

ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2024-063

Annexing 495 Piney Grove Road, Lexington County TMS #002898-03-014 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 3rd day of September, 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 495 Piney Grove Road, Lexington County TMS #002898-03-014 containing 1.78 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 211.11 (Lexington) and 103.04 (Richland), 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"

Lexington County TMS NO.: 002898-03-014

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




Mayor

Approved by:



City Manager

Approved as to form:



City Attorney

ATTEST:



City Clerk

Introduced: 08/20/2024
Final Reading: 09/03/2024

ORDINANCE NO.: 2024-063
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 Counties of Lexington and Richland, State of South Carolina, containing 1.78 acres, more or less, and being shown and designated as "Property to be Annexed" on an Annexation Exhibit titled 495 Piney Grove Road, Lexington County TMS# 002898-03-014; prepared on May 15, 2024, by Andrew Livengood, City of Columbia Planning Division.

MEMORANDUM

Office of the City Manager

TO: Department Heads
FROM: Teresa Wilson, City Manager
DATE: June 14, 2024
RE: **Property Address:** 495 Piney Grove Road
Lexington County TMS#: 002898-03-014
Owner(s): The Spinx Company, LLC
Current Use: Commercial
Proposed Use: Commercial
Current County Land Use: Destination Retail
Proposed City Land Use: Regional Activity Corridor (AC-3)
Current County Zoning: Intensive Development (ID) on an Arterial Road (A) Street Classification in a Neighborhood Appearance District (NAD)
Proposed City Zoning: General Commercial District (GC)
Reason for Annexation: Municipal Services/Declaration of Covenant; Primary Area
City Council District: 1
Census Tract: 211.11 (Lexington) and 103.04 (Richland)

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 **July 18, 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

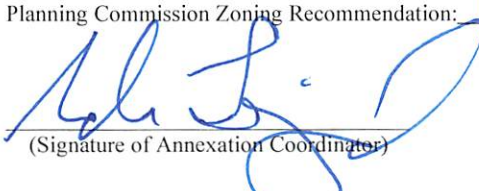
cc:

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
Walt McPherson, Lexington County Zoning

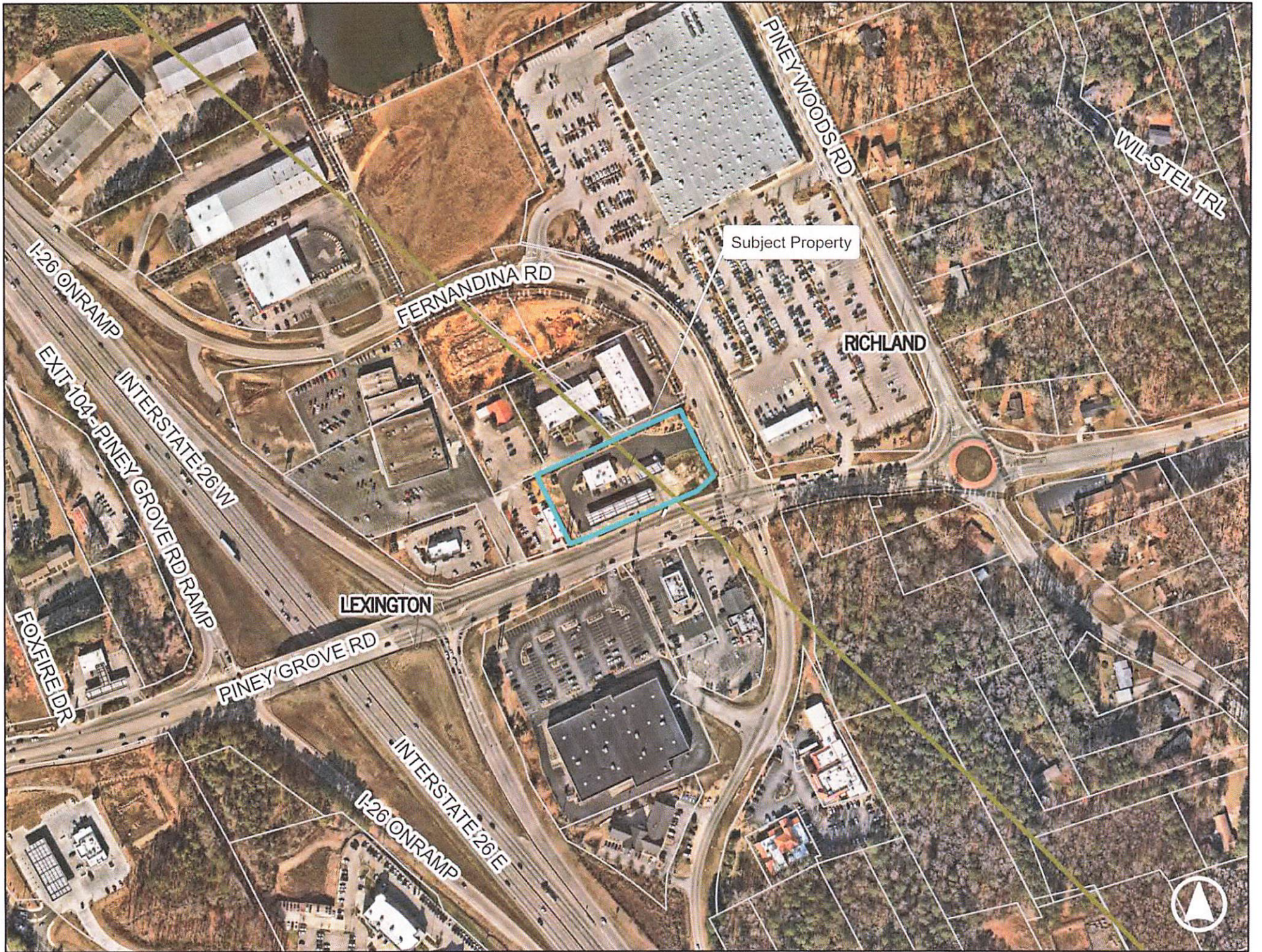
Missy Gentry, Assistant City Manager
Henry M. Simons, Assistant City Manager
Teresa Knox, City Attorney
William Holbrook, Police Chief
Aubrey Jenkins, Fire Chief
Dollie Herron, Community Development
George Adams, Fire Marshal
Hope Hasty, Zoning Administrator
Wendy Royal, Columbia-Richland 911
David Hatcher, Housing Official
Lucinda Statler, Planning Administrator
Brandon Burnette, Development Center Administrator
Lynn Sturkie, Lexington County Administrator
Holland Leger, Lexington County Planning & GIS

Planning Commission Land Use Recommendation: AC-3 (Land Use classification) by S.O.
on 7/18/24 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: GC (Zoning classification) by S.O.
on 7/18/24 (mm/dd/yyyy).



(Signature of Annexation Coordinator)



Subject Property

RICHLAND

FERNANDINA RD

LEXINGTON

PINEY WOODS RD

WIL-STEL TRL

I-26 ONRAMP

INTERSTATE 26 W

EXIT 104 - PINEY GROVE RD RAMP

FOXFIRE DR

PINEY GROVE RD

INTERSTATE 26 E

I-26 ONRAMP

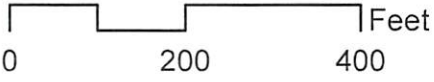


Future Land Use

495 Piney Grove Road; TMS# 002898-03-014
 Current Lexington Co. Future Land Use: Destination Retail
 Proposed City Future Land Use: Regional Activity Corridor (AC-3)

Legend

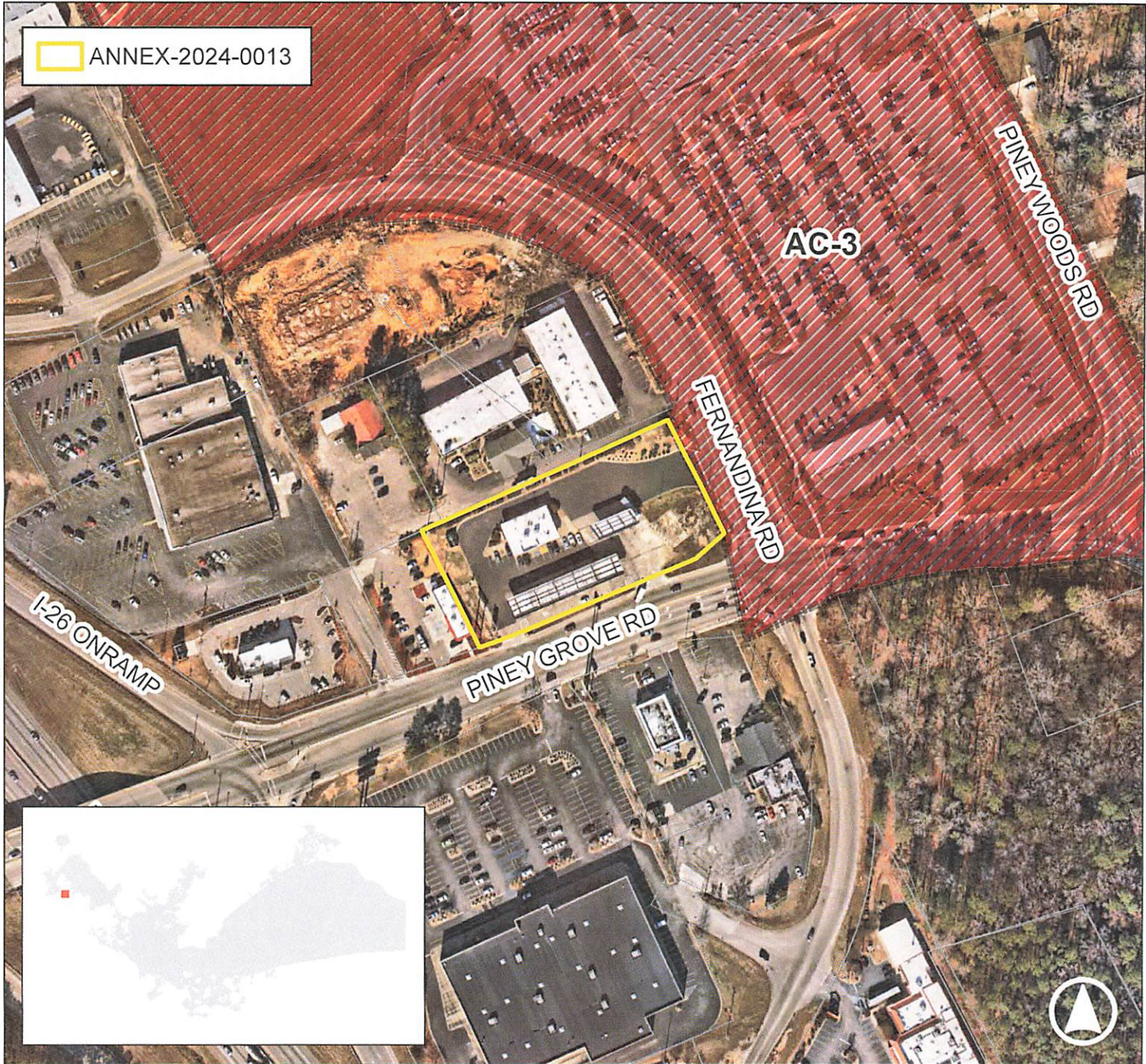
- UCMR-1 - Urban Core Mixed Residential - 1
- UCMR-2 - Urban Core Mixed Residential - 2
- UCMR-3 - Urban Core Mixed Residential - 3
- UEMR - Urban Edge Mixed Residential
- UCMF - Urban Core Multi-family
- UEMF - Urban Edge Multi-family
- UCR-1 - Urban Core Residential Small Lot
- UCR-2 - Urban Core Residential 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: swhudson Date: 6/13/2024

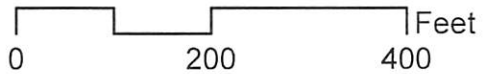
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Zoning

495 Piney Grove Road; TMS# 002898-03-014
Current Lexington Co. Zoning: ID, A, NAD
Proposed City Zoning: General Commercial District (GC)

- Legend
- GC: General Commercial District
 - Parcels
 - City Limits



Planning & Development
Services Department

Created by: swhudson Date: 6/13/2024

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**Annexation Exhibit -
495 Piney Grove Road, Lexington County TMS# 002898-03-014**

