



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

**1750 ANDREWS ROAD  
ANNEX, ASSIGN LAND USE CLASSIFICATION UCR-1  
(URBAN CORE RESIDENTIAL SMALL LOT - 1)  
AND ZONE PROPERTY RG-1  
(GENERAL RESIDENTIAL DISTRICT -1)**

**November 2, 2015 at 5:15pm**  
City Council Chambers, 3<sup>rd</sup> Floor, 1737 Main Street, Columbia, SC 29201

---

<b>Subject Property:</b>	1750 Andrews Road, TMS#13701-01-17		
<b>Applicant:</b>	PRO TOW OF COLUMBIA, INC		
<b>Council District:</b>	3	<b>Census Tract:</b>	117.01
<b>County Land Use Plan:</b>	Mixed Res. (High Den.)	<b>Proposed Land Use Plan:</b>	UCR-1
<b>County Zoning:</b>	RM-MD	<b>Proposed Zoning:</b>	RG-1
<b>Current Land Use:</b>	Commercial	<b>Proposed Use:</b>	Commercial
<b>Reason for Annexation:</b>	Ability to conduct business within City Limits		

---

**CASE HISTORY**

---

Staff Recommendation:	Annex, Assign UCR-1 Land Use Classification and RG-1 Zoning		APPROVE
PC Recommendation:	10/05/15	Mixed Res. To UCR-1 and RM-MD to RG-1	CANCELLED/WEATHER
PC Recommendation:	11/02/15	Mixed Res. To UCR-1 and RM-MD to RG-1	PENDING

**APPLICATION REQUEST**

Applicant is requesting annexation in order to conduct business within City Limits

**CURRENT PARCEL CHARACTERISTICS/CONDITIONS**

The subject parcel is 0.589 acres and located on the west side of the right of way of the Southern Railway Company, about three miles south of the City of Columbia. The entire parcel is currently being annexed.

**PLANS, POLICIES, AND LAND USE**

*Urban Service Area*

Subject parcel is in a "Long Range Area" 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.

Long Range areas include parcels that are anticipated for future growth and urban service expansion, but are currently lacking in basic service availability. The basis for this area is the Water Service Boundary established in the Comprehensive Plan which was then modified for the establishment of an Urban Service Area through a more detailed analysis of existing development and growth of adjacent municipalities. Long Range areas periodically will need to be reviewed to determine whether the status needs revision due to change in conditions. This area does currently have water and waste water service.

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

Staff recommends subject parcel be designated “Urban Core Residential Small Lot” in The Columbia Plan 2018 Future Land Use Map.

Urban Core Residential Small Lot neighborhoods are common just outside the urban center, most were subdivided before 1950 and many continue the grid or street network from the original planned portion of the city. This development type may represent existing neighborhoods and is also a development form appropriate for medium to large-scale redevelopments or infill sites. Traditional and contemporary architectural styles have a place in these neighborhoods. When infill development is designed, scale and orientation of existing structures on the block should act as design presets.

#### **Primary Types**

- Single-family Detached

#### **Secondary Types**

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

#### **Tertiary Types**

- Multi-family Small
- Small Format Business/
- Employment (except Flex)
- Cemeteries & Mausoleums

---

## **PROPOSED ZONING DISTRICT SUMMARY**

---

The parcel and surrounding parcels are currently zoned RM-RD in Richland County.

The parcel is proposed to be zoned RG-1 General Residential District within the City of Columbia. The RG-1 district is intended as medium and high density residential areas permitting progressively higher population densities, characterized by single-family detached, two-family detached and multiple-family structures, and garden type apartments. 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 districts.

---

## **STAFF RECOMMENDATION**

---

Recommend approval of a resolution assigning UCR-1. Recommend to City Council the adoption of an ordinance assigning UCR-1 land use classification and recommendation to City Council to apply RG-1 zoning at the time of annexation.

## RG-1

### Permitted Principal Uses

Water supply services
Sewerage Systems (Sec. 17-262)
Municipal or other passive recreation facilities (parks, greenways, including administrative facilities)
Detached One-Family Dwelling
Attached One-Family Dwelling
Attached Two-Family Dwelling
Multi-Family Dwelling
Group Development
Police and Fire Protection

### Permitted in District, provided owner and/or tenant complies with the associated conditions set forth in this article

Municipal active recreation facilities (athletic ball fields, swimming pools, playgrounds, including administration facilities )(Sec. 17-289)
---

### Permitted Accessory Use

Coin-operated laundries and dry cleaning
--

### Permitted as an Accessory Use or as a Principal Use by Special Exception

Food crops grown within a covered enclosure
General farms, primarily crop
Public Golf Course

### Special Exception by Board of Zoning Appeals

Electric substations
Cemetery subdividers and developers
Parking Lots
Nursing and personal care facilities
Elementary and Secondary Schools (17-296)
Libraries and Information Centers
Day Care Facilities (17-265)
Residential Care (17-266)
Religious Organizations
Fraternity and sorority houses







# Future Land Use Map

1750 Andrews Road  
TMS# 13701-01-17 FLU: UCR-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

N

0 70 140 280 Feet

**ORIGINAL PREPARATION/DATE:**  
This map was prepared by:  
S. W. Hudson, III  
September 23, 2015



Sources: Esri, DeLorme, NAVTEQ, TomTom, Intermap, increment P Corp., GEBCO,

CITY OF COLUMBIA PLANNING DEPARTMENT  
THIS MAP IS THE PRODUCT OF COMPILED,  
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.

\*\* DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION



# Zoning Map

1750 Andrews Road  
TMS# 13701-01-17 ZONED: RM-MD

Department of Planning & Development Services

**Legend**

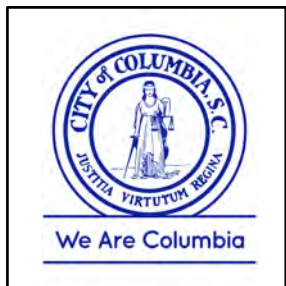
CITY LIMITS  
PARCELS

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 85 170 340 Feet

**ORIGINAL PREPARATION/DATE:**  
This map was prepared by:  
S. W. Hudson, III  
September 10, 2015

**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.



Sources: Esri, DeLorme, HERE, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom  
\*\* DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION



**A RESOLUTION OF THE CITY OF COLUMBIA  
PLANNING COMMISSION  
RES: COMP PLAN - 2015-012**

**RECOMMENDING AMENDING THE CITY OF COLUMBIA COMPREHENSIVE PLAN 2018 FUTURE LAND USE  
MAP TO INCLUDE THE PROPERTY AT 1750 ANDREWS ROAD INTO THE CITY OF COLUMBIA.**

WHEREAS, the City of Columbia and community at large recognize the value of planning for future development and growth; and,

WHEREAS, City Council approved Ordinance No.: 2008-085 on October 1, 2008 adopting the City of Columbia Comprehensive Plan (The Columbia Plan 2018) in accordance with the South Carolina Comprehensive Planning Act of 1994 (Title 6, Chapter 29 of the SC Code); and,

WHEREAS, City Council approved Ordinance No.: 2015-014 on February 17, 2015 amending the City of Columbia Comprehensive Plan 2018 deleting the "Existing and Future Land Use Components of the Physical Area Development Element of The Columbia Plan: 2018" and replaced it with "Plan Columbia Land Use Plan Putting the Pieces Together", along with all the maps and policies contained therein; and,

WHEREAS, 1750 Andrews Road filed for petition on September 9, 2015 and was not included within Plan Columbia Land Use Plan Putting the Pieces in Place adopted by City Council on February 17, 2015, and shall be assigned the designated future land use classifications of Urban Core Residential Small Lot (UCR-1), and the Future Land Use Map shall be amended accordingly; and,

WHEREAS, the City of Columbia Planning Commission has provided input and recommendations in response to the public input and findings;

NOW, THEREFORE BE IT RESOLVED by the City of Columbia Planning Commission this, the second day of November, 2015, that the property to be annexed at 1750 Andrews Road, be assigned the designated future land use classifications of Urban Core Residential Small Lot (UCR-1), and the Future Land Use Map be amended accordingly, along with all the maps and policies contained therein is recommended for adoption to City Council.

\_\_\_\_\_  
Richard H. Cohn, Sr. – Planning Commission Chairman

\_\_\_\_\_  
Date