

ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2021-060

*Annexing and Incorporating 10.60 acres W/S Broad River Road and 8.12 acres W/S Broad River Road,
Richland County TMS# 06200-01-07 and 06200-01-14 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 Residential District, a portion within a Flood Protective Overlay (RG-2 and RG-2, -FP) and Neighborhood Commercial (C-2), apportioned to City Council District 1, Census Tract 103.04, contains 18.72 acres, and shall be assigned a land use classification of Urban Edge Mixed Residential (UEMR) and Community Activity Corridor (AC-2).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 06200-01-07 and 06200-01-14

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:

Linda B. Wilson
City Manager

Approved as to form:

ATTEST:

[Signature]
City Attorney
Introduced: 7/20/2021
Final Reading: 8/3/2021

Erika D. M. Hammond
City Clerk

ORDINANCE NO.: 2021-060
EXHIBIT "A"
PROPERTY DESCRIPTION

All those certain pieces, parcels or lots 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 18.72 acres, more or less, and shown and designated as block 01, lots 07 and 14 on Richland County Tax Map 11503. Said parcels 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 16, 2021
RE: **Property Address:** 10.60 acres W/S Broad River Road and 8.12 acres W/S Broad River Road
Richland County TMS#: 06200-01-07 and 06200-01-14
Owner(s): W. E. Sellars, Trustee, The Founder's Fund; C. W. Haynes and Company, Incorporated; BlueChoice Healthplan of South Carolina, Inc. f/k/a Companion HealthCare Corporation / McGuinn Homes, LLC
Current Use: Undeveloped
Proposed Use: Residential
Current County Land Use: Mixed Residential (High Density)
Proposed City Land Use: Urban Edge Mixed Residential (UEMR) and Community Activity Corridor (AC-2)
Current County Zoning: General Commercial (GC) and Office and Institutional (OI)
Proposed City Zoning: General Residential, a portion within a Flood Protective Overlay (RG-2 and RG-2, -FP) and Neighborhood Commercial (C-2)
Reason for Annexation: Municipal Services; Primary Area
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 **May 3, 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:

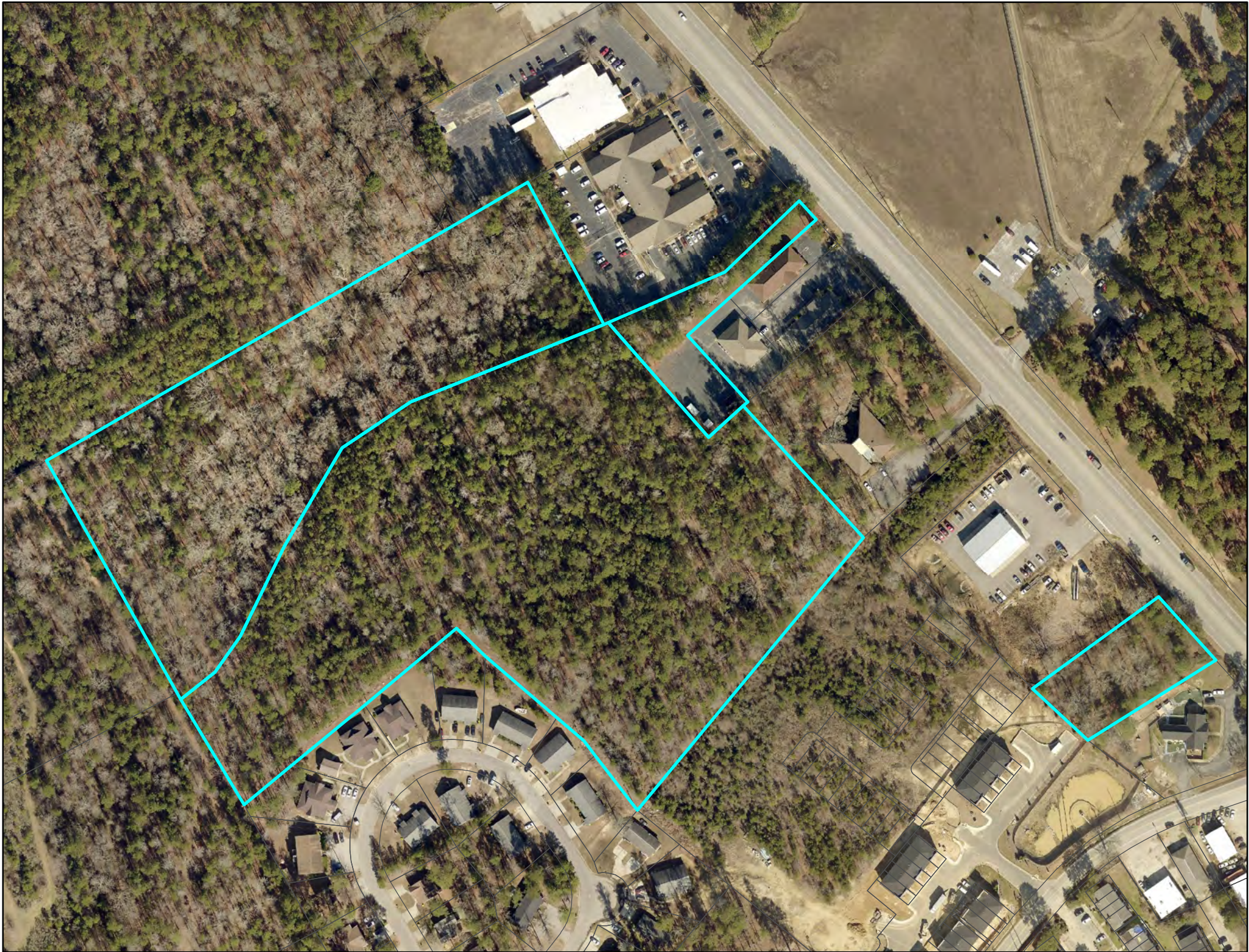
Clint Shealy, Assistant City Manager
Jeff Palen, Assistant City Manager/CFO
Dana Higgins, Director, Engineering
Joseph Jaco, Director, Utility Operations
Robert Anderson, Public Works Director
Krista Hampton, Planning & Development Services
Lakesha Shannon, Business License Administrator
Greg Williams, 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: UEMR/AC-2 (Land Use classification) by 9-0
on 5/3/2021 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: RG-2, RG-2-FP/ (Zoning classification) by 9-0
C-2 on 5/3/2021 (mm/dd/yyyy).


(Signature of Annexation Coordinator)



Future Land Use Map

Department of Planning & Development Services

10.60 acres W/S Broad River Rd. and 8.12 acres W/S Broad River Rd.,
TMS# 06200-01-07 and 06200-01-14;
Current Rich. Co. FLU: Mixed Residential (High Density), Proposed FLU: UEMR and AC-2

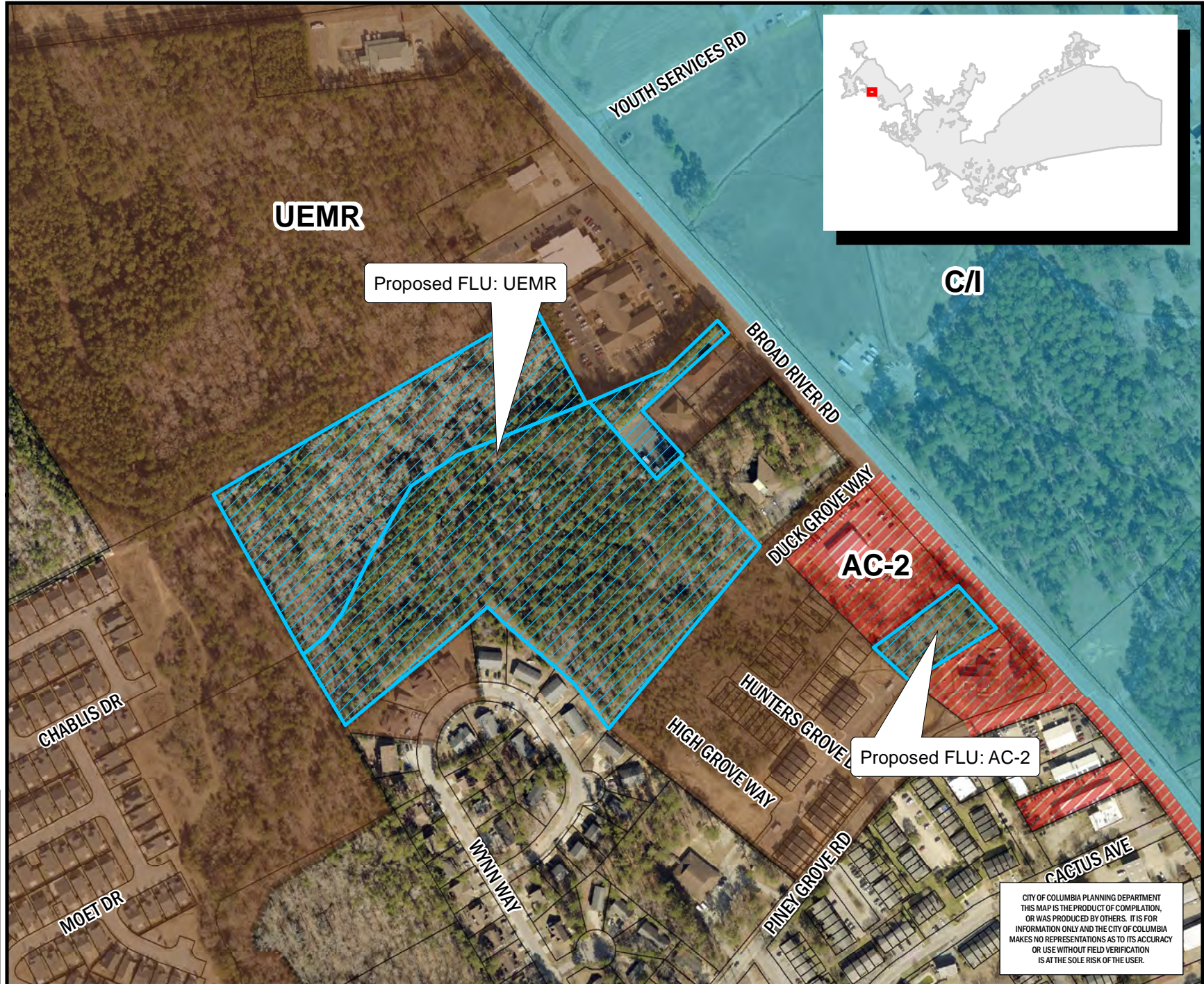
Legend

- CITY LIMITS
- PARCELS
- 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
- UC - Universities/Colleges
- FJ - Fort Jackson
- T/S - Transitional/Sensitive Lands

N

0 80 160 320 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
Date: 4/15/2021



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
OR USE WITHOUT FIELD VERIFICATION
IS AT THE SOLE RISK OF THE USER.

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

Department of Planning & Development Services

10.60 acres W/S Broad River Rd. and 8.12 acres W/S Broad River Rd.,
TMS# 06200-01-07 and 06200-01-14;
Current Rich. Co. Zoning: GC and OI, Proposed Zoning: RG-2 and RG-2, -FP and C-2

Legend

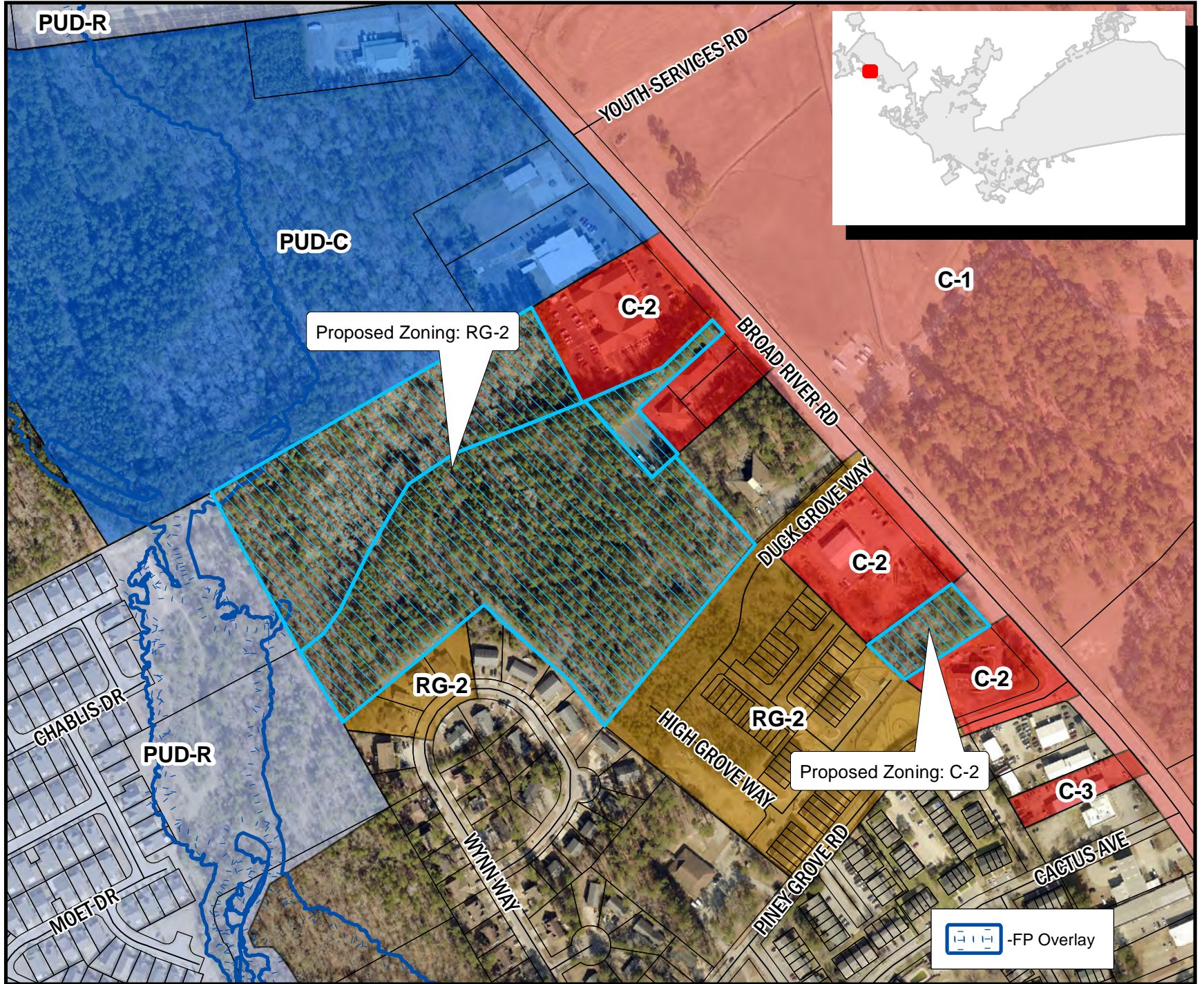
PARCELS

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 80 160 320 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
April 15, 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.



-FP Overlay

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

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 those certain pieces, parcels or lots 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 18.72 acres, more or less, and shown and designated as block 01, lots 07 and 14 on Richland County Tax Map 11503. Said parcels having such boundaries and measurements as are shown on said tax map.

Richland County TMS: 06200-01-07 and 06200-01-14
Property Address: 10.60 acres W/S Broad River Road and 8.12 acres W/S Broad River Road

Sellers:



W. E. Sellars, Trustee, The Founder's Fund

Date: 4-8-21



C. W. Haynes and Company, Incorporated

4.8.21

BY: 

(Signature)

Date: 4.8.21

W. E. HAYNES

(Print Name)

ITS: TRUSTEE / PRESIDENT

BlueChoice HealthPlan of South Carolina, Inc. f/k/a and who took title as Companion HealthCare Corporation

BY: _____
(Signature)

Date: _____

(Print Name)

ITS: _____

Buyer:

McGuinn Homes, LLC

BY: 

(Signature)

Date: 4/8/21

S. W. McGuinn

(Print Name)

ITS: CEO

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

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Richland County TMS: 06200-01-07 and 06200-01-14
Property Address: 10.60 acres W/S Broad River Road and 8.12 acres W/S Broad River Road

Sellers:


W. E. Sellars, Trustee, The Founder's Fund Date: _____

C. W. Haynes and Company, Incorporated

BY: _____ Date: _____
(Signature)

(Print Name) ITS: _____

BlueChoice HealthPlan of South Carolina, Inc. f/k/a and who took title as Companion HealthCare Corporation

BY:  _____ Date: 4/18/01
(Signature)

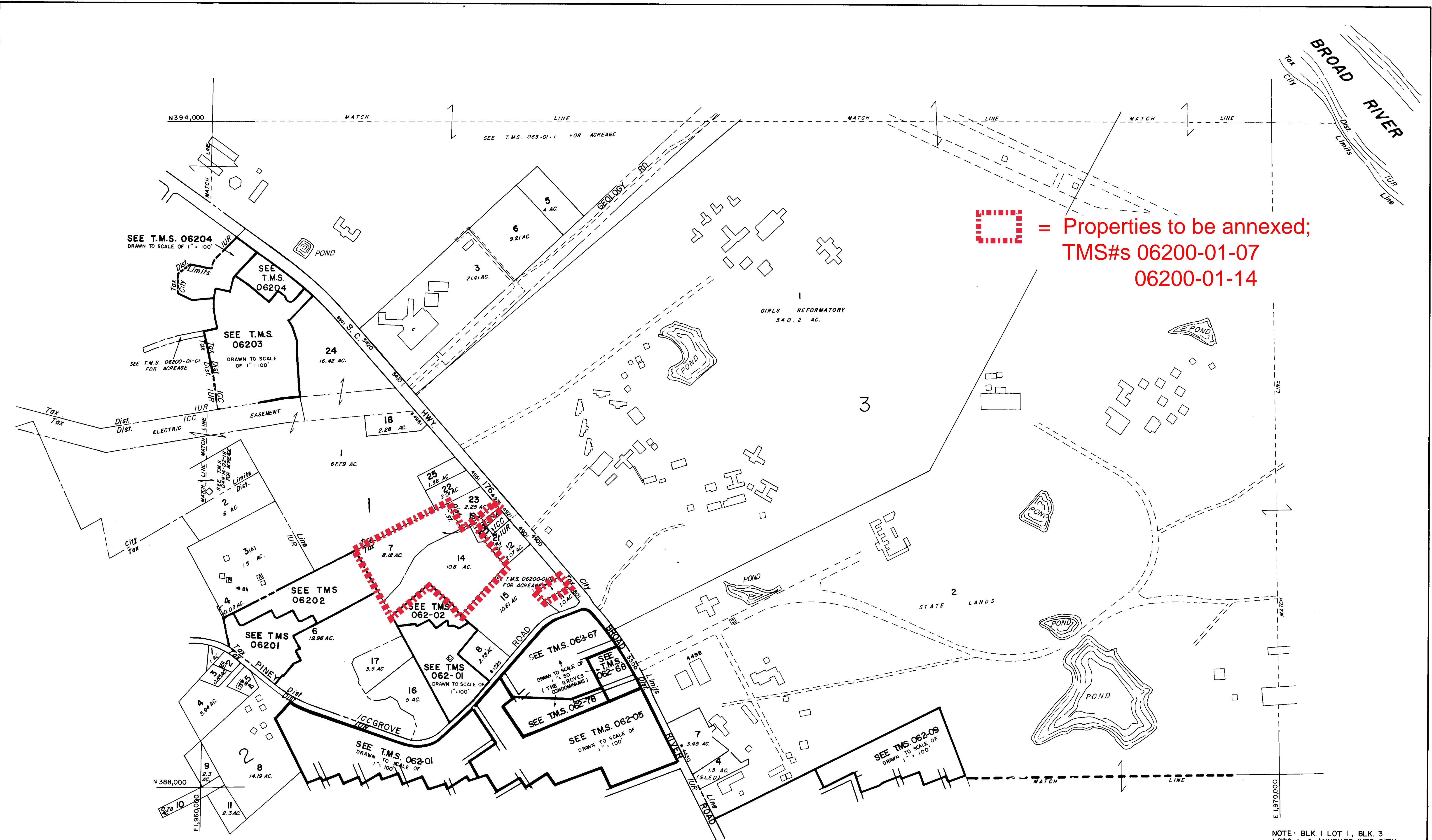
J.D. Holt
(Print Name) ITS: VP General Svcs

Buyer:

McGuinn Homes, LLC

BY: _____ Date: _____
(Signature)

(Print Name) ITS: _____



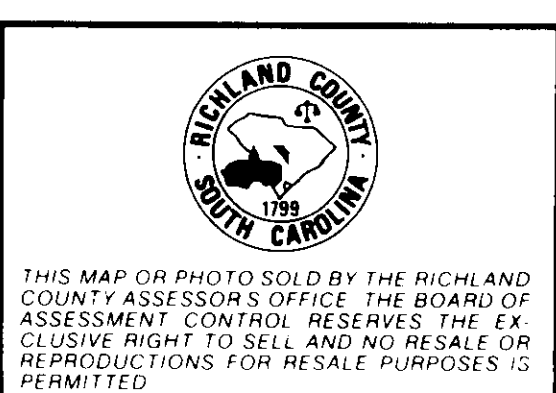
 = Properties to be annexed;
 TMS#s 06200-01-07
 06200-01-14

NOTE: BLK 1 LOT 1, BLK 3
 LOTS 1-4 ANNEXED INTO CITY
 12/27/89. BLK 1 LOT 19
 ANNEXED INTO CITY 12/19/90.
 BLK 1 LOT 23 ANNEXED INTO
 CITY 4-22-94.
 BLK 1 LOT 6 ANNEXED INTO CITY
 9-15-04

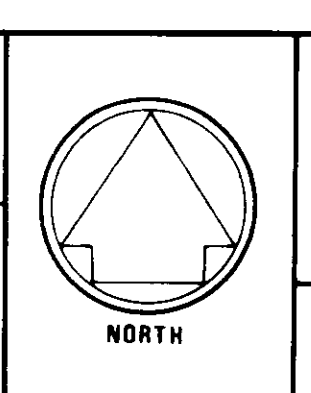
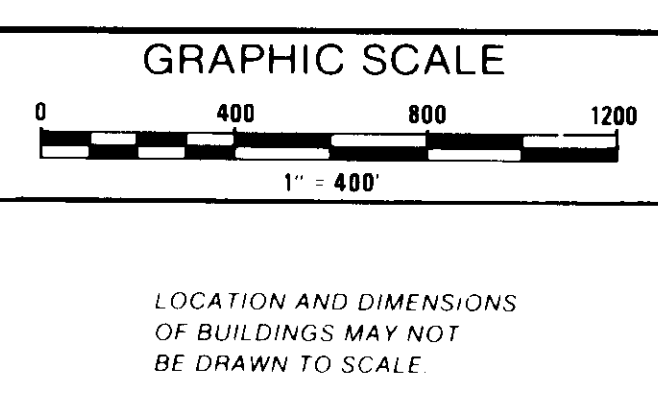
REVISIONS	
DATE FIELD CHECKED	DATE LAST REVISED
12/83	12/04
12/84	12/05
12/86	12/06
12/88	
	12/02
	12/03

LEGEND	BLOCK NO.
DENOTES BUILDING USE	50
RESIDENTIAL	50
COMMERCIAL	150.5
ETC.	6.55 AC
DENOTES SEPARATE OWNER FROM BUILDING	1204

PROPERTY TAX MAP
RICHLAND COUNTY
 SOUTH CAROLINA



MAP KEY		
050	063	077
049	062	076
048	061	075



PROPERTY MAP SHEET NO.
06200
 SCHOOL DISTRICT
 IUR, ICC