

ORIGINAL  
STAMPED IN RED

ORDINANCE NO.: 2023-033

*Annexing 5900 Indian Mound Road, Richland County TMS #13715-02-02 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 4<sup>th</sup> day of April, 2023, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.
2. The property identified as 5900 Indian Mound Road and TMS# 13715-02-02 containing 0.5 acre, 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 116.04, and assigned a future land use classification of Urban Edge Residential Large Lot (UER-2) and zoning of Residential Single Family Large Lot (RSF-1).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 13715-02-02

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

  
Mayor

ATTEST:

  
City Clerk

Introduced: 3/21/2023  
Final Reading: 4/4/2023

**ORDINANCE NO.: 2023-033**  
**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**

All that certain piece, parcel or lot of land with improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, the same being designated as Lot No. 4, Block "B" on a plat prepare for Harry R. E. Hampton by McMillan Engineering Company, dated November 28, 1962, revised November 21, 1963, and recorded in the Office of the R.M.C. for Richland County, South Carolina in Plat Book "U" at Page 104, being more particularly shown and delineated on a plat prepared for David H. Harrelson and Yulee E. Harrelson by Cox and Dinkins, Inc., dated December 30, 1988 and recorded in the said R.M.C. Office in Plat Book 52, at Page 4725, and according to said latter plat having the following boundaries and measurements, to-wit: On the North by Indian Mound Road, whereon it fronts and measures 149.68 feet; on the South by property designated on said plat as now or formerly Faucette, whereon it measures 84.82 feet; on the West by Lot No. 3, whereon it measures 199.86; be all measurements a little more or less.

# MEMORANDUM

## Office of the City Manager

TO: Department Heads  
FROM: Teresa Wilson, City Manager  
DATE: January 11, 2023  
RE: **Property Address:** 5900 Indian Mound Road  
**Richland County TMS#:** 13715-02-02  
**Owner(s):** Diane Stanford Harrill, Trustee  
**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 Low Density (RS-LD)  
**Proposed City Zoning:** Residential Single Family Large Lot (RSF-1)  
**Reason for Annexation:** Municipal Services; Donut Hole - Primary  
**City Council District:** 3  
**Census Tract:** 116.04

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 9, 2023** 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, 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 9-0  
on 2/9/23 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: RSF-1 (Zoning classification) by 9-0  
on 2/9/23 (mm/dd/yyyy).

  
(Signature of Annexation Coordinator)

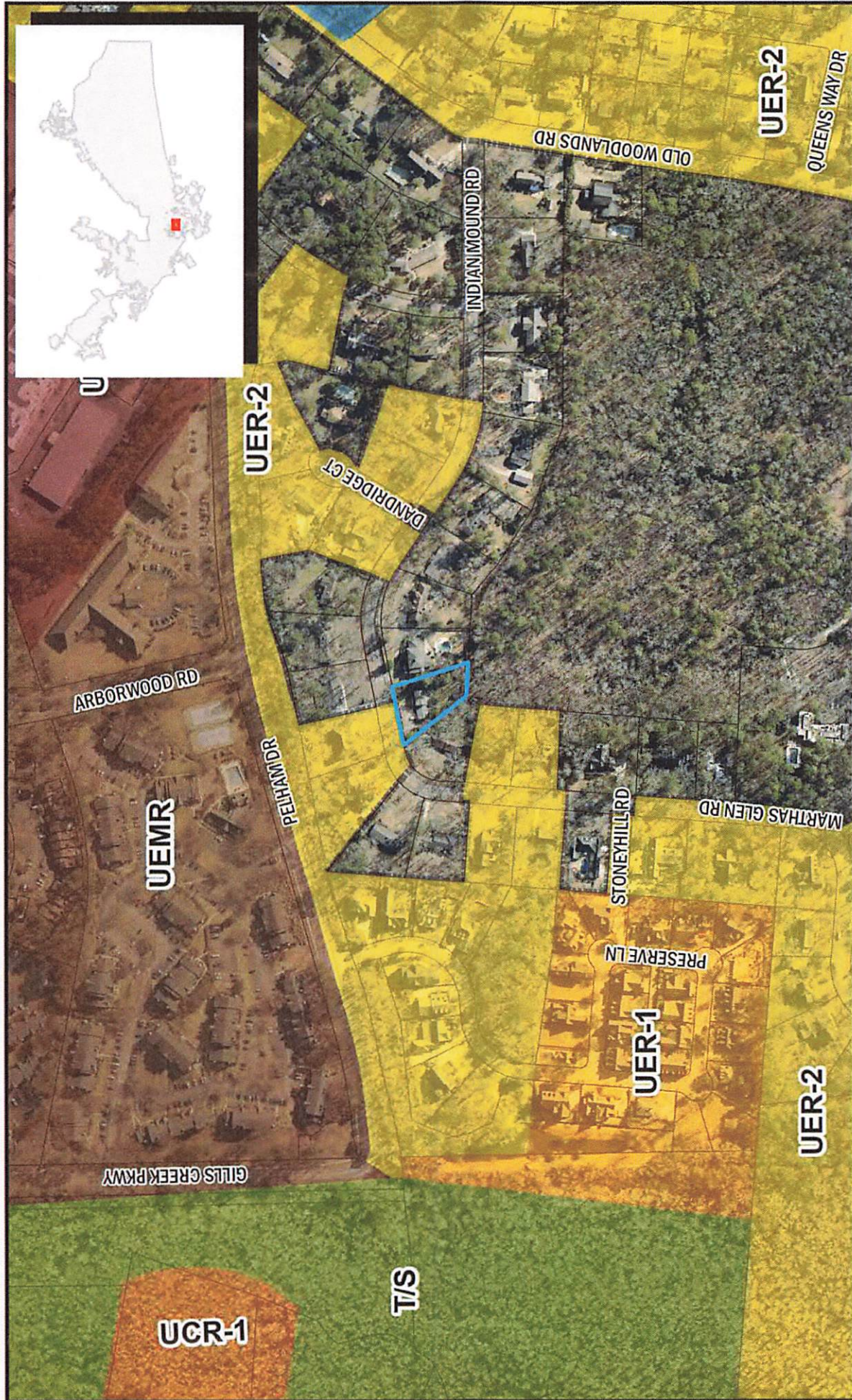






# Future Land Use Map

5900 Indian Mound Road, TMS# 13715-02-02;  
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: 1/11/2023

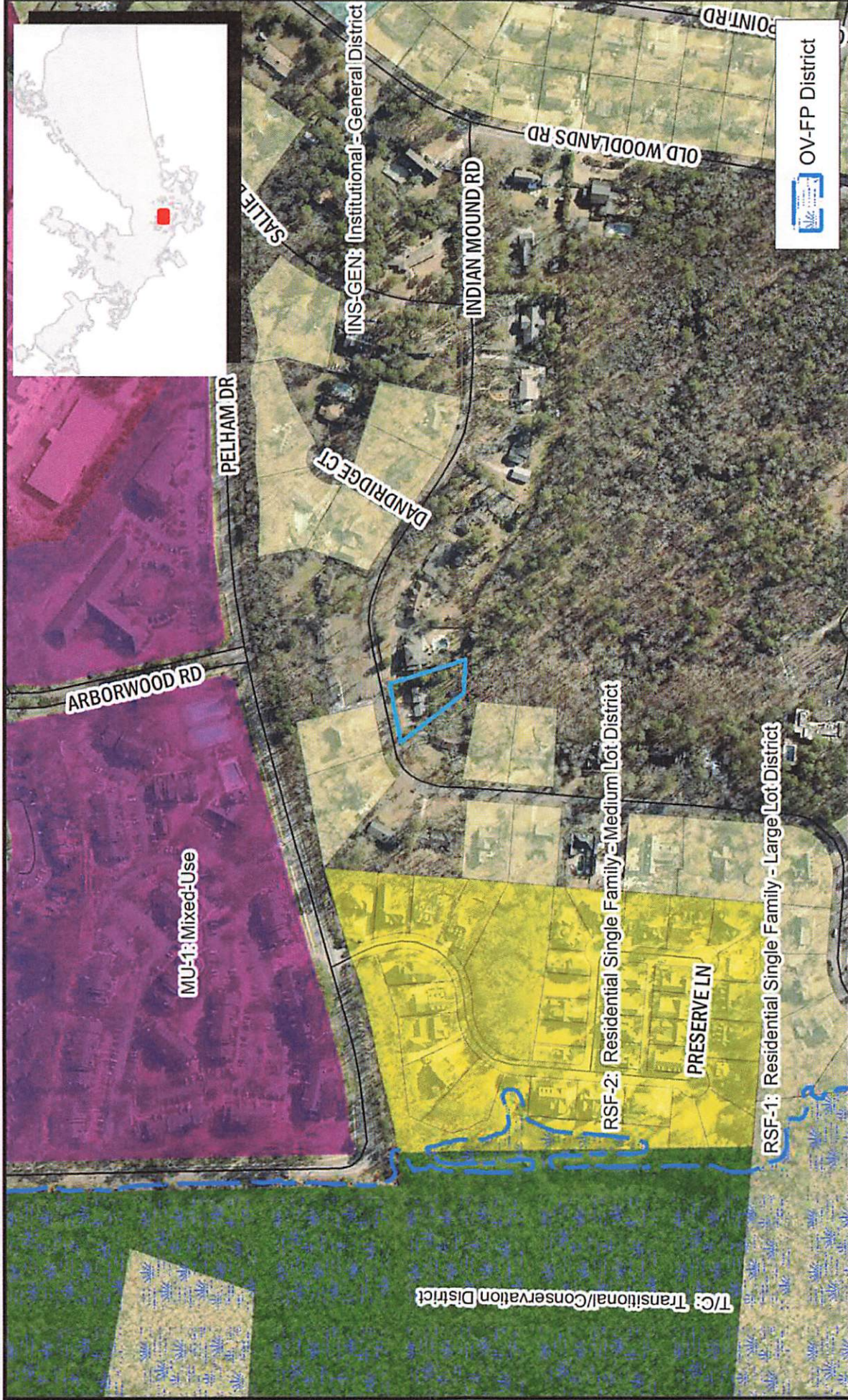


CITY OF COLUMBIA PLANNING DEPARTMENT  
THIS MAP IS THE PRODUCT OF COMPILED,  
OR WAS PRODUCED BY OTHERS. IT IS FOR  
INFORMATION ONLY AND THE CITY OF COLUMBIA  
MAKES NO REPRESENTATIONS AS TO ITS ACCURACY  
OR USE WITHOUT FIELD VERIFICATION  
IS AT THE SOLE RISK OF THE USER.



# Zoning Map

5900 Indian Mound Road, TMS# 13715-02-02;  
Current Rich. Co. Zoning: RS-LD, Proposed City Zoning: RSF-1



Department of Planning &  
Development Services

ORIGINAL PREPARATION/DATE:  
This map was prepared by:  
Shane Shaughnessy  
Date: 1/11/2023



DISCLAIMER:  
The City of Columbia Department of Planning and Development Services 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



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, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, the same being designated as Lot No. 4, Block "B" on a plat prepare for Harry R. E. Hampton by McMillan Engineering Company, dated November 28, 1962, revised November 21, 1963, and recorded in the Office of the R.M.C. for Richland County, South Carolina in Plat Book "U" at Page 104, being more particularly shown and delineated on a plat prepared for David H. Harrelson and Yulee E. Harrelson by Cox and Dinkins, Inc., dated December 30, 1988 and recorded in the said R.M.C. Office in Plat Book 52, at Page 4725, and according to said latter plat having the following boundaries and measurements, to-wit: On the North by Indian Mound Road, whereon it fronts and measures 149.68 feet; on the South by property designated on said plat as now or formerly Faucette, whereon it measures 84.82 feet; on the West by Lot No. 3, whereon it measures 199.86; be all measurements a little more or less.

Richland County TMS:         13715-02-02

Property Address:             5900 Indian Mound Road

Diane Stanford Harrill     Date: December 23, 2022  
Diane Stanford Harrill, Trustee of the  
Diane Stanford Harrill Revocable Living  
Trust, dated April 7, 2020



BOOK 52, PAGE 4725

NOW OR FORMERLY FAUCETTE

BOOK 52, PAGE 4725

MAGNETIC

4  
BLOCK "B"

1. The lots and parcels are shown only existing parcels on the plat and recorded in the Office of the County Clerk and the Office of the County Engineer. The plat is based on the survey of the lots and parcels shown on the plat and the survey of the lots and parcels shown on the plat and the survey of the lots and parcels shown on the plat.

0.3 Mile to  
Old Woodland Road

FILE PREPARED FOR

DAVID H. HARRELSON &amp; YULEE E. HARRELSON

RICH AND COUNTY, NEAR COLUMBIA, S.C.

THE SAME BEING DESIGNATED AS LOT NO. 4, BLOCK "B", ON PLAT PREPARED FOR HARRY R. C. HAMPTON, BY McMILLAN ENGINEERING COMPANY, DATED NOVEMBER 28, 1962, REVISED NOVEMBER 21, 1963, AND RECORDED IN THE OFFICE OF REGISTER OF MESSE CONVEYANCE FOR RICHLAND COUNTY IN PLAT BOOK "B" PAGE 104.

DECEMBER 30, 1938

COX and DINKINS, INC.

ENGINEERS & SURVEYORS  
414 HOLLY STREET ; COLUMBIA, S. C. - 29205

HEREBY CERTIFY THAT THE MEASUREMENTS AS SHOWN ON THE ABOVE PLAT ARE CORRECT  
AND THAT THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

HEREBY CERTIFY THAT I HAVE CONSULTED THE FEDERAL  
INSURANCE ADMINISTRATION FLOOD INSURANCE RATE  
MAP, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF,  
THE SUBJECT PROPERTY IS NOT LOCATED IN SPECIAL FLOOD  
HAZARD ZONE A OR B.

$$T = 2U$$

Temperature (°C)	Rate of reaction
0	0.0
10	0.2
20	0.9
40	0.7

*Frank Baker*  
REG. LAND SURVEYOR

BOOK 620-48

TMS 13715-2-2

SE NO. 173 NO. 16