

ORIGINAL  
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ORDINANCE NO.: 2022-005

*Amending the Official Zoning Map to modify the zoning for 2401 Two Notch Road and 0.21 acres E/S Waites Street, Richland County TMS #11511-11-10 (portion) and TMS #11511-11-08*

WHEREAS, an application has been made to amend the Official Zoning Map of the City of Columbia, S.C. to modify the zoning for 2401 Two Notch Road, Richland County TMS# 11511-11-10; 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 has 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 1<sup>st</sup> day of February, 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 2401 Two Notch Road and 0.21 acres E/S Waites Street and TMS# 11511-11-10 (portion) and TMS #11511-11-08, and as shown in Attachment A, is hereby rezoned from Community Activity Center/Corridor District (CAC) to Residential Mixed District (RM-1). 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:

Cheresha B. Wilson  
City Manager

Approved as to form:

[Signature]  
City Attorney

Mayor

ATTEST:

Erika D. Hammond  
City Clerk

Introduced: 1/18/2022  
Final Reading: 2/1/2022



## CITY COUNCIL

January 18, 2022 at 4:00pm

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

### **Zoning Map Amendment Case Summary 2401 Two Notch Road(p) and 0.21 acres, E/S Waites Street, TMS# 11511-11-10(p) and 11511-11-08**

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<b>Council District:</b>	2
<b>Proposal:</b>	Request to rezone the property from Community Activity Center/Corridor District (CAC) to Residential Mixed District (RM-1).
<b>Applicant:</b>	Homeless No More
<b>Staff Recommendation:</b>	Approval
<b>PC Recommendation:</b>	12/06/2021; Approval (5-1)
<b>ZPH, 1<sup>st</sup> Reading:</b>	01/18/2022; Pending
<b>2<sup>nd</sup> Reading:</b>	02/01/2022; Pending

#### **CURRENT PARCEL CHARACTERISTICS/CONDITIONS**

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**Acreage:** 1.30 acres  
**Current Use:** Vacant land  
**Proposed Use:** Affordable housing  
**Current Land Use Classification:** Urban Core Residential Small Lot (UCR-1)  
**Current Zoning:** Community Activity Center/Corridor District (CAC)  
**Proposed Zoning:** Residential Mixed District (RM-1)

#### **PLANS, POLICIES, AND LAND USE**

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

The subject property is designated Urban Core Residential Small Lot (UCR-1) in the *Columbia Compass: Envision 2036* Future Land Use Map.

Urban Core Residential Small Lot neighborhoods are common just outside the urban center; most were subdivided before 1950 and many continue the grid or street network from the original planned portion of the City. This development type may represent existing neighborhoods and is a development form appropriate for medium to large-scale redevelopments or infill sites. Traditional and contemporary architectural styles have a place in these neighborhoods. When infill development is designed, scale and orientation of existing structures on the block should act as design presets.



#### Primary Types

- Single-family Detached

#### Secondary Types

- Single-family Attached
- Two-family
- Three-family

#### Tertiary Types

- Multi-family Small
- Civic/Institutional Small
- Business/Employment Small (excl. Flex)
- Cemeteries & Mausoleums

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

The subject property is located within the study area of [\*A Plan for the Redevelopment of East Central City\*](#) (2004), within Cluster Three. The Plan's site analysis identified the property and that which surrounded it as an area for potential revitalization, with the intersection of Harrison and Two Notch identified as a significant intersection/potential gateway (Section 3A, Page 12). The plan notes that "The Two Notch Rd corridor presents an opportunity to reduce the amount of existing commercial property, much of which is vacant or under-utilized, and to introduce a higher density residential element that could in turn support a small retail node." The Plan suggests a land use of Attached Single Family Residential (High Density) for the majority of the property within the Two Notch Road corridor, with Detached Single Family Residential (Low Density) suggested for the strip of the property which fronts along Waites Road (maybe a fifth of the block width) (Section 4A, Page 1). Catalyst 3-2 includes the subject property, but a specific site plan is only provided for the area south of Tremain Street, which does not include the subject property (Section 5, Page 31).

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### PROPOSED ZONING DISTRICT SUMMARY

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The subject property is currently zoned Community Activity Center/Corridor District (CAC). The abutting properties in the City of Columbia have base zoning of Residential Mixed District (RM-1) to the North and South, Community Activity Center/Corridor District (CAC) to the East, and Residential Single Family-Small Lot District (RSF-3) to the West.

The proposed zoning district is Residential Mixed District (RM-1).

#### *Residential Mixed District (RM-1)*

The purpose of the Residential Mixed (RM-1) District is to provide lands that accommodate a walkable, moderate-density mix of residential development that allows single-family, two-family, townhouse, and multi-family dwellings.

#### *Community Activity Center/Corridor District (CAC)*

The purpose of the Community Activity Center/Corridor (CAC) District is to provide lands that accommodate moderate-density, walkable, and medium-scale mixed-use development, and commercial development that serves multiple neighborhoods. Some auto-oriented uses are allowed, but the design and location of those uses must be compatible with and support pedestrian-oriented development. Allowed uses include live/work and multi-family dwellings, mixed-use, offices, recreation/entertainment, cultural facilities, restaurants, and drinking establishments.

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### STAFF RECOMMENDATION

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Staff finds that the proposed zoning change is consistent with the surrounding zoning, with the Comprehensive Plan land use classification and supports the recommendations of the East Central City area plan and therefore recommends **approval** of the request.

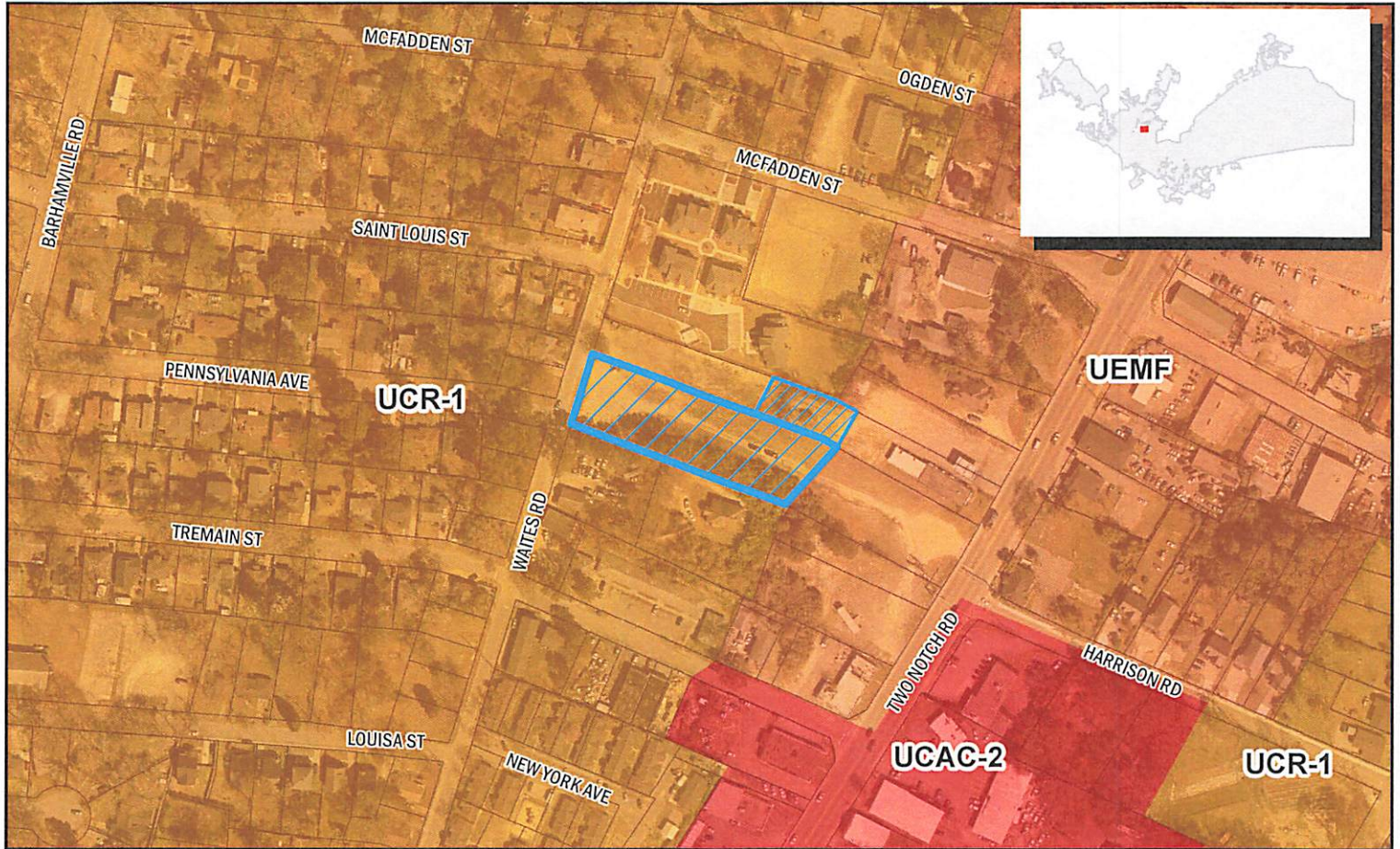






## Future Land Use Map

2401 Two Notch Rd(p) and 0.21 acres, E/S Waites St, TMS# 11511-11-10(p) and 11511-11-08;  
Current FLU: UCR-1

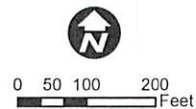


Department of Planning &  
Development Services

ORIGINAL PREPARATION DATE:  
This map was prepared by:  
Shane Shaughnessy  
Date: 11/9/2021



We Are Columbia



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## Zoning Map

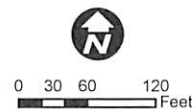
2401 Two Notch Rd(p) and 0.21 acres, E/S Waites St, TMS# 11511-11-10(p) and 11511-11-08;  
Current Zoning: CAC, Proposed Zoning: RM-1



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