

ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2022-070

Annexing 3428 Park Street, Richland County TMS# 09107-13-01 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 2nd day of August, 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 3428 Park Street and TMS# 09107-13-01 containing 0.23 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 #1, Census Tract 6, and assigned a future land use classification of Urban Core Residential Small Lot (UER-1) and zoning of Residential Mixed District (RM-2) and Historic Preservation Overlay District (OV-HP).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 09107-13-01

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: 7/26/2022
Final Reading: 8/2/2022

Mayor

[Signature]

ATTEST:

Quikadil Hammond
City Clerk

MEMORANDUM

Office of the City Manager

TO: Department Heads
FROM: Teresa Wilson, City Manager
DATE: April 14, 2022
RE: **Property Address:** 3428 Park Street
Richland County TMS#: 09107-13-01
Owner(s): Daniel Cannella and Megan Foerst
Current Use: Residential
Proposed Use: Residential
Current County Land Use: Mixed Residential High Density
Proposed City Land Use: Urban Core Residential Small Lot (UCR-1)
Current County Zoning: Residential Multifamily High Density (RM-HD)
Proposed City Zoning: Residential Mixed District (RM-2) and Historic Preservation Overlay District (OV-HP)
Reason for Annexation: Municipal Services; Donut Hole - Primary
City Council District: 1
Census Tract: 6

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 **May 12, 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:

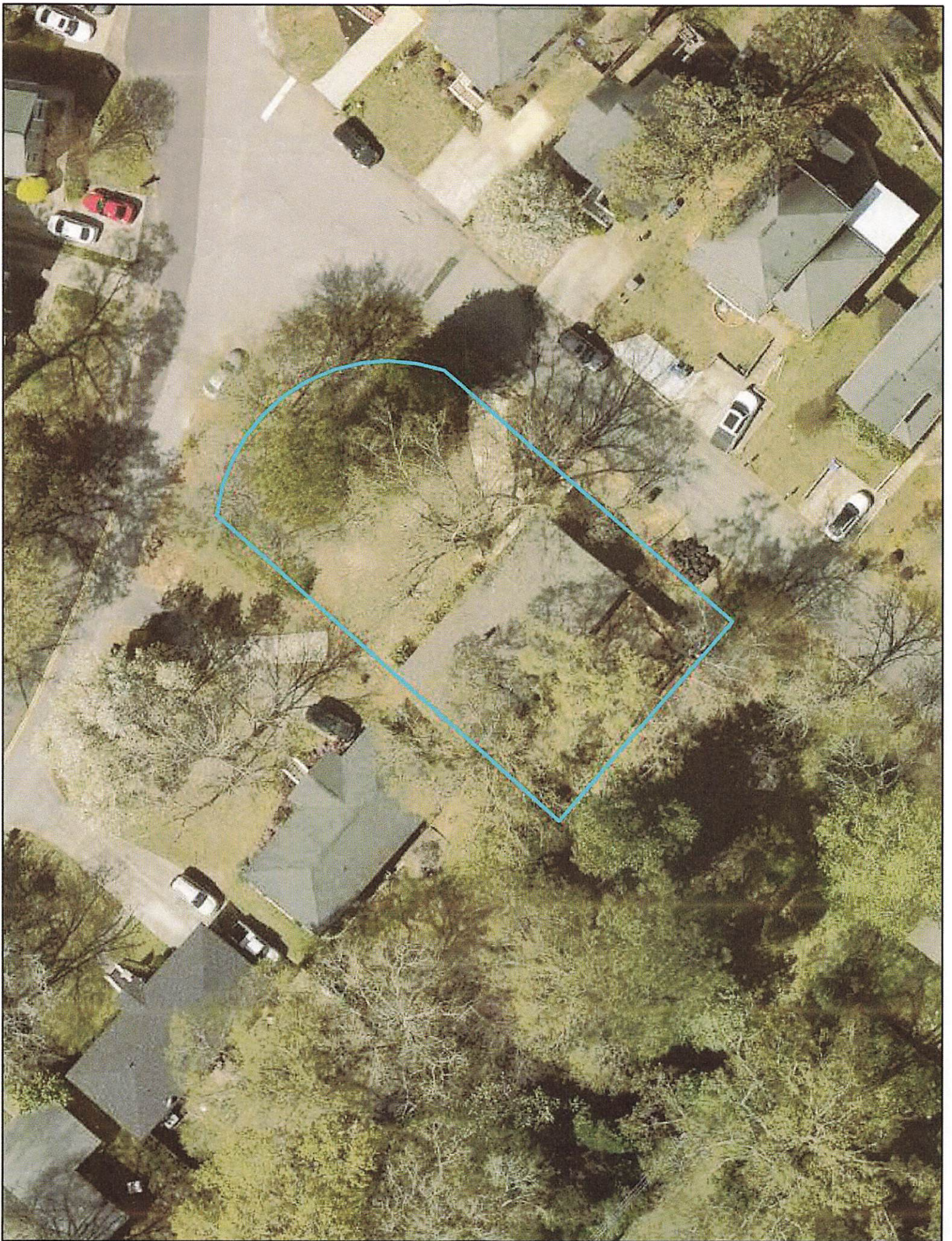
Clint Shealy, Assistant City Manager
Jeff Palen, Assistant City Manager/CFO
Dana Higgins, Director, Engineering
Frank Eskridge, Director, Utilities
Robert Anderson, Public Works Director
Krista Hampton, Planning & Development Services
Kelly Smith, Business License Administrator
Greg Williams, Business 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: UCR-1 (Land Use classification) by 4.0
on 5/12/2022 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: RM-2, OV-HP (Zoning classification) by -
on 5/12/2022 (mm/dd/yyyy).


(Signature of Annexation Coordinator)



Future Land Use Map

3428 Park Street, TMS# 09107-13-01;

Current Rich. Co. FLU: Mixed Residential (High Density), Proposed City FLU: UCR-1



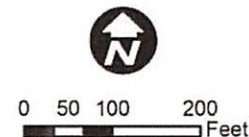
Department of Planning &
Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 4/11/2022



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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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

3428 Park Street, TMS# 09107-13-01;
Current Rich. Co. Zoning: RM-HD, Proposed City Zoning: RM-2, OV-HP



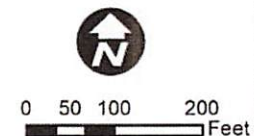
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DISCLAIMER:
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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION


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, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, shown and delineated as Parcel "B", containing 0.23 acres, on a plat prepared for Painted Porch Inc. by Cox and Dinkins, Inc., dated January 2, 2020 and recorded January 17, 2020 in the Office of the Register of Deeds for Richland County in Record Book 2462 at Page 3017; having the boundaries and measurements as shown on said plat, reference being craved thereto for a more complete and accurate legal description.

Richland County TMS: 09107-13-01

Property Address: 3428 Park Street


Daniel Cannella

Date: 3/25/2022


Megan Foerst

Date: 3/25/2022

Easements and/or restrictions may exist on the subject property which are not shown hereon.



Book: 2462-3017
 2020000294 01/17/2020 14:40:33.567
 Fee: \$25.00 County Tax: \$0.00
 John T. Hopkins II
 2020000294
 Richland County S.O.D.

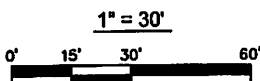
COPYRIGHT © 2020 COX AND DINKINS, INC. ALL RIGHTS RESERVED.
 THIS SURVEY IS NOT VALID WITHOUT AN ORIGINAL SIGNATURE.



THE PURPOSE OF THIS PLAT REVISION IS TO SUBDIVIDE RICHLAND COUNTY TAX PARCEL 09107-13-01 (0.40 ACRE) INTO TWO PARCELS. PARCEL "A" WILL BECOME 0.16 ACRE (7,087 S.F.) AND PARCEL "B" WILL BECOME 0.23 ACRE (10,125 S.F.), AFTER THE APPROVAL & RECORDATION OF THIS PLAT.

REVISIONS:

1. REVISED 01.10.2020 TO SUBDIVIDE PARCEL INTO PARCELS "A" & "B".

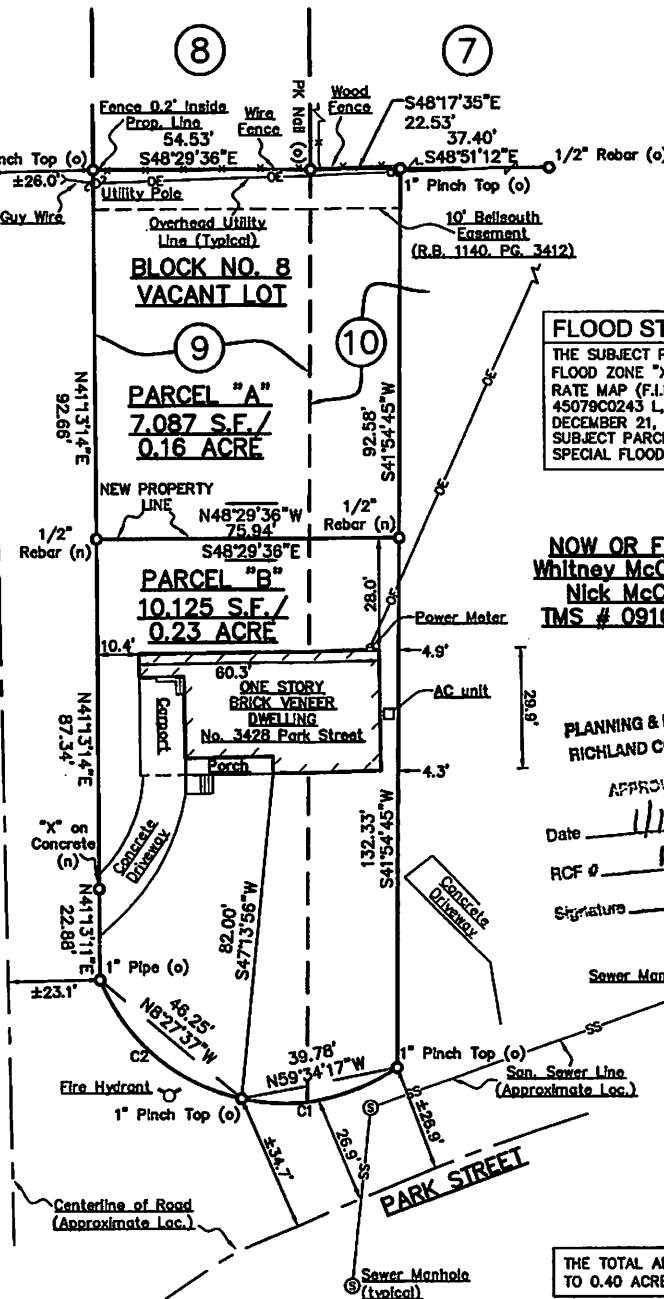


COX AND DINKINS, INC.
 724 BELTLINE BLVD.
 COLUMBIA, SOUTH CAROLINA 29205
 803-254-0518 Fax: 803-785-0993
 Email: cdlinc@coxanddinkins.com

I hereby state that to the best of my professional knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Standards of Practice Manual for 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.

PROF. LAND SURVEYOR NO. 24278
 GENE L. DINKINS, JR.

EDGEFIELD STREET



FLOOD STATEMENT:
 THE SUBJECT PROPERTY APPEARS IN FLOOD ZONE "X" ON FLOOD INSURANCE RATE MAP (F.I.R.M.), PANEL NUMBER 45079C0243 L, EFFECTIVE DATE OF DECEMBER 21, 2017; THEREFORE, THE SUBJECT PARCEL IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

NOW OR FORMERLY
Whitney McCormack &
Nick McCormack
TMS # 09107-13-15

PLANNING & DEVELOPMENT SERVICES
 RICHLAND COUNTY SOUTH CAROLINA

APPROVED FOR RECORDING
 Date: 1/17/20
 RCF #: AD20-00B
 Signature: [Signature]
 DRAWER

THE TOTAL AREA SHOWN IS EQUAL TO 0.40 ACRE (17,212 S.F.).

| CURVE TABLE | | | | |
|-------------|--------|--------|---------------|--------|
| CURVE | LENGTH | RADIUS | BEARING | CHORD |
| C1 | 40.91' | 50.00' | N 59°34'17" W | 39.78' |
| C2 | 48.08' | 50.00' | N 08°27'37" W | 46.25' |

PLAT
 PREPARED FOR
PAINTED PORCH INC.

RICHLAND COUNTY, NEAR COLUMBIA, S.C.

SUBJECT PARCEL BEING COMPRISED OF LOT NO. 9 AND A WESTERN AND MINOR PORTION OF LOT NO. 10, BLOCK NO. 8, ON PLAT OF A PROPOSED SUBDIVISION OF A PORTION OF ALTA VISTA, BY TOMLINSON ENGR. CO., DATED JULY 29, 1947, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RICHLAND COUNTY IN BOOK "P", PAGE 110. REFERENCE IS ALSO MADE TO DEED RECORDED IN RICHLAND COUNTY DEED BOOK NO. 650, PAGE 647.

JANUARY 2, 2020