

ORIGINAL  
STAMPED IN RED

ORDINANCE NO.: 2024-030

*Annexing 1101 Kinley Road, Richland County TMS #05000-04-07 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 7<sup>th</sup> 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 1101 Kinley Road and TMS #05000-04-07 containing approximately 1.29 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 zoning of Community Activity Center/Corridor District (CAC).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 05000-04-07

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:

Cleresa B. Wilson  
City Manager

Approved as to form:

[Signature]  
City Attorney

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

[Signature]  
Mayor

ATTEST:

Erika D. Hammond  
City Clerk

**ORDINANCE NO.: 2024-030**  
**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 1.3 acres, more or less, and being shown and designated as "Property to be Annexed" on an Annexation Exhibit titled 1101 Kinley Road, Richland County TMS# 05000-04-07; prepared on December 6, 2023, by Andrew Livengood, City of Columbia, Planning Division.

# MEMORANDUM

## Office of the City Manager

TO: Department Heads  
FROM: Teresa Wilson, City Manager  
DATE: February 9, 2024  
RE: **Property Address:** 1101 Kinley Road  
**Richland County TMS#:** 05000-04-07  
**Owner(s):** Kendra M. Rice and Melvin D. Rice, Jr./KRC Services, LLC  
**Current Use:** Residential  
**Proposed Use:** Commercial  
**Current County Land Use:** Neighborhood (Medium Density), in a Priority Investment Area  
**Proposed City Land Use:** Community Activity Corridor (AC-2)  
**Current County Zoning:** Rural (RU)  
**Proposed City Zoning:** Community Activity Center/Corridor District (CAC)  
**Reason for Annexation:** Zoning Map Amendment; Donut Hole - Primary  
**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

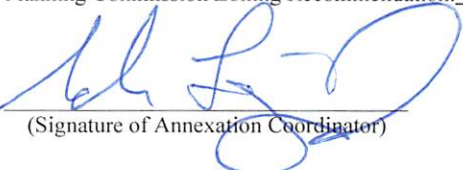
cc:

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 (Land Use classification) by 6-0  
on 3/14/2024 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: CAC (Zoning classification) by 6-0  
on 3/14/2024 (mm/dd/yyyy).

  
(Signature of Annexation Coordinator)



SHADYLN

KINLEY RD

Subject Property

GALLARD ST

JOHN HARMON LN

CENTRUM DR

EVERGREEN DR

I-26 ONRAMP



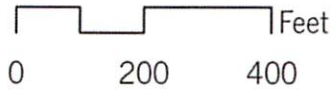
# Future Land Use

1101 Kinley Road; TMS# 05000-04-07

Current Richland Co. Future Land Use: Neighborhood (Medium Density), Priority Investment Area  
 Proposed City Future Land Use: Community Activity Corridor (AC-2)

## 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

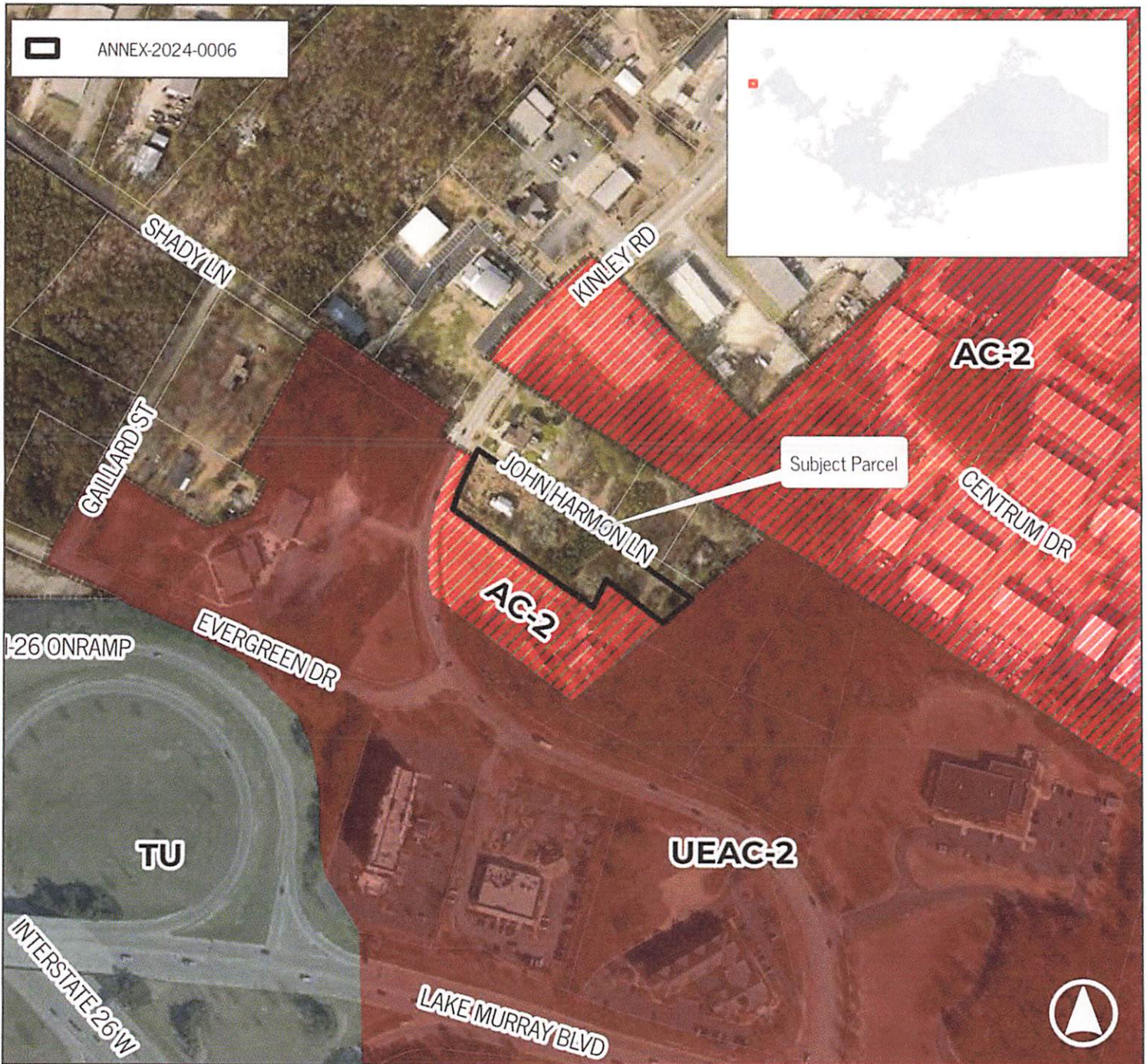


## Planning & Development Services Department

Created by: swhudson Date: 2/9/2024








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

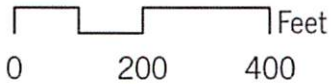
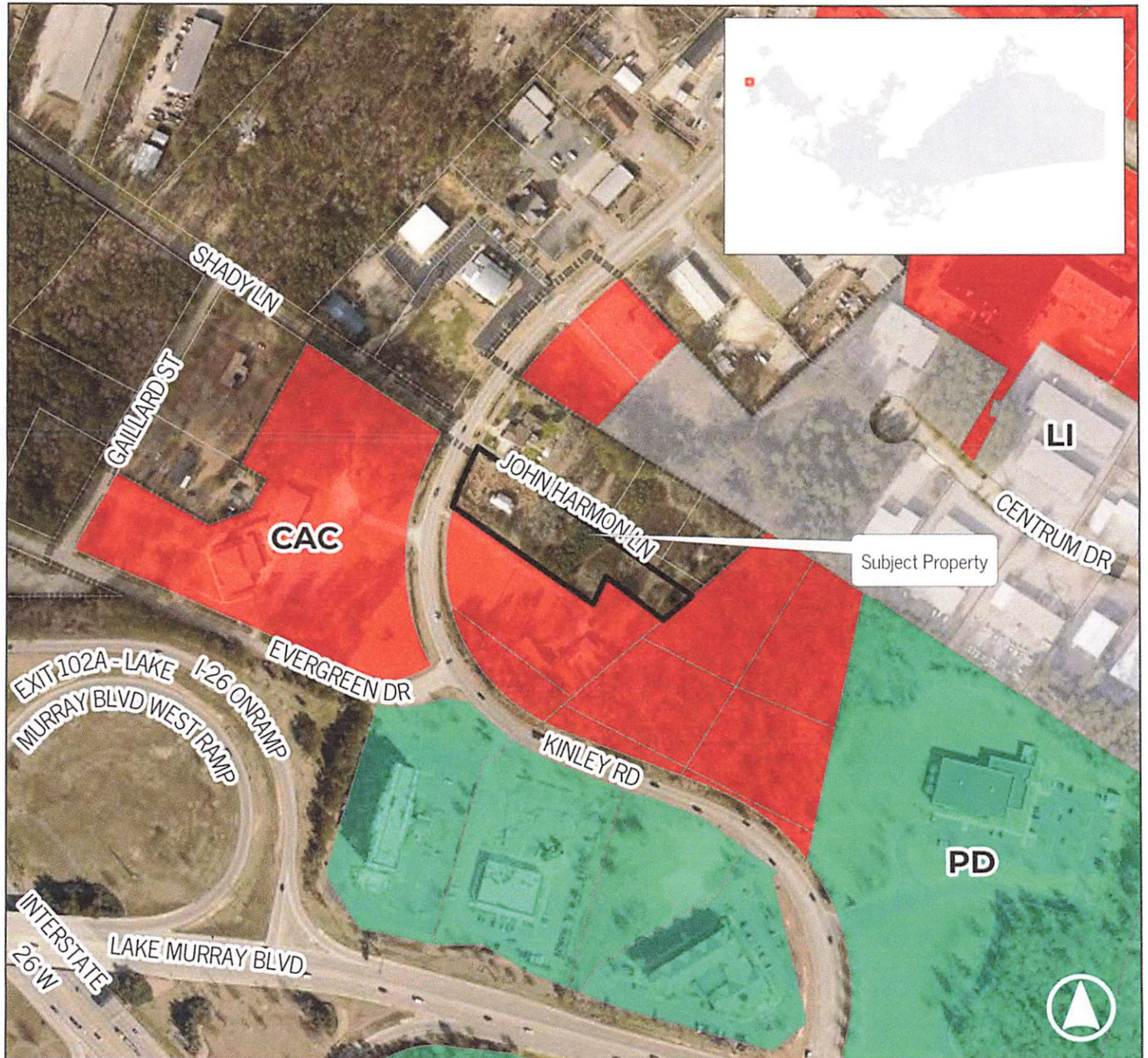


# Zoning

1101 Kinley Road; TMS# 05000-04-07  
Current Richland Co. Zoning: Rural (RU)  
Proposed City Zoning: Community Activity Center/Corridor District (CAC)

## Legend

-  CAC: Community Activity Center/Corridor
-  LI: Light Industrial District
-  PD: Planned Development
-  Parcels
-  City Limits



Planning & Development  
Services Department

Created by: swhudson Date: 2/9/2024



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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 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 1.3 acres, more or less, and being shown and designated as "Property to be Annexed" on an Annexation Exhibit titled 1101 Kinley Road, Richland County TMS# 05000-04-07; prepared on December 6, 2023, by Andrew Livengood, City of Columbia Planning Division.

Richland County TMS: 05000-04-07  
Property Address: 1101 Kinley Road

**Seller:**

DocuSigned by:  
Kendra M. Rice  
CC729F4B23F1488  
Kendra M. Rice

Date: 2/5/2024 | 3:48:53 PM EST

DocuSigned by:  
Melvin D. Rice, Jr.  
59C8137624249138  
Melvin D. Rice, Jr.

Date: 2/5/2024 | 3:41:18 PM EST

**Buyer:**

KRC Services, LLC

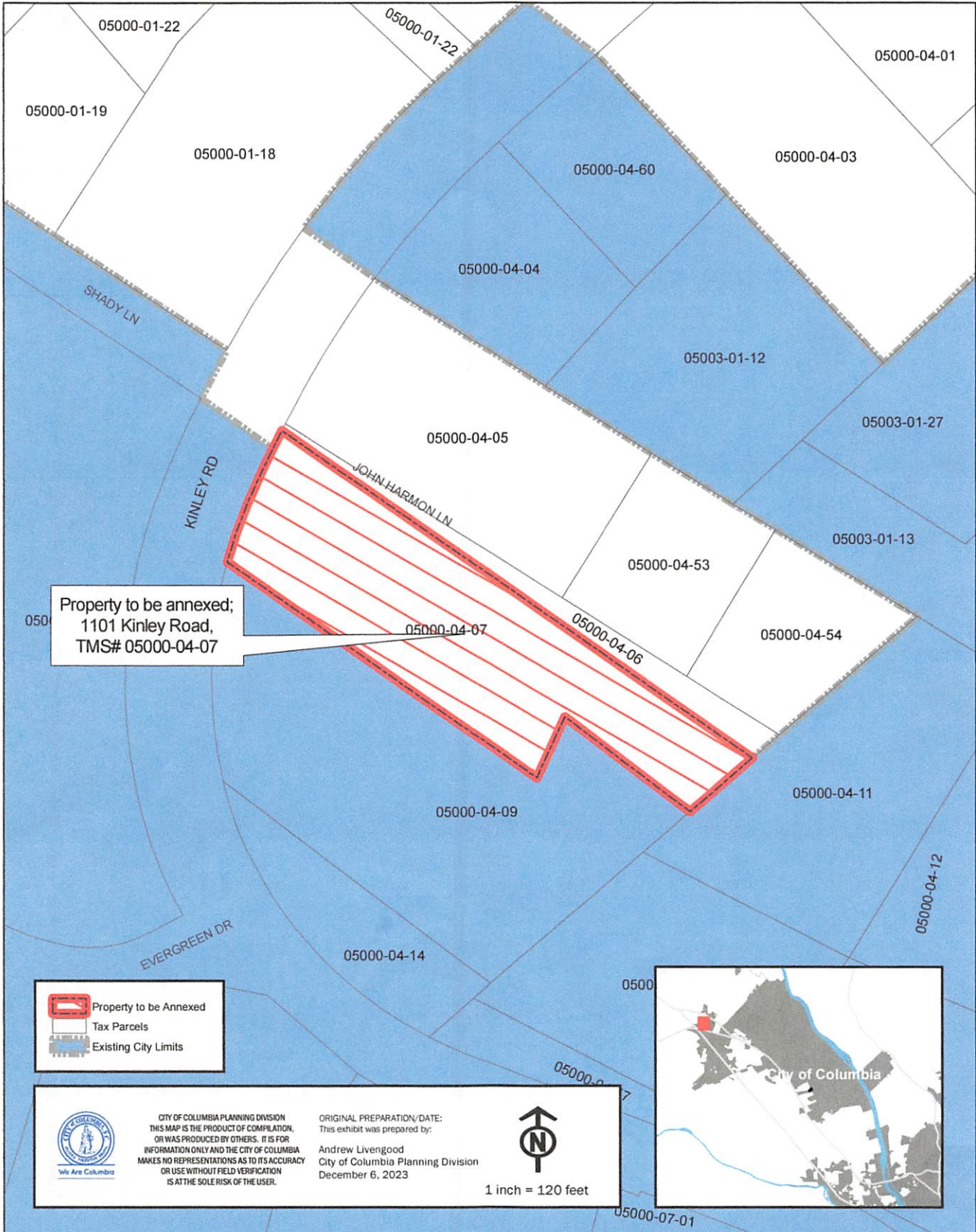
BY: Ky Chapman  
(Signature)

Date: 2/6/2024

Kimberly Chapman  
(Print or Type Name)

ITS: owner/member  
(Print or Type Title)

**Annexation Exhibit -  
1101 Kinley Road, Richland County TMS# 05000-04-07**



\*\* DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION