

ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2024-005

Amending the Official Zoning Map to modify the zoning for 1741 Cushman Drive, Richland County TMS# 14103-02-20A

WHEREAS, an application has been made to amend the Official Zoning Map of the City of Columbia, S.C. to modify the zoning for 1741 Cushman Drive, Richland County TMS# 14103-02-20A; 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,

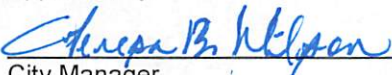
BE IT ORDAINED by the Mayor and City Council of the City of Columbia this 6th day of February, 2024, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.
2. The property identified as 1741 Cushman Drive, Richland County TMS# 14103-02-20A and as shown in Attachment A, is hereby rezoned from Mixed-Use District (MU-2) to Institutional-General District (INS-GEN). The Official Zoning Map of the City of Columbia, S.C. is hereby amended to conform to this change.

Requested by:

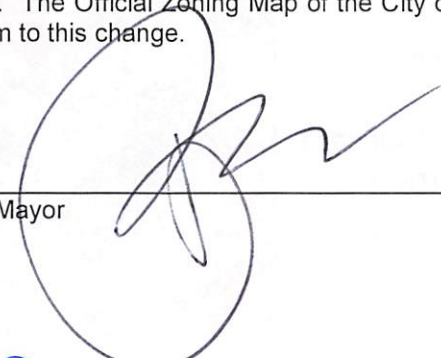
Assistant City Manager Gentry

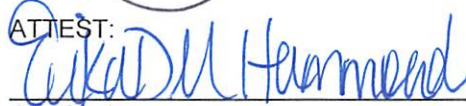
Approved by:


City Manager

Approved as to form:


City Attorney


Mayor

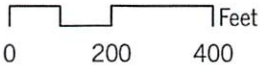
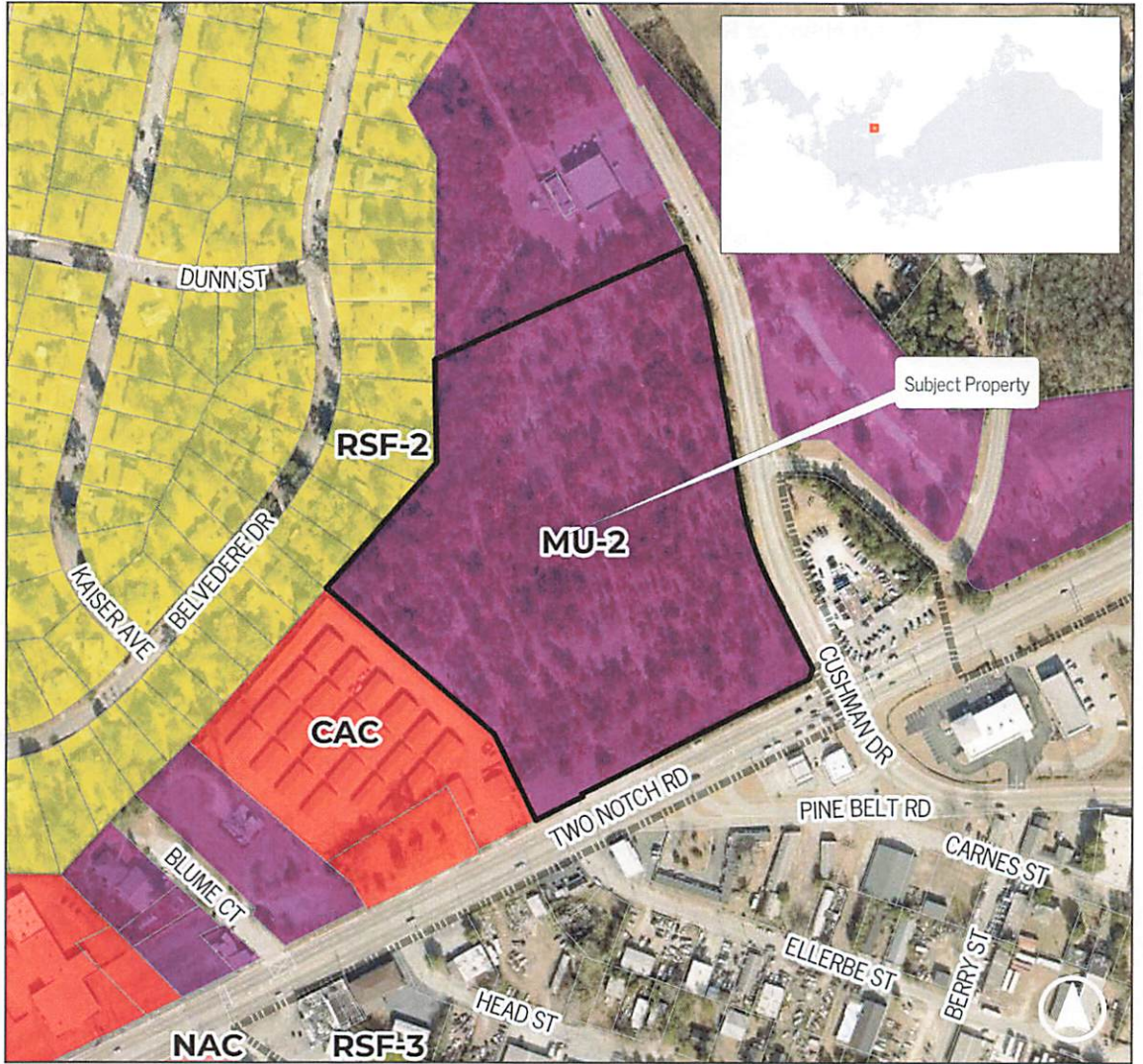
ATTEST:

City Clerk

Introduced: 1/23/2024
Final Reading: 2/6/2024

Zoning

1741 Cushman Drive, TMS# 14103-02-20A
Current Zoning: Mixed-Use District (MU-2)
Proposed Zoning: Institutional-General District (INS-GEN)

- Legend
- CAC: Community Activity Center/Corridor
 - NAC: Neighborhood Center/Corridor
 - MU-2: Mixed-Use
 - RSF-3: Residential Single Family - Small Lot District
 - RSF-2: Residential Single Family - Medium Lot District
 - Parcels
 - City Limits



Planning & Development
Services Department

Created by: swhudson Date: 11/21/2023

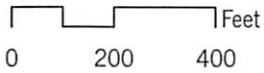


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Future Land Use

1741 Cushman Drive, TMS# 14103-02-20A
 Future Land Use: Community Activity Corridor (AC-2)

- Legend**
- UCMR-1 - Urban Core Mixed Residential - 1
 - UCMR-2 - Urban Core Mixed Residential - 2
 - UCMR-3 - Urban Core Mixed Residential - 3
 - UEMR - Urban Edge Mixed Residential
 - UCMF - Urban Core Multi-family
 - UEMF - Urban Edge Multi-family
 - UCR-1 - Urban Core Residential Small Lot
 - UCR-2 - Urban Core Residential Large Lot
 - UER-1 - Urban Edge Residential Small Lot
 - UER-2 - Urban Edge Residential Large Lot
 - UCAC-1 - Urban Core Neighborhood Activity Center
 - UCAC-2 - Urban Core Community Activity Center
 - UCAC-3 - Urban Core Regional Activity Center
 - UEAC-1 - Urban Edge Community Activity Center
 - UEAC-2 - Urban Edge Regional Activity Center
 - AC-1 - Neighborhood Activity Corridor
 - AC-2 - Community Activity Corridor
 - AC-3 - Regional Activity Corridor
 - EC - Employment Campus
 - IND - Industrial
 - TU - Transportation & Utilities
 - S/A - Sports/Amusement
 - C/I - Civic/Institutional
 - CBA - Central Business Area
 - ZOO - Riverbanks Zoo & Garden
 - U/C - Universities/Colleges
 - FJ - Fort Jackson
 - T/S - Transitional/Sensitive Lands
 - Parcels
 - City Limits



Planning & Development Services Department

Created by: swhudson Date: 11/21/2023



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