



**PLANNING COMMISSION
ZONING MAP AMENDMENT CASE SUMMARY
REZONE FROM C-1 (OFFICE AND INSTITUTIONAL)
TO C-3 (GENERAL COMMERCIAL)**

**2611 FOREST DRIVE
(TMS#11416-03-05)**

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

Subject Property:	2611 Forest Drive; TMS#11416-03-05		
Council District:	2		
Proposal:	Rezone parcel from C-1 to C-3		
Applicant:	David Ellison, Taylor Theus Holdings, LLC		
Current Land Use Plan:	Employment Campus (EC)	Proposed Land Use Plan	Employment Campus (EC)
Current Zoning:	C-1	Proposed Zoning:	C-3
Present Use:	Vacant Office	Proposed Use:	Climate Controlled Self-Storage

CASE HISTORY

Staff Recommendation:		C-1 to C-3	DENIAL
PC Recommendation:	04/04/2016	C-1 to C-3	PENDING

APPLICATION REQUEST

The proposal is to rezone the C-1 parcel to C-3.

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

The parcel is a corner lot, approximately 2.24 of an acre, and contains an existing +/- 45,000 square feet office building.

PLANS, POLICIES, AND LAND USE

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

Subject parcel is designated "Employment Campus" (EC) in *The Columbia Plan 2018 Future Land Use Map*.

Employment Campus areas should be dedicated to concentrations of employment uses ranging from professional services, research and development and light production facilities. They are often designed in parks with internal street networks, extensive green spaces and large format buildings. These districts are most often found at the

urban edge and require large tracts of land. These campuses are comprised primarily of office buildings including corporate offices, medical or professional offices, medical research facilities, office suites, non-polluting manufacturing, and research and development uses. Redevelopment and infill in these districts with more supporting uses like multi-family residential and other retail/entertainment uses is encouraged with access to multi-modal transit stops in and near the employment campus.

Primary Types:

- Medium to High-rise Office/Services
- Medium to Extra Large Format Flex

Secondary Types:

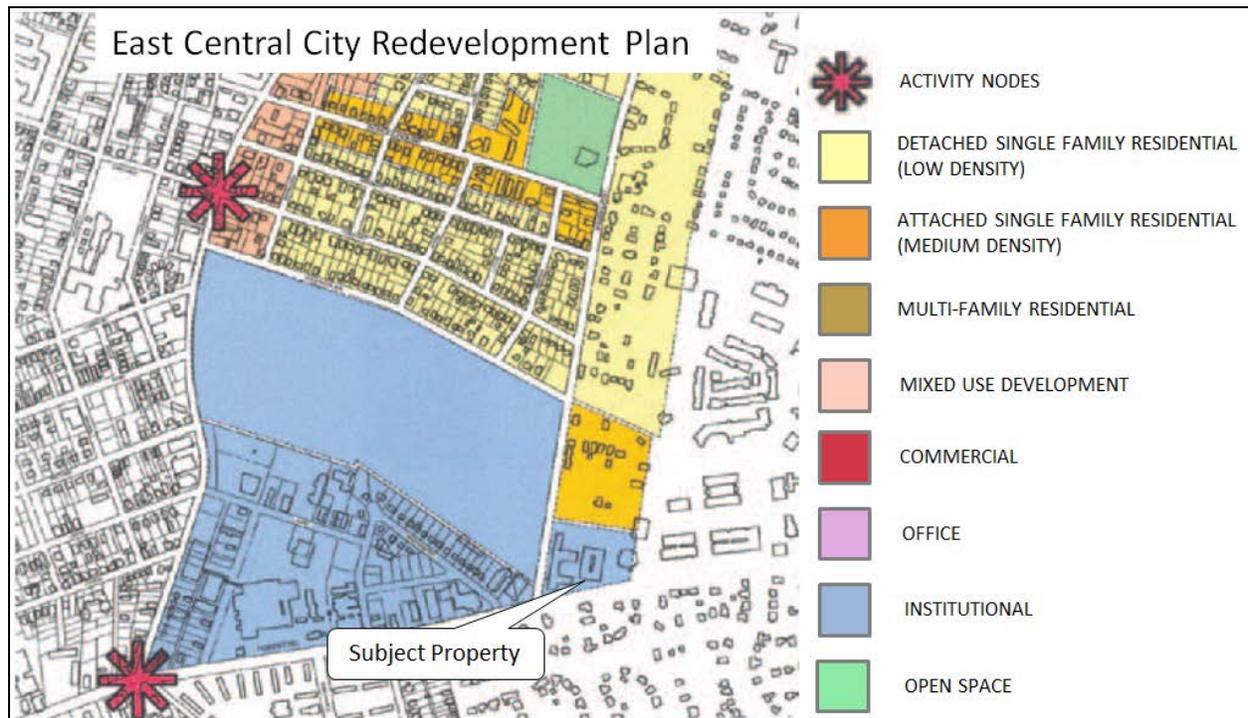
- Multi-family Medium to High-rise Mixed Use
- Parking Structures and Lots

Tertiary Types:

- Small to Large Commercial
- Single-family Attached
- Small to High-rise Multi-family
- Parking Structures and Lots

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

The subject parcel is covered by *A Plan for the Redevelopment of East Central City* (2004). The parcel is located within the Cluster Two area, and adjacent to (due South of) property identified as an area for potential revitalization, and the plan proposes an institutional land use for the property. The plan indicates that the adjacent property could be revitalized by removing the existing multi-family rental occupied units and replacing them with single-family owner occupied homes, thereby increasing stake in the community.



PROPOSED ZONING DISTRICT SUMMARY

The parcel is currently zoned C-1 in the City of Columbia.

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 proposed zoning district is C-3.

The C-3 district is intended to accommodate a variety of general commercial and nonresidential uses characterized primarily by retail, office and service establishments and oriented primarily to major traffic arteries or extensive areas of predominantly commercial usage and characteristics. Certain related structures and uses 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 denial of the request to rezone the parcel from C-1 to C-3. The assignment of the Employment Campus (EC) Future Land Use by the Comprehensive Plan indicates that the area should be dedicated to concentrations of employment uses similar to those described by the C-1 statement of district intent. Given the recommendations of the Comprehensive Plan and East Central City Redevelopment Plan, as well as and the nature of development within the Forest Drive corridor, the existing C-1 (Office and Institutional District) zoning is more appropriate for the site than C-3 (General Commercial).



ROAD

PINEHURST

RUTLEDGE

PINEHURST

FOREST

FOREST

FOREST

FOREST

FOREST HILLS

Future Land Use Map

2611 Forest Drive; TMS#11416-03-05. FLU: EC

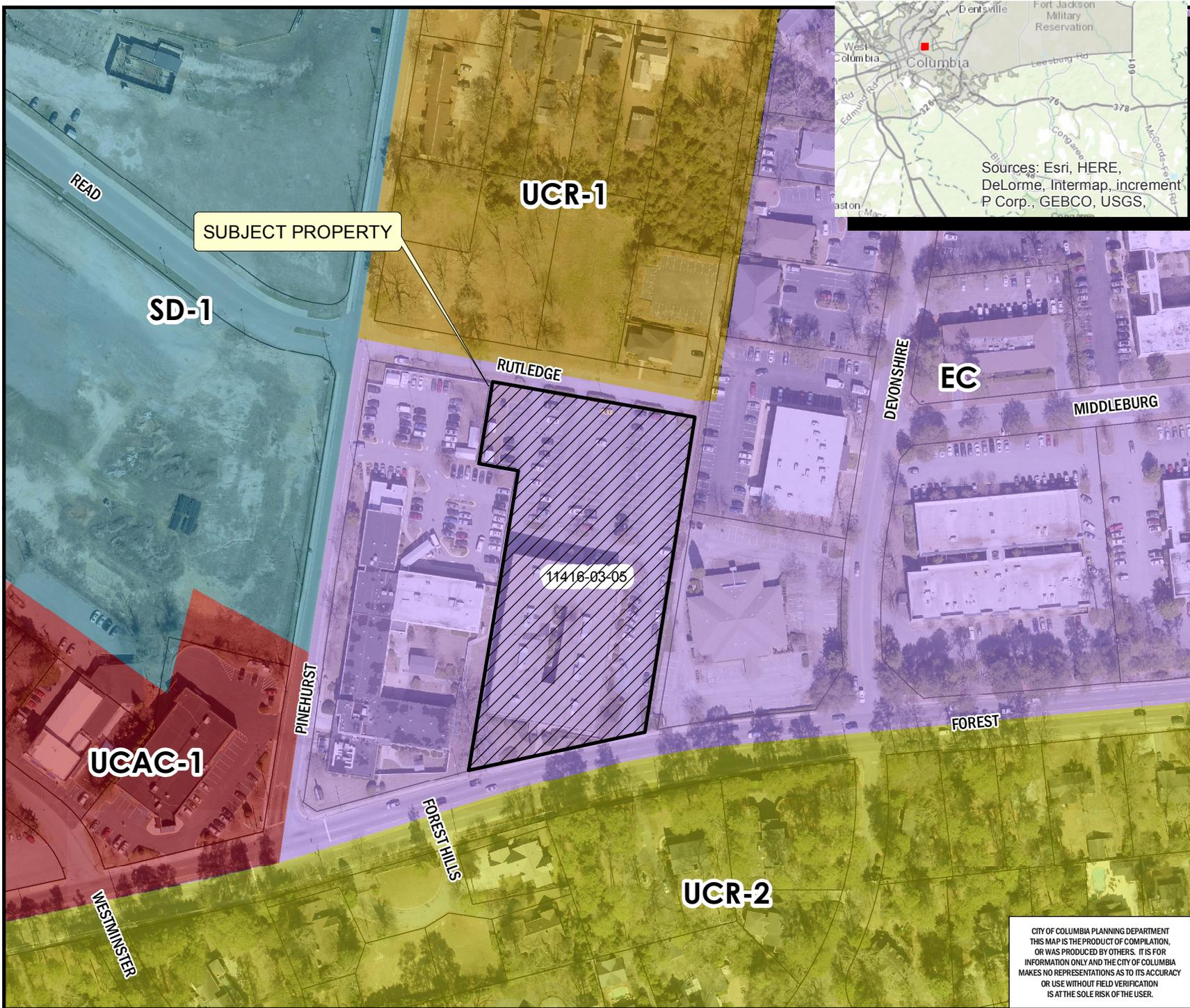
Department of Planning & Development Services

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
March 10, 2016



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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

2611 Forest Drive; TMS#11416-03-05
ZONING: Existing C-1. PROPOSED:C-3

Department of Planning & Development Services

Legend

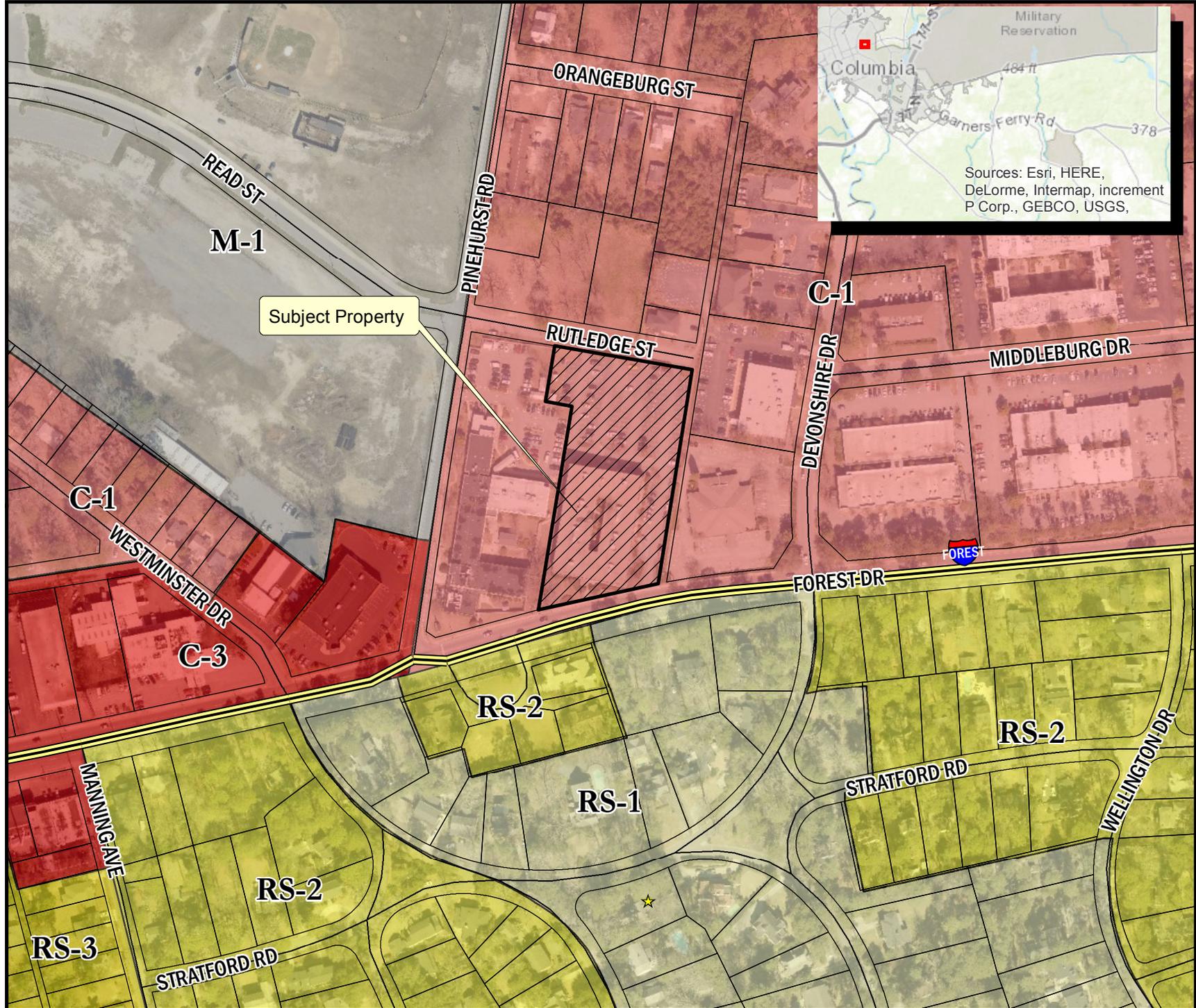
	CITY LIMITS
	PARCELS

	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 37.5 75 150 Feet

ORIGINAL PREPARATION/DATE:
 This map was prepared by:
 Ahmed Abdullah
 March 22, 2016

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** 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
Cemetery subdividers and developers
Photographic Studies, portrait
Funeral Service and crematories
Advertising agencies
Consumer credit reporting agencies
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 social services
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

Table of Permitted Uses
C-3
Permitted Principal Uses
Landscape counseling and planning
Lawn and garden services
Ornamental shrub and tree services
Building Construction - Office Only
Construction other than building construction - Office Only
Bakery products
Printing, publishing and allied industries
Private Commercial Storage (Sec. 17-260)
Arrangement of Transportation Services
Telephone communication (wire or radio)
Communication: Telegraph
Radio and television broadcasting
Communication services, not elsewhere classified
Water supply services
Sewerage Systems (Sec. 17-262)
Paint, glass and wallpaper stores
Hardware stores
Retail nurseries, lawn and garden supply stores
Department stores
Variety stores
merchandise stores
Grocery Stores
Fruit stores and vegetable markets
Retail bakeries
Food stores: Miscellaneous
Motor vehicle dealers (new and used)(Sec. 17-286)
Motor vehicle dealers (used only)(Sec. 17-286)
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
operators
dealers
Florist
Cigar store and stands
New dealers and newsstands
Miscellaneous retail stores, not elsewhere classified
Finance, Insurance, and Real Estate
Cemetery subdividers and developers
Hotels, motels, and tourist courts
Suite Hotel (Sec. 17-271)
Bed and breakfast hotel (Sec. 17-271)
Organization hotels and lodgings on membership basis

C-1

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 practitioners,
Elementary and Secondary Schools (17-296)
Permitted Accessory Use
Private Commercial Storage (Sec. 17-260)
Eating Places
Drugstores and proprietary stores
Beauty Shops
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

C-3

Garment pressing and agents for laundries and dry cleaners
Taylor and alteration shops
Linen supply
Diaper service
Coin-operated laundries and dry cleaning
Permitted Principal Uses
Photographic Studies, portrait
Beauty Shops
Barbershops
Shoe repair shops, shoeshine parlors, and hat cleaning shops
Funeral service and crematories
spas
Advertising agencies
Consumer credit reporting agencies
Blueprinting and photocopying (Sec. 17-264)
Commercial photography, art and graphics
elsewhere classified
Disinfecting and extermination services
buildings not elsewhere classified
Equipment rental and leasing services
Personal supply services
Miscellaneous business services: Miscellaneous
Business services not elsewhere classified
Employment agencies
Temporary help services
Computer and data processing services
Detective agencies and protective services
Passenger car rental and leasing without driver
Truck rental and leasing without drivers
Utility trailer and recreational vehicle rental
Parking Lots
Carwashes
Radio and mobile telephone installation shops
Radio and television repair shops
Refrigeration and air conditioning service and repair shops
Reupholstery and furniture repair
Watch and jewelry repair
Repair shops, not otherwise classified
Motion picture production
Motion picture theaters except drive-in
Bowling alleys and billiard and pool establishments
Physical fitness facilities and yoga facilities
Dance studios
Professional sports clubs and promoters
Racing including track operations
greenways, including administrative facilities)
Public golf courses
Coin-operated amusement devices
Amusement parks
Membership Sports and Recreation Clubs

C-1
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

C-3
Amusement and recreation services not elsewhere classified
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
Permitted Principal Uses
Business and secretarial schools
Vocational schools except vocational high schools not
Individual and family social services
Job training and vocational rehabilitation services
Museums and art galleries
Arboreta, botanical and zoological gardens
Business associations
Professional membership
Labor Unions and similar labor 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 research
Noncommercial research organization
Testing laboratories
Management and public relations services
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 programs
Administration of economic programs
Permitted in District, provided owner and/or tenant complies with the associated conditions set forth in this article
Microbrewery (Sec. 17-290) products
Used merchandise stores without weapons (Sec. 17-87)
Non-depository personal credit institutions (pay day loan and/or title loan establishments (Sec. 17-294)
Municipal active recreation facilities (athletic ball fields, swimming pools, playgrounds, including administration facilities)(Sec. 17-289)

C-1

C-3

Offices and clinics of other health practitioners, including therapeutic massage (17-288)

Elementary and Secondary Schools (17-296)

Permitted as an Accessory Use or as a Principal 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

Furnitures and fixtures

Special Exception by Board of Zoning Appeals

Local and suburban transit and interurban highway passenger transportation and service facilities for motor vehicle passenger transportation

Motor freight transportation and warehousing: Local trucking without storage

Public warehousing: Miniwarehouse (Sec. 17-260)

U.S. Postal Service

Electric substations

Motor vehicles and automotive parts and supplies

Wholesale trade, not durable goods: Paper and paper products

Wholesale trade, not durable goods: Drugs, drug proprietaries, and drugist sundries

Wholesale trade, not durable goods: Apparel - Goods and notions

Wholesale trade, not durable goods: Groceries and related products

Wholesale trade, not durable goods: Miscellaneous nondurable goods

Retail Trade: Lumber and other building materials dealers

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

Used merchandise stores with weapons

Pawn shops

Fuel oil dealers

Liquified petroleum gas (bottled gas) dealers

Banquet Hall

Power laundries

Laundry and garment services not elsewhere classified

Body piercing facilities and tattoo establishments

Massage parlors and spas

C-1**C-3**

Outdoor advertising agencies

Parking structures

Automotive repair shops

Automotive services, except repair and carwashes

Drive-in motion picture theaters

Bingo parlors

Day Care Facilities (Sec. 17-265)

Residential Care (Sec. 17-266)

Commercial, physical and biological research

Detached One-Family Dwelling

Attached Two-Family Dwelling

Multi-Family Dwelling

Group Development

High-Rise (Sec. 17-304)

Mid-Rise (Sec. 17-267)

Dormitories, Public

Fraternity and sorority houses

Correctional insitutions