

ORIGINAL

ORDINANCE NO.: 2025-074

Annexing 3404 Two Notch Road, 3422 Two Notch Road, and 1138 Head Street, Richland County TMS # 14102-06-23 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 7th day of October, 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 3404 Two Notch Road, 3422 Two Notch Road, and 1138 Head Street, Richland County TMS # 14102-06-23 containing 0.85 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 #2, Census Tract 111.01, and assigned a future land use classification of Community Activity Corridor (AC-2) and zoning of Community Activity Center/Corridor District (CAC).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 14102-06-23

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:

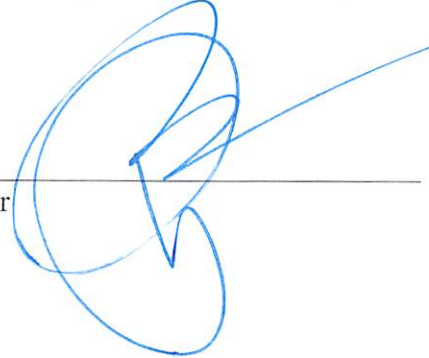
Cherisa B. Wilson
City Manager

Approved as to form:

[Signature]
City Attorney

Introduced: 09/16/2025
Final Reading: 10/07/2025

Mayor



ATTEST:

Erika D. Hammond
City Clerk

ORDINANCE NO.: 2025-074

EXHIBIT "A"
PROPERTY DESCRIPTION

All that certain piece, parcel or lot of land, together with the improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, and being shown on a plat prepared for Joseph McDougal by Baxter Land Surveying Co., Inc., dated September 8, 2006, and recorded in the Richland County ROD in Book 1263 at page 1184. Reference being craved to said plat. Be all measurements a little more or less.

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.

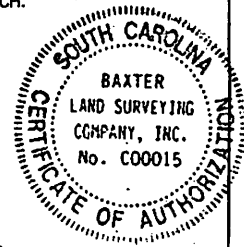
Property Description: All that certain piece, parcel or lot of land, together with the improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, and being shown on a plat prepared for Joseph McDougal by Baxter Land Surveying Co., Inc., dated September 8, 2006, and recorded in the Richland County ROD in Book 1263 at page 1184. Reference being craved to said plat. Be all measurements a little more or less.

Richland County TMS: 14102-06-23

Property Address: 3404 Two Notch Road, 3422 Two Notch Road, and 1138 Head Street

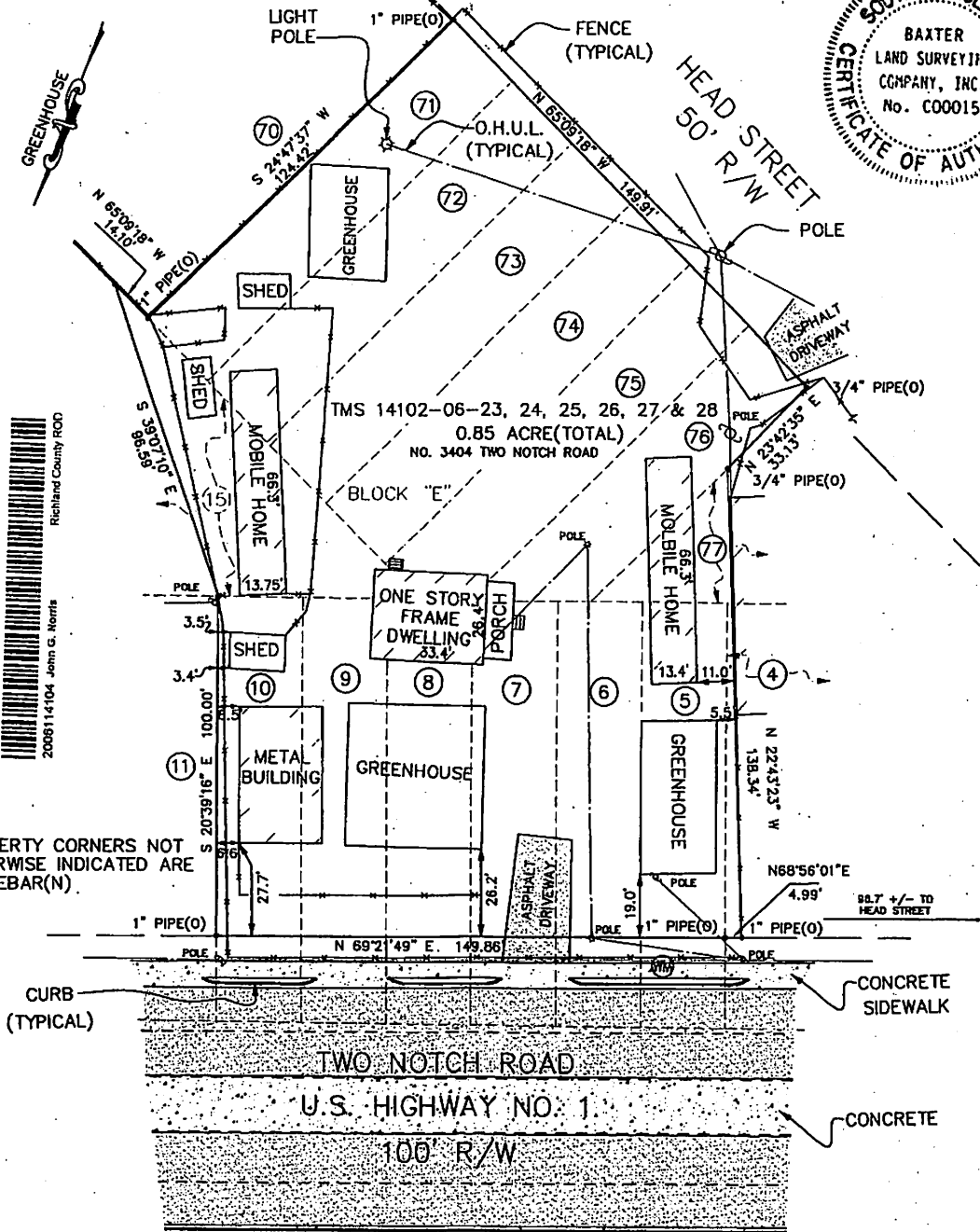
* Joseph McDougall Date: * 7-4-25
Joseph McDougall

PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED EASEMENTS OR RESTRICTIONS NOT OBSERVED AND TO INFORMATION REVEALED IN A COMPLETE TITLE SEARCH. THE SURVEYOR DID NOT PERFORM A TITLE SEARCH. UNDERGROUND UTILITIES MAY BE PRESENT BUT THEIR LOCATION WAS NOT DETERMINED.



Book 1263-1184
 2006114104 12/15/2006 15:34:48.917
 Plat Standard
 State Tax: \$0.00
 County Tax: \$0.00
 Fee: \$5.00
 2006114104 John G. Morris
 Richland County ROD

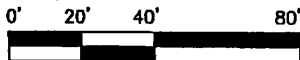
NOTE:
 PROPERTY CORNERS NOT
 OTHERWISE INDICATED ARE
 #4 REBAR(N).



PLAT PREPARED FOR
JOSEPH McDOUGAL

REFERENCES:

- 1) PLAT BOOK "F", PAGE 97.
- 2) PLAT BOOK "H", PAGE 489
- 3) S.C. D.O.T. DOCKET NO. 40.619



1" = 40'

SEPTEMBER 8, 2006

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, ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN HEREON.

BAXTER LAND SURVEYING CO., INC.

533 HARDEN STREET
 COLUMBIA, SC 29205
 (803)-252-8564

Russell W. Baxter
 RUSSELL W. BAXTER, JR. LICENSE NO. 2613



MEMORANDUM
Office of the City Manager

Date: August 1, 2025
To: Department Heads
From: Teresa Wilson, City Manager
RE:

Property Address: 3404 Two Notch Road, 3422 Two Notch Road, and 1138 Head Street
Richland County TMS#: 14102-06-23
Owner(s): Joseph McDougall
Current Use: Commercial
Proposed Use: Commercial
Current County Land Use: Mixed Residential (High Density)
Proposed City Land Use: Community Activity Corridor (AC-2)
Current County Zoning: General Commercial (GC)
Proposed City Zoning: Community Activity Center/Corridor District (CAC)
Reason for Annexation: Municipal Services; Donut Hole - Primary
City Council District: 2
Census Tract: 111.01

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.

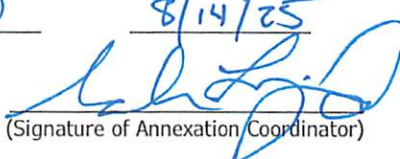
Planning & Development Services staff will see to it that this matter is placed on the **August 14, 2025** Planning Commission agenda. Planning & Development Services staff will notify the City Attorney of the Planning Commission's zoning recommendation by forwarding a completed copy of this form after the Planning Commission has met.

/atl
Attachments

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

Planning Commission Recommendations:

	<u>Classification</u>	<u>Vote</u>	<u>Date</u>
Land Use	<u>AC-2</u>	<u>6</u> to <u>0</u>	<u>8/14/25</u>
Zoning	<u>CAC</u>	<u>6</u> to <u>0</u>	<u>8/14/25</u>


(Signature of Annexation Coordinator)



Future Land Use

3404 Two Notch Road, TMS# 14102-06-23
 Current Richland County Future Land Use: Mixed Residential (High Density)
 Proposed City Future Land Use: Community Activity Corridor (AC-2)

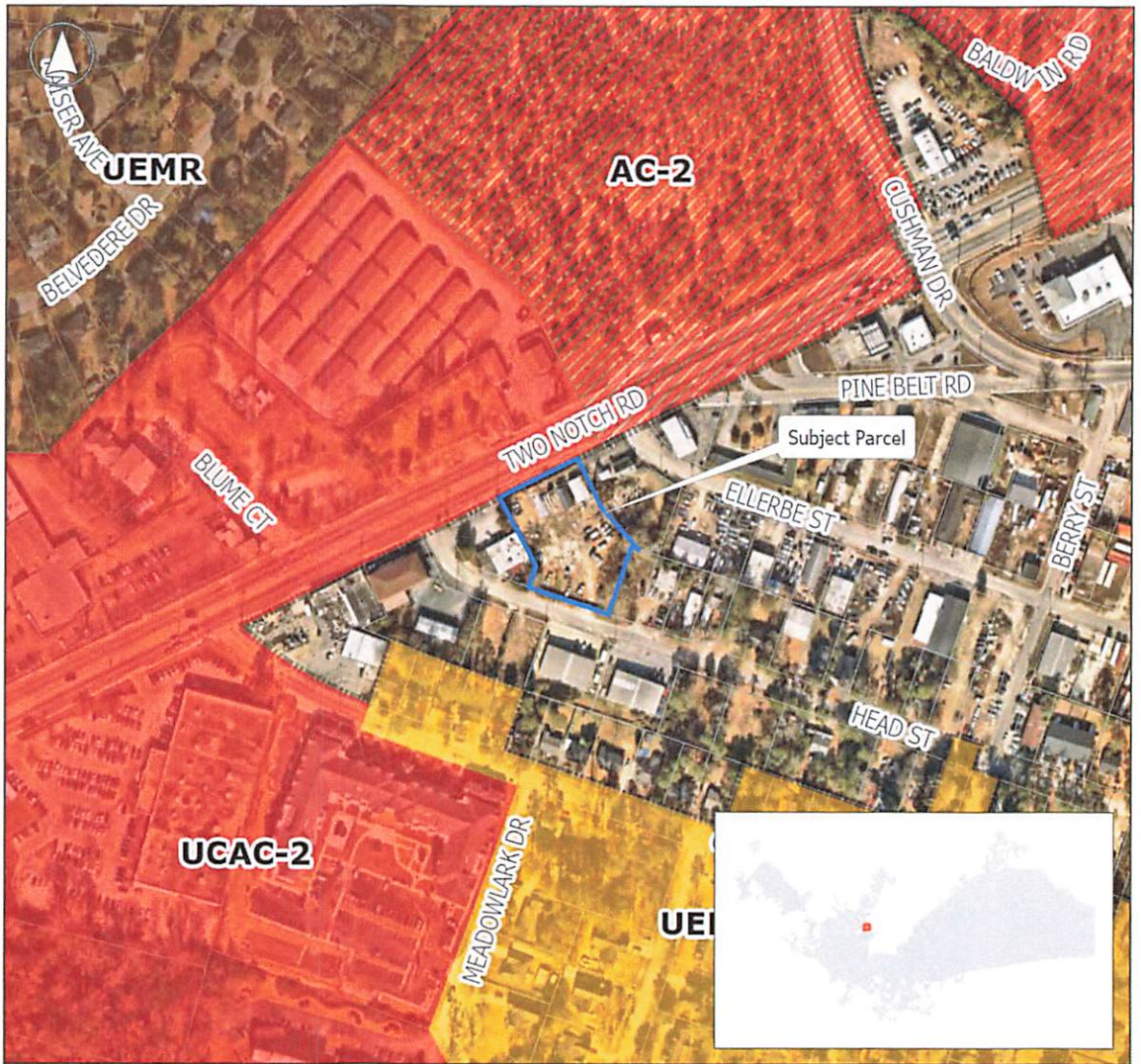
- Legend
- UCMR-1 - Urban Core Mixed Residential - 1
 - UCMR-2 - Urban Core Mixed Residential - 2
 - UCMR-3 - Urban Core Mixed Residential - 3
 - UEMR - Urban Edge Mixed Residential
 - UCMF - Urban Core Multi-family
 - UEMF - Urban Edge Multi-family
 - UCR-1 - Urban Core Residential Small Lot
 - UCR-2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



Planning & Development
 Services Department

Created by: swhudon Date: 7/22/2025

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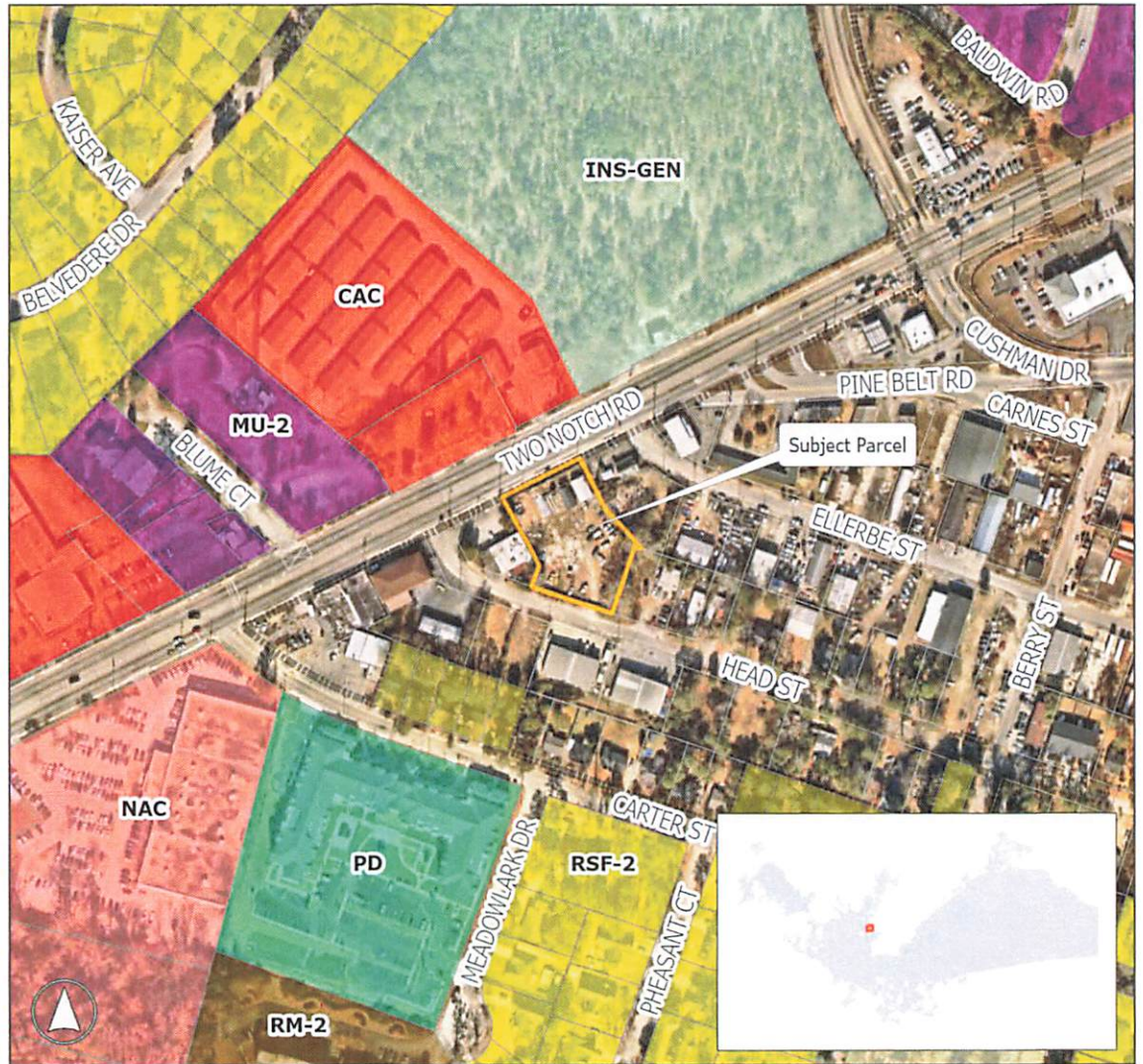


Zoning

3404 Two Notch Road, TMS# 14102-06-23
Current Richland County Zoning: GC
Proposed City Zoning: Community Activity Center/Corridor District (CAC)

Legend

- CAC: Community Activity Center/Corridor
- NAC: Neighborhood Center/Corridor
- MU-2: Mixed-Use
- RSF-3: Residential Single Family - Small Lot District
- RSF-2: Residential Single Family - Medium Lot District
- RSF-1: Residential Single Family - Large Lot District
- RM-2: Residential Mixed
- PD: Planned Development
- INS-GEN: Institutional - General District
- Parcels
- City Limits



0 100 200 Feet



Planning & Development Services Department

Created by: swjudson Date: 7/22/2025

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