



PLANNING COMMISSION

June 6, 2016 at 5:15pm

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

ZONING MAP AMENDMENT CASE SUMMARY 301 S. ASSEMBLY STREET, TMS# 11204-02-02(p) & 11204-02-06(p)

Council District: 2

Proposal: Request to rezone the a portion of the parcels as shown on the attached map from M-1, -FP to C-3, -FP

Applicant: Arahn Hawkins

Staff Recommendation: Approval

PC Recommendation: Pending, 06/06/2016

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: ~5.26 acres
Current Use: Light Industrial
Proposed Use: Commercial
Land Use Classification: UCAC-2 (Urban Core Community Activity Center)
Current Zoning: M-1, -FP (Light Industrial District, -Flood Protective Area)
Proposed Zoning: C-3, -FP (General Commercial District, -Flood Protective Area)

PLANS, POLICIES, AND LAND USE

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

The subject parcels are designated Urban Core Community Activity Center (UCAC-2) in The Columbia Plan 2018 Future Land Use Map.

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 Mixed Use

Secondary Types

- Multi-family Small or Medium

Tertiary Types

- Civic/Institutional
- Single-family Attached
- Large Format Business/Employment (excl. Flex)
- Cemeteries and Mausoleums
- Parking Structures and Lots

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

The subject parcels are not covered by an area plan which has been adopted by the City of Columbia or Richland County. The parcels are 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 subject parcels are currently zoned Light Industrial District (M-1), -Flood Protective Area (-FP). Surrounding parcels to the North are currently zoned M-1, -FP by the City of Columbia. Parcels to the West, South, and East are zoned RM-MD, RM-HD, and M-1 by Richland County.

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.

The proposed City of Columbia zoning is General Commercial District (C-3), -Flood Protective Area (-FP).

General Commercial District (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. It is not the intent of this article to encourage the development of long, narrow strips of commercial development fronting on major arteries, often referred to as strip commercial areas. Such development is often incompatible with adjacent uses and may lead to the eventual formation of commercial slums, damage the traffic-carrying capacities of streets, increase congestion, lead to depreciation of property values in adjacent areas, encourage undue dispersion of commercial facilities to the inconvenience of the public, and create disproportionate costs in the provision of governmental services.

-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

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STAFF RECOMMENDATION

As the development of commercial outlots is part of the overall development agreement being negotiated between the City of Columbia and the applicant, and as these outlots would provide for general commercial and residential uses in association with the principal use of the property, staff recommends approval of this request. Staff recommends the approval of the request to rezone the portions of the parcels indicated on the attached map from M-1, -FP to C-3, -FP.



Future Land Use Map

301 South Assembly Street, TMS#11204-02-02 (p) and 11204-02-06 (p)
 FLU: UCAC-2

Department of Planning &
 Development Services

Legend

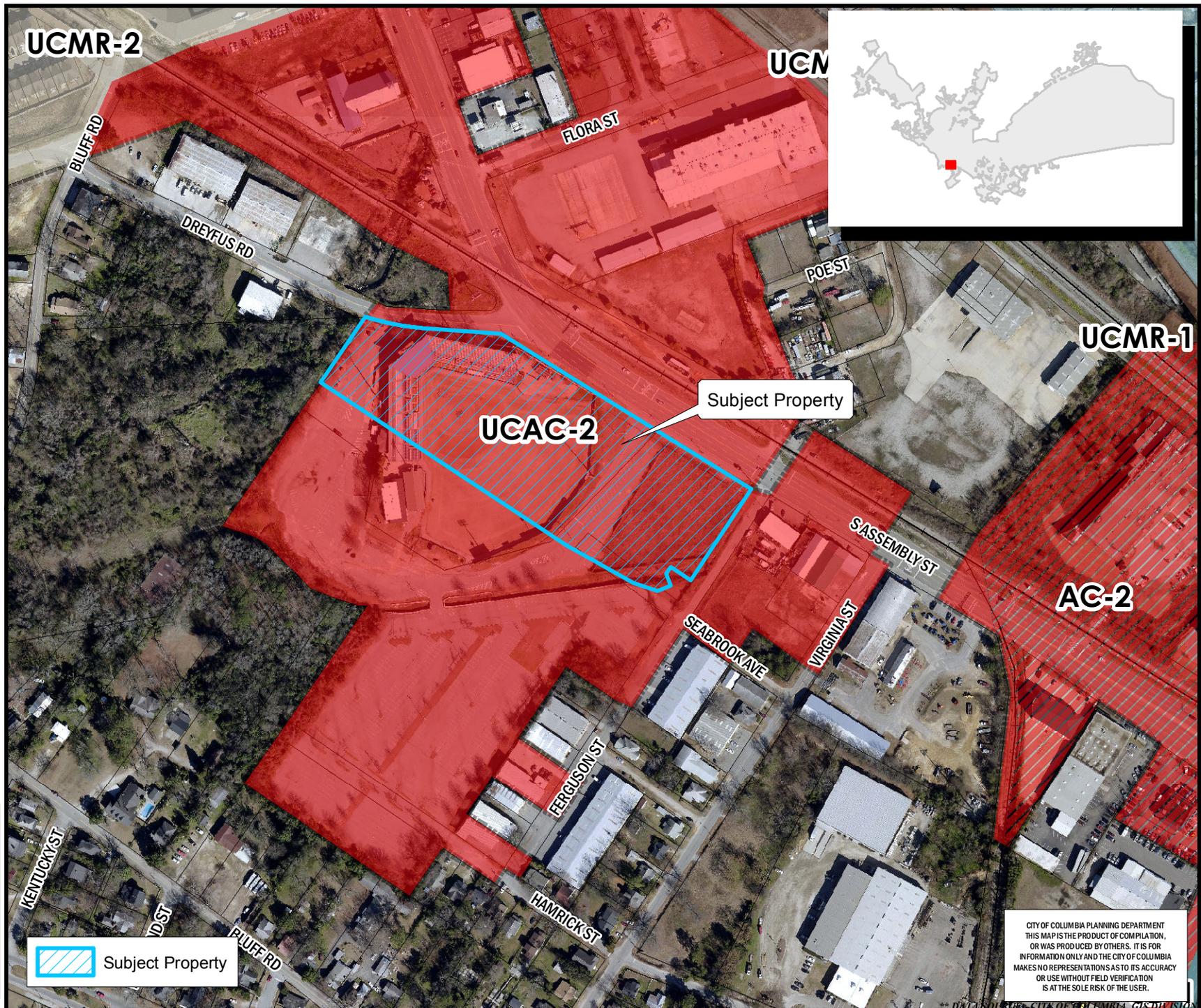
CITY LIMITS
 PARCELS

- 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 50 100 200 Feet

ORIGINAL PREPARATION/DATE:
 This map was prepared by:
 Leigh DeForth
 May 20, 2016



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Zoning Map

301 South Assembly Street, TMS#11204-02-02 (p) and 11204-02-06 (p)
Existing Zoning: M-1, -FP; Proposed Zoning: C-3, -FP

Department of Planning & Development Services

Legend

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:

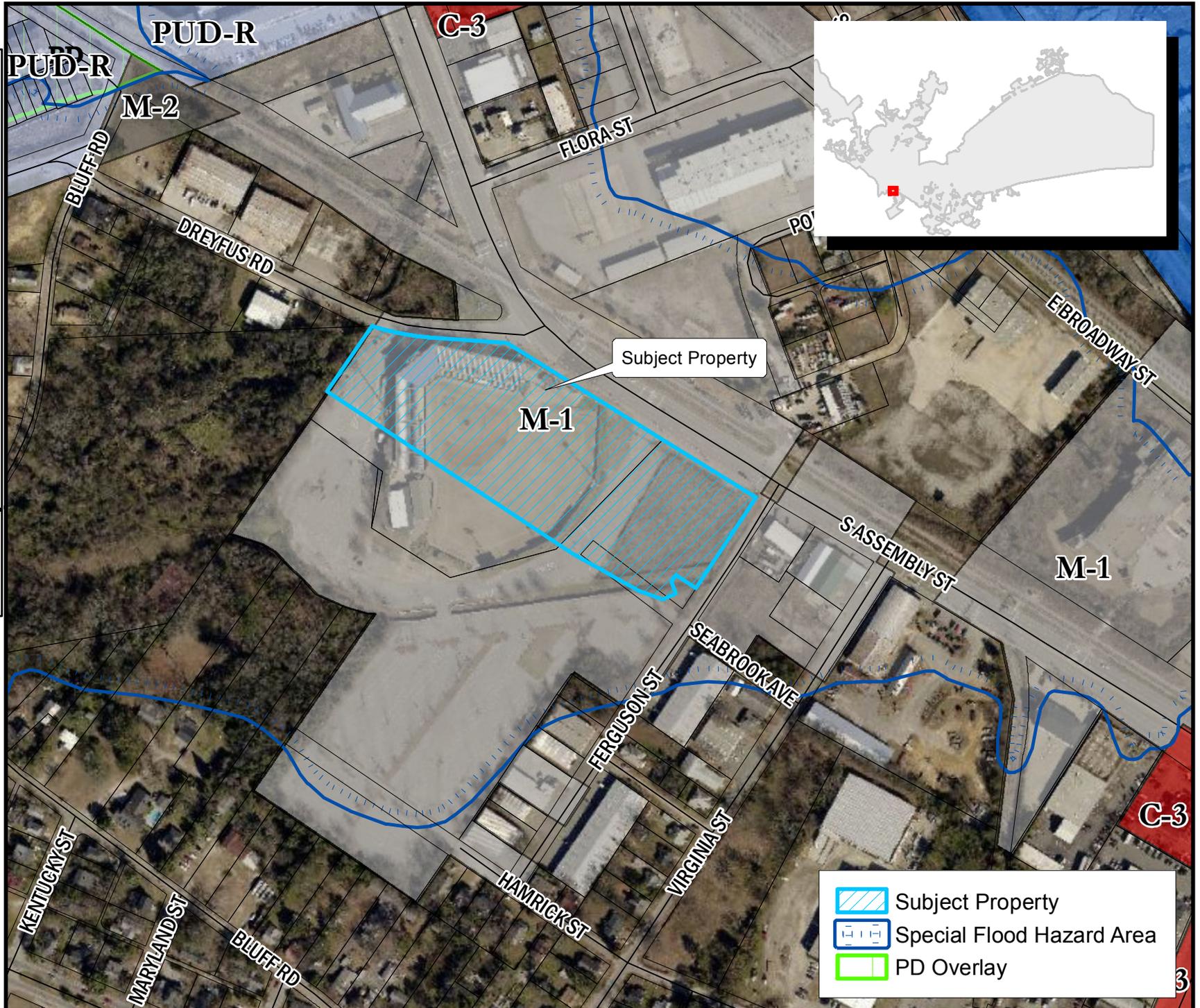
Leigh DeForth
May 20, 2016

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We Are Columbia



-  Subject Property
-  Special Flood Hazard Area
-  PD Overlay

Table of Permitted Uses**M-1****Permitted Principal Uses**

Food crops grown within a covered enclosure
General farms, primarily crop
Agricultural services with indoor kennels
Agricultural services with outdoor kennels
Landscape counseling and planning
Lawn and garden services
Ornamental shrub and tree services
Building construction-General contractors and operative builders
Building Construction - Office Only
Construction other than building construction-General contractors
Construction other than building construction - Office Only
Construction-Special trade contractors
Construction - Special trade contractors - Office Only
Food and kindred products
Bakery products
Microbrewery (Sec. 17-290) products
Apparel and other finished products made from fabrics and similar materials
Lumber and wood products, except furniture
Furnitures and fixtures
Printing, publishing and allied industries
Measuring, analyzing and controlling instruments; photographic, medical and optical goods; watches and clocks
Railway express service
Local and suburban transit and interurban highway passenger transportation and service facilities for motor vehicle passenger transportation
Motor freight transportation and warehousing
Trucking, local and long distance
Motor freight transportation and warehousing: Local trucking without storage
Motor freight transportation and warehousing: Local trucking with storage
Public warehousing
Public warehousing: Miniwarehouse (Sec. 17-260)
Private Commercial Storage (Sec. 17-260)
U.S. Postal Service
Water transportation
Transportation by air
Pipelines

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
General merchandise stores: Miscellaneous general 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

Table of Permitted Uses**M-1**

Transportation services

Arrangement of Transportation Services

Telephone communication (wire or radio)

Communication: Telegraph

Radio and television broadcasting

Communication: Cable

Electric substations

Water supply services

Sewerage Systems (Sec. 17-262)

Motor vehicles and automotive parts and supplies

Wholesale trade-Durable goods

Wholesale trade, Non durable goods: Paper and paper products

Wholesale trade, Non durable goods: Apparel - Goods and notions

Wholesale trade, Non durable goods: Groceries and related products

Wholesale trade, Non durable goods: Farm products-Raw materials

Wholesale trade, Non durable goods: Chemicals and allied products

Wholesale trade, Non durable goods: Beer, wine and distilled alcoholic beverages

Wholesale trade, not durable goods: Miscellaneous nondurable goods

Retail Trade: Lumber and other building materials dealers

Paint, glass and wallpaper stores

Hardware stores

Retail nurseries, lawn and garden supply stores

General merchandise stores: Miscellaneous general 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)

Gasoline service stations (Sec. 17-286)

Boat dealers (Sec. 17-286)

Recreational and utility trailer dealers (Sec. 17-286)

Apparel and accessory stores

Furniture, home furnishings and equipment stores

Eating Places

Drinking Places (alcoholic beverages)(Sec. 17-269)

Drugstores and proprietary stores

Table of Permitted Uses**C-3**

Non-store retailers: Automatic merchandising machine operators

Fuel and ice dealers, except oil fuel dealers and bottled gas 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 lodginghouses on membership basis

Garment pressing and agents for laundries and dry cleaners

Taylor and alteration shops

Linen supply

Diaper service

Coin-operated laundries and dry cleaning

Photographic Studies, portrait

Beauty Shops

Barbershops

Shoe repair shops, shoeshine parlors, and hat cleaning shops

Funeral service and crematories

Miscellaneous personal services, except massage parlors and spas

Advertising agencies

Consumer credit reporting agencies

Blueprinting and photocopying (Sec. 17-264)

Commercial photography, art and graphics

Stenographic services and reproduction services not elsewhere classified

Disinfecting and extermination services

Cleaning and maintenance services to dwellings and other 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

Table of Permitted Uses**M-1**

Miscellaneous shopping goods stores
Mail order house
Non-store retailers: Automatic merchandising machine operators
Fuel and ice dealers, except oil fuel dealers and bottled gas dealers
Fuel oil dealers
Liquified petroleum gas (bottled gas) dealers
Florist
Cigar store and stands
New dealers and newsstands
Miscellaneous retail stores, not elsewhere classified
Finance, Insurance, and Real Estate
Banquet Hall
Cemetary subdividers and developers
Suite Hotel (Sec. 17-271)
Bed and breakfast hotel (Sec. 17-271)
Power laundries
Garment pressing and agents for laundries and dry cleaners
Linen supply
Diaper service
Coin-operated laundries and dry cleaning
Dry cleaning plants, except rug cleaning
Carpet and upolstery cleaning
Industrial launderers
Laundry and garment services not elsewhere classified
Photographic Studies, portrait
Beauty Shops
Barbershops
Shoe repair shops, shoeshine parlors, and hat cleaning shops
Miscellaneous personal services, except massage parlors and spas
Advertising agencies
Outdoor advertising agencies
Consumer credit reporting agencies
Blueprinting and photocopying (Sec. 17-264)
Commercial photography, art and graphics
Stenographic services and reproduction services not elsewhere classified
Disinfecting and extermination services
Cleaning and maintenance services to dwellings and other buildings not elsewhere classified
Equipment rental and leasing services
Personal supply services
Miscellaneous business services: Miscellaneous

Table of Permitted Uses**C-3**

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
Municipal or other passive recreation facilities (parks, greenways, including administrative facilities)
Public golf courses
Coin-operated amusement devices
Amusement parks
Membership Sports and Recreation Clubs
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 colleges
Libraries and information centers
Business and secretarial schools
Vocational schools except vocational high schools not elsewhere classified
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

Table of Permitted Uses**M-1**

Business services not elsewhere classified
Employment agencies
Computer and data processing services
Detective agencies and protective services
Photofinishing laboratories
Passenger car rental and leasing without driver
Truck rental and leasing without drivers
Utility trailer and recreational vehicle rental
Parking Lots
Automotive repair shops
Carwashes
Automotive services, except repair and 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
Welding repair
Repair shops, not otherwise classified
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
Municipal or other passive recreation facilities (parks, greenways, including administrative facilities)
Public golf courses
Coin-operated amusement devices
Amusement parks
Membership Sports and Recreation Clubs
Amusement and recreation services not elsewhere classified
Offices of physicians
Medical and dental laboratories
Legal services
Business and secretarial schools
Vocational schools except vocational high schools not elsewhere classified
Job training and vocational rehabilitation services

Table of Permitted Uses**C-3**

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

Table of Permitted Uses
M-1
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, physical and biological research
Commercial economic, sociological, and educational research
Noncommercial research organization
Testing laboratories
Management and public relations services
Miscellaneous services
Police and Fire Protection
Permitted in District, provided owner and/or tenant complies with the associated conditions set forth in this article
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)
Offices and clinics of other health practitioners, including therapeutic massage (17-288)
Dormitories , Private (Sec. 17-321)
Permitted Accessory Use
Aquaponics
Special Exception by Board of Zoning Appeals
Gas production and distribution
Wholesale trade-durable goods-Scrap
Liquor Stores
Used merchandise stores with weapons
Pawn shops
Body piercing facilities and tattoo establishments
Recycling centers (see Sec. 17-273)
Parking structures

Table of Permitted Uses
C-3
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
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

Table of Permitted Uses

M-1

Drive-in motion picture theaters

Bingo parlors

Libraries and information centers

Day Care Facilities (Sec. 17-265)

Dormitories, Public

Fraternity and sorority houses

Correctional insitutions

Table of Permitted Uses

C-3

Group Development

High-Rise (Sec. 17-304)

Mid-Rise (Sec. 17-267)

Dormitories, Public

Fraternity and sorority houses

Correctional insitutions
