Planning and Development Services • Zoning Division • Zoning@ColumbiaSC.gov
1401 Main Street, 3rd Floor, Columbia, SC 29201 • Phone: 803-545-3333

May 6, 2026

RE: **Location**: 1810 Allen Benedict Ct
TMS#: 11408-03-01
Zoned: MU-2

To whom it may concern,

The above referenced property is zoned MU-2 (Mixed-Use District). Use as a multifamily dwelling is permitted by right in the district.

There are no open zoning violations, variances, or special exceptions for this property.

This letter is neither a building permit, zoning permit, nor any similar authorization to occupy the Property or begin construction; rather it is a statement from the Zoning Division of the City of Columbia confirming the zoning classification of the Property.

Regards,

Bonnie Leslie

Bonnie Leslie
Zoning Technician

ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2022-018

Amending the Official Zoning Map to modify the zoning for 1810 Allen Benedict Court, Richland County TMS # 11408-03-01

WHEREAS, an application has been made to amend the Official Zoning Map of the City of Columbia, S.C. to modify the zoning for 1810 Allen Benedict Court, Richland County TMS# 11408-03-01; 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 5th day of April, 2022

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.
2. The property identified as 1810 Allen Benedict Court and TMS# 11408-03-01, and as shown in Attachment A, is hereby rezoned from Residential Mixed District (RM-2) 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 Gentry

Approved by:

City Manager

Approved as to form:

City Attorney

Mayor

ATTEST:

City Clerk

Introduced: 3/15/2022
Final Reading: 4/5/2022

Last revised: 2/21/2022
22011971

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PLANNING COMMISSION

March 15, 2022 at 4:00pm
City Hall, 3rd floor Council Chambers, 1737 Main Street, Columbia, SC 29202

Zoning Map Amendment Case Summary
1810 Allen Benedict Court, TMS# 11408-03-01

Council District: 2

Proposal: Request to rezone the property from Residential Mixed District (RM-2) to Mixed-Use District (MU-2).

Applicant: Gerald A. Lee, Chao and Associates, Inc.

Staff Recommendation: Approval

PC Recommendation: 02/10/2022; Approval (8-0)

ZPH, 1st Reading: 03/15/2022; Pending

2nd Reading: 04/05/2022; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 15.3 acres
Current Use: Multi-family Residential
Proposed Use: Mixed-Use Multi-Family Residential
Current Land Use Classification: Urban Core Residential Small Lot (UCR-1)
Current Zoning: Residential Mixed District (RM-2)
Proposed Zoning: Mixed-Use District (MU-2)

PLANS, POLICIES, AND LAND USE

Comprehensive Plan Land Use Classification

The subject property is designated Urban Core Residential Small Lot (UCR-1) in the *Columbia Compass: Envision 2036* Future Land Use Map.

Urban Core Residential Small Lot neighborhoods are common just outside the urban center; most were subdivided before 1950 and many continue the grid or street network from the original planned portion of the City. This development type may represent existing neighborhoods and is a development form appropriate for medium to large-scale redevelopments or infill sites. Traditional and contemporary architectural styles have a place in these neighborhoods. When infill development is designed, scale and orientation of existing structures on the block should act as design presets.

Primary Types

- Single-family Detached

Secondary Types

- Single-family Attached
- Two-family
- Three-family

Tertiary Types

- Multi-family Small
- Civic/Institutional Small
- Business/Employment Small (excl. Flex)
- Cemeteries & Mausoleums

Existing Neighborhood, Small Area, Community, and/or Corridor Plans

The subject property is located within the study area of *A Plan for the Redevelopment of East Central City* (2004), within Cluster Four. The Plan's site analysis identified the property as an area for potential revitalization (Section 3A, Page 1). The Plan suggests a land use of Mixed Use Development for the subject property (Section 4A, Page 1). The plan identifies the property as a tier three catalyst (Catalyst 4-1), and states: "The site should be developed as mixed-use development with residential and office elements as well as a small neighborhood retail component" (Section 5, Page 39).

PROPOSED ZONING DISTRICT SUMMARY

The subject property is currently zoned Residential Mixed District (RM-2). The abutting properties in the City of Columbia have base zoning of Mixed-Use District (MU-2) to the North, Residential Mixed District (RM-2) and Office and Institutional District (O-I) to the East, Institutional-General District (INS-GEN) to the South, and Community Activity Center/Corridor (CAC) to the West.

The proposed zoning district is Mixed-Use District (MU-2).

Residential Mixed District (RM-2)

The purpose of the Residential Mixed (RM-2) District is to provide lands that accommodate moderate-density mixed residential development that allows single-family, two-family, townhouse, and medium-scale multi-family dwellings. The street network is gridded and buildings are located close to, and oriented toward, the street.

Mixed-Use District (MU-2)

The purpose of the Mixed-Use (MU-2) District is to provide lands that accommodate medium-density, walkable mixed-use development in a gridded street pattern. Allowed uses include single-family, two-family, townhouse, and multi-family development, as well as a moderate range of neighborhood-serving mixed-use, retail, office, and personal services development.

STAFF RECOMMENDATION

Staff finds that the proposed zoning change is consistent with the surrounding zoning, with the Comprehensive Plan land use classification and supports the recommendations of the East Central City area plan and therefore recommends **approval** of the request.

02/08/2021
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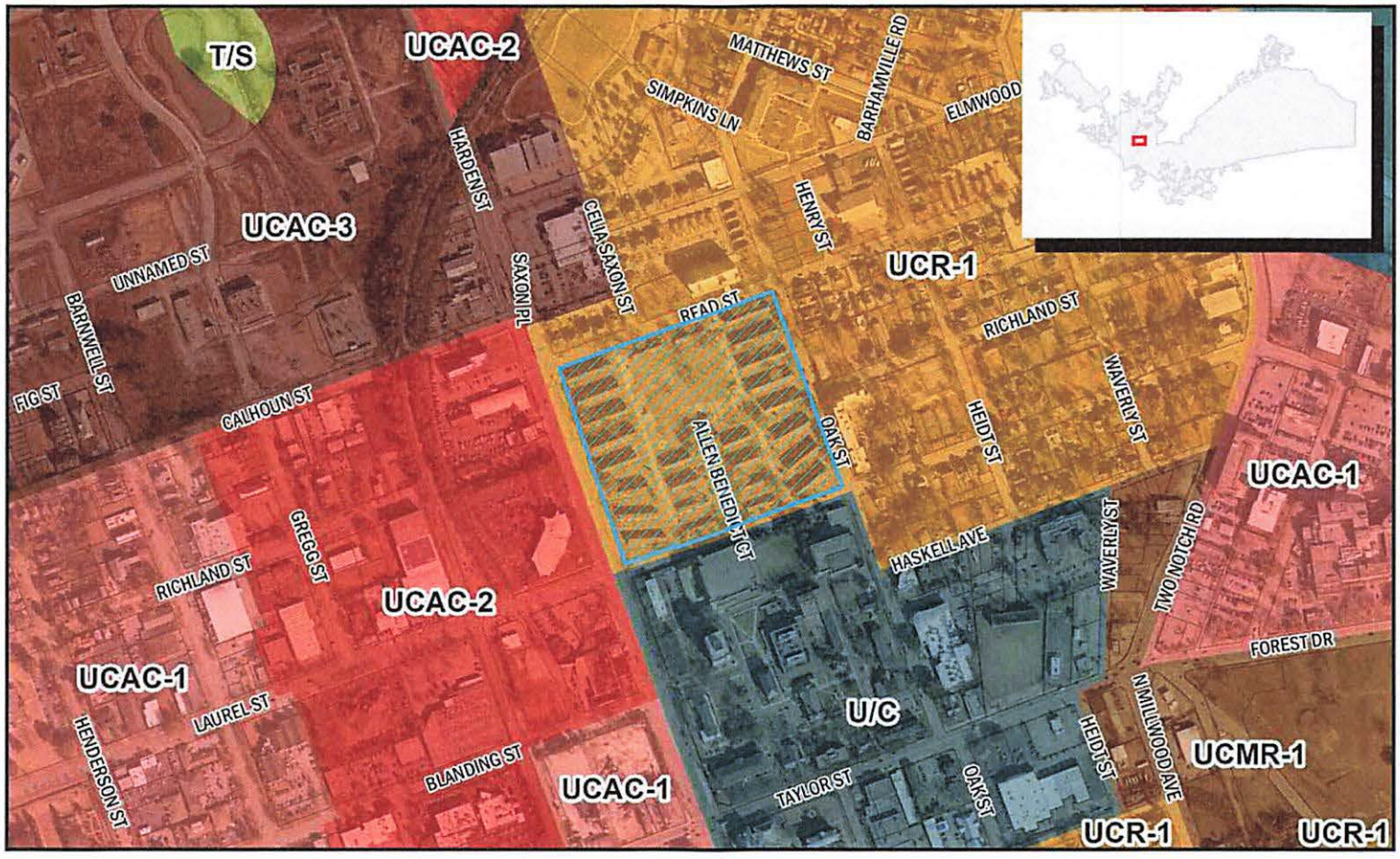
Future Land Use Map

1810 Allen Benedict Court, TMS# 11408-03-01; Current FLU: UCR-1



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 1/6/2022

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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

1810 Allen Benedict Court, TMS# 11408-03-01;
Current Zoning: RM-2, Proposed Zoning: MU-2

Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 1/6/2022

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