



PLANNING COMMISSION

November 7, 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 113 N. SHORECREST DRIVE, TMS# 16200-04-21

Council District: 3

Proposal: Request to annex, assign land use classification of Industrial (IND) and assign zoning of Light Industrial District (M-1). The property's land use is currently classified as Economic Development Corridor by Richland County and zoned as M-1 by Richland County.

Applicant: SHORECREST ROAD COLUMBIA - SERIES C OF JEMMZ PLUS LLC

Staff Recommendation: Approval

PC Recommendation: 11/07/2016; PENDING

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 1.95 acres
Current Use: Vacant Commercial Structure
Proposed Use: American Welding & Gas
Reason for Annexation: Municipal Services/Secondary
Urban Service Area: Secondary
Current Land Use Classification: Economic Development Corridor
Proposed Land Use Classification: Industrial (IND)
Current Richland County Zoning: M-1 (Light Industrial District)
Proposed Zoning: M-1 (Light Industrial District)
Census Tract: 117.02

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 property be designated Industrial (IND) in The Columbia Plan 2018 Future Land Use Map.

The City’s industrial districts are located throughout the City and include a range of building types and uses dedicated to the processing, mining, manufacturing, warehousing, outdoor storage and distribution of materials or goods. These areas are appropriate for uses that have heavy freight traffic, and which may generate noise, odors, or other impacts. These areas should be adequately large to accommodate the uses and provide buffers and sufficient street infrastructure to accommodate the needs of the businesses.

Primary Types:

- Small to Extra Large Format Flex

Secondary Types:

- Parking Structures and Lots
- Power Utilities
- Water and Wastewater Treatment

Tertiary Types:

- Small to Large Commercial (Entertainment, Retail/Services)
- Medium to Large Business/Employment)

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.

PROPOSED ZONING DISTRICT SUMMARY

The parcel is currently zoned M-1 (Light Industrial District) by Richland County, and surrounding parcels within the City of Columbia are currently zoned M-1(Light Industrial). Properties in the surrounding area are zoned M-1 in the City of Columbia to the South and West are zoned M-1 in Richland County to the North and East.

The proposed City of Columbia zoning district is Light Industrial District (M-1).

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.

STAFF RECOMMENDATION

Staff recommends Planning Commission approve a resolution to recommend the assignment of IND land use classification with annexation, and recommend the assignment of M-1 zoning with annexation. Staff recommends City Council adopt an ordinance to annex the property and assign IND land use classification and M-1 zoning at the time of annexation.



02/14/2013

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Future Land Use Map

113 N. Shorecrest Drive; TMS# 16200-04-21

Existing Richland County FLU: Economic Development Corridor; Proposed FLU: IND

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

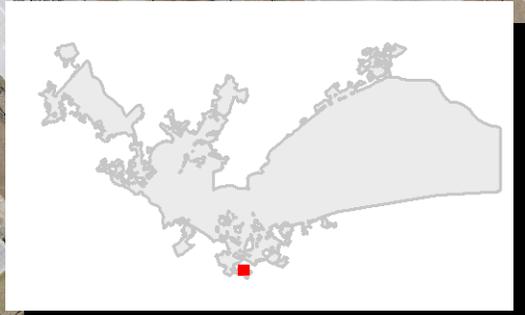
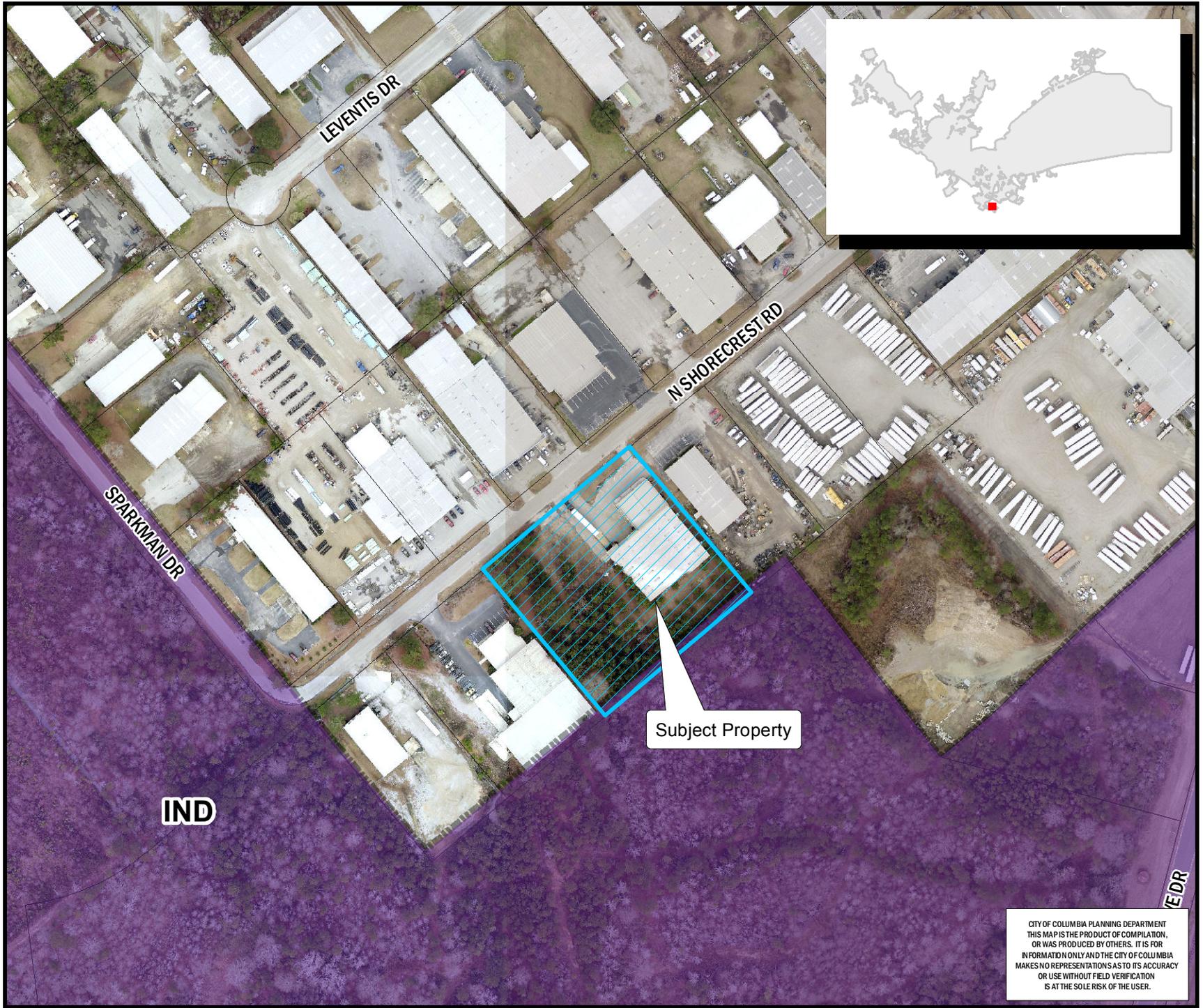
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ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
October 20, 2016



We Are Columbia



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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

113 N. Shorecrest Drive; TMS# 16200-04-21;
Existing Richland County Zoning: M-1; Proposed Zoning: M-1

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

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