

ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2022-085

Amending the Official Zoning Map to confirm the zoning for 12.59 acres Shop Road Extension, Richland County TMS# 16200-01-25; annexed by Ordinance No. 2022-050 enacted June 21, 2022

WHEREAS, an application has been made to amend the Official Zoning Map of the City of Columbia, S.C. to confirm the zoning for 12.59 acres Shop Road Extension, Richland County TMS# 16200-01-25; 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 ha 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 4th 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 and Richland County TMS# 16200-01-25 and as shown in Attachment A, is hereby confirmed as Light Industrial District (LI). The Official Zoning Map of the City of Columbia, S.C. is hereby amended to conform to this change.

Requested by:

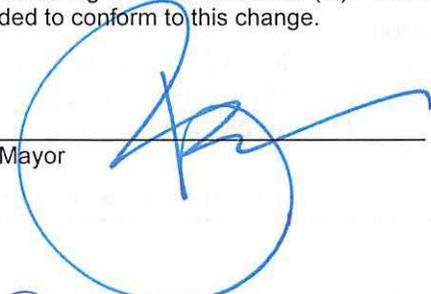
Assistant City Manager Gentry _____

Approved by:

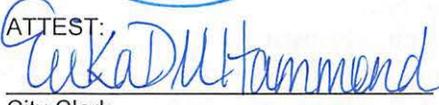

City Manager

Approved as to form:


City Attorney


Mayor

ATTEST:


City Clerk

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



CITY COUNCIL

September 20, 2022 at 4:00pm

City Hall, 3rd floor Council Chambers, 1737 Main Street, Columbia, SC 29202

ZONING MAP AMENDMENT CONFIRMATION CASE SUMMARY 12.59 acres, Shop Road Extension; TMS# 16200-01-25

Council District:	3
Proposal:	Request to confirm the zoning of Light Industrial (LI). The property currently has interim zoning of Light Industrial (LI).
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 st Reading:	09/20/2022; Pending
2 nd Reading:	10/04/2022; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

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 (L-1)
Proposed Zoning: Light Industrial District (LI)
Census Tract: 117.02

PLANS, POLICIES, AND LAND USE

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.

PROPOSED ZONING DISTRICT SUMMARY

The parcel currently has interim zoning of Light Industrial District (LI). Surrounding parcels within the City of Columbia are currently zoned Light Industrial District (LI) to the West. Surrounding parcels in unincorporated Richland County are currently zoned M-1 to the North, East, West, and South.

The proposed City of Columbia zoning district is Light Industrial District (LI).

Light Industrial District (LI)

The purpose of the Light Industrial (LI) District is to provide lands that allow light industrial development. Development allowed in the LI District includes wholesaling, distribution, storage, processing, research and development, light manufacturing, and related development. The district also accommodates support uses such as office and limited commercial uses that primarily serve the principal industrial uses.

STAFF RECOMMENDATION

Staff recommends the confirmation of the zoning of Light Industrial District (LI) on the property.



Zoning Map

12.59 acres, Shop Road
Current Interim Zoning



Department of Planning &
Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 6/24/2022



We Are Columbia

Proposed Zoning District

(c) LI: Light Industrial District

(1) Purpose

The purpose of the Light Industrial (LI) District is to provide lands that allow light industrial development. Development allowed in the LI District includes wholesaling, distribution, storage, processing, research and development, light manufacturing, and related development. The district also accommodates support uses such as office and limited commercial uses that primarily serve the principal industrial uses.



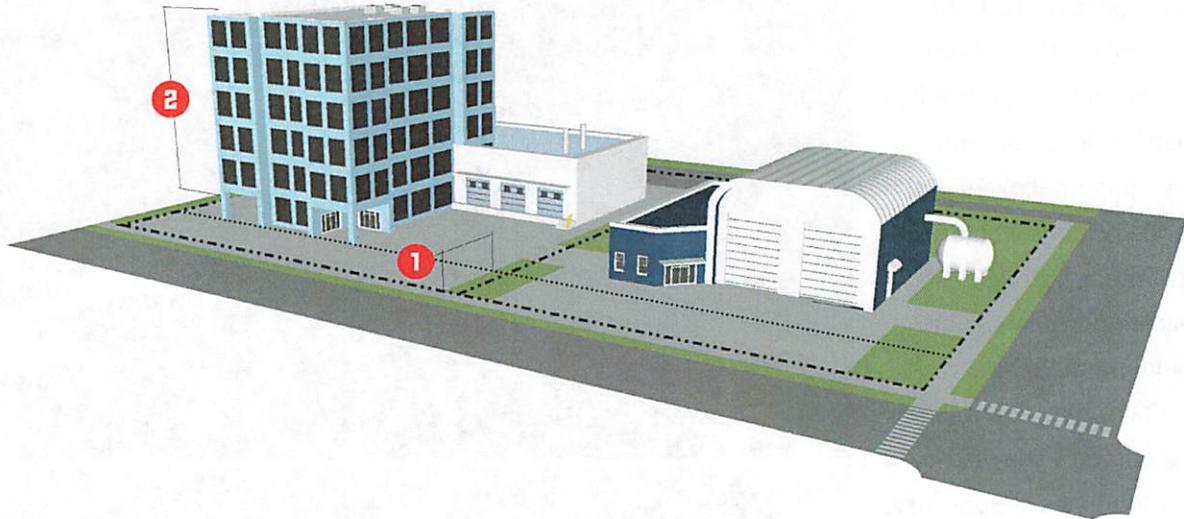
(2) Use Standards

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	All Uses
Lot Area, min. (sf.)	N/A
Lot Width, min. (ft.)	N/A
Lot Coverage, max. (% of site area)	N/A
Density, max. (du/acre)	N/A
1 Front Yard Setback, min. (ft.)	25
Side Yard Setback, min. (ft.)	N/A
Rear Yard Setback, min. (ft.)	N/A
2 Building Height, max. (ft.)	75

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



(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