



**CITY COUNCIL  
TEXT AMENDMENT CASE SUMMARY**

**AMEND THE PRIVATE DORMITORY ORDINANCE, SECTION 17-321, TO  
PERMIT THE USE WITH CONDITIONS IN THE C-3 (GENERAL  
COMMERCIAL) ZONING DISTRICT**

**Public Hearing – November 18, 2014 at 7:00 pm**  
City Council Chambers, 3<sup>rd</sup> Floor, 1737 Main Street, Columbia, SC 29201

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<b>Proposal:</b>	Amend Chapter 17, Article III, Division 9, §17-321 (Private Dormitory) to permit the private dormitory use with conditions in the C-3 zoning district, and to modify certain specific criteria therein.
<b>Applicant:</b>	Mayor Stephen K. Benjamin
<b>Affected Sections:</b>	(1) Article III, Division 8, §17-258 (Table 1. Table of Permitted Uses), 8811.6 (Dormitories, Private) (2) Chapter 17, Article III, Division 9, Amend §17-321 (Private Dormitory)
<b>Staff Recommendation:</b>	Approve
<b>PC Recommendation:</b>	Approve (7-0), 10/06/14

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<b>Detail:</b>	<p>Private student dormitories are not currently permitted in the C-3 (General Commercial) zoning district. This amendment would permit the use in C-3 with certain conditions. The highlights are as follows:</p> <ul style="list-style-type: none"><li>• A private dormitory shall be permitted with conditions in C-3.</li><li>• The current 600 foot distance from a lot zoned RS, RD, RG (residential districts) or detached single or two-family designed PUD-R, shall be reduced to 300 feet in C-3, when the lot is buffered by an active railroad track, commercial zoning, or arterial street.</li><li>• A private dormitory shall have a maximum of 150 bedrooms per acre; however the board of zoning appeals may grant a special exception to exceed this density in C-3.</li><li>• The parking ratio requirements in C-3 shall be .75 on-site vehicular parking space and .25 on-site bicycle parking space per bedroom.</li><li>• A private dormitory within C-3 shall not have more than 60 percent of the total number of dwelling units designed for occupancy by more than three unrelated adults.</li></ul>
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Staff has questioned the need for separation from residential districts being reduced from 600 feet to 300 feet. To that point, the applicant has factored in additional requirements to minimize the potential impact by making the reduction contingent on a lot being buffered by an active railroad track, commercial zoning, or an arterial street. Staff is generally supportive of this amendment.

<b>Pending Issues:</b>	None.
<b>Staff Contact:</b>	K. Brian Cook, Zoning Administrator

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## Sec. 17-321. Private dormitory.

- (a) Private dormitories are permitted in C-3, C-4, C-5, M-1, M-2, MX-2 and RG-3 districts, subject to the following conditions:
- (1) No private dormitory shall be located upon a lot that is within 600 feet from a lot zoned RS-1, RS-1A, RS-1B, RS-2, RS-3, RD, RD-2, RG-1, RG-1A, RG-1B, or RG-2. In the C-3 district, the 600 foot distance shall be reduced to 300 feet when the lot is buffered by an active railroad track, commercial zoning, or arterial street;
  - (2) No private dormitory shall be located upon a lot that is within 600 feet from a lot zoned PUD-R where the majority of the dwelling units within that PUD-R are detached single- or two-family dwellings. In the C-3 district, the 600 foot distance shall be reduced to 300 feet when the lot is buffered by an active railroad track, commercial zoning, or arterial street;
  - (3) A private dormitory shall have a maximum density of 150 bedrooms per acre; however the board of zoning appeals may grant a special exception to exceed this density in C-3, C-4, C-5, and MX-2 districts. In considering the criteria for special exceptions set forth in section 17-112(2); the applicant shall provide to the board of zoning appeals an operation and management plan that shall describe the programs of operation and management including, but not limited to:
    - a. Use and activity that will occur in conjunction with the dormitory use;
    - b. Hours and operation of non-residential services;
    - c. Security plan including provisions for common and parking areas;
    - d. Noise control;
    - e. Provisions for transportation including location for loading/unloading of shuttles or buses, if applicable;
    - f. Location of entrances and exits;
    - g. Location and management of parking for residents and visitors;
    - h. Location of amenities and their relationship and compatibility with adjacent uses.
  - (4) A private dormitory occupancy is limited to one person per bedroom;
  - (5) Parking requirements for a private dormitory shall be as follows: in RG-3, C-3, C-4, M-1, M-2, and MX-2 districts the ratio shall be 0.75 on-site vehicular parking space and .25 on-site bicycle parking space per bedroom. In the C-5 zoning district the ratio shall be 0.5 vehicular parking space located within 800 feet of the dormitory's main entrance and 0.25 on-site bicycle parking space per bedroom. Seventy-five (75) percent of required bicycle parking in all districts shall be located in an enclosed and secured area.
  - (6) A private dormitory shall maintain lot size, setback, and height requirements as set forth in section 17-275 (lot size, setback, and height requirements), except as may be reduced by section 17-276 (average building line of adjacent structures may be used as front setback line), or by any designated historic or design overlay district;
  - (7) A private dormitory shall include sidewalks along all streets;
  - (8) A private dormitory shall have an on-site manager available 24 hours a day, seven days a week.
  - (9) A private dormitory within the C-3, C-4, C-5, and MX-2 zoning classifications shall not have more than 60 percent of the total number of dwelling units designed for occupancy by more than three unrelated adults.
  - (10) A private dormitory shall conform to any designated historic or design overlay district design guidelines.

- (b) Private dormitories need not be arranged with distinct dwelling units; however when bedrooms are located around a central kitchen or bathroom, a private dormitory may have more than three unrelated adults per dwelling unit.
- (c) The board of zoning appeals shall not grant a variance from any of the provisions of this section;
- (d) Private dormitories are not permitted within properties zoned PUD, except for parcels located within the Bull Street Planned Unit Development whose boundaries are Bull Street on the west, Calhoun Street to the south, Harden Street to the east, and Colonial Street to the north. Private dormitories within this Bull Street Neighborhood are subject only to conditions (1), (4) and (8) above.

(Ord. No. 2008-004, 1-23-08; Ord. No. 2010-110, 7-28-10; Ord. No. 2011-085, 12-13-11; Ord. No. 2012-026, 6-5-12; Ord. No. 2012-094, 10-16-12)

**LEGEND:**

**x = Permitted use in the district; e = Special exception by board of zoning appeals a = Permitted accessory use;  
a/e = Permitted as an accessory use or as a principal use by special exception; nr = No requirements;  
"c" = Permitted in the indicated district, provided the owner and/or tenant complies with the associated conditions set forth in this article;  
"o" = Permitted in the indicated district as office only.  
"a/c = Permitted in the indicated district as an accessory use but is also permitted as a primary use provided the owner and/or tenant complies with the associated conditions set forth in this article**

Principal Uses	Zoning Districts																			Off-Street Parking Requirements
	D-1	RS-1 RS-1A RS-1B RS-2 RS-3	R-D RD-2	RG-1	RG-1A	RG-2	RG-3	C-1	C-2	C-3	C-3A	C-4	C-5	C-6	M-1	M-2	UTD	MX-1	MX-2	
8811.4 Dormitories, Public								e		e		X	X					e	X	See section 17-321
8811.5 Fraternity and sorority houses				e	e	e		e		e		e	e					e	e	
8811.6 Dormitories, Private (section 17-321)							c			c/e		c/e	c/e		c	c			c/e	
89 Miscellaneous services								X	X	X	X	X	X	X	X		X	X	X	3 for each 1,000 square feet of gross floor area
DIVISION J. PUBLIC ADMINISTRATION																				
91 Executive, legislative and general government except finance																				
911 Executive offices								X	X	X	X	X	X	X				X	X	3 for each 1,000 square feet of gross floor area
912 Legislative bodies								X	X	X	X	X	X					X	X	
919 General government not elsewhere classified								X	X	X	X	X	X					X	X	
92 Justice, public order and safety																				
921 Courts								X		X	X	X	X		X			X	X	3 for each 1,000 square feet of gross floor area
922 Public order and safety																				
9223 Correctional institutions										e					e	e				1 for each 6 inmates
9224 Police and fire protection	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	1 for each employee on shift
93 Public finance, taxation and monetary policy								X	X	X	X	X	X	X				X	X	3 for each 1,000 square feet of gross floor area
94 Administration of human resources programs								X	X	X	X	X	X					X	X	
95 Administration of environmental quality and housing programs								X	X	X	X	X	X					X	X	
96 Administration of economic programs								X	X	X	X	X	X						X	



# City of Columbia

## APPLICATION to

### AMEND THE ZONING ORDINANCE

OFFICE USE ONLY: Date Received: 4 September 2014By: K. Brian Cook**1) APPLICANT (Please Print)**

Name:	Mayor Stephen K. Benjamin		
Tel. #:	803-545-3332	Fax#:	
Mobile #:		E-mail:	skbenjamin@columbiasc.net

Do you own any of the property affected by this application?  YES  NO; If NO, provide Letter of Agency

**2) THIS APPLICATION IS FOR (Check all that apply)**

<input type="checkbox"/>	<b>REZONING (MAP and/or PUD AMENDMENT)</b>		
	From:	To:	
	For PUD Amendment (Check one below)		
	<input type="radio"/> Minor Amendment <input type="radio"/> Major Amendment		
	<b>PROPERTY INFORMATION</b>		
	Address:		
	TMS#:	Total Acreage:	
	Current Use:	Proposed Use:	
	Current Zoning:		
<input checked="" type="checkbox"/>	<b>TEXT AMENDMENT</b>		
	List affected code section(s):	Chapter 17, Article III, Division 9, Amend §17-321 (Private Dormitory) & Article III, Division 8, §17-258 (8811.6) to permit the use with conditions and special exception option in table for C-3.	

**3) DETAILED PROJECT DESCRIPTION: (Attach additional paper if you need more space)**

1) Amend Chapter 17, Article III, Division 9, §17-321 (Private Dormitory) to permit the use in the C-3 zoning district with conditions and to modify certain specific criteria therein. 2) Amend Article III, Division 8, §17-258 to add conditional use with special exception option to the use table for C-3.

**4) NEIGHBORHOOD CONSULTATION**

Prior to the Planning Commission meeting, meet with the adjacent neighbors or neighborhood association to communicate details of the proposed project. Please note that this informational meeting is not required by ordinance, but is *strongly* encouraged. Contact information may be obtained from Zoning staff.

**5) SIGNATURE**

Applicant Signature:	
Print Name:	Mayor Stephen K. Benjamin
Date:	4 September 2014

PC Date: 6 October 2014  
 ZPH Date: 18 November 2014

Action: \_\_\_\_\_  
 1<sup>st</sup> Reading Date: \_\_\_\_\_  
 2<sup>nd</sup> Reading Date: 2 December 2014

Action: \_\_\_\_\_  
 Action: \_\_\_\_\_

**FILE COPY**

**FRANCENIA B. HEIZER, ESQUIRE  
POST OFFICE BOX 12457  
COLUMBIA, SOUTH CAROLINA 29211  
(803) 331-9415**

October 6, 2014

**VIA HAND DELIVERY**

Krista M. Hampton, Director  
Planning and Development Services  
City of Columbia, South Carolina  
1136 Washington Street  
Columbia, South Carolina 29201

Re: Proposed Text Amendment Allowing Student Housing in C-3 Zoning

Dear Ms. Hampton:

I am huge supporter of the City of Columbia and hate to be in a position to oppose any project or initiative advanced by the City. Unfortunately, I find myself in that position with regard to a proposed zoning text amendment described in *The State* yesterday. I am opposed to allowing student housing in C-3 zoning districts. On a personal basis, my residence on Blossom Street backs up to C-3 zoning on Devine Street. I do not think it is appropriate for student housing to be allowed in areas designed for relatively low impact, neighborhood friendly, commercial uses.

I also have a concern about a high impact use to be located at the corner of Harden and Gervais Streets. For many of us living east of Harden Street, the intersection of Harden and Gervais is already a choke point for traffic at all times of the day. While I know that zoning can only go so far in avoiding traffic uses, many people would agree that encouraging more traffic at that intersection would be very disadvantageous to long-time residents of the City living on the east side of Harden Street.

I regret that I cannot attend the Planning Commission meeting this evening. I only learned about this proposed zoning change through the article in yesterday's newspaper. I would respectfully request that members of the Planning Commission reject this proposed change or at least defer it so that more neighborhood input can be obtained.

Thank you for your consideration.

Sincerely,



Francenia B. Heizer

FBH:laf

cc: Shandon Neighborhood Council