



**PLANNING COMMISSION
ZONING MAP AND TEXT AMENDMENT CASE SUMMARY**

**REZONE FROM RG-3, -DD
(TOWNHOUSE AND HIGH RISE RESIDENTIAL DISTRICT),
-DESIGN/DEVELOPMENT OVERLAY DISTRICT)**

**TO RG-3, -DD, -DP
(TOWNHOUSE AND HIGH RISE RESIDENTIAL DISTRICT),
-DESIGN/DEVELOPMENT OVERLAY DISTRICT, -DESIGN PRESERVATION)**

1703 WAYNE STREET, (TMS#09010-11-14)

April 4, 2016 at 5:15pm

City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

Subject Property:	1703 Wayne Street, TMS# 09010-11-14		
Council District:	2		
Proposal:	Rezone parcel from RG-3, -DD to RG-3, -DD, -DP and Amend Chapter 17 – Article V, Division 3 - §17-691(d) to designate structure as a Group III Landmark		
Applicant:	Krista Hampton, Director of Planning and Development Services		
Present Use:	Office	Proposed Use:	Office
Current Land Use:	UCMR-2 Urban Core Mixed Residential Type 2	Proposed Land Use:	UCMR-2 Urban Core Mixed Residential Type 2
Current Zoning	RG-3, -DD	Proposed Zoning:	RG-3, -DD, -DP
Staff Recommendation:	Approve		

CASE HISTORY

D/DRC:	02/11/16	Landmark status	APPROVED (8-0)
PC Recommendation:	04/04/16	RG-3, -DD to RG-3, -DD, -DP	PENDING

APPLICATION REQUEST

The proposal is to rezone the RG-3, -DD parcel to RG-3, -DD, -DP.

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

The parcel resides on the northwest corner of the intersection of Wayne and Blanding Streets, and is approximately 0.16 acres in size. The parcel currently has one structure dating from around 1870.

HISTORICAL SIGNIFICANCE

This is a ca. 1870 home located at 1703 Wayne Street in Arsenal Hill. This block of Wayne Street was home to several prominent members of the local black community over the years, including photographer Richard Samuel Roberts. The Harriet M. Cornwell Tourist Home on this block welcomed black visitors to the City at a time when hotels were not available to them.

The 1919 Sanborn Map for Columbia shows a square, one-story, wood-sided home with a full front porch and a rectangular addition at the back. Today, among other changes, the house been altered to include a wrap-around porch and has vinyl siding, presumably installed over existing wood. The house initially was owned by Thomas Mayhew, a well-known local merchant who owned the Columbia Marble Works. By 1922, Annie and William M. Manigault had taken possession of the home. At the time, Manigault's profession was listed as undertaker and embalmer, which was undoubtedly the beginning of the long-standing family business, The Manigault (later Manigault-Hurley) Funeral Home. Annie Mae Manigault attended the Renouard School of Embalming in New York City and consequently became one of the first licensed female embalmers in South Carolina. For almost 90 years, this deeply respected and prominent local family operated the funeral home, which finally closed in 2014.

PLANS, POLICIES, AND LAND USE

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

Subject parcel is designated "Urban Core Mixed Residential Type 2 (UCMR-2)" in *The Columbia Plan 2018* Future Land Use Map.

Urban Core Mixed Residential Type 2 neighborhoods are appropriate in the central City, inner ring areas and a couple blocks off of major corridors throughout Columbia. This development type may represent existing and historic neighborhoods and a development form appropriate for medium to large scale redevelopment or infill sites. Traditional and contemporary architectural styles have a place in Urban Core Mixed Residential neighborhoods but scale is always important. Urban Core Mixed Residential Type 2 neighborhoods have smaller-scale residential buildings, with single-family homes being a dominant use. Urban Core Mixed Residential Type 2 will usually transition from Urban Core Mixed Residential Type 1 to Urban Core Residential as development moves further from main arterials and activity centers.

Primary Types:

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

Secondary Types:

- Multi-family Small

Tertiary Types:

- Small Format Commercial
- Small Format Civic/Institutional
- Small Format Business/Employment (excl. Flex)

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

The subject parcel is part of the City Center Master Plan adopted by Council, and implementation of the Plan occurred through the adoption of the Downtown Design/Development Overlay District, which applies to the parcel. The property is part of the Arsenal Hill neighborhood identified in the Plan, which encourages the renovations of existing residential units for reinvestment in the existing housing stock in the community.

PROPOSED ZONING DISTRICT SUMMARY

The parcel is currently zoned RG-3, -DD (Townhouse and High-Rise Residential District, -Design/Development Overlay District). The adjacent lots are RG-3, -DD, and a portion of the property across Blanding Street, is zoned PUD-R, -DD in the City of Columbia.

The RG-3 district is intended as a medium to high density residential area characterized by townhouses and high-rise structures. 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 -DD area is intended to protect the area identified as "City Center" which is undergoing redevelopment and revitalization from incompatible land uses and influences which do not complement or promote the high-intensity mixed use character of the area. It is also the intent that new developments within the -DD area are coordinated to ensure that the land use, pedestrian environment, urban design, open space, signs, street scape and traffic circulation are sensitive to and implement the overall objectives and concept of the applicable redevelopment plan. Development within the -DD area must comply with design guidelines set forth in this Code and in the publication "City Center Design/Development Guidelines, Final Report, September 1, 1998," LDR International, Inc. Consultants.

The -DD area consists of approximately 1,400 acres in the area bounded as follows: on the North by Elmwood Avenue, east by Pickens Street, South by Blossom Street, and West by the Congaree River. Any lot of record which fronts or abuts Elmwood, Pickens or Blossom within the area described above shall be deemed to fall within the -DD area.

It is the intent of the -DP to protect and improve the quality of the environment of the city by the encouragement of identification, recognition, conservation, maintenance and enhancement of areas, sites, structures, fixtures and other features of the architectural, economic, social, cultural and political history of the city as well as its natural features; to encourage appropriate use of such features, areas, sites, structures and fixtures; and to restrain influences adverse to such purposes, and by so doing to promote the public welfare. To this end, the -DP designation, when appended to a basic district classification, is intended to coordinate the purposes and intent of this article with those regulations established by other provisions whose primary intent is to further the purposes set out in this section.

Following are the criteria for listing as a Group III Landmark:

Section 17-691(d) Group III consists of structures or sites which round out and extend the material-visual history of Columbia when added to Groups I and II; they evidence one or more of the following criteria for selection:

(1) The site of events, homes of men, etc., that are interesting locally.

This is a ca. 1870 home located at 1703 Wayne Street in Arsenal Hill. This block of Wayne Street was home to several prominent members of the local black community over the years, including photographer Richard Samuel Roberts. The Harriet M. Cornwell Tourist Home on this block welcomed black visitors to the City at a time when hotels were not available to them. This particular house was owned by the Manigault family, who were respected members of the Columbia community and owners of the Manigault-Hurley Funeral home, a long-running local business.

(2) Somewhat unusual characteristics in architectural design.

Not applicable.

(3) Belonging to a family or "genera" of buildings recognized locally.

Not applicable.

(4) A mediocre example of a style or type of building which is becoming, or in danger of becoming, extinct locally.

Not applicable.

(5) Evidencing one or more of the criteria for Group II, but too decrepit or too destructively modified to constitute a prime historic document.

Not applicable.

If possible, these should be preserved by "adaptive use," although not necessarily on their original sites. Generally, preservation of interiors is not of great importance and controlled remodeling of exteriors is in order.

STAFF RECOMMENDATION

This property falls outside of a historic district, so its inclusion as a landmark within the –DD would help to ensure the architectural fabric of this area is preserved. Recommend to City Council to modify the zoning map and the zoning code to designate 1703 Wayne Street as a Group III Landmark designation as outlined in Section 17-691(d) of the City of Columbia Code.



WAYNE

BLANDING

Future Land Use Map

1703 Wayne Street, TMS# 09010-11-14
 FLU: UCMR-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
 March 10, 2016



We Are Columbia



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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

1703 Wayne Street, TMS# 09010-11-14
ZONING: Existing: RG-3,-DD; Proposed: RG-3,-DD,-DP

Department of Planning & Development Services

Legend

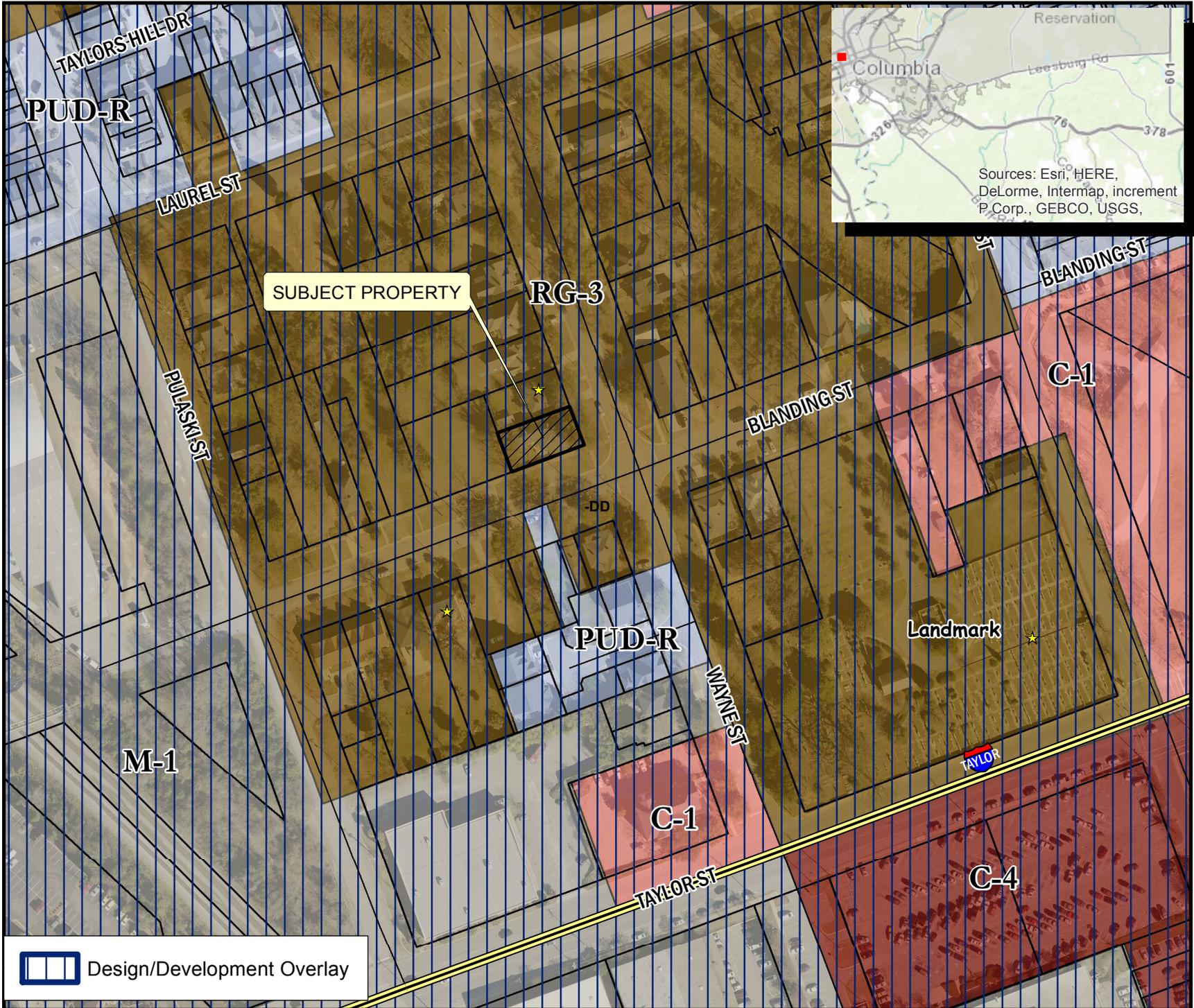
- CITY LIMITS
- PARCELS
- Arch Conserv District
- Historic District
- Protection Area

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
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Design/Development Overlay

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