

ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2022-016

Annexing 1458 Caroline Road a/k/a 1458 Trinity Three Road, Richland County TMS# 16414-08-03 into the City of Columbia, South Carolina Columbia, 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 5th day of April, 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 1458 Caroline Road a/k/a 1458 Trinity Three Road and TMS# 16414-08-03 containing 7.3 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 #3, Census Tract 116.08, and assigned a future land use classification of Urban Edge Mixed Residential (UEMR) and zoning of Office and Institutional District (O-I).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 16414-08-03

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

[Signature]
Mayor

ATTEST:

Erika M. Hammond
City Clerk

Introduced: 3/15/2022
Final Reading: 4/5/2022

ORDINANCE NO.: 2022-016
EXHIBIT "A"
PROPERTY DESCRIPTION

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, containing 7.3 acres, more or less, and shown and designated as block 08, lot 03 on Richland County tax map 16414. Said parcel having such boundaries and measurements as are shown on said tax map,

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 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, containing 7.3 acres, more or less, and shown and designated as block 08, lot 03 on Richland County Tax Map 16414. Said parcel having such boundaries and measurements as are shown on said tax map.

Richland County TMS: 16414-08-03

Property Address: 1458 Caroline Road a/k/a 1458 Trinity Three Road

Seller:

Patricia R. Edwards BY Jane St. Carbon
Attorney in Fact
Patricia R. Edwards

Date: 12/30/2021

Buyer:

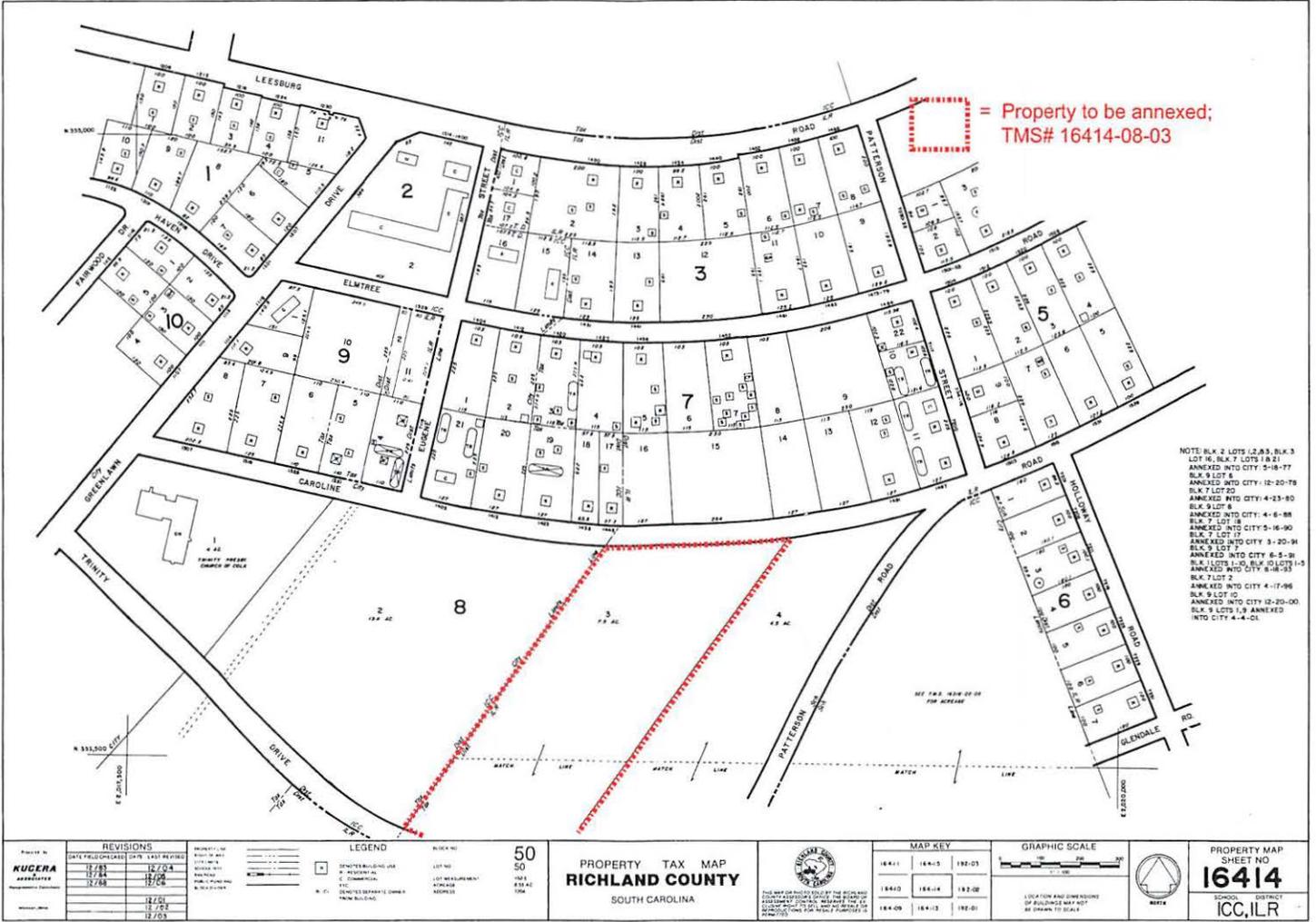
Big & Tall, LLC

BY: 
(Signature)

Date: 1/3/22

Graeme Moore
(Print or type name)

ITS: Member
(Print or type title)



NOTE: BLK 2 LOTS 2,3,5, BLK 3 LOT 16, BLK 7 LOTS 1 & 21 ANNEXED INTO CITY 5-18-77
BLK 9 LOT 5 ANNEXED INTO CITY 12-20-78
BLK 7 LOT 20 ANNEXED INTO CITY 4-23-80
BLK 9 LOT 8 ANNEXED INTO CITY 4-6-88
BLK 7 LOT 18 ANNEXED INTO CITY 5-16-90
BLK 7 LOT 17 ANNEXED INTO CITY 3-20-94
BLK 9 LOT 7 ANNEXED INTO CITY 6-5-98
BLK 11 LOTS 1-10, BLK 20 LOTS 1-3 ANNEXED INTO CITY 8-18-93
BLK 7 LOT 2 ANNEXED INTO CITY 4-17-96
BLK 9 LOT 10 ANNEXED INTO CITY 12-20-00
BLK 9 LOTS 1,3 ANNEXED INTO CITY 4-4-01

MEMORANDUM
Office of the City Manager

TO: Department Heads
FROM: Teresa Wilson, City Manager
DATE: January 7, 2022
RE: **Property Address:** 1458 Caroline Road a/k/a 1458 Trinity Three Road
Richland County TMS#: 16414-08-03
Owner(s): Patricia R. Edwards / Big & Tall, LLC
Current Use: Undeveloped
Proposed Use: Residential
Current County Land Use: Neighborhood (Medium Density)
Proposed City Land Use: Urban Edge Mixed Residential (UEMR)
Current County Zoning: Rural (RU)
Proposed City Zoning: Office and Institutional District (O-I)
Reason for Annexation: Municipal Services; Primary Area
City Council District: 3
Census Tract: 116.08

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.

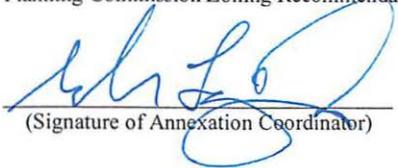
Planning & Development Services staff will see to it that this matter is placed on the **February 10, 2022** Planning Commission agenda. Planning & Development Services staff will notify the City Attorney of the Planning Commission's zoning recommendation by forwarding a copy of this form, completed, as soon as the Planning Commission has met.

/atl
Attachments

- cc:
- | | |
|---|--|
| Clint Shealy, Assistant City Manager | Missy Gentry, Assistant City Manager |
| Jeff Palen, Assistant City Manager/CFO | Henry M. Simons, Assistant City Manager |
| Dana Higgins, Director, Engineering | Teresa Knox, City Attorney |
| Joseph Jaco, Director, Utility Operations | William Holbrook, Police Chief |
| Robert Anderson, Public Works Director | Aubrey Jenkins, Fire Chief |
| Krista Hampton, Planning & Development Services | Gloria Saaed, Community Development Director |
| Denoï Fields, Deputy Business License Administrator | George Adams, Fire Marshal |
| Greg Williams, Business Liasion | Hope Hasty, Interim Zoning Administrator |
| Tiffany Latimer, Customer Care Administrator | Jacquelyn Richburg, Columbia-Richland 911 |
| Todd Beiers, Building Official | David Hatcher, Housing Official |
| Michelle Brazell, Engineering | Richland County Solid Waste Collection |
| Police Planning & Research | Lucinda Statler, Planning Administrator |
| Alfreda Tindal, Richland Co. 911 Addressing Coordinator | Brandon Burnette, Development Center Administrator |

Planning Commission Land Use Recommendation: UEMR (Land Use classification) by 8-0
on 2/10/22 (mm/dd/yyyy).

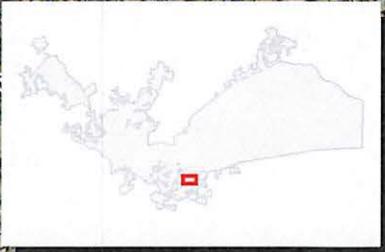
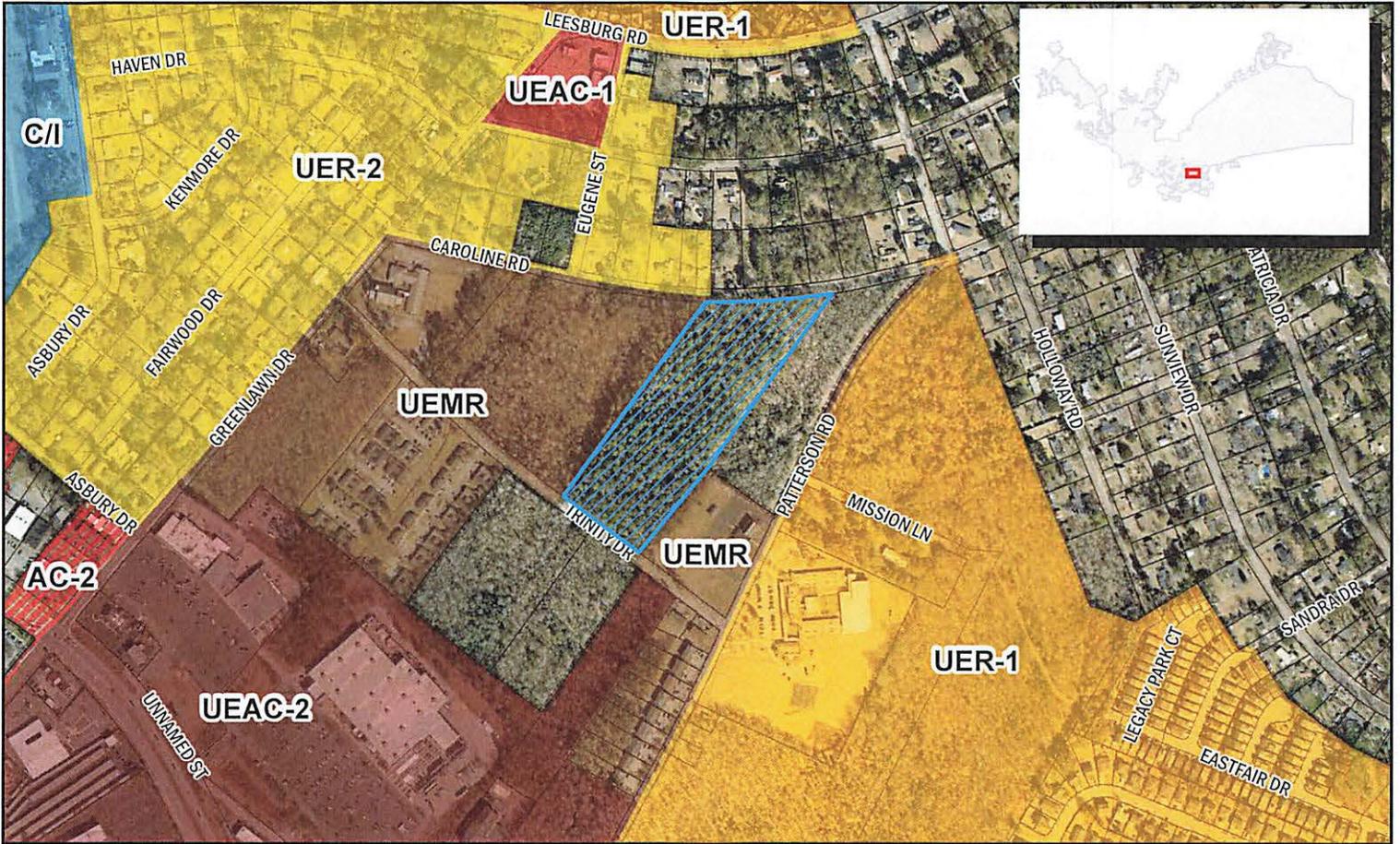
Planning Commission Zoning Recommendation: O-1 (Zoning classification) by 8-0
on 2/10/22 (mm/dd/yyyy).


(Signature of Annexation Coordinator)



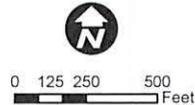
Future Land Use Map

1458 Caroline Road a/k/a 1458 Trinity Three Road, TMS# 16414-08-03;
 Current Rich. Co. FLU: Neighborhood (Medium Density), Proposed City FLU: UEMR



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
 This map was prepared by:
 Shane Shaughnessy
 Date: 1/5/2022



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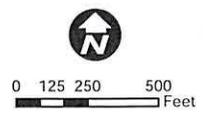
Zoning Map

1458 Caroline Road a/k/a 1458 Trinity Three Road, TMS# 16414-08-03;
 Current Rich. Co. Zoning: RU, Proposed City Zoning: O-I



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PLANNING COMMISSION

March 15, 2022 at 4:00pm

City Hall, 3rd floor Council Chambers, 1737 Main Street, Columbia, SC 29202

ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY

1458 Caroline Road a/k/a 1458 Trinity Three Road; TMS# 16414-08-03

Council District: 3

Proposal: Request to annex the property and assign a land use classification of Urban Edge Mixed Residential (UEMR) and assign zoning of Office and Institutional District (O-I) at the time of annexation. The property is currently classified as Neighborhood (Medium Density) and zoned RU by Richland County.

Applicant: Patricia R. Edwards / Big & Tall, LLC

Staff Recommendation: Approval

PC Recommendation: 02/10/2022; Approval (8-0)

ZPH, 1st Reading: 03/15/2022; Pending

2nd Reading: 04/05/2022; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 7.30 acres
Current Use: Undeveloped
Proposed Use: Residential
Reason for Annexation: Municipal Services
Urban Service Area: Primary
Current County Land Use Classification: Neighborhood (Medium Density)
Proposed City Land Use Classification: Urban Edge Mixed Residential (UEMR)
Current County Zoning: Rural (RU)
Proposed City Zoning: Office and Institutional District (O-I)
Census Tract: 116.08

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 proposed duplex development would be **approximately \$14,000 per year**, based on calls in nearby residential areas within the City limits.

Fire

The proposed annexation will not result in significant 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

This rental duplex development will be required to provide its own dumpster service.

Engineering

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

Water Customer Care

The customers on this property will pay water and sewer rates approximately **40% lower** than out-of-city customers. As this is a proposed new development, these will be new customers and new revenue to the City.

Planning & Development Services

We recommend approval of the annexation of this property, which is located within a designated Primary Area in the Urban Service Area plan. A 70-unit rental duplex development (35 buildings) is proposed for the site. The estimated real estate tax revenue generated for the City would be **approximately \$28,000 per year**, based on the estimated developed value of the property.

* 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 “Primary 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.

Primary Areas are made up of land contiguous to the City where services are readily available and the infrastructure is generally good. These services include fire, police, sanitation, and utilities.

Annexations within *Primary Areas* are the second highest priority, after areas classified as *Donut Hole - Primary*. Barring unanticipated circumstances, annexation is recommended and staff should work with individual property owners or neighborhoods/developments to encourage and expedite annexation.

Comprehensive Plan Land Use Classification

The proposed future land use classification for the subject property is Urban Edge Mixed Residential (UEMR) in the *Columbia Compass: Envision 2036* Future Land Use Map. The property is currently designated as Rural (RU) by Richland County.

Urban Edge Mixed Residential neighborhoods are appropriate near the perimeter of the City or in the outer ring of neighborhoods. This development type primarily represents existing post-1940s subdivisions and the auto-oriented corridors associated with them. The pattern is also suitable for small to medium infill development within these areas. It is primarily characterized by individual subdivisions or neighborhoods with a specific street and block pattern adjacent to other subdivisions or neighborhoods with a different subdivision street and block pattern. Urban Edge Mixed Residential neighborhoods can accommodate a variety of housing types from detached single-family to multi-family complexes.

Primary Types

- Single-family Detached

Secondary Types

- Single-family Attached
- Two-family
- Three-family
- Multi-family Small & Medium

Tertiary Types

- 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 RU by Richland County. Surrounding parcels within the City of Columbia are currently zoned Office and Institutional District (O-I) to the East and West. Surrounding parcels in unincorporated Richland County are currently zoned RU to the South and East and RS-LD to the North.

The proposed City of Columbia zoning district is Office and Institutional District (O-I).

Office and Institutional District (O-I)

The purpose of the Office and Institutional (O-I) District is to provide lands that accommodate a broad range of civic and commercial development, as well as limited residential, typically in locations where visibility and good access are important. Development is encouraged to be configured with multiple uses, shared parking, and coordinated signage and landscaping. Higher-density residential development is encouraged on the upper floors of nonresidential establishments. Allowed uses include multi-family, mixed-use, hospitals, government offices, medical or dental offices, professional offices, and restaurants.

STAFF RECOMMENDATION

Staff recommends the annexation of the property and the assignment of a future land use classification of Urban Edge Mixed Residential (UEMR) and zoning of Office and Institutional District (O-I) at the time of annexation.

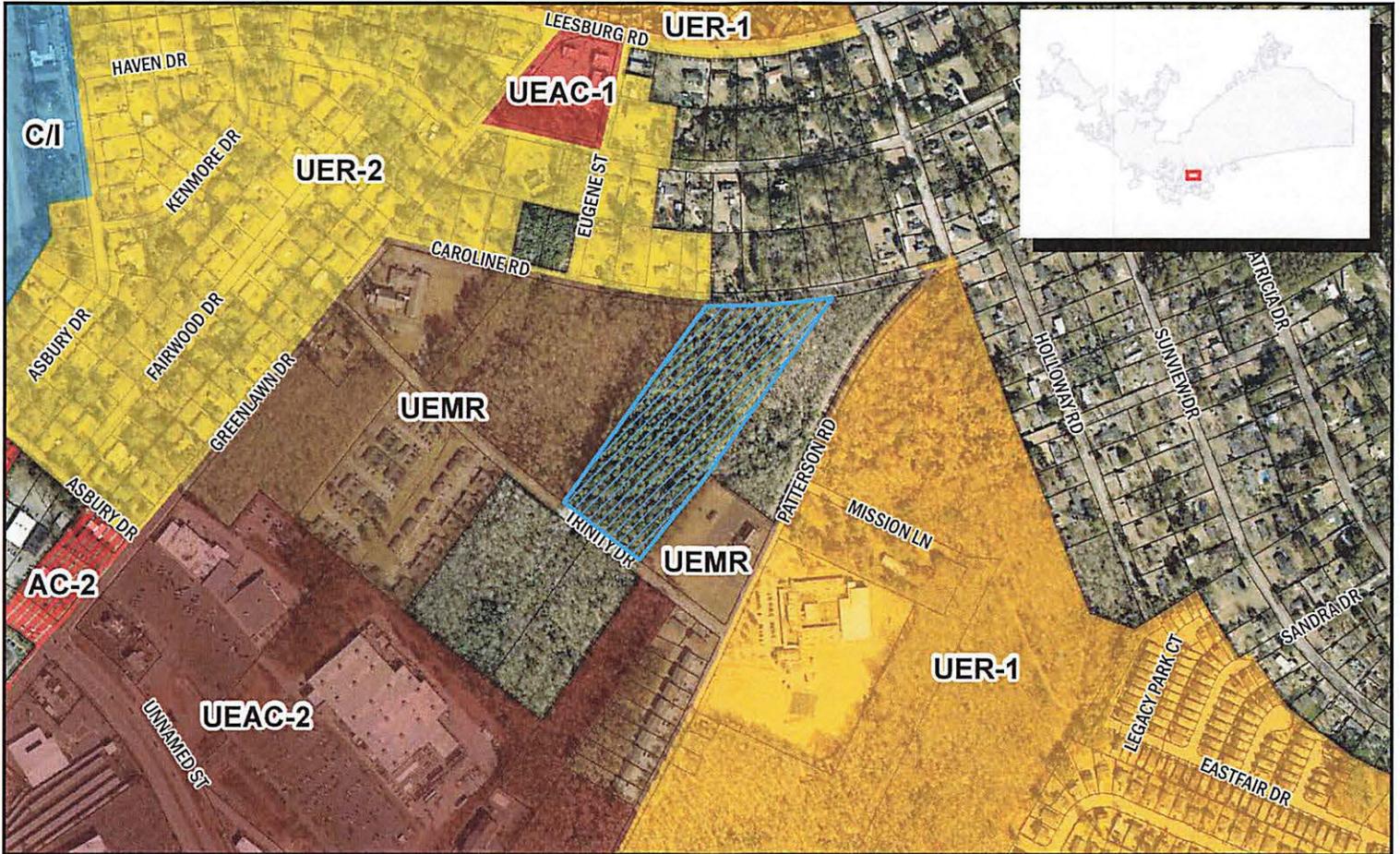


02/08/2021

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Future Land Use Map

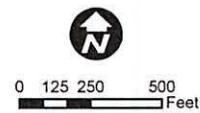
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 Current Rich. Co. FLU: Neighborhood (Medium Density), Proposed City FLU: UEMR



Department of Planning & Development Services

ORIGINAL PREPARATION DATE:
 This map was prepared by:

Shane Shaughnessy
 Date: 1/5/2022



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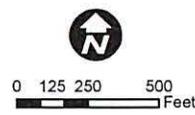
Zoning Map

1458 Caroline Road a/k/a 1458 Trinity Three Road, TMS# 16414-08-03;
 Current Rich. Co. Zoning: RU, Proposed City Zoning: O-I



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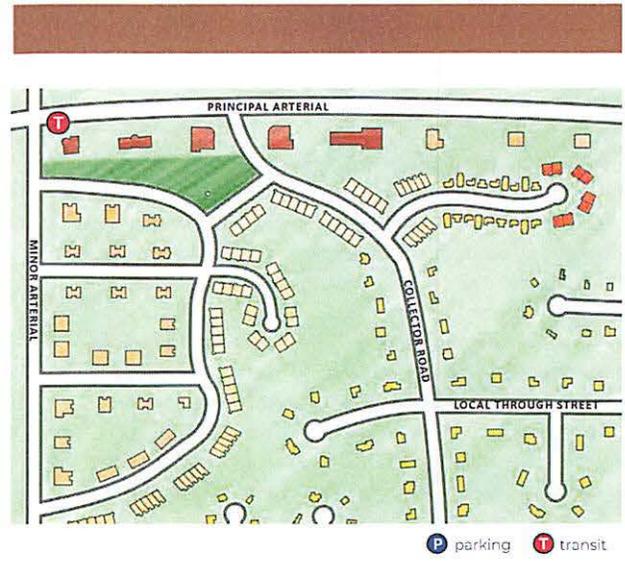
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Development Types

URBAN EDGE MIXED RESIDENTIAL (UEMR)

Urban Edge Mixed Residential neighborhoods are appropriate near the perimeter of the City or in the outer ring of neighborhoods. This development type primarily represents existing post-1940s subdivisions and the auto-oriented corridors associated with them. The pattern is also suitable for small to medium infill development within these areas. It is primarily characterized by individual subdivisions or neighborhoods with a specific street and block pattern adjacent to other subdivisions or neighborhoods with a different subdivision street and block pattern. Urban Edge Mixed Residential neighborhoods can accommodate a variety of housing types from detached single-family to multi-family complexes.



UEMR BUILDING TYPES/LAND USES

PRIMARY TYPES

- Single-family Detached

SECONDARY TYPES

- Single-family Attached
- Two-family
- Three-family
- Multi-family Small & Medium

TERTIARY TYPES

- Civic/Institutional Small
- Business/Employment Small (excl. Flex)
- Cemeteries & Mausoleums

See matrix for appropriate park/open space types.

Development Types

UEMR DEVELOPMENT PATTERN/CONTEXT

- The street network is typically curvilinear with irregular block structure. It may have limited points of connections and frequent use of culs-de-sac.
- Streets vary in width from 30 foot rights-of-way to 60 foot rights-of-way. Sidewalks are not common in existing neighborhoods but should be provided in redevelopment or new development.
- Blocks vary by subdivision but may be similar to an urban block, or be less defined and more organically shaped by the landscape or former parent lot.
- The subdivision pattern is typically very consistent in terms of lot sizes. Lots themselves may vary from rectangular parcels to wedge-shaped parcels consistent with the more curvilinear street network and cul-de-sac lots.
- Buildings are typically located near the center of the lot, with somewhat equal front and back yards. Buildings often present a wider façade to the street and attached garages and driveways are common.
- Building scale and design of groups of housing types should be complimentary to adjacent housing types in scale. Housing types are typically developed in separate subdivisions (multi-family, single-family, townhouses). Mixing of housing types within a block is uncommon.
- Open space should be provided throughout Urban Edge Mixed Residential developments in an informal and passive manner as well as through neighborhood recreation facilities and clubhouses.



- Architectural details may vary within each subdivision depending on the mix of residential types and era of construction. Infill development should respect the existing horizontal and vertical scaling as well as location and orientation of buildings on the lots.

Article 3: Zoning Districts

Sec. 17-3.3. Mixed-Use, Activity Center, and Corridor Base Zoning Districts

(h) O-I: Office and Institutional District

(h) O-I: Office and Institutional District

(1) Purpose

The purpose of the Office and Institutional (O-I) District is to provide lands that accommodate a broad range of civic and commercial development, as well as limited residential, typically in locations where visibility and good access are important.

Development is encouraged to be configured with multiple uses, shared parking, and coordinated signage and landscaping. Higher-density residential development is encouraged on the upper floors of nonresidential establishments.

Allowed uses include multi-family, mixed-use, hospitals, government offices, medical or dental offices, professional offices, and restaurants.



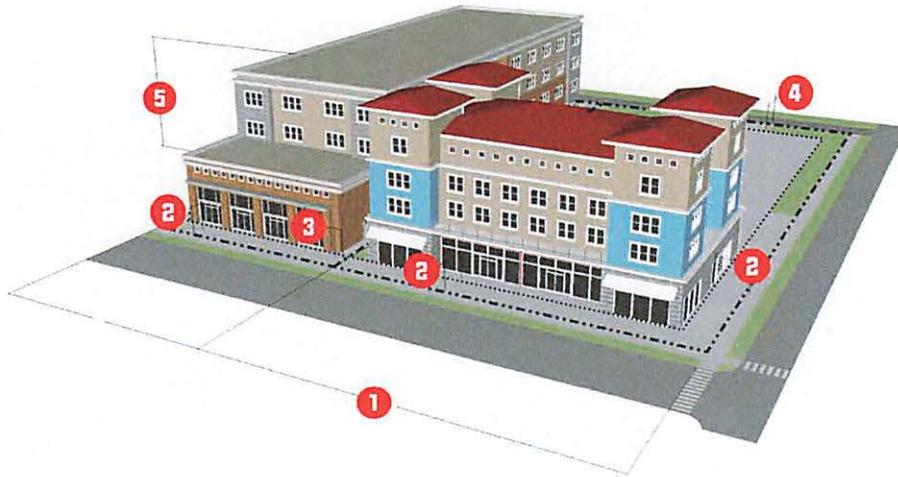
(2) Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

(3) Intensity and Dimensional Standards

Standard	Multi-Family and Mixed-Use	All Other Uses
Lot Area, min. (sf.)	7,500	5,000
1 Lot Width, min. (ft.)	75	50
Lot Coverage, max. (% of site area)	N/A	
Density, max. (du/acre)	16.4	
2 Front Yard Setback, min. (ft.)	10	
3 Side Yard Setback, min. (ft.)	N/A	
4 Rear Yard Setback, min. (ft.)	10	
5 Building Height, max. (ft.)	50	

Notes: ft. = feet sf. = square feet du. = dwelling unit



(4) Reference to Other Standards			
Sec. 17-5.1	Access, Mobility, and Circulation	Sec. 17-5.8	Fences and Walls
Sec. 17-5.2	Off-Street Parking, Bicycle Parking	0	Exterior Lighting
Sec. 17-5.3	Landscaping	0	Signs
Sec. 17-5.4	Tree Protection	Sec. 17-5.11	Green Building Standards
Sec. 17-5.5	Open Space	Sec. 17-6.2	Minimum Design Standards
Sec. 17-5.6	Neighborhood Compatibility	0	Improvements and Sureties
Sec. 17-5.7	Form and Design Standards	Article 9	Definitions and Rules of Measurement