

**ORIGINAL  
STAMPED IN RED**

**ORDINANCE NO.: 2024-036**

*Annexing 4012 Farrow Road, Richland County TMS #11606-05-27 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 4<sup>th</sup> day of June, 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 4012 Farrow Road and TMS# 11606-05-27 containing 2.32 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 #2, Census Tract 109, and assigned a future land use classification of Urban Core Neighborhood Activity Center (UCAC-1) and zoning of Neighborhood Activity Center/Corridor District (NAC).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 11606-05-27

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. Wilson  
City Manager

Approved as to form:

[Signature]  
City Attorney

Introduced: 5/21/2024  
Final Reading: 6/4/2024

[Signature]  
Mayor

ATTEST:

Teika D. Hammond  
City Clerk

**ORDINANCE NO.: 2024-036**  
**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**

All that certain piece, parcel and lot of land, with the improvements thereon, lying, being, and situate in the County of Richland, State of South Carolina, near the City of Columbia, containing 2.32 acres, more or less, and being shown and delineated on a topographic survey prepared for Frank Earl Mitchell by Associated E&S, Inc., dated June 22, 2001, revised April 10, 2002, March 21, 2008, and May 22, 2008, and recorded on June 19, 2008, in Book 1439 at page 240, the topographic survey being incorporated by reference for a more complete description of the property.

# MEMORANDUM

## Office of the City Manager

TO: Department Heads  
FROM: Teresa Wilson, City Manager  
DATE: March 4, 2024  
RE: **Property Address:** 4012 Farrow Road  
**Richland County TMS#:** 11606-05-27  
**Owner(s):** Capitol City Lodge #47, Prince Hall, Free and Accepted Mason  
**Current Use:** Institutional  
**Proposed Use:** Institutional  
**Current County Land Use:** Mixed Residential (High Density)  
**Proposed City Land Use:** Urban Core Neighborhood Activity Center (UCAC-1)  
**Current County Zoning:** General Commercial (GC)  
**Proposed City Zoning:** Neighborhood Activity Center/Corridor (NAC)  
**Reason for Annexation:** Municipal Services; Donut Hole - Primary  
**City Council District:** 2  
**Census Tract:** 109

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 **April 11, 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: UCAC-1 (Land Use classification) by 7-0  
on 4/11/24 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: NAC (Zoning classification) by 7-0  
on 4/11/24 (mm/dd/yyyy).

  
(Signature of Annexation Coordinator)



Subject Property

NORMAN ST

ISABEL ST

ISABEL ST

JONES ST

FARROW RD

COLUMBIA COLLEGE DR

SHAW ST

BETHUNE CT

CHAPPELLE ST

EXIT-FARROW RD RAMP

277 ONRAMP

WESTER DR

BAILEY ST

HIGHWAY 277S

HIGHWAY 277N

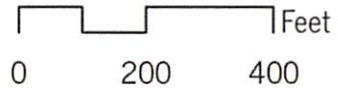


# Future Land Use

4012 Farrow Road, TMS# 11606-05-27  
 Current Richland Co. Future Land Use: Mixed Residential (High Density)  
 Proposed City Future Land Use: Urban Core Neighborhood Activity Center (UCAC-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

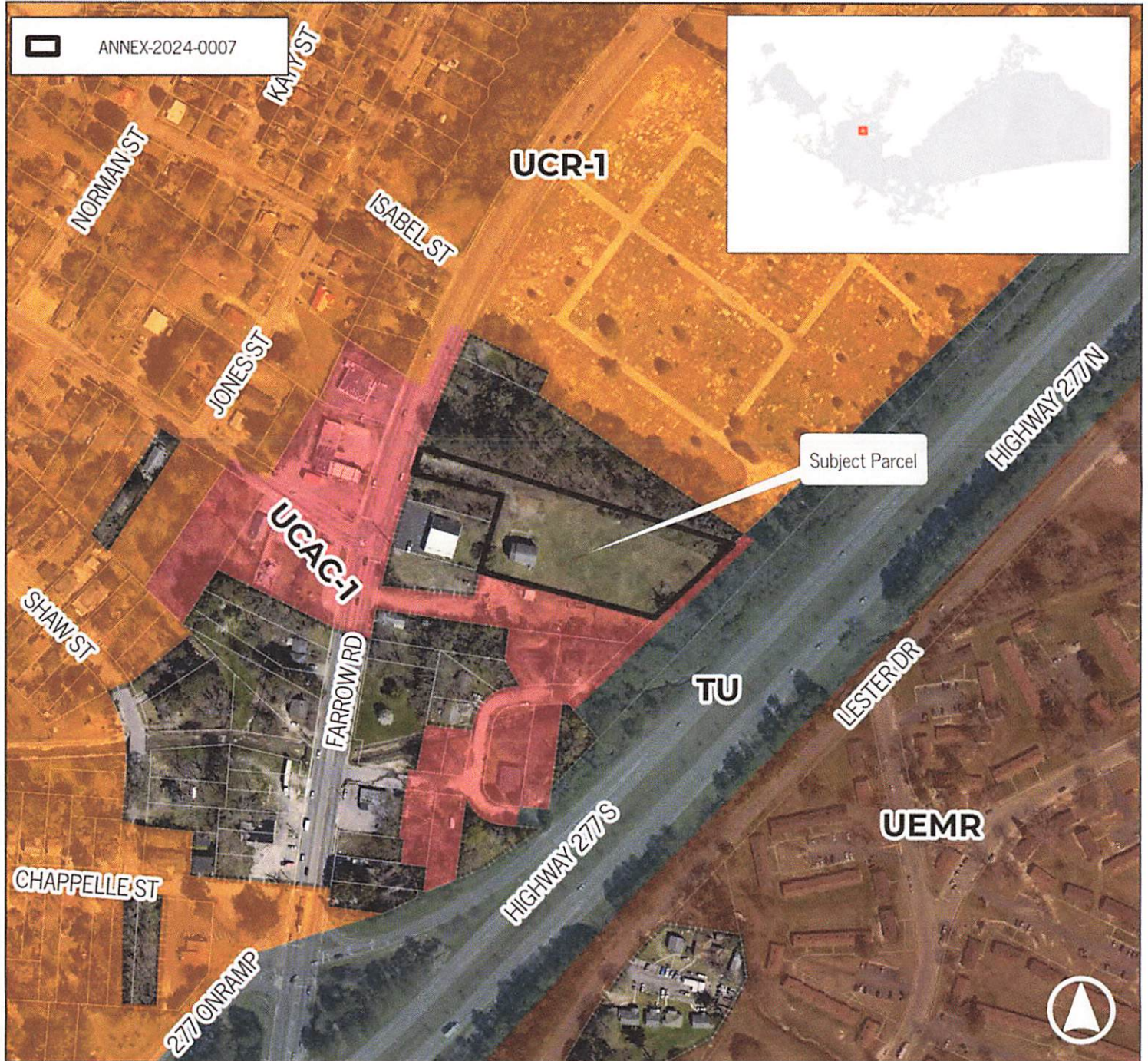


## Planning & Development Services Department

Created by: swudson Date: 2/29/2024



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

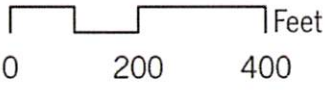
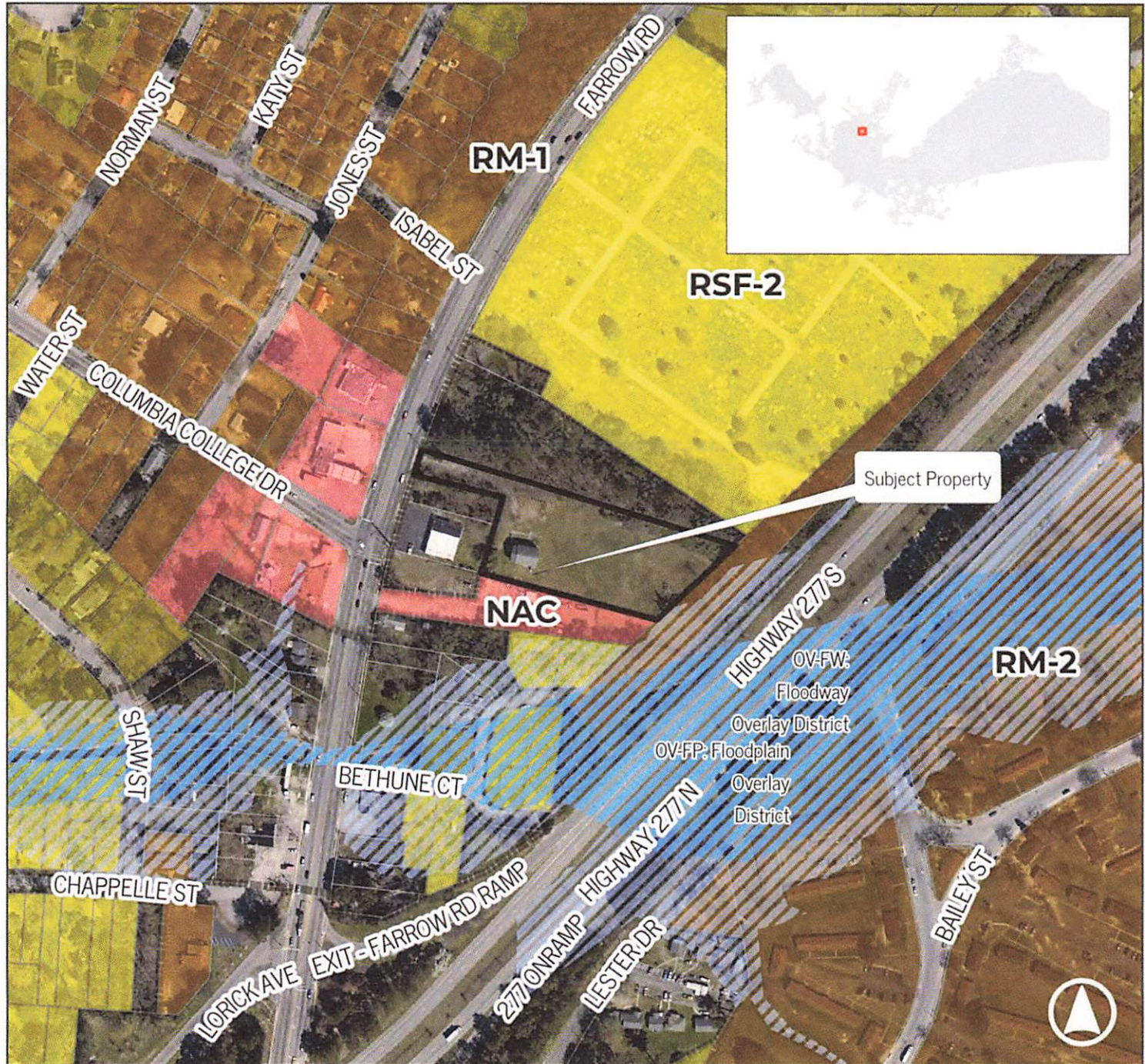


# Zoning

4012 Farrow Road, TMS# 11606-05-27  
 Current Richland Co. Zoning: General Commercial (GC)  
 Proposed City Zoning: Neighborhood Center/Corridor (NAC)

**Legend**

- NAC: Neighborhood Center/Corridor
- RSF-3: Residential Single Family - Small Lot District
- RSF-2: Residential Single Family - Medium Lot District
- RM-2: Residential Mixed
- RM-1: Residential Mixed
- OV-FW: Floodway Overlay District
- OV-FP: Floodplain Overlay District
- Parcels
- City Limits



**Planning & Development Services Department**

Created by: swhudson Date: 2/29/2024



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

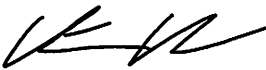
The undersigned, being the owner(s) of the properties described below hereby petition(s) the Mayor and City Council for annexation to the City of Columbia, South Carolina pursuant to S.C. Code Ann. Section 5-3-150, 1976, as amended.

Property Description:    All that certain piece, parcel and lot of land, with the improvements thereon, lying, being, and situate in the County of Richland, State of South Carolina, near the City of Columbia, containing 2.32 acres, more or less, and being shown and delineated on a topographic survey prepared for Frank Earl Mitchell by Associated E&S, Inc., dated June 22, 2001, revised April 10, 2002, March 21, 2008, and May 22, 2008, and recorded on June 19, 2008, in Book 1439 at page 240, the topographic survey being incorporated by reference for a more complete description of the property.

Richland County TMS:       11606-05-27

Property Addresses:        4012 Farrow Road

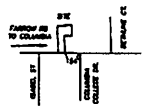
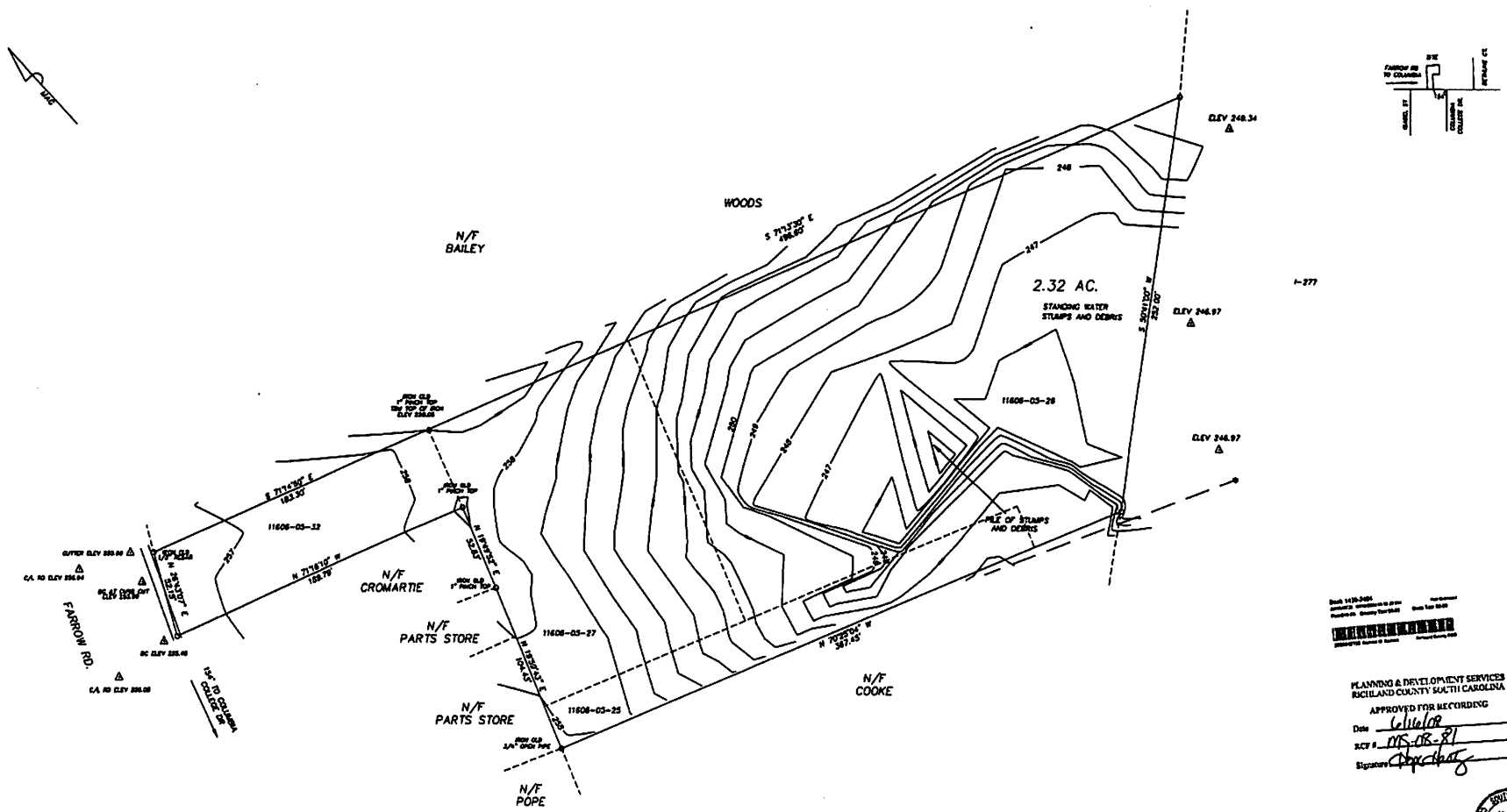
**Capitol City Lodge #47, Prince Hall, Free and Accepted Mason**

BY:   
(Signature)

Date: February 26, 2024

Everton Clarke  
(Print or Type Name)

ITS: President/Worshipful Master  
(Print or Type Title)



PLANNING & DEVELOPMENT SERVICES  
 RICHLAND COUNTY SOUTH CAROLINA  
 APPROVED FOR RECORDING  
 Date: 6/22/01  
 XCF # MS-08-81  
 Signature: [Handwritten Signature]



TOPOGRAPHIC SURVEY PREPARED FOR  
**FRANK EARL MITCHELL**  
 SITE LOCATED IN RICHLAND COUNTY, SOUTH CAROLINA  
 SCALE: 1" = 30' 0 30 60 DATE: JUNE 22, 2001

REFERENCES:  
 RICHLAND COUNTY MAP BOOK 11000 BOOK 8 LOTS 1A, 17 AND 21  
 ALL DISTANCES TO BE MEASURED FROM THE CORNER OF THE PROPERTY SHOWN HEREON FOR THE PURPOSES OF THIS SURVEY.  
 I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE GENERAL STATUTES OF THIS STATE OF SOUTH CAROLINA AND ACCORDING TO THE REQUIREMENTS OF A CLASS 'B' SURVEY AS SPECIFIED IN S.C.A.C.

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP AND FOUND THAT A PORTION OF THE PROPERTY DESCRIBED HEREON IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON PANEL NO. 45079C 0084 G, DATED JANUARY 17, 1997. THE FLOOD ELEV IN THIS AREA IS 250.00

REVISED APRIL 10, 2002 TO SHOW CHANGE IN FLOOD CERTIFICATION  
 REVISED MARCH 21, 2008 TO ADD DASHED LINES FOR THIS PARCELS  
 REVISED MAY 22, 2008 TO ADD ABANDON LOT LINES NOTE.

LOT LINES TO BE ABANDONED UPON RECORDATION