

ORDINANCE NO.: 2017-058

Annexing and Incorporating 4801 Broad River Road, Richland County TMS# 06200-01-11, into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015

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, this 1st day of August, 2017, 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 zoned Neighborhood Commercial District (C-2), apportioned to City Council District 1, Census Tract 103.04, contains 1.00 acres, and shall be assigned a land use classification Community Activity Corridor (AC-2).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 06200-01-11

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:



City Attorney

ATTEST:


City Clerk

Introduced: 7/18/2017
Final Reading: 8/1/2017

ORIGINAL
STAMPED IN RED

ORIGINAL
STAMPED IN RED

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2017-058

All that certain piece, parcel or tract of land, together with improvements thereon, situate, lying and being at the northwestern corner of the intersection of Piney Grove Road and Broad River Road, Northwest of the City of Columbia, in the County of Richland, State of South Carolina, containing one (1) acre, more or less, and being shown and designated as Tract "E" on a plat prepared for First Citizens Bank and Trust Company of South Carolina by Site Consultants, Inc., dated August 19, 1982, and recorded in the Office of the Register of Deeds for Richland County in Plat Book Z at Page 3549.

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: April 18, 2017

RE: **Property Address: 4801 Broad River Road**
Richland County TMS#: 06200-01-11
Owner(s): A Paws Paradise, LLC
Current Use: Pet day care/kennel
Proposed Use: Pet day care/kennel
Current County Land Use: Mixed Use Corridor
Proposed City Land Use: Community Activity Corridor (AC-2)
Current County Zoning: GC (General Commercial District)
Proposed City Zoning: C-2 (Neighborhood Commercial District)
Reason for Annexation: Municipal Services/Donut Hole
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 1, 2017** Planning Commission's 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:	S. Allison Baker, Sr. Assistant City Manager	Missy Gentry, Assistant City Manager
	William Holbrook, Police Chief	Aubrey Jenkins, Fire Chief
	Teresa Knox, City Attorney	Joseph Jaco, Utilities and Engineering
	Dana Higgins, City Engineer	Robert Anderson, Public Works Director
	Krista Hampton, Planning & Development Services	Jeff Palen, Assistant City Manager/CFO
	Gloria Saad, Community Development Director	George Adams, Fire Marshal
	Roger Myers, Business License Administrator	Brian Cook, Zoning Administrator
	Angela Adams, Water Customer Service	Kimberly Gathers, Columbia-Richland 911
	Jerry Thompson, Building Official	David Hatcher, Housing Official
	Susan Leitner, Engineering	Richland County Solid Waste Collection
	Denny Daniels, Engineering	John Fellows, Planning Administrator
	Carolyn Wilson, Police Planning & Research	Zach Kay, Dev. Center Administrator
	Jan Alonso, Finance Director	Alfreda Tindall, Richland Co. 911 Addressing Coordinator

Planning Commission Land Use Recommendation: AC-2 (Land Use classification) by 7-0 on 5/1/2017 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: C-2 (Zoning classification) by 7-0 on 5/1/2017 (mm/dd/yyyy).


(Signature of Annexation Coordinator)

01/29/2017



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Future Land Use Map

Department of Planning & Development Services

48001 Broad River Road; TMS# 06200-01-11; Existing Richland FLU: Mixed Use Corridor; Proposed FLU: AC-2



Legend
 CITY LIMITS
 PARCELS

- UC MR-1 - Urban Core Mixed Residential-1
- UC MR-2 - Urban Core Mixed Residential-2
- UC MR - Urban Edge Mixed Residential
- UC MR - Urban Edge Multi-Family
- UC R-1 - Urban Core Residential Small Lot
- UC R-2 - Urban Core Residential Large Lot
- UC R-1 - Urban Edge Residential Small Lot
- UC R-2 - Urban Edge Residential Large Lot
- UC AC-1 - Urban Core Neighborhood Activity Center
- UC AC-2 - Urban Core Community Activity Center
- UC AC-3 - Urban Core Regional Activity Center
- UC AC-4 - Urban Edge Community Activity Center
- UC AC-5 - Urban Edge Regional Activity Center
- UC AC-6 - Urban Edge Regional Activity Center
- UC AC-7 - Neighborhood Activity Center
- UC-2 - Community Activity Center
- UC-3 - Regional Activity Center
- UC-3 - Regional Activity Center
- EC - Employment Campus
- IND - Industrial
- TU - Transportation & Utilities
- SD-1 - Sports/Amusement District
- SD-2 - City/Institutional District
- SD-3 - Central Business District
- SD-4 - Business Zone and Garden
- SD-5 - Universities/Colleges
- SD-6 - Art District

0 50 100 200 Feet



ORIGINAL PREPARATION/DATE:
 Shane Shaughnessy
 April 12, 2017



We Are Columbia

CITY OF COLUMBIA PLANNING DEPARTMENT
 THIS MAP IS THE PRODUCT OF COMPARISON
 INFORMATION ONLY AND THE CITY OF COLUMBIA
 MAKES NO REPRESENTATIONS AS TO ACCURACY
 OR USE WITHOUT THE USER'S VERIFICATION
 AS AT THE SOLE RISK OF THE USER.

-- DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

Department of Planning & Development Services



Legend

	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-1		M-2
	RD-1A		PUD-C
	RD-2		PUD-S
	RD-3		PUD-SE
	RD-3A		PUD-SR
	RD-3B		PUD-R
	RD-3C		OUT OF CITY
	MX-1		
	MX-2		



ORIGINAL PREPARATION/DATE:
This map was prepared by:

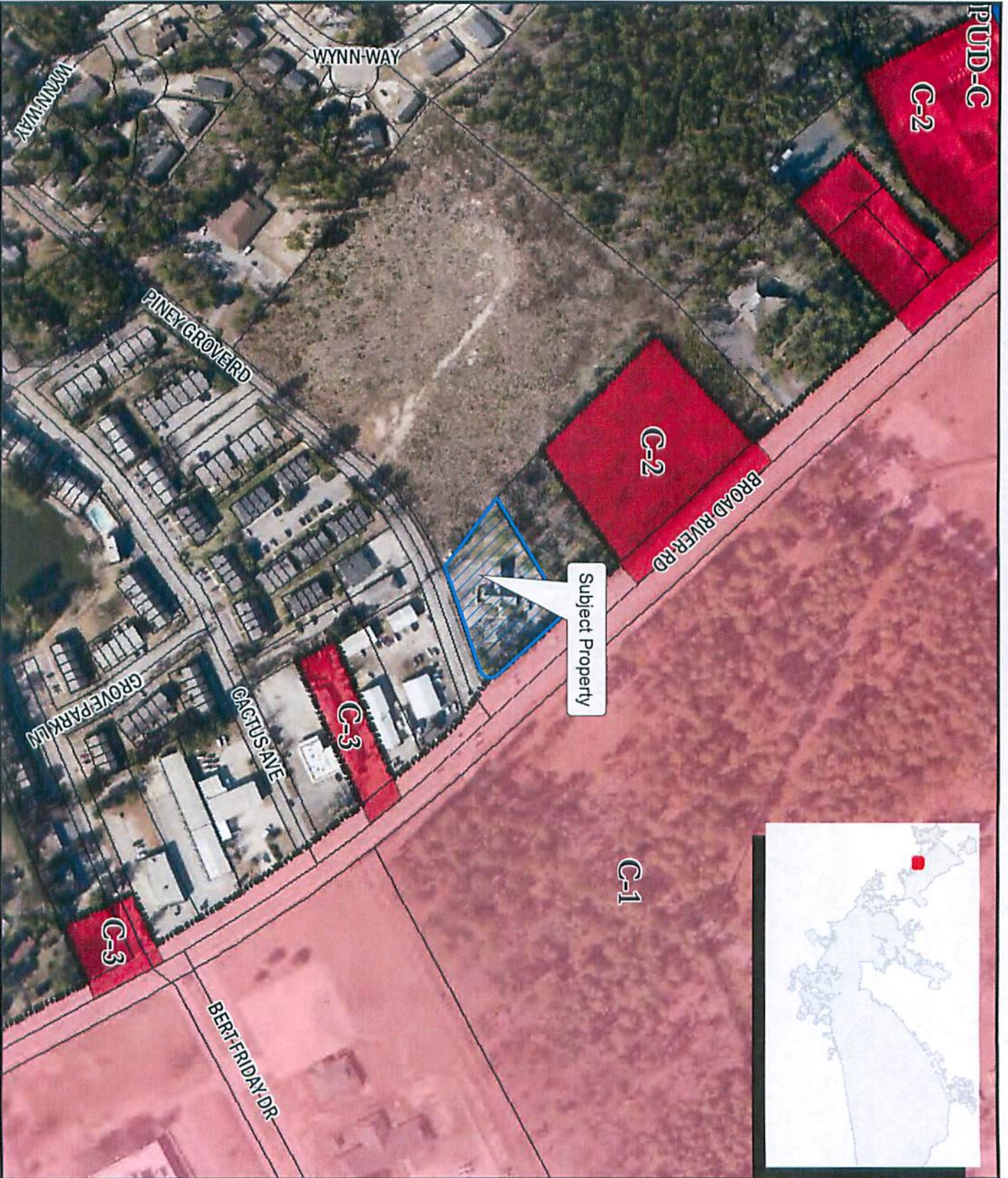
Share Shaughnessy
April 12, 2017

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.



We Are Columbia



4801 Broad River Road; TMS# 06200-01-11;
Existing Zoning: GC; Proposed Zoning: C-2

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

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

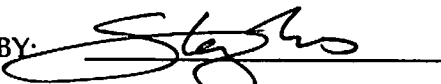
The undersigned, being the owner(s) of the property described below hereby petition(s) the Mayor and City Council for annexation to the City of Columbia, South Carolina pursuant to S.C. Code Ann. Section 5-3-150, 1976, as amended.

Property Description: All that certain piece, parcel, or tract of land, together with improvements thereon, situate, lying and being at the northwestern corner of the intersection of Piney Grove Road and Broad River Road, Northwest of the City of Columbia, in the County of Richland, State of South Carolina, containing one (1) acre, more or less, and being shown and designated as Tract "E" on a plat prepared for First Citizens Bank and Trust Company of South Carolina by Site Consultants, Inc., dated August 19, 1982, and recorded in the Office of the Register of Deeds for Richland County in Plat Book Z page 3549.

Richland County TMS: 06200-01-11

Property Addresses: 4801 Broad River Road

A Paws Paradise, LLC

BY: 

Stacey Johns
(Print or Type Name)

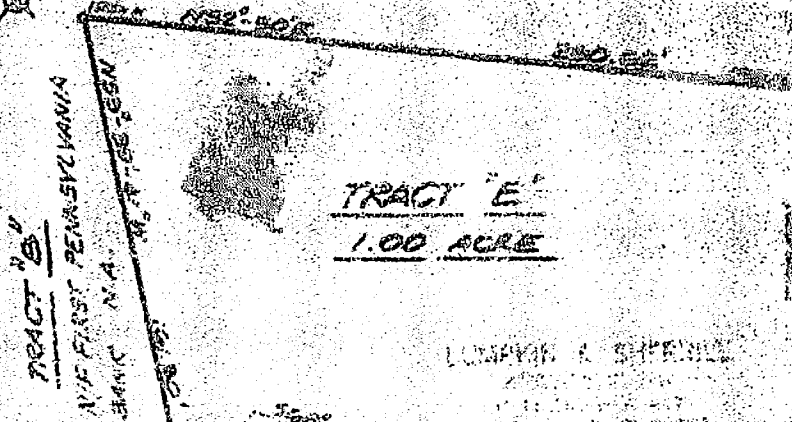
Date: 4-11-17

Its: Owner
(Print or Type Title)

1. APPROXIMATE LOCATION OF
FRONTIERED BY THE BANK OF
SHOWN ON THIS MAP TO BE IN THE
FRONT AREA.

TRACT "D"

N/A FIRST PENNSYLVANIA BANK, N.A.



TRACT "E"
1.00 ACRE

TRACT "B"
N/A FIRST PENNSYLVANIA
BANK, N.A.

ONE'S AVE.
AND
ADJACENT

FIRST CITIZENS BANK AND TRUST
COMPANY OF SOUTH CAROLINA

PRELIMINARY PLAN: COMPOSITE PLAN OF THE LANDS OF THE BANK OF THE STATE OF SOUTH CAROLINA, INCORPORATED IN SOUTH CAROLINA, AND THE BANK OF THE STATE OF SOUTH CAROLINA, INCORPORATED IN SOUTH CAROLINA, AND THE BANK OF THE STATE OF SOUTH CAROLINA, INCORPORATED IN SOUTH CAROLINA.

THESE PLANS AND THE LANDS OF THE BANK OF THE STATE OF SOUTH CAROLINA, INCORPORATED IN SOUTH CAROLINA, AND THE BANK OF THE STATE OF SOUTH CAROLINA, INCORPORATED IN SOUTH CAROLINA, AND THE BANK OF THE STATE OF SOUTH CAROLINA, INCORPORATED IN SOUTH CAROLINA.

