



## PLANNING COMMISSION

June 6, 2016 at 5:15pm

City Council Chambers, 3<sup>rd</sup> Floor, 1737 Main Street, Columbia, SC 29201

### ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY 108 BLUFF ROAD, TMS# 11204-02-38(p)

---

**Council District:** 2

**Proposal:** Request to annex, assign Urban Core Mixed Residential Type 2 (UCMR-2) and Urban Core Community Activity Center (UCAC-2) Land Use Classification as shown in the attached map and M-1, -FP Zoning. The property is currently classified as Mixed Residential – High Density by Richland County and zoned as RM - HD by Richland County.

**Applicant:** Benjamin Elbert Davis III

**Staff Recommendation:** APPROVAL

**PC Recommendation:** PENDING, 06/06/2016

---

#### CURRENT PARCEL CHARACTERISTICS/CONDITIONS

---

**Acreage:** ~2.02 acres

**Current Use:** Single Family

**Proposed Use:** Commercial Development

**Reason for Annexation:** Donut Hole / Municipal Services

**Urban Service Area:** Primary

**Current Land Use Classification:** Mixed Residential – High Density

**Proposed Land Use Classification:** Urban Core Mixed Residential Type 2 (UCMR-2) and Urban Core Community Activity Center (UCAC-2) Land Use Classification

**Current Richland County Zoning:** RM-HD Residential, Multi-Family - High Density District

**Proposed Zoning:** M-1, -FP (Light Industrial District, -Flood Protective Area)

**Census Tract:** 28

---

#### PLANS, POLICIES, AND LAND USE

---

##### *Urban Service Area*

Subject parcel is in a “Primary Area” as identified in the Urban Service Area Map

##### Principles and Goals of the Urban Service Area

The Urban Service Area identifies those areas the City of Columbia 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.

Primary areas are constituted of land contiguous to the City where services are available and the infrastructure is generally good. These services include fire, police, sanitation, and utilities. Concerning utilities, these areas do not assume that the water or sewer line extends directly to each lot, but that it is available for extension in a reasonable manner. Primary areas are intended to indicate that, barring unanticipated circumstances, annexation is recommended and, where appropriate, should be actively pursued.

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

Staff recommends that the subject parcel be designated Urban Core Mixed Residential Type 2 (UCMR-2) and Urban Core Community Activity Center (UCAC-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 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)

Urban Core Community Activity Centers are medium scale collections of primarily business uses, developed within the urban grid of Columbia's neighborhoods. They are destination locations that serve an area of about a 3-5 mile radius or drive distance. These centers often occupy several City blocks (within a neighborhood) and include several dozen businesses and multi-family or mixed-use buildings. The destination nature of these centers means significant demand for transit facilities and parking. Their scale and architecture are larger than most of the surrounding single-family homes. They may be found as nodes in Urban Core Mixed Residential neighborhoods, or in lower intensity within Urban Core Residential neighborhoods.

Primary Types:

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

Secondary Types:

- Multi-family Small or Medium

Tertiary Types:

- Civic/Institutional
- Single-family Attached

- Large Format Business/Employment (excl. Flex)
- Cemeteries & Mausoleums
- Parking Structures and 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. The parcel is located within the planning area for the Capital City Mill District Area Plan; this planning process is underway but not yet complete.

---

**PROPOSED ZONING DISTRICT SUMMARY**

---

The parcel is currently zoned Residential, Multi-Family - High Density District (RM-HD) by Richland County, and surrounding parcels are currently zoned RM-HD and Light Industrial District (M-1) by Richland County. Surrounding parcels within the City of Columbia are zoned Light Industrial District (M-1), -Flood Protective Area (-FP).

The proposed City of Columbia zoning is Light Industrial District (M-1), -Flood Protective Area (-FP).

*Light Industrial District (M-1)*

The M-1 district is intended to accommodate wholesaling, distribution, storage, processing, light manufacturing and general commercial uses. Certain related structures and uses required to serve the needs of such uses are permitted outright or are permissible as special exceptions subject to restrictions and requirements intended to best fulfill the intent of this article.

*-Flood Protective Area (-FP)*

Certain areas within the city are subject to periodic inundation by floodwater, which results or may reasonably be foreseen to result in loss of life and property, health and safety hazards, disruption of commerce and governmental services and extraordinary public expenditures for flood protection and relief, all of which adversely affect the public health, safety and general welfare. These hazards are caused or extended in part by the occupancy of flood hazard areas by uses which increase flood damage upon other lands or uses which are vulnerable to floods because they are inadequately elevated or not otherwise protected from flood damages. It is, therefore, the intent of this article to lessen such hazards or losses by restricting or prohibiting uses which are dangerous to health, safety or property in times of flood or which cause excessive increases in flood heights or velocities; by requiring that uses vulnerable to floods be protected against flood hazards at the time of initial construction; and by controlling filling, grading, mineral extraction, placing of obstructions within flood channels and other activities, uses or characteristics of use which may increase flood damage.

---

**STAFF RECOMMENDATION**

---

Staff recommends approval of a resolution assigning UCMR-2 and UCAC-2 land use classifications as shown on the attached map. Recommend to City Council the adoption of an ordinance assigning UCMR-2 and UCAC-2 land use classifications as shown on the attached map and recommendation to City Council to assign zoning of M-1, -FP at the time of annexation.





FLORIDA

BLUFF

BLUFF

GEORGIA

BLUFF

BLUFF

KENTUCKY

BLUFF

OLYMPIA

OLYMPIA

GEORGIA GEORGIA

OLYMPIA

OLYMPIA

LUCKY

OLYMPIA

MARYLAND

OHIO

BLUFF

HAMRIG

# Future Land Use Map

108, 110, 114, & 118 Bluff Road, TMS#s: 11204-02-38 (p), 11204-02-44 (p), 11204-02-36 (p), 11204-02-35 (p)  
 Existing FLU: Mixed Residential - High Density (Richland County); Proposed FLU: UCAC-2 and UCMR-2

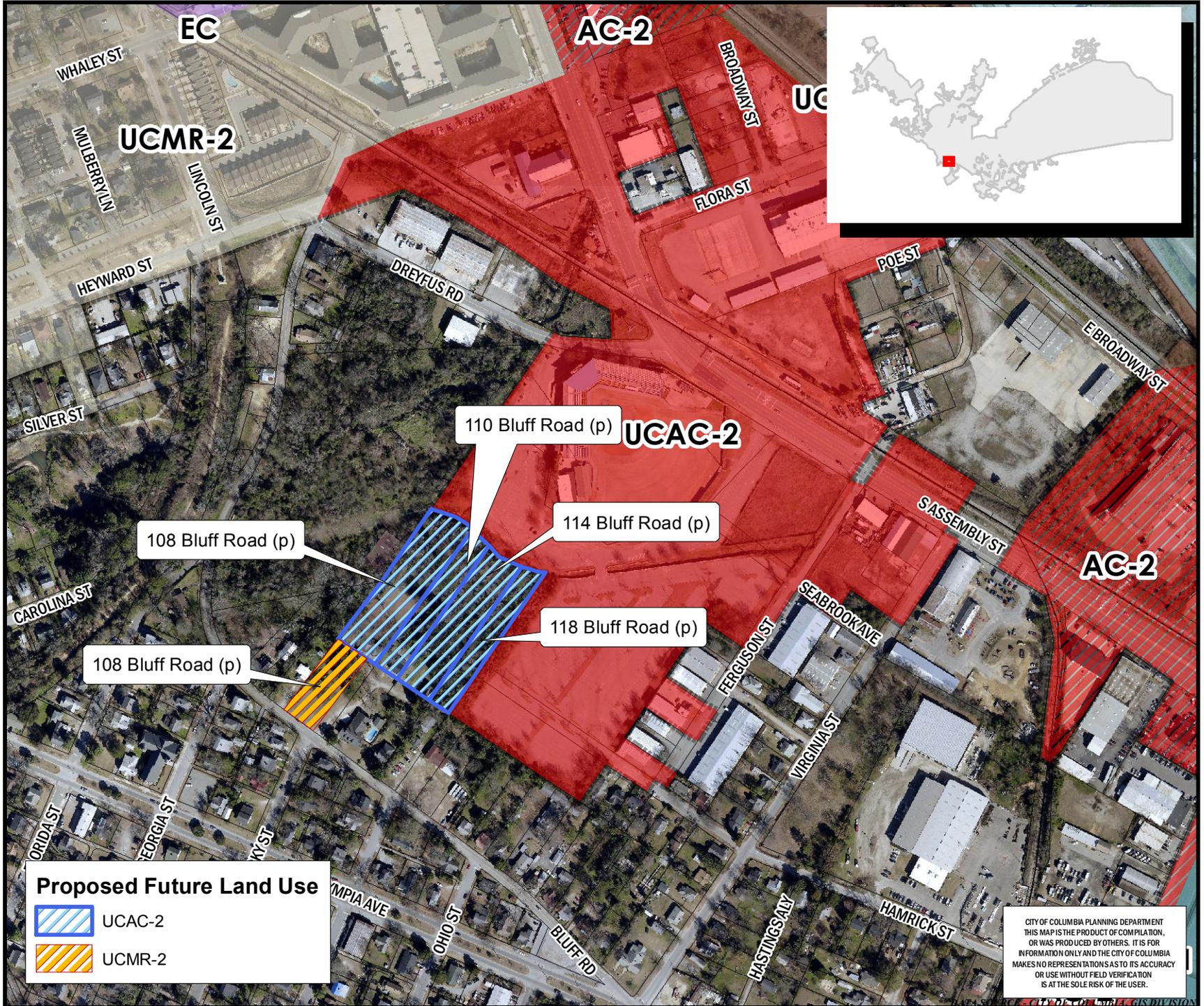
Department of Planning & Development Services

**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

N

0 100 200 400 Feet



ORIGINAL PREPARATION/DATE:  
 This map was prepared by:

Leigh DeForth  
 May 20, 2016



We Are Columbia

**Proposed Future Land Use**

- UCAC-2
- UCMR-2

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.

# Zoning Map

108, 110, 114, & 118 Bluff Road, TMS#: 11204-02-38 (p), 11204-02-44 (p), 11204-02-36 (p), 11204-02-35 (p)  
 Existing Zoning: RM-HD & RM-MD (Richland County); Proposed Zoning: M-1, -FP

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	

0 50 100 200 Feet

ORIGINAL PREPARATION/DATE:  
 This map was prepared by:  
 Leigh DeForth  
 May 20, 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.

