

ORIGINAL

ORDINANCE NO.: 2026-005

Amending the Official Zoning Map to modify the zoning for 4120 N Main Street, Richland County TMS# R09214-14-08 and amending the Unified Development Ordinance of the City of Columbia, South Carolina, Appendix C: Type 3 Landmarks

WHEREAS, an application has been made to designate 4120 N Main Street, Richland County TMS# R09214-14-08 as a Type 3 Landmark; 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, 4120 N Main Street, Richland County TMS# R09214-14-08 is not currently located within the Historic Preservation Overlay District (OV-HP); 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 City of Columbia Design/Development Review 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 determined that the proposed designation of a Type 3 Landmark meets one or more of the criteria set forth by §17-2.5(b)(4), Text Amendment Decision Standards and §17-2.5(c)(4), Zoning Map Amendment Decision Standards, of the UDO, NOW THEREFORE,

BE IT ORDAINED by the Mayor and Council this 3rd day of February, 2026, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.
2. The property identified as 4120 N Main Street, Richland County, Richland County TMS# R09214-14-08 as shown in Attachment A, is hereby rezoned from Community Activity Center/Corridor (CAC), North Main Corridor Design Overlay District (OV-NMC) to Community Activity Center/Corridor (CAC), North Main Corridor Design Overlay District (OV-NMC), Historic Preservation Overlay District (OV-HP, Individual Landmark, Type 3) and amend the Unified

Development Ordinance, Chapter 17, Appendix C: Type 3 Landmarks to establish the property as a City of Columbia Landmark. The Official Zoning Map of the City of Columbia, S.C. is hereby amended to conform to this change.

3. The 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17 (Unified Development Ordinance), Appendix C: Type 3 Landmarks is amended to read as follows:

APPENDIX C: TYPE 3 LANDMARKS

Type 3 Landmarks are established in Table C: Type 3 Landmarks.

TABLE C: TYPE 3 LANDMARKS	
LOCATION	NAME
Albion Street	
832	—
Blanding Street	
614	Cottage
1328	Heinish House
1327-29	Willis House
1528	Bryce House-Hair Real Estate
Bull Street	
1814	Two-Story House (Trans Modern)
Calhoun Street	
714	Cottage
900	St. Timothy's Episcopal Church
1710	Cottage
1731	Flora Barringer House
Cardinal Street	
2608	State Hospital Doctor's Residence
Fig Street	
1701	Laundry Building
Gadsden Street	
1328	Cottage
1721	TMS # 09010-10-09
Gervais Street	
700	Possibly Wayside Hospital Site
1811	McDuffie's Antiques, Cottage
2218	Cottage
2221	Cottage
2531	Woodson Family Store
2537	—
Hampton Street	
1404	Cantwell House

TABLE C: TYPE 3 LANDMARKS

LOCATION	NAME
1426	Heise-Tunnander Cottage
1601	Berry Home
Harden Street	
1500 Blk. E	Allen University Campus:
	Building South Corner
	Building Center Block
	Building North Corner
Henderson Street	
1826	Two-Story "Stick Style" House
1921	Cottage
Lady Street	
1522	Edwards-Anderson House
Laurel Street	
1422	Two-Story Late Victorian House
1521-25	Black House
1527-29	Crumpler House
Lincoln Street	
2012	Cottage
Main Street	
1332	Arcade Building
1400	Palmetto Building
1620	TMS #09014-04-17.
1631	TMS #09014-09-01
1633 and 1635	TMS #09014-10-08
1637	TMS #09014-10-07
1730-32	Commercial Building
1813	Klondike Building
3702	Two-Story House
North Main Street	
4120	Prairie style foursquare
Pendleton Street	
1611	Kirkland Apartments
1619	The Black House (Cain-Matthews-Tompkins)
1629	Cottage
Richland Street	
1507	Cottage
1523	Cottage
Scott Street	
1208	Cottage
Senate Street	
1800	Hampton House

TABLE C: TYPE 3 LANDMARKS	
LOCATION	NAME
Taylor Street	
1531	Commercial Building
Washington Street	
1013	Two-story over English basement
Woodrow Street	
702	Sutphen House
	Lower Cemetery, TMS #07314-02-05 and 09007-01-04(p)
	Penitentiary Cemetery, TMS #09008-01-05.

Requested by:

Assistant City Manager Palen

Approved by:

Cherise B. Wilson
City Manager

Approved as to form:

[Signature]
City Attorney

Introduced: 01/20/2026
Final Reading: 02/03/2026

Mayor

[Signature]

ATTEST:

Quiana D. Hammond
City Clerk

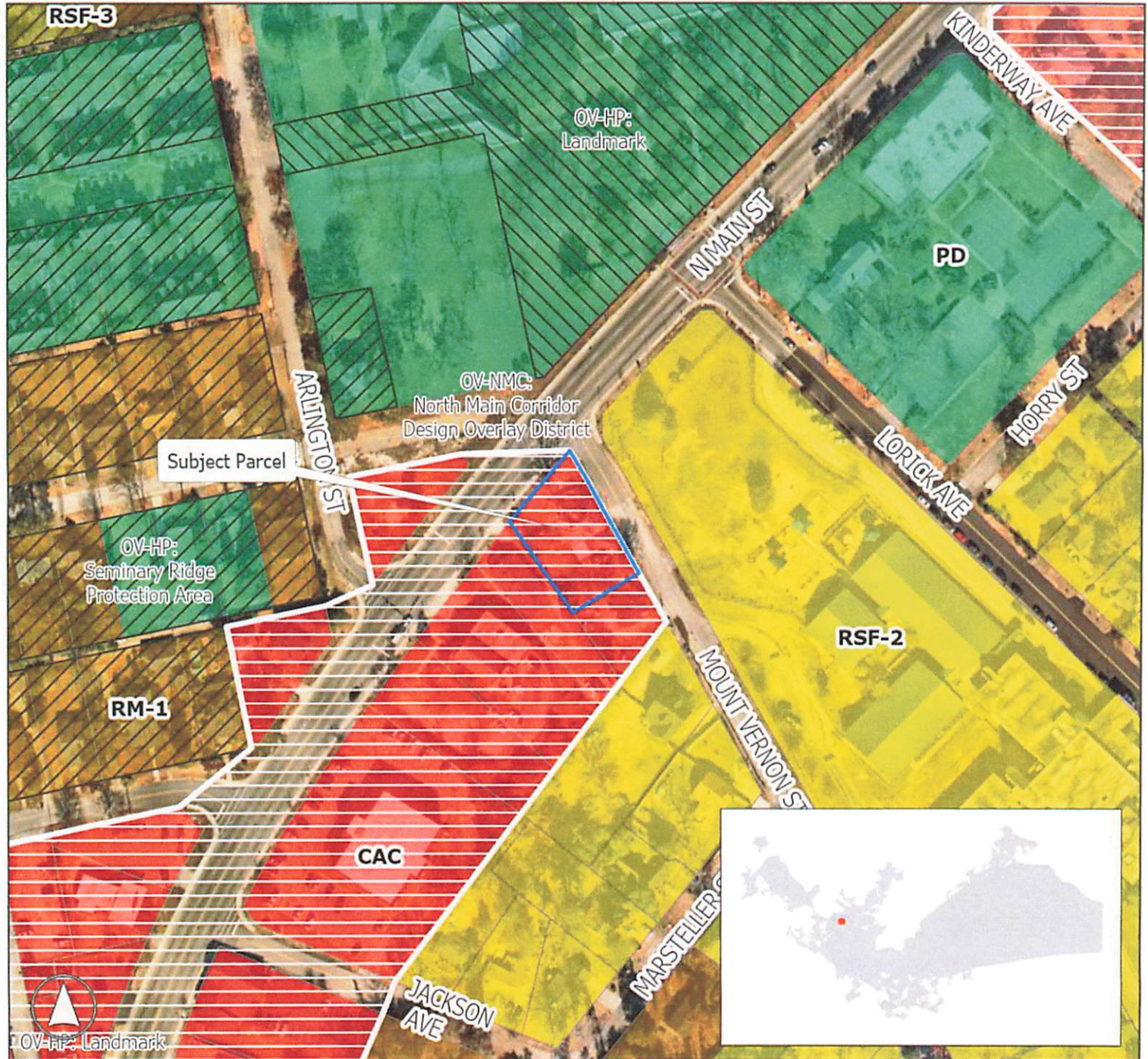
Zoning

4120 North Main Street, TMS# 09214-14-08

Current Zoning: Community Activity Center/Corridor District (CAC) w/North Main Corridor Design Overlay District Overlay

Proposed Zoning: add Historic Preservation Landmark Overlay

- Legend
- CAC: Community Activity Center/Corridor
 - NAC: Neighborhood Center/Corridor
 - RSF-3: Residential Single Family - Small Lot District
 - RSF-2: Residential Single Family - Medium Lot District
 - RM-1: Residential Mixed
 - PD: Planned Development
 - Design Overlay Districts
 - OV-HP: Individual Landmark
 - OV-HP: Historic Preservation Overlay Districts
 - Parcels
 - City Limits



Planning & Development Services Department

Created by: swudson Date: 12/2/2025

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