

**ORIGINAL**

**ORDINANCE NO.: 2025-050**

*Amending the Official Zoning Map to modify the zoning for 5003 Rhett Street,  
Richland County TMS # 11701-10-03*

WHEREAS, an application has been made to amend the Official Zoning Map of the City of Columbia, S.C. to modify the zoning for 5003 Rhett Street, Richland County TMS# 11701-10-03; 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 2<sup>nd</sup> day of December, 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 5003 Rhett Street, Richland County TMS# 11701-10-03 as shown in Attachment A, is hereby rezoned from Neighborhood Activity Center/Corridor District in the North Main Corridor Design Overlay District (NAC, OV-NMC) to Community Activity Center/Corridor District in the North Main Corridor Design Overlay District (CAC, OV-NMC). 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: 10/21/2025  
Final Reading: 12/02/2025

Mayor

[Signature]

ATTEST:

Erika D. Hammond  
City Clerk

# Zoning

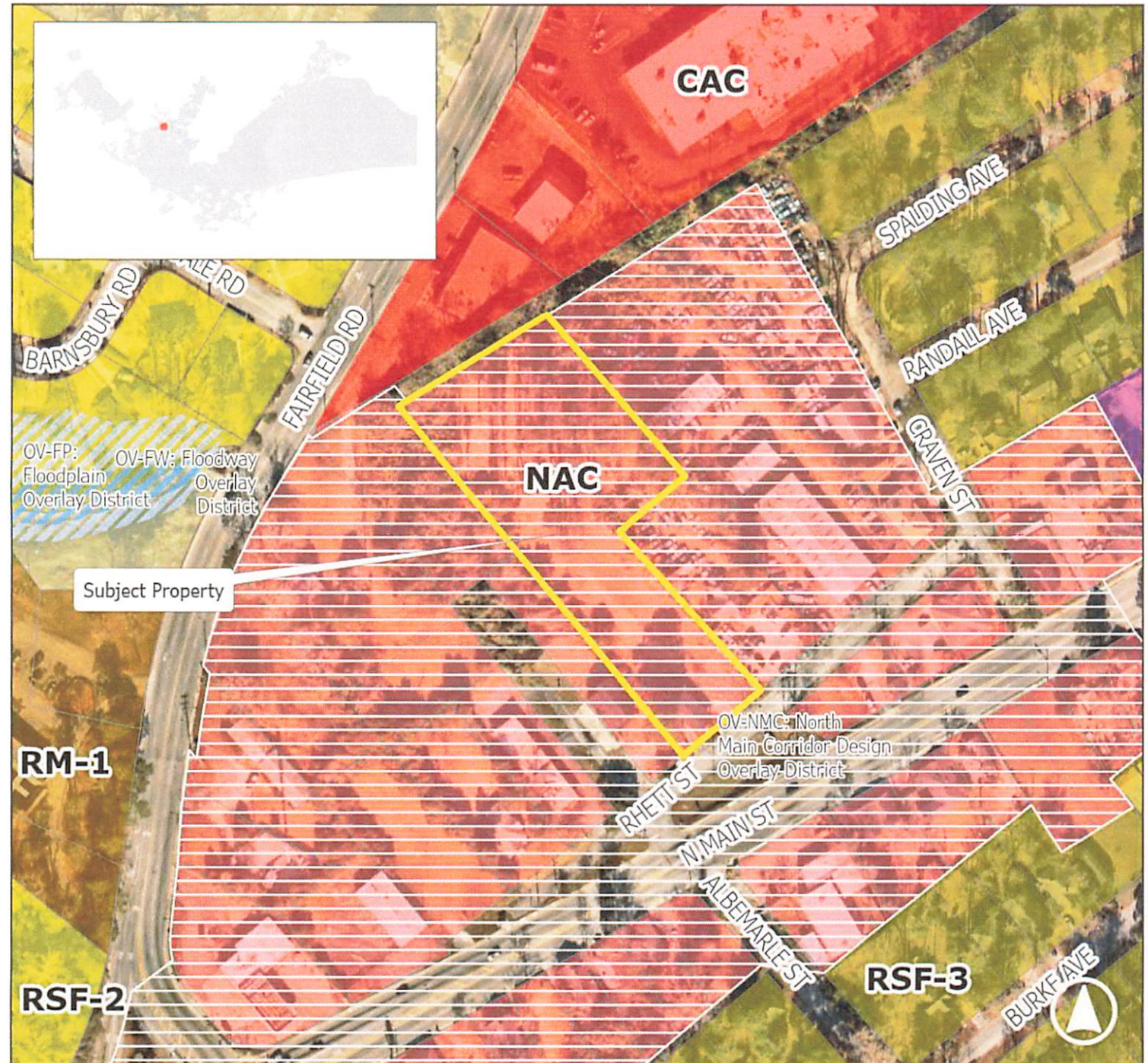
5003 Rhett Street, TMS# 11701-10-03

Current Zoning: Neighborhood Activity Center District (NAC) with OV-NMC

Proposed Zoning: Community Activity Center District (CAC) with OV-NMC

Legend:

- CAC: Community Activity Center/Corridor
- NAC: Neighborhood Center/Corridor
- MU-1: Mixed-Use
- RSF-3: Residential Single Family - Small Lot District
- RSF-2: Residential Single Family - Medium Lot District
- RSF-1: Residential Single Family - Large Lot District
- RM-1: Residential Mixed
- Design Overlay Districts
- OV-FW: Floodway Overlay District
- OV-FP: Floodplain Overlay District
- Parcels
- City Limits



Planning & Development Services Department

Created by: swudson Date: 2/18/2025

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