

ORIGINAL
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ORDINANCE NO.: 2023-122

Amending the Official Zoning Map to confirm the zoning for 118, 118 ½, 126, 132 and 138 Bluff Road, Richland County TMS# 11204-02-35, 11204-02-34, 11204-02-33 and 11204-02-32 ; annexed by Ordinance No.: 2023-074 enacted July 18, 2023

WHEREAS, an application has been made to amend the Official Zoning Map of the City of Columbia, S.C. to confirm the zoning for 118, 118 ½, 126, 132 and 138 Bluff Road, Richland County TMS# 11204-02-35, 11204-02-34, 11204-02-33 and 11204-02-32; 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 21st day of November, 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 118, 118 ½, 126, 132 and 138 Bluff Road and TMS# 11204-02-35, 11204-02-34, 11204-02-33 and 11204-02-32 containing 2.1 acres and as shown in Attachment A, is hereby confirmed as Residential Two-Family-Mill Village District (RD-MV). 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


Mayor

ATTEST:


City Clerk

Introduced: 10/17/2023
Final Reading: 11/21/2023

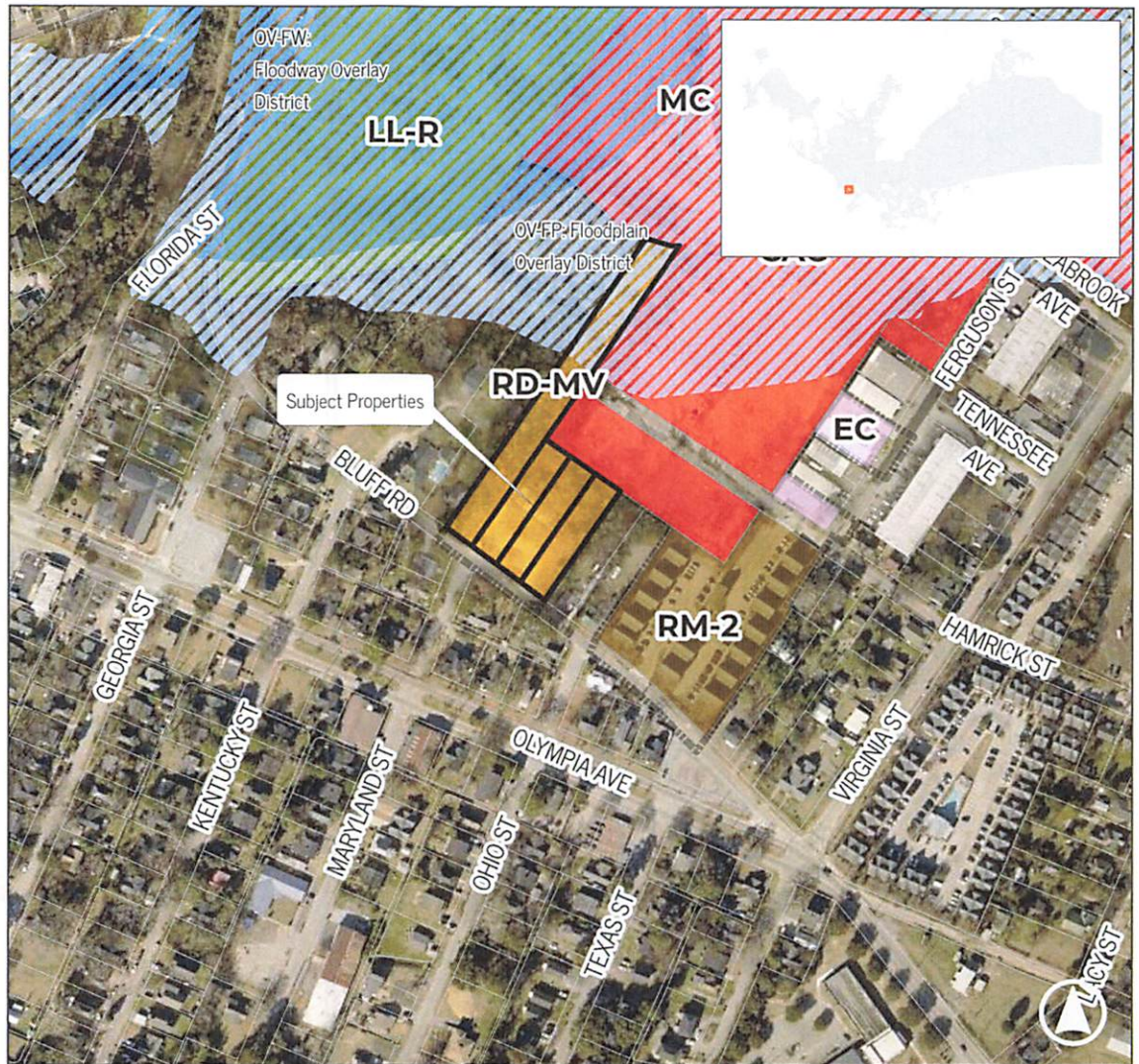
Zoning

118, 118 1/2, 126, 132, and 138 Bluff Road; TMS# 11204-02-32, -33, -34, -35

Current Zoning: Interim Residential Two-Family - Mill Village District (RD-MV) a portion within the Floodplain Overlay District (OV-FP)
Proposed Zoning: Residential Two-Family - Mill Village District (RD-MV) a portion within the Floodplain Overlay District (OV-FP)

Legend

- CAC: Community Activity Center/Corridor
- MC: Mixed Commercial District
- RSF-3: Residential Single Family - Small Lot District
- RM-2: Residential Mixed
- RD-MV: Residential Two-Family - Mill Village District
- EC: Employment Campus District
- LL-R: Large Lot - Reserve District
- OV-FW: Floodway Overlay District
- OV-FP: Floodplain Overlay District
- Parcels
- City Limits



0 200 400 Feet

Planning & Development Services Department

Created by: sw Hudson Date: 8/17/2023



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