



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 1500 HALLBROOK DRIVE, TMS# 19100-02-06

Council District: 4

Proposal: Request to annex, assign land use classification of Urban Edge Residential-Small Lot (UER-1) and assign zoning of Single Family Residential District (RS-2). The property is currently classified as Neighborhood – Medium Density by Richland County and zoned as Residential, Single Family-Medium Density District (RS-MD) by Richland County.

Applicant: Sandhills Academy

Staff Recommendation: Approval

PC Recommendation: 11/07/2016; PENDING

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 19.29 acres
Current Use: Sandhills Academy
Proposed Use: Sandhills Academy
Reason for Annexation: Adjacent/Secondary
Urban Service Area: Secondary
Current Land Use Classification: Neighborhood – Medium Density
Proposed Land Use Classification: Urban Edge Residential-Small Lot (UER-1)
Current Richland County Zoning: Residential, Single Family – Medium Density District (RS-MD)
Proposed Zoning: Single Family Residential District (RS-2)
Census Tract: 116.08

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 Urban Edge Residential-Small Lot (UER-1) in The Columbia Plan 2018 Future Land Use Map.

Urban Edge Residential Small Lot neighborhoods account for a significant portion of the City’s existing residential neighborhoods. This development type is appropriate as development on remaining large lots or as redevelopment in the outer areas of Columbia. Most of these developments are relatively modern and occurred after 1970. Urban Edge Residential Small Lot developments generally do not continue the grid and block pattern found in the urban core neighborhoods, but do tend to have a consistently organized internal street network with loops and interconnections. Cul-de-sacs are most prominent in this development type.

Primary Types:

- Single-family Detached

Tertiary Types:

- Single-family Attached
- Two-family
- Three-family
- Multi-family Small
- Small Format Business/Employment (excl. Flex)
- 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.

PROPOSED ZONING DISTRICT SUMMARY

The property is currently zoned (RS-MD) by Richland County and surrounding property within the City of Columbia are currently zoned Single-Family Residential (RS-2) and Planned Unit Development (PUD-R). Properties in the surrounding area are zoned Residential, Single-Family-Medium Density District (RS-MD) to the East, Residential, Multi-Family-High Density District (RM-HD) to the North, and Residential, Single-Family-Low Density District (RS-LD) to the South by Richland County

The proposed City of Columbia zoning district is Single-Family Residential (RS-2).

Single-Family Residential (RS-2)

The RS-1, RS-1A, RS-1B, RS-2 and RS-3 districts are intended as single-family residential areas with detached units with low to medium population densities. Use regulations for the single-family districts are identical, but contain varying classes of lot width and lot area, and these dimensional differences are intended to be preserved. Certain structures and uses required to serve governmental, educational, religious, noncommercial recreational, and other needs of those areas are permitted outright within such districts or are permissible as special exceptions subject to restrictions and requirements intended to preserve and protect the single-family residential character of the district.

STAFF RECOMMENDATION

Staff recommends Planning Commission approve a resolution to recommend the assignment of UER-1 land use classification with annexation, and recommend the assignment of RS-2 zoning with annexation. Staff recommends City Council adopt an ordinance to annex the property and assign UER-1 land use classification and RS-2 zoning at the time of annexation.



Future Land Use Map

1500 Hallbrook Drive; TMS# 19100-02-06;

Existing Richland County FLU: Neighborhood (Medium Density); Proposed FLU: UER-1

Department of Planning & Development Services

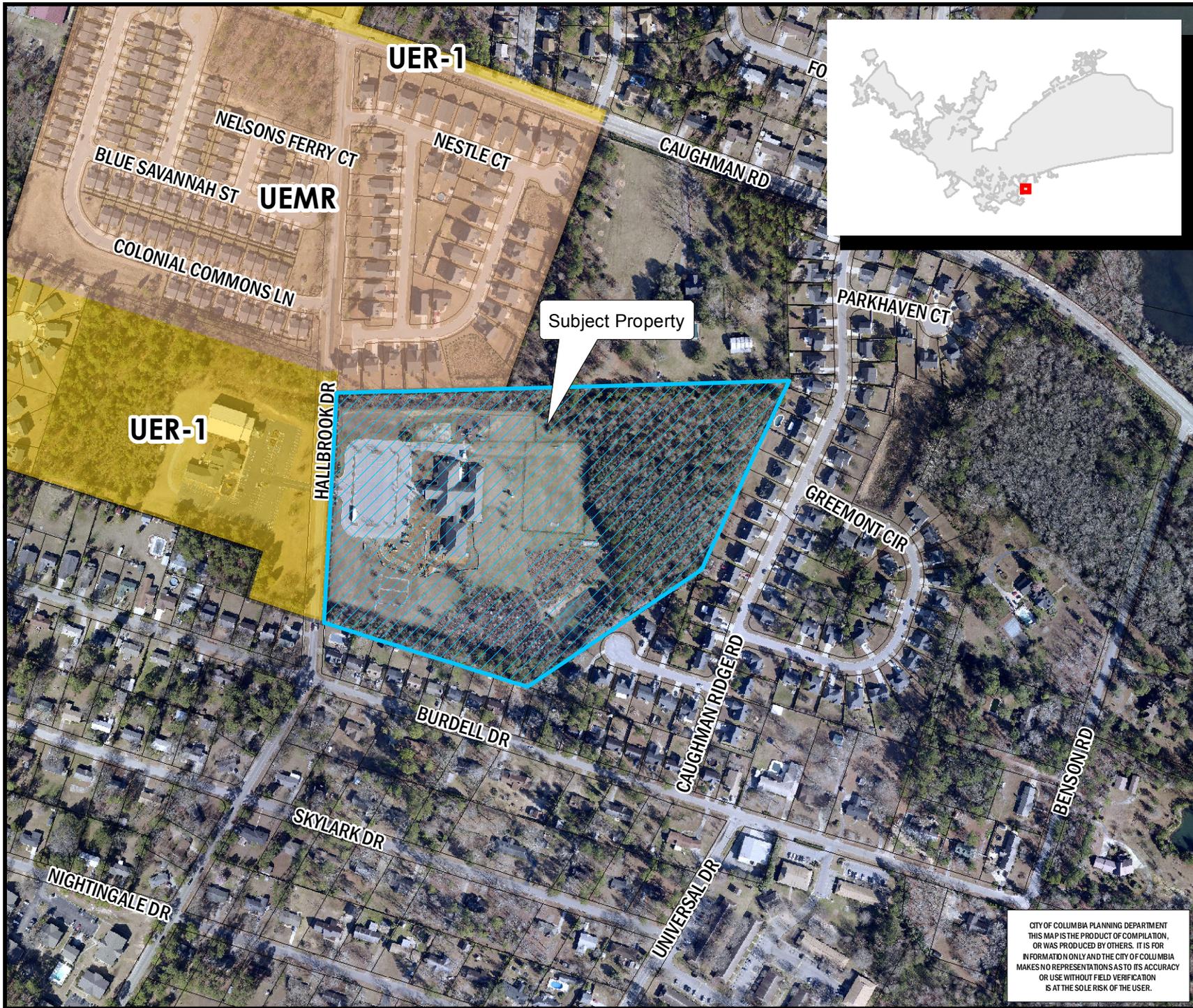
Legend

CITY LIMITS
 PARCELS

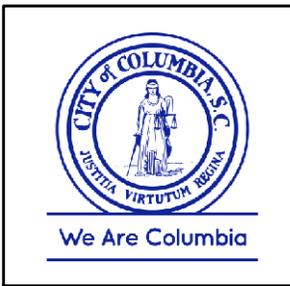
- UCMR-1 - Urban Core Mixed Residential 1
- UCMR-2 - Urban Core Mixed Residential 2
- UEMR - Urban Edge Mixed Residential
- UEMF - Urban Edge Multi-Family
- UCR-1 - Urban Core Residential Small Lot
- UCR-2 - Urban Core Residential Large Lot
- UER-1 - Urban Edge Residential Small Lot
- UER-2 - Urban Edge 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

N

0 100 200 400 Feet



ORIGINAL PREPARATION/DATE:
 This map was prepared by:
 Leigh DeForth
 October 13, 2016



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Zoning Map

1500 Hallbrook Drive; TMS# 19100-02-06;
Existing Richland County Zoning: RS-MD; Proposed Zoning: RS-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

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