

**ORDINANCE NO.: 2021-057**

*Annexing and Incorporating 7432 Broad River Road, Richland County TMS# 05100-04-10(p)  
into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2020-028 on August 4, 2020*

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 this 3rd day of August, 2021, 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 zoning of General Commercial District (C-3), apportioned to City Council District 1, Census Tract 103.08, contains 2 acres, and shall be assigned a land use classification of Community Activity Corridor (AC-2).


PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 05100-04-10(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:

ATTEST:

  
\_\_\_\_\_  
City Attorney  
Introduced: 7/20/2021  
Final Reading: 8/3/2021

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

**ORDINANCE NO.: 2021-057**  
**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**

All that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, a 2.00-acre portion of Richland County TMS# 05100-04-10, shown as "Parcel D-2" on a plat prepared for LCE Investments, LLC by Baxter Land Surveying Co., Inc., dated March 10, 2021. Said plat being incorporated by reference for a more complete description of the property.

# MEMORANDUM

## Office of the City Manager

TO: Department Heads  
FROM: Teresa Wilson, City Manager  
DATE: May 14, 2021  
RE: **Property Address:** 7432 Broad River Road  
**Richland County TMS#:** 05100-04-10 (2.00-acre portion)  
**Owner(s):** Robertson Family Holdings, LLC / LCE Investments, LLC  
**Current Use:** Undeveloped  
**Proposed Use:** Commercial  
**Current County Land Use:** Neighborhood (Medium Density)  
**Proposed City Land Use:** Community Activity Corridor (AC-2)  
**Current County Zoning:** General Commercial (GC)  
**Proposed City Zoning:** General Commercial (C-3)  
**Reason for Annexation:** Municipal Services; Primary Area  
**City Council District:** 1  
**Census Tract:** 103.08

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 7, 2021** 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  
Dana Higgins, Director, Engineering  
Joseph Jaco, Director, Utility Operations  
Robert Anderson, Public Works Director  
Krista Hampton, Planning & Development Services  
Lakesha Shannon, Business License Administrator  
Greg Williams, Business Liaison  
Tiffany Latimer, Customer Care Administrator  
Jerry Thompson, Building Official  
Michelle Brazell, Engineering  
Police Planning & Research  
Alfreda Tindal, Richland Co. 911 Addressing Coordinator

Missy Gentry, Assistant City Manager  
Henry M. Simons, Assistant City Manager  
Teresa Knox, City Attorney  
William Holbrook, Police Chief  
Aubrey Jenkins, Fire Chief  
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  
Lucinda Statler, Planning Administrator  
Tori Salvant, Dev. Center Administrator

Planning Commission Land Use Recommendation: AC-2 (Land Use classification) by 8-0  
on 6/7/2021 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: C-3 (Zoning classification) by 8-0  
on 6/7/2021 (mm/dd/yyyy).

  
(Signature of Annexation Coordinator)







































# Future Land Use Map

7432 Broad River Road, TMS# 05100-04-10(p);  
 Current Rich. Co. FLU: Neighborhood (Medium Density), Proposed City FLU: AC-2

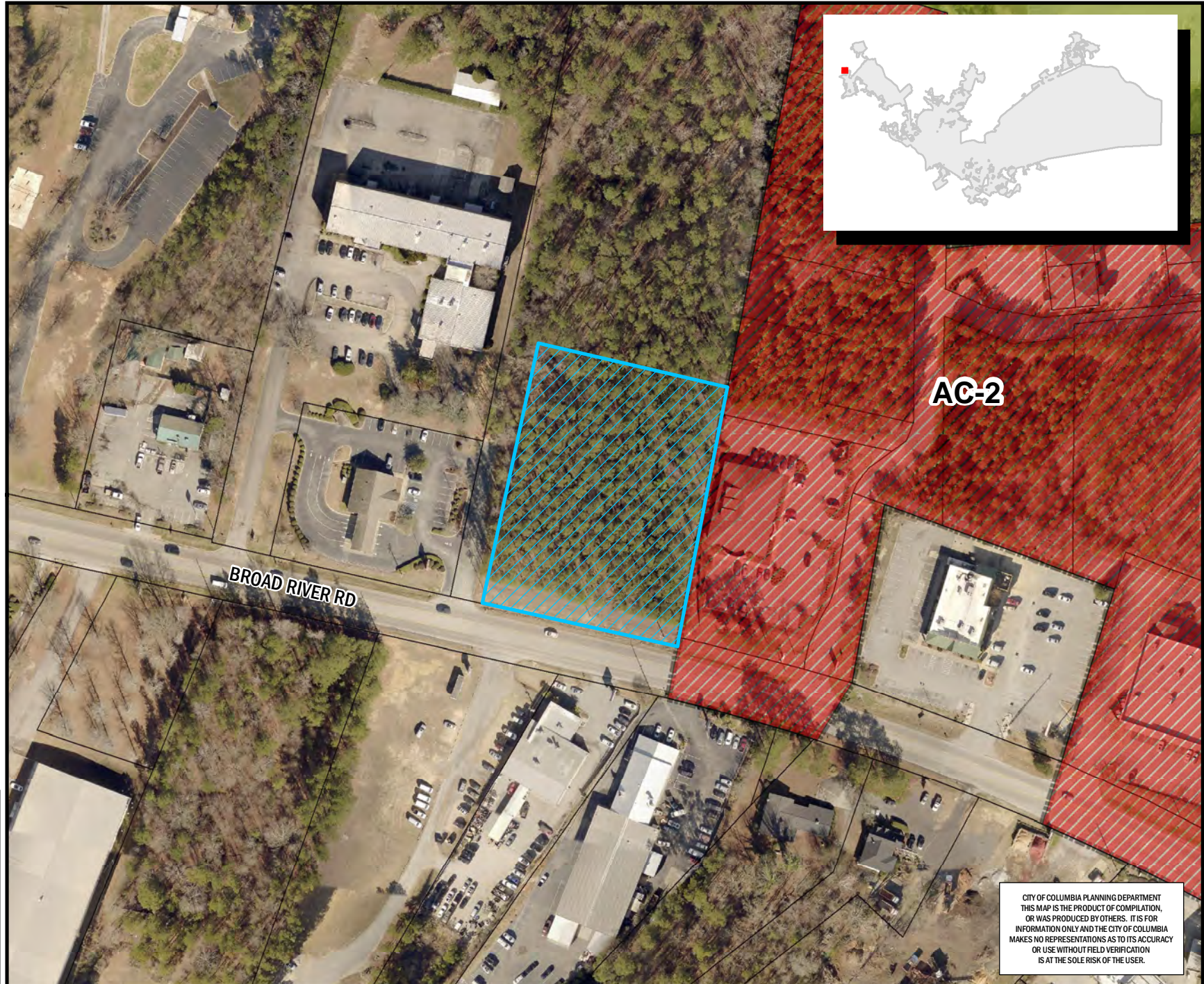
Department of Planning &  
 Development Services

**Legend**

-  CITY LIMITS
-  PARCELS
-  BroadRiver7432
-  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
-  CI - Civic/Institutional
-  CBA - Central Business Area
-  ZOO - Riverbanks Zoo & Garden
-  UC - Universities/Colleges
-  FJ - Fort Jackson
-  T/S - Transitional/Sensitive Lands



0 40 80 160 Feet



**ORIGINAL PREPARATION/DATE:**  
 This map was prepared by:  
 Shane Shaughnessy  
 Date: 5/12/2021



CITY OF COLUMBIA PLANNING DEPARTMENT  
 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  
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 IS AT THE SOLE RISK OF THE USER.

\*\* DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION



# Zoning Map

7432 Broad River Road, TMS# 05100-04-01(p),  
Current Rich. Co. Zoning: GC, Proposed City Zoning: C-3

Department of Planning &  
Development Services

**Legend**

PARCELS

D-1	C-1
RS-1	C-2
RS-1A	C-3
RS-1B	C-3A
RS-2	C-4
RS-3	C-5
RD	M-1
RD-2	M-2
RG-1	FUD-C
RG-1A	FUD-LS
RG-2	FUD-LS-E
RG-3	FUD-LS-R
UTD	FUD-R
MX-1	OUT OF CITY
MX-2	

0 40 80 160 Feet

ORIGINAL PREPARATION/DATE:  
This map was prepared by:

Shane Shaughnessy  
May 12, 2021

**DISCLAIMER:**  
The City of Columbia Department of Planning and Development Services data represented on this map or plan is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Columbia makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.





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, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, a 2.00-acre portion of Richland County TMS# 05100-04-10, shown as "Parcel D-2" on a plat prepared for LCE Investments, LLC by Baxter Land Surveying Co., Inc., dated March 10, 2021. Said plat being incorporated by reference for a more complete description of the property.

Richland County TMS:        05100-04-10 (2.00-acre portion)  
Property Address:            7432 Broad River Road

**Seller:**

**Robertson Family Holdings, LLC**

  
\_\_\_\_\_  
(Signature)

Date: 05/05/2021

Tyler Robertson  
(Print or Type Name)

ITS: owner  
(Print or Type Title)

**Buyer:**

**LCE Investments, LLC**

  
\_\_\_\_\_  
(Signature)

Date: 5/5/2021

Daniel Branchal  
(Print or Type Name)

ITS: Owner  
(Print or Type Title)

