

ORDINANCE NO. 2006-029

Annexing 3701 Clement Road and 3707 Clement Road,  
Richland County TMS #09104-08-07

WHEREAS, a proper petition has been filed with the City Council by one hundred (100%) per cent of the property owners of the within described property under the provisions of South Carolina Code Ann. Section 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; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and Council of the City of Columbia, South Carolina, this 10th day of May, 2006, that the property described herein is hereby annexed to and becomes part of the City of Columbia effective immediately. This property shall be zoned RS-3.

PROPERTY DESCRIPTION: See attached EXHIBIT A  
Richland County TMS NO.: 09104-08-07

Also included in the territory hereby annexed are all contiguous portions of all public rights of way, streets and highways.

Requested by:



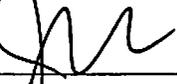
MAYOR

Approved by:



City Manager

Approved as to form:



City Attorney

ATTEST:



City Clerk

Introduced: 5/3/2006  
Final Reading: 5/10/2006

ORIGINAL  
STAMPED IN RED

**EXHIBIT A**  
**PROPERTY DESCRIPTION**  
**ORDINANCE NO.: 2006-029**

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 shown and delineated on Richland County Tax Map Sheet 09104, Block 08, Lot 07. Said parcel having such boundaries and measurements as are shown on said map.

# MEMORANDUM

## Office of the City Manager

TO: Department Heads

FROM: Charles P. Austin, Sr., City Manager

DATE: March 9, 2006

RE: **Property Address:** 3701 & 3707 Clement Road  
**Richland County TMS:** 09104-08-07  
**Owner(s):** Clement Road Church of God, INC.  
**Current Use:** House of Worship      **Current County Zoning:** RS-HD  
**Proposed Use:** House of Worship      **Proposed City Zoning:** RS-3  
**Reason for Annexation:** Contiguous, lower water rate  
**City Council District:** 1

The Planning Department 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 the Planning Department. The Planning Department will compile your comments for City Council consideration.

Time is of the essence and you must act promptly with regard to this matter. Planning Department staff will see to it that this matter is placed on the Planning Commission's agenda. Planning Department 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.

/swh  
Attachments

cc: John Dooley, Utilities Director  
Marc Mylott, Development Services Director  
Rick Semon, Community Dev. Admin.  
S. Allison Baker, Parks and Recreation Director  
Janet LaSchuma, Business License Admin.  
Sonya Covington, Water Customer Service  
James Meggs, City Attorney  
Tawana Shine, Accounting  
Skip Hudson, Community Planner  
James Johnson, Utilities  
Howard Boyd, Engineering  
Andrew Livengood, Zoning  
Carolyn Wilson, Police Planning & Research  
Wendy Brawn, South Carolina Electric & Gas  
Marlin C. Henderson, Richland County Solid Waste Collection  
Alfreda Tindall, Richland County 911 Addressing Coordinator

Shahid Khan, Engineering  
Cathy Alexander, Finance Director  
Office of the Building Official  
Missy Gentry, Public Services Director  
H. Dean Crisp, Chief of Police  
Judy Spell, 911 Communications  
Bradley Anderson, Fire Chief  
Ted Morgan, Water Distribution  
Denny Daniels, Engineering  
Franklin Maples, Fire Department  
Lloyd Brown, Water Distribution  
Susan Leitner, Engineering  
Mid Carolina Electric Cooperative

Planning Commission Zoning Recommendation: RS-3 (Zoning classification)  
Approved (Approved/Denied)  
on April 3, 2006 (mm/dd/yyyy)

Nathanil B. Land, Jr.  
(Signature)

**FIRST READING CONSIDERATION for**

**ANNEXATION OF  
3701 – 3707 CLEMENT ROAD  
WITH RS-3 INTERIM ZONING**

May 3, 2006 at 10:00 a.m.  
City Council Chambers, 3<sup>rd</sup> Floor, City Hall, 1737 Main Street  
Columbia, South Carolina

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**Subject Property:** 3701 - 3707 Clement Road, TMS# 09104-08-07.  
**Council District:** 1  
**Requested Action:** Annexation.  
**Applicant:** Clement Road Church of God, INC  
**PC Recommendation:** Approve.  
**Staff Recommendation:** Approve.

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**Additional Detail:** Clement Road Church of God is requesting annexation of their 2.72 acres parcel fronting on Clement Road, between Hart and McRae. Water service is currently available to this property. Sanitary sewer service is not currently available to this property. The estimated construction cost to extend sewer to this property is \$29,000.00. The existing and proposed use is compatible with the adjoining properties and is in keeping with the City of Columbia Comprehensive Plan Future Land Use section. There are no objections or concerns with this annexation request.

**Case History:** 4/03/06 Planning Commission recommends approval of requested annexation (9-0).

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**PENDING ISSUES:** None.

**Staff Contacts:** Nathaniel B. Land, Jr., AICP; Director of Planning  
Marc Mylott, AICP; Director of Development Services/Zoning Administrator

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Persons expressing support or concern about this application submitted the documents outlined below to staff. All documents are attached hereto and made a part of the record of the public hearing.

None.

STAFF COMMENTS

Building Official - Has no objection.

Judy Spell, 911 Communications - Has no objection.

Denny Daniels, Engineering - Water service is currently available to this property. Sanitary sewer service is not currently available to this property. The estimated construction cost to extend sewer to this property is \$29,000.00.

The above is being furnished for informational purposes only. The City does not warrant or guarantee any specific level of service or that there is sufficient capacity in the City's systems to meet any specific level of service. It is the responsibility of the property owner to retain an engineer to determine if there is sufficient capacity in the City's systems to meet the specific level of service required for the referenced property.

Clement Road is a State maintained road. This property is located in Flood Zone "X" by 1994 FIRM maps.

Franklin Maples, Fire Department - This property is currently serviced by the Columbia Richland Fire Service with an ISO rating of class 4. Annexation of this property would lower the ISO rating to a class 2 with services being provided by the Columbia Fire Department.

Recommend annexation, as this action would not impact current services provided by this department.

Allison Baker, Public Services - Department of Parks and Recreation has no objection.

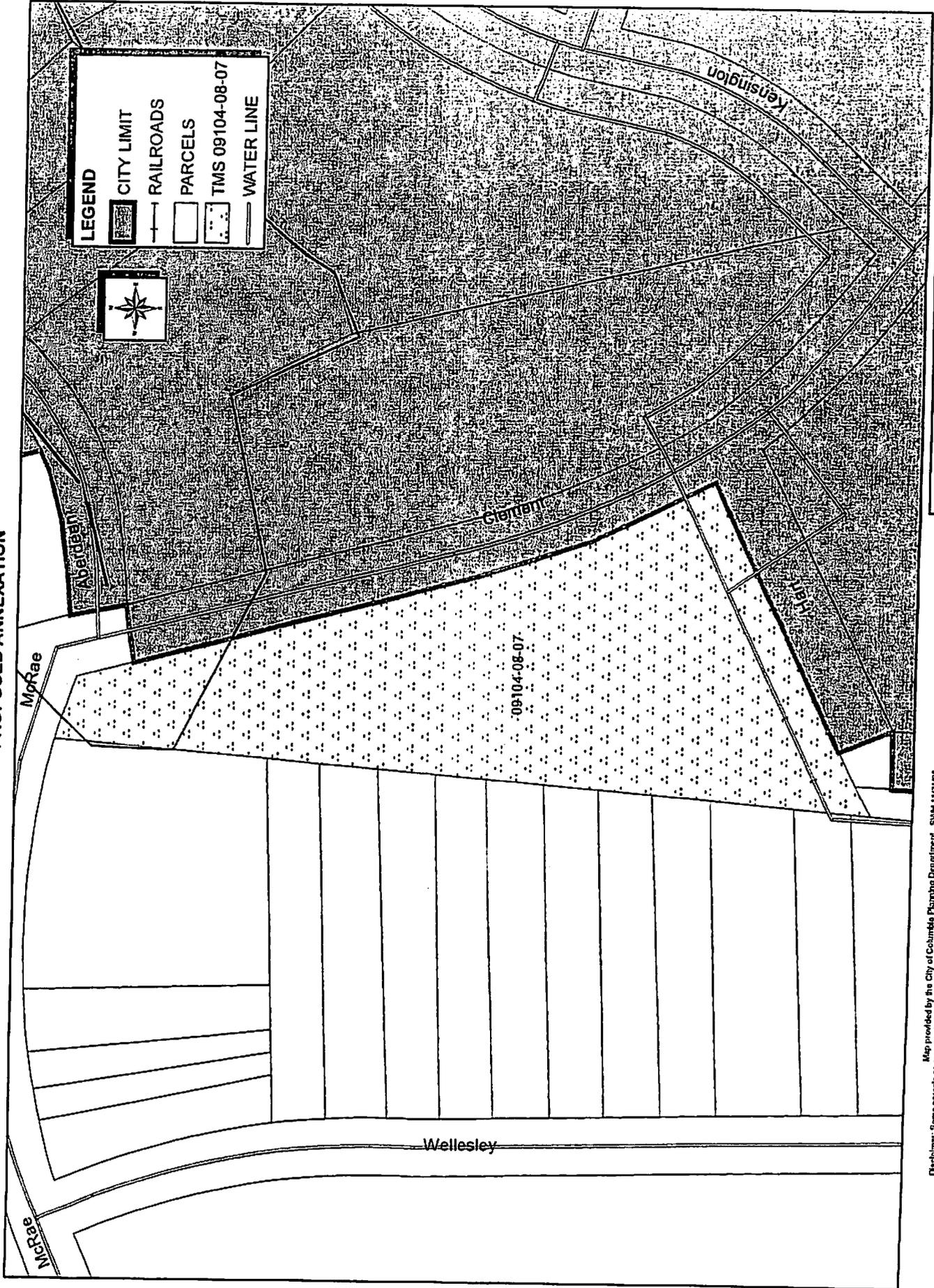
Rick Hines, Police Administrative Services Division Administrator - No response to date.

Missy Gentry, Public Services Director - Has no objection.

John Dooley, Director of Utilities & Engineering - Has no objection.

Johnathan Chambers, Deputy Zoning Administrator - This property consist of 2.72 acres and utilized as a religious institution (Clement Road Church of God, Inc.). The property is currently zoned RS-3 (Single-Family Residential) which allows religious institutions by special exception by the Board of Zoning Appeals. In that the church is an existing land use, this use would be grand fathered. The property is contiguous to the city limits south by Central Baptist Church, which is zoned C-3 (General Commercial) and east by single-family residences. Our office recommends approval of this annexation.

**MUNICIPAL BOUNDARIES OF THE CITY OF COLUMBIA  
PROPOSED ANNEXATION**



**LEGEND**

- CITY LIMIT
- RAILROADS
- PARCELS
- TMS 09104-08-07
- WATER LINE



Map provided by the City of Columbia Planning Department, SWM 11/21/03  
 Disclaimer: Some parcels as represented may not be accurate. Refer to Richland County Tax Assessor for updated parcel information.

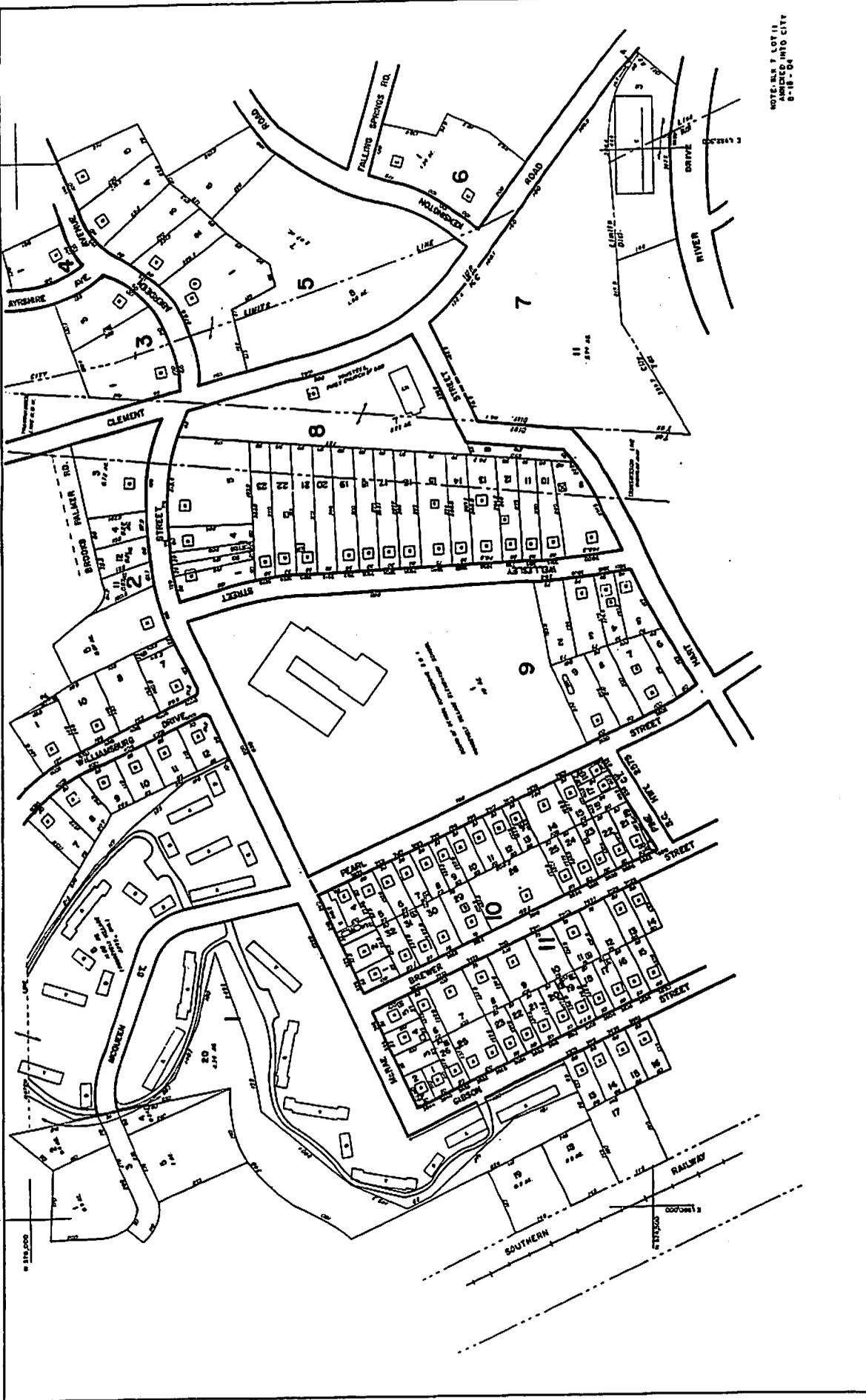
# Clement Road Church of God



**RC  
GEO**

## Legend

- |                 |                   |
|-----------------|-------------------|
| County Boundary | Streets           |
| Private Schools | Buildings         |
| Public Schools  | 2 Ft. Contours    |
| Police Stations | Streams           |
| Fire Stations   | Lakes             |
| County Assets   | Council Districts |
| Daycares        | Zip Codes         |



NOTE: BLK 7 LOT 11  
ADDED INTO CITY  
8-18-04

|                                                                                |  |                                                                                                                                                        |  |                                                                     |  |                                                                                       |  |                                                                                               |  |                                                          |  |
|--------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------|--|---------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------|--|----------------------------------------------------------|--|
| <b>REVISIONS</b><br>DATE REVISIONS MADE BY<br>12/03<br>12/03<br>12/03<br>12/03 |  | <b>LEGEND</b><br>[Symbol] UNIMPROVED LOTS<br>[Symbol] IMPROVED LOTS<br>[Symbol] RAILROADS<br>[Symbol] RIVERS<br>[Symbol] POWER LINES<br>[Symbol] OTHER |  | <b>PROPERTY TAX MAP</b><br><b>RICHLAND COUNTY</b><br>SOUTH CAROLINA |  | <b>MAP KEY</b><br>014-13 014-01 014-02<br>015-10 015-04 015-08<br>13-15 011-03 011-07 |  | <b>GRAPHIC SCALE</b><br>1" = 100'<br>LOCATION AND DIMENSIONS OF LOTS ARE AS SHOWN ON THIS MAP |  | <b>PROPERTY MAP SHEET NO. 09104</b><br>DISTRICT ICC, IUR |  |
| <b>50</b><br>50<br>100 AC<br>100                                               |  | <b>REVISIONS</b><br>DATE REVISIONS MADE BY<br>12/03<br>12/03<br>12/03<br>12/03                                                                         |  | <b>PROPERTY TAX MAP</b><br><b>RICHLAND COUNTY</b><br>SOUTH CAROLINA |  | <b>MAP KEY</b><br>014-13 014-01 014-02<br>015-10 015-04 015-08<br>13-15 011-03 011-07 |  | <b>GRAPHIC SCALE</b><br>1" = 100'<br>LOCATION AND DIMENSIONS OF LOTS ARE AS SHOWN ON THIS MAP |  | <b>PROPERTY MAP SHEET NO. 09104</b><br>DISTRICT ICC, IUR |  |

09104

