

ORIGINAL

ORDINANCE NO.: 2024-090

Annexing 6709 David Street, Richland County TMS # 14305-17-06 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 December, 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 6709 David Street, Richland County TMS # 14305-17-06 containing 2.67 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 #1, Census Tract 107.03, and

assigned a future land use classification of Urban Edge Residential Small Lot (UER-1) and zoning of Residential Single Family Medium Lot (RSF-2).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 14305-17-06

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:

Cherise B. Wilson
City Manager

Approved as to form:

[Signature]
City Attorney

Introduced: 11/19/2024
Final Reading: 12/03/2024

[Signature]
Mayor

ATTEST:

Erika D. Hammond
City Clerk

MEMORANDUM

Office of the City Manager

TO: Department Heads
FROM: Teresa Wilson, City Manager
DATE: September 3, 2024
RE: **Property Address:** 6709 David Street
Richland County TMS#: 14305-17-06
Owner(s): Northminster United Presbyterian Church
Current Use: Institutional
Proposed Use: Institutional
Current County Land Use: Mixed Residential (High Density)
Proposed City Land Use: Urban Edge Residential Small Lot (UER-1)
Current County Zoning: Residential 4 (R4)
Proposed City Zoning: Residential Single Family Medium Lot (RSF-2)
Reason for Annexation: Common ownership with adjacent in-City parcel; Donut Hole - Primary
City Council District: 1
Census Tract: 107.03

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 **October 10, 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-1 (Land Use classification) by 6-0
on 10/10/24 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: RSF-2 (Zoning classification) by 6-0
on 10/10/24 (mm/dd/yyyy).


(Signature of Annexation Coordinator)



Subject Property

DAVID ST

GAVILAN AVE

E CAMPANELLA DR

FLOYD DR

CAMPANELLA DR

WALLER AVE

JUNIPER ST

JASMINE LN

EASTER ST



Future Land Use

6709 David Street, TMS# 14305-17-06

Current Richland County 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
- 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: 8/30/2024

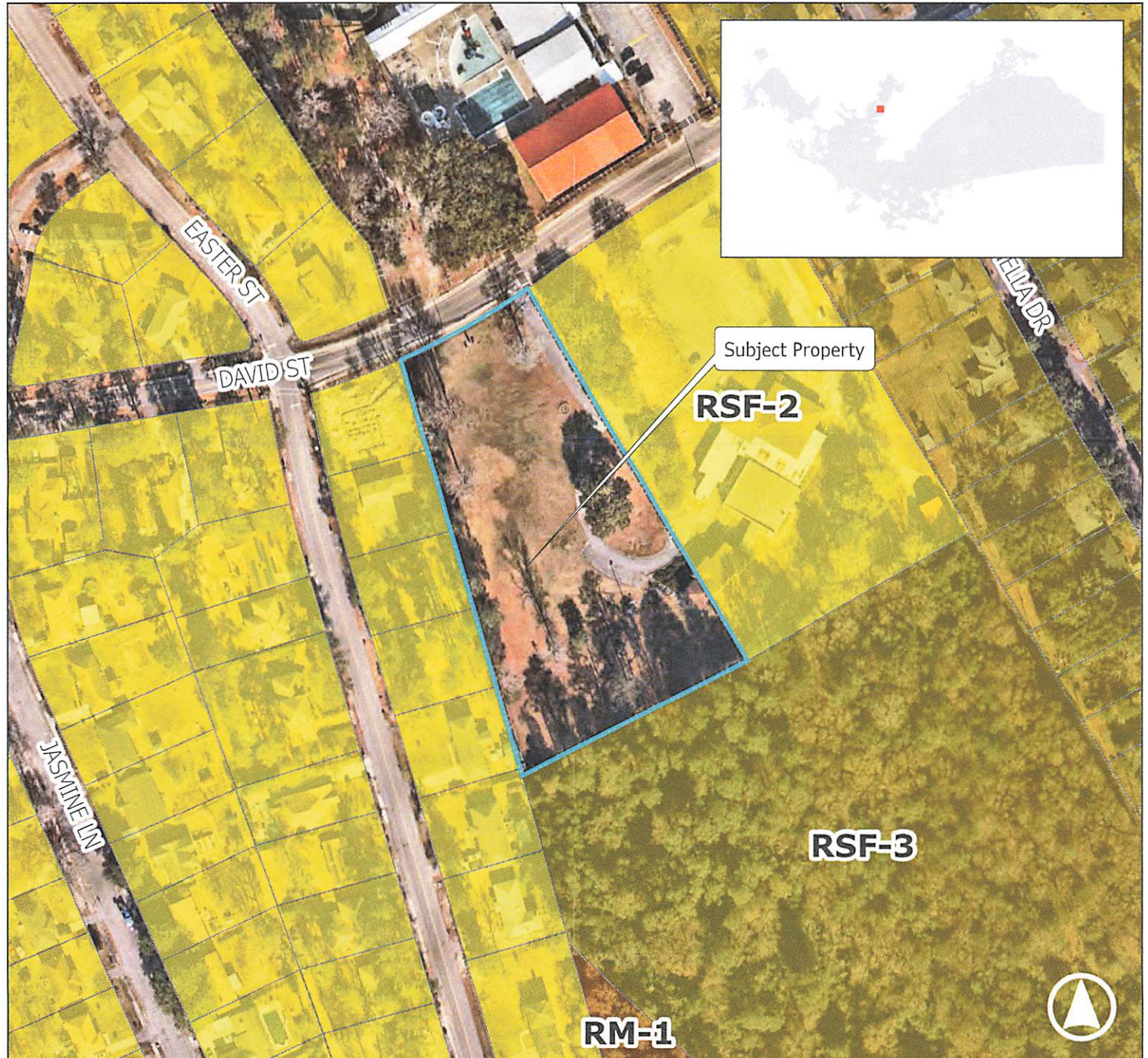
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Zoning

6709 David Street, TMS# 14305-17-06
Current Richland County Zoning: R4
Proposed City Zoning: Residential Single Family District (RSF-2)

- Legend
- RSF-3: Residential Single Family - Small Lot District
 - RSF-2: Residential Single Family - Medium Lot District
 - RM-1: Residential Mixed
 - Parcels
 - City Limits



0 100 200 300 Feet



Planning & Development
Services Department

Created by: swudson Date: 8/30/2024

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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, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing 2.67 acres, more or less, and shown and designated as block 17, lot 06 on Richland County Tax Map 14305. Said parcel having such boundaries and measurements as are shown on said tax map.

Richland County TMS: 14305-17-06
Property Address: 6709 David Street


Northminster United Presbyterian Church

Jami Richardson
(Signature)

Date: 8/4/24

Tami Richardson
(Print Name)

Its: Clerk of Session





 = Property to be annexed;
TMS# 14305-17-06



NOTE: BLK. 17 LOTS 1-5
ANNEXED INTO CITY
9-19-90. BLK. 1 LOTS
1-13, BLK. 2 LOTS 1-33,
BLK. 3 LOTS 1-10, BLK. 4
LOTS 1-18, BLK. 5 LOTS 1-10,
BLK. 6 LOTS 1-15, BLK. 7
LOTS 1-10, BLK. 8 LOTS
1-9, BLK. 9 LOTS 1-14,
BLK. 10 LOTS 1-24, BLK. 11
LOTS 1-15, BLK. 12 LOTS
1-14, BLK. 13 LOTS 1-5,
BLK. 14 LOTS 1-12, BLK. 15
LOTS 1-28, BLK. 16 LOTS
1-28, BLK. 17 LOTS 7-21
ANNEXED INTO CITY 5-6-92

REVISIONS	
DATE FIELD CHECKED	DATE LAST REVISED
12 / 83	12/04
12 / 85	12 / 05
12 / 88	12 / 06
	12 / 01
	12 / 02
	12 / 03

PROPERTY LINE	SYMBOL
PLAT OR MAP	---
CITY LIMIT	---
SCHOOL DIST.	---
RAILROAD	---
PUBLIC ROAD AND	---
BLK. DIVIDER	---

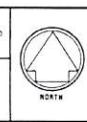
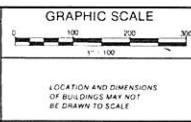
LEGEND	
	DENOTES BUILDING USE
	R. RESIDENTIAL
	C. COMMERCIAL
	ETC. DENOTES SEPARATE OWNER FROM BUILDING

50
50
150.5
6.59 AC
1204

PROPERTY TAX MAP
RICHLAND COUNTY
SOUTH CAROLINA



MAP KEY		
143-02	143-06	143-10
143-01	143-05	143-09
142-04	142-08	142-12



PROPERTY MAP
SHEET NO
14305
SCHOOL DISTRICT
ICC,IUR