

**ORIGINAL
STAMPED IN RED**

ORDINANCE NO.: 2024-065

Annexing 28.50 acres E/S Broad River Road, Richland County TMS #06112-05-33 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 17th 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 E/S Broad River Road, Richland County TMS #06112-05-33 containing 28.50 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 104.14, and assigned a future land use classification of Urban Edge Mixed Residential (UEMR) and zoning of Residential Mixed District (RM-2).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 06112-05-33

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: 09/03/2024
Final Reading: 09/17/2024

[Signature]
Mayor

ATTEST:

[Signature]
City Clerk

ORDINANCE NO.: 2024-065
EXHIBIT "A"
PROPERTY DESCRIPTION

All that certain 28.50 acre tract of land situate, lying and being in the County of Richland, State of South Carolina, northwest of the City of Columbia and also being a portion of that land surveyed for George E. Meetze, et al. by Palmetto Engineering, Inc., December 19, 1973; is as shown on a plat prepared for Edward Rose Associates, Inc., prepared by Leon Campbell and Associates, Inc. dated December 13, 1979; revised December 18, 1979, and further described as follows: Beginning at the point of beginning, being an iron (new) on the right-of-way of U. S. Highway 176 (Broad River Road) 423 feet, more or less, northwest of the entrance to Village Green Apartments, running N26°40'25"W along said right-of-way for a distance of 533.20 feet to an iron (new); thence turning and running N63°19'30"E through the land of N/F George Meetze, et al. for a distance of 595.79 feet to an iron (new); thence turning and running N80°03'30"E continuing through the N/F Meetze land for a distance of 1639.87 feet to an iron (new); thence turning and running S25°43'E along lands of the South Carolina Department of Corrections for a distance of 512.21 feet to an iron (old); thence turning and running S69°32'W along and contiguous with the northerly boundary of a plat prepared by Douglas E. Platt, Sr. dated January 8, 1974 and recorded in the R.M.C. Office for Richland County in Plat Book X, at page 3318 for a distance of 874.85 feet to an iron (old); thence turning and continuing along said northerly boundary S68°34'W for a distance of 719.91 feet to an iron (new); thence turning and running N24°53'W along property of N/F Louise Huffstetler for a distance of 519.66 feet to an iron (old); thence continuing along the said N/F Louise Huffstetler property the following courses and distances: S65°42'W for a distance of 529.03 feet to an iron (old); S25°43'30"E for a distance of 257.45 feet to an iron (old); thence S70°18'W for a distance of 54.91 feet to an iron (new) on the right-of-way of U. S. Highway 176, being the point of beginning.

MEMORANDUM

Office of the City Manager

TO: Department Heads
FROM: Teresa Wilson, City Manager
DATE: June 13, 2024
RE: **Property Address:** 28.50 acres E/S Broad River Road
Richland County TMS#: 06112-05-33
Owner(s): Edward Rose Assoc., L.L.C.
Current Use: Undeveloped
Proposed Use: Residential
Current County Land Use: Mixed Residential (High Density) and Mixed Use Corridor
Proposed City Land Use: Urban Edge Mixed Residential (UEMR)
Current County Zoning: Residential 6 (R6)
Proposed City Zoning: Residential Mixed District (RM-2)
Reason for Annexation: Municipal Services; Secondary Area
City Council District: 1
Census Tract: 104.14

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

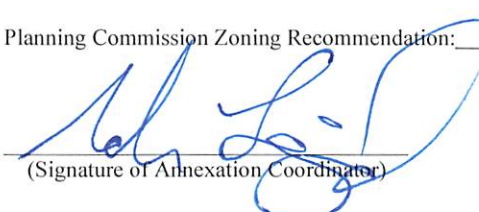
Attachments

cc:

Clint Shealy, Assistant City Manager	Missy Gentry, Assistant City Manager
Jeff Palen, Assistant City Manager/CFO	Henry M. Simons, Assistant City Manager
Dana Higgins, Director, Engineering	Teresa Knox, City Attorney
Frank Eskridge, Director, Utilities	William Holbrook, Police Chief
Robert Anderson, Public Works Director	Aubrey Jenkins, Fire Chief
Krista Hampton, Planning & Development Services	Dollie Herron, Community Development
Kelly Smith, Business License Administrator	George Adams, Fire Marshal
Greg Williams, Business Liasion	Hope Hasty, Zoning Administrator
Tiffany Latimer, Customer Care Administrator	Wendy Royal, Columbia-Richland 911
Todd Beiers, Building Official	David Hatcher, Housing Official
Michelle Brazell, Engineering	Richland County Solid Waste Collection
Police Planning & Research	Lucinda Statler, Planning Administrator
Alfreda Tindal, Richland Co. 911 Addressing Coordinator	Brandon Burnette, Development Center Administrator
Aric Jensen, Assistant County Administrator – Richland County	Shiriani Fuller, Richland County Engineering

Planning Commission Land Use Recommendation: UEMR (Land Use classification) by 5-0
on 7/18/24 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: RM-2 (Zoning classification) by 5-0
on 7/18/24 (mm/dd/yyyy).


(Signature of Annexation Coordinator)



Subject Property

SEYMOUR ST

HAVILAND CIR

REGENCY PARK DR

NOBILITY DR

BROAD RIVER RD

CRESTLAND DR

HUFFSTETLER DR

LONDON AVE

SAINT JOHN WOOD RD

VILLAGE GREEN RD

CHAUCER RD

KINGS CROSS RD

BROOK PINES DR



Future Land Use

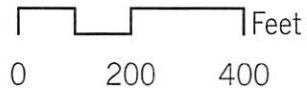
28.50 acres E/S Broad River Road; TMS# 06112-05-33

Current Richland Co. Future Land Use: Mixed Res. (High Density) & Mixed Use Corridor

Proposed City Future Land Use: Urban Edge Mixed Residential (UEMR)

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: 6/11/2024



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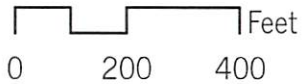


Zoning

28.50 acres E/S Broad River Road; TMS# 06112-05-33
Current Richland Co. Zoning: R6
Proposed City Zoning: Residential Mixed (RM-2)

Legend

- RM-2: Residential Mixed
- RM-1: Residential Mixed
- INS-GEN: Institutional - General District
- Parcels
- City Limits



Planning & Development
Services Department

Created by: swhudson Date: 6/11/2024



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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: See Attached Exhibit "A"

Richland County TMS: 06112-05-33

Property Addresses: 28.50 acres E/S Broad River Road

Edward Rose Assoc., L.L.C.

BY: 
(Signature)

Date: 6/6/24

Warren Rose
(Print or Type Name)

ITS: Manager
(Print or Type Title)

Exhibit "A"
Property Description

All that certain 28.50 acre tract of land situate, lying and being in the County of Richland, State of South Carolina, northwest of the City of Columbia and also being a portion of that land surveyed for George E. Meetze, et al. by Palmetto Engineering, Inc., December 19, 1973; is as shown on a plat prepared for Edward Rose Associates, Inc., prepared by Leon Campbell and Associates, Inc. dated December 13, 1979; revised December 18, 1979, and further described as follows: Beginning at the point of beginning, being an iron (new) on the right-of-way of U. S. Highway 176 (Broad River Road) 423 feet, more or less, northwest of the entrance to Village Green Apartments, running N26°40'25"W along said right-of-way for a distance of 533.20 feet to an iron (new); thence turning and running N63°19'30"E through the land of N/F George Meetze, et al. for a distance of 595.79 feet to an iron (new); thence turning and running N80°03'30"E continuing through the N/F Meetze land for a distance of 1639.87 feet to an iron (new); thence turning and running S25°43'E along lands of the South Carolina Department of Corrections for a distance of 512.21 feet to an iron (old); thence turning and running S69°32'W along and contiguous with the northerly boundary of a plat prepared by Douglas E. Platt, Sr. dated January 8, 1974 and recorded in the R.M.C. Office for Richland County in Plat Book X, at page 3318 for a distance of 874.85 feet to an iron (old); thence turning and continuing along said northerly boundary S68°34'W for a distance of 719.91 feet to an iron (new); thence turning and running N24°53'W along property of N/F Louise Huffstetler for a distance of 519.66 feet to an iron (old); thence continuing along the said N/F Louise Huffstetler property the following courses and distances: S65°42'W for a distance of 529.03 feet to an iron (old); S25°43'30"E for a distance of 257.45 feet to an iron (old); thence S70°18'W for a distance of 54.91 feet to an iron (new) on the right-of-way of U. S. Highway 176, being the point of beginning.

