

**ORIGINAL**

**ORDINANCE NO.: 2026-029**

*Amending the Official Zoning Map to modify the zoning for 84, 92, 94, 100 and 108 Bluff Road, Richland County TMS # 11204-02-40, 11204-02-39 and 11204-02-38*

WHEREAS, an application has been made to amend the Official Zoning Map of the City of Columbia, S.C. to modify the zoning for 84, 92, 94, 100 and 108 Bluff Road, Richland County TMS # 11204-02-40, 11204-02-39 and 11204-02-38; 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 May, 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 84, 92, 94, 100 and 108 Bluff Road, Richland County, Richland County TMS# 11204-02-40, 11204-02-39 and 11204-02-38 as shown in Attachment A, is hereby rezoned from Residential Two-Family - Mill Village District (RD-MV) to Residential Mixed District (RM-1), portions of the property are within the Floodplain Overlay District (OV-FP) and Floodway Overlay District (OV-FW). The Official Zoning Map of the City of Columbia, S.C. is hereby amended to conform to this change.

Requested by:

Jeff Palen, Assistant City Manager

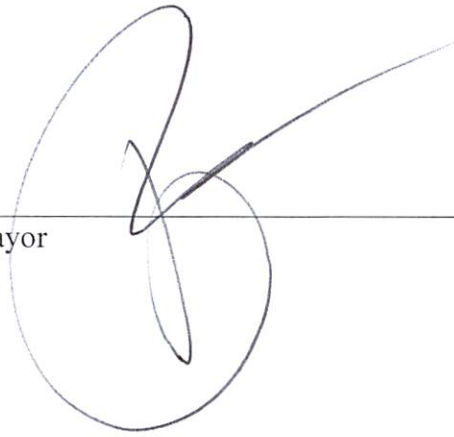
Approved by:

  
City Manager

Approved as to form:

  
City Attorney

Introduced: 04/21/2026  
Final Reading: 05/05/2026

  
Mayor

ATTEST:

  
City Clerk