



## PLANNING COMMISSION

September 12, 2016 at 5:15pm

City Council Chambers, 3<sup>rd</sup> Floor, 1737 Main Street, Columbia, SC 29201

### ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY 4815 BROAD RIVER ROAD, TMS# 06200-01-28

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**Council District:** 1

**Proposal:** Request to annex, assign land use classification of Community Activity Corridor (AC-2) and assign zoning of C-2 (Neighborhood Commercial District). The property is currently classified as Mixed Use Corridor by Richland County and zoned as GC Richland County.

**Applicant:** Chao T. Tran and Thao T. Tran

**Staff Recommendation:** Approval

**PC Recommendation:** 09/12/2016; PENDING

#### CURRENT PARCEL CHARACTERISTICS/CONDITIONS

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**Acreage:** 2.0 acres

**Current Use:** Vacant lot

**Proposed Use:** Small automotive repair and vacant commercial lot

**Reason for Annexation:** Adjacent/Long Range

**Urban Service Area:** Long Range

**Current Land Use Classification:** Mixed Use Corridor

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

**Current Richland County Zoning:** GC (General Commercial)

**Proposed Zoning:** C-2 (Neighborhood Commercial District)

**Census Tract:** 103.04

#### PLANS, POLICIES, AND LAND USE

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##### *Urban Service Area*

Subject parcel is in a "Long Range" 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.

Long Range areas include parcels that are anticipated for future growth and urban service expansion, but are currently lacking in basic service availability. The basis for this area is the Water Service Boundary established in

the Comprehensive Plan which was then modified for the establishment of an Urban Service Area through a more detailed analysis of existing development and growth adjacent to municipalities. Long Range areas periodically will need to be reviewed to determine whether the status needs revision due to changes in conditions.

*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 Piney Grove/St. Andrews West area, and the Piney Grove 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 located within a ¼ mile walking distance of the Piney Grove Node, and is within the area recommended for a the Piney Grove Village Center catalyst project. The Plan indicates that “the vision for this node is to create a compact, eco-tourism oriented center that serves the daily needs of residents by encouraging uses such as a community garden, farmers market, small-scale cooperative store, and neighborhood cafes and restaurants.

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**PROPOSED ZONING DISTRICT SUMMARY**

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The subject property is currently zoned General Commercial District (GC) by Richland County, and parcels within the City of Columbia are zoned C-1 across Broad River Road, and PUD-C, C-2, and C-3 along the Broad River Corridor, though not directly adjacent to the subject property. Adjacent parcels in unincorporated Richland County are zoned General Commercial District (GC).

The proposed City of Columbia zoning district 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**

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Staff recommends approval of a resolution to recommend assigning AC-2 land use classification, and to recommend assignment of C-2 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-2 at the time of annexation.



Broad River Road (US 176)

Pinney Grove Road

Leaf Crest Ct

Cactus Ave

Grove Park Ln

Grove Park Ln

Bert Friday

02/08/2015

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# Future Land Use Map

4815 Broad River Road, TMS# 06200-01-28

Existing Richland County FLU: Mixed Use Corridor; 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



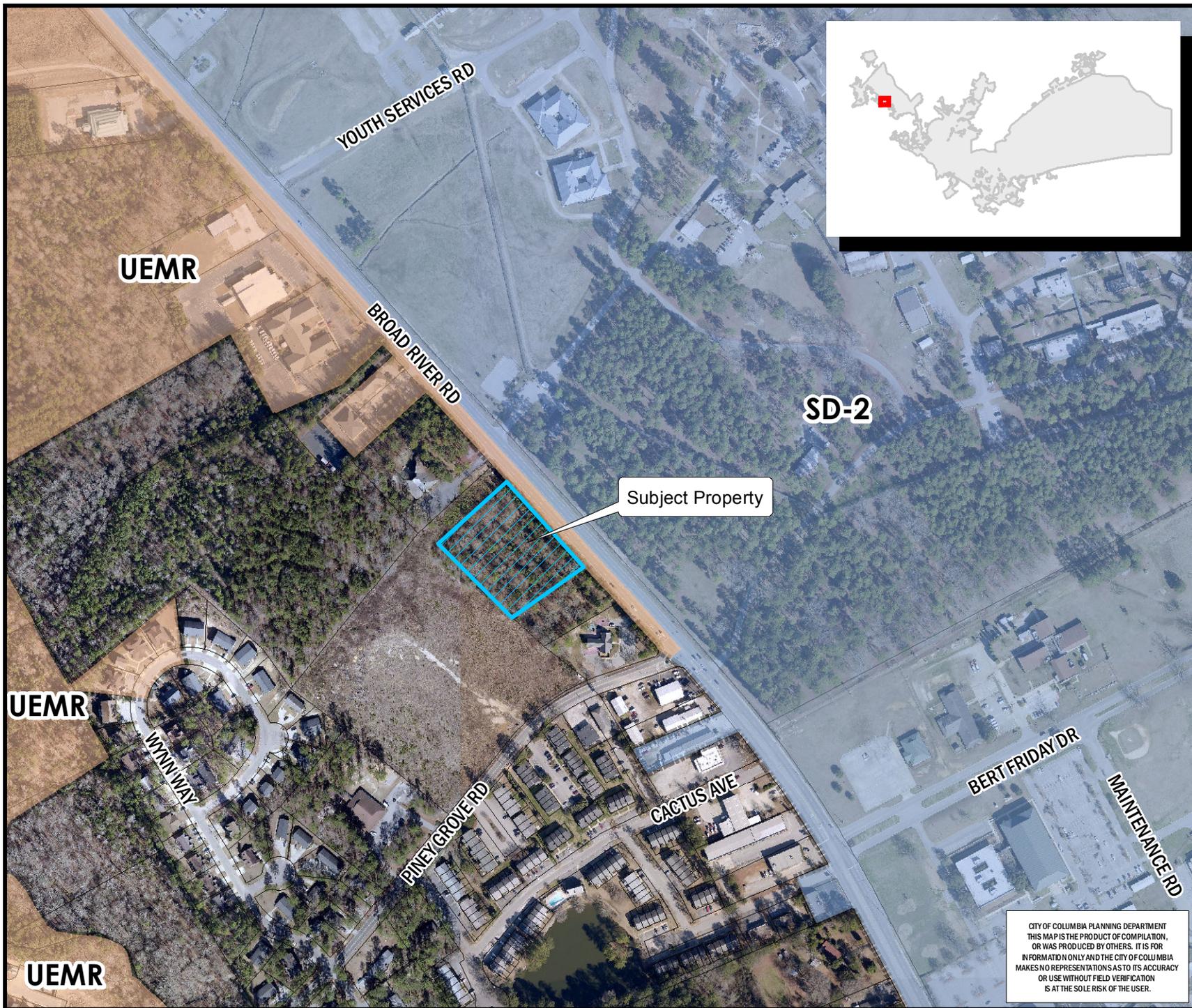
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ORIGINAL PREPARATION/DATE:  
This map was prepared by:

Leigh DeForth  
September 6, 2016



We Are Columbia



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

# Zoning Map

4815 Broad River Road, TMS# 06200-01-28  
 Existing Zoning (Richland County): GC; Proposed Zoning: C-2

Department of Planning & Development Services

**Legend**

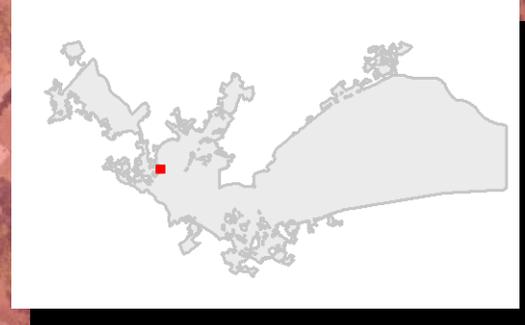
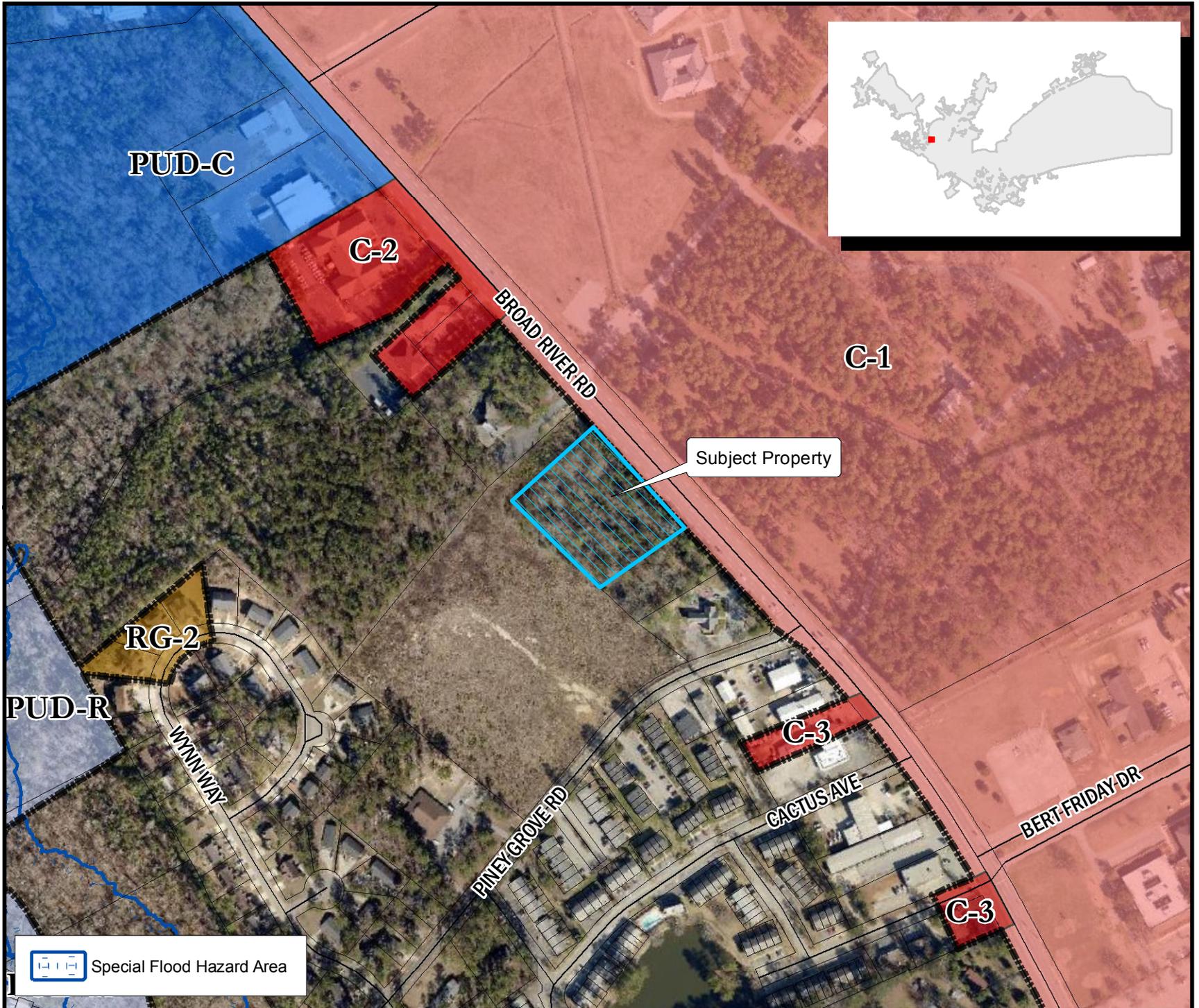
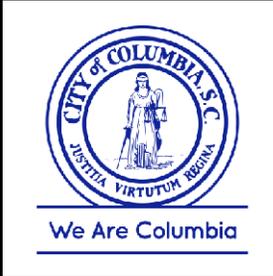
CITY LIMITS  
 PARCELS

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:  
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Special Flood Hazard Area