



## PLANNING COMMISSION

November 7, 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 3639 BROAD RIVER ROAD AND 3701 BROAD RIVER ROAD, TMS# 06110-02-05 AND 06110-02-04

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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-1 (Office and Institutional District). The property is currently classified as Mixed Use Corridor by Richland County and zoned as General Commercial District (GC) by Richland County.

**Applicant:** City of Columbia

**Staff Recommendation:** Approval

**PC Recommendation:** 11/07/2016; PENDING

#### CURRENT PARCEL CHARACTERISTICS/CONDITIONS

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**Acreage:** 1.30 acres  
**Current Use:** Vacant lot  
**Proposed Use:** Vacant lot  
**Reason for Annexation:** Adjacent  
**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:** General Commercial District (GC)  
**Proposed Zoning:** Office and Institutional District (C-1)  
**Census Tract:** 104.10

#### PLANS, POLICIES, AND LAND USE

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##### *Urban Service Area*

Subject property is in a Long Range 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.

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 of adjacent municipalities. Long Range areas periodically will need to be reviewed to determine whether the status needs revision due to change in conditions.

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

Staff recommends that the subject property 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 not located within one of the areas identified as a catalyst project or a node.

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## **PROPOSED ZONING DISTRICT SUMMARY**

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The property is currently zoned General Commercial District (GC) by Richland County and adjoining parcels within the City of Columbia are currently zoned General Commercial District (C-3). Property in the surrounding area are zoned Neighborhood Commercial District (NC) to the North and West, Residential, Multi-Family-High Density District (RM-HD) East across Broad River Rd. and Light Industrial District (M-1) West across Howard Cir. by Richland County.

The proposed City of Columbia zoning district is Office and Institutional District (C-1).

Office and Institutional District (C-1)

The C-1 district is intended to accommodate office, institutional, and certain types of residential uses in areas whose characteristic is neither general commercial nor exclusively residential in nature. Certain related structures and uses

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



02/07/2015

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# Future Land Use Map

3639 and 3701 Broad River Road; TMS# 06110-02-05 and 06110-02-04;  
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



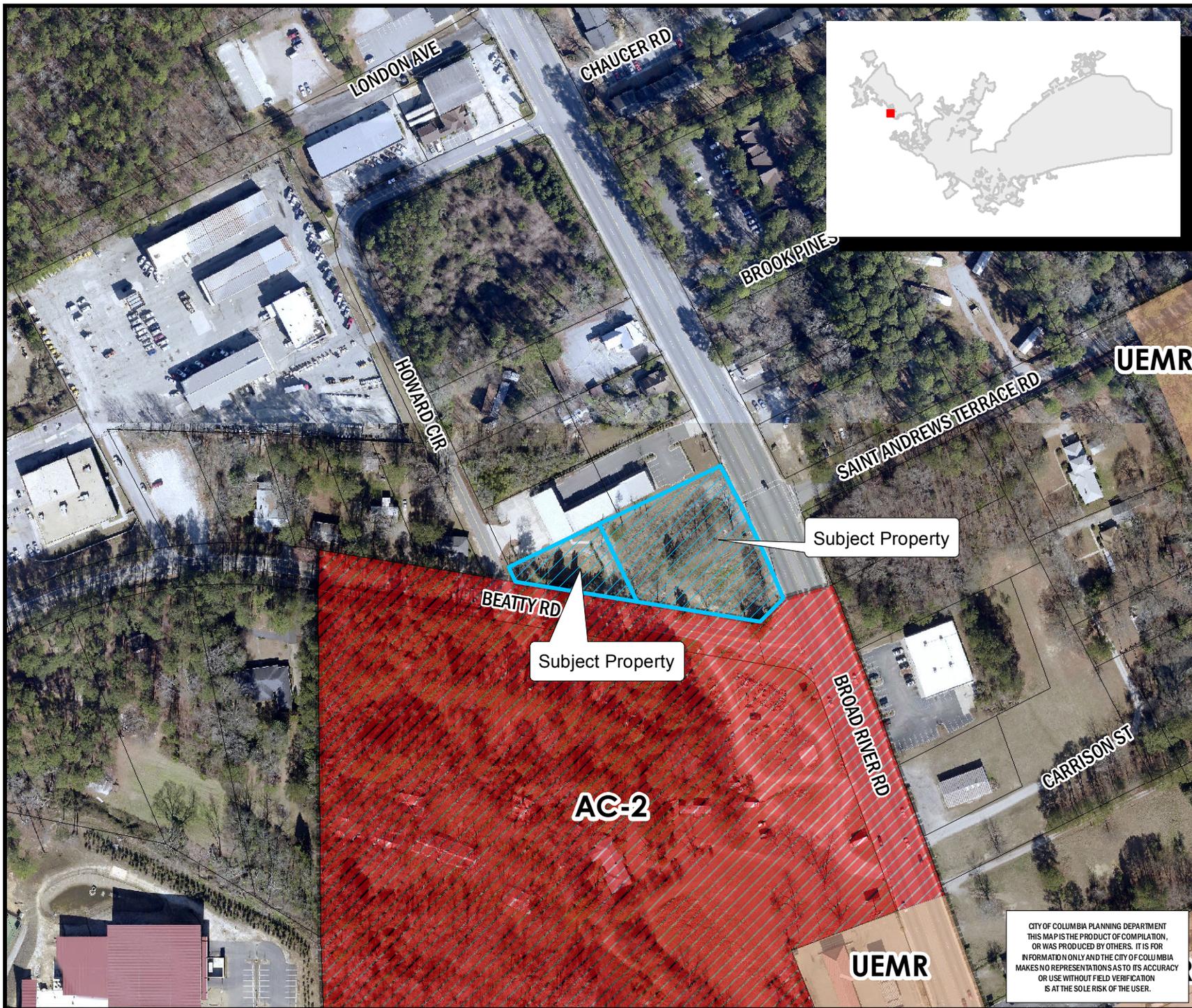
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ORIGINAL PREPARATION/DATE:  
This map was prepared by:

Leigh DeForth  
October 13, 2016



We Are Columbia



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# Zoning Map

3639 and 3701 Broad River Road; TMS# 06110-02-05 and 06110-02-04;  
Existing Richland County Zoning: GC; Proposed Zoning: C-1

Department of Planning &  
Development Services

**Legend**

	CITY LIMITS
	PARCELS

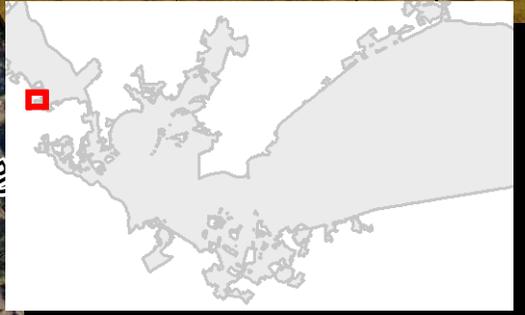
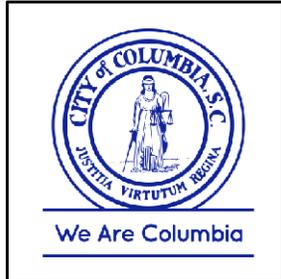
	D-1		C-1
	RS-1		C-2
	RS-1A		C-3
	RS-1B		C-3A
	RS-2		C-4
	RS-3		C-5
	RD		M-1
	RD-2		M-2
	RG-1		PUD-C
	RG-1A		PUD-LS
	RG-2		PUD-LS-E
	RG-3		PUD-LS-R
	UTD		PUD-R
	MX-1		OUT OF CITY
	MX-2		

0 100 200 400 Feet

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