



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

**E/S SPEARS CREEK CHURCH ROAD  
ANNEX, ASSIGN LAND USE CLASSIFICATION AC-3  
(REGIONAL ACTIVITY CORRIDOR)  
AND ZONE PROPERTY PUD-C  
(PLANNED UNIT DEVELOPMENT - COMMERCIAL)**

April 4, 2016 at 5:15pm  
City Council Chambers, 3<sup>rd</sup> Floor, 1737 Main Street, Columbia, SC 29201

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Subject Property:	E/S Spears Creek Church Road, TMS#25716-02-02		
Applicant:	Grace Presbyterian Church (A.R.P.), Inc., 1420 Lady Street, Columbia, SC 29201		
Council District:	4	Census Tract:	114.07
County Land Use Plan:	Neighborhood (Medium Density)	Proposed City Land Use Plan:	AC-3 (Regional Activity Corridor)
County Zoning:	PDD	Proposed Zoning:	PUD-C
Current Land Use:	Undeveloped	Proposed Use:	Religious Institution
Reason for Annexation:	Donut Hole / City Services		

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**CASE HISTORY**

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Staff Recommendation:	Annex, Assign AC-3 Land Use Classification and PUD-C Zoning	APPROVE
PC Recommendation:	04/04/2016 Annex, Assign AC-3 Land Use Classification and PUD-C Zoning	PENDING

**APPLICATION REQUEST**

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Applicant is requesting annexation to receive city services.

**CURRENT PARCEL CHARACTERISTICS/CONDITIONS**

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The subject parcel is approximately 9.0 acres and located on E/S Spears Creek Church Road. The entire parcel has been offered for annexation.

## PLANS, POLICIES, AND LAND USE

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### *Urban Service Area*

Subject parcel is in a “Donut Holes” 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. These areas 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.

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

Staff recommends subject parcel be designated “Regional Activity Corridor” (AC-3) in The Columbia Plan 2018 Future Land Use Map.

Regional Activity Corridors are a linear extension of a Regional Activity Center. They contain nearly identical building types and uses to a Regional 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 arterial roadways. Their market or services radius may be up to 20 miles, and they typically consist of a variety of commercial and service uses.

#### **Primary Types**

- Multi-family Small to Medium Mixed-use (High-rises may be appropriate in some locations)
- Small to Extra Large Business/Employment (excl. Flex)

#### **Secondary Types**

- Small to Large Flex
- Civic/Institutional
- Multi-family Small to High Rise
- Parking Structures

#### **Tertiary Types**

- Single-family Attached
- Cemeteries and Mausoleums
- Parking 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.

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## PROPOSED ZONING DISTRICT SUMMARY

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The parcel and surrounding parcels are currently zoned PDD in Richland County and surrounding parcels within the City of Columbia are PUD-C and C-2.

The parcel is proposed to be zoned PUD-C Planned Unit Development-Commercial District within the City of Columbia. The PUD-C district is intended to accommodate primarily nonresidential uses, with residential uses integrated into the design of such districts as secondary uses.

**STAFF RECOMMENDATION**

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Recommend approval of a resolution assigning AC-3 land use classification. Recommend to City Council the adoption of an ordinance assigning AC-3 land use classification and recommendation to City Council to apply PUD-C zoning at the time of annexation.



WOODCREEK FARMS

WOODCREEK FARMS

WOODCREEK RIDGE

BEAVER RIDGE

BEAVER RIDGE

WIRTH

SPEARS CREEK CHURCH

NO NAME

NO NAME

SPEARS CREEK CHURCH

NO NAME

NO NAME

SOUTH

# Future Land Use Map

E/S Spears Creek Church Road, TMS#25716-02-02. FLU: AC-3

Department of Planning & Development Services

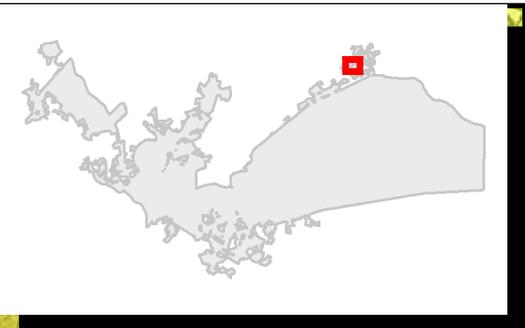
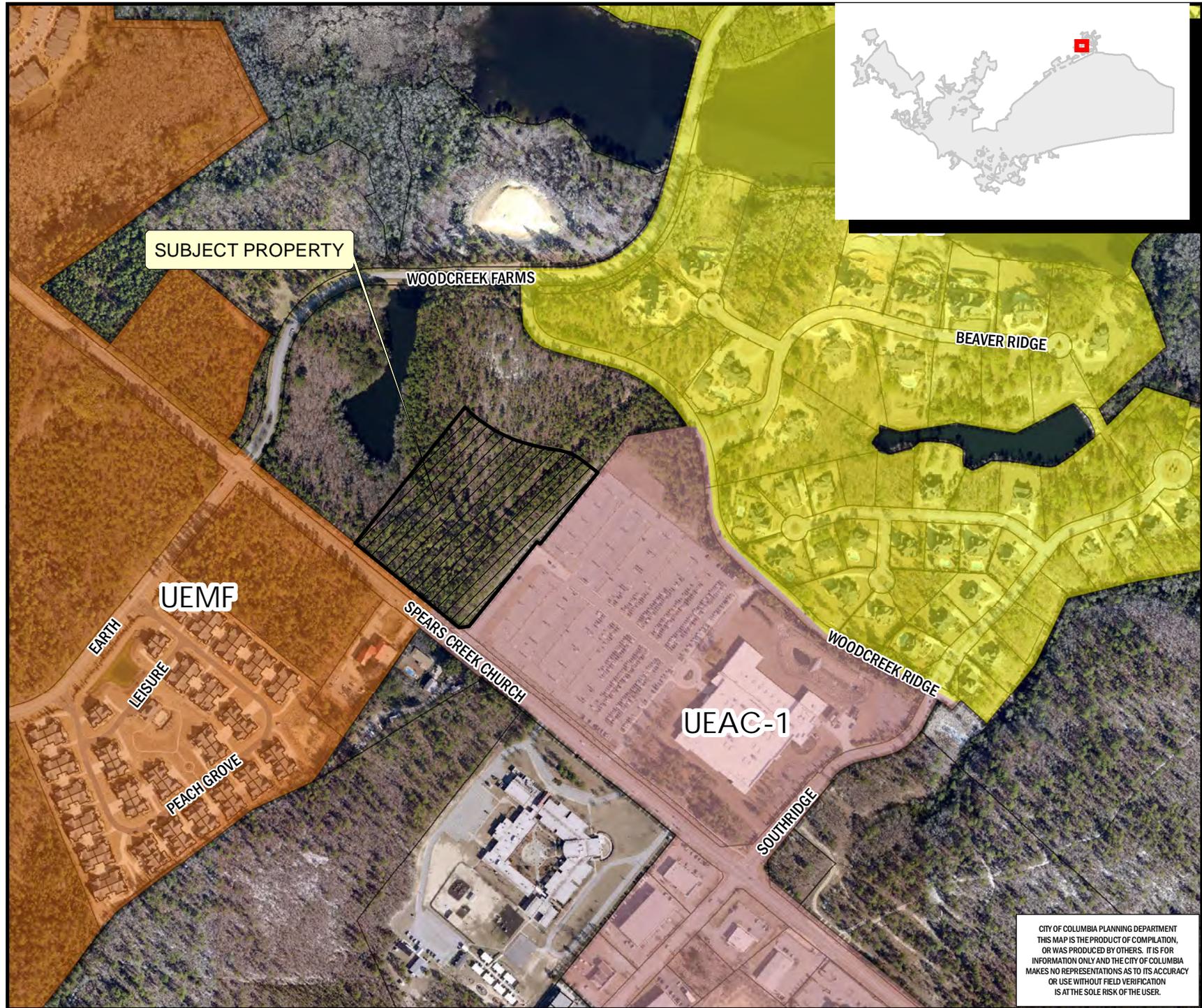
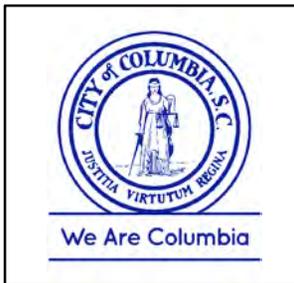
**Legend**

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 90 180 360 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

# Zoning Map

E/S Spears Creek Church Road, TMS#25716-02-02  
 ZONING: Existing: PDD (County); Proposed: PUD-C (City)

Department of Planning & Development Services

**Legend**

	CITY LIMITS
	PARCELS

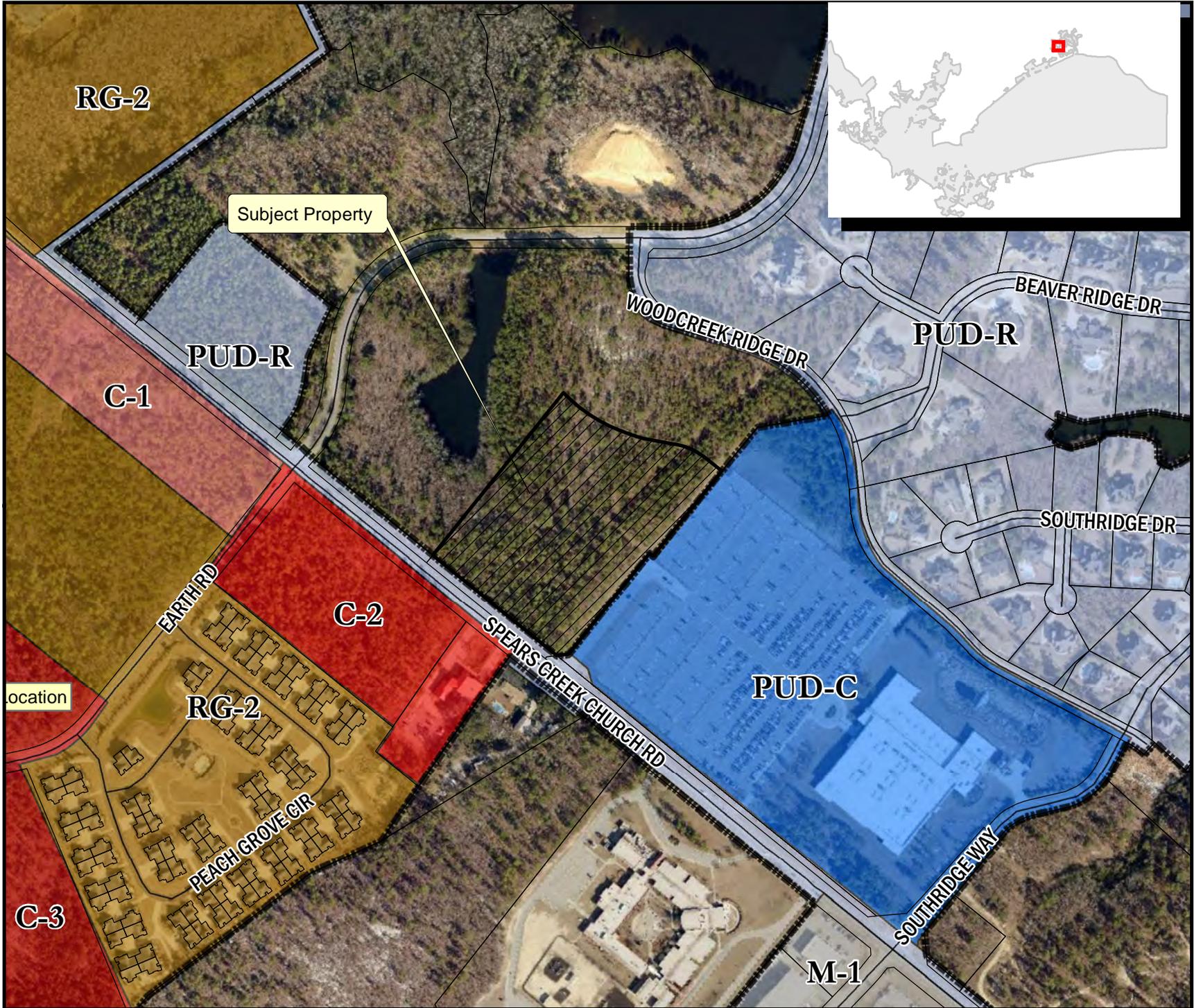
  

	D-1		C-1
	RS-1		C-2
	RS-1A		C-3
	RS-1B		C-3A
	RS-2		C-4
	RS-3		C-5
	RD		M-1
	RD-2		M-2
	RG-1		PUD-C
	RG-1A		PUD-LS
	RG-2		PUD-LS-E
	RG-3		PUD-LS-R
	UTD		PUD-R
	MX-1		OUT OF CITY
	MX-2		Ft Jackson Overlay

0 65 130 260 Feet

**ORIGINAL PREPARATION/DATE:**  
 This map was prepared by:  
 Ahmed Abdullah  
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**DISCLAIMER:**  
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