

ORIGINAL  
STAMPED IN RED

ORDINANCE NO.: 2022-003

*Annexing 2708 Shop Road a/k/a 2708 Shop Road Extension, Richland County TMS# 16200-04-01 into the City of Columbia, South Carolina and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map*

WHEREAS, a proper petition has been filed with the City Council by one hundred (100%) percent of the property owners of the within described property under the provisions of South Carolina Code Ann. § 5-3-150; and,

WHEREAS, it appears to City Council that the annexation of the property would be in the best interest of the property owners and the City of Columbia; 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, pursuant to Sec. 17-1.7(c) of the UDO, annexation may be considered concurrent with amendments to the Comprehensive Plan and the Zoning Map; and

WHEREAS, the City of Columbia Planning Commission has reviewed the proposed future land use and zoning classifications of the property, and made a recommendation to City Council in accordance with §6-29 of the SC Code and §17-2.5 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 land use classification is appropriate for the property, and the proposed zoning district 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, South Carolina this 19<sup>th</sup> day of April, 2022, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.
2. The property identified as 2708 Shop Road a/k/a 2708 Shop Road Extension and TMS# 16200-04-01 containing 2.10 acres, further identified in Attachment A, is hereby annexed to and becomes a part of the City of Columbia, and is incorporated into Columbia Compass: Envision 2036 and the Official Zoning Map, effective immediately.
3. This property shall be apportioned to City Council District #3, Census Tract 117.02, and assigned a future land use classification of Industrial (IND) and zoning of Light Industrial (LI).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 16200-04-01

Also included in the territory hereby annexed are all contiguous portions of all public rights of way, streets and highways.

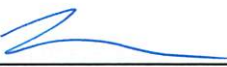
Requested by:

Assistant City Manager Gentry

Approved by:

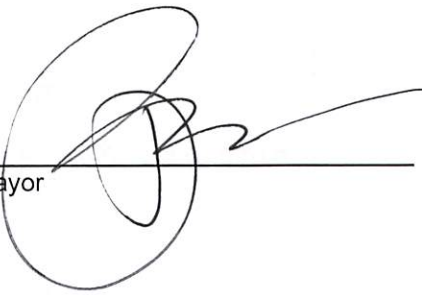
  
City Manager

Approved as to form:

  
City Attorney

Introduced: 1/18/2022

Final Reading: 4/19/2022

  
Mayor

ATTEST:

  
City Clerk

**ORDINANCE NO.: 2022-003**  
**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**

All that certain piece, parcel or lot of land with the improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, being shown and delineated as containing 2.10 acres, more or less, on a plat prepared for BDW Partners by William Wingfield, RLS of Enwright Surveying, Inc. dated December 17, 1985, and recorded in the Office of the ROD for Richland County in Deed Book 929 at Page 293; said lot having such metes and bounds as shown on said plat, which is being incorporated herein by reference as a part of this description.



## CITY COUNCIL

January 18, 2022 at 4:00pm

City Hall, 3<sup>rd</sup> floor Council Chambers, 1737 Main Street, Columbia, SC 29202

### ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY

**2708 Shop Road aka 2708 Shop Road Extension; TMS# 16200-04-01**

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Council District: 3

Proposal: Request to annex the property and assign a land use classification of Industrial (IND) and assign zoning of Light Industrial (LI) at the time of annexation. The property is currently classified as Economic Development Center/Corridor and zoned M-1 by Richland County.

Applicant: BDW Partners, LLC

Staff Recommendation: Approval

PC Recommendation: 12/06/2021; Approval (6-0)

ZPH, 1<sup>st</sup> Reading: 01/18/2022; Pending

2<sup>nd</sup> Reading: 02/01/2022; Pending

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#### CURRENT PARCEL CHARACTERISTICS/CONDITIONS

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**Acreage:** 2.10 acres  
**Current Use:** Industrial  
**Proposed Use:** Industrial  
**Reason for Annexation:** Municipal Services  
**Urban Service Area:** Secondary  
**Current County Land Use Classification:** Economic Development Center/Corridor  
**Proposed City Land Use Classification:** Industrial (IND)  
**Current County Zoning:** Light Industrial (M-1)  
**Proposed City Zoning:** Light Industrial (LI)  
**Census Tract:** 117.02

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#### DETERMINATION FOR CITY SERVICES

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The following determination is an estimate of the benefits and costs associated with the annexation of the subject property:

##### Police

The Columbia Police Department does not object to this proposed annexation. As with most annexations, we find that the proposed annexation will result in an increased number of calls for service. The estimated cost to serve this existing warehouse would be **approximately \$2,100 per year**, based on calls to similar commercial properties within the City limits.

### **Fire**

The proposed annexation will not result in significant additional costs or impact services being provided by this department. Annexation would lower the ISO rating of this property to a Class 1 from a Class 2.

### **Solid Waste**

This type of use is generally not served by the Solid Waste Division.

### **Engineering**

Because water and sewer lines currently exist in this area, Utilities and Engineering **will not incur any costs** associated with this annexation.

### **Water Customer Care**

The customer on the property will pay water and sewer rates approximately **40% lower** than out-of-city customers. New sprinkler service is being added to the building on the property.

### **Planning & Development Services**

**We recommend approval** of the annexation of this property, which is located within a designated Secondary Area in the Urban Service Area plan. A warehouse is on the site, and the estimated real estate tax revenue generated for the City would be **approximately \$4,400 per year**, based on the current taxable value of this property.

\* Estimated City Tax Revenue is based on **2021 millage** for real property and calculated as:  $((\text{Taxable Value} \times \text{Tax Rate}) \times \text{City Millage Rate } (.0938))$ . The actual additional taxes paid by the property owner will generally be substantially lower as some millage items do not apply to in-City properties, and an increased Local Option Sales Tax credit factor applies to in-City properties (an additional .002280 for the 2021 tax year).

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## **PLANS, POLICIES, AND LAND USE**

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### *Urban Service Area*

Subject property is in a “Secondary Area” as identified in the Urban Service Area Map

#### **Principles and Goals of the Urban Service Area**

The Urban Service Area identifies those areas the City of Columbia wishes to provide with urban services. Primary emphasis will be given to annexing developed areas adjoining the City limits and “islands” of unincorporated territory surrounded by the City. Primary, secondary, and long-range annexation priorities for specific areas may be identified. Secondary areas may include higher value properties which assist the City in achieving a more balanced economic base.

*Secondary Areas* are those areas where it may be logical or advantageous to provide City services, but where the ability to provide all services and/or the condition of existing infrastructure may not be at optimal levels for annexation. For instance, it may be that the property is outside of the generally accepted fire response area, or the storm drainage and/or road system is substandard. These areas may include “higher value” properties where annexation could prove beneficial to revenues.

Annexation within *Secondary Areas* should be considered, but an assessment of the impact on the City’s revenue and ability to serve the property/area in question should occur prior to consideration of and action upon annexation petitions.

### *Comprehensive Plan Land Use Classification*

The proposed future land use classification for the subject property is Industrial (IND) in the *Columbia Compass: Envision 2036* Future Land Use Map. The property is currently designated as Economic Development Center/Corridor by Richland County.

Industrial areas are located throughout the City and include a range of building types and uses dedicated to the processing, mining, manufacturing, warehousing, outdoor storage, and distribution of materials or goods. These areas are appropriate for uses that have heavy freight traffic and which may generate noise, odors, or other

impacts. These areas should be adequately large to accommodate these uses, and should provide buffers and sufficient street infrastructure to accommodate the needs of the businesses.

Primary Types

- Office/Services Medium to High-rise
- Flex Small to Extra Large

Secondary Types

- Power Utilities
- Water & Wastewater Treatment

Tertiary Types

- Commercial Small to Extra Large
- Parking Structures & Lots

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

The subject property is not located within the study area of a neighborhood, small area, community, or corridor plan adopted by the City of Columbia or Richland County.

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**PROPOSED ZONING DISTRICT SUMMARY**

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The parcel is currently zoned M-1 by Richland County. Surrounding parcels within the City of Columbia are currently zoned Light Industrial (LI) to the South. Surrounding parcels in unincorporated Richland County are currently zoned M-1 to the East, North, and West.

The proposed City of Columbia zoning district is Light Industrial (LI).

*Light Industrial (LI)*

The purpose of the Light Industrial (LI) District is to provide lands that allow light industrial development. Development allowed in the LI District includes wholesaling, distribution, storage, processing, research and development, light manufacturing, and related development. The district also accommodates support uses such as office and limited commercial uses that primarily serve the principal industrial uses.

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**STAFF RECOMMENDATION**

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Staff recommends the annexation of the property and the assignment of a future land use classification of Industrial (IND) and zoning of Light Industrial (LI) at the time of annexation.

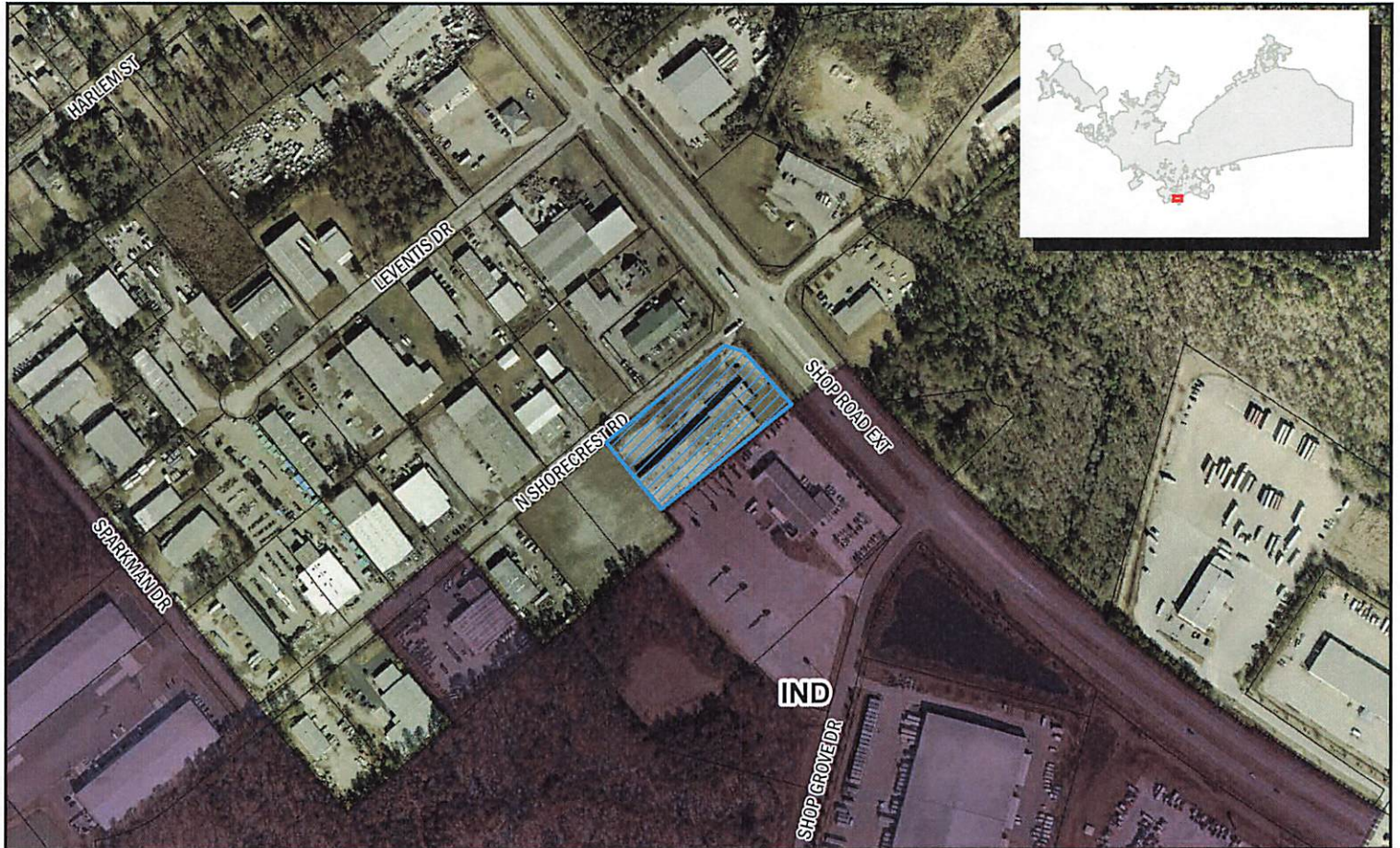


02/04/2021

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## Future Land Use Map

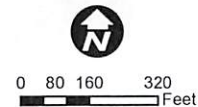
2708 Shop Road aka 2708 Shop Rd. Ext., TMS# 16200-04-01;  
Current Rich. Co. FLU: Economic Development Center/Corridor, Proposed FLU: IND



Department of Planning &  
Development Services

ORIGINAL PREPARATION DATE:  
This map was prepared by:

Shane Shaughnessy  
Date: 10/12/2021



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\*\* DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

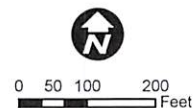
# Zoning Map

2708 Shop Road aka 2708 Shop Rd. Ext.; TMS# 16200-04-01;  
Current Rich. Co. Zoning: M-1, Proposed Zoning: LI



Department of Planning &  
Development Services

ORIGINAL PREPARATION/DATE:  
This map was prepared by:  
Shane Shaughnessy  
Date: 10/13/2021



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