



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

**3603 BROAD RIVER ROAD
ANNEX, ASSIGN LAND USE CLASSIFICATION AC-2
(COMMUNITY ACTIVITY CORRIDOR)
AND ZONE PROPERTY C-3
(GENERAL COMMERCIAL)**

February 1, 2016 at 5:15pm
City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

Subject Property:	3603 Broad River Road, TMS#06110-04-05		
Applicant:	Twister 5318, LLC 8343 Douglas Avenue, Suite 200 Dallas, TX 75225		
Council District:	1	Census Tract:	104.10
County Land Use Plan:	Mixed Use Corridor/Mixed Residential (High Density)	Proposed Land Use Plan:	AC-2 (Community Activity Corridor)
County Zoning:	GC	Proposed Zoning:	C-3
Current Land Use:	Commercial	Proposed Use:	Commercial
Reason for Annexation:	Municipal Services/Adjacent to the City/Water Covenant		

CASE HISTORY

Staff Recommendation:	Annex, Assign AC-2 Land Use Classification and C-3 Zoning	APPROVE
PC Recommendation: 02/01/16	Annex, Assign AC-2 Land Use Classification and C-3 Zoning	PENDING

APPLICATION REQUEST

Applicant is requesting annexation in receive city services, is adjacent to the City, and has a water covenant.

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

The subject parcel is 13.788 acres and located at the intersection of Broad River Road and Beatty Road. The entire referenced parcel has been offered for annexation.

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject parcel is contiguous to the City's corporate boundary and is not currently located within a donut hole, primarily area, or secondary service area. The property has a water covenant.

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 the subject parcel 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 principle and minor arterial roadways. They serve surrounding neighborhoods within a three to five mile drive and typically consist of a variety of commercial and service uses.

Primary Types

- Small to Medium Business/Employment (excluding Flex)
- Multi-family Small and Medium Mixed-use

Secondary Types

- Multi-family Small and Medium

Tertiary Types

- Civic/Institutional
- Large Format Business/Employment (excluding Flex)
- Single-family Attached
- Cemeteries & Mausoleums
- Parking Structures and Lots

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

The subject parcel is covered by the *Broad River Corridor and Community Master Plan*, which was developed in August 2010 as a partnership between Richland County, Central Midlands Council of Governments, and the City of Columbia. It is located within the St. Andrews West Neighborhoods Sub-Area as designated by the Plan, and is adjacent to but would not interfere with an identified catalyst project for the area: the upgrade of St. Andrews Park. The Plan indicates that the proposed land use character district for this area should be the Transition Mixed-Use District, which should include mid-rise buildings between 2-4 stories in height consisting of a diverse stock of attached housing types and neighborhood commercial uses. A portion of the property is within a half mile of the designated St. Andrews Neighborhood Activity Center.

PROPOSED ZONING DISTRICT SUMMARY

The parcel and surrounding parcels are currently zoned GC General Commercial in Richland County and surrounding parcels within the City of Columbia are C-3.

The parcel is proposed to be zoned C-3 General Commercial District within the City of Columbia. This district is designed to accommodate a variety of general commercial and nonresidential uses characterized primarily by retail, office and service establishments and oriented primarily to major traffic arteries or extensive areas of predominantly commercial usage and characteristics. Certain related structures and 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

Recommend approval of a resolution assigning the AC-2 land use classification. Recommend to City Council the adoption of an ordinance assigning the AC-2 land use classification and the recommendation to City Council to apply C-3 zoning at the time of annexation.

Future Land Use Map

3603 Broad Road
TMS# 06110-04-05 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

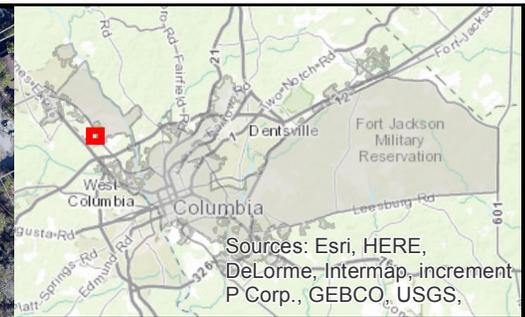
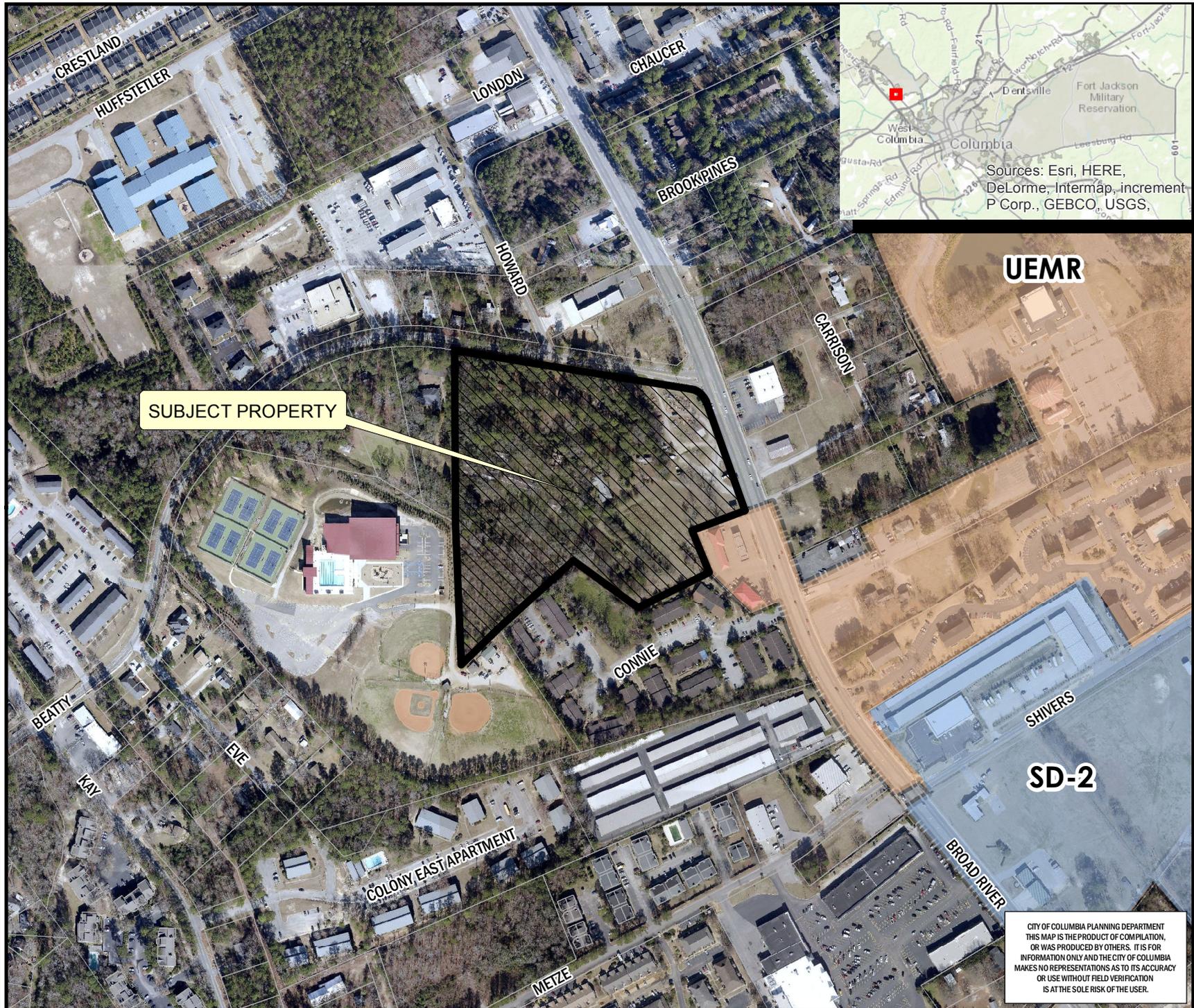


0 75 150 300 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Ahmed Abdullah
January 14, 2016



We Are Columbia



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS,

CITY OF COLUMBIA PLANNING DEPARTMENT
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OR WAS PRODUCED BY OTHERS. IT IS FOR
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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

3603 Broad River Road
TMS# 06110-04-05 ZONED: C-3

Department of Planning & Development Services

Legend

	CITY LIMITS
	PARCELS

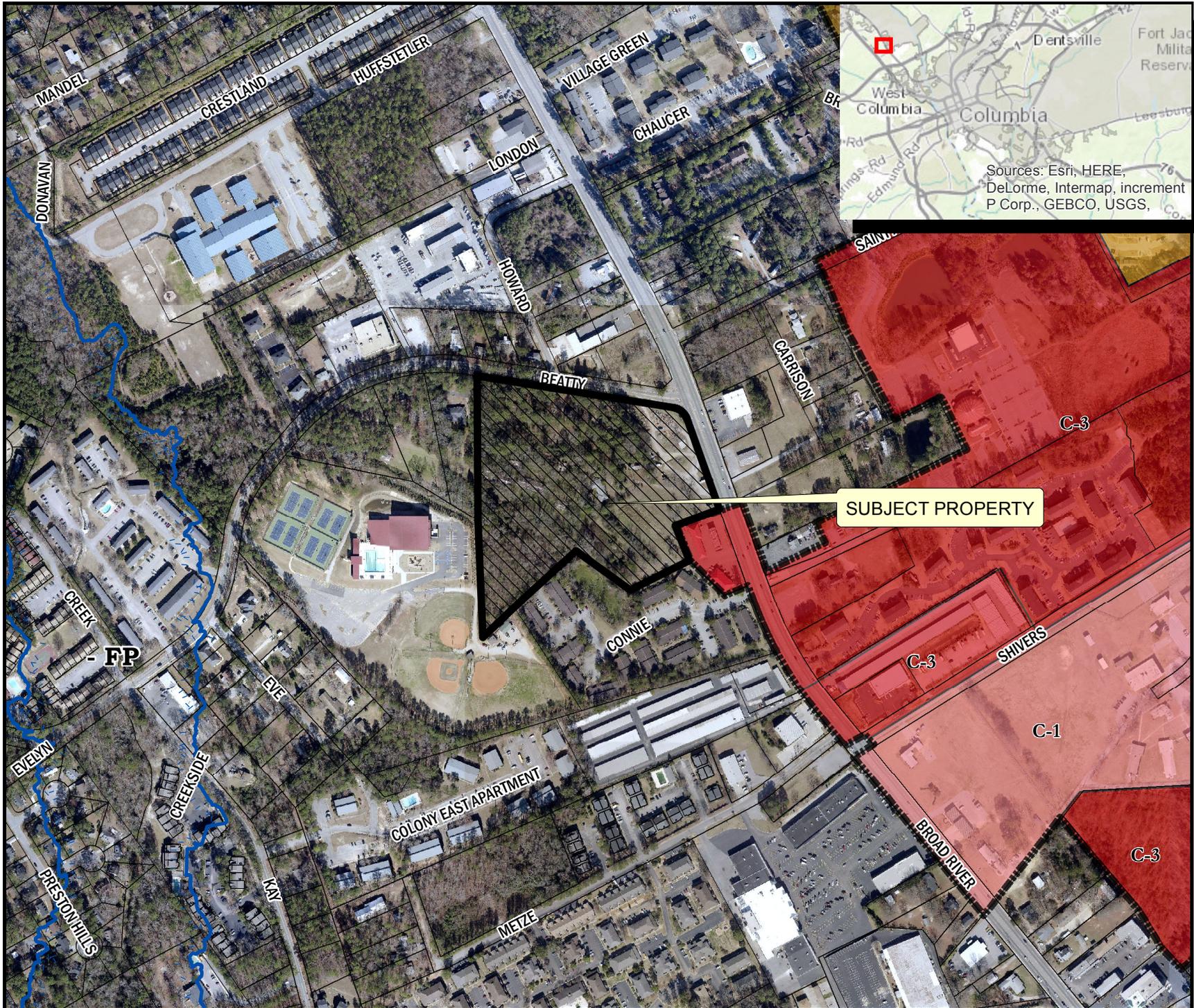
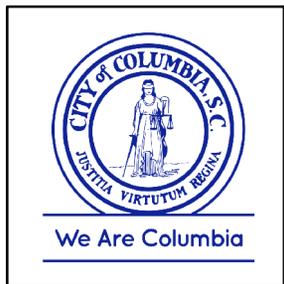
	D-1		C-1
	RS-1		C-2
	RS-1A		C-3
	RS-1B		C-3A
	RS-2		C-4
	RS-3		C-5
	RD		M-1
	RD-2		M-2
	RG-1		PUD-C
	RG-1A		PUD-LS
	RG-2		PUD-LS-E
	RG-3		PUD-LS-R
	UTD		PUD-R
	MX-1		OUT OF CITY
	MX-2		Ft Jackson Overlay

0 75 150 300 Feet

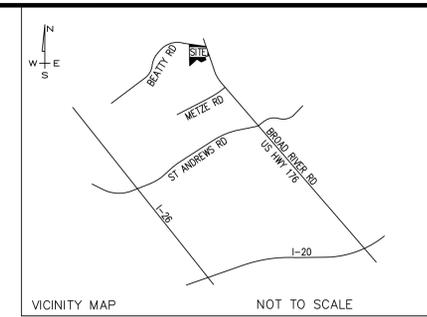
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DISCLAIMER:
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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION



SURVEYORS CERTIFICATE

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN.

A. Clay Jones
A. CLAY JONES, P.L.S.
S.C. REG. NO 26210
STATE OF SOUTH CAROLINA

ZONING DATA

ZONED: GC; GENERAL COMMERCIAL
DISTRICT SETBACK REQUIREMENTS:
FRONT: 25'
SIDE: NONE
REAR: 10'

REFERENCE PLAT

1.) PLAT ENTITLED "ALTA/ACSM LAND TITLE SURVEY FOR CYPRESS ACQUISITIONS, LLC", PREPARED BY SITE DESIGN, INC., DATED JAN. 13, 2015, REVISED APRIL 6, 2015.

TAX ASSESSOR PARCEL NO.
R06110-04-05

BASIS OF BEARINGS

SOUTH CAROLINA STATE PLANE COORDINATES WERE USED AS THE BASIS OF BEARINGS FOR THIS SURVEY

FLOOD ZONE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS, RICHLAND COUNTY, STATE OF SOUTH CAROLINA WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2010, THE PROPERTY SURVEYED AND SHOWN HEREON LIES WITHIN ZONE "X" PER COMMUNITY MAP NO. 45079C0236K.

ZONE "X" DEFINED AS AREAS OUTSIDE OF 500 YEAR FLOOD PLAIN

LEGEND

- | | | |
|--------------------------|------------------------|-------------------------|
| BL BUILDING LINE | TEL TELEPHONE PEDESTAL | TC/BC TOP/BOTTOM CURB |
| CL CENTERLINE | EM ELECTRIC METER | TW/BW TOP/BOTTOM WALL |
| CM CORRUGATED METAL PIPE | CB CATCH BASIN | VCP VITRIFIED CLAY PIPE |
| CT CRIMP TOP | DI DROP INLET | WM WATER METER |
| DE DRAINAGE EASEMENT | ET ELEC TRANS | WV WATER VALVE |
| EP EDGE OF PAVEMENT | EV ELEVATION | CV CABLE TV |
| IPO IRON PIN OLD | FH FIRE HYDRANT | FL FENCE LINE |
| IPS IRON PIN SET | GM GAS METER | FOC FIBER OPTIC CABLE |
| N&C NAIL & CAP | GV GAS VALVE | GL GAS LINE |
| OP OPEN TOP | LP LIGHT POLE | OP OVERHEAD POWER |
| RB REBAR | PP POWER POLE | OHT OVERHEAD TELEPHONE |
| RCP REINFORCED CONC PIPE | GA GUY ANCHOR | SD STORM DRAIN |
| R/W RIGHT OF WAY | SOMH SD MANHOLE | SS SANITARY SEWER |
| SD STORM DRAIN | SMH SS MANHOLE | UGP UNDERGROUND POWER |
| SS SANITARY SEWER | TMH TELEPHONE MANHOLE | UGT UNDERGROUND TEL |
| SSE SS EASEMENT | CO CLEAN OUT | W WATER LINE |

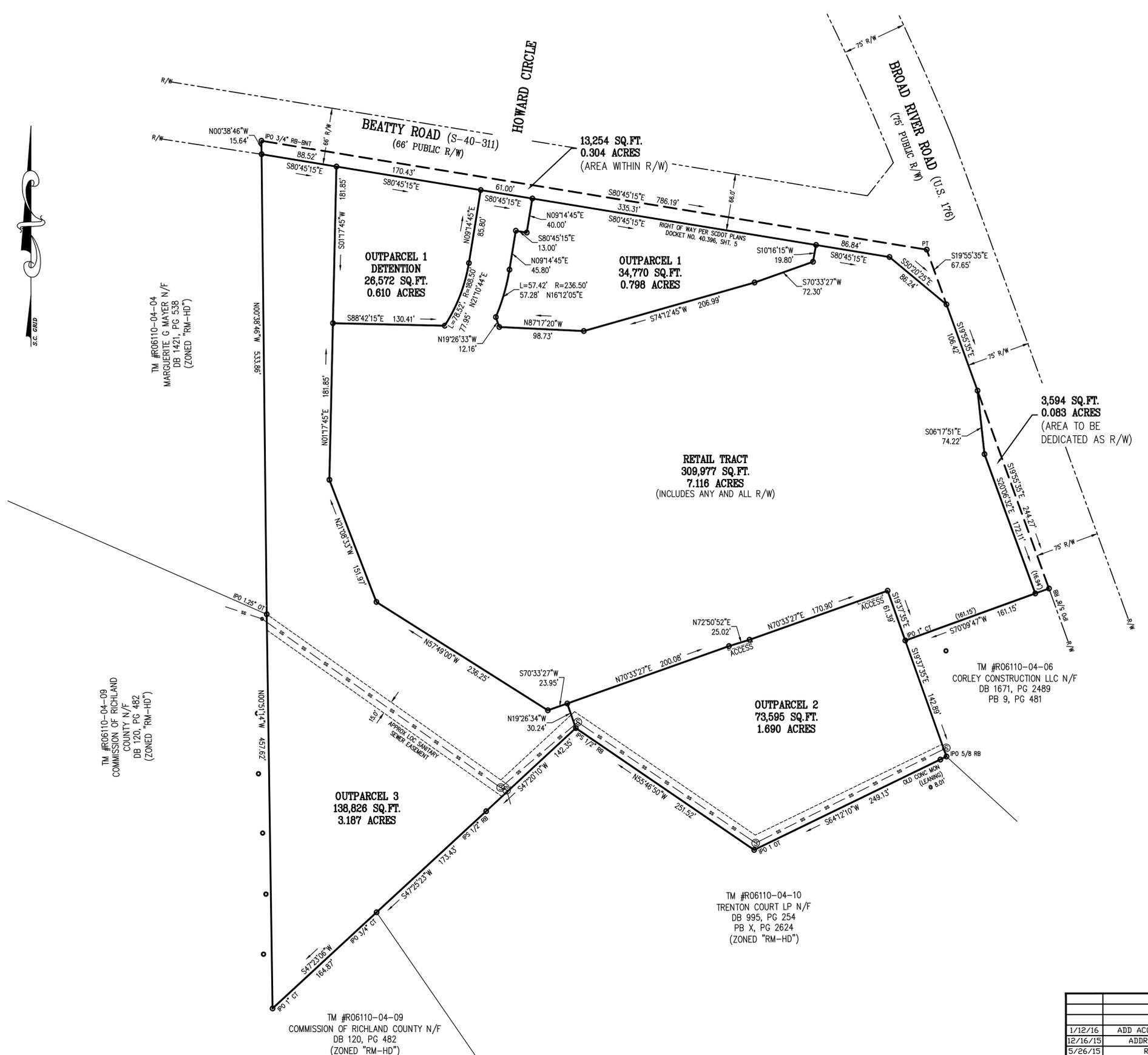
MINOR SUBDIVISION PLAT FOR CYPRESS ACQUISITIONS, LLC

3533 Broad River Road
Richland County
Richland, South Carolina

DATE	FIELD CREW	DRAWN BY	CHECKED BY
4/6/15	TO/RH	JAM	ACJ

SCALE	1"=60'
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SITE DESIGN, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS
800 EAST WASHINGTON STREET, SUITE B, GREENVILLE, SC 29601
PH: (864)271-0496 FAX: (864)271-0402
www.sitedesign-inc.com



**A RESOLUTION OF THE CITY OF COLUMBIA
PLANNING COMMISSION
RES: COMP PLAN – 2016-003**

**RECOMMENDING AMENDING THE CITY OF COLUMBIA COMPREHENSIVE PLAN 2018 FUTURE LAND USE
MAP TO INCLUDE THE PROPERTY AT 3603 BROAD RIVER ROAD INTO
THE CITY OF COLUMBIA.**

WHEREAS, the City of Columbia and community at large recognize the value of planning for future development and growth; and,

WHEREAS, City Council approved Ordinance No.: 2008-085 on October 1, 2008 adopting the City of Columbia Comprehensive Plan (The Columbia Plan 2018) in accordance with the South Carolina Comprehensive Planning Act of 1994 (Title 6, Chapter 29 of the SC Code); and,

WHEREAS, City Council approved Ordinance No.: 2015-014 on February 17, 2015 amending the City of Columbia Comprehensive Plan 2018 deleting the "Existing and Future Land Use Components of the Physical Area Development Element of The Columbia Plan: 2018" and replaced it with "Plan Columbia Land Use Plan Putting the Pieces Together", along with all the maps and policies contained therein; and,

WHEREAS, 3603 Broad River Road filed a petition for annexation on January 15, 2016 and was not included within Plan Columbia Land Use Plan Putting the Pieces in Place adopted by City Council on February 17, 2015, and shall be assigned the designated future land use classification of Community Activity Corridor (AC-2), and the Future Land Use Map shall be amended accordingly; and,

WHEREAS, the City of Columbia Planning Commission has provided input and recommendations in response to the public input and findings;

NOW, THEREFORE BE IT RESOLVED by the City of Columbia Planning Commission this, the second day of February 2016, that the property to be annexed at 3603 Broad River Road be assigned the designated future land use classifications of Community Activity Corridor (AC-2), and the Future Land Use Map be amended accordingly, along with all the maps and policies contained therein is recommended for adoption to City Council.

Richard H. Cohn, Sr. – Planning Commission Chairman

Date