

**ORIGINAL**

**ORDINANCE NO.: 2025-058**

*Annexing 1703 Atlas Road, Richland County TMS #16301-02-04 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 5<sup>th</sup> day of August, 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 1703 Atlas Road, Richland County TMS #16301-02-04 containing 4.07 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 # 3, Census Tract 117.02, and assigned a future land use classification of Industrial (IND) and zoning of Heavy Industrial District (HI).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 16301-02-04

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 Palen

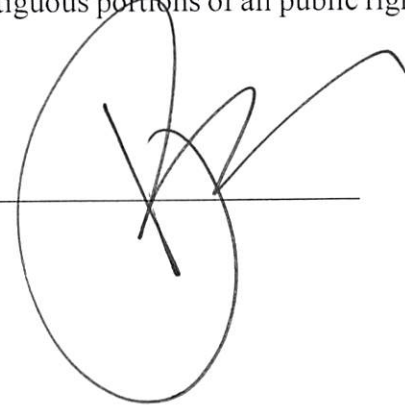
Approved by:

*Genesa B. Wilson*  
City Manager

Approved as to form:

*[Signature]*  
City Attorney

\_\_\_\_\_  
Mayor



ATTEST:

*Erika D. Hammond*  
City Clerk

Introduced: 07/15/2025  
Final Reading: 08/05/2025

**ORDINANCE NO.: 2025-058**

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

ALL that certain piece, parcel, lot, or tract of land, with any improvements thereon, situate, lying and being on the northwestern side of Atlas Road, near the City of Columbia, in the County of Richland, State of South Carolina, being shown and delineated as Tracts 1 and 2 on a plat prepared for 1703 Atlas Road, LLC by Baxter Land Surveying Co., Inc. dated April 7, 2017 and recorded April 7, 2017, 2017 in the office of the Register of Deeds for Richland County in Record Book 2271 at Page 567, and having such metes, boundaries, and measurements as shown on the above mentioned plat; reference being craved thereto as often as is necessary for a more complete and accurate legal description.



**MEMORANDUM**  
Office of the City Manager

**Date:** June 6, 2025  
**To:** Department Heads  
**From:** Teresa Wilson, City Manager  
**RE:**

**Property Address:** 1703 Atlas Road  
**Richland County TMS#:** 16301-02-04  
**Owner(s):** 1703 Atlas, LLC  
**Current Use:** Industrial  
**Proposed Use:** Industrial  
**Current County Land Use:** Economic Development Center/Corridor  
**Proposed City Land Use:** Industrial (IND)  
**Current County Zoning:** Light Industrial (M-1)  
**Proposed City Zoning:** Heavy Industrial (HI)  
**Reason for Annexation:** Land Use Regulations; Secondary Area  
**City Council District:** 3  
**Census Tract:** 117.02

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 12, 2025** Planning Commission agenda. Planning & Development Services staff will notify the City Attorney of the Planning Commission's zoning recommendation by forwarding a completed copy of this form after the Planning Commission has met.

/atl  
Attachments

- |  |  |
|--|--|
| cc: Assistant City Managers / Police & Fire Chiefs<br>Harry Tinsley, Emergency Management<br>Kelly Smith, Business License Administrator<br>Economic Development<br>Tiffany Latimer, Customer Care Administrator<br>Todd Beiers, Building Official<br>Michelle Brazell, Engineering<br>Police Planning & Research<br>Richland County Administrator's Office<br>Richland Co. 911 Addressing<br>Eric Jensen, Richland Co. Assistant County Administrator<br>Richland County Planning & Development | Teresa Knox, City Attorney<br>George Adams, Fire Marshal<br>Dollie Herron, Community Development<br>David Hatcher, Director of Code Enforcement<br>Andrew Livengood, Zoning Administrator<br>Brandon Burnette, Development Center Administrator<br>Lucinda Statler, Planning Administrator<br>S.W. Hudson, Information Resource Coordinator<br>Wendy Royal, Columbia-Richland 911<br>Richland County Engineering<br>Richland County Solid Waste Collection |
|--|--|

**Planning Commission Recommendations:**

	<u>Classification</u>	<u>Vote</u>	<u>Date</u>
Land Use	<u>IND</u>	4 to 1	<u>6/12/25</u>
Zoning	<u>HI</u>	4 to 1	<u>6/12/25</u>

(Signature of Annexation Coordinator)



# Future Land Use

1703 Atlas Road; TMS# 16301-02-04

Current Richland County Future Land Use: Economic Development Center/Corridor  
 Proposed City Future Land Use: Industrial (IND)

**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: swhudon Date: 5/20/2025

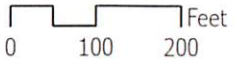
This map is the product of compilation, or was produced by others. It is for information only, and the City of Columbia makes no representations as to its accuracy or use without field verification is at the sole risk of the user. Data source: City of Columbia



# Zoning

1703 Atlas Road; TMS# 16301-02-04  
Current Richland County Zoning: M-1  
Proposed City Zoning: Heavy Industrial District (HI)

- Legend
- LI: Light Industrial District
  - OV-FP: Floodplain Overlay District
  - Parcels
  - City Limits



Planning & Development  
Services Department

Created by: swhudson Date: 5/20/2025

This map is the product of compilation, or was produced by others. It is for information only, and the City of Columbia makes no representations as to its accuracy or use without field verification is at the sole risk of the user. Data source: City of Columbia



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: ALL that certain piece, parcel, lot, or tract of land, with any improvements thereon, situate, lying and being on the northwestern side of Atlas Road, near the City of Columbia, in the County of Richland, State of South Carolina, being shown and delineated as Tracts 1 and 2 on a plat prepared for 1703 Atlas Road, LLC by Baxter Land Surveying Co., Inc. dated April 7, 2017 and recorded April 7, 2017, 2017 in the office of the Register of Deeds for Richland County in Record Book 2271 at Page 567, and having such metes, boundaries, and measurements as shown on the above mentioned plat; reference being craved thereto as often as is necessary for a more complete and accurate legal description.

Richland County TMS:        16301-02-04

Property Addresses:         1703 Atlas Road

1703 Atlas, LLC

BY: Gene R. Rucker  
(Signature)

Date: 5-1-25

Gene R. Rucker  
(Print or Type Name)

ITS: manager  
(Print or Type Title)

