

ORDINANCE NO.: 2016-099

Annexing and Incorporating 4815 Broad River Road, Richland County TMS# 06200-01-28 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 6th day of December, 2016, 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. The property shall be zoned C-2 (Neighborhood Commercial District), apportioned to City Council District 1, Census Tract 103.04, contains 2.0 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.: 06200-01-28

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: 11/15/2016
Final Reading: 12/6/2016

ORIGINAL
STAMPED IN RED

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2016-099

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, being more particularly shown and designated as PARCEL "B" containing two and no/hundredths (2.00) acres, more or less, on that certain plat prepared for Pine Hills Development Group, LLC by American Engineering Consultants, Inc. dated February 13, 2007 and recorded in the Office of the Register of Deeds for Richland County in Record Book 1301 at page 1227, and having the measurements and boundaries as shown on said plat; reference being craved thereto for a more accurate and complete description.

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: August 8, 2016

RE: **Property Address:** 4815 Broad River Road
Richland County TMS#: 06200-01-28
Owner(s): Chao T. Tran and Thao T. Tran
Current Use: Vacant lot
Proposed Use: Small automotive repair
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: Adjacent/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 **September 12, 2016** 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.

/dle

Attachments

cc: S. Allison Baker, Sr. Assistant City Manager
William Holbrook, Police Chief
Teresa Knox, City Attorney
Dana Higgins, City Engineer
Krista Hampton, Planning & Development Services
Deborah Livingston, Community Development Director
Roger Myers, Business License Administrator
Angela Adams, Water Customer Service
Jerry Thompson, Building Official
Susan Leitner, Engineering
Denny Daniels, Engineering
Carolyn Wilson, Police Planning & Research
Alfreda Tindall, Richland County 911 Addressing Coordinator

Missy Gentry, Assistant City Manager
Aubrey Jenkins, Fire Chief
Joseph Jaco, Utilities and Engineering
Robert Anderson, Public Works Director
Jeff Palen, Finance Director
George Adams, Fire Marshal
Brian Cook, Zoning Administrator
Kimberly Gathers, Columbia-Richland 911
David Hatcher, Housing Official
Richland County Solid Waste Collection
John Fellows, Planning Administrator
Zach Kay, Dev. Center Administrator

Planning Commission Zoning Recommendation: C-2 (Zoning classification) by 6-0 on 9/12/16 (mm/dd/yyyy).

Planning Commission Land Use Recommendation: AC-2 (Land Use classification) by 6-0 on 9/12/16 (mm/dd/yyyy).


(Signature of Interim Annexation Coordinator)



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02/08/2015

Future Land Use Map

4815 Broad River Road; TMS#: 06200-01-28
Existing Richland County FLU: Mixed Use Corridor; Proposed FLU: AC-2

Department of Planning & Development Services



CITY OF COLUMBIA PLANNING DEPARTMENT
THIS MAP IS THE PRODUCT OF COMPARISON,
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
BY THE SOLE USER OF THE USER.

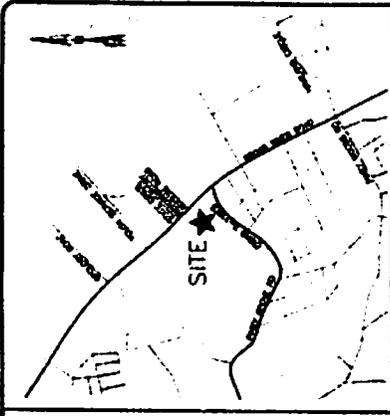
Legend

CITY LIMITS
 CITY LIMITS
 PARCELS

	UCMR-1 - Urban Core Mixed Residential 1
	UCMR-2 - Urban Core Mixed Residential 2
	UEMR - Urban Edge Mixed Residential
	UEMF - Urban Edge Multi-Family
	UCR-1 - Urban Core Residential Small Lot
	UCR-2 - Urban Core Residential Large Lot
	UEB-1 - Urban Edge Residential Small Lot
	UEB-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
	UCAC-4 - Urban Core 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
	SD-1 - Sports/Amusement District
	SD-2 - Civic/Institutional District
	SD-3 - Central Business District
	SD-4 - Riverbanks Zoo and Garden
	SD-5 - Universities/Colleges
	SD-6 - Fort Jackson

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Leigh DeForth
August 16, 2016





SYMBOL	DESCRIPTION
(Symbol)	EXISTING LOT LINES
(Symbol)	EXISTING BUILDINGS
(Symbol)	EXISTING DRIVEWAYS
(Symbol)	EXISTING UTILITIES
(Symbol)	EXISTING FENCES
(Symbol)	EXISTING TREES
(Symbol)	EXISTING POLES
(Symbol)	EXISTING SIGNAGE
(Symbol)	EXISTING DRIVEWAYS
(Symbol)	EXISTING UTILITIES
(Symbol)	EXISTING FENCES
(Symbol)	EXISTING TREES
(Symbol)	EXISTING POLES
(Symbol)	EXISTING SIGNAGE

PROPOSED LOT LINES
PROPOSED DRIVEWAYS
PROPOSED UTILITIES
PROPOSED FENCES
PROPOSED TREES
PROPOSED POLES
PROPOSED SIGNAGE

THIS PROJECT WILL BE IN ACCORDANCE WITH THE ZONING ORDINANCE OF THE TOWN OF FINE HILLS, NORTH CAROLINA. THE PROJECT WILL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWN ENGINEER AND THE TOWN BOARD OF ZONING ADJUSTMENTS.

DATE: 08/15/2011
DRAWN BY: [Signature]
CHECKED BY: [Signature]

1. THIS PLAN IS TO BE USED FOR THE PURPOSES OF OBTAINING A PERMIT FROM THE TOWN OF FINE HILLS, NORTH CAROLINA. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.



Final Submittal Plan
PREPARED FOR
Fine Hills Development Group, LLC
Rockland County, South Carolina
Lot Right

NO.	DATE	DESCRIPTION
1	08/15/2011	PREPARED FOR SUBMITTAL

[Signature]



AEC
AMERICAN ENGINEERING CONSULTANTS, INC.
1400 15th Street, P.O. Box 2299 • Lynch, SC 29711
Phone: (803) 791-1400 • Fax: (803) 791-4110
www.aec-engineers.com

NO.	DATE	DESCRIPTION

