to Interim C-3	PENDING
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APPLICATION REQUEST

Applicant is requesting annexation to facilitate City of Columbia services and merge an adjacent parcel that is already receiving city services.

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

The subject parcel is 5.11 acres and located at the intersection of Garners Ferry Road and I-77, on the south east side. City water and sewer service is 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.

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

Staff recommends subject parcel be designated “Urban Core Community Activity Center (UCAC-2)” in The Columbia Plan 2018 Future Land Use Map.

Urban Core Community Activity Centers are medium scale collections of primarily business uses, developed within the urban grid of Columbia’s neighborhood. They are destination locations that serve an area of about 3-5 mile radius (or driving distance) and include several dozen businesses and multi-family or mixed-use buildings. The destination nature of these centers means significant demand for transit facilities and parking. Their scale and architecture are larger than most of the surrounding single-family homes. They may be found as nodes in Urban Core Mixed Residential neighborhoods, or in lower intensity within Urban Core Mixed Residential neighborhoods, or in lower intensity within Urban Core Residential neighborhoods.

Primary Types:

- Small and medium format business/employment
- Multi-family small and medium mixed use

Secondary Types:

- Multi-family small or medium

Tertiary Types:

- Civic/institutional
- Single family attached
- Large Format business/employment
- Cemeteries & mausoleums
- Parking structure and lots

PROPOSED ZONING DISTRICT SUMMARY

The parcel is currently zoned GC (General Commercial) in Richland County. The surrounding lots are zoned either C-3 (General Commercial) or C-1 (Office and Institutional) in 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

Annex and assign UCAC-2 interim land use classification and C-3 interim zoning.

Zoning Map

7201 Garners Ferry Road
TMS: 16405-03-01 ZONED: GC

Department of Planning & Development Services

- Legend**
- CITY LIMITS
 - PARCELS
 - Flood Plain Overlay
 - Pending Annexation

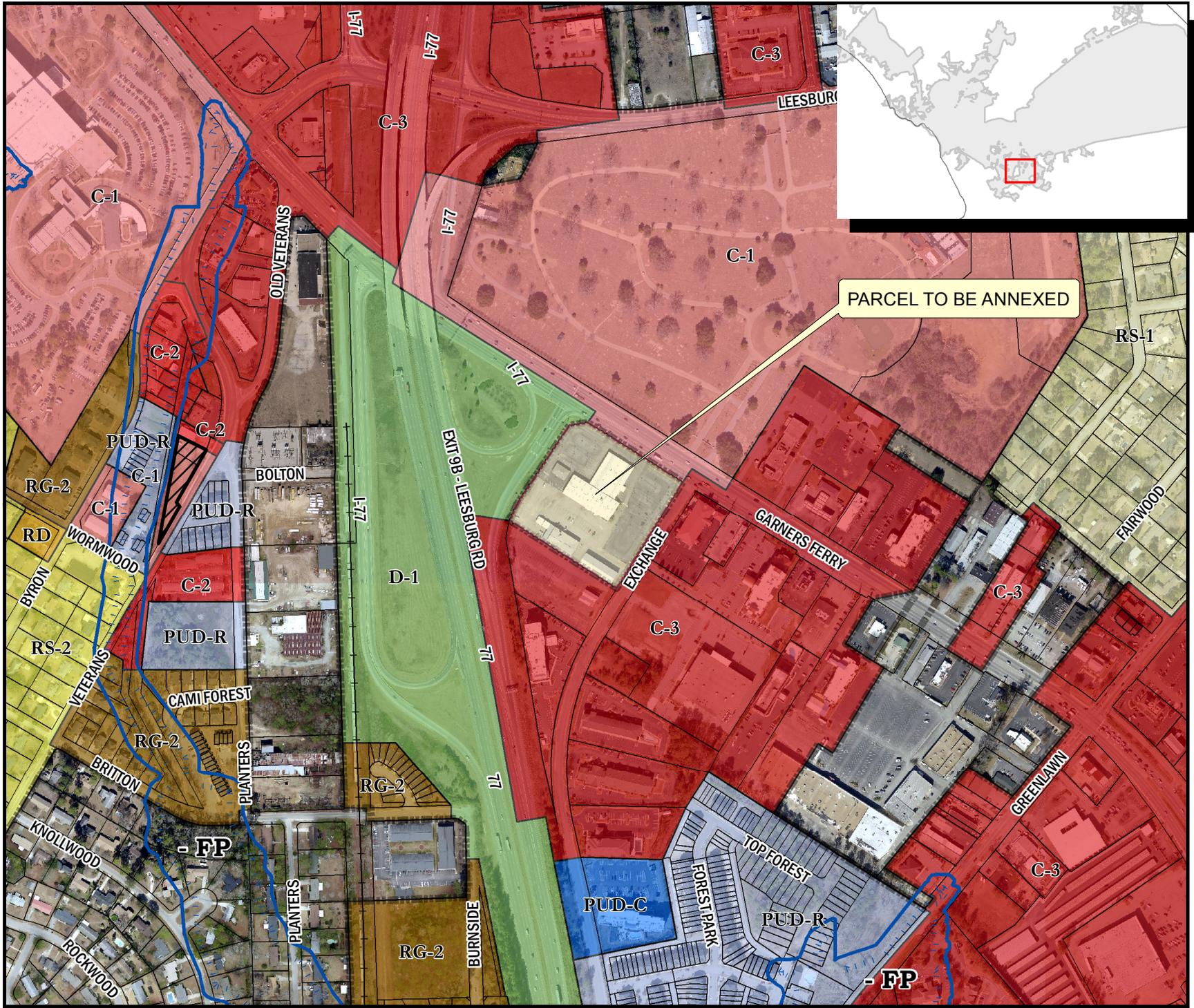
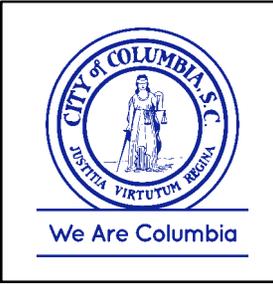
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ORIGINAL PREPARATION/DATE:
This map was prepared by:
D. Eisenbraun
February 4, 2015

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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

