

ORIGINAL

ORDINANCE NO.: 2025-001

Amending the Official Zoning Map to modify the zoning for 2212 Senate Street, Richland County TMS #11410-22-06

WHEREAS, an application has been made to amend the Official Zoning Map of the City of Columbia, S.C. to modify the zoning for 2212 Senate Street, Richland County TMS #11410-22-06; 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 4th day of March, 2025, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.
2. The property identified as 2212 Senate Street, Richland County, Richland County TMS# 11410-22-06 as shown in Attachment A, is hereby rezoned from Residential Single Family – Small Lot District (RSF-3), Historic Preservation Overlay District (OV-HP, Old Shandon/Lower Waverly Historic District Area A) to Residential Mixed District (RM-1), Historic Preservation Overlay District (OV-HP, Old Shandon/Lower Waverly Historic District Area A). 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:

Cheresa B. Wilson
City Manager

Approved as to form:

[Signature]
City Attorney

[Signature]
Mayor

ATTEST:

[Signature]
City Clerk

Introduced: 02/18/2025
Final Reading: 03/04/2025



CITY COUNCIL

January 21, 2024 at 4:00 P.M.

City Hall, 3rd Floor, Council Chambers, 1737 Main Street, Columbia, S.C., 29201

ZONING MAP AMENDMENT CASE SUMMARY

2212 Senate Street, TMS# 11410-22-06

Council District:	2
Proposal:	Request to rezone the property from Residential Single Family – Small Lot District (RSF-3), Historic Preservation Overlay District (OV-HP, Old Shandon/Lower Waverly Historic District Area A) to Residential Mixed District (RM-1), Historic Preservation Overlay District (OV-HP, Old Shandon/Lower Waverly Historic District Area A).
Applicant:	Miles Madden, Handcrafted Property Solutions LLC
Staff Recommendation:	Approval
PC Recommendation:	12/12/2024; Approve (7-0)

CURRENT PARCEL CHARACTERISTICS / CONDITIONS

Acreage: 0.25 acres

Current Use: Vacant Land

Proposed Use: New Construction Duplex

Future Land Use Classification: Urban Core Residential Small Lot (UCR-1)

Current Zoning: Residential Single Family – Small Lot District (RSF-3), Historic Preservation Overlay District (OV-HP, Old Shandon/Lower Waverly Historic District Area A)

Proposed Zoning: Residential Mixed District (RM-1), Historic Preservation Overlay District (OV-HP, Old Shandon/Lower Waverly Historic District Area A).

PLANS, POLICIES, AND LAND USE

Comprehensive Plan Land Use Classification

The subject property is designated as Urban Core Residential Small Lot (UCR-1) in the *Columbia Compass: Envision 2036* Future Land Use Map

Refer to the attached land use classification description.

Existing Neighborhood, Small Area, Community, and/or Corridor Plans

The subject property is located within the study area of [A Plan for the Redevelopment of East Central City](#) (2004), more specifically within Cluster One (Section 2, Page 4). The Plan's site analysis map does not specifically address the property (Section 3A, Page 5), and the community analysis heralds the designation of Lower Waverly as a local historic district (Section 3A, Page 7). The Plan suggests a land use of Detached Single Family Residential (Low Density) for the subject property (Section 4A, Page 1). The Master Plan indicates that in Cluster One, "the existing single-family residential "cores" of the cluster have been well kept and the continued rehabilitation of existing homes should be encouraged. New homes that are constructed on in-fill lots should be respectful of the existing single-family fabric and incorporate design elements similar to that of the surrounding neighborhood. For example, large front porches, side or rear access drives and building setbacks consistent with adjacent properties should be provided" (Section 4C, Page 2). The plan does not identify any catalyst projects on or adjacent to the subject property (Section 5, Page 1).

ZONING

The subject property is currently zoned Residential Single Family – Small Lot District (RSF-3), Historic Preservation Overlay District (OV-HP, Old Shandon/Lower Waverly Historic District Area A). The abutting properties within the City of Columbia are zoned Residential Single Family – Small Lot District (RSF-3), Historic Preservation Overlay District (OV-HP, Old Shandon/Lower Waverly Historic District Area A) to the west, east, and south, and Residential Mixed District (RM-1), Historic Preservation Overlay District (OV-HP, Old Shandon/Lower Waverly Historic District Area A) across Senate Street to the north.

The proposed City of Columbia Zoning is Residential Mixed District (RM-1), Historic Preservation Overlay District (OV-HP, Old Shandon/Lower Waverly Historic District Area A).

Refer to the attached zoning district descriptions for more information on the existing and proposed City of Columbia zoning.

Historic Preservation Overlay District (OV-HP, Old Shandon/Lower Waverly Historic District Area A)
The purpose of the Historic Preservation Overlay (OV-HP) District is to encourage new development and redevelopment that is consistent with the character of original or historic development in the historic districts and sites. District standards and guidelines are intended to prevent destruction of historic structures and ensure new uses, building design, and site features are compatible with the character of historic districts and sites.

STAFF RECOMMENDATION

The lot is in a block that is consistently RSF-3, and while the recommendation to re-zone a property to a more intense district within a single-family block is generally discouraged, the maximum density that this lot could accommodate for duplex or multifamily use with the proposed zoning district of RM-1 is two units. As well, the property is within the Old Shandon/Lower Waverly Historic District. The maximum density, combined with the historic overlay-which will require review of the design and massing of the structure- provides a level of assurance that a proposed development would be compatible with the surrounding neighborhood and provide needed infill development in this area. Staff finds that the proposed zoning is consistent with the future land use classification of UCR-1 in the Columbia Compass plan and that a recommendation to approve is appropriate.

Of note, this same application was heard by PC in October of 2023 (recommended approval 5-2), and City Council (public hearing, first reading deferred 1/23/24); the previous application was abandoned.



Subject Property

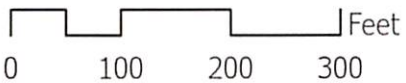


Future Land Use

2212 Senate Street, TMS# 11410-22-06
 Future Land Use: Urban Core Residential Small Lot (UCR-1)

Legend

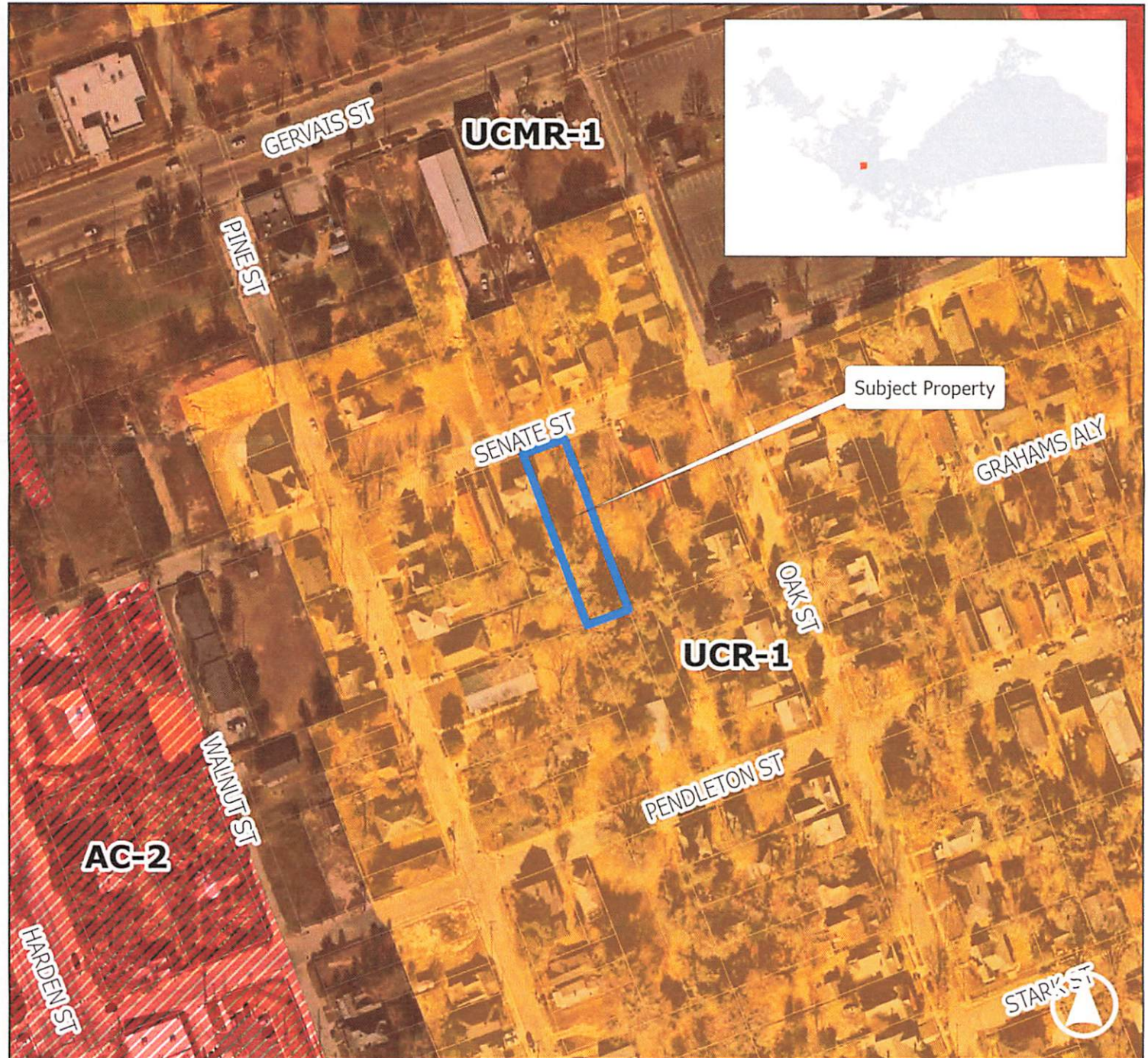
- UCMR-1 - Urban Core Mixed Residential - 1
- UCMR-2 - Urban Core Mixed Residential - 2
- UCMR-3 - Urban Core Mixed Residential - 3
- UEMR - Urban Edge Mixed Residential
- UCMF - Urban Core Multi-family
- UEMF - Urban Edge Multi-family
- UCR-1 - Urban Core Residential Small Lot
- UCR-2 - Urban Core Residential 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: 11/19/2024

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Zoning

2212 Senate Street, TMS# 11410-22-06

Current Zoning: Residential Single Family - Small Lot District (RSF-3)

Proposed Zoning: Residential Mixed (RM-1)

Legend

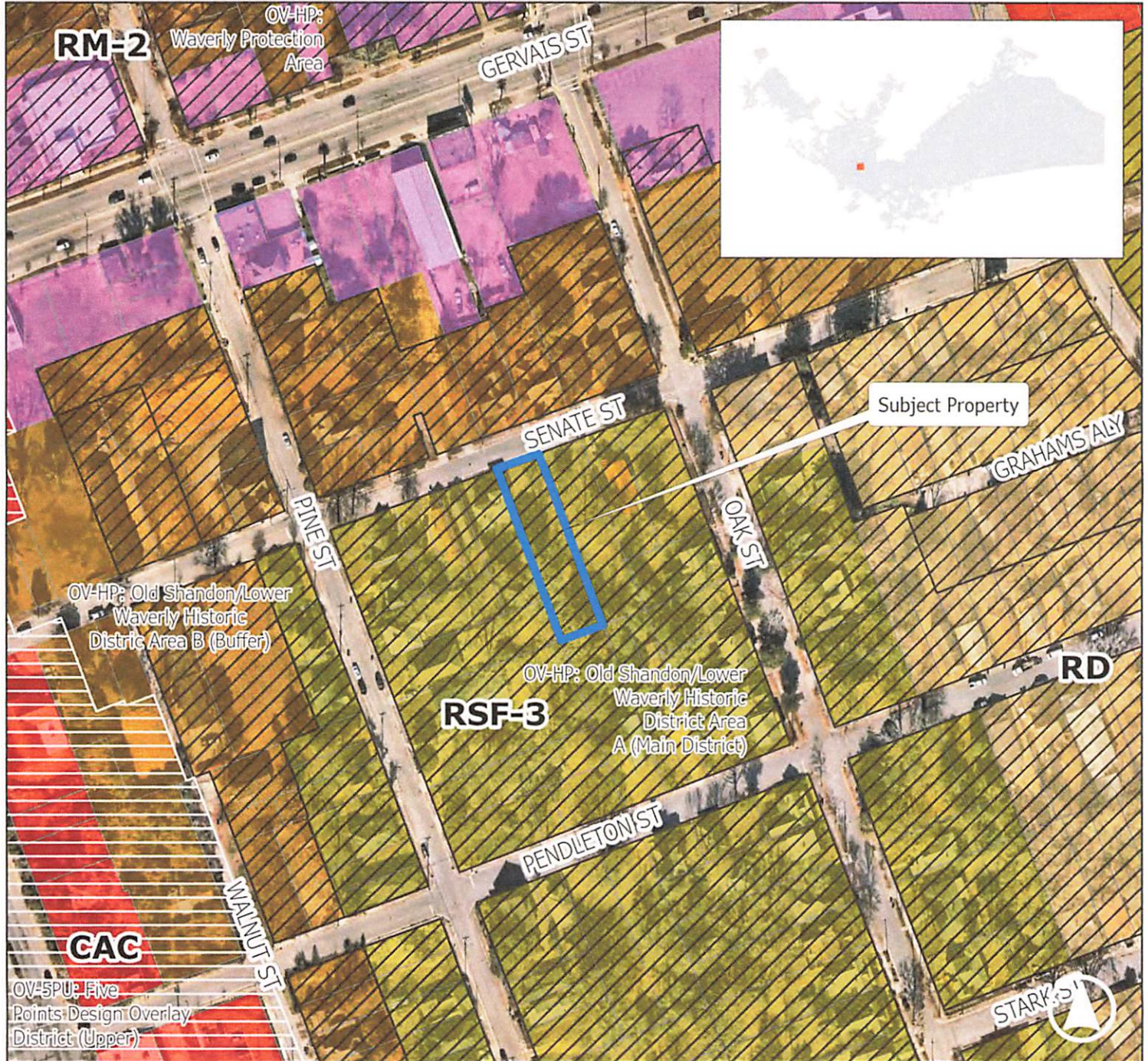
- CAC: Community Activity Center/Corridor
- MU-1: Mixed-Use
- RSF-3: Residential Single Family - Small Lot District
- RM-2: Residential Mixed
- RM-1: Residential Mixed
- RD: Residential Two-Family District
- Design Overlay Districts
- OV-HP: Historic Preservation Overlay Districts
- Parcels
- City Limits



Planning & Development Services Department

Created by: swudson Date: 11/19/2024

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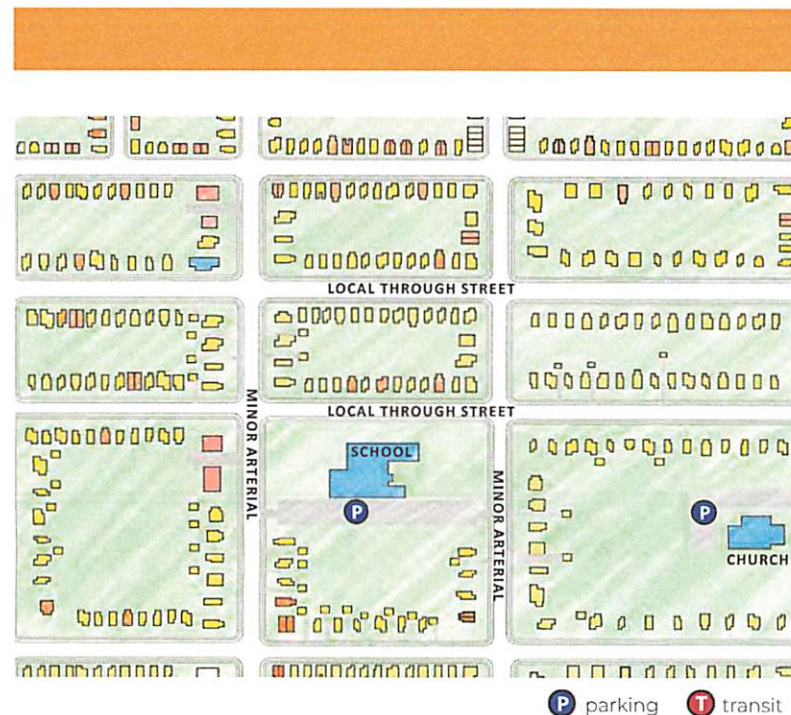


Future Land Use Classification

Development Types

URBAN CORE RESIDENTIAL SMALL LOT (UCR-1)

Urban Core Residential Small Lot neighborhoods are common just outside the urban center; most were subdivided before 1950 and many continue the grid or street network from the original planned portion of the City. This development type may represent existing neighborhoods and is a development form appropriate for medium to large-scale redevelopments or infill sites. Traditional and contemporary architectural styles have a place in these neighborhoods. When infill development is designed, scale and orientation of existing structures on the block should act as design presets.



UCR-1 BUILDING TYPES/LAND USES

PRIMARY TYPES

- Single-family Detached

SECONDARY TYPES

- Single-family Attached
- Two-family
- Three-family

TERTIARY TYPES

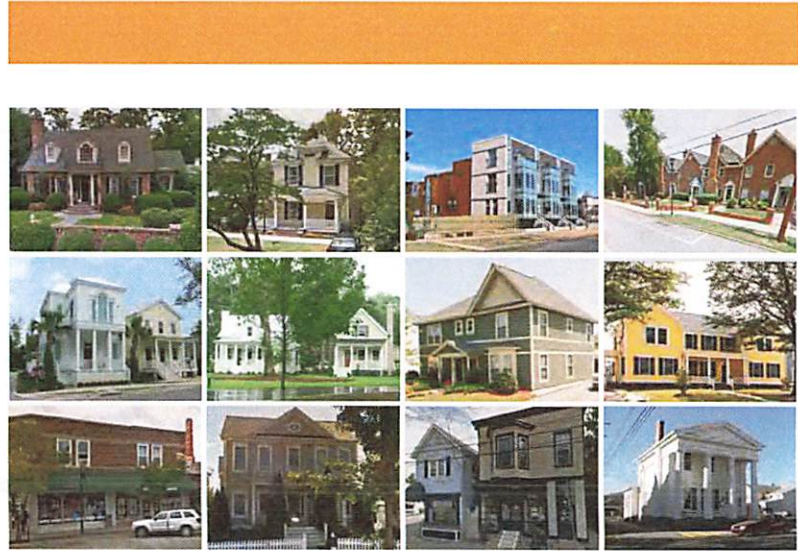
- Multi-family Small
- Civic/Institutional Small
- Business/Employment Small (excl. Flex)
- Cemeteries & Mausoleums

See matrix for appropriate park/open space types.

Development Types

UCR-I DEVELOPMENT PATTERN/CONTEXT

- Streets and rights-of-way are wide and typically straight; they include sidewalks and tree lawns, preferably lining both sides of the street. Local streets may be narrower than the principal and minor arterial roads.
- Transit may be found along principal and minor arterials or in adjacent activity corridors or centers.
- Blocks are square or rectangular and are commonly smaller than the blocks in the urban center. Alleyways are not common but can be used in redevelopment or infill to increase accessibility.
- The subdivision of blocks is regular and results in equally sized lots that average less than 8,700 square feet. Multiple smaller lots are consolidated to accommodate larger buildings like schools. Deeper lots may be found along major roads.
- Buildings are set back from the street by small to medium front yards with front doors or entrances located on the main façade. Front yard setbacks are typically consistent along a block. Exceptions are for larger buildings like schools that occupy the majority of a block.
- Individual lots may have only one narrow side yard and have a zero lot line setback from front or side property lines, however buildings set in the center of the lot are also common.
- Housing is primarily single family residential, and most buildings are of a similar size, height, and style within a block. Building sizes vary, but most are one to two stories in height with less than 2,000 square feet of livable space per unit.
- Some lots have dedicated parking areas - in driveways, or detached garages located in the interior of the block. On-street parking is also common.



- Open spaces for community gardens or informal passive neighborhood and community scale parks are important open space elements in a more densely developed neighborhood.
- Architecture is vernacular and detailing is human scale with frequent windows, front entrances, porches, stoops, and/or balconies. Neighborhoods display era-specific architectural styles which should be used as a reference for scale and massing for any infill buildings.

Existing Zoning District



RSF-3: Residential Single Family – Small Lot District

Purpose

The purpose of the Residential Single-Family - Small Lot (RSF-3) District is to provide lands that accommodate primarily single-family detached dwellings at moderate densities. The district also accommodates parks and recreation centers, government offices, and minor utility facilities. District regulations discourage development that substantially interferes with the quiet residential nature of the district.

Intensity and Dimensional Standards

Standard	All Uses
Lot Area, min. (sf.)	5,000
Lot Width, min. (ft.)	50
Lot Depth, min. (ft.)	70
Lot Coverage, max. (% of site area)	40
Density, max. (du/acre)	N/A
Front Yard Setback, min. (ft.)	15
Side Yard Setback, min. (ft.)	5
Rear Yard Setback, min. (ft.)	10
Building Height, max. (ft.)	40

Notes: ft. = feet sf. = square feet du. = dwelling unit

Use Standards

Uses are presented below for convenience. Please refer to 17-4.2 through 17-4.4 for complete regulations for principal, accessory, and temporary uses. ¹ Conditional Use ² Special Exception

PRINCIPAL USES PERMITTED

	Arboretum or botanical garden ²
Cottage Neighborhood Development	Cemetery ²
Dwelling, single-family detached	Park or greenway ¹
Community recreation center	Utility facility, major ²
Cultural facility ²	Utility facility, minor
Day care facility ²	Community garden ¹
Library	Crop production and processing ²
Place of worship ²	
Public safety facility	
Elementary, middle, or high school ²	

Disclaimer: Zoning district handouts are provided for general informational purposes and may not reflect recent updates made to the City Unified Development Ordinance. Please confirm all zoning information with the City of Columbia Zoning Department prior to making investment decisions.

Proposed Zoning District



RM-1: Residential Mixed District

Purpose

The purpose of the Residential Mixed (RM-1) District is to provide lands that accommodate a walkable, moderate-density mix of residential development that allows single-family, two-family, townhouse, and multi-family dwellings.

Intensity and Dimensional Standards

Standard	Townhouse	All Other Uses
Lot Area, min. (sf.)	8,000[1]/1,500[2]	5,000
Lot Width, min. (ft.)	75[1]/18[2]	50
Lot Depth, min. (ft.)	70	70
Lot Coverage, max. (% of site area)	50	50
Density, max. (du/acre)	N/A	8.7
Front Yard Setback, min. (ft.)	15	15
Side Yard Setback, min. (ft.)	[3]	5
Rear Yard Setback, min. (ft.)	10	10
Building Height, max. (ft.)	40	40

Notes: ft. = feet sf. = square feet du. = dwelling unit

[1] Applies to the development lot as a whole rather than individual lots under individual units.

[2] Applies to individual lots under individual units.

[3] A minimum of five feet required between end units and side yard and ten feet between end units and any secondary front yard.

Use Standards

Uses are presented below for convenience. Please refer to 17-4.2 through 17-4.4 for complete regulations for principal, accessory, and temporary uses. ¹ Conditional Use ² Special Exception

PRINCIPAL USES PERMITTED	Library	Grocery store or food market ²
Cottage neighborhood development	Place of worship ²	Community garden ¹
Dwelling, live-work ¹	Public safety facility	Crop production and processing ²
Dwelling, multifamily	Elementary, middle, or high school ²	
Dwelling, single-family detached	Arboretum or botanical garden ²	
Dwelling, townhouse	Cemetery ²	
Dwelling, two-family	Park or greenway ¹	
Community recreation center	Utility facility, major ²	
Cultural facility ²	Utility facility, minor	
Day care facility ¹	Dry cleaning pick-up ¹	

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