



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

**7316, 7320, 7324, AND 7340 GARNERS FERRY ROAD  
ANNEX, ASSIGN LAND USE CLASSIFICATION AC-2  
(COMMUNITY ACTIVITY CORRIDOR)  
AND ZONE PROPERTY C-3  
(GENERAL COMMERCIAL DISTRICT)**

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

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<b>Subject Property:</b>	7316, 7320, 7324, and 7340 Garners Ferry Road	<b>TMS#</b> 16409-01-01
<b>Applicant:</b>	ASSOCIATE MANAGEMENT, INC.	
<b>Council District:</b>	3	<b>Census Tract:</b> 116.08
<b>County Land Use Plan:</b>	Neighborhood (Medium Density)	<b>Proposed Land Use Plan:</b> AC-2
<b>County Zoning:</b>	GC	<b>Proposed Zoning:</b> C-3
<b>Current Land Use:</b>	Commercial	<b>Proposed Use:</b> Commercial
<b>Reason for Annexation:</b>	Donut Hole / Purchaser of Property would prefer to be located within the City.	

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**CASE HISTORY**

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Staff Recommendation:	Annex, Assign AC-2 Land Use Classification and C-3 Zoning	APPROVE
PC Recommendation: 11/02/15	Assign AC-2 Land Use / Richland County GC to C-3	PENDING

**APPLICATION REQUEST**

Applicant is requesting annexation as the purchaser of property would prefer to be located within the City and conduct business with the City, the property is located within an existing donut hole.

**CURRENT PARCEL CHARACTERISTICS/CONDITIONS**

The subject parcel is 2.475 acres, more or less, on the north side of Garners Ferry Road to the west of I-77. The entire parcel is currently being annexed.

**PLANS, POLICIES, AND LAND USE**

*Urban Service Area*

Subject parcel is in a "Donut Hole 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.

Donut Holes are unincorporated areas that are completely surrounded by the City of Columbia and/or another municipality. These areas pose a number of challenges to the City that can be addressed through annexation. They can often cause inefficiencies in the delivery of services due to confusion about jurisdiction. Also, if the land is in a jurisdiction with a different approach to code enforcement, these areas can negatively impact the quality of life for adjacent City residents. Such inefficiencies and the costs to taxpayers are germane to City and County property both, which results in a greater impact to City residents since they pay City and County taxes.

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

Staff recommends subject parcel be designated “Community Activity Corridor (AC-2)” in The Columbia Plan 2018 Future Land Use Map.

Community Activity Corridors are a linear extension of a Community Activity Center. They contain nearly identical building types and uses to a Community Activity Center; the primary difference is the configuration of the lots and the lack of an internal subdivision or street network. Uses are built on frontage lots along principal and minor arterial roadways. They serve surrounding neighborhoods within a 3-5 mile drive and typically consist of a variety of commercial and service uses..

#### **Primary Types**

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

#### **Secondary Types**

- Multi-family Small and Medium

#### **Tertiary Types**

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

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## **PROPOSED ZONING DISTRICT SUMMARY**

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The parcel and surrounding parcels are currently zoned GC in Richland County and C-3 in the City of Columbia.

The parcel is proposed to be zoned General Commercial C-3 within the City of Columbia. 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.

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## **STAFF RECOMMENDATION**

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Recommend approval of a resolution assigning AC-2. Recommend to City Council the adoption of an ordinance assigning AC-2 land use classification and recommendation to City Council to apply C-3 zoning at the time of annexation.



7300 GARNERS FERRY RD

801 ASBURY DR

7340 GARNERS FERRY RD

7354 SUMTER HWY

7356A GARNERS FERRY RD

GARNERS FERRY

ASBURY

ASBURY

GARNERS FERRY

GARNERS FERRY

# Future Land Use Map

7316, 7320, 7324, AND 7340 GARNERS FERRY ROAD  
TMS# 16409-01-01 FLU: AC-2

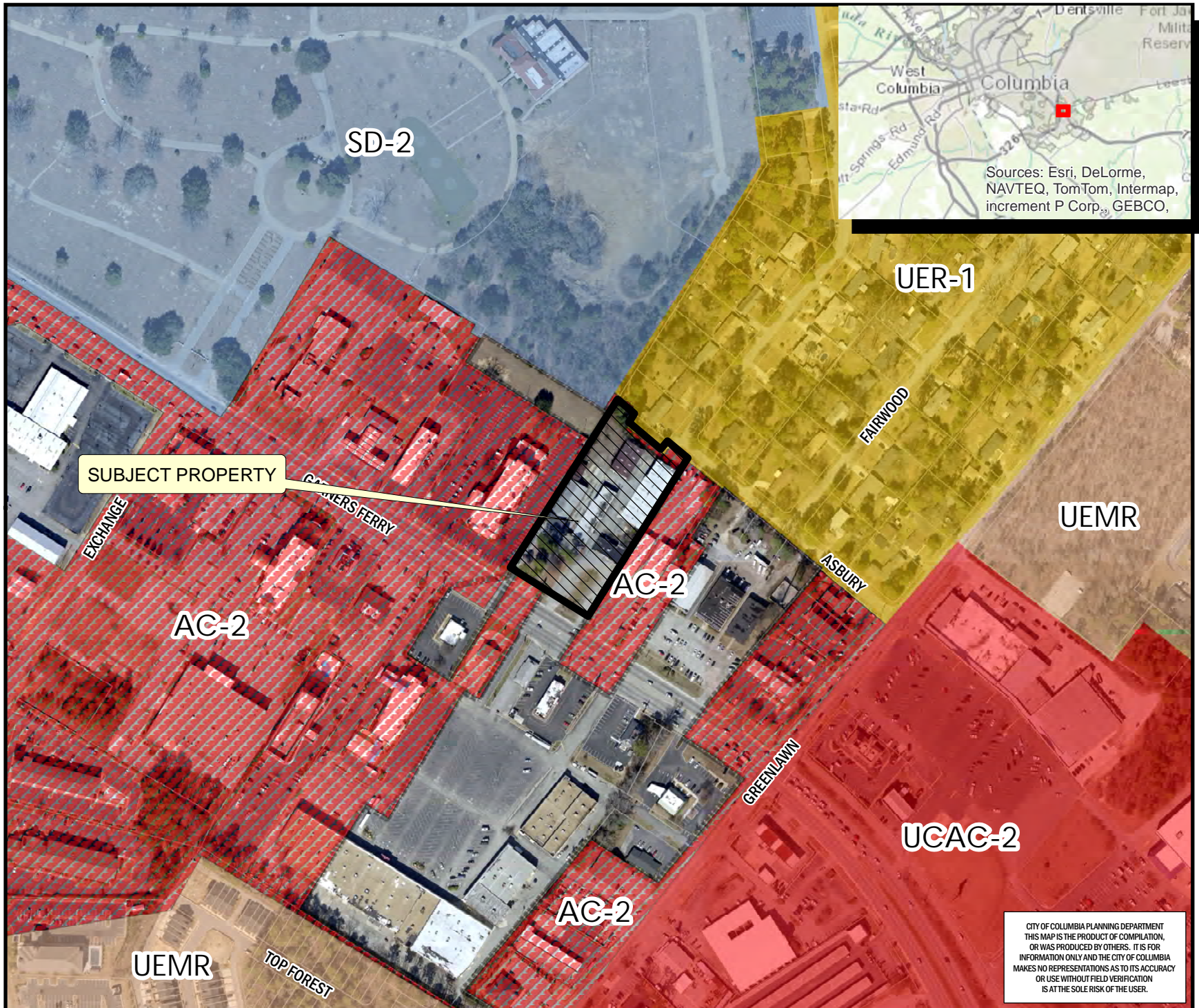
Department of Planning & Development Services

**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 70 140 280 Feet



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

**ORIGINAL PREPARATION/DATE:**  
This map was prepared by:  
S. W. Hudson, III  
October 27, 2015



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

# Zoning Map

7316, 7320, 7324, AND 7340 GARNERS FERRY ROAD  
TMS# 16409-01-01 ZONED: GC

Department of Planning & Development Services

**Legend**

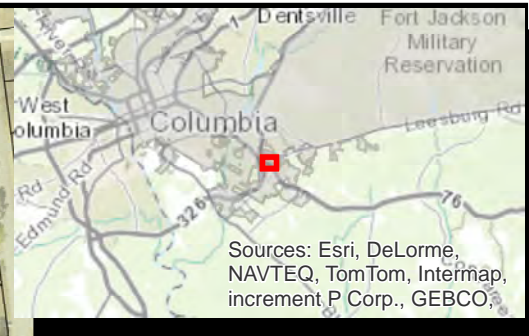
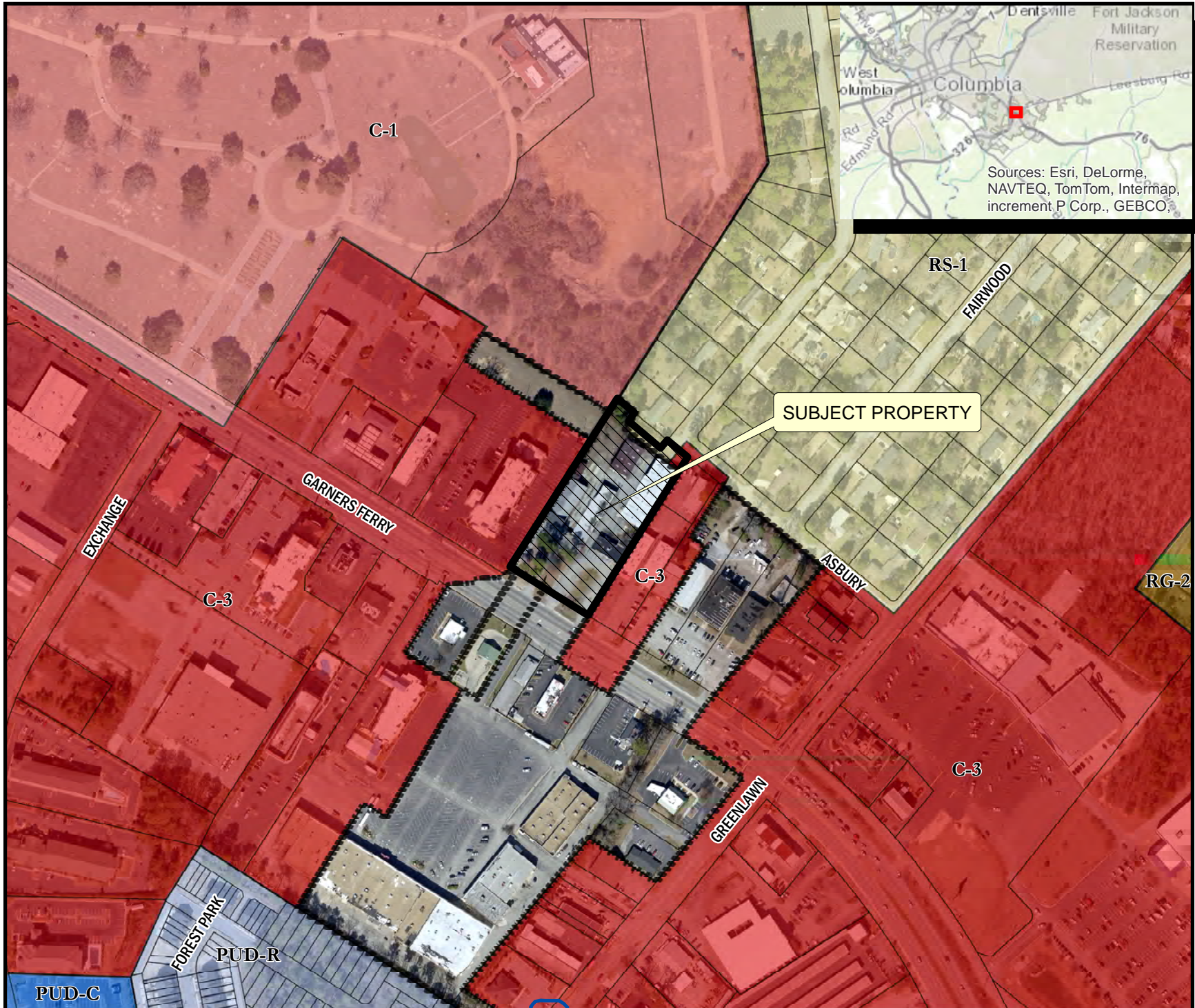
CITY LIMITS  
PARCELS

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 70 140 280 Feet

**ORIGINAL PREPARATION/DATE:**  
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**DISCLAIMER:**  
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\*\* DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

## 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
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 lodgings 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

**C-3 Continued****Permitted Principal Uses**

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
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

**C-3 Continued****Permitted Principal Uses**

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  
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, 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**

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



### C-3 Continued

#### Special Exception by Board of Zoning Appeals

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

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

Group Development

High-Rise (Sec. 17-304)

Mid-Rise (Sec. 17-267)

Dormitories, Public

Fraternity and sorority houses

Correctional insitutions

**A RESOLUTION OF THE CITY OF COLUMBIA  
PLANNING COMMISSION  
RES: COMP PLAN - 2015-014**

**RECOMMENDING AMENDING THE CITY OF COLUMBIA COMPREHENSIVE PLAN 2018 FUTURE LAND USE  
MAP TO INCLUDE THE PROPERTY AT 7316, 7320, 7324, AND 7340 GARNERS FERRY 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, 7316, 7320, 7324, and 7340 Garners Ferry Road filed for petition on October 26, 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 Community Activity Corridor (AC-2), 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 7316, 7320, 7324, and 7340 Garners Ferry Road (TMS: 16409-01-01), be assigned the designated future land use classifications of Community Activity Corridor (AC-2), 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.

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Richard H. Cohn, Sr. – Planning Commission Chairman

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Date