

**ORIGINAL
STAMPED IN RED**

ORDINANCE NO.: 2024-045

Annexing 517 Hampton Trace Lane, Richland County TMS #13709-03-21 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 16th day of July, 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 517 Hampton Trace Lane and TMS #13709-03-21 containing approximately 0.28 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 #3, Census Tract 116.04, and assigned a future land use classification of Urban Edge Residential Small Lot (UER-1) and zoning of Residential Single Family - Medium Lot District (RSF-2).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 13709-03-21

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: 6/18/2024
Final Reading: 7/16/2024

Mayor



ATTEST:


City Clerk

ORDINANCE NO.: 2024-045
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, being known and designated as Lot 28, Phase III, Hampton Trace Subdivision, as more particularly shown on that certain plat of the aforesaid subdivision prepared by U.S. Construction Company, Inc., dated April 3, 1984, recorded June 15, 1984 in the Office of the Register of Deeds for Richland County in Plat Book Z at Page 9631. Being revised September 11, 1984 and revised plat recorded in Plat Book 50 at Page 2269; having the boundaries and measurements as shown on said latter plat, reference being craved thereto for a more complete and accurate legal description.

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, together with the improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, being known and designated as Lot 28, Phase III, Hampton Trace Subdivision, as more particularly shown on that certain plat of the aforesaid subdivision prepared by U.S. Construction Company, Inc., dated April 3, 1984, recorded June 15, 1984 in the Office of the Register of Deeds for Richland County in Plat Book Z at Page 9631. Being revised September 11, 1984 and revised plat recorded in Plat Book 50 at Page 2269; having the boundaries and measurements as shown on said latter plat, reference being craved thereto for a more complete and accurate legal description.

Richland County TMS: 13709-03-21
Property Address: 517 Hampton Trace Lane



Jessica Erin Hyatt Pruett

Date: 4/4/24

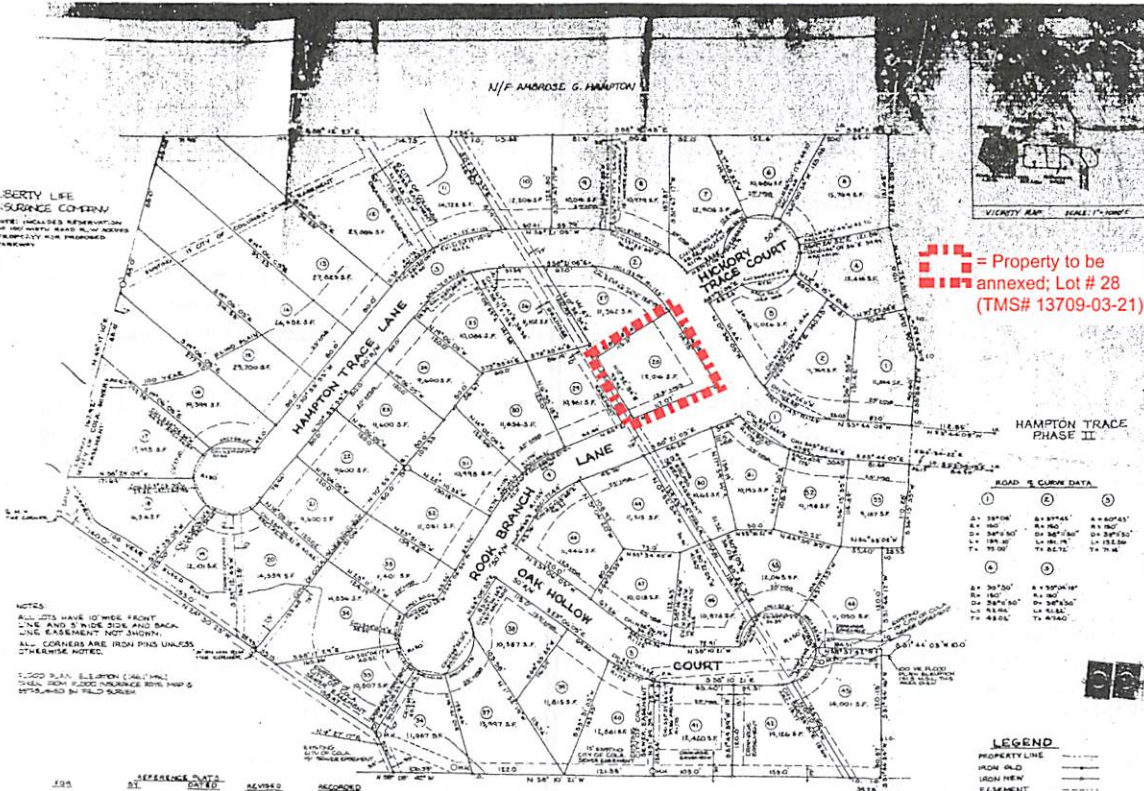


Jonathan David Pruett

Date: 4/4/24

6977-05

LIBERTY LIFE INSURANCE COMPANY
NOTE: INCLUDES RESERVATION BY THE INSURANCE COMPANY FOR FUTURE PROPERTY FOR PROPOSED PARKWAY



= Property to be annexed; Lot # 28 (TMS# 13709-03-21)



ROAD CURVE DATA

Stationing	Radius	Chord	Delta	Delta/2	Offset
1. 0+00 to 0+100	100.00'	100.00'	90°00'	45°00'	34.64'
2. 0+100 to 0+200	100.00'	100.00'	90°00'	45°00'	34.64'
3. 0+200 to 0+300	100.00'	100.00'	90°00'	45°00'	34.64'
4. 0+300 to 0+400	100.00'	100.00'	90°00'	45°00'	34.64'
5. 0+400 to 0+500	100.00'	100.00'	90°00'	45°00'	34.64'

NOTES
ALL LOTS HAVE 10 FEET FRONT SETBACK AND 5 FEET SIDE AND BACK SETBACKS. EASEMENTS NOT SHOWN.
ALL CORNERS ARE IRON PINS UNLESS OTHERWISE NOTED.
FLOOD ZONE ELEVATION (FLOODING) SHALL BE ON FLOOD INSURANCE RATE MAP & SETBACKS ON FIELD SURVEY.

DATE	REFERENCE	NUMBER	RECORDED
1975	LIBERTY LIFE INSURANCE CO.	1/5/70	10188-104
1976	WILLIAM WINGFIELD	2/2/76	10188-104
1977	WILLIAM WINGFIELD	2/2/77	10188-104
1978	WILLIAM WINGFIELD	2/2/78	10188-104
1979	WILLIAM WINGFIELD	2/2/79	10188-104
1980	WILLIAM WINGFIELD	2/2/80	10188-104
1981	WILLIAM WINGFIELD	2/2/81	10188-104
1982	WILLIAM WINGFIELD	2/2/82	10188-104
1983	WILLIAM WINGFIELD	2/2/83	10188-104
1984	WILLIAM WINGFIELD	2/2/84	10188-104
1985	WILLIAM WINGFIELD	2/2/85	10188-104
1986	WILLIAM WINGFIELD	2/2/86	10188-104
1987	WILLIAM WINGFIELD	2/2/87	10188-104
1988	WILLIAM WINGFIELD	2/2/88	10188-104
1989	WILLIAM WINGFIELD	2/2/89	10188-104
1990	WILLIAM WINGFIELD	2/2/90	10188-104
1991	WILLIAM WINGFIELD	2/2/91	10188-104
1992	WILLIAM WINGFIELD	2/2/92	10188-104
1993	WILLIAM WINGFIELD	2/2/93	10188-104
1994	WILLIAM WINGFIELD	2/2/94	10188-104
1995	WILLIAM WINGFIELD	2/2/95	10188-104
1996	WILLIAM WINGFIELD	2/2/96	10188-104
1997	WILLIAM WINGFIELD	2/2/97	10188-104
1998	WILLIAM WINGFIELD	2/2/98	10188-104
1999	WILLIAM WINGFIELD	2/2/99	10188-104
2000	WILLIAM WINGFIELD	2/2/00	10188-104
2001	WILLIAM WINGFIELD	2/2/01	10188-104
2002	WILLIAM WINGFIELD	2/2/02	10188-104
2003	WILLIAM WINGFIELD	2/2/03	10188-104
2004	WILLIAM WINGFIELD	2/2/04	10188-104
2005	WILLIAM WINGFIELD	2/2/05	10188-104
2006	WILLIAM WINGFIELD	2/2/06	10188-104
2007	WILLIAM WINGFIELD	2/2/07	10188-104
2008	WILLIAM WINGFIELD	2/2/08	10188-104
2009	WILLIAM WINGFIELD	2/2/09	10188-104
2010	WILLIAM WINGFIELD	2/2/10	10188-104
2011	WILLIAM WINGFIELD	2/2/11	10188-104
2012	WILLIAM WINGFIELD	2/2/12	10188-104
2013	WILLIAM WINGFIELD	2/2/13	10188-104
2014	WILLIAM WINGFIELD	2/2/14	10188-104
2015	WILLIAM WINGFIELD	2/2/15	10188-104
2016	WILLIAM WINGFIELD	2/2/16	10188-104
2017	WILLIAM WINGFIELD	2/2/17	10188-104
2018	WILLIAM WINGFIELD	2/2/18	10188-104
2019	WILLIAM WINGFIELD	2/2/19	10188-104
2020	WILLIAM WINGFIELD	2/2/20	10188-104

N/F HARRY R.E. HAMPTON

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORDS FILED IN THE CLERK'S OFFICE OF THE CLERK OF THE DISTRICT COURT OF HANCOCK COUNTY, GEORGIA, AND THAT THE SAME HAVE BEEN FILED FOR THE RECORDS OF THE PUBLIC RECORDS OFFICE OF HANCOCK COUNTY, GEORGIA.



U.S. CONSTRUCTION COMPANY
1550 CONSTRUCTION OVERSEAS
EMMAUS & BARBER, JR.
SUITE 200
P.O. BOX 21224
COLUMBIA, S.C. 29201

LEGEND
PROPERTY LINE
IRON PILE
IRON NAIL
EASEMENT
HUB - FREEMAN DETECTOR

FIG. 50 NO. 2269

WILLIAM WINGFIELD
Surveyor
Fruit Plot

HAMPTON TRACE SUBDIVISION PHASE III
LIBERTY LIFE INSURANCE CO.

LIBERTY LIFE INSURANCE CO.
PLAT NO. 102

MEMORANDUM

Office of the City Manager

TO: Department Heads
FROM: Teresa Wilson, City Manager
DATE: April 18, 2024
RE: **Property Address:** 517 Hampton Trace Lane
Richland County TMS#: 13709-03-21
Owner(s): Jessica Erin Hyatt Pruett and Jonathan David Pruett
Current Use: Residential
Proposed Use: Residential
Current County Land Use: Mixed Residential (High Density)
Proposed City Land Use: Urban Edge Residential Small Lot (UER-1)
Current County Zoning: Residential 3 (R3)
Proposed City Zoning: Residential Single Family - Medium Lot District (RSF-2)
Reason for Annexation: Municipal Services; Donut Hole - Secondary
City Council District: 32
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 **May 9, 2024** 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

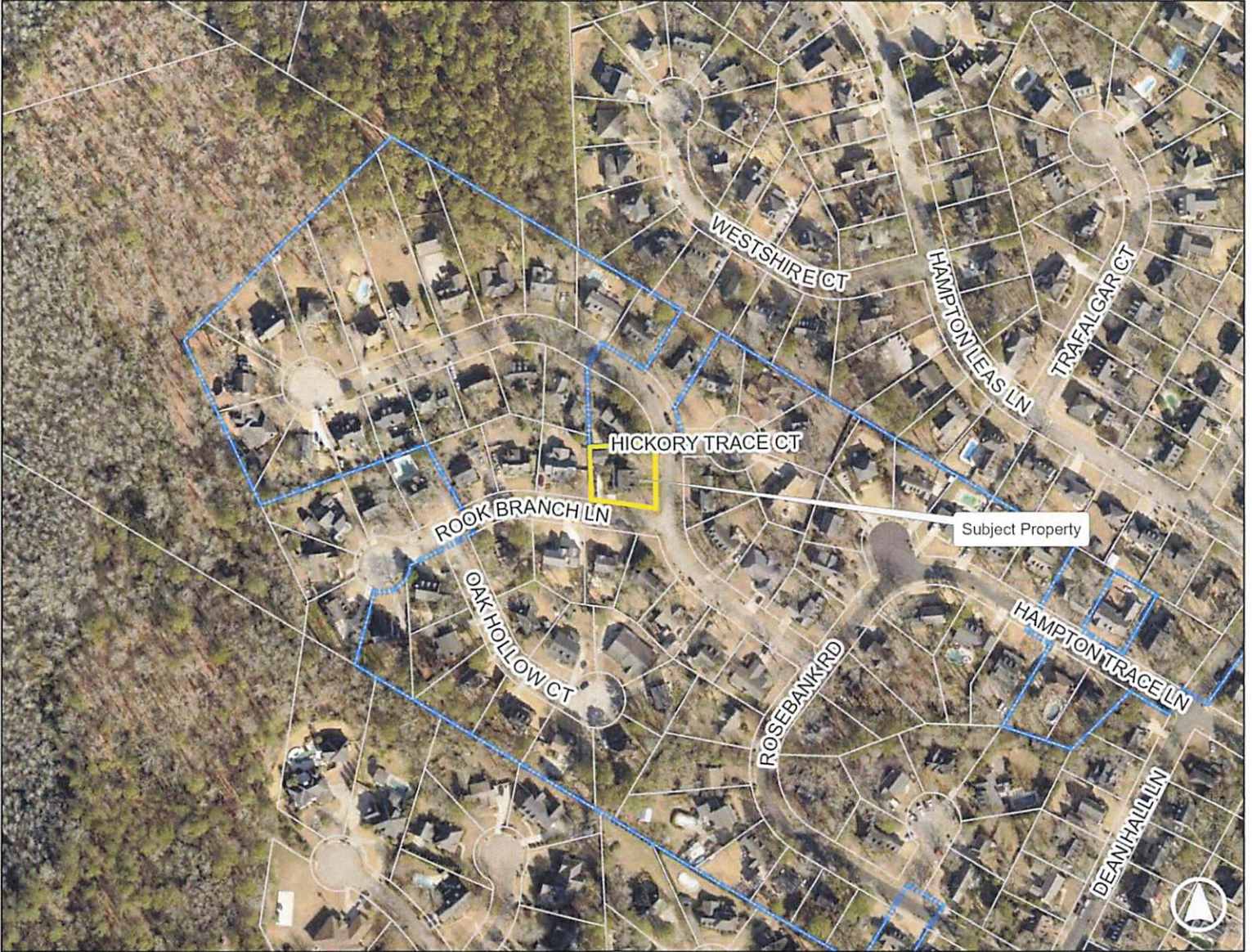
cc:

Clint Shealy, Assistant City Manager	Missy Gentry, Assistant City Manager
Jeff Palen, Assistant City Manager/CFO	Henry M. Simons, Assistant City Manager
Dana Higgins, Director, Engineering	Teresa Knox, City Attorney
Frank Eskridge, Director, Utilities	William Holbrook, Police Chief
Robert Anderson, Public Works Director	Aubrey Jenkins, Fire Chief
Krista Hampton, Planning & Development Services	Dollie Herron, Community Development
Kelly Smith, Business License Administrator	George Adams, Fire Marshal
Greg Williams, Business Liasion	Hope Hasty, Zoning Administrator
Tiffany Latimer, Customer Care Administrator	Wendy Royal, Columbia-Richland 911
Todd Beiers, Building Official	David Hatcher, Housing Official
Michelle Brazell, Engineering	Richland County Solid Waste Collection
Police Planning & Research	Lucinda Statler, Planning Administrator
Alfreda Tindal, Richland Co. 911 Addressing Coordinator	Brandon Burnette, Development Center Administrator

Planning Commission Land Use Recommendation: UER-1 (Land Use classification) by 5-0
on 5/9/24 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: RSF-2 (Zoning classification) by 5-0
on 5/9/24 (mm/dd/yyyy).


(Signature of Annexation Coordinator)



WESTSHIRE CT

HAMPTON LEAS LN

TRAFALGAR CT

HICKORY TRACE CT

Subject Property

ROOK BRANCH LN

OAK HOLLOW CT

ROSEBANK RD

HAMPTON TRACE LN

DEAN HALL LN



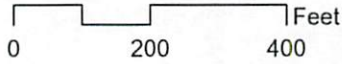
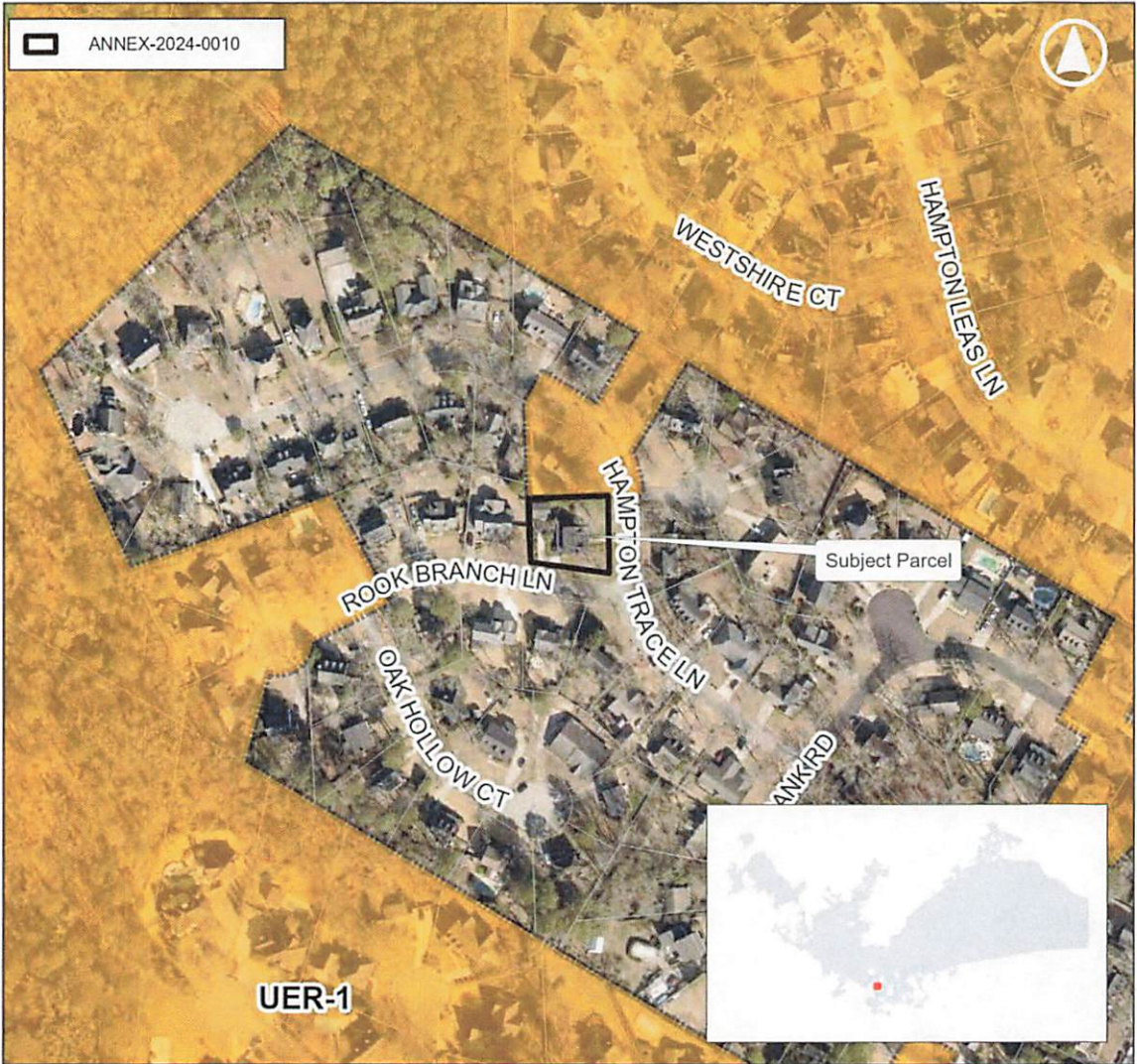
Future Land Use

517 Hampton Trace Lane, TMS# 13709-03-21
 Current Richland Co. Future Land Use: Mixed Residential (High 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
- IID - Industrial
- TU - Transportation & Utilities
- S/A - Sports/Amusement
- C1 - Civic/Institutional
- CBA - Central Business Area
- ZOO - Riverbanks Zoo & Garden
- UC - Universities/Colleges
- FJ - Fort Jackson
- T/S - Transitional/Sensitive Lands
- Parcels
- City Limits

ANNEX-2024-0010



Planning & Development
 Services Department

Created by: swudson Date: 4/15/2024



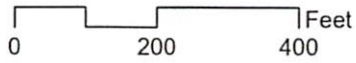
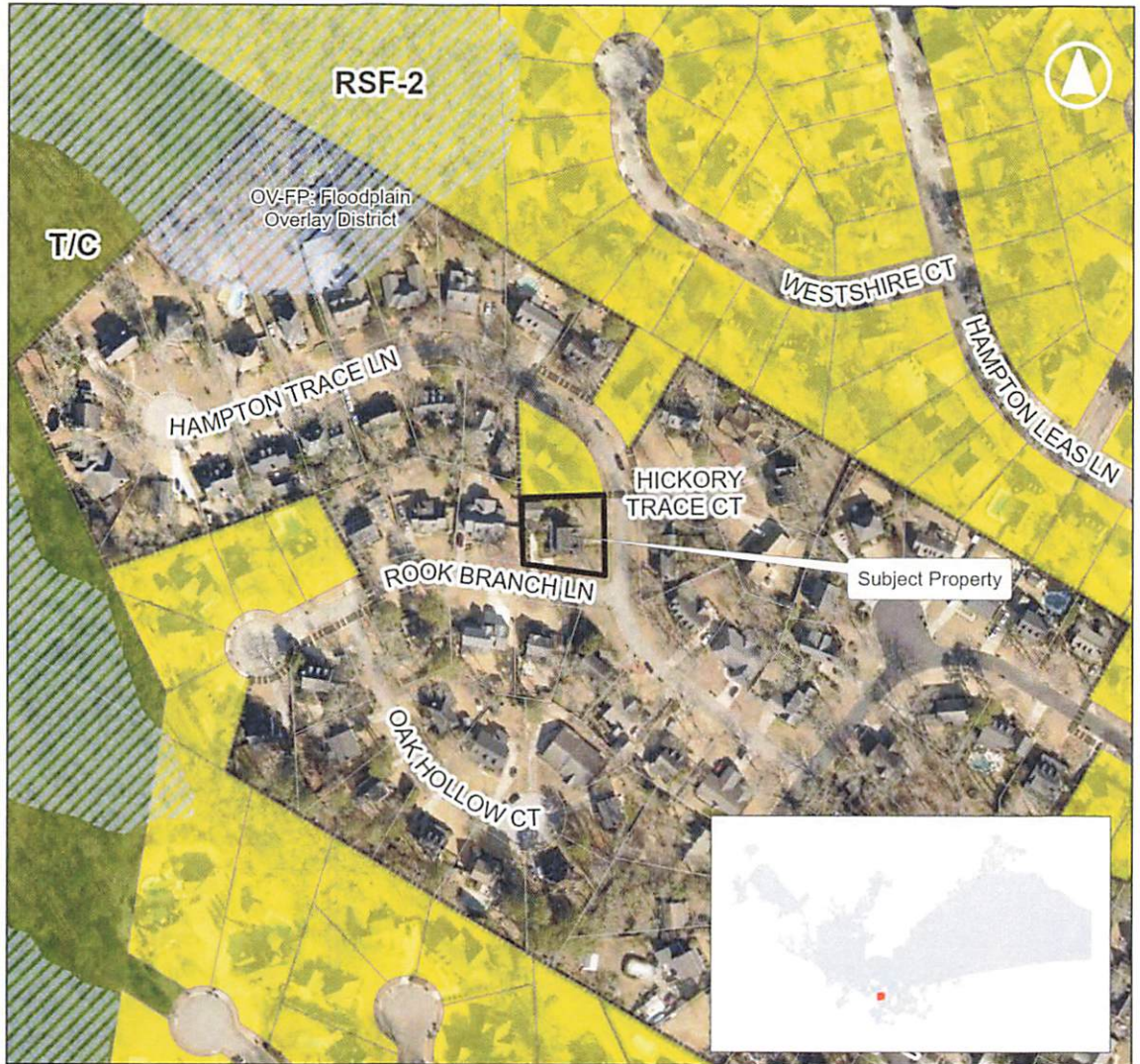
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Zoning

517 Hampton Trace Lane, TMS# 13709-03-21
Current Richland Co. Zoning: R3
Proposed City Zoning: Residential Single-Family Medium-Lot (RSF-2)

Legend

- RSF-2: Residential Single Family - Medium Lot District
- T/C: Transitional/Conservation District
- OV-FP: Floodplain Overlay District
- Parcels
- City Limits



Planning & Development
Services Department

Created by: swhudson Date: 4/15/2024



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