

**ORIGINAL**

**ORDINANCE NO.: 2024-075**

*Annexing and Incorporating 1425 and 1430 Laburnum Drive,  
Richland County TMS# 13706-13-10*

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 Ann. Sec. 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 adopting Columbia Compass: Envision 2036 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 (Title 6, Chapter 29 of the SC Code); NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this 1<sup>st</sup> day of October, 2024, that the property described herein is hereby annexed to, incorporated into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2024-075 on September 4, 2024, and becomes a part of the City of Columbia effective immediately. This property shall be assigned zoning of Residential Single Family Small Lot (RSF-3) apportioned to City Council District 3, Census Tract 26.05, contains 0.66 acres, and shall be assigned a land use classification of Urban Core Residential Small Lot (UCR-1)

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 13706-13-10

Also included in the territory hereby annexed are all contiguous portions of all public rights of way, streets and highways.


Requested by:

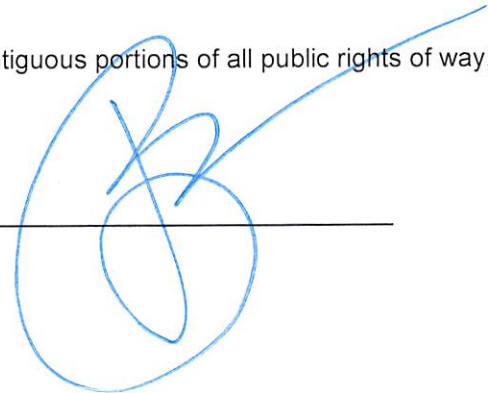
Assistant City Manager Gentry

Approved by:

City Manager

Approved as to form:

  
City Attorney

  
Mayor

ATTEST:  
  
City Clerk

Introduced: 09/17/2024  
Final Reading: 10/01/2024

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**  
**ORDINANCE NO.: 2024-075**

(LEGAL DESCRIPTION FROM PETITION)

# MEMORANDUM

## Office of the City Manager

TO: Department Heads  
FROM: Teresa Wilson, City Manager  
DATE: 7/19/2024  
RE: **Property Address:** 1425 and 1430 Laburnum Drive  
**Richland County TMS#:** 13706-13-10  
**Owner(s):** Chanda W. Davis  
**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 4 (R4)  
**Proposed City Zoning:** Residential Single Family Small Lot (RSF-3)  
**Reason for Annexation:** Municipal Services; Donut Hole - Primary  
**City Council District:** 3  
**Census Tract:** 26.05

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 8, 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.

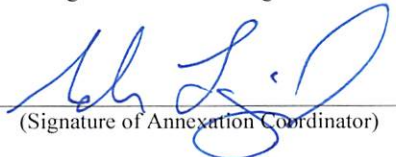
/atl  
Attachments

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
Aric Jensen, Assistant County Administrator – Richland County	Shiriani Fuller, Richland County Engineering

Planning Commission Land Use Recommendation: UCR-1 (Land Use classification) by 7 - 0  
on 9/12/24 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: RSF-3 (Zoning classification) by 7 - 0  
on 9/12/24 (mm/dd/yyyy).

  
(Signature of Annexation Coordinator)



SKILBOURNE RD

ILEX ST

HANCOCK ST

DAHLIA RD

LANTANA DR

ARALIA DR

SUBER ST

LABURNUM DR

EDMOND DR

CHEVIS ST

PERSIMON ST

DEERWOOD ST

S BELTLINE BLVD

Subject Property

BOXWOOD DR

TALL PINES CIR

WHISPERING PINES CIR

GLENHAVEN DR

PINEHAVEN CT

TIMBERLANE DR



# Future Land Use

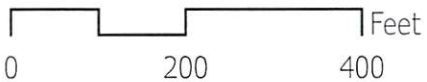
1425 and 1430 Laburnum Drive, TMS# 13706-13-10

Current Richland County Future Land Use: Mixed Residential (High Density)

Proposed City Future Land Use: Urban Core Residential Small Lot (UCR-1)

**Legend**

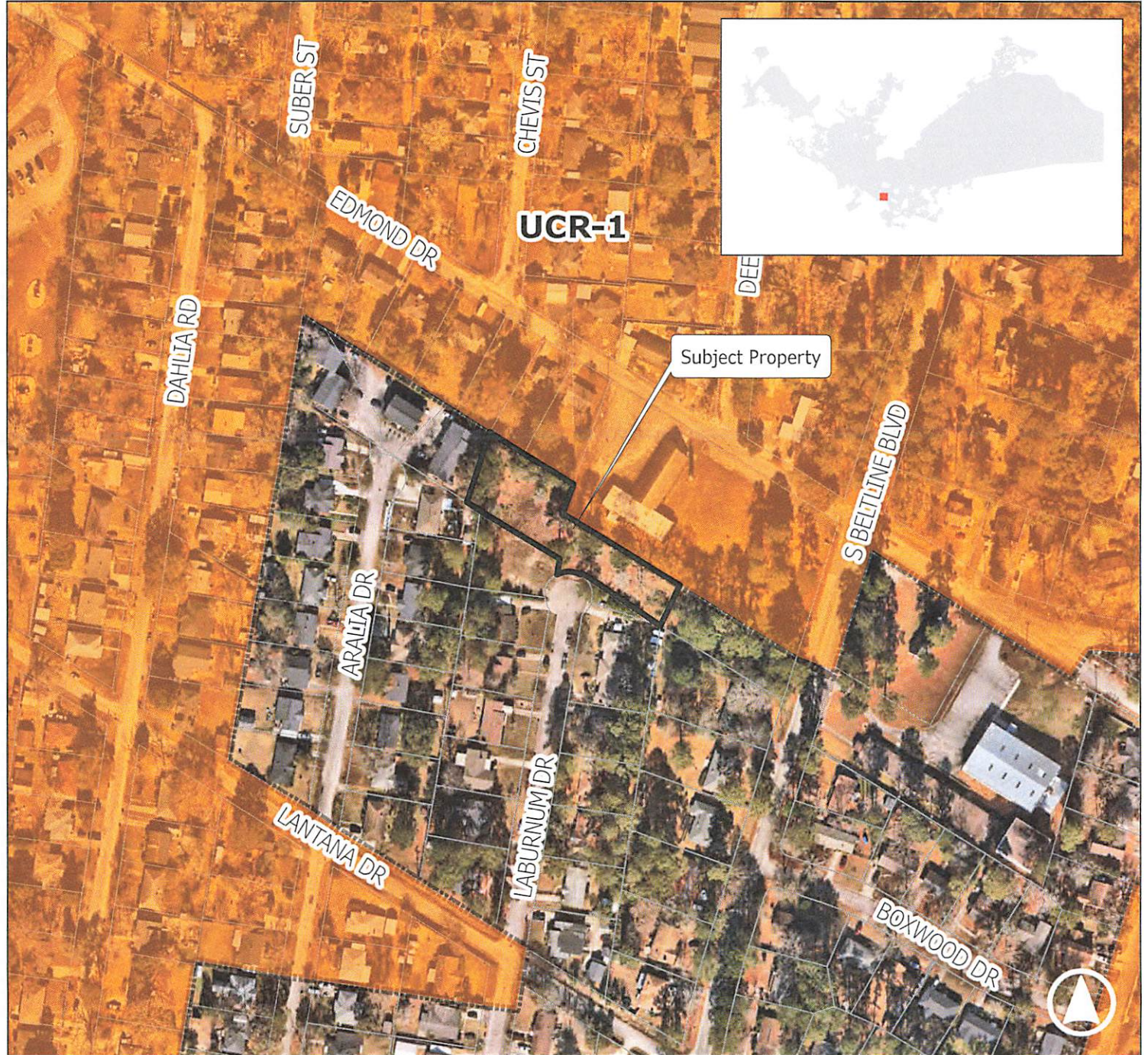
- UCMR-1 - Urban Core Mixed Residential - 1
- UCMR-2 - Urban Core Mixed Residential - 2
- UCMR-3 - Urban Core Mixed Residential - 3
- UEMR - Urban Edge Mixed Residential
- UCMF - Urban Core Multi-family
- UEMF - Urban Edge Multi-family
- UCR-1 - Urban Core Residential Small Lot
- UCR-2 - Urban Core Residential 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: swudson Date: 7/18/2024

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

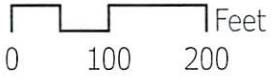


# Zoning

1425 and 1430 Laburnum Drive, TMS# 13706-13-10  
Current Richland County Zoning: R4  
Proposed City Zoning: Residential Single Family - Small Lot District (RSF-3)

Legend

- RSF-3: Residential Single Family - Small Lot District
- RSF-1: Residential Single Family - Large Lot District
- RM-1: Residential Mixed
- OV-A: Airport Safety Overlay District
- Parcels
- City Limits



Planning & Development Services Department

Created by: swhudson Date: 7/18/2024

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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 those certain pieces, parcels 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 as LOT A-1 and LOT A-2, 0.42 and 0.24 acres respectively, on a Plat prepared for Chanda Davis by Ben Whetstone Associates on December 27, 2023, revised January 4, 2024, and recorded in the Richland County ROD at Plat Book 2901 Page 3046 on February 21, 2024. Said parcel having such boundaries and measurements as shown on said Plat.

Richland County TMS:       13706-13-10

Property Addresses:        1425 Laburnum Drive

  
\_\_\_\_\_  
Chanda Davis

Date:    7/11/2024  
\_\_\_\_\_



LOTS NEAR COLUMBIA, IN RICHLAND COUNTY, SC; SHOWN AS LOTS A-1 & A-2, ON A FINAL SUBDIVISION PLAT PREPARED FOR BB&T WEALTH MANAGEMENT, BY WHITWORTH & ASSOCIATED E & S, INC., DATED APRIL 16, 2007, REVISED JULY 31, 2008, AND RECORDED IN RECORD BOOK 1472, PAGE 2588, IN THE R.O.D. OFFICE FOR RICHLAND COUNTY. TMS 13706-13-10  
 ADDITIONAL REF.: PRECORD BOOK 2816, PAGE 3996.

**PLAT PREPARED FOR  
 CHANDA DAVIS**

\*REVISED PER COUNTY\*  
 \*REVISED: JANUARY 4, 2024  
 DECEMBER 27, 2023\*  
 SCALE: 1" = 30'



**FLOOD INFORMATION:**  
 THESE LOTS ARE LOCATED IN FLOOD ZONE "X" PER FEMA MAP #45079C0376L, DATED 12/21/2017.

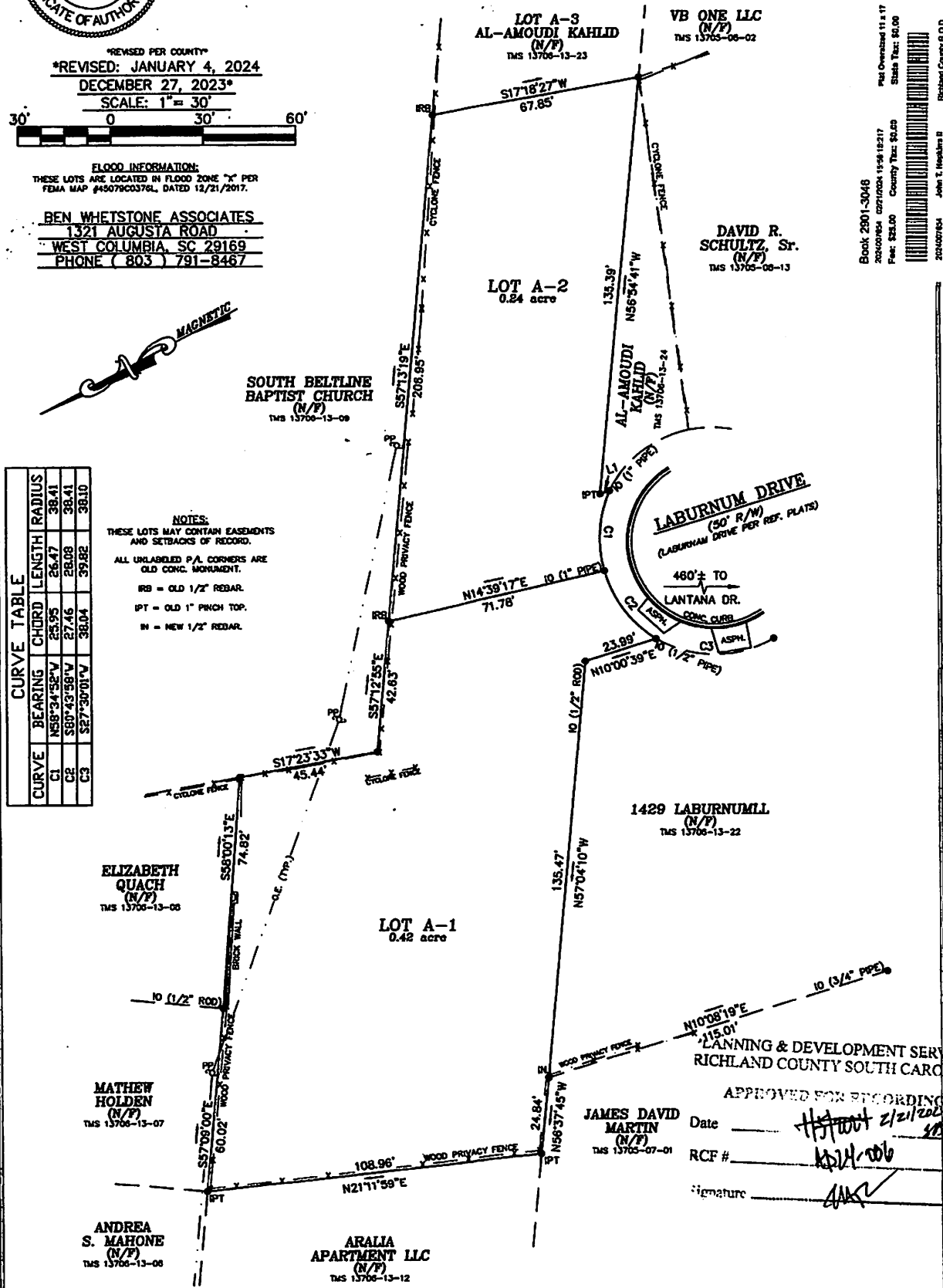
**BEN WHETSTONE ASSOCIATES**  
 1321 AUGUSTA ROAD  
 WEST COLUMBIA, SC 29169  
 PHONE ( 803 ) 791-8467



**SOUTH BELTLINE BAPTIST CHURCH (N/F)**  
 TMS 13706-13-08

CURVE TABLE		
CURVE	BEARING	CHORD LENGTH RADIUS
C1	N58°34'52"W	26.47 38.41
C2	S80°43'58"W	27.46 38.08
C3	S27°30'01"W	38.04 39.82
		38.10

**NOTES:**  
 THESE LOTS MAY CONTAIN EASEMENTS AND SETBACKS OF RECORD.  
 ALL UNLABELED P.A. CORNERS ARE OLD CONC. MONUMENT.  
 RB = OLD 1/2" REDBAR.  
 IPT = OLD 1" PINCH TOP.  
 IN = NEW 1/2" REDBAR.



Book: 2901-3046  
 2024007854 15-58:16:217  
 Fee: \$28.00 County Tax: \$1.29  
 State Tax: \$0.00  
 2024007854 John T. Hopkins II  
 Richland County R.O.D.

**JAMES DAVID MARTIN (N/F)**  
 TMS 13705-07-01  
 APPROVED FOR RECORDING  
 Date: 1/21/2024  
 RCF #: 13706-13-10  
 Signature: [Signature]

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

[Signature]  
**BENJAMIN H. WHETSTONE, P.L.S.**  
 S.C. REGISTRATION NUMBER 2904