

ORIGINAL  
STAMPED IN RED

ORDINANCE NO.: 2022-062

*Amending the Official Zoning Map to modify the zoning for 4921 Broad River Road (p), Richland County TMS# 06200-01-07 (p)*

WHEREAS, an application has been made to amend the Official Zoning Map of the City of Columbia, S.C. to modify the zoning for 4921 Broad River Road (p), Richland County TMS# 06200-01-07(p); and,

WHEREAS, City Council adopted *Columbia Compass: Envision 2036* as the City of Columbia Comprehensive Plan by Ordinance No.: 2020-028 along with all the maps and policies contained therein, and amended from time to time, in accordance with the South Carolina Comprehensive Planning Act of 1994 (§6-29 of the SC Code); and,

WHEREAS, the City of Columbia has adopted the Unified Development Ordinance (UDO) by Ordinance No.: 2019-013 and Official Zoning Map of the City of Columbia, S.C. by Ordinance No.: 2021-001, both amended from time to time, in accordance with the authority in Title VI of the SC Code; and

WHEREAS, the City of Columbia Planning Commission has reviewed the application and made a recommendation to City Council regarding the application in accordance with §17-2.5(c)(3)(f) of the UDO; and

WHEREAS, the Columbia City Council has held a public hearing in accordance with §17-2.4(f) of the UDO and §6-29-760 of the SC Code; and

WHEREAS, the Columbia City Council has determined that the proposed rezoning meets one or more of the criteria set forth by §17-2.5(c)(4), Zoning Map Amendment Decision Standards, of the UDO; NOW THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia this 2<sup>nd</sup> day of August, 2022, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.
2. The property identified as 4921 Broad River Road (p) and Richland County TMS# 06200-01-07(p) and as shown in Attachment A, is hereby rezoned from Residential Mixed District (RM-2) to Community Activity Center/Corridor District (CAC). The Official Zoning Map of the City of Columbia, S.C. is hereby amended to conform to this change.

Requested by:

Assistant City Manager Gentry

Approved by:

  
City Manager

Approved as to form:

  
City Attorney

Introduced: 7/26/2022

Final Reading: 8/2/2022

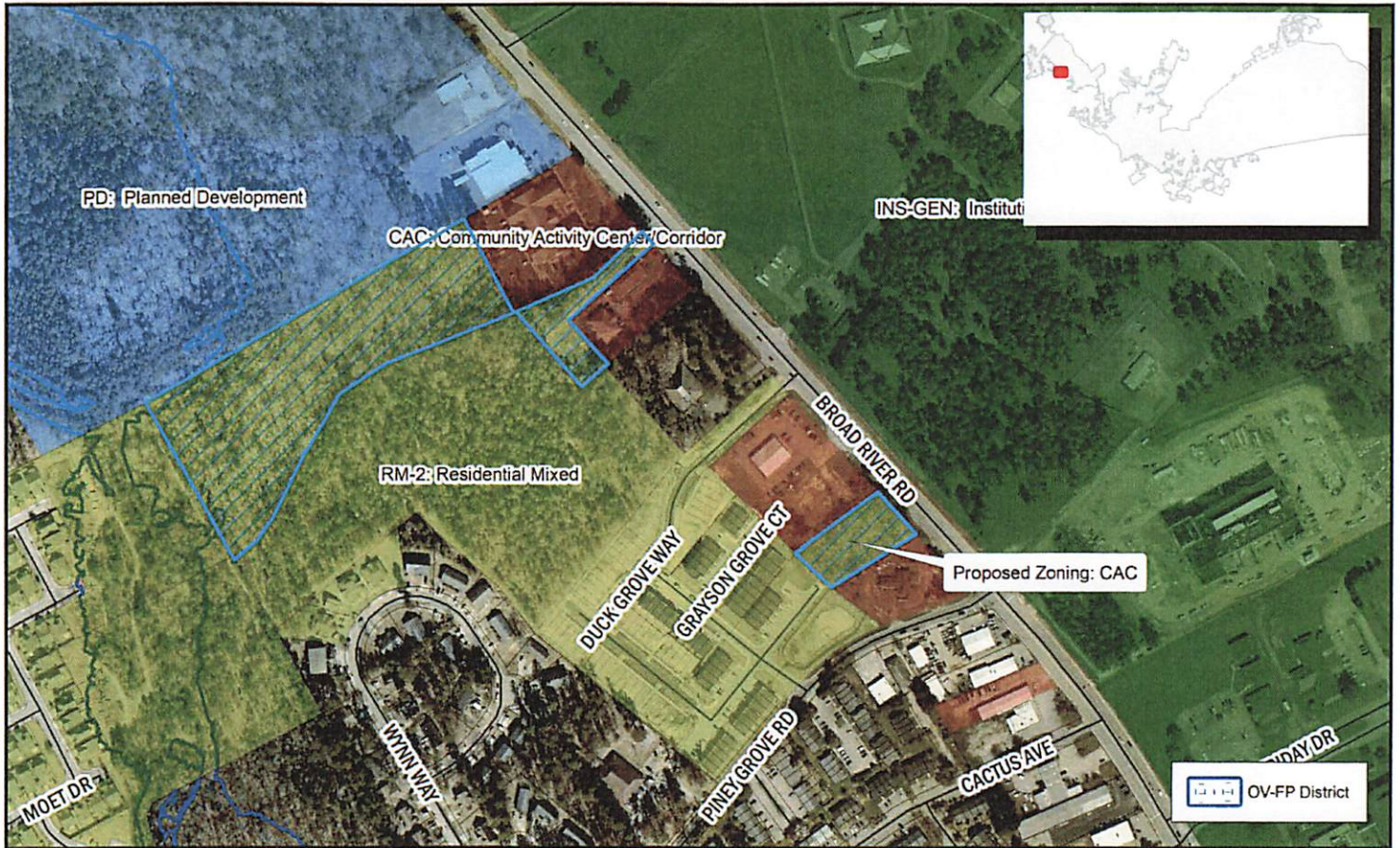
Mayor

ATTEST:

  
City Clerk

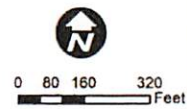
# Zoning Map

4921 Broad River Road(p), TMS# 06200-01-07(p);  
Current Zoning: RM-2, Proposed Zoning: CAC



Department of Planning &  
Development Services

ORIGINAL PREPARATION/DATE:  
This map was prepared by:  
Shane Shaughnessy  
Date: 5/16/2022



**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.

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





## CITY COUNCIL

July 26, 2022 at 4:00pm

City Hall, 3<sup>rd</sup> floor Council Chambers, 1737 Main Street, Columbia, SC 29202

### **Zoning Map Amendment Case Summary 4921 Broad River Road(p), TMS# 06200-01-07(p)**

---

<b>Council District:</b>	1
<b>Proposal:</b>	Request to rezone the property from Residential Mixed District (RM-2) to Community Activity Center/Corridor District (CAC).
<b>Applicant:</b>	J.T. Stephenson, III, Harbison Grove JV, LLC
<b>Staff Recommendation:</b>	Approval
<b>PC Recommendation:</b>	06/09/2022; Approval (6-0)
<b>ZPH, 1<sup>st</sup> Reading:</b>	07/26/2022; Pending
<b>2<sup>nd</sup> Reading:</b>	08/02/2022; Pending

---

#### **CURRENT PARCEL CHARACTERISTICS/CONDITIONS**

---

**Acreage:** 0.80 acres

**Current Use:** Wooded

**Proposed Use:** Commercial

**Current Land Use Classification:** Community Activity Corridor (AC-2)

**Current Zoning:** Residential Mixed District (RM-2)

**Proposed Zoning:** Community Activity Center/Corridor District (CAC)

---

#### **PLANS, POLICIES, AND LAND USE**

---

##### *Comprehensive Plan Land Use Classification*

The subject property is designated Community Activity Corridor (AC-2) in the *Columbia Compass: Envision 2036* 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 three-mile to five-mile drive and typically consist of a variety of commercial and service issues.

##### Primary Types

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

#### Secondary Types

- Multi-family Small & Medium

#### Tertiary Types

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

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

The subject property is located within the study area of the [\*Broad River Road Corridor and Community Master Plan\*](#), which was adopted by Richland County in 2010. The subject property is located within the Piney Grove Neighborhood Sub Area (pg. 48). The plan assigns a future land use classification of Transition Mixed-Use District, which is to be characterized by a “medium-density, neighborhood-scaled mix of uses located in 2 to 3 story buildings” (pg. 34). The plan proposes a redevelopment node identified as the Piney Grove Village Center for the subject property and the area it is surrounded by, to create a “compact, eco-tourism oriented center that serves the daily needs of area residents by encouraging uses such as a community garden, farmers market, small-scale cooperative store, and neighborhood cafes and restaurants” (pg. 44).

---

### PROPOSED ZONING DISTRICT SUMMARY

---

The subject property is currently zoned Residential Mixed District (RM-2). The abutting properties in the City of Columbia have base zoning of Community Activity Center/Corridor (CAC) to the North and South, Residential Mixed District (RM-2) to the West, and Institutional- General District (INS-GEN) to the East.

The proposed zoning district is Community Activity Center/Corridor (CAC).

#### *Residential Mixed District (RM-2)*

The purpose of the Residential Mixed (RM-2) District is to provide lands that accommodate moderate-density mixed residential development that allows single-family, two-family, townhouse, and medium-scale multi-family dwellings. The street network is gridded and buildings are located close to, and oriented toward, the street.

#### *Community Activity Center/Corridor District (CAC)*

The purpose of the Community Activity Center/Corridor (CAC) District is to provide lands that accommodate moderate-density, walkable, and medium-scale mixed-use development, and commercial development that serves multiple neighborhoods. Some auto-oriented uses are allowed, but the design and location of those uses must be compatible with and support pedestrian-oriented development. Allowed uses include live/work and multi-family dwellings, mixed-use, offices, recreation/entertainment, cultural facilities, restaurants, and drinking establishments.

---

### STAFF RECOMMENDATION

---

Staff finds that the proposed zoning change is consistent with the surrounding zoning, with the Comprehensive Plan land use classification and supports the recommendations of the *Broad River Corridor and Community Master Plan* and therefore recommends **approval** of the request.





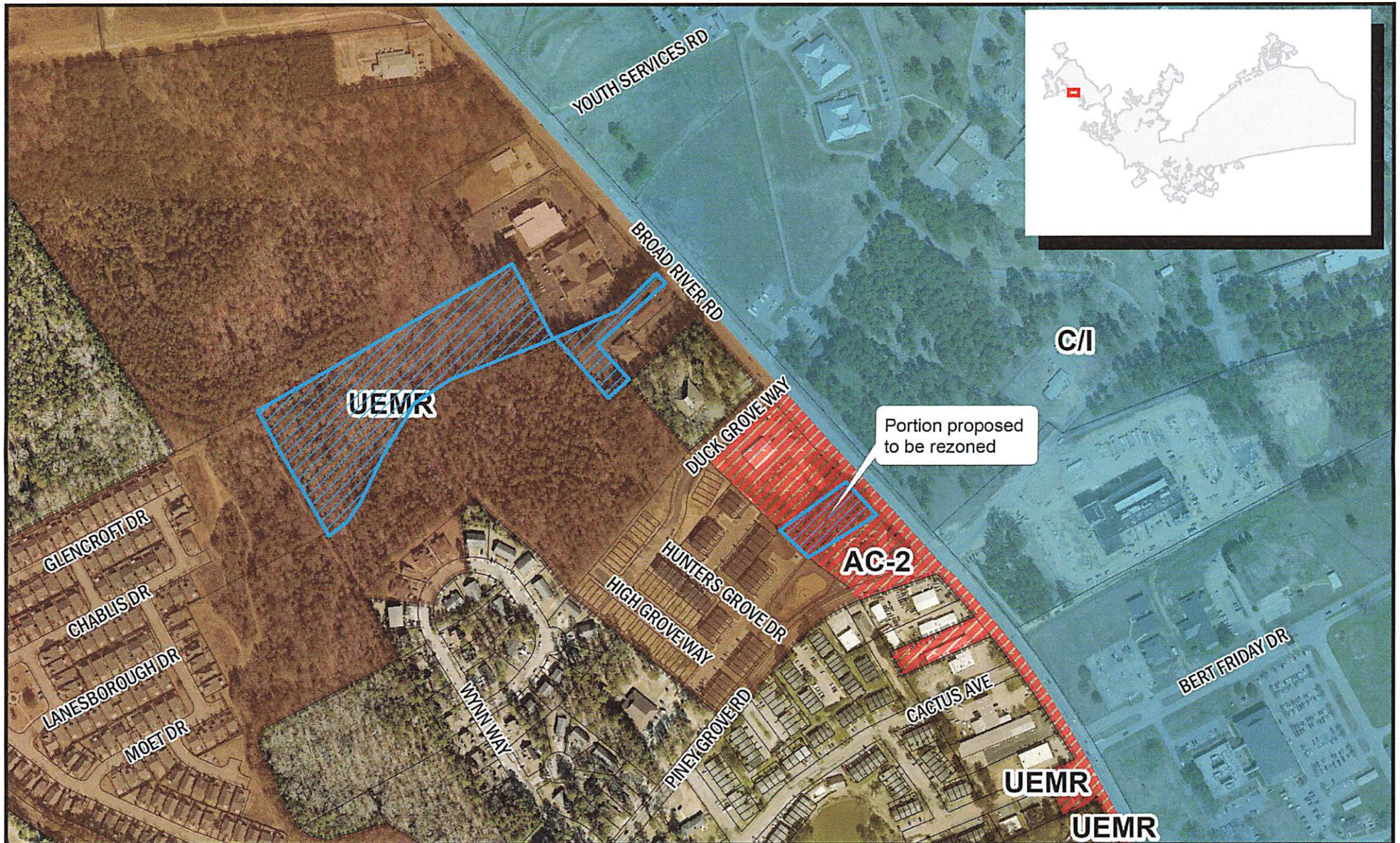
03/29/2021

© All Pictometry



# Future Land Use Map

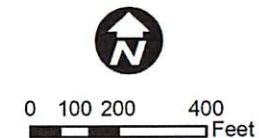
4921 Broad River Road(p), TMS# 06200-01-07(p),  
Current FLU: AC-2



Department of Planning &  
Development Services

ORIGINAL PREPARATION/DATE:  
This map was prepared by:

Shane Shaughnessy  
Date: 5/16/2022



CITY OF COLUMBIA PLANNING DEPARTMENT  
THIS MAP IS THE PRODUCT OF COMPILATION,  
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

4921 Broad River Road(p), TMS# 06200-01-07(p);  
Current Zoning: RM-2, Proposed Zoning: CAC



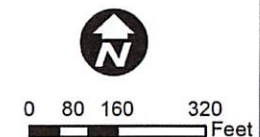
Department of Planning &  
Development Services

ORIGINAL PREPARATION/DATE:  
This map was prepared by:

Shane Shaughnessy  
Date: 5/16/2022



We Are Columbia



**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.

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



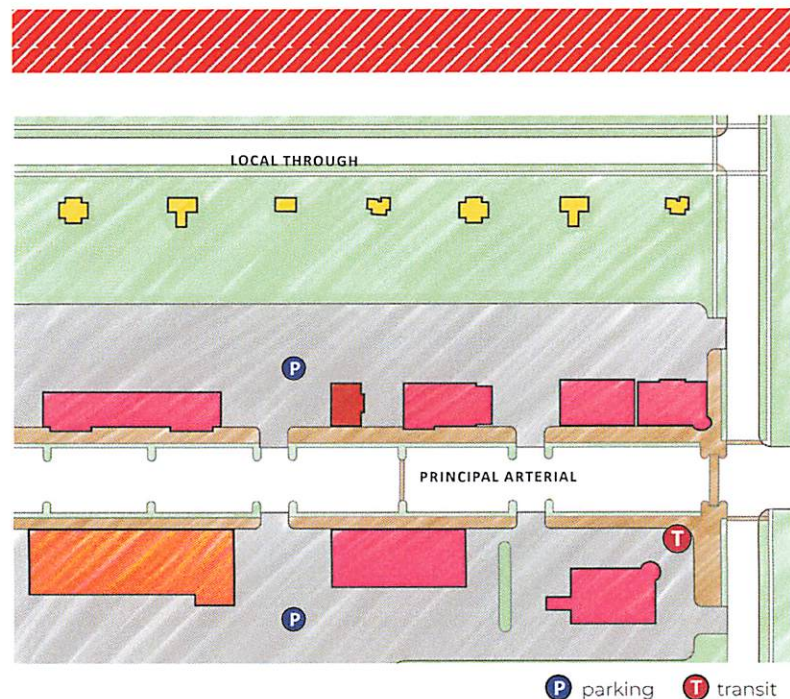
## Existing Future Land Use Classification



## Development Types

### COMMUNITY ACTIVITY CORRIDOR (AC-2)

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 three-mile to five-mile drive and typically consist of a variety of commercial and service issues.



### AC-2 BUILDING TYPES/LAND USES

#### PRIMARY TYPES

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

#### SECONDARY TYPES

- Multi-family Small & Medium

#### TERTIARY TYPES

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

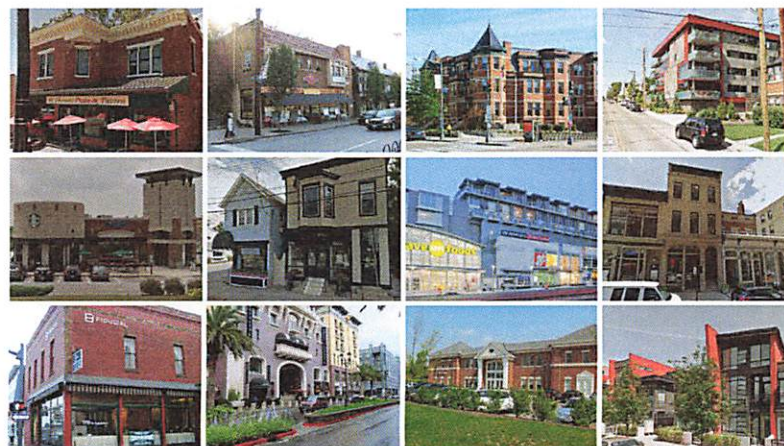
*See matrix for appropriate park/open space types.*



## Development Types

### AC-2 DEVELOPMENT PATTERN/CONTEXT

- Streets are principal or minor arterial roads carrying high traffic volumes,
- Blocks are not the base component for this development type.
- Lots are large and adequately deep and wide to accommodate groups of smaller businesses or medium to larger format buildings with sufficient parking. Floor area ratios (FARs) are usually in the range of 0.2 to 0.25 for these corridors, but FARs of 3.0 or greater may be appropriate as infill and redevelopment occur.
- Buildings are oriented toward the street and may be located at the front of the lot, right behind the sidewalk, or setback with parking lots in front of the buildings. In new or redevelopment projects, setting the buildings close to the street is preferred with side or rear lots. Access to businesses should be provided from the sidewalk. Buildings may be out-lot, freestanding structures, or in attached strip mall-type structures.
- Designated off-street parking areas are typically located in front of or behind each building; corridors may also have on-street parking.
- These corridors are often located along transit routes, and sidewalks and bike lanes should be incorporated to allow safe access to businesses in corridors. An access management plan should be prepared for each activity corridor to promote safety for pedestrians, bicyclists, transit users, and motorists, as well as accessibility for all businesses.



- Open spaces are provided on individual lots in the form of perimeter plantings and buffer yards are typical.
- Consolidated architectural details and finishes are encouraged to create a cohesive appearance along corridors. Buildings are typically one to two stories.



## Existing Zoning District



## Article 3: Zoning Districts

### Sec. 17-3.2. Residential Base Zoning Districts

#### (k) RM-2: Residential Mixed District

#### (k) RM-2: Residential Mixed District

##### (1) Purpose

The purpose of the Residential Mixed (RM-2) District is to provide lands that accommodate moderate-density mixed residential development that allows single-family, two-family, townhouse, and medium-scale multi-family dwellings.

The street network is gridded and buildings are located close to, and oriented toward, the street.



##### (2) Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

##### (3) Intensity and Dimensional Standards

Standard	Townhouse	All Other Uses
Lot Area, min. (sf.)	8,000[1]/1,500[2]	3,000
1 Lot Width, min. (ft.)	75[1]/18[2]	40
2 Lot Depth, min. (ft.)	60	60
Lot Coverage, max. (% of site area)	50	50
Density, max. (du/acre)	N/A	17.2
3 Front Yard Setback, min. (ft.)	15	15
4 Side Yard Setback, min. (ft.)	[3]	5
5 Rear Yard Setback, min. (ft.)	10	10
6 Building Height, max. (ft.)	50	50

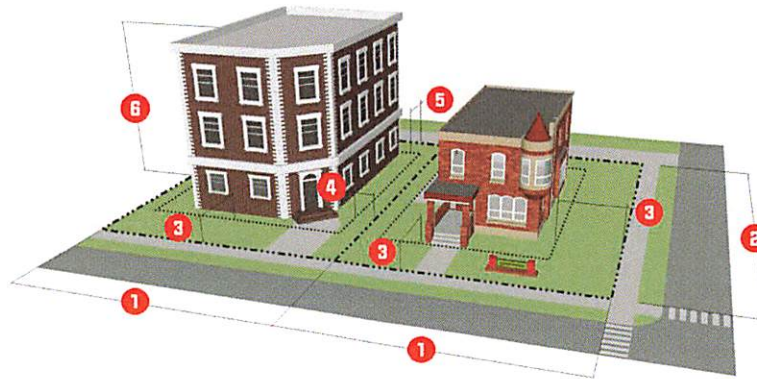
Notes: ft. = feet sf. = square feet du. = dwelling unit

[1] Applies to the development lot as a whole rather than individual lots under individual units.

[2] Applies to individual lots under individual units.

[3] A minimum of five feet required between end units and side yard and ten feet between end units and any secondary front yard.





#### (4) Reference to Other Standards

Sec. 17-5.1	Access, Mobility, and Circulation	Sec. 17-5.8	Fences and Walls
Sec. 17-5.2	Off-Street Parking, Bicycle Parking	0	Exterior Lighting
Sec. 17-5.3	Landscaping	0	Signs
Sec. 17-5.4	Tree Protection	Sec. 17-5.11	Green Building Standards
Sec. 17-5.5	Open Space	Sec. 17-6.2	Minimum Design Standards
Sec. 17-5.6	Neighborhood Compatibility	0	Improvements and Sureties
Sec. 17-5.7	Form and Design Standards	Article 9	Definitions and Rules of Measurement



# Proposed Zoning District



## Article 3: Zoning Districts

### Sec. 17-3.3. Mixed-Use, Activity Center, and Corridor Base Zoning Districts

#### (f) CAC: Community Activity Center/Corridor District

#### (f) CAC: Community Activity Center/Corridor District

##### (1) Purpose

The purpose of the Community Activity Center/Corridor (CAC) District is to provide lands that accommodate moderate-density, walkable, and medium-scale mixed-use development, and commercial development that serves multiple neighborhoods. Some auto-oriented uses are allowed, but the design and location of those uses must be compatible with and support pedestrian-oriented development. Allowed uses include live/work and multi-family dwellings, mixed-use, offices, recreation/entertainment, cultural facilities, restaurants, and drinking establishments.



##### (2) Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

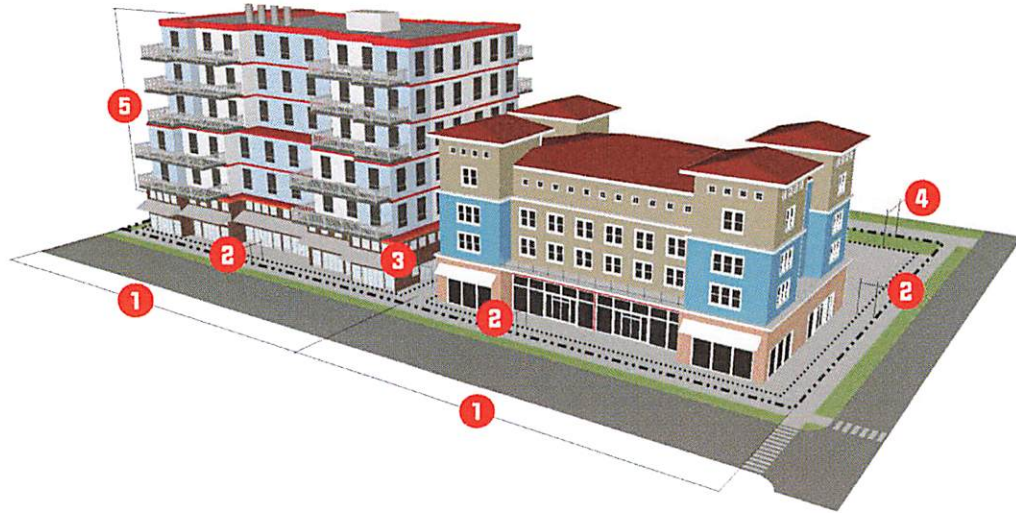
##### (3) Intensity and Dimensional Standards

Standard		Multi-family and Mixed-Use	All Other Uses
Lot Area, min. (sf.)		10,000	5,000
1 Lot Width, min. (ft.)		75	50
Lot Coverage, max. (% of site area)		N/A	
Density, max. (du/acre)		N/A	
2 Front Yard Setback, (ft.)	Min.	5 [1]	
	Max.	15 [1]	
3 Side Yard Setback, min. (ft.)		0 to 5	
4 Rear Yard Setback, min. (ft.)		20	
5 Building Height, max. (ft.)		75	

Notes: ft. = feet sf. = square feet du. = dwelling unit

[1] In lieu of this standard, the Zoning Administrator may approve a front yard setback that is within 90 percent and 110 percent of the average front yard setback for properties on the same block face, if more than 50 percent of the lots on the block face have buildings.





(1) Reference to Other Standards			
Sec. 17-5.1	Access, Mobility, and Circulation	Sec. 17-5.8	Fences and Walls
Sec. 17-5.2	Off-Street Parking, Bicycle Parking	0	Exterior Lighting
Sec. 17-5.3	Landscaping	0	Signs
Sec. 17-5.4	Tree Protection	Sec. 17-5.11	Green Building Standards
Sec. 17-5.5	Open Space	Sec. 17-6.2	Minimum Design Standards
Sec. 17-5.6	Neighborhood Compatibility	0	Improvements and Sureties
Sec. 17-5.7	Form and Design Standards	Article 9	Definitions and Rules of Measurement