

ORIGINAL

ORDINANCE NO.: 2024-091

Annexing 0.73 acre Part of Lot A, 2.268 acre Part of Lot 11, and Lot 10 Skyland Terrace Subdivision (Elwyn Lane), Richland County TMS # 09004-02-03, 09004-02-04, and 09004-02-05 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 0.73 acre Part of Lot A, 2.268 acre Part of Lot 11, and Lot 10 Skyland Terrace Subdivision (Elwyn Lane), Richland County TMS # 09004-02-03, 09004-02-04, and 09004-02-05 containing 5.73 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 #2, Census Tract 104.03, and assigned a future land use classification of Urban Edge Mixed Residential (UEMR) and zoning of Residential Mixed District (RM-2), portions within the Floodplain Overlay District (OV-FP) and Floodway Overlay District (OV-FW).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 09004-02-03, 09004-02-04, and 09004-02-05

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 13, 2024
RE: **Property Address:** 0.73 acre Part of Lot A, 2.268 acre Part of Lot 11, and Lot 10 Skyland Terrace Subdivision (Elwyn Lane)
Richland County TMS#: 09004-02-03, 09004-02-04, and 09004-02-05
Owner(s): Cottrell Holdings, LLC
Current Use: Undeveloped
Proposed Use: Residential
Current County Land Use: Mixed Residential (High Density)
Proposed City Land Use: Urban Edge Mixed Residential (UEMR)
Current County Zoning: Residential 2 (R2) and Residential Transition (RT)
Proposed City Zoning: Residential Mixed District (RM-2), portions within the Floodplain Overlay District (OV-FP) and Floodway Overlay District (OV-FW)
Reason for Annexation: Property Consolidation / City Ordinances; Donut Hole - Primary
City Council District: 2
Census Tract: 104.03

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
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
Richland County Administrator's Office
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, Director of Code Enforcement
Richland County Solid Waste Collection
Lucinda Statler, Planning Administrator
Brandon Burnette, Development Center Administrator
Shiriani Fuller, Richland County Engineering

Planning Commission Land Use Recommendation: UEMR (Land Use classification) by 6 - 0 on 10/10/24 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: RM-2, portions (Zoning classification) by 6 - 0 on 10/10/24 (mm/dd/yyyy).
OV-FP and OV-FW


(Signature of Annexation Coordinator)



HILLMARK DR

Subject Properties

ELWYN LN

WATERMARK PL

STONERIDGE DR

SKYLAND DR

SKYLAND CT

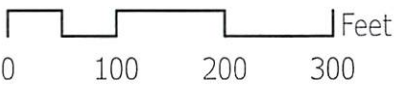


Future Land Use

Elwyn Lane, TMS#s 09004-02-03, 09004-02-04, and 09004-02-05
 Current Richland County Future Land Use: Mixed Residential (High Density)
 Proposed City Future Land Use: Urban Edge Mixed Residential (UEMR)

Legend

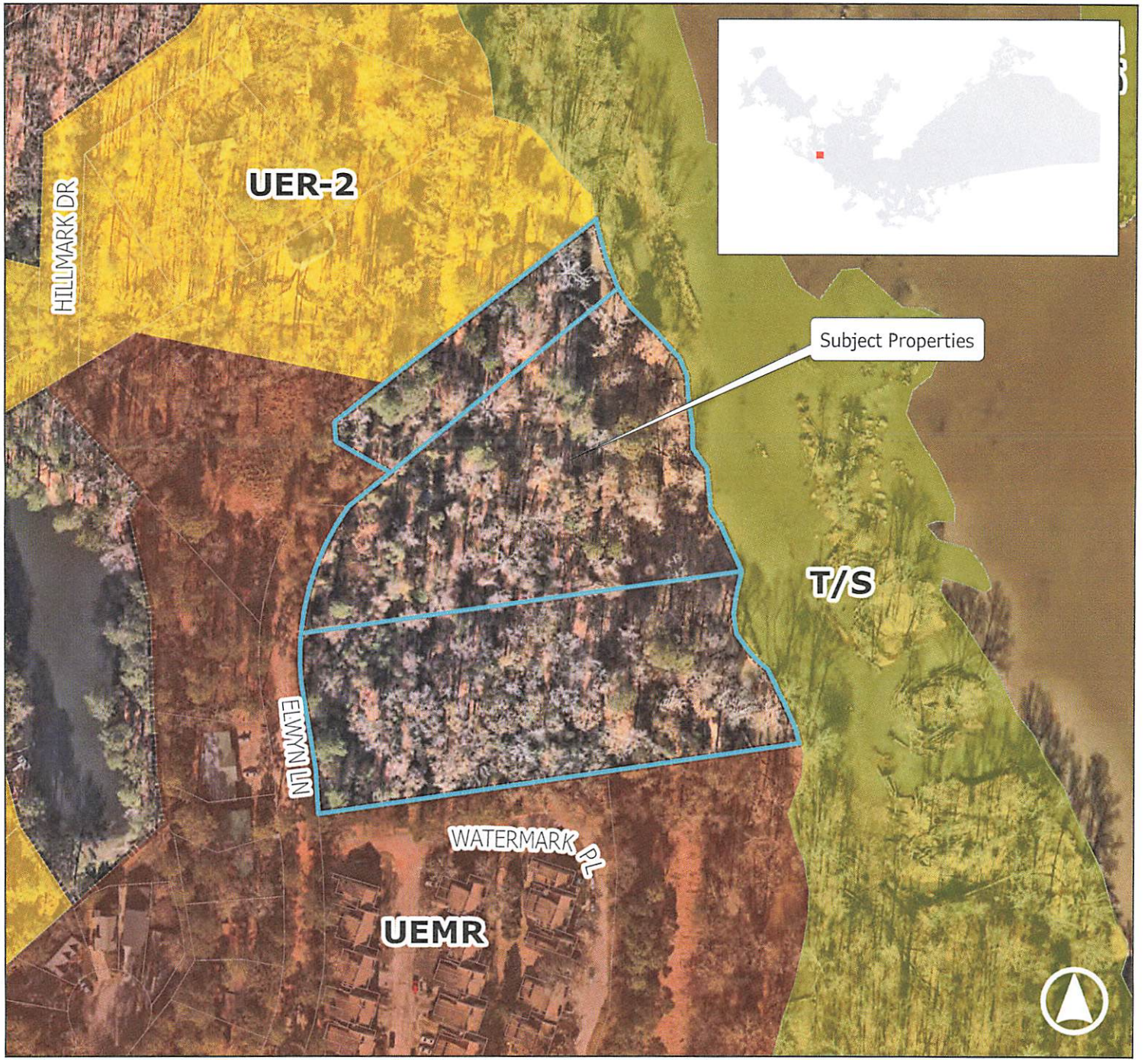
- UCMR-1 - Urban Core Mixed Residential - 1
- UCMR-2 - Urban Core Mixed Residential - 2
- UCMR-3 - Urban Core Mixed Residential - 3
- UEMR - Urban Edge Mixed Residential
- UCMF - Urban Core Multi-family
- UEMF - Urban Edge Multi-family
- UCR-1 - Urban Core Residential Small Lot
- UCR-2 - Urban Core Residential 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



CITY OF Columbia
 Planning & Development
 Services Department

Created by: swhudson Date: 9/12/2024

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Zoning

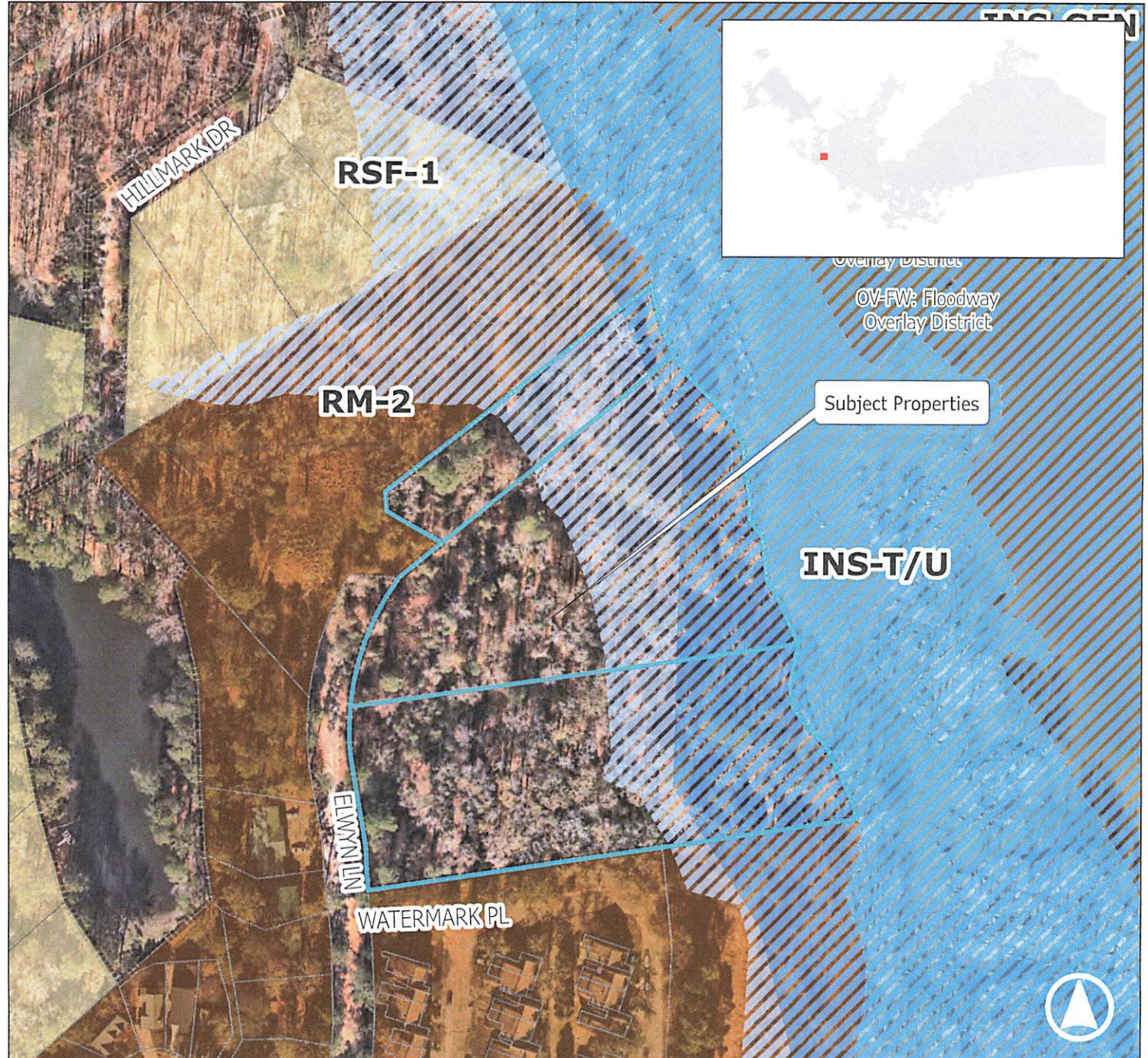
Elwyn Lane, TMS#s 09004-02-03, 09004-02-04, and 09004-02-05

Current Richland County Zoning: R2 and RT

Proposed City Zoning: Residential Mixed District (RM-2), portions within OV-FP and OV-FW

Legend

- RSF-1: Residential Single Family - Large Lot District
- RM-2: Residential Mixed
- INS-T/U: Institutional - Transportation/Utilities District
- INS-GEN: Institutional - General District
- OV-FW: Floodway Overlay District
- OV-FP: Floodplain Overlay District
- Parcels
- City Limits

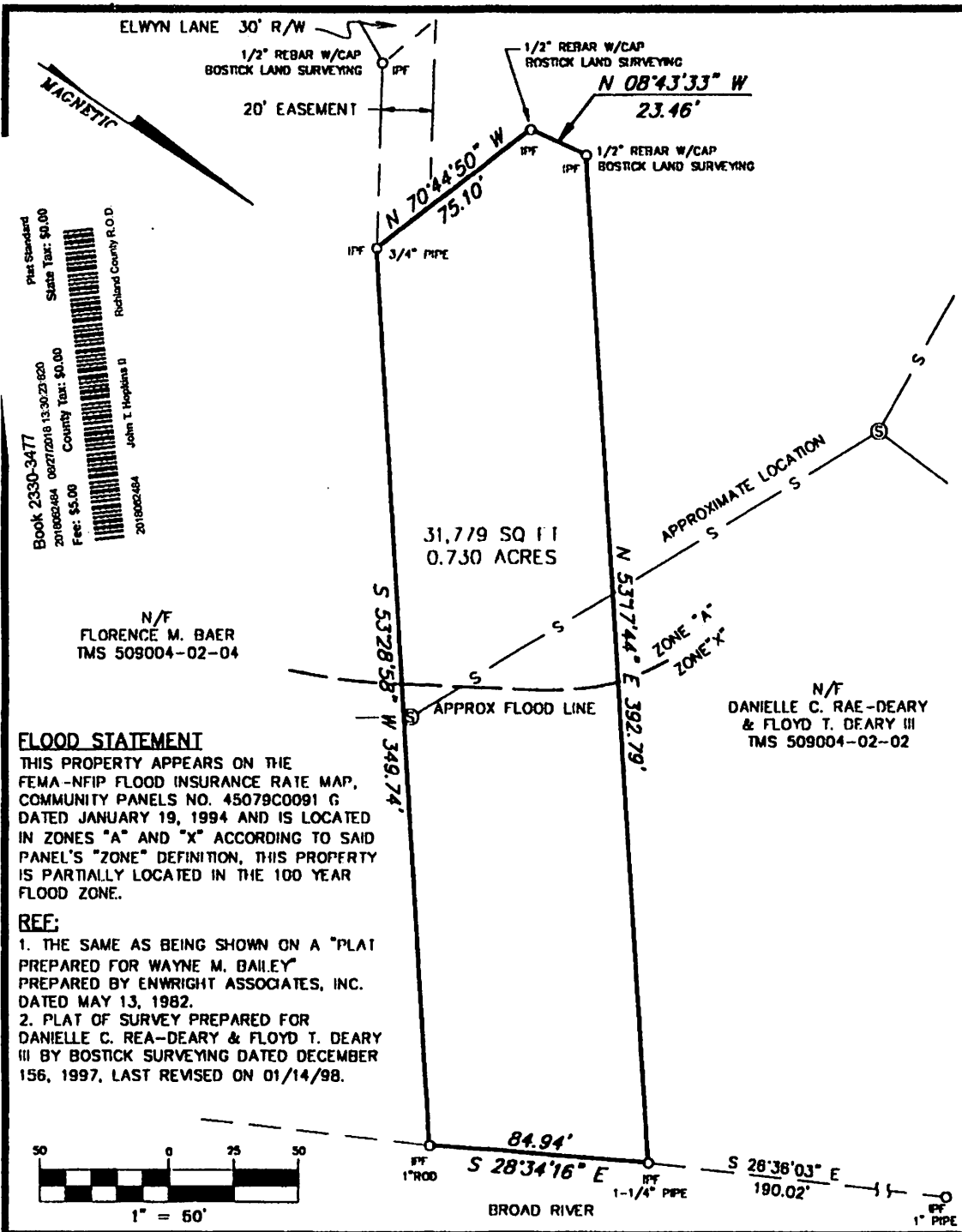


Planning & Development
Services Department

Created by: swhudson Date: 9/12/2024

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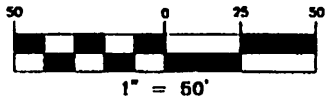
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 Book 2330-3477
 2018002484 09/27/2016 13:30:23.820
 County Tax: \$0.00
 Fee: \$5.00
 2018002484
 John T. Hopkins II
 Richland County R.O.D.

N/F
 FLORENCE M. BAER
 TMS 509004-02-04

N/F
 DANIELLE C. RAE-DEARY
 & FLOYD T. DEARY III
 TMS 509004-02-02

FLOOD STATEMENT
 THIS PROPERTY APPEARS ON THE FEMA-NFIP FLOOD INSURANCE RATE MAP, COMMUNITY PANELS NO. 45079C0091 G DATED JANUARY 19, 1994 AND IS LOCATED IN ZONES "A" AND "X" ACCORDING TO SAID PANEL'S "ZONE" DEFINITION, THIS PROPERTY IS PARTIALLY LOCATED IN THE 100 YEAR FLOOD ZONE.

REF:
 1. THE SAME AS BEING SHOWN ON A "PLAT PREPARED FOR WAYNE M. BAILEY" PREPARED BY ENWRIGHT ASSOCIATES, INC. DATED MAY 13, 1982.
 2. PLAT OF SURVEY PREPARED FOR DANIELLE C. RAE-DEARY & FLOYD T. DEARY III BY BOSTICK SURVEYING DATED DECEMBER 156, 1997, LAST REVISED ON 01/14/98.



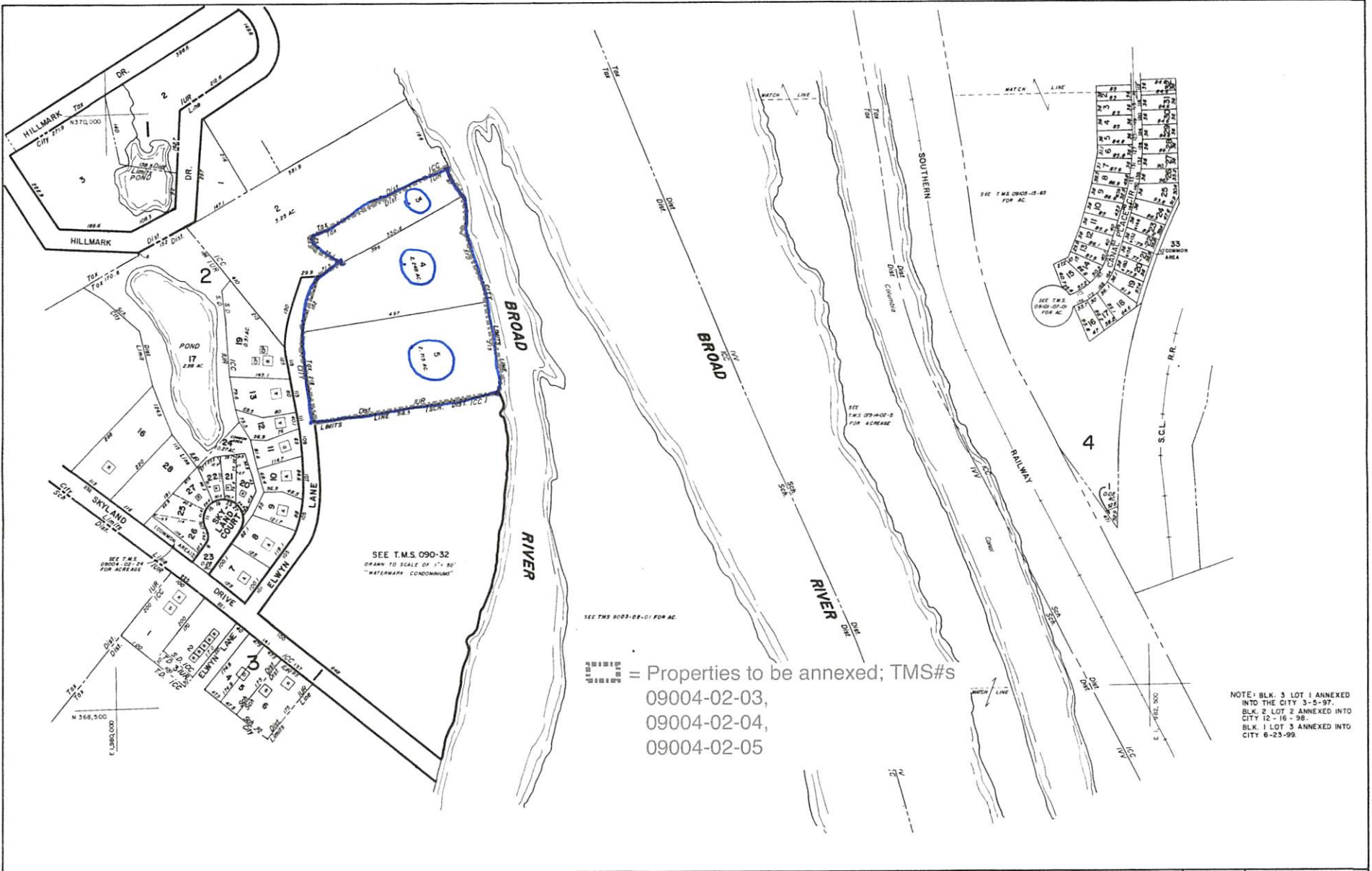
- PLAT OF SURVEY PREPARED FOR -
RICHARD E. BONNETTE & ADELE G. BONNETTE
 RICHLAND COUNTY *** SOUTH CAROLINA
 TMS: 09004-02-03 *** MARCH 2, 1998


I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

FR: LS 68022
 DWG: 981016
 FILE: 72--A11






Carl W. Bostick 5/6/05
 CARL W. BOSTICK - PLS NO. 4788

BOSTICK SURVEYING
 7703-G ST. ANDREWS ROAD
 PO BOX 263
 IRMO, SC - 29063
 PHONE: (803)732-0393



 = Properties to be annexed; TMS#s
 09004-02-03,
 09004-02-04,
 09004-02-05

NOTE: BLK. 3 LOT 1 ANNEXED
 INTO THE CITY 3-5-97.
 BLK. 2 LOT 2 ANNEXED INTO
 CITY 12-16-98.
 BLK. 1 LOT 3 ANNEXED INTO
 CITY 6-23-99.

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|---|--|--|--|---|---|--|--|---|---|
| Prepared by KUCERA ASSOCIATES Management Consultants Member, Inc. | REVISIONS DATE FIELD CHECKED DATE LAST REVISED 12/83 12/04 12/87 12/06 12/88 12/06 12/01 12/02 12/03 | PROPERTY LINE RIGHT OF WAY CITY LIMITS WINDING DRIVE PAVED ROAD PUBLIC ROAD AND BLOCK DIVIDER | LEGEND  DENOTES BUILDING USE B. RESIDENTIAL C. COMMERCIAL ETC.  DENOTES SEPARATE OWNER FROM BUILDING | BLOCK NO. 50 LOT NO. 150-3 LOT MEASUREMENT 6.55 AC ADDRESS 1204 | PROPERTY TAX MAP RICHLAND COUNTY SOUTH CAROLINA |  THIS MAP OR PHOTO SOLD BY THE RICHLAND COUNTY ASSESSORS OFFICE. THE BUYER OF THIS MAP OR PHOTO AGREES TO HOLD THE BUYER OF THIS MAP OR PHOTO RESPONSIBLE FOR ANY REPRODUCING FOR RESELL PURPOSES IS PROHIBITED. | MAP KEY 073-13 091-01 091-02 072-16 090-04 090-08 072-15 090-03 080-07 | GRAPHIC SCALE  LOCATION AND DIMENSIONS OF BUILDINGS MAY NOT BE DRAWN TO SCALE |  PROPERTY MAP SHEET NO. 09004 SCHOOL DISTRICT IUR, ICC, IVV |
|---|--|--|--|---|---|--|--|---|---|