PLANNING COMMISSION
ZONING MAP AMENDMENT CASE SUMMARY

REZONE TWO PARCELS FROM C-1 (OFFICE AND INSTITUTIONAL) AND ONE PARCEL FROM RG-1 (GENERAL RESIDENTIAL) TO C-2 (NEIGHBORHOOD COMMERCIAL)

N/S DEVINE STREET AND 2801 DEVINE STREET (TMS#11316-13-12) AND (TMS#11316-04-21) AND 720 MAPLE STREET (TMS#11316-04-22)

April 4, 2016 at 5:15 PM
City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

Subject Property:	N/S Devine Street, 2801 Devine Street; TMS#11316-13-12, 11316-04-21; and 720 Maple Street; TMS#11316-04-22		
Council District:	3		
Proposal:	Rezone N/S Devine Street (TMS#11316-13-12) and 2801 Devine Street (TMS#11316-04-21) from C-1 to C-2; and 720 Maple Street (TMS#11316-04-22) from RG-1 to C-2		
Applicant:	Jimmy Williams; Devine Station, LLC		
Current Land Use Plan:	N/S Devine Street: Community Activity Corridor (AC-2) 2801 Devine Street: Community Activity Corridor (AC-2) 720 Maple Street: Urban Core Residential – Small Lot (UCR-1)		
Proposed Land Use Plan	N/S Devine Street: Community Activity Corridor (AC-2) 2801 Devine Street: Community Activity Corridor (AC-2) 720 Maple Street: Urban Core Residential – Small Lot (UCR-1)		
Current Zoning:	N/S Devine Street: C-1 2801 Devine Street: C-1 720 Maple St.: RG-1	**Proposed Zoning:**	N/S Devine Street: C-2 2801 Devine Street**:** C-2 720 Maple St.: C-2
Present Use:	Office, Parking Lot, and …	**Proposed Use:**	Various Uses

CASE HISTORY

Staff Recommendation:		C-1 to C-2 (Devine)	APPROVAL
		RG-1 to C-2(Maple)	DENIAL
PC Recommendation:	04/04/2016	C-1 to C-2 and RG-1 to C-2	PENDING

APPLICATION REQUEST

The proposal is to rezone N/S Devine Street (TMS#11316-13-12) and 2801 Devine Street (TMS#11316-04-21) from C-1 to C-2; and 720 Maple Street (TMS#11316-04-22) from RG-1 to C-2

The applicant has stated it is their desire is to incorporate a blend of retail on the 1st floor with office(s) on the 2nd & 3rd floors to accommodate a mixed-use development along Devine Street.

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

The parcel located on the N/S Devine Street consists of approximately 0.56 acres which is used as a parking lot. The parcel located at 2801 Devine Street consists of consist 0.63 acres which being occupied by exiting building and parking lot. The parcel located at 720 Maple Street consists of 0.55 and currently used as a parking lot.

PLANS, POLICIES, AND LAND USE

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

The parcels identified as N/S Devine Street (TMS#11316-13-12) and 2801 Devine Street (TMS#11316-04-21) are 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 areas.

Primary Types:
- Small and Medium Format Business/Employment (excl.
- Flex)
- Multi-family Small and Medium Mixed-use

Secondary Types:
- Multi-family Small or Medium

Tertiary Types:
- Civic/Institutional
- Large Format Business/Employment (excl. Flex)
- Single-family Attached
- Cemeteries & Mausoleums
- Parking Structures and Lots

The parcel identified as 720 Maple Street (TMS#11316-04-22) is 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 (excl. Flex)

- Cemeteries and Mausoleums

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

The subject parcels are covered by the *Old Shandon - Valley Park Neighborhood Conservation Plan* (1980). The plan notes that residents in the Maple Street Area (identified as Area 2) wished to prevent further commercial intrusion. The Plan recommended that the frontage parcels be rezoned from C-3 to C-1, and that the 720 Maple Street parcel be rezoned from C-3 to RG-2 (Plan Exhibit 13).

PROPOSED ZONING DISTRICT SUMMARY

The parcels are currently zoned as: C-1 N/S (Devine Street), C-1 (2801 Devine Street), and RG-1 (720 Maple St)

The C-1 district is intended to accommodate office, institutional, and certain types of residential uses in areas whose characteristic is neither general commercial nor exclusively residential in nature. Certain related structures and uses required to serve the needs of the areas are permitted outright or are permissible as special exceptions subject to restrictions and requirements intended to best fulfill the intent of this article.

The RG-1 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 areas 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.

The proposed zoning district is C-2 for all three parcels.

The C-2 district is intended to accommodate commercial and service uses oriented primarily to serving the needs of persons who live or work in nearby areas. Certain related structures and uses required to serve the needs of such areas 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

Staff recommends approval of the request to rezone the parcels N/S Devine Street (TMS#11316-13-12) 2801 Devine Street (TMS#11316-04-21) from C-1 to C-2. The C-2 District is assigned to a number of parcels within the Devine Street Community Activity Corridor as designated by the Comprehensive Plan, and the uses allowed in C-2 are similar to those indicated as appropriate for AC-2 designated areas.

Staff recommends denial of the request to rezone 720 Maple Street (TMS#11316-04-22) from RG-1 to C-2 as the land use plan classifies this lot as Urban Core Residential 1 which calls for the this area to have Single Family Detached, Single Family Attached, Two family, Three Family, Multi-Family Small, Small Format Business, and Cemeteries and Mausoleums.

MAPLE
MAPLE
DEVINE
DEVINE
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Future Land Use Map

N/S Devine Street, 2801 Devine Street; TMS#11316-13-12, 11316-04-21; and 720 Maple Street; TMS#11316-04-22. FLU: AC-2 and UCR-1

Department of Planning & Development Services

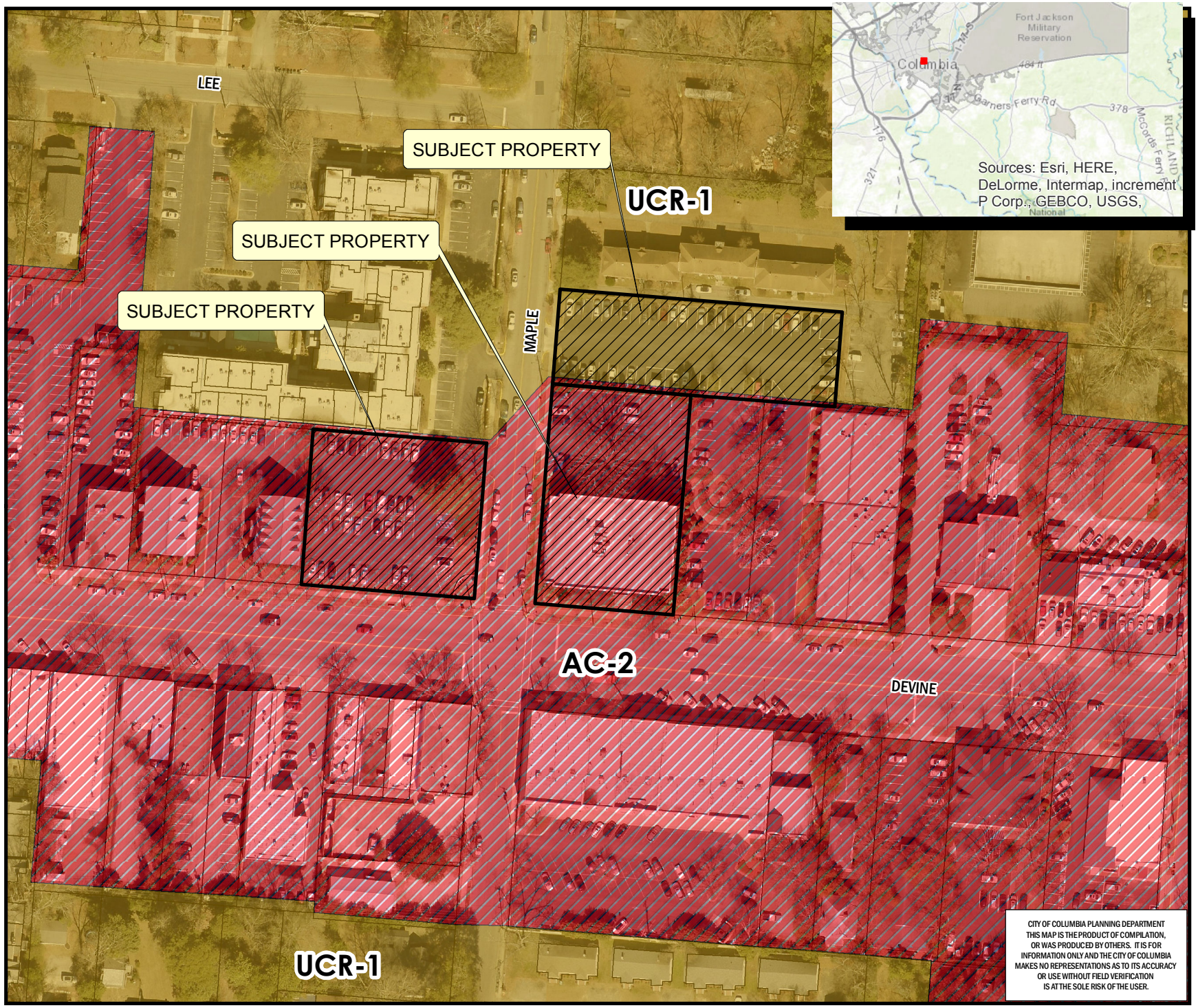
Legend

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 20 40 80 Feet



CITY OF COLUMBIA PLANNING DEPARTMENT
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ORIGINAL PREPARATION/DATE:
This map was prepared by:

Ahmed Abdullah
March 22, 2016

CITY of COLUMBIA, S.C.
JUSTITIA VIRTUTUM REGINA

We Are Columbia

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

Zoning Map

N/S Devine Street, 2801 Devine Street; TMS#11316-13-12, 11316-04-21; and 720 Maple Street; TMS#11316-04-22. ZONING: Existing C-1 and RG-1. PROPOSED: C-2

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 15 30 60 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Ahmed Abdullah
March 18, 2016

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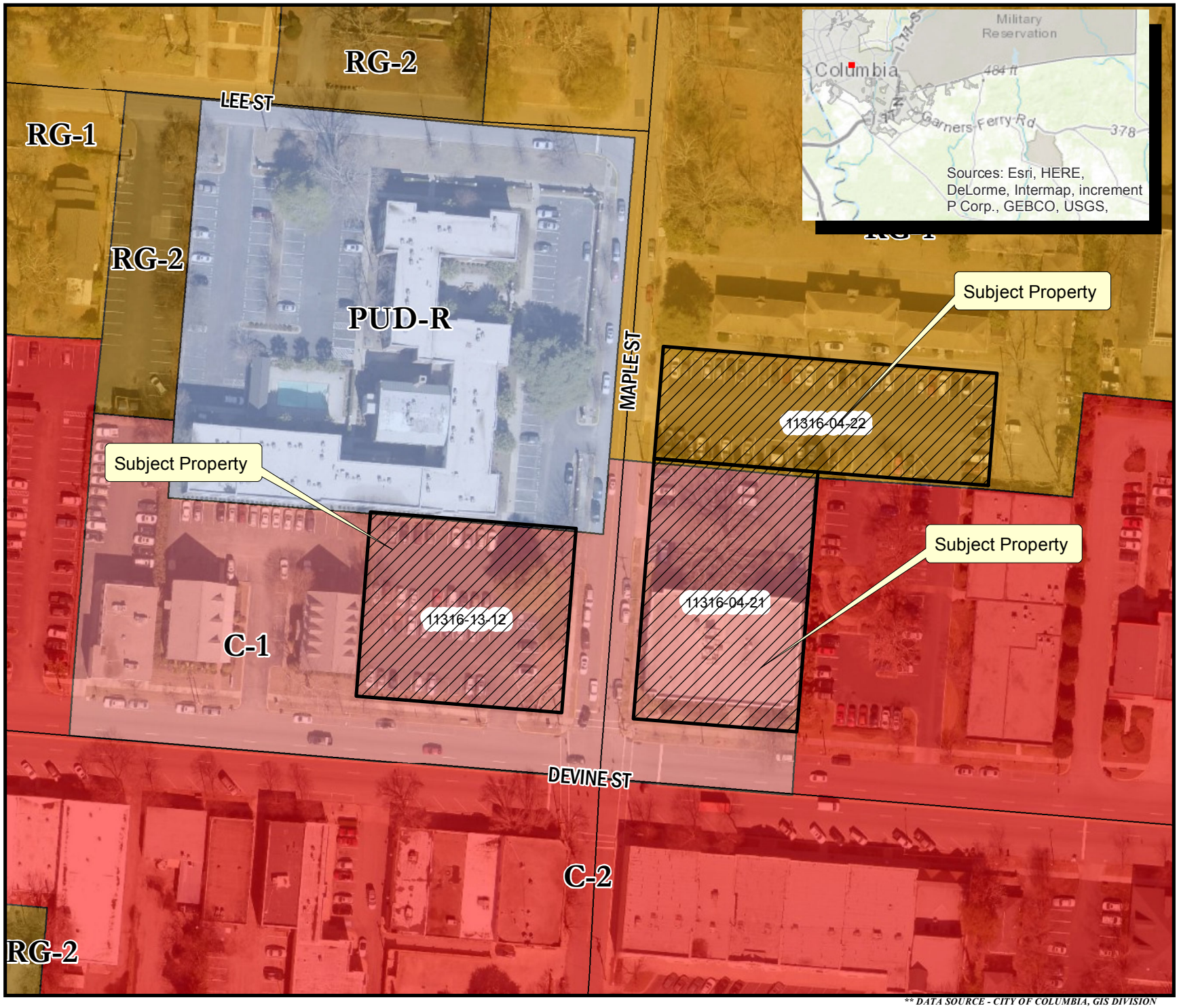
We Are Columbia



** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Table of Permitted Uses
C-1
Permitted Principal Uses
Landscape counseling and planning
Building Construction - Office Only
Construction other than building construction - Office Only
Arrangement of Transportation Services
Water supply services
Sewerage Systems (Sec. 17-262)
Finance, Insurance, and Real Estate
membership basis
Cemetary subdividers and developers
Photographic Studies, portrait
Funeral Service and crematories
Advertising agences
Consumer credit reporting agences
Blueprinting and photocopying (Sec. 17-264)
Commercial photography, art and graphics
elsewhere classified
Employment agencies
Temporary help services
Computer and data processing services
Detective agencies and protective services
Parking Lots
greenways, including administrative facilities)
Dance studios
Public Golf Course
Offices of physicians
Nursing and personal care facilities
Hospitals
Medical and dental laboratories
Legal services
Colleges, universities, professional schools, and junior
Libraries and information centers
Business and secretarial schools
Vocational schools except vocational high schools not
Individual and family siocial services

Table of Permitted Uses
RG-1
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
Attached One-Family Dwelling
Attached Two-Family Dwelling
Multi-Family Dwelling
Group Development
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)
Permitted Accessory Use
Coin-operated laundries and dry cleaning
Permitted as an Accessory Use or as a Principal Use by Special Exception
Food crops grown within a covered enclosure
General farms, primarily crop
Public Golf Course
Special Exception by Board of Zoning Appeals
Electric substations
Cemetary subdividers and developers
Parking Lots
Nursing and personal care facilities
Elementary and Secondary Schools (17-296)
Libraries and Information Centers
Day Care Facilities (17-265)
Residential Care (17-266)
Religious Organizations
Fraternity and sorority houses

Table of Permitted Uses
C-2
Permitted Principal Uses
greenways, including administrative facilities)
Landscape counseling and planning
Building Construction - Office Only
Only
Arrangement of Transportation Services
Communication: Cable
Water supply services
Sewerage Systems (Sec. 17-262)
Finance, Insurance, and Real Estate
basis
Cemetary subdividers and developers
Paint, glass and wallpaper stores
Hardware stores
Retail nursuries, lawn and garden supply stores
Department stores
Variety stores
merchandise stores
Grocery Stores
Retail bakeries
Food stores: Miscellaneous
Auto and home supply stores (Sec. 17-286)
Apparel and accessory stores
Furniture, home furnishings and equipment stores
Eating Places
Drugstores and proprietary stores
Miscellaneous shopping goods stores
Mail order house
Florist
Cigar store and stands
New dealers and newsstands
Miscellaneous retail stores, not elsewhere classified
cleaners
Taylor and alteration shops
Photographic Studies, portrait

C-1
Job training and vocational rehabilitation services
Museums and art galleries
Business associations
Professional membership
Labor unions and similar organizations
Civic, social and fraternal associations
Political organizations
Religious organizations
Engineering, architectural, and surveying services
Accounting, auditing, and bookkeeping services
Commercial economic, sociological, and educational
Noncommercial research organization
Management and public relations services
Detached One-Family Dwelling
Attached Two-Family Dwelling
High-Rise (Sec. 17-304)
Mid-Rise (Sec. 17-267)
Miscellaneous services
Executive Offices
Legislative bodies
General government not elsewhere classified
Courts
Police and Fire Protection
Public finance, taxation, and monetary policy
Administration of human resources programs
Administration of environmental quality and housing
Administration of economic programs
tenant complies with the associated
Municipal active recreation facilities (athletic ball
Non-depository personal credit institutions (pay day
Offices and clinics of other health practictioners,
Elementary and Secondary Schools (17-296)
Permitted Accessory Use
Private Commercial Storage (Sec. 17-260)
Eating Places
Drugstores and proprietary stores
Beauty Shops

RG-1

C-2
Beauty Shops
Barbershops
Shoe repair shops, shoeshine parlors, and hat cleaning
Advertising agences
Consumer credit reporting agences
Blueprinting and photocopying (Sec. 17-264)
Commercial photography, art and graphics
elsewhere classified
Employment agencies
Temporary help services
Computer and data processing services
Detective agencies and protective services
Parking Lots
Radio and television repair shops
Watch and jewelry repair
Physical fitness facilities and yoga facilities
Dance studios
Offices of physicians
Medical and dental laboratories
Legal services
Libraries and information centers
Individual and family siocial services
Job training and vocational rehabilitation services
Business associations
Professional membership
Civic, social and fraternal associations
Political organizations
Religious organizations
Engineering, architectural, and surveying services
Accounting, auditing, and bookkeeping services
Commercial economic, sociological, and educational
Noncommercial research organization
Management and public relations services
Miscellaneous services
Executive Offices
Legislative bodies
General government not elsewhere classified
Police and Fire Protection

C-1
Barbershops
Reupholstery and furniture repair
Use by Special Exception
Food crops grown within a covered enclosure
General farms, primarily crop
Special Exception by Board of Zoning Appeals
Veterinary services with indoor kennels
Veterinary services with outdoor kennels
Roominghouses and boardinghouses
U.S. Postal Service
Drinking Places (alcoholic beverages)(Sec. 17-269)
Electric substations
Florist
Cigar store and stands
New dealers and newsstands
Miscellaneous retail stores, not elsewhere classified
Apparel and accessory stores
Coin-operated laundries and dry cleaning
cleaners
parlors and spas
Massage parlors and spas
Business services not elsewhere classified
Agricultural services with indoor kennels
Agricultural services with outdoor kennels
Parking structures
Radio and mobile telephone installation shops
Watch and jewelry repair
Motion picture theaters except drive-in
Physical fitness facilities and yoga facilities
Membership Sports and Recreation Clubs
Arboreta, botanical and zoological gardens
Day Care Facilities (Sec. 17-265)
Residential Care (Sec. 17-266)
Attached One-Family Dwelling
Multi-Family Dwelling
Group Development
Dormitories, Public
Fraternity and sorority houses

RG-1

C-2
Public finance, taxation, and monetary policy
Administration of human resources programs
Administration of environmental quality and housing
Administration of economic programs
tenant complies with the associated conditions
Municipal active recreation facilities (athletic ball fields,
Non-depository personal credit institutions (pay day loan
Offices and clinics of other health practictioners,
Elementary and Secondary Schools (17-296)
Permitted Accessory Use
Private Commercial Storage (Sec. 17-260)
Reupholstery and furniture repair
Use by Special Exception
Food crops grown within a covered enclosure
General farms, primarily crop
Special Exception by Board of Zoning Appeals
U.S. Postal Service
Gasoline service stations (Sec. 17-286)
Boat dealers (Sec. 17-286)
Recreational and utility trailer dealers (Sec. 17-286
Drinking Places (alcoholic beverages)(Sec. 17-269)
Liquor Stores
Electric substations
Suite Hotel (Sec. 17-271)
Bed and breakfast hotel (Sec. 17-271)
Roominghouses and boardinghouses
Coin-operated laundries and dry cleaning
and spas
Massage parlors and spas
Agricultural services with indoor kennels
Agricultural services with outdoor kennels
Parking structures
Repair shops, not otherwise classified
Motion picture theaters except drive-in

C-1	RG-1	C-2
		Bowling alleys and billiard and pool establishments
		Membership Sports and Recreation Clubs
		Business and secretarial schools
		Arboreta, botanical and zoological gardens
		Museums and art galleries
		Day Care Facilities (Sec. 17-265)
		Residential Care (Sec. 17-266)
		Detached One-Family Dwelling
		Attached Two-Family Dwelling
		Attached One-Family Dwelling
		Townhouses (Sec. 17-268)
		Multi-Family Dwelling
		Group Development