

ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2023-105

Annexing 110 Jacobs Mill Pond Road, Richland County TMS #25810-03-08 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 3rd day of October, 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 110 Jacobs Mill Pond Road and TMS# 25810-03-08 containing 4.0 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 114.07, 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.: 25810-03-08

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

[Signature]
Mayor

ATTEST:

Erika D. Hammond
City Clerk

Introduced: 9/19/2023
Final Reading: 10/3/2023

ORDINANCE NO.: 2023-105
EXHIBIT "A"
PROPERTY DESCRIPTION

All that certain piece, parcel or tract of land, with all improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing 4.00 acres and being more particularly shown and delineated on a general property survey of 110 Jacobs Mill Pond Road prepared for James H. Stembridge, Jr. and Brenda J. Stembridge by Morgan Surveys, Michael F. Morgan, PLS, dated May 22, 2023. Reference is made to said survey for a more accurate and complete description; be all measurements a little more or less.

MEMORANDUM

Office of the City Manager

TO: Department Heads
FROM: Teresa Wilson, City Manager
DATE: July 18, 2023
RE: **Property Address:** 110 Jacobs Mill Pond Road
Richland County TMS#: 25810-03-08
Owner(s): James H. Stembridge, Jr. and Brenda J. Stembridge
Current Use: Undeveloped
Proposed Use: Residential
Current County Land Use: Neighborhood (Medium 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 District (RSF-1)
Reason for Annexation: Municipal Services; Primary Area
City Council District: 4
Census Tract: 114.07

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 **August 10, 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: UER-2 (Land Use classification) by S - O
on 8/10/23 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: RSF-1 (Zoning classification) by S - O
on 8/10/23 (mm/dd/yyyy).


(Signature of Annexation Coordinator)

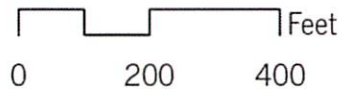


Future Land Use

110 Jacobs Mill Pond Road, TMS# 25810-03-08
 Current Richland Co. Future Land Use: Neighborhood (Medium Density)
 Proposed City Future Land Use: Urban Edge Residential Large Lot (UER-2)

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



Planning & Development Services Department

Created by: swudson Date: 7/13/2023



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Zoning

110 Jacobs Mill Pond Road, TMS# 25810-03-08
 Current Richland Co. Zoning: Residential Single Family - Low Density (RS-LD)
 Proposed City Zoning: Residential Single Family - Large Lot (RSF-1)

- Legend**
- MU-2: Mixed-Use
 - OV-FW: Floodway Overlay District
 - OV-FP: Floodplain Overlay District
 - Parcels
 - City Limits



Planning & Development Services Department

Created by: swudson Date: 7/13/2023



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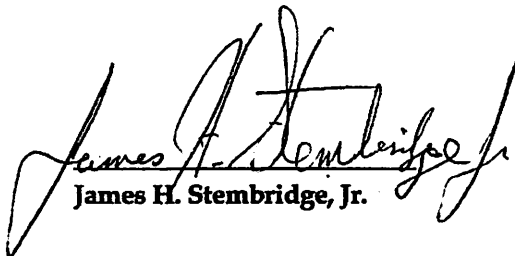
STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND) PETITION FOR ANNEXATION

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.

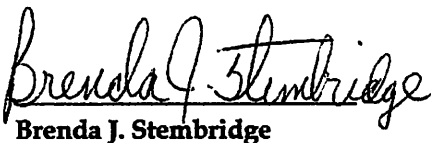
Property Description: All that certain piece, parcel or tract of land, with all improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing 4.00 acres and being more particularly shown and delineated on a general property survey of 110 Jacobs Mill Pond Road prepared for James H. Stembridge, Jr. and Brenda J. Stembridge by Morgan Surveys, Michael F. Morgan, PLS, dated May 22, 2023. Reference is made to said survey for a more accurate and complete description; be all measurements a little more or less.

Richland County TMS: 25810-03-08

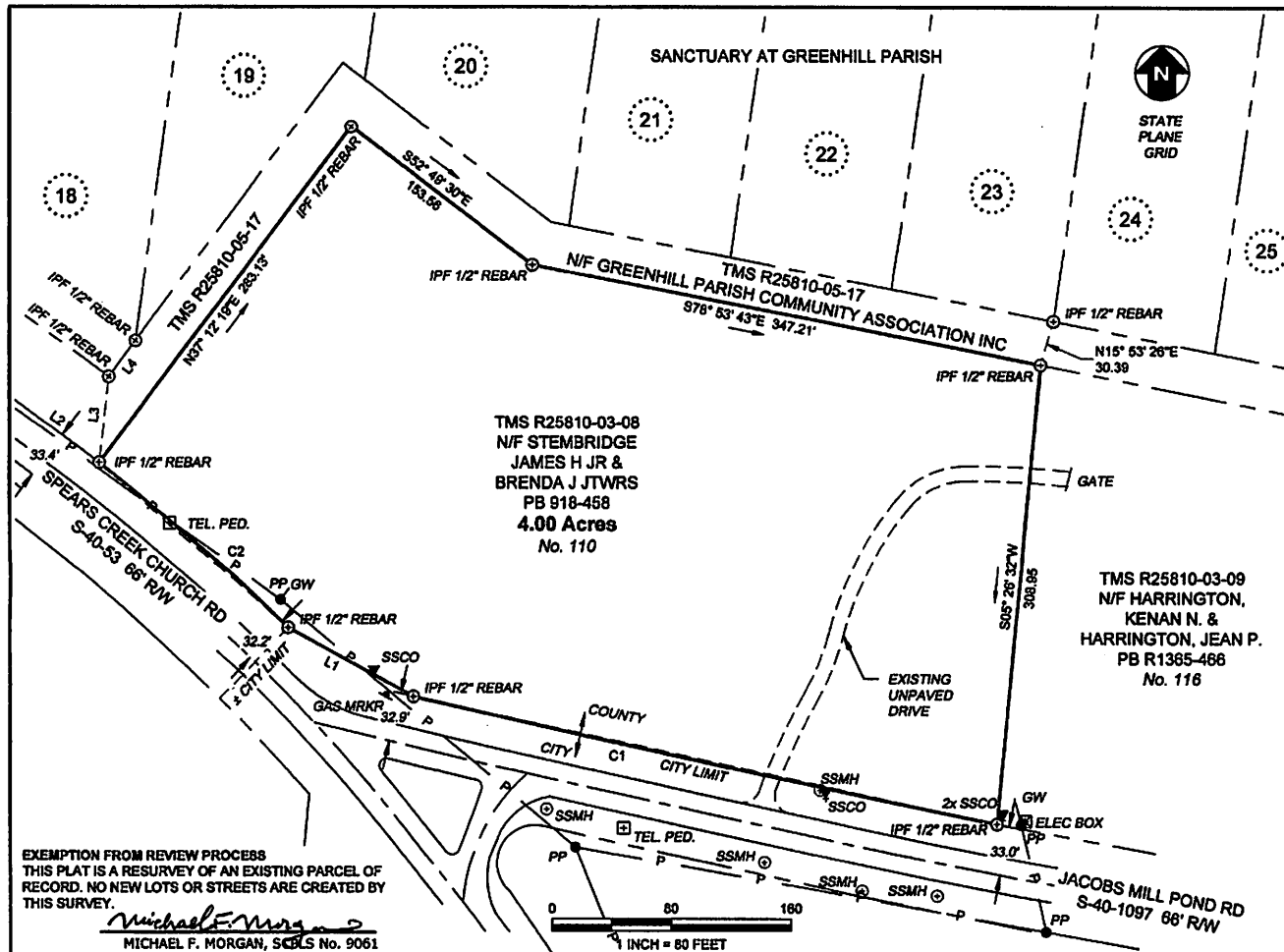
Property Address: 110 Jacobs Mill Pond Road


James H. Stembridge, Jr.

Date: 7-6-2023


Brenda J. Stembridge

Date: 7-6-2023



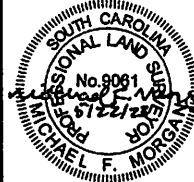
EXEMPTION FROM REVIEW PROCESS
THIS PLAT IS A RESURVEY OF AN EXISTING PARCEL OF
RECORD. NO NEW LOTS OR STREETS ARE CREATED BY
THIS SURVEY.

Michael F. Morgan
MICHAEL F. MORGAN, SCCLS No. 9061

morgan surveys
Michael F. Morgan, PLS
2024 Shadowood Ct.
Columbia, SC 29212
803.732.7906

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.

Michael F. Morgan
MICHAEL F. MORGAN, SCCLS No. 9061



GENERAL PROPERTY SURVEY OF 110 JACOBS MILL POND RD.
PREPARED FOR

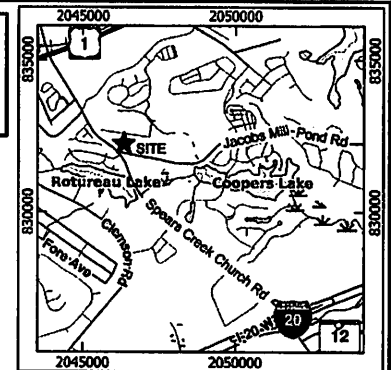
**JAMES H. STEMBRIDGE, JR.
and BRENDA J. STEMBRIDGE**

ADJACENT TO THE CITY OF COLUMBIA
IN NORTHEASTERN RICHLAND COUNTY, SOUTH CAROLINA

SCALE 1" = 80'	DATE 5/22/2023	DRAWING No. 23108-01
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3 DAYS BEFORE DIGGING
IN SOUTH CAROLINA
CALL 811
OR CALL (888) 721-7877
OR VISIT [HTTP://SC811.COM/](http://SC811.COM/)

LINE TABLE		
No.	BEARING	DIST.
L1	N81° 30' 32"W	96.35
L2	N53° 40' 01"W	87.67
L3	N06° 33' 57"E	57.86
L4	S37° 02' 55"W	30.07



VICINITY MAP
1"=4000'

REFERENCES

- 1) "PLAT PREPARED FOR MISSION INVESTMENT FUND OF THE EVANGELICAL LUTHERAN CHURCH IN AMERICA" BY UNITED DESIGN SERVICES, INC., DATED DEC. 12, 2003, AND RECORDED IN PLAT BOOK 918 AT PAGE 458.
- 2) "SUBDIVISION PLAT FOR SANCTUARY AT GREENHILL PARISH" BY UNITED DESIGN SERVICES, INC., DATED APRIL 24, 2007, LAST REVISED 3/30/16, AND RECORDED IN PLAT BOOK 2017 AT PAGE 1788.
- 3) SCDOT HIGHWAY PLANS FOR ROAD S-53, SHEET 14 OF 60, DATED 8/25/1948; ALSO PLANS FOR ROAD S-1067, SHEET 6 OF 27, DATED 6/8/1967; ALL PROVIDED BY SCDOT ONLINE.
- 4) FEMA FLOOD INSURANCE RATE MAP (F.I.R.M.) MAP No. 45079C0276L, PANEL 276 OF 650, REVISED DECEMBER 21, 2017, PROVIDED BY THE FEMA MAP SERVICE CENTER.

NOTES

- 1) UTILITY EASEMENT LOCATIONS AND WIDTHS ARE UNKNOWN UNLESS OTHERWISE INDICATED.
- 2) ACCORDING TO THE REFERENCED F.I.R.M., THE SUBJECT PARCEL LIES IN AN UNSHADED ZONE 'X'. "AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN". THIS INFORMATION IS BASED ON CURRENT MAPS WHICH MAY CHANGE OR BE UPDATED FROM TIME TO TIME AND IS NOT INTENDED AS A STATEMENT OF FACT AS TO THE LIKELIHOOD THAT THIS PROPERTY MAY, OR MAY NOT, FLOOD.

CURVE TABLE					
No.	LEN.	RAD.	DELTA	CH. BRG.	CH. DIST.
C1	401.33	14311.91	001°36'24"	N77° 43' 30"W	401.31
C2	169.24	1645.52	005°53'35"	N49° 14' 48"W	169.17