

ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2023-003

Annexing 7106 Broad River Road, Richland County TMS #05007-02-38 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 4th day of April, 2023, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.
2. The property identified as 7106 Broad River Road and TMS# 05007-02-38 containing 2.00 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 103.15, and assigned a future land use classification of Community Activity Corridor (AC-2) and zoning of Office and Institutional District (OI).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NOS.: 05007-02-38

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:



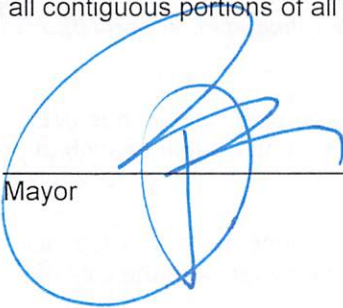
City Manager

Approved as to form:



City Attorney

Introduced: 2/7/2023
Final Reading: 4/4/2023



Mayor

ATTEST:



City Clerk

ORDINANCE NO.: 2023-003
EXHIBIT "A"
PROPERTY DESCRIPTION

All that certain piece, parcel or tract of land, with the improvements thereon, situate, lying and being on the northern said of U.S. Highway No, 76, near the City of Columbia, in the County of Richland, State of South Carolina, being shown as a two (2) acres tract on a plat of property of Willie H. Allen which is recorded in the office of the RMC for Richland County in Plat Book "L" at page 137 and being more particularly shown as Lot 1 containing .050 acres and Lot 2 containing 1.49 acres on a plat prepared for Andrena Geiger Sweat by Arthur E. White, Jr. dated March 6, 2004 and recorded in Record Book R931 at page 2450. Reference is hereby made to said plat for a more complete and accurate description. Be all measurements a little more or less.

MEMORANDUM

Office of the City Manager

TO: Department Heads
FROM: Teresa Wilson, City Manager
DATE: October 24, 2022
RE: **Property Address:** 7106 Broad River Road
Richland County TMS#: 05007-02-38
Owner(s): Art Smart Academy After-School, LLC
Current Use: Vacant Residential
Proposed Use: Commercial
Current County Land Use: Neighborhood (Medium Density), in a Priority Investment Area
Proposed City Land Use: Community Activity Corridor (AC-2)
Current County Zoning: Neighborhood Commercial (NC)
Proposed City Zoning: Office and Institutional District (OI)
Reason for Annexation: Municipal Services; Primary Area
City Council District: 1
Census Tract: 103.15

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 **November 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
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 7 - 0
on 11/10/2022 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: 01 (Zoning classification) by 7 - 0
on 11/16/2022 (mm/dd/yyyy).


(Signature of Annexation Coordinator)



© All Pictometry

03/29/2021



Future Land Use Map



Department of Planning &
 Development Services

ORIGINAL PREPARATION DATE:
 This map was prepared by:
 Shane Shaughnessy
 Date: 7/1/2022



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.

Zoning Map

7106 Broad River Road, TMS# 05007-02-38;
 Current Rich. Co. Zoning: NC, Proposed City Zoning: OI



Department of Planning &
 Development Services

ORIGINAL PREPARATION/DATE:
 This map was prepared by:

Shane Shaughnessy
 Date: 10/21/2022



We Are Columbia



0 150 300 600
 Feet

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

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

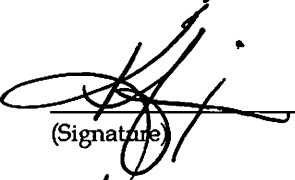
The undersigned, being the owner(s) of the properties described below hereby petition(s) the Mayor and City Council for annexation to the City of Columbia, South Carolina pursuant to S.C. Code Ann. Section 5-3-150, 1976, as amended.

Property Description: All that certain piece, parcel or tract of land, with the improvements thereon, situate, lying and being on the northern said of U.S. Highway No, 76, near the City of Columbia, in the County of Richland, State of South Carolina, being shown as a two (2) acres tract on a plat of property of Willie H. Allen which is recorded in the office of the RMC for Richland County in Plat Book "L" at page 137 and being more particularly shown as Lot 1 containing .050 acres and Lot 2 containing 1.49 acres on a plat prepared for Andrena Geiger Sweat by Arthur E. White, Jr. dated March 6, 2004 and recorded in Record Book R931 at page 2450. Reference is hereby made to said plat for a more complete and accurate description. Be all measurements a little more or less.

Richland County TMS: 05007-02-38

Property Addresses: 7106 Broad River Road

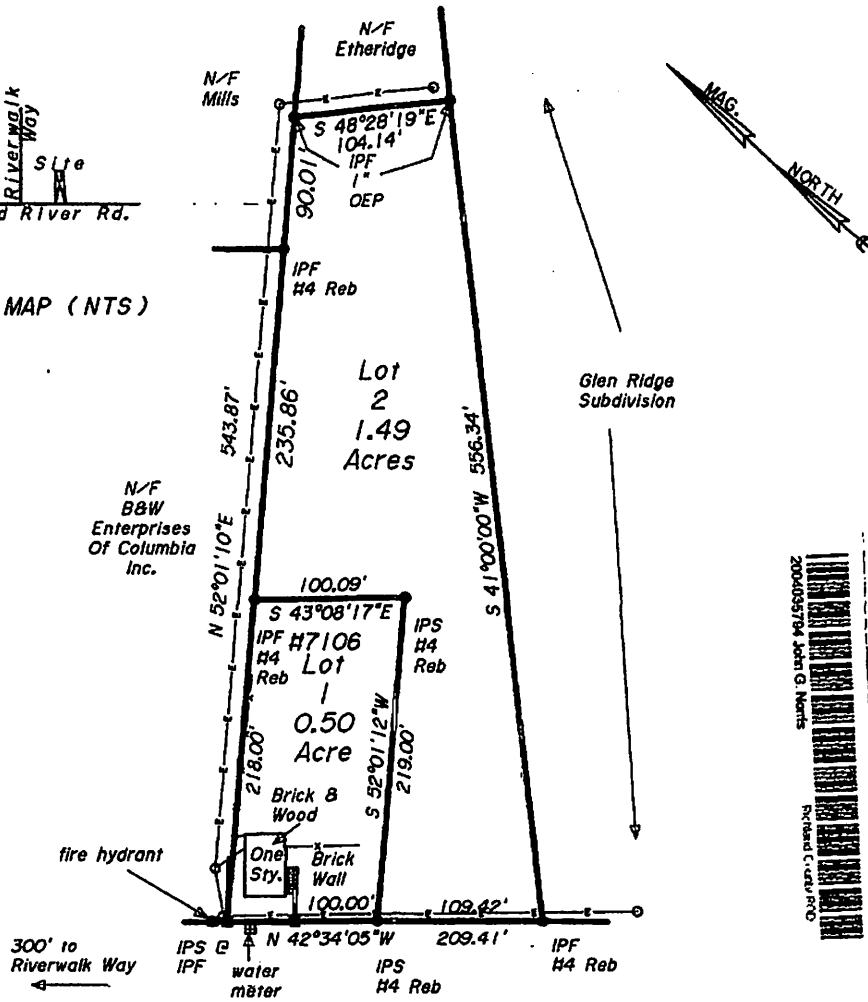
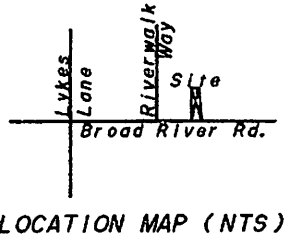
Art Smart Academy After-School, LLC

BY: 
(Signature)

Katherine Fix
(Print or Type Name)

Date: June 13, 2022

ITS: owner
(Print or Type Title)



Book 00931-2450
 2004035794 Instrument 14 37 57 22
 Fee: \$3.00 County Tax: \$0.00 State Tax: \$0.00
 Plat Standard
 Richard C. Carter, P.E.
 2004035794 John G. Morris

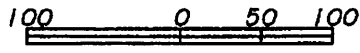
Broad River Road
 US #76 & #176
 (75' R/W)

Plat Prepared For
Andrena Geiger Sweat

Located near the City of Columbia,
 Richland County, South Carolina

SCALE: 1" = 100

DATE: March 6, 2004



REFERENCE:
 Plat prepared for Willie H. Allen by Karl B. Shuler, Surv.,
 dated April 11, 1947, and recorded in the Office of the Richland
 County ROD in Plat Book "L" at page 45.

RICHLAND COUNTY TMS:
 05007-2-38

CERTIFICATION: I hereby certify that to the best of my knowledge, information and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class "B" Survey as specified therein. That the acreage was determined by the coordinate method and that there are no encroachments or projections except as shown hereon.

ARTHUR E. WHITE, JR.
 ESQ. RLS
 3103 LEAPHART ROAD
 WEST COLUMBIA, SC 29169
 (803) 796-7007
 (803) 926-7842 FAX

SCPLS #14196