



PLANNING COMMISSION

September 12, 2016 at 5:15pm

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

ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY 1630 BROWNING ROAD, TMS# 06013-01-26

Council District: 2

Proposal: Request to annex, assign land use classification of Community Activity Corridor (AC-2) and assign zoning of C-3 (General Commercial District). The property is currently classified as Mixed Residential – High Density by Richland County and zoned as RU by Richland County.

Applicant: MKS Properties, LLC

Staff Recommendation: Approval

PC Recommendation: 09/12/2016; PENDING

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 1.04 acres

Current Use: Cosmetology School

Proposed Use: Cosmetology School

Reason for Annexation: Municipal Services

Urban Service Area: Secondary

Current Land Use Classification: Mixed Residential (High Density)

Proposed Land Use Classification: Community Activity Corridor (AC-2)

Current Richland County Zoning: RU (Rural District)

Proposed Zoning: C-3 (General Commercial District)

Census Tract: 104.03

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject parcel is in a “Secondary Area” as identified in the Urban Service Area Map

Principles and Goals of the Urban Service Area

The Urban Service Area identifies those areas the City of Columbia 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.

Secondary Areas are those areas where the City determines it logical or advantageous to provide services, but where all services and/or the condition of existing infrastructure may not be at optimal levels for annexation at

this time. For instance, it may be that the property is outside of the generally accepted fire response area, or the storm drainage and/or road system is substandard. Annexation in these areas may occur, but a more detailed analysis will be needed to determine the possible impact on revenue. As is stated in the policy, these areas may include “higher value” properties that would prove beneficial to revenues.

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

Staff recommends that the subject parcel be designated Community Activity Corridor (AC-2) in The Columbia Plan 2018 Future Land Use Map.

Community activity Corridors are a linear extension of a Community Activity Center. They contain nearly identical building types and uses to a Community 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 3-5 mile drive and typically consist of a variety of commercial and service uses.

Primary Types:

- Small and Medium format Business/Employment (excl. Flex)
- Multi-family Small and Medium Mixed Use

Secondary Types:

- Multi-family Small and Medium

Tertiary Types:

- Civic/Institutional
- Large Format Business/Employment (excl. Flex)
- Single-family Attached
- Cemeteries & Mausoleums
- Parking Structures and Lots

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

The subject property is located in an area covered by the *Broad River Road Corridor and Community Master Plan 2010*, and is located specifically within the Dutch Square/Lower Broad West area, and the Dutch Square West Neighborhood Sub-Area as identified by the Plan. The Plan as a whole recommends a transit-oriented development approach for the study area, noting areas for potential redevelopment and catalyst projects. The Plan proposes a land use characteristic district of Transition Mixed-Use District for the property; this district is envisioned to be redeveloped with mid-rise buildings between 2-4 stories in height, to include a diverse stock of attached housing units and neighborhood commercial uses. This property is not located within one of the areas identified as a catalyst project or a node.

PROPOSED ZONING DISTRICT SUMMARY

The parcel is currently zoned RU (Rural District) by Richland County, and surrounding parcels within the City of Columbia are currently zoned General Commercial District (C-3). No parcels in unincorporated Richland County are adjacent to the property. Parcels in the surrounding area are zoned General Commercial District (GC) across I-26, Residential, Single Family – Low Density District (RS-LD) and Residential, Single Family – Medium Density District (RS-MD) along Fairhaven Drive, and Light Industrial District (LI) to the North by Richland County.

The proposed City of Columbia zoning district is General Commercial District (C-3).

General Commercial District (C-3)

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. Certain related structures and uses are permitted outright or are permissible as special exceptions subject to restrictions and requirements intended to best fulfill the intent of this article. 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

Staff recommends approval of a resolution to recommend assigning AC-2 land use classification, and to recommend assignment of C-3 zoning with annexation. Staff recommends City Council adopt an ordinance assigning AC-2 land use classification and recommends City Council to assign zoning of C-3 at the time of annexation.



02/27/2015

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Future Land Use Map

1630 Browning Road; TMS#: 06013-01-26

Existing Richland County FLU: Mixed Residential (High Density); Proposed FLU: AC-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



0 50 100 200 Feet

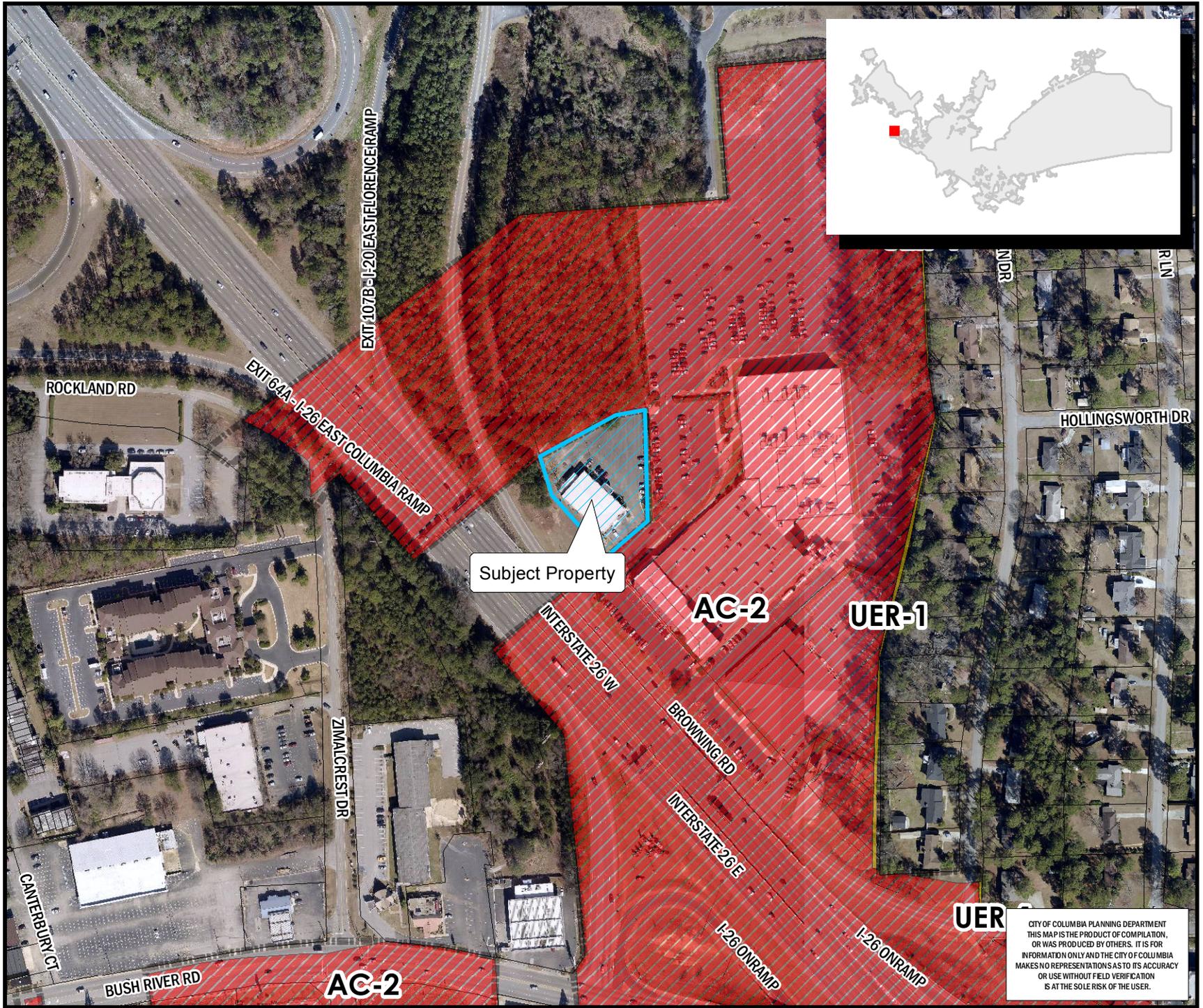
ORIGINAL PREPARATION/DATE:

This map was prepared by:

Leigh DeForth
August 16, 2016



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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

1630 Browning Road; TMS#: 06013-01-26
 Existing Zoning (Richland County): RU; Proposed Zoning: C-3

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		

0 100 200 400 Feet

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