

**ORIGINAL**

**ORDINANCE NO.: 2025-059**

*Amending the Official Zoning Map to modify the zoning for 1801 Smith Street (portion),  
Richland County TMS # 16301-02-06 (portion) and 16301-02-12 (portion)*

WHEREAS, an application has been made to amend the Official Zoning Map of the City of Columbia, S.C. to modify the zoning for 1801 Smith Street, Richland County TMS # 16301-02-06 (portion) and 16301-02-12 (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 5<sup>th</sup> day of August, 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 1801 Smith Street, Richland County, Richland County TMS# 16301-02-06 (portion) and 16301-02-12 (portion) as shown in Attachment A, is hereby rezoned from Light Industrial District (LI) to Heavy Industrial District (HI). 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: 07/15/2025  
Final Reading: 08/05/2025

Mayor

[Signature]

ATTEST:

Zika D. Hammond  
City Clerk

Portion of property to be rezoned to HI (outlined in BLUE)



# Zoning

1801 Smith Street, TMS# 16301-02-06 and -12  
Current Zoning: Light Industrial District (LI)  
Proposed Zoning: Heavy Industrial District (HI)

## Legend

- RSF-3: Residential Single Family - Small Lot District
- LI: Light Industrial District
- OV-FP: Floodplain Overlay District
- Parcels
- City Limits

