

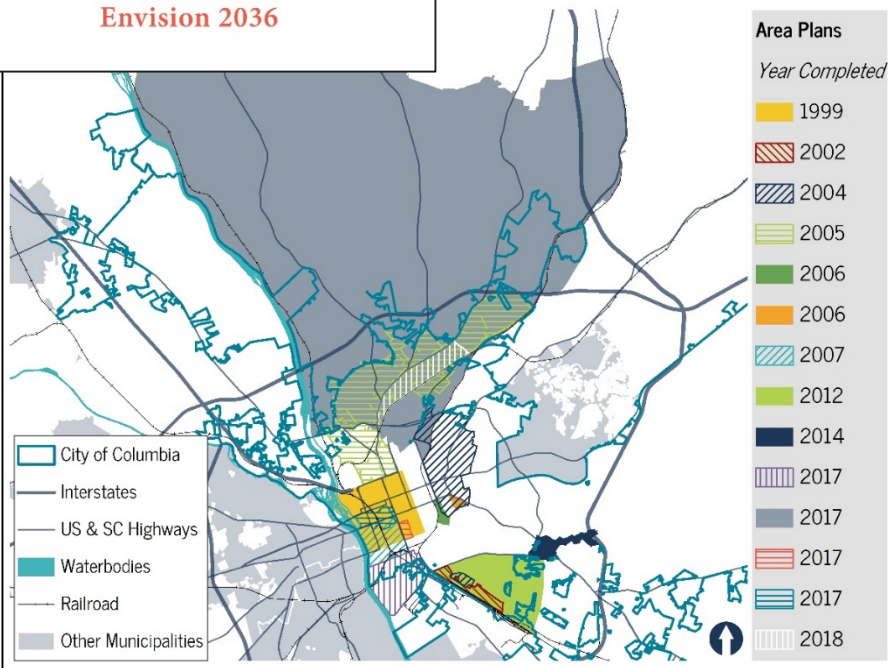
Columbia Council of Neighborhoods



Comprehensive Plan Amendments - Advisory



Envision 2036



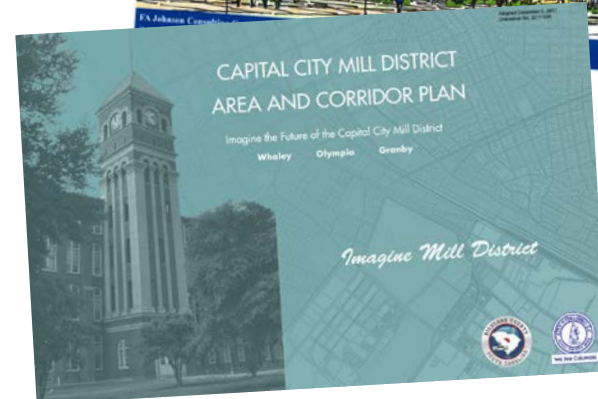
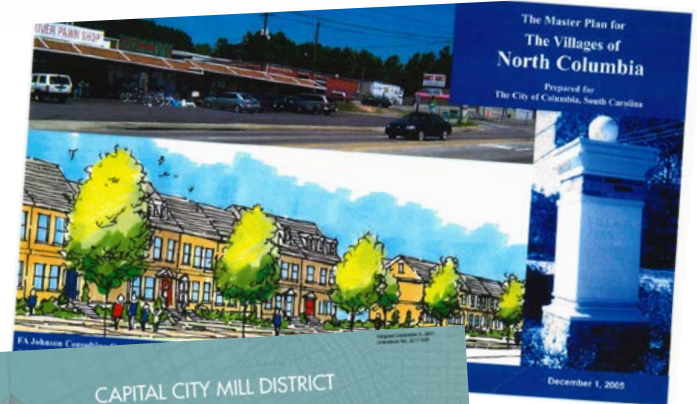
DEVINE STREET /
FORT JACKSON BOULEVARD
Commercial
Node Plan



City of Columbia



November 2013



Future Land Use Classifications

Development Types

URBAN CORE NEIGHBORHOOD ACTIVITY CENTER (UCAC-1)

Urban Core Neighborhood Activity Centers are small collections of primarily business uses, developed within the grid of Columbia's neighborhoods. These centers occur along major roadways through neighborhoods and provide services and retail to a market within the immediate neighborhood, or within a quarter-mile to one-mile radius, but they may capture traffic moving through the neighborhood on the way to other destinations. These centers typically occupy only parts of a city block and consist of just a few storefronts, two to three story mixed-use buildings, and have limited on-site parking. Their scale and architecture are similar to the surrounding neighborhood. They may be found as nodes in Urban Core Mixed Residential neighborhoods, or in lower intensity within Urban Core Residential neighborhoods. They do not display a significantly different subdivision pattern from the surrounding neighborhood.



UCAC-1 BUILDING TYPES/LAND USES

PRIMARY TYPES

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

SECONDARY TYPES

- Single-family Attached
- Multi-family Small & Medium
- Civic/Institutional Small to Large

TERTIARY TYPES

- Cemeteries & Mausoleums
- Parking Structures & Lots

See matrix for appropriate park/open space types.

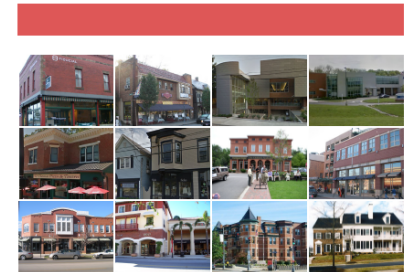
Development Types/Building Types Matrix

Building Types/Land Uses	Activity Center Development Types					Activity Corridor Development Types		
	UCAC-1	UCAC-2	UCAC-3	UEAC-1	UEAC-2	AC-1	AC-2	AC-3
RESIDENTIAL								
Single-family Detached								
Single-family Attached	S	T	T	T	T	S	T	T
Two-family (Duplex or Double)								
Three-family								
Multi-family Small	S	S		S	S	S	S	S
Multi-family Medium	S	S	S	S	S	S	S	S
Multi-family Large			S		S			S
Multi-family High-rise			S		S			S
MIXED-USE								
Multi-family Mixed-use Small	P	P		P	P	P	P	P
Multi-family Mixed-use Medium		P	P	P	P	P	P	P
Multi-family Mixed-use High-rise			P					P+

Development Types

UCAC-1 DEVELOPMENT PATTERN/CONTEXT

- Streets and rights-of-way are wide and typically straight with wide sidewalks and tree lawns. Sidewalks may be wider in activity centers than along the rest of the corridor. On-street parking, even along a road without on-street parking along the whole route, is appropriate.
- Blocks are square or rectangular, and the uses in the activity center typically occupy only a quarter or half of the block. Alleyways can be used in redevelopment or infill to provide access to small rear parking lots.
- The subdivision of lots is regular within a block with small, equally sized parcels typically meeting mid-block. Multiple smaller lots are consolidated to accommodate larger buildings in an activity center. Deeper lots are typically found along major roads.
- Buildings are typically set to the sidewalk edge or may have a small lawn when a converted residential structure is used. Entrances should be located on the main facade. Front yard setbacks are typically consistent along a block. Exceptions are for larger buildings like schools that occupy the majority of a block.
- Individual buildings may be attached or built close to each other to establish a continuous street frontage. Individual lots may have only one narrow side yard and a zero lot line setback from front or side property lines.
- Building types may be mixed on a block, but setbacks are typically consistent and the scale of adjacent buildings is similar.
- Structures may just utilize on-street parking or may have small



parking areas behind the building; activity center parking may be shared in small lots.

- Open spaces in the form of neighborhood parks, plazas, linear parks, and greens are also contributing uses in an activity center. Pedestrian-oriented streetscape elements such as benches, street trees, landscaping, and outdoor dining areas are typical.
- Architectural detailing is human scale and shares many characteristics and proportions with single-family architecture, including frequent windows, front entrances, porches, stoops, and/or balconies. The majority of buildings are two to three stories.

Building Types/Land Uses

RESIDENTIAL Buildings designed and intended primarily as a place of residence or dwelling.

MULTI-FAMILY SMALL

- Single structures accommodating housing units for more than four households.
- Typically 2-4 stories with a maximum of 8 residential units per structure.
- A variety of styles are possible, however distinct architectural character and style is strongly encouraged.



MULTI-FAMILY MEDIUM

- Single structures accommodating housing units for more than four households.
- Typically 2-4 stories, but may be up to 6 stories with a maximum of 12 residential units per structure.
- A variety of styles are possible, however distinct architectural character and style is strongly encouraged.



MULTI-FAMILY LARGE

- Single structures accommodating housing units for more than 20 households.
- Typically 2-4 stories but may be up to 6 stories with a maximum of 30 residential units per structure.
- A variety of styles are possible, however distinct architectural character and style is strongly encouraged.



MULTI-FAMILY HIGH-RISE

- Single structures accommodating housing units for more than 20 households.
- Typically 6 or more stories.
- A variety of styles are possible, however distinct architectural character and style is strongly encouraged.



Urban Core
Urban Edge





MAJOR SUBDIVISION OVERVIEW

SKETCH PLAN
PRELIMINARY PLAT
FINAL PLAT



MAJOR SUBDIVISION HIGHLIGHTS

Sketch Plan Review

- Administrative Review
- Site Plan Review Team

Preliminary Plat Review

- Site Plan Review Team
- Planning Commission Review

Final Plat Review

- Administrative Review
- Land Development and Engineering

SKETCH PLAN

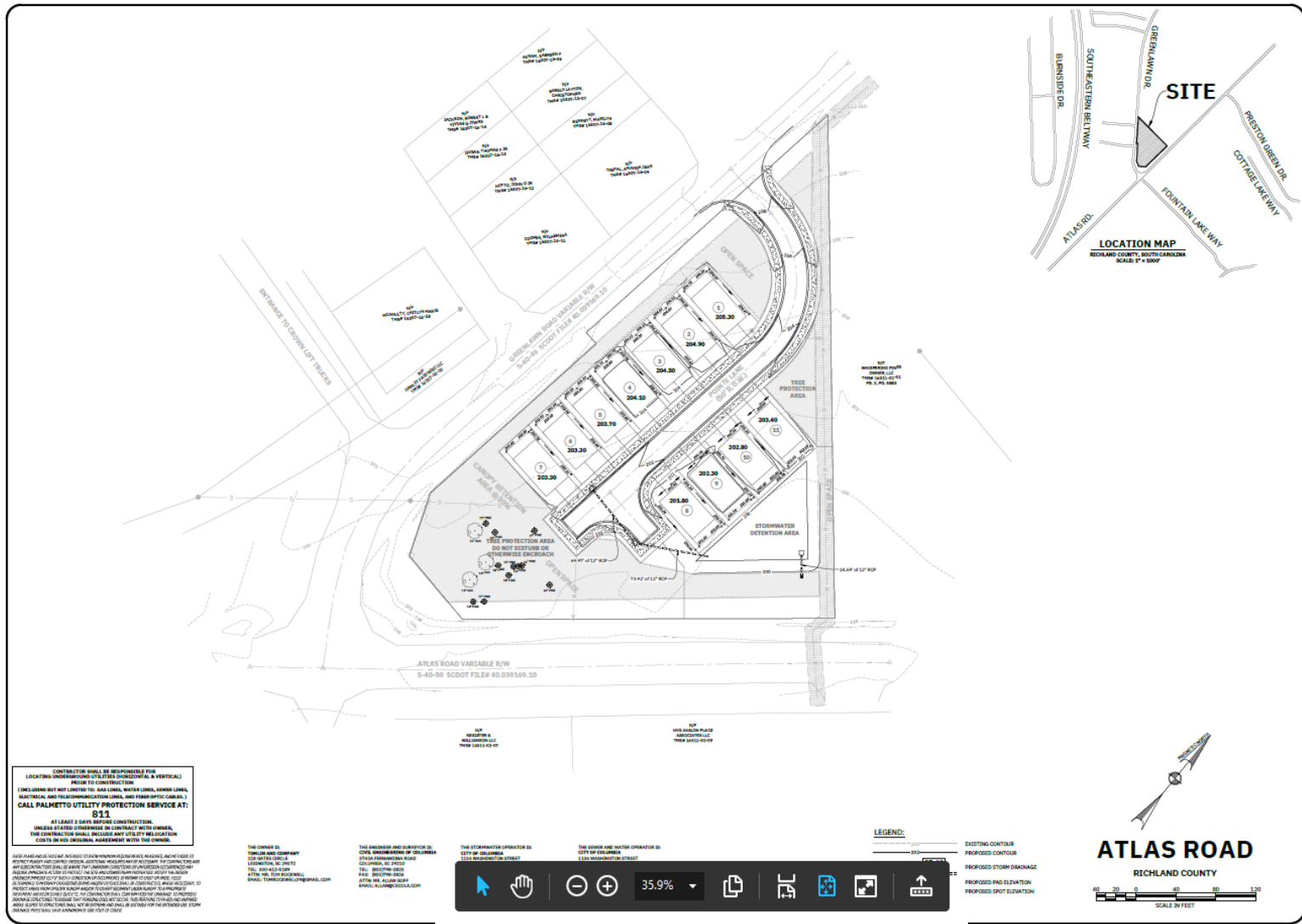
Figure 17-2.5(j)(5)a: Summary of Sketch Plan Procedure



PRELIMINARY PLAT

Figure 17-2.5(j)(5)b: Summary of Preliminary Plat Procedure





REVISION	
NO.	DATE
1	10/1/2023
LOCATION MAP RICHLAND COUNTY, SOUTH CAROLINA SCALE: 1" = 500'	
CIVIL ENGINEERING of COLUMBIA 3750A STEPHENSON ROAD, COLUMBIA, SC 29209 TEL (803) 799-2382 FAX (803) 799-2264	
GRADING AND DRAINAGE PLAN	
DATE: MAY 1, 2023	PROJECT NO: 21392
DRAWN: JMO	CHECKED BY: JMO
DESIGNED: JMO	DATE: MAY 1, 2023
SCALE: 1" = 40'	
9 of 16	





AFTER PRELIMINARY PLAT APPROVAL

- SUBMIT CONSTRUCTION DRAWINGS
 - Engineering Department Review
- Begin Bonded Plat Process
 - Land Development and Engineering Department Review
 - Letter of Credit
 - Developer's Agreement
 - Bond Estimate
 - Executed Easement Documents
 - Easement Documents Recorded
 - Bonded Plat Recorded
- Begin Selling Lots



MAJOR SITE PLAN OVERVIEW

Group/Individual Commercial Development

Group Residential Development

Mixed-Use Planned Unit Development



Figure 17-2.5(i)(5): Summary of Site Plan (Major) Procedure





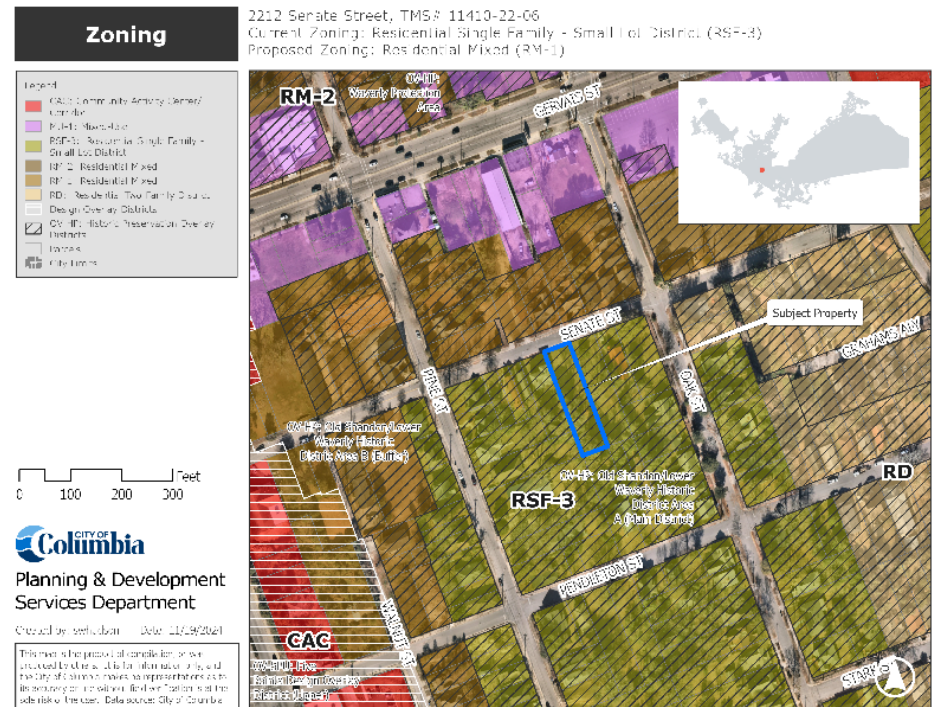
1 Main St. Perspective
Scale: NTS

Perspective

ZONING CHANGES (Map Amendments)

Basic regulations

- Uses
- Setbacks/height



ZONING CHANGES (Map Amendments)

1. Planning
Commission

Meeting: 4:00 PM | 1737 Main Street, Columbia, SC

Date: _____

Property Location: _____

TMS #: _____

Request: _____

P

Planning Commission

For more information: 803-545-3333



2. City Council

Meeting: 4:00 PM | 1737 Main Street, Columbia, SC

Date: _____

Property Location: _____

TMS #: _____

Request: _____

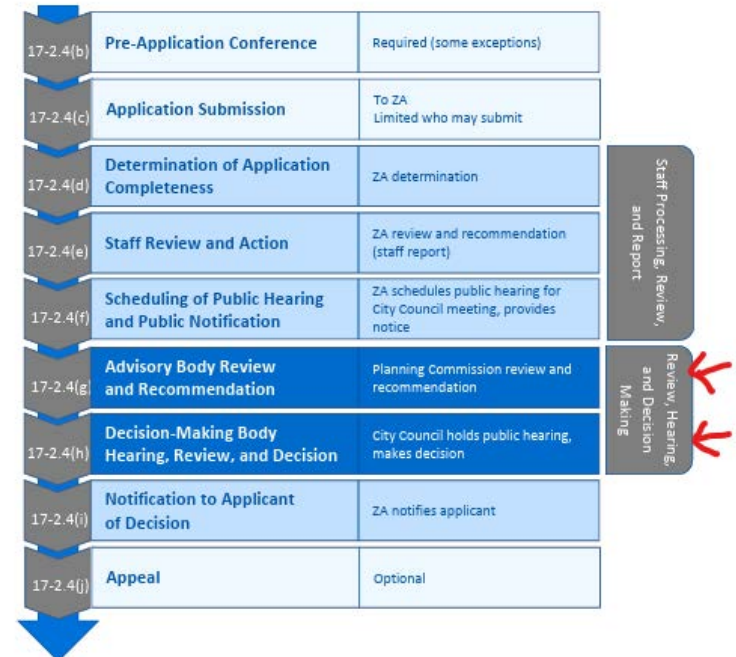
Z

Zoning Public Hearing

For more information: 803-545-3333



Figure 17-2.5(c): Summary of Zoning Map Amendment Procedure






Other Zoning Hearings

Board of Zoning Appeals

- Special Exceptions
(some uses)
- Variances
(measurements)
- Appeals



Meeting: 4:00 PM | 1737 Main Street, Columbia, SC

Date: _____

Property Location: _____

TMS #: _____

Request: _____



**Board
of Zoning
Appeals**

For more information:
803-545-3333





Design Development Review Commmission

- Historic Districts
- Design Districts



Meeting: 4:00 PM | 1737 Main Street, Columbia, SC

Date: _____

Property Location: _____

TMS #: _____

Request: _____



**Design
Development
Review
Commission**

For more information:
803-545-3222



HOW CAN YOU GET INVOLVED?

MONITOR BOARD & COMMISSION AGENDAS

www.planninganddevelopment.columbiasc.gov



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Form Based](#)

[– BoZA-FBC Agendas &
Minutes](#)

[Zoning Public Hearings](#)

[– Zoning Applications](#)

[Reporting + Outreach](#)

HOW CAN YOU GET INVOLVED?

Agendas

Agendas contain the most recent and current cases to appear before the Board of Zoning Appeals. Links below contain case summaries and other additional supplementary materials.

2025

March 6th, 2025 – Draft

February 6th, 2025

January 2nd, 2025

2024

December 5th, 2024

November 7th, 2024

October 3th, 2024

September 5th, 2024

August 1st, 2024



PLANNING COMMISSION

January 9, 2025

Planning Commissioner Training Session 3:00 P.M.

Regular Session, 4:00 P.M.

City Hall, 3rd Floor, Council Chambers, 1737 Main Street, Columbia, S.C.

RYAN CAUSEY • HARRIS COHN • STEVEN COOK • ANNA DAVIS •
MASON HARPE • JACQUELINE MARSHALL • CARLOS OSORIO • DARREN HOLCOMBE
• LILLY COVENY

The City of Columbia Planning Commission will conduct a meeting on **January 9, 2025 at 4:00pm, in City Council Chambers**, following a Planning Commissioner training session at 3:00. This meeting will be open to the public, and public comment may be provided in-person.

The public may submit letters and statements via email to CoCPC@columbiasc.gov until 12:00 noon the day before the meeting (Wednesday). Please be sure to include your name and the case information, such as the address and topic of the request. These comments will be provided to the Planning Commission members in advance of the meeting. For additional information, please visit our website at <https://planninganddevelopment.columbiasc.gov/planning-commission/>.

Review of applications prior to release of the final hyperlinked agenda can be requested by calling 803.545.3333 or by email to Lucinda.Statler@columbiasc.gov. For additional information please visit our website at <https://planninganddevelopment.columbiasc.gov>.

I. CALL TO ORDER / ROLL CALL

II. CONSENT AGENDA

1. Approve [December 12, 2024 Minutes](#).

Future Land Use Amendment and Zoning Amendment for Pending Annexation

2. **ANNEX-2024-0026: 421 Piney Woods Road, TMS# 04914-02-04**; Request recommendation on the assignment of the land use classification of Urban Edge Mixed Residential (UEMR) and the assignment of zoning of Planned Development District (PD) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned HM by Richland County.



HOW CAN YOU GET INVOLVED?

SIGN UP TO RECEIVE AGENDAS VIA E-MAIL

Send a request to be added to the e-mail list:

COCBoardMeeting@columbiasc.gov

and

Keep an eye out for Board/Commission Signs

HOW CAN YOU GET INVOLVED?

Z

Meeting: 4:00 PM | 1737 Main Street, Columbia, SC

Date: _____

Property Location: _____

TMS #: _____

Request: _____

 **Board of Zoning Appeals**

For more information: **803-545-3333**



D

Meeting: 4:00 PM | 1737 Main Street, Columbia, SC

Date: _____

Property Location: _____

TMS #: _____

Request: _____

 **Design Development Review Commission**

For more information: **803-545-3222**



Z

Meeting: 4:00 PM | 1737 Main Street, Columbia, SC

Date: _____

Property Location: _____

TMS #: _____

Request: _____

 **Zoning Public Hearing**

For more information: **803-545-3333**



P

Meeting: 4:00 PM | 1737 Main Street, Columbia, SC

Date: _____

Property Location: _____

TMS #: _____

Request: _____

 **Planning Commission**

For more information: **803-545-3333**





