

ORIGINAL  
STAMPED IN RED

ORDINANCE NO.: 2022-064

*Amending the Columbia Compass: Envision 2036 Map to confirm the future land use classification for a 1.229 acre portion of 181 Newland Road; Richland County TMS# 25600-03-15(p); annexed by Ordinance No 2022-027 enacted April 19, 2022*

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

WHEREAS, City Council adopted Columbia Compass: Envision 2036 as the City of Columbia Comprehensive Plan by Ordinance No.: 2020-028 adopting Columbia Compass: Envision 2036 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 (Title 6, Chapter 29 of the SC Code); and,

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

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

WHEREAS, the Columbia City Council has determined that the future land use classification of Urban Edge Community Activity Center (UEAC-1) is appropriate for the subject property; 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 a 1.229 acre portion of 181 Newland Road; Richland County TMS# 25600-03-15(p), annexed into the City of Columbia by Ordinance No.: 2022-027 enacted on April 19, 2022, and as shown in Attachment A, shall be incorporated into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2020-028 on August 4, 2020, with a future land use classification of Urban Edge Community Activity Center (UEAC-1).

Requested by:

Assistant City Manager Gentry

Mayor

Approved by:

Charena B. Wilson  
City Manager

Approved as to form:

City Attorney

ATTEST:

Lukadell Hammond  
City Clerk

Introduced: 7/26/2022

Final Reading: 8/2/2022

**Future Land Use Map**

1.229 acre portion of 181 Newland Road, TMS# 25600-03-15(p);  
Current Interim FLU: UEAC-1, Proposed FLU: UEAC-1



Department of Planning &  
Development Services

ORIGINAL PREPARATION DATE:  
This map was prepared by:  
Shane Shanglewey  
Date: 5/13/2022



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



## CITY COUNCIL

July 26, 2022 at 4:00pm

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

### FUTURE LAND USE MAP AMENDMENT CONFIRMATION CASE SUMMARY 1.229 acre portion of 181 Newland Road; TMS# 25600-03-15(p)

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Council District:	4
Proposal:	Request to confirm the future land use classification of Urban Edge Community Activity Center (UEAC-1). The property is currently assigned interim future land use classification of Urban Edge Community Activity Center (UEAC-1).
Applicant:	American Container Services, Inc.
Staff Recommendation:	Approval
Annexation	
PC Recommendation:	03/10/2022; Approval (7-0)
First Reading:	04/05/2022; Approved
Second Reading:	04/19/2022; Approved
ZMA, FLU Confirmation	
PC Recommendation:	05/12/2022; Approval (4-0)
1 <sup>st</sup> Reading:	07/26/2022; Pending
2 <sup>nd</sup> Reading:	08/02/2022; Pending

#### CURRENT PARCEL CHARACTERISTICS/CONDITIONS

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**Acreage:** 1.229 acres

**Current Use:** Undeveloped

**Proposed Use:** Industrial

**Current Interim Land Use Classification:** Urban Edge Community Activity Center (UEAC-1)

**Proposed Land Use Classification:** Urban Edge Community Activity Center (UEAC-1)

**Current Interim Zoning:** Light Industrial District (LI)

**Proposed Zoning:** Light Industrial District (LI)

**Census Tract:** 114.14

#### PLANS, POLICIES, AND LAND USE

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

The proposed future land use classification for the subject property is Urban Edge Community Activity Center (UEAC-1) in the *Columbia Compass: Envision 2036* Future Land Use Map. The property is currently assigned an interim future land use classification of Urban Edge Community Activity Center (UEAC-1).

Urban Edge Community Activity Centers are small to medium scale, mixed-use activity centers with community-serving commercial uses and a medium to high intensity residential component, typically with a significant open space element. They provide a daily retail and service destination for a portion of the City, typically within a three-mile to five-mile radius or drive distance. These activity centers are found in the outer areas of the City, frequently near highway interchanges, and are subdivided from large, undeveloped tracts or as redevelopment of

larger commercial sites. They typically are found at major intersections of major corridors and may occupy all quadrants of the intersection.

Primary Types

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

Secondary Types

- Multi-family Small & Medium
- Flex Small & Medium

Tertiary Types

- Single-family Attached
- Civic/Institutional Small & Large
- Commercial Large
- Cemeteries & Mausoleums
- Parking Structures & Lots

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

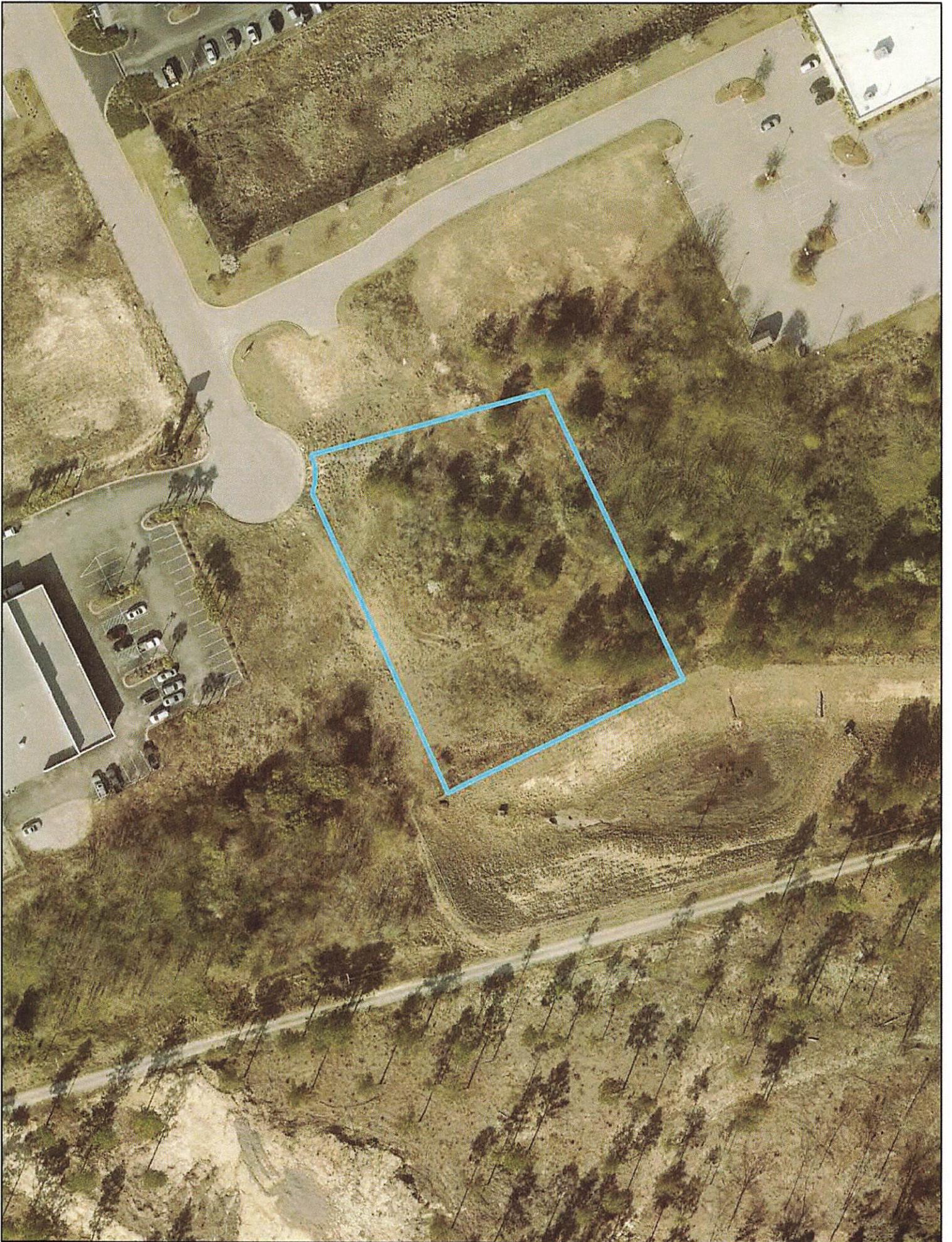
The subject property is not located within the study area of a neighborhood, small area, community, or corridor plan adopted by the City of Columbia or Richland County.

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**STAFF RECOMMENDATION**

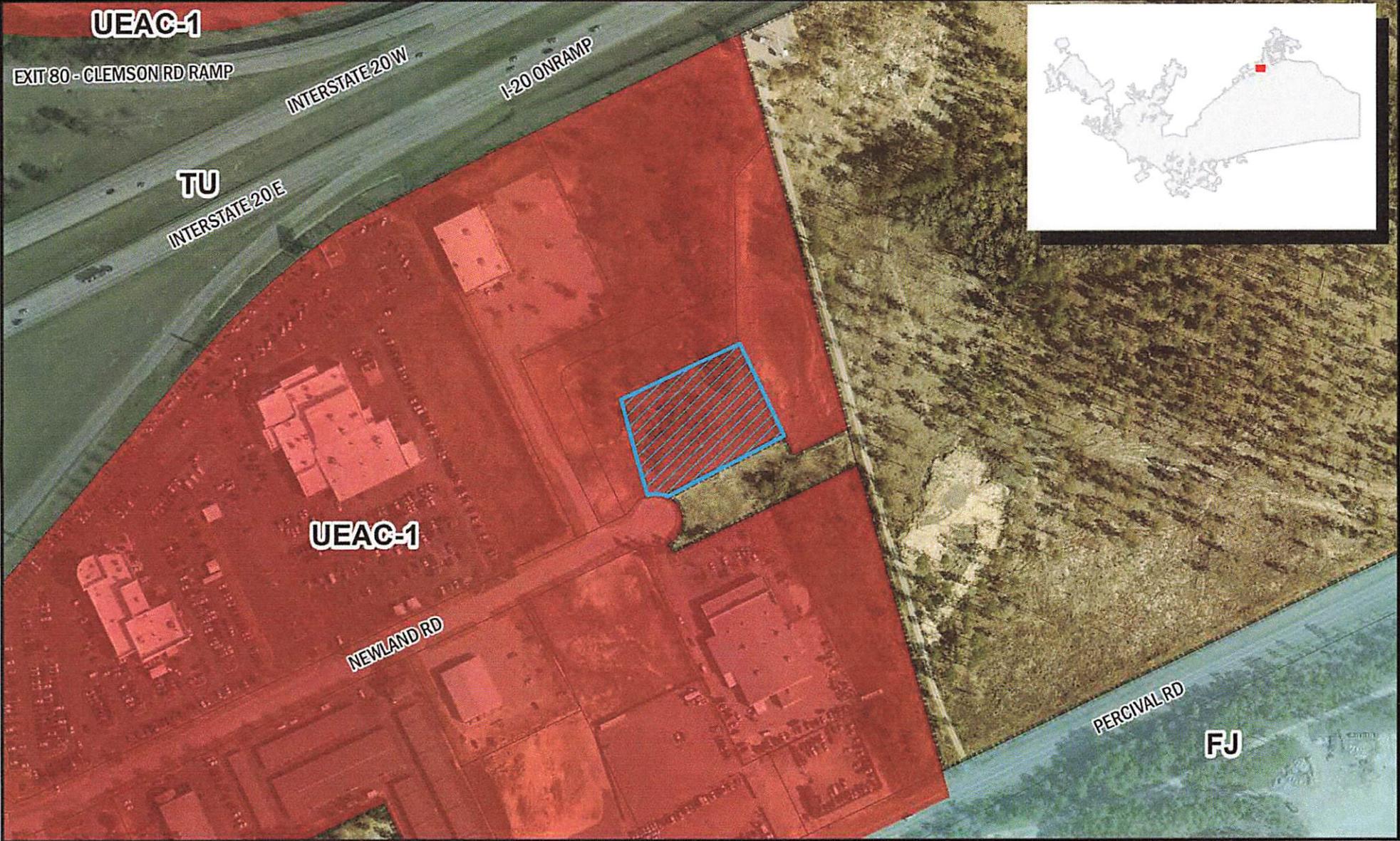
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Staff recommends the confirmation of the assignment of the Urban Edge Community Activity Center (UEAC-1) land use classification for the property.



# Future Land Use Map

1.229 acre portion of 181 Newland Road, TMS# 25600-03-15(p);  
Current Interim FLU: UEAC-1, Proposed FLU: UEAC-1



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:  
This map was prepared by:  
Shane Shaughnessy  
Date: 5/13/2022



We Are Columbia



0 55 110 220 Feet

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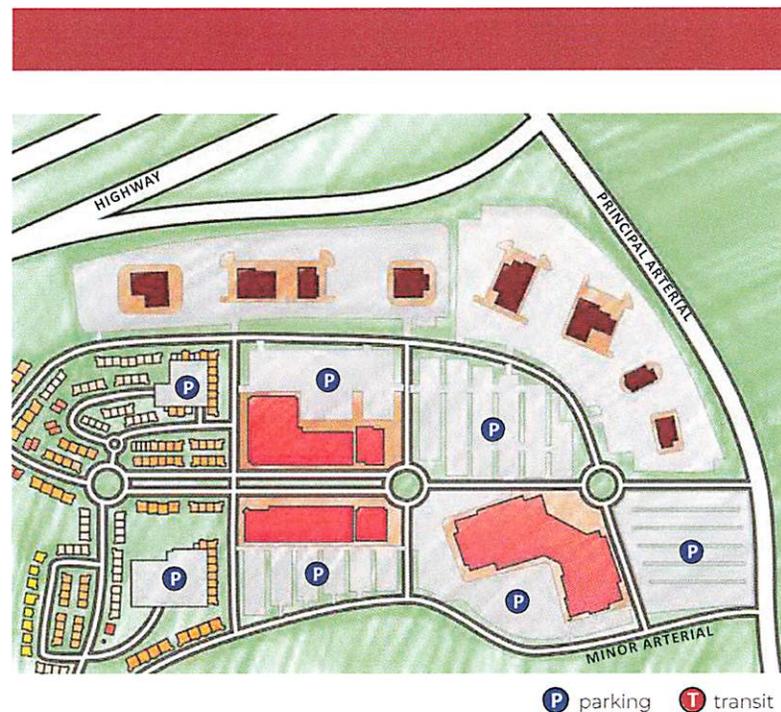
\*\* DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

# Proposed Future Land Use Classification

## Development Types

### URBAN EDGE COMMUNITY ACTIVITY CENTER (UEAC-1)

Urban Edge Community Activity Centers are small to medium scale, mixed-use activity centers with community-serving commercial uses and a medium to high intensity residential component, typically with a significant open space element. They provide a daily retail and service destination for a portion of the City, typically within a three-mile to five-mile radius or drive distance. These activity centers are found in the outer areas of the City, frequently near highway interchanges, and are subdivided from large, undeveloped tracts or as redevelopment of larger commercial sites. They typically are found at major intersections of major corridors and may occupy all quadrants of the intersection.



### UEAC-1 BUILDING TYPES/LAND USES

#### PRIMARY TYPES

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

#### SECONDARY TYPES

- Multi-family Small & Medium
- Flex Small & Medium

#### TERTIARY TYPES

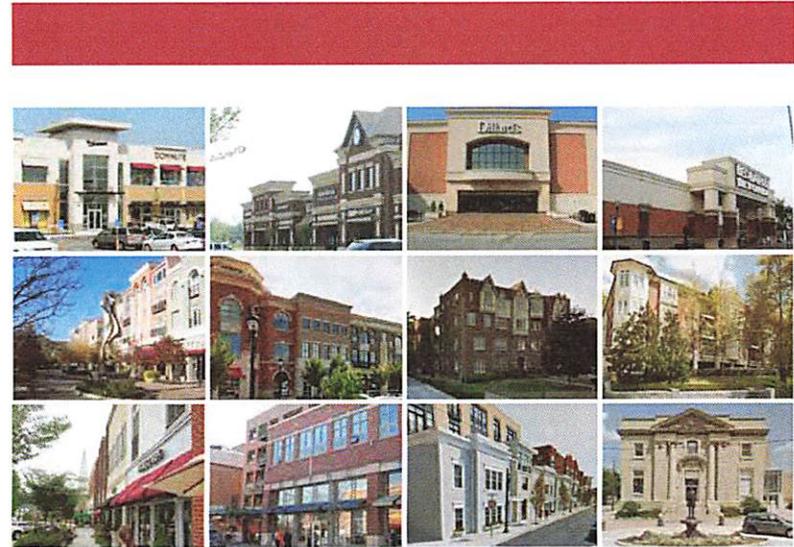
- Single-family Attached
- Civic/Institutional Small & Large
- Commercial Large
- Cemeteries & Mausoleums
- Parking Structures & Lots

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

## Development Types

### UEAC-1 DEVELOPMENT PATTERN/CONTEXT

- Internal street networks may be laid out in a grid to create various block sizes and shapes, but typically do not continue the urban street grid. Connections to the primary road network are somewhat limited. Wide sidewalks on both sides of the street are common.
- Blocks vary in size based on the tenant mix; subdivision beyond blocks may be non-existent if shopping centers and multi-family buildings are owned by a single entity.
- Buildings are oriented toward internal streets of the development. Commercial/retail structures are set up to the sidewalk line, and residential buildings may also be set to the sidewalk or have small lawns or front yards.
- Buildings range from a small to medium scale footprint and are typically one to three stories.
- Design of these activity centers should fully accommodate pedestrians and cyclists as well as automobiles.
- Transit facilities should be located near or within these activity centers.
- Depending on the density of uses within a Community Activity Center, parking for businesses should be accommodated in inner block surface parking, or in parking structures and on-street parking. Parking for residential uses should be accommodated in attached parking structures, inner block surface lots, on streets, and in individual rear-loaded garages.
- Plazas, street trees and plantings, greens, neighborhood parks, and outdoor event venues can provide open spaces and outdoor recreation opportunities in Community Activity Centers.



- Open spaces for buffering from adjacent development may be used; however transitions in building scale, use, and orientation, as well as street connectivity, are all preferred methods of connecting developments of different types rather than buffering them from one another.
- Typically an architectural theme or range of styles is established at the time of planning; most Community Activity Centers are built in phases with a master plan and a single developer/builder. Neo-Traditional styles or modern architecture can be appropriate in these developments.