

ORIGINAL  
STAMPED IN RED

ORDINANCE NO.: 2022-006

*Amending the Official Zoning Map to modify the zoning for 2632 Millwood Avenue and 2627, 2526 and 2623 Cherry Street, Richland County TMS #11413-03-05, TMS #11413-03-10, TMS #11413-03-11 and TMS #11413-03-12*

WHEREAS, an application has been made to amend the Official Zoning Map of the City of Columbia, S.C. to modify the zoning for 2632 Millwood Avenue and 2627, 2526 and 2623 Cherry Street, Richland County TMS #11413-03-05, TMS #11413-03-10, TMS #11413-03-11 and TMS #11413-03-12; 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 2632 Millwood Avenue and 2627, 2526 and 2623 Cherry Street, Richland County TMS #11413-03-05, TMS #11413-03-10, TMS #11413-03-11 and TMS #11413-03-12 and as shown in Attachment A, is hereby rezoned from Mixed-Use District (MU-1), Office and Institutional District (O-I) and Residential Mixed District (RM-1), Old Shandon/Lower Waverly Historic Preservation Overlay District (OV-HP) to Mixed-Use District (MU-1), Old Shandon/Lower Waverly Historic Preservation Overlay District (OV-HP). 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:

Cheresa B. Wilson  
City Manager

Approved as to form:

[Signature]  
City Attorney

Introduced: 1/18/2022

Final Reading: 2/1/2022

[Signature]  
Mayor

ATTEST:

[Signature]  
City Clerk



## 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** **2632 Millwood Avenue and 2627, 2526, and 2623 Cherry Street,** **TMS# 11413-03-05, 11413-03-10, 11413-03-11, and 11413-03-12**

---

**Council District:** 3

**Proposal:** Request to rezone the property from Mixed-Use District (MU-1), Office and Institutional District (O-I) and Residential Mixed District (RM-1), Old Shandon/Lower Waverly Historic Preservation Overlay District (OV-HP) to Mixed-Use District (MU-1), Old Shandon/Lower Waverly Historic Preservation Overlay District (OV-HP).

**Applicant:** Thomas Rhodes III, Millwood Investments LLC

**Staff Recommendation:** Approval

**PC Recommendation:** 12/06/2021; Approval (6-0)

**ZPH, 1<sup>st</sup> Reading:** 01/18/2022; Pending

**2<sup>nd</sup> Reading:** 02/01/2022; Pending

---

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

---

**Acreage:** 1.07 acres  
**Current Use:** Vacant land  
**Proposed Use:** Mixed Use  
**Current Land Use Classification:** Urban Core Mixed Residential - Type 1 (UCMR-1)  
**Current Zoning:** Mixed-Use District (MU-1), Office and Institutional District (O-I) and Residential Mixed District (RM-1), Old Shandon/Lower Waverly Historic Preservation Overlay District (OV-HP).  
**Proposed Zoning:** Mixed-Use District (MU-1), Old Shandon/Lower Waverly Historic Preservation Overlay District (OV-HP).

---

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

---

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

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

Urban Core Mixed Residential Type 1 neighborhoods are appropriate in the central city and near major corridors throughout Columbia. This development type may represent existing and historic neighborhoods, or a vision for intensification of transitional areas between lower density neighborhoods and higher activity corridors and centers. Traditional and contemporary architectural styles have a place in Urban Core Mixed Residential neighborhoods but scale is always important. Urban Core Mixed Residential Type 1 will usually transition to Urban Core mixed Residential Type 2 as development moves further from main arterials and activity centers.

Primary Types

- Single-family Attached
- Multi-family Medium
- Multi-family Mixed-use Small & Medium

Primary Types

- Single-family Detached
- Two-family
- Three-family
- Multi-family Small & Large

Tertiary Types

- Civic/Institutional Small & Medium
- Business/Employment Small & Medium (excl. Flex)
- 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 subject properties currently have base zoning Mixed-Use District (MU-1), Office and Institutional District (O-I) and Residential Mixed District (RM-1) and are partially included in the Old Shandon/Lower Waverly Historic Protection Overlay District (OV-HP) Area B (Buffer). The abutting properties in the City of Columbia have base zoning of Mixed-Use District (MU-1) to the North and East, Residential Mixed District (RM-2) to the East, and Residential Mixed District (RM-1) to the South and West.

The proposed zoning district is Mixed-Use District (MU-1), with continued partial inclusion in the Old Shandon/Lower Waverly Historic Preservation Overlay District (OV-HP) Area B Buffer.

Office and Institutional District (O-I)

The purpose of the Office and Institutional (O-I) District is to provide lands that accommodate a broad range of civic and commercial development, as well as limited residential, typically in locations where visibility and good access are important. Development is encouraged to be configured with multiple uses, shared parking, and coordinated signage and landscaping. Higher-density residential development is encouraged on the upper floors of nonresidential establishments. Allowed uses include multi-family, mixed-use, hospitals, government offices, medical or dental offices, professional offices, and restaurants.

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.

Mixed-Use District (MU-1)

The purpose of the Mixed-Use (MU-1) District is to provide lands that accommodate low-density, walkable, mixed-use development in a gridded street pattern with varied lot sizes. Allowed uses include single-family, two-family, townhouse, and multi-family dwellings, as well as neighborhood-serving, small-scale mixed-use retail, office, personal services, and institutional development.

*Historic Preservation Overlay District (OV-HP)*

The purpose of the Historic Preservation Overlay (OV-HP) District is to encourage new development and redevelopment that is consistent with the character of original or historic development in the historic districts and sites. District standards and guidelines are intended to prevent destruction of historic structures and ensure new uses, building design, and site features are compatible with the character of historic districts and sites.

---

**STAFF RECOMMENDATION**

---

Staff finds that the rezoning request to MU-1 is consistent with surrounding context and zoning of adjacent parcels, as well as with the Comprehensive Plan land use classification and therefore recommends **approval** of the rezoning of the property from MU-1, O-I and RM-1, OV-HP (partial) to MU-1, OV-HP (partial).

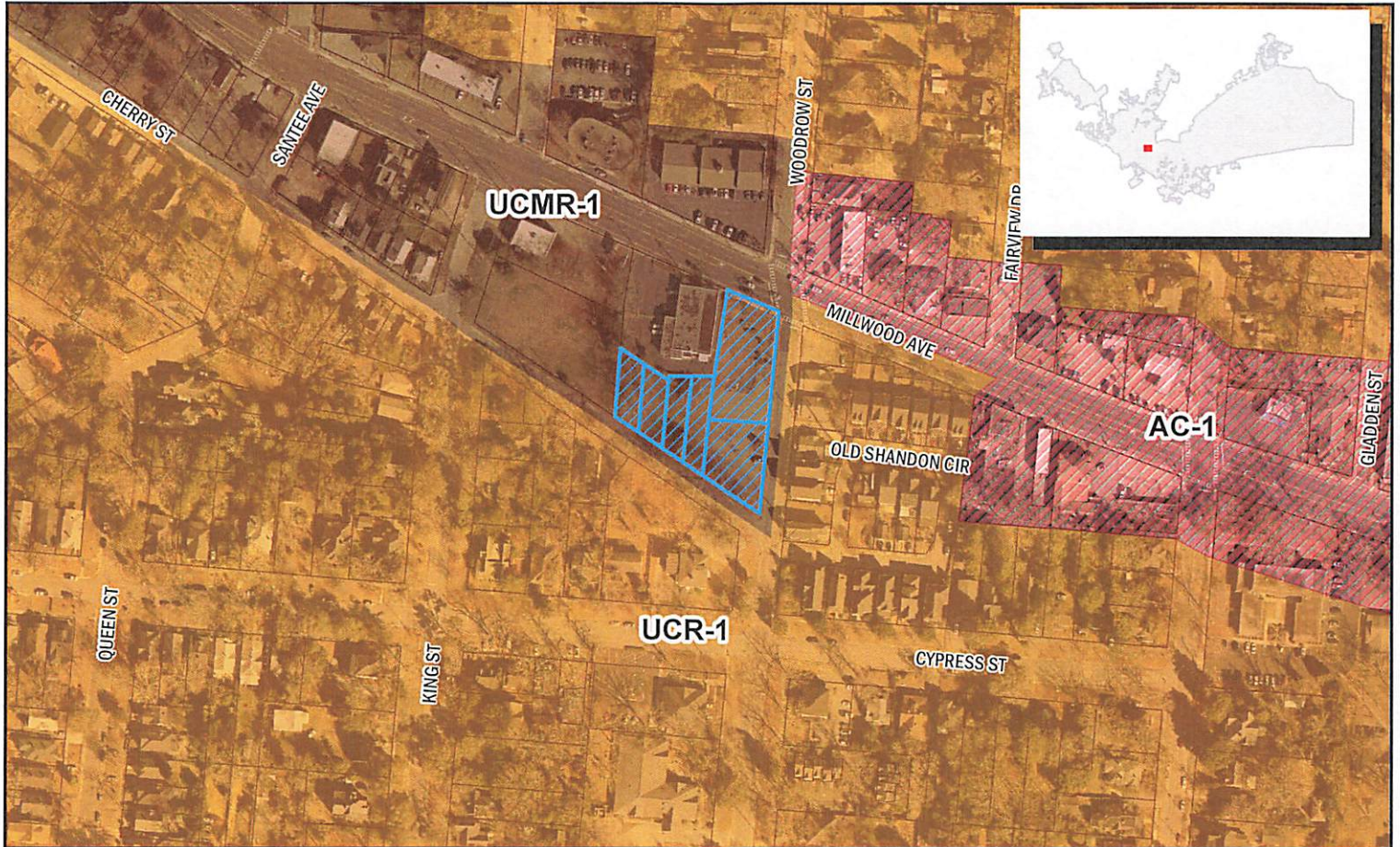






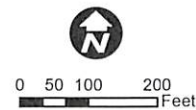
## Future Land Use Map

2632 Millwood Ave and 2627, 2526, and 2623 Cherry St,  
TMS# 11413-03-05, -10, -11, and -12  
Current FLU: UCMR-1



Department of Planning &  
Development Services

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



CITY OF COLUMBIA PLANNING DEPARTMENT  
THIS MAP IS THE PRODUCT OF COMPILED  
OR WAS 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 SOLE RISK OF THE USER.

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



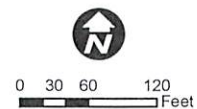
## Zoning Map

2632 Millwood Ave and 2627, 2526, and 2623 Cherry St, TMS# 11413-03-05, -10, -11, and -12;  
Current Zoning: MU-1, O-I, RM-1, and OV-HP, Proposed Zoning: MU-1, OV-HP



Department of Planning &  
Development Services

ORIGINAL PREPARATION/DATE:  
This map was prepared by:  
Shane Shaughnessy  
Date: 11/23/2021



DISCLAIMER:  
The City of Columbia Department of Planning and Development Services data represented on this map or plan is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Columbia makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.

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