

ORIGINAL

ORDINANCE NO.: 2025-009

Amending the Official Zoning Map to modify the zoning for E/S Bluff Road, Richland County
TMS #13510-01-07, 13510-01-08, 13500-02-02, 13500-02-07

WHEREAS, an application has been made to amend the Official Zoning Map of the City of Columbia, S.C. to modify the zoning for E/S Bluff Road, Richland County TMS # 13510-01-07, 13510-01-08, 13500-02-02, 13500-02-07; 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 E/S Bluff Road, Richland County, Richland County TMS# 13510-01-07, 13510-01-08, 13500-02-02, 13500-02-07 as shown in Attachment A, is hereby rezoned from Community Activity Center/Corridor District (CAC) and Residential Mixed District (RM-2) to Employment Campus District (EC). The Official Zoning Map of the City of Columbia, S.C. is hereby amended to conform to this change.

Requested by:

Assistant City Manager Palen

Approved by:

Cherise B. Wilson
City Manager

Approved as to form:

[Signature]
City Attorney

Mayor

[Signature]

ATTEST:

[Signature]
City Clerk

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



CITY COUNCIL

February 18, 2025 at 4:00 P.M.

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

ZONING MAP AMENDMENT CASE SUMMARY

E/S Bluff Road, TMS# 13510-01-07, 13510-01-08, 13500-02-02, 13500-02-07

Council District: 3

Proposal: Request to rezone the property from Residential Mixed (RM-2) and Community Activity Center/Corridor District (CAC) to Employment Campus (EC).

Applicant: Felicia Maloney, Columbia Empowerment Zone

Staff Recommendation: Approval

PC Recommendation: 01/09/2025; Approval (7-0)

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 20.48 acres

Current Use: Vacant

Proposed Use: Mixed-Use

Future Land Use Classification: Urban Edge Community Activity Center (UEAC-1)

Current Zoning: Residential Mixed (RM-2) and Community Activity Center/Corridor District (CAC)

Proposed Zoning: Employment Campus (EC)

PLANS, POLICIES, AND LAND USE

Comprehensive Plan Land Use Classification

The subject property is designated as Urban Edge Community Activity Center (UEAC-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 not located within the study area of an existing neighborhood, small area, community, or corridor plan adopted by the City of Columbia or Richland County.

ZONING

The subject property is currently zoned Residential Mixed (RM-2) and Community Activity Center/Corridor District (CAC). The abutting properties within the City of Columbia are zoned Residential Mixed (RM-2).

The proposed City of Columbia Zoning is Employment Campus (EC).

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

STAFF RECOMMENDATION

While three of the four parcels were annexed and assigned CAC zoning in November 2023, the applicant has since determined that the EC will be a better fit for the overall development plan of a 20-acre mixed-use site, which will include government offices, health care facilities, retail, and multi-family residential uses. Staff finds that the proposed zoning of EC is consistent with the future land use classifications in the *Columbia Compass* comprehensive plan and that a recommendation to approve is appropriate.



TABLE ROCK RD

JERRT LN

GULLIVER RD

MARY ST

POINSETT LOOP

ATLAS RD

Subject Property

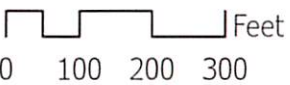
BLUFF RD



Future Land Use

3306 and 3326 Bluff Road, TMS# 13500-02-02 and -07, 13510-01-07 and -08
 Future Land Use: Urban Edge Community Activity Center (UEAC-1)

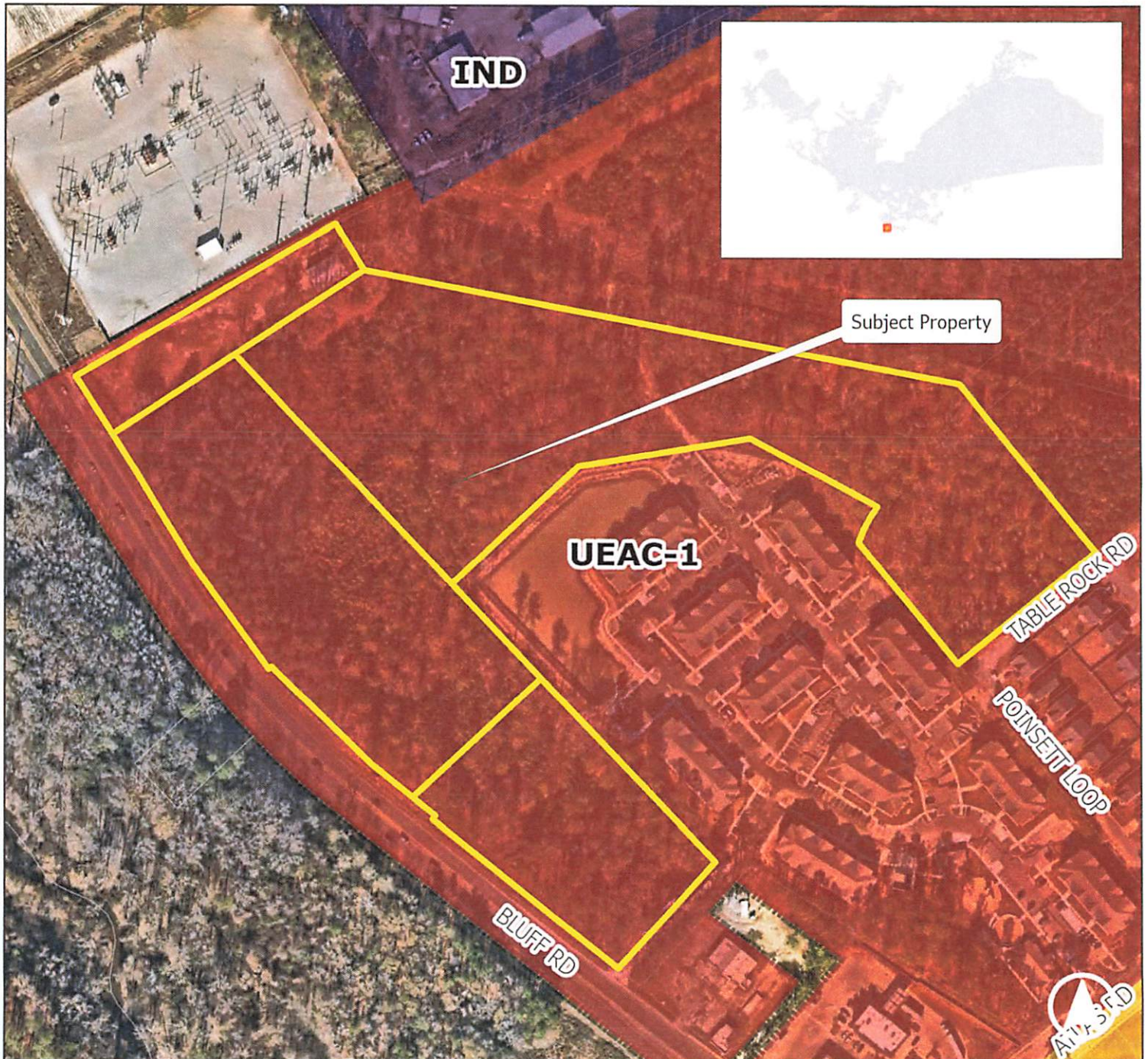
- Legend
- UCMR-1 - Urban Core Mixed Residential - 1
 - UCMR-2 - Urban Core Mixed Residential - 2
 - UCMR-3 - Urban Core Mixed Residential - 3
 - UEMR - Urban Edge Mixed Residential
 - UCMF - Urban Core Multi-family
 - UEMF - Urban Edge Multi-family
 - UCR-1 - Urban Core Residential Small Lot
 - UCR-2 - 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: swudson Date: 12/19/2024

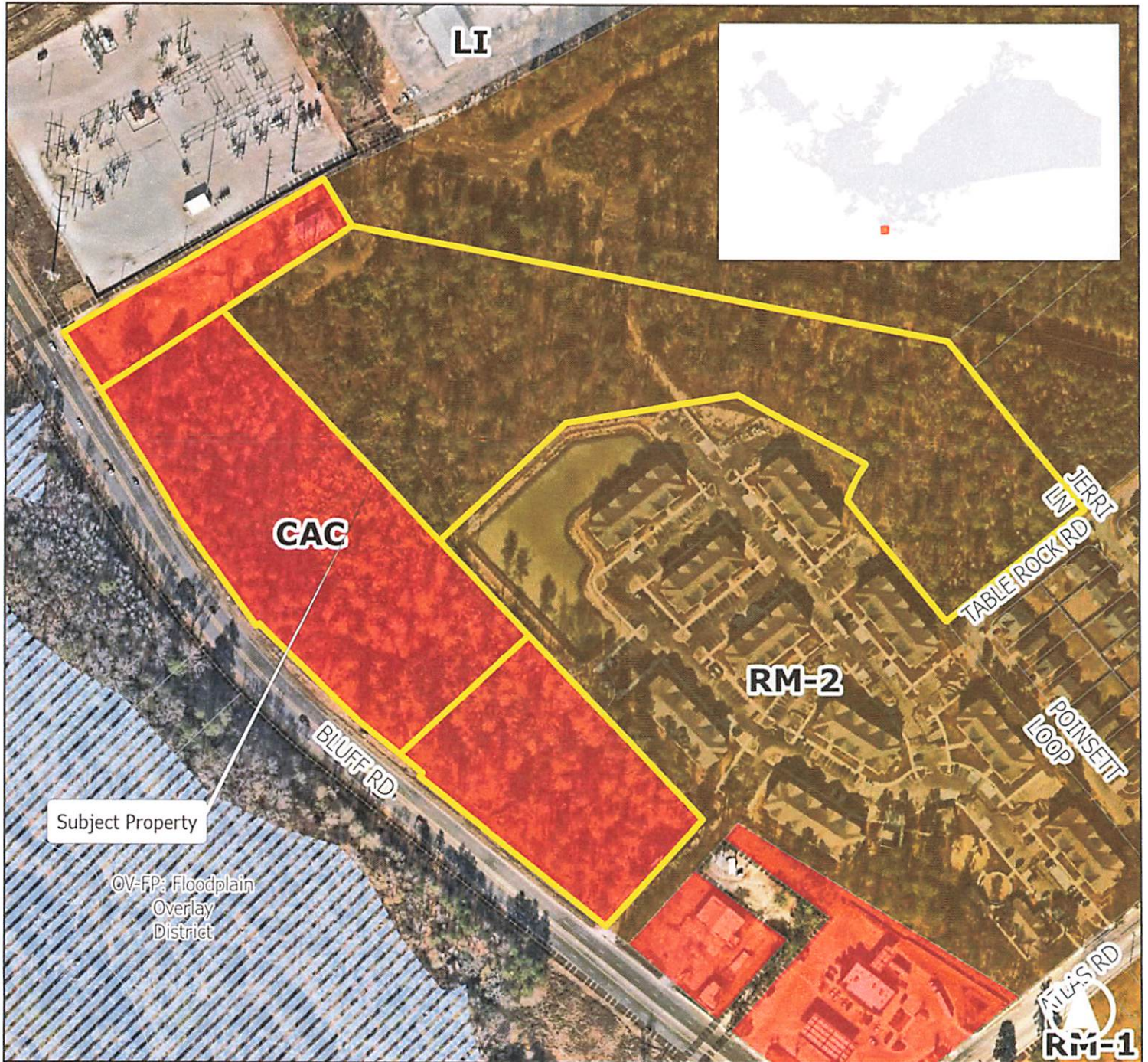
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Zoning

3306 and 3326 Bluff Road, TMS# 13500-02-02 and -07, 13510-01-07 and -08
Current Zoning: Residential Mixed District (RM-2) and Community Activity Center District (CAC)
Proposed Zoning: Employment Campus District (EC)

- Legend
- CAC: Community Activity Center/Corridor
 - RM-2: Residential Mixed
 - RM-1: Residential Mixed
 - LI: Light Industrial District
 - OV-FP: Floodplain Overlay District
 - Parcels
 - City Limits



0 100 200 300 Feet



Planning & Development Services Department

Created by: sw Hudson Date: 12/19/2024

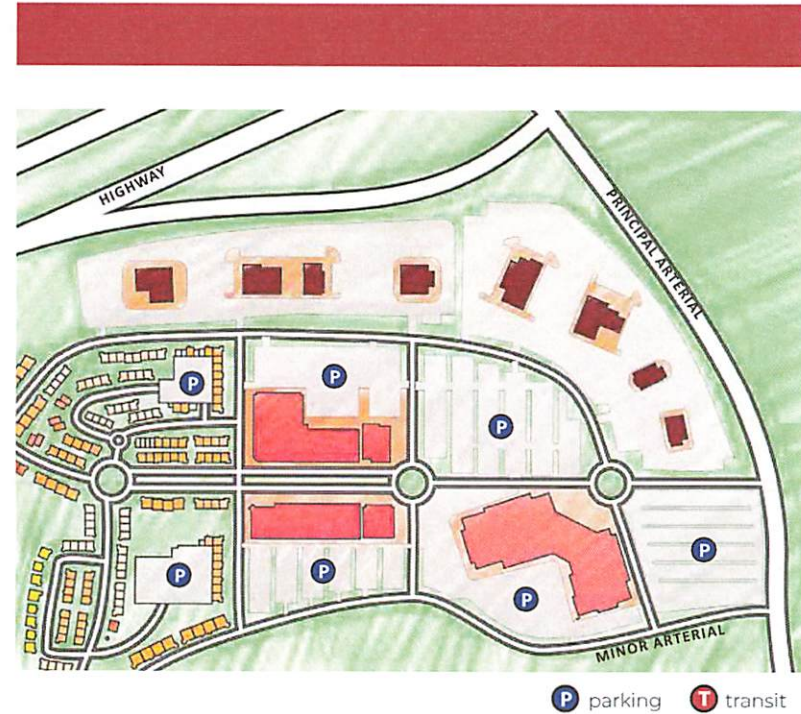
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Future Land Use Classification

Development Types

URBAN EDGE COMMUNITY ACTIVITY CENTER (UEAC-1)

Urban Edge Community Activity Centers are small to medium scale, mixed-use activity centers with community-serving commercial uses and a medium to high intensity residential component, typically with a significant open space element. They provide a daily retail and service destination for a portion of the City, typically within a three-mile to five-mile radius or drive distance. These activity centers are found in the outer areas of the City, frequently near highway interchanges, and are subdivided from large, undeveloped tracts or as redevelopment of larger commercial sites. They typically are found at major intersections of major corridors and may occupy all quadrants of the intersection.



UEAC-1 BUILDING TYPES/LAND USES

PRIMARY TYPES

- Multi-family Mixed-use Small & Medium
- Business/Employment Small & Medium (excl. Flex)

SECONDARY TYPES

- Multi-family Small & Medium
- Flex Small & Medium

TERTIARY TYPES

- Single-family Attached
- Civic/Institutional Small & Large
- Commercial Large
- Cemeteries & Mausoleums
- Parking Structures & Lots

See matrix for appropriate park/open space types.

Development Types

UEAC-1 DEVELOPMENT PATTERN/CONTEXT

- Internal street networks may be laid out in a grid to create various block sizes and shapes, but typically do not continue the urban street grid. Connections to the primary road network are somewhat limited. Wide sidewalks on both sides of the street are common.
- Blocks vary in size based on the tenant mix; subdivision beyond blocks may be non-existent if shopping centers and multi-family buildings are owned by a single entity.
- Buildings are oriented toward internal streets of the development. Commercial/retail structures are set up to the sidewalk line, and residential buildings may also be set to the sidewalk or have small lawns or front yards.
- Buildings range from a small to medium scale footprint and are typically one to three stories.
- Design of these activity centers should fully accommodate pedestrians and cyclists as well as automobiles.
- Transit facilities should be located near or within these activity centers.
- Depending on the density of uses within a Community Activity Center, parking for businesses should be accommodated in inner block surface parking, or in parking structures and on-street parking. Parking for residential uses should be accommodated in attached parking structures, inner block surface lots, on streets, and in individual rear-loaded garages.
- Plazas, street trees and plantings, greens, neighborhood parks, and outdoor event venues can provide open spaces and outdoor recreation opportunities in Community Activity Centers.



- Open spaces for buffering from adjacent development may be used; however transitions in building scale, use, and orientation, as well as street connectivity, are all preferred methods of connecting developments of different types rather than buffering them from one another.
- Typically an architectural theme or range of styles is established at the time of planning; most Community Activity Centers are built in phases with a master plan and a single developer/builder. Neo-Traditional styles or modern architecture can be appropriate in these developments.

Current Zoning Districts



CAC: Community Activity Center/Corridor District

Purpose

The purpose of the Community Activity Center/Corridor (CAC) District is to provide lands that accommodate moderate-density, walkable, and medium-scale mixed-use development, and commercial development that serves multiple neighborhoods. Some auto-oriented uses are allowed, but the design and location of those uses must be compatible with and support pedestrian-oriented development. Allowed uses include live/work and multi-family dwellings, mixed-use, offices, recreation/entertainment, cultural facilities, restaurants, and drinking establishments. *No minimum parking.

Intensity and Dimensional Standards

Standard	Multi-family and Mixed-Use	All Other Uses
Lot Area, min. (sf.)	10,000	5,000
1 Lot Width, min. (ft.)	75	50
Lot Coverage, max. (% of site area)	N/A	
Density, max. (du/acre)	N/A	
2 Front Yard Setback, (ft.)	Min.	5 [1]
	Max.	15 [1]
3 Side Yard Setback, min. (ft.)	0 to 5	
4 Rear Yard Setback, min. (ft.)	20	
5 Building Height, max. (ft.)	75	

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

[1] In lieu of this standard, the Zoning Administrator may approve a front yard setback that is within 90 percent and 110 percent of the average front yard setback for properties on the same block face, if more than 50 percent of the lots on the block face have buildings.

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

Dwelling, live-work ¹	Broadcasting studio	Public safety facility
Dwelling, mixed-use	Newspaper or periodical publishing establishment	Social services facility
Dwelling, multifamily	Community recreation center	College or university
Continuing care retirement community (CCRC) ¹	Cultural facility	Elementary, middle, or high school
Dormitory, public	Day care facility ¹	School, business or trade
Fraternity or sorority house ²	Government office	Hospital
Residential care facility ²	Library	Laboratory, medical or dental
Rooming house or boardinghouse ²	Membership organization facility	Medical or dental clinic/office
	Place of worship ¹	Nursing care facility
		Arboretum or botanical garden

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.

CAC: COMMUNITY ACTIVITY CENTER/CORRIDOR

Cemetery	Performing arts center
Park or greenway ¹	Recreation facility, indoor, not elsewhere listed
Park and ride	Recreation facility, outdoor, not elsewhere listed
Parking lot ¹	Recreation facility, outdoor, not elsewhere listed
Parking structure ¹	Consumer goods store
Passenger terminal, surface transportation	Convenience store ²
Utility facility, major ²	Farmers' market
Utility facility, minor	Grocery store or food market
Kennel ¹	Liquor store ²
Veterinary hospital or clinic ¹	Pawn shop ²
Self-service storage ¹	Gasoline sales and service station ¹
Eating establishment only ¹	Personal vehicle repair and maintenance ¹
Eating and drinking establishment, Type 1 ¹	Vehicle equipment supplies sales and rentals
Eating and drinking establishment, Type 2 ²	Hotel or motel
Funeral home or mortuary	Community garden ¹
Business/Professional office	Manufacturing, assembly, or fabrication, light
Contractor's office	
Bank, retail	
Beauty salon or barbershop	
Body piercing or tattoo establishment ¹	
Dry cleaning pick-up ¹	
Laundry, coin-operated	
Nail salon	
Repair of personal goods	
Car wash	
Banquet hall	

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RM-2: Residential Mixed District

Purpose

The purpose of the Residential Mixed (RM-2) District is to provide lands that accommodate moderate-density mixed residential development that allows single-family, two-family, townhouse, and medium-scale multi-family dwellings.

The street network is gridded and buildings are located close to, and oriented toward, the street.

Intensity and Dimensional Standards

Standard	Townhouse	All Other Uses
Lot Area, min. (sf.)	8,000[1]/1,500[2]	3,000
Lot Width, min. (ft.)	75[1]/18[2]	40
Lot Depth, min. (ft.)	60	60
Lot Coverage, max. (% of site area)	50	50
Density, max. (du/acre)	N/A	17.2
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.)	50	50

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

Cottage neighborhood development	Place of worship ²	Crop production and processing ²
Dwelling, live-work ¹	Public safety facility	
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	
Library	Grocery store or food market ²	
	Community garden ¹	

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Proposed Zoning District



EC: Employment Campus District

Purpose

The purpose of the Employment Campus (EC) District is to provide lands that accommodate a mix of employment, research and development, and light industrial development, with an expectation of high quality design, typically within a campus setting.

Development allowed in the EC District includes office, institutional, light industrial, research, and similar employment uses. Allowed uses include trade schools, offices, research and medical laboratories, and medium-intensity manufacturing, as well as uses such as multi-family dwellings, restaurants, and retail sales and services that are supportive of principal employment-based uses.

Intensity and Dimensional Standards

Standard	Multi-Family and Mixed-Use	All Other Uses
Lot Area, min. (sf.)	10,000	N/A
Lot Width, min. (ft.)	75	50
Lot Coverage, max. (% of site area)		75
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.)		75

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

Dwelling, live -work	Community recreation center	Elementary, middle, or high school
Dwelling, mixed-use	Cultural facility	School, business or trade
Dwelling, multifamily	Day care facility	Hospital
Dwelling, townhouse	Government office	Laboratory, medical or dental
Continuing care Community (CCRC) ¹	Library	Medical or dental clinic/office
Residential care facility ²	Membership organization facility	Nursing care facility
Broadcasting studio	Place of worship ¹	Park or greenway ¹
Newspaper or periodical publishing establishment	Public safety facility	Park and ride
	Social services facility	Parking lot ¹
	College or university	Parking structure ¹

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EC: EMPLOYMENT CAMPUS

Passenger terminal, surface transportation	Recreation facility, indoor, not elsewhere listed
Utility facility, major ²	Recreation facility, outdoor, not elsewhere listed
Utility facility, minor	Building supplies and equipment store
Animal shelter	Consumer goods store
Kennel ¹	Convenience store ²
Veterinary hospital or clinic ¹	Farmers' market
Laboratory, testing or research	Grocery store or food market
Linen or uniform supply	Liquor store ²
Self-service storage ¹	Gasoline sales and service station ¹
Sign fabricating establishment	Personal vehicle repair and maintenance ¹
Eating establishment only ¹	Personal vehicle sales and rentals ¹
Eating and drinking establishment, Type 1 ¹	Vehicle paint and finishing shop
Eating and drinking establishment, Type 2 ²	Hotel or motel
Funeral home or mortuary	Agriculture and forestry uses, not elsewhere listed
Business/Professional office	Community garden ¹
Contractor's office	Crop production and processing
Bank, retail	Warehouse distribution and storage
Beauty salon or barbershop	Wholesale sales, not elsewhere listed
Body piercing or tattoo establishment ¹	Manufacturing, assembly, or fabrication, light
Dry cleaning pick-up ¹	Manufacturing, assembly, or fabrication, medium
Laundry, coin-operated	
Nail salon	
Repair of personal goods	
Car wash	
Banquet hall	

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