

ORIGINAL  
STAMPED IN RED

ORDINANCE NO.: 2022-004

*Annexing 4021 Trotter Road, Richland County TMS# 22008-01-01 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map*

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 Code Ann. § 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 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 (§6-29 of the SC Code); and,

WHEREAS, the City of Columbia has adopted the Unified Development Ordinance (UDO) by Ordinance No.: 2019-013 and Official Zoning Map of the City of Columbia, S.C. by Ordinance No.: 2021-001, both amended from time to time, in accordance with the authority in Title VI of the SC Code; and

WHEREAS, pursuant to Sec. 17-1.7(c) of the UDO, annexation may be considered concurrent with amendments to the Comprehensive Plan and the Zoning Map; and

WHEREAS, the City of Columbia Planning Commission has reviewed the proposed future land use and zoning classifications of the property, and made a recommendation to City Council in accordance with §6-29 of the SC Code and §17-2.5 of the UDO; and

WHEREAS, the Columbia City Council has held a public hearing in accordance with §17-2.4(f) of the UDO and §6-29-760 of the SC Code; and

WHEREAS, the Columbia City Council has determined that the proposed land use classification is appropriate for the property, and the proposed zoning district meets one or more of the criteria set forth by §17-2.5(c)(4), Zoning Map Amendment Decision Standards, of the UDO; NOW THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina this 1<sup>st</sup> day of February, 2022, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.
2. The property identified as 4021 Trotter Road and TMS# 22008-01-01 containing 0.58 acres, further identified in Attachment A, is hereby annexed to and becomes a part of the City of Columbia, and is incorporated into Columbia Compass: Envision 2036 and the Official Zoning Map, effective immediately.
3. This property shall be apportioned to City Council District #4, Census Tract 116.06, and assigned a future land use classification of Urban Edge Residential Large Lot (UER-2) and zoning of Residential Mixed (RM-1).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 22008-01-01

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

Approved by:

Cheresa B. Wilson  
City Manager

Approved as to form:

[Signature]  
City Attorney

Introduced: 1/18/2022  
Final Reading: 2/1/2022

[Signature]  
Mayor

ATTEST:

Quiana M. Hammond  
City Clerk

**ORDINANCE NO.: 2022-004**  
**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**

All that certain piece, parcel or lot of land, with the improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing 0.58 acre, more or less, and being shown on a plat prepared for Nathaniel Johnson, by Cox and Dinkins, Inc., dated August 9, 2021. Reference being made to said plat for a more complete and accurate description; all measurements being a little more or less.



## CITY COUNCIL

January 18, 2022 at 4:00pm

City Hall, 3<sup>rd</sup> floor Council Chambers, 1737 Main Street, Columbia, SC 29202

### ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY 4021 Trotter Road; TMS# 22008-01-01

---

Council District: 4

Proposal: Request to annex the property and assign a land use classification of Urban Edge Residential Large Lot (UER-2) and assign zoning of Residential Mixed (RM-1) at the time of annexation. The property is currently classified as Neighborhood (Medium Density) and zoned RS-HD by Richland County.

Applicant: Nathaniel Johnson

Staff Recommendation: Approval

PC Recommendation: 11/01/2021; Approval (8-0)

ZPH, 1<sup>st</sup> Reading: 01/18/2022; Pending

2<sup>nd</sup> Reading: 02/01/2022; Pending

#### CURRENT PARCEL CHARACTERISTICS/CONDITIONS

---

**Acreage:** 0.58 acres  
**Current Use:** Residential  
**Proposed Use:** Residential  
**Reason for Annexation:** Municipal Services  
**Urban Service Area:** Secondary Area  
**Current County Land Use Classification:** Neighborhood (Medium Density)  
**Proposed City Land Use Classification:** Urban Edge Residential Large Lot (UER-2)  
**Current County Zoning:** Residential Single Family High Density (RS-HD)  
**Proposed City Zoning:** Residential Mixed (RM-1)  
**Census Tract:** 116.06

#### DETERMINATION FOR CITY SERVICES

---

The following determination is an estimate of the benefits and costs associated with the annexation of the subject property:

##### Police

The Columbia Police Department does not object to this proposed annexation. As with most annexations, we find that the proposed annexation will result in an increased number of calls for service. The estimated cost to serve this property would be **approximately \$450 per year**, based on call levels in nearby residential areas of the City. If an additional 4 units are built, the cost would rise to **approximately \$2,300 per year**.

### **Fire**

The proposed annexation will not result in additional costs or impact services being provided by this department. Annexation would lower the ISO rating of this property to a Class 1 from a Class 2.

### **Solid Waste**

The cost associated with solid waste service is approximately **\$216 annually per household**.

### **Engineering**

Because water and sewer lines currently exist in this area, the Utilities and Engineering Division **will not incur any costs** associated with this annexation.

### **Water Customer Care**

The customer on the property will pay water and sewer rates approximately **40% lower** than out-of-city customers. Any new development would bring new customers and additional revenue.

### **Planning & Development Services**

**We recommend approval** of the annexation of this property, which is located within a designated Secondary Area in the Urban Service Area plan. At the property's current taxable value, the estimated real estate tax revenue generated for the City would be **approximately \$430 per year**, however if an additional 4 units are built on the property as the petitioner is exploring, the estimated real estate tax revenue generated for the City would be **approximately \$1,700 per year**, based on the average taxable value of similarly used properties.

\* Estimated City Tax Revenue is based on **2021 millage** for real property and calculated as: ((Taxable Value × Tax Rate) × City Millage Rate (.0938)). The actual additional taxes paid by the property owner will generally be substantially lower as some millage items do not apply to in-City properties, and an increased Local Option Sales Tax credit factor applies to in-City properties (an additional .002280 for the 2021 tax year).

---

## **PLANS, POLICIES, AND LAND USE**

---

### ***Urban Service Area***

Subject property is in a "Secondary Area" as identified in the Urban Service Area Map

#### **Principles and Goals of the Urban Service Area**

The Urban Service Area identifies those areas the City of Columbia wishes to provide with urban services. Primary emphasis will be given to annexing developed areas adjoining the City limits and "islands" of unincorporated territory surrounded by the City. Primary, secondary, and long-range annexation priorities for specific areas may be identified. Secondary areas may include higher value properties which assist the City in achieving a more balanced economic base.

*Secondary Areas* are those areas where it may be logical or advantageous to provide City services, but where the ability to provide all services and/or the condition of existing infrastructure may not be at optimal levels for annexation. For instance, it may be that the property is outside of the generally accepted fire response area, or the storm drainage and/or road system is substandard. These areas may include "higher value" properties where annexation could prove beneficial to revenues.

Annexation within *Secondary Areas* should be considered, but an assessment of the impact on the City's revenue and ability to serve the property/area in question should occur prior to consideration of and action upon annexation petitions.

### ***Comprehensive Plan Land Use Classification***

The proposed future land use classification for the subject property is Urban Edge Residential Large Lot (UER-2) in the *Columbia Compass: Envision 2036* Future Land Use Map. The property is currently designated as Neighborhood (Medium Density) by Richland County.

Urban Edge Residential Large Lot neighborhoods represent many of the older residential neighborhoods in the outer areas of the City. This development type is appropriate as development on remaining large lots or as redevelopment in the outer areas of Columbia. Most of the existing developments occurred after 1950. Urban Edge Residential Large Lot developments generally do not continue the grid and block pattern found in the urban neighborhoods, but do tend to have a consistently organized internal street network with loops and interconnections.

Primary Types

- Single-family Detached
- \* Accessory dwelling units

Tertiary Types

- Single-family Attached
- Two-family
- Three-family
- Civic/Institutional Small
- Business/Employment Small (excl. Flex)
- Cemeteries & Mausoleums

*Existing Neighborhood, Small Area, Community, and/or Corridor Plans*

The subject property is not located within the study area of a neighborhood, small area, community, or corridor plan adopted by the City of Columbia or Richland County.

---

**PROPOSED ZONING DISTRICT SUMMARY**

---

The parcel is currently zoned RS-HD by Richland County. Surrounding parcels within the City of Columbia are currently zoned General Commercial (GC) to the North. Surrounding parcels in unincorporated Richland County are currently zoned RS-HD to the East, South, and West.

The proposed City of Columbia zoning district is Residential Mixed (RM-1).

*Residential Mixed District (RM-1)*

The purpose of the Residential Mixed (RM-1) District is to provide lands that accommodate a walkable, moderate-density mix of residential development that allows single-family, two-family, townhouse, and multi-family dwellings.

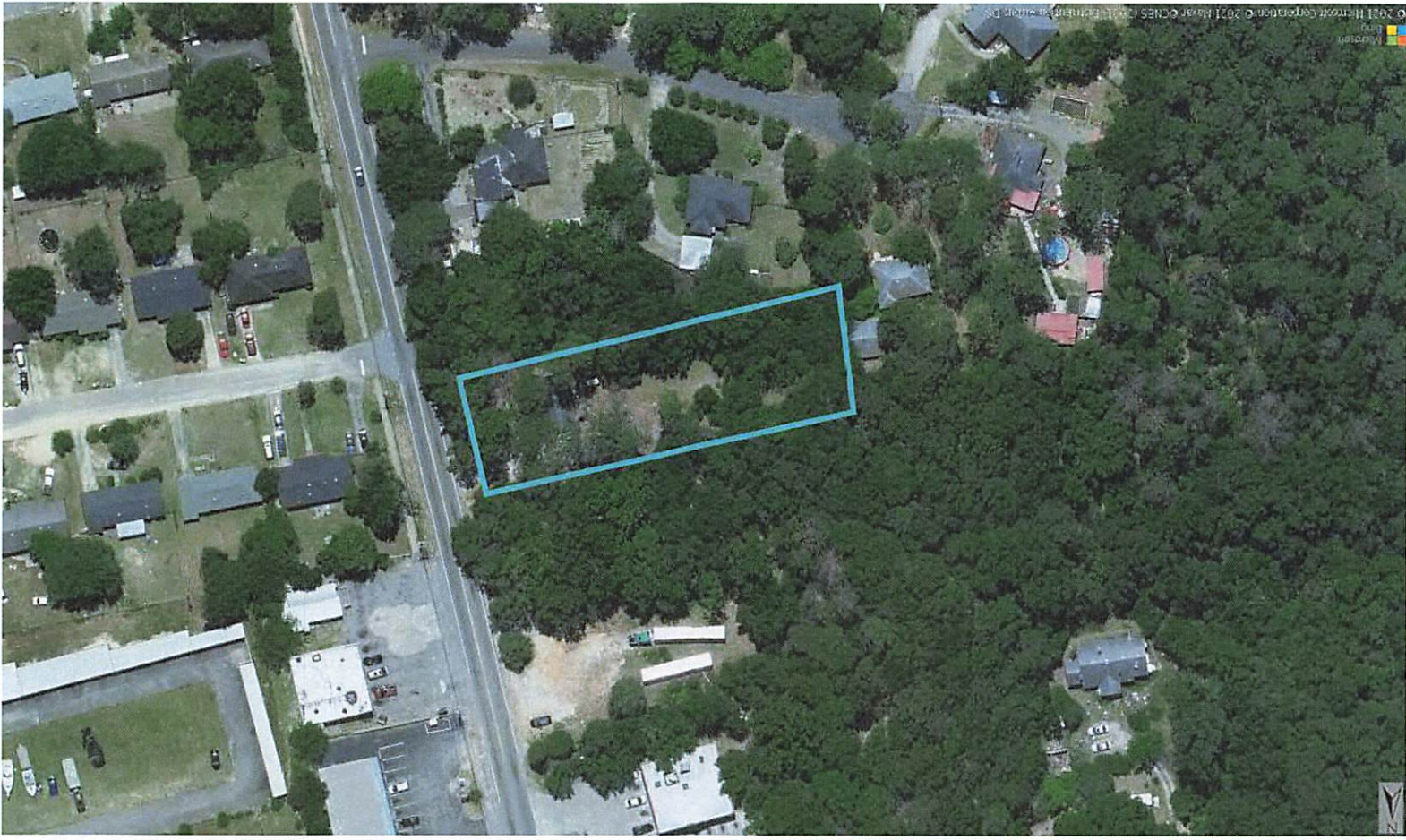
---

**STAFF RECOMMENDATION**

---

Staff recommends the annexation of the property and the assignment of a future land use classification of Urban Edge Residential Large Lot (UER-2) and zoning of Residential Mixed (RM-1) at the time of annexation.







## Future Land Use Map

4021 Trotter Road, TMS# 22008-01-01;

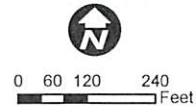
Current Rich. Co. FLU: Neighborhood (Medium Density), Proposed FLU: UER-2



Department of Planning &  
Development Services

ORIGINAL PREPARATION DATE:  
This map was prepared by:

Shane Shaughnessy  
Date: 10/12/2021



CITY OF COLUMBIA PLANNING DEPARTMENT  
THIS MAP IS THE PRODUCT OF COMPILED  
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

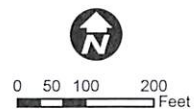
4021 Trotter Road, TMS# 22008-01-01;  
Current Rich. Co. Zoning: RS-HD, Proposed Zoning: RM-1



Department of Planning &  
Development Services

ORIGINAL PREPARATION DATE:  
This map was prepared by:

Shane Shaughnessy  
Date: 10/13/2021



**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.

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