

ORIGINAL  
STAMPED IN RED

ORDINANCE NO.: 2022-101

*Annexing and Incorporating 37.675 acres S/S I-20, Richland County TMS# 28800-06-05 into the City of Columbia, South Carolina, 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 6th day of December, 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 S/S I-20 and TMS# 28800-06-05 containing 37.675 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 #4, Census Tract 114.14, and assigned a future land use classification of Community Activity Corridor (AC-2) and zoning of General Commercial (GC).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NOS.: 28800-06-05

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. Hibson  
City Manager

Approved as to form:

[Signature]  
City Attorney

Introduced: 11/15/2022  
Final Reading: 12/6/2022

Mayor

[Signature]

ATTEST:

Quiana M. Hammond  
City Clerk

**ORDINANCE NO.: 2022-101**  
**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**

ALL that certain piece, parcel or tract of land, with any improvements thereon, situate, lying and being near the City of Columbia, County of Richland, State of South Carolina, containing 37.675 acres, and shown and delineated as Tract 2, on a plat prepared for Spears Creek Quadrant Partners, prepared by Cox and Dinkins, Inc. by J. Don Rawls, R.L.S. # 13517, and dated August 11, 2022. A reference to said plat is craved for a more complete and accurate description of the premises.


STATE OF SOUTH CAROLINA     )  
   )  
COUNTY OF RICHLAND     )     PETITION FOR ANNEXATION

The undersigned, being the owner(s) of the properties 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 tract of land, with any improvements thereon, situate, lying and being near the City of Columbia, County of Richland, State of South Carolina, containing 37.675 acres, and shown and delineated as Tract 2, on a plat prepared for Spears Creek Quadrant Partners, prepared by Cox and Dinkins, Inc. by J. Don Rawls, R.L.S. # 13517, and dated August 11, 2022. A reference to said plat is craved for a more complete and accurate description of the premises.

Richland County TMS:     28800-06-05  
Property Addresses:     37.675 acres S/S I-20

**Spears Creek Quadrant Partners**

BY:      Date: 8-27-22  
(Signature)

STEVEN M. ANASTASION  
(Print or Type Name)

BY:      Date: 8/26/22  
(Signature)

John H. Lumpkin Jr  
(Print or Type Name)

BY:      Date: 8/29/22  
(Signature)

Michael F. Davis  
(Print or Type Name)





# MEMORANDUM

## Office of the City Manager

TO: Department Heads  
FROM: Teresa Wilson, City Manager  
DATE: September 9, 2022  
RE: **Property Address:** 37.675 acres S/S I-20  
**Richland County TMS#:** 28800-06-05  
**Owner(s):** Spears Creek Quadrant Partners  
**Current Use:** Undeveloped  
**Proposed Use:** Commercial  
**Current County Land Use:** Neighborhood (Medium Density)  
**Proposed City Land Use:** Community Activity Corridor (AC-2)  
**Current County Zoning:** Light Industrial (M-1)  
**Proposed City Zoning:** General Commercial (GC)  
**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 **October 13, 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

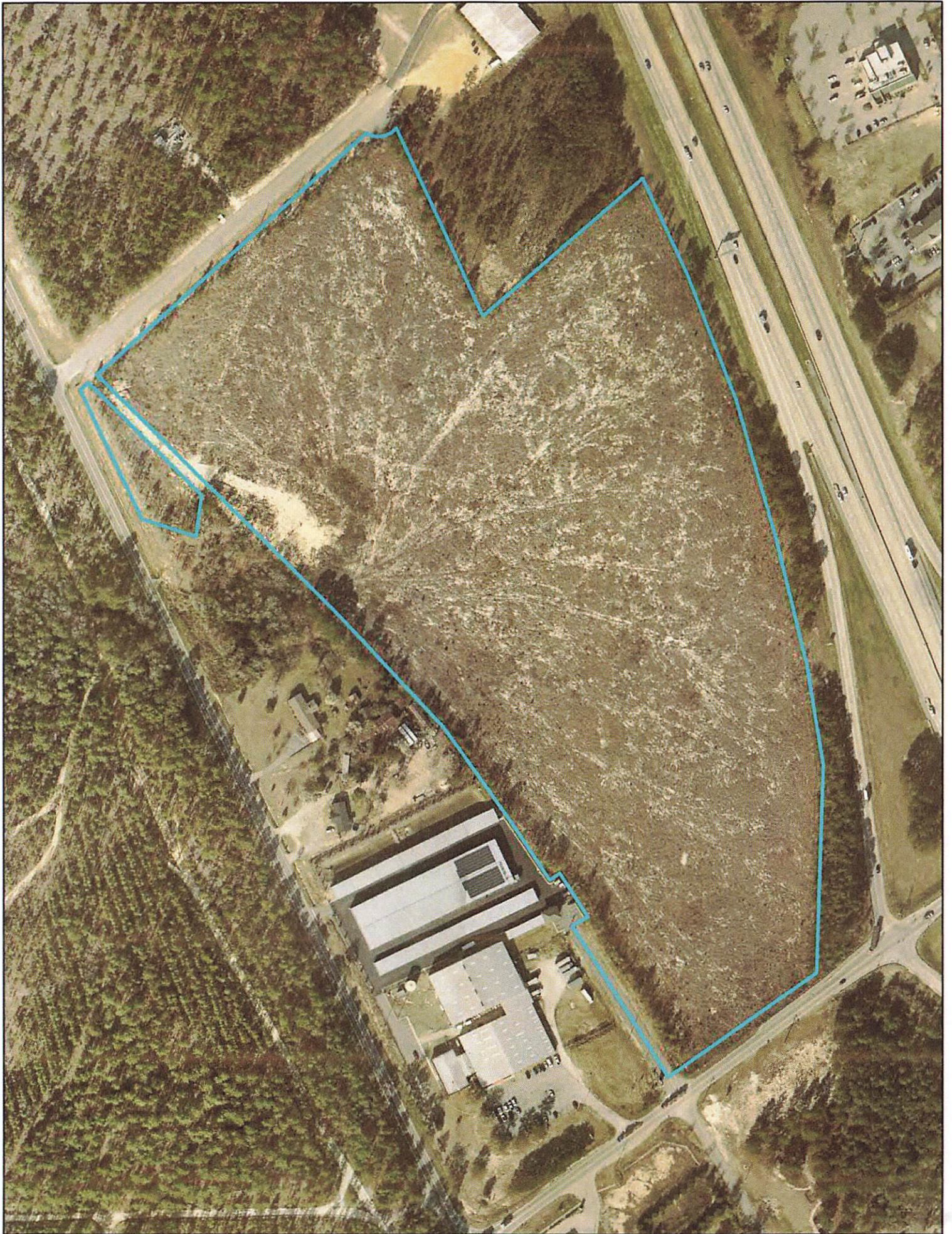
Missy Gentry, Assistant City Manager  
Henry M. Simons, Assistant City Manager  
Teresa Knox, City Attorney  
William Holbrook, Police Chief  
Aubrey Jenkins, Fire Chief  
Gloria Saaed, Community Development Director  
George Adams, Fire Marshal  
Hope Hasty, Zoning Administrator  
Jacquelyn Richburg, 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: AC-2 (Land Use classification) by 6 - 0  
on 10/13/2022 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: GC (Zoning classification) by 6 - 0  
on 10/13/2022 (mm/dd/yyyy).

  
(Signature of Annexation Coordinator)



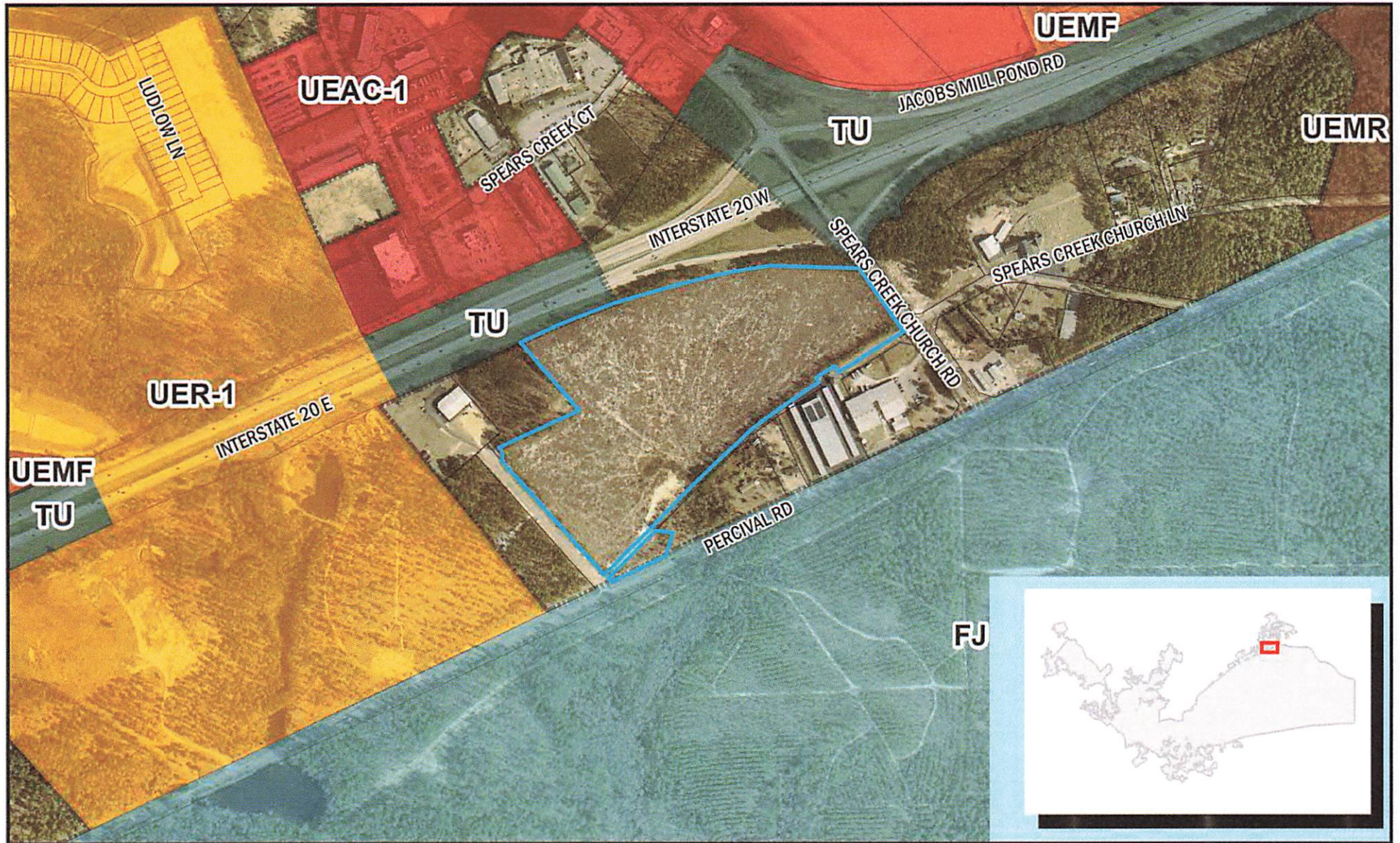




# Future Land Use Map

37.675 acres S/S I-20, 28800-06-05;

Current Rich. Co. FLU: Neighborhood (Medium Density), Proposed City FLU: AC-2



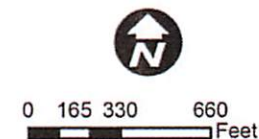
Department of Planning &  
Development Services

ORIGINAL PREPARATION/DATE:  
This map was prepared by:

Shane Shaughnessy  
Date: 9/8/2022



We Are Columbia



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



# Zoning Map

37.675 acres S/S I-20, TMS# 28800-06-05,  
Current Rich. Co. Zoning: M-1, Proposed City Zoning: GC



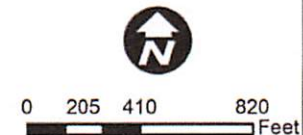
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Development Services

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DISCLAIMER:  
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