

**ORIGINAL**

**ORDINANCE NO.: 2025-075**

*Amending the Official Zoning Map to modify the zoning for portion of 151 Clemson Road, Richland County TMS # 25705-07-27 (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 portion of 151 Clemson Road, Richland County TMS # 25705-07-27 (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 7<sup>th</sup> day of October, 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 portion of 151 Clemson Road, Richland County, Richland County TMS# 25705-07-27 (portion) as shown in Attachments A, B, and C is hereby rezoned from Mixed Use District (MU-2) to Mixed Use District (MU-2), Outdoor Advertising Sign Overlay District (OV-OAS) to allow an outdoor advertising (billboard) sign. 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:

*Ceresia B. Wilson*  
City Manager

Approved as to form:

*[Signature]*  
City Attorney

Introduced: 09/16/2025  
Final Reading: 10/07/2025

Mayor

*[Signature]*

ATTEST:

*Erika D. Hammond*  
City Clerk

# Zoning

151 Clemson Road, TMS# 25705-07-27

Current Zoning: Mixed Use District (MU-2)

Proposed Zoning: MU-2 with Outdoor Advertising Sign Overlay District (OV-OAS)

## Legend

- CAC: Community Activity Center/Corridor
- GC: General Commercial District
- MU-2: Mixed-Use
- Parcels
- City Limits



0 100 200 Feet



Planning & Development  
Services Department

Created by: swudson Date: 7/22/2025

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Approximate Boundary of Proposed OV-OAS



**OUTDOOR ADVERTISING OVERLAY DISTRICT DEMISED PREMISES**

ALL that certain piece or portion of land lying on the westerly side of Clemson Rd., Richland County, South Carolina, being a 50 x 80 foot portion of that certain property designated as Lot 7 (Parcel A), on a plat prepared for Sumo Japanese Steakhouse, Inc., by Associated E & S, Inc., dated January 14, 2003 and recorded in Book 750 at Page 1353 in the Office of the Register of Deeds for Richland County and having the following metes and bounds to wit:

Beginning at the southeast corner of Lot 7 (Parcel A) at point on the westerly side of Clemson Rd., said point being approximately 373.12 feet northeast from Sparkleberry Crossing Rd., thence turning and running along the boundary of the within described property N 49° 47' 26" W for a distance of 80 feet; thence turning and running therefrom S 39° 09' 55" W a distance of 50 feet; thence turning and running therefrom S 49° 47' 26" E a distance of 80 feet to a point along the boundary of the within described property and Clemson Rd.; thence turning and running therefrom N 39° 09' 55" E for a distance of 50 feet, said point being the point of beginning.