

ORIGINAL  
STAMPED IN RED

ORDINANCE NO.: 2024-053

*Annexing 3029 Farrow Road and a portion of NX Kent Street, Richland County TMS #11503-05-06 and TMS #11504-30-43 (portion) 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 6<sup>TH</sup> day of August, 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 3029 Farrow Road and a portion of NX Kent Street, Richland County TMS #11503-05-06 and 11504-30-43 (portion) containing 0.14 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 5, and assigned a future land use classification of Urban Core Residential Small Lot (UCR-1) and zoning of Community Activity Center/Corridor District (CAC).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

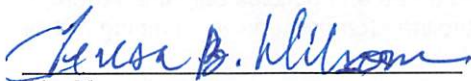
Richland County TMS NOS.: 11503-05-06 and 11504-30-43 (portion)

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

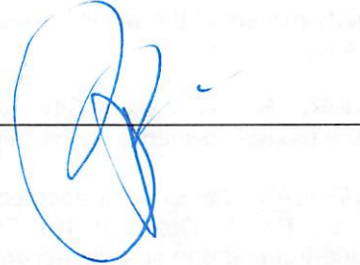
Requested by:

Assistant City Manager Gentry

Approved by:

  
City Manager

Mayor



Approved as to form:

  
City Attorney

ATTEST:

  
City Clerk

Introduced: 7/16/2024  
Final Reading: 8/6/2024

**ORDINANCE NO.: 2024-053**  
**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 0.06 acres, more or less, and shown and designated as block 05, lot 06 on Richland County Tax Map 11503. Said parcel having such boundaries and measurements as are shown on said tax map.

Also,

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 0.08 acres, more or less, and shown and designated as block 30, lot 43 on Richland County Tax Map 11504. Said parcel having such boundaries and measurements as are shown on said tax map.

Less and excepting all that portion of said parcel incorporated into the City of Columbia by merger with the Town of Eau Claire on December 2, 1955.

# MEMORANDUM

## Office of the City Manager

TO: Department Heads  
FROM: Teresa Wilson, City Manager  
DATE: May 17, 2024  
RE: **Property Address:** 3029 Farrow Road and portion of NX Kent Street  
**Richland County TMS#:** 11503-05-06 and 11504-30-43 (portion)  
**Owner(s):** Daniel H. and Kenia A. Eloi  
**Current Use:** Vacant Commercial  
**Proposed Use:** Commercial  
**Current County Land Use:** Mixed Residential (High Density)  
**Proposed City Land Use:** Urban Core Residential Small Lot (UCR-1)  
**Current County Zoning:** General Commercial (GC)  
**Proposed City Zoning:** Community Activity Center/Corridor District (CAC)  
**Reason for Annexation:** Municipal Services; Donut Hole - Primary  
**City Council District:** 2  
**Census Tract:** 5

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 **June 13, 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  
Aric Jensen, Assistant County Administrator – Richland Co.

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  
Shiriani Fuller, Richland County Engineering

Planning Commission Land Use Recommendation: UCR-1 (Land Use classification) by 5-0  
on 6/13/24 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: CAC (Zoning classification) by 5-0  
on 6/13/24 (mm/dd/yyyy).

  
(Signature of Annexation Coordinator)



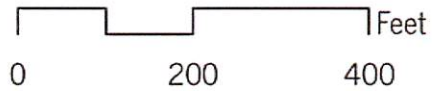
Subject Properties

# Future Land Use

3029 Farrow Road and portion of NX Kent Street, TMSs# 11503-05-06 and 11504-30-43 (p)  
 Current Richland Co. Future Land Use: Mixed Residential (High Density)  
 Proposed City Future Land Use: Urban Core Residential Small Lot (UCR-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

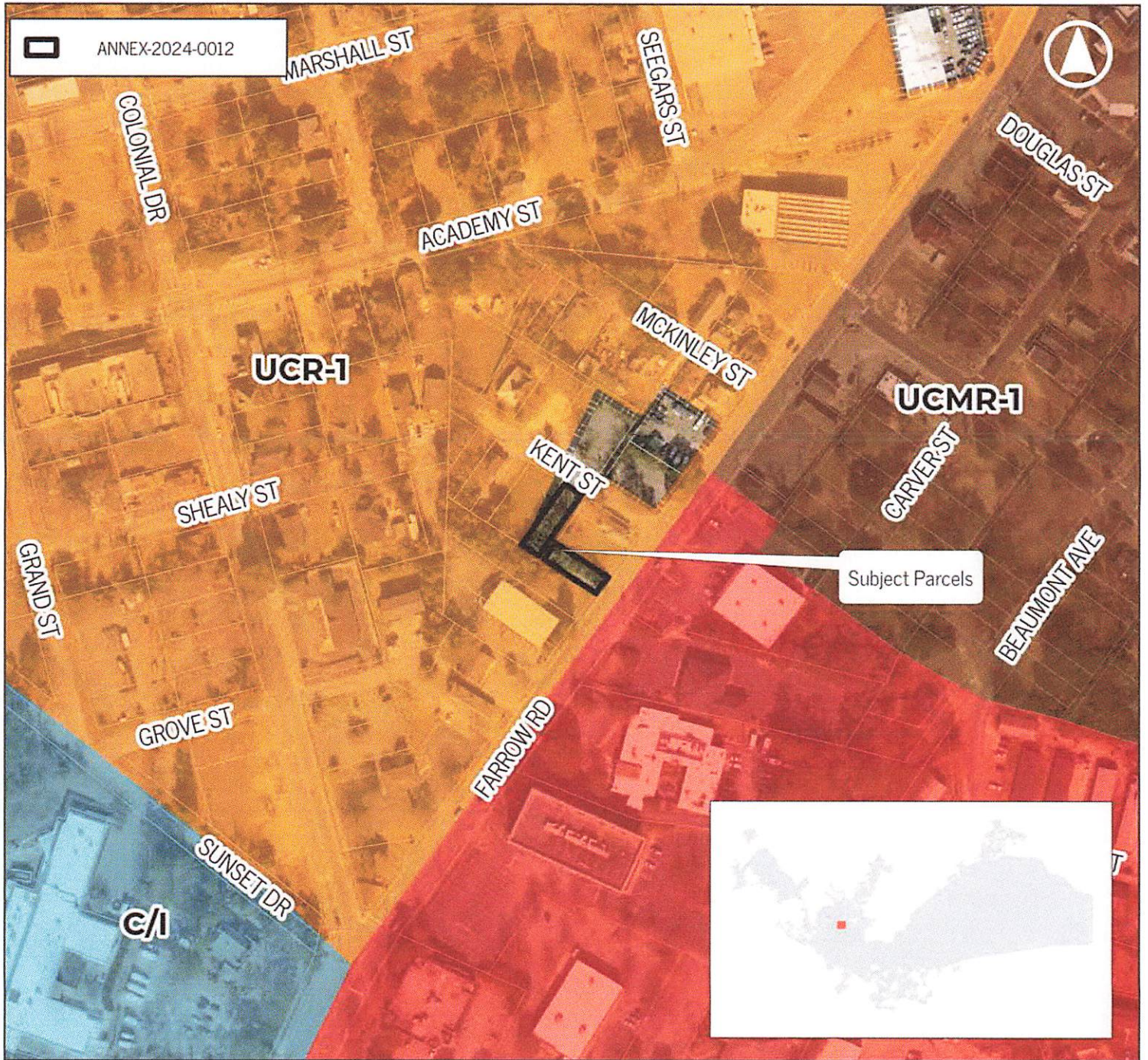


## Planning & Development Services Department

Created by: swudson Date: 5/14/2024



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

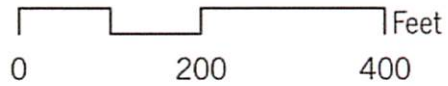
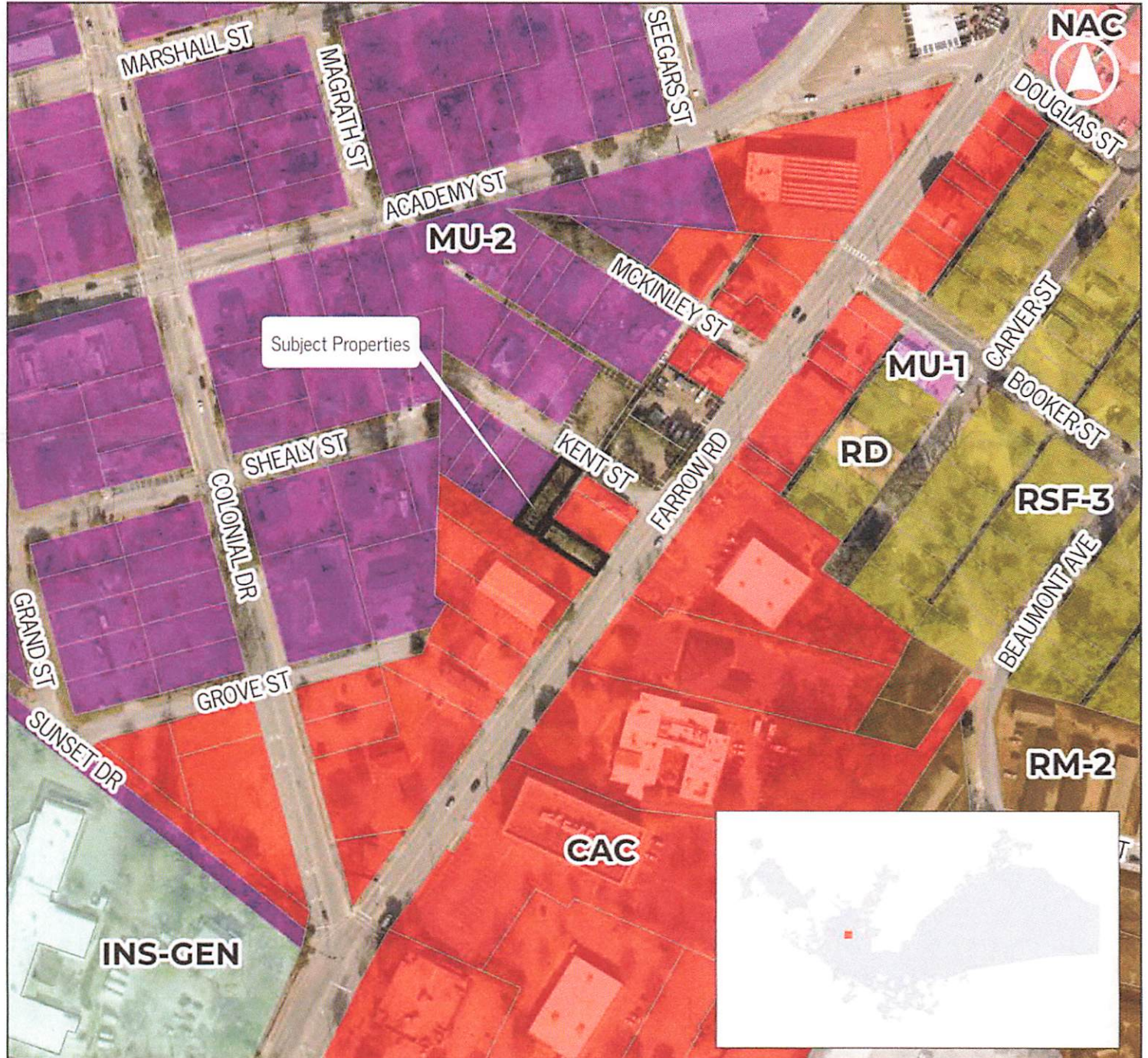


# Zoning

3029 Farrow Road and portion of NX Kent Street, TMSs# 11503-05-06 and 11504-30-43 (p)  
 Current Richland Co. Zoning: General Commercial (GC)  
 Proposed City Zoning: Community Activity Center/Corridor (CAC)

**Legend**

- CAC: Community Activity Center/Corridor
- NAC: Neighborhood Center/Corridor
- MU-2: Mixed-Use
- MU-1: Mixed-Use
- RSF-3: Residential Single Family - Small Lot District
- RM-2: Residential Mixed
- RD: Residential Two-Family District
- LI: Light Industrial District
- INS-GEN: Institutional - General District
- Parcels
- City Limits



**Planning & Development  
 Services Department**

Created by: swhudson Date: 5/14/2024



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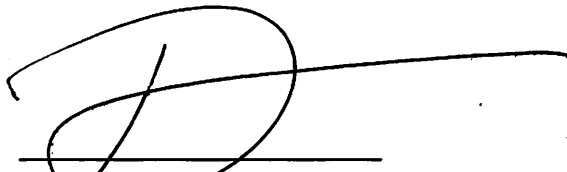
STATE OF SOUTH CAROLINA    )  
  )  
COUNTY OF RICHLAND        )

PETITION FOR ANNEXATION

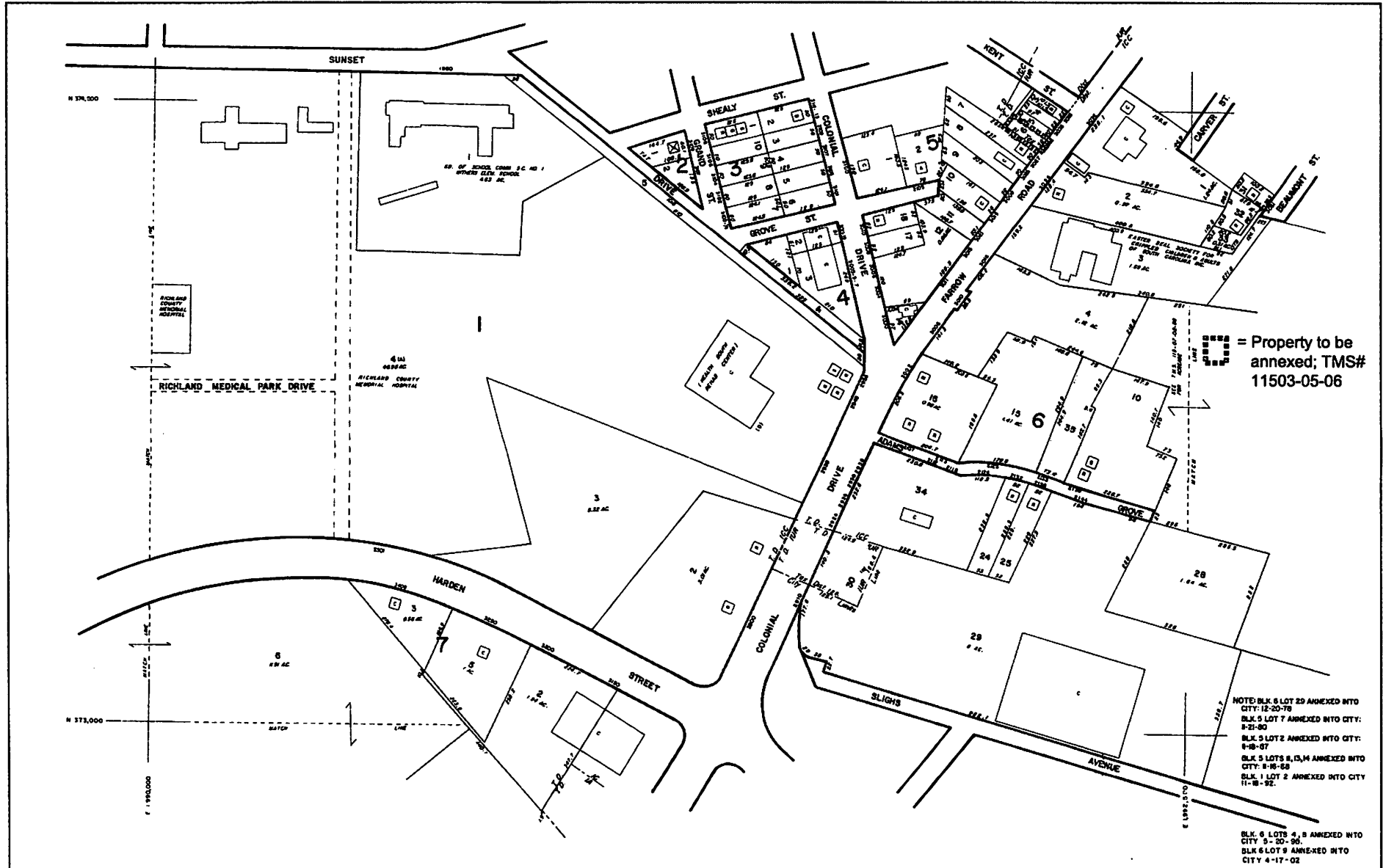
The undersigned, being the owner(s) of the property described below hereby petition(s) the Mayor and City Council for annexation to the City of Columbia, South Carolina pursuant to S.C. Code Ann. Section 5-3-150, 1976, as amended.

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 0.06 acres, more or less, and shown and designated as block 05, lot 06 on Richland County Tax Map 11503. Said parcel having such boundaries and measurements as are shown on said tax map.

Richland County TMS:       11503-05-06  
Property Address:           3029 Farrow Road

  
\_\_\_\_\_  
Daniel Eloi

Date: MAY 8, 2024



= Property to be annexed; TMS# 11503-05-06

NOTE: BLK. 6 LOT 29 ANNEXED INTO CITY: 12-20-78  
 BLK. 5 LOT 7 ANNEXED INTO CITY: 8-21-80  
 BLK. 5 LOT 2 ANNEXED INTO CITY: 8-10-87  
 BLK. 5 LOTS 8, 13, 14 ANNEXED INTO CITY: 8-16-88  
 BLK. 1 LOT 2 ANNEXED INTO CITY: 11-18-92

BLK. 6 LOTS 4, 8 ANNEXED INTO CITY: 9-30-98  
 BLK. 6 LOT 9 ANNEXED INTO CITY: 4-17-02

Prepared by <b>KUCERA ASSOCIATES</b> <small>Professional Corporation</small>	<b>REVISIONS</b>	REPRESENTATIVE OF COUNTY OF RICHLAND DISTRICT 10 COUNTY CLERK 100 S. MAIN ST. RICHMOND, SC 29224	<b>LEGEND</b>	BLOCK NO LOT NO LOT OR PARCEL IDENTIFICATION ADDRESS	<b>50</b> 50 1983 6.58 AC 1204	<b>PROPERTY TAX MAP</b> <b>RICHLAND COUNTY</b> SOUTH CAROLINA		<b>MAP KEY</b> 091-16   118-04   118-08 091-18   118-03   118-07 091-14   118-02   118-06	<b>GRAPHIC SCALE</b> <p style="font-size: x-small;">LOCATION AND DIMENSIONS OF BUILDINGS MAY NOT BE DRAWN TO SCALE</p>		PROPERTY MAP SHEET NO. <b>11503</b> SCHOOL DISTRICT <b>ICC, IUR</b>												
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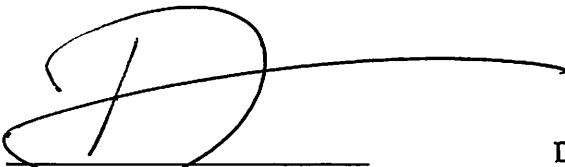
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Less and excepting all that portion of said parcel incorporated into the City of Columbia by merger with the Town of Eau Claire on December 2, 1955.

Richland County TMS:        11504-30-43 (portion)

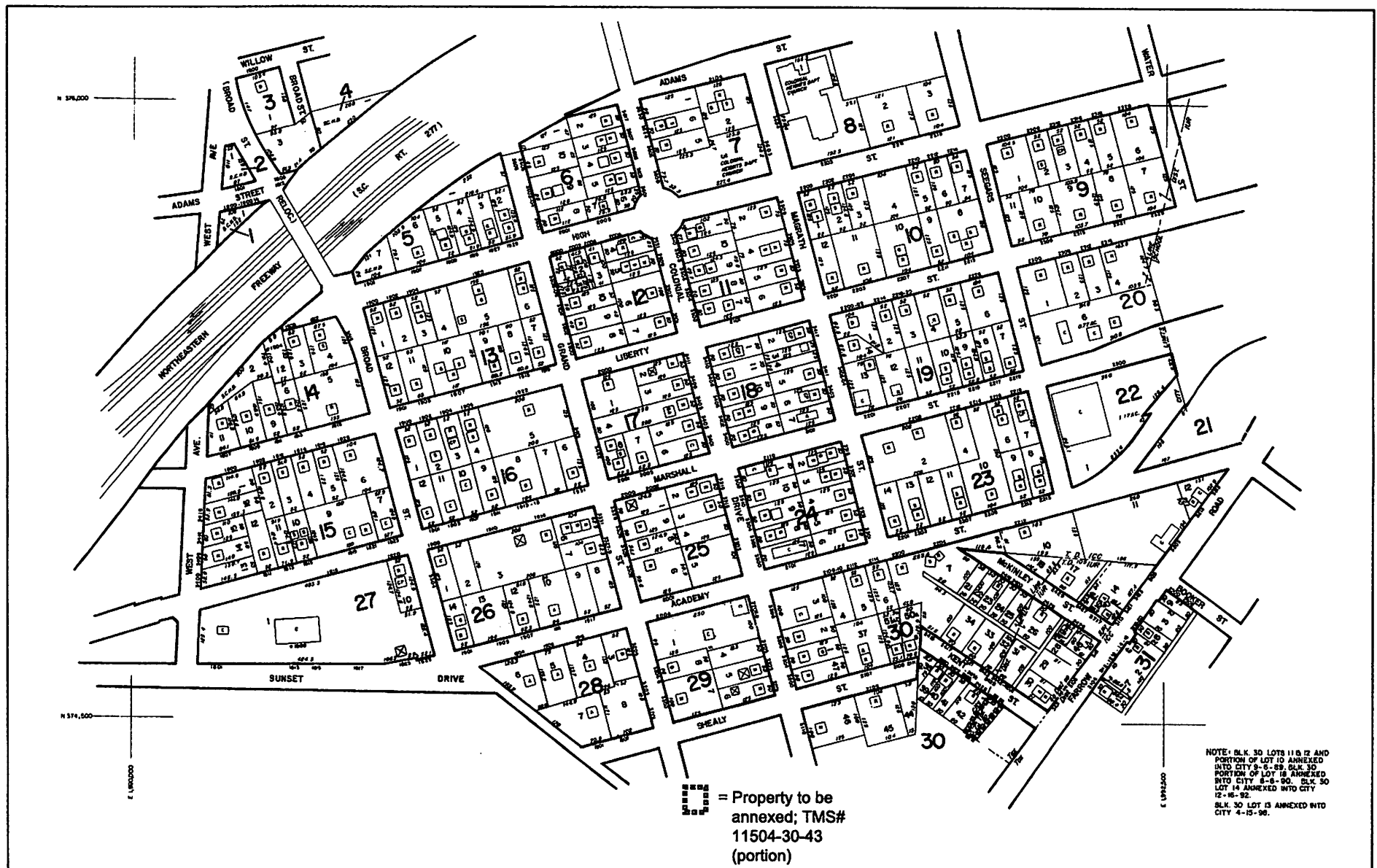
Property Address:            NX Kent Street (portion)

  
\_\_\_\_\_  
Daniel H. Eloi

Date: MAY 8, 2024

  
\_\_\_\_\_  
Kenia A. Eloi

Date: MAY 8<sup>th</sup>, 2024



NOTE: BLK. 30 LOTS 11 & 12 AND PORTION OF LOT 10 ANNEXED INTO CITY 8-6-83. BLK. 30 PORTION OF LOT 10 ANNEXED INTO CITY 8-8-80. BLK. 30 LOT 10 ANNEXED INTO CITY 12-15-92. BLK. 30 LOT 13 ANNEXED INTO CITY 4-15-96.

= Property to be annexed; TMS# 11504-30-43 (portion)

<p>Prepared by <b>RUCERA</b> ASSOCIATES</p>	<p><b>REVISIONS</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>DATE FIELD CHECKED</th> <th>DATE LAST REVISION</th> </tr> </thead> <tbody> <tr><td>12/73</td><td>12/74</td></tr> <tr><td>12/74</td><td>12/75</td></tr> <tr><td>12/75</td><td>12/76</td></tr> <tr><td>12/76</td><td>12/77</td></tr> <tr><td>12/77</td><td>12/78</td></tr> <tr><td>12/78</td><td>12/79</td></tr> <tr><td>12/79</td><td>12/80</td></tr> <tr><td>12/80</td><td>12/81</td></tr> <tr><td>12/81</td><td>12/82</td></tr> <tr><td>12/82</td><td>12/83</td></tr> </tbody> </table>	DATE FIELD CHECKED	DATE LAST REVISION	12/73	12/74	12/74	12/75	12/75	12/76	12/76	12/77	12/77	12/78	12/78	12/79	12/79	12/80	12/80	12/81	12/81	12/82	12/82	12/83	<p><b>LEGEND</b></p> <table border="0" style="width:100%;"> <tr> <td></td> <td>DEMOTES BUILDING USE</td> </tr> <tr> <td></td> <td>R. RESIDENTIAL</td> </tr> <tr> <td></td> <td>C. COMMERCIAL</td> </tr> <tr> <td></td> <td>ETC.</td> </tr> <tr> <td></td> <td>DEMOTES SEPARATE OWNER FROM BUILDING</td> </tr> </table>		DEMOTES BUILDING USE		R. RESIDENTIAL		C. COMMERCIAL		ETC.		DEMOTES SEPARATE OWNER FROM BUILDING	<p><b>BLK. NO. 50</b></p> <p>120 ± 120 ± 435 AC 120 ±</p>	<p><b>PROPERTY TAX MAP</b> <b>RICHLAND COUNTY</b> SOUTH CAROLINA</p>		<p><b>MAP KEY</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>082-13</td> <td>118-01</td> <td>118-08</td> </tr> <tr> <td>081-18</td> <td>118-04</td> <td>118-09</td> </tr> <tr> <td>081-15</td> <td>118-03</td> <td>118-07</td> </tr> </table>	082-13	118-01	118-08	081-18	118-04	118-09	081-15	118-03	118-07	<p><b>GRAPHIC SCALE</b></p> <p>1" = 100'</p> <p>LOCATION AND DIMENSIONS OF BUILDINGS MAY NOT BE DRAWN TO SCALE</p>	<p>NORTH</p>	<p><b>PROPERTY MAP SHEET NO.</b> <b>11504</b></p> <p>SCHOOL DISTRICT <b>ICC, IUR</b></p>
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