



## PLANNING COMMISSION

October 10, 2016 at 5:15pm

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

### ZONING MAP AMENDMENT CASE SUMMARY 1917 WILEY STREET, TMS# 11212-17-07

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**Council District:** 3  
**Proposal:** Request to rezone the parcel from M-1 to RG-2  
**Applicant:** Fred Delk, Columbia Development Corporation  
**Staff Recommendation:** Approval  
**PC Recommendation:** 10/10/2016; Pending

#### CURRENT PARCEL CHARACTERISTICS/CONDITIONS

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**Acreage:** ~0.5 acres  
**Current Use:** Vacant lot  
**Proposed Use:** Residential  
**Land Use Classification:** Employment Campus (EC)  
**Proposed Land Use Classification:** Urban Core Residential – Small Lot (UCR-1)  
**Current Zoning:** Light Industrial District (M-1)  
**Proposed Zoning:** General Residential District (RG-2)

#### PLANS, POLICIES, AND LAND USE

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

Subject parcel is currently designated Employment Campus (EC) in The Columbia Plan 2018 Future Land Use Map.

Areas dedicated to concentrations of employment uses ranging from professional services, research and development and light production facilities. They are often designed in parks with internal street networks, extensive green spaces and large format buildings. These districts are most often found at the urban edge and require large tracts of land. These campuses are comprised primarily of office buildings including corporate offices, medical or professional offices, medical research facilities, office suites, and non-polluting manufacturing, and research and development uses. Redevelopment and infill in these districts with more supporting uses like multi-family residential and other retail/entertainment uses is encouraged with access to multi-modal transit stops in and near the employment campus.

The applicant has applied to modify the land use classification of the property from Employment Campus (EC) to Urban Core Residential – Small Lot (UCR-1) in The Columbia Plan 2018 Future Land Use Map.

Urban Core Residential Small Lot neighborhoods are common just outside the urban center, most were subdivided before 1950 and many continue the grid or street network from the original planned portion of the

City. This development type may represent existing neighborhoods and is also a development form appropriate for medium to large-scale redevelopments or infill sites. Traditional and contemporary architectural styles have a place in these neighborhoods. When infill development is designed, scale and orientation of existing structures on the block should act as design presets.

**Employment Campus (EC):**

*Primary Types*

- Medium to High-rise Office/Services
- Medium to Extra Large Format Flex

*Secondary Types*

- Multi-family Medium to High-rise Mixed-use
- Parking Structures and Lots

*Tertiary Types*

- Small to Large Commercial
- Single-family Attached
- Small to High-rise Multi-family
- Parking Structures and Lots

**Urban Core Residential – Small Lot (UCR-1):**

*Primary Types:*

- Single-family Detached

*Secondary Types:*

- Single-family Attached
- Two-family
- Three-family

*Tertiary Types*

- Multi-family Small
- Small Format Business/Employment (excl. Flex)
- Cemeteries & Mausoleums

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

The subject parcel is covered by *The Rosewood Plan: A Neighborhood and Corridor Plan*, which was adopted by the City in July 2012. The parcel is located in the Edisto Court Community Neighborhood Association, and is within the Neighborhood Study Area boundary of the Plan. The Plan proposed a land use classification of Single-Family – Small Lot and a zoning of RS-3 for the subject property. The Plan recommends the development of design guidelines for new residential construction within the neighborhood (for both single-family and multi-family). The Plan also recommends establishing/maintaining a larger tree canopy within the Rosewood area.

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**PROPOSED ZONING DISTRICT SUMMARY**

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The subject parcel is currently zoned Light Industrial District (M-1), as is the property to the North and South along S. Edisto Avenue. Property to the West along Wiley Street is zoned General Residential District (RG-2).

**Light Industrial District (M-1)**

The M-1 district is intended to accommodate wholesaling, distribution, storage, processing, light manufacturing and general commercial uses. Certain related structures and uses required to serve the needs of such uses are permitted outright or are permissible as special exceptions subject to restrictions and requirements intended to best fulfill the intent of this article.

**General Residential District (RG-2)**

The RG-1, RG-1A and RG-2 districts are intended as medium and high density residential areas permitting progressively higher population densities, characterized by single-family detached, two-family detached and multiple-family structures, and garden type apartments. Certain structures and uses required to serve governmental, educational, religious, noncommercial recreational and other needs of the areas are permitted outright or are permissible as special exceptions subject to restrictions and requirements intended to preserve and protect the residential character of the districts.

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**STAFF RECOMMENDATION**

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Staff recommends approval of this request, as the *Rosewood Plan: A Neighborhood and Corridor Plan* proposed a land use classification of Single-Family – Small Lot, which is more closely reflected by RG-2 zoning than M-1 zoning.



02/28/2015

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# Future Land Use Map

1917 Wiley Street; TMS# 11212-17-07  
Existing FLU: EC; Proposed FLU: UCR-1

Department of Planning & Development Services

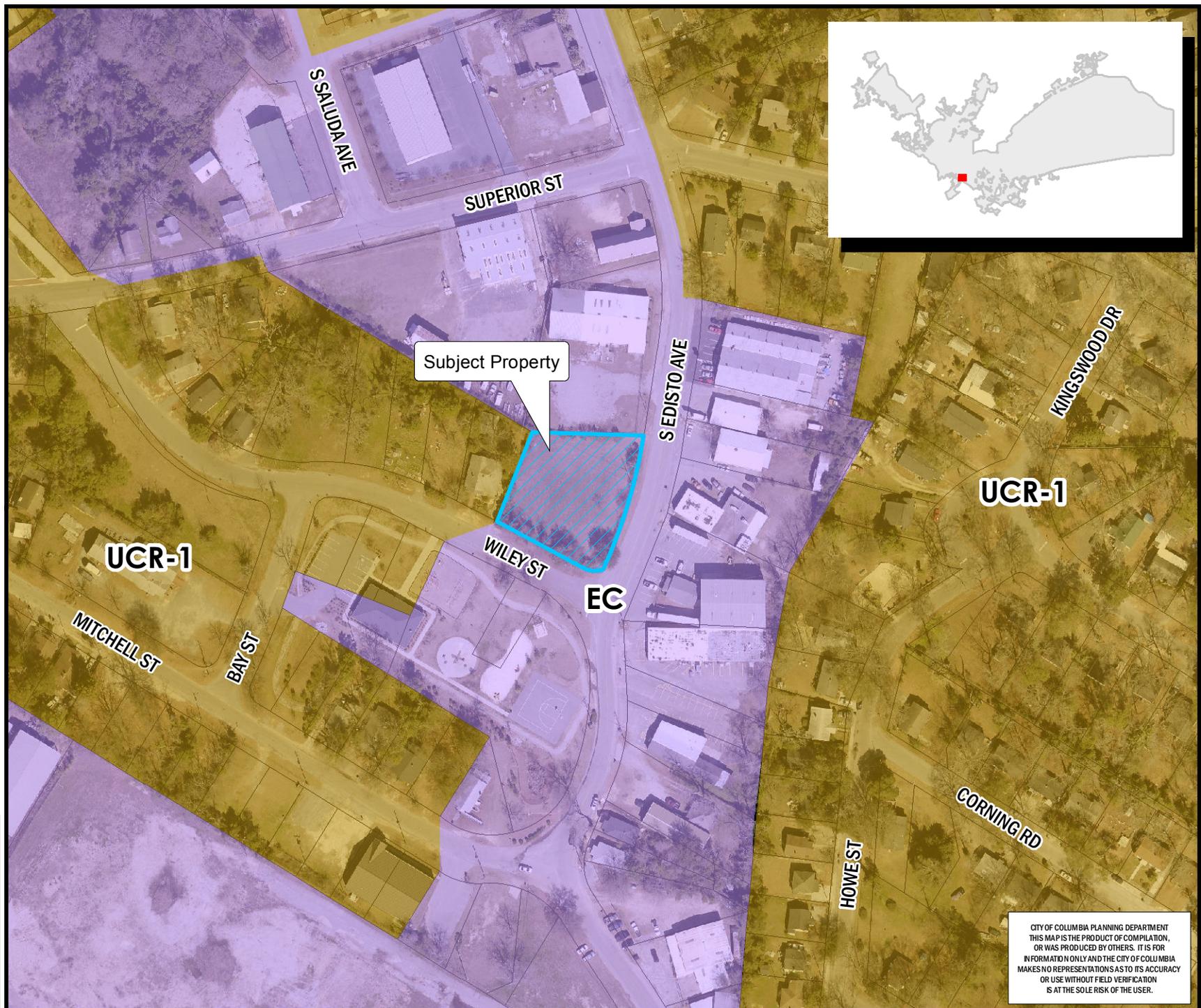
**Legend**

-  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



0 50 100 200 Feet

**ORIGINAL PREPARATION/DATE:**  
This map was prepared by:  
Leigh DeForth  
August 31, 2016



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

# Zoning Map

1917 Wiley Street, TMS# 11212-17-07  
 Existing Zoning: M-1; Proposed Zoning: RG-2

Department of Planning & Development Services

**Legend**

CITY LIMITS	
PARCELS	

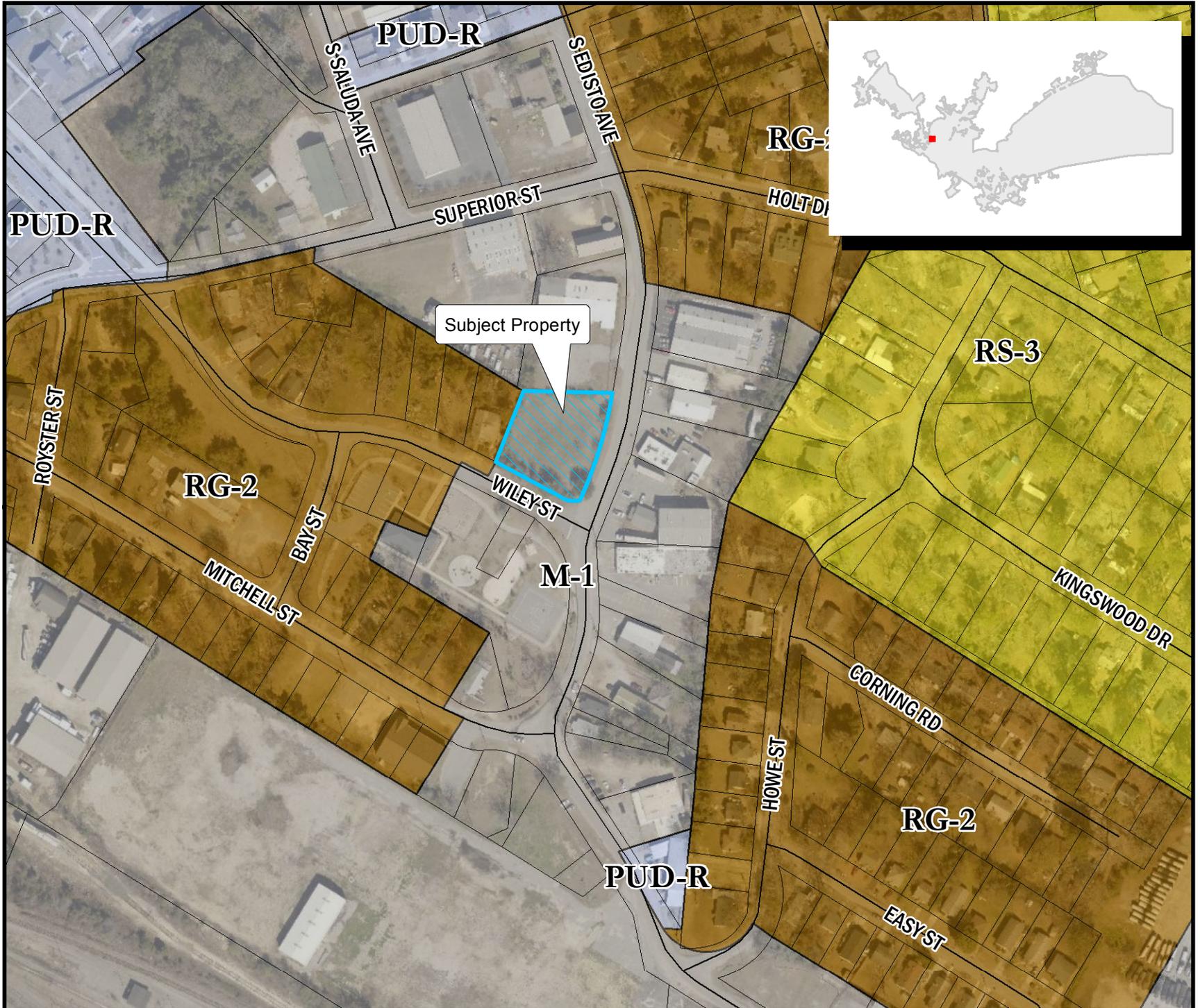
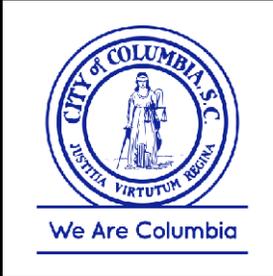
D-1	C-1
RS-1	C-2
RS-1A	C-3
RS-1B	C-3A
RS-2	C-4
RS-3	C-5
RD	M-1
RD-2	M-2
RG-1	PUD-C
RG-1A	PUD-LS
RG-2	PUD-LS-E
RG-3	PUD-LS-R
UTD	PUD-R
MX-1	OUT OF CITY
MX-2	

0 50 100 200 Feet

**ORIGINAL PREPARATION/DATE:**  
 This map was prepared by:  
 Leigh DeForth  
 September 6, 2016

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<b>Table of Permitted Uses</b>
<b>M-1</b>
<b>Permitted Principal Uses</b>
Food crops grown within a covered enclosure
General farms, primarily crop
Agricultural services with indoor kennels
Agricultural services with outdoor kennels
Landscape counseling and planning
Lawn and garden services
Ornamental shrub and tree services
Building construction-General contractors and operative builders
Building Construction - Office Only
Construction other than building construction-General contractors
Construction other than building construction - Office Only
Construction-Special trade contractors
Construction - Special trade contractors - Office Only
Food and kindred products
Bakery products
Microbrewery (Sec. 17-290) products
Apparel and other finished products made from fabrics and similar materials
Lumber and wood products, except furniture
Furnitures and fixtures
Printing, publishing and allied industries
Measuring, analyzing and controlling instruments; photographic, medical and optical goods; watches and clocks
Railway express service
Local and suburban transit and interurban highway passenger transportation and service facilities for motor vehicle passenger transportation
Motor freight transportation and warehousing
Trucking, local and long distance
Motor freight transportation and warehousing: Local trucking without storage
Motor freight transportation and warehousing: Local trucking with storage
Public warehousing
Public warehousing: Miniwarehouse (Sec. 17-260)

<b>Table of Permitted Uses</b>
<b>RG-2</b>
<b>Permitted Principal Uses</b>
Water supply services
Sewerage Systems (Sec. 17-262)
Municipal or other passive recreation facilities (parks, greenways, including administrative facilities)
Detached One-Family Dwelling
Attached One-Family Dwelling
Attached Two-Family Dwelling
Multi-Family Dwelling
Group Development
Police and Fire Protection
<b>Permitted in District, provided owner and/or tenant complies with the associated conditions set forth in this article</b>
Municipal active recreation facilities (athletic ball fields, swimming pools, playgrounds, including administration facilities )(Sec. 17-289)
<b>Permitted Accessory Use</b>
Coin-operated laundries and dry cleaning
<b>Permitted as an Accessory Use or as a Principal Use by Special Exception</b>
Food crops grown within a covered enclosure
General farms, primarily crop
Roominghouses and boardinghouses
Organization hotels and lodginghouses on membership basis
Public Golf Course
Elementary and Secondary Schools (17-296)
Libraries and Information Centers
Religious Organizations
<b>Special Exception by Board of Zoning Appeals</b>
Electric substations
Cemetary subdividers and developers
Parking Lots
Membership Sports and Recreation Clubs
Day Care Facilities (17-265)
Residential Care (17-266)

<b>Table of Permitted Uses</b>
<b>M-1</b>
Private Commercial Storage (Sec. 17-260)
U.S. Postal Service
Water transportation
Transportation by air
Pipelines
Transportation services
Arrangement of Transportation Services
Telephone communication (wire or radio)
Communication: Telegraph
Radio and television broadcasting
Communication: Cable
Electric substations
Water supply services
Sewerage Systems (Sec. 17-262)
Motor vehicles and automotive parts and supplies
Wholesale trade-Durable goods
Wholesale trade, Non durable goods: Paper and paper products
Wholesale trade, Non durable goods: Apparel - Goods and notions
Wholesale trade, Non durable goods: Groceries and related products
Wholesale trade, Non durable goods: Farm products-Raw materials
Wholesale trade, Non durable goods: Chemicals and allied products
Wholesale trade, Non durable goods: Beer, wine and distilled alcoholic beverages
Wholesale trade, not durable goods: Miscellaneous nondurable goods
Retail Trade: Lumber and other building materials dealers
Paint, glass and wallpaper stores
Hardware stores
Retail nurseries, lawn and garden supply stores
General merchandise stores: Miscellaneous general merchandise stores
Grocery Stores
Fruit stores and vegetable markets
Retail bakeries
Food stores: Miscellaneous
Motor vehicle dealers (new and used)(Sec. 17-286)
Motor vehicle dealers (used only)(Sec. 17-286)
Auto and home supply stores (Sec. 17-286)
Gasoline service stations (Sec. 17-286)
Boat dealers (Sec. 17-286)

<b>Table of Permitted Uses</b>
<b>RG-2</b>
Mobile home parks subject to article VI division 2
Fraternity and sorority houses

**Table of Permitted Uses****M-1**

Recreational and utility trailer dealers (Sec. 17-286)
Apparel and accessory stores
Furniture, home furnishings and equipment stores
Eating Places
Drinking Places (alcoholic beverages)(Sec. 17-269)
Drugstores and proprietary stores
Miscellaneous shopping goods stores
Mail order house
Non-store retailers: Automatic merchandising machine operators
Fuel and ice dealers, except oil fuel dealers and bottled gas dealers
Fuel oil dealers
Liquified petroleum gas (bottled gas) dealers
Florist
Cigar store and stands
New dealers and newsstands
Miscellaneous retail stores, not elsewhere classified
Finance, Insurance, and Real Estate
Banquet Hall
Cemetery subdividers and developers
Suite Hotel (Sec. 17-271)
Bed and breakfast hotel (Sec. 17-271)
Power laundries
Garment pressing and agents for laundries and dry cleaners
Linen supply
Diaper service
Coin-operated laundries and dry cleaning
Dry cleaning plants, except rug cleaning
Carpet and upholstery cleaning
Industrial launderers
Laundry and garment services not elsewhere classified
Photographic Studios, portrait
Beauty Shops
Barbershops
Shoe repair shops, shoeshine parlors, and hat cleaning shops
Miscellaneous personal services, except massage parlors and spas
Advertising agencies
Outdoor advertising agencies
Consumer credit reporting agencies

**Table of Permitted Uses****RG-2**

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<b>Table of Permitted Uses</b>
<b>M-1</b>
Blueprinting and photocopying (Sec. 17-264)
Commercial photography, art and graphics
Stenographic services and reproduction services not elsewhere classified
Disinfecting and extermination services
Cleaning and maintenance services to dwellings and other buildings not elsewhere classified
Equipment rental and leasing services
Personal supply services
Miscellaneous business services: Miscellaneous
Business services not elsewhere classified
Employment agencies
Computer and data processing services
Detective agencies and protective services
Photofinishing laboratories
Passenger car rental and leasing without driver
Truck rental and leasing without drivers
Utility trailer and recreational vehicle rental
Parking Lots
Automotive repair shops
Carwashes
Automotive services, except repair and carwashes
Radio and mobile telephone installation shops
Radio and television repair shops
Refrigeration and air conditioning service and repair shops
Reupholstery and furniture repair
Watch and jewelry repair
Welding repair
Repair shops, not otherwise classified
Motion picture theaters except drive-in
Bowling alleys and billiard and pool establishments
Physical fitness facilities and yoga facilities
Dance studios
Professional sports clubs and promoters
Racing including track operations
Municipal or other passive recreation facilities (parks, greenways, including administrative facilities)
Public golf courses
Coin-operated amusement devices
Amusement parks
Membership Sports and Recreation Clubs
Amusement and recreation services not elsewhere classified

<b>Table of Permitted Uses</b>
<b>RG-2</b>

<b>Table of Permitted Uses</b>
<b>M-1</b>
Offices of physicians
Medical and dental laboratories
Legal services
Business and secretarial schools
Vocational schools except vocational high schools not elsewhere classified
Job training and vocational rehabilitation services
Museums and art galleries
Arboreta, botanical and zoological gardens
Business associations
Professional membership
Labor Unions and similar labor organizations
Civic, social and fraternal associations
Political organizations
Religious organizations
Engineering, architectural, and surveying services
Accounting, auditing, and bookkeeping services
Commercial, physical and biological research
Commercial economic, sociological, and educational research
Noncommercial research organization
Testing laboratories
Management and public relations services
Miscellaneous services
Police and Fire Protection
<b>Permitted in District, provided owner and/or tenant complies with the associated conditions set forth in this article</b>
Used merchandise stores without weapons (Sec. 17-87)
Non-depository personal credit institutions (pay day loan and/or title loan establishments (Sec. 17-294)
Municipal active recreation facilities (athletic ball fields, swimming pools, playgrounds, including administration facilities )(Sec. 17-289)
Offices and clinics of other health practitioners, including therapeutic massage (17-288)
Dormitories , Private (Sec. 17-321)
<b>Permitted Accessory Use</b>
Aquaponics
<b>Special Exception by Board of Zoning Appeals</b>
Gas production and distribution
Wholesale trade-durable goods-Scrap
Liquor Stores
Used merchandise stores with weapons

<b>Table of Permitted Uses</b>
<b>RG-2</b>

<b>Table of Permitted Uses</b>
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<b>M-1</b>
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Pawn shops
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Body piercing facilities and tattoo establishments
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Recycling centers (see Sec. 17-273)
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Parking structures
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Drive-in motion picture theaters
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Bingo parlors
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Libraries and information centers
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Day Care Facilities (Sec. 17-265)
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Dormitories, Public
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Fraternity and sorority houses
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Correctional insitutions
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<b>Table of Permitted Uses</b>
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<b>RG-2</b>
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