

**ORIGINAL**

**ORDINANCE NO.: 2024-092**

*Annexing 3516 and 3528 Broad River Road, Richland County TMS # 06110-03-07 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 3<sup>rd</sup> day of December 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 3516 and 3528 Broad River Road, Richland County TMS # 06110-03-07 containing 2.08 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 Community Activity Center/Corridor District (CAC).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 06110-03-07

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

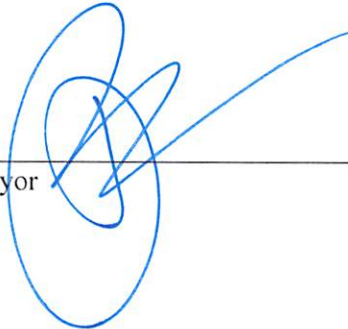
Approved by:

  
City Manager

Approved as to form:

  
City Attorney

Introduced: 11/19/2024  
Final Reading: 12/03/2024

  
Mayor

ATTEST:

  
City Clerk

# MEMORANDUM

## Office of the City Manager

TO: Department Heads  
FROM: Teresa Wilson, City Manager  
DATE: September 6, 2024  
RE: **Property Address:** 3516 and 3528 Broad River Road  
**Richland County TMS#:** 06110-03-07  
**Owner(s):** Hopelight, LLC  
**Current Use:** Vacant Commercial Lot  
**Proposed Use:** Commercial  
**Current County Land Use:** Mixed Use Corridor  
**Proposed City Land Use:** Urban Edge Mixed Residential (UEMR)  
**Current County Zoning:** General Commercial (GC)  
**Proposed City Zoning:** Community Activity Center/Corridor District (CAC)  
**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 **October 10, 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

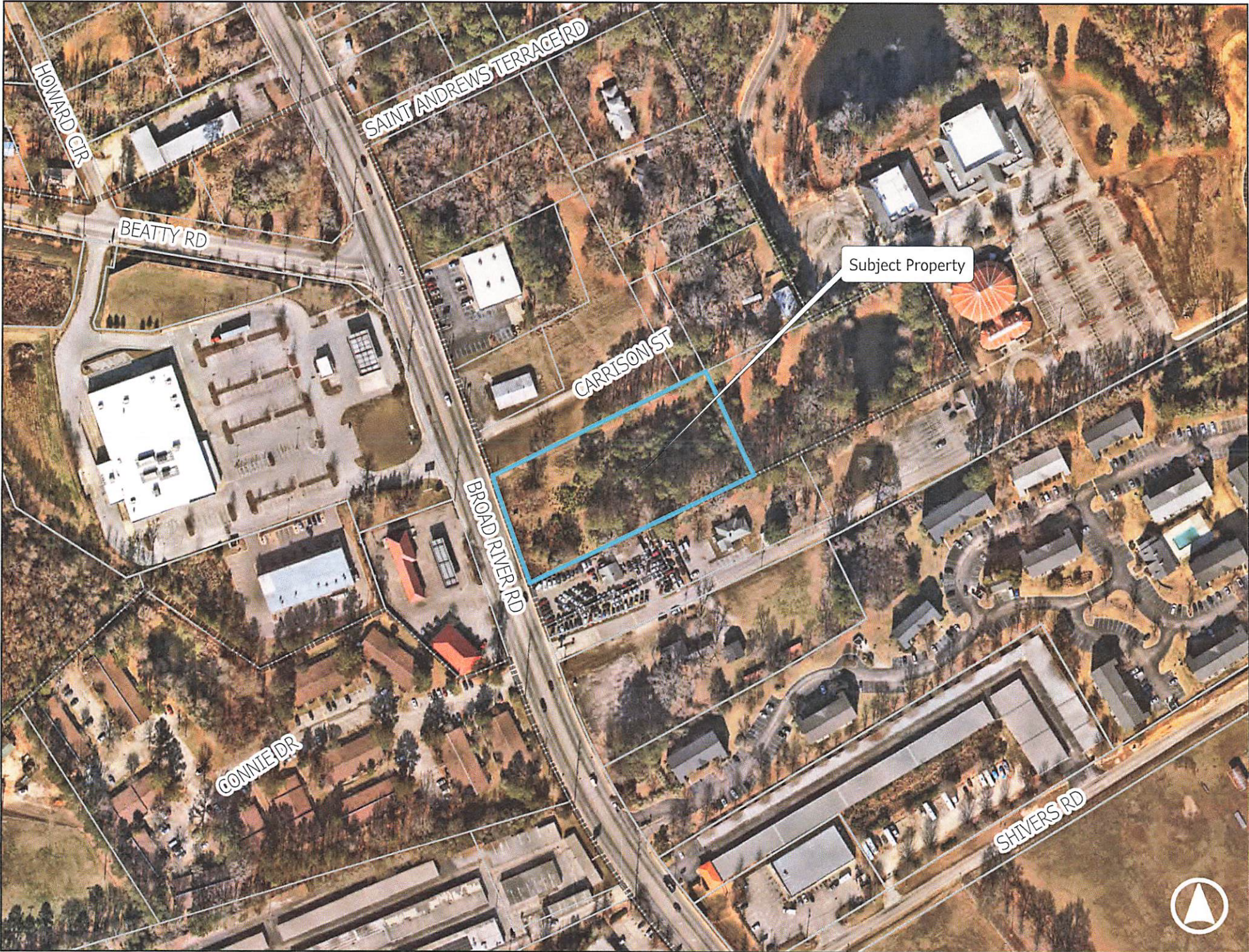
cc:

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
Economic Development	Hope Hasty, Zoning Administrator
Tiffany Latimer, Customer Care Administrator	Wendy Royal, Columbia-Richland 911
Todd Beiers, Building Official	David Hatcher, Director of Code Enforcement
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
Richland County Administrator's Office	Shiriani Fuller, Richland County Engineering
Aric Jensen, Assistant County Administrator – Richland County	

Planning Commission Land Use Recommendation: UEMR (Land Use classification) by 6-0  
on 10/10/24 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: CAC (Zoning classification) by 6-0  
on 10/10/24 (mm/dd/yyyy).

  
(Signature of Annexation Coordinator)



Subject Property

HOWARD CIR

SAINT ANDREWS TERRACE RD

BEATTY RD

CARRISON ST

BROAD RIVER RD

CONNIE DR

SHIVERS RD



# Future Land Use

3516 Broad River Road, TMS# 06110-03-07

Current Richland County Future Land Use: 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: swudson Date: 9/3/2024

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# Zoning

3516 Broad River Road, TMS# 06110-03-07  
Current Richland County Zoning: GC  
Proposed City Zoning: Community Activity Center/Corridor District (CAC)

- Legend
- CAC: Community Activity Center/Corridor
  - RM-1: Residential Mixed
  - Parcels
  - City Limits

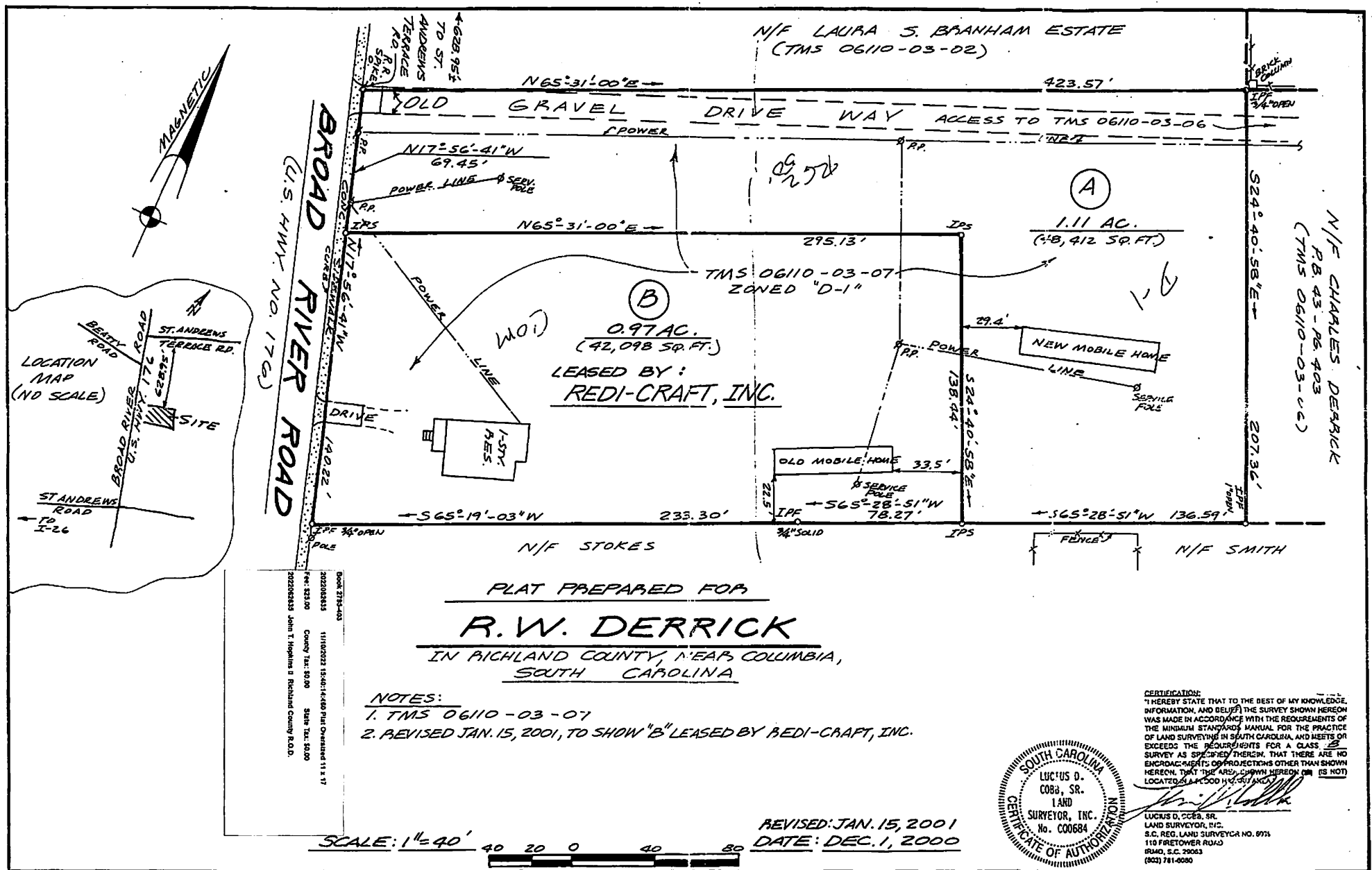


Planning & Development  
Services Department

Created by: swhudson Date: 9/3/2024

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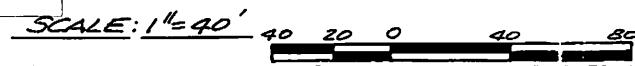




PLAT PREPARED FOR  
**R. W. DERRICK**

IN RICHLAND COUNTY, NEAR COLUMBIA,  
 SOUTH CAROLINA

- NOTES:**  
 1. TMS 06110-03-07  
 2. REVISED JAN. 15, 2001, TO SHOW "B" LEASED BY REDI-CRAFT, INC.



REVISED: JAN. 15, 2001  
 DATE: DEC. 1, 2000



**CERTIFICATION:**  
 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 MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN. THAT THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN HEREON. THAT THE AREA SHOWN HEREON IS (IS NOT) LOCATED IN A GOOD LOCATION.

LUCIUS D. COBB, SR.  
 LAND SURVEYOR, INC.  
 No. C00684

LUCIUS D. COBB, SR.  
 LAND SURVEYOR, INC.  
 S.C. REG. LAND SURVEYOR NO. 6975  
 110 FIRETOWER ROAD  
 SUMMER, S.C. 29683  
 (803) 781-0080