

ORIGINAL

ORDINANCE NO.: 2025-016

Annexing 2313 Leesburg Road, Richland County TMS # 19208-02-16 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 2313 Leesburg Road, Richland County TMS # 19208-02-16 containing 0.27 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.: 19208-02-16

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

[Signature]
Mayor

ATTEST:

Erika M. Hammond
City Clerk

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

ORDINANCE NO.: 2025-016

EXHIBIT "A"
PROPERTY DESCRIPTION

All that certain piece, parcel or lot of land, with the improvements thereon, situate, lying and being near the City of Columbia, County of Richland, State of South Carolina, being shown and designated as Lot 3, Block C on map of Twin Lakes Hills, Section Two, by McMillian Engineering Company, dated March 17, 1961 and recorded in the RMC Office for Richland County in Plat Book S, Pages 60 and 61, and being more particularly shown on a plat prepared for Brent A. Gregory and Wendy B. Gregory by Cox and Dinkins, Inc., dated January 31, 1994, and recorded at the Richland County ROD at Book 55 Page 730, and according to said latter plat, having the following measurements and boundaries, to-wit: on the North by Lots 28 and 29 whereon it measures 106.50 feet; on the East by Lot 2 whereon it measures 136.52 feet; on the South by Leesburg Road whereon it measures 100.00 feet; and on the West by Lot 4 whereon it measures 173.80 feet; be all said measurements a little more or less.

LESS AND EXCEPTING: All that certain portion of Leesburg Road right-of-way (SC 262), being 0.093 AC (4,048 SF) and identified as "Area of Acquisition from Tract 94 PID 0039032", conveyed to the South Carolina Department of Transportation by deed of Preston Bunche, dated October 20, 2016, and recorded December 15, 2017 in the Office of the Register of Deeds for Richland County in Record Book 2267 Page 2024.

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 the improvements thereon, situate, lying and being near the City of Columbia, County of Richland, State of South Carolina, being shown and designated as Lot 3, Block C on map of Twin Lakes Hills, Section Two, by McMillian Engineering Company, dated March 17, 1961 and recorded in the RMC Office for Richland County in Plat Book S, Pages 60 and 61, and being more particularly shown on a plat prepared for Brent A. Gregory and Wendy B. Gregory by Cox and Dinkins, Inc., dated January 31, 1994, and recorded at the Richland County ROD at Book 55 Page 730, and according to said latter plat, having the following measurements and boundaries, to-wit: on the North by Lots 28 and 29 whereon it measures 106.50 feet; on the East by Lot 2 whereon it measures 136.52 feet; on the South by Leesburg Road whereon it measures 100.00 feet; and on the West by Lot 4 whereon it measures 173.80 feet; be all said measurements a little more or less.

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Richland County TMS: 19208-02-14

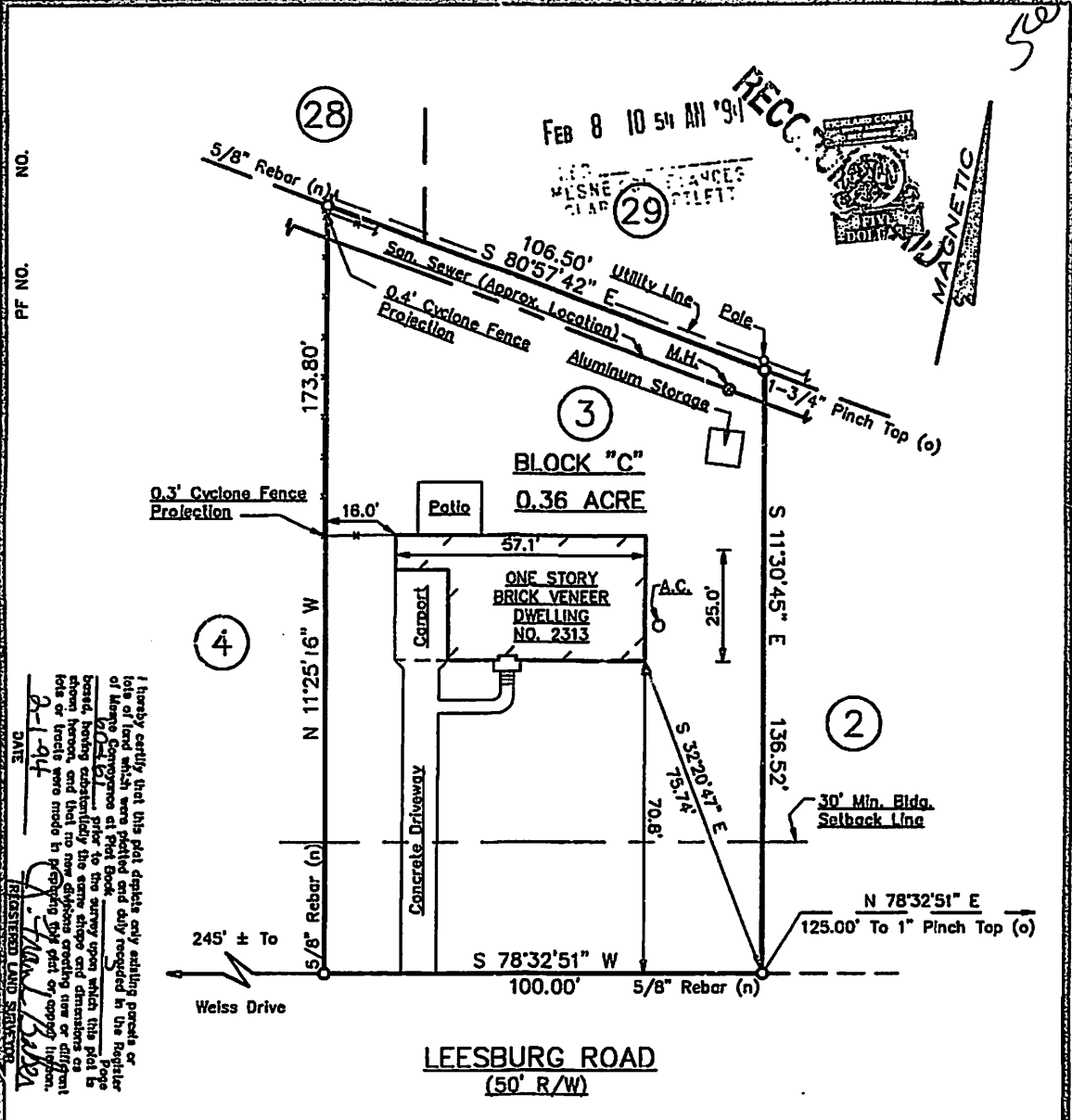
Property Address: 2313 Leesburg Road



Preston Bunche

Date: 12-18-24

50



NO. PF NO.

FEB 8 10 54 AM '94
 REC'D
 MESNE CONVEYANCES
 CLERK
 MAGNETIC

I hereby certify that this plat depicts only existing parcels or lots of land which were platted and duly recorded in the Register of Mesne Conveyances at this date, and which this plat is based, having substantially the same shape and dimensions as shown hereon, and that no new divisions, creating new lots or tracts were made in preparing this plat or copy hereof.
 DATE 2-1-94
 REGISTERED LAND SURVEYOR

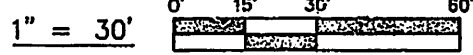
PLAT PREPARED FOR
BRENT A. GREGORY & WENDY B. GREGORY

RICHLAND COUNTY, COLUMBIA, S.C.

THE SAME BEING DESIGNATED AS LOT NO. 3, BLOCK "C", ON MAP OF TWIN LAKES HILLS, SECTION TWO, BY McMILLAN ENGINEERING COMPANY, DATED MARCH 17, 1961, AND RECORDED IN THE OFFICE OF REGISTER OF MESNE CONVEYANCE FOR RICHLAND COUNTY IN PLAT BOOK "S", PAGES 60 & 61.

JANUARY 31, 1994

COX and DINKINS, INC.
 ENGINEERS & SURVEYORS
 614 HOLLY STREET ; COLUMBIA, S.C. - 29205



I hereby state that to the best of my knowledge, information, and belief, the survey shown herein 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 B survey as specified therein; also there are no visible encroachments or projections other than shown.

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 OR B.

Frank Baden
 REG. LAND SURVEYOR
 NO. 10799B

4MA57-24



MEMORANDUM
Office of the City Manager

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

Property Address: 2313 Leesburg Road
Richland County TMS#: 19208-02-16
Owner(s): Preston Bunche
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 (RSF-1)
Reason for Annexation: Municipal Services – Covenant; 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:

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

(Signature of Annexation Coordinator)



IVY RD

TWIN LAKES RD

EWELL RD

HUFFMAN DR

WEISS DR

NEWELL RD

Subject Property

LEESBURG RD

MINERVA ST

MOUNTAINBROOK DR

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

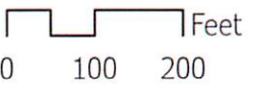
2313 Leesburg Road, TMS#s 19208-02-16

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

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

Legend

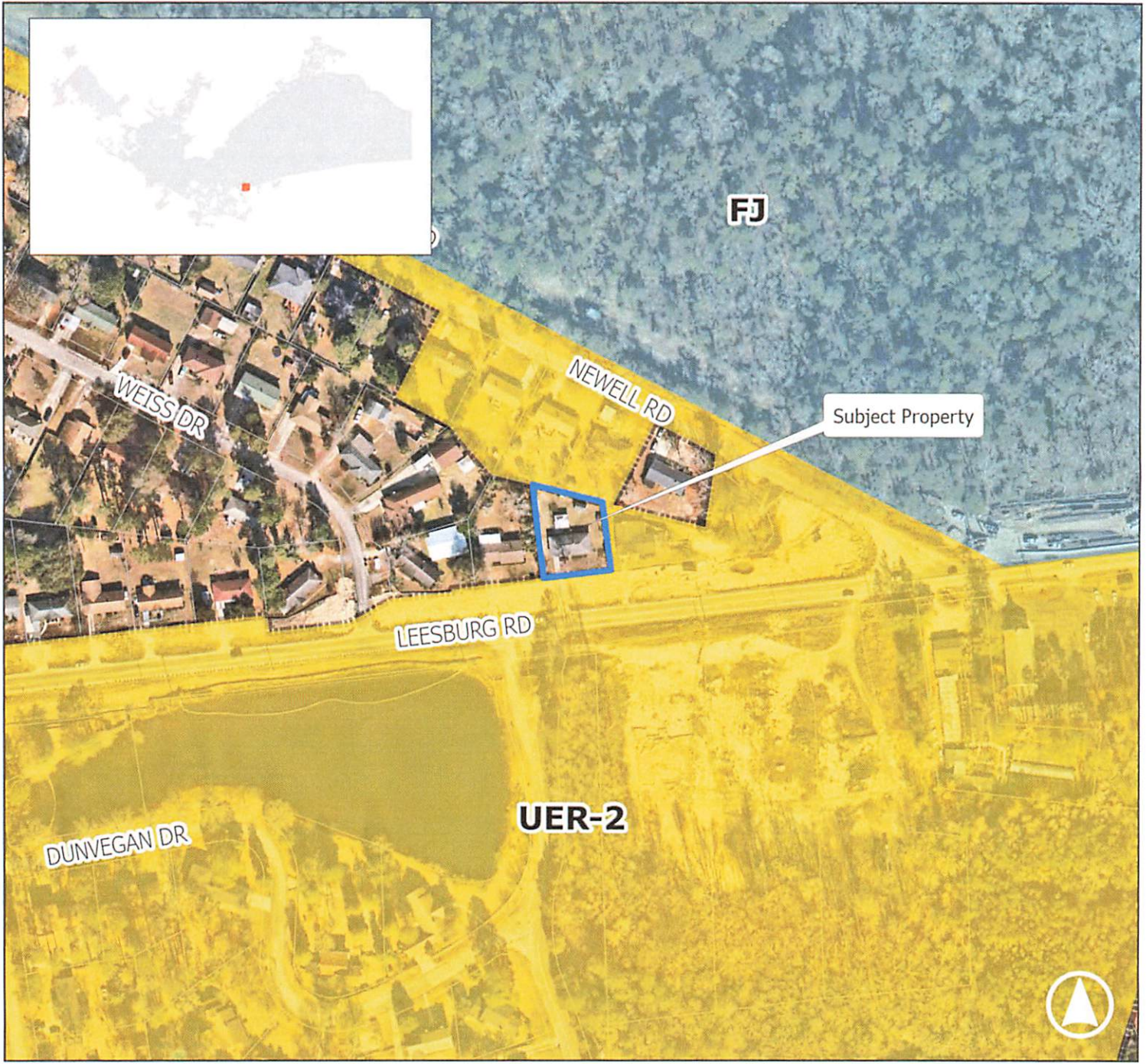
- UCMR-1 - Urban Core Mixed Residential - 1
- UCMR-2 - Urban Core Mixed Residential - 2
- UCMR-3 - Urban Core Mixed Residential - 3
- UEMR - Urban Edge Mixed Residential
- UCMF - Urban Core Multi-family
- UEMF - Urban Edge Multi-family
- UCR-1 - Urban Core Residential Small Lot
- UCR-2 - Urban Core Residential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



CITY OF Columbia
 Planning & Development
 Services Department

Created by: swhudson Date: 12/27/2024

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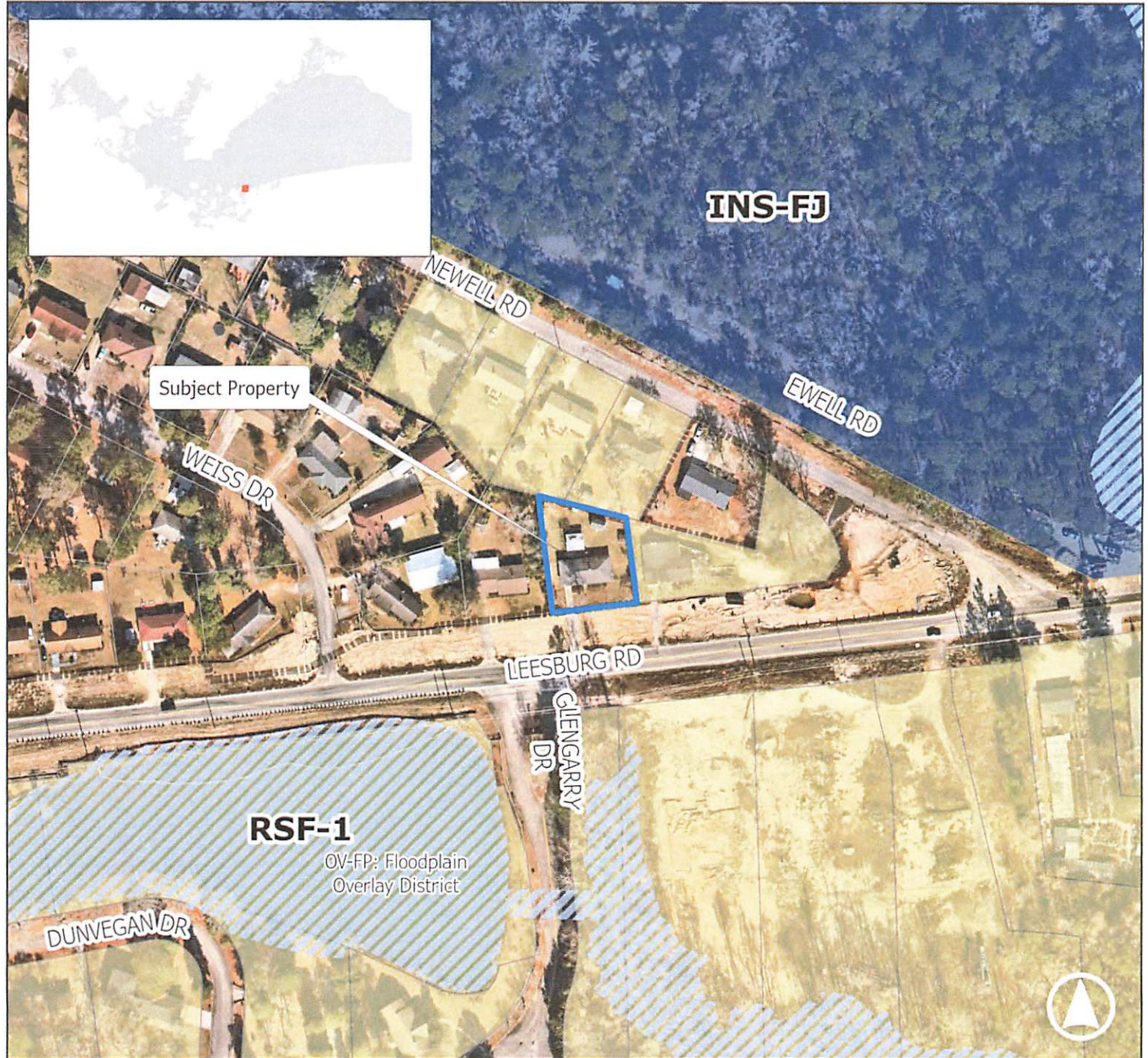


Zoning

2313 Leesburg Road, TMS#s 19208-02-16
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: 12/27/2024

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