



**PLANNING COMMISSION  
ANNEXATION, INTERIM COMPREHENSIVE PLAN MAP AMENDMENT,  
AND INTERIM ZONING MAP AMENDMENT CASE SUMMARY**

**201 CLUB RIDGE ROAD, PARCEL A, AND PARCEL B  
ANNEX, ASSIGN INTERIM LAND USE CLASSIFICATION URBAN EDGE MIXED  
RESIDENTIAL (UEMR)  
AND ASSIGN INTERIM ZONING OF PUD-R  
(PLANNED UNIT DEVELOPMENT, RESIDENTIAL)**

**January 4, 2016 at 5:15pm**  
City Council Chambers, 3<sup>rd</sup> Floor, 1737 Main Street, Columbia, SC 29201

---

<b>Subject Property:</b>	201 Club Ridge Road, and Parcels A and B, TMS#28900-01-15 (p)		
<b>Applicant:</b>	<b>HVP3 DEVELOPMENT, LLC, ET AL</b>		
<b>Council District:</b>	4	<b>Census Tract:</b>	114.07
<b>County Land Use Plan:</b>	Neighborhood Medium Density	<b>Proposed Interim Land Use Plan:</b>	Urban Edge Mixed Res. (UEMR)
<b>County Zoning:</b>	PDD – Planned Development	<b>Proposed Interim Zoning:</b>	PUD-R
<b>Current Land Use:</b>	Undeveloped	<b>Proposed Use:</b>	Residential
<b>Reason for Annexation:</b>	Donut Hole / Municipal Services		

---

**CASE HISTORY**

---

<b>Staff Recommendation:</b>	Annex, Assign Interim UEMR Land Use Classification and Interim PUD-R Zoning	<b>APPROVE</b>
<b>PC Recommendation:</b> 01/04/16	Annex, Assign Interim UEMR Land Use Classification and Interim PUD-R Zoning	<b>PENDING</b>

**APPLICATION REQUEST**

Applicants are requesting annexation in order to receive city services.

**CURRENT PARCEL CHARACTERISTICS/CONDITIONS**

The subject parcels contain a combined 20.50 acres and are located on the north side of Jacobs Mill Pond Road, west Side of Deerpark Drive, and south side of Club Ridge Road. The entire parcel is currently being annexed along with Parcels A and B with the same TMS number.

## PLANS, POLICIES, AND LAND USE

---

### *Urban Service Area*

Subject parcel is in a “Donut Hole” as identified in the Urban Service Area Map

#### Principles and Goals of the Urban Service Area

The Urban Service Area identifies those areas it 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. This area does currently have water and waste water service.

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

Staff recommends subject parcel be designated Urban Edge Mixed Res. (UEMR) in The Columbia Plan 2018 Future Land Use Map.

Urban Edge Mixed Residential neighborhoods are appropriate near the perimeter of the city or in the outer ring of neighborhoods. The pattern is also suitable for small to medium infill development within these areas. It is primarily characterized by individual subdivisions or neighborhoods with a specific street and block patterns adjacent to other subdivisions or neighborhoods with a different subdivision street and block pattern. Urban Edge Mixed Residential neighborhoods can accommodate a variety of housing types from detached single-family to multi-family complexes.

#### **Primary Types**

- Single-family Detached

#### **Secondary Types**

- Single-family Attached
- Two-family
- Three-family
- Multi-family Small and Medium

#### **Tertiary Types**

- Small Format Business Employment
- Small Format Civic/ Institutional
- Cemeteries & Mausoleums

---

## PROPOSED ZONING DISTRICT SUMMARY

---

The parcel and surrounding parcels are currently zoned PDD Planned Development in Richland County and surrounding parcels within the City of Columbia are PUD-R Planned Unit Development.

The parcel is proposed to be zoned PUD-R Planned Unit Development within the City of Columbia. The intent of planned unit development districts is to derive the benefits of efficiency, economy and flexibility by encouraging unified development of large sites, while also obtaining the advantage of creative site design, improved appearance, compatibility of uses, optimum service by community facilities, and better functioning of vehicular access and circulation. It is the intent of this article to allow development of large sites subject to specific regulations concerning permitted uses, but only subject to regulations concerning lot area, building coverage, yard spaces and building height insofar as the city council shall deem appropriate to fulfill the intent of this article, upon presentation of certification from the owners, developers or other parties at interest in the development of such sites that they will adhere to development policies which will fulfill the intent of this article.

---

## STAFF RECOMMENDATION

---

Recommend approval of a resolution assigning interim UEMR land use classification. Recommend to City Council Annex said land with interim UEMR land use classification and interim zoning of PUD-R.

# Future Land Use Map

201 CLUB RIDGE ROAD  
TMS# 28900-01-15 FLU: UEMR

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 70 140 280 Feet

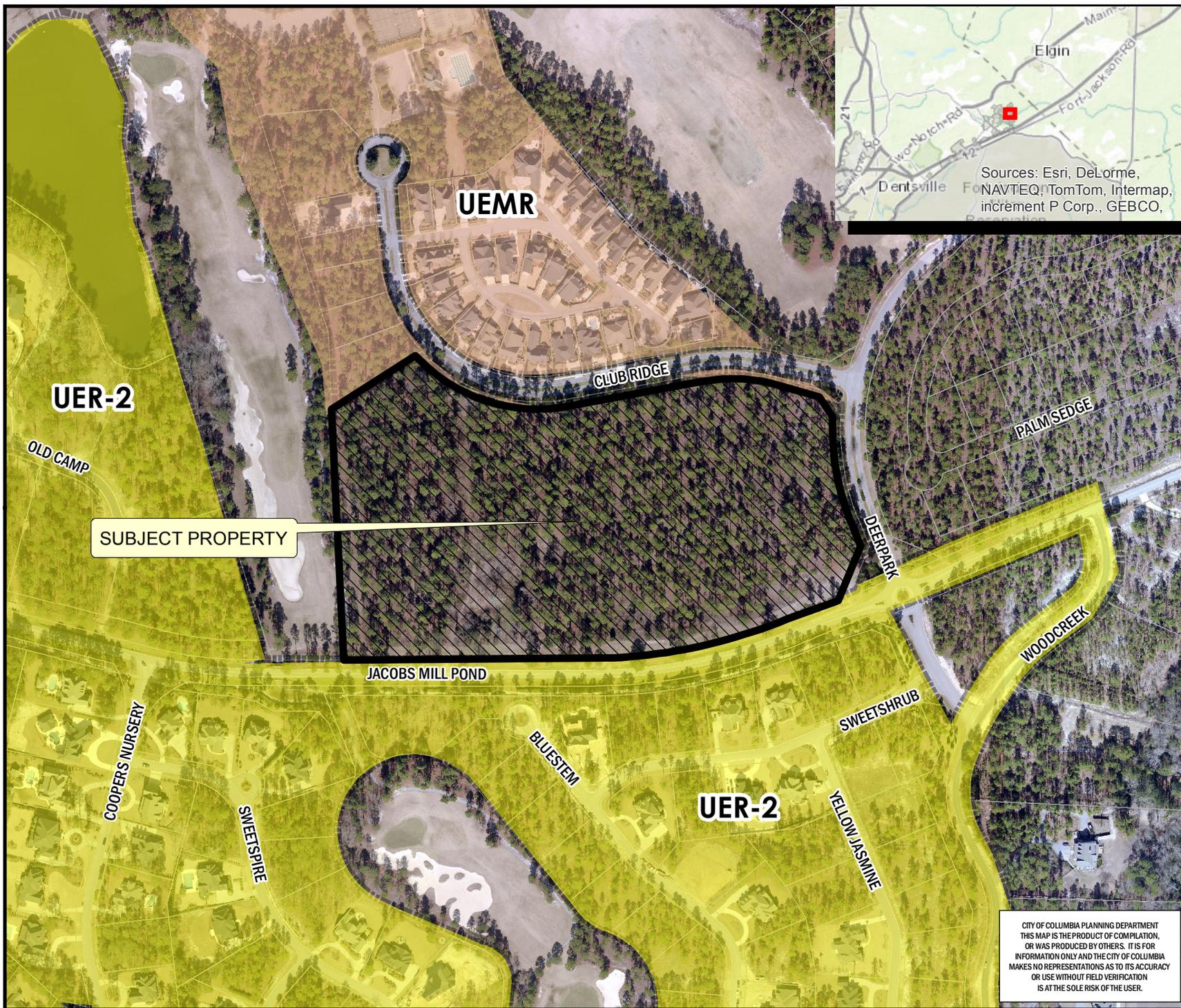
### ORIGINAL PREPARATION/DATE:

This map was prepared by:

S. W. Hudson, III  
December 21, 2015



We Are Columbia



Sources: Esri, DeLorme, NAVTEQ, TomTom, Intermap, increment P Corp., GEBCO, etc.

CITY OF COLUMBIA PLANNING DEPARTMENT  
THIS MAP IS THE PRODUCT OF COMPILED DATA,  
OR WAS PRODUCED BY OTHERS. IT IS FOR  
INFORMATION ONLY AND THE CITY OF COLUMBIA  
MAKES NO REPRESENTATIONS AS TO ITS ACCURACY  
OR USE WITHOUT FIELD VERIFICATION  
IS AT THE SOLE RISK OF THE USER.

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

# Zoning Map

201 CLUB RIDGE ROAD  
TMS# N/F 28900-01-15(p) ZONED: PDD

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	Ft Jackson Overlay

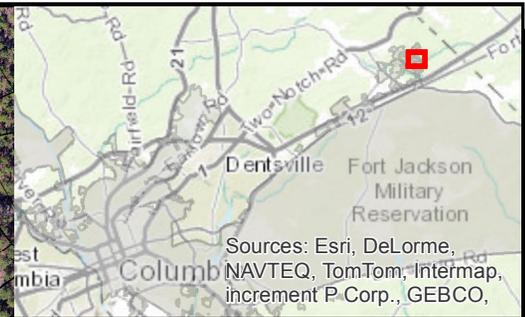
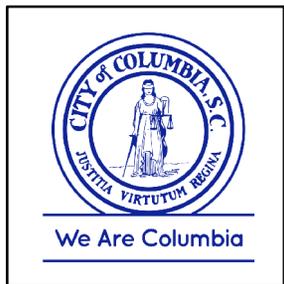
  

N

0 85 170 340 Feet

**ORIGINAL PREPARATION/DATE:**  
This map was prepared by:  
S. W. Hudson, III  
December 21, 2015

**DISCLAIMER:**  
The City of Columbia Department of Planning and Development Services data represented on this map or plan is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Columbia makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.



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