

ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2023-107

Annexing 5706 and 5710 Fairfield Road, 602 Oakland Avenue, 721 and 731 Prescott Road, and NX809 and NX815 Woodside Avenue, Richland County TMS #11707-02-01, 11707-02-02, 11707-02-03, 11707-02-44, 11708-06-02, 11708-06-06, and 11708-06-07 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 3rd day of October, 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 *5706 and 5710 Fairfield Road, 602 Oakland Avenue, 721 and 731 Prescott Road, and NX809 and NX815 Woodside Avenue, Richland County TMS #11707-02-01, 11707-02-02, 11707-02-03, 11707-02-44, 11708-06-02, 11708-06-06, and 11708-06-07* containing 5.13 acres, further identified in Exhibit 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 106, and assigned future land use classifications of Community Activity Corridor (AC-2) and Urban Edge Residential Small Lot (UER-1), as shown in Exhibit B, and zoning of General Commercial District (GC) and Mixed Use District (MU-1), as shown in Exhibit C.

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NOS.: 11707-02-01, 11707-02-02, 11707-02-03, 11707-02-44, 11708-06-02, 11708-06-06, and 11708-06-07

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. Whitson
City Manager

Approved as to form:

City Attorney

Introduced: 9/19/2023
Final Reading: 10/3/2023

Mayor

ATTEST:

Erika D. Hammond
City Clerk

ORDINANCE NO.: 2023-107
EXHIBIT "A"
PROPERTY DESCRIPTION

ALL that certain piece, parcel or lot of land, together with any improvements thereon, situate, lying and being on the Eastern Side of Fairfield Road, near the City of Columbia, in the County of Richland, State of South Carolina, containing 0.20 acre, more or less, and being shown and delineated on a survey prepared for Camp Cola LLC by Baxter Land Surveying Co., Inc., dated March 13, 2023 and recorded in the Office of the ROD for Richland County in Book 2824 at Page 1758. Reference to said plat is hereby made for a more complete and accurate description. All measurements are a little more or less.

ALSO:

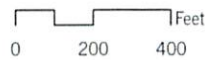
ALL that certain, piece, parcel or lot of land, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing 0.83 acres more or less situate, lying and being shown on a plat prepared for Bruce Jackson Oswald, by Carl W. Bostick, P.L.S. Reg. No. 4786 dated April 5, 2007, revised September 9, 2008 and being recorded in the Richland County ROD in Book 1464 at Page 2808. Be all said measurements a little more or less.

ALSO:

ALL that certain piece, parcel or lot of land, together with improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, being shown and delineated as "Parcel B", containing 1.81 acres, more or less, on a Boundary Plat prepared for Tammy O. Brackett by Bostik Surveying, dated April 5, 2007 and August 21, 2007 (revised September 9, 2008 and May 7, 2009) and recorded May 13, 2009 in the Office of the Register of Deeds for Richland County in Record/Plat Book 1521, Page 272. Said plat is hereby adopted and incorporated herein by reference for a more complete and accurate description; all measurements being a little more or less.

ORDINANCE NO.: 2023-107
EXHIBIT "B"
FUTURE LAND USE CLASSIFICATIONS

Future Land Use



**Planning & Development
Services Department**

Created by: sw Hudson Date: 7/17/2023

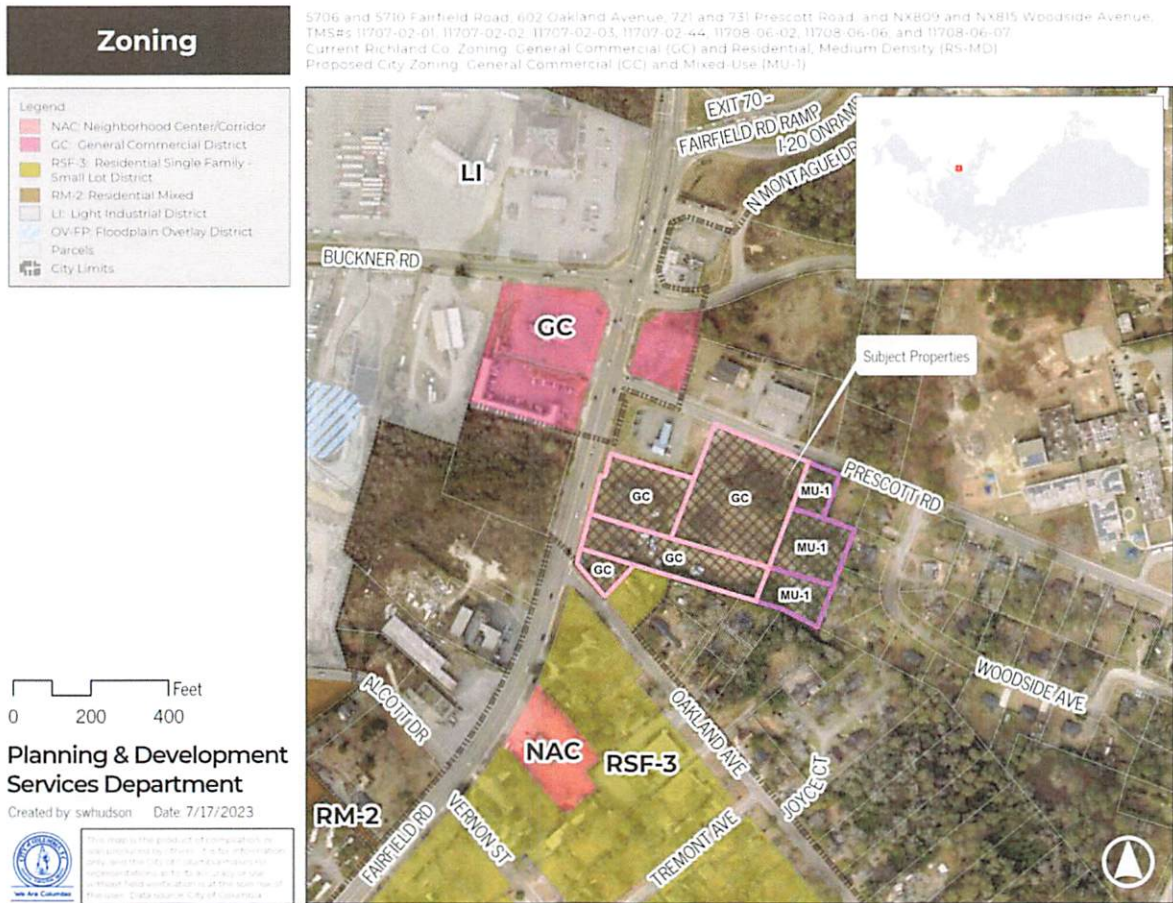


This map is the product of computerized data processing and is not to be used for any purpose other than that for which it was prepared. It is not to be used for any purpose other than that for which it was prepared. It is not to be used for any purpose other than that for which it was prepared.

5706 and 5710 Fairfield Road, 602 Oakland Avenue, 721 and 731 Prescott Road, and NX809 and NX815 Woodside Avenue
 TMSAs 11707-02-01, 11707-02-02, 11707-02-03, 11707-02-44, 11708-06-02, 11708-06-06, and 11708-06-07
 Current Richland Co. Future Land Use: Community Activity Center, Mixed Residential, and Priority Investment Area
 Proposed City Future Land Use: Community Activity Corridor (AC-2) and Urban Edge Residential Small Lot (UER-1)



ORDINANCE NO.: 2023-107
EXHIBIT "C"
ZONING DISTRICTS



MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: July 18, 2023

RE: **Property Address:** 5706 and 5710 Fairfield Road, 602 Oakland Avenue, 721 and 731 Prescott Road, and NX809 and NX815 Woodside Avenue
Richland County TMS#: 11707-02-01, 11707-02-02, 11707-02-03, 11707-02-44, 11708-06-02, 11708-06-06, and 11708-06-07
Owner(s): Camp Cola LLC
Current Use: Undeveloped, Residential, and Residential on Commercial Land
Proposed Use: Commercial
Current County Land Use: Mixed Residential (High Density) in a Community Activity Center and a Priority Investment Area
Proposed City Land Use: Community Activity Corridor (AC-2) and Urban Edge Residential Small Lot (UER-1)
Current County Zoning: General Commercial (GC) and Residential Single Family - Medium Density (RS-MD)
Proposed City Zoning: General Commercial District (GC) and Mixed Use District (MU-1)
Reason for Annexation: Zoning Map Amendment; Secondary Area
City Council District: 1
Census Tract: 106

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 **August 10, 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/UER-1 (Land Use classification) by 5-0
on 8/10/23 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: GC/MD-1 (Zoning classification) by 5-0
on 8/10/23 (mm/dd/yyyy).


(Signature of Annexation Coordinator)

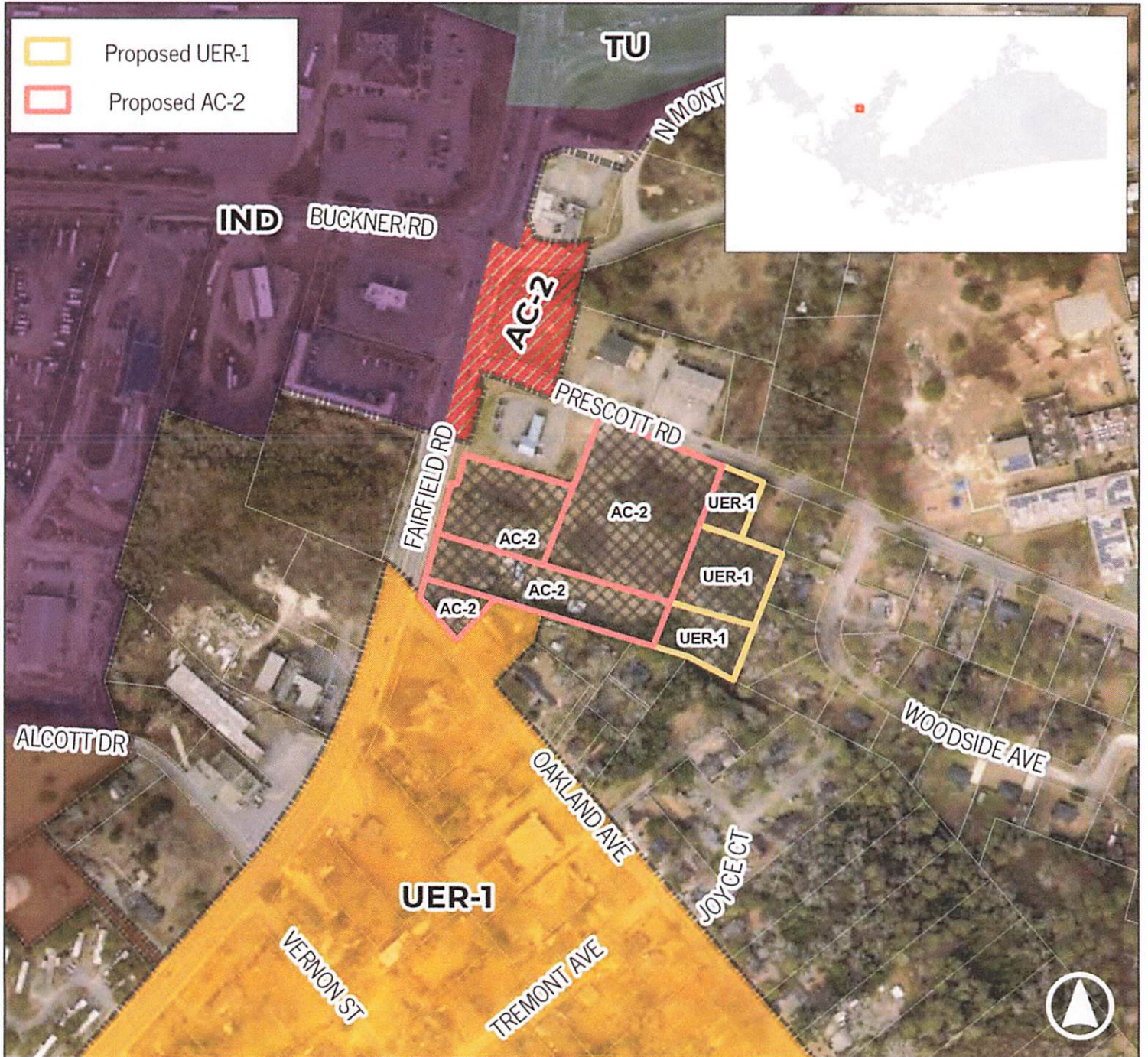


Future Land Use

5706 and 5710 Fairfield Road, 602 Oakland Avenue, 721 and 731 Prescott Road, and NX809 and NX815 Woodside Avenue;
TMS#s 11707-02-01, 11707-02-02, 11707-02-03, 11707-02-44, 11708-06-02, 11708-06-06, and 11708-06-07
Current Richland Co. Future Land Use: Community Activity Center, Mixed Residential, and Priority Investment Area
Proposed City Future Land Use: Community Activity Corridor (AC-2) and Urban Edge Residential Small Lot (UER-1)

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



Planning & Development Services Department

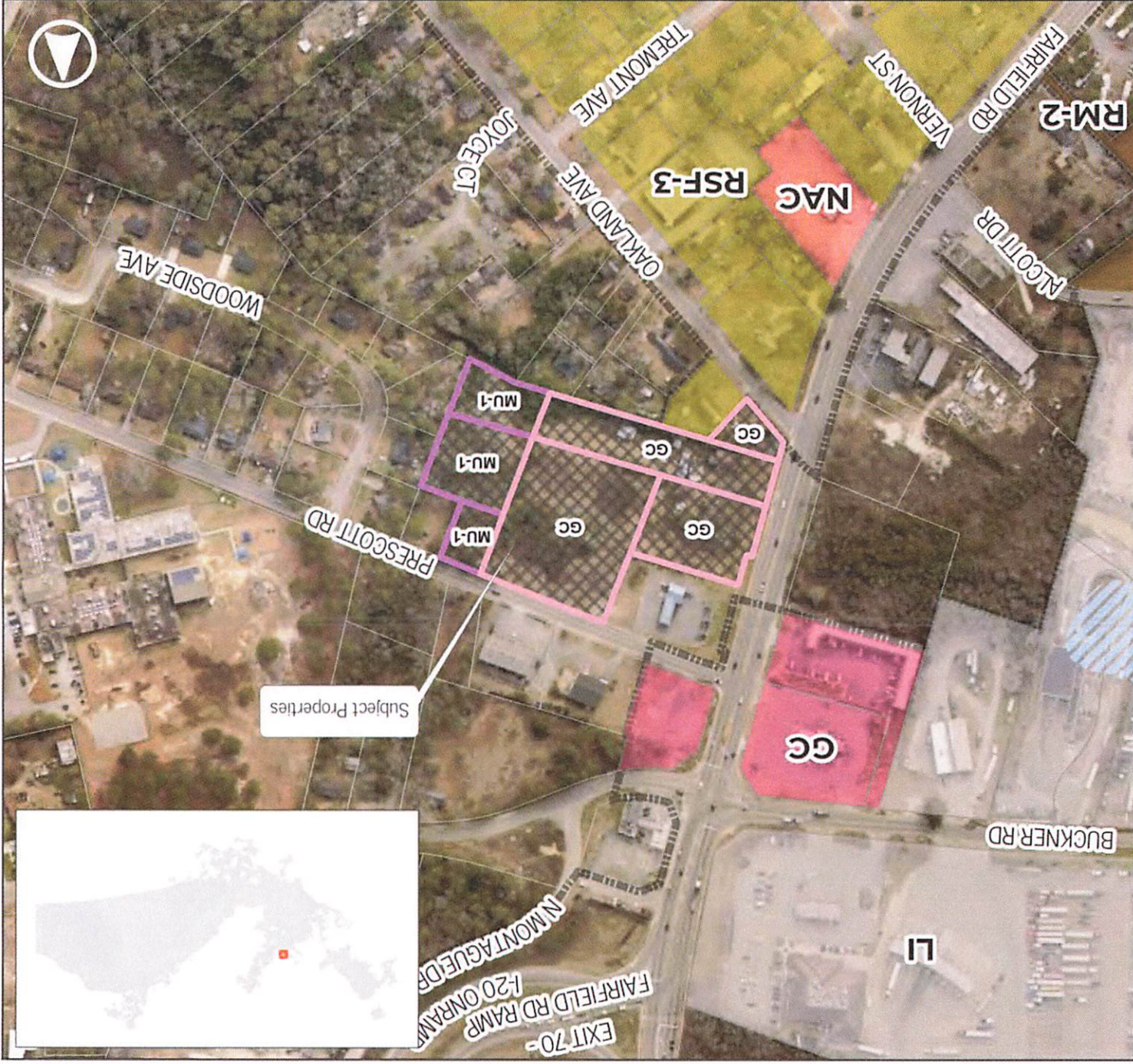
Created by: swudson Date: 7/17/2023



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

Zoning

5706 and 5710 Fairfield Road, 602 Oakland Avenue, 721 and 731 Prescott Road, and NX809 and NX815 Woodside Avenue; TMS#s 11707-02-01, 11707-02-02, 11707-02-03, 11707-02-44, 11708-06-02, 11708-06-06, and 11708-06-07
Current Richland Co. Zoning: General Commercial (GC) and Residential, Medium Density (RS-MD)
Proposed City Zoning: General Commercial (GC) and Mixed-Use (MU-1)

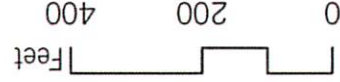


Legend

	City Limits
	Parcels
	OV-FP: Floodplain Overlay District
	LI: Light Industrial District
	RM-2: Residential Mixed
	Small Lot District
	RSF-3: Residential Single Family -
	GC: General Commercial District
	NAC: Neighborhood Center/Corridor

Planning & Development Services Department

Created by: swahudson Date: 7/17/2023



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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: See Attached Exhibit "A"

Richland County TMS: 11707-02-44, 11708-06-06, 11708-06-07

Property Addresses: 602 Oakland Avenue, 5710 Fairfield Road, 721 Prescott Road

Camp Cola LLC

BY: Ronald Campbell
(Signature)

Date: 6/2/23

Ronald Campbell
(Print or Type Name)

ITS: Member
(Print or Type Title)

Exhibit "A"

PROPERTY DESCRIPTION

ALL that certain piece, parcel or lot of land, together with any improvements thereon, situate, lying and being on the Eastern Side of Fairfield Road, near the City of Columbia, in the County of Richland, State of South Carolina, containing 0.20 acre, more or less, and being shown and delineated on a survey prepared for Camp Cola LLC by Baxter Land Surveying Co., Inc., dated March 13, 2023 and recorded in the Office of the ROD for Richland County in Book 2824 at Page 1758. Reference to said plat is hereby made for a more complete and accurate description. All measurements are a little more or less.

ALSO:

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PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED EASEMENTS OR RESTRICTIONS NOT OBSERVED AND TO INFORMATION REVEALED IN A COMPLETE TITLE SEARCH. THE SURVEYOR DID NOT PERFORM A TITLE SEARCH. UNDERGROUND UTILITIES MAY BE PRESENT BUT THEIR LOCATION WAS NOT DETERMINED.

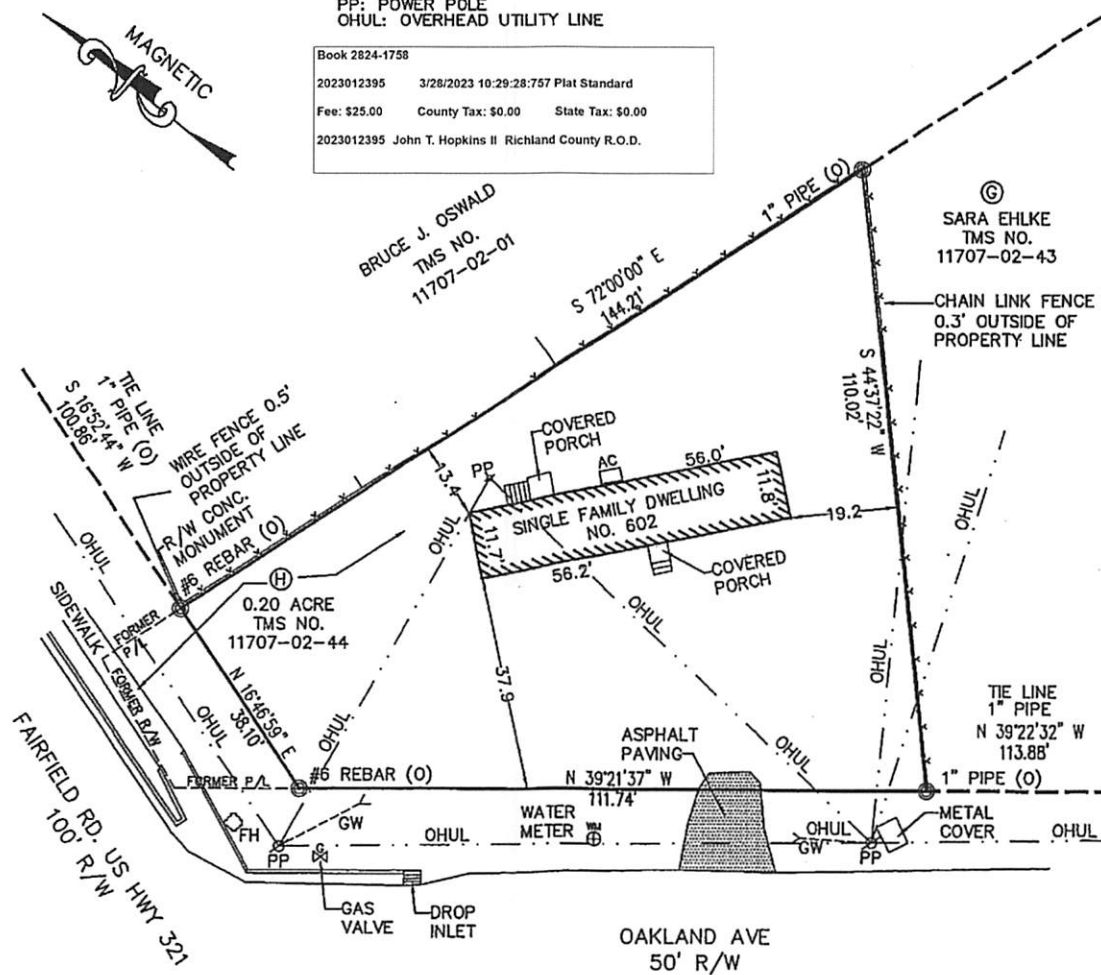
PP: POWER POLE
OHUL: OVERHEAD UTILITY LINE

Book 2824-1758

2023012395 3/28/2023 10:29:28.757 Plat Standard

Fee: \$25.00 County Tax: \$0.00 State Tax: \$0.00

2023012395 John T. Hopkins II Richland County R.O.D.



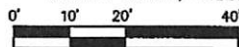
EXEMPTION FROM REVIEW PROCESS
This plat is a SURVEY of an existing lot of record with no changes to existing lot lines.

Rosser W. Baxter, Jr.
ROSSER W. BAXTER, JR.
SC REGISTERED LAND SURVEYOR NO. 7613

PLAT PREPARED FOR
CAMP COLA LLC

RICHLAND COUNTY, NEAR COLUMBIA SC

THE SAME BEING SHOWN AS LOT "H" ON PLAT OF SURVEY PREPARED FOR G.B. & RUTH MOSTELLA BY EVETT & FINLEY ENGINEERS & SURVEYORS, DATED MAY 10, 1956 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RICHLAND COUNTY IN PLAT BOOK 8, PAGE 25. REFERENCE ALSO SCDOT PLANS - DOCKET 60.569, SHEET 32.



1" = 20'

BAXTER LAND SURVEYING CO., INC.
2204 DEVINE STREET
COLUMBIA, SC 29205
(803)-252-8564

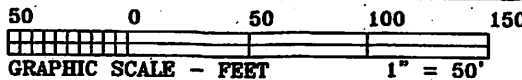
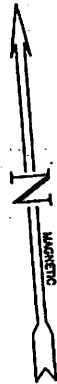


I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

Rosser W. Baxter, Jr.
ROSSER W. BAXTER, JR. SCRLS NO. 7613

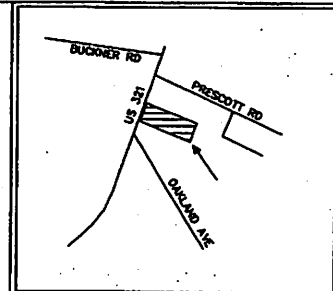
FB 281, PG 10
602 oakland.dwg

MARCH 13, 2023



LEGEND:

- IPF = IRON PIN FOUND
- IPS = IRON PIN SET 1/2" REBAR WITH CAP
- CMF = CONCRETE MONUMENT FOUND
- CMS = CONCRETE MONUMENT SET
- CP = CALCULATED POINT
- N/F = NOW OR FORMERLY
- C/L = CENTER LINE
- PP = POWER POLE
- SD = STORM DRAIN
- CB = CATCH BASIN
- TP = TELEPHONE PEDESTAL
- WM = WATER METER
- WV = WATER VALVE
- SSMH = SEWER MANHOLE
- LP = LIGHT POLE
- GM = GAS METER
- GV = GAS VALVE
- FH = FIRE HYDRANT
- E-E-E-E-E = UNDER GROUND ELECTRIC
- S-S-S-S-S = SEWER LINE
- W-W-W-W-W = WATER LINE
- G-G-G-G-G = GAS LINE



LOCATION MAP

REFERENCE PLAT:
PORTION OF A PLAT PREPARED FOR MINNIE L.
BROOME BY JAMES COVINGTON DATED
6-29-1934.

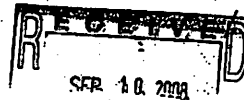


BOSTICK SURVEYING
7573 ST. ANDREWS ROAD
P.O. BOX 283
IRMO, S.C. 29063
(803) 732-0393

Richland County, South Carolina
Approved For Recording
Date 09/12/08 MS-08-175
Sean A. Busbee
Sean A. Busbee, Land Dev. Plans Reviewer

**CLOSING
PLAT PREPARED FOR
Bruce Jackson Oswald**

I HEREBY STATE 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 MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.



STATE OF SOUTH CAROLINA
COUNTY OF RICHLAND
TAX MAP NO 11708-06-08

Carl W. Bostick 9/8/08
CARL W. BOSTICK, P.L.S. REG. NO. 4786

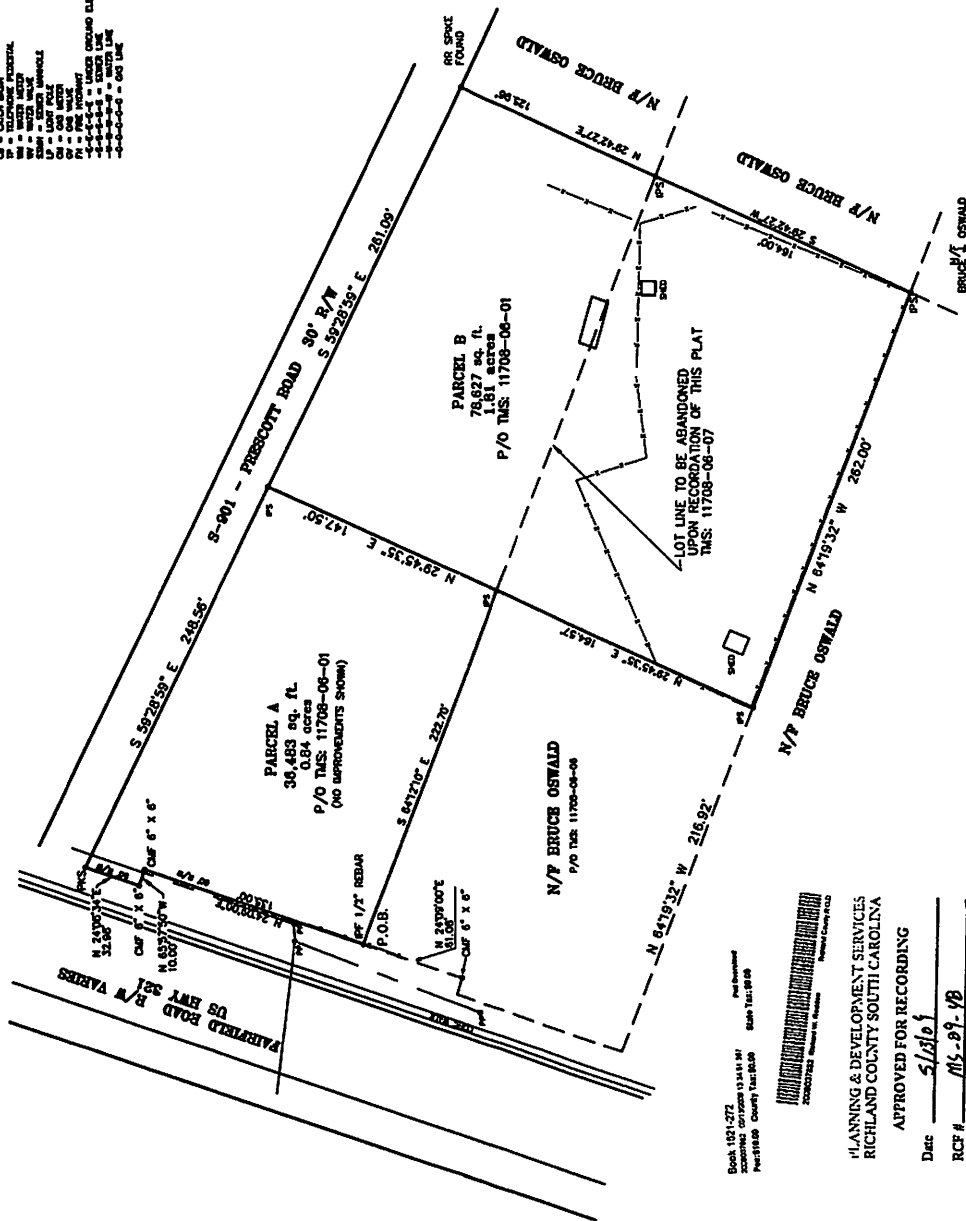
528-B3 DATE: APRIL 5, 2007 JOB #2711 REVISED SEPTEMBER 9, 2008 FOR LOT SPLIT

Book 1484-2808
2008075336 09/23/2008 14:09:22.250
Page Overlaid 11 of 17
Status Tax: \$0.00
County Tax: \$0.00
2008075336 Richard W. Hooten
Richland County RCD

[illegible]

LOCATION MAP

REFERENCE PLAT:
PORTION OF A PLAT PREPARED FOR LEWIS L
BROOME BY JAMES COMINGTON DATED
6-28-1934



BOUNDARY
PLAT PREPARED FOR

Tammy O. Brackett

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NARRAN STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS¹ SURVEY AS SPECIFIED THEREIN.

STATE OF SOUTH CAROLINA
COUNTY OF RICHLAND
TAX MAP NO. 1708-08-08

[illegible]

**PLANNING & DEVELOPMENT SERVICES
RICHLAND COUNTY SOUTH CAROLINA**

APPROVED FOR RECORDING

Date 5/13/09

PCF # MS-89-48

14 B/14

BOSTICK SURVEYING
7573 ST. ANDREW'S ROAD
P.O. BOX 243
MORGAN, S.C. 29063
(803) 732-0383

Carl W. Bostick 5/11/89
CARL W. BOSTICK, P.L.S. REG. NO. 4786

528-83 DATE: APRIL 5, 2007 JOB #2711
528-83 DATE: AUGUST 21, 2007 JOB #2745
REVISED SEPTEMBER 8, 2008 TO COMBINE PARCELS
REVISED MAY 7, 2009 TO CREATE PARCEL A & B

100 12745

[illegible]

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 those certain pieces, parcels, or lots of land, together with any improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, together containing 2.3 acres, more or less, and shown and designated as lots 01, 02, and 03, block 02 of Richland County Tax Map 11707; and lot 02, block 06 of Richland County Tax Map 11708. Said parcels having approximately such boundaries and measurements as are shown on said tax maps.

Richland County TMS: 11707-02-02, 11702-02-02, 11707-02-03, 11708-06-02

Property Addresses: 5706 Fairfield Road, NX815 Woodside Avenue, NX809 Woodside Avenue, 731 Prescott Road

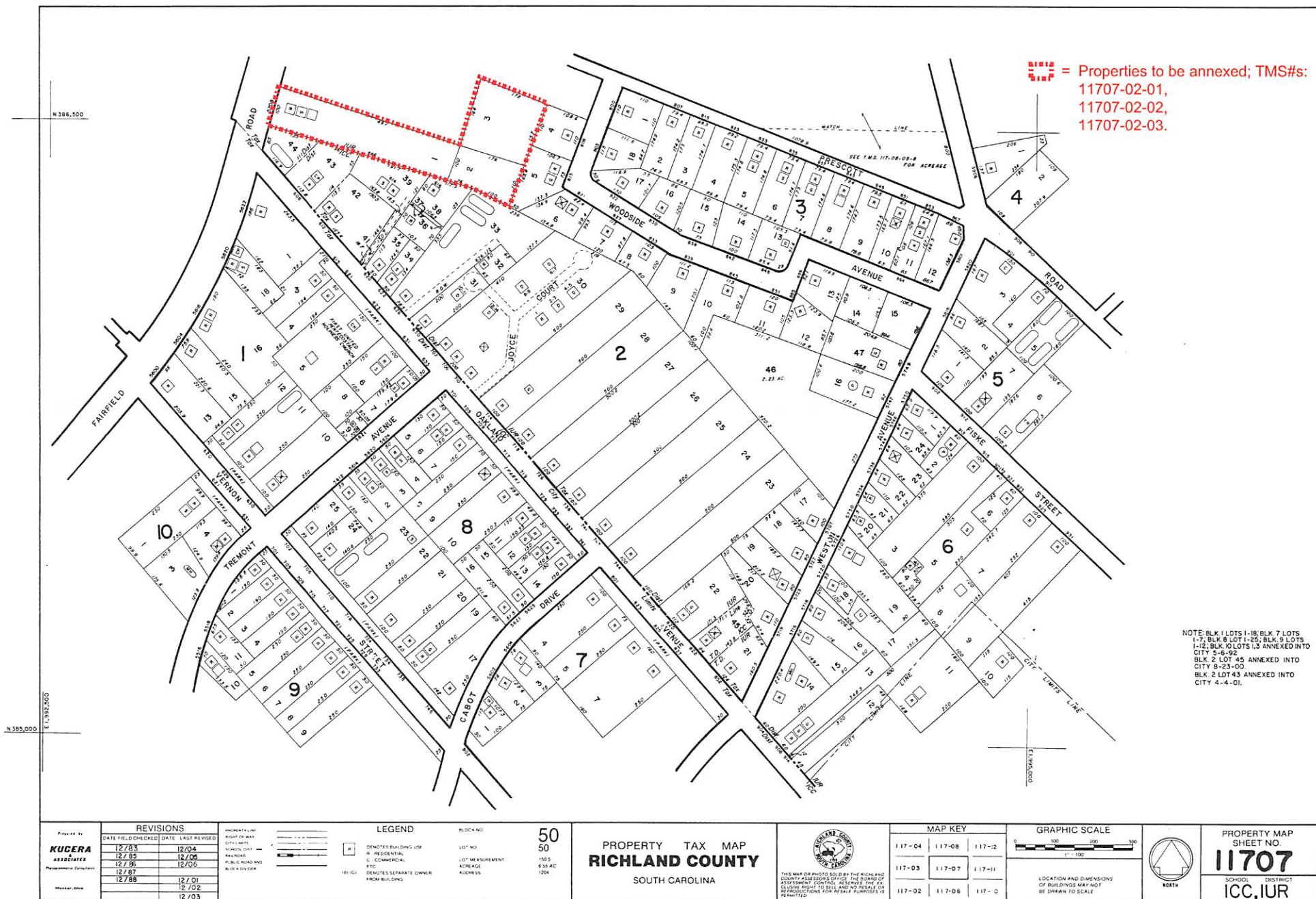
Camp Cola LLC

BY: Ronald Campbell
(Signature)

Date: 6/2/23

Ronald Campbell
(Print or Type Name)

ITS: Member
(Print or Type Title)



11708-06-02 = Property to be annexed; TMS#:

