



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

**3805 BARWICK STREET
ANNEX, ASSIGN LAND USE CLASSIFICATION UCR-1
(URBAN CORE RESIDENTIAL SMALL LOT)
AND ZONE PROPERTY RS-3
(SINGLE FAMILY RESIDENTIAL DISTRICT)**

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

Subject Property:	3805 Barwick Street, TMS#13805-03-34		
Applicant:	Myrna Fehl, PO Box 2516, Columbia, SC 29202		
Council District:	3	Census Tract:	26.03
County Land Use Plan:	Mixed-Use Corridor	Proposed City Land Use Plan:	UCR-1 Urban Core Residential Small Lot
County Zoning:	RS-HD	Proposed Zoning:	RS-3
Current Land Use:	Residential	Proposed Use:	Residential
Reason for Annexation:	Donut Hole / City Services		

CASE HISTORY

Staff Recommendation:	Annex, Assign UCR-1 Land Use Classification and RS-3 Zoning	APPROVE
PC Recommendation: 2-1-2016	Annex, Assign UCR-1 Land Use Classification and RS-3 Zoning	PENDING

APPLICATION REQUEST

Applicant is requesting annexation to receive city services.

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

The subject parcel is 0.17 acres and located on Barwick Street close to the intersection with South Kilbourne Road. The entire parcel is currently being annexed.

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject parcel is in a “Donut Holes” 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.

Donut holes are unincorporated areas that are completely surrounded by the City of Columbia and/or another municipality. These areas pose a number of challenges to the City that can be addressed through annexation. These areas often cause inefficiencies in the delivery of services due to confusion about jurisdiction. Also, if the land is in a jurisdiction with a different approach to code enforcement, these areas can negatively impact the quality of life for adjacent City residents.

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

Staff recommends subject parcel be designated “Urban Core Residential Small Lot” (UCR-1) in The Columbia Plan 2018 Future Land Use Map.

Urban Core Residential Small Lot neighborhoods are common just outside the urban center; most were subdivided before 1950 and many continue the grid or street network from the original planned portion of the City. This development type may represent existing neighborhoods and is also a development form appropriate for medium to large scale redevelopments or infill sites. Traditional and contemporary architectural styles have a place in these neighborhoods. When infill development is designed, scale and orientation of existing structures on the block should be the cannon.

Primary Types

- Single-family Detached

Secondary Types

- Single-family Attached
- Two-family
- Three-family

Tertiary Types

- Multi-family Small
- Small Format Business/Employment (except Flex)
- Cemeteries & Mausoleums

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

The subject parcel is covered by the *Rosewood Plan, A Corridor and Neighborhood Plan*, which was adopted in May 2012 by the City of Columbia. The subject parcel is located within the South Kilbourne Neighborhood. The subject parcel is classified as a donut hole within the designated Neighborhood area. The Plan recommends the annexation of donut holes, with the goal of having the entire neighborhood within City limits. The Plan also recommends preserving residential character and minimizing industrial and commercial creep into the neighborhood area, which includes the subject parcel.

PROPOSED ZONING DISTRICT SUMMARY

The parcel and surrounding parcels are currently zoned RS-HD in Richland County and surrounding parcels within the City of Columbia are RS-2 and RS-3.

The parcel is proposed to be zoned RS-3 Single-Family Residential District within the City of Columbia. The RS-3 District is intended for 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

Recommend approval of a resolution assigning UCR-1 land use classification. Recommend to City Council the adoption of an ordinance assigning UCR-1 land use classification and recommendation to City Council to apply RS-3 zoning at the time of annexation.

Future Land Use Map

3805 Barwick Road
TMS# 13805-03-34 FLU: UCR-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



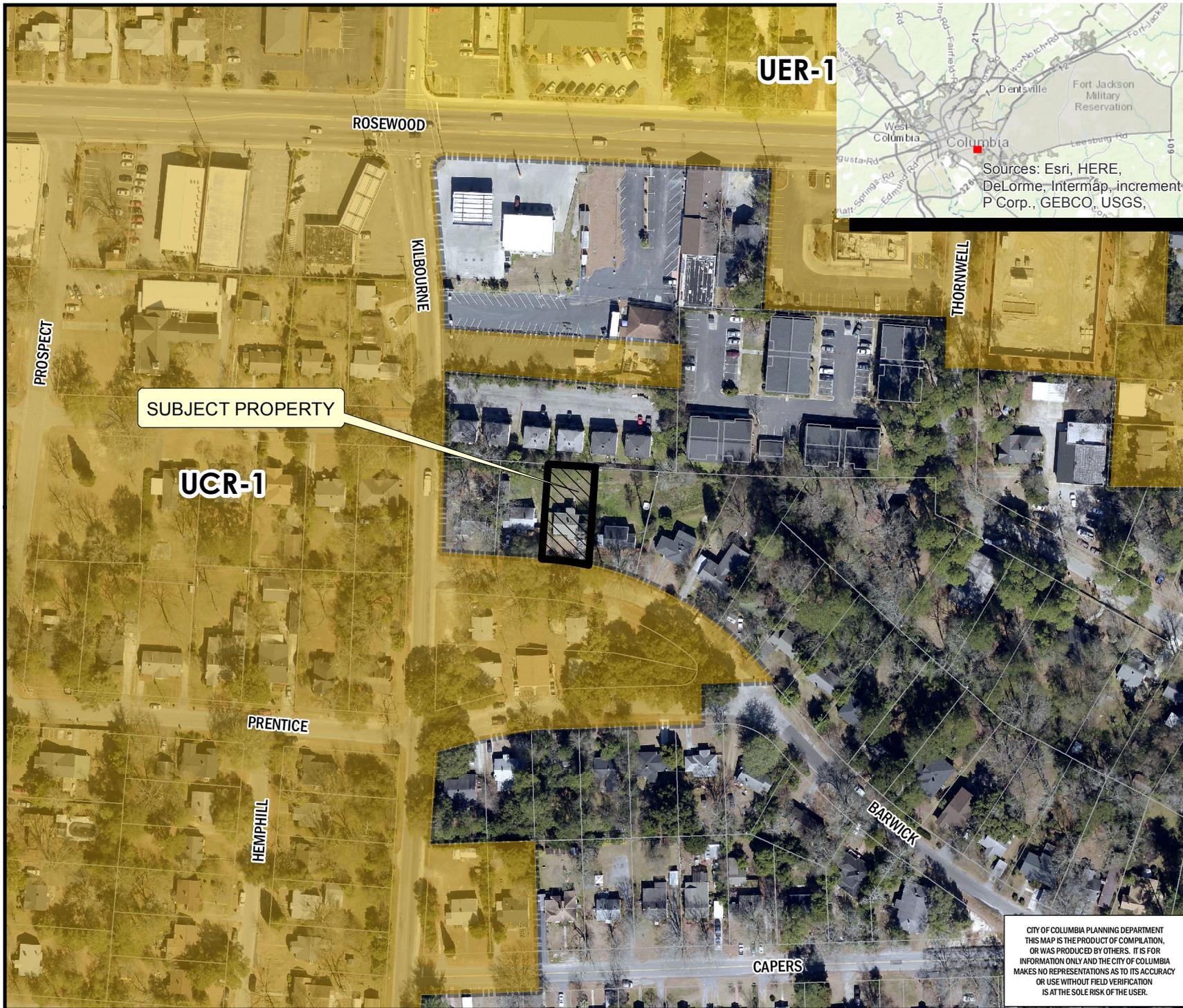
0 30 60 120 Feet

ORIGINAL PREPARATION/DATE:

This map was prepared by:
Ahmed Abdullah
January 20, 2016



We Are Columbia



CITY OF COLUMBIA PLANNING DEPARTMENT
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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

3805 Barwick
TMS# 13805-03-34 ZONED: RS-3

Department of Planning & Development Services

Legend

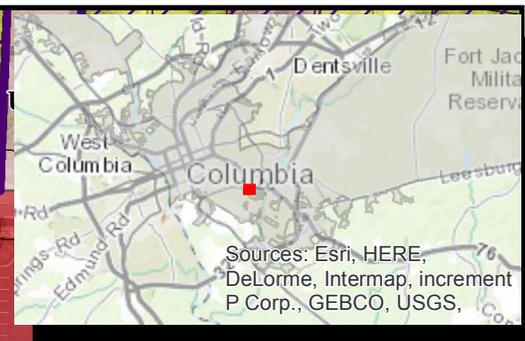
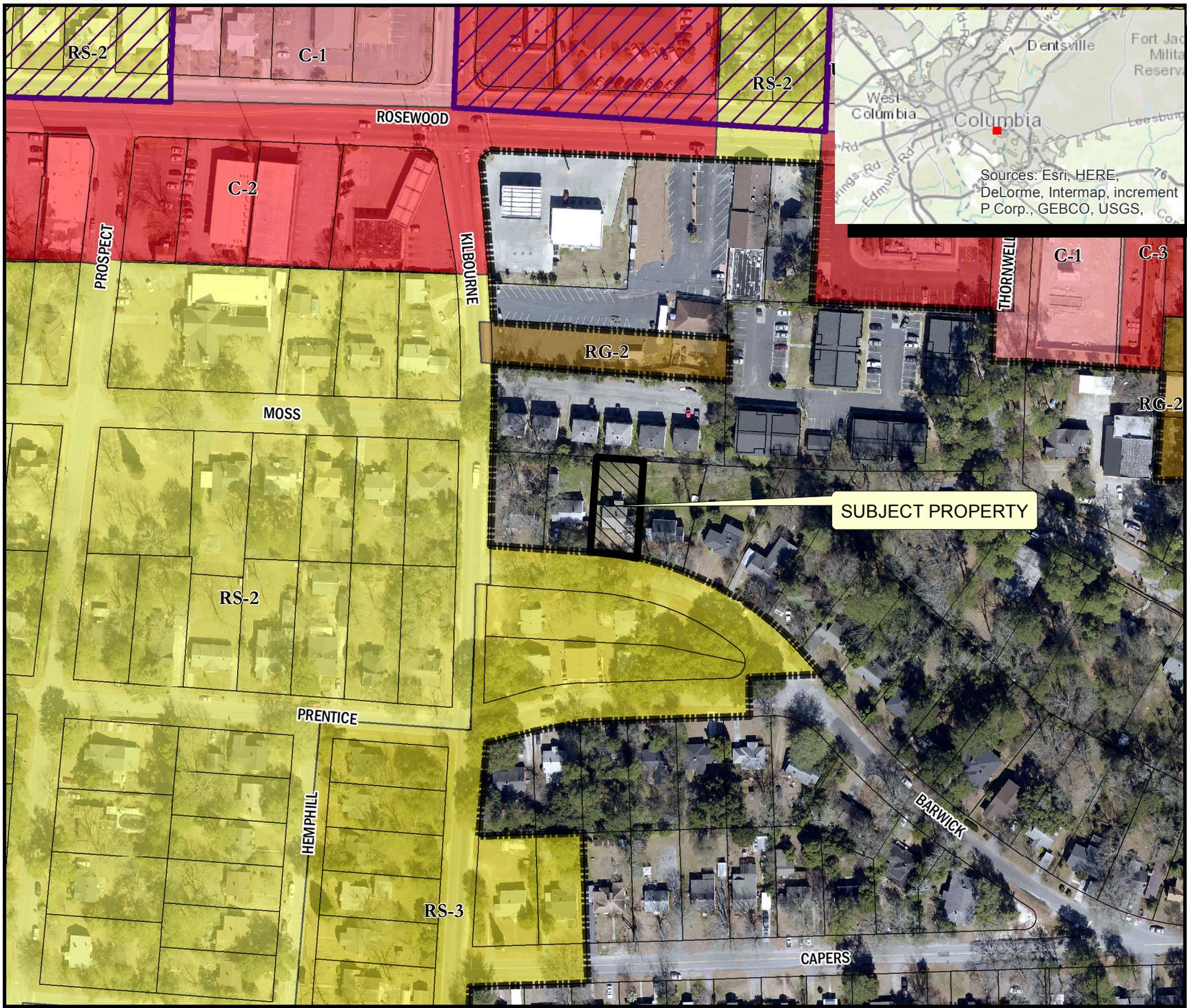
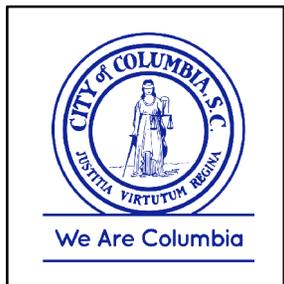
	CITY LIMITS
	PARCELS

	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 25 50 100 Feet

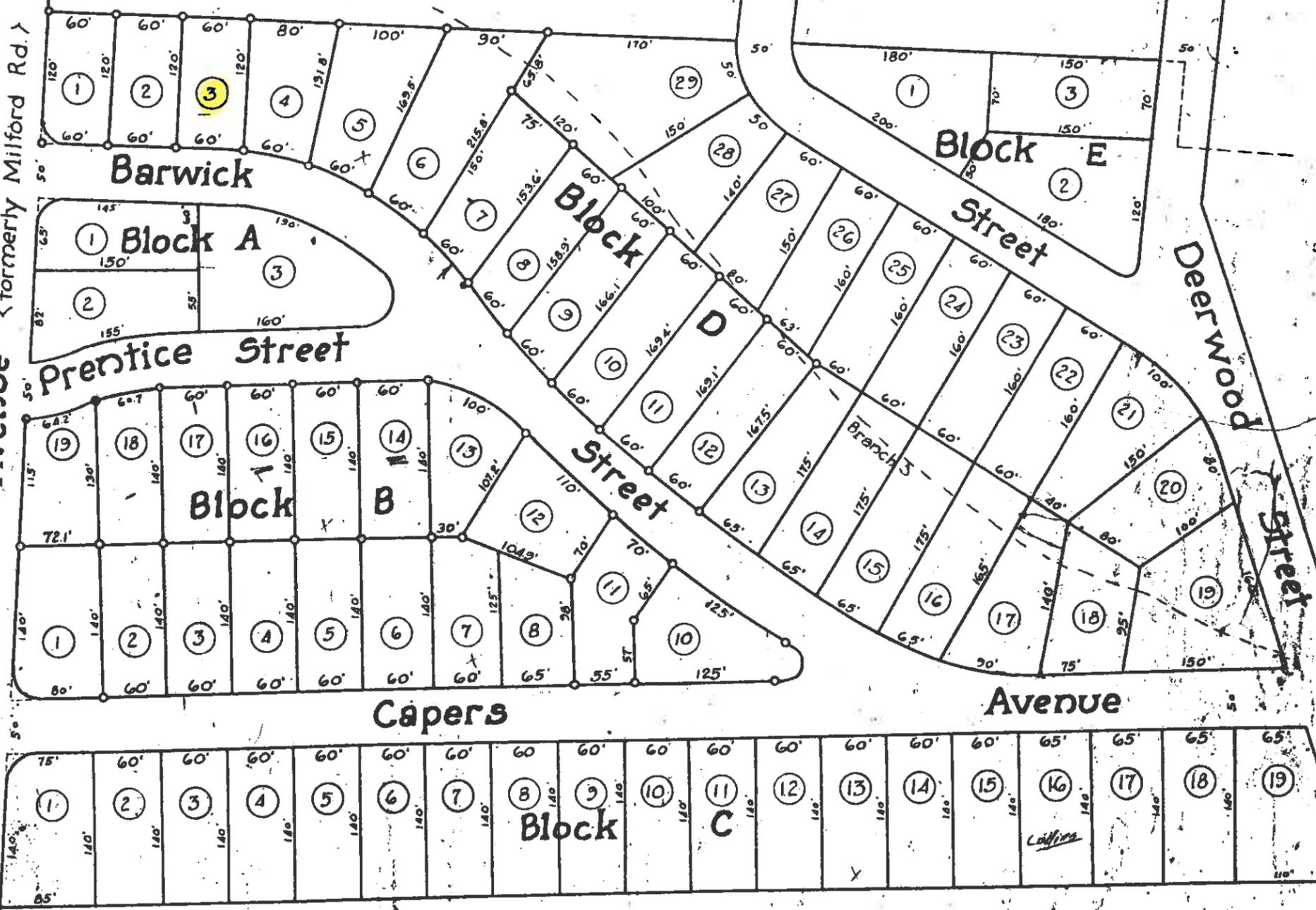
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DISCLAIMER:
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For Revised plat see Plat Book N-101
I-154

Kilbourne Avenue
(formerly Milford Rd.)



Note:
 Iron pipe at lot corners indicated thus 
 All dimensions shown between iron pipes are actual measurements. All other dimensions are approximate, having been scaled from map.

Map of
Blackmoor

Near Columbia, S.C.
 Scale: 1"=100'
 Tomlinson Engr Co - Columbia, S.C.
 April 28, 1941

196 7-1007

CLERKS FEE PAID
\$1.00
 JUN 7 1941
 W. M. WUBLEY CO. CLERKS

4675-A4

**A RESOLUTION OF THE CITY OF COLUMBIA
PLANNING COMMISSION
RES: COMP PLAN – 2016-004**

**RECOMMENDING AMENDING THE CITY OF COLUMBIA COMPREHENSIVE PLAN 2018 FUTURE LAND USE
MAP TO INCLUDE THE PROPERTY AT 3805 BARWICK STREET 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, 3805 Barwick Street filed a petition for annexation on **XXXX** 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 Urban Core Residential Small Lot (UCR-1), 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 3805 Barwick Street be assigned the designated future land use classifications of Urban Core Residential Small Lot (UCR-1), 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