

ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2022-107

*Annexing and Incorporating 7 lots at Atlantic Drive and Balsam Road
into Columbia Compass: Envision 2036
adopted by Ordinance No.: 2020-028 on August 4, 2020*

WHEREAS, a proper petition has been filed with the City Council by at least seventy-five (75%) per cent of the freeholders owning at least seventy-five (75%) per cent of the assessed value of the contiguous properties within described, 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; and,

WHEREAS, notice and public hearing requirements of S.C. Code Ann. Section 5-3-150(1) have been complied with; and,

WHEREAS, City Council adopted Columbia Compass: Envision 2036 as the City of Columbia Comprehensive Plan by Ordinance No.: 2020-028 adopting Columbia Compass: Envision 2036 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 (Title 6, Chapter 29 of the SC Code); NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this 6th day of December, 2022, that the property described herein is hereby annexed to, incorporated into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2020-028 on August 4, 2020, and becomes a part of the City of Columbia effective immediately. This property shall be assigned zoning of Residential Single Family - Medium Lot District (RSF-1), apportioned to City Council District 2, Census Tract 104.12 and 104.13, contains approximately 3.50 acres, and shall be assigned a land use classification of Urban Edge Residential – Large Lot (UER-2).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: Portions of Richland County Tax Map Sheets 07311 and 07312

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: 11/15/2022

Final Reading: 12/6/2022


Mayor

ATTEST:


City Clerk

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2022-107

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, being shown and delineated as Lot 9, Block "KK", 0.35 acre, on a Plat prepared for Domonick Geonellie II by Ben Whetstone Associates, dated June 14, 2017, and recorded on June 21, 2017, in the Office of Register of Deeds for Richland County in Book 2221, Page 1195, and having such boundaries and measurements as are shown on said plat, all measurements being a little more or less.

ALSO:

All that certain piece, parcel or lot of land, with improvements thereon, lying being and situate near the City of Columbia, in the County of Richland, State of South Carolina, the same being designated as Lot Eleven (11) on a plat prepared for Stuart N Russ by Inman Land Surveying Co., Inc., dated March 4, 1998, recorded in Plat/Record Book 20 at Page 698; reference being made to said plat for a more complete description; be all measurements a little more or less.

ALSO:

All that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being on the southeastern side of Atlantic Drive, formerly North End Drive, near the City of Columbia, in the County of Richland, State of South Carolina, being shown and designated as Lot 10, Block KK, on a plat prepared for Jolene A. Stalzer, by Cox and Dinkins, Inc., dated September 24, 1988, recorded in the Office of the Register of Deeds for Richland County in Plat Book 52 at Page 3607, said lot having the following metes and bounds, to-wit: On the Northeast by Lot 11, Block KK, whereon it measures One Hundred Fifty-eight and 47/100 (158.47') feet, on the Southeast by a portion of Lot 7, Block KK, whereon it measures Sixty-five and 13/100 (65.13') feet, on the Southwest by Lots 8 and 9 of Block KK, whereon it measures a total of One Hundred Seventy-three and 63/100 (173.63') feet; and, on the Northwest fronting Atlantic Drive, formerly known as North End Drive whereon it measures One Hundred and no/100 (100') feet, be all measurements a little more or less.

ALSO:

All that certain piece, parcel or lot of land, together with improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, being shown and designated as Lot 12 on a plat map showing subdivision of 57 ¼ acres, property of Sarah and Esther Huffman, and recorded on November 13, 1956 in the office of the Register of Deeds for Richland County in Plat Book 8 at page 518. Reference to said plat is made for a more complete and accurate description.

ALSO:

All that certain piece, parcel or lot of land, together with improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, being shown and designated as Lot 13 & Part of Lot 14, Block A, 0.46 acres, on a plat prepared for Rebecca L. Kapaldo by American Engineering Consultants, Inc., dated May 21, 2013, and recorded in Record Book 1866 at page 2560. Reference to said plat is made for a more complete and accurate description. Be all measurements a little more or less.

ALSO:

All that certain piece, parcel or lot of land, together with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, and being more particularly shown and delineated on a plat prepared for Leverne

Pertell & Eve D. Pertell by Belter & Associates, Inc., dated April 29, 1997, and recorded in the Office of the ROD for Richland County on June 4, 1997 in Plat Book 56 at Page 8878; with reference being made to said plat for a more complete and accurate description thereon, all measurements being a little more or less.

ALSO:

All that certain piece, parcel or lot of land, with the improvements thereon, situate, lying and being located near the City of Columbia, in the County of Richland, State of South Carolina, and being shown and designated on a plat prepared for Grady W. and Annie Jo Cato by Ralph O. Vanadore, Professional Land Surveyor, dated March 22, 1999 and recorded in the Office of the Register of Deeds for Richland County in Plat Book 300 at Page 751; and having such shapes, courses, distances, metes and bounds as shown upon said plat, all measurements being a little more or less, reference being craved thereto as often as necessary for a more complete and accurate description.

The properties are identified as the following Richland County Tax Map Sequence numbers:

- Sheet 07311: block 02, lots 01 and 02;
- Sheet 07312: block 07, lots 11, 12, 13, 14, and 15.

The properties are further identified by the following addresses:

- 1500, 1509, 1520, N1521, 1521, 1525 and 1527 Atlantic Drive; 1230 Balsam Road.

STATE OF SOUTH CAROLINA)
) PETITION FOR ANNEXATION
COUNTY OF RICHLAND)

The undersigned, being at least seventy-five percent (75%) of the freeholders owning at least seventy-five percent (75%) of the assessed value of the contiguous territory described below, hereby petition the Mayor and City Council for annexation of said territory to the City of Columbia, South Carolina pursuant to S.C. Code § 5-3-150(1).

The territory to be annexed is described as follows:

See Property Description on attached "Exhibit A"

The properties are identified as the following Richland County Tax Map Sequence numbers:

Sheet 07311: block 02, lots 01 and 02;

Sheet 07312: block 07, lots 11, 12, 13, 14, and 15.

The properties are further identified by the following addresses:

1500, 1509, 1520, N1521, 1521, 1525 and 1527 Atlantic Drive; 1230 Balsam Road.

Also included in the territory to be annexed are all contiguous portions of all public rights of way, streets, and highways, including portions of the streets Atlantic Drive and Balsam Road.

The first signature was affixed on this Petition on May, 31, 2022.

(Signature pages attached)

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

PETITION FOR ANNEXATION

The undersigned, being at least seventy-five percent (75%) of the freeholders owning at least seventy-five percent (75%) of the assessed value of the contiguous territory described below, hereby petition the Mayor and City Council for annexation of said territory to the City of Columbia, South Carolina pursuant to S.C. Code § 5-3-150(1).

The territory to be annexed is described as follows: (*See description and plats in "Exhibit A" and map in "Exhibit B" of this petition*)

Date: 5/31/22



Aron M. Olson

Property Address: 1527 Atlantic Drive

TMS No.: 07312-07-11

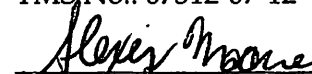
Date: _____

SFR3-004 LLC, a Delaware limited liability company

Property Address: 1525 Atlantic Drive

TMS No.: 07312-07-12

Date: 5/31/22



Alexis Moore

Property Address: 1521 Atlantic Drive and N1521 Atlantic Drive

TMS No.: 07312-07-13 and 07312-07-14

Date: 5/31/22



Michael Kuhn

Property Address: 1521 Atlantic Drive and N1521 Atlantic Drive

TMS No.: 07312-07-13 and 07312-07-14

Date: 05/31/2022

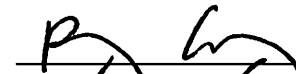


Carlos R. Avalos

Property Address: 1509 Atlantic Drive

TMS No.: 07312-07-15

Date: 5/31/22



Brittany E. Crowley

Property Address: 1509 Atlantic Drive

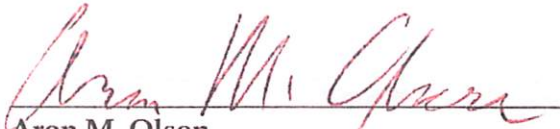
TMS No.: 07312-07-15

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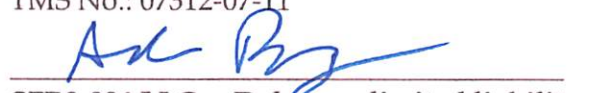
The territory to be annexed is described as follows: (See description and plats in "Exhibit A" and map in "Exhibit B" of this petition)

Date: 5/31/22


Aron M. Olson

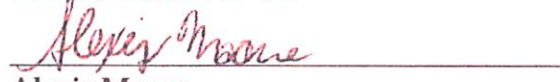
Property Address: 1527 Atlantic Drive
TMS No.: 07312-07-11

Date: 6/30/22


SFR3-004 LLC, a Delaware limited liability company

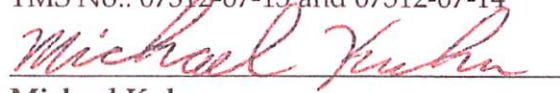
Property Address: 1525 Atlantic Drive
TMS No.: 07312-07-12

Date: 5/31/22


Alexis Moore

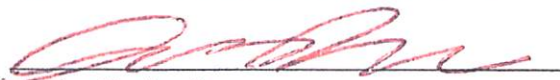
Property Address: 1521 Atlantic Drive and
N1521 Atlantic Drive
TMS No.: 07312-07-13 and 07312-07-14

Date: 5/31/22


Michael Kuhn

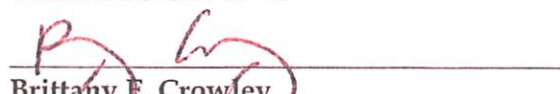
Property Address: 1521 Atlantic Drive and
N1521 Atlantic Drive
TMS No.: 07312-07-13 and 07312-07-14

Date: 05/31/2022


Carlos R. Avalos

Property Address: 1509 Atlantic Drive
TMS No.: 07312-07-15

Date: 5/31/22


Brittany E. Crowley

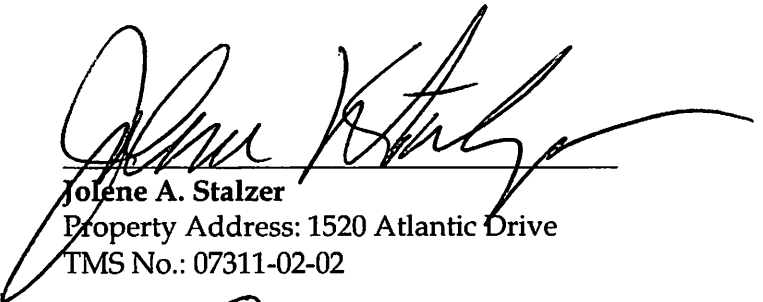
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The territory to be annexed is described as follows: (*See description and plats in "Exhibit A" and map in "Exhibit B" of this petition*)

Date: 6/01/22


Jolene A. Stalzer
Property Address: 1520 Atlantic Drive
TMS No.: 07311-02-02

Date: 5-31-22



Domonick Geonellie, II
Property Address: 1500 Atlantic Drive and
1230 Balsam Road
TMS No.: 07311-02-01

Exhibit "A"

Property Description

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Said properties being further shown and delineated as "Area Proposed for Annexation" on the attached Exhibit "B".

8-518

6-11-2009

May 12, 1955

EL MSAFEN

2016-5-7

ELMGREN, J.
9487

5497

D
By 6/22/2011

5
1128265

2545

NEW YORK

HOFFMAN MELO YTS

M1A.D

GROWING SUBDIVISION
OF 574 ACS
PROPERTY OF

SARAH AND ESTHER HUFFMAN

6245374

663020

200

400

4702

11

Annexa

Book 1856-2560

2013044924 6/4/2013 15:47:44.507 Plat Standard

Fee: \$3.00 County Tax: \$0.00 State Tax: \$0.00

2013044924 John T. Hopkins II Richland County R.O.D.

N/E
CECIL SEIGLER
T.M.S. #07312-07-02

N/E
DAVID GATES, IV
T.M.S. #07312-07-10

N/E
LOUISE HODGES
T.M.S. #07312-07-14

N/E
JI YU FANG
T.M.S. #07312-07-12

LEGEND	
o	IPF = IRON PIN FOUND
o	OTP = OPEN TOP PIPE
o	PT = PINCH TOP PIPE
o	EM = ELECTRIC METER
o	WM = WATER METER
o	SSCO = SANITARY SEWER CLEANOUT
o	GM = GAS METER
o	LP = LIGHT POLE
o	PP = POWER POLE
o	OHP = OVER HEAD POWER
o	SW = SIDE WALK

NO.	BEARING	DISTANCE
L1	N88°51'00"W	10.33'
L2	S89°39'57"E	10.39'

NOTES:

THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS TAKEN FROM THE NATIONAL FLOOD INSURANCE PROGRAM (FLOOD INSURANCE RATE MAP), RICHLAND COUNTY FIRM MAP NO. 45079C0091H, PANEL 91 OF 275, DATED FEBRUARY 20, 2002.

THIS PROPERTY IS LOCATED AT 1521 ATLANTIC AVENUE, IS SHOWN AS RICHLAND CO. TMS# 07312-07-13, AND IS LOCATED NEAR THE CITY LIMITS OF COLUMBIA, SC. THIS PARCEL IS SHOWN AS LOT 13 AND PART OF LOT 14, BLOCK "A" ON A PLAT PREPARED FOR SARAH AND ESTHER HUFFMAN BY KARL D. SHULER, ENGINEER, DATED MARCH 3, 1949, AND RECORDED AT RICHLAND CO. R.O.D. OFFICE IN PLAT BOOK N, PG. 20.

THIS LOT MAY BE SUBJECT TO ADDITIONAL SETBACKS OR UTILITY EASEMENTS NOT SHOWN BY THIS SURVEY.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON 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 "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN."

Gregory J. Jenness
GREGORY J. JENNESS
P.E. # 17828



EXEMPTION FROM REVIEW PROCESS

THIS PLAT IS A SURVEY OF AN EXISTING LOT OF RECORD WITH NO CHANGES TO EXISTING LOT LINES.



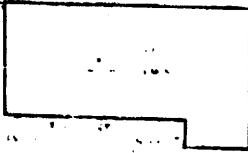
Gregory J. Jenness
PROFESSIONAL LAND SURVEYOR
PRINTED NAME: GREGORY JENNESS
SCPLS # 17828

Scale 1" = 30 ft

AE AMERICAN ENGINEERING CONSULTANTS, INC.
1360 150 Street - P.O. Box 2299 - Columbia, SC 29201
Phone: (803) 791-4400 • Fax: (803) 991-8150
Internet: www.aecinc.com • Email: aec@aecinc.com

Closing Plat
PREPARED FOR
REBECCA L. KAPALDO
Richland County, South Carolina

DATE: 5/21/13
SCALE: 1" = 30'
DRAWN: JVL/ML
JOB NO.: 13-532
CAD FILE: CLOSING

TRACT 02-01 BLOCK 07 LOT 07 		TRACT 02-01 BLOCK 07 LOT 08 		16-578 2-50
				
TRACT 02-01 BLOCK 07 LOT 09				
TRACT 02-01 BLOCK 07 LOT 10		TRACT 02-01 BLOCK 07 LOT 11		
TRACT 02-01 BLOCK 07 LOT 12				
TRACT 02-01 BLOCK 07 LOT 13				
TRACT 02-01 BLOCK 07 LOT 14				
TRACT 02-01 BLOCK 07 LOT 15				
TRACT 02-01 BLOCK 07 LOT 16				
TRACT 02-01 BLOCK 07 LOT 17				
TRACT 02-01 BLOCK 07 LOT 18				
TRACT 02-01 BLOCK 07 LOT 19				
TRACT 02-01 BLOCK 07 LOT 20				

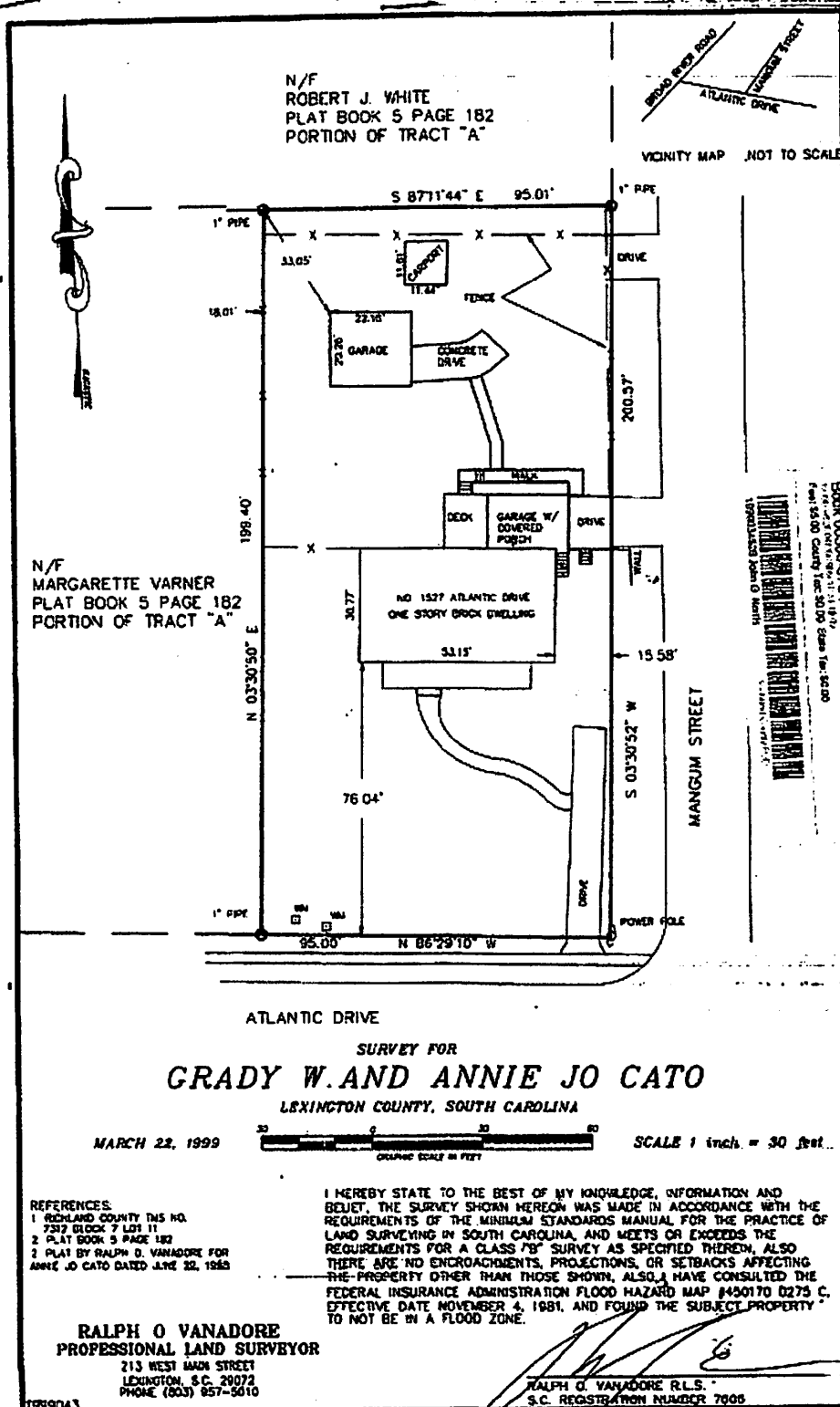
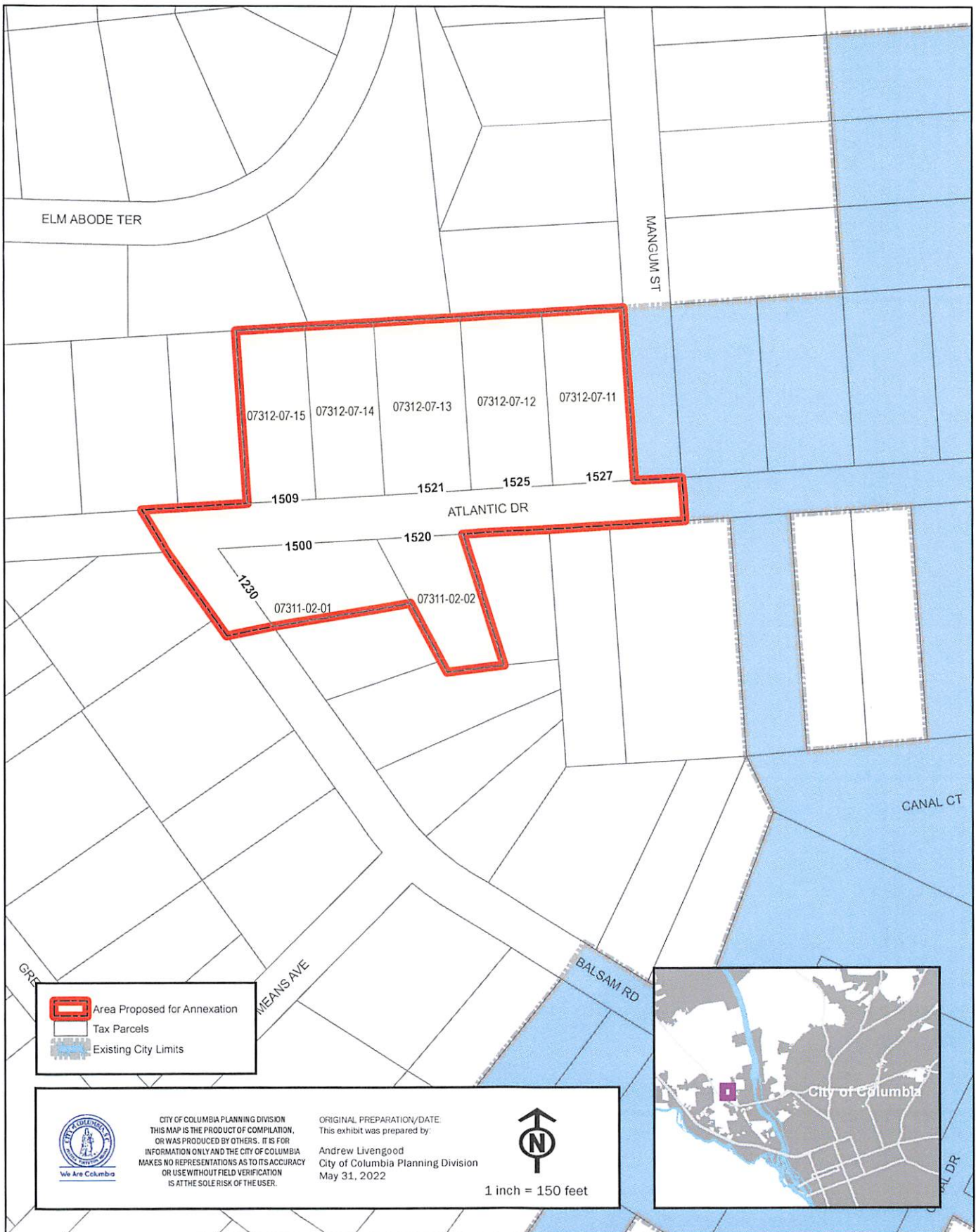


Exhibit B

Annexation Exhibit - 7 Parcels on Atlantic Drive and Balsam Road



MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: August 19, 2022

RE: **Property Address:** 1500, 1509, 1520, N1521, 1521, 1525, and 1527 Atlantic Drive, and 1230 Balsam Road
Richland County TMS#: 07311-02-01, 07311-02-02, 07312-07-11, 07312-07-12, 07312-07-13, 07312-07-14, 07312-07-15
Owner(s): Domonick Geonellie II, Aron M. Olson, SFR3-004 LLC, Alexis Moore, Michael Kuhn, Jolene Stalzer, Carlos R. and Brittany E. Avalos
Current Use: Residential
Proposed Use: Residential
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: Residential Single Family Medium Lot District (RSF-2)
Reason for Annexation: Municipal Services; Primary and Secondary Areas
City Council District: 2
Census Tract: 104.12 and 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 **September 8, 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 Liasion
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 Saeed, Community Development Director
George Adams, Fire Marshal
Hope Hasty, 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 6 - 0
on 9/8/2022 (mm/dd/yyyy).

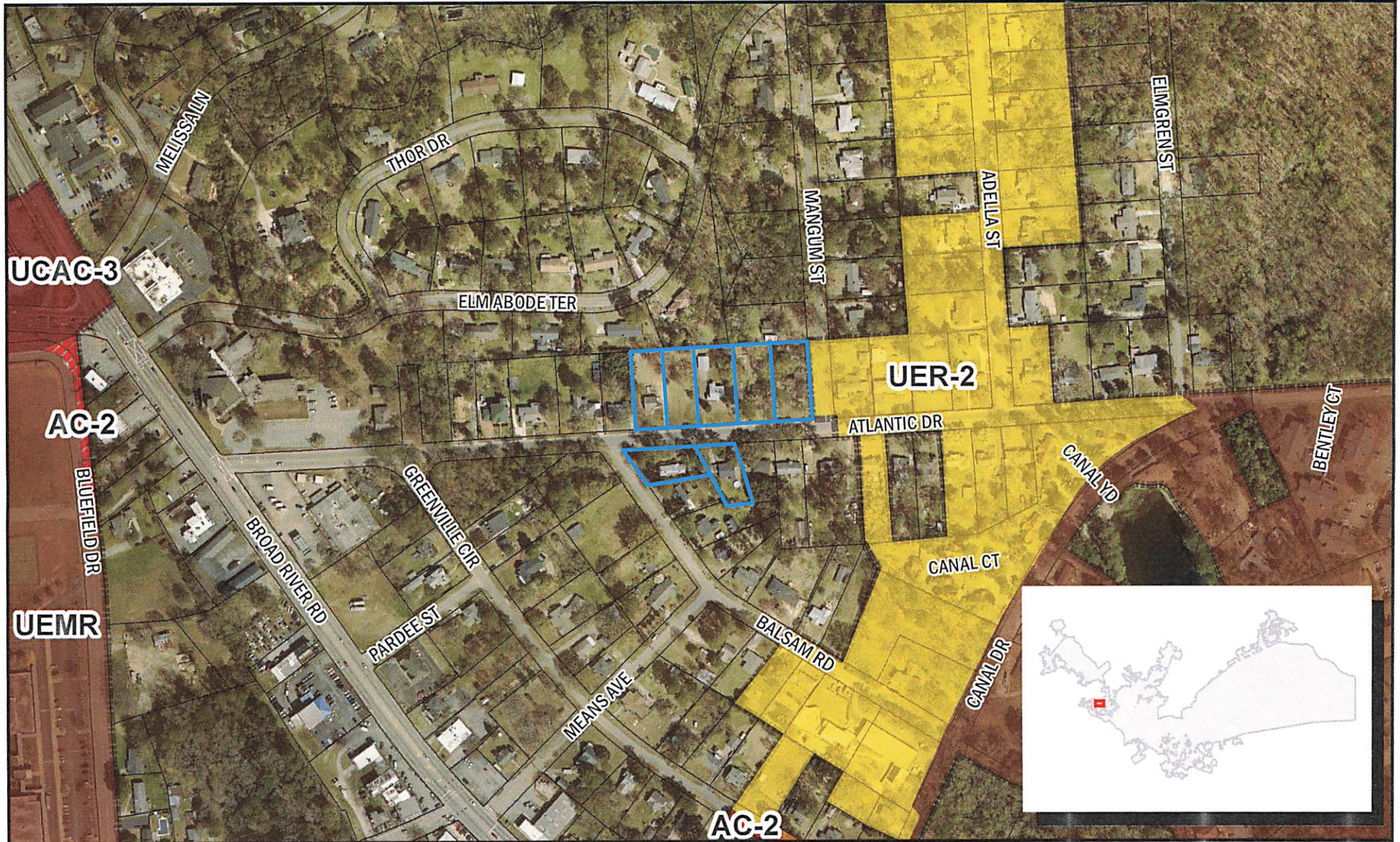
Planning Commission Zoning Recommendation: RSF-2 (Zoning classification) by 6 - 0
on 9/8/2022 (mm/dd/yyyy).

(Signature of Annexation Coordinator)



Future Land Use Map

1500, 1509, 1520, N1521, 1521, 1525, and 1527 Atlantic Dr. and 1230 Balsam Rd,
07311-02-01 and -02, and 07312-07-11, -12, -13, -14, and -15,
Current Rich. Co. FLU: Mixed Residential High Density, Proposed City FLU: UER-2



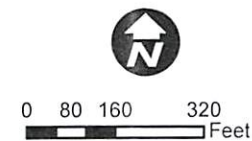
Department of Planning &
Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 8/15/2022



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
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

1500, 1509, 1520, N1521, 1521, 1525, and 1527 Atlantic Dr. and 1230 Balsam Rd,
TMS# 07311-02-01 and -02, and 07312-07-11, -12, -13, -14, and -15,
Current Rich. Co. Zoning: RS-MD, Current City Zoning: RSF-2



Department of Planning &
Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 8/15/2022



We Are Columbia



0 55 110 220 Feet

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