

ORIGINAL

ORDINANCE NO.: 2024-081

Annexing 2318 Newell Road, Richland County TMS #19208-02-13 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 19th day of November, 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 2318 Newell Road, Richland County TMS #19208-02-13 containing .30 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 116.08, and assigned a future land use classification of Urban Edge Residential Large Lot (UER-2) and zoning of Residential Single Family Large Lot District (RSF-1).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 19208-02-13

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:

Jenisa B. Wilson
City Manager

Approved as to form:

[Signature]
City Attorney

Introduced: 10/15/2024
Final Reading: 11/19/2024

Mayor

[Signature]

ATTEST:

[Signature]
City Clerk

ORDINANCE NO.: 2024-081
EXHIBIT "A"
PROPERTY DESCRIPTION

All that certain piece, parcel or lot of land, together with all the improvements thereon, situate, lying and being on the Southwest side of Newell Road, East of the Veterans Hospital, near the City of Columbia, in the County of Richland, State of South Carolina, being shown and delineated as LOT TWENTY NINE (29), BLOCK "C", on a plat of 'TWIN LAKES HILLS SECTION 2, prepared by McMillan Engineering Company, dated March 17, 1961, and recorded in plat book "S", at pages 60 & 61, in the office of the Clerk of Court for Richland County and being more particularly shown and delineated on a Plat prepared for J.B. Dotson, by McMillan Engineering Company, dated October 30, 1962, and recorded in the office of the Clerk of Court for Richland County in Plat Book 20, at page 269, and showing said lot to be bounded and measuring as follows, to-wit: On the Northeast by Newell Road, whereon it measures eighty-nine (89) feet; on the Southeast by Lot Thirty (30), Block "C", whereon it measures one hundred thirty-six and seven-tenths (136.7') feet; on the Southwest by portions of lots two (2) and Three (3), Block "C", whereon it measures ninety-two (92') feet; and on the Northwest by Lot Twenty-eight (28), Block "C", whereon it measures one hundred fifty eight and three-tenths (158.3') feet; be all measurements a little more or less.

MEMORANDUM

Office of the City Manager

TO: Department Heads
FROM: Teresa Wilson, City Manager
DATE: August 6, 2024
RE: **Property Address:** 2318 Newell Road
Richland County TMS#: 19208-02-13
Owner(s): Wanda M. Chamberlain
Current Use: Residential
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 3 (R3)
Proposed City Zoning: Residential Single Family Large Lot District (RSF-1)
Reason for Annexation: Municipal Services; Donut Hole - Secondary
City Council District: 4
Census Tract: 116.08

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 **September 12, 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: UER-2 (Land Use classification) by 7-0
on 9/12/24 (mm/dd/yyyy).

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


(Signature of Annexation Coordinator)



Subject Property

EWELL RD

WEISS DR

NEWELL RD

LEESBURG RD

DUNVEGAN DR



Future Land Use

2318 Newell Road, TMS# 19208-02-13

Current Richland County Future Land Use: Neighborhood (Medium Density)

Proposed City Future Land Use: Urban Edge Residential Large Lot (UER-2)

Legend

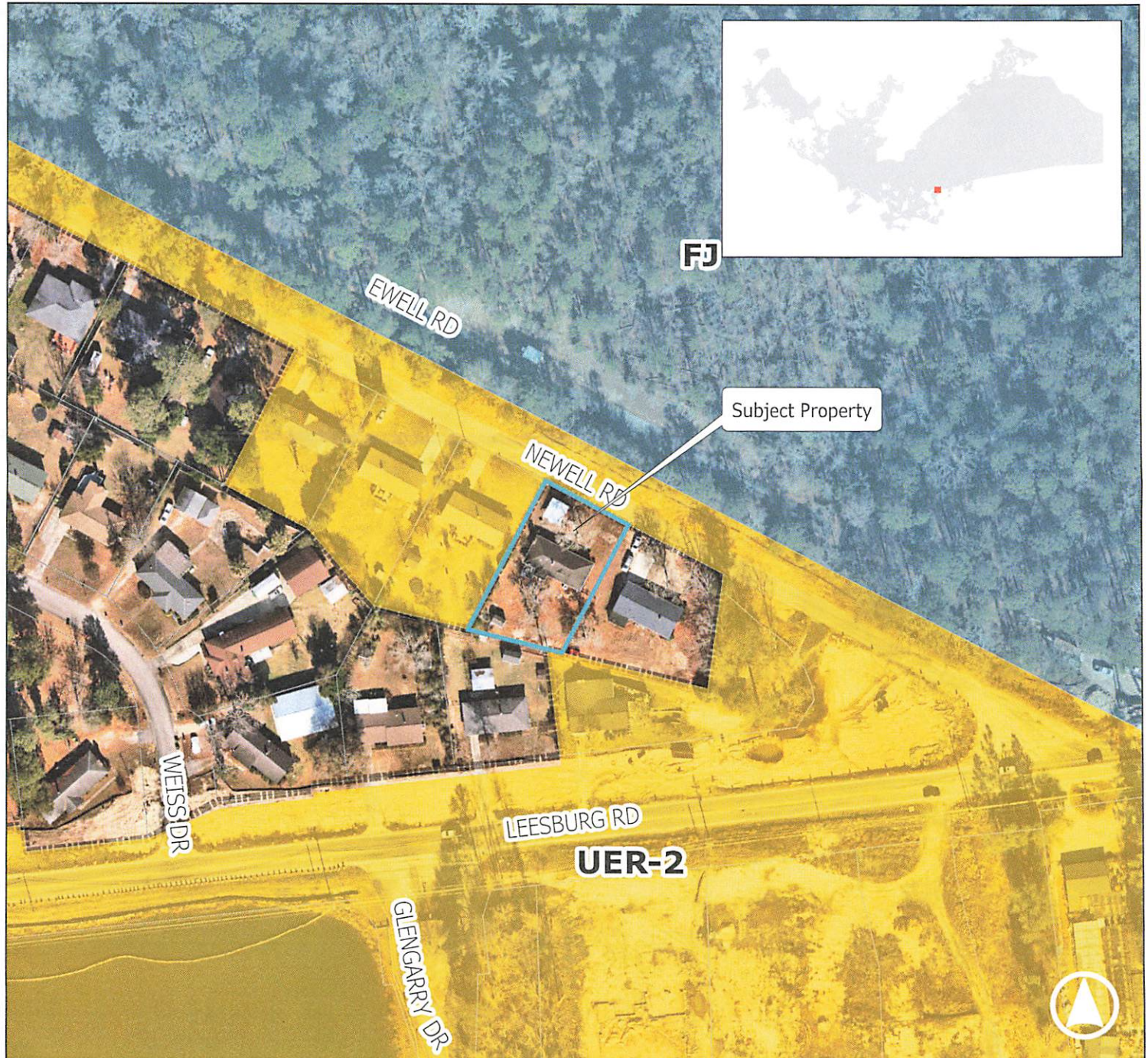
- UCMR-1 - Urban Core Mixed Residential - 1
- UCMR-2 - Urban Core Mixed Residential - 2
- UCMR-3 - Urban Core Mixed Residential - 3
- UEMR - Urban Edge Mixed Residential
- UCMF - Urban Core Multi-family
- UEMF - Urban Edge Multi-family
- UCR-1 - Urban Core Residential Small Lot
- UCR-2 - Urban Core Residential 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: swhudson Date: 8/6/2024

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Zoning

2318 Newell Road, TMS# 19208-02-13
Current Richland County Zoning: R3
Proposed City Zoning: Residential Single Family Large Lot (RSF-1)

Legend

- RSF-1: Residential Single Family - Large 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: swhudson Date: 8/6/2024

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STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

PETITION FOR ANNEXATION

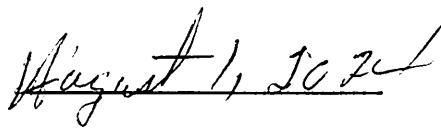
The undersigned, being the owner(s) of the property described below hereby petition(s) the Mayor and City Council for annexation to the City of Columbia, South Carolina pursuant to S.C. Code Ann. Section 5-3-150, 1976, as amended.

Property Description: All that certain piece, parcel or lot of land, together with all the improvements thereon, situate, lying and being on the Southwest side of Newell Road, East of the Veterans Hospital, near the City of Columbia, in the County of Richland, State of South Carolina, being shown and delineated as LOT TWENTY NINE (29), BLOCK "C", on a plat of 'TWIN LAKES HILLS SECTION 2, prepared by McMillan Engineering Company, dated March 17, 1961, and recorded in plat book "S", at pages 60 & 61, in the office of the Clerk of Court for Richland County and being more particularly shown and delineated on a Plat prepared for J.B. Dotson, by McMillan Engineering Company, dated October 30, 1962, and recorded in the office of the Clerk of Court for Richland County in Plat Book 20, at page 269, and showing said lot to be bounded and measuring as follows, to-wit: On the Northeast by Newell Road, whereon it measures eighty-nine (89) feet; on the Southeast by Lot Thirty (30), Block "C", whereon it measures one hundred thirty-six and seven-tenths (136.7) feet; on the Southwest by portions of lots two (2) and Three (3), Block "C", whereon it measures ninety-two (92) feet; and on the Northwest by Lot Twenty-eight (28), Block "C", whereon it measures one hundred fifty eight and three-tenths (158.3) feet; be all measurements a little more or less.

Richland County TMS: 19208-02-13

Property Address: 2318 Newell Road


Wanda M. Chamberlain

Date: 

PETITION FOR ANNEXATION

STATE OF SOUTH CAROLINA

COUNTY OF RICHLAND

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 5-7-150, 1976, as amended.

All that certain piece, parcel or lot of land, together with all the improvements thereon, situated, lying and being on the southwest side of Newell Road, East of the Veterans Hospital, near the City of Columbia, in the County of Richland, State of South Carolina, being shown and delineated as LOT TWENTY NINE (29), BLOCK "C", on a plat of "TWIN LAKES HILLS SECTION 2, prepared by Michael J. Engineering Company, dated March 17, 1961, and recorded in plat book 22", at pages 60 & 61, in the office of the Clerk of Court for Richland County and being more particularly shown and delineated on a plat prepared for J.B. Tolson, by Michael J. Engineering Company, dated October 30, 1962, and recorded in the office of the Clerk of Court for Richland County in Plat Book 20, at page 269, and showing said lot to be bounded and measuring as follows: to-wit: On the Northeast by Newell Road, whereon it measures eighty-nine (89) feet on the southeast by Lot Thirty (30), Block "C", whereon it measures one hundred thirty-six and seven-tenths (136.7) feet on the southwest by portions of lots two (2) and Three (3), Block "C", whereon it measures ninety-two (92) feet and on the Northwest by Lot Twenty-eight (28), Block "C", whereon it measures one hundred fifty-eight and three-tenths (158.3) feet; be all measurements a little more or less.

Property Description:

19208-02-13

Richland County TMS

2318 Newell Road

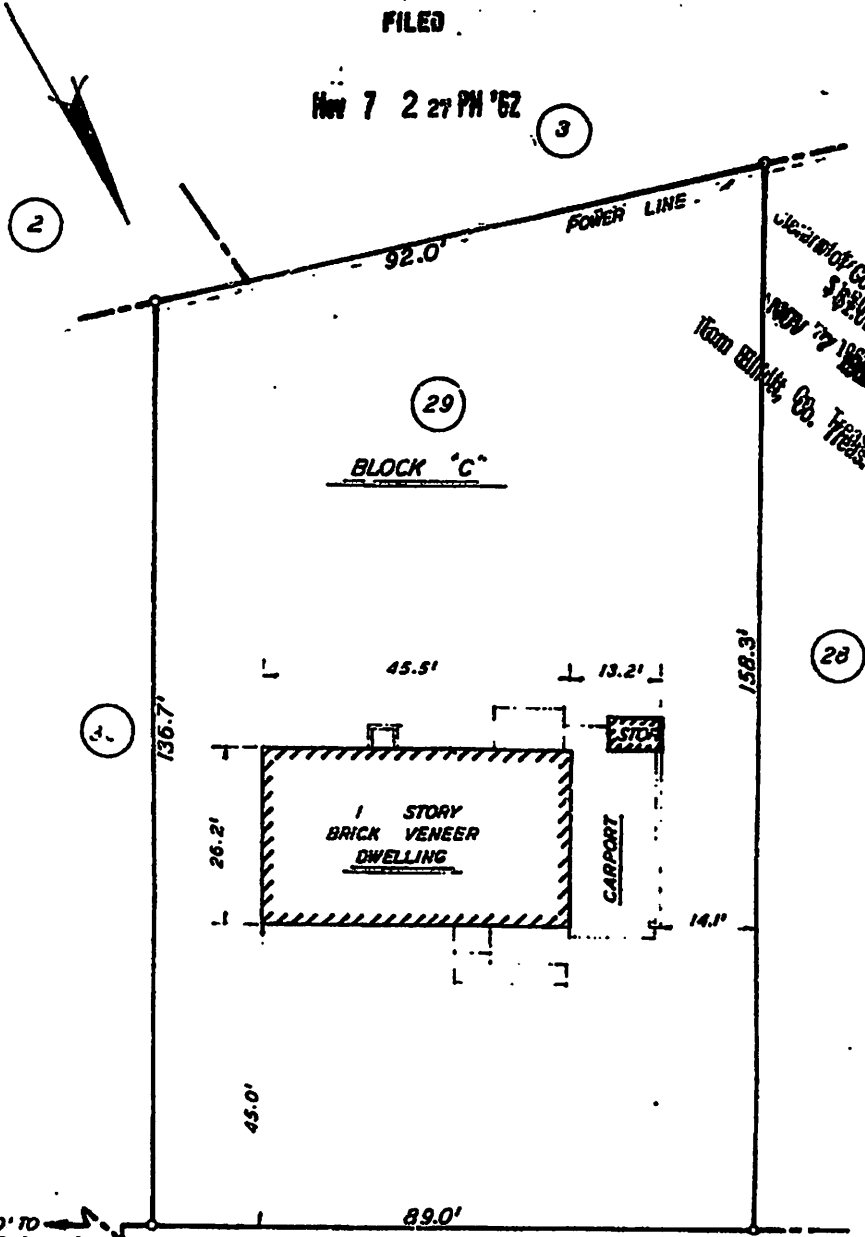
Property Address:

Date:

Wanda M. Chamberlain

FILED

Nov 7 2 27 PM '62



Clearance of Utility Poles Paid
 \$ 625.00
 NOV 7 1962
 Tom Biddle, Co. Treas.

438.0' TO
 LEESBURG ROAD.

EWELL ROAD

PLAT PREPARED FOR

J. B. DOTSON

NEAR COLUMBIA, S C

THE SAME BEING ALSO SHOWN AS LOT 29 BLOCK 'C' ON PLAT OF "TWIN LAKE'S HILLS" SECTION TWO B' MCMILLAN ENGINEERING CO. DATED MARCH 17, 1961 AND RECORDED IN THE OFFICE OF THE CLERK OF COURT FOR RICHLAND COUNTY IN PLAT BOOK 5 AT PAGES 60 & 61.

SCALE 1" = 20'

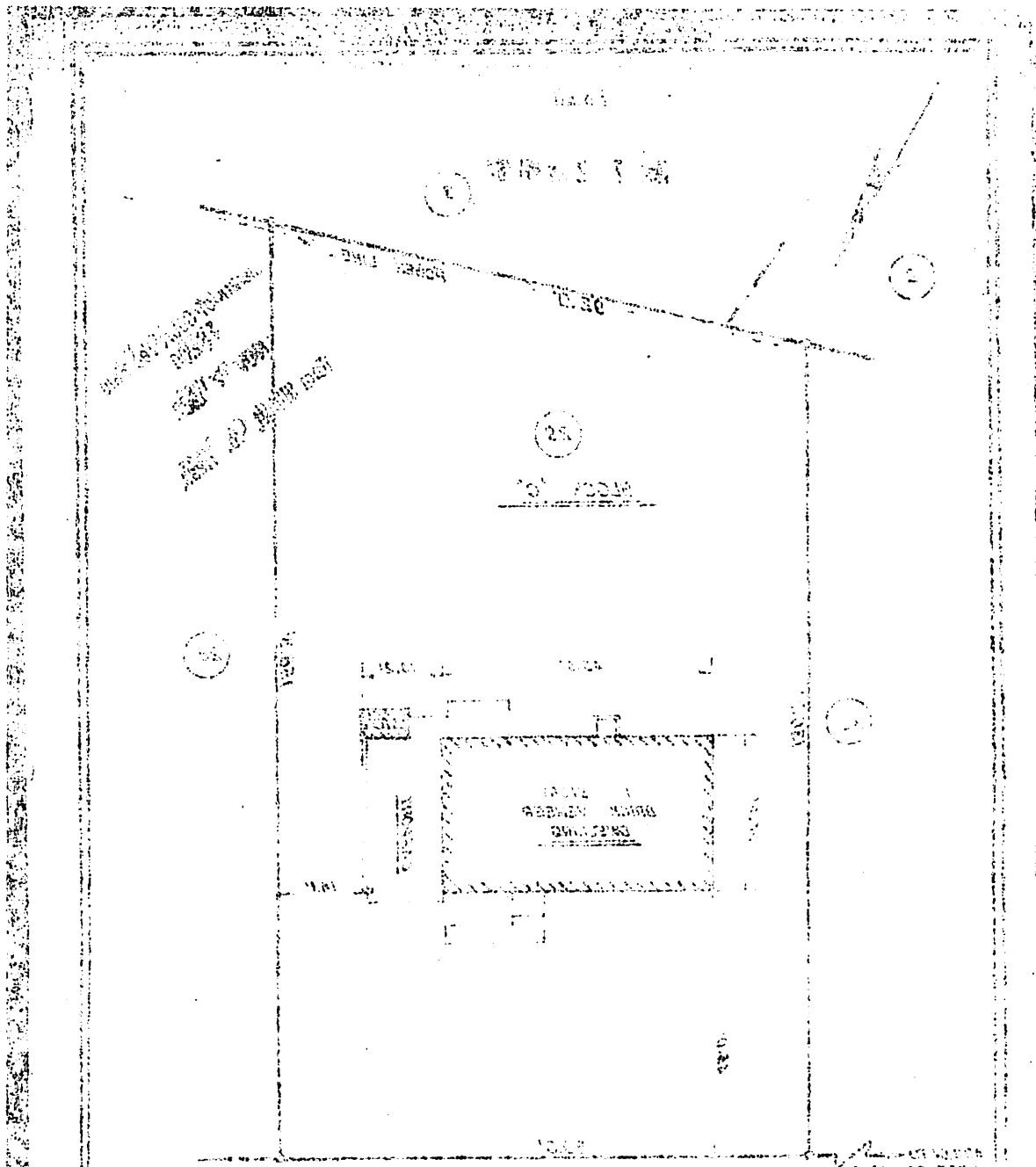
OCTOBER 30, 1962

IRON PIPE CORNERS

MCMILLAN ENGINEERING COMPANY

WE HEREBY CERTIFY THAT THE MEASUREMENTS AS SHOWN ON THIS PLAT ARE CORRECT AND THAT THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

Charles H. ...



WATER MAIN

WATER MAIN

WATER MAIN

WATER MAIN

WATER MAIN