

**ORIGINAL
STAMPED IN RED**

ORDINANCE NO.: 2024-064

Annexing 52 Riverview Court and 62 Riverview Court, Richland County TMS #09106-21-10 and TMS #09106-21-12 (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 3rd day of September, 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 52 Riverview Court and 62 Riverview Court, Richland County TMS #09106-21-10 and TMS #09106-21-12 (portion) containing 0.35 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 #1, Census Tract 6, and assigned

ORDINANCE NO.: 2024-064
EXHIBIT "A"
PROPERTY DESCRIPTION

All that certain piece, parcel or lot of land, together with 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 Lot 21 on a subdivision plat of Haven Heights, prepared by McMillan Engineering Company dated January 25, 1961, as revised, and recorded in the Office of the Clerk of Court/Register of Mesne Conveyances (RMC)/Register of Deeds (ROD) for Richland County in Record/Plat Book "T", Page 50. Said plat is hereby adopted and incorporated herein by reference for a more complete and accurate description; all measurements being a little more or less.

ALSO: All that certain piece, parcel or lot of land, together with improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, being shown and designated as Lot No. Nineteen (19) on a plat of Haven Heights prepared by McMillan Engineering Company, dated January 25, 1961, revised August 16, 1962, and recorded in the Office of the Clerk of Court/Register of Mesne Conveyances (RMC)/Register of Deeds (ROD) for Richland County in Record/Plat Book T, Page 50. Said plat is hereby adopted and incorporated herein by reference for a more complete and accurate description; all measurements being a little more or less.

LESS AND EXCEPTING all that portion of said parcel previously annexed into the City of Columbia on May 26, 1925.

MEMORANDUM

Office of the City Manager

TO: Department Heads
FROM: Teresa Wilson, City Manager
DATE: June 13, 2024
RE: **Property Address:** 52 Riverview Court and portion of 62 Riverview Court
Richland County TMS#: 09106-21-10 and 09106-21-12 (portion)
Owner(s): Casa MacVerde Holdings, LLC
Current Use: Residential
Proposed Use: Residential
Current County Land Use: Mixed Residential (High Density)
Proposed City Land Use: Urban Core Residential Small Lot (UCR-1)
Current County Zoning: Residential 6 (R6)
Proposed City Zoning: Residential Single Family Small Lot (RSF-3)
Reason for Annexation: Municipal Services; Donut Hole - Primary
City Council District: 1
Census Tract: 6

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 **July 18, 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

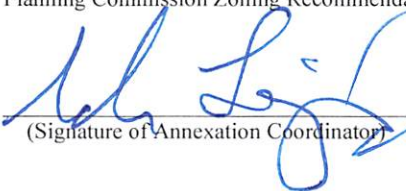
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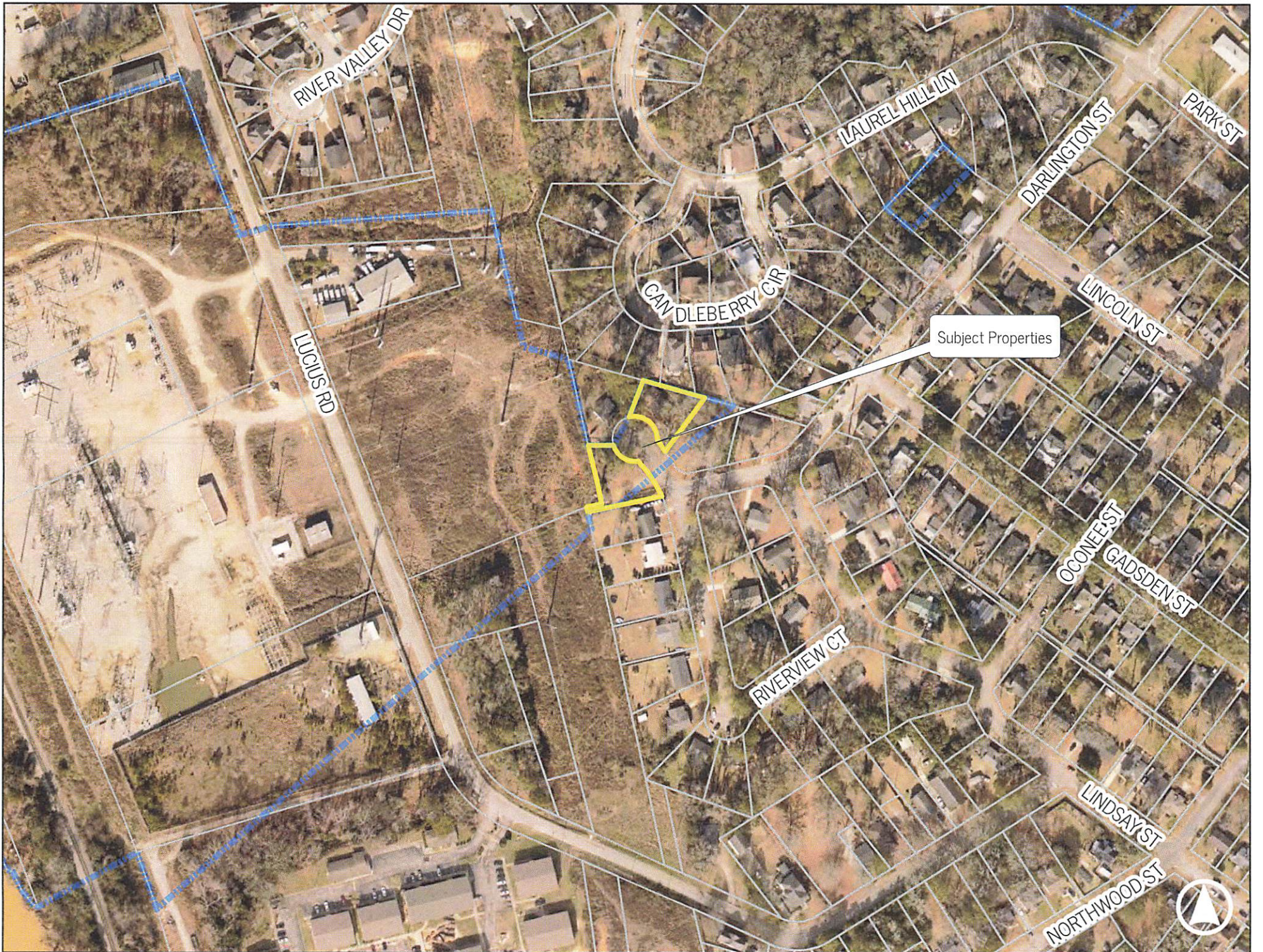
Clint Shealy, Assistant City Manager
Jeff Palen, Assistant City Manager/CFO
Dana Higgins, Director, Engineering
Frank Eskridge, Director, Utilities
Robert Anderson, Public Works Director
Krista Hampton, Planning & Development Services
Kelly Smith, Business License Administrator
Greg Williams, Business Liasion
Tiffany Latimer, Customer Care Administrator
Todd Beiers, Building Official
Michelle Brazell, Engineering
Police Planning & Research
Alfreda Tindal, Richland Co. 911 Addressing Coordinator
Aric Jensen, Assistant County Administrator – Richland County

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
Shiriani Fuller, Richland County Engineering

Planning Commission Land Use Recommendation: UCR-1 (Land Use classification) by 5-0
on 7/18/24 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: RSF-3 (Zoning classification) by 5-0
on 7/18/24 (mm/dd/yyyy).


(Signature of Annexation Coordinator)



RIVER VALLEY DR

LAUREL HILL LN

DARLINGTON ST

PARK ST

CANDLEBERRY CIR

Subject Properties

LUCIUS RD

LINCOLN ST

OONEE ST

GADSDEN ST

RIVERVIEW CT

LINDSAY ST

NORTHWOOD ST

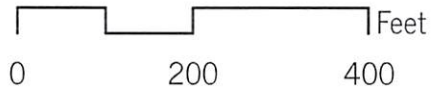


Future Land Use

52 Riverview Court and portion of 62 Riverview Court; TMS#s 09106-21-10 and -12 (portion)
 Current Richland Co. Future Land Use: Mixed Residential (High Density)
 Proposed City Future Land Use: Urban Core Residential Small Lot (UCR-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

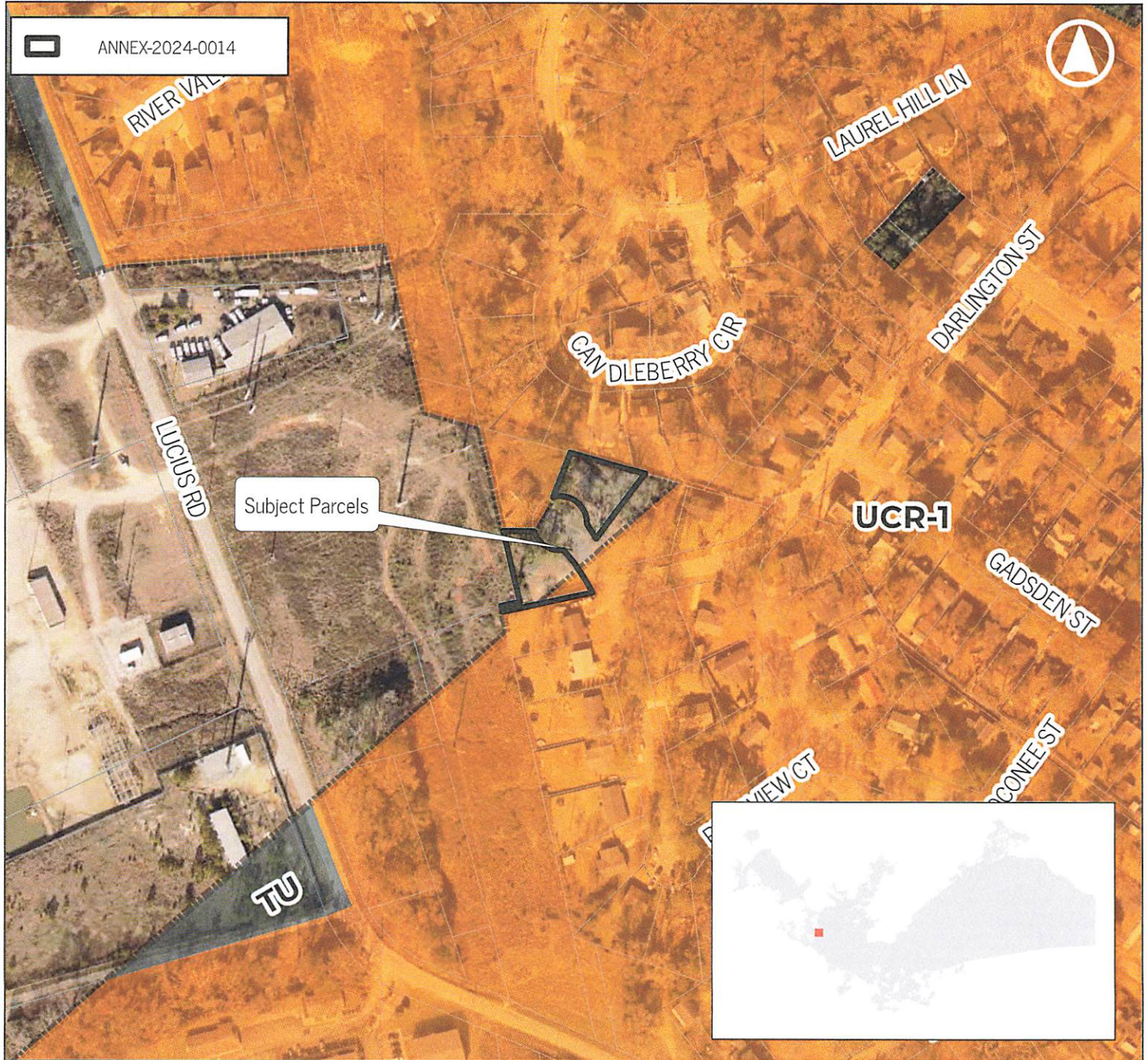


Planning & Development Services Department

Created by: swhudson Date: 6/11/2024



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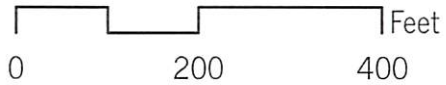


Zoning

52 Riverview Court and portion of 62 Riverview Court; TMS#s 09106-21-10 and -12 (portion)
 Current Richland Co. Zoning: R6
 Proposed City Zoning: Residential Single Family - Small Lot District (RSF-3)

Legend

- RSF-3: Residential Single Family - Small Lot District
- RM-2: Residential Mixed
- OV-HP: Historic Preservation Overlay Districts
- Parcels
- City Limits



**Planning & Development
 Services Department**

Created by: swhudson Date: 6/11/2024



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TW
6.6.24

**MAP OF
HAVEN HEIGHTS**

WADSWORTH, SC
JANUARY 26, 1961
ENGINEERING COMPANY

PLAN OF LOTS FOR PUD
\$2.00
MAY 18, 1962
FROM CHAS. C. TERRY

REVISED AUG. 15, 1962

