



	Page
1. CALL TO ORDER AND DETERMINATION OF QUORUM	
2. APPROVAL OF MINUTES FOR PLANNING COMMISSION MEETING HELD	
2.1. May 29, 2018	4 - 10
3. PUBLIC HEARING	
3.1. Open	
3.2. PC 18-34 A map amendment to establish the zoning classification of C-2 (General Commercial) for one parcel totaling 1.99 acres at 2515 Sunset Blvd. (TMS# 004697-02-003).	11 - 12
3.3. PC 18-35 A map amendment to establish the zoning classification of C-3 (Restricted Commercial) for one parcel totaling .8 acres at 115 W. Hospital Drive. (TMS# 004597-09-015).	13 - 14
3.4. PC 18-36 A map amendment to establish the zoning classification of C-3 (Restricted Commercial) for one parcel totaling .616 acres at 511 Hulon Lane. (TMS# 004597-09-030).	15 - 16
3.5. PC 18-37 A map amendment to establish the zoning classification of C-3 (Restricted Commercial) for one parcel totaling 2.39 acres on Hulon Lane. (TMS# 004597-09-057).	17 - 18
3.6. PC 18-38 A map amendment to establish the zoning classification of C-3 (Restricted Commercial) for one parcel totaling 2.33 acres on Fairlane Drive. (TMS# 004597-09-020).	19 - 20
3.7. PC 18-39 A map amendment to establish the zoning classification of C-3 (Restricted Commercial) for one parcel totaling 1.31 acres at 2988 Sunset Blvd. (TMS# 004597-09-035).	21 - 22
3.8. PC 18-40 A map amendment to establish the zoning classification of C-2 (General Commercial) for one parcel totaling .87 acres at 109	23 - 24

Midlands Ct. (TMS# 004596-01-048).

- 3.9. PC 18-41 A map amendment to establish the zoning classification of C-2 (General Commercial) for one parcel totaling .8 acres at 103 Midlands Ct. (TMS# 004596-01-047). 25 - 26
- 3.10. PC 18-42 A map amendment to establish the zoning classification of C-2 (General Commercial) for one parcel totaling 1.61 acres at 2729 Sunset Blvd. (TMS# 004597-10-069). 27 - 28
- 3.11. PC 18-43 A map amendment to establish the zoning classification of C-2 (General Commercial) for one parcel totaling 1.24 acres at 103 Cromer Rd. (TMS# 004596-04-040). 29 - 30

3.12. Close

4. NEW BUSINESS

- 4.1. Consider a map amendment to establish the zoning classification of C-2 (General Commercial) for one parcel totaling 1.99 acres at 2515 Sunset Blvd. (TMS# 004697-02-003).
- 4.2. Consider a map amendment to establish the zoning classification of C-3 (Restricted Commercial) for one parcel totaling .8 acres at 115 W. Hospital Drive. (TMS# 004597-09-015).
- 4.3. Consider a map amendment to establish the zoning classification of C-3 (Restricted Commercial) for one parcel totaling .616 acres on Hulon Lane. (TMS# 004597-09-030).
- 4.4. Consider a map amendment to establish the zoning classification of C-3 (Restricted Commercial) for one parcel totaling 2.39 acres on Hulon Lane. (TMS# 004597-09-057).
- 4.5. Consider a map amendment to establish the zoning classification of C-3 (Restricted Commercial) for one parcel totaling 2.33 acres on Fairlane Drive. (TMS# 004597-09-020).
- 4.6. Consider a map amendment to establish the zoning classification of C-3 (Restricted Commercial) for one parcel totaling 1.31 acres at 2988 Sunset Blvd. (TMS# 004597-09-035).
- 4.7. Consider a map amendment to establish the zoning classification of C-2 (General Commercial) for one parcel totaling .87 acres at 109 Midlands Ct. (TMS# 004596-01-048).
- 4.8. Consider a map amendment to establish the zoning classification of C-2 (General Commercial) for one parcel totaling .8 acres at 103 Midlands Ct. (TMS# 004596-01-047).
- 4.9. Consider a map amendment to establish the zoning classification of C-2 (General Commercial) for one parcel totaling 1.61 acres at 2729 Sunset Blvd. (TMS# 004597-10-069).

4.10. Consider a map amendment to establish the zoning classification of C-2 (General Commercial) for one parcel totaling 1.24 acres at 103 Cromer Rd. (TMS# 004596-04-040).

5. OLD BUSINESS

5.1. Draft Zoning Ordinance

6. NEXT REGULAR SCHEDULED MEETING
July 23, 2018

7. ADJOURN



MEMBERS PRESENT:

William G “Gary” Prince, Chairman
William “Bill” S. Mooneyhan, Sr, Vice-chair
Cora Washington
David Yoder
Allison Swygert
Ann Thornley
Jason Speake

MEMBERS ABSENT:

OTHERS PRESENT:

Erin Porter, City Council
Wayne Shuler, Director of Planning and Zoning

MEDIA PRESENT:

The State, Free Times, Lexington County Chronicle, Cayce-West Columbia News, The Columbia Star, COLADaily.com and radio and television stations were all notified by email on May 25, 2018.

1. CALL TO ORDER AND DETERMINATION OF QUORUM

1.1. Chairman Prince called the meeting to order at 6:00 PM and determined that a quorum was present. Chairman Prince then welcome two new members, David Yoder and Jason Speake.

2. APPROVAL OF MINUTES FOR PLANNING COMMISSION MEETING HELD

2.1. April 30, 2018

Chairman Prince called for a motion. A motion was made to approve the minutes as presented.

Moved by William "Bill" S. Mooneyhan, Sr., Vice Chairman, seconded by Allison Swygert.

The motion passed unanimously.

3. PUBLIC HEARING

3.1. PC 18-28 A map amendment to rezone from C-1 (Intensive Commercial) to C-2 (General Commercial) one parcel totaling .26 acres at 214 Charleston Highway (TMS# 004635-16-005).

Chairman Prince asked Mr. Shuler to provide background on the request. Mr. Shuler showed a zoning map of the property and highlighted the adjacent development. Mr. Shuler said that the applicant submitted a business license for vehicle sales. Staff denied the business license based on vehicles sales being

**Planning Commission Meeting Minutes
May 29, 2018**

prohibited in the C-1 District. The applicant appealed the decision arguing that the use was not vehicle sales. The ZBA at it's April meeting upheld staff's decision. Mr. Shuler explained that vehicle sales was a conditional use in the city's zoning ordinance and even as a conditional use, there are some district where vehicle sales was not permitted. C-1 prohibits vehicle sales. Mr. Shuler then reviewed the policies in the current comprehensive plan and the draft comprehensive plan for the "Triangle City" area. Both supported keeping the C-1 designation for the property and both discourage uses such as vehicle sales in the "Triangle City" area. Mr. Shuler then reminded the Planning Commission that a rezoning should also consider future potential uses. The C-2 would permit both public drinking places and sexually oriented businesses as conditional uses.

Chairman Prince asked if anyone wanted to speak in favor of the request.

Alan Gregory King, applicant, provided pictures of the former business location and the new location. Mr. King said that he thought the first meeting was a hardship request. He then stated that in South Carolina, car dealers have to be bonded, and have \$1 million in insurance. He was at the previous location for 27 years. During the 27 years, 214 Charleston Hwy was occupied only for 5 years. He purchased the building and has done repairs. He commented on needing infill and bringing tax revenue to the city. He mentioned his business in Richland County that he was moving to West Columbia, boosting other businesses in the area. He did not believe that he needed to rezone since he was retail, but he supported the rezoning if it helped him to open his business. He said that he was not a dealer under the South Carolina classification. He just sold retail items similar to Amazon. A MOPED license was irrelevant. The biggest items he offers were go-karts, dirt bikes, 4-wheelers and occasionally MOPEDS. The matter has been dragging on for 3 months.

He commented that his business and request helps beautify the city, provides a variety of business and improves the transportation in the city. Allowing him to move to 214 Charleston Hwy was safer since people using 455 12th Street as a cut-through. Mr. King again addressed the vehicle sales matter. Chairman Prince said the issue being discussed was the rezoning on the property, not the nature of the use.

Mr. Mooneyhan asked Mr. King if he researched the zoning of the property before he purchased it. Mr. King said that he was retail. He did not think he had to check. Mr. Mooneyhan said that the use at 455 12th Street was grandfathered. Chairman Prince asked what was grandfathered. Mr. Shuler said the use was grandfathered in.

Mr. Mooneyhan asked how the rezoning would help. Mr. Shuler said that rezoning would make the lot nonconforming which would grandfather some of the aspects like setbacks, but the rezoning would allow Mr. King to take the next step in applying for vehicle sales as a conditional use. Mr. Mooneyhan expressed concern about the long-term impacts of rezoning the property. Mr. Shuler did note that if the property is zoned to C-2, Mr. King would still have to meet the applicable

**Planning Commission Meeting Minutes
May 29, 2018**

conditions for vehicles sales listed in Section 815, including the landscaping of the property. Mr. Shuler noted that Mr. King has submitted a variance request for the use and a second business license under a different name which had been denied and he has appealed.

Ms. Swygert asked if his business license was listed a retail. Mr. Shuler said that thought that was retail but at the time the original license was issued, the city did not distinguish vehicle sales as a separate use. Chairman Prince commented that changing the zoning was a band-aid. The Planning Commission was not concerned with the business license but more concerned about the impact that the rezoning would have on the area. Mr. King then asked they consider his business retail sales. Ms. Swygert commented that the PC was not involved in the business license. Mr. King said that he would sell parts, accessories and apparel if that was what he has to do but thought that was ridiculous.

Chairman Prince asked if anyone else wanted to speak in favor.

Lucia King, Mr. King's wife, expressed support for the request and said that their customers support the business and the request. It would allow them to move to a better building.

No one else spoke for or against the request.

- 3.2. PC 18-29 A map amendment to establish the zoning classification of LM (Light Manufacturing) for one parcel totaling 2 acres at 2 C Trotter Road. (TMS# 004596-08-020).

Chairman Prince asked Mr. Shuler to provide background on the request. Mr. Shuler showed a map of the property highlighting the adjacent property. Mr. Shuler said the parcel was annexed on May 1, 2018 with the current use as distribution. Mr. Shuler noted that the recommendation was not consistent with the comprehensive plan since it identified limited commercial along Sunset. Since that plan was written, several distribution facilities and business parks were developed.

No one spoke for or against the request.

- 3.3. PC 18-30 A map amendment to establish the zoning classification of LM (Light Manufacturing) for one parcel totaling 1 acre at 34 C Trotter Road. (TMS# 004596-08-027).

Chairman Prince asked Mr. Shuler to provide background information on the request. Mr. Shuler showed a map of the property and noted that the analysis was the same as the prior request since the property was contiguous.

No one spoke for or against the request.

- 3.4. PC 18-31 A text amendment to the City of West Columbia Zoning Ordinance to

**Planning Commission Meeting Minutes
May 29, 2018**

establish regulations for small wireless facilities.

Chairman Prince asked Mr. Shuler give background on the request. Mr. Shuler explained that wireless communication companies are beginning to install small wireless facilities, which are small antenna, on existing utility poles located in the right of way. Since the poles are located within the right of way, the city's land use ordinances do not regulate the installation. The Municipal Association of South Carolina has worked with representative from the wireless industry to develop a model ordinance for municipalities to adopt. In general, the ordinance places distance requirements between facilities, limits the height of the antennas and provides greater protection for special districts such as the Gateway Overlay District, historic districts and any districts that require underground utilities. Mr. Shuler showed pictures of a couple of small wireless facilities that were installed in the City of Columbia. City Council has already received the draft in a work session.

Mr. Mooneyhan asked how the city could regulate the right of way. Mr. Shuler said that it was not a situation that the city could deny a request but hopefully make it more compatible with the area.

Chairman Prince asked if other municipalities were using the ordinance. Mr. Shuler said that they were.

Chairman Prince asked if anyone wanted to speak for or against. Ted Creech, Director of External Affairs for AT&T in South Carolina. They have been working with several municipalities in South Carolina. The demand for wireless service has required the providers to increase their capacity. The small cell covered a few hundred or 1,000 feet which then links to the large tower. The small cell network helps to spread the capacity over a wider area.

Mr. Mooneyhan asked if it was similar to football games when a large group in a small area has connection issues. Mr. Creech said it was a similar issue.

Chairman Prince asked if it was an inexpensive way to extend the range of the town and fill holes. Mr. Creech said it does help better utilize the spectrum.

No one else spoke for or against.

4. NEW BUSINESS

- 4.1. Consider a map amendment to rezone from C-1 (Intensive Commercial) to C-2 (General Commercial) one parcel totaling .26 acres at 214 Charleston Highway (TMS# 004635-16-005).

Chairman Prince called for a motion. A motion was made to recommend that the parcel not be rezoned.

Moved by Allison Swygert, seconded by Cora Washington.

The motion passed unanimously.

- 4.2. Consider a map amendment to establish the zoning classification of LM (Light Manufacturing) for one parcel totaling 2 acres at 2 C Trotter Road. (TMS#

Planning Commission Meeting Minutes
May 29, 2018

004596-08-020).

Chairman Prince called for a motion. Mr. Mooneyhan asked if the comprehensive plan should be changed to make the recommendation consistent. Mr. Shuler discussed several options, but that it would be discussed at the next plan update. A motion was made to recommend LM.

Motion by William "Bill" S. Mooneyhan, Jr.
Second by Jason Speak

The motion passed unanimously.

- 4.3. Consider a map amendment to establish the zoning classification of LM (Light Manufacturing) for one parcel totaling 1 acre at 34 C Trotter Road. (TMS# 004596-08-027).

Chairman Prince called for a motion. A motion was made to recommend the LM designation.

Moved by William "Bill" S. Mooneyhan, Sr., Vice Chairman, seconded by Allison Swygert.

The motion passed unanimously.

- 4.4. Consider a text amendment to the City of West Columbia Zoning Ordinance to establish regulations for small wireless facilities.

Chairman Prince called for a motion. A motion was made to recommend adoption.

Moved by William "Bill" S. Mooneyhan, Sr., Vice Chairman, seconded by Ann Thornley.

The motion passed unanimously.

- 4.5. PC 18-32 Consider a group development approval for two parcels on Two Mac Lane (TMS# 004594-01-005 and 004594-01-006)

Chairman Prince asked Mr. Shuler to provide background on the request. Mr. Shuler showed a map of the property highlighting the development in the area. Mr. Shuler explained that the developer wanted to establish two residential high-rise buildings. Building A was 5-stories over a parking garage and Building B was 4-stores over a parking garage. The site plan appears to meet zoning requirements. They still needed to submit their land disturbance permit to Lexington County and city staff was still working with the developer on the utilities. Water and sewer would be privately maintained but that staff was working on the connections and capacity. The submittal was a group development which requires the Planning Commission approval. Staff recommended that if approved, that the conditions be placed to meet zoning and engineering requirements.

Ms. Swygert asked who the residents would be and would the units be apartments?

Robert Fuller, attorney representing the developer, they units would be apartments designed to meet the needs of the employees and staff of the hospital. They will be one-bedroom and studios, not designed for families. There will be 219 units total in the two buildings. There was a discussion about parking and traffic. The plan shows that it will meet the city's parking requirements.

**Planning Commission Meeting Minutes
May 29, 2018**

Mr. Mooneyhan asked if the property was in the city. Mr. Shuler said that it was. Chairman Prince asked for a motion. A motion was made to approve the group development plan pending compliance with zoning and subject to approval by Lexington County and city engineering.

Moved by William "Bill" S. Mooneyhan, Sr., Vice Chairman, seconded by Cora Washington.

The motion passed unanimously.

4.6. PC 18-33 Consider Bonded Plat approval for Hammonds Hill Phase 2

Chairman Prince asked Mr. Shuler to provide background information. Mr. Shuler provided the history of the project starting in 2004 when the initial preliminary plat was approved. The revised preliminary plat was approved in 2017. Mr. Shuler then explained the purpose of the bonded plat. The planning commission received the bonded plat, which was consistent with the preliminary plat, and the bond estimate. The water and sewer systems were installed so they were not part of the bond estimate. The county has reviewed the bond estimate. The bond has to be set at 1.5 times the cost to complete. The bond document was received just prior to the meeting. It will be reviewed by the city attorney before it goes to city council for acceptance. The project will come back to the planning commission for final plat approval.

Chairman Prince called for a motion. A motion was made to accept the bonded plat pending staff review.

Moved by William "Bill" S. Mooneyhan, Sr., Vice Chairman, seconded by Cora Washington.

The motion passed unanimously.

4.7. Draft Land Development Regulations

Mr. Shuler commented that draft is for information. The city's current Subdivision Regulations were never updated to reflect changes in the South Carolina Planning Enabling Legislation. Land Development Regulations cover subdivision of property, group developments but it also provides an opportunity for the city to require landscaping, open space, bike paths and any other amenities the city feels is necessary.

5. OLD BUSINESS

5.1. Draft Zoning Ordinance

Mr. Shuler provided a complete draft and discussed the review of the document over the next meetings with a public hearing possible in August.

Mr. Mooneyhan asked about the bike plan. Mr. Shuler said that city council adopted the master plan, and that the city and SCDOT have agreed on a design for the B Ave bike lane.

6. NEXT REGULAR SCHEDULED MEETING

**Planning Commission Meeting Minutes
May 29, 2018**

6.1. June 25, 2018

7. ADJOURN

7.1. The meeting was adjourned at 7:18 PM

With no other business a motion was made to adjourn.

Moved by William "Bill" S. Mooneyhan, Sr., Vice Chairman, seconded by Cora Washington.

The motion passed unanimously.

Respectfully Submitted,

Director of Planning and Zoning

West Columbia Planning Commission Case Evaluation

Case Number: PC 18-34

Tax Map Number: 004697-02-003 (1.99 acres)

Property Address: 2515 Sunset Blvd

Previous Zoning: ID (Intensive Development) under Lexington County Zoning Ordinance

Requested Zoning: C-2 (General Commercial)

Use of properties: Currently the parcel has a vacant building

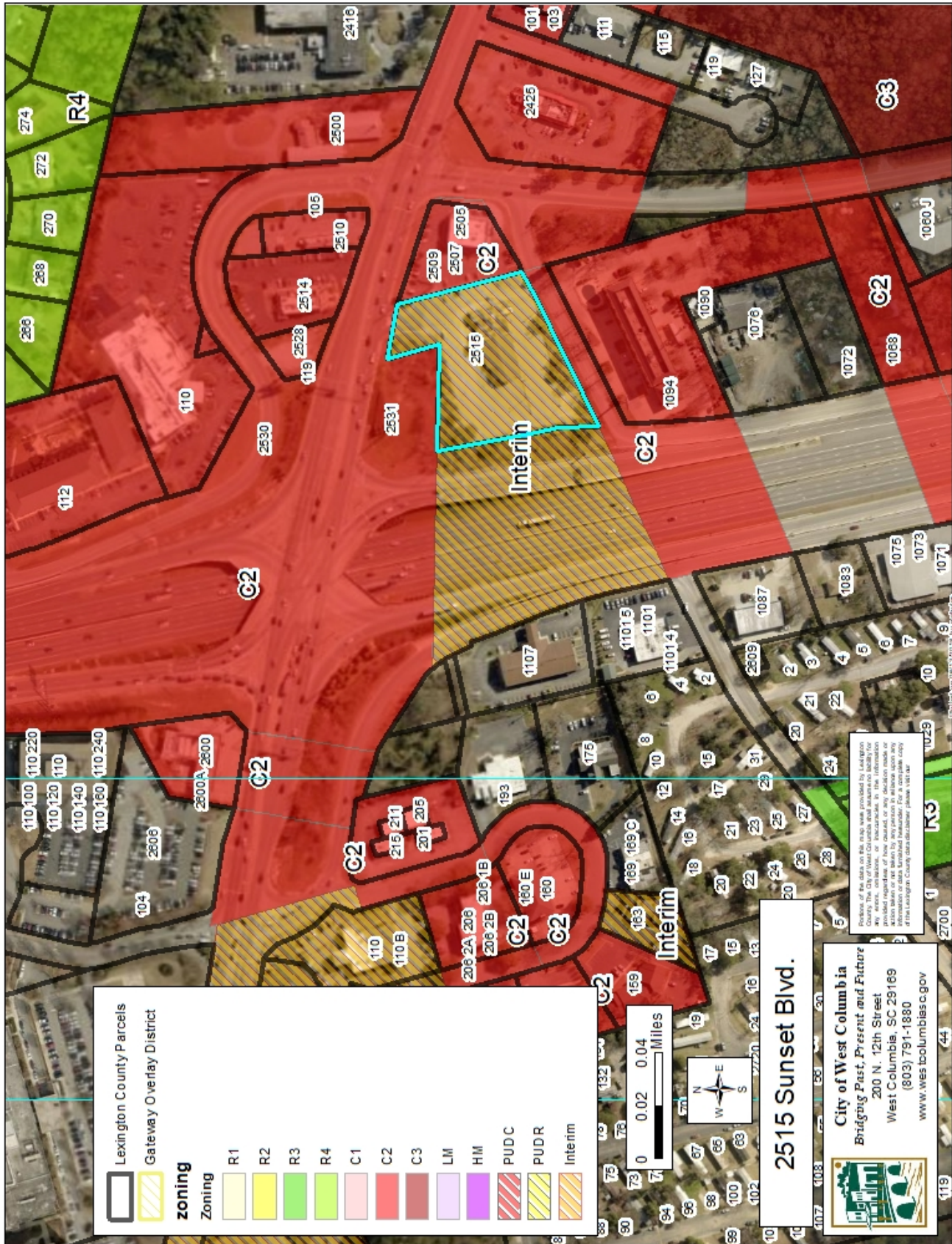
Reason for Request: The parcel was annexed into the City of West Columbia on _____, 2018. A zoning classification must be established for the properties to comply with S.C. law and the City's zoning ordinance.

Character of Area: This parcel is adjacent to the I-26 interchange. Adjacent properties are either zoned C-2 (General Commercial) in the city or ID (Intensive Development) in Lexington County

Street Frontage: Sunset Blvd: A 5-lane arterial. The closest traffic count station (189) had a 2017 AADT of 26,500 trips.

Chris Circle: A 2-lane frontage road

Analysis: The city's comprehensive plan recommends the General Commercial designation for the parcel and includes the parcel in the Commercial Node at the I-26 interchange.



West Columbia Planning Commission Case Evaluation

Case Number: PC 18-35

Tax Map Number: 004597-09-015 (.8 acres)

Property Address: 115 W. Hospital Drive

Previous Zoning: ID (Intensive Development) under Lexington County Zoning Ordinance

Requested Zoning: C-3 (Restricted Commercial)

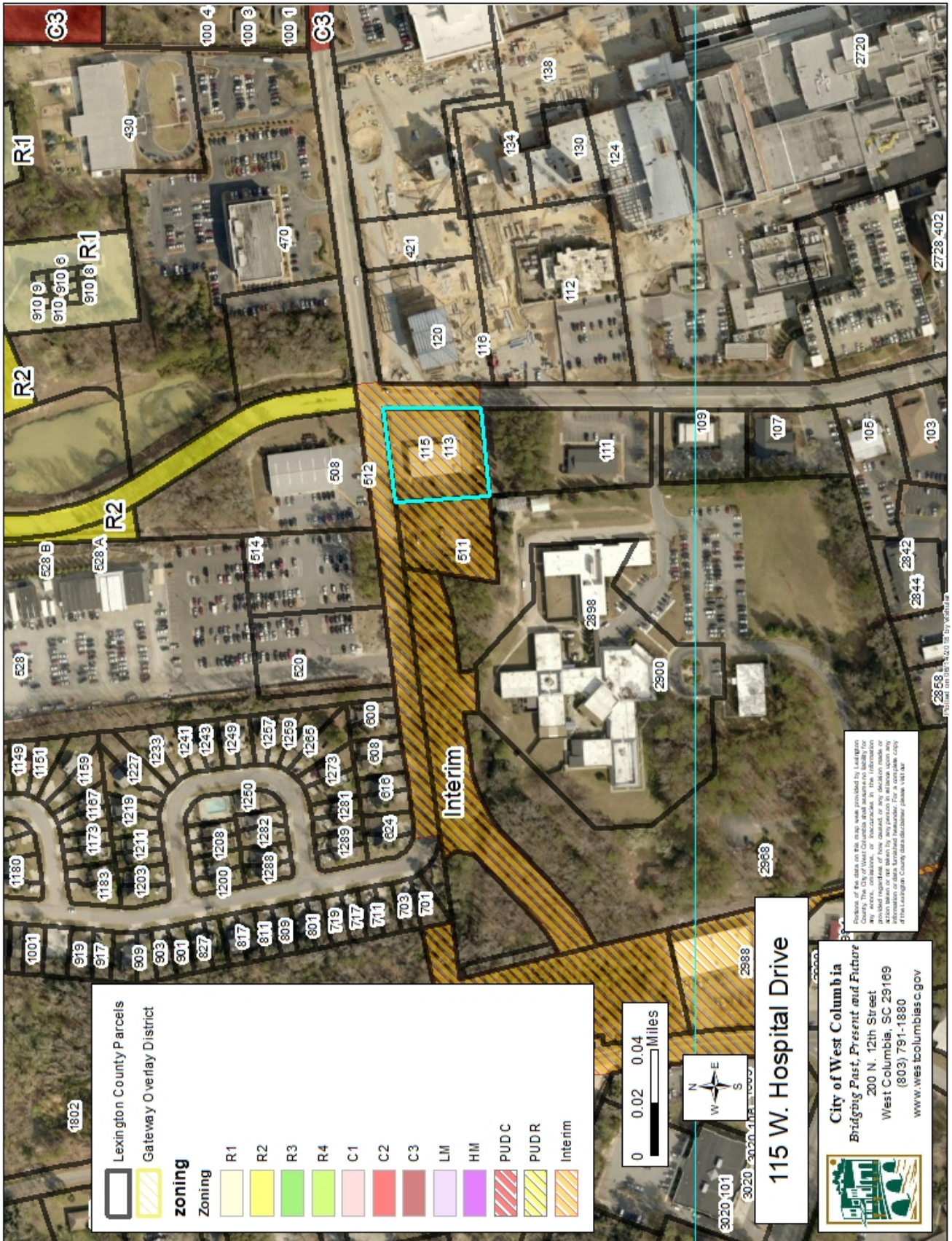
Use of properties: Currently the parcel has a medical office.

Reason for Request: The parcel was annexed into the City of West Columbia on May 21, 2018. A zoning classification must be established for the properties to comply with S.C. law and the City's zoning ordinance.

Character of Area: Adjacent properties are either zoned interim zoned in the city or ID (Intensive Development) in Lexington County. The adjacent uses are medical related.

Street Frontage: W Hospital Lane: A 2-lane collector. There are no traffic count stations.
Hulon Lane: A 2-lane collector. There are no traffic count stations.

Analysis: The C-3 designation is consistent with the city's comprehensive plan recommends the Restricted Commercial designation for the parcel.



Lexington County Parcels
Gateway Overlay District

zoning

Zoning	R1	R2	R3	R4	C1	C2	C3	LM	HM	PUDC	PUDR	Interim



115 W. Hospital Drive

City of West Columbia
Bridging Past, Present and Future
200 N. 12th Street
West Columbia, SC 29169
(803) 791-1880
www.westcolumbia.sc.gov

Portions of the data in this map were provided by Lexington County, The City of West Columbia and various local utility providers. The City of West Columbia and its various departments, divisions, or departments do not warrant, represent, or make any guarantee as to the accuracy, reliability, or completeness of the information or data furnished hereunder. For a complete copy of this Lexington County data disclaimer, please visit www.lexingtoncounty.com.

West Columbia Planning Commission Case Evaluation

Case Number: PC 18-36

Tax Map Number: 004597-09-030 (.616 acres)

Property Address: Hulon Lane

Previous Zoning: ID (Intensive Development) under Lexington County Zoning Ordinance

Requested Zoning: C-3 (Restricted Commercial)

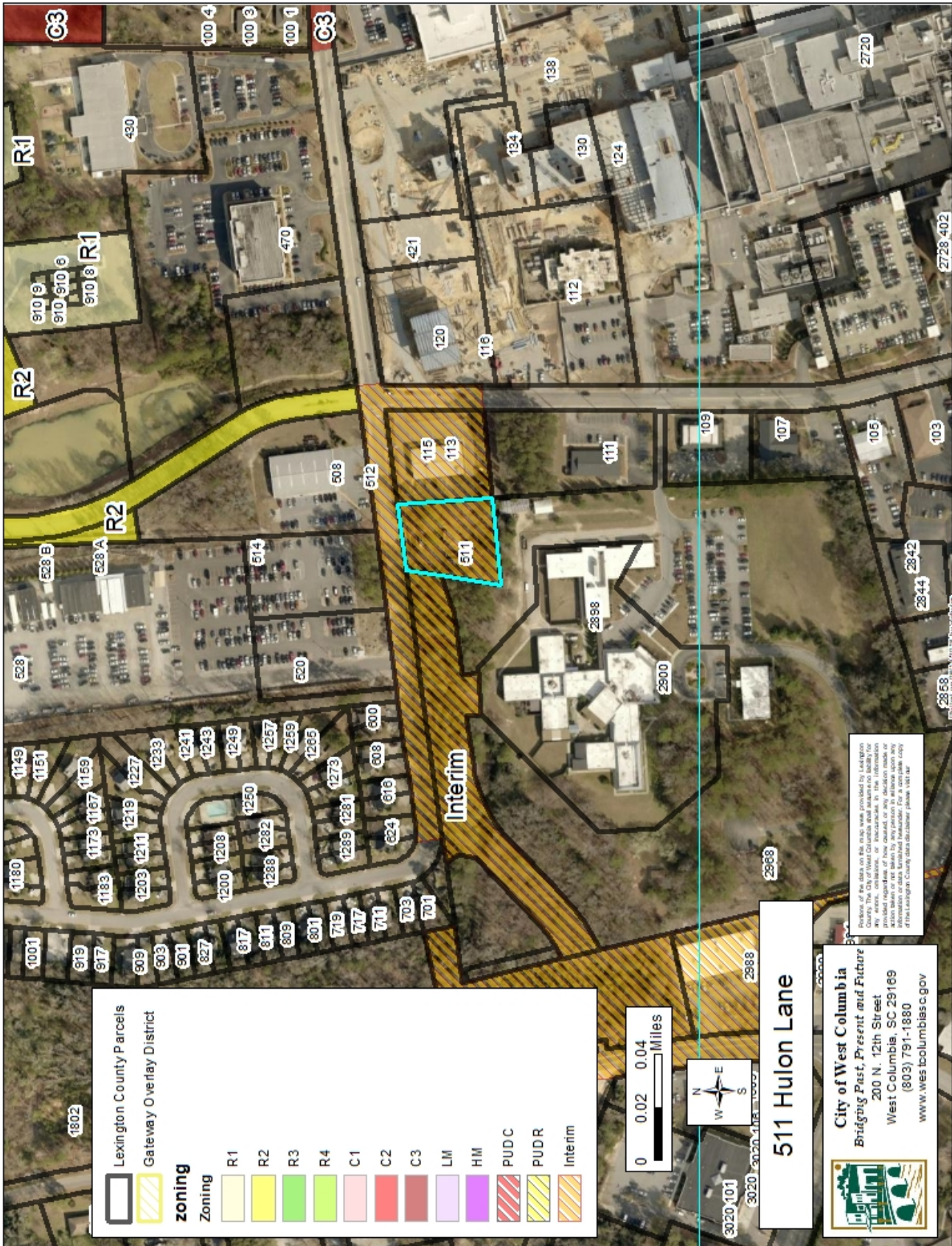
Use of properties: Currently the parcel is undeveloped

Reason for Request: The parcel was annexed into the City of West Columbia on May 21, 2018. A zoning classification must be established for the properties to comply with S.C. law and the City's zoning ordinance.

Character of Area: Adjacent properties are either interim zoned in the city or ID (Intensive Development) in Lexington County.

Street Frontage: W Hospital Lane: A 2-lane collector. There are no traffic count stations.
Hulon Lane: A 2-lane collector. There are no traffic count stations.

Analysis: The C-3 designation is consistent with the city's comprehensive plan which recommends the Restricted Commercial designation for the parcel.



Portions of the data on this map were provided by Lexington County. The City of West Columbia shall make no liability for the accuracy of the data provided regardless of how obtained, or any decision made or action taken or not taken by any person in reliance upon any data on this map. Lexington County data disclaimer please visit www.lexingtoncountyga.gov

City of West Columbia
Bridging Past, Present and Future
 200 N. 12th Street
 West Columbia, SC 29169
 (803) 791-1880
www.westcolumbiasc.gov

511 Hulon Lane



	Lexington County Parcels
	Gateway Overlay District
zoning	
	R1
	R2
	R3
	R4
	C1
	C2
	C3
	LM
	HM
	PUDC
	PUDR
	Interim

West Columbia Planning Commission Case Evaluation

Case Number: PC 18-37

Tax Map Number: 004597-09-057 (2.39 acres)

Property Address: Hulon Lane

Previous Zoning: ID (Intensive Development) under Lexington County Zoning Ordinance

Requested Zoning: C-3 (Restricted Commercial)

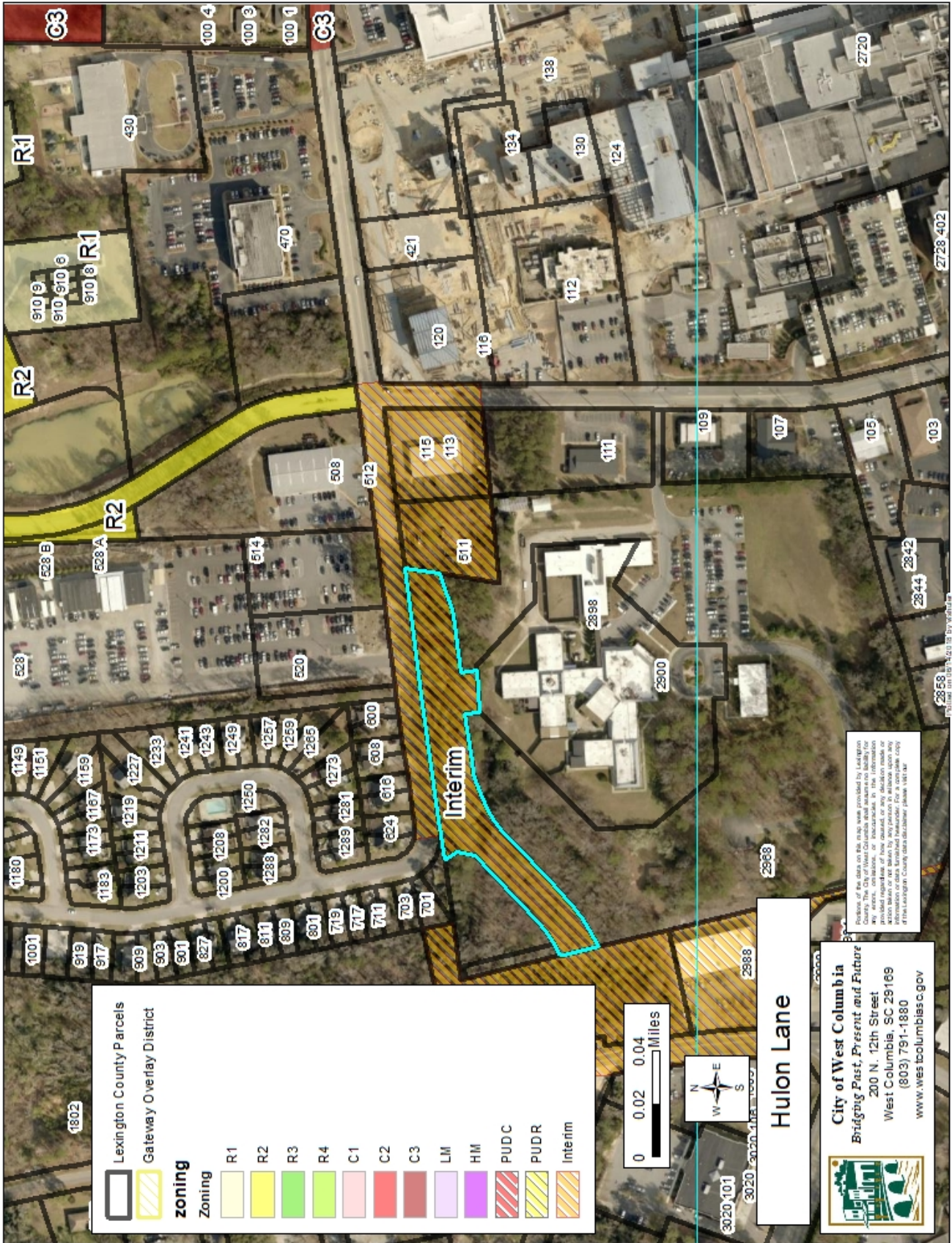
Use of properties: Currently the parcel is undeveloped

Reason for Request: The parcel was annexed into the City of West Columbia on May 21, 2018. A zoning classification must be established for the properties to comply with S.C. law and the City's zoning ordinance.

Character of Area: Adjacent properties are either interim zoned in the city or ID (Intensive Development) in Lexington County. The predominant development along Hulon Lane is high density residential.

Street Frontage: Hulon Lane: A 2-lane collector. There are no traffic count stations.

Analysis: The C-3 designation is consistent with the city's comprehensive plan which recommends the Restricted Commercial designation for the parcel.



West Columbia Planning Commission Case Evaluation

Case Number: PC 18-38

Tax Map Number: 004597-09-020 (2.33 acres)

Property Address: Fairlane Drive

Previous Zoning: ID (Intensive Development) under Lexington County Zoning Ordinance

Requested Zoning: C-3 (Restricted Commercial)

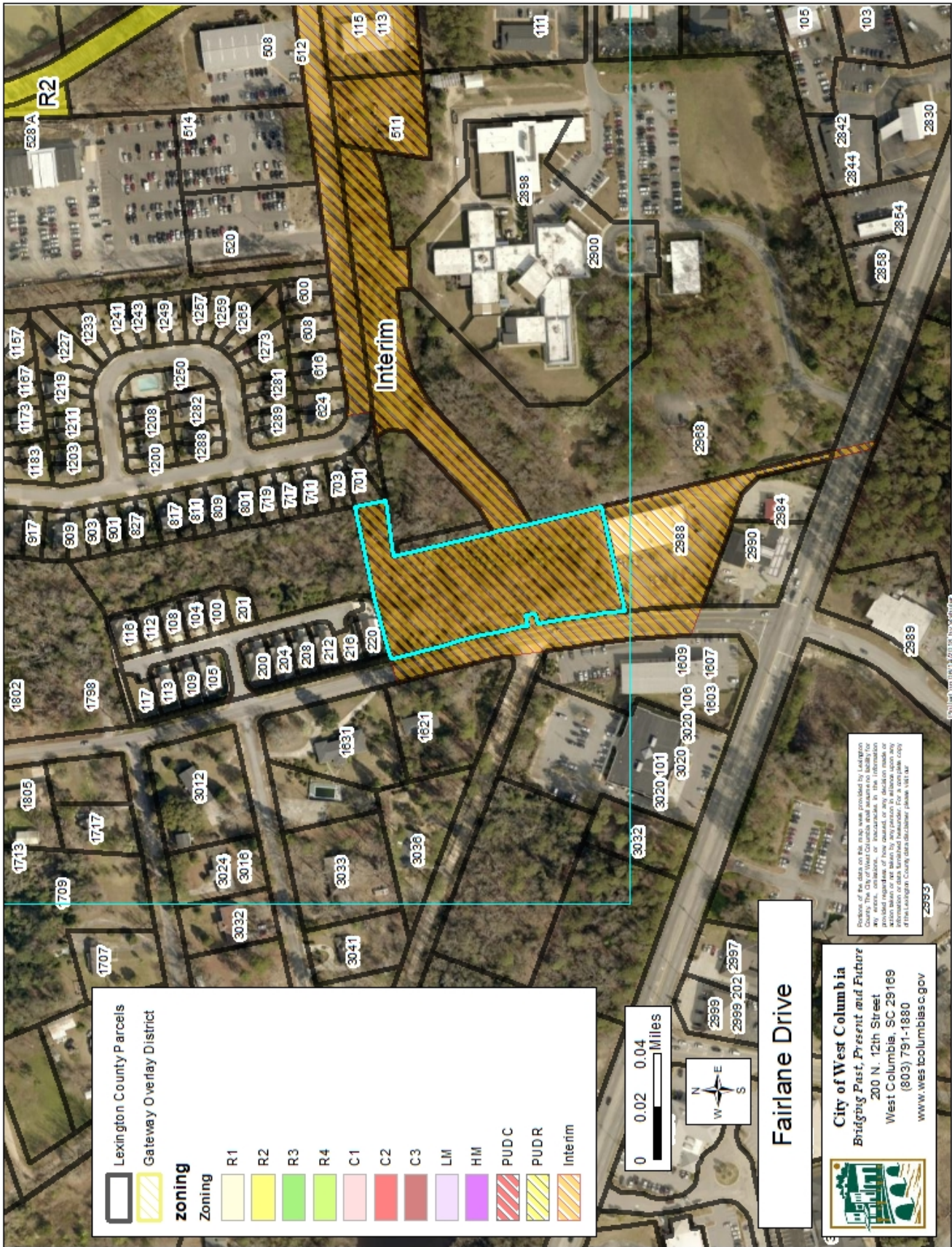
Use of properties: Currently the parcel is undeveloped

Reason for Request: The parcel was annexed into the City of West Columbia on May 21, 2018. A zoning classification must be established for the properties to comply with S.C. law and the City's zoning ordinance.

Character of Area: Adjacent properties are either interim zoned in the city or ID (Intensive Development) in Lexington County. The parcel sits at the transition point between residential and commercial development along Fairlane Drive.

Street Frontage: Fairlane Drive: A 2-lane collector. There are no traffic count stations.

Analysis: The C-3 designation is consistent with the city's comprehensive plan which recommends the Restricted Commercial designation for the parcel.



West Columbia Planning Commission Case Evaluation

Case Number: PC 18-39

Tax Map Number: 004597-09-035 (1.31 acres)

Property Address: 2988 Sunset Blvd.

Previous Zoning: ID (Intensive Development) under Lexington County Zoning Ordinance

Requested Zoning: C-3 (Restricted Commercial)

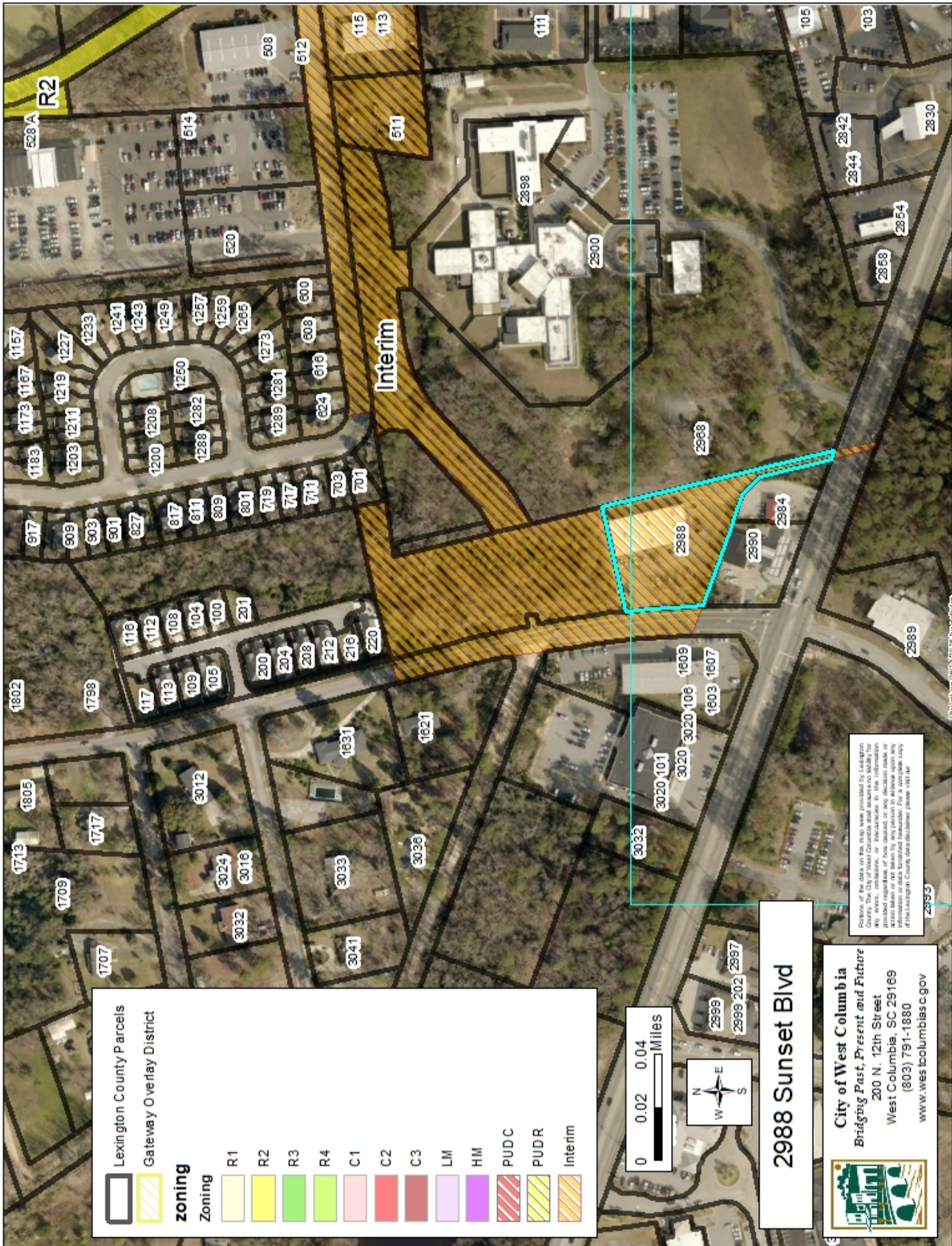
Use of properties: Currently the parcel has an office building.

Reason for Request: The parcel was annexed into the City of West Columbia on May 21, 2018. A zoning classification must be established for the properties to comply with S.C. law and the City's zoning ordinance.

Character of Area: Adjacent properties are either interim zoned in the city or ID (Intensive Development) in Lexington County. The parcel sits at the transition point between residential and commercial development along Fairlane Drive.

Street Frontage: Fairlane Drive: A 2-lane collector. There are no traffic count stations.

Analysis: The C-3 designation is consistent with the city's comprehensive plan which recommends the Restricted Commercial designation for the parcel.



West Columbia Planning Commission Case Evaluation

Case Number: PC 18-40

Tax Map Number: 004596-01-048

Property Address: 109 Midlands Court

Previous Zoning: ID (Intensive Development) under Lexington County Zoning Ordinance

Recommended Zoning: C-2 (General Commercial)

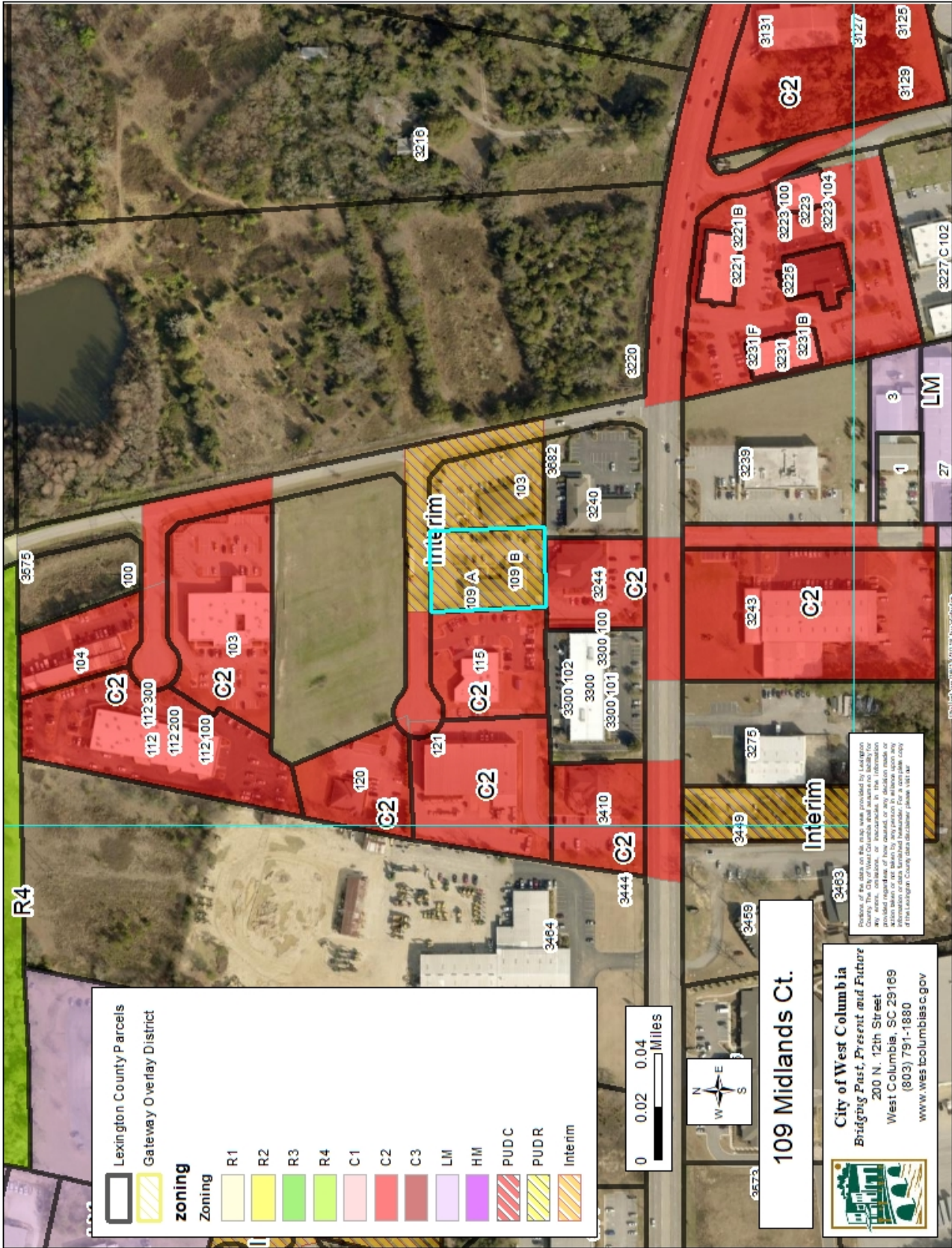
Use of properties: Medical Office

Reason for Request: The parcel was annexed into the City of West Columbia on May 21, 2018. A zoning classification must be established for the properties to comply with S.C. law and the City's zoning ordinance.

Road Frontage: Midlands Court: 2-lane local road

Character of Area: Midlands Court is at the transition point where development along Henbet Drive changes from residential to commercial. There are no traffic count stations along Henbet Drive. The parcel is part of a professional office park. The properties to the north and east are under annexation with an interim designation of C-2. The property to the west and south are in the county and zoned ID.

Analysis: The recommended zoning is partially consistent with the city's comprehensive plan which recommends Light Manufacturing.



West Columbia Planning Commission Case Evaluation

Case Number: PC 18-41

Tax Map Number: 004596-01-047

Property Address: 103 Midlands Court

Previous Zoning: ID (Intensive Development) under Lexington County Zoning Ordinance

Recommended Zoning: C-2 (General Commercial)

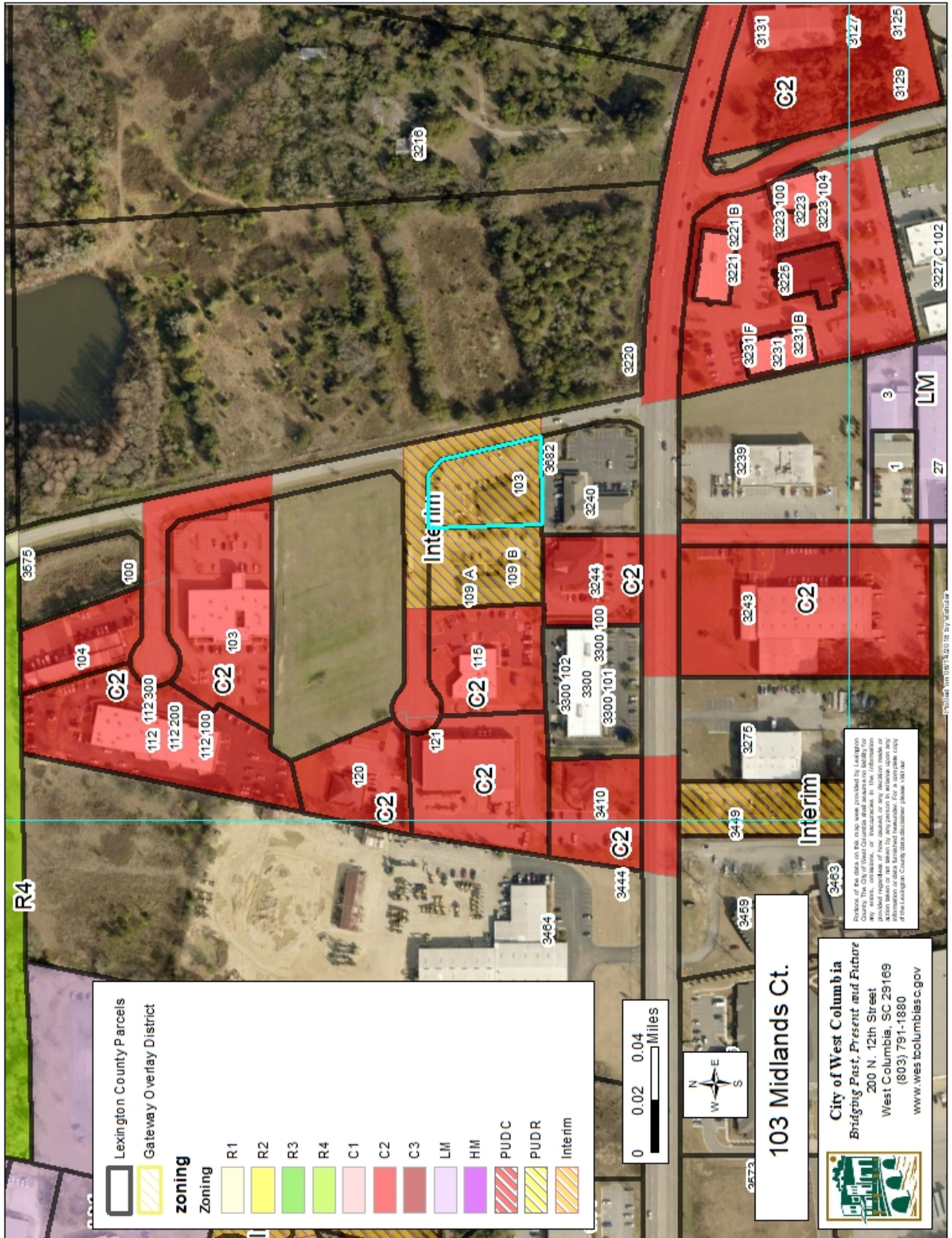
Use of properties: Medical Office

Reason for Request: The parcel was annexed into the City of West Columbia on May 21, 2018. A zoning classification must be established for the properties to comply with S.C. law and the City's zoning ordinance.

Road Frontage: Midlands Court: 2-lane local road
Henbet Drive: 2-lane collector Road. There is no traffic count station

Character of Area: Midlands Court is at the transition point where development along Henbet Drive changes from residential to commercial. There are no traffic count stations along Henbet Drive. The parcel is part of a professional office park. The properties to the north and east are under annexation with an interim designation of C-2. The property to the west and south are in the county and zoned ID.

Analysis: The recommended zoning is partially consistent with the city's comprehensive plan which recommends Light Manufacturing.



West Columbia Planning Commission Case Evaluation

Case Number: PC 18-42

Tax Map Number: 004597-10-069

Property Address: 2729 Sunset

Previous Zoning: ID (Intensive Development) under Lexington County Zoning Ordinance

Recommended Zoning: C-2 (General Commercial)

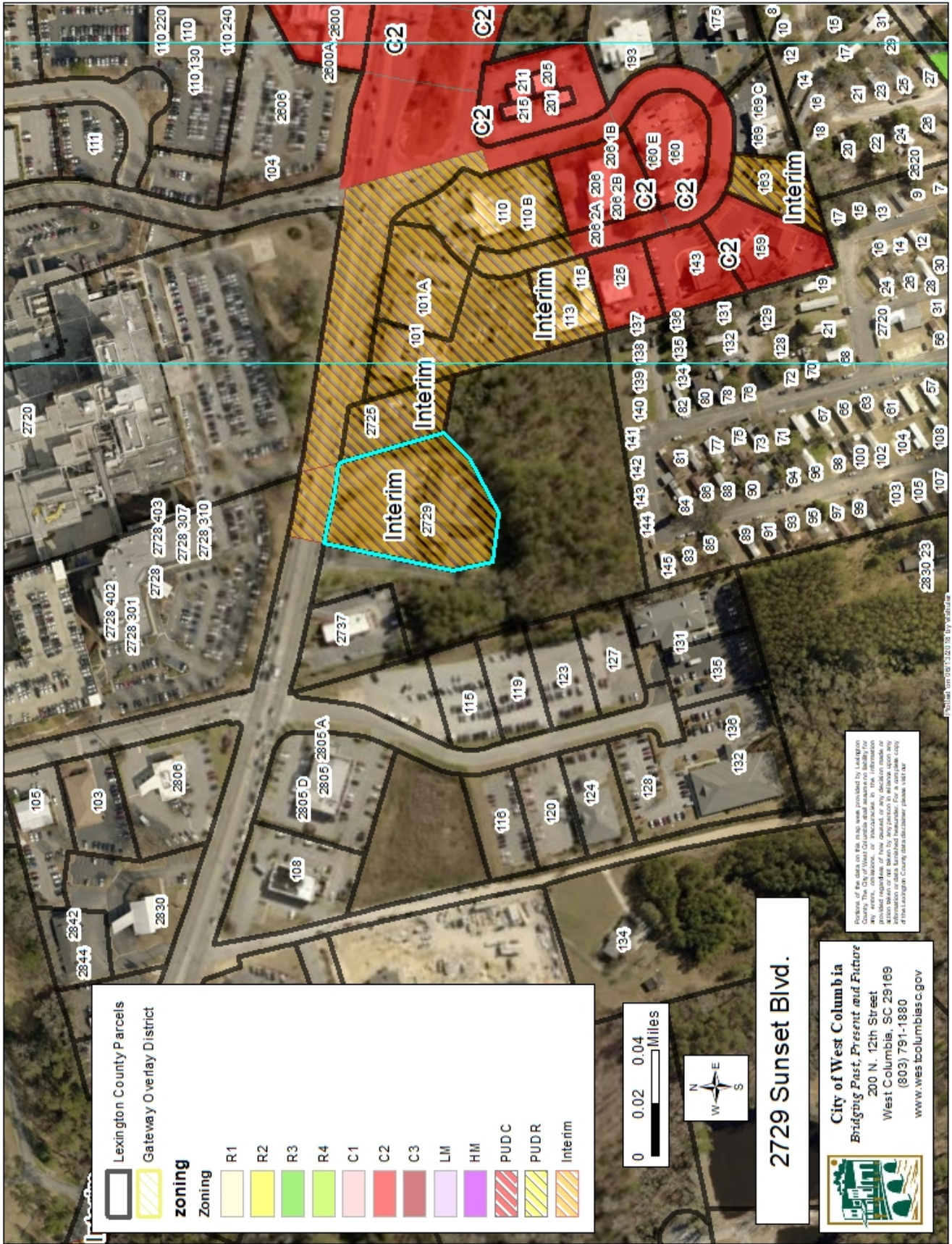
Use of properties: Office building

Reason for Request: The parcel was annexed into the City of West Columbia on May 21, 2018. A zoning classification must be established for the properties to comply with S.C. law and the City's zoning ordinance.

Road Frontage: Sunset Blvd: 5-lane arterial. There is no traffic count station near the property The closest station (189) had a 2017 AADT of 26,500 trips

Character of Area: The parcel is located near the I-26 Interchange, across Sunset Blvd from the Lexington Medical Center. Most of the uses in the area are offices and restaurants.

Analysis: The recommended zoning is consistent with the city's comprehensive plan which recommends General Commercial.



Lexington County Parcels

Gateway Overlay District

zoning

Zoning

R1
R2
R3
R4
C1
C2
C3
LM
HM
PUD C
PUD R
Interim

0 0.02 0.04 Miles

2729 Sunset Blvd.

Portions of the data on this map were provided by Lexington County. The City of West Columbia does not assume any liability for any errors or omissions that may appear on this map. No warranty is provided regarding the use, accuracy, or any other details made or action taken or not taken by any person in reliance upon any information on this map. © 2018 Lexington County, South Carolina. All rights reserved.

City of West Columbia
Bridging Past, Present and Future
 200 N. 12th Street
 West Columbia, SC 29169
 (803) 791-1880
www.westcolumbiasc.gov

West Columbia Planning Commission Case Evaluation

Case Number: PC 18-43

Tax Map Number: 004596-04-040

Property Address: 103 Cromer

Previous Zoning: ID (Intensive Development) under Lexington County Zoning Ordinance

Recommended Zoning: C-2 (General Commercial)

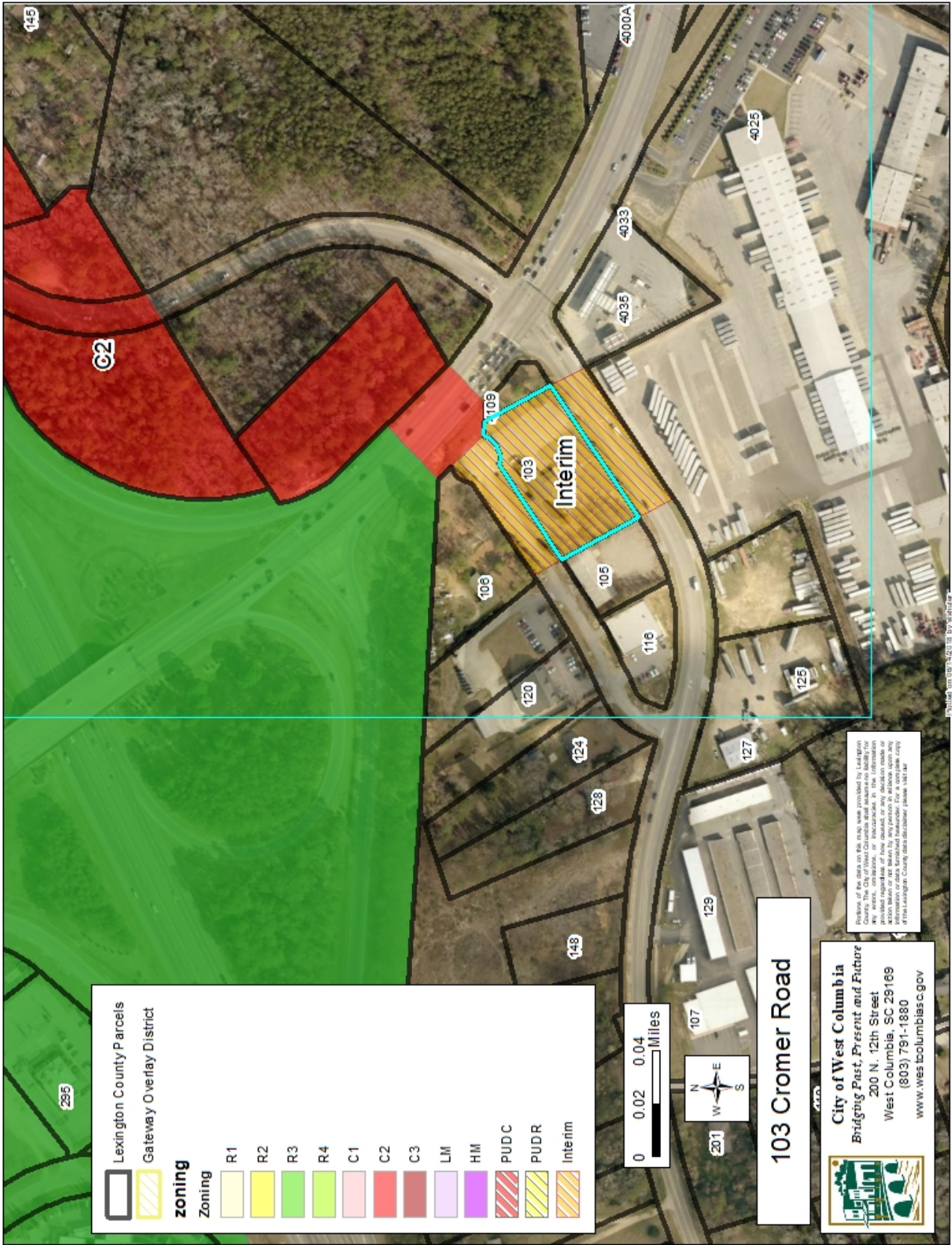
Use of properties: Church

Reason for Request: The parcel was annexed into the City of West Columbia on May 21, 2018. A zoning classification must be established for the properties to comply with S.C. law and the City's zoning ordinance.

Road Frontage: Comer Road: Cromer Road was re-aligned to create a full intersection with Davega Drive. As a result, the parcel has two frontages, both on Cromer Road. One section of Cromer Road is a 2-lane collector and the other section is a 2-lane local road ending in a cul-de-sac at the parcel. There is a traffic count station where the road splits (station 607) with a 2017 AADT of 8,500 trips

Character of Area: The parcel is located near the I-20 Interchange. The Southeast Freighline shipping terminal is across from the parcel.

Analysis: The recommended zoning is consistent with the city's comprehensive plan which recommends General Commercial.



Lexington County Parcels
Gateway Overlay District

zoning

Zoning

R1
R2
R3
R4
C1
C2
C3
LM
HM
PUD C
PUD R
Interim



103 Cromer Road

City of West Columbia
Bringing Past, Present and Future
 200 N. 12th Street
 West Columbia, SC 29169
 (803) 791-1880
www.westcolumbia.org

Portions of the data on this map were provided by Lexington County, South Carolina. The City of West Columbia does not warrant, endorse, or guarantee the accuracy, reliability, or timeliness of the information provided, regardless of how obtained, or any decisions made or actions taken based on the information. For a complete copy of the Lexington County data disclaimer please visit www.lexingtoncounty.org.

Digitized from GIS data by Esri