

ORIGINAL

ORDINANCE NO.: 2025-014

Annexing 1015 Hamrick Street and R/R Bluff Road, Richland County TMS # 11204-02-17 and 11204-02-23 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 1st day of April, 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 1015 Hamrick Street and R/R Bluff Road, Richland County TMS # 11204-02-17 and 11204-02-23 containing 0.28 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 28, and assigned a future land use classification of Urban Core Mixed Residential Type 3 (UCMR-3) and zoning of Residential Two-Family - Mill Village District (RD-MV).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 11204-02-17 and 11204-02-23

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 Palen

Approved by:

Cheresa B. Wilson
City Manager

Approved as to form:

[Signature]
City Attorney

Introduced: 03/18/2025
Final Reading: 04/01/2025

[Signature]
Mayor

ATTEST:

Erika D. Hammond
City Clerk

ORDINANCE NO.: 2025-014

EXHIBIT "A"
PROPERTY DESCRIPTION

ALL those certain pieces, parcels or lots of land, and being situate in the State of South Carolina, near the City of Columbia, County of Richland, containing a total of 0.28 acre, and shown and designated as Lots Ten (10) and Eleven (11), containing 0.14 acre, TMS 11204-02-17, and 0.14 acre, TMS 11204-02-23, and being shown more particularly on a plat prepared for Tushar Patel and Pranv Patel, prepared by Benjamin H. Whetstone, R.L.S., Surveyor, dated May 2, 2024 and recorded at Book 2931 Page 2097 in the Richland County Register of Deeds Office. Reference is hereby made to said plat of record for a more complete and accurate metes and bounds description thereof.

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 those certain pieces, parcels or lots of land, and being situate in the State of South Carolina, near the City of Columbia, County of Richland, containing a total of 0.28 acre, and shown and designated as Lots Ten (10) and Eleven (11), containing 0.14 acre, TMS 11204-02-17, and 0.14 acre, TMS 11204-02-23, and being shown more particularly on a plat prepared for Tushar Patel and Pranv Patel, prepared by Benjamin H. Whetstone, R.L.S., Surveyor, dated May 2, 2024 and recorded at Book 2931 Page 2097 in the Richland County Register of Deeds Office. Reference is hereby made to said plat of record for a more complete and accurate metes and bounds description thereof.

Richland County TMS: 11204-02-17 and 11204-02-23

Property Address: 1015 Hamrick Street and R/R Bluff Road



Pranv Patel

Date: 12/17/2024



Tushar Patel

Date: 12/10/2024



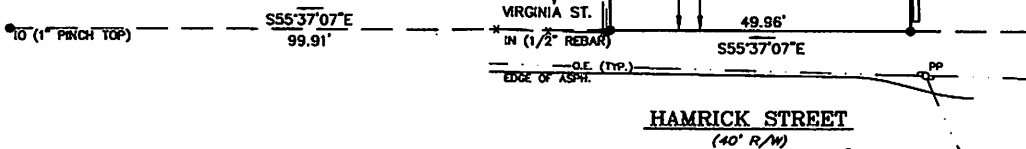
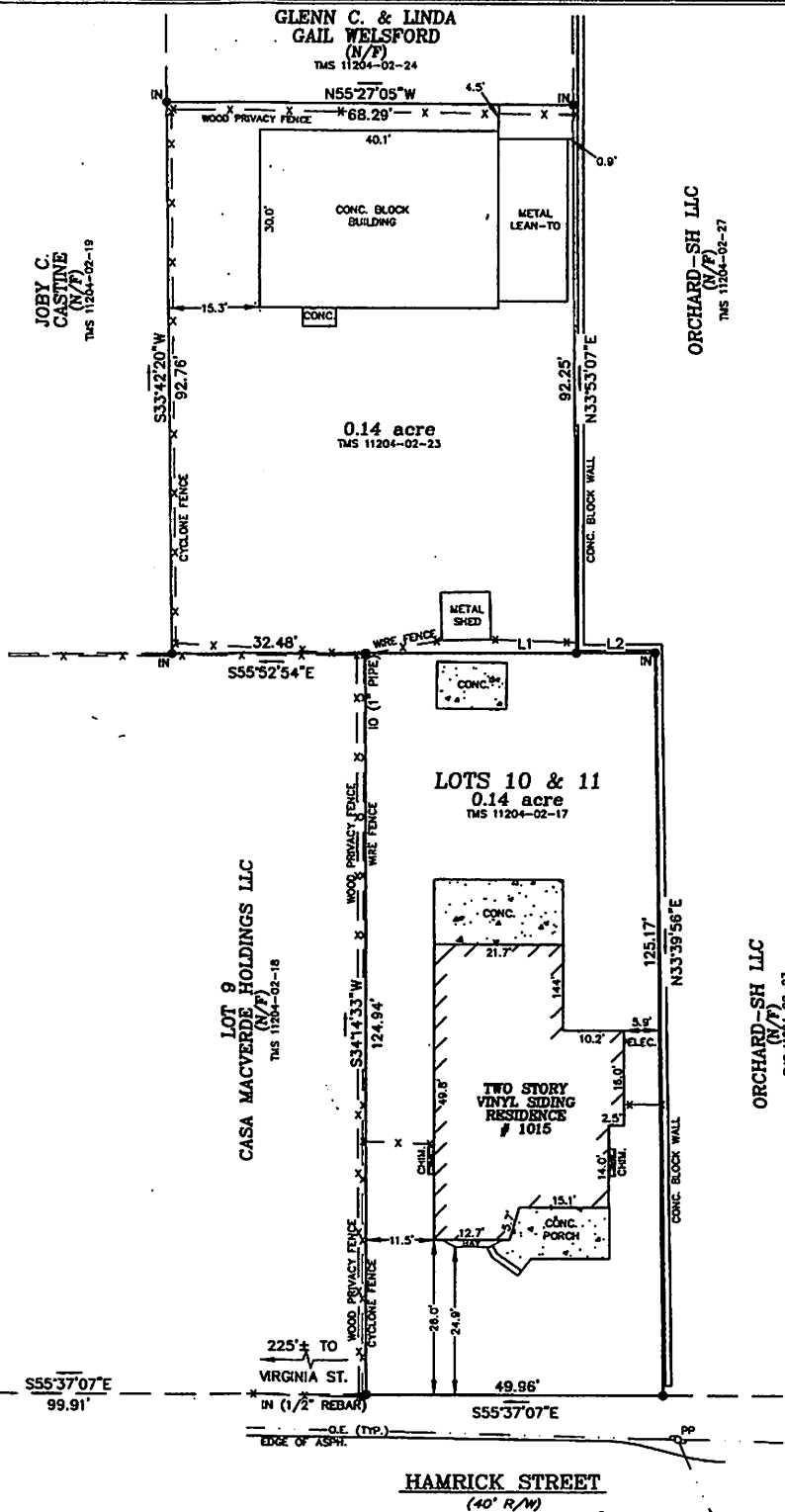
EXEMPTION FROM REVIEW PROCESS
 This plat is a RESURVEY of an existing lot of record with no changes to existing lot lines.

Benjamin H. Whetstone
 Registered Surveyor
 Benjamin H. Whetstone
 PLS # 2904 SC



NOTES:
 THESE LOTS MAY CONTAIN EASEMENTS AND SETBACKS OF RECORD.
 ALL UNLABELED P.A. CORNERS ARE OLD 1/2" REBAR.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N55°52'54"W	35.52
L2	N55°52'54"W	13.18



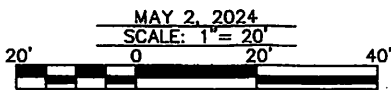
LOTS NEAR COLUMBIA, IN RICHLAND COUNTY, SC; TMS 11204-02-17 & TMS 11204-02-23.
 REFERENCES: PLAT BOOK H, PAGE 65.

Book 2931-2097
 2024026074 06/13/2024 10:18:15:003 Plat Overized 11 x 17
 Fee: \$25.00 County Tax: \$0.00 State Tax: \$0.00



PLAT PREPARED FOR
TUSHAR PATEL & PRANV PATEL

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



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.

Benjamin H. Whetstone
 BENJAMIN H. WHETSTONE, R.L.S.
 S.C. REGISTRATION NUMBER 2904



MEMORANDUM
Office of the City Manager

Date: January 7, 2025
To: Department Heads
From: Teresa Wilson, City Manager
RE:

Property Address: 1015 Hamrick Street and R/R Bluff Road
Richland County TMS#: 11204-02-17 and 11204-02-23
Owner(s): Pranv Patel and Tushar Patel
Current Use: Residential
Proposed Use: Residential
Current County Land Use: Mixed Residential (High Density)
Proposed City Land Use: Urban Core Mixed Residential Type 3 (UCMR-3)
Current County Zoning: Residential 6 (R6)
Proposed City Zoning: Residential Two-Family - Mill Village District (RD-MV)
Reason for Annexation: Municipal Services – New Construction; Donut Hole - Primary
City Council District: 3
Census Tract: 28

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 **February 13, 2025** Planning Commission agenda. Planning & Development Services staff will notify the City Attorney of the Planning Commission’s zoning recommendation by forwarding a completed copy of this form after the Planning Commission has met.

/atl
Attachments

- | | |
|--|--|
| <ul style="list-style-type: none"> cc: Assistant City Managers / Police & Fire Chiefs Harry Tinsley, Emergency Management Kelly Smith, Business License Administrator Economic Development 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, Richland Co. Assistant County Administrator Richland County Planning & Development | <ul style="list-style-type: none"> Teresa Knox, City Attorney George Adams, Fire Marshal Dollie Herron, Community Development David Hatcher, Director of Code Enforcement Andrew Livengood, Zoning Administrator Brandon Burnette, Development Center Administrator Lucinda Statler, Planning Administrator S.W. Hudson, Information Resource Coordinator Wendy Royal, Columbia-Richland 911 Richland County Engineering Richland County Solid Waste Collection |
|--|--|

Planning Commission Recommendations:

	<u>Classification</u>	<u>Vote</u>	<u>Date</u>
Land Use	_____	_____ to _____	_____
Zoning	_____	_____ to _____	_____

(Signature of Annexation Coordinator)



Subject Property

KENTUCKY ST

BLUFF RD
MARYLAND ST

OLYMPIA AVE

OHIO ST

TEXAS ST

BLUFF RD

FERGUSON ST

VIRGINIA ST

TENNESSEE AVE

SEABROOK AVE

HAMRICK ST

LACY ST



Future Land Use

1015 Hamrick Street and R/R Bluff Road, TMS#s 11204-02-17 and 11204-02-23
 Current Richland County Future Land Use: Mixed Residential (High Density)
 Proposed City Future Land Use: Urban Core Mixed Residential-3 (UCMR-3)

Legend

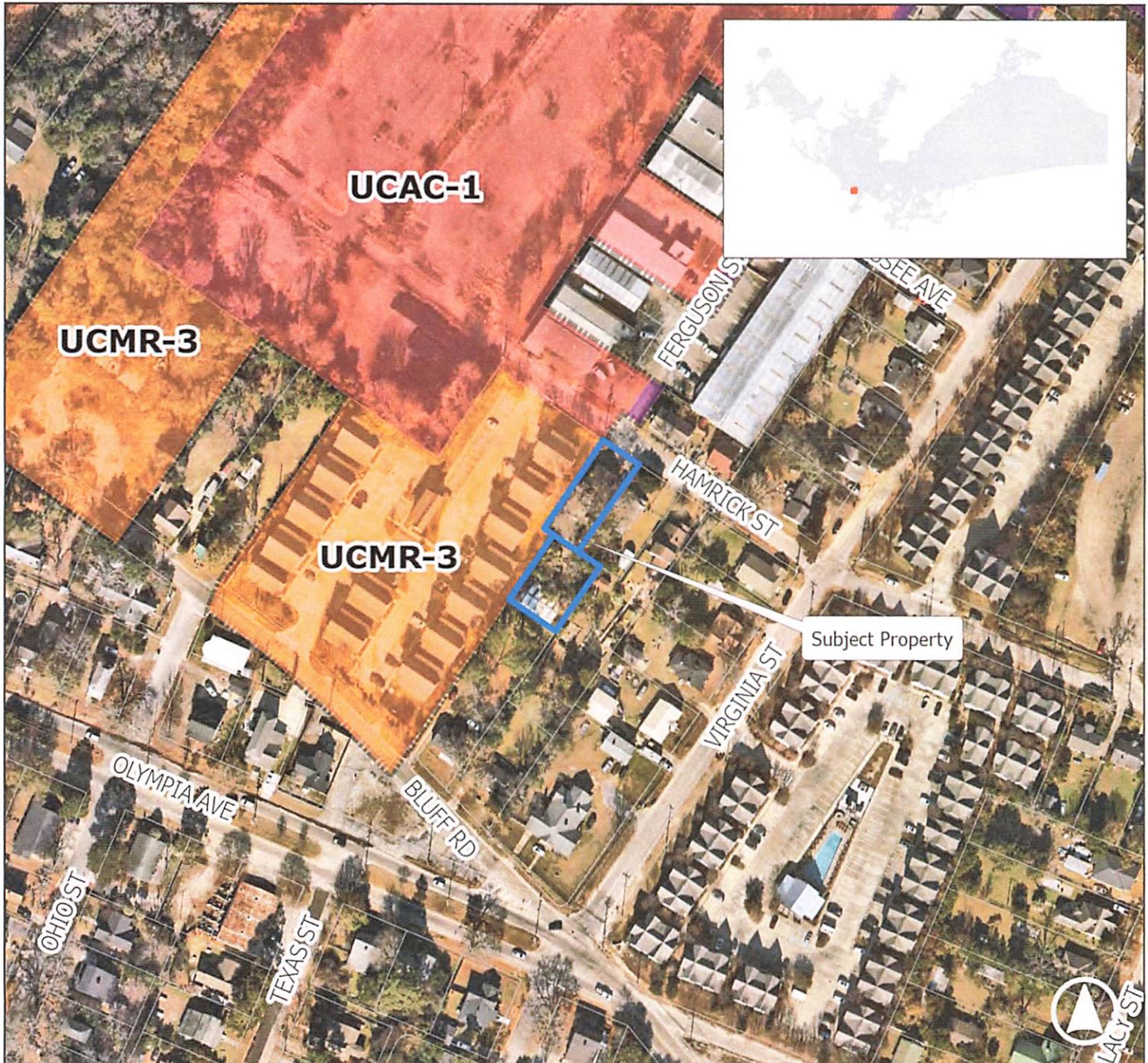
- UCMR-1 - Urban Core Mixed Residential - 1
- UCMR-2 - Urban Core Mixed Residential - 2
- UCMR-3 - Urban Core Mixed Residential - 3
- UEMR - Urban Edge Mixed Residential
- UCMF - Urban Core Multi-family
- UEMF - Urban Edge Multi-family
- UCR-1 - Urban Core Residential Small Lot
- UCR-2 - Urban Core Residential 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
- F1 - Fort Jackson
- T/S - Transitional/Sensitive Lands
- Parcels
- City Limits



CITY OF Columbia
 Planning & Development
 Services Department

Created by: swhudson Date: 12/19/2024

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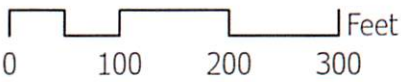


Zoning

1015 Hamrick Street and R/R Bluff Road, TMS#s 11204-02-17 and 11204-02-23
Current Richland County Zoning: Residential 6 (R6)
Proposed City Zoning: Residential Two-Family - Mill Village (RD-MV)

Legend

- CAC: Community Activity Center/Corridor
- RM-2: Residential Mixed
- RD-MV: Residential Two-Family - Mill Village District
- EC: Employment Campus District
- OV-FP: Floodplain Overlay District
- Parcels
- City Limits



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