

ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2024-013

Annexing 507, 507A, 509, 505 U and 513 U Piney Grove Road, 0.13 acre and 9.64 acres W/S Piney Grove Road, 4010, 4028 and 4032 Fernandina Road, 0.07 acre N/S Fernandina Road and 0.01 acre E/S Fernandina Road, Richland County TMS #04913-01-01, TMS #04913-01-06, TMS #04913-01-07, TMS #04913-01-08, TMS #04913-01-09 and TMS #04914-01-01 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 7th day of May, 2024, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.
2. The property identified as 507, 507A, 509, 505 U and 513 U Piney Grove Road, 0.13 acre and 9.64 acres W/S Piney Grove Road, 4010, 4028 and 4032 Fernandina Road, 0.07 acre N/S Fernandina Road and 0.01 acre E/S Fernandina Road, Richland County TMS #04913-01-01, TMS #04913-01-06, TMS #04913-01-07, TMS #04913-01-08, TMS #04913-01-09 and TMS #04914-01-01 containing 31.17 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 (Richland) and 211.11 (Lexington), and assigned a future land use classification of Regional Activity Corridor (AC-3) and zoning of General Commercial District (GC).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NOS.: 04913-01-01, 04913-01-06, 04913-01-07, 04913-01-08, 04913-01-09 and 04914-01-01

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: 3/19/2024
Final Reading: 5/7/2024

Mayor

ATTEST:


City Clerk

ORDINANCE NO.: 2024-013
EXHIBIT "A"
PROPERTY DESCRIPTION

All those certain pieces, parcels or lots of land, together with the improvements thereon, situate, lying and being near the City of Columbia, in the Counties of Richland and Lexington, State of South Carolina, and being shown and delineated as Parcel Numbers one (1), two (2), three (3), four (4), five (5), and six (6), containing 31.17 acres on a plat prepared for Costco Wholesale Corporation by Cox and Dinkins, Inc., dated June 14, 2017, and recorded at the Richland County R.O.D. on June 26, 2017, in Book 2223 at page 1679 and at the Lexington County R.O.D. on August 7, 2017 in Book 19402 at page 201, the plat being incorporated by reference for a more complete description of the property.

LESS AND EXCEPT all that certain parcel of land conveyed to the South Carolina Department of Transportation, containing 0.006 acre/283 square feet, more or less, and all improvements thereon, if any, shown as the "Area of Acquisition" on Exhibit A of a deed of Costco Wholesale Corporation, recorded in the Office of the ROD for Richland County, on March 6, 2020 in Book 2475 Page 1626.

MEMORANDUM

Office of the City Manager

TO: Department Heads
FROM: Teresa Wilson, City Manager
DATE: January 17, 2024
RE: **Property Address:** 507, 507A, 509, 505 U, and 513 U Piney Grove Road, 0.13 acre and 9.64 acres W/S Piney Grove Road, 4010, 4028, and 4032 Fernandina Road, 0.07 acre N/S Fernandina Road, and 0.01 acre E/S Fernandina Road
Richland County TMS#: 04913-01-01, 04913-01-06, 04913-01-07, 04913-01-08, 04913-01-09, and 04914-01-01
Owner(s): Costco Wholesale Corporation
Current Use: Commercial
Proposed Use: Commercial
Current County Land Use: Mixed Residential (High Density)
Proposed City Land Use: Regional Activity Corridor (AC-3)
Current County Zoning: General Commercial (GC)
Proposed City Zoning: General Commercial District (GC)
Reason for Annexation: Municipal Services; Primary Area
City Council District: 1
Census Tract: 103.04 (Richland) and 211.11 (Lexington)

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.

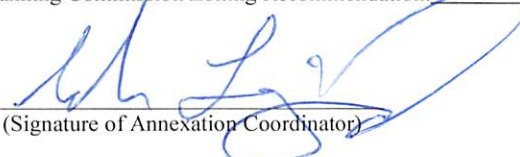
Planning & Development Services staff will see to it that this matter is placed on the **February 8, 2024** Planning Commission agenda. Planning & Development Services staff will notify the City Attorney of the Planning Commission's zoning recommendation by forwarding a copy of this form, completed, as soon as the Planning Commission has met.

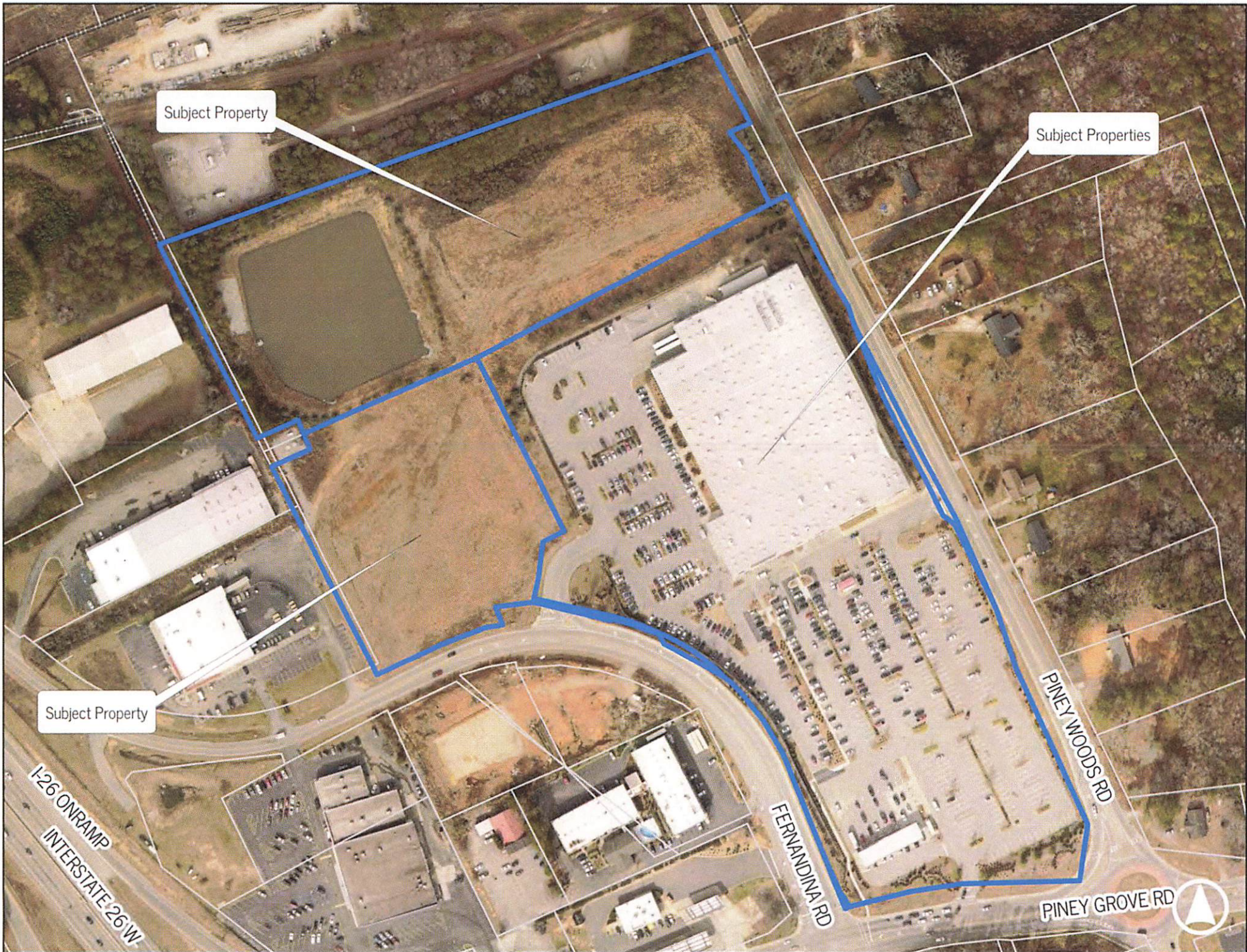
/atl
Attachments

- cc:
- | | |
|---|--|
| Clint Shealy, Assistant City Manager | Missy Gentry, Assistant City Manager |
| Jeff Palen, Assistant City Manager/CFO | Henry M. Simons, Assistant City Manager |
| Dana Higgins, Director, Engineering | Teresa Knox, City Attorney |
| Frank Eskridge, Director, Utilities | William Holbrook, Police Chief |
| Robert Anderson, Public Works Director | Aubrey Jenkins, Fire Chief |
| Krista Hampton, Planning & Development Services | Dollie Herron, Community Development |
| Kelly Smith, Business License Administrator | George Adams, Fire Marshal |
| Greg Williams, Business Liasion | Hope Hasty, Zoning Administrator |
| Tiffany Latimer, Customer Care Administrator | Wendy Royal, Columbia-Richland 911 |
| Todd Beiers, Building Official | David Hatcher, Housing Official |
| Michelle Brazell, Engineering | Richland County Solid Waste Collection |
| Police Planning & Research | Lucinda Statler, Planning Administrator |
| Alfreda Tindal, Richland Co. 911 Addressing Coordinator | Brandon Burnette, Development Center Administrator |

Planning Commission Land Use Recommendation: AC-3 (Land Use classification) by 5-0
on 2/8/24 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: GC (Zoning classification) by 5-0
on 2/8/24 (mm/dd/yyyy).


(Signature of Annexation Coordinator)



Subject Property

Subject Properties

Subject Property

I-26 ONRAMP
INTERSTATE 26 W

FERNANDINA RD

PINEY WOODS RD

PINEY GROVE RD

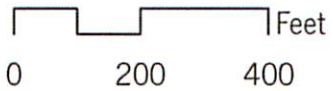


Future Land Use

505, 507, 513 Piney Grove Rd, and 4032 Fernandina Rd; TMS# 04913-01-01, -06, -07, -08, -09 and 04914-01-01
 Current Richland Co. Future Land Use: Mixed Residential (High Density)
 Proposed City Future Land Use: Regional Activity Corridor (AC-3)

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: 12/21/2023



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Zoning

505, 507, 513 Piney Grove Rd, and 4032 Fernandina Rd;
TMS# 04913-01-01, -06, -07, -08, -09 and 04914-01-01
Current Richland Co. Zoning: General Commercial (GC)
Proposed City Zoning: General Commercial (GC)

Legend

- LI: Light Industrial District
- PD: Planned Development
- Parcels
- City Limits



0 200 400 Feet

Planning & Development
Services Department

Created by: swhudson Date: 12/21/2023



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

STATE OF SOUTH CAROLINA)
)
COUNTIES OF RICHLAND AND LEXINGTON)

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.

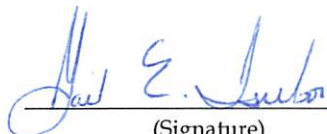
Property Description: All those certain pieces, parcels or lots of land, together with the improvements thereon, situate, lying and being near the City of Columbia, in the Counties of Richland and Lexington, State of South Carolina, and being shown and delineated as Parcel Numbers one (1), two (2), three (3), four (4), five (5), and six (6), containing 31.17 acres on a plat prepared for Costco Wholesale Corporation by Cox and Dinkins, Inc., dated June 14, 2017, and recorded at the Richland County R.O.D. on June 26, 2017, in Book 2223 at page 1679 and at the Lexington County R.O.D. on August 7, 2017 in Book 19402 at page 201, the plat being incorporated by reference for a more complete description of the property.

LESS AND EXCEPT all that certain parcel of land conveyed to the South Carolina Department of Transportation, containing 0.006 acre/283 square feet, more or less, and all improvements thereon, if any, shown as the "Area of Acquisition" on Exhibit A of a deed of Costco Wholesale Corporation, recorded in the Office of the ROD for Richland County, on March 6, 2020 in Book 2475 Page 1626.

Richland County TMS: 04913-01-01, 04913-01-06, 04913-01-07, 04913-01-08, 04913-01-09, 04914-01-01

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Costco Wholesale Corporation

BY: 
(Signature)

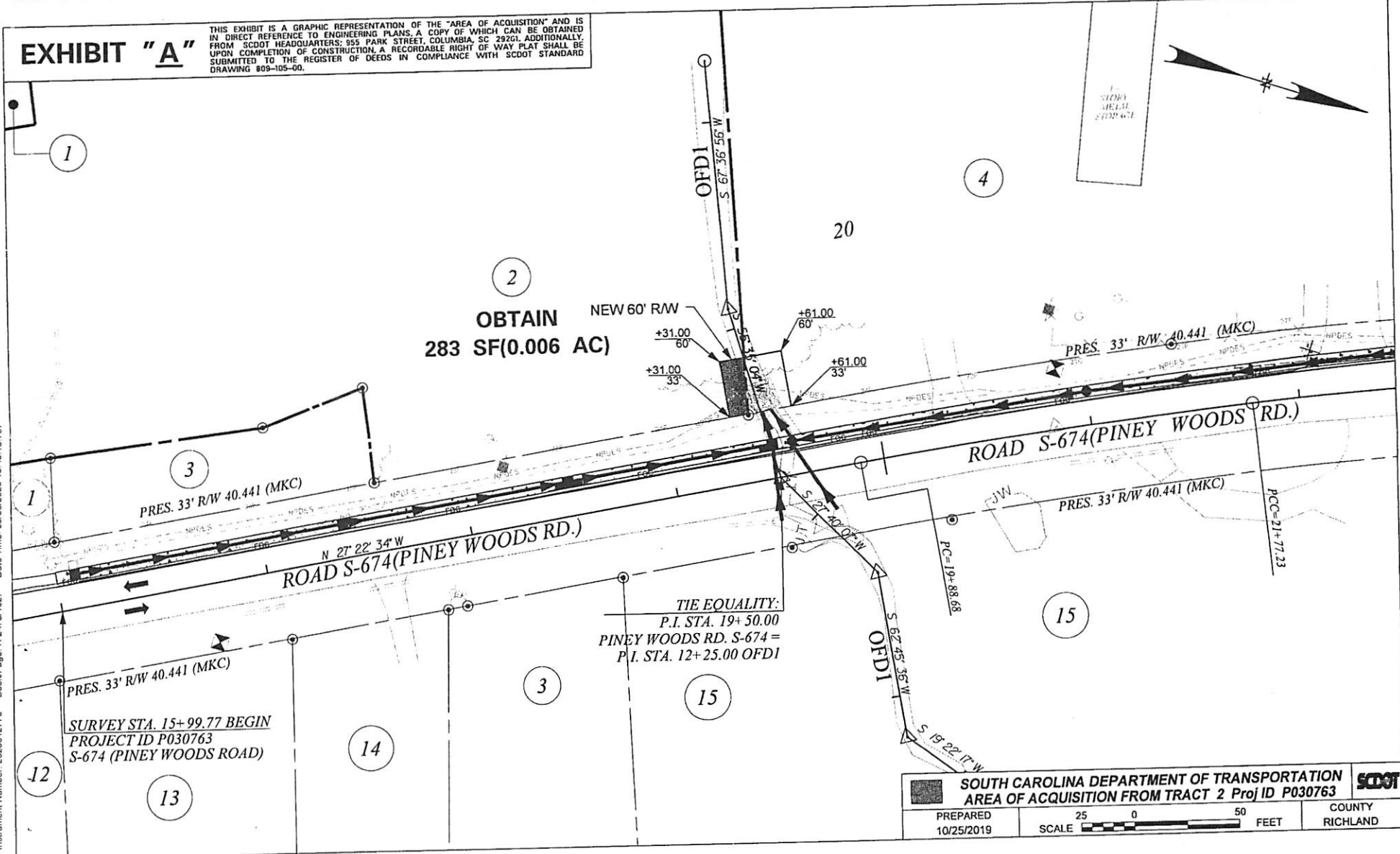
Date: December 13, 2023

Gail E. Tsuboi
(Print or Type Name)

ITS: VP/Assistant Secretary
(Print or Type Title)

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 SCDOT HEADQUARTERS: 555 PARK STREET, COLUMBIA, SC 29201. ADDITIONALLY, UPON COMPLETION OF CONSTRUCTION, A RECORDABLE RIGHT OF WAY PLAT SHALL BE SUBMITTED TO THE REGISTER OF DEEDS IN COMPLIANCE WITH SCDOT STANDARD DRAWING 809-105-00.



Instrument Number: 2020012778 Book/Page: R 2475/1627 Date Time: 03/05/2020 15:43:13.787

Page 3 of 3 pages

		SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION AREA OF ACQUISITION FROM TRACT 2 Proj ID P030763	
		PREPARED 10/25/2019	SCALE