

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 7th 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

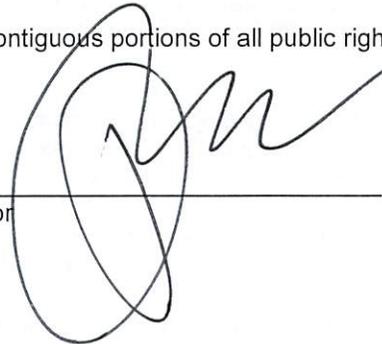
Approved by:


City Manager

Approved as to form:


City Attorney

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


Mayor

ATTEST:


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

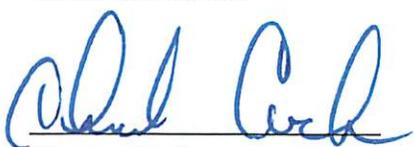
The undersigned, being the owner(s) of the property described below hereby petition(s) the Mayor and City Council for annexation to the City of Columbia, South Carolina pursuant to S.C. Code Ann. Section 5-3-150, 1976, as amended.

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

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

PETITION FOR ANNEXATION

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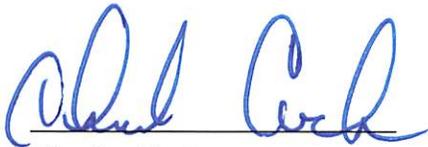
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Richland County TMS: 09103-06-01

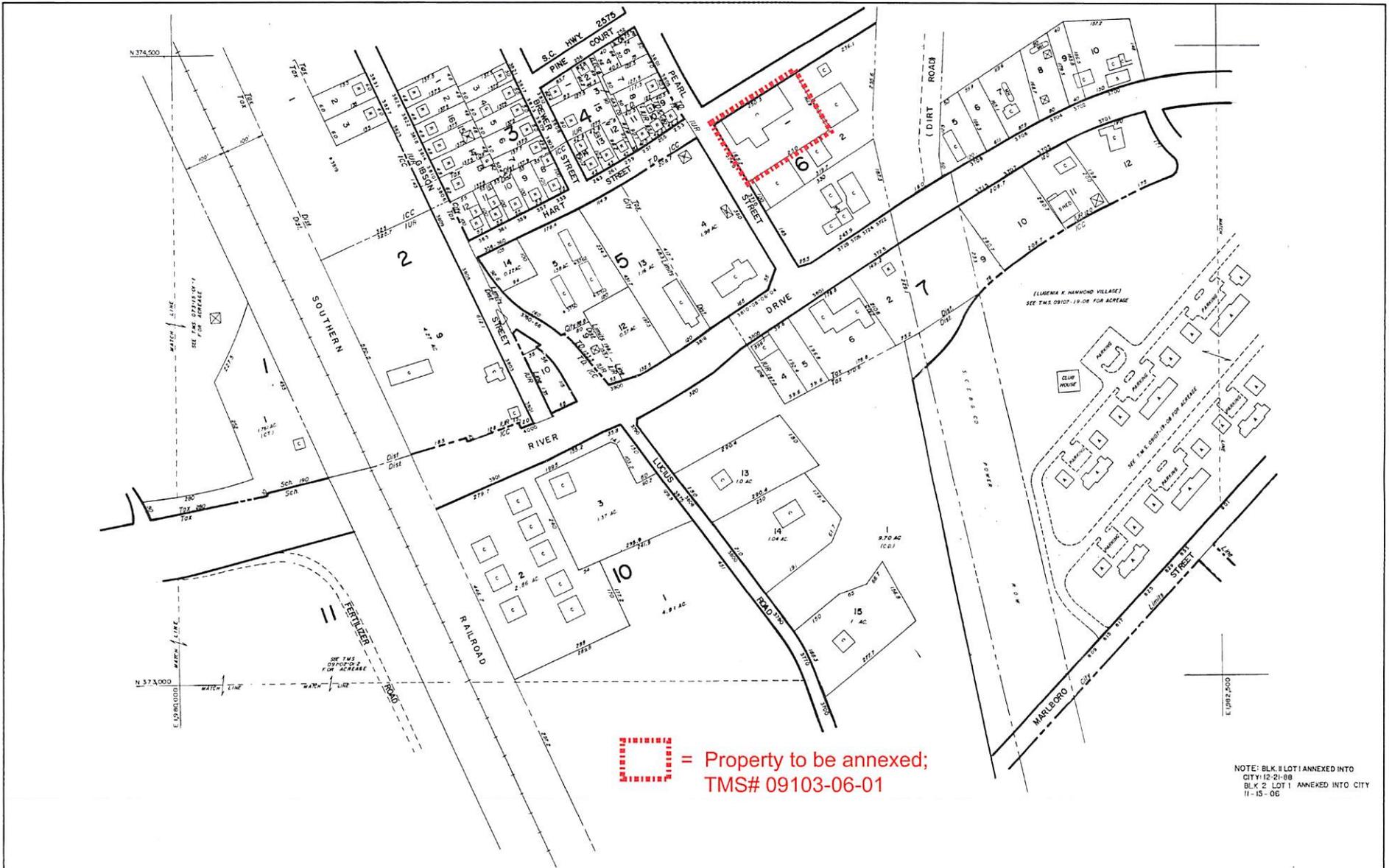
Property Address: 3740 Pearl Street


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 12-21-88
BLK. 2 LOT 1 ANNEXED INTO CITY
11-15-06

REVISIONS	
DATE FIELD CHECKED	DATE LAST REVISED
12/83	12/04
12/84	12/05
12/85	12/05
12/86	
12/87	12/81
12/87	12/02
12/88	12/03

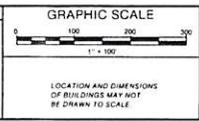
LEGEND	
	DENOTES BUILDING USE
R	RESIDENTIAL
C	COMMERCIAL
ETC	ETC
(B) (C)	DENOTES SEPARATE OWNER FROM BUILDING

50
50
150 S
650 AC
1204

PROPERTY TAX MAP
RICHLAND COUNTY
SOUTH CAROLINA



MAP KEY		
073-16	091-04	091-08
073-15	091-03	091-07
073-14	091-02	091-06



PROPERTY MAP
SHEET NO.
09103
SCHOOL DISTRICT
ICC, IUR

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

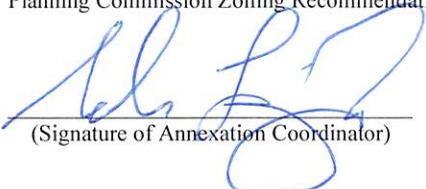
cc:

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 Liasion
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 - 0
on 4/14/2022 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: EC (Zoning classification) by S - 0
on 4/14/2022 (mm/dd/yyyy).


(Signature of Annexation Coordinator)

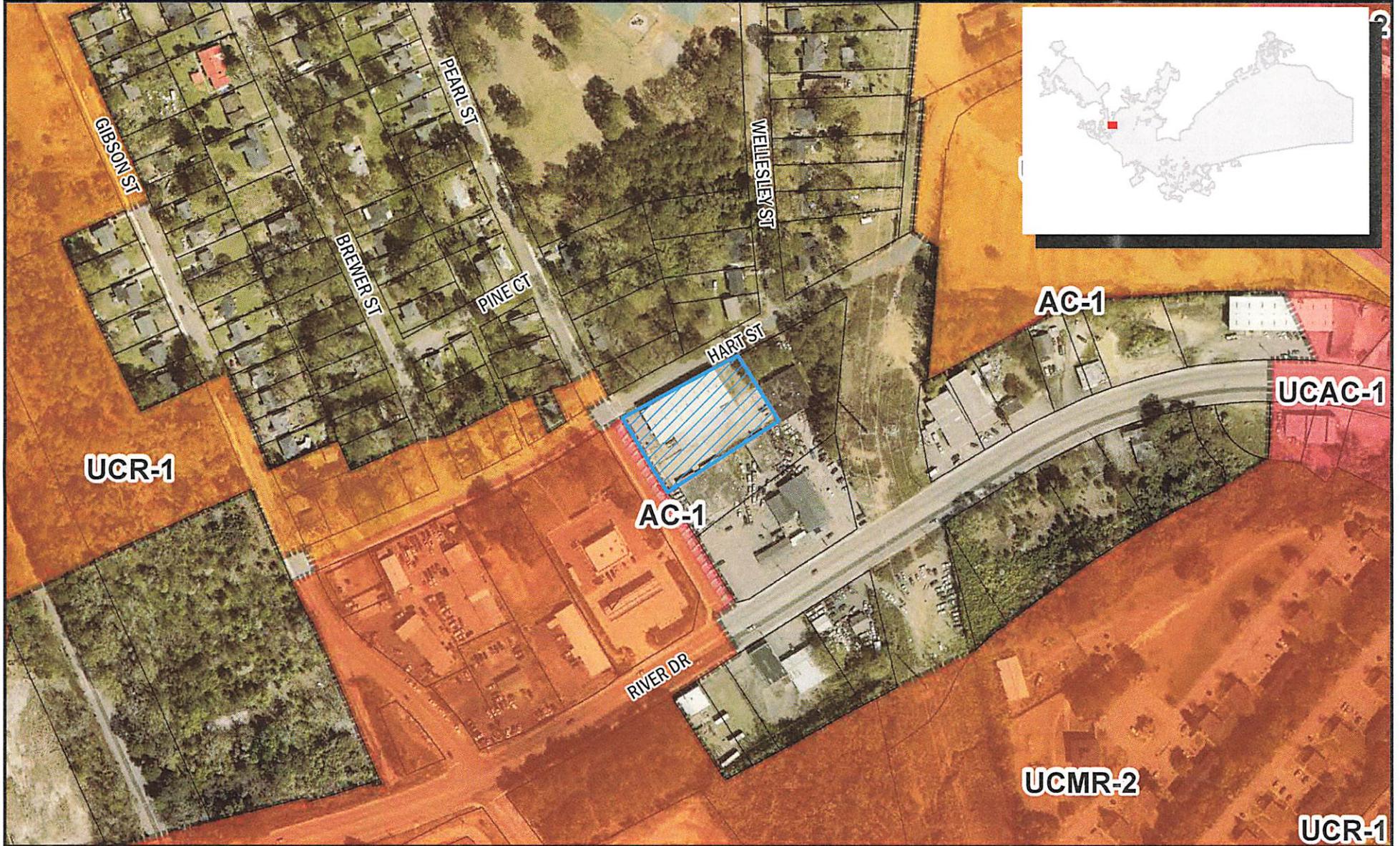
03/22/2021

© All Pictometry



Future Land Use Map

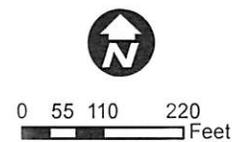
3740 Pearl Street, TMS# 09103-06-01;
 Current Rich. Co. FLU: Mixed Use Corridor; Proposed City FLU: UCMR-2



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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 OR WAS PRODUCED BY OTHERS. IT IS FOR
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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:
 This map was prepared by:

Shane Shaughnessy
 Date: 3/25/2022



0 60 120 240 Feet

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