

ORIGINAL  
STAMPED IN RED

**ORDINANCE NO.: 2023-092**

*Annexing 408 and 418 Piney Woods Road, Richland County TMS #04910-01-06 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 408 and 418 Piney Woods Road and TMS# 04910-01-06 containing 10.5 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 103.04, and assigned a future land use classification of Transportation and Utilities (TU) and zoning of Light Industrial District (LI).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 04910-01-06

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:

Cheryl B. Wilson  
City Manager

Approved as to form:

City Attorney

Mayor

ATTEST:

Wika D. Hammond  
City Clerk

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

**ORDINANCE NO.: 2023-092**  
**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**

All that certain piece, parcel or tract of land, lying and being situate near the City of Columbia, in Richland County, South Carolina, containing 10.51 acres, more or less, as shown on South Carolina Electric and Gas Co. plat for Piney Wood Road Substation and Service Center site, certified by J. Marshall Murphy, RLS, dated February 27, 1980, last revised August 14, 1980, recorded in plat book Y at page 9523, and being more particularly described as follows:

Beginning at an iron at the northeasternmost corner of the subject property whereat said property corners with property designated as "Midland Trane" along the right-of-way of S. C. Road S-40-674, and running along said right-of-way S 22° 19' E for a distance of 120.41 feet to an iron; thence turning and continuing along said right-of-way S 25° 59' E for a distance of 205.43 feet to an iron; thence turning and running along property designated as "Hardaway Conc." S 69° 38' W for a distance of 50.37 feet to an iron; thence continuing in the same direction along said property for a distance of 1,045.51 feet to an iron; thence turning and running along property designated as "Gemini Assoc." N 26° 15' W for a distance of 251.82 feet to an iron; thence turning and running across the right-of-way of Carolina Pipeline Co. and along property now or formerly of A. Free, Jr. N 26° 12' W for a distance of 178.20 feet to an iron; thence turning and running along property designated as "Harbison State College" N 70° 02' E for a distance of 1,016.46 feet to an iron; thence turning and running along property designated as "Midland Trane" S 30° 19' E for a distance of 96.24 feet to an iron; thence turning and continuing along said property N 70° 25' E for a distance of 82.51 feet to an iron, this being the point of beginning, be all measurements a little more or less.

**LESS AND EXCEPT:**

All that certain parcel of land containing 0.012 acre/527 square feet, more or less, and all improvements thereon, if any, conveyed to the South Carolina Department of Transportation, by deed of South Carolina Electric & Gas Company n/k/a Dominion Energy South Carolina, Inc., recorded August 3, 2020 in the Office of the Register of Deeds for Richland County in Record Book 2514 Page 1509. Said parcel being a shown as the "Area of Acquisition" on Exhibit A, attached to said deed in Record Book 2514 Page 1510 and made a part hereof.

# MEMORANDUM

## Office of the City Manager

TO: Department Heads  
FROM: Teresa Wilson, City Manager  
DATE: June 20, 2023  
RE: **Property Address:** 408 Piney Woods Road and 418 Piney Woods Road  
**Richland County TMS#:** 04910-01-06  
**Owner(s):** South Carolina Electric & Gas Company, n/k/a Dominion Energy South Carolina, Inc.  
**Current Use:** Industrial  
**Proposed Use:** Industrial  
**Current County Land Use:** Mixed Residential (High Density)  
**Proposed City Land Use:** Transportation and Utilities (TU)  
**Current County Zoning:** Light Industrial (M-1)  
**Proposed City Zoning:** Light Industrial (LI)  
**Reason for Annexation:** City Request; Primary Area  
**City Council District:** 1  
**Census Tract:** 103.04

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

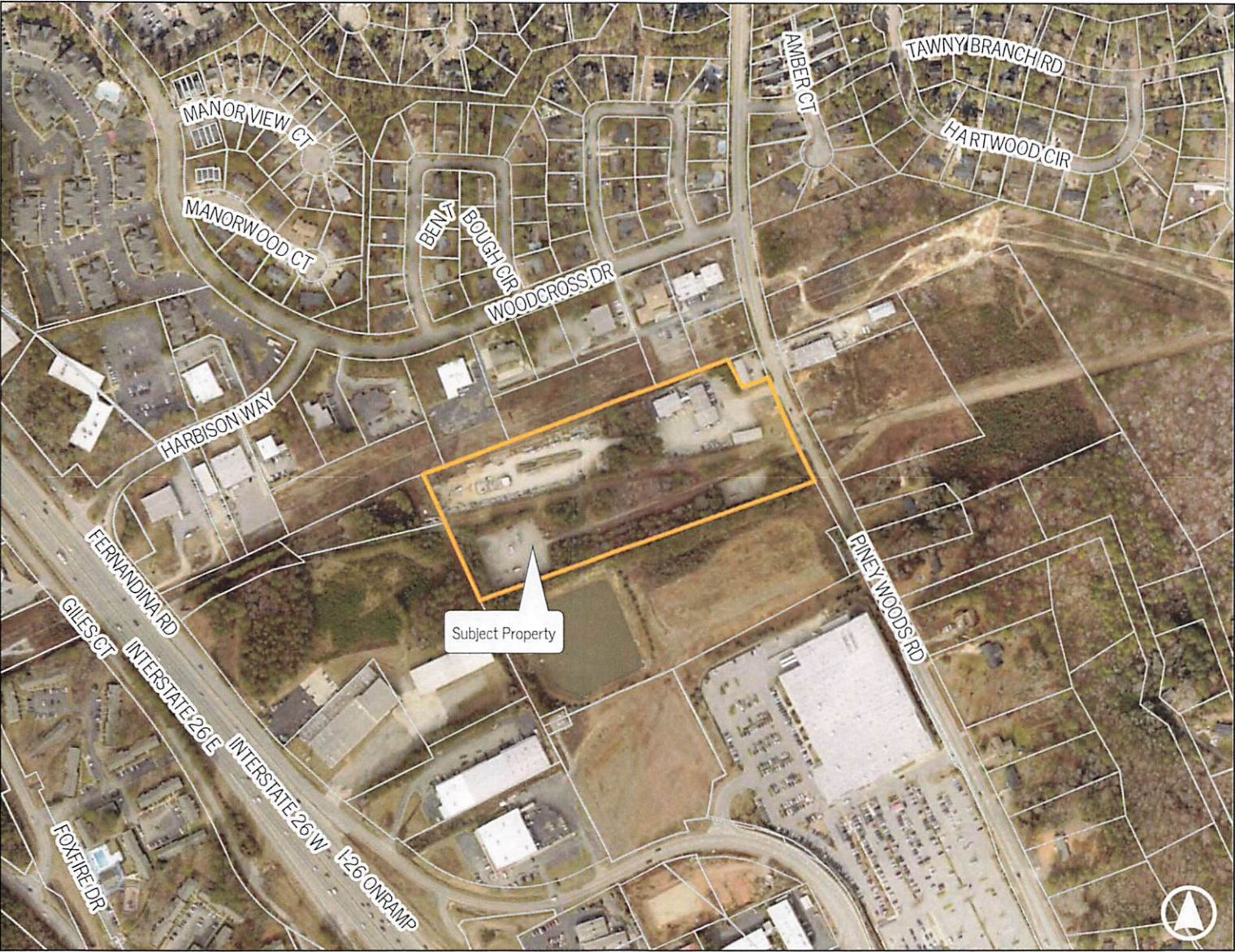
Missy Gentry, Assistant City Manager  
Henry M. Simons, Assistant City Manager  
Teresa Knox, City Attorney  
William Holbrook, Police Chief  
Aubrey Jenkins, Fire Chief  
Dollie Herron, Community Development  
George Adams, Fire Marshal  
Hope Hasty, Zoning Administrator  
Jacquelyn Richburg, Columbia-Richland 911  
David Hatcher, Housing Official  
Richland County Solid Waste Collection  
Lucinda Statler, Planning Administrator  
Brandon Burnette, Development Center Administrator

Planning Commission Land Use Recommendation: TU (Land Use classification) by 5.0  
on 7/13/2023 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: LI (Zoning classification) by 5.0  
on 7/13/2023 (mm/dd/yyyy).

  
(Signature of Annexation Coordinator)







## Future Land Use

### Legend

UCMR-1 - Urban Core Mixed Residential - 1
UCMR-2 - Urban Core Mixed Residential - 2
UCMR-3 - Urban Core Mixed Residential - 3
UEMR - Urban Edge Mixed Residential
UCMF - Urban Core Multi-family
UEMF - Urban Edge Multi-family
UCR-1 - Urban Core Residential Small Lot
UCR-2 - Urban Core Residential Large Lot
UER-1 - Urban Edge Residential Small Lot
UER-2 - Urban Edge Residential Large Lot
UCAC-1 - Urban Core Neighborhood Activity Center
UCAC-2 - Urban Core Community Activity Center
UCAC-3 - Urban Core Regional Activity Center
UEAC-1 - Urban Edge Community Activity Center
UEAC-2 - Urban Edge Regional Activity Center
AC-1 - Neighborhood Activity Corridor
AC-2 - Community Activity Corridor
AC-3 - Regional Activity Corridor
EC - Employment Campus
IND - Industrial
TU - Transportation & Utilities
S/A - Sports/Amusement
C/I - Civic/Institutional
CBA - Central Business Area
ZOO - Riverbanks Zoo & Garden
U/C - Universities/Colleges
FJ - Fort Jackson
T/S - Transitional/Sensitive Lands
Parcels
City Limits

0 400 800 Feet

## Planning & Development Services Department

Created by: ladeforth Date: 6/12/2023



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

408 and 418 Piney Woods Road, TMS# 04910-01-06  
Current Richland Co. Future Land Use: Mixed Residential (High Density)  
Proposed City Future Land Use: Transportation and Utilities (TU)





## Zoning

### Legend

- RM-2: Residential Mixed
- PD: Planned Development
- OV-FW: Floodway Overlay District
- OV-FP: Floodplain Overlay District
- Parcels
- City Limits

408 and 418 Piney Woods Road, TMS# 04910-01-06  
 Current Richland Co. Zoning: Light Industrial (M-1)  
 Proposed City Zoning: Light Industrial (LI)



0 400 800 Feet

## Planning & Development Services Department

Created by: ladeforth Date: 6/12/2023



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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:         See Attached Exhibit "A"

Richland County TMS:         04910-01-06

Property Addresses:         408 Piney Woods Road and 418 Piney Woods Road

South Carolina Electric & Gas Company, n/k/a Dominion Energy South Carolina, Inc.

BY:     Keller Kissam

Date:   May 30, 2023

Keller Kissam  
(Print or Type Name)

Its:     President  
(Print or Type Title)

For: DESC  
Reviewed by  
Legal  
JB

Apr 24, 2023



## Exhibit "A"

### PROPERTY DESCRIPTION

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FILED

N70°02'E  
016.46' (109.82 m)

REGISTER OF  
MESNE CONVEYANCES  
HIGHLAND CNTY. S.O.  
CLARA LEBARTHEIT

N/F  
J.A. FREE, JR.

100

170.20

170.20

25.02 (17.20)

226.28

DIST. LINE ON P/L

100

100

10.51 Acres  
4.25 Hectares

HARDAWAY CONC.

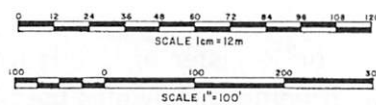
APPROVED FOR RECORDING

DATE Jan. 7, 1981  
NAME Patricia A. Smith TITLE

NOTE:  
☐ 2" Iron driven over  
 Iron (O) found

I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS 1/8500 AND THE AREA WAS DETERMINED BY D.M.D. METHOD OF AREA CALCULATION.

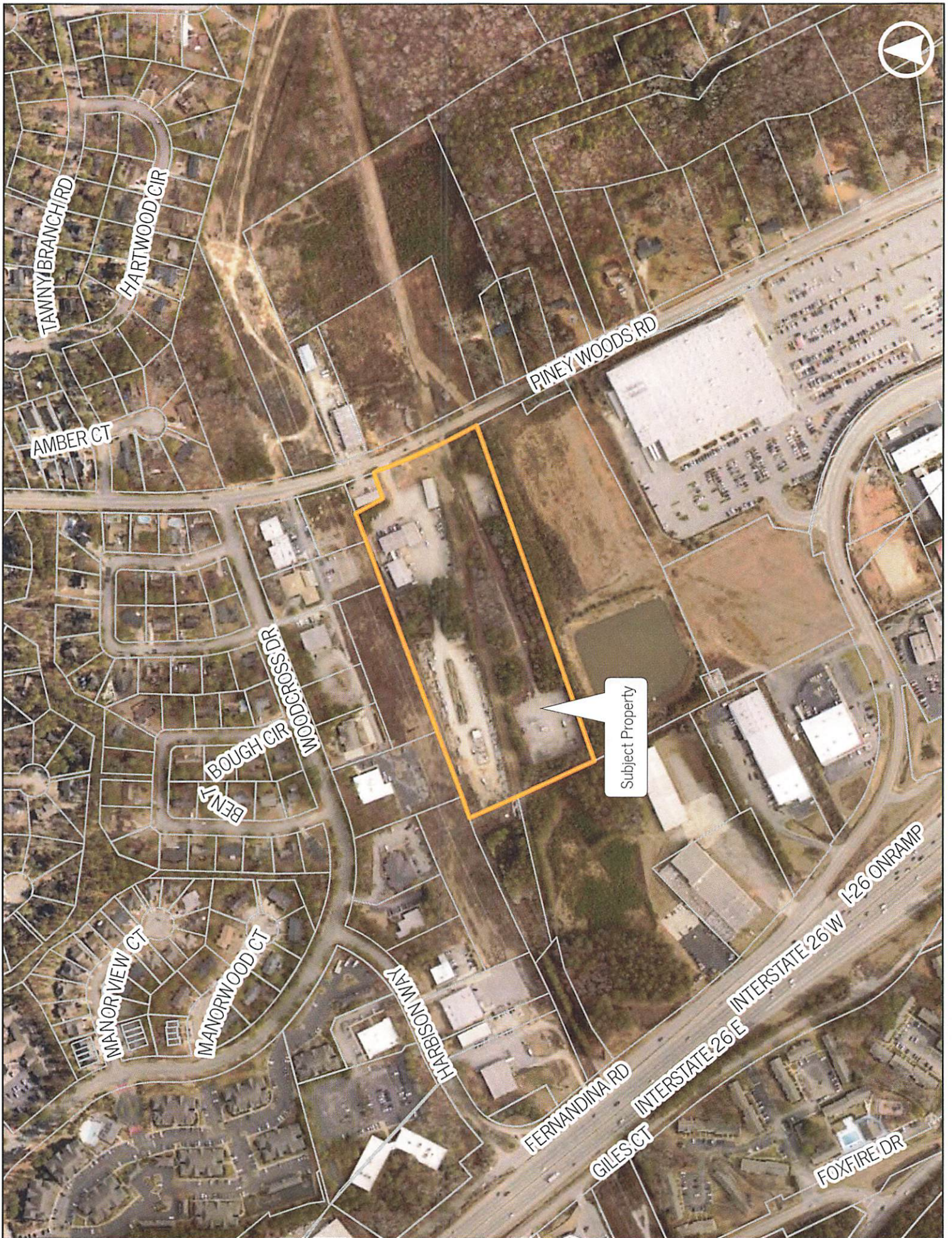
J. MARSHALL MURPHY R.L.S. N° 3780



2	8-14-80	JHP	Revised angles, acres						
1	7-8-80	GAB	REVISED BEARINGS & DISTANCES						
NO.	DATE	BY	REVISION						

DATE		RH2-27-BG		<b>SOUTH CAROLINA ELECTRIC &amp; GAS CO.</b>					
DRAWN BY		JH KITE							
CR		GAB 2-28-IC		FOR PINEY WOOD RD. SUBSTATION & SERVICE CENTER SITE					
DATE									
APP		JMM 10-3-BD		DETAIL PROP. PURCH. FROM MORRIS & KLIME, STEPHEN J. KOOS, CHALMERS W. POSTON MARVIN L. MCARDY, 1st NAT. BANK S.C. TRUSTEE FOR J.H. SHEFLY, JR. EST.					
APP		CAW 07-9B							
DATE									
APP		MHT 10-10-BE		SCALE 1"=10'					
DATE				B-20402					
APP				SHEET   OF   SHEETS					
DATE				2					
M.F. INDEX		CODE		CARGO NO.					







# EXHIBIT "A"

THIS EXHIBIT IS A GRAPHIC REPRESENTATION OF THE "AREA OF ACQUISITION" AND IS IN DIRECT REFERENCE TO ENGINEERING PLANS, A COPY OF WHICH CAN BE OBTAINED FROM SCOTT HEADQUARTERS, 855 PARK STREET, COLUMBIA, SC 29201. ADDITIONALLY, UPON COMPLETION OF CONSTRUCTION, A REASONABLE RIGHT OF WAY PLAT SHALL BE SUBMITTED TO THE REGISTER OF DEEDS IN COMPLIANCE WITH SCOTT STANDARD DRAWING 809-102-00.

