

ORIGINAL  
STAMPED IN RED

ORDINANCE NO.: 2023-089

*Annexing a 9.1 acre portion, a 15.4 acre portion and a 1 acre portion of 300 Clemson Road and a 3.9 acre portion of 200 Clemson Road, Richland County TMS #25700-02-03 (portion) and TMS #25700-02-05 (portion) 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 5<sup>th</sup> day of September, 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 200 Clemson Road and 300 Clemson Road and TMS# 25700-02-03 (portion) and TMS# 25700-02-05 (portion) containing 29.4 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 future land use classifications of Community Activity Corridor (AC-2) and Neighborhood Activity Corridor (AC-1) as shown in the enclosed map and zoning of General Commercial District (GC).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NOS.: 25700-02-03 (portion) and 25700-02-05 (portion)

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:

City Attorney

Introduced: 8/15/2023  
Final Reading: 9/5/2023

Mayor

ATTEST:

Quika D. Hammond  
City Clerk

**ORDINANCE NO.: 2023-089**  
**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**

All those certain pieces, parcels or lots of land, together with improvements thereon, if any, situate, lying and being located near the City of Columbia, in the County of Richland, State of South Carolina, and shown as  $\pm 3.9$  ac. portion to be annexed,  $\pm 9.1$  ac. portion to be annexed,  $\pm 15.4$  ac. portion to be annexed, and  $\pm 1.0$  ac. portion to be annexed, on an Annexation Exhibit, Project No. 22010, dated April 11, 2023. Said Annexation Exhibit being incorporated by reference for a more complete description of the property.

# MEMORANDUM

## Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: June 20, 2023

RE: **Property Address:** ± 9.1 acre portion, ± 15.4 acre portion, and ± 1.0 acre portion of 300 Clemson Road; and ± 3.9 acre portion of 200 Clemson Road  
**Richland County TMS#:** 25700-02-03 (portion) and 25700-02-05 (portion)  
**Owner(s):** Lee Lorick Prina II, Successor Trustee  
**Current Use:** Undeveloped  
**Proposed Use:** Commercial  
**Current County Land Use:** Mixed Use Corridor  
**Proposed City Land Use:** Community Activity Corridor (AC-2) and Neighborhood Activity Corridor (AC-1)  
**Current County Zoning:** Rural (RU) and Residential Single Family Low Density (RS-LD)  
**Proposed City Zoning:** General Commercial (GC)  
**Reason for Annexation:** Municipal Services; Primary Area  
**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 **July 13, 2023** 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

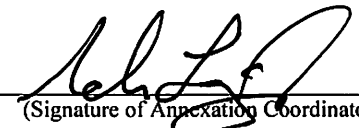
cc:

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  
Dollie Herron, Community Development  
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 5 - 0  
AC-1 on 7/13/2023 (mm/dd/yyyy).

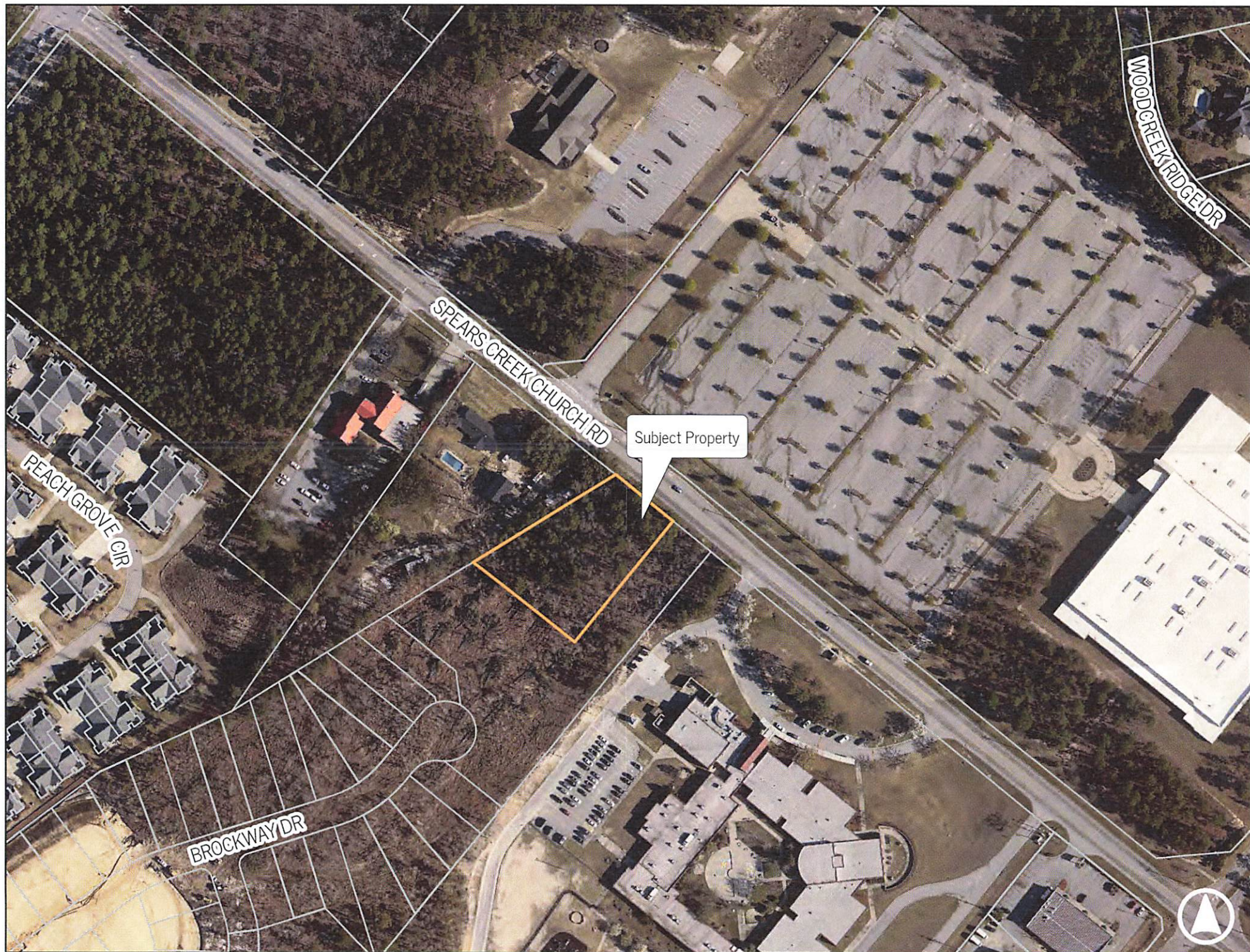
Planning Commission Zoning Recommendation: GC (Zoning classification) by 5 - 0  
on 7/13/2023 (mm/dd/yyyy).

  
(Signature of Annexation Coordinator)



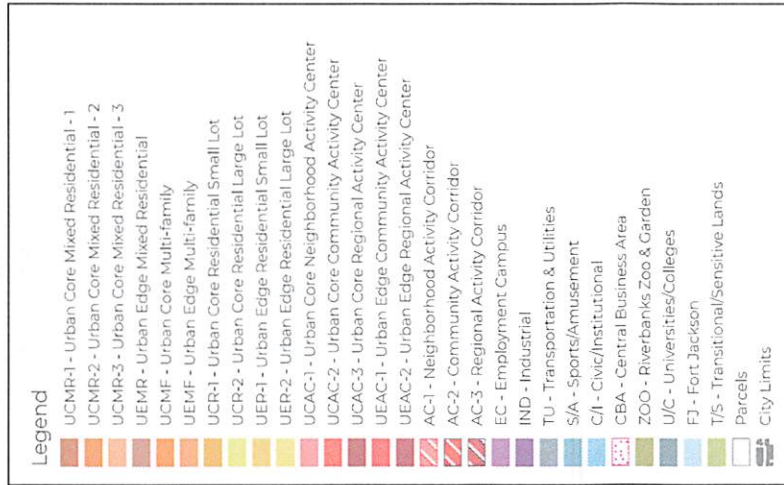
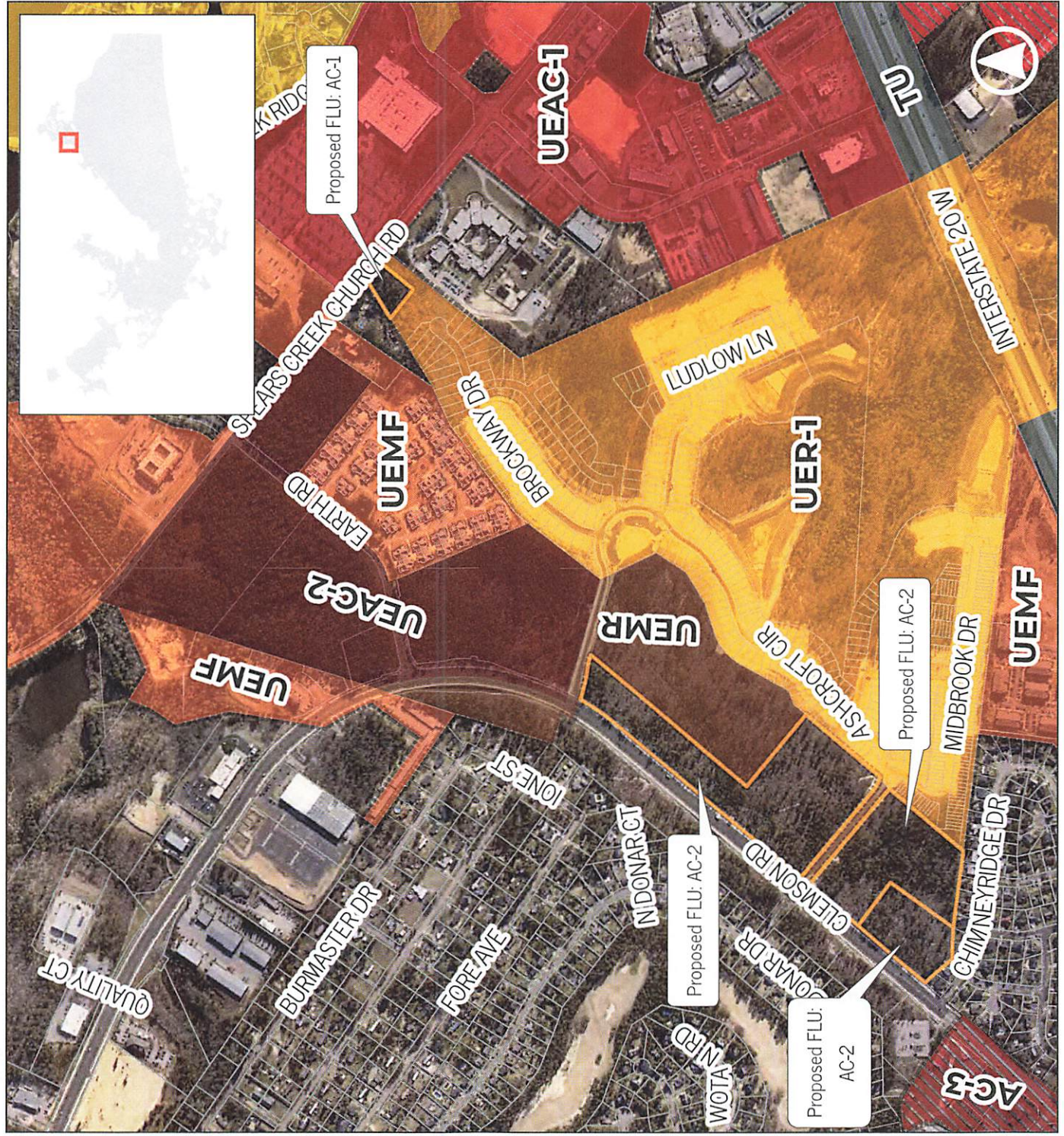








± 9.1 acre portion, ± 15.4 acre portion, and ± 1.0 acre portion of 300 Clemson Road; and ± 3.9 acre portion of 200 Clemson Road; TMS# 25700-02-03 (portion) and 25700-02-05 (portion)  
Current Richland Co. Future Land Use: Mixed Use Corridor  
Proposed City Future Land Use: Community Activity Corridor (AC-2) and Neighborhood Activity Corridor (AC-1)



Feet

0 400 800

Planning & Development  
Services Department

Created by: ladeforth Date: 6/16/2023



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# Zoning

± 9.1 acre portion, ± 15.4 acre portion, and ± 1.0 acre portion of 300 Clemson Road; and ± 3.9 acre portion of 200 Clemson Road; TMS# 25700-02-03 (portion) and 25700-02-05 (portion)  
 Current Richland Co. Zoning: Rural (RU) and Residential Single Family Low Density (RS-LD)  
 Proposed City Zoning: General Commercial (GC)

- Legend**
- GC: General Commercial District
  - MU-2: Mixed-Use
  - RM-2: Residential Mixed
  - RM-1: Residential District
  - LI: Light Industrial District
  - PD: Planned Development
  - OV-OAS: Outdoor Advertising Sign Overlay District
  - OV-FW: Floodway Overlay District
  - OV-FP: Floodplain Overlay District
  - Parcels
  - City Limits

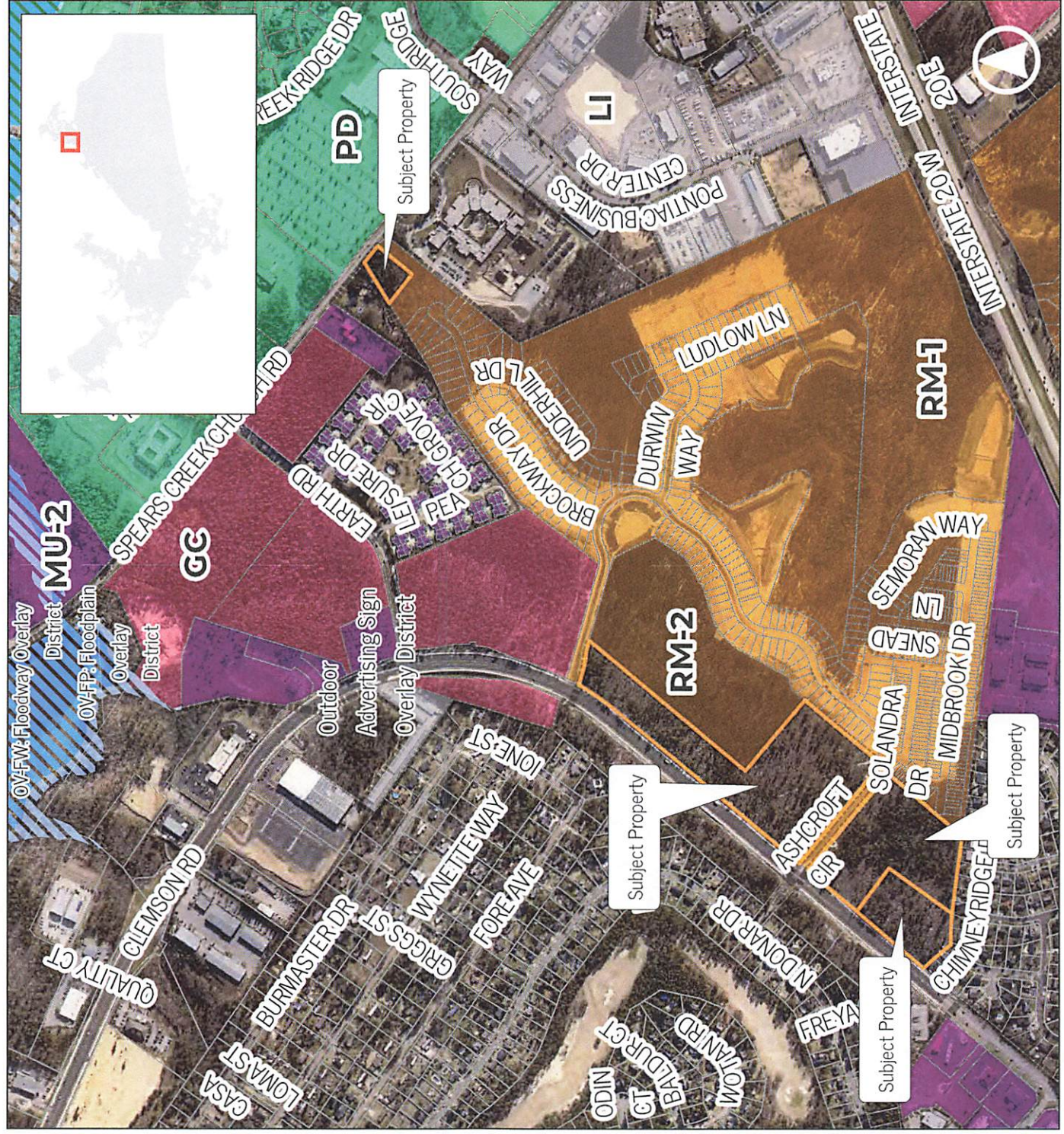
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## Planning & Development Services Department

Created by: ladeforth Date: 6/16/2023



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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 those certain pieces, parcels or lots of land, together with improvements thereon, if any, situate, lying and being located near the City of Columbia, in the County of Richland, State of South Carolina, and shown as  $\pm$  3.9 ac. portion to be annexed,  $\pm$  9.1 ac. portion to be annexed,  $\pm$  15.4 ac. portion to be annexed, and  $\pm$  1.0 ac. portion to be annexed, on an Annexation Exhibit, Project No. 22010, dated April 11, 2023. Said Annexation Exhibit being incorporated by reference for a more complete description of the property.

Richland County TMS:         25700-02-03 (portion) and 25700-02-05 (portion)

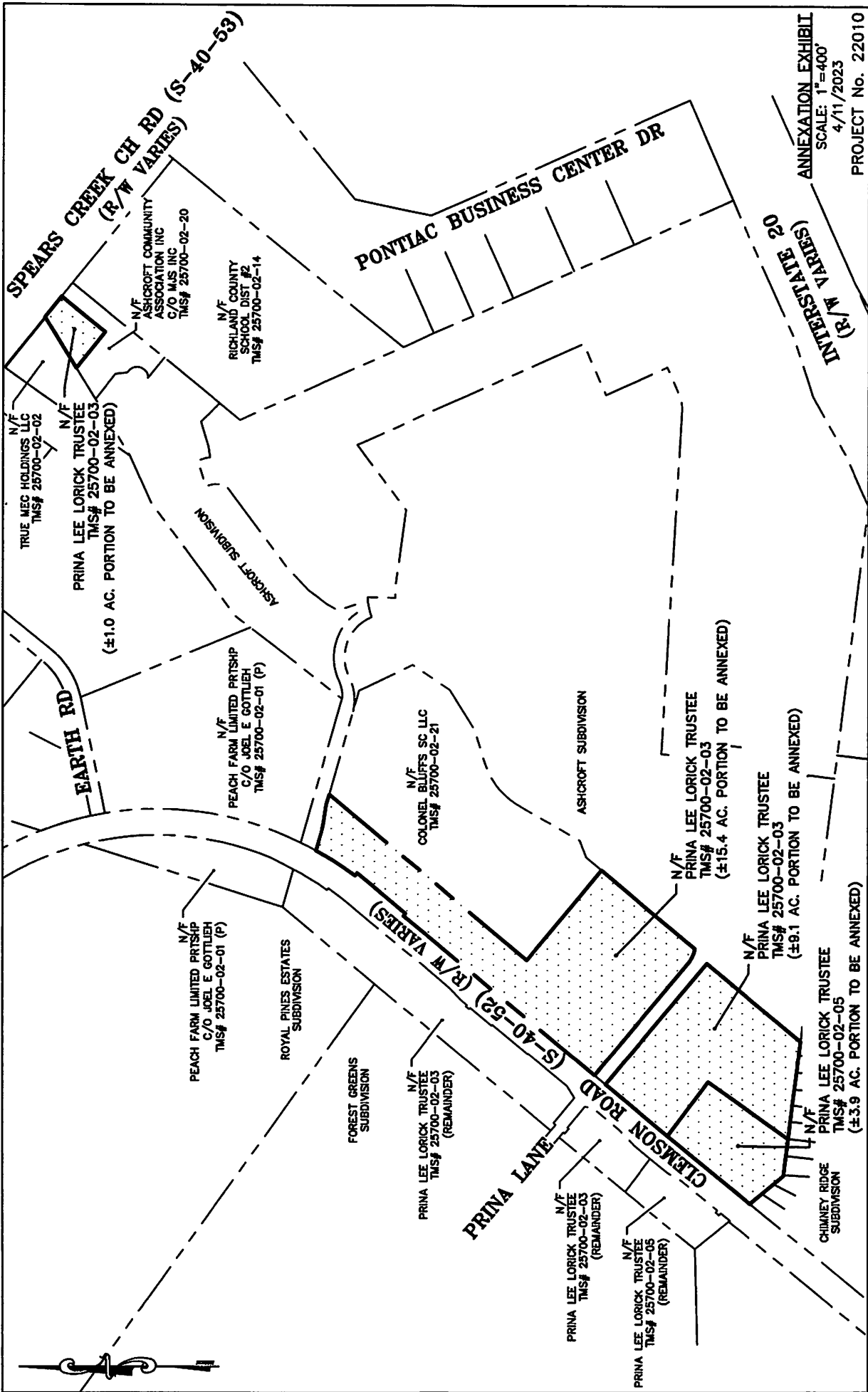
Property Address:              $\pm$  9.1 acre portion,  $\pm$  15.4 acre portion, and  $\pm$  1.0 acre portion of 300 Clemson Road; and  $\pm$  3.9 acre portion of 200 Clemson Road

Lee Lorick Prina II, Successor Trustee

Lee Lorick Prina II, Successor Trustee  
Lee Lorick Prina Revocable Trust  
Agreement, dated September 11, 1992

Date: 5/12/23





ANNEXATION EXHIBIT

SCALE: 1"=400'

4/11/2023

PROJECT No. 22010