

ORIGINAL

ORDINANCE NO.: 2024-095

Annexing 549 Old Woodlands Road, Richland County TMS # 13713-02-18 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 7th day of January, 2025, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.

2. The property identified as 549 Old Woodlands Road, Richland County TMS # 17313-02-18 containing 0.50 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 #3, Census Tract 116.04, 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.: 13713-02-18

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:

Cheresa Whitson
City Manager

Approved as to form:

[Signature]
City Attorney

[Signature]
Mayor

ATTEST:

Zuka D. Hammond
City Clerk

Introduced: 12/17/2024
Final Reading: 01/07/2025

ORDINANCE NO.: 2024-095

EXHIBIT "A"
PROPERTY DESCRIPTION

All that certain piece, parcel or lot of land, with improvements thereon, lying being and situate near the City of Columbia, in the County of Richland, State of South Carolina, on the Western side of Old Woodlands Road, near the Veterans Hospital (being designated as 549 Old Woodlands Road) the same being designated as Lot C, on a plat of the property surveyed for Mabel Shealy by B.P. Barber and Associates, Engineers, dated March 29, 1956, and recorded in the Register of Deeds Office for Richland County in Plat Book 10 at page 48; being more particularly described on a plat prepared for John Papas, Jr. and Nancy C. Papas, prepared by Baxter Land Surveying Co., Inc., dated March 28, 1991, and recorded in the Richland County Register of Deeds Office in Plat Book 53 at page 4151. Reference being made to said latter plat for a more complete description; all measurements being a little more or less.

MEMORANDUM

Office of the City Manager

TO: Department Heads
FROM: Teresa Wilson, City Manager
DATE: October 4, 2024
RE: **Property Address:** 549 Old Woodlands Road
Richland County TMS#: 13713-02-18
Owner(s): Robert E. Wright, Jr. and Monica K. Wright / Matthew N. Simmons
Current Use: Residential
Proposed Use: Residential
Current County Land Use: Mixed Residential (High Density)
Proposed City Land Use: Urban Edge Residential Large Lot (UER-2)
Current County Zoning: Residential 2 (R2)
Proposed City Zoning: Residential Single Family Large Lot (RSF-1)
Reason for Annexation: Municipal Services – New Construction; Donut Hole - Primary
City Council District: 3
Census Tract: 116.04

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 **November 14, 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 Liaison	Hope Hasty, Zoning Administrator
Tiffany Latimer, Customer Care Administrator	Wendy Royal, Columbia-Richland 911
Todd Beiers, Building Official	David Hatcher, Director of Code Enforcement
Michelle Brazell, Engineering	Richland County Solid Waste Collection
Police Planning & Research	Lucinda Statler, Planning Administrator
Richland County Administrator's Office	Brandon Burnette, Development Center Administrator
Alfreda Tindal, Richland Co. 911 Addressing Coordinator	Richland County Engineering
Aric Jensen, Assistant County Administrator – Richland County	

Planning Commission Land Use Recommendation: UER-2 (Land Use classification) by 7-0
on 11/14/24 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: RSF-1 (Zoning classification) by 7-0
on 11/14/24 (mm/dd/yyyy).


(Signature of Annexation Coordinator)



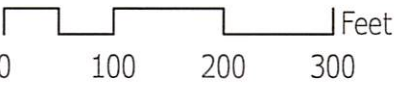
Future Land Use

549 Old Woodlands Road, TMS# 13713-02-18

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

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

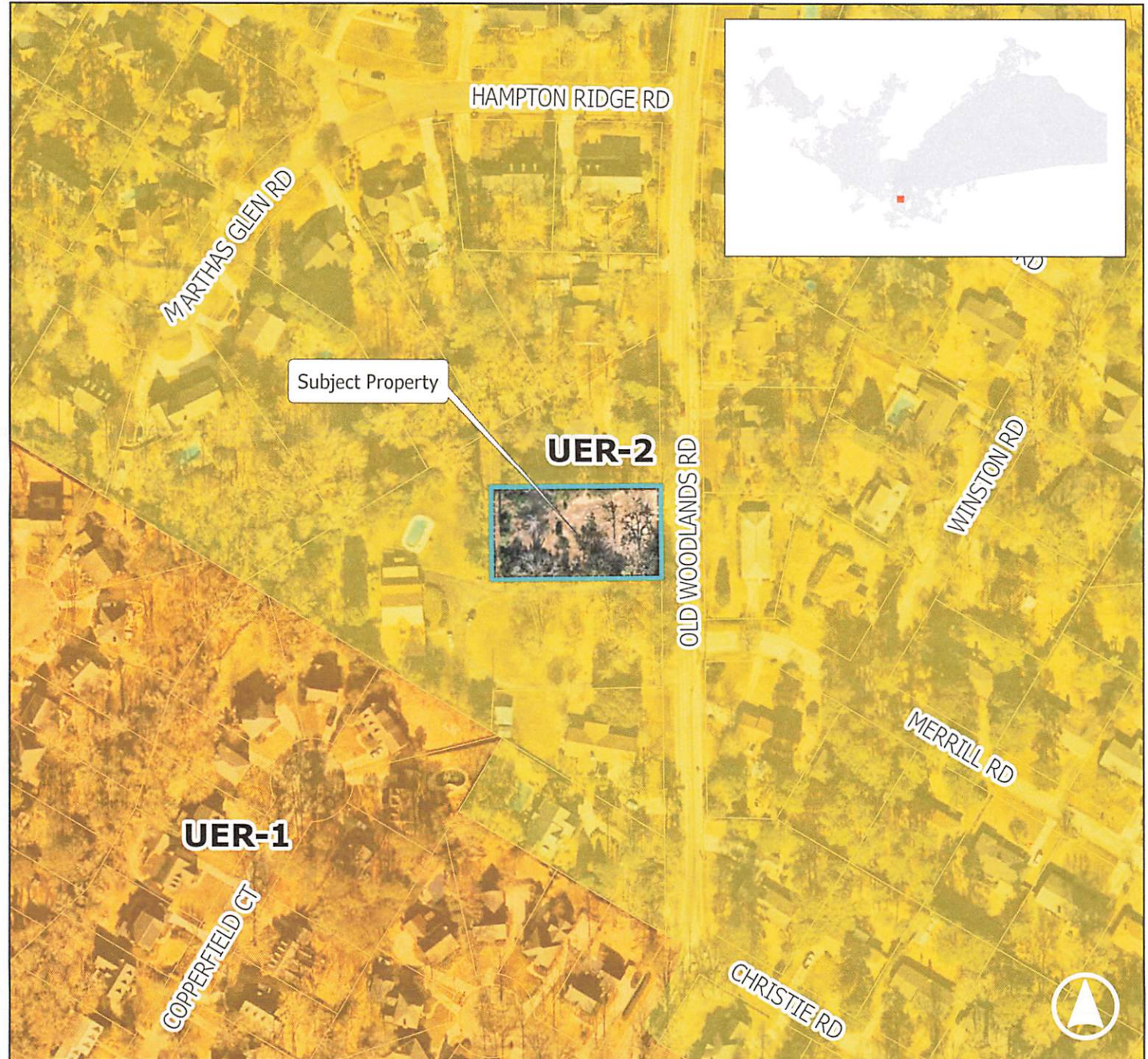
- Legend
- UCMR-1 - Urban Core Mixed Residential - 1
 - UCMR-2 - Urban Core Mixed Residential - 2
 - UCMR-3 - Urban Core Mixed Residential - 3
 - UEMR - Urban Edge Mixed Residential
 - UCMF - Urban Core Multi-family
 - UEMF - Urban Edge Multi-family
 - UCR-1 - Urban Core Residential Small Lot
 - UCR-2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



CITY OF Columbia
 Planning & Development
 Services Department

Created by: swhudson Date: 9/26/2024

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Zoning

549 Old Woodlands Road, TMS# 13713-02-18

Current Richland County Zoning: R2

Proposed City Zoning: Residential Single Family - Large Lot District (RSF-1)

Legend

- RSF-2: Residential Single Family - Medium Lot District
- RSF-1: Residential Single Family - Large Lot District
- Parcels
- City Limits



Planning & Development
Services Department

Created by: swhudson Date: 9/26/2024

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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 that certain piece, parcel or lot of land, with improvements thereon, lying being and situate near the City of Columbia, in the County of Richland, State of South Carolina, on the Western side of Old Woodlands Road, near the Veterans Hospital (being designated as 549 Old Woodlands Road) the same being designated as Lot C, on a plat of the property surveyed for Mabel Shealy by B.P. Barber and Associates, Engineers, dated March 29, 1956, and recorded in the Register of Deeds Office for Richland County in Plat Book 10 at page 48; being more particularly described on a plat prepared for John Papas, Jr. and Nancy C. Papas, prepared by Baxter Land Surveying Co., Inc., dated March 28, 1991, and recorded in the Richland County Register of Deeds Office in Plat Book 53 at page 4151. Reference being made to said latter plat for a more complete description; all measurements being a little more or less.

Richland County TMS: 13713-02-18


Property Addresses: 549 Old Woodlands Road

Seller:



Robert E. Wright, Jr.

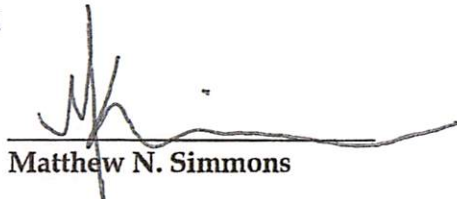
Date: 09/21/24



Monica K. Wright

Date: 09/20/24

Buyer:



Matthew N. Simmons

Date: 9/21/2024

5.00

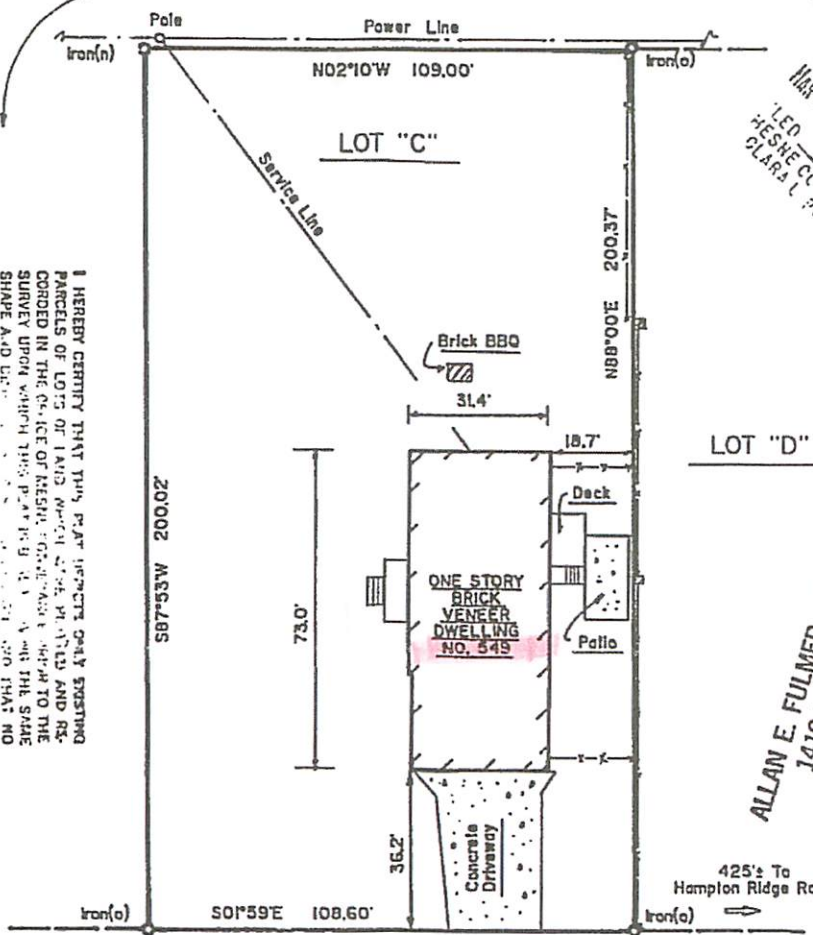


I hereby certify that I have consulted the Federal Insurance Administration Flood Insurance Rate Map; and to the best of my knowledge and belief, the subject property is not located in special flood hazard zone A, B or V.

BOOK 53 PAGE 4151
LOT "E"



MAR 29 4 02 PM '91
LED
HESHE CONVEYANCE
CLARA L. PIERCE



I HEREBY CERTIFY THAT THIS PLAT REFLECTS ONLY EXISTING PARCELS OF LAND WHICH HAVE BEEN PLATED AND RECORDED IN THE OFFICE OF REGISTER OF MESNE CONVEYANCE FOR THE SURVEY UPON WHICH THIS PLAT IS MADE AND THAT NO NEW DIVISIONS, SUBDIVISIONS, OR LOTS OR FRACTS WERE MADE IN PREPARING THIS PLAT OR APPEAR THEREON.

Ross W. Baxter Jr.
REGISTERED LAND SURVEYOR

LOT "D"

ALLAN E. FULMER, ATTORNEY,
1419 BULL STREET
P. O. BOX 1548
COLUMBIA, S. C. 29202

OLD WOODLANDS ROAD

BOOK 53 PAGE 4151
PLAT PREPARED FOR

JOHN PAPAS, JR. & NANCY C. PAPAS

RICHLAND COUNTY, COLUMBIA, SOUTH CAROLINA
 THE SAME BEING DESIGNATED AS LOT "C" ON PLAT PREPARED FOR MABEL SHEALY BY B. P. BARBER & ASSOCIATES DATED MARCH 29, 1956, AND RECORDED IN THE OFFICE OF REGISTER OF MESNE CONVEYANCE FOR RICHLAND COUNTY IN PLAT BOOK NO. 10, PAGE 48.

MARCH 28, 1991



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

BAXTER LAND SURVEYING CO., INC.
 533 HARDEN STREET
 COLUMBIA, S.C. 29205
 803-252-8564

Ross W. Baxter Jr.
 REGISTERED LAND SURVEYOR
 NO. 7613