

ORDINANCE NO.: 2020-085

*Annexing and Incorporating an 18.1 acre portion of 300 Clemson Road,
Richland County TMS #25700-02-03(p) into Columbia Compass: Envision 2036 adopted by
Ordinance No.: 2020-028 on August 4, 2020*

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 Columbia Compass: Envision 2036 as the City of Columbia Comprehensive Plan by Ordinance No.: 2020-028 adopting Columbia Compass: Envision 2036 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 (Title 6, Chapter 29 of the SC Code); NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, 6th day of October, 2020, that the property described herein is hereby annexed to, incorporated into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2020-028 on August 4, 2020, and becomes a part of the City of Columbia effective immediately. This property shall be assigned a future land use classification of Urban Edge Mixed Residential (UEMR), zoning of General Residential District (RG-2), apportioned to City Council District 4, Census Tract 114.14 and contains 18.1 acres.

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 25700-02-03(p)

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

ATTEST:



City Clerk

Introduced: 9/15/2020
Final Reading: 10/6/2020

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2020-085

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 18.1 acres, Clemson Road, on a Zoning Exhibit prepared for Fitch Irick Partners, by Civil Engineering of Columbia, Inc., dated July 15, 2020. Said parcel having such boundaries and measurements as are shown on said exhibit.

MEMORANDUM

Office of the City Manager

TO: Department Heads
FROM: Teresa Wilson, City Manager
DATE: July 17, 2020
RE: **Property Address:** 18.1 acre portion of 300 Clemson Road
Richland County TMS#: 25700-02-03 (portion)
Owner(s): Whit Investments, LLC
Current Use: Undeveloped
Proposed Use: Residential
Current County Land Use: Mixed Use Corridor and Neighborhood (Medium Density)
Proposed City Land Use: Urban Edge Mixed Residential (UEMR)
Current County Zoning: Rural (RU)
Proposed City Zoning: General Residential (RG-2)
Reason for Annexation: Municipal Services; Primary Area
City Council District: 4
Census Tract: 114.14

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 **August 3, 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:

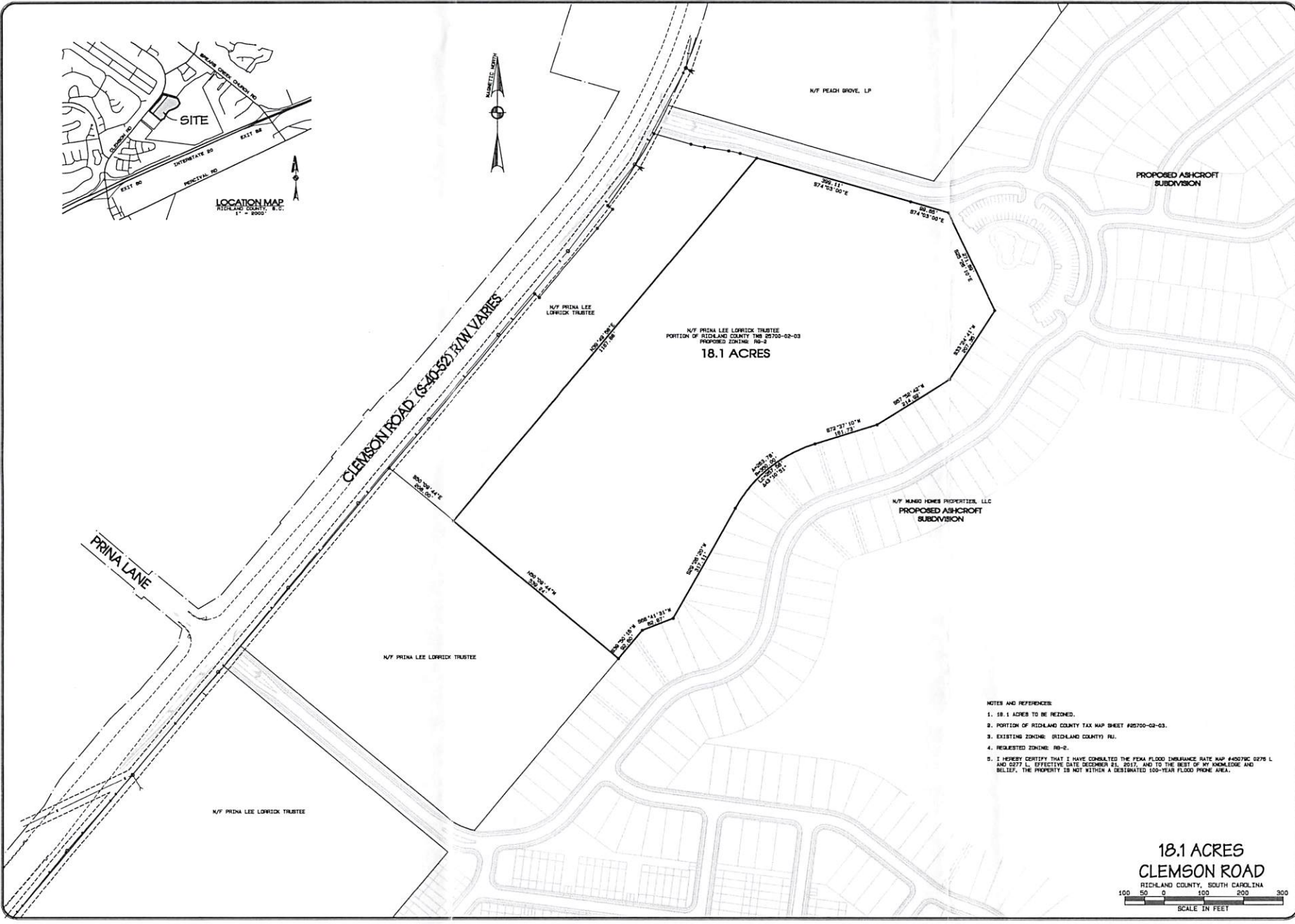
Clint Shealy, Assistant City Manager
Jeff Palen, Assistant City Manager/CFO
Aubrey Jenkins, Fire Chief
Joseph Jaco, Director, Utility Operations
Robert Anderson, Public Works Director
Krista Hampton, Planning & Development Services
Lakesha Shannon, Business License Administrator
Greg Williams, Deputy 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: UEMR (Land Use classification) by 6-0
on 8/3/20 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: RG-2 (Zoning classification) by 6-0
on 8/3/20 (mm/dd/yyyy).


(Signature of Annexation Coordinator)



N/4 PRIMA LEE LORRICK TRUSTEE
 PORTION OF RICHLAND COUNTY TAX 0705-02-03
18.1 ACRES

N/4 MANGO HOMES PROPERTIES, LLC
 PROPOSED ASHCROFT
 SUBDIVISION

- NOTES AND REFERENCES:
- 18.1 ACRES TO BE REZONED.
 - PORTION OF RICHLAND COUNTY TAX MAP SHEET #0700-02-03.
 - EXISTING ZONING: (RICHLAND COUNTY) P1.
 - REQUESTED ZONING: P0-2.
 - I HEREBY CERTIFY THAT I HAVE CONSULTED THE FEMA FLOOD INSURANCE RATE MAP #40279C 0276 L AND 0277 L, EFFECTIVE DATE SEPTEMBER 21, 2017, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE PROPERTY IS NOT WITHIN A DESIGNATED 100-YEAR FLOOD PRONE AREA.

18.1 ACRES
CLEMSON ROAD
 RICHLAND COUNTY, SOUTH CAROLINA

SCALE IN FEET

SCALE: 1" = 100'	DATE: JULY 15, 2020	DRAWN: FLOWERS	DESIGNED: N/A	DRAWING NUMBER: 1 OF 1
ZONING EXHIBIT		PROPOSED FOR: FITCH TRICK PARTNERS	CHECKED BY: JON HAMMER	20113
PROFESSIONAL SEAL		CEC CONSULTING ENGINEERING SURVEYING / PLANNING 101 SOUTH TOWNSEND WAY, SUITE 200, CHARLOTTE, NC 28202 PHONE: 704.375.1100 FAX: 704.375.1100		
PROFESSIONAL SEAL		CEC CONSULTING ENGINEERING SURVEYING / PLANNING 101 SOUTH TOWNSEND WAY, SUITE 200, CHARLOTTE, NC 28202 PHONE: 704.375.1100 FAX: 704.375.1100		
PROFESSIONAL SEAL		CEC CONSULTING ENGINEERING SURVEYING / PLANNING 101 SOUTH TOWNSEND WAY, SUITE 200, CHARLOTTE, NC 28202 PHONE: 704.375.1100 FAX: 704.375.1100		
PROFESSIONAL SEAL		CEC CONSULTING ENGINEERING SURVEYING / PLANNING 101 SOUTH TOWNSEND WAY, SUITE 200, CHARLOTTE, NC 28202 PHONE: 704.375.1100 FAX: 704.375.1100		

