

ORIGINAL

ORDINANCE NO.: 2026-020

Amending the Official Zoning Map to modify the zoning for 150 Dutchman Boulevard, 5.71 acres N/S Lake Murray Boulevard, 3.56 acres and 0.52 acres S/S Broad River Road, Richland County TMS # 05000-04-40, 05000-04-45, 05000-04-47, and 05003-01-18

WHEREAS, an application has been made to amend the Official Zoning Map of the City of Columbia, S.C. to modify the zoning for 150 Dutchman Boulevard, 5.71 acres N/S Lake Murray Boulevard, 3.56 acres and 0.52 acres S/S Broad River Road, Richland County TMS # 05000-04-40, 05000-04-45, 05000-04-47, and 05003-01-18; 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 14th day of April, 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 150 Dutchman Boulevard, 5.71 acres N/S Lake Murray Boulevard, 3.56 acres and 0.52 acres S/S Broad River Road, Richland County, Richland County TMS# 05000-04-40, 05000-04-45, 05000-04-47, and 05003-01-18 as shown in Attachment A, is hereby rezoned from Light Industrial (LI) and Planned Development (PD) to Mixed Use District (MU-2). 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:

Cherise B. Wilson
City Manager

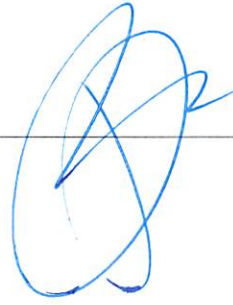
Approved as to form:

[Signature]
City Attorney

Introduced: 03/17/2026

Final Reading: 04/14/2026

Mayor



ATTEST:

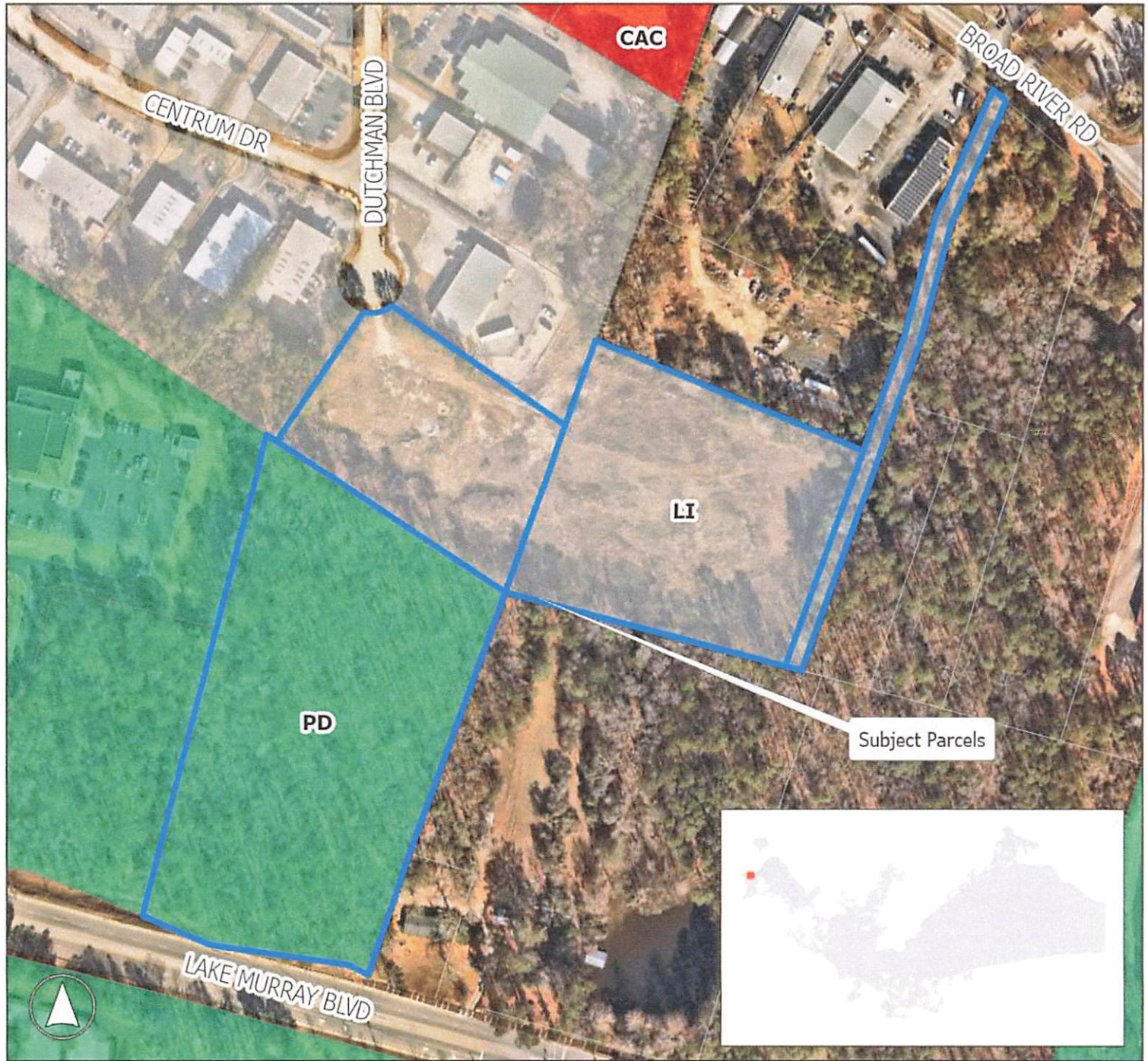
Erika D. Hammond
City Clerk

Zoning

450 Lake Murray Blvd; TMS#s 05000-04-40, 05000-04-45, 05003-01-18, and 05000-04-47
Current Zoning: Light Industrial District (LI) and Planned Development District (PD)
Proposed Zoning: Mixed Use District (MU-2)

Legend

- CAC: Community Activity Center/Corridor
- LI: Light Industrial District
- PD: Planned Development
- Parcels
- City Limits



Planning & Development
Services Department

Created by: swudson Date: 1/29/2026

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