

ORIGINAL  
STAMPED IN RED

**ORDINANCE NO.: 2022-042**

*Annexing 3740 Pearl Street, Richland County TMS# 09103-06-01 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 7<sup>th</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 3740 Pearl Street and TMS# 09103-06-01 containing 0.9 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 #1, Census Tract 105.02, and assigned a future land use classification of Urban Core Mixed Residential Type 2 (UCMR-2) and zoning of Employment Campus District (EC).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 09103-06-01

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:

Cheresa B. Wilson  
City Manager

Approved as to form:

[Signature]  
City Attorney

Introduced: 5/17/2022  
Final Reading: 6/7/2022

Mayor

ATTEST:

Wika D. M. Hammond  
City Clerk

**ORDINANCE NO.: 2022-042**  
**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**

All that certain piece, parcel or lot of land, together with the improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, being located at the Southeasterly intersection of Pearl Street and Hart Street, beginning at an iron stake at the southeastern corner of the intersection of Pearl Street and Hart Street, thence running along the Southerly side of Hart Street N59°40'E for a distance of 208.67 feet to an iron; thence turning slightly and continuing along the Southerly side of Hart Street N 64°10' for 41.66 feet to an iron; thence turning and running S 30°20'E along the remaining property of Dixie Beverage Company of Charleston for a distance 161.92 feet to an iron; thence turning S 59°40'W and running along remaining property of Dixie Beverage Company of Charleston for a distance of 250.0 feet to a point on the Eastern side of Pearl Street; thence turning and running along the Eastern side of Pearl Street N 30°20'W for a distance of 165.17 feet to the point of beginning, with all measurements being a little more or less.

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 or lot of land, together with the improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, being located at the Southeasterly intersection of Pearl Street and Hart Street, beginning at an iron stake at the southeastern corner of the intersection of Pearl Street and Hart Street, thence running along the Southerly side of Hart Street N 59°40' E for a distance of 208.67 feet to an iron; thence turning slightly and continuing along the Southerly side of Hart Street N 64°10' for 41.66 feet to an iron; thence turning and running S 30°20' E along the remaining property of Dixie Beverage Company of Charleston for a distance 161.92 feet to an iron; thence turning S 59°40' W and running along remaining property of Dixie Beverage Company of Charleston for a distance of 250.0 feet to a point on the Eastern side of Pearl Street; thence turning and running along the Eastern side of Pearl Street N 30°20' W for a distance of 165.17 feet to the point of beginning, with all measurements being a little more or less.

Richland County TMS:       09103-06-01

Property Address:         3740 Pearl Street

  
Abbie L. Cochran

Date: 3/18/20

  
Charles Cochran

Date: 3/18/20



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  )  
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Richland County TMS:         09103-06-01

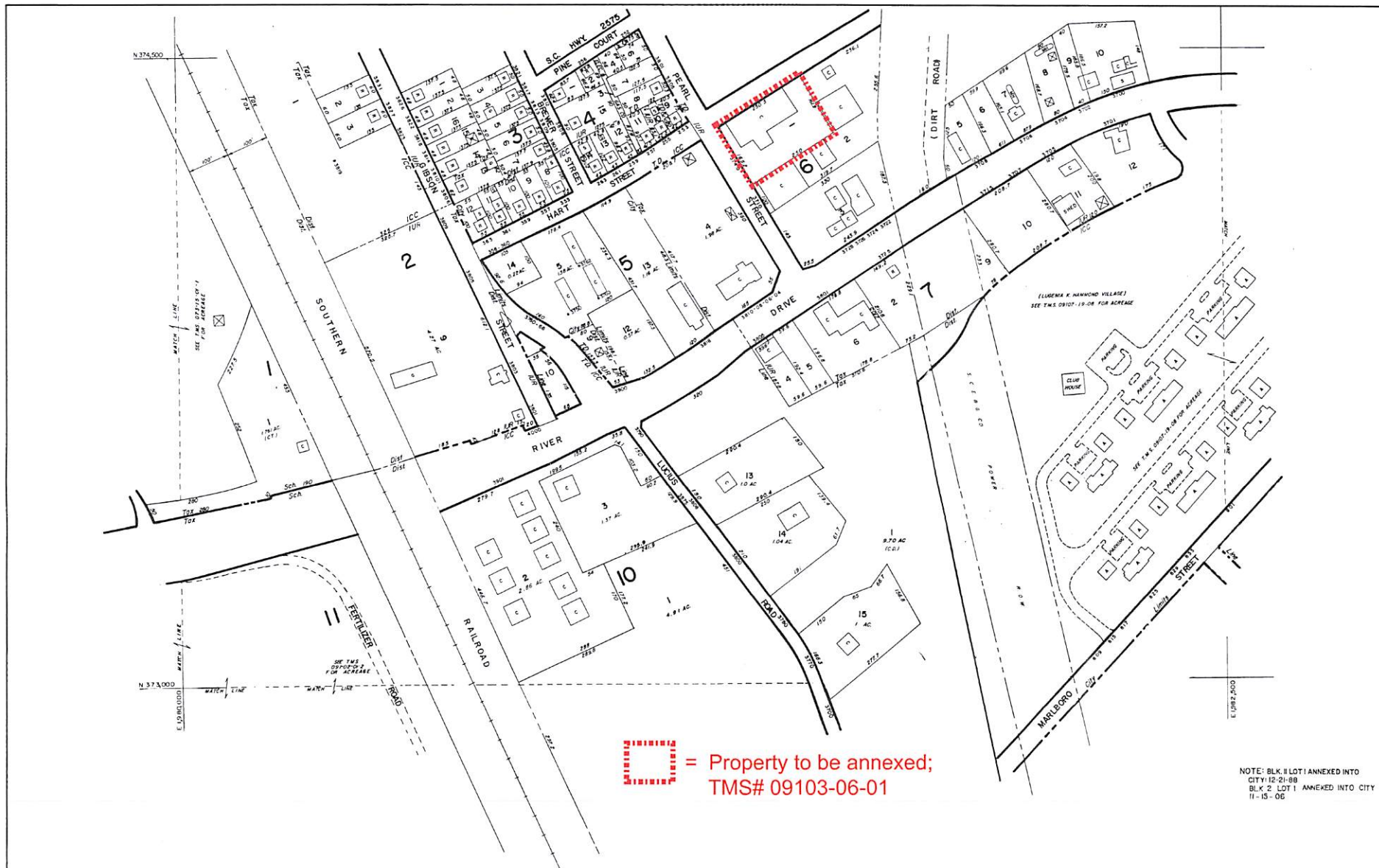
Property Address:             3740 Pearl Street

  
Abbie L. Cochran

Date: 3/18/22

  
Charles Cochran

Date: 3/18/22



 = Property to be annexed;  
TMS# 09103-06-01

NOTE: BLK 8 LOT 1 ANNEXED INTO  
CITY 11-21-88  
BLK 2 LOT 1 ANNEXED INTO CITY  
11-15-06

<b>Revised By</b> <b>KUCERA</b> ASSOCIATES Photogrammetric Consultants Hannover, Ohio	<b>REVISIONS</b>		<b>PROPERTY LINE</b> RIGHT OF WAY CITY LIMITS SCHOOL DIST RAILROAD PUBLIC ROAD AND BLOCK CENTER	<b>LEGEND</b>  DENOTES BUILDING USE R - RESIDENTIAL C - COMMERCIAL ETC DENOTES SEPARATE OWNER FROM BUILDING	<b>BLOCK NO.</b>  50 50 150 S 150 AC 1704	<b>PROPERTY TAX MAP</b> <b>RICHLAND COUNTY</b> SOUTH CAROLINA	 <small>THIS MAP OR PHOTO SOLD BY THE RICHLAND COUNTY ASSESSOR'S OFFICE. THE BOARD OF ASSESSMENT CONTROL RESERVES THE EXCLUSIVE RIGHT TO RECALL AND REUSE OR REPRODUCTIONS FOR PUBLIC PURPOSES IS PROHIBITED.</small>	<b>MAP KEY</b> 073-16 091-04 091-08 073-15 091-03 091-07 073-14 091-02 091-06	<b>GRAPHIC SCALE</b> 0 100 200 1" = 100'  LOCATION AND DIMENSIONS OF BUILDINGS MAY NOT BE DRAWN TO SCALE	 NORTH	<b>PROPERTY MAP</b> SHEET NO. <b>09103</b> SCHOOL DISTRICT ICC, IUR
	DATE FIELD CHECKED 12/83 12/84 12/85 12/86 12/87 12/88	DATE LAST REVISED 12/04 12/05 12/06 12/07 12/02 12/03									

# MEMORANDUM

## Office of the City Manager

TO: Department Heads  
FROM: Teresa Wilson, City Manager  
DATE: March 25, 2022  
RE: **Property Address:** 3740 Pearl Street  
**Richland County TMS#:** 09103-06-01  
**Owner(s):** Abbie L. Cochran and Charles Cochran  
**Current Use:** Vacant Commercial  
**Proposed Use:** Commercial  
**Current County Land Use:** Mixed Use Corridor  
**Proposed City Land Use:** Urban Core Mixed Residential-2 (UCMR-2)  
**Current County Zoning:** General Commercial (GC)  
**Proposed City Zoning:** Employment Campus District (EC)  
**Reason for Annexation:** Municipal Services; Primary Area  
**City Council District:** 1  
**Census Tract:** 105.02

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 **April 14, 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  
Frank Eskridge, Director, Utilities  
Robert Anderson, Public Works Director  
Krista Hampton, Planning & Development Services  
Kelly Smith, 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: UCMR-2 (Land Use classification) by S - O  
on 4/14/2022 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: EC (Zoning classification) by S - O  
on 4/14/2022 (mm/dd/yyyy).

  
(Signature of Annexation Coordinator)



03/22/2021

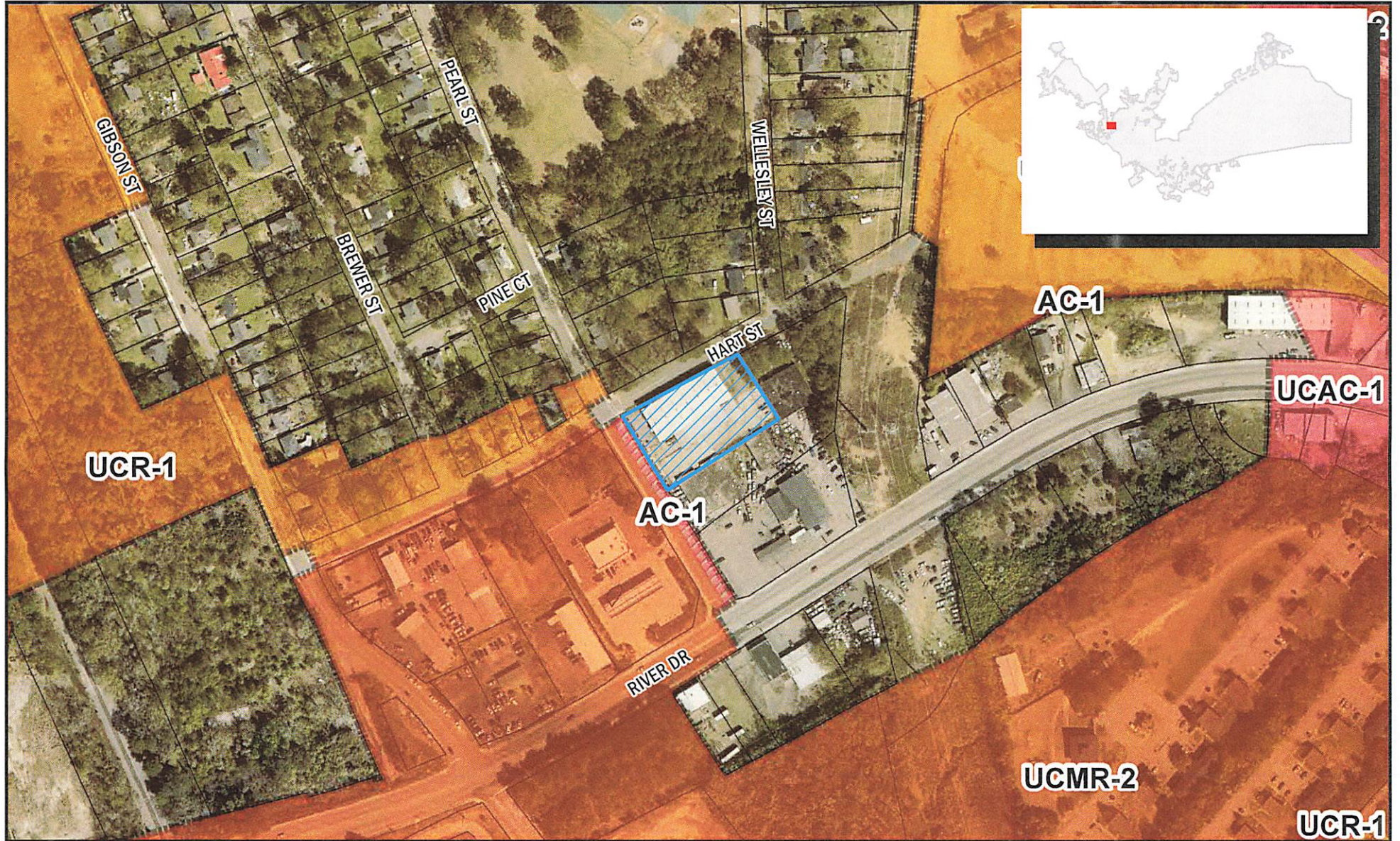
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# Future Land Use Map

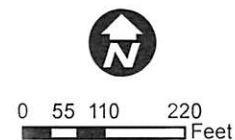
3740 Pearl Street, TMS# 09103-06-01;  
Current Rich. Co. FLU: Mixed Use Corridor; Proposed City FLU: UCMR-2



Department of Planning &  
Development Services

ORIGINAL PREPARATION/DATE:  
This map was prepared by:

Shane Shaughnessy  
Date: 3/25/2022



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



# Zoning Map

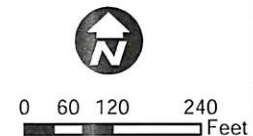
3740 Pearl Street, TMS# 09103-06-01;  
Current Rich. Co. Zoning: GC, Proposed City Zoning: EC



Department of Planning &  
Development Services

ORIGINAL PREPARATION/DATE:  
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**DISCLAIMER:**  
The City of Columbia Department of Planning and Development Services data represented on this map or plan is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Columbia makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.

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