



**PLANNING COMMISSION
ZONING MAP AMENDMENT CASE SUMMARY**

**REZONE FROM RS-1, -FP (SINGLE-FAMILY RESIDENTIAL, FLOODPLAIN AREA)
TO RS-2, -FP (SINGLE FAMILY RESIDENTIAL, FLOODPLAIN AREA)**

**1829, 1859 & 1863 W. BUCHANAN DRIVE
(TMS#13907-03-28, 13907-03-29 &13907-03-30)**

March 7, 2016 at 5:15 PM
City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

Subject Property:	1829, 1859 and 1863 West Buchanan Drive; TMS#13907-03-28, -29, and -30		
Council District:	4		
Proposal:	Rezone parcels from RS-1, -FP to RS-2, -FP		
Applicant:	John B. Blackmon		
Current Land Use Plan:	UER- 2 Urban Edge Residential - Large Lot	Proposed Land Use Plan	UER- 2 Urban Edge Residential - Large Lot
Current Zoning:	RS-1, -FP	Proposed Zoning:	RS-2, -FP
Present Use:	Single Family Residential	Proposed Use:	Single Family Residential

CASE HISTORY

Staff Recommendation		RS-1 to RS-2	Denial
PC Recommendation	03/07/2016	RS-1 to RS-2	PENDING

APPLICATION REQUEST

The proposal is to rezone the RS-1, -FP parcels to RS-2, -FP. The applicant states they are requesting to rezone the properties to combine the lots and redraw them with three frontages of 68, 68, and 70 feet fronting on West Buchanan.

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Currently, the proposal consists of three individual lots. The total acreage of the three parcels is approximately 1.014 acres and is located at the North West intersection of Buchanan Drive and Belmont Drive. The entirety of 1829 West Buchanan and a majority of the other two lots are located within a FEMA designated flood hazard area.

PLANS, POLICIES, AND LAND USE

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

Subject parcels are designated “Urban Edge Residential Large Lot (UER-2) in *The Columbia Plan 2018 Future Land Use Map*.

Urban Edge Residential Large Lot neighborhoods represent many of the City’s older residential neighborhoods in the outer areas of the city. This development type is appropriate as development on remaining large lots or as redevelopment in the outer areas of Columbia. Most of the existing developments occurred after 1950. Urban Edge Residential Large Lot developments generally do not continue the grid and block pattern found in the urban neighborhoods, but do tend to have a consistently organized internal street network with loops and interconnections.

Primary Types:

- Single-family Detached
- Accessory Dwelling Units

Secondary Types:

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

Tertiary Types:

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

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

The subject parcels are not covered by an area plan which has been adopted by the City of Columbia or Richland County.

PROPOSED ZONING DISTRICT SUMMARY

The parcels are currently zoned RS-1 in the City of Columbia, and is located within the –FP Floodplain Area Overlay.

The proposed zoning district is RS-2 Single-Family Residential District within the City of Columbia. The RS-2 district is intended as 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 district or are permissible as special exceptions subject to restrictions and requirements intended to preserve and protect the single-family residential character of the district.

The subject properties are of a similar lot size and configuration to those lots found in the adjacent RS-1 District. A rezoning of the parcels to RS-2 would allow for decreased setbacks, lot widths, and lot size, which would not reflect the character of the surrounding community.

STAFF RECOMMENDATION

Staff recommends denial of the request to rezone the parcels from RS-1, -FP to RS-2, -FP.

Future Land Use Map

1829, 1859, and 1863 West Buchanan Drive
 TMS# 13907-03-28, 13907-03-29 and 13907-03-30 FLU: UER-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



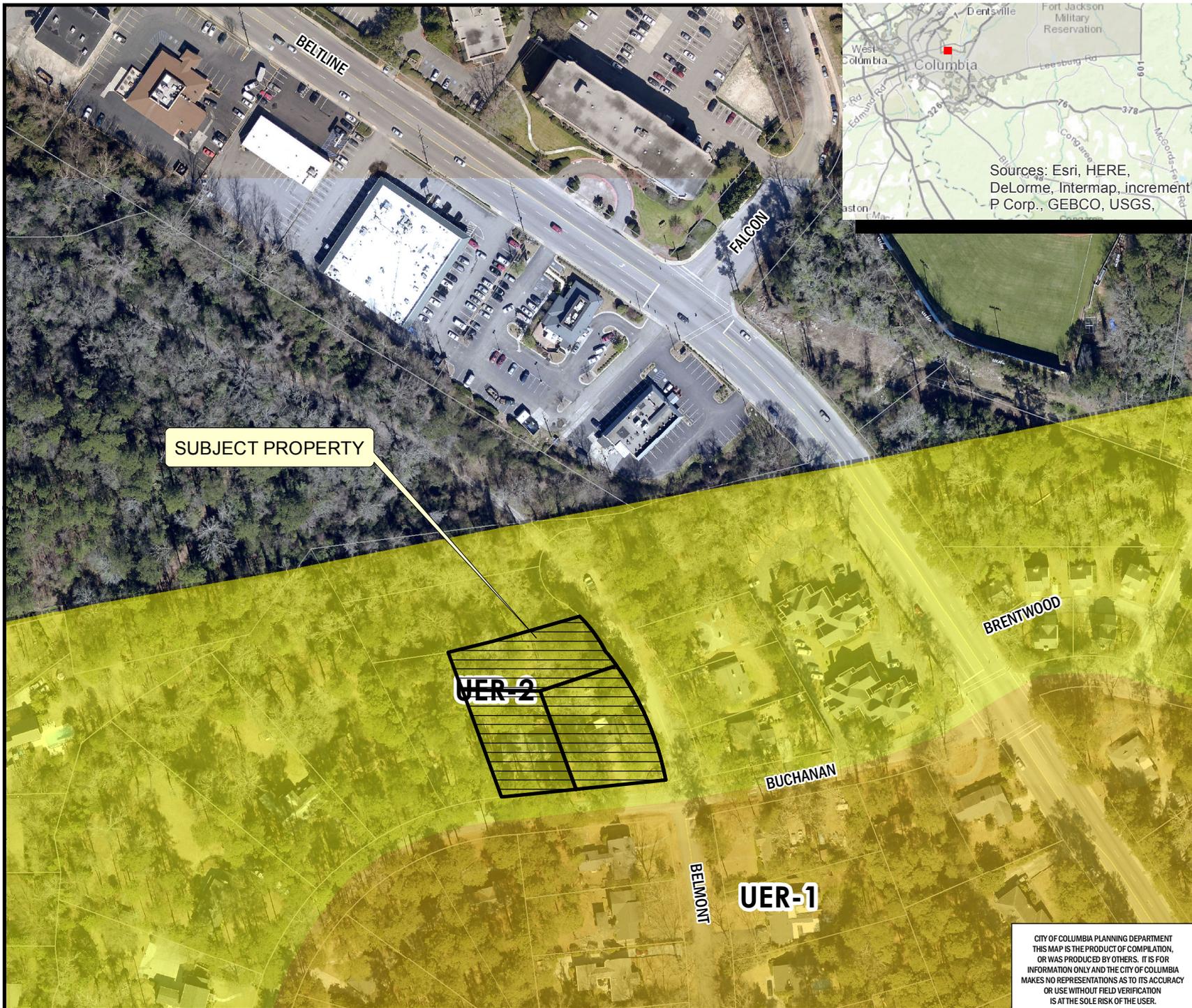
0 30 60 120 Feet

ORIGINAL PREPARATION/DATE:

This map was prepared by:
 Ahmed Abdullah
 February 16, 2016



We Are Columbia



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.

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

1829, 1859 and 1863 West Buchanan Drive
 TMS# 13907-03-28, 13907-03-29 and 13907-03-30 ZONED: RS-1

Department of Planning & Development Services

Legend

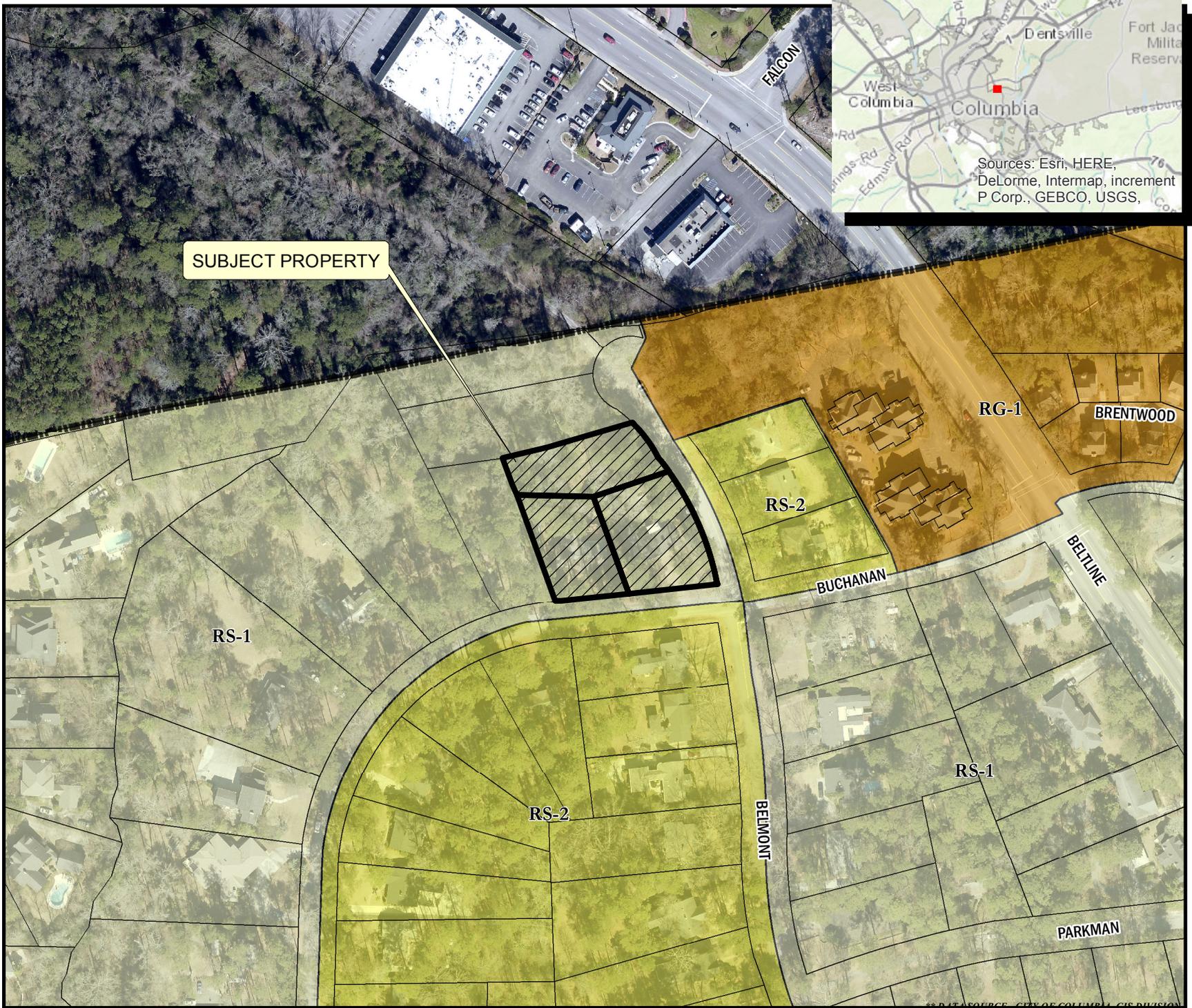
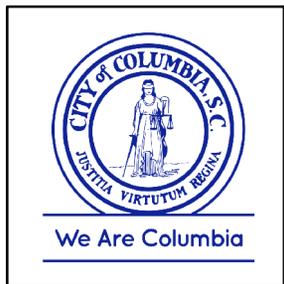
	CITY LIMITS
	PARCELS

	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 16, 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.



DATA SOURCE: CITY OF COLUMBIA GIS DIVISION

Table of Permitted Uses RS-1, RS-1A, RS-1B, RS-2, and RS-3
Permitted Principal Uses
Water supply services
Sewerage Systems (Sec. 17-262)
Municipal or other passive recreation facilities (parks, greenways, including administrative facilities)
Detached One-Family Dwelling
Police and Fire Protection
Permitted in District, provided owner and/or tenant complies with the associated conditions set forth in this article
Municipal active recreation facilities (athletic ball fields, swimming pools, playgrounds, including administration facilities)(Sec. 17-289)
Food crops grown within a covered enclosure
General farms, primarily crop
Special Exception by Board of Zoning Appeals
Electric substations
Cemetery subdividers and developers
Parking Lots
Public Golf Course
Membership Sports and Recreation Clubs
Elementary and Secondary Schools (Sec. 17-296)
Libraries and Information Centers
Day Care Facilities (Sec. 17-265)
Residential Care (17-266)
Religious Organizations
Group Development