



PLANNING COMMISSION

July 11, 2016 at 5:15pm

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

ZONING MAP AMENDMENT CASE SUMMARY 2210 ROSEWOOD DRIVE, TMS#11313-17-03

Council District: 3
Proposal: Request to rezone the parcel from C-1 to C-2
Applicant: Tony Moreland
Staff Recommendation: Denial
PC Recommendation: Pending, 07/11/2016

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: ~0.19 acres
Current Use: Miscellaneous Retail
Proposed Use: Retail
Land Use Classification: Neighborhood Activity Corridor (AC-1)
Current Zoning: C-1 (Office and Institutional District)
Proposed Zoning: C-2 (Neighborhood Commercial District)

PLANS, POLICIES, AND LAND USE

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

The subject parcel is designated Neighborhood Activity Corridor (AC-1) in The Columbia Plan 2018 Future Land Use Map.

Neighborhood Activity Corridors are a linear extension of a Neighborhood or Community Activity Center. They contain nearly identical building types and uses to a Neighborhood Activity Center; the primary difference is the configuration of the lots and the lack of an internal subdivision or street network. Uses are built on frontage lots along principal and minor arterial roadways. They serve surrounding neighborhoods within a one-mile drive or a 15 minute walk and typically consist of a limited collection of commercial and service uses.

Primary Types

- Small Format Business/Employment (excl. Flex)
- Small Multi-family Mixed-use

Secondary Types

- Civic/Institutional
- Multi-family Small and Medium
- Single-family Attached

Tertiary Types

- Cemeteries and Mausoleums
- Parking Structures and Lots

Existing Neighborhood, Small Area, Community, and/or Corridor Plans

The subject parcel is covered by *The Rosewood Plan: A Corridor & Neighborhood Plan*, which was completed in July 2012 and adopted by the City. The property is within the Rosewood Drive Corridor as identified by the Plan. Physical development goals for the Corridor include: the adaptive reuse of existing residential structures along the corridor; the creation of a high-quality pedestrian-oriented shopping district with connectivity to the surrounding neighborhood; the encouragement of a high-quality mix of uses along the corridor; and the provision of better buffers from commercial and mixed-uses and the residential neighborhood. The subject property was specifically targeted for a change in land use and zoning to an urban transitional zone and district (UTD). The Plan further recommended the development of design guidelines for the Rosewood Corridor, split into Mixed Use areas (Area A) and Residential and Transitional Areas (Area B); the subject property is designated as Area B by the Plan.

PROPOSED ZONING DISTRICT SUMMARY

The subject parcel is currently zoned Office and Institutional District (C-1); the miscellaneous retail use on the property was established in 1998 as a special exception within the C-1 District. Surrounding parcels are currently zoned C-1, and General Residential District (RG-2), and property zoned Neighborhood Commercial District (C-2) is across Rosewood Drive from the subject property, as well as along Rosewood Drive on adjacent blocks.

Office and Institutional District (C-1)

The C-1 district is intended to accommodate office, institutional, and certain types of residential uses in areas whose characteristic is neither general commercial nor exclusively residential in nature. Certain related structures and uses required to serve the needs of the areas are permitted outright or are permissible as special exceptions subject to restrictions and requirements intended to best fulfill the intent of this article.

The proposed City of Columbia zoning is Neighborhood Commercial District (C-2).

Neighborhood Commercial District (C-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

The Rosewood Plan recommends that the subject parcel be rezoned to Urban Transitional District (UTD). Based upon the recommendations of both the comprehensive plan and the area and corridor plan, staff recommends the denial of the request to rezone the parcel from C-1 to C-2.



GRAMMONT

ETIWAN

ROSEWOOD

ROSEWOOD

ROSEWOOD

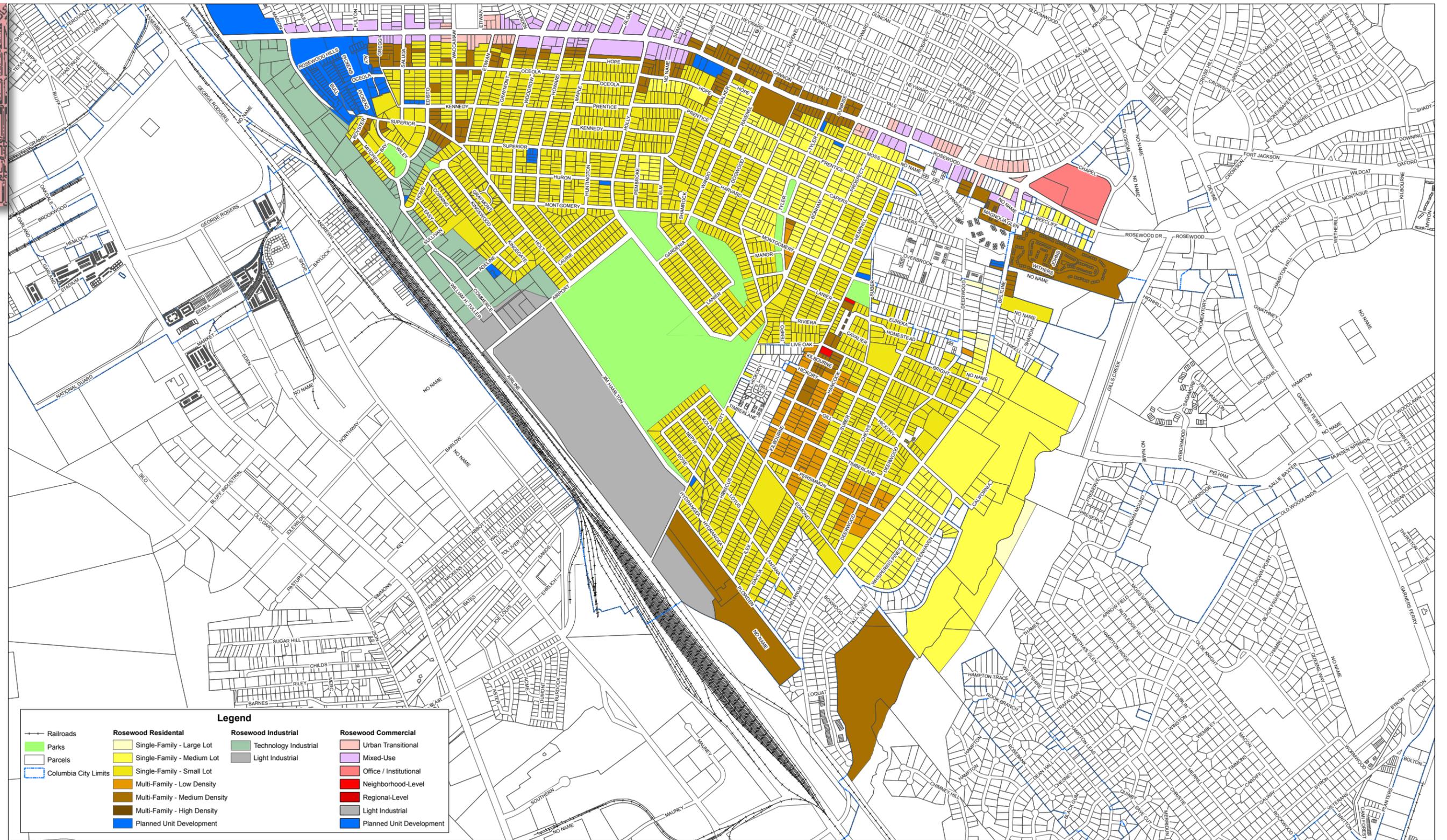
ROSEWOOD

ROSEWOOD

HARDEN

Map 4.2
Map 5.2
Map 5.9

Proposed Land Use



Legend			
Railroads	Rosewood Residential	Rosewood Industrial	Rosewood Commercial
Parks	Single-Family - Large Lot	Technology Industrial	Urban Transitional
Parcels	Single-Family - Medium Lot	Light Industrial	Mixed-Use
Columbia City Limits	Single-Family - Small Lot		Office / Institutional
	Multi-Family - Low Density		Neighborhood-Level
	Multi-Family - Medium Density		Regional-Level
	Multi-Family - High Density		Light Industrial
	Planned Unit Development		Planned Unit Development

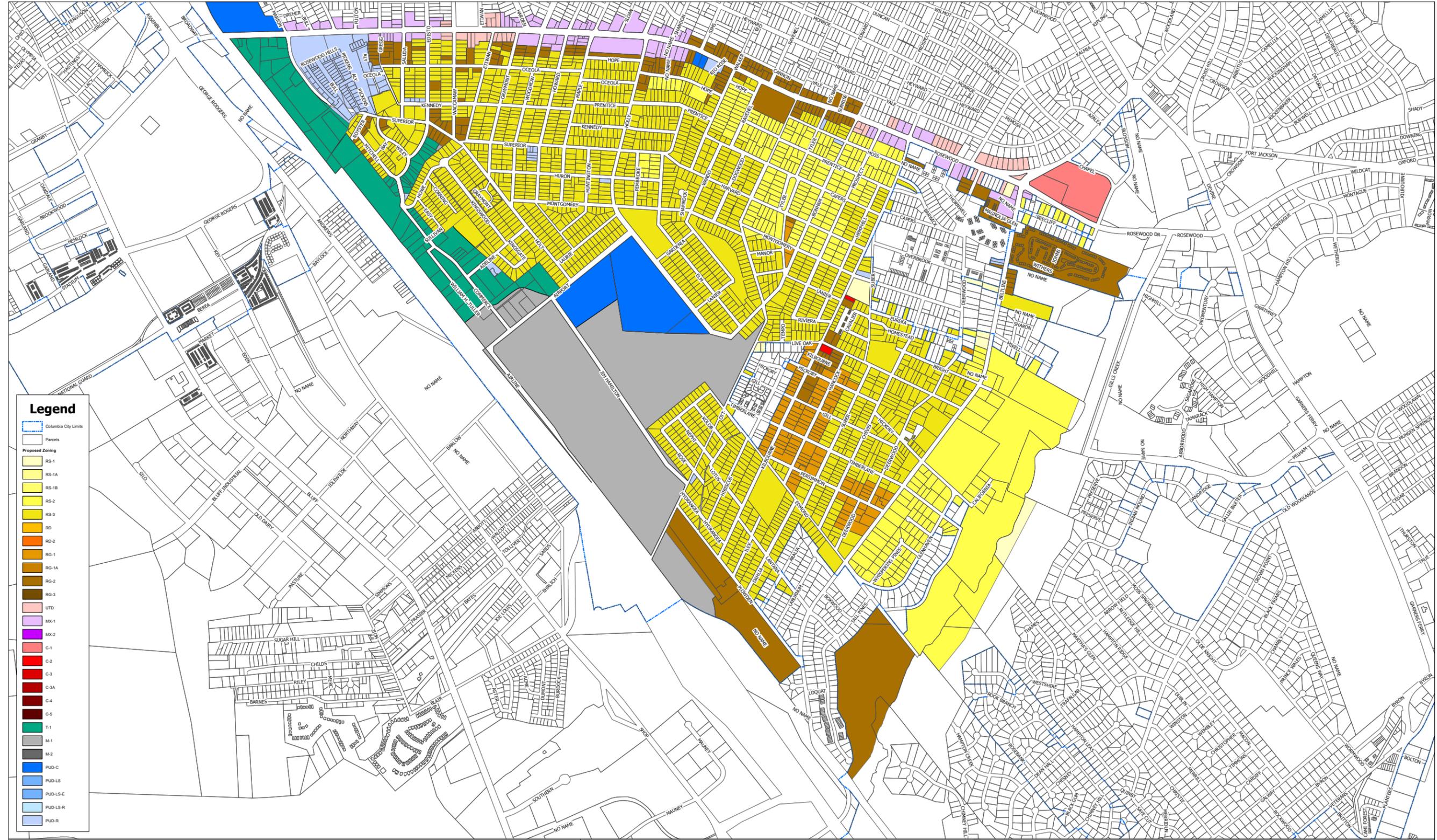


City of Columbia, S.C.
Rosewood: Proposed Land Use Survey

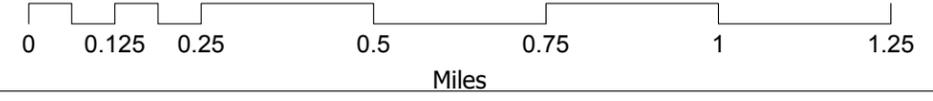
Planning & Development Services Department
June 11, 2012
Prepared by: J. Crick

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Map 4.5
 Map 5.5
 Map 5.12



- Legend**
- Columbia City Limits
 - Parcels
 - Proposed Zoning**
 - RS-1
 - RS-1A
 - RS-1B
 - RS-2
 - RS-3
 - RD
 - RD-2
 - RG-1
 - RG-1A
 - RG-2
 - RG-3
 - UTD
 - MX-1
 - MX-2
 - C-1
 - C-2
 - C-3A
 - C-4
 - C-5
 - T-1
 - M-1
 - M-2
 - PUD-C
 - PUD-LS
 - PUD-LS-E
 - PUD-LS-R
 - PUD-R



City of Columbia, S.C.
 Rosewood: Proposed Zoning

Planning & Development Services Department
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Proposed Zoning

Future Land Use Map

2210 Rosewood Drive, TMS#: 11313-17-03
 FLU: Neighborhood Activity Corridor (AC-1)

Department of Planning &
 Development Services

Legend

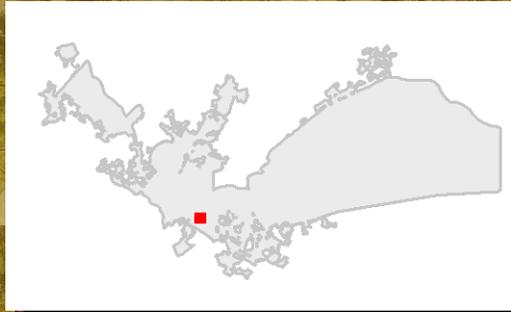
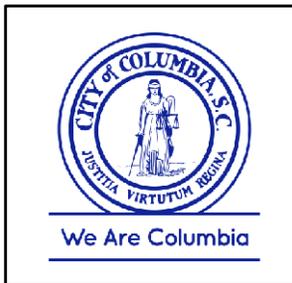
CITY LIMITS
 PARCELS

- UCMR-1 - Urban Core Mixed Residential+1
- UCMR-2 - Urban Core Mixed Residential+2
- UEMR - Urban Edge Mixed Residential
- UEMF - Urban Edge Multi-Family
- UCR-1 - Urban Core Residential Small Lot
- UCR-2 - Urban Core Residential Large Lot
- UER-1 - Urban Edge Residential Small Lot
- UER-2 - Urban Edge Residential Large Lot
- UCAC-1 - Urban Core Neighborhood Activity Center
- UCAC-2 - Urban Core Community Activity Center
- UEAC-1 - Urban Edge Community Activity Center
- UCAC-3 - Urban Core Regional Activity Center
- UEAC-2 - Urban Edge Regional Activity Center
- AC-1 - Neighborhood Activity Corridor
- AC-2 - Community Activity Corridor
- AC-3 - Regional Activity Corridor
- EC - Employment Campus
- IND - Industrial
- TU - Transportation & Utilities
- SD-1 - Sports/Amusement District
- SD-2 - Civic/Institutional Districts
- SD-3 - Central Business District
- SD-4 - Riverbanks Zoo and Garden
- SD-5 - Universities/Colleges
- SD-6 - Fort Jackson

N

0 25 50 100 Feet

ORIGINAL PREPARATION/DATE:
 This map was prepared by:
 Leigh DeForth
 June 22, 2016



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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

2210 Rosewood Drive, TMS#: 11313-17-03
Existing Zoning: C-1; Proposed Zoning: C-2

Department of Planning & Development Services

Legend

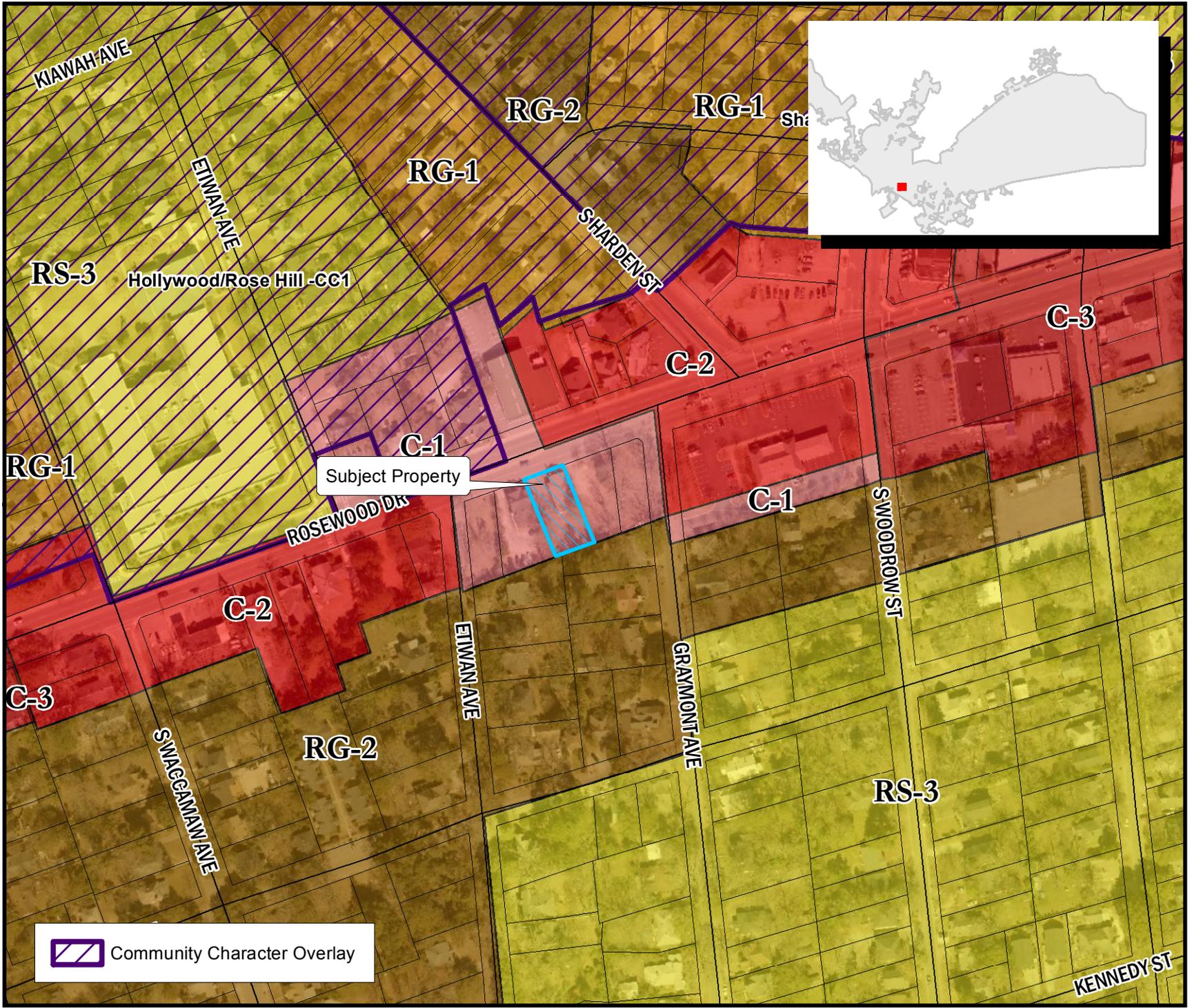
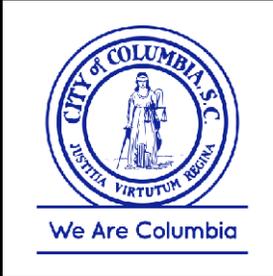
CITY LIMITS
 PARCELS

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	

0 50 100 200 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Leigh DeForth
June 23, 2016

DISCLAIMER:
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Community Character Overlay

Table of Permitted Uses
C-1
Permitted Principal Uses
Landscape counseling and planning
Building Construction - Office Only
Construction other than building construction - Office Only
Arrangement of Transportation Services
Water supply services
Sewerage Systems (Sec. 17-262)
Finance, Insurance, and Real Estate
Organization hotels and lodgings on membership basis
Cemetery subdividers and developers
Photographic Studies, portrait
Funeral Service and crematories
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
Municipal or other passive recreation facilities (parks, greenways, including administrative facilities)
Dance studios
Public Golf Course
Offices of physicians
Nursing and personal care facilities
Hospitals
Medical and dental laboratories
Legal services
Colleges, universities, professional schools, and junior colleges
Libraries and information centers
Business and secretarial schools
Vocational schools except vocational high schools not elsewhere classified
Individual and family social services
Job training and vocational rehabilitation services

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 lodgings 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
New dealers and newsstands
Miscellaneous retail stores, not elsewhere classified
Garment pressing and agents for laundries and dry cleaners
Taylor and alteration shops
Photographic Studies, portrait
Beauty Shops

C-1
Permitted Principal Uses Cont.
Museums and art galleries
Business associations
Professional membership
Labor unions and similar organizations
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
Detached One-Family Dwelling
Attached Two-Family Dwelling
High-Rise (Sec. 17-304)
Mid-Rise (Sec. 17-267)
Miscellaneous services
Executive Offices
Legislative bodies
General government not elsewhere classified
Courts
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)

C-2
Permitted Principal Uses Cont.
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

C-2
Permitted Accessory Use
Private Commercial Storage (Sec. 17-260)
Eating Places
Drugstores and proprietary stores
Beauty Shops
Barbershops
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
Veterinary services with indoor kennels
Veterinary services with outdoor kennels
Roominghouses and boardinghouses
U.S. Postal Service
Drinking Places (alcoholic beverages)(Sec. 17-269)
Electric substations
Florist
Cigar store and stands
New dealers and newsstands
Miscellaneous retail stores, not elsewhere classified
Apparel and accessory stores
Coin-operated laundries and dry cleaning
Garment pressing and agents for laundries and dry cleaners
Miscellaneous personal services, except massage parlors and spas
Massage parlors and spas
Business services not elsewhere classified
Agricultural services with indoor kennels
Agricultural services with outdoor kennels
Parking structures
Radio and mobile telephone installation shops
Watch and jewelry repair
Motion picture theaters except drive-in
Physical fitness facilities and yoga facilities
Membership Sports and Recreation Clubs

C-2
Permitted Principal Uses Cont.
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)

C-2
Special Exception by Board of Zoning Appeals, Cont.
Arboreta, botanical and zoological gardens
Day Care Facilities (Sec. 17-265)
Residential Care (Sec. 17-266)
Attached One-Family Dwelling
Multi-Family Dwelling
Group Development
Dormitories, Public
Fraternity and sorority houses

C-2
Special Exception by Board of Zoning Appeals Cont.
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