

ORIGINAL
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ORDINANCE NO.: 2023-052

Amending the Official Zoning Map to modify the zoning for NX 405 Gervais Street, Richland County TMS# 08912-13-02

WHEREAS, an application has been made to amend the Official Zoning Map of the City of Columbia, S.C. to modify the zoning for NX 405 Gervais Street, Richland County TMS# 08912-13-02; 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 6th day of June, 2023, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.
2. The property identified as NX 405 Gervais Street, Richland County TMS# 08912-13-02 and as shown in Attachment A, is hereby rezoned from Planned Development (PD) in the City Center Design Overlay (OV-CC) and Height and Setback View Corridor Protection Overlay (OV-HSV) to Community Activity Center/Corridor (CAC) in the City Center Design Overlay (OV-CC) and Height and Setback View Corridor Protection Overlay (OV-HSV). 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:

Teressa B. Wilson
City Manager

Approved as to form:

[Signature]
City Attorney

Introduced: 5/16/2023
Final Reading: 6/6/2023

Mayor

ATTEST:

[Signature]
City Clerk

Zoning

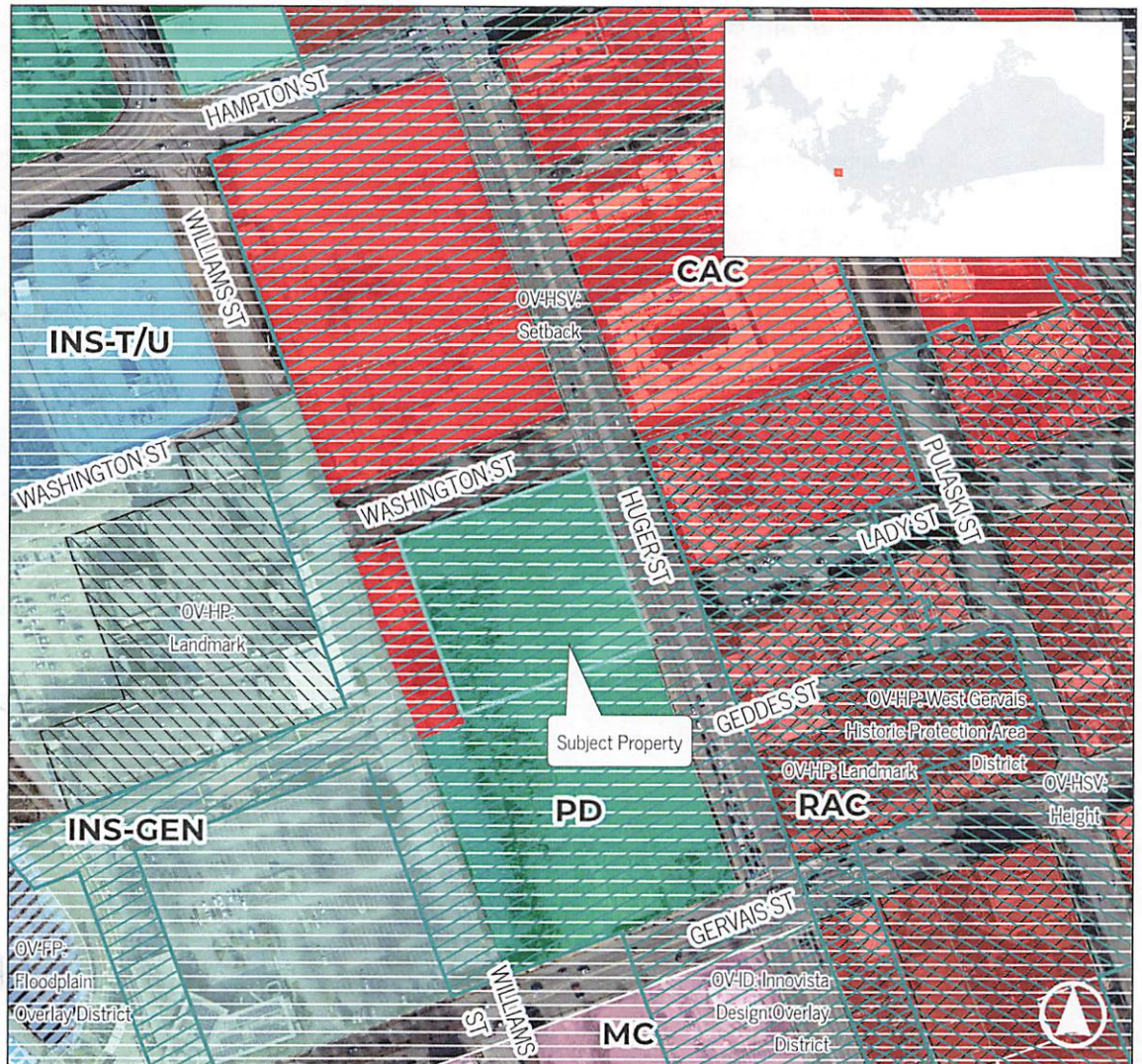
Legend

- RAC: Regional Activity Center/Corridor
- CAC: Community Activity Center/Corridor
- MC: Mixed Commercial District
- PD: Planned Development
- INS-T/U: Institutional - Transportation/Utilities District
- INS-GEN: Institutional - General District
- Design Overlay Districts
- OV-HP: Individual Landmark
- OV-HP: Historic Preservation Overlay Districts
- OV-HSV: Height and Setback View Corridor Overlay District (Height)
- OV-HSV: Height and Setback View Corridor Overlay District (Setback)
- OV-FW: Floodway Overlay District
- OV-FP: Floodplain Overlay District
- Parcels
- City Limits

NX 405 Gervais St., TMS# 08912-13-02

Current Zoning: Planned Development District (PD) in the City Center Design Overlay District (-CC) and Height and Setback View Corridor Protection Overlay District (OV-HSV)

Proposed Zoning: Community Activity Center/Corridor District (CAC) in the City Center Design Overlay District (-CC) and Height and Setback View Corridor Protection Overlay District (OV-HSV)



0 200 400 Feet

Planning & Development Services Department

Created by: ladeforth Date: 3/21/2023



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