

ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2022-039

Annexing 0.21 acres W/S Canal Drive, Richland County TMS# 07311-08-17 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 7th day of June, 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 W/S Canal Drive and TMS# 07311-08-17 containing 0.21 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 #2, Census Tract 104.13, and assigned a future land use classification of Urban Edge Residential Large Lot (UER-2) and zoning of Mixed Use District (MU-1).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NOS.: 07311-08-17

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

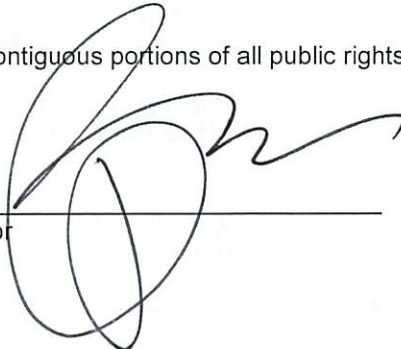
Approved by:


City Manager

Approved as to form:


City Attorney

Introduced: 5/17/2022
Final Reading: 6/7/2022


Mayor

ATTEST:


City Clerk

ORDINANCE NO.: 2022-039
EXHIBIT "A"
PROPERTY DESCRIPTION

All that certain piece, parcel or lot of land, together with any improvements thereon, situate, lying and being located near the City of Columbia, in the County of Richland, State of South Carolina, the same being shown and delineated the northern minor portion of Lots 5, 6, 7, 8, 9 and 10 as shown on map of Huffman Heights, property, by Tomlinson Engineering Company, dated August 3, 1936, revised March 3, 1947 and recorded in the Office of the ROD for Richland County in Plat Book "L", page 124. Said lot of land being more particularly shown on a Plat prepared for Ina L. Fort and Lee Fort by Inman Land Surveying Company, Inc., dated December 15, 2000 and recorded in Record Book 490, page 2823, and having such boundaries and measurements as shown on said latter plat, reference to which is hereby craved for a more complete and accurate description of the premises. Be all measurements a little more or less.

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, together with any improvements thereon, situate, lying and being located near the City of Columbia, in the County of Richland, State of South Carolina, the same being shown and delineated the northern minor portion of Lots 5, 6, 7, 8, 9 and 10 as shown on map of Huffman Heights, property, by Tomlinson Engineering Company, dated August 3, 1936, revised March 3, 1947 and recorded in the Office of the ROD for Richland County in Plat Book "L", page 124. Said lot of land being more particularly shown on a Plat prepared for Ina L. Fort and Lee Fort by Inman Land Surveying Company, Inc., dated December 15, 2000 and recorded in Record Book 490, page 2823, and having such boundaries and measurements as shown on said latter plat, reference to which is hereby craved for a more complete and accurate description of the premises. Be all measurements a little more or less.

Richland County TMS: 07311-08-17

Property Address: 0.21 acre, W/S Canal Drive


Ina Lee Lightner

Date: 2-25-22

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Richland County TMS: 07311-08-17

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Ina Lee Lightner
Ina Lee Lightner

Date: 2-25-22

7-11-68

5-52-55

W. S. 00107 1A/2 CRUST DTLAG

05-01-68-1A

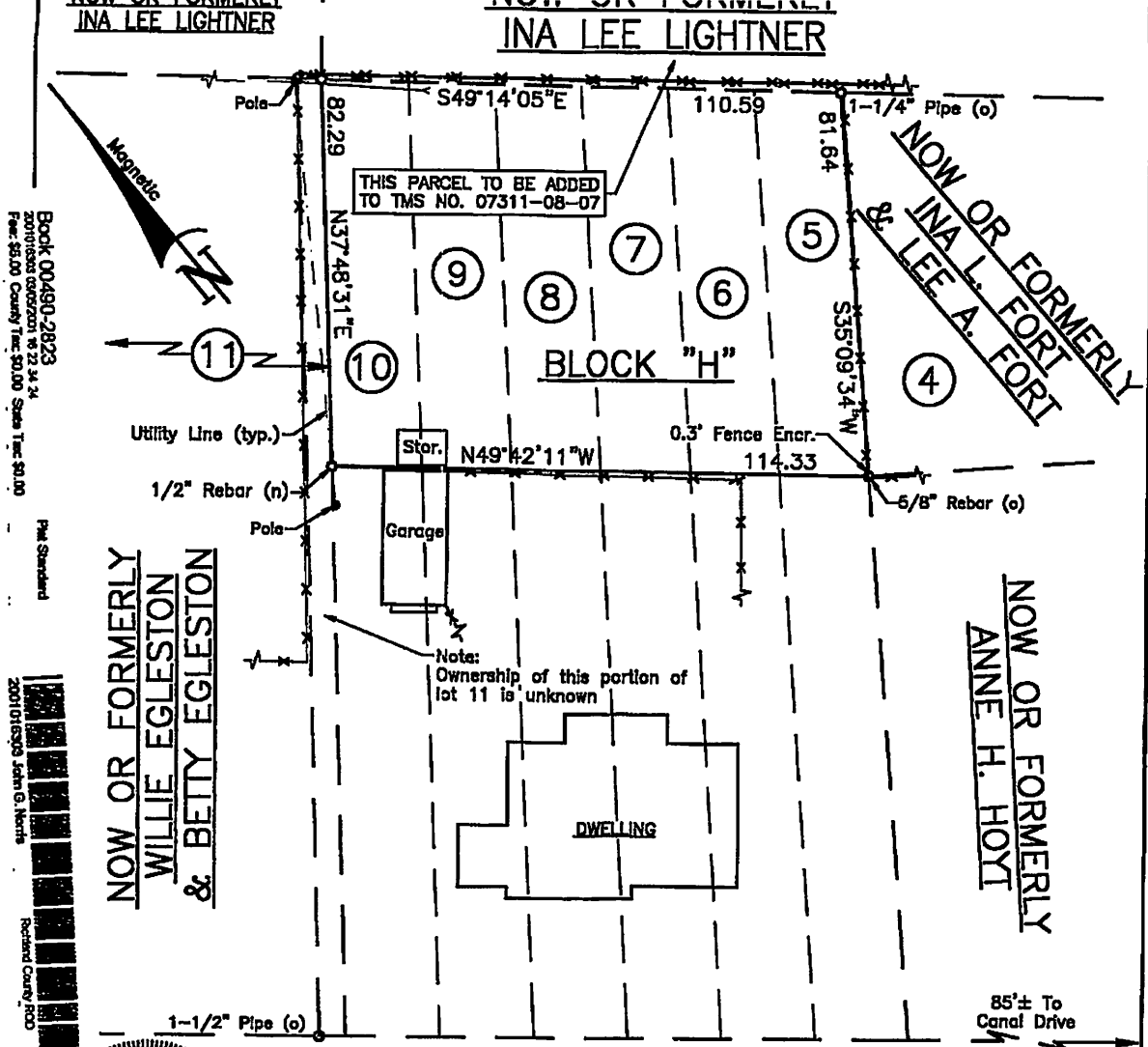
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7/19/1971
 (The following is a list of the names of the persons who have been identified as having been in contact with the subject of this report.)

RECIPE FOR VARIATION

4122 • J. Neurosci., September 24, 2008 • 28(39):4117–4124



GREENVILLE CIRCLE (50' R/W)

NOTE:
Revised February 9, 2001 to show dwelling

PLAT PREPARED FOR:

INA L. FORT & LEE A. FORT

RICHLAND COUNTY, NEAR COLUMBIA, SOUTH CAROLINA

DATE: DECEMBER 15, 2000
REVISED: FEBRUARY 9, 2001

PROJECT NO.: A12016

SCALE: 1"=30'
0' 15' 30' 60'

TOTAL AREA = 0.21 ACRE
RATIO OF PRECISION = 1/10,000
AREA BY COORDINATE METHOD

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

Richard P. Inman
RICHARD P. INMAN, P.L.S. NO. 13385

REFERENCE:

THE SAME BEING COMPOSED OF THE MINOR NORTHERN PORTION OF LOTS 5 THRU 10, BLOCK "H", ON MAP OF HUFFMAN HEIGHTS, BY TOMLINSON ENGR. CO., DATED AUGUST 3, 1936, REVISED MARCH 3, 1947, AND RECORDED IN THE OFFICE OF REGISTER OF DEEDS FOR RICHLAND COUNTY IN PLAT BOOK "L", PAGE 124.

NOTES:

1. THIS PROPERTY IS POSSIBLY SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD NOT SHOWN HEREON.
2. THIS PROPERTY MIGHT HAVE UNDERGROUND UTILITIES THAT ARE NOT VISIBLE AT THE SURFACE.
3. NO FLOOD ZONE INSPECTION AT THIS TIME.

INMAN LAND SURVEYING COMPANY, INC.

2223 BULL STREET COLUMBIA SOUTH CAROLINA 29201
PHONE 252-1797 FAX 252-1798

MEMORANDUM

Office of the City Manager

TO: Department Heads
FROM: Teresa Wilson, City Manager
DATE: March 7, 2022
RE: **Property Address:** 0.21 acre, W/S Canal Drive
Richland County TMS#: 07311-08-17
Owner(s): Ina Lee Lightner
Current Use: Undeveloped
Proposed Use: None proposed
Current County Land Use: Mixed Residential High Density
Proposed City Land Use: Urban Edge Residential Large Lot (UER-2)
Current County Zoning: Residential Single Family Medium Density (RS-MD)
Proposed City Zoning: Mixed Use District (MU-1)
Reason for Annexation: Lot consolidation; Donut Hole - Primary
City Council District: 2
Census Tract: 104.13

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 **April 14, 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

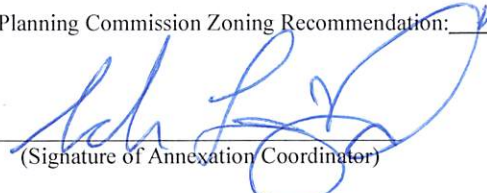
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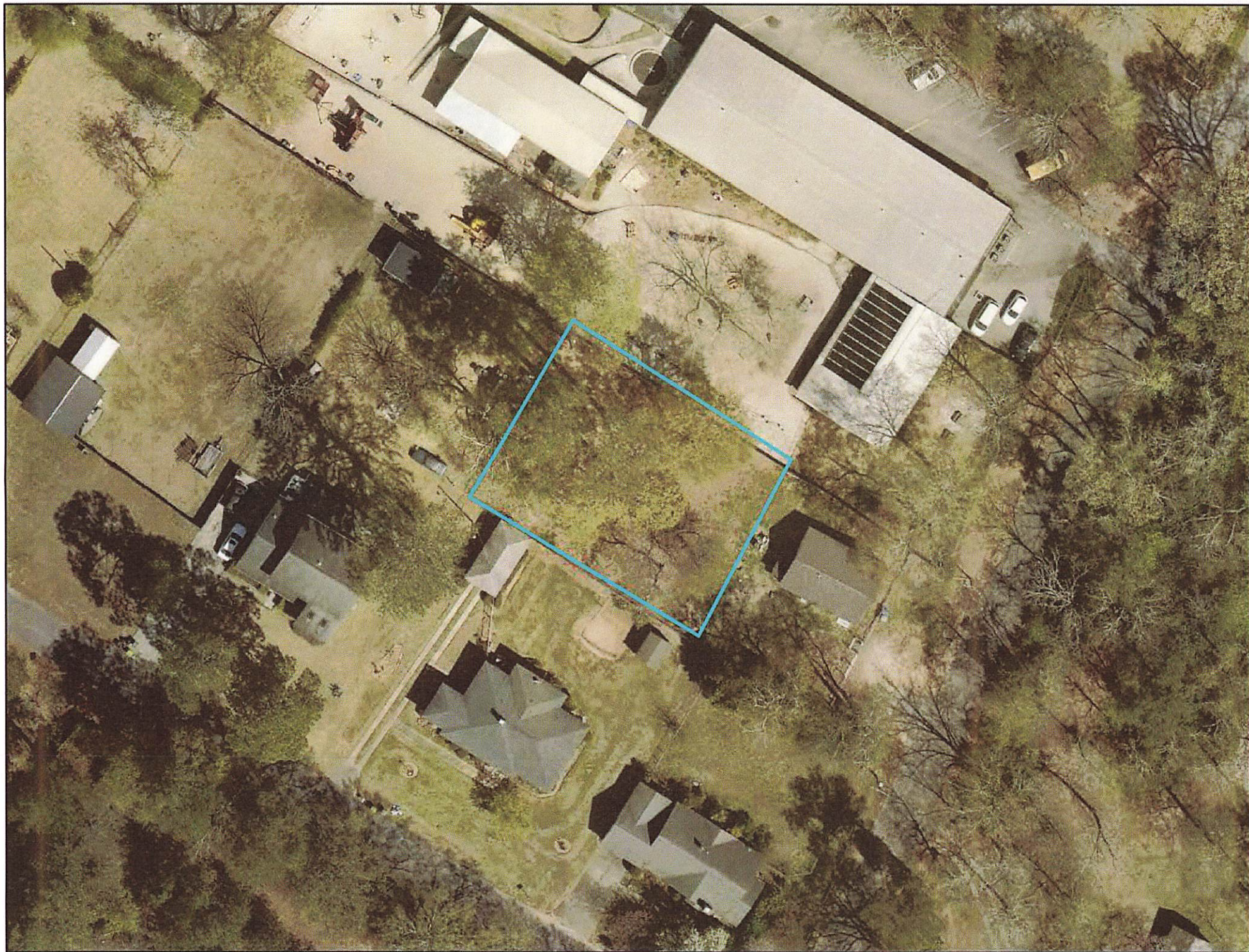
Clint Shealy, Assistant City Manager
Jeff Palen, Assistant City Manager/CFO
Dana Higgins, Director, Engineering
Robert Anderson, Public Works Director
Krista Hampton, Planning & Development Services
Denoï Fields, Deputy Business License Administrator
Greg Williams, Business Liaison
Tiffany Latimer, Customer Care Administrator
Todd Beiers, Building Official
Michelle Brazell, Engineering
Police Planning & Research
Alfreda Tindal, Richland Co. 911 Addressing Coordinator

Missy Gentry, Assistant City Manager
Henry M. Simons, Assistant City Manager
Teresa Knox, City Attorney
William Holbrook, Police Chief
Aubrey Jenkins, Fire Chief
Gloria Saaed, Community Development Director
George Adams, Fire Marshal
Hope Hasty, Interim Zoning Administrator
Jacquelyn Richburg, Columbia-Richland 911
David Hatcher, Housing Official
Richland County Solid Waste Collection
Lucinda Statler, Planning Administrator
Brandon Burnette, Development Center Administrator

Planning Commission Land Use Recommendation: UER-2 (Land Use classification) by 5-0
on 4/14/2022 (mm/dd/yyyy).

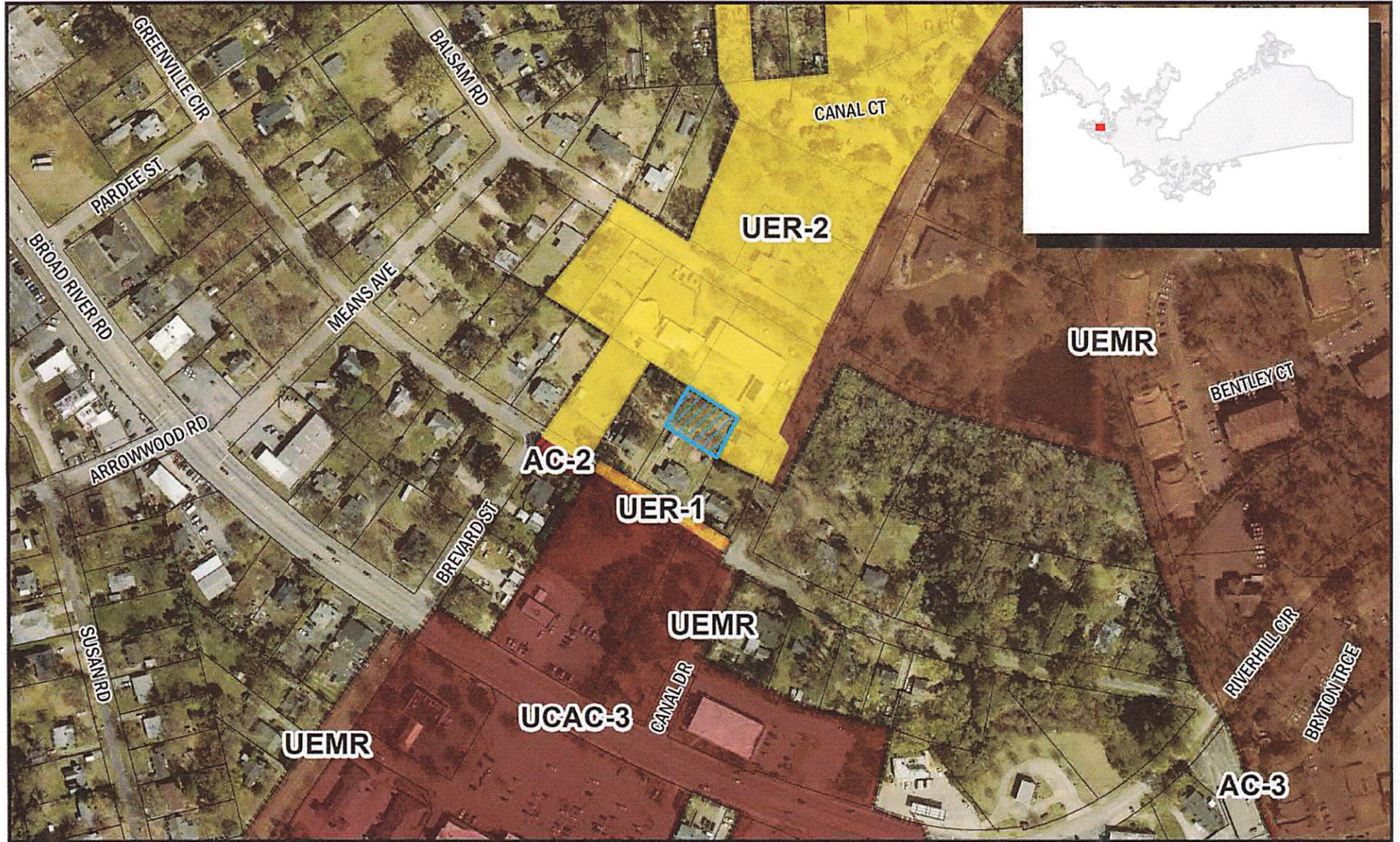
Planning Commission Zoning Recommendation: MU-1 (Zoning classification) by 5-0
on 4/14/2022 (mm/dd/yyyy).


(Signature of Annexation Coordinator)



Future Land Use Map

0.21 acres W/S Canal Drive, TMS# 07311-08-17;
Current Rich. Co. FLU: Mixed Residential High Density, Proposed City FLU: UER-2

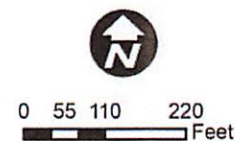


Department of Planning &
Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
Date: 3/7/2022



We Are Columbia



CITY OF COLUMBIA PLANNING DEPARTMENT
THIS MAP IS THE PRODUCT OF COMPILATION,
OR WAS PRODUCED BY OTHERS. IT IS FOR
INFORMATION ONLY AND THE CITY OF COLUMBIA
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OR USE WITHOUT FIELD VERIFICATION
IS AT THE SOLE RISK OF THE USER.

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

0.21 acres W/S Canal Drive, TMS# 07311-08-17;

Current Rich. Co. Zoning: RS-MD, Proposed City Zoning: MU-1



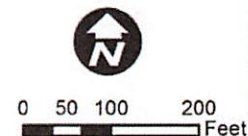
Department of Planning &
Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 3/7/2022



We Are Columbia



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Planning and Development Services
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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