

ORIGINAL  
STAMPED IN RED

**ORDINANCE NO.: 2022-084**

*Amending the Columbia Compass: Envision 2036 Map to confirm the future land use classification for 12.59 acres, Shop Road Extension; Richland County TMS# 16200-01-25; annexed by Ordinance No 2022-050 enacted June 21, 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 Industrial (IND) is appropriate for the subject property; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia this 4<sup>th</sup> day of October, 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 12.59 acres, Shop Road Extension; Richland County TMS# 16200-01-25, annexed into the City of Columbia by Ordinance No.: 2022-050 enacted on June 21, 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 Industrial (IND).

Requested by:

Assistant City Manager Gentry

Approved by:

Cheresa B. Wilson  
City Manager

Approved as to form:

[Signature]  
City Attorney

Introduced: 9/20/2022  
Final Reading: 10/4/2022

Mayor

ATTEST:

Gilda D. Hammond  
City Clerk

## Attachment A

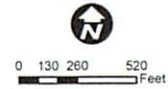
### Future Land Use Map

12.59 acres, Shop Road Extension, TMS# 16200-01-25,  
Current Interim FLU: IND, Proposed FLU: IND



Department of Planning &  
Development Services

ORIGINAL PREPARATION DATE:  
This map was prepared by:  
Shane Shangnessy  
Date: 6/24/2022



CITY OF COLUMBIA PLANNING DEPARTMENT  
THIS MAP IS THE PRODUCT OF COMPILED  
OR MAPS 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 USER'S RISK.

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





## CITY COUNCIL

September 20, 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 12.59 acres, Shop Road Extension; TMS# 16200-01-25

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Council District:	3
Proposal:	Request to confirm the future land use classification of Industrial (IND). The property is currently assigned interim future land use classification of Industrial (IND).
Applicant:	Metal Park Investors 3, LLC, a South Carolina limited liability company
Staff Recommendation:	Approval
Annexation	
PC Recommendation:	05/12/2022; Approval (4-0)
First Reading:	06/07/2022; Approved
Second Reading:	06/21/2022; Approved
FLU, ZMA Confirmation	
PC Recommendation:	07/14/2022; Approval (6-0)
1 <sup>st</sup> Reading:	09/20/2022; Pending
2 <sup>nd</sup> Reading:	10/04/2022; Pending

#### CURRENT PARCEL CHARACTERISTICS/CONDITIONS

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**Acreage:** 12.59 acres  
**Current Use:** Undeveloped  
**Proposed Use:** Warehouse/Industrial  
**Current Interim Land Use Classification:** Industrial (IND)  
**Proposed Land Use Classification:** Industrial (IND)  
**Current Interim Zoning:** Light Industrial (LI)  
**Proposed Zoning:** Light Industrial District (LI)  
**Census Tract:** 117.02

#### 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 Industrial (IND) in the *Columbia Compass: Envision 2036* Future Land Use Map. The property is currently assigned an interim land use of Industrial (IND).

Industrial areas are located throughout the City and include a range of building types and uses dedicated to the processing, mining, manufacturing, warehousing, outdoor storage, and distribution of materials or goods. These areas are appropriate for uses that have heavy freight traffic and which may generate noise, odors, or other impacts. These areas should be adequately large to accommodate these uses, and should provide buffers and sufficient street infrastructure to accommodate the needs of the businesses.

Primary Types

- Office/Services Medium to High-rise
- Flex Small to Extra Large

Secondary Types

- Power Utilities
- Water & Wastewater Treatment

Tertiary Types

- Commercial Small to Extra Large
- 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**

Staff recommends the confirmation of the assignment of the Industrial (IND) land use classification for the property.







# Future Land Use Map

12.59 acres, Shop Road  
Current Interim FLU:



Department of Planning &  
Development Services

ORIGINAL PREPARATION/DATE:  
This map was prepared by:

Shane Shaughnessy  
Date: 6/24/2022



We Are Columbia

0 130 260



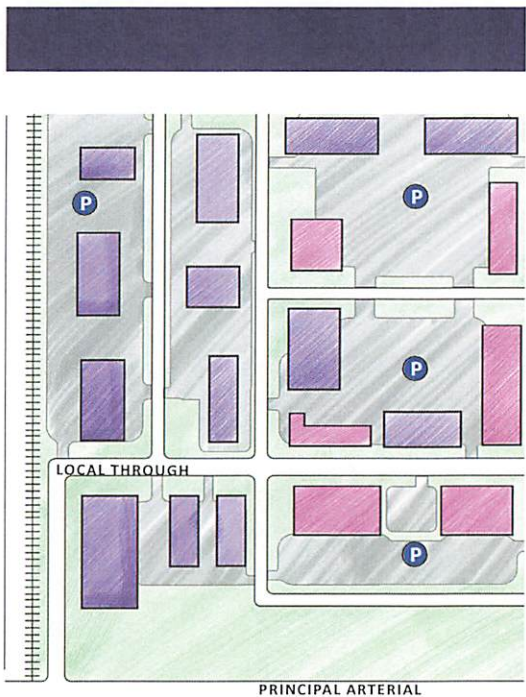


# Proposed Future Land Use Classification

# Development Types

## INDUSTRIAL (IND)

Industrial areas are located throughout the City and include a range of building types and uses dedicated to the processing, mining, manufacturing, warehousing, outdoor storage, and distribution of materials or goods. These areas are appropriate for uses that have heavy freight traffic and which may generate noise, odors, or other impacts. These areas should be adequately large to accommodate these uses, and should provide buffers and sufficient street infrastructure to accommodate the needs of the businesses.



## IND BUILDING TYPES/LAND USES

### PRIMARY TYPES

- Office/Services Medium to High-rise
- Flex Small to Extra Large

### SECONDARY TYPES

- Power Utilities
- Water & Wastewater Treatment

### TERTIARY TYPES

- Commercial Small to Extra Large
- Parking Structures & Lots

See matrix for appropriate park/o



# Development Types

## IND DEVELOPMENT PATTERN/CONTEXT

- Industrial areas are typically near rail lines or highways, and include warehouses, manufacturing and production facilities, laboratories, and high-tech uses.
- Most industrial areas require significant land area to accommodate large and very large format buildings as well as sufficient buffers from adjacent, non-compatible uses.
- Streets need to be designed to adequately accommodate semi-truck and trailer traffic.
- Sites are typically configured to meet the specific needs of the developer, but large format sites maintain significant flexibility for reuse.

