



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

**825 ABERNATHY STREET AND 7660 GARNERS FERRY ROAD  
ANNEX, ASSIGN LAND USE CLASSIFICATION AC-2  
(COMMUNITY ACTIVITY CORRIDOR)  
AND ZONING OF RG-2(GENERAL RESIDENTIAL DISTRICT)**

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

---

<b>Subject Property:</b>	825 Abernathy Street and 7660 Garners Ferry Road, TMS#16314-01-02 and 16314-01-03		
<b>Applicant:</b>	Shandon Terrace, LLC		
<b>Council District:</b>	3	<b>Census Tract:</b>	116.08
<b>County Land Use Plan:</b>	Neighborhood (Medium Density)	<b>Proposed Land Use Plan:</b>	Community Activity Corridor (AC-2)
<b>County Zoning:</b>	GC	<b>Proposed Zoning:</b>	RG-2
<b>Current Land Use:</b>	Undeveloped	<b>Proposed Use:</b>	Multi-Family Residential
<b>Reason for Annexation:</b>	Donut Hole / Municipal Services		

---

**CASE HISTORY**

---

Staff Recommendation:	Annex, Assign AC-2 Land Use Classification and RG-2 Zoning	APPROVE
PC Recommendation: 03/07/16	Annex, Assign AC-2 Land Use Classification and RG-2 Zoning	PENDING

**APPLICATION REQUEST**

Applicant is requesting annexation to receive city services.

**CURRENT PARCEL CHARACTERISTICS/CONDITIONS**

The subject parcels are a total of 4.74 acres, and are located on Garners Ferry Road east of the intersection with Abernathy Street, at 825 Abernathy Street and 7660 Garners Ferry Road. Both parcels are currently being annexed in their entirety.

**PLANS, POLICIES, AND LAND USE**

*Urban Service Area*

Subject parcels are 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.

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. They can 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. Such inefficiencies and the costs to taxpayers are germane to City and County property both, which results in a greater impact to City residents since they pay City and County taxes.

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

Staff recommends subject parcels 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 three to five mile drive and typically consist of a variety of commercial and service uses.

**Primary Types**

- Small and Medium 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 parcel is not covered by an area plan which has been adopted by the City of Columbia or Richland County.

---

**PROPOSED ZONING DISTRICT SUMMARY**

---

The parcel and surrounding parcels are currently zoned GC (General Commercial) in Richland County and adjacent parcels within the City of Columbia are zoned RG-2 and C-3.

The parcel is proposed to be zoned RG-2 (General Residential District) within the City of Columbia. The RG-2 district is intended as medium and high density residential area permitting progressively higher population densities, characterized by single-family detached, two-family detached and multiple-family structures, and garden type apartments. Certain structures and uses required to serve governmental, educational, religious, noncommercial recreational, and other needs of the area are permitted outright or are permissible as special exceptions subject to restrictions and requirements intended to preserve and protect the residential character of the district.

---

**STAFF RECOMMENDATION**

---

Recommend approval of a resolution assigning AC-2 land use classification. Recommend to City Council the annexation of said land with AC-2 land use classification and zoning of RG-2.



# Future Land Use Map

7660 Garners Ferry Road and 825 Abernathy Street  
TMS# 116314-01-02 and 16314-01-03 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



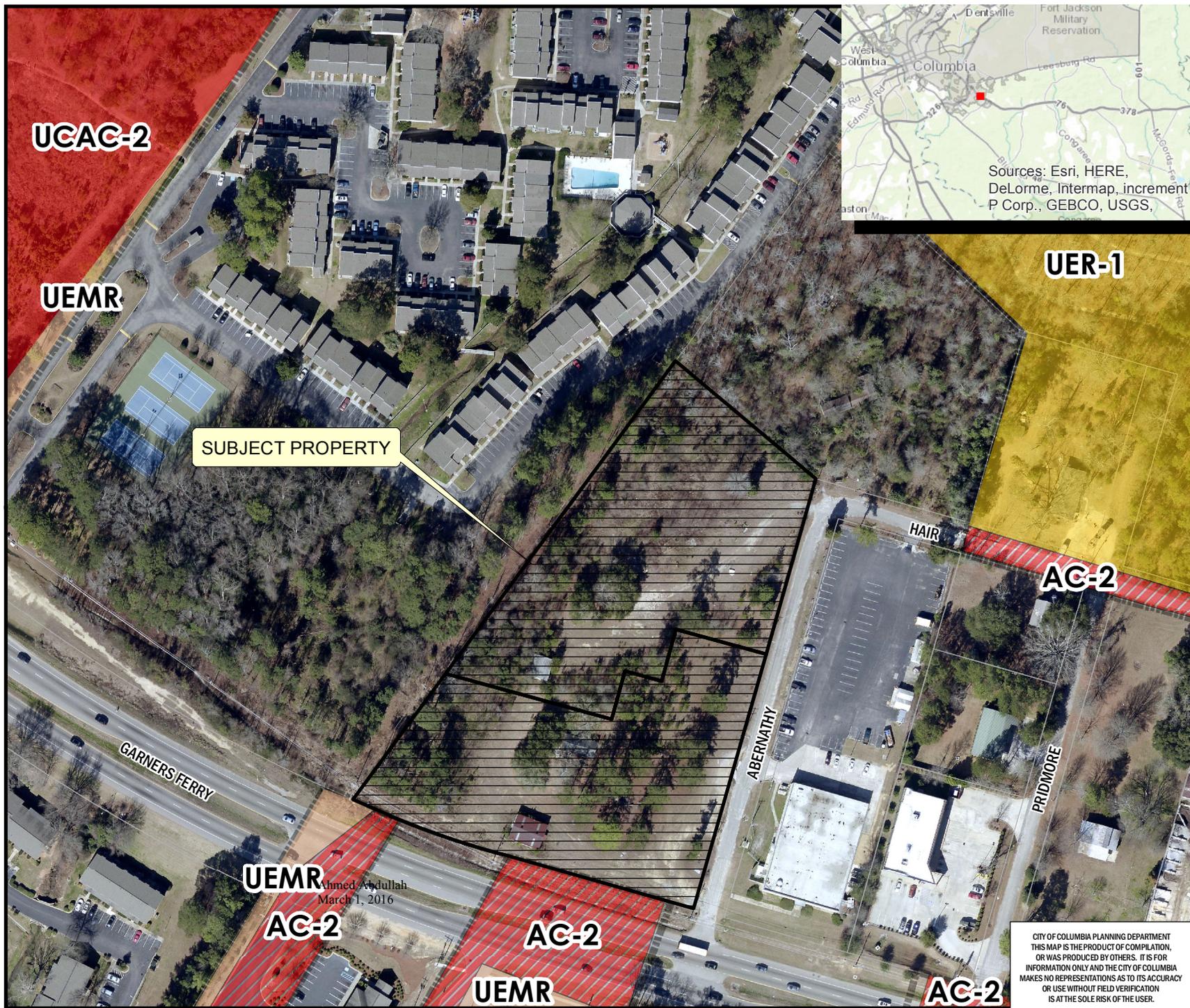
0 30 60 120 Feet

### ORIGINAL PREPARATION/DATE:

This map was prepared by:  
Ahmed Abdullah  
February 11, 2016



We Are Columbia



Ahmed Abdullah  
March 1, 2016

CITY OF COLUMBIA PLANNING DEPARTMENT  
THIS MAP IS THE PRODUCT OF COMPILATION,  
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.

# Zoning Map

7660 Garners Ferry Road and 825 Abernathy Street  
TMS# 116314-01-02 and 16314-01-03 ZONED: GC

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

ORIGINAL PREPARATION/DATE:  
This map was prepared by:

Ahmed Abdullah  
February 11, 2016

### 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.



We Are Columbia

