

**ORDINANCE NO.: 2025-020**

*Amending the Official Zoning Map to modify the zoning for 1222 and 1230 House Street, 2502 and 2506 Youman Street, and 1225 McDuffie Avenue, Richland County  
TMS #11411-10-13, 11411-10-14, 11411-10-01, 11411-10-02, and 11411-10-03*

WHEREAS, an application has been made to amend the Official Zoning Map of the City of Columbia, S.C. to modify the zoning for 1222 and 1230 House Street, 2502 and 2506 Youman Street, and 1225 McDuffie Avenue, Richland County TMS # 11411-10-13, 11411-10-14, 11411-10-01, 11411-10-02, and 11411-10-03; 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 6<sup>th</sup> day of May, 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 1222 and 1230 House Street, 2502 and 2506 Youman Street, and 1225 McDuffie Avenue, Richland County, Richland County TMS# 11411-10-13, 11411-10-14, 11411-10-01, 11411-10-02, and 11411-10-03 as shown in Attachment A, is hereby rezoned from Residential Single Family – Small Lot District (RSF-3) to Residential Mixed District (RM-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 Palen

Approved by:

  
City Manager

Approved as to form:

  
City Attorney

Introduced: 04/15/2025  
Final Reading: 05/06/2025

Mayor



ATTEST:

  
City Clerk

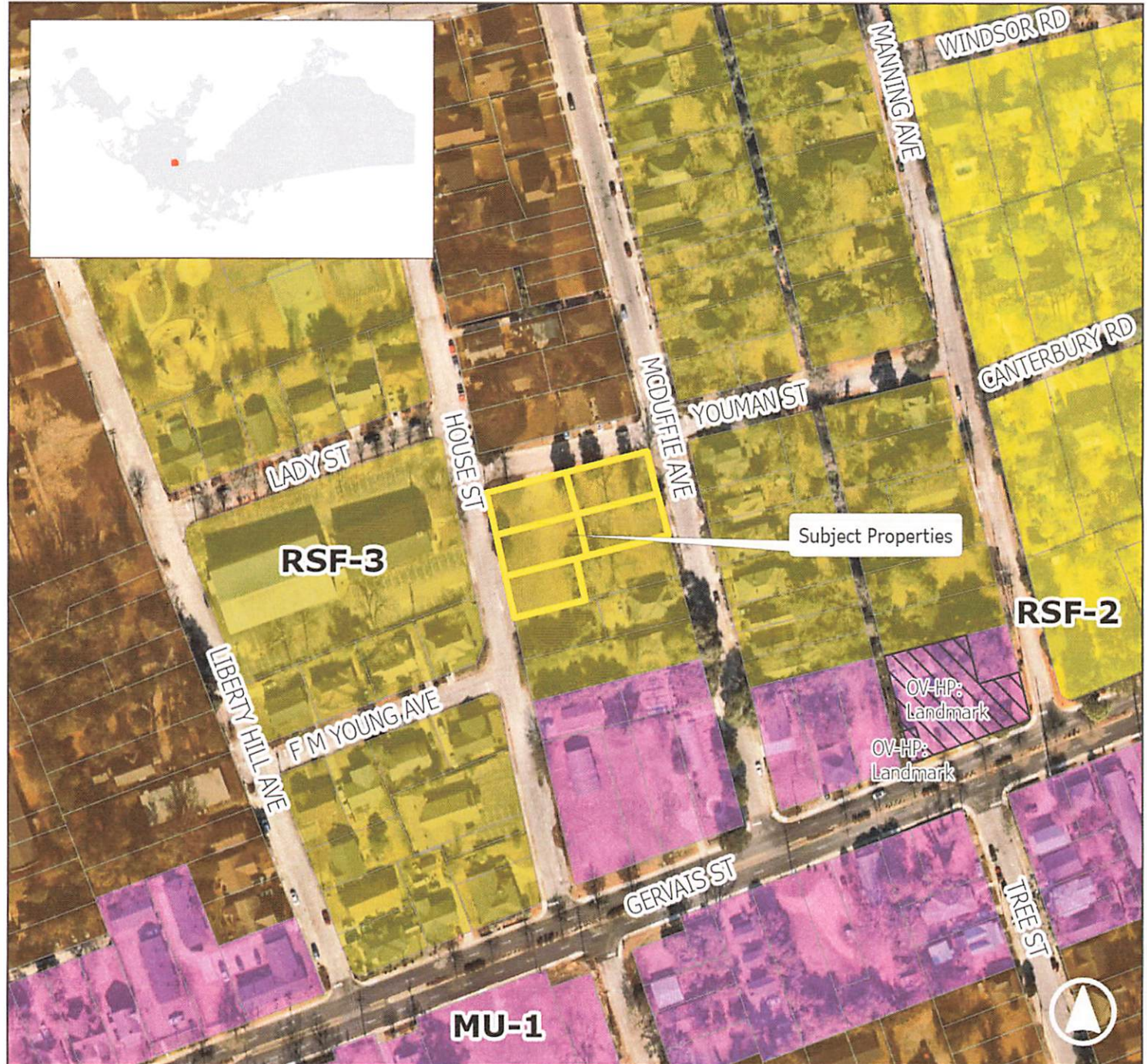
# Zoning

1222 and 1230 House Street, 2502 and 2506 Youman Street, and 1225 McDuffie Avenue  
TMS# 11411-10-13, -14, -01, -02, and -03

Current Zoning: Residential Single Family - Small Lot District (RSF-3)  
Proposed Zoning: Residential Mixed District (RM-2)

## Legend

- MU-1: Mixed-Use
- RSF-3: Residential Single Family - Small Lot District
- RSF-2: Residential Single Family - Medium Lot District
- RM-2: Residential Mixed
- OV-HP: Individual Landmark
- Parcels
- City Limits



Planning & Development  
Services Department

Created by: swhudson Date: 2/18/2025

This map is the product of compilation, or was produced by others. It is for information only, and the City of Columbia makes no representations as to its accuracy or use without field verification is at the sole risk of the user. Data source: City of Columbia