

ORIGINAL

ORDINANCE NO.: 2025-032

Annexing 421 Piney Woods Road, Richland County TMS #04914-02-04 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 10th day of June, 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 421 Piney Woods Road, Richland County TMS #04914-02-04 containing 6.88 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 #1, Census Tract 103.04, and assigned a future land use classification of Urban Edge Mixed Residential (UEMR) and zoning of Residential Mixed District (RM-1).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 04914-02-04

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: 05/20/2025
Final Reading: 06/10/2025

[Signature]
Mayor

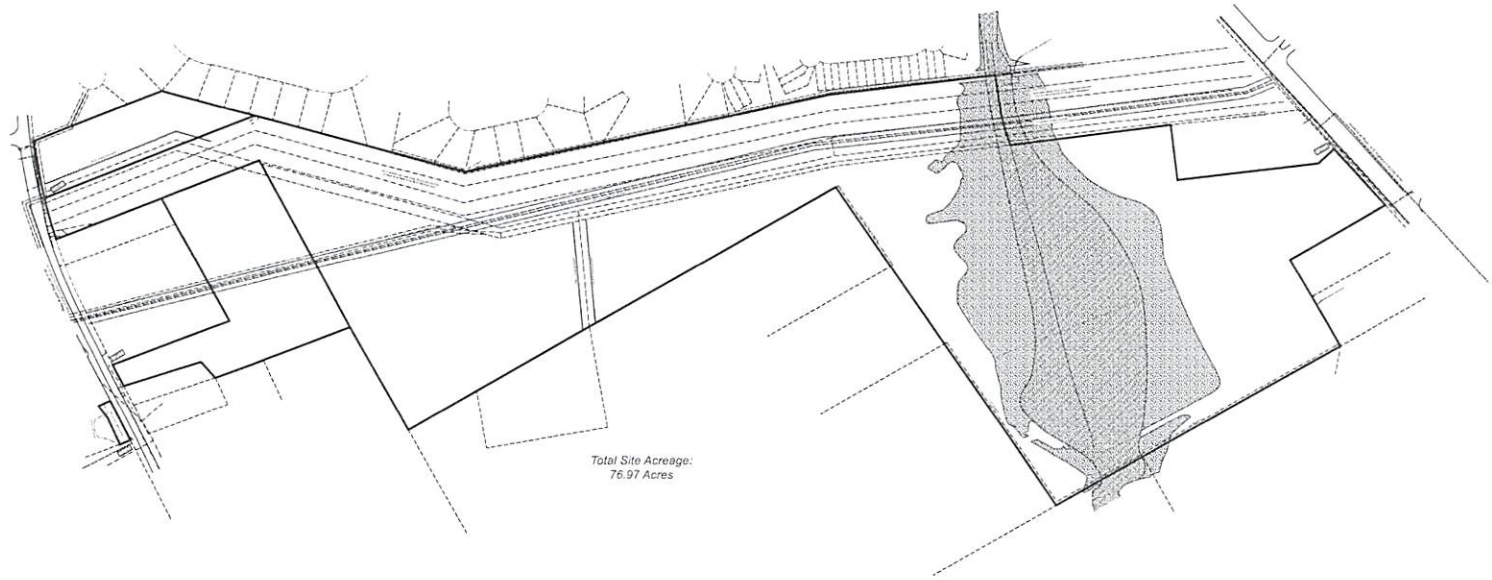
ATTEST:

Zika Dill Hammond
City Clerk

ORDINANCE NO.: 2025-032

EXHIBIT "A"
PROPERTY DESCRIPTION

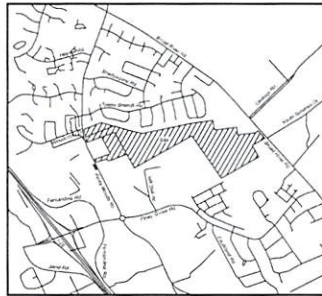
All that certain piece, parcel or lot of land, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, and shown as Parcel 2, containing 6.74 acres, and Parcel 3, containing 0.14 acres, on page 2 of a Boundary Survey & Plat prepared for Stanley Martin Homes, LLC, by Abraham Land Surveying dated November 22, 2024, said Boundary Survey & Plat being hereby incorporated by reference for a more complete description of the property.



Total Site Acreage:
76.97 Acres

SURVEYORS NOTES

Reference made to DeedBook 1888, page 799.
Reference made to DeedBook RT844, page 2771.
Reference made to PlatBook X, page 1275.
Reference made to Unrecorded plat by Whitworth & Associates, Inc. dated November 20, 2007.
Note: IPS denotes 85 rebar iron pin set.
Note: CP for 2x 4x 6 inches caliche point.
Note: MNF denotes map nail found.
Note: All new property lines created at this time.
Note: Contact County for applicable regulations.
Note: Property is partially located in Flood Zone AE (BFE Viewed). Reference made to FIRM No. 45276C0206, effective on 12/21/2017.
Note: Utilities shown as marked in the field. Reference made to PUPS Ticket Nos. 2410312813 & 2410312773.
Note: Distances shown hereon are grid based.



Location Map (1:1.5)
Tax Map Parcel # R06200-01-01,
R04915-08-01, & R04914-02-04

Abraham Land Surveying
1323 Kendall Rd., Newberry S.C.
www.surveysc.com 803.276.8719

**Boundary Survey & Plat Prepared for:
Stanley Martin Homes, LLC**

Property located at 421 Piney Woods Road, between Piney Woods Road & Broad River Road, near the City of Columbia, S.C., Richland County TMS# R06200-01-01, R04915-08-01, & R04914-02-04.



EXEMPTION FROM REVIEW PROCESS
This plat is a survey of an existing lot of record with no change in lot area.
Thomas D. Abraham
S.C.R.S. # 2728
Printed Name: Thomas D. Abraham
License# 2728

Thomas D. Abraham
Thomas D. Abraham # 1, 3, 4, 7, 775
PAGE 1 OF 5 (Sheet # 0152)_P1

© 2024 Abraham Land Surveying. Reproduction or copying of this document may be a violation of copyright law unless permission of the author or their copyright holder is obtained. This document is certified only to the extent shown as "Trusted for Signature" and is not a contract. This document is only valid if the original signature and original signature are filed. Penalties to this Plat are from the state only on the original signature. This property may be subject to assessment, right of way, easements, other Plat Plats shown herein.

SURVEYORS NOTES

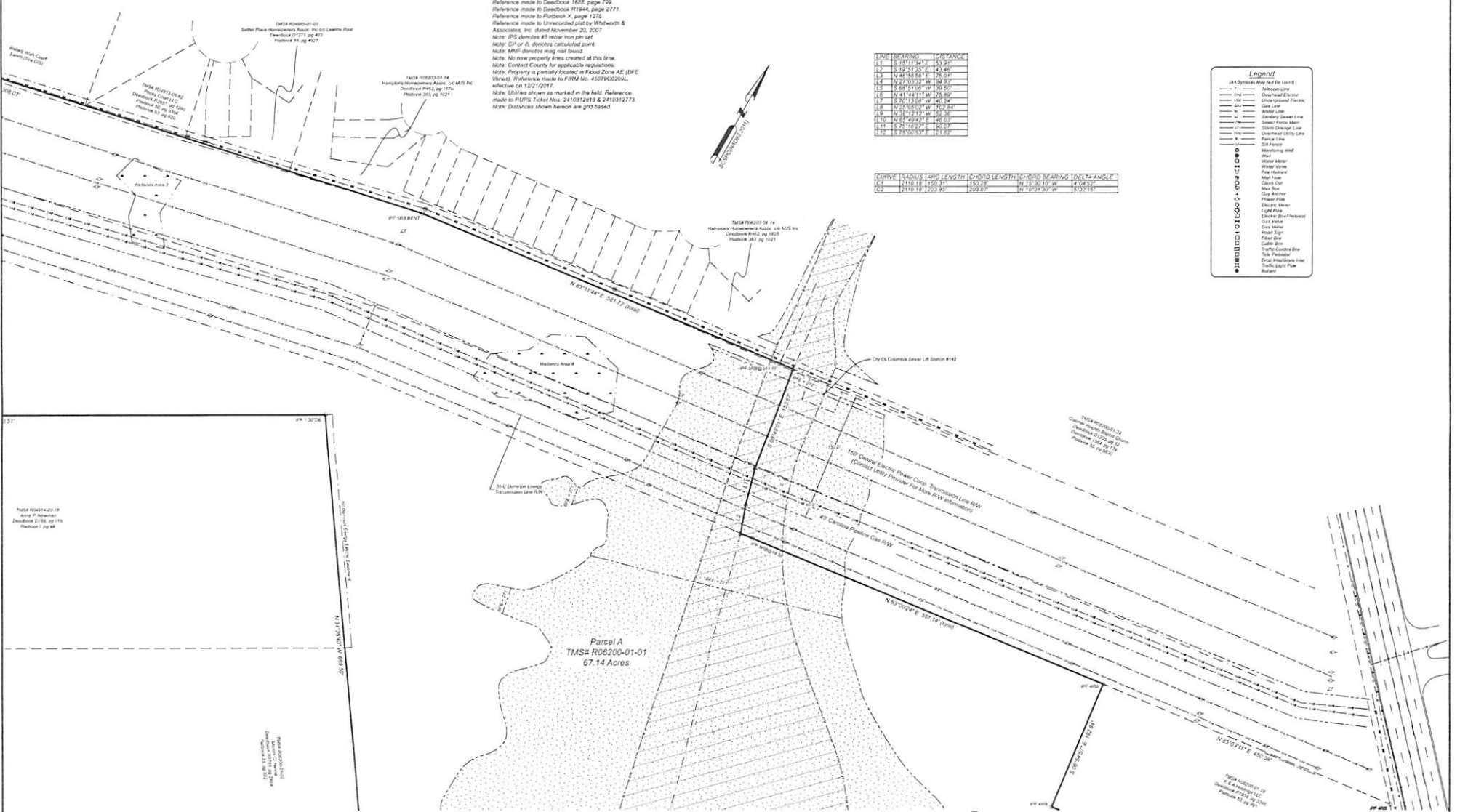
Reference made to Deedbook 1638, page 729
Reference made to Deedbook R1344, page 2771
Reference made to Platbook X, page 1276
Reference made to Unrecorded plat by Whitworth & Associates, Inc. dated November 20, 2007
Note: GPS denotes 85 rebar iron pin set
Note: CP or G, denotes calculated point
Note: MNP denotes mag nail found
Note: No new property lines created at this time.
Note: Contact County for applicable regulations.
Note: Property is partially located in Flood Zone AE (BFE Vertical). Reference made to FIRM No. 43079C0204A, effective on 12/21/2017.
Note: Utilities shown as marked in the field. Reference made to PLURS Ticket Nos. 2410212813 & 2410312773.
Note: Distances shown hereon are grid based

LINE BEARING	DISTANCE
L1 S 14°11'14" E	53.37'
L2 S 12°21'25" E	42.46'
L3 N 44°06'00" W	74.03'
L4 S 27°03'39" W	60.97'
L5 S 68°45'00" W	69.25'
L6 N 41°44'11" W	72.89'
L7 S 29°13'18" W	48.24'
L8 N 25°55'39" W	102.24'
L9 S 11°10'19" W	101.86'
L10 N 23°49'49" E	46.03'
L11 S 75°12'12" W	46.03'
L12 S 74°05'51" E	131.82'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1110.18'	156.11'	100.78'	N 11°30'10" W	4.5430°
C2	1110.18'	103.45'	100.87'	N 10°31'30" W	1.9377°

Legend

- (A) Symbolic Mark for Land
- Survey Line
- Original Easement
- Underlaid Feature
- Gate Line
- Utility Line
- Boundary Sewer Line
- Sewer Service Line
- Storm Drainage Line
- Overhead Utility Line
- Fence Line
- Well Point
- Manhole
- Water Valve
- Pole Structure
- Gas Valve
- Gas Meter
- Meter Sign
- Meter Box
- Gas Appliance
- Power Pole
- Electric Meter
- Light Pole
- Electric Street Light
- Gas Valve
- Gas Meter
- Meter Sign
- Meter Box
- Gas Appliance
- Traffic Control Box
- Traffic Post
- Concrete Medians
- Traffic Light Pole
- Railroad



Abraham Land Surveying
1323 Kendall Rd., Newberry S.C.
www.surveysc.com 803.276.8719

Boundary Survey & Plat Prepared for:
Stanley Martin Homes, LLC
Properties located at 421 Piney Woods Road, between Piney Woods Road & Broad River Road, near the City of Columbia, S.C., Richland County TMS# R06200-01-01, R04915-08-01, & R04914-02-04

Abraham Land Surveying
S.C. 01648
Scale: 1" = 40'
Date: November 22, 2024
Printed Name: Thomas D. Abraham
License #: 27728

EXEMPTION FROM REVIEW PROCESS
This plat is a survey of an existing lot of record within changes to existing lot lines.
S.T.A. # 21784
Printed Name: Thomas D. Abraham
License #: 27728
PAGE 4 OF 5
Doc# R 4632_LB



MEMORANDUM
Office of the City Manager

Date: March 24, 2025
To: Department Heads
From: Teresa Wilson, City Manager
RE:

Property Address: 421 Piney Woods Road
Richland County TMS#: 04914-02-04
Owner(s): Maher Almassri
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: Homestead (HM)
Proposed City Zoning: Residential Mixed District (RM-1)
Reason for Annexation: Municipal Services – New Construction; Primary Area
City Council District: 1
Census Tract: 103.04

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 April 10, 2025 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: 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
Richland Co. 911 Addressing
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 handwritten entries for UEMR and RM-1 with votes of 6 to 0 and dates of 4/10/25. Includes a signature of the Annexation Coordinator.



Subject Parcel

Future Land Use

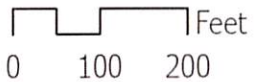
421 Piney Woods Road, TMS# 04914-02-04

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



Planning & Development
Services Department

Created by: swudson Date: 3/20/2025

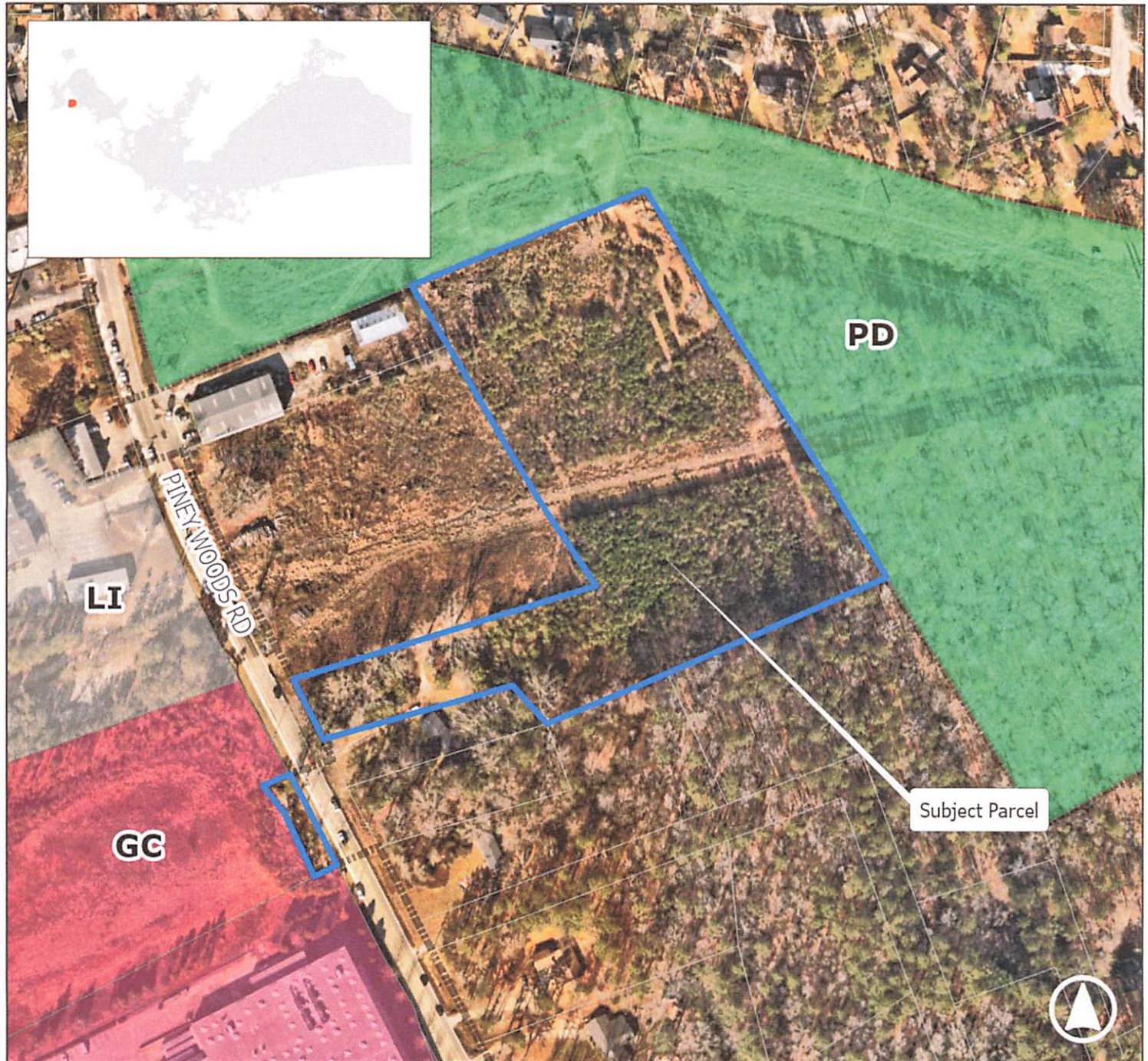
This map is the product of compilation, or was produced by others. It is for information only, and the City of Columbia makes no representations as to its accuracy or use without field verification is at the sole risk of the user. Data source: City of Columbia

Zoning

421 Piney Woods Road, TMS# 04914-02-04
Current Richland County Zoning: HM
Proposed City Zoning: Residential Mixed District (RM-1)

Legend

- GC: General Commercial District
- LI: Light Industrial District
- PD: Planned Development
- Parcels
- City Limits



0 100 200 Feet



Planning & Development
Services Department

Created by: swudson Date: 3/20/2025

This map is the product of compilation, or was produced by others. It is for information only, and the City of Columbia makes no representations as to its accuracy or use without field verification is at the sole risk of the user. Data source: City of Columbia