

ORIGINAL  
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**ORDINANCE NO.: 2021-071**

*Amending the Official Zoning Map for the City of Columbia, Chapter 17, Unified Development Ordinance of the 1998 Code of Ordinances of the City of Columbia, South Carolina*

WHEREAS, on June 15, 2021 the Mayor and City Council adopted Ordinance No.: 2021-001 effective as of August 30, 2021, which repealed and replaced in its entirety the Official Zoning Map referenced in Section 17-1.7 of Chapter 17, Planning, Land Development and Zoning with Chapter 17, Unified Development Ordinance of the 1998 Code of Ordinances of the City of Columbia, South Carolina; and,

WHEREAS, on August 3, 2021 the Mayor and City Council adopted Ordinance No.: 2021-054 Amending pages 3-82, 4-20, 4-25 and 4-27 adopted in the Official Zoning Map referenced in Section 17-1.7 of Chapter 17, Planning, Land Development and Zoning with Chapter 17, Unified Development Ordinance of the 1998 Code of Ordinances of the City of Columbia, South Carolina by Ordinance No.: 2021-001; and,

WHEREAS, the properties listed on the attached exhibit reflect the annexation of twenty parcels and rezoning of two parcels approved by City Council prior to the adoption of the effective date of the Official Zoning map and text; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina this 5<sup>th</sup> day of October, 2021 that the properties listed on the attached exhibit reflect the annexation of twenty parcels and rezoning of two parcels approved by City Council prior to the adoption of the effective date of the Official Zoning Map referenced in Section 17-1.7 of Chapter 17, Planning, Land Development and Zoning with Chapter 17, Unified Development Ordinance of the 1998 Code of Ordinances of the City of Columbia, South Carolina by Ordinance No.: 2021-001 are hereby added to the Official Zoning Map.

A copy of the map without the proposed additions of the properties, which is incorporated herein by reference may be reviewed in electronic format at <https://gis.columbiasc.gov/>. A hard copy of the map is available for inspection by appointment by contacting Zoning Division, 1136 Washington Street, Columbia, South Carolina, 29201; (803) 545-3333.


**This ordinance shall be effective as of final reading.**

Requested by:

Assistant City Manager Gentry

  
\_\_\_\_\_  
Mayor

Approved by:

  
\_\_\_\_\_  
City Manager

Approved as to form:

ATTEST:

  
\_\_\_\_\_  
City Attorney

  
\_\_\_\_\_  
City Clerk

Introduced: 9/21/2021  
Final Reading: 10/5/2021

<b>Address</b>	<b>Parcel</b>	<b>New Zoning</b>
1.43 acres of 4030 W Beltline	11609-10-36 (portion)	CAC
1314 Rosewood Drive	11208-02-10	CAC
1215 Shop Road	11210-01-02	EC
.509 acre S/S Candi Lane	07208-03-02	MU-1
S Evans Street et al	11208-01-01, 11301-12-01, 11301-12-04, 11301-13-01, 11301-13-02, 11301-09-07, 11301-10-02, 11301-11-01, 11301-11-02, 11301-11-05, 11301-04-13	CAC
1307 Mason Road	11813-01-02	RM-2
0.418-acres S/S (1920) Mabron Road	19206-03-58	RSF-1
504 Percival Road	16712-05-05	CAC
7315 Coachmaker Road	16307-09-01	RSF-2
2213 Apple Valley Road	07502-01-12	RM-1
40.18 acre portion, S/S Old Leesburg Road	22113-01-01(p)	RSF-3
8.80 acres, S/S Old Leesburg Road	22113-01-01(p)	RSF-3
291 Harbison Boulevard	001941-01-015	PD
8025 and 8041 Garners Ferry Road	19100-05-04 and 19000-01-10	RSF-3
7432 Broad River Road	05100-04-10(p)	CAC
314 Heyward Street	08816-10-11	RD-MV
409 Hampton Trace Lane	13616-08-07	RSF-2
10.60 acres W/S Broad River Road and 8.12 acres W/S Broad River Road	06200-01-07 and 06200-01-14	RM-2
26.36 acres S/S Technology Circle	17200-02-11	EC
80-acre portion, N/S Percival Road – 4621, 4635, 4651, and 4655 Percival Road, N/S Percival Road	25600-03-04(p)	RM-1
1135 Carter Street	14102-04-01	From RM-2 to PD
2030, 2006, and 2010 Oak Street and 2027, 2023, 2015, 2007, 2305, and 2014 Henry Street,	11505-14-01, 11505-14-02, 11505-14-03, 11505-14-04, 11505-14-05, 11505-14-06, 11505-14-08, 11505-14-09, and 11505-14-10	From RM-2 to MU-1



## CITY COUNCIL

September 21, 2021 at 2:00pm

Busby Street Community Center, 1735 Busby Street, Columbia, SC 29202

# ADOPTION OF NEW CITY OF COLUMBIA ZONING MAP

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Proposal: Revisions to the new City of Columbia Zoning Map in conjunction with the Unified Development Ordinance to account for recently annexed and rezoned parcels.

Applicant: Rachel Bailey, Zoning Administrator

Staff Recommendation: Approval

PC Recommendation: 08/02/2021; Approval (5-0)

ZPH, 1<sup>st</sup> Reading: 09/21/2021; Pending

2<sup>nd</sup> Reading: 10/05/2021; Pending

## DETAIL

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The Unified Development Ordinance (Chapter 17 of the Columbia Code of ordinances) was adopted by City Council on August 20, 2019 and amended in June of 2020. The corresponding Zoning Map was approved by City Council on June 15, 2021. The UDO took effect on August 30, 2021.

Staff completed and published the Zoning Map in early 2020. Since that time, annexations and rezonings have continued under the current ordinance. The proposed revisions are to account for 20 annexations and 2 rezonings that need to be updated on the new Zoning Map.

Maps of the proposed revisions are included with this packet. Links to the digital copy of the overall map (without the proposed revisions) as well as the Unified Development Ordinance can be found at [www.weplantogether.org](http://www.weplantogether.org).

## STAFF RECOMMENDATION

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Staff recommends City Council approve the request.

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1.43 acres of 4030 W Beltline	11609-10-36 (portion)	CAC
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1215 Shop Road	11210-01-02	EC
.509 acre S/S Candi Lane	07208-03-02	MU-1
S Evans Street et al	11208-01-01, 11301-12-01, 11301-12-04, 11301-13-01, 11301-13-02, 11301-09-07, 11301-10-02, 11301-11-01, 11301-11-02, 11301-11-05, 11301-04-13	CAC
1307 Mason Road	11813-01-02	RM-2
0.418-acres S/S (1920) Mabron Road	19206-03-58	RSF-1
504 Percival Road	16712-05-05	CAC
7315 Coachmaker Road	16307-09-01	RSF-2
2213 Apple Valley Road	07502-01-12	RM-1
40.18 acre portion, S/S Old Leesburg Road	22113-01-01(p)	RSF-3
8.80 acres, S/S Old Leesburg Road	22113-01-01(p)	RSF-3
291 Harbison Boulevard	001941-01-015	PD
8025 and 8041 Garners Ferry Road	19100-05-04 and 19000-01-10	RSF-3
7432 Broad River Road	05100-04-10(p)	CAC
314 Heyward Street	08816-10-11	RD-MV
409 Hampton Trace Lane	13616-08-07	RSF-2
10.60 acres W/S Broad River Road and 8.12 acres W/S Broad River Road	06200-01-07 and 06200-01-14	RM-2
26.36 acres S/S Technology Circle	17200-02-11	EC
80-acre portion, N/S Percival Road – 4621, 4635, 4651, and 4655 Percival Road, N/S Percival Road	25600-03-04(p)	RM-1
1135 Carter Street	14102-04-01	From RM-2 to PD
2030, 2006, and 2010 Oak Street and 2027, 2023, 2015, 2007, 2305, and 2014 Henry Street,	11505-14-01, 11505-14-02, 11505-14-03, 11505-14-04, 11505-14-05, 11505-14-06, 11505-14-08, 11505-14-09, and 11505-14-10	From RM-2 to MU-1





LOCATION	REASON	PROPOSED
1.43 acres of 4030 W Beltline	Annexation	CAC – Community Activity Center





LOCATION	REASON	PROPOSED
1314 Rosewood Drive	Annexation	CAC – Community Activity Center





**LOCATION**

1215 Shop Road

**REASON**

Annexation

**PROPOSED**

EC – Employment Campus





**LOCATION**

.509 acre S/S Candi Lane

**REASON**

Annexation

**PROPOSED**

MU-1 – Mixed Use





**LOCATION**

S Evans Street et al

**REASON**

Annexation

**PROPOSED**

CAC – Community Activity Center





**LOCATION**

**REASON**

**PROPOSED**

1307 Mason Road

Annexation

RM-2 - Residential Mixed





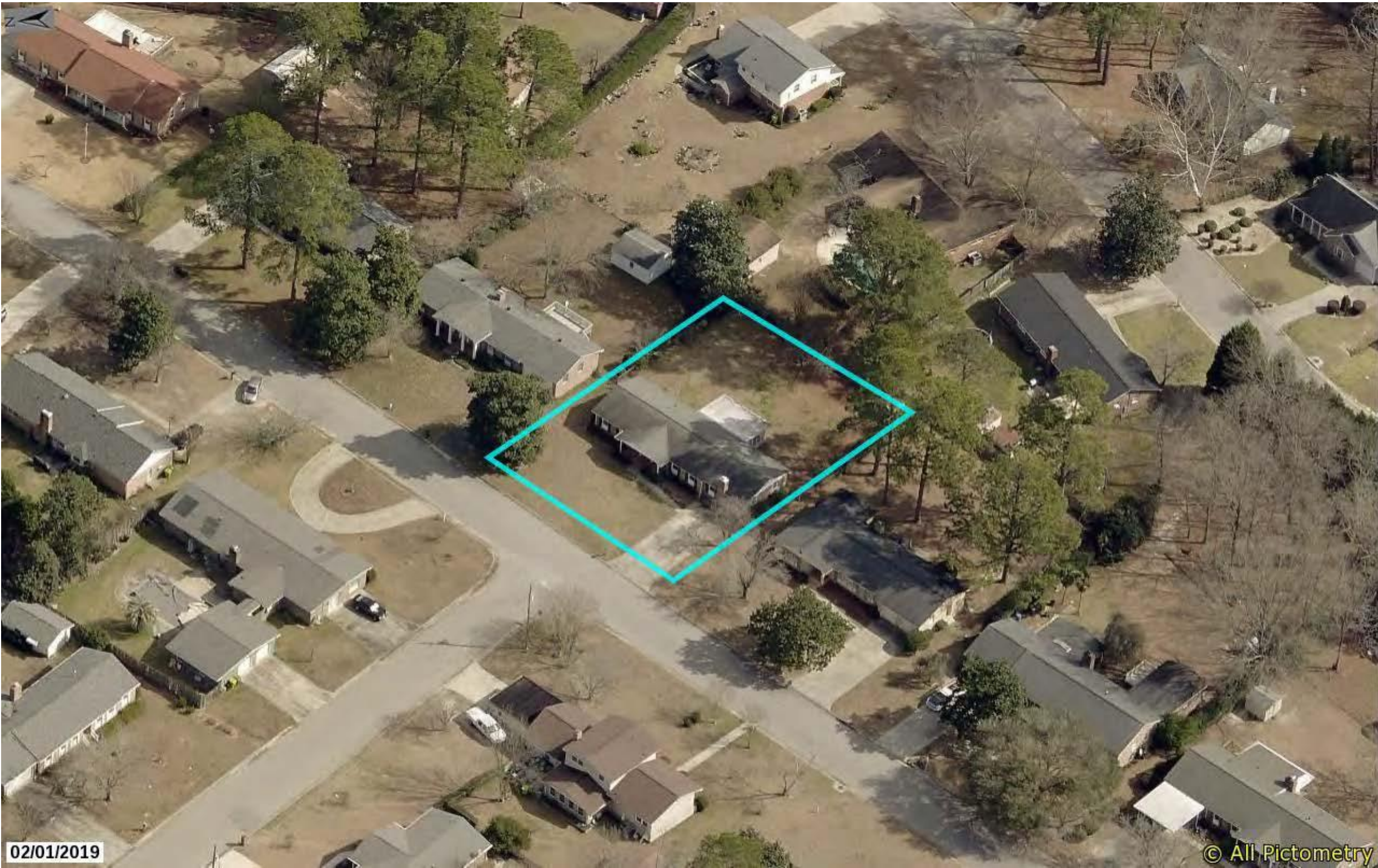
LOCATION	REASON	PROPOSED
0.418-acres S/S (1920) Mabron Rd.	Annexation	RSF-1 - Single Family Residential





<b>LOCATION</b>	<b>REASON</b>	<b>PROPOSED</b>
504 Percival Road	Annexation	CAC – Community Activity Center





LOCATION	REASON	PROPOSED
7315 Coachmaker Road	Annexation	RSF-2 – Single Family Residential





02/14/2019

© All Pictometry

LOCATION	REASON	PROPOSED
2213 Apple Valley Road	Annexation	RM-1 – Residential Mixed





LOCATION	REASON	PROPOSED
40.18 acre portion, S/S Old Leesburg Road	Annexation	RSF-3 – Single Family Residential





**LOCATION**

**REASON**

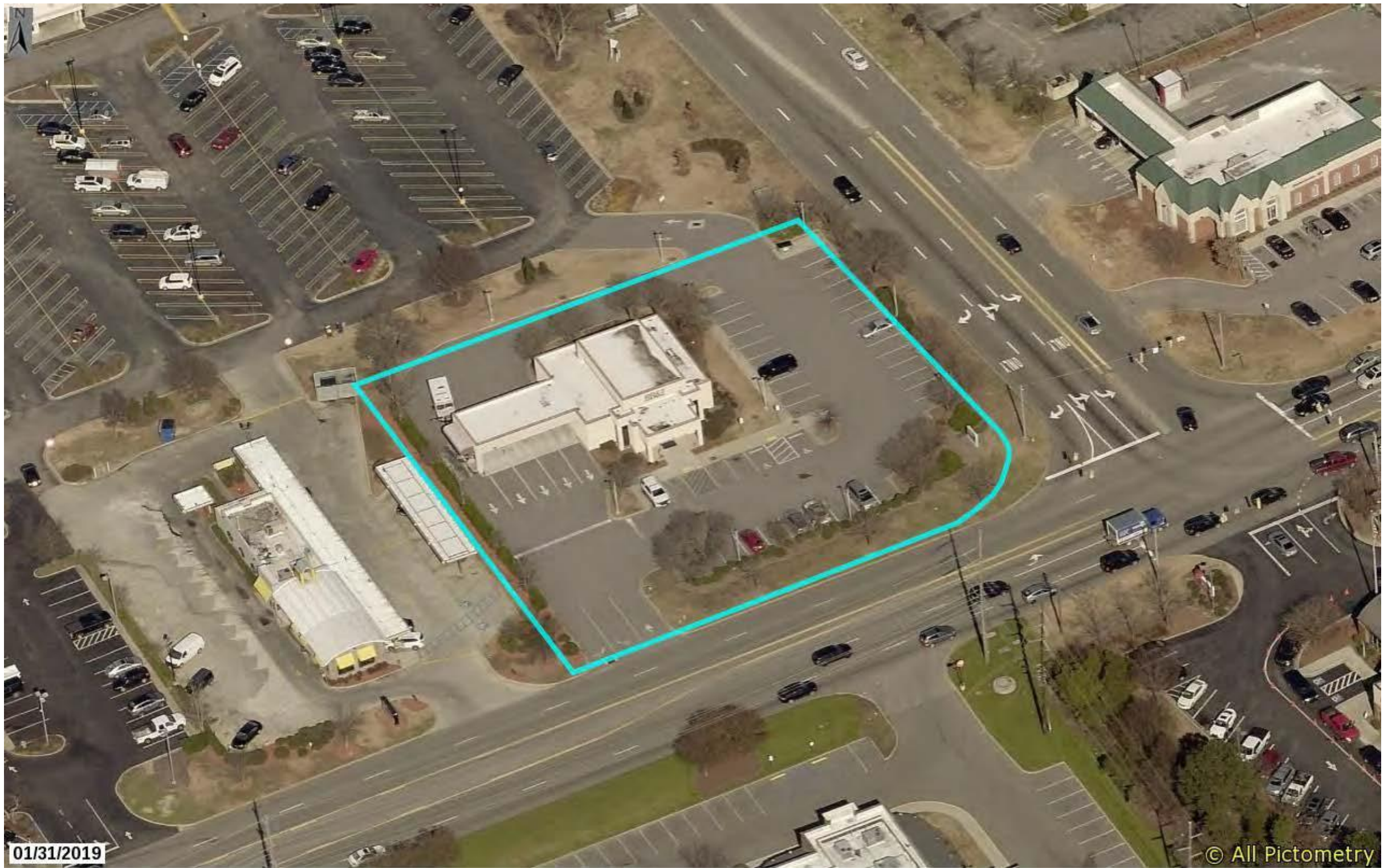
**PROPOSED**

8.80 acres, S/S Old Leesburg Road

Annexation

RSF-3 – Single Family Residential





**LOCATION**

291 Harbison Boulevard

**REASON**

Annexation

**PROPOSED**

PD – Planned Development





**LOCATION**

**REASON**

**PROPOSED**

8025 and 8041 Garners Ferry Road

Annexation

RSF-3 – Single Family Residential





**LOCATION**

7432 Broad River Road

**REASON**

Annexation

**PROPOSED**

CAC – Community Activity Center





**LOCATION**

314 Heyward Street

**REASON**

Annexation

**PROPOSED**

RD-MV - Mill Village Residential Duplex





LOCATION	REASON	PROPOSED
409 Hampton Trace Lane	Annexation	RSF-2 – Single Family Residential





**LOCATION**

10.60 acres W/S Broad River Road  
& 8.12 acres W/S Broad River Road

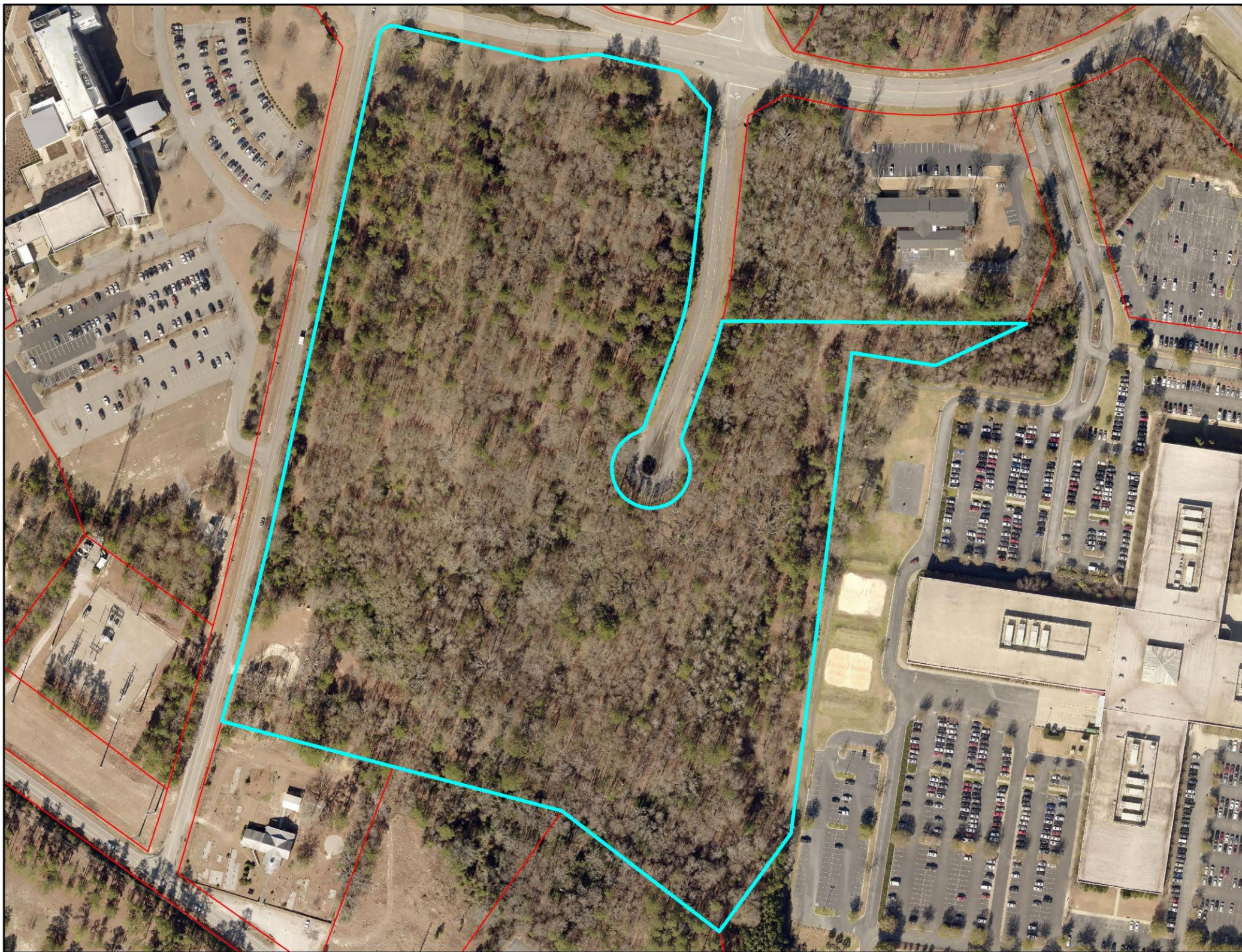
**REASON**

Annexation

**PROPOSED**

RM-2 – Residential Mixed





**LOCATION**

26.36 acres S/S Technology Circle

**REASON**

Annexation

**PROPOSED**

EC - Employment Campus





**LOCATION**

**REASON**

**PROPOSED**

80-acre portion, N/S Percival Road  
4621, 4635, 4651, and  
4655 Percival Road, N/S Percival Road

Annexation

RM-1 – Residential Mixed





LOCATION	REASON	PROPOSED
1135 Carter Street	Rezoning	RM-2 – Residential Mixed to PD – Planned Development





**LOCATION**

**REASON**

**PROPOSED**

2030, 2006, 2010 Oak Street &  
2027, 2023, 2015, 2007, 2305, 2014 Henry Street

Rezoning

RM-2 – Residential Mixed to  
MU-1 – Mixed Use