



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

**W/S NATIONAL GUARD ROAD, E/S CONGAREE RIVER, AND  
SOUTH OF SOUTH STADIUM ROAD/SOUTHEAST OF VINE STREET  
ANNEX, ASSIGN INTERIM LAND USE CLASSIFICATION SD-1  
(SPORTS / AMUSEMENT DISTRICT) AND  
INTERIM ZONING OF M-1 (LIGHT INDUSTRIAL DISTRICT), D-1  
(DEVELOPMENT DISTRICT),  
AND INTERIM ZONING OF M-2 (HEAVY INDUSTRIAL DISTRICT),  
INTERIM ZONING OF –FW (FLOODWAY AREA) AND – FP (FLOODPLAIN AREA)  
WHERE APPLICABLE FOR EACH PARCEL**

**March 7, 2016 at 5:15pm**  
City Council Chambers, 3<sup>rd</sup> Floor, 1737 Main Street, Columbia, SC 29201

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<b>Subject Property:</b>	W/S National Guard Road, TMS# 11100-01-15; E/S Congaree River, TMS# 11100-01-05 and 11100-01-06; and South of South Stadium Road/Southeast of Vine Street, TMS# 11201-02-10		
<b>Applicant:</b>	The University of South Carolina Development Foundation		
<b>Council District:</b>	3	<b>Census Tract:</b>	117.01
<b>County Land Use Plan:</b>	Rural Large Lot / Mixed Residential (High Density)	<b>Proposed City Interim Land Use Plan:</b>	SD-1
<b>County Zoning:</b>	TMS#11100-01-06 - RU TMS#11100-01-05 - RU TMS#11100-01-15 - M-1 TMS#11201-02-10 - HI	<b>Proposed Interim Zoning:</b>	TMS#11100-01-06 - D-1, -FW, -FP TMS#11100-01-05 - D-1, -FW, -FP TMS#11100-01-15 - M-1, -FP TMS#11201-02-10 - M-2, -FP
<b>Current Land Use:</b>	Undeveloped	<b>Proposed Use:</b>	Institutional/Recreational
<b>Reason for Annexation:</b>	Primary / City Services		

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**CASE HISTORY**

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Staff Recommendation:	Annex, Assign Interim SD-1 Land Use Classification and Interim Zoning of D-1,-FW,-FP / M-1,-FP / M-2,FP	APPROVE
PC Recommendation: 03/07/16	Annex, Assign Interim SD-1 Land Use Classification and Interim Zoning of D-1,-FW,-FP / M-1,-FP / M-2,FP	PENDING

**APPLICATION REQUEST**

Applicant is requesting annexation to receive city services.

**CURRENT PARCEL CHARACTERISTICS/CONDITIONS**

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The subject parcels are approximately 311 acres and located between E/S of Congaree River, W/S of National Guard Road, and South of South Stadium Road / Southeast of Vine Street. The entire parcels are under the consideration for the annexation. Portions of the property are in the flood protective areas, thus and –FW and – FP zoning is being recommended.

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## PLANS, POLICIES, AND LAND USE

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### *Urban Service Area*

Subject parcels are in a “Primary Areas” 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.

Primary Areas are made of land contiguous to the City where services are available and the infrastructure is generally good. These services include fire, police, sanitation, and utilities. Primary Areas are intended to indicate that, barring unanticipated circumstances, annexation is recommended and should be actively pursued.

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

Staff recommends subject parcels be designated “Sports/Amusement District” (SD-1) in The Columbia Plan 2018 Future Land Use Map.

The SD-1 designation is appropriate for areas dedicated to large format gathering places such as stadiums, ball parks, fair grounds, exposition centers, coliseums, race tracks, and amusement parks.

#### **Primary Types**

- Small to Large Entertainment

#### **Secondary Types**

- Small to Large Format Hospitality and Office/Services Small to Extra Large Format Retail/Service
- Parking Structures and Lots

#### **Tertiary Types**

- Multi-family Medium to High-Rise

### *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.

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## PROPOSED ZONING DISTRICT SUMMARY

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The subject parcels and surrounding parcels are currently zoned R-U, M-1, and HI in Richland County. The surrounding parcels within the City of Columbia are zoned M-1 and C-3.

The parcels TMS#11100-01-06 and #11100-01-05 are proposed to be zoned D-1 (Development District) within the City of Columbia. The D-1 District is intended to provide for large tracts of land located primarily on the fringe of urban growth where the predominant character of urban development has not yet been fully established, but where the current characteristics of use are predominantly residential, agricultural or similar development, with scattered related uses. Certain structures and uses required to serve governmental, educational, religious, recreational and other needs of such areas are permitted as special exceptions subject to restrictions and requirements intended to ensure compatibility of uses within the district and adjacent thereto. It is further recognized that future demand for developable land will generate requests for amendments to remove land from the D-1 classification and place it into other more intensely developed classifications as natural consequences of urban expansion.

The parcel TMS#11100-01-15 is proposed to be zoned M-1 (Light Industrial) within the City of Columbia. The M-1 district is intended to accommodate wholesaling, distribution, storage, processing, light manufacturing and general commercial uses. Certain related structures and uses required to serve the needs of such uses are permitted outright or are permissible as special exceptions subject to restrictions and requirements intended to best fulfill the intent of this article.

The parcel TMS#11201-02-10 is proposed to be zoned M-2 (Heavy Industrial) within the City of Columbia. The M-2 district is intended to accommodate primarily those uses of a manufacturing and industrial nature, and secondarily those uses which are functionally related thereto such as distribution, storage and processing. General commercial uses are allowed but are considered incidental to the predominantly industrial nature of the district. Certain related structures and uses required to serve the needs of the primary uses are permitted outright or are permissible as special exceptions subject to restrictions and requirements intended to best fulfill the intent of this article. In addition, certain uses are permitted only as special exceptions or are prohibited in order to protect such uses from the potentially incompatible characteristics of industrial areas.

Portions of each parcel are proposed to be zoned –FW (Floodway Area) or –FP (Floodplain Area), Flood Protective Areas within the City of Columbia as applicable.

Certain areas within the city are subject to periodic inundation by floodwater, which results or may reasonably be foreseen to result in loss of life and property, health and safety hazards, disruption of commerce and governmental services and extraordinary public expenditures for flood protection and relief, all of which adversely affect the public health, safety and general welfare. These hazards are caused or extended in part by the occupancy of flood hazard areas by uses which increase flood damage upon other lands or uses which are vulnerable to floods because they are inadequately elevated or not otherwise protected from flood damages. It is, therefore, the intent of this article to lessen such hazards or losses by restricting or prohibiting uses which are dangerous to health, safety or property in times of flood or which cause excessive increases in flood heights or velocities; by requiring that uses vulnerable to floods be protected against flood hazards at the time of initial construction; and by controlling filling, grading, mineral extraction, placing of obstructions within flood channels and other activities, uses or characteristics of use which may increase flood damage.

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#### **STAFF RECOMMENDATION**

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Recommend approval of a resolution assigning SD-1 interim land use classification. Recommend to City Council the adoption of an ordinance assigning interim SD-1 land use classification and recommendation to City Council to apply interim zoning classifications of D-1, M-1, M-2 as identified in this report, and –FW and –FP zoning where applicable at the time of annexation.



GRANBY LN

ROSEWOOD DR

S STADIUM RD

NATIONAL GUARD RD

EDEN ST

BLUFF

SILCOCT

BLUFF INDUSTRIAL BLVD

OLD DAIRY

# Future Land Use Map

W/S National Guard Road, TMS# 11100-01-15; E/S Congaree River, TMS# 11100-01-05 and 11100-01-06; and South of South Stadium Road/Southeast of Vine Street, FLU:SD-1

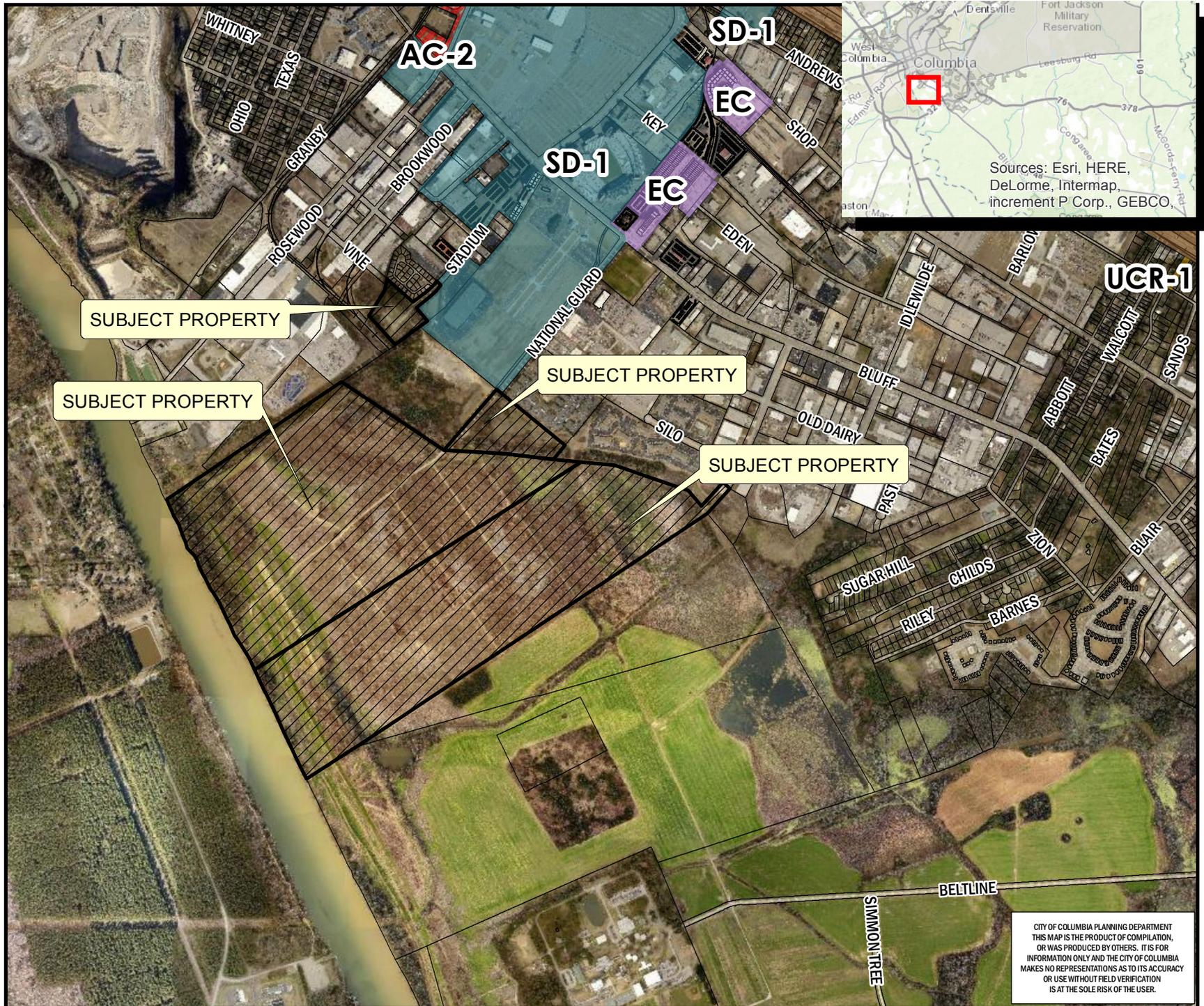
Department of Planning & Development Services

**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

0 270 540 1,080 Feet



**ORIGINAL PREPARATION/DATE:**  
This map was prepared by:  
Ahmed Abdullah  
February 29, 2016



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

# Zoning Map

W/S National Guard Road, TMS# 11100-01-15; E/S Congaree River, TMS# 11100-01-05 & 11100-01-06; and South of South Stadium Road/Southeast of Vine Street, TMS# 11201-02-10. ZONING: Existing -RU, M-1, and HI

Department of Planning & Development Services

**Legend**

	CITY LIMITS
	PARCELS

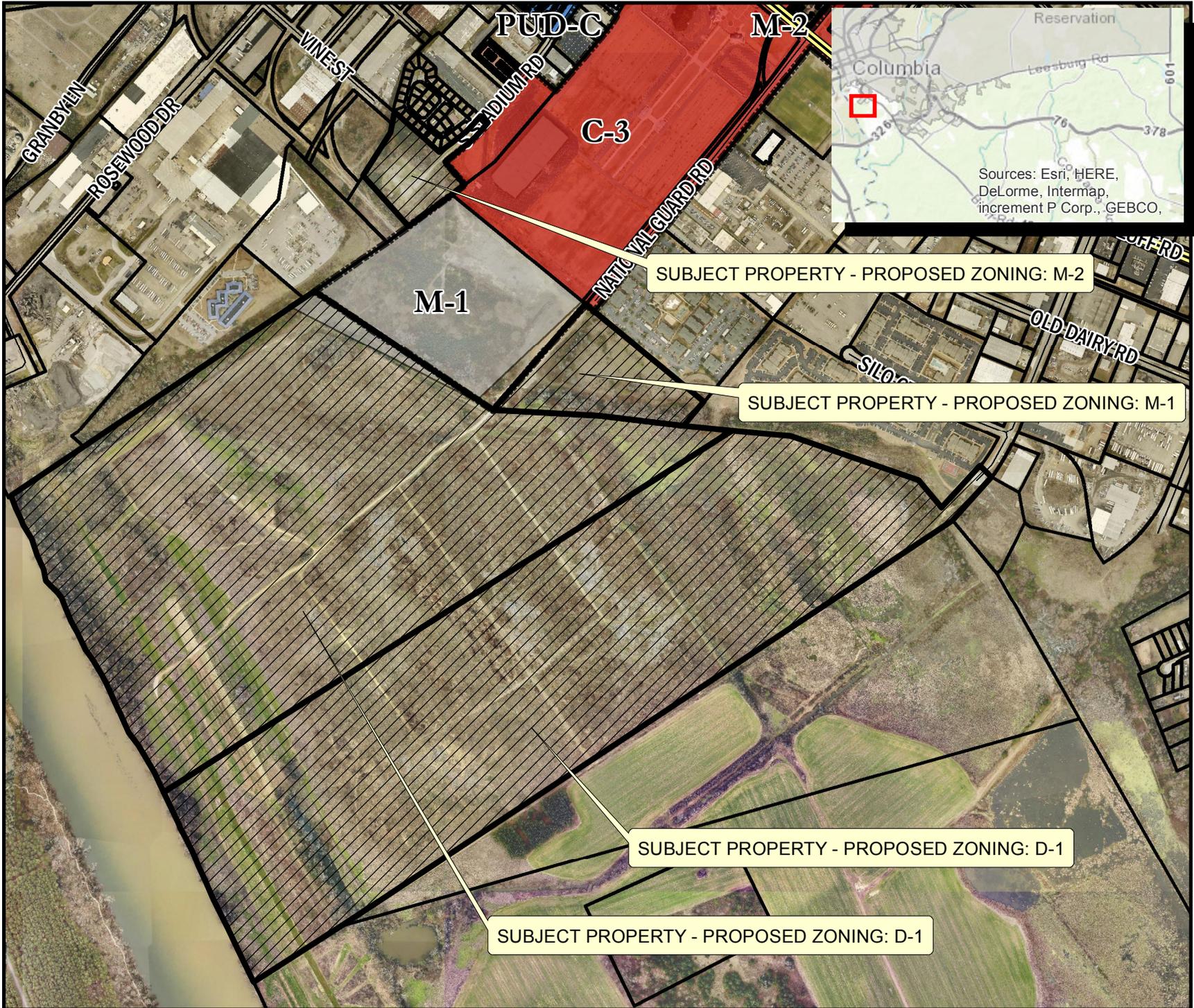
	D-1		C-1
	RS-1		C-2
	RS-1A		C-3
	RS-1B		C-3A
	RS-2		C-4
	RS-3		C-5
	RD		M-1
	RD-2		M-2
	RG-1		PUD-C
	RG-1A		PUD-LS
	RG-2		PUD-LS-E
	RG-3		PUD-LS-R
	UTD		PUD-R
	MX-1		OUT OF CITY
	MX-2		Ft Jackson Overlay

0 130 260 520 Feet

**ORIGINAL PREPARATION/DATE:**  
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**DISCLAIMER:**  
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