



## PLANNING COMMISSION

June 6, 2016 at 5:15pm

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

### ZONING MAP AMENDMENT CASE SUMMARY 1211 GREENLAWN DRIVE, TMS# 16414-01-05

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**Council District:** 3

**Proposal:** Rezone parcel from RS-1 to UTD

**Applicant:** Tom Heaton, Palmetto Family Dentistry of Columbia

**Staff Recommendation:** Denial

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

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#### CURRENT PARCEL CHARACTERISTICS/CONDITIONS

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**Acreage:** 0.26 acres

**Current Use:** Dental Office

**Proposed Use:** Dental Office (proposed expansion of existing non-conforming use)

**Land Use Classification:** Urban Edge Residential – Small Lot (UER-1)

**Current Zoning:** RS-1 (Single Family Residential District)

**Proposed Zoning:** UTD (Urban Transitional District)

**Proximity to Fort Jackson:** Staff has been in contact with Fort Jackson personnel regarding this application due to its proximity to the Fort; Fort Jackson has no concerns regarding this application.

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#### PLANS, POLICIES, AND LAND USE

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

The subject parcel is designated Urban Edge Residential Small Lot (UER-1) in The Columbia Plan 2018 Future Land Use Map.

Urban Edge Residential Small Lot neighborhoods account for a significant portion of the City's existing residential neighborhoods. This development type is appropriate as development on remaining large lots or as redevelopment in the outer areas of Columbia. Most of these developments are relatively modern and occurred after 1970. Urban Edge Residential Small Lot developments generally do not continue the grid and block pattern found in the urban core neighborhoods, but do tend to have a consistently organized internal street network with loops and interconnections. Cul-de-sacs are most prominent in this development type.

##### Primary Types:

- Single-family Detached

##### Secondary Types:

- Single-family Attached

- Two-family
- Three-family
- Multi-family Small

Tertiary Types:

- Small Format Business/Employment (excl. Flex)
- Small Format Civic/Institutional
- Cemeteries & Mausoleums

*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 is currently zoned Single Family Residential District (RS-1), and the surrounding parcels are currently zoned RS-1, and General Commercial District (C-3), with General Residential District (RG-1), Office and Institutional District (C-1), and Urban Transitional District (UTD) nearby.

Single Family Residential District (RS-1)

The RS-1, RS-1A, RS-1B, RS-2 and RS-3 districts are intended as single-family residential areas with detached units with low to medium population densities. Use regulations for the single-family districts are identical, but contain varying classes of lot width and lot area, and these dimensional differences are intended to be preserved. Certain structures and uses required to serve governmental, educational, religious, noncommercial recreational, and other needs of those areas are permitted outright within such districts or are permissible as special exceptions subject to restrictions and requirements intended to preserve and protect the single-family residential character of the district.

The proposed City of Columbia zoning district is Urban Transitional District (UTD).

Urban Transitional District (UTD)

The UTD district is intended to accommodate uses typically found in single-family areas undergoing transition to commercial office uses. District land uses will preserve the area's existing residential character while permitting commercial uses that are low traffic generators. This district frequently occurs along developing street corridors and connects commercial clusters. The residential character is preserved through the use of residential materials (i.e., brick, siding, stucco, etc.) and the use of pitched roofs on new buildings. Also traffic impacts will be lessened by minimizing curb cuts, with possible shared driveways.

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**STAFF RECOMMENDATION**

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Staff recommends the denial of the request to rezone the parcel from RS-1 to UTD as the current parcels on the west side of the Greenlawn Drive and south side of Leesbrug Road area are not currently undergoing a transition to commercial office uses. Currently, a small Urban Core Activity Center is located at the SE corner of Leesburg Road and Greenlawn Drive expansion of this of the UTD area will be encroachment into the single family area.



# Future Land Use Map

1211 Greenlawn Drive, TMS#: 16414-01-05  
 FLU: UER-1

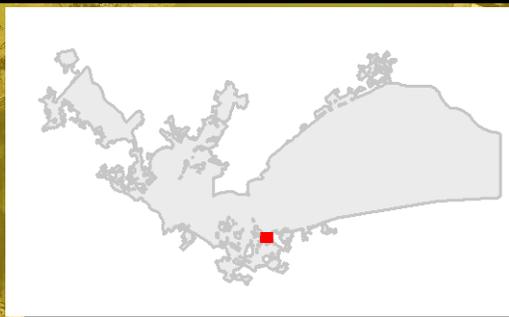
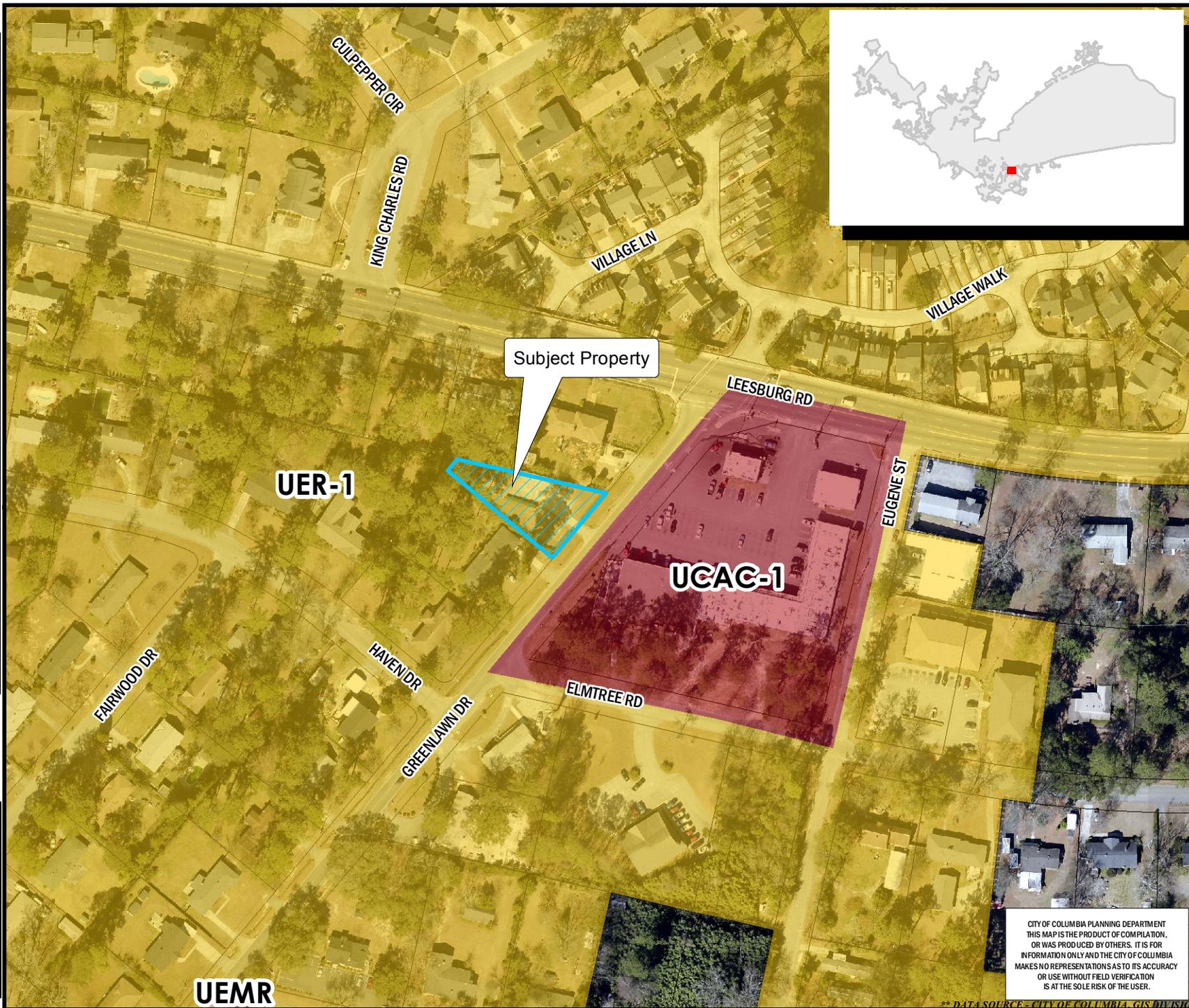
Department of Planning &  
 Development Services

**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

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0 50 100 200 Feet



**ORIGINAL PREPARATION/DATE:**  
 This map was prepared by:  
 Leigh DeForth  
 May 3, 2016



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\*\*\* DATA SOURCE: CITY OF COLUMBIA GIS DIVISION

# Zoning Map

1211 Greenlawn Drive, TMS#: 16414-01-05  
Existing Zoning: RS-1; Proposed Zoning: UTD

Department of Planning & Development Services

**Legend**

	CITY LIMITS
	PARCELS

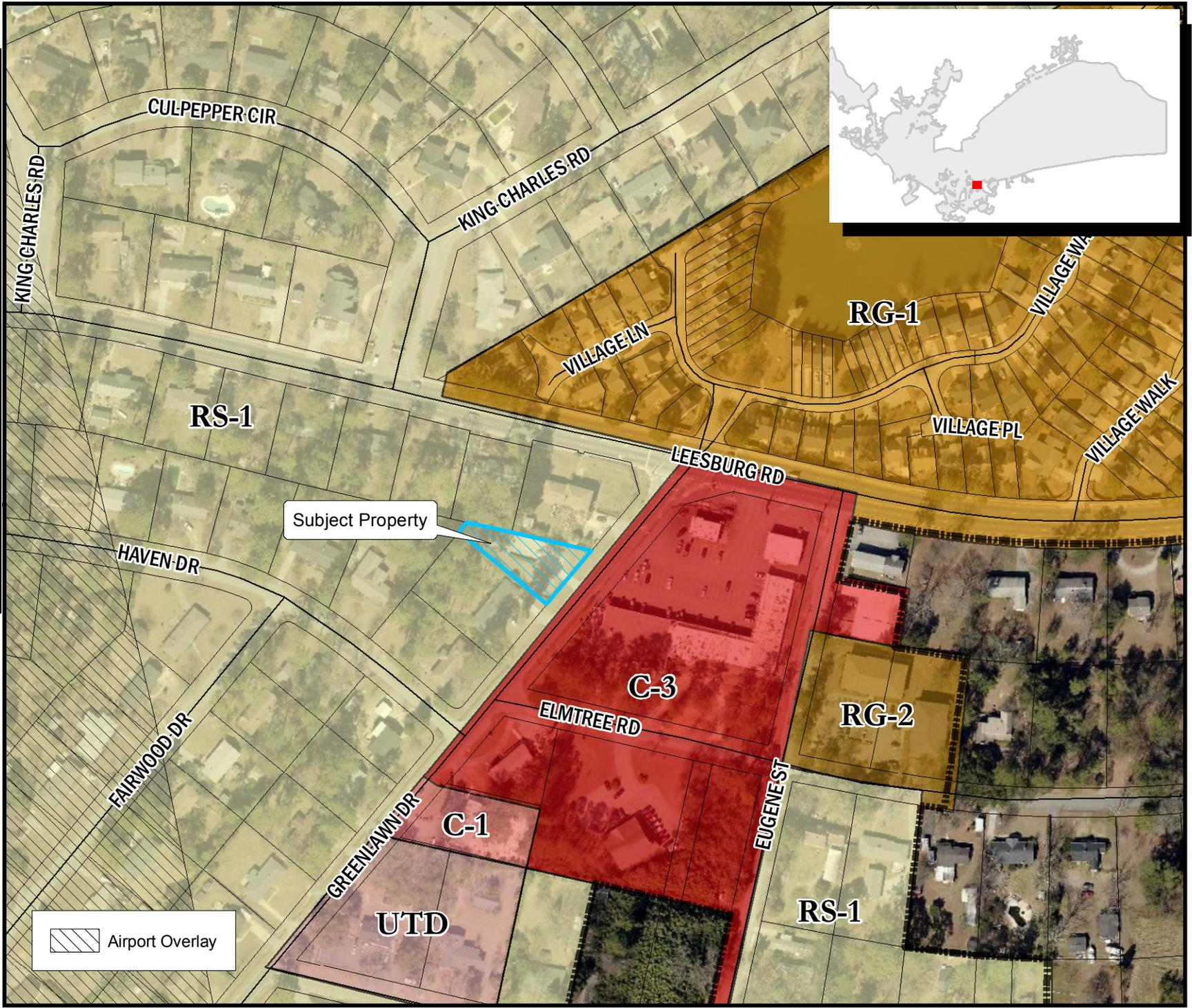
	D-1		C-1
	RS-1		C-2
	RS-1A		C-3
	RS-1B		C-3A
	RS-2		C-4
	RS-3		C-5
	RD		M-1
	RD-2		M-2
	RG-1		PUD-C
	RG-1A		PUD-LS
	RG-2		PUD-LS-E
	RG-3		PUD-LS-R
	UTD		PUD-R
	MX-1		OUT OF CITY
	MX-2		

0 50 100 200 Feet

**ORIGINAL PREPARATION/DATE:**  
This map was prepared by:  
Leigh DeForth  
May 16, 2016

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Airport Overlay

<b>Table of Permitted Uses</b>
<b>RS-1, RS-1A, RS-1B, RS-2, and RS-3</b>
<b>Permitted Principal Uses</b>
Water supply services
Sewerage Systems (Sec. 17-262)
Municipal or other passive recreation facilities (parks, greenways, including administrative facilities)
Detached One-Family Dwelling
Police and Fire Protection
<b>Permitted in District, provided owner and/or tenant complies with the associated conditions set forth in this article</b>
Municipal active recreation facilities (athletic ball fields, swimming pools, playgrounds, including administration facilities )(Sec. 17-289)
Food crops grown within a covered enclosure
General farms, primarily crop
<b>Special Exception by Board of Zoning Appeals</b>
Electric substations
Cemetery subdividers and developers
Parking Lots
Public Golf Course
Membership Sports and Recreation Clubs
Elementary and Secondary Schools (Sec. 17-296)
Libraries and Information Centers
Day Care Facilities (Sec. 17-265)
Residential Care (17-266)
Religious Organizations
Group Development

<b>Table of Permitted Uses</b>
<b>UTD</b>
<b>Permitted Principal Uses</b>
Landscape counseling and planning
Mining and quarrying of nonmetallic minerals, except fuel
Arrangement of Transportation Services
Communication services, not elsewhere classified
Water supply services
Sewerage Systems (Sec. 17-262)
Finance, Insurance, and Real Estate
Cemetery subdividers and developers
Photographic Studies, portrait
Beauty Shops
Barbershops
Shoe repair shops, shoeshine parlors, and hat cleaning shops
Funeral Service and crematories
Advertising agencies
Blueprinting and photocopying (Sec. 17-264)
Commercial photography, art and graphics
Employment agencies
Computer and data processing services
Watch and jewelry repair
Dance studios
Municipal or other passive recreation facilities (parks, greenways, including administrative facilities)
Physical fitness facilities and yoga facilities
Offices of physicians
Medical and dental laboratories
Legal services
Libraries and information centers
Business and secretarial schools
Vocational schools except vocational high schools not elsewhere classified

Table of Permitted Uses
RS-1, RS-1A, RS-1B, RS-2, and RS-3

Table of Permitted Uses
UTD
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 organizations
Civic, social and fraternal associations
Political organizations
Religious organizations
Engineering, architectural, and surveying services
Accounting, auditing, and bookkeeping services
Noncommercial research organization
Detached One-Family Dwelling
Attached Two-Family Dwelling
Miscellaneous services
<b>Permitted in District, provided owner and/or tenant complies with the associated conditions set forth in this article</b>
Municipal active recreation facilities (athletic ball fields, swimming pools, playgrounds, including administration facilities )(Sec. 17-289)
Non-depository personal credit institutions (pay day loan and/or title loan establishments (Sec. 17-294)
Offices and clinics of other health practitioners, including therapeutic massage (17-288)
<b>Permitted as an Accessory Use or as a Principal Use by Special Exception</b>
Food crops grown within a covered enclosure
Building Construction - Office Only
Construction other than building construction - Office Only
Construction-Special trade contractors - Office only
General farms, primarily crop
<b>Special Exception by Board of Zoning Appeals</b>
U.S. Postal Service

<b>Table of Permitted Uses</b>
<b>RS-1, RS-1A, RS-1B, RS-2, and RS-3</b>

<b>Table of Permitted Uses</b>
<b>UTD</b>
Electric substations
Combination electric and gas, and other utility services
Detective agencies and protective services
Agricultural services with indoor kennels
Agricultural services with outdoor kennels
Radio and mobile telephone installation shops
Day Care Facilities (Sec. 17-265)