

RESOLUTION NO.: R-2025-010

Resolving to Consider Ordinance Amending the 1998 Code of Ordinances, Chapter 17 (Unified Development Ordinance), to Prohibit Private Student Dormitories in the Downtown Activity Center and Mixed Commercial districts (DAC and MC) and to Update Regulations and Definitions Related Thereto; and Setting and Advertising to the Public the Date of a Public Hearing on this Ordinance; and, referring Ordinance Amendments to the Planning Commission for its Consideration; and Invoking the Pending Ordinance Doctrine with Respect to this Ordinance

WHEREAS, the City of Columbia (hereinafter, "the City") has prioritized the development of housing, to include student housing, to stimulate economic growth and urban revitalization in the downtown area; and

WHEREAS, this policy initiative successfully attracted various housing developments, including student housing which, at the time, aligned with the City's objectives of supporting downtown vibrancy and development;

WHEREAS, over time, the proportion of student housing has significantly increased, resulting in a marked shift in the housing market balance; and

WHEREAS, ensuring a balanced mix of housing is essential for supporting sustainable urban development, and meeting the housing needs of all community members, including families, professionals, and long-term residents; and

WHEREAS, as of this date, City Council has determined that a revision of the existing zoning rules is necessary to curtail further expansion of student housing in the downtown area and to promote the development of market rate housing that better serves the long-term interests of the community by changing the allowances regarding student housing in the DAC (Downtown Activity Center) and MC (Mixed Commercial) districts; and

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Columbia this 4th day of March, 2025 that:

1. Council shall consider an Ordinance Amending the 1998 Code of Ordinances, Chapter 17 (Unified Development Ordinance), to Prohibit Private Student Dormitories in the Downtown Activity Center and Mixed Commercial districts (DAC and MC) and to Update Regulations and Definitions Related Thereto; and
2. An Ordinance Amending the 1998 Code of Ordinances, Chapter 17 (Unified Development Ordinance), to Prohibit Private Student Dormitories in the Downtown Activity Center and Mixed Commercial districts (DAC and MC) and to Update Regulations and Definitions Related Thereto is hereby referred to the City of Columbia Planning Commission for review and preparation of recommendations to City Council during its meeting on March 13, 2025; and
3. Council hereby sets a zoning public hearing on an amendment to the 1998 Code of Ordinances, Chapter 17 (Unified Development Ordinance), to Prohibit Private Student Dormitories in the Downtown Activity Center and Mixed Commercial districts (DAC and MC) and to Update Regulations and Definitions Related Thereto for April 15, 2025 in Council Chambers during its regularly scheduled Council meeting; and
4. Pursuant to South Carolina law, Council hereby invokes the pending ordinance doctrine with respect to an amendment of the 1998 Code of Ordinances, Chapter 17 (Unified Development Ordinance), to Prohibit Private Student Dormitories in the Downtown Activity Center and Mixed Commercial districts (DAC and MC) and to Update Regulations and Definitions Related Thereto.

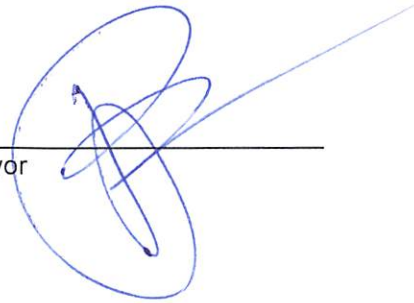
IT IS SO RESOLVED.

Requested by:

Councilman Will Brennan

Council Peter Brown


Mayor



Approved by:

Ceresa B. Wilson
City Manager

Approved as to form:


City Attorney

Attest:

Erika D. Hammond
City Clerk

Introduced: 03/04/2025
Final Reading: 03/04/2025