

ORDINANCE NO.: 2025-030

Amending the Official Zoning Map to modify the zoning for 111, 161 (portion), 171, and 181 Pontiac Business Center Drive and 594 Spears Creek Church Road, Richland County TMS # 25714-01-05, 25714-01-09, 25714-01-10 (portion), and 25714-01-11 (portion)

WHEREAS, an application has been made to amend the Official Zoning Map of the City of Columbia, S.C. to modify the zoning 111, 161 (portion), 171, and 181 Pontiac Business Center Drive and 594 Spears Creek Church Road, Richland County TMS # 25714-01-05, 25714-01-09, 25714-01-10 (portion), and 25714-01-11 (portion); 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 10th 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 111, 161 (portion), 171, and 181 Pontiac Business Center Drive and 594 Spears Creek Church Road, Richland County, Richland County TMS# 25714-01-05, 25714-01-09, 25714-01-10 (portion), and 25714-01-11 (portion) as shown in Attachment A, is hereby rezoned from Light Industrial District (LI) 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

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

Mayor

[Signature]

ATTEST:

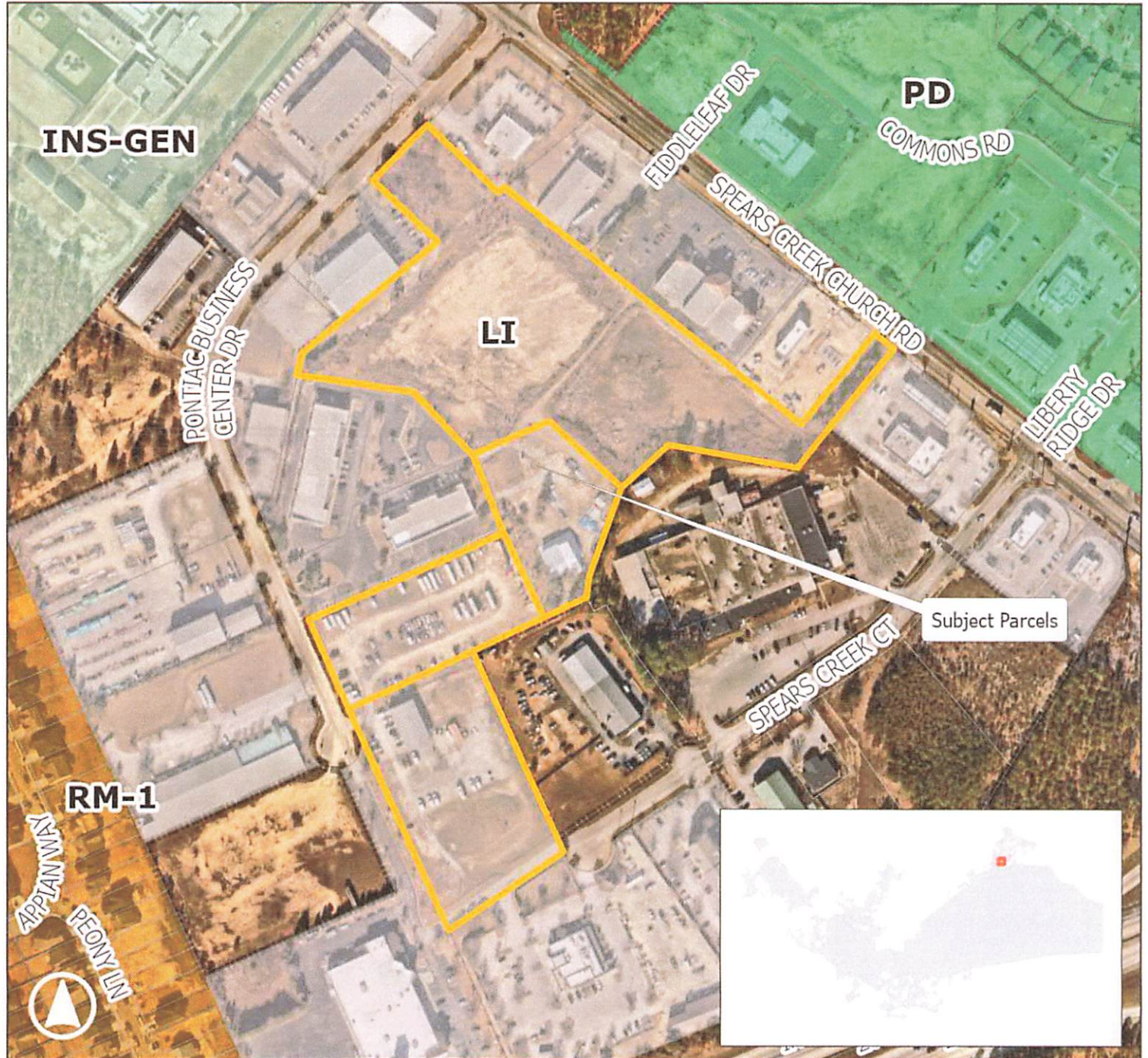
Quiana D. Hammond
City Clerk

Zoning

181 Pontiac Business Center Drive; TMS# 25714-01-05, -09 -10 (portion) and -11 (portion)
Current Zoning: Light Industrial District (LI)
Proposed Zoning: Employment Campus District (EC)

Legend

- RM-1: Residential Mixed
- LI: Light Industrial District
- PD: Planned Development
- INS-GEN: Institutional - General District
- Parcels
- City Limits



0 100 200 Feet



Planning & Development Services Department

Created by: swhudson Date: 3/21/2025

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