

ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2024-054

Annexing 0.054 acres W/S Piney Woods Road and 0.057 acres W/S Piney Woods Road a/k/a 4034 Fernandina Road, Richland County TMS #04910-01-20 and TMS #04910-01-21 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 6th 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 W/S Piney Woods Road and W/S Piney Woods Road a/k/a 4034 Fernandina Road, Richland County TMS #04910-01-20 and TMS #04910-01-21 containing 0.11 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 Regional Activity Corridor (AC-3) and zoning of General Commercial District (GC).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NOS.: 04910-01-20 and 04910-01-21

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:

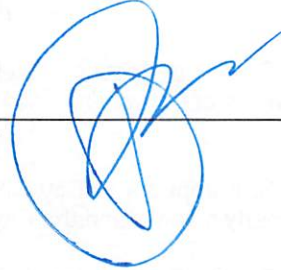

City Manager

Approved as to form:


City Attorney

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

Mayor



ATTEST:


City Clerk

ORDINANCE NO.: 2024-054
EXHIBIT "A"
PROPERTY DESCRIPTION

All those certain pieces, parcels or lots of land, situate, lying and being in the State of South Carolina, County of Richland, near the City of Columbia, in the County of Richland, State of South Carolina, being shown and designated as Parcel A containing 0.054 Acres (approx. 2,350 SF), and Parcel B containing 0.057 Acres (approx. 2,480 SF), on a plat of property acquired by the City of Columbia for New Piney Grove Pump Station, CIP Project #SS6833, dated September 5, 2013, last revised February 28, 2014 prepared by Construction Support Services, Jay S. Joshi, S.C. R.L.S. #14811, for the City of Columbia, South Carolina, and being on file in the Office of the Department of Utilities and Engineering, City of Columbia, South Carolina, under file reference #250-337. Said plat being recorded in the office of the Register of Deeds for Richland County in Record Book 1958 at Page 3368.

MEMORANDUM

Office of the City Manager

TO: Department Heads
FROM: Teresa Wilson, City Manager
DATE: May 14, 2024
RE: **Property Address:** 0.054 acres W/S Piney Woods Road and 0.057 acres W/S Piney Woods Road a/k/a 4034 Fernandina Road
Richland County TMS#: 04910-01-20 and 04910-01-21
Owner(s): City of Columbia
Current Use: Institutional
Proposed Use: Institutional
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: City-Owned Property; Primary 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 **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:

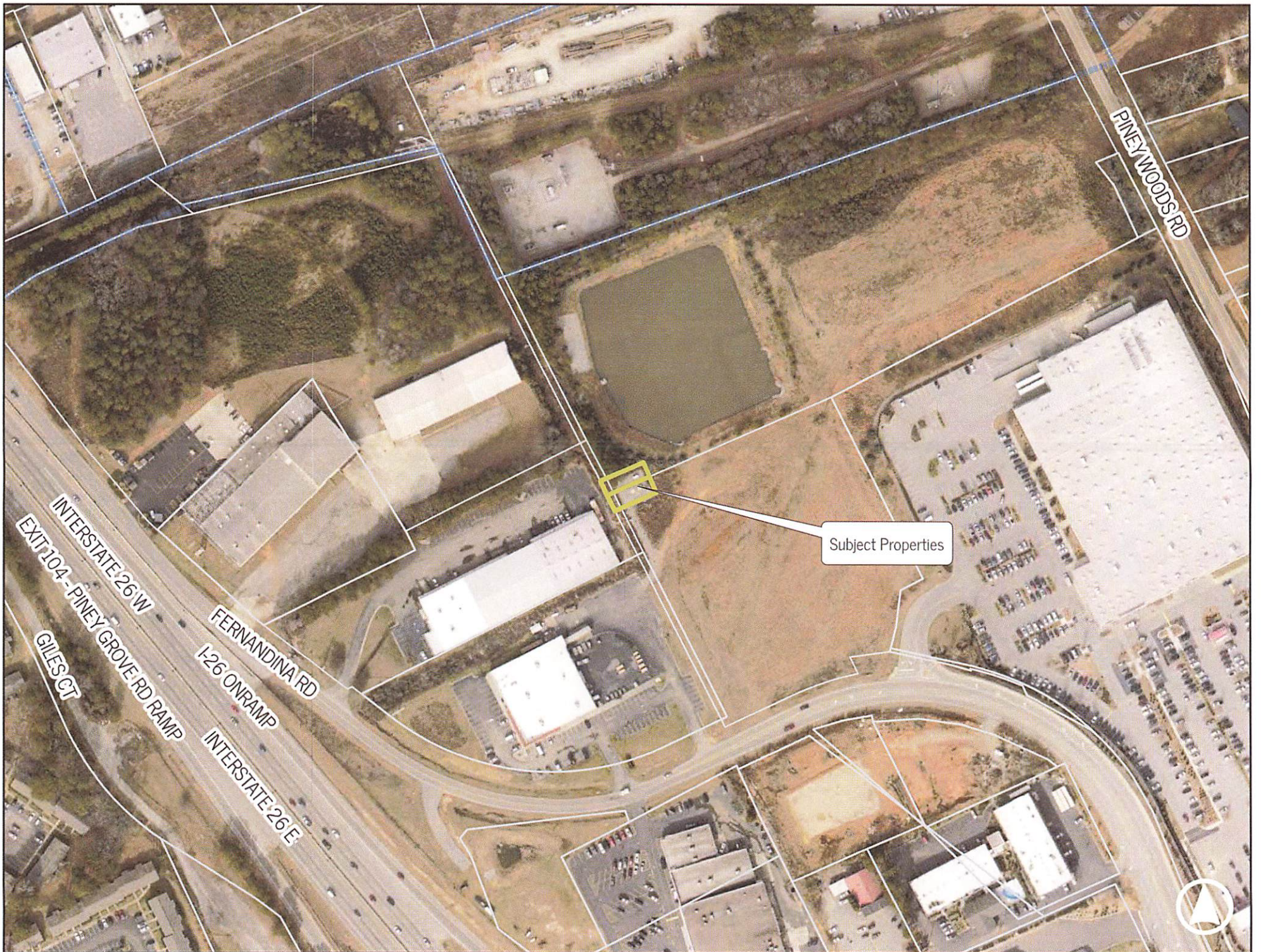
Clint Shealy, Assistant City Manager
Jeff Palen, Assistant City Manager/CFO
Dana Higgins, Director, Engineering
Frank Eskridge, Director, Utilities
Robert Anderson, Public Works Director
Krista Hampton, Planning & Development Services
Kelly Smith, Business License Administrator
Greg Williams, Business 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 County

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: AC-3 (Land Use classification) by 5-0
on 6/13/24 (mm/dd/yyyy).

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


(Signature of Annexation Coordinator)



PINEY WOODS RD

Subject Properties

INTERSTATE 26 W
EXIT 104 - PINEY GROVE RD RAMP
GILES CT

FERNANDINA RD
I-26 ONRAMP

INTERSTATE 26 E

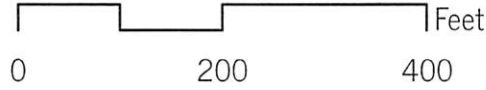


Future Land Use

4034 Fernandina Road; TMS# 04910-01-20 and 04910-01-21
 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: atlivngood Date: 5/14/2024



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Zoning

4034 Fernandina Road; TMS# 04910-01-20 and 04910-01-21
Current Richland Co. Zoning: General Commercial (GC)
Proposed City Zoning: General Commercial District (GC)

- Legend
- GC: General Commercial District
 - LI: Light Industrial District
 - PD: Planned Development
 - Parcels
 - City Limits



Planning & Development
Services Department

Created by: atlivengood Date: 5/14/2024

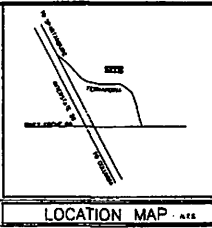


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GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



LEGEND:
PF = POIN FOR FOUND
PC = POIN FOR SET (US - NEIGH)
CP = CALCULATED POINT
W = WALL
N/F = NOW OR FORMERLY

Book 1958-3368
2014050712 07/15/2014 11:22:36 150 Plot Overstred 91 x 17
Fee:\$0.00 County Tax:\$0.00 State Tax:\$0.00



2014050712 John T. Hepburn II Richland County R.O.D.

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT COPY TO THE ACCURACY REQUIRED BY THE RICHLAND COUNTY LAND DEVELOPMENT REGULATIONS AND THE REGULATIONS SHOWN HAVE BEEN PLACED TO THE SPECIFIC PROPERTY TO WHICH THEY RELATE.

DATE: 07-01-2014

REGISTRATION AGENT NAME:
Jay S. Joshi
REGISTERED LAND SURVEYOR
STATE OF SOUTH CAROLINA

IN WITNESS I AM THE OWNER OF THE PROPERTY SHOWN AND HEREBY SELECTED AS CITY OF COLUMBIA SUPERVISOR, I HEREBY CERTIFY THAT I APPROVE THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH AND DESIGNATE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN ON THIS PLAN, AND CERTIFY THAT ALL CURRENT STATE AND COUNTY TAXES OR OTHER ASSESSMENTS RELATING TO THIS PROPERTY HAVE BEEN PAID.

PROJECT NAME: NEW PINE GROVE PUMP STATION
CIP: SS6833
IN RICHLAND COUNTY NEAR COLUMBIA, SC
RICHLAND COUNTY TMS #04910-01-17 (PORTION OF)

Richland County, South Carolina
Approved For Recording
Date: 07/11/14 AD14-102
Sean A. Burbee
Sean A. Burbee, Land Development Planner

PLAT PROVIDED FOR
CITY OF COLUMBIA

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEY STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND ACCORDING TO THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

Jay S. Joshi
JAY S. JOSHI PLS # 14811
P.O. BOX 80408, COLUMBIA, SC 29208 803-773-8008

DATE: SEPTEMBER 5, 2013 JOB 070913J
LAST REVISED: FEBRUARY 28, 2014



CITY FILE #250-337

Instrument Number: 2014050712 Book/Page: R 1958/3368 Date Time: 07/15/2014 11:22:36 150