

**ORIGINAL**

**ORDINANCE NO.: 2024-096**

*Annexing 3.56 and 0.516 acres S/S Broad River Road, Richland County TMS # 05000-04-40 and 05000-04-45 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 7<sup>th</sup> day of January, 2025, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.
2. The property identified as 3.56 and 0.516 acres S/S Broad River Road, Richland County TMS # 05000-04-40 and 05000-04-45 containing 4.08 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 103.04, and assigned a future land use classification of Community Activity Corridor (AC-2) and zoning of Light Industrial District (LI).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 05000-04-40 and 05000-04-45

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 Wilson  
City Manager

Approved as to form:

[Signature]  
City Attorney

Introduced: 12/17/2024  
Final Reading: 01/07/2025

[Signature]  
Mayor

ATTEST:

Zaira D. Hammond  
City Clerk

**ORDINANCE NO.: 2024-096**

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**

All that certain piece, parcel or tract of land, with the improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing 4.076 acres, more or less, as shown on a plat of said property prepared for T. Moffatt Burriss, Jr. by Lucius D. Cobb, Sr., dated October 22, 1999 and recorded in the Office of the Register of Deeds for Richland County in Book 372 at page 0745 and having the following metes and bounds:

3.56 acres, designated as Parcels D-1, D-2, D-3, D-4, and D-5 on the above-referenced plat, described as follows: Beginning at the Southernmost corner of said property and running N69°14'33"W along property now or formerly of Frances M. and Virginia Weed for a distance of 424.05 feet to an iron; thence turning and running N25°15'29"E along property now or formerly of T. Moffatt Burriss, Jr. for a distance of 268.33 feet to an iron; thence turning and running N25°11'32"E along property now or formerly of Nancy Y. and M. Allen Caudel for a distance of 98.38 feet to an iron; thence turning and running S61°36'13"E along property now or formerly of Jo Ann Huneycutt for a distance of 399.57 feet to an iron; thence turning and running S61°15'37"E along property now or formerly of Jo Ann Huneycutt for a distance of 25.03 feet to an iron; thence turning and running S25°30'57"W along a portion of Parcel D-6 as shown on said plat for a distance of 338.21 feet to the point of beginning; be all measurements a little more or less.

ALSO: 0.516 acres, designated as Parcel D-6 on the above-referenced plat, described as follows: Beginning at the Southeast corner of said property and running S30°07'38"W along property now or formerly of Gloria H. Bulluck for a distance of 197.24 feet to an iron; thence turning and running S20°27'02"W along property now or formerly of Gloria H. Bulluck for a distance of 180.61 feet to an iron; thence turning and running S25°45'31"W along property now or formerly of Gloria H. Bulluck for a distance of 96.98 feet to an iron; thence turning and running S25°40'54"W along property now or formerly of Denise T. Bulluck for a distance of 84.83 feet to an iron; thence turning and running S25°29'58"W along property now or formerly of Denise T. Bulluck for a distance of 335.00 feet to an iron; thence turning and running N69°26'35"W along property now or formerly of Frances M. and Virginia Weed for a distance of 24.76 feet to an iron; thence turning and running N25°30'57"W along Parcels D-1 through D-5 as shown on said plat for a distance of 338.21 feet to an iron; thence turning and running N25°32'34"E along property now or formerly of Jo Ann Huneycutt for a distance of 182.95 feet to an iron; thence turning and running N20°16'34"E along property now or formerly of James Queen for a distance of 178.65 feet to a 12" pine; thence turning and running N30°06'55"E along property now or formerly of James Queen for a distance of 205.95 feet to an iron; thence turning and running S44°49'07"E along Broad River Road for a distance of 26.40 feet to the point of beginning; be all measurements a little more or less.

# MEMORANDUM

## Office of the City Manager

TO: Department Heads  
FROM: Teresa Wilson, City Manager  
DATE: October 4, 2024  
RE: **Property Address:** 3.56 and 0.516 ac S/S Broad River Road  
**Richland County TMS#:** 05000-04-40 and 05000-04-45  
**Owner(s):** T. Moffatt Burriss, Jr. and Dennis Jay Murphy  
**Current Use:** Undeveloped  
**Proposed Use:** Commercial / Light Industrial  
**Current County Land Use:** Neighborhood (Medium Density)  
**Proposed City Land Use:** Community Activity Corridor (AC-2)  
**Current County Zoning:** Light Industrial (M-1) and General Commercial (GC)  
**Proposed City Zoning:** Light Industrial District (LI)  
**Reason for Annexation:** Municipal Services – New Development; 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 **November 14, 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

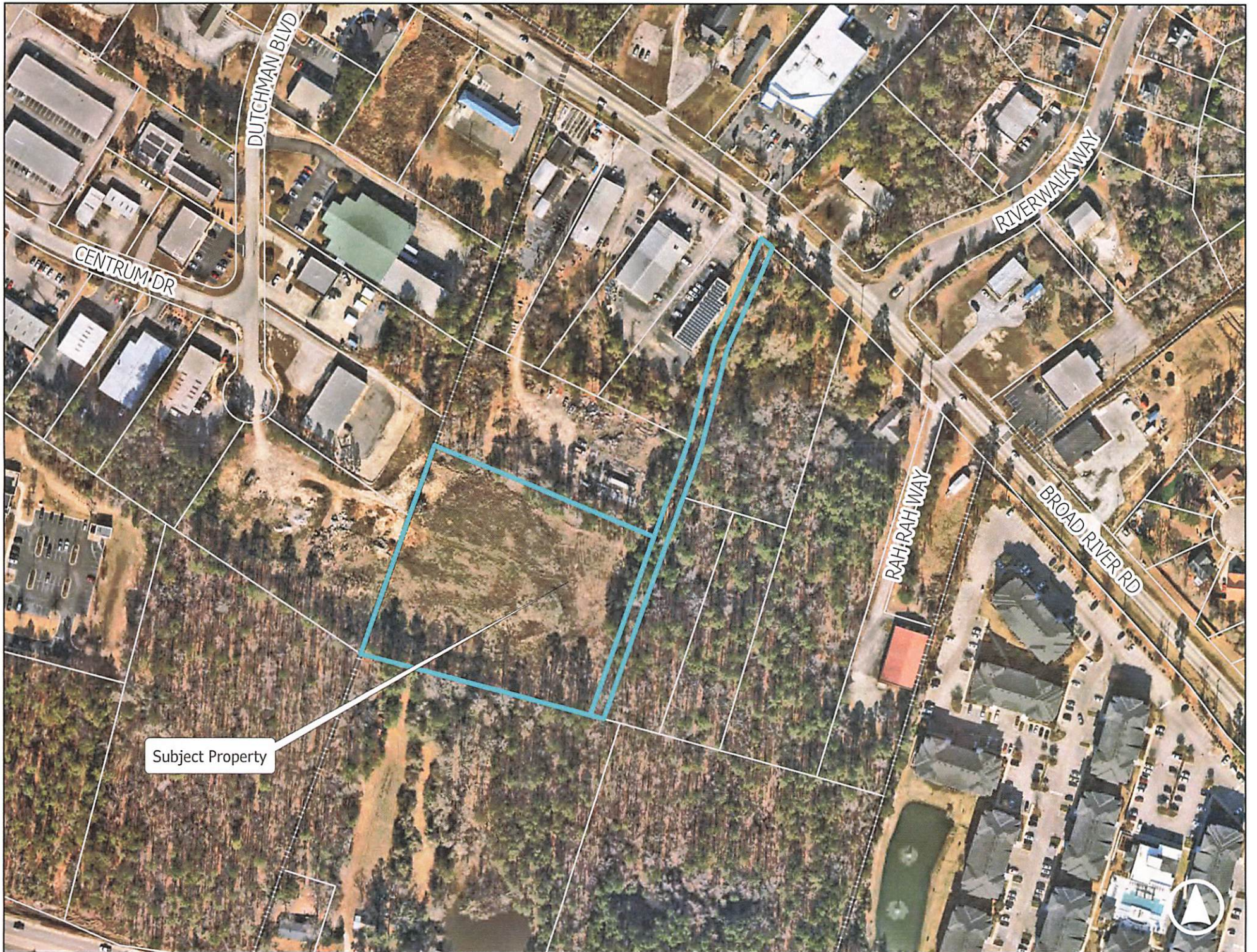
cc:

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, Director of Code Enforcement
Michelle Brazell, Engineering	Richland County Solid Waste Collection
Police Planning & Research	Lucinda Statler, Planning Administrator
Richland County Administrator's Office	Brandon Burnette, Development Center Administrator
Alfreda Tindal, Richland Co. 911 Addressing Coordinator	Shiriani Fuller, Richland County Engineering
Aric Jensen, Assistant County Administrator – Richland County	

Planning Commission Land Use Recommendation: AC-2 (Land Use classification) by 7-0  
on 11/14/24 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: LI (Zoning classification) by 7-0  
on 11/14/24 (mm/dd/yyyy).

  
(Signature of Annexation Coordinator)



DUTCHMAN BLVD

CENTRUM DR

RIVERWALK WAY

RAH-RAH WAY

BROAD RIVER RD

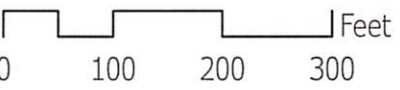
Subject Property



# Future Land Use

3.56 and 0.516 ac S/S Broad River Road, TMS# 05000-04-40 and -45  
 Current Richland County Future Land Use: Neighborhood (Medium Density)  
 Proposed City Future Land Use: Community Activity Corridor (AC-2)

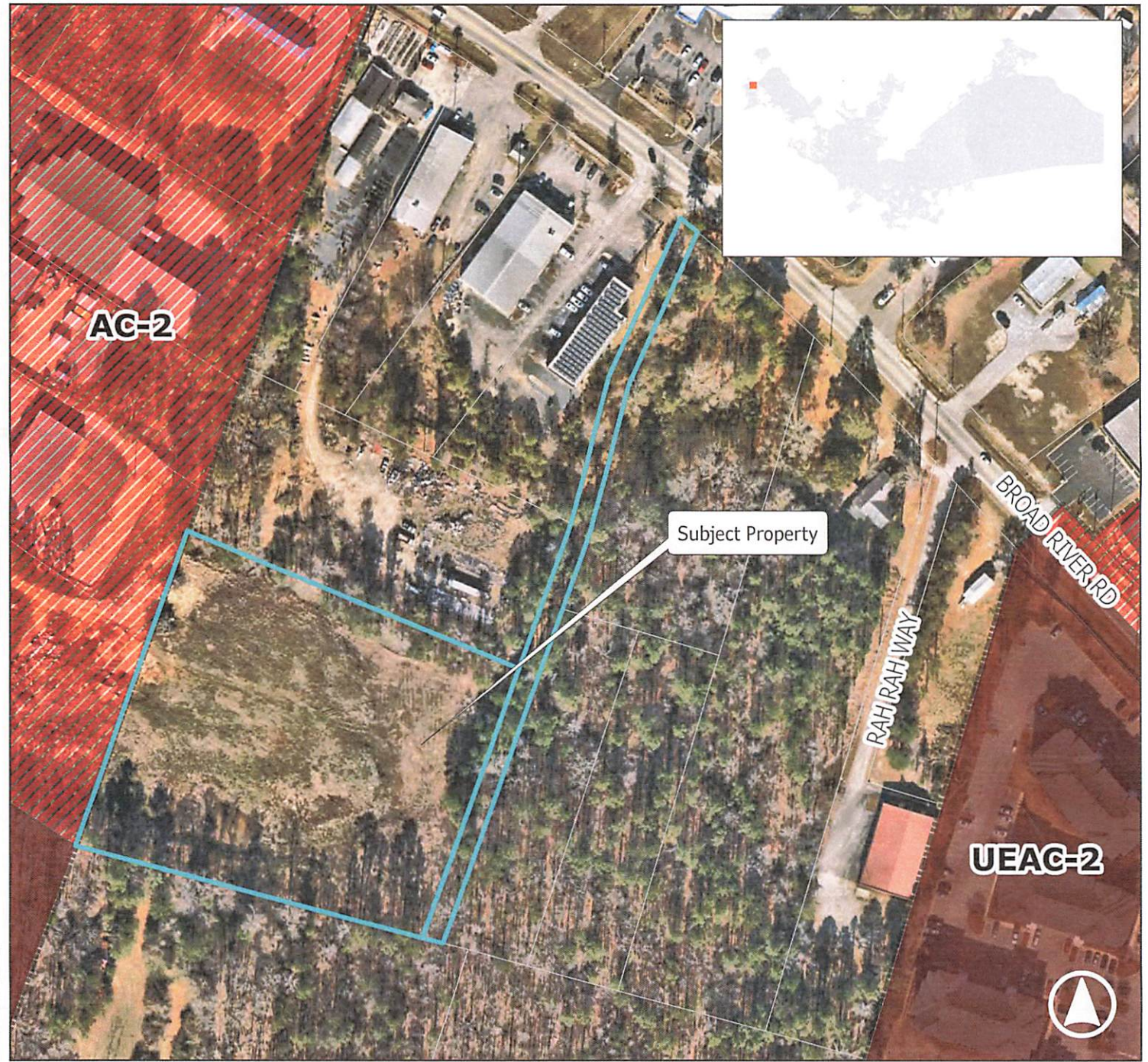
- Legend
- UCMR-1 - Urban Core Mixed Residential - 1
  - UCMR-2 - Urban Core Mixed Residential - 2
  - UCMR-3 - Urban Core Mixed Residential - 3
  - UEMR - Urban Edge Mixed Residential
  - UCMF - Urban Core Multi-family
  - UEMF - Urban Edge Multi-family
  - UCR-1 - Urban Core Residential Small Lot
  - 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



**CITY OF Columbia**  
 Planning & Development  
 Services Department

Created by: swudson Date: 9/26/2024

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# Zoning

3.56 and 0.516 ac S/S Broad River Road, TMS# 05000-04-40 and -45  
Current Richland County Zoning: M-1 and GC  
Proposed City Zoning: Light Industrial District (LI)

Legend

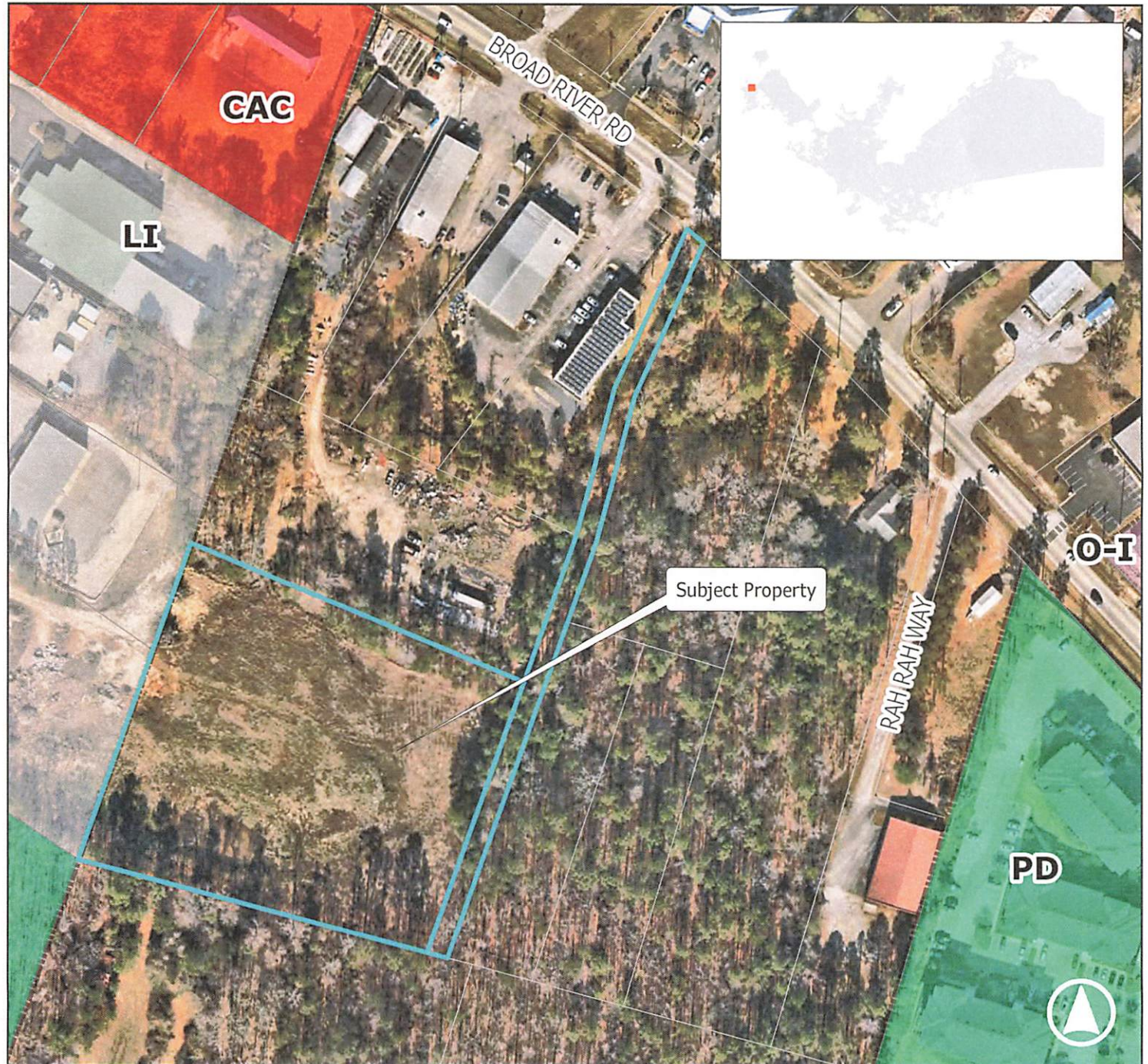
- CAC: Community Activity Center/Corridor
- O-I: Office and Institutional District
- LI: Light Industrial District
- PD: Planned Development
- Parcels
- City Limits



Planning & Development  
Services Department

Created by: swhudson Date: 9/26/2024

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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.

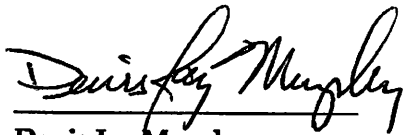
Property Description: See Attached Exhibit "A"

Richland County TMS: 05000-04-40 and 05000-04-45

Property Addresses: 3.56 and 0.516 ac S/S Broad River Road

  
T. Moffatt Burriss, Jr.

Date: 9/23/24

  
Denis Jay Murphy

Date: 9/23/24

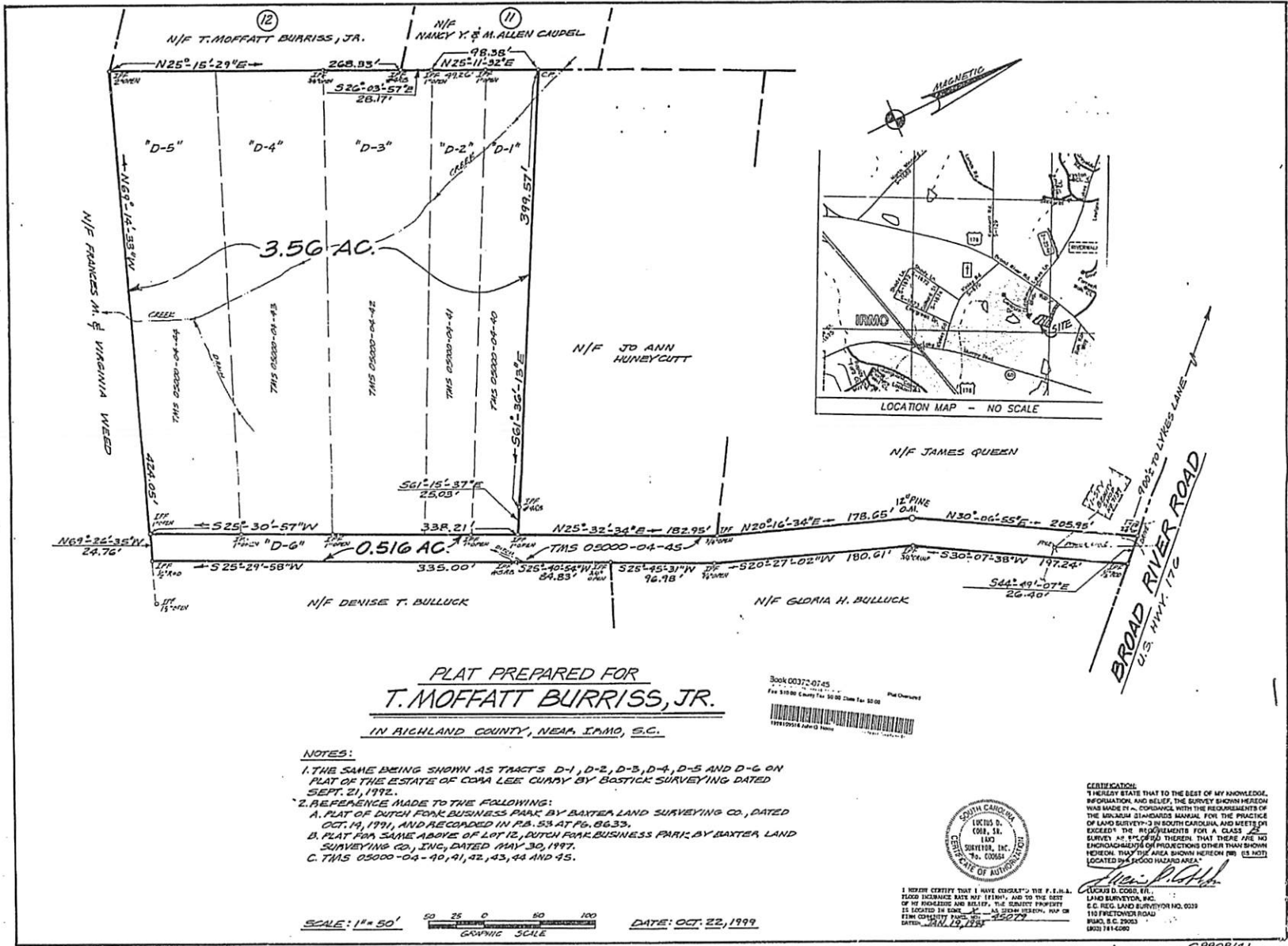
## Exhibit "A"

### Property Description

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**PLAT PREPARED FOR  
T. MOFFATT BURRISS, JR.  
IN RICHLAND COUNTY, NEAR I-95, S.C.**

- NOTES:**
1. THE SAME BEING SHOWN AS TRACTS D-1, D-2, D-3, D-4, D-5 AND D-6 ON PLAT OF THE ESTATE OF COMA LEE CURRY BY BASTICK SURVEYING DATED SEPT. 21, 1992.
  2. REFERENCE MADE TO THE FOLLOWING:
    - A. PLAT OF DUTCH FORK BUSINESS PARK BY BAXTER LAND SURVEYING CO., DATED OCT. 19, 1991, AND RECORDED IN P.B. 53 AT PG. 8633.
    - B. PLAT FOR SAME ABOVE OF LOT 12, DUTCH FORK BUSINESS PARK BY BAXTER LAND SURVEYING CO., INC., DATED MAY 30, 1997.
    - C. TMS 05000-04-90, 91, 92, 43, 44 AND 45.



I HEREBY CERTIFY THAT I HAVE CONDUCTED THE F.E.N.A. (FIELD EXAMINATION) AND BELIEF, THE SURVEY PROPERTY IS LOCATED IN STATE OF SOUTH CAROLINA, AND THAT THE SURVEY IS CORRECT AND ACCURATE.  
DATE: JAN. 19, 1999

**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 UNIFORM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS 2 SURVEY AS SET FORTH THEREIN. THAT THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN HEREON. THAT THE AREA SHOWN HEREON DOES NOT LOCATED IN A HAZARDOUS AREA.

*Lucius D. Coole, III*  
LUCIUS D. COOLE, III,  
LAND SURVEYOR, INC.  
S.C. REG. LAND SURVEYOR NO. 0039  
110 FRETCHER ROAD  
BLVD, S.C. 29653  
(803) 714-6600

BOOK 00372-07-45  
PAGE 1  
Fee \$10.00 County Tax \$0.00 Clerk Fee \$0.00  
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378-745

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