

ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2024-003

Annexing 4200 Old Leesburg Road and +/- 2.0 acre portion of 4257 Old Leesburg Road, Richland County TMS #22113-01-01 and TMS #22114-01-03 (portion) 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 6th day of February, 2024, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.
2. The property identified as 4200 Old Leesburg Road and 4257 Old Leesburg Road and TMS #22113-01-01 and TMS #22114-01-03 (portion) containing approximately 51.99 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 119.01, and assigned a future land use classification of Urban Edge Residential Small Lot (UER-1) and zoning of Residential Single Family Small Lot (RSF-3).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NOS.: 22113-01-01 and 22114-01-03 (portion)

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: 1/23/2024

Final Reading: 2/6/2024

Mayor



ATTEST:


City Clerk

ORDINANCE NO.: 2024-003
EXHIBIT "A"
PROPERTY DESCRIPTION

All that certain piece, parcel or lot of land, together with the improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina and being shown and delineated as Tract A, containing 49.99 acres, more or less, on a plat prepared for Canary Woods, LLC by Associated E & S, Inc., dated June 7, 2021, last revised August 12, 2021, and recorded in the Office of the Register of Deeds for Richland County in Record Book 2658 at Page 1824; having the boundaries and measurements as shown on said plat, reference being craved thereto for a more complete and accurate legal description.

All that certain piece, parcel or lots of land, together with the improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina and being shown and delineated as Lot A containing 2.00 acres on a plat prepared for Canary Woods, LLC by Associated E & S, Inc., dated September 11, 2023, and recorded September 20, 2023, in Book 2867 at page 1377. Said property is bounded as follows: On the North by the right-of-way of Leesburg Road (S.C. Highway 262) whereon it measures for a distance of 242.96 feet; on the East by Lot B where on it measures for a distance of 381.11 feet; on the South by the right-of-way of Old Leesburg Road whereon it measures for a distance of 247.00 feet; and on the West by property now or formerly of Janie M. Thompson and Willie Jacobs, Jr. whereon it measures for a distance of 337.56 feet, be all measurements as more fully shown on said plat.

MEMORANDUM

Office of the City Manager

TO: Department Heads
FROM: Teresa Wilson, City Manager
DATE: November 10, 2023
RE: **Property Address:** 4200 Old Leesburg Road and 2-acre portion of 4257 Old Leesburg Rd
Richland County TMS#: 22113-01-01 and 22114-01-03 (portion)
Owner(s): Janilyn Q. Martin and Marion Phelps Gordon, Trustee/Canary Woods, LLC
Current Use: Undeveloped
Proposed Use: Residential
Current County Land Use: Neighborhood (Medium Density)
Proposed City Land Use: Urban Edge Residential Small Lot (UER-1)
Current County Zoning: Residential Single Family High Density (RS-HD)
Proposed City Zoning: Residential Single Family Small Lot (RSF-3)
Reason for Annexation: Municipal Services; Long Range Area
City Council District: 4
Census Tract: 119.01

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 **December 14, 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
Dollie Herron, Community Development
George Adams, Fire Marshal
Hope Hasty, Zoning Administrator
Wendy Royal, 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-1 (Land Use classification) by 5-0
on 12/14/23 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: RSF-3 (Zoning classification) by 5-0
on 12/14/23 (mm/dd/yyyy).


(Signature of Annexation Coordinator)



Subject Property (Portion)

Subject Property

Future Land Use

4200 and 4257 Old Leesburg Road; TMS# 22113-01-01 and 22114-01-03 (portion)
 Current Richland Co. Future Land Use: Neighborhood (Medium Density)
 Proposed City Future Land Use: Urban Edge Residential - Small Lot (UER-1)

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

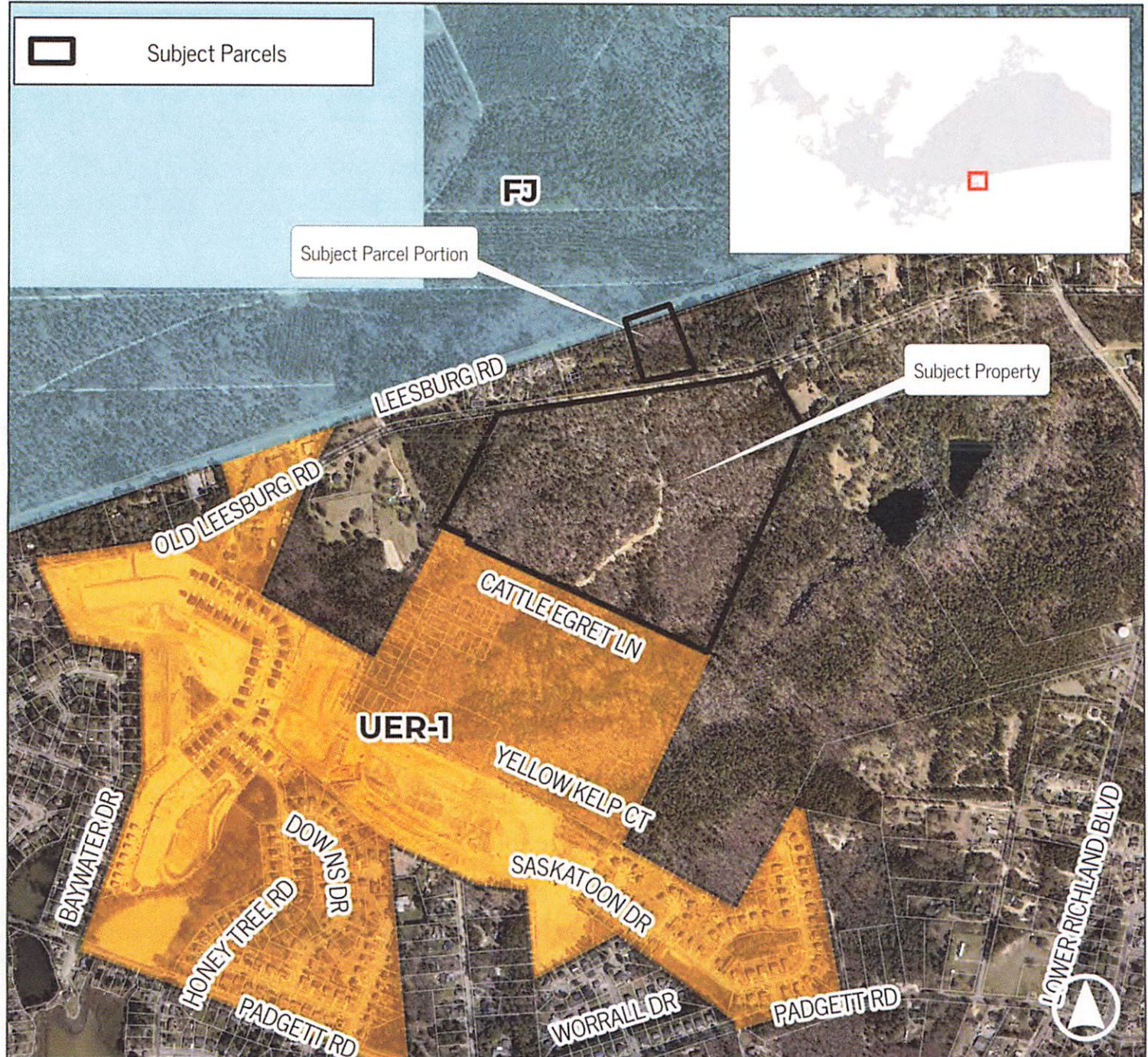
0 200 400 Feet

Planning & Development Services Department

Created by: sw Hudson Date: 11/9/2023



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

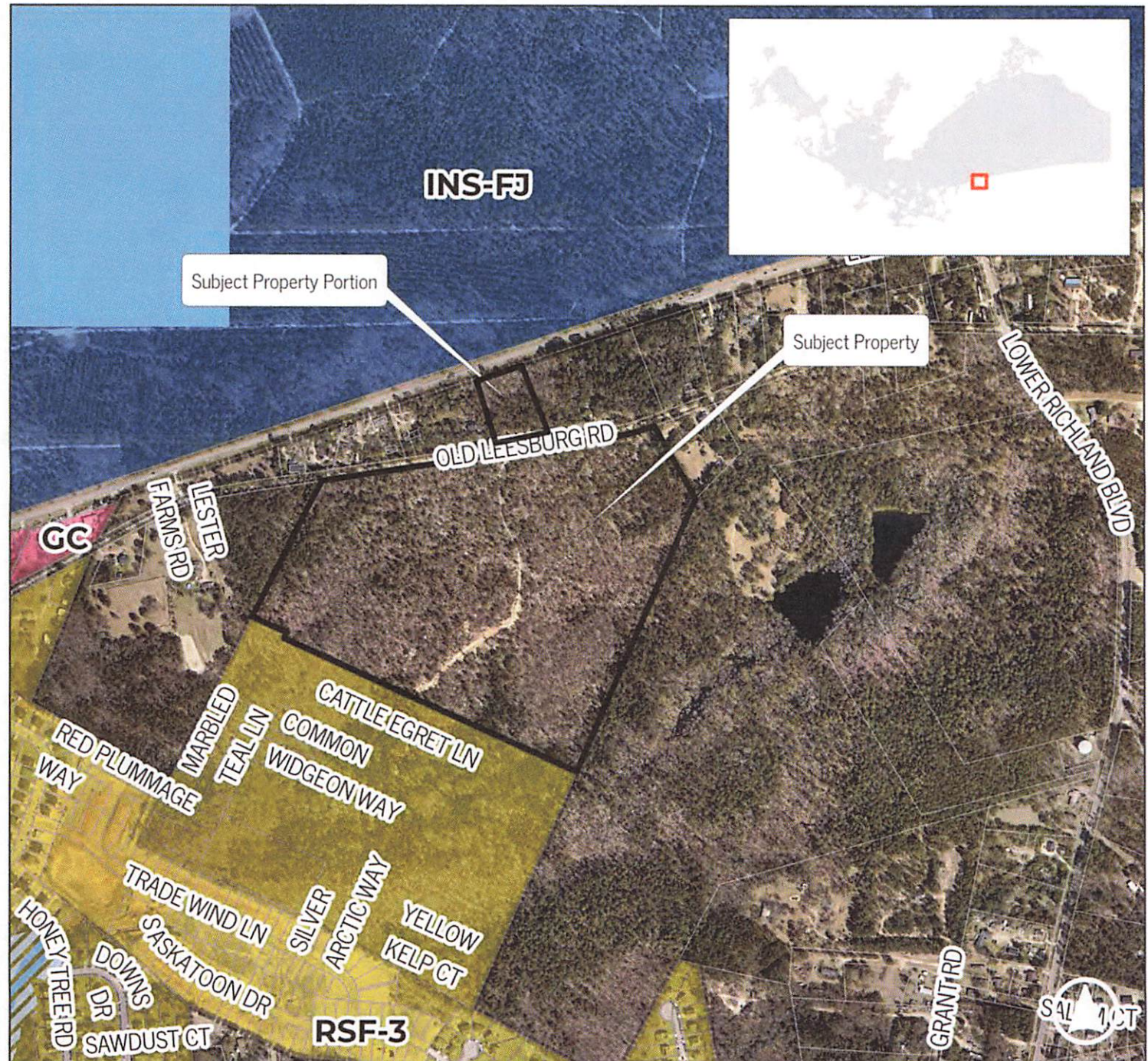


Zoning

4200 and 4257 Old Leesburg Road; TMS# 22113-01-01 and 22114-01-03 (portion)
Current Richland Co. Zoning: Single Family High-Density (RS-HD)
Proposed City Zoning: Single Family Residential (RSF-3)

Legend

- GC: General Commercial District
- RSF-3: Residential Single Family - Small Lot District
- INS-FJ: Institutional - Fort Jackson District
- OV-FW: Floodway Overlay District
- OV-FP: Floodplain Overlay District
- Parcels
- City Limits



Planning & Development
Services Department

Created by: sw Hudson Date: 11/9/2023



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

The undersigned, being the owner(s) of the properties 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 lots of land, together with the improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina and being shown and delineated as Lot A containing 2.00 acres on a plat prepared for Canary Woods, LLC by Associated E & S, Inc., dated September 11, 2023, and recorded September 20, 2023, in Book 2867 at page 1377. Said property is bounded as follows: On the North by the right-of-way of Leesburg Road (S.C. Highway 262) whereon it measures for a distance of 242.96 feet; on the East by Lot B where on it measures for a distance of 381.11 feet; on the South by the right-of-way of Old Leesburg Road whereon it measures for a distance of 247.00 feet; and on the West by property now or formerly of Janie M. Thompson and Willie Jacobs, Jr. whereon it measures for a distance of 337.56 feet, be all measurements as more fully shown on said plat.

Richland County TMS: 22114-01-03 (portion)
Property Addresses: 2.00 acre portion of 4257 Old Leesburg Road

Seller:


Jan Q. Martin

Date: 10/13/23

Buyer:

Canary Woods, LLC

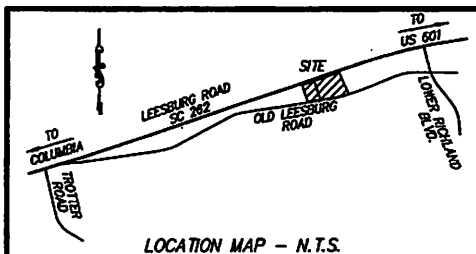
BY: 

(Signature)

Date: 10-16-2023

J.T. Stephenson
(Print or Type Name)

ITS: Mumford
(Print or Type Title)



LOCATION MAP - N.T.S.

Book 2867-1377

2023041057 09/20/2023 14:09:17 000

Fee: \$25.00 County Tax: \$0.00

2023041057 John T. Hopkins II

Plot Overlaid 11 x 17

State Tax: \$0.00

Richland County R.O.D.

CP = CALCULATED POINT
PS = IRON PIN SET
PF = IRON PIN FOUND
TMS = TAX MAP SHEET
R/W = RIGHT OF WAY
N/F = NOW OR FORMERLY
O/H = OVERHEAD
PP = POWER POLE

PLANNING & DEVELOPMENT SERVICE:
RICHLAND COUNTY SOUTH CAROLINA

APPROVED FOR RECORDING

Date 9/19/2023

RCF # 4023-17

Signature [Signature]

N/F MARY L. BARE
& TERRY W. BARE
TMS 22114-01-04

(B)
5.51 ACRES
TMS 22114-01-03 P/O

(A)
2.00 ACRES
TMS 22114-01-03 P/O

N/F JANIE M. THOMPSON
& WILLIE JACOBS, JR.
TMS 22114-01-02

PLAT PREPARED FOR
CANARY WOODS, LLC

SITE LOCATED IN RICHLAND COUNTY, SOUTH CAROLINA

SCALE: 1" = 100'

DATE: SEPTEMBER 11, 2023

REFERENCES:

1. RICHLAND COUNTY TAX MAP NUMBER 22114-01-03
2. PLAT PREPARED FOR "CAROLYN DARE ELLIS" BY W. FRANK McAULAY, JR., DATED MARCH 30, 1974, AND RECORDED IN THE RICHLAND COUNTY R.O.D. IN PLAT BOOK 2 AT PAGE 3106.
3. S.C.D.O.T. HWY. PLANS DOCKET NO. 40.267 ROUTE NO. 262 SHEET NO. 9 OF 110

CERTIFICATION:

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.

ACCORDING TO FEMA/FIRM PANEL #45079C0405L DATED DEC. 21, 2017, THE LAND SHOWN HEREON IS LOCATED IN ZONE X.

[Signature]
LARRY W. SMITH, S.C.P.L.S. NO. 3724

ASSOCIATED E & S, INC.

800 VIOLET STREET, WEST COLUMBIA, SOUTH CAROLINA, 29169 - PH. 791-1550

NOTE:
ONLY BOUNDARY LINES SURVEYED. IMPROVEMENTS,
IF ANY, NOT LOCATED OR SHOWN HEREON.

STATE OF SOUTH CAROLINA)
)
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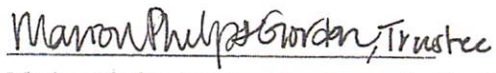
Richland County TMS: 22113-01-01

Property Addresses: 4200 Old Leesburg Road

Seller:


Janilyn Q. Martin

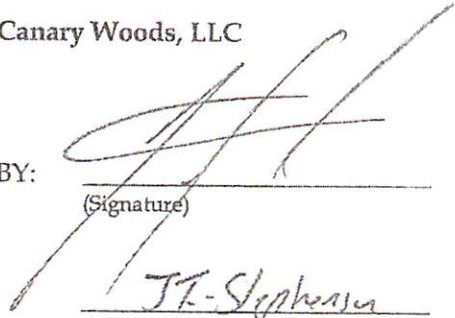
Date: 10/13/23


Marion Phelps Gordon, Trustee under the Marion
Phelps Gordon Trust dated December 8, 2006

Date: 10/17/2023

Buyer:

Canary Woods, LLC

BY: 
(Signature)
J.T. Stephens
(Print or Type Name)

Date: 10-13-23

ITS: Manager
(Print or Type Title)

