

ORIGINAL  
STAMPED IN RED

ORDINANCE NO.: 2022-066

*Amending the Official Zoning Map to confirm the zoning for 28.24 acres E/S Riding Grove Road and 0.07 acres SE/S Riding Grove Road, Richland County TMS# 28908-03-01 and TMS# 28904-01-16; annexed by Ordinance No. 2022-028 enacted April 19, 2022*

WHEREAS, an application has been made to amend the Official Zoning Map of the City of Columbia, S.C. to confirm the zoning for 28.24 acres E/S Riding Grove Road and 0.07 acres SE/S Riding Grove Road, Richland County TMS# 28908-03-01 and TMS #28904-01-16 ; 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 2<sup>nd</sup> day of August, 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 28.24 acres E/S Riding Grove Road and 0.07 acres SE/S Riding Grove Road and Richland County TMS# 28908-03-01 and TMS# 28904-01-16 and as shown in Attachment A, is hereby confirmed as Planned Development District (PD), a portion within the Floodplain Overlay District (OV-FP). 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. Kilson  
City Manager

Approved as to form:

[Signature]  
City Attorney

Introduced: 7/26/2022

Final Reading: 8/3/2022

[Signature]  
Mayor

ATTEST:

[Signature]  
City Clerk



## CITY COUNCIL

July 26, 2022 at 4:00pm

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

### **ZONING MAP AMENDMENT CONFIRMATION CASE SUMMARY** **28.24 acres E/S Riding Grove Road and 0.07 acres SE/S Riding Grove Road;** **TMS# 28908-03-01 and 28904-01-16**

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Council District:	4
Proposal:	Request to confirm the zoning of Planned Development District (PD), a portion within the Floodplain Overlay District (OV-FP). The property currently has interim zoning of Planned Development District (PD), a portion within the Floodplain Overlay District (OV-FP).
Applicant:	Premium Development, LLC and Woodcreek Development, LLC
Staff Recommendation:	Approval
Annexation	
PC Recommendation:	03/10/2022; Approval (7-0)
First Reading:	04/05/2022; Approved
Second Reading:	04/19/2022; Approved
ZMA, FLU Confirmation	
PC Recommendation:	05/12/2022; Approval (4-0)
1 <sup>st</sup> Reading:	07/26/2022; Pending
2 <sup>nd</sup> Reading:	08/02/2022; Pending

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

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**Acreage:** 28.31 acres

**Current Use:** Undeveloped

**Proposed Use:** Residential

**Current Interim Land Use Classification:** Urban Edge Residential Large Lot (UER-2)

**Proposed Land Use Classification:** Urban Edge Residential Large Lot (UER-2)

**Current Interim Zoning:** Planned Development District (PD), a portion within the Floodplain Overlay District (OV-FP)

**Proposed Zoning:** Planned Development District (PD), a portion within the Floodplain Overlay District (OV-FP)

**Census Tract:** 114.07

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

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

The proposed future land use classification for the subject property is Urban Edge Residential Large Lot (UER-2) in the *Columbia Compass: Envision 2036* Future Land Use Map. The property is currently assigned an interim future land use classification of Urban Edge Residential Large Lot (UER-2).

Urban Edge Residential Large Lot neighborhoods represent many of the older residential neighborhoods in the outer areas of the City. This development type is appropriate as development on remaining large lots or as

redevelopment in the outer areas of Columbia. Most of the existing developments occurred after 1950. Urban Edge Residential Large Lot developments generally do not continue the grid and block pattern found in the urban neighborhoods, but do tend to have a consistently organized internal street network with loops and interconnections.

Primary Types

- Single-family Detached
  - \*Accessory dwelling units

Tertiary Types

- Single-family Attached
- Two-family
- Three-family
- Civic/Institutional Small
- Business/Employment Small (excl. Flex)
- Cemeteries & Mausoleums

*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.

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**PROPOSED ZONING DISTRICT SUMMARY**

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The property currently has interim zoning of Planned Development District (PD), a portion within the Floodplain Overlay District (OV-FP). Surrounding parcels within the City of Columbia are currently zoned Planned Development (PD) to the North and East. Surrounding parcels in unincorporated Richland County are currently zoned PDD to the North, West, and South.

The proposed City of Columbia zoning district is Planned Development District (PD), a portion within the Floodplain Overlay District (OV-FP).

*Planned Development District (PD)*

The purpose of the Planned Development (PD) District is to encourage integrated and well-planned mixed-use development in locations throughout the City. A range of residential and nonresidential uses are allowed, with the intent of providing a variety of housing options and mutually-supportive nonresidential uses that serve the residents and the surrounding neighborhood. Substantial flexibility is provided, with an expectation that development quality will surpass what is otherwise achievable through the base zoning district. District standards shall support the efficient use of land and resources, protect natural features and the environment, promote greater efficiency in providing public facilities and infrastructure, and mitigate potential adverse impacts on surrounding development

*Floodplain Overlay District (OV-FP)*

The purpose of the Floodplain Overlay (OV-FP) District is to protect people and property from risks associated with flooding in floodplain areas, minimize disruption of commerce and critical services, and minimize the need for costly repairs due to flooding. District standards limit vulnerable uses and require certain uses to be located and constructed in a manner that avoids or mitigates damage in the event of flooding.

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**STAFF RECOMMENDATION**

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Staff recommends the confirmation of the zoning of Planned Development District (PD), a portion within the Floodplain Overlay District (OV-FP) on the property.







## Zoning Map

28.24 acres E/S Riding Grove Road and 0.07 acres SE/S Riding Grove Road;  
TMS# 28908-03-01 and 28904-01-16;  
Current Interim Zoning: PD, OV-FP, Proposed Zoning: PD, OV-FP

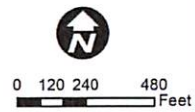


Department of Planning &  
Development Services

ORIGINAL PREPARATION/DATE:  
This map was prepared by:  
Shane Shaughnessy  
Date: 5/13/2022



We Are Columbia



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

# Proposed Zoning District



### Article 3: Zoning Districts

#### Sec. 17-3.6. Planned Development Districts

##### (c) PD-#: Planned Development District

### (c) PD-#: Planned Development District

#### (1) Purpose

The purpose of the Planned Development (PD) District is to encourage integrated and well-planned mixed-use development in locations throughout the City. A range of residential and nonresidential uses are allowed, with the intent of providing a variety of housing options and mutually-supportive nonresidential uses that serve the residents and the surrounding neighborhood.

Substantial flexibility is provided, with an expectation that development quality will surpass what is otherwise achievable through the base zoning district. District standards shall support the efficient use of land and resources, protect natural features and the environment, promote greater efficiency in providing public facilities and infrastructure, and mitigate potential adverse impacts on surrounding development.



#### (2) Intensity and Dimensional Standards

Standard	Requirement
Lot Area, min. (sf.)	To be established in PD Plan and PD Agreement document as set forth in Sec. 17-2.5(d), Planned Development.
Lot Width, min. (ft.)	
Lot Coverage, max. (% of site area)	
Density, max. (du/acre)	
Intensity, max. (sf)	
Front Yard Setback, min. (ft.)	
Side Yard Setback, min. (ft.)	
Rear Yard Setback, min. (ft.)	
Building Height, max. (ft.)	
Other intensity and dimensional standards	
Notes: ft. = feet   sf. = square feet   du. = dwelling unit	



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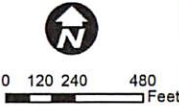
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Department of Planning &  
 Development Services

ORIGINAL PREPARATION/DATE:  
 This map was prepared by:  
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