

ORIGINAL  
STAMPED IN RED

ORDINANCE NO.: 2022-027

*Annexing 1.229-acre portion of 181 Newland Road  
Richland County TMS# 25600-03-15 (portion)*

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 Ann. Sec. 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; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, 19<sup>th</sup> day of April 2022, that the property described herein is hereby annexed to and becomes a part of the City of Columbia effective immediately. This property shall be assigned interim zoning of Light Industrial District (LI), apportioned to City Council District 4, Census Tract 114.14, contains 1.229 acres, and shall be assigned an interim land use classification of Urban Edge Community Activity Center (UEAC-1).

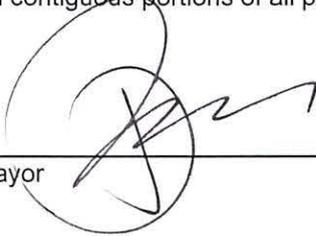
PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 25600-03-15

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

  
\_\_\_\_\_  
Mayor

Approved by:

Cheresa B. Wilson  
City Manager

Approved as to form:

[Handwritten Signature]  
City Attorney

ATTEST:  
Erika D. Hammond  
City Clerk

Introduced: 4/05/2022  
Final Reading: 4/19/2022

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**  
**ORDINANCE NO.: 2022-027**

All that certain piece, parcel, lot or tract of land situate, lying and being in the County of Richland, State of South Carolina, being shown and delineated as "Lot 1B" comprising 1.229 acres on a plat entitled "Reconfiguration Survey" dated August 3, 2021, last revised October 26, 2021, prepared by Walker Land Surveying, Inc., and recorded in Plat Book 2699, Page 444 in the Office of the Richland County Register of Deeds, and having such boundaries and measurements as shown on the plat described herein, which is specifically incorporated by reference.



## PLANNING COMMISSION

April 5, 2022 at 4:00pm  
City Hall, 3<sup>rd</sup> floor Council Chambers, 1737 Main Street, Columbia, SC 29202

### ANNEXATION, INTERIM COMPREHENSIVE PLAN MAP AMENDMENT, AND INTERIM ZONING MAP AMENDMENT CASE SUMMARY 1.229 acre portion of 181 Newland Road; TMS# 25600-03-15(p)

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Council District:	4
Proposal:	Request to assign an interim land use classification of Urban Edge Community Activity Center (UEAC-1) and assign interim zoning of Light Industrial District (LI) at the time of annexation. The property is currently classified as Neighborhood (Medium Density) and zoned M-1 by Richland County.
Applicant:	American Container Services, Inc.
Staff Recommendation:	Approval
Annexation	
PC Recommendation:	03/10/2022; Approval (7-0)
First Reading:	04/05/2022; Pending
Second Reading:	04/19/2022; Pending
ZMA, FLU Confirmation	
PC Recommendation:	05/12/2022; Pending
1 <sup>st</sup> Reading:	07/19/2022; Pending
2 <sup>nd</sup> Reading:	08/02/2022; Pending

#### CURRENT PARCEL CHARACTERISTICS/CONDITIONS

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**Acreage:** 1.229 acres  
**Current Use:** Undeveloped  
**Proposed Use:** Industrial  
**Reason for Annexation:** Municipal Services  
**Urban Service Area:** Donut Hole - Secondary  
**Current County Land Use Classification:** Neighborhood (Medium Density)  
**Proposed Interim City Land Use Classification:** Urban Edge Community Activity Center (UEAC-1)  
**Current County Zoning:** Light Industrial (M-1)  
**Proposed Interim City Zoning:** Light Industrial District (LI)  
**Census Tract:** 114.14

#### 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 may result in an increased number of calls for service. The estimated cost to serve this proposed

dumpster roll-off service is **approximately \$1,900 per year**, based on calls to similar properties within the City limits. It should be noted that half of the property is already 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**

The proposed use will not require the City's solid waste services.

**Engineering**

Because water lines currently exist in this area, Utilities and Engineering **will not incur any costs** associated with this annexation. This property is within the East Richland Public Service District sewer service area.

**Water Customer Care**

If water service is established on this property, the customer on the property will pay water rates approximately **40% lower** than out-of-city customers.

**Planning & Development Services**

**We recommend approval** of the annexation of this property, which is located within an area designated as Donut Hole – Secondary in the Urban Service Area plan. The 1.229 acres under consideration for annexation are being combined with a 1.135-acre portion of a property already within the City limits to create a new 2.364-acre lot. A proposed dumpster roll-off service is proposed for the site, and the estimated real estate tax revenue generated for the City would be **approximately \$2,000 per year** based on an average taxable value of similar properties.

\* Estimated City Tax Revenue is based on **2021 millage** for real property and calculated as: ((Taxable Value × Tax Rate) × 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 “Donut Hole - Secondary” 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.

*Donut Holes - Secondary* are the donut holes where the ability to provide all services and/or the condition of existing infrastructure may not be at optimal levels for annexation at this time. For example, it may be that the storm drainage and/or road system is substandard or that the area is in an overburdened service area.

Annexation within an area classified as *Donut Hole - Secondary* should be considered, but an assessment of the impact on the City's revenue and ability to serve the property/area in question is needed. In areas lacking infrastructure or serviceability, the City should work towards improving these conditions in collaboration with the communities, the County, and other organizations if possible.

*Donut Holes* are unincorporated areas that are completely surrounded by the City of Columbia and/or another municipality, or areas surrounded by the City of Columbia and a major geographical feature, such as a river. These areas pose a number of challenges to the City that can be addressed through annexation. Often, these are areas that were developed before the City or any municipality became adjacent, and may lack easy access to City utilities or other services.

*Donut Holes* can often cause inefficiencies in the delivery of services due to confusion about jurisdiction, and if the land is in a jurisdiction with a different approach to code enforcement, these areas can negatively impact the quality of life for adjacent City residents. Such inefficiencies can impact property owners and residents, both within and outside of the municipal boundaries, through confusion over services as well as added operational costs to local government. This results in a greater financial impact to City residents, who pay both City and County taxes.

#### *Comprehensive Plan Land Use Classification*

The proposed future land use classification for the subject property is Urban Edge Community Activity Center (UEAC-1) in the *Columbia Compass: Envision 2036* Future Land Use Map. The property is currently designated as Neighborhood (Medium Density) by Richland County.

Urban Edge Community Activity Centers are small to medium scale, mixed-use activity centers with community-serving commercial uses and a medium to high intensity residential component, typically with a significant open space element. They provide a daily retail and service destination for a portion of the City, typically within a three-mile to five-mile radius or drive distance. These activity centers are found in the outer areas of the City, frequently near highway interchanges, and are subdivided from large, undeveloped tracts or as redevelopment of larger commercial sites. They typically are found at major intersections of major corridors and may occupy all quadrants of the intersection.

#### Primary Types

- Multi-family Mixed-use Small & Medium
- Business/Employment Small & Medium (excl. Flex)

#### Secondary Types

- Multi-family Small & Medium
- Flex Small & Medium

#### Tertiary Types

- Single-family Attached
- Civic/Institutional Small & Large
- Commercial Large
- Cemeteries & Mausoleums
- 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 District (LI) to the West, North, and East. Surrounding parcels in unincorporated Richland County are currently zoned M-1 to the South.

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

#### Light Industrial District (LI)

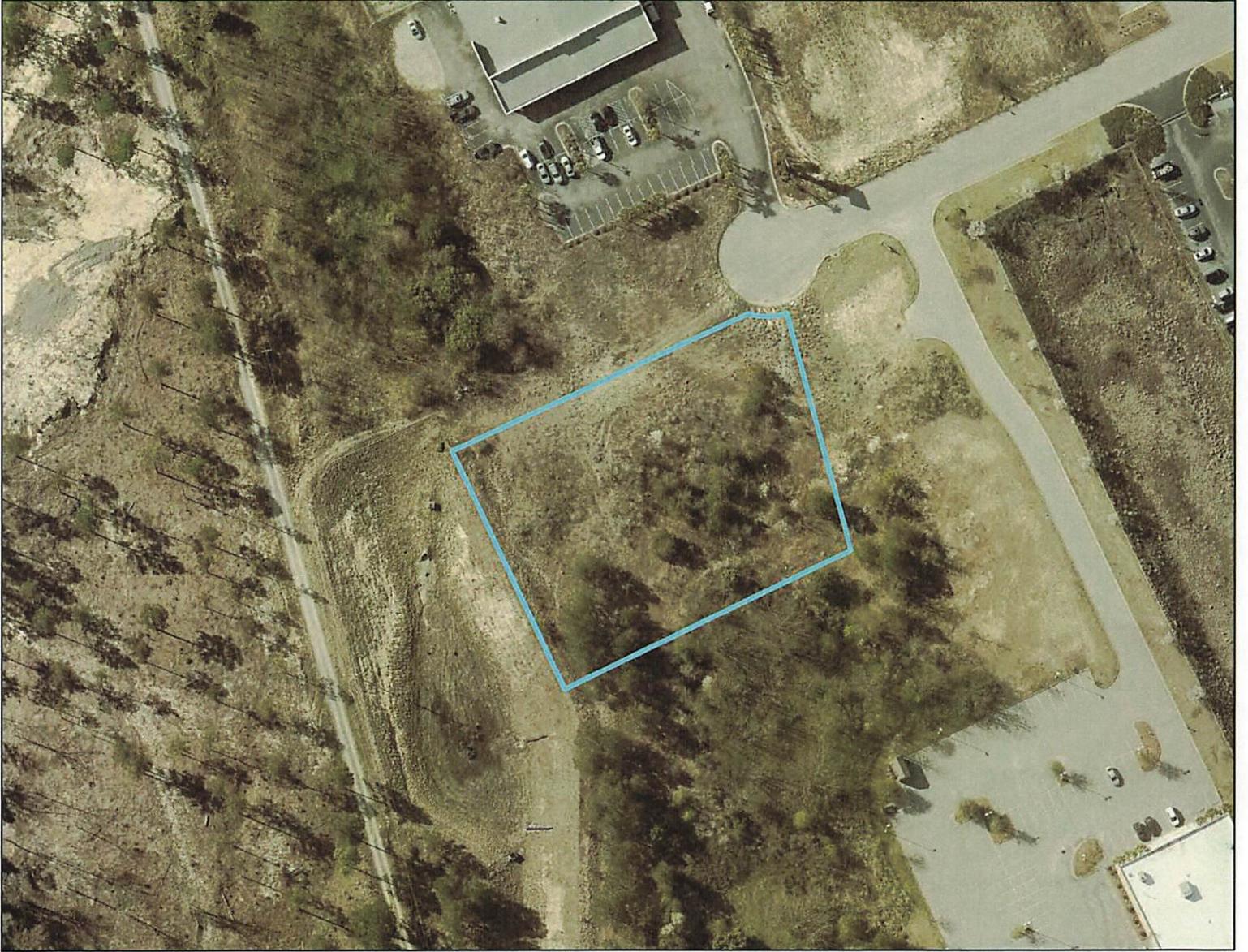
The purpose of the Light Industrial (LI) District is to provide lands that allow light industrial development. Development allowed in the LI District includes wholesaling, distribution, storage, processing, research and development, light manufacturing, and related development. The district also accommodates 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 an interim future land use classification of Urban Edge Community Activity Center (UEAC-1) and interim zoning of Light Industrial District (LI) at the time of annexation.



# Future Land Use Map

1.229 acre portion of 181 Newland Road, TMS# 25600-03-15(p);  
Current Rich. Co. FLU: Neighborhood (Medium Density), Proposed City FLU: UEAC-1

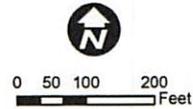


Department of Planning &  
Development Services

ORIGINAL PREPARATION DATE:  
This map was prepared by:  
Shane Shaughnessy  
Date: 2/8/2022



We Are Columbia



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

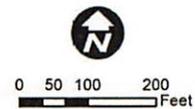
# Zoning Map

1.229 acre portion of 181 Newland Road, TMS# 25600-03-15(p);  
Current Rich. Co. Zoning: M-1, Proposed City Zoning: LI



Department of Planning & Development Services

ORIGINAL PREPARATION DATE:  
This map was prepared by:  
Shane Shaughnessy  
Date: 2/8/2022



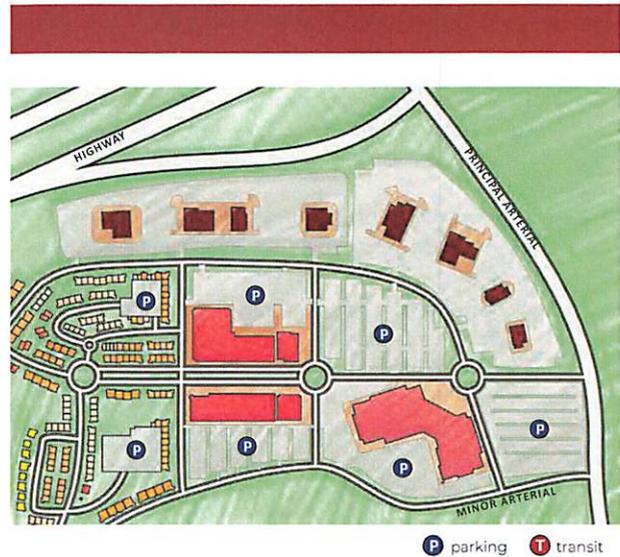
DISCLAIMER:  
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## Development Types

### URBAN EDGE COMMUNITY ACTIVITY CENTER (UEAC-1)

Urban Edge Community Activity Centers are small to medium scale, mixed-use activity centers with community-serving commercial uses and a medium to high intensity residential component, typically with a significant open space element. They provide a daily retail and service destination for a portion of the City, typically within a three-mile to five-mile radius or drive distance. These activity centers are found in the outer areas of the City, frequently near highway interchanges, and are subdivided from large, undeveloped tracts or as redevelopment of larger commercial sites. They typically are found at major intersections of major corridors and may occupy all quadrants of the intersection.



**P** parking **T** transit

### UEAC-1 BUILDING TYPES/LAND USES

#### PRIMARY TYPES

- Multi-family Mixed-use Small & Medium
- Business/Employment Small & Medium (excl. Flex)

#### SECONDARY TYPES

- Multi-family Small & Medium
- Flex Small & Medium

#### TERTIARY TYPES

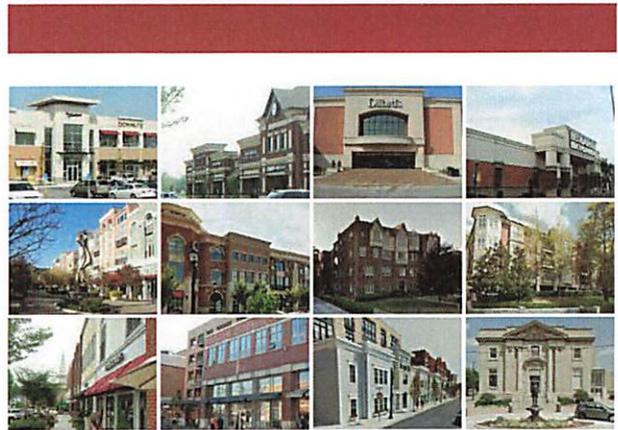
- Single-family Attached
- Civic/Institutional Small & Large
- Commercial Large
- Cemeteries & Mausoleums
- Parking Structures & Lots

See matrix for appropriate park/open space types.

## Development Types

### UEAC-1 DEVELOPMENT PATTERN/CONTEXT

- Internal street networks may be laid out in a grid to create various block sizes and shapes, but typically do not continue the urban street grid. Connections to the primary road network are somewhat limited. Wide sidewalks on both sides of the street are common.
- Blocks vary in size based on the tenant mix; subdivision beyond blocks may be non-existent if shopping centers and multi-family buildings are owned by a single entity.
- Buildings are oriented toward internal streets of the development. Commercial/retail structures are set up to the sidewalk line, and residential buildings may also be set to the sidewalk or have small lawns or front yards.
- Buildings range from a small to medium scale footprint and are typically one to three stories.
- Design of these activity centers should fully accommodate pedestrians and cyclists as well as automobiles.
- Transit facilities should be located near or within these activity centers.
- Depending on the density of uses within a Community Activity Center, parking for businesses should be accommodated in inner block surface parking, or in parking structures and on-street parking. Parking for residential uses should be accommodated in attached parking structures, inner block surface lots, on streets, and in individual rear-loaded garages.
- Plazas, street trees and plantings, greens, neighborhood parks, and outdoor event venues can provide open spaces and outdoor recreation opportunities in Community Activity Centers.



- Open spaces for buffering from adjacent development may be used; however transitions in building scale, use, and orientation, as well as street connectivity, are all preferred methods of connecting developments of different types rather than buffering them from one another.
- Typically an architectural theme or range of styles is established at the time of planning; most Community Activity Centers are built in phases with a master plan and a single developer/builder. Neo-Traditional styles or modern architecture can be appropriate in these developments.

**(c) LI: Light Industrial District**

**(1) Purpose**

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.



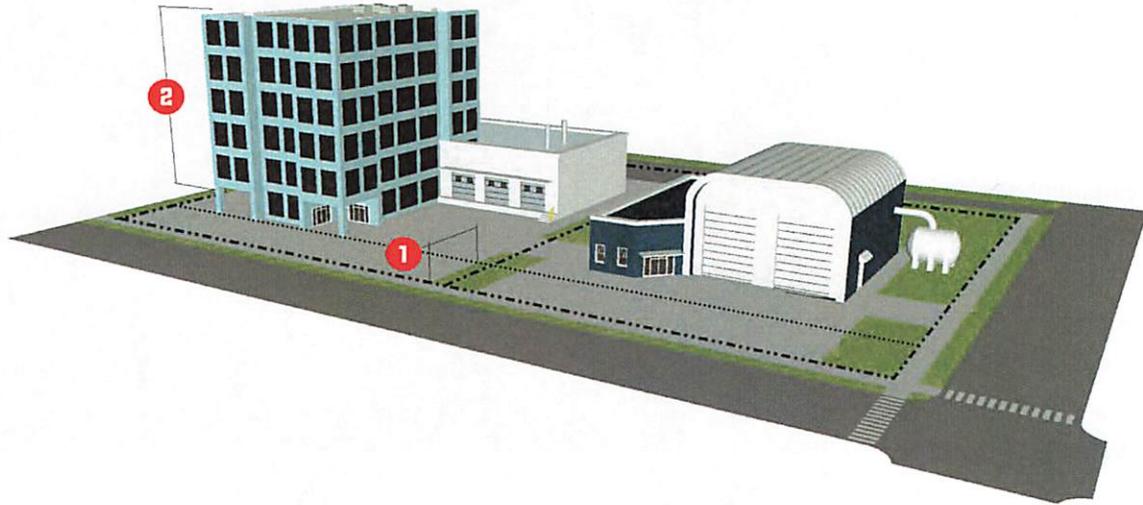
**(2) Use Standards**

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

**(3) Intensity and Dimensional Standards**

Standard	All Uses
Lot Area, min. (sf.)	N/A
Lot Width, min. (ft.)	N/A
Lot Coverage, max. (% of site area)	N/A
Density, max. (du/acre)	N/A
<b>1</b> Front Yard Setback, min. (ft.)	25
Side Yard Setback, min. (ft.)	N/A
Rear Yard Setback, min. (ft.)	N/A
<b>2</b> Building Height, max. (ft.)	75

Notes: ft. = feet sf. = square feet du. = dwelling unit



(4) Reference to Other Standards			
Sec. 17-5.1	Access, Mobility, and Circulation	Sec. 17-5.8	Fences and Walls
Sec. 17-5.2	Off-Street Parking, Bicycle Parking	0	Exterior Lighting
Sec. 17-5.3	Landscaping	0	Signs
Sec. 17-5.4	Tree Protection	Sec. 17-5.11	Green Building Standards
Sec. 17-5.5	Open Space	Sec. 17-6.2	Minimum Design Standards
Sec. 17-5.6	Neighborhood Compatibility	0	Improvements and Sureties
Sec. 17-5.7	Form and Design Standards	Article 9	Definitions and Rules of Measurement

STATE OF SOUTH CAROLINA    )  
  )  
COUNTY OF RICHLAND        )

PETITION FOR ANNEXATION

The undersigned, being the owner(s) of the property described below hereby petition(s) the Mayor and City Council for annexation to the City of Columbia, South Carolina pursuant to S.C. Code Ann. Section 5-3-150, 1976, as amended.

Property Description:       All that certain piece, parcel, lot or tract of land situate, lying and being in the County of Richland, State of South Carolina, being shown and delineated as "Lot 1B" comprising 1.229 acres on a plat entitled "Reconfiguration Survey" dated August 3, 2021, last revised October 26, 2021, prepared by Walker Land Surveying, Inc., and recorded in Plat Book 2699, Page 444 in the Office of the Richland County Register of Deeds, and having such boundaries and measurements as shown on the plat described herein, which is specifically incorporated by reference.

Richland County TMS:       25600-03-15 (portion)

Property Address:         1.229-acre portion of 181 Newland Road

**American Container Services, Inc.**

BY:   
(Signature)

Date: 1-24-22

Joseph B. Walker  
(Print or type name)

ITS: President  
(Print or type title)



# MEMORANDUM

## Office of the City Manager

TO: Department Heads  
FROM: Teresa Wilson, City Manager  
DATE: February 9, 2022  
RE: **Property Address:** 1.229-acre portion of 181 Newland Road  
**Richland County TMS#:** 25600-03-15 (portion)  
**Owner(s):** American Container Services, Inc.  
**Current Use:** Undeveloped  
**Proposed Use:** Industrial  
**Current County Land Use:** Neighborhood (Medium Density)  
**Proposed City Land Use:** Urban Edge Community Activity Center (UEAC-1)  
**Current County Zoning:** Light Industrial (M-1)  
**Proposed City Zoning:** Light Industrial (LI)  
**Reason for Annexation:** Municipal Services; Donut Hole - Secondary  
**City Council District:** 4  
**Census Tract:** 114.14

The Planning & Development Services advises that the above referenced property has been offered for annexation. Attached, please find a map or drawing reflecting the property. You are directed to forward your comments and/or recommendations regarding the issue of whether to annex or not to Planning & Development Services. Planning & Development Services will compile your comments for City Council consideration.

Planning & Development Services staff will see to it that this matter is placed on the **March 10, 2022** Planning Commission agenda. Planning & Development Services staff will notify the City Attorney of the Planning Commission's zoning recommendation by forwarding a copy of this form, completed, as soon as the Planning Commission has met.

/atl  
Attachments

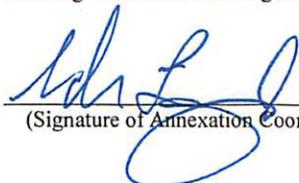
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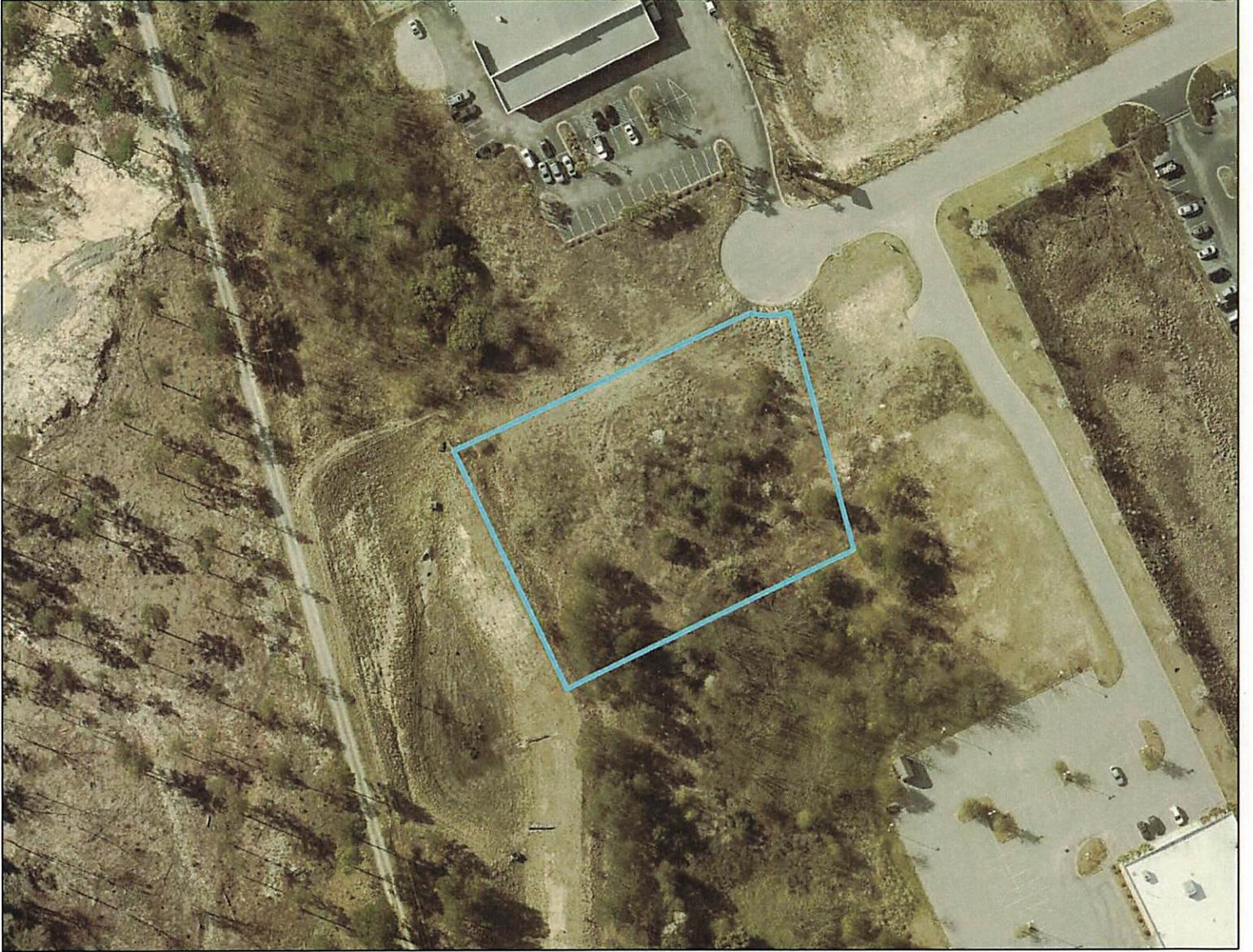
Clint Shealy, Assistant City Manager  
Jeff Palei, Assistant City Manager/CFO  
Dana Higgins, Director, Engineering  
Robert Anderson, Public Works Director  
Krista Hampton, Planning & Development Services  
Denoi Fields, Deputy Business License Administrator  
Greg Williams, Business Liaison  
Tiffany Latimer, Customer Care Administrator  
Todd Beiers, Building Official  
Michelle Brazell, Engineering  
Police Planning & Research  
Alfreda Tindal, Richland Co. 911 Addressing Coordinator

Missy Gentry, Assistant City Manager  
Henry M. Simons, Assistant City Manager  
Teresa Knox, City Attorney  
William Holbrook, Police Chief  
Aubrey Jenkins, Fire Chief  
Gloria Saaed, Community Development Director  
George Adams, Fire Marshal  
Hope Hasty, Zoning Administrator  
Jacquelyn Richburg, Columbia-Richland 911  
David Hatcher, Housing Official  
Richland County Solid Waste Collection  
Lucinda Statler, Planning Administrator  
Brandon Burnette, Development Center Administrator

Planning Commission Land Use Recommendation: UEAC-1 (Land Use classification) by 7-0  
on 3/10/2022 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: LI (Zoning classification) by 7-0  
on 3/10/2022 (mm/dd/yyyy).

  
(Signature of Annexation Coordinator)



# Future Land Use Map

1.229 acre portion of 181 Newland Road, TMS# 25600-03-15(p);  
Current Rich. Co. FLU: Neighborhood (Medium Density), Proposed City FLU: UEAC-1

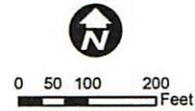


Department of Planning & Development Services

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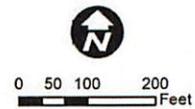
# Zoning Map

1.229 acre portion of 181 Newland Road, TMS# 25600-03-15(p);  
 Current Rich. Co. Zoning: M-1, Proposed City Zoning: LI



Department of Planning & Development Services

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 This map was prepared by:  
 Shane Shaughnessy  
 Date: 2/8/2022



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