

ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2022-043

Annexing 1482 Caroline Road, Richland County TMS# 16414-08-04 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 1482 Caroline Road and TMS# 16414-08-04 containing 4.3 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 116.08, and assigned a future land use classification of Urban Edge Mixed Residential (UEMR) and zoning of Office and Institutional District (OI).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 16414-08-04

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:

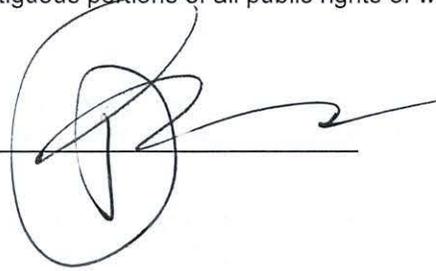


City Attorney

Introduced: 5/17/2022

Final Reading: 6/7/2022

Mayor



ATTEST:



City Clerk

ORDINANCE NO.: 2022-043
EXHIBIT "A"
PROPERTY DESCRIPTION

All that certain piece, parcel or lot 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 4.3 acres, more or less, and shown and designated as block 08, lot 04 on Richland County Tax Map 16414. Said parcel having such boundaries and measurements as are shown on said tax map.

MEMORANDUM

Office of the City Manager

TO: Department Heads
FROM: Teresa Wilson, City Manager
DATE: March 25, 2022
RE: **Property Address:** 1482 Caroline Road
Richland County TMS#: 16414-08-04
Owner(s): Toma T. Patterson, A. Forbes Patterson, Trustee, and Alexander Forbes Patterson / Big & Tall, LLC
Current Use: Undeveloped
Proposed Use: Residential
Current County Land Use: Neighborhood (Medium Density)
Proposed City Land Use: Urban Edge Mixed Residential (UEMR)
Current County Zoning: Rural (RU)
Proposed City Zoning: Office and Institutional (OI)
Reason for Annexation: Municipal Services; Primary Area
City Council District: 3
Census Tract: 116.08

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: UEMR (Land Use classification) by S. O.
on 4/14/2022 (mm/dd/yyyy).

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


(Signature of Annexation Coordinator)

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, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing 4.3 acres, more or less, and shown and designated as block 08, lot 04 on Richland County Tax Map 16414. Said parcel having such boundaries and measurements as are shown on said tax map.

Richland County TMS: 16414-08-04
Property Address: 1482 Caroline Road

Seller:



Toma T. Patterson

Date: 3-24-2022



**A. Forbes Patterson,
Trustee of Residuary Trust u/w/o
Eugene R. Patterson, Jr.**

Date: 3-24-2022

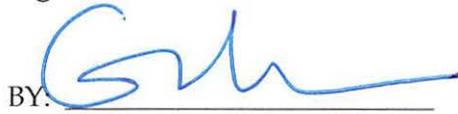


Alexander Forbes Patterson

Date: 3-24-2022

Buyer:

Big & Tall, LLC

BY: 
(Signature)

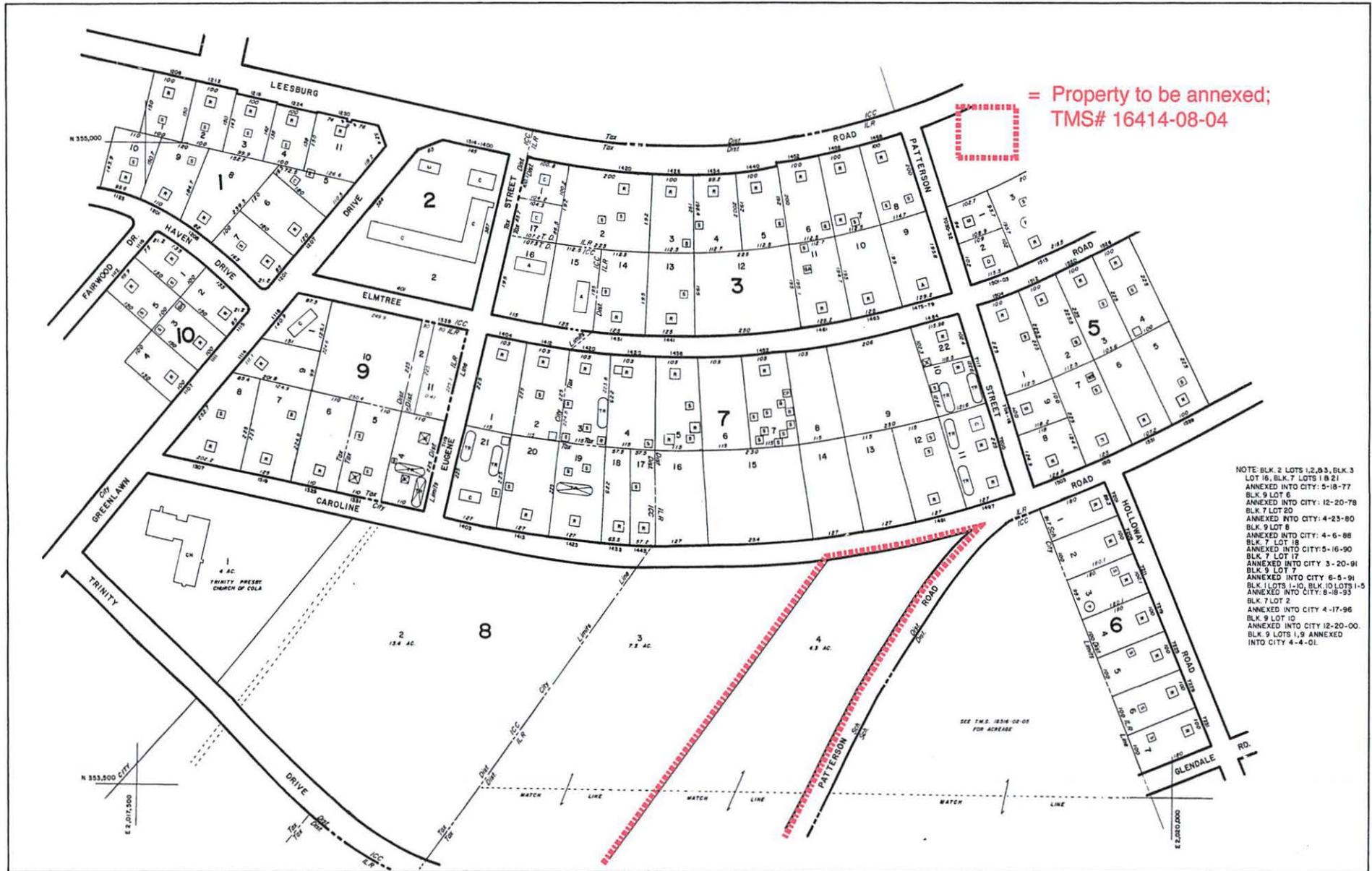
Date: 3-25-2022



(Print or type name)

ITS: Member

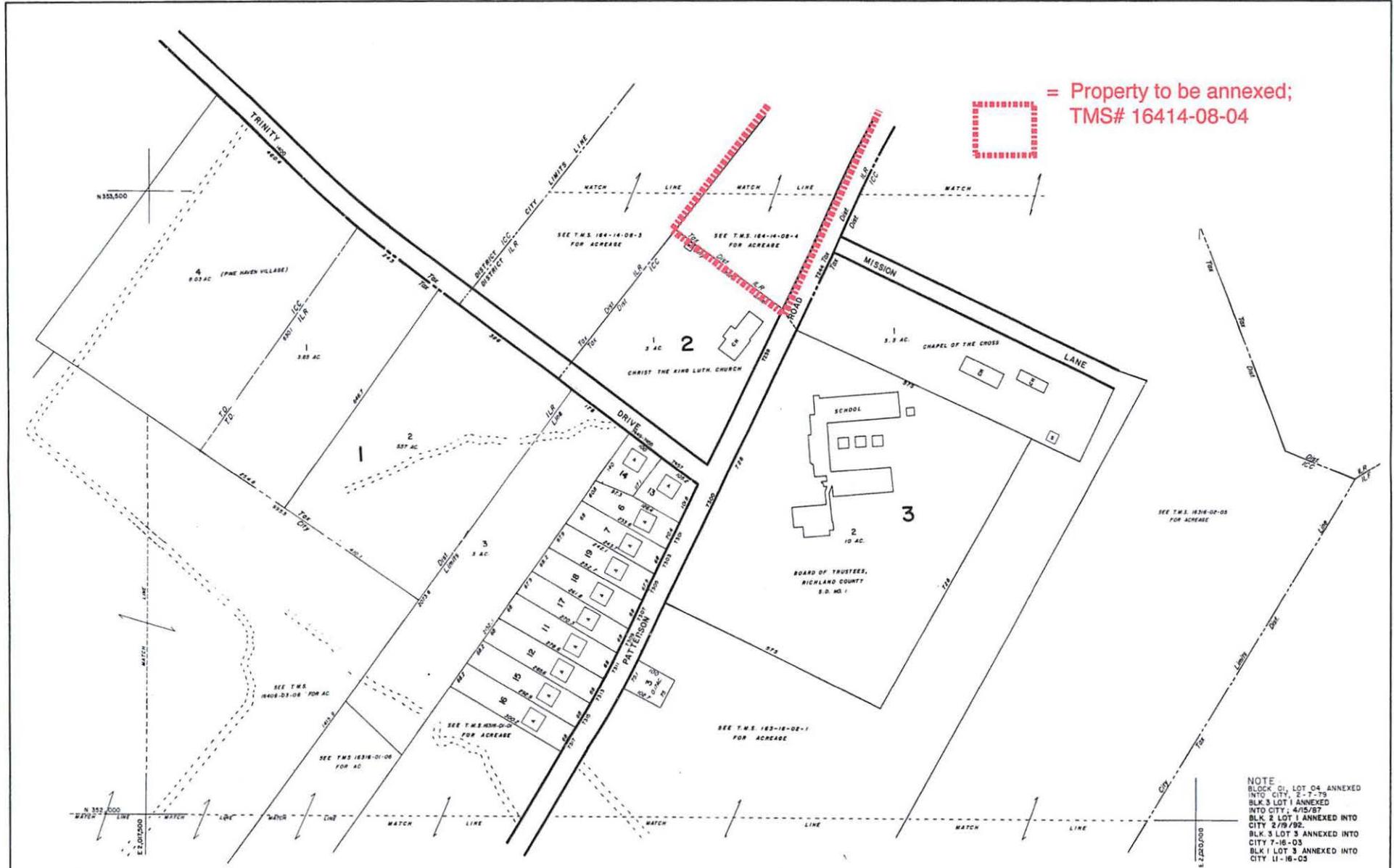
(Print or type title)



= Property to be annexed;
TMS# 16414-08-04

NOTE: BLK. 2 LOTS 1,2,3, BLK. 3 LOT 16, BLK. 7 LOTS 1 & 21 ANNEXED INTO CITY: 5-18-77
BLK. 9 LOT 6 ANNEXED INTO CITY: 12-20-78
BLK. 7 LOT 20 ANNEXED INTO CITY: 4-23-80
BLK. 9 LOT 8 ANNEXED INTO CITY: 4-6-88
BLK. 7 LOT 18 ANNEXED INTO CITY: 5-16-90
BLK. 7 LOT 17 ANNEXED INTO CITY: 3-20-91
BLK. 9 LOT 7 ANNEXED INTO CITY: 6-5-91
BLK. 1 LOTS 1-10, BLK. 10 LOTS 1-5
BLK. 7 LOT 2 ANNEXED INTO CITY: 8-18-93
BLK. 9 LOT 10 ANNEXED INTO CITY: 4-17-96
BLK. 9 LOT 10 ANNEXED INTO CITY: 12-20-00
BLK. 9 LOTS 1,9 ANNEXED INTO CITY: 4-4-01

Prepared by KUCERA ASSOCIATES <small>Professional Corporation</small> Maplex, Inc.	REVISIONS	PROPERTY LINE RIGHT OF WAY CITY LIMITS SCHOOL ZONE PAVEMENT PUBLIC ROAD AND BLICK DRIVE	LEGEND [Symbol] DENOTES BUILDING LINE R RESIDENTIAL C COMMERCIAL ETC [Symbol] DENOTES SEPARATE OWNER FROM BUILDING	BLOCK NO. LOT NO. LOT MEASUREMENT ADDRESS	50 50 102.1 6.55 AC 1004	PROPERTY TAX MAP RICHLAND COUNTY SOUTH CAROLINA		MAP KEY	GRAPHIC SCALE	PROPERTY MAP SHEET NO 16414 SCHOOL DISTRICT ICC,ILR															
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 = Property to be annexed; TMS# 16414-08-04

NOTE
 BLOCK 01, LOT 04 ANNEXED INTO CITY, 2-7-79
 BLK 3 LOT 1 ANNEXED INTO CITY, 4/75/87
 BLK 2 LOT 1 ANNEXED INTO CITY, 2/79/92
 BLK 3 LOT 3 ANNEXED INTO CITY 7-16-03
 BLK 1 LOT 3 ANNEXED INTO CITY 11-16-03

Prepared By KUCERA ASSOCIATES Professional Cartographers Watercolor: One	REVISIONS DATE FIELD CHECKED DATE LAST REVISED 12/85 12/04 12/86 12/94 12/85 12/08 12/88 12/01 12/02 12/03	PROPERTY NO. BOUND OR AREA CITY LIMITS SCHOOL DIST. BLDG. FOOT. PUBLIC ROAD AND BLOCK DIVIDER	LEGEND [Symbol] DENOTES BUILDING USE A. RESIDENTIAL C. COMMERCIAL ETC. (B) (C) DENOTES SEPARATE CANTER FROM BUILDING	BLOCK NO. LOT NO. LOT MEASUREMENT ACREAGE ADDRESS	50 180' x 638 AC 1204	PROPERTY TAX MAP RICHLAND COUNTY SOUTH CAROLINA	 THIS MAP OR PHOTO SOLD BY THE RICHLAND COUNTY ASSESSOR'S OFFICE, THE BOARD OF PUBLIC WORKS, OR THE BOARD OF ZONING AND PLANNING COMMISSION, RESERVES THE RIGHT TO SELL AND TO RECALL OR REPRODUCE THIS MAP FOR ANY PURPOSES IS PROHIBITED.	MAP KEY 16410 16414 1920E 16409 16413 1920I 16312 16316 19104	GRAPHIC SCALE 0 100 200 300 1" = 100' LOCATION AND DIMENSIONS OF BUILDINGS MAY NOT BE DRAWN TO SCALE	 PROPERTY MAP SHEET NO. 16413 SCHOOL DISTRICT ICC,ILR
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Planning Commission Land Use Recommendation: UEMR (Land Use classification) by S - 0
on 4/14/2022 (mm/dd/yyyy).

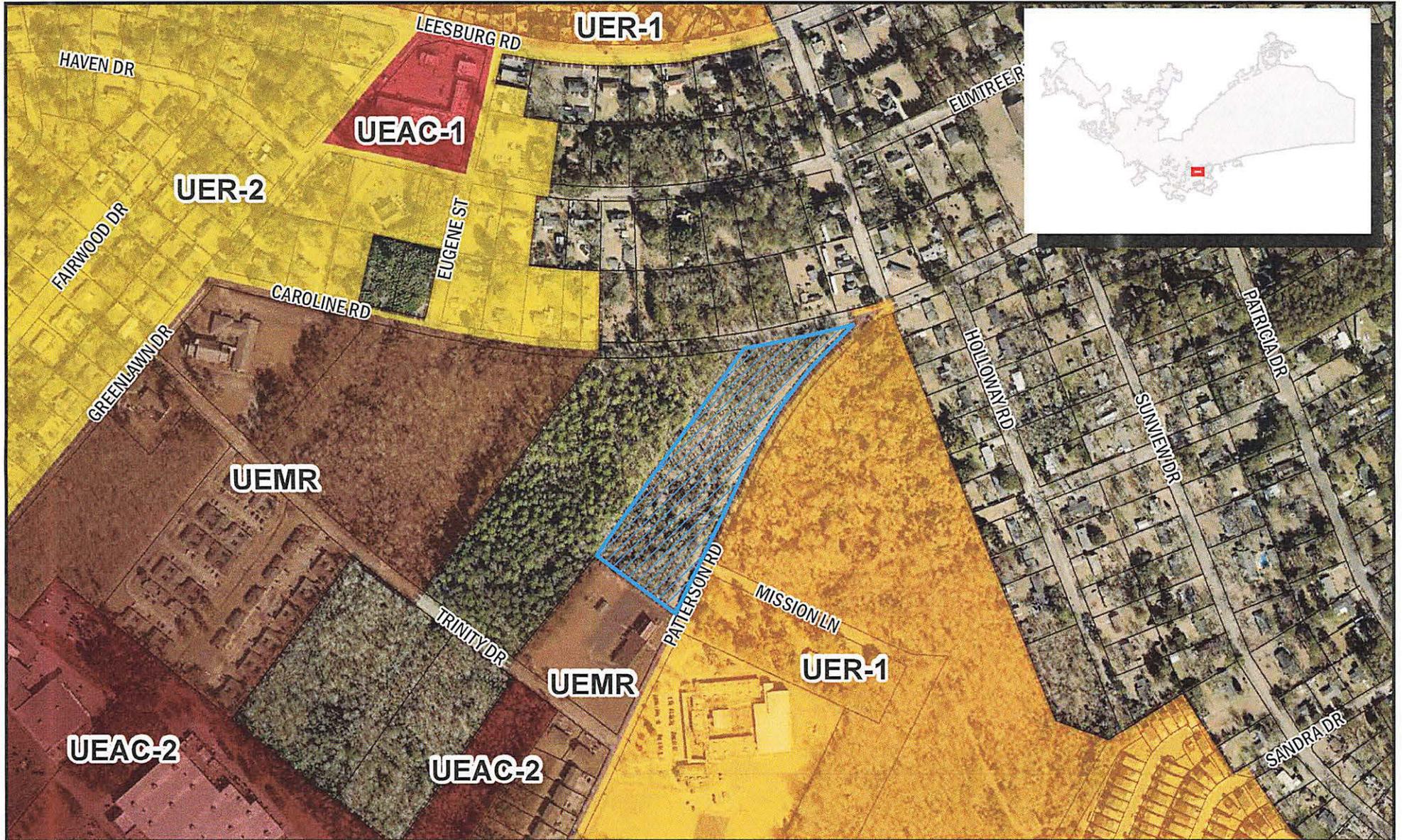
Planning Commission Zoning Recommendation: 01 (Zoning classification) by S - 0
on 4/14/2022 (mm/dd/yyyy).


(Signature of Annexation Coordinator)



Future Land Use Map

1482 Caroline Road, TMS# 16414-08-04;
 Current Rich. Co. FLU: Neighborhood (Medium Density), Proposed City FLU: UEMR



Department of Planning &
 Development Services

ORIGINAL PREPARATION/DATE:
 This map was prepared by:

Shane Shaughnessy
 Date: 3/25/2022



We Are Columbia



0 100 200 400
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CITY OF COLUMBIA PLANNING DEPARTMENT
 THIS MAP IS THE PRODUCT OF COMPILATION,
 OR WAS PRODUCED BY OTHERS. IT IS FOR
 INFORMATION ONLY AND THE CITY OF COLUMBIA
 MAKES NO REPRESENTATIONS AS TO ITS ACCURACY
 OR USE WITHOUT FIELD VERIFICATION
 IS AT THE SOLE RISK OF THE USER.

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

1482 Caroline Road, TMS# 16414-08-04;
 Current Rich. Co. Zoning: RU, Proposed City Zoning: OI



Department of Planning &
 Development Services

ORIGINAL PREPARATION/DATE:
 This map was prepared by:

Shane Shaughnessy
 Date: 3/25/2022



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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.

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION