

**ORIGINAL**

**ORDINANCE NO.: 2026-006**

*Amending the Official Zoning Map to modify the zoning for 3329 River Drive,  
Richland County TMS # 09107-11-08*

WHEREAS, an application has been made to amend the Official Zoning Map of the City of Columbia, S.C. to modify the zoning for 3329 River Drive, Richland County TMS # 09107-11-08; 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 3<sup>rd</sup> 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 3329 River Drive, Richland County, Richland County TMS# 09107-11-08 as shown in Attachment A, is hereby rezoned from Residential Mixed District (RM-2) in a Historic Preservation Overlay District (OV-HP - Earlewood Protection Area A) to Mixed Use District (MU-1) in a Historic Preservation Overlay District (OV-HP - Earlewood Protection Area A). 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:

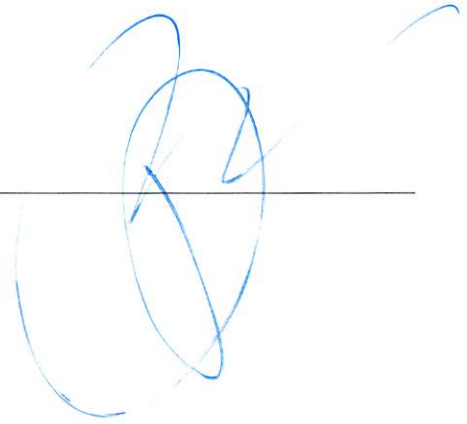
  
City Manager

Approved as to form:

  
City Attorney

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

Mayor



ATTEST:

  
City Clerk

# Zoning

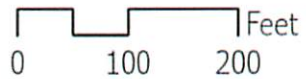
3329 River Drive, TMS# 09107-11-08

Current Zoning: Residential Mixed District (RM-2) w/Earlewood Protection Area - A Overlay

Proposed Zoning: Mixed Use District (MU-1) w/Earlewood Protection Area - A Overlay

Legend

- 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-2: Residential Mixed
- RM-1: Residential Mixed
- OV-HP: Historic Preservation Overlay Districts
- Parcels
- City Limits



Planning & Development Services Department

Created by: swhudson Date: 12/2/2025

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