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**ORDINANCE NO.: 2024-067**

*Amending the Official Zoning Map to modify the zoning for 2405 Two Notch Road, Richland County TMS #11511-11-09 and TMS #11511-11-05*

WHEREAS, an application has been made to amend the Official Zoning Map of the City of Columbia, S.C. to modify the zoning for 2405 Two Notch Road, Richland County TMS #11511-11-09 and TMS #11511-11-05; 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,

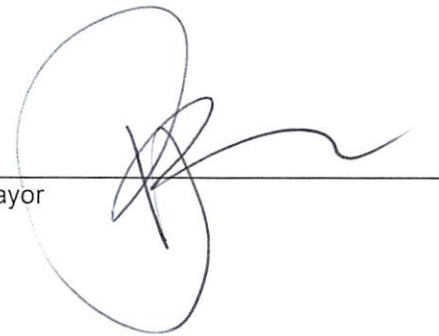
BE IT ORDAINED by the Mayor and City Council of the City of Columbia this 3rd day of September, 2024, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.
2. The property identified as 2405 Two Notch Road, Richland County TMS# 11511-11-09 and TMS# 11511-11-05 as shown in Attachment A, is hereby rezoned from Community Activity Center/Corridor District (CAC) to Mixed Use District (MU-2). 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 \_\_\_\_\_

Mayor \_\_\_\_\_



Approved by:

  
City Manager \_\_\_\_\_

Approved as to form:



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City Attorney

ATTEST:



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City Clerk

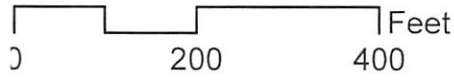
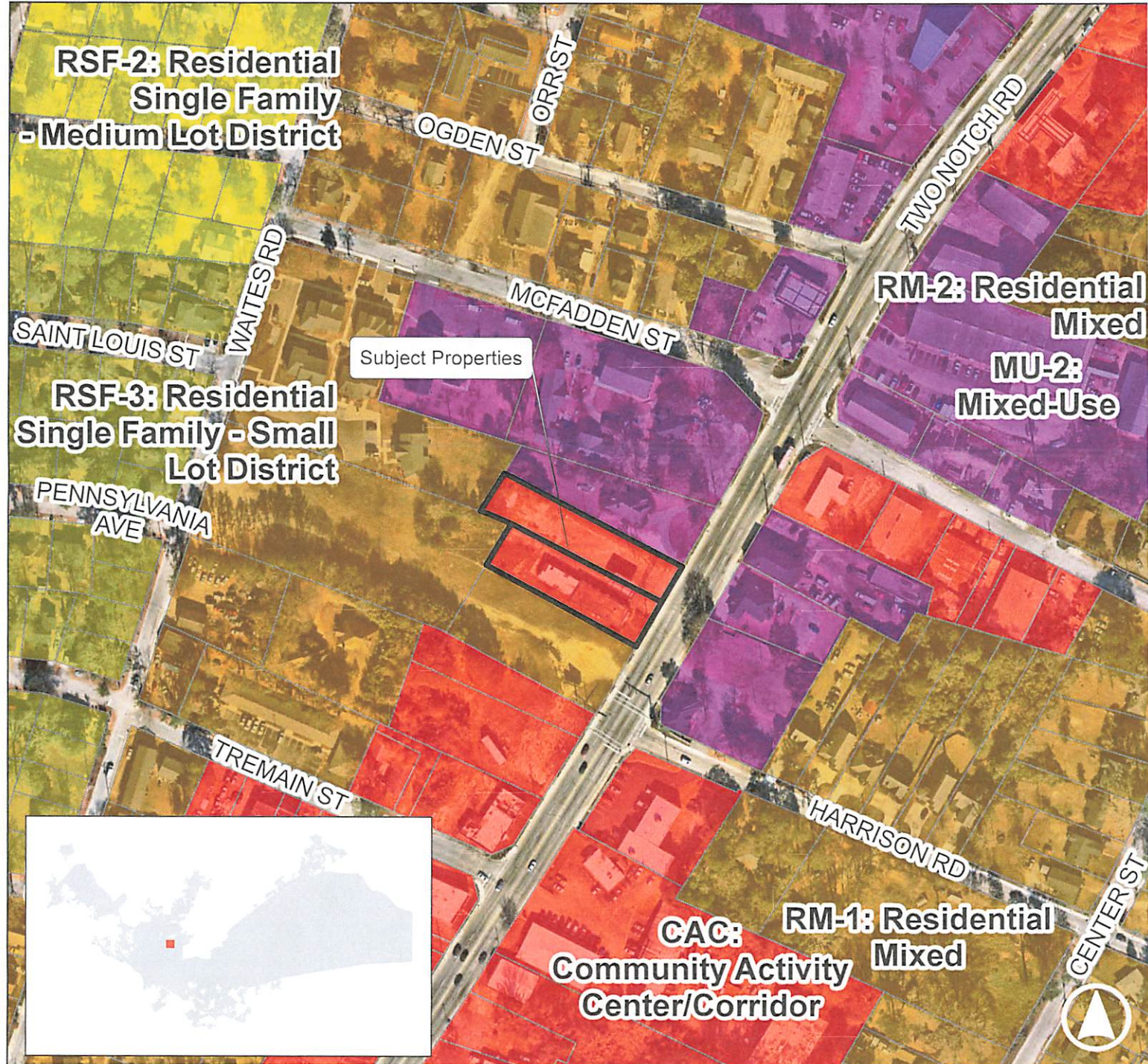
Introduced: 08/20/2024  
Final Reading: 9/03/2024

# Zoning

2405 Two Notch Road; TMS# 11511-11-05 and 11511-11-09  
Current Zoning: Community Activity Center/Corridor District (CAC)  
Proposed Zoning: Mixed Use District (MU-2)

Legend

- CAC: Community Activity Center/Corridor
- MU-2: Mixed-Use
- RSF-3: Residential Single Family - Small Lot District
- RSF-2: Residential Single Family - Medium Lot District
- RM-2: Residential Mixed
- RM-1: Residential Mixed
- Parcels
- City Limits



Planning & Development Services Department

Created by: swhudson Date: 6/28/2024

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