

ORIGINAL
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ORDINANCE NO.: 2022-046

Amending the Official Zoning Map to modify the zoning for 1101, 1105 and 1107 Balsam Road and 1405 Canal Drive, Richland County TMS# 07311-08-05, TMS# 07311-08-06, TMS# 07311-08-07 and TMS# 07311-08-08

WHEREAS, an application has been made to amend the Official Zoning Map of the City of Columbia, S.C. to modify the zoning for 1101, 1105 and 1107 Balsam Road and 1405 Canal Drive, Richland County TMS# 07311-08-05, TMS# 07311-08-06, TMS# 07311-08-07 and TMS# 07311-08-08; 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 7th day of June, 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 1101, 1105 and 1107 Balsam Road and 1405 Canal Drive and Richland County TMS# 07311-08-05, TMS# 07311-08-06, TMS# 07311-08-07 and TMS# 07311-08-08 and as shown in Attachment A, is hereby rezoned from Residential Single Family-Medium Lot (RSF-2) and Residential Single Family-Small Lot (RSF-3) to Mixed Use District (MU-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:


City Manager

Approved as to form:


City Attorney

Introduced: 5/17/2022
Final Reading: 6/7/2022


Mayor

ATTEST:


City Clerk

Zoning Map

1101, 1105, and 1107 Balsam Rd. and 1405 Canal Dr, TMS# 07311-08-05, -06, -07, -08;
Current Zoning: RSF-2 and RSF-3, Proposed Zoning: MU-1

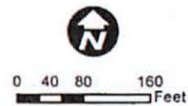


Department of Planning &
Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
Date: 2/16/2022



We Are Columbia



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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION