

ORIGINAL

ORDINANCE NO.: 2025-015

Annexing 2309 Leesburg Road, Richland County TMS # 19208-02-17 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 2309 Leesburg Road, Richland County TMS # 19208-02-17 containing 0.33 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 (RSF-1).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 19208-02-17

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

Mayor

[Signature]

ATTEST:

Erika Dell Hammond
City Clerk

ORDINANCE NO.: 2025-015

EXHIBIT "A"
PROPERTY DESCRIPTION

All that certain piece, parcel, or lot of land, together with the improvements thereon, situate, lying and being on the Northern side of Leesburg Road, East of the Veterans Hospital, near the City of Columbia, in the County of Richland, and in the State of South Carolina, generally known as 2309 Leesburg Road, said lot being shown and designated Lot #4 in Block "C" as shown on plat of Twin Lakes Hills Section #2 prepared by McMillan Engineering Co. dated March 17, 1961, and recorded in the Office of the Clerk of Court for Richland County in Plat Book "S" at Pages 60 and 61; said lot, according to said plat, being bounded and measures as follows, to-wit: on the Northeast by Lot #28 in Block "C", whereon it measures Sixty-two and 6/10 (62.6') feet, more or less; on the East by Lot #3 in Block "C", whereon it measures One Hundred Seventy-three and 8/10 (173.8') feet, more or less; on the South by Leesburg Road, whereon said lot fronts and measures One Hundred (100') feet, more or less; on the West by Lot #5 in Block "C", whereon it measures One Hundred Forty (140') feet, more or less; and on the Northwest by Lot #6 in Block "C", whereon it measures Sixty-nine and 2/10 (69.2') feet, more or less; being more particularly shown and delineated upon plat prepared for Victor Bautista Sosa by McMillan Engineering Company dated February 20, 1962, and recorded in the Richland County ROD in Plat Book 19 Page 132.

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 the improvements thereon, situate, lying and being on the Northern side of Leesburg Road, East of the Veterans Hospital, near the City of Columbia, in the County of Richland, and in the State of South Carolina, generally known as 2309 Leesburg Road, said lot being shown and designated Lot #4 in Block "C" as shown on plat of Twin Lakes Hills Section #2 prepared by McMillan Engineering Co. dated March 17, 1961, and recorded in the Office of the Clerk of Court for Richland County in Plat Book "S" at Pages 60 and 61; said lot, according to said plat, being bounded and measures as follows, to-wit: on the Northeast by Lot #28 in Block "C", whereon it measures Sixty-two and 6/10 (62.6') feet, more or less; on the East by Lot #3 in Block "C", whereon it measures One Hundred Seventy-three and 8/10 (173.8') feet, more or less; on the South by Leesburg Road, whereon said lot fronts and measures One Hundred (100') feet, more or less; on the West by Lot #5 in Block "C", whereon it measures One Hundred Forty (140') feet, more or less; and on the Northwest by Lot #6 in Block "C", whereon it measures Sixty-nine and 2/10 (69.2') feet, more or less; being more particularly shown and delineated upon plat prepared for Victor Bautista Sosa by McMillan Engineering Company dated February 20, 1962, and recorded in the Richland County ROD in Plat Book 19 Page 132.

Richland County TMS: 19208-02-17

Property Address: 2309 Leesburg Road

Victoria S. Adams
Victoria Sosa Adams

Date: 12-20-24



MEMORANDUM
Office of the City Manager

Date: January 27, 2025
To: Department Heads
From: Teresa Wilson, City Manager
RE:

Property Address: 2309 Leesburg Road
Richland County TMS#: 19208-02-17
Owner(s): Victoria Sosa Adams
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

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

- 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
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:

Table with 4 columns: Land Use, Classification, Vote, Date. Includes rows for Land Use and Zoning with blank lines for input.

(Signature of Annexation Coordinator)



IVY RD

TWIN LAKES RD

EWELL RD

WEISS DR

NEWELL RD

Subject Property

HUFFMAN DR

MINERVA ST

LEESBURG RD

DUNVEGAN DR

FONTANA DR

GAYLEY ST

MIRROR LAKE RD

GLENGARRY DR

PORTER DR

LETTNER RD

CALEDONIA LN

MONTREAT CT

PLEASANT RIDGE DR



Future Land Use

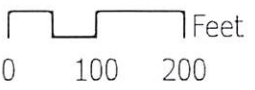
2309 Leesburg Road, TMS#s 19208-02-17

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

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

Legend

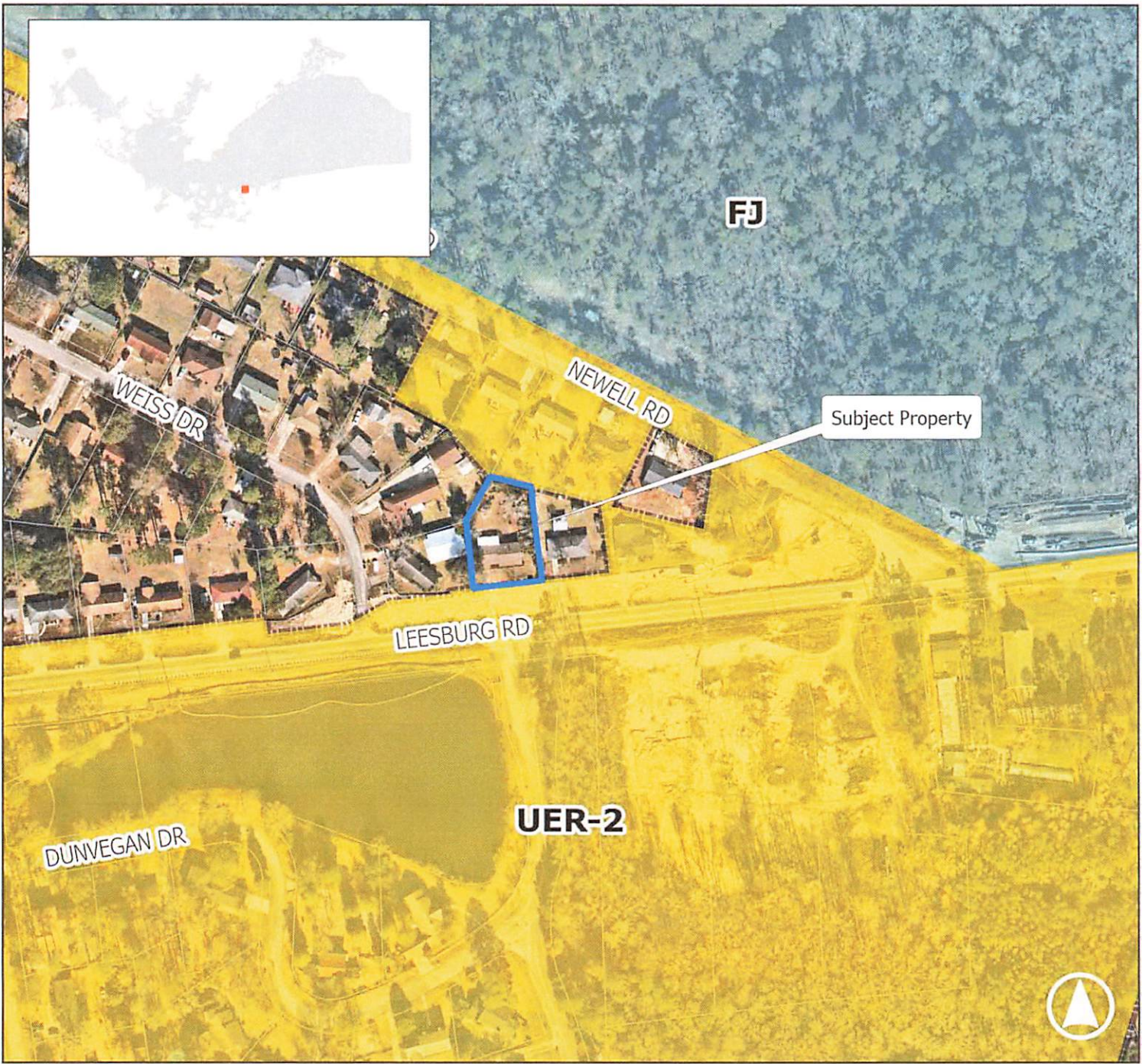
- UCMR-1 - Urban Core Mixed Residential - 1
- UCMR-2 - Urban Core Mixed Residential - 2
- UCMR-3 - Urban Core Mixed Residential - 3
- UEMR - Urban Edge Mixed Residential
- UCMF - Urban Core Multi-family
- UEMF - Urban Edge Multi-family
- UCR-1 - Urban Core Residential Small Lot
- UCR-2 - Urban Core Residential 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: 1/2/2025

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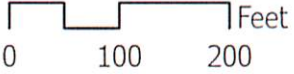
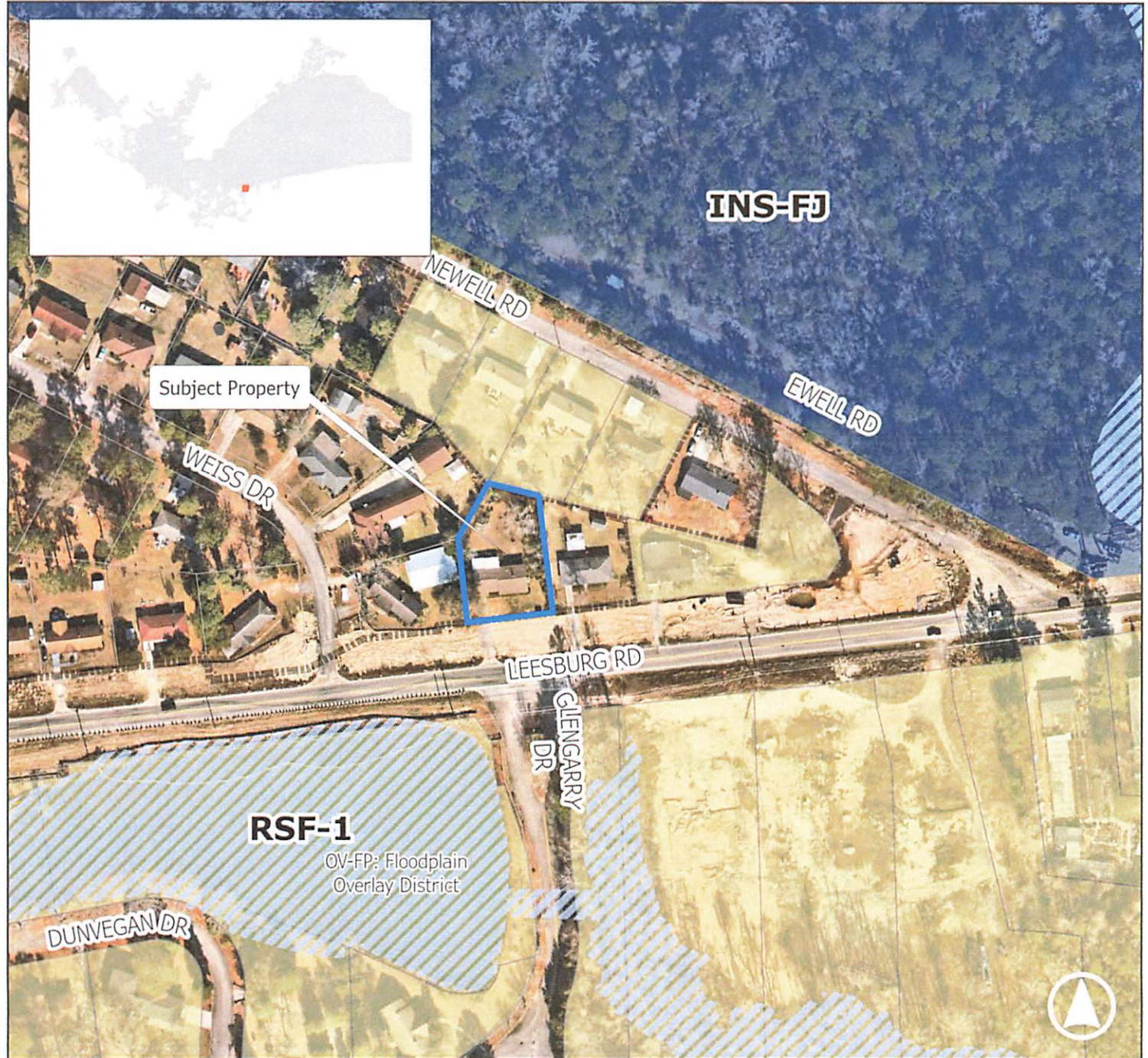


Zoning

2309 Leesburg Road, TMS#s 19208-02-17
Current Richland County Zoning: Residential 3 (R3)
Proposed City Zoning: Residential Single Family Large Lot (RSF-1)

Legend

- RSF-2: Residential Single Family - Medium Lot District
- RSF-1: Residential Single Family - Large Lot District
- INS-FJ: Institutional - Fort Jackson District
- OV-FP: Floodplain Overlay District
- Parcels
- City Limits



Planning & Development Services Department

Created by: swhudson Date: 1/2/2025

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