

ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2023-083

Annexing 6.04 acres S/S Trinity Drive and 3.68 acres S/S Trinity Drive, Richland County TMS #16413-01-01 and TMS #16413-01-02 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 1st day of August, 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 S/S Trinity Drive and TMS# 163413-01-01 and TMS #16413-01-02 containing 9.72 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 #4, Census Tract 116.08, and assigned a future land use classification of Urban Edge Mixed Residential (UEMR) and zoning of Residential Mixed district (RM-1).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NOS.: 16413-01-01 and 16413-01-02

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

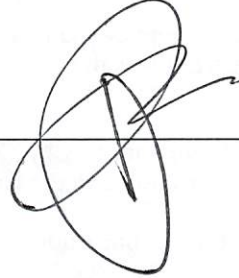
Approved by:


City Manager


Approved as to form:


City Attorney

Mayor



ATTEST:


City Clerk

Introduced: 7/18/2023
Final Reading: 8/1/2023

ORDINANCE NO.: 2023-083
EXHIBIT "A"
PROPERTY DESCRIPTION

All that certain piece, parcel, tract or lot of land, together with all improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, the same being a 3.68 acre portion of Parcel "A" as shown and delineated on a plat prepared for Walker P. Ragin by Ben Whetstone Associates, dated October 5, 2011, and recorded in the Register of Deeds Office for Richland County in Record Book 1729 at page 1467 and having the following boundaries and measurements: commencing at a 5/8" rebar on the southwestern right of way of Trinity Drive, 205.07 feet from an iron at Patterson Road; thence running along a line designated as L4 bearing S49°30'42"E for a distance of 175.81 feet to a 1" iron, THE POINT OF BEGINNING; thence turning and running N37°50'16"E for a distance of 659.34 feet to a 1" iron; thence turning and running N48°00'15"W along the lands N/F Lowes Home Centers, Inc. for a distance of 251.57 feet to a 5/8" rebar; thence turning and running N39°00'32"E along the boundary of Parcel "B" for a distance of 652.23 feet to a 5/8" rebar; thence turning and running along a line designated as L3 bearing S49°30'42"E for a distance of 237.84 feet to THE POINT OF BEGINNING. Said property having such shapes, courses, distances, metes and bounds as shown upon said plat, reference being craved thereto as often as necessary for a more complete and accurate description; all measurements being a little more or less.

All that certain piece, parcel or tract of land, with any improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, being shown and delineated as Parcel "B", 6.04 acres, on a plat of property prepared for Walker P. Ragin, by Ben Whetstone Associates, dated October 5, 2011, and recorded in the Office of the Register of Deeds for Richland County in Plat Book 1729 at page 1467; reference being made to said plat for more complete and accurate description; be all measurements a little more or less.

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: April 24, 2023

RE: **Property Address:** 6.04 acres S/S Trinity Drive and 3.68 acres S/S Trinity Drive
Richland County TMS#: 16413-01-01 and 16413-01-02
Owner(s)/Applicant: A. Forbes Patterson, Toma T. Patterson, Walker P. Ragin, Jr., Caroline Ragin Freeman, W. Motte Ragin/J. Scott Morrison, Morr Group, Inc.
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: Residential Mixed District (RM-1)
Reason for Annexation: Municipal Services; Donut Hole - Primary
City Council District: 4
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 **June 8, 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 Liasion
Tiffany Latimer, Customer Care Administrator
Todd Beiers, Building Official
Michelle Brazell, Engineering
Police Planning & Research
Alfreda Tindal, Richland Co. 911 Addressing Coordinator

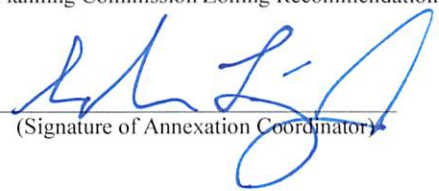
Missy Gentry, Assistant City Manager
Henry M. Simons, Assistant City Manager
Teresa Knox, City Attorney
William Holbrook, Police Chief
Aubrey Jenkins, Fire Chief
Dollie Herron, Community Development
George Adams, Fire Marshal
Hope Hasty, Zoning Administrator
Jacquelyn Richburg, Columbia-Richland 911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

Planning Commission Land Use Recommendation: UEMR (Land Use classification) by 7-0

on 6/8/23 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: RM-1 (Zoning classification) by 7-0

on 6/8/23 (mm/dd/yyyy).


(Signature of Annexation Coordinator)



Future Land Use

6.04 acres S/S Trinity Drive and 3.68 acres S/S Trinity Drive
 Current Richland Co. Future Land Use: Neighborhood (Medium Density)
 Proposed City Future Land Use: Urban Edge Mixed Residential (UEMR)

Legend

- UCMR-1 - Urban Core Mixed Residential - 1
- UCMR-2 - Urban Core Mixed Residential - 2
- UCMR-3 - Urban Core Mixed Residential - 3
- UEMR - Urban Edge Mixed Residential
- UCMF - Urban Core Multi-family
- UEMF - Urban Edge Multi-family
- UCR-1 - Urban Core Residential Small Lot
- UCR-2 - Urban Core Residential Large Lot
- UER-1 - Urban Edge Residential Small Lot
- UER-2 - Urban Edge Residential Large Lot
- UCAC-1 - Urban Core Neighborhood Activity Center
- UCAC-2 - Urban Core Community Activity Center
- UCAC-3 - Urban Core Regional Activity Center
- UEAC-1 - Urban Edge Community Activity Center
- UEAC-2 - Urban Edge Regional Activity Center
- AC-1 - Neighborhood Activity Corridor
- AC-2 - Community Activity Corridor
- AC-3 - Regional Activity Corridor
- EC - Employment Campus
- IND - Industrial
- TU - Transportation & Utilities
- S/A - Sports/Amusement
- C/I - Civic/Institutional
- CBA - Central Business Area
- ZOO - Riverbanks Zoo & Garden
- U/C - Universities/Colleges
- FJ - Fort Jackson
- T/S - Transitional/Sensitive Lands
- Parcels
- City Limits

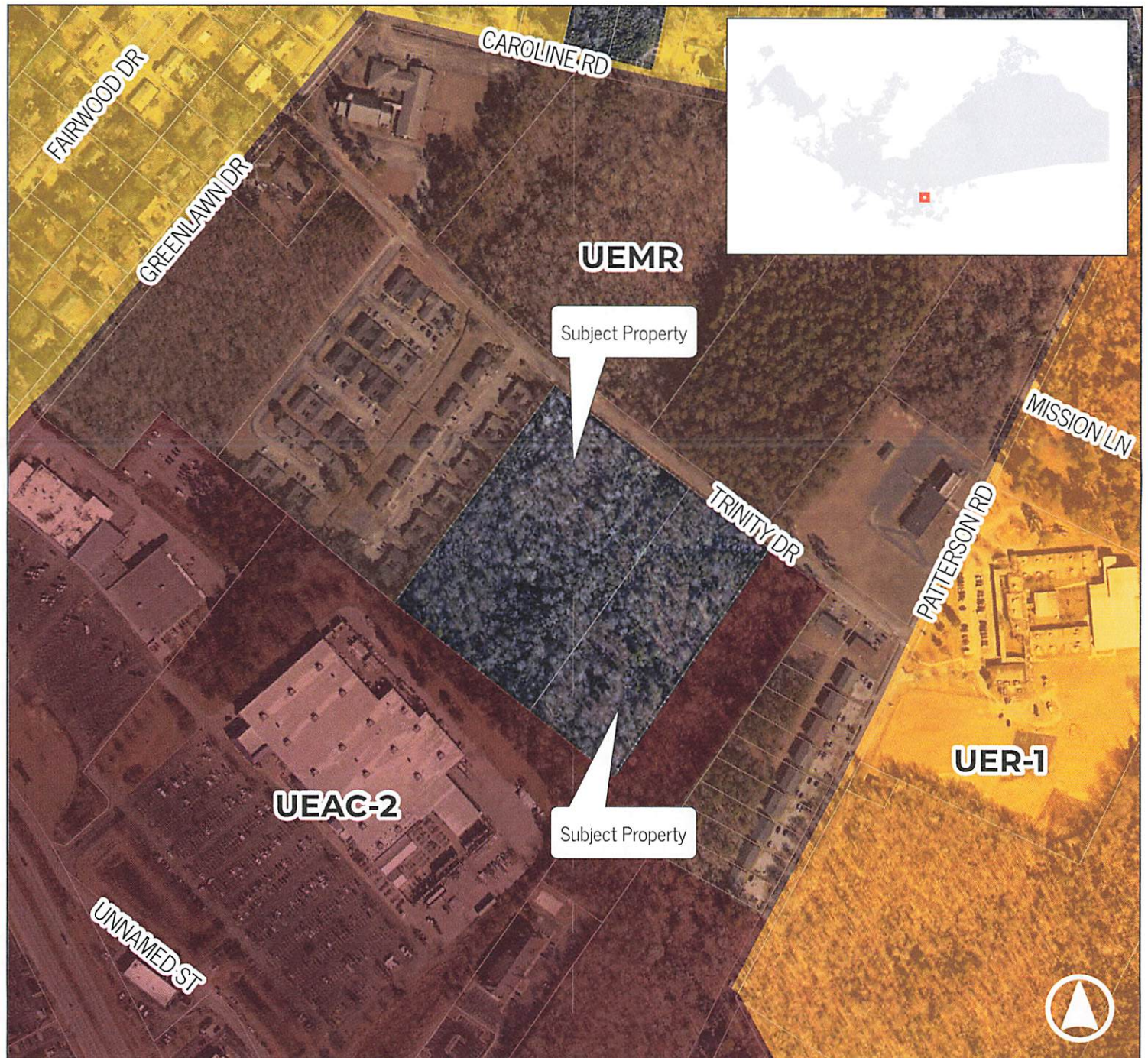
0 200 400 Feet

Planning & Development Services Department

Created by: ladeforth Date: 4/21/2023



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

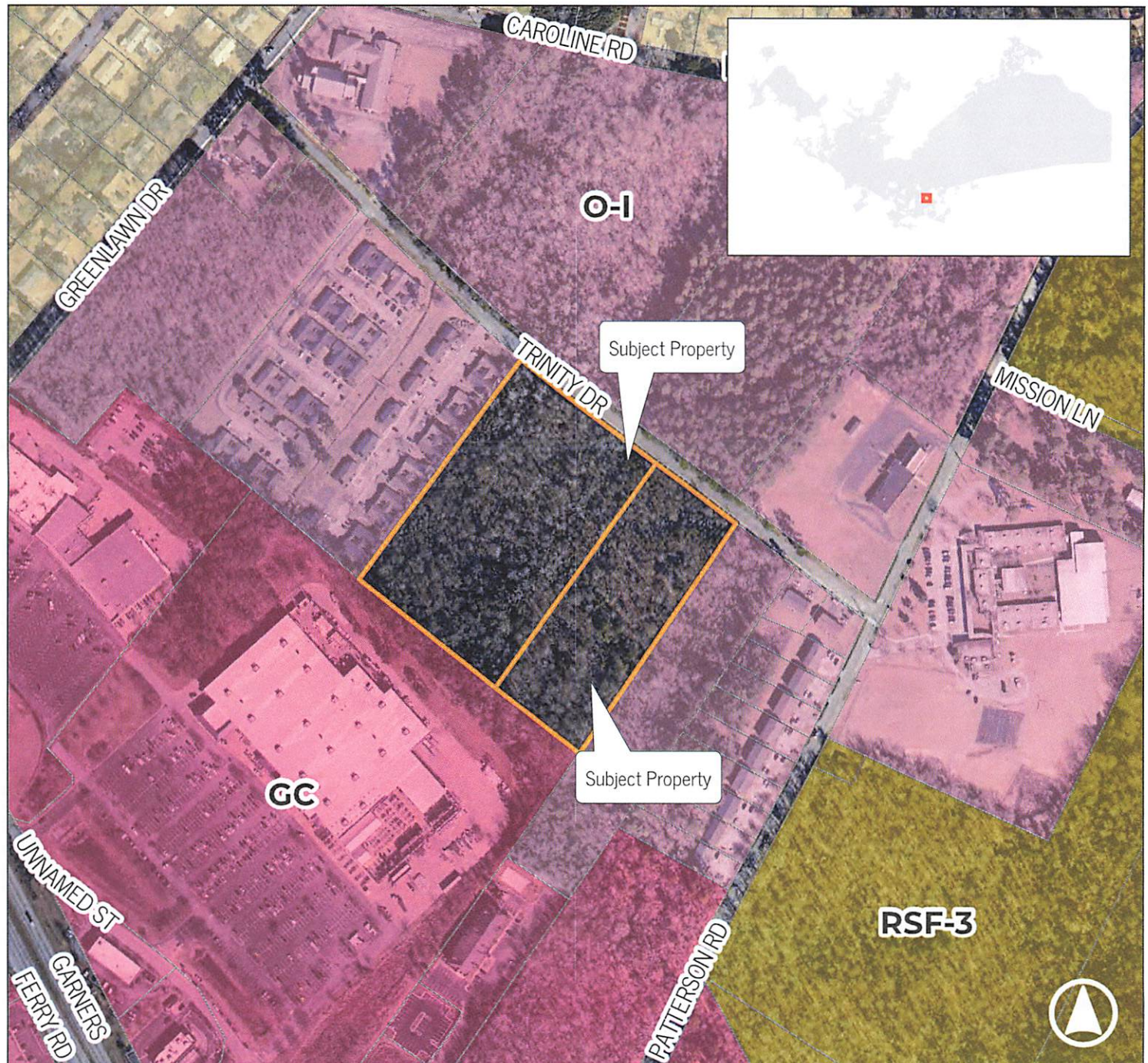


Zoning

6.04 acres S/S Trinity Drive and 3.68 acres S/S Trinity Drive
Current Richland Co. Zoning: Rural (RU)
Proposed City Zoning: Residential Mixed District (RM-1)

Legend

- O-I: Office and Institutional District
- GC: General Commercial District
- RSF-3: Residential Single Family - Small Lot District
- RSF-1: Residential Single Family - Large Lot District
- Parcels
- City Limits



0 200 400 Feet

Planning & Development
Services Department

Created by: ladeforth Date: 4/21/2023



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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 tract of land, with any improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, being shown and delineated as Parcel "B", 6.04 acres, on a plat of property prepared for Walker P. Ragin, by Ben Whetstone Associates, dated October 5, 2011, and recorded in the Office of the Register of Deeds for Richland County in Plat Book 1729 at page 1467; reference being made to said plat for more complete and accurate description; be all measurements a little more or less.

Richland County TMS: 16413-01-01

Property Address: 6.04 acres S/S Trinity Drive

A. Forbes Patterson

A. Forbes Patterson

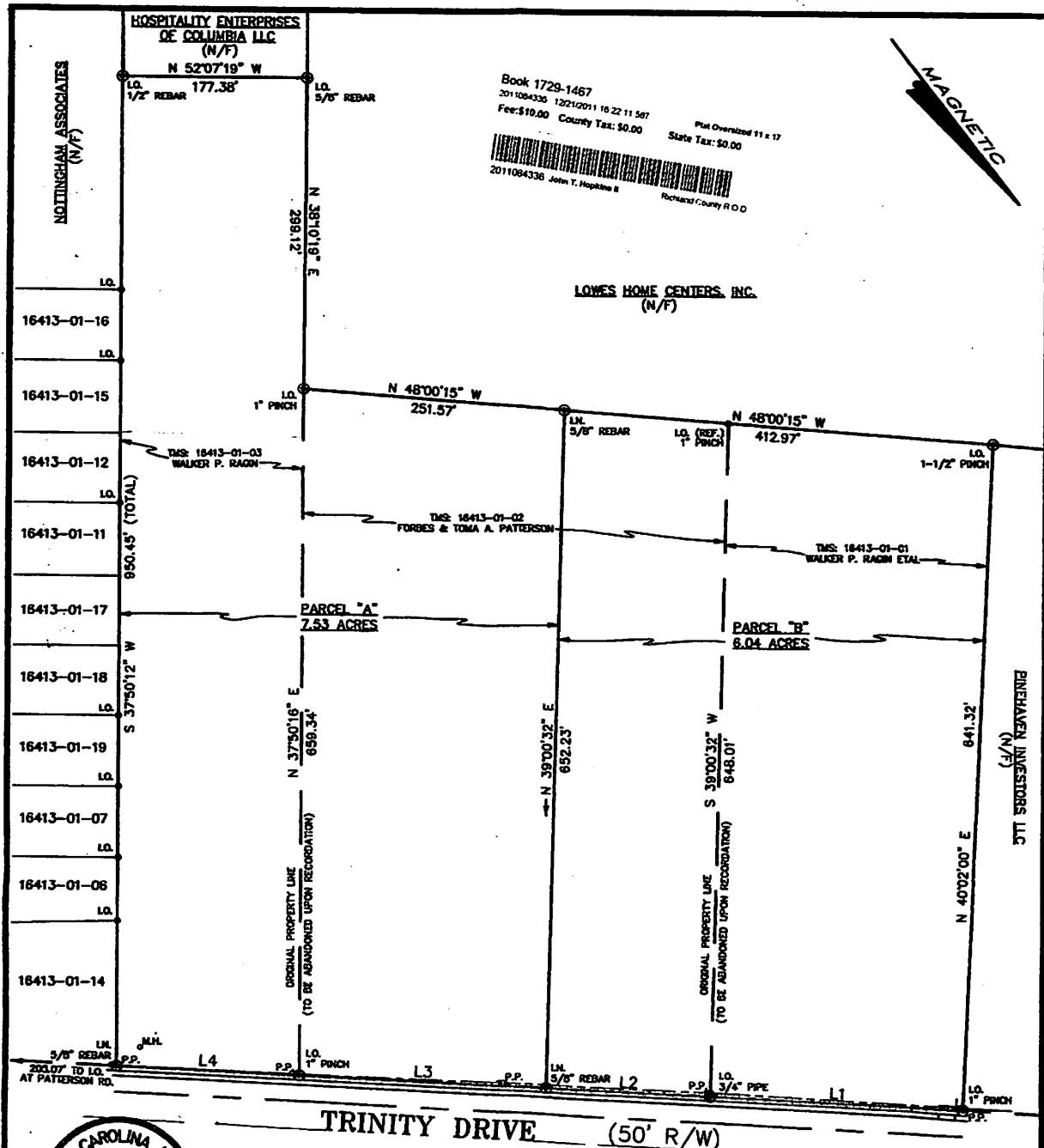
Date: 4-14-2023

A. Forbes Patterson POA

Toma T. Patterson

Toma T. Patterson

Date: 4-14-2023



PARCEL A - WALKER P. RAGIN ETAL
PARCEL B - FORBES & TOMA T. PATTERSON

PARCELS OF LAND NEAR COLUMBIA, IN RICHLAND COUNTY, S.C.; TMS: 16413-01-01, 16413-01-02, & 16413-01-03
REFERENCE PLATS: PLAT BOOK 10, PAGE 237 & RECORD BOOK 1193, PAGE 2807.

PLANNING & DESIGN SERVICES
RICHLAND COUNTY SOUTH CAROLINA

APPROVED FOR RECORDING

Date: 12/6/11
RCF #: MS-11-164
Signature: APR

BEN WHETSTONE ASSOCIATES
1321 AUGUSTA ROAD
WEST COLUMBIA, S.C. 29169
PHONE (803) 791-8467

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON 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.

Benjamin H. Whetstone
BENJAMIN H. WHETSTONE, R.L.S.
S.C. REGISTRATION NUMBER #2904

STATE OF SOUTH CAROLINA

COUNTY OF COLLETON

SPECIAL POWER OF ATTORNEY

I, Toma T. Patterson, residing at 409 Jungle Shores Drive, Edisto Island 29438, hereby appoint A. Forbes Patterson of 715 Autumn Circle, Columbia, S. C. 29206, as my attorney-in-fact ("Agent") to exercise the powers and discretions described below.

My Agent shall have full power and authority to act on my behalf but only to the extent permitted by this Special Power of Attorney. My Agents powers shall include the power to:

1. Act on my behalf in all matters involving the property located in Columbia S.C., on S/S Trinity Drive, identified in Richland County Tax Maps as TMN 16413-01-01, containing approximately 6.04 acres.

I hereby grant to my Agent the full right, power and authority to do every act, deed and thing necessary or advisable to be done regarding the above powers, as fully as I could do if personally present and acting.

My Agent shall not be liable for any loss that results from a judgment error that was made in good faith. However my Agent shall be liable for willful misconduct or the failure to act in good faith while acting under the authority of this Power of Attorney. A successor Agent shall not be liable for acts of a prior Agent.

My Agent shall not be entitled to any compensation for any services provided as my Agent. My Agent shall be entitled to reimbursement of all reasonable expenses incurred as a result of carrying out any provisions of this Power of Attorney.

This Power of Attorney shall become effective immediately. This Power of Attorney shall continue effective until I revoke it in writing. This Power may be revoked by me at any time by providing written notice to my Agent.

Dated: September 14, 2022

Toma T. Patterson

Toma T. Patterson, Appointor

We, the undersigned, hereby certify that the above instrument, which consist of two (2) pages, including the page which contains the witness signatures, was signed in our sight and presence by Toma T. Patterson (the "Principal"), who declared the instrument to be her Power of Attorney; and we, at the "Principal's" request and in the Principal's sight and presence, and in the sight and presence of each other, do hereby subscribe our names as witnesses on the date shown above.

Witness Signature: _____

Printed Name: _____

City: _____

State: _____

Phone: _____

Witness Signature: _____

Printed Name: _____

City: _____

State: _____

Phone: _____

STATE OF SOUTH CAROLINA, COUNTY OF _____

The foregoing instrument was acknowledged before me this 14 day of September, 2022, by Toma T. Patterson, who is personally known to me or who has produced her Drivers License as identification.

Notary Public

July 9, 2030

My Commission Expires

Sherri Edsall

Name Typed Printed or Stamped

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

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Richland County TMS: 16413-01-02
Property Address: 3.68 acres S/S Trinity Drive


Walker P. Ragin, Jr.

Date: 4/14/23


Caroline Ragin Freeman

Date: 4-14-23


W. Motte Ragin

Date: 4-14-23

REPORT OF THE

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26/11/92

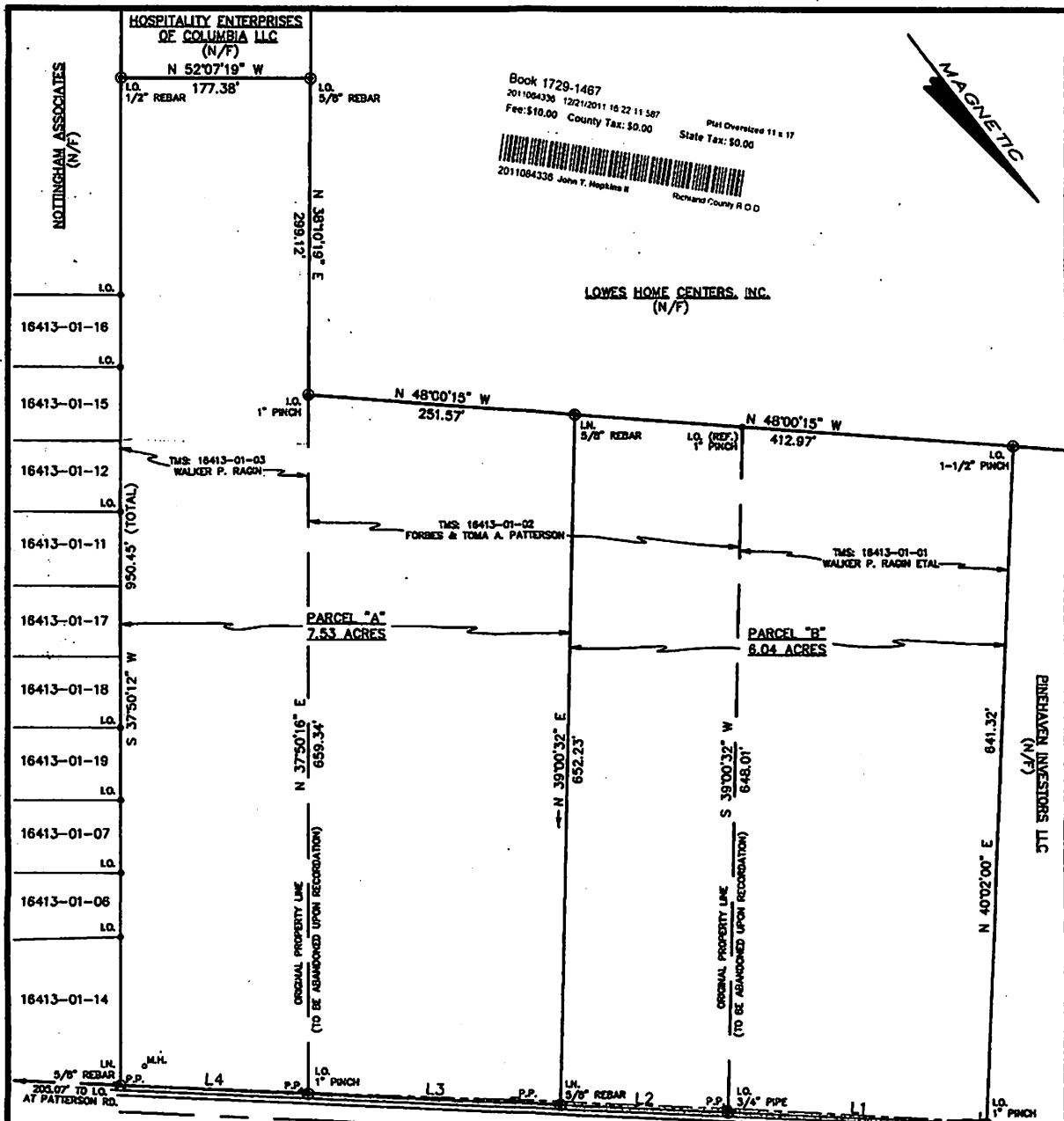
Mr. A. A. M. A.

4-14-53

James H. H. H.

4-14-53

Mr. H. H. H. H.



TRINITY DRIVE (50' R/W)

PARCEL A - WALKER P. RAGIN ETAL
PARCEL B - FORBES & TOMA T. PATTERSON

PARCELS OF LAND NEAR COLUMBIA, IN RICHLAND COUNTY, S.C.; TMS: 18413-01-01, 18413-01-02, 18413-01-03
REFERENCE PLATS: PLAT BOOK 10, PAGE 237 & RECORD BOOK 1193, PAGE 2607.

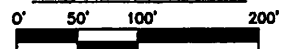
PLANNING & DEVELOPMENT SERVICES
RICHLAND COUNTY SOUTH CAROLINA

APPROVED FOR RECORDING

Date: 12/6/11
RCF #: MS-11-164
Signature: [Signature]

BEN WHETSTONE ASSOCIATES
1321 AUGUSTA ROAD
WEST COLUMBIA, S.C. 29169
PHONE (803) 791-8467

OCTOBER 5, 2011
SCALE: 1" = 100'



I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON 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.

Benjamin H. Whetstone
BENJAMIN H. WHETSTONE, R.L.S.
S.C. REGISTRATION NUMBER #2804