

ORDINANCE NO.: 2020-061

Annexing and Incorporating 4521 Broad River Road, Richland County TMS# 06205-02-11 into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015

ORIGINAL  
STAMPED IN RED

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 Ann. Sec. 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 the City of Columbia Comprehensive Plan 2018 by Ordinance No.: 2008-085 on October 1, 2008, and amended from time to time, in accordance with South Carolina Comprehensive Planning Act of 1994 (Title 6, Chapter 29 of the SC Code) and heard public comments on this amendment; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, 4th day of August, 2020, that the property described herein is hereby annexed to, incorporated into Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015, and becomes a part of the City of Columbia effective immediately. This property shall be assigned interim zoning of Light Industrial District (M-1), apportioned to City Council District 1, Census Tract 103.04, contains 1 acre, and shall be assigned an interim land use classification of Community Activity Corridor (AC-2).

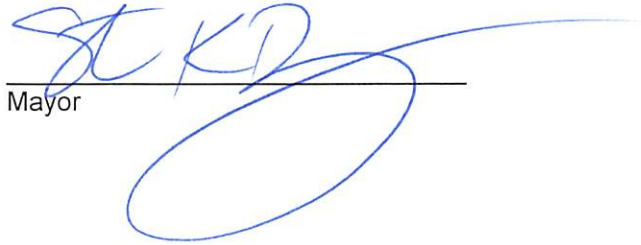
PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 06205-02-11

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

  
\_\_\_\_\_  
Mayor

Approved by:

  
\_\_\_\_\_  
City Manager

Approved as to form:

*T. A. Knox*  
\_\_\_\_\_  
City Attorney  
Introduced: 7/21/2020  
Final Reading: 8/4/2020

ATTEST:

  
\_\_\_\_\_  
City Clerk

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**  
**ORDINANCE NO.: 2020-061**

All that certain piece, parcel, or tract of land, with improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing 1 acre, more or less, and shown and designated as block 02, lot 11 on Richland County Tax Map 06205. Said parcel having such boundaries and measurements as are shown on said tax map.

# MEMORANDUM

## Office of the City Manager

TO: Department Heads  
FROM: Teresa Wilson, City Manager  
DATE: April 2, 2020  
RE: **Property Address:** 4521 Broad River Road  
**Richland County TMS#:** 06205-02-11  
**Owner(s):** Chloe F. Bailey / Pro Tow of Columbia, LLC  
**Current Use:** Commercial  
**Proposed Use:** Commercial  
**Current County Land Use:** Mixed Use Corridor  
**Proposed City Land Use:** Community Activity Corridor (AC-2)  
**Current County Zoning:** General Commercial (GC)  
**Proposed City Zoning:** Light Industrial (M-1)  
**Reason for Annexation:** Municipal Services; Long Range  
**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 **June 1, 2020** 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  
Jeff Palen, Assistant City Manager/CFO  
Aubrey Jenkins, Fire Chief  
Joseph Jaco, Director, Utility Operations  
Robert Anderson, Public Works Director  
Krista Hampton, Planning & Development Services  
Lakesha Shannon, Business License Administrator  
Greg Williams, Deputy Business License Administrator  
Tiffany Latimer, Customer Care Administrator  
Jerry Thompson, Building Official  
Michelle Brazell, Engineering  
Denny Daniels, Engineering  
Police Planning & Research  
Alfreda Tindal, Richland Co. 911 Addressing Coordinator

Missy Gentry, Assistant City Manager  
Teresa Knox, City Attorney  
William Holbrook, Police Chief  
Dana Higgins, Director, Engineering  
Jan Alonso, Finance Director  
Gloria Saaed, Community Development Director  
George Adams, Fire Marshal  
Rachel Bailey, Zoning Administrator  
Jacquelyn Richburg, Columbia-Richland 911  
David Hatcher, Housing Official  
Richland County Solid Waste Collection  
John Fellows, Planning Administrator  
Tori Salvant, Dev. Center Administrator

Planning Commission Land Use Recommendation: AC-2 (Land Use classification) by 6-0  
on 6/1/2020 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: M-1 (Zoning classification) by 6-0  
on 6/1/2020 (mm/dd/yyyy).

  
(Signature of Annexation Coordinator)

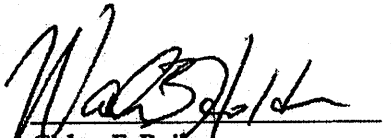
STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF RICHLAND )      PETITION FOR ANNEXATION

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, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing 1 acre, more or less, and shown and designated as block 02, lot 11 on Richland County Tax Map 06205. Said parcel having such boundaries and measurements as are shown on said tax map.

Richland County TMS:      06205-02-11  
Property Addresses:      4521 Broad River Road

**Seller:**

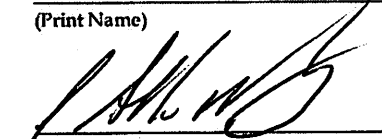
  
Chloe F. Bailey  
P.O.A. for Chloe F. Bailey

Date: 03/30/2020

**Buyer:**

Pro Tow of Columbia, LLC

BY: Allen Monts  
(Print Name)

  
(Signature)

Date: 3-30-2020

ITS: President/owner

1875

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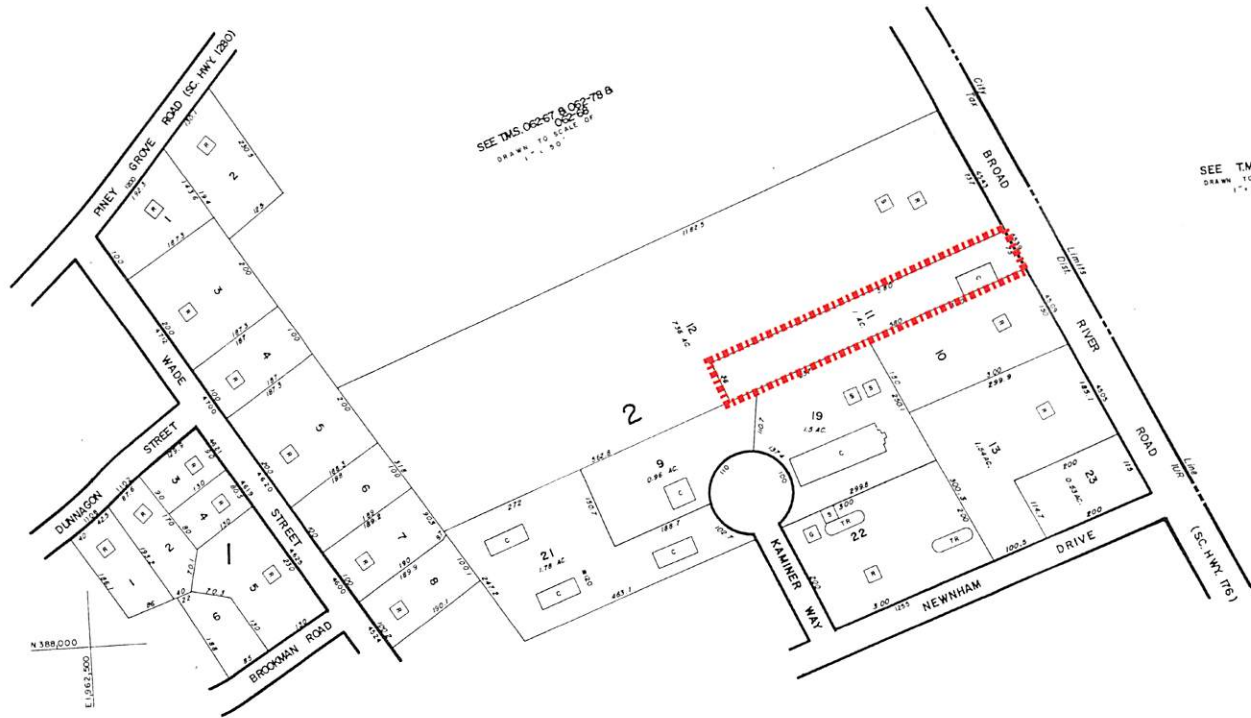


 = Property to be annexed;  
TMS# 06205-02-11

SEE T.M.S. 062  
DRAWN TO SCALE OF  
1" = 400'

SEE T.M.S. 06267 & 062-78 B  
DRAWN TO SCALE OF  
1" = 200'

SEE T.M.S. 062  
DRAWN TO SCALE OF  
1" = 400'



REVISIONS	
DATE FIELD CHECKED	DATE LAST REVISED
12/83	12/04
12/85	12/05
12/86	12/06
12/87	12/06
12/88	12/02
	12/03

SYMBOL	DESCRIPTION
	PROPERTY LINE
	RIGHT OF WAY
	UTILITY LINES
	SCHOOL DIST
	RAILROAD
	PUBLIC ROAD AND
	PUBLIC DRIVE OR

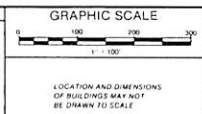
SYMBOL	DESCRIPTION
	INDICATES BUILDING USE
	R - RESIDENTIAL
	C - COMMERCIAL
	ETC.
	INDICATES SEPARATE OWNER
	FROM BUILDING

BLOCK NO.	LOT NO.	LOT MEASUREMENT	ACREAGE	ADDRESS
50		130 S	6.30 AC	1204

PROPERTY TAX MAP  
**RICHLAND COUNTY**  
SOUTH CAROLINA



MAP KEY		
062-02	062-06	062
062-01	062-05	062-09
061-04	061-08	061-12



PROPERTY MAP  
SHEET NO  
**06205**  
SCHOOL DISTRICT  
IUR

THIS MAP OR PHOTO SOLD BY THE RICHLAND COUNTY ASSESSORS OFFICE. THE RICHLAND COUNTY ASSESSORS OFFICE AND THE COUNTY ASSESSMENT CONTROL BOARD RESERVE THE EXCLUSIVE RIGHT TO SELL AND THE RIGHT OF REPRODUCTION FOR RESALE PURPOSES IS PROHIBITED.

LOCATION AND DIMENSIONS OF BUILDINGS MAY NOT BE DRAWN TO SCALE

