

ORIGINAL  
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ORDINANCE NO.: 2024-016

*Amending the Official Zoning Map to modify the zoning for 10 Bluff Road (portion), Richland County TMS #11301-16-01 (portion)*

WHEREAS, an application has been made to amend the Official Zoning Map of the City of Columbia, S.C. to modify the zoning for 10 Bluff Road (portion), Richland County TMS# 11301-16-01 (portion); 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 April, 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 10 Bluff Road (portion), Richland County TMS# 11301-16-01 (portion) and as shown in Attachment A, is hereby rezoned from Employment Campus District (EC), a portion with the Floodplain Overlay District (OV-FP) to Light Industrial District (LI). 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:

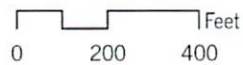
  
City Clerk

Introduced: 3/19/2024  
Final Reading: 4/2/2024

## Zoning

### Legend

- CAC: Community Activity Center/Corridor
- NAC: Neighborhood Center/Corridor
- MC: Mixed Commercial District
- RSF-3: Residential Single Family - Small Lot District
- RSF-2: Residential Single Family - Medium Lot District
- RM-2: Residential Mixed
- RM-1: Residential Mixed
- RD-MV: Residential Two-Family - Mill Village District
- EC: Employment Campus District
- LL-R: Large Lot - Reserve District
- INS-CEN: Institutional - General District
- OV-HP: Historic Preservation Overlay Districts
- OV-CCP: Community Character Protection Overlay Districts
- OV-FW: Floodway Overlay District
- OV-FP: Floodplain Overlay District
- Parcels
- City Limits



### Planning & Development Services Department

Created by: swhudson Date: 1/23/2024



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E/S Bluff Road, TMS# 11301-16-01

Current Zoning: Employment Campus District (EC), portions within OV-FP

Proposed Zoning: Light Industrial District (LI), portions within OV-FP

