

ORIGINAL  
STAMPED IN RED

ORDINANCE NO.: 2022-038

*Annexing 2905 Two Notch Road, Richland County TMS# 11613-12-30 and TMS# 11613-12-31 into the City of Columbia, South Carolina Columbia, 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 21<sup>st</sup> day of June, 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 2905 Two Notch Road and TMS# 11613-12-30 and TMS# 11613-12-31 containing 1.667 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 #2, Census Tract 9, and assigned a future land use classification of Urban Core Community Activity Center (UCAC-2) and zoning of Mixed Use District (MU-2).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NOS.: 11613-12-30 and 11613-12-31

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:

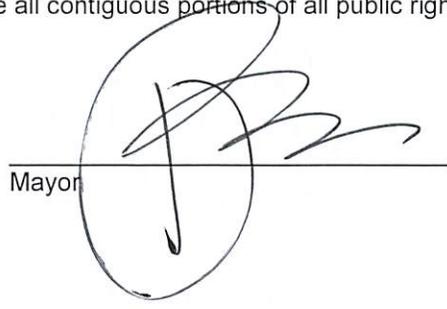
  
City Manager

Approved as to form:

  
City Attorney

Introduced: 5/17/2022  
Final Reading: 6/21/2022

Mayor



ATTEST:

  
City Clerk

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 those certain pieces, parcels or lots of land, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing 1.667 acres, more or less, and shown and designated as block 12, lots 30 and 31 on Richland County Tax Map 11613. Said parcel having such boundaries and measurements as are shown on said tax map.

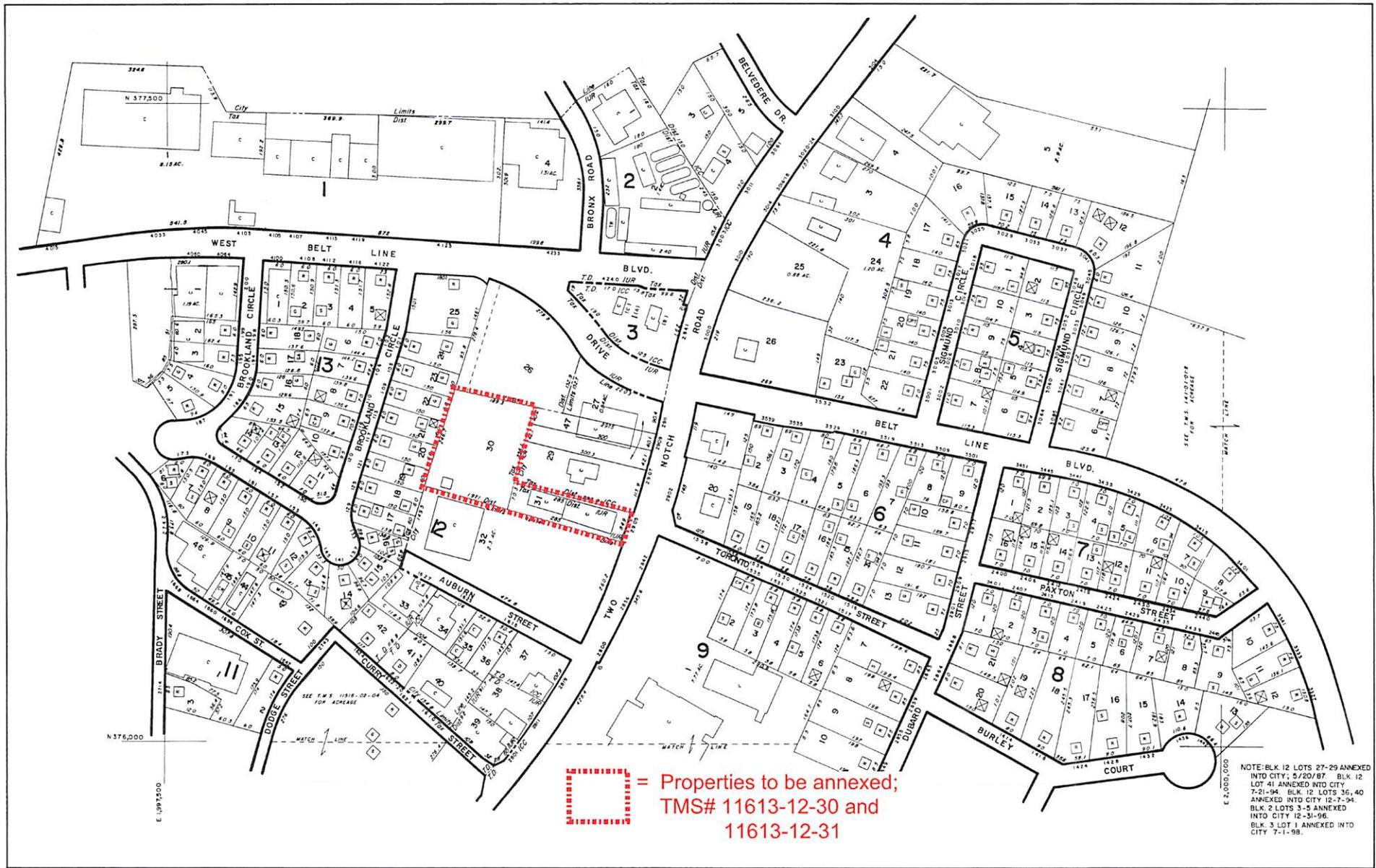
Richland County TMS:        11613-12-30 and 11613-12-31

Property Address:            2905 Two Notch Road

  
Elonda Mack

Date: 2/17/22





**Properties to be annexed;  
TMS# 11613-12-30 and  
11613-12-31**

NOTE: BLK 12 LOTS 27-29 ANNEXED INTO CITY; 5/20/87. BLK 12 LOT 41 ANNEXED INTO CITY 7-21-94. BLK 12 LOTS 36, 40 ANNEXED INTO CITY 12-7-94. BLK 2 LOTS 3-5 ANNEXED INTO CITY 12-31-96. BLK 3 LOT 1 ANNEXED INTO CITY 7-1-98.

REVISIONS	
DATE FIELD CHECKED	DATE LAST REVISED
12/83	12/04
12/84	12/03
12/87	12/00
12/88	
12/01	
12/02	
12/03	

PROPERTY LINE
RIGHT OF WAY
CITY LIMITS
SCHOOL DIST
PUBLIC RIGHT AND BLOCK DIVIDER

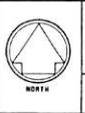
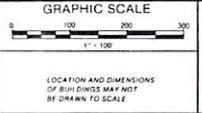
LEGEND	
(R)	DENOTES BUILDING USE
(R)	RESIDENTIAL
(C)	COMMERCIAL
(E)	ETC.
(S)	DENOTES SEPARATE OWNER FROM BUILDING

**50**  
50  
150 S  
E 55 AC  
104

**PROPERTY TAX MAP**  
**RICHLAND COUNTY**  
SOUTH CAROLINA



MAP KEY		
116-10	116-14	141-02
116-09	116-13	141-01
115-12	115-16	140-04



PROPERTY MAP SHEET NO.  
**11613**  
SCHOOL DISTRICT  
IUR, ICC

# MEMORANDUM

## Office of the City Manager

TO: Department Heads  
FROM: Teresa Wilson, City Manager  
DATE: February 17, 2022  
RE: **Property Address:** 2905 Two Notch Road  
**Richland County TMS#:** 11613-12-30 and 11613-12-31  
**Owner(s):** Elonda Mack  
**Current Use:** Vacant Commercial  
**Proposed Use:** Commercial  
**Current County Land Use:** Mixed Residential High Density  
**Proposed City Land Use:** Urban Core Community Activity Center (UCAC-2)  
**Current County Zoning:** General Commercial (GC)  
**Proposed City Zoning:** Mixed Use District (MU-2)  
**Reason for Annexation:** Municipal Services; Donut Hole - Primary  
**City Council District:** 2  
**Census Tract:** 9

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

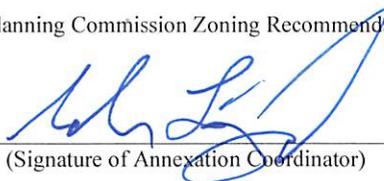
cc:

Clint Shealy, Assistant City Manager  
Jeff Palen, Assistant City Manager/CFO  
Dana Higgins, Director, Engineering  
Robert Anderson, Public Works Director  
Krista Hampton, Planning & Development Services  
Denoï 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, Interim 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: UCAC-2 (Land Use classification) by 7-0  
on 3/10/2022 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: MU-2 (Zoning classification) by 7-0  
on 3/10/2022 (mm/dd/yyyy).

  
(Signature of Annexation Coordinator)

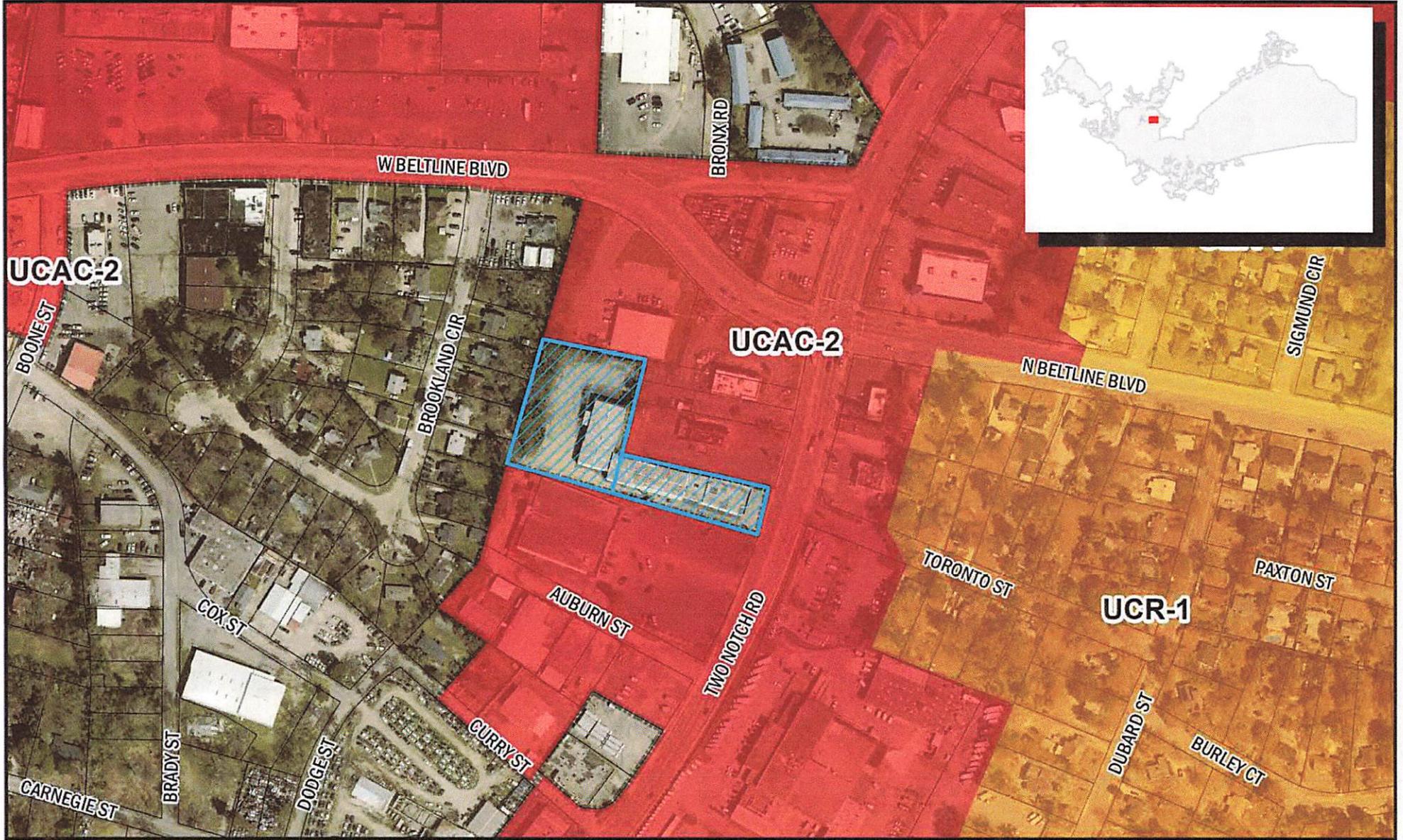
03/22/2021



© All Platometry

# Future Land Use Map

2905 Two Notch Road, TMS# 11613-12-30, -31;  
 Current Rich. Co. FLU: Mixed Residential High Density, Proposed City FLU: UCAC-2



Department of Planning &  
 Development Services

ORIGINAL PREPARATION/DATE:  
 This map was prepared by:

Shane Shaughnessy  
 Date: 2/16/2022



We Are Columbia



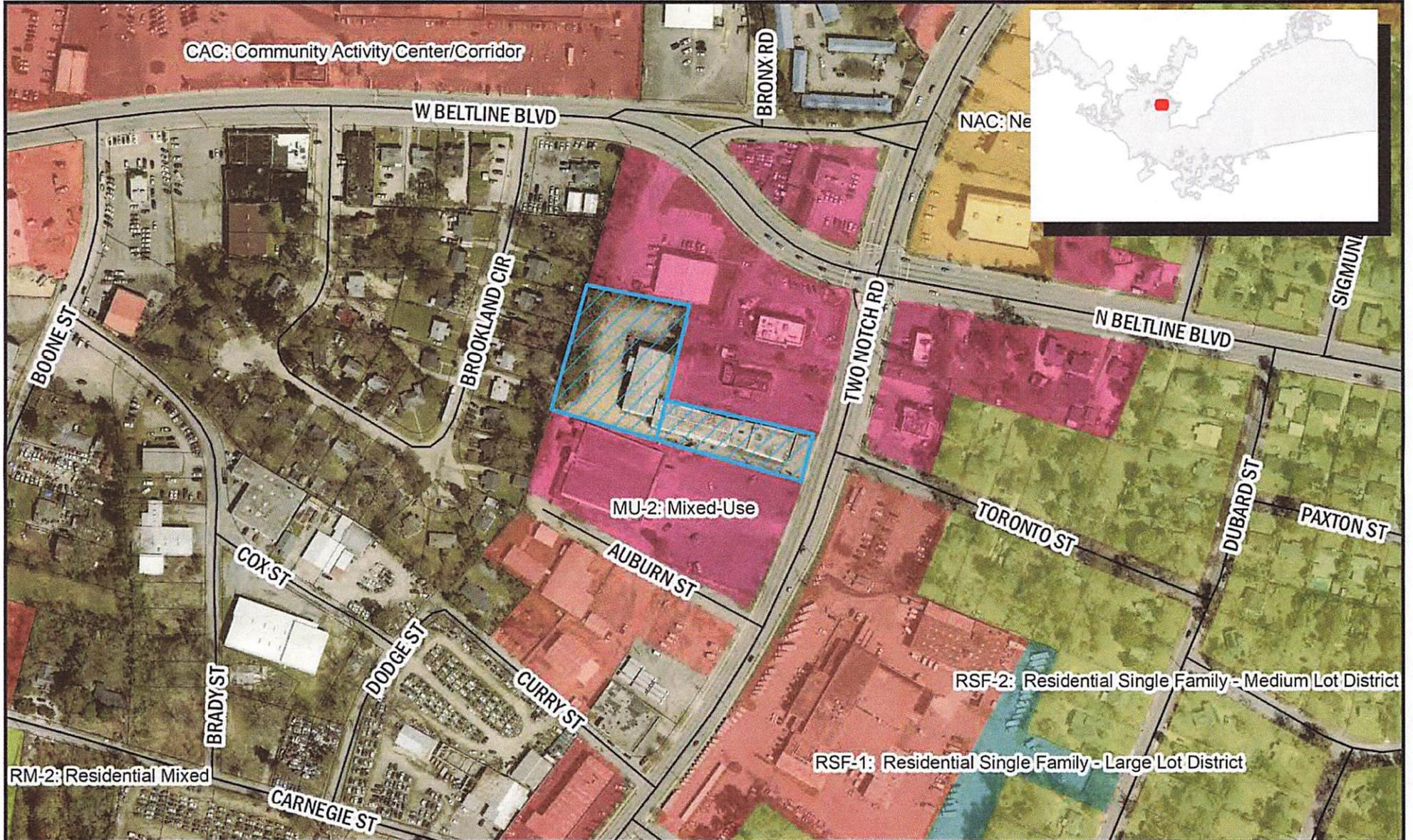
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CITY OF COLUMBIA PLANNING DEPARTMENT  
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\*\* DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

# Zoning Map

2905 Two Notch Road, TMS# 11613-12-30, -31;  
 Current Rich. Co. Zoning: GC, Proposed City Zoning: MU-2



Department of Planning &  
 Development Services

ORIGINAL PREPARATION/DATE:  
 This map was prepared by:

Shane Shaughnessy  
 Date: 2/16/2022



We Are Columbia



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