

ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2024-029

Annexing 4543 Broad River Road, Richland County TMS #06205-02-12 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 4543 Broad River Road and TMS #06205-02-12 containing approximately 7.86 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 Community Activity Corridor (AC-2) and Urban Edge Mixed Residential (UEMR) and zoning of Employment Campus District (EC) and Residential Mixed District (RM-2).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 06205-02-12

Also included in the territory hereby annexed are all contiguous portions of all public rights of way, streets and highways.

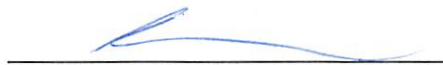
Requested by:

Assistant City Manager Gentry

Approved by:

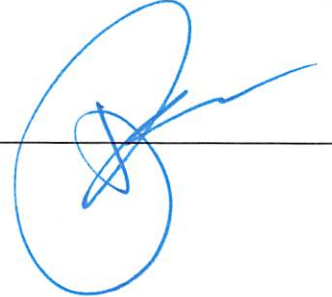

City Manager

Approved as to form:


City Attorney

Introduced: 4/16/2024
Final Reading: 5/7/2024

Mayor



ATTEST:


City Clerk

ORDINANCE NO.: 2024-029
EXHIBIT "A"
PROPERTY DESCRIPTION

All that certain piece, parcel or lot of land, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing 7.86 acres, more or less, and shown and designated as block 02, lot 12 on Richland County Tax Map 06205. Said parcel having such boundaries and measurements as are shown on said tax map.

MEMORANDUM

Office of the City Manager

TO: Department Heads
FROM: Teresa Wilson, City Manager
DATE: February 15, 2024
RE: **Property Address:** 4543 Broad River Road
Richland County TMS#: 06205-02-12
Owner(s): Nell D. Bailey
Current Use: Residential
Proposed Use: Commercial
Current County Land Use: Mixed Use Corridor and Mixed Residential (High Density)
Proposed City Land Use: Community Activity Corridor (AC-2) and Urban Edge Mixed Residential (UEMR)
Current County Zoning: Residential Multifamily High Density (RM-HD)
Proposed City Zoning: Employment Campus District (EC) and Residential Mixed District (RM-2)
Reason for Annexation: Municipal Services; Secondary 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 **March 14, 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
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 Liasion
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
Wendy Royal, 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/UEMR (Land Use classification) by 6 - 0

on 3/14/2024 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: EC/RM-2 (Zoning classification) by 6 - 0

on 3/14/2024 (mm/dd/yyyy).


(Signature of Annexation Coordinator)



Subject Property

Future Land Use

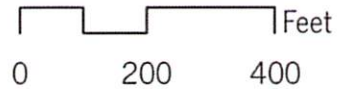
4543 Broad River Road, TMS# 06205-02-12

Current Richland Co. Future Land Use: Mixed Use Corridor & Mixed Res. (High Density)

Proposed City Future Land Use: Community Activity Corridor (AC-2) and Urban Edge Mixed Residential (UEMR)

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

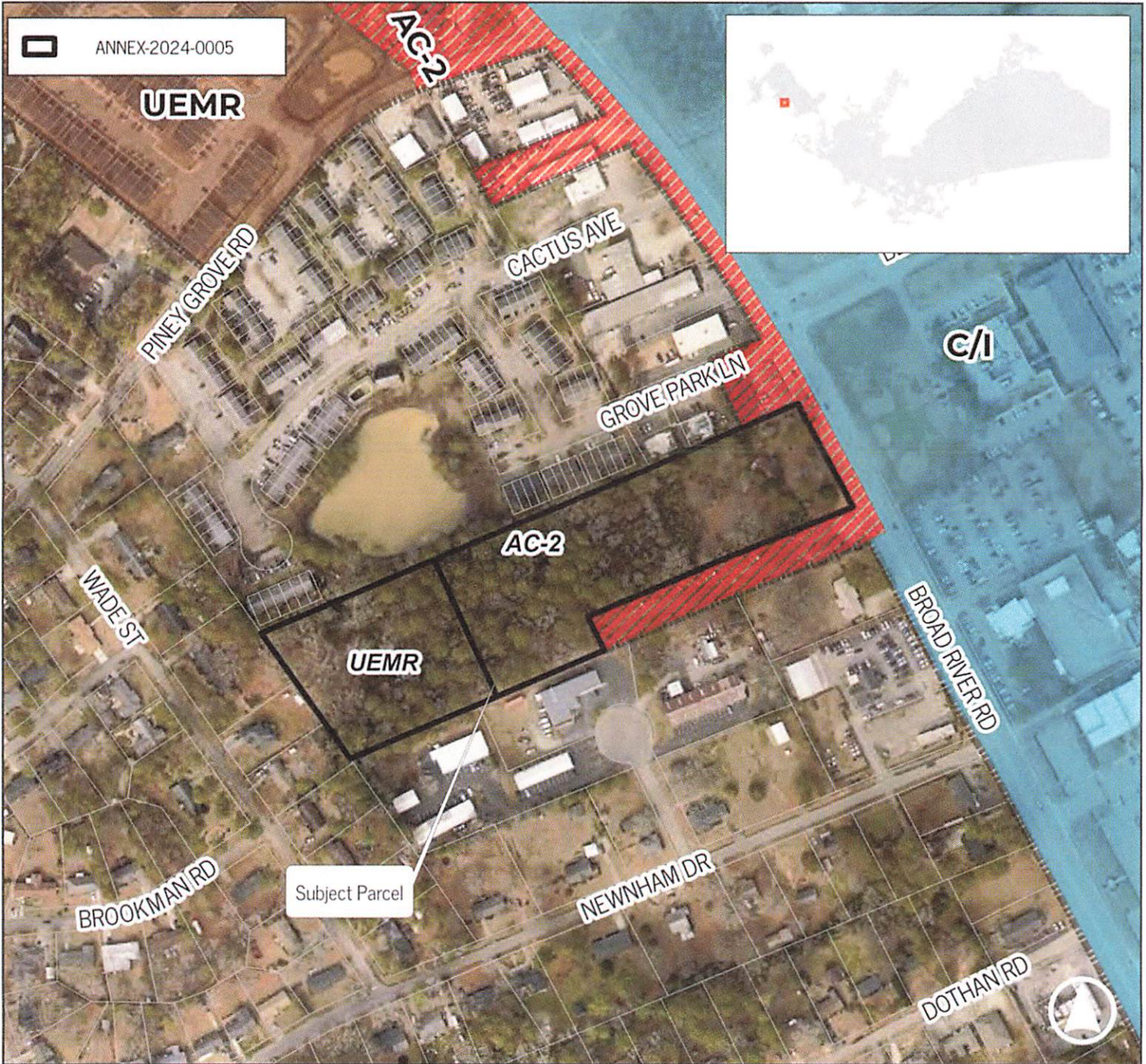


Planning & Development Services Department

Created by: swudson Date: 2/27/2024



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

4543 Broad River Road, TMS# 06205-02-12
Current Richland Co. Zoning: RM-HD
Proposed City Zoning: Employment Campus (EC) and Residential Mixed (RM-2)

- Legend
- CAC: Community Activity Center/Corridor
 - RM-2: Residential Mixed
 - LI: Light Industrial District
 - INS-GEN: Institutional - General District
 - OV-FP: Floodplain Overlay District
 - Parcels
 - City Limits



Planning & Development
Services Department

Created by: swhudson Date: 2/27/2024



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)
)
 COUNTY OF RICHLAND)

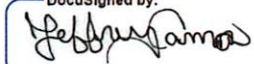
PETITION FOR ANNEXATION

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 that certain piece, parcel or lot of land, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing 7.86 acres, more or less, and shown and designated as block 02, lot 12 on Richland County Tax Map 06205. Said parcel having such boundaries and measurements as are shown on said tax map.

Richland County TMS: 06205-02-12

Property Address: 4543 Broad River Road

DocuSigned by:

 067ABE1B597F414...

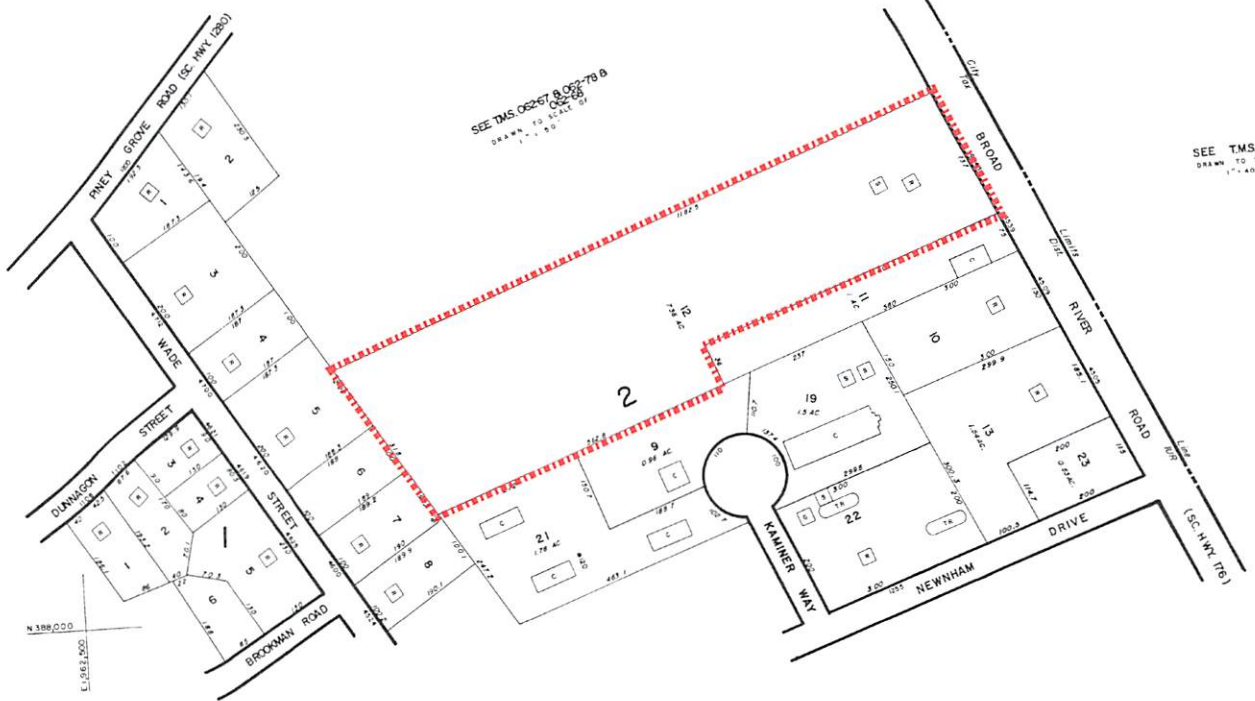
Nell D. Bailey
 Jeffrey Leander Cannon, POA for
 Nell D. Bailey

Date: 2/5/2024

 = Property to be annexed;
TMS# 06205-02-12

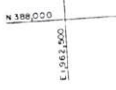


SEE TMS. 062
DRAWN TO SCALE OF
1"=400'



SEE TMS 06267 & 06276 B
DRAWN TO SCALE OF
1"=50'

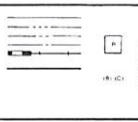
SEE TMS. 062
DRAWN TO SCALE OF
1"=400'



Prepared by
KUCERA & ASSOCIATES
Professional Cartographers
Map Date: 01/04

REVISIONS	
DATE FIELD CHECKED	DATE LAST REVISED
12/83	12/04
12/85	12/02
12/86	12/05
12/87	
12/88	12/02
	12/03

PROPERTY LINE
RIGHT OF WAY
EASEMENT
PUBLIC ROAD AND
RIVER CENTER



LEGEND

 DENSITY'S PLANNING USE
R. RESIDENTIAL
C. COMMERCIAL
E.T.C.

 DENSITY'S ULTIMATE OWNER
FROM BUILDING

INDEX NO. **50**

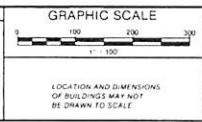
LOT NO.
150.5
8.50 AC.
704

PROPERTY TAX MAP
RICHLAND COUNTY
SOUTH CAROLINA



MAP KEY

062-02	062-06	062
062-01	062-05	062-09
061-04	061-08	061-12



PROPERTY MAP
SHEET NO
06205
SCHOOL DISTRICT
IUR