

ORIGINAL

**ORDINANCE NO.: 2025-029**

*Amending the Official Zoning Map to modify the zoning for 3310, 3332 Unit A, 3332 Unit B, and 1.29 acres S/E Leesburg Road, Richland County TMS # 22004-01-12, 22004-01-14, 22004-01-35, and 22004-01-20*

WHEREAS, an application has been made to amend the Official Zoning Map of the City of Columbia, S.C. to modify the zoning for 3310, 3332 Unit A, 3332 Unit B, and 1.29 acres S/E Leesburg Road, Richland County TMS # 22004-01-12, 22004-01-14, 22004-01-35, and 22004-01-20; 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 10<sup>th</sup> day of June, 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 3310, 3332 Unit A, 3332 Unit B, and 1.29 acres S/E Leesburg Road, Richland County, Richland County TMS# 22004-01-12, 22004-01-14, 22004-01-35, and 22004-01-20 as shown in Attachment A, is hereby rezoned from Residential Single Family Large Lot District (RSF-1) and Residential Single Family Small Lot District (RSF-3) to Neighborhood Activity Center/Corridor District (NAC). 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:

*Cheresa B. Wilson*  
City Manager

Approved as to form:

*[Signature]*  
City Attorney

Introduced: 05/20/2025  
Final Reading: 06/10/2025

*[Signature]*  
Mayor

ATTEST:

*Eikadul Hammend*  
City Clerk

# Zoning

3310, 3332, and 1.29 acres S/E Leesburg Road, TMS# 22004-01-12, -14, -35, and -20  
Current Zoning: Residential Single Family Large Lot District (RSF-1) and Residential Single Family Small Lot District (RSF-3)  
Proposed Zoning: Neighborhood Activity Center/Corridor District (NAC)

Legend

- RSF-3: Residential Single Family - Small Lot District
- RSF-1: Residential Single Family - Large Lot District
- INS-FJ: Institutional - Fort Jackson District
- Parcels
- City Limits



Planning & Development Services Department

Created by: swudson Date: 3/21/2025

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