



## PLANNING COMMISSION

September 12, 2016 at 5:15pm  
City Council Chambers, 3<sup>rd</sup> Floor, 1737 Main Street, Columbia, SC 29201

### COMPREHENSIVE PLAN – FUTURE LAND USE MAP AMENDMENT CASE SUMMARY

**195, 203, 207, 213, 219, 225, 229, 233, 239, AND 243 THACHER LOOP,  
TMS# 28902-15-20, -19, -18, -17, -16, -15, -14, -13, -12, AND -11;  
TMS# 1609 WOODCREEK FARMS ROAD (P), TMS# 28903-09-01(P);  
OPEN AREA- THACHER LOOP, TMS# 28902-21-01;  
THACHER LOOP & GUTHRIE LOOP (P), TMS# 28902-09-03(P)**

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City Council District:	4
Proposal:	Request to amend Chapter 8.3 of <i>The Columbia Plan 2018 – Future Land Use Map</i> to assign a land use classification of Urban Edge Residential – Large Lot (UER-2).
Applicant:	City of Columbia
Staff Recommendation:	Approval
PC Recommendation:	09/12/16; PENDING

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#### CURRENT PARCEL CHARACTERISTICS/CONDITIONS

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**Acreage:** ~6.33 acres

**Current Use:** Residential lots

**Proposed Use:** Residential lots

**Land Use Classification:** Currently unassigned

**Current Zoning:** Planned Unit Development – Residential District (PUD-R)

**Proposed Land Use Classification:** Urban Edge Residential – Large Lot (UER-2)

**Census Tract:** 114.07

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#### PLANS, POLICIES, AND LAND USE

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##### *The Columbia Plan 2018: Comprehensive Plan Land Use Classification*

The subject property is currently not assigned a land use classification by The Columbia Plan 2018 Future Land Use Map. The property was annexed into the City during the development of the Land Use Map, and was missed accordingly.

Staff recommends that the subject parcel be designated Urban Edge Residential – Large Lot (UER-2) in The Columbia Plan 2018 Future Land Use Map.

Urban Edge Residential Large Lot neighborhoods represent many of the City's older residential neighborhoods in the outer areas of the City. This development type is appropriate as development on remaining large lots or as redevelopment in the outer areas of Columbia. Most of the existing developments occurred after 1950. Urban Edge Residential Large Lot developments generally do not continue the grid and block pattern found in the urban neighborhoods, but do tend to have a consistently organized internal street network with loops and interconnections.

Primary Types:

- Single-family Detached  
\*Accessory Dwelling Units

Tertiary Types:

- Single-family Attached
- Two-family
- Three-family
- Small Format Business/Employment
- Small Format Civic/Institutional
- Cemeteries & Mausoleums

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

The subject parcel is not covered by an area plan which has been adopted by the City of Columbia or Richland County.

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**STAFF RECOMMENDATION**

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Staff recommends that Planning Commission approve of a resolution to recommend the adoption of a land use classification of UER-2 for the property. Staff recommends that City Council adopt an ordinance to adopt a land use classification of UER-2 for the property.



03/07/2011

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# Future Land Use Map

Existing Richland County FLU: Neighborhood (Medium Density); Proposed FLU: UER-2

Department of Planning & Development Services

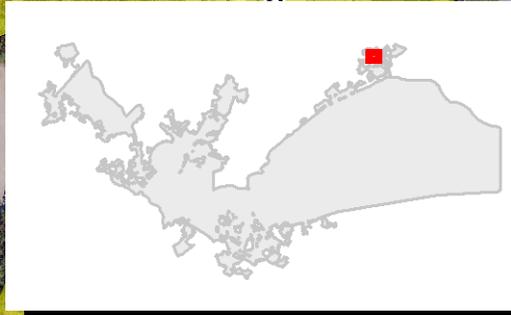
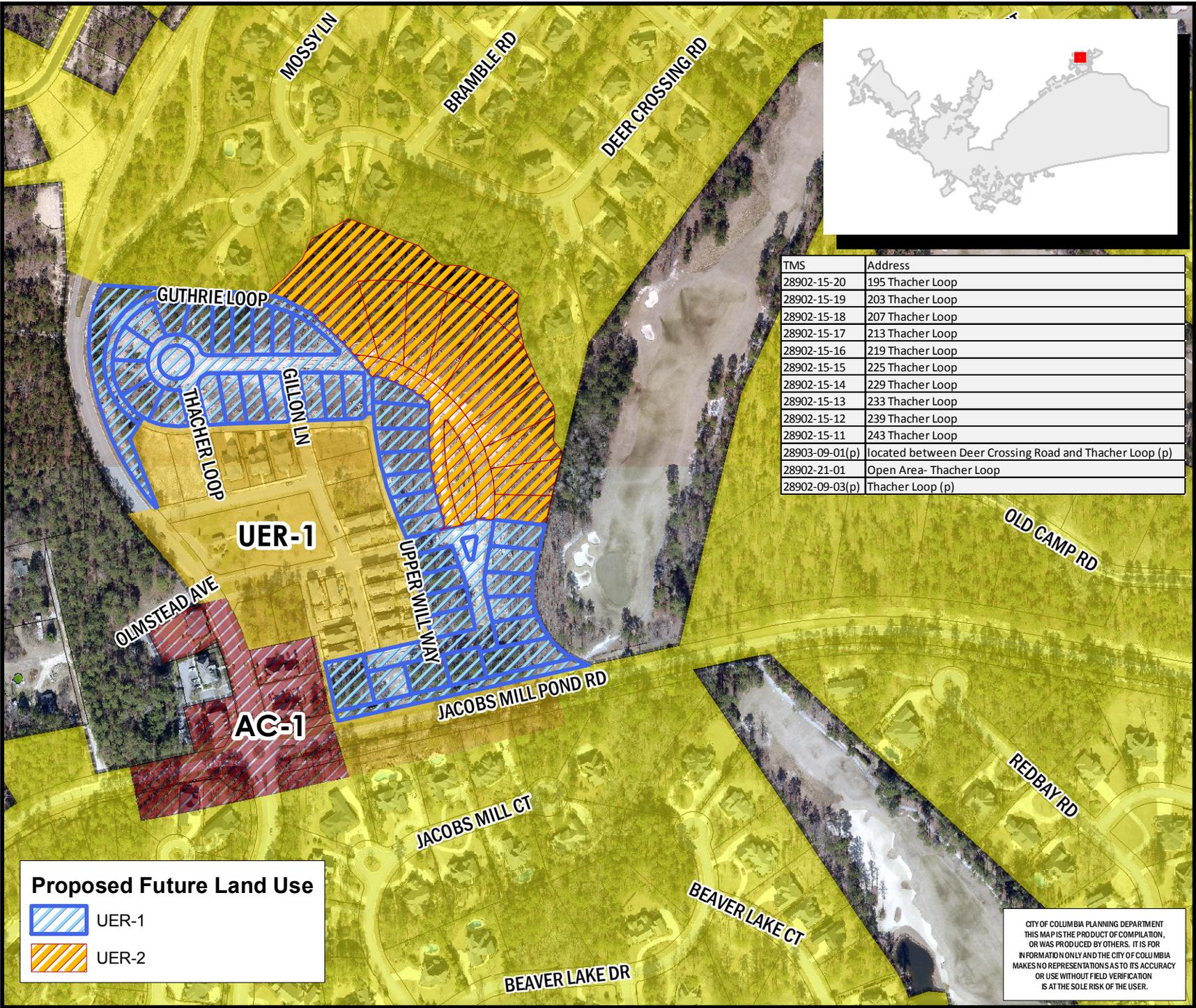
**Legend**

- 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

0 100 200 400 Feet

**ORIGINAL PREPARATION/DATE:**  
This map was prepared by:  
Leigh DeForth  
August 24, 2016



TMS	Address
28902-15-20	195 Thacher Loop
28902-15-19	203 Thacher Loop
28902-15-18	207 Thacher Loop
28902-15-17	213 Thacher Loop
28902-15-16	219 Thacher Loop
28902-15-15	225 Thacher Loop
28902-15-14	229 Thacher Loop
28902-15-13	233 Thacher Loop
28902-15-12	239 Thacher Loop
28902-15-11	243 Thacher Loop
28903-09-01(p)	located between Deer Crossing Road and Thacher Loop (p)
28902-21-01	Open Area- Thacher Loop
28902-09-03(p)	Thacher Loop (p)

**Proposed Future Land Use**

- UER-1
- UER-2

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