

**ORIGINAL**

**ORDINANCE NO.: 2025-067**

*Annexing 302 Turnwall Lane, Richland County TMS # 28911-03-02 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 16<sup>th</sup> day of September, 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 302 Turnwall Lane, Richland County TMS # 28911-03-02 containing 0.17 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 114.07, and assigned a future land use classification of Urban Edge Residential Small Lot (UER-1) and zoning of Planned Development District (PD).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 28911-03-02

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

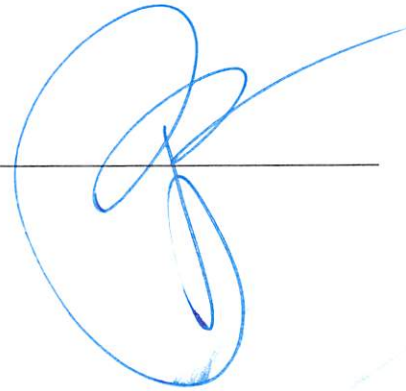
Approved by:

*Cherese B. Wilson*  
City Manager

Approved as to form:

*[Signature]*  
City Attorney

\_\_\_\_\_  
Mayor



ATTEST:

*Erika Dill Hammond*  
City Clerk

Introduced: 08/19/2025  
Final Reading: 09/16/2025

**ORDINANCE NO.: 2025-067**

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**

All that certain piece, parcel or lot of land, together with improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, being shown and designated as Lot 38 on a plat of The Courtyards at Woodcreek Phase 1 prepared by Belter & Associates, Inc., dated September 6, 2013 and recorded in the Office of the Register of Deeds for Richland County in Record Book 1895 at Page 1023; having the boundaries and measurements as shown on said plat, reference being craved thereto for a more complete and accurate legal description.

STATE OF SOUTH CAROLINA    )  
                                          )  
COUNTY OF RICHLAND        )

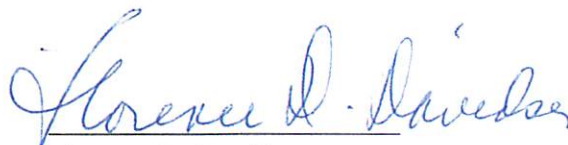
PETITION FOR ANNEXATION

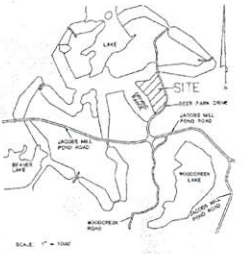
The undersigned, being the owner(s) of the property described below hereby petition(s) the Mayor and City Council for annexation to the City of Columbia, South Carolina pursuant to S.C. Code Ann. Section 5-3-150, 1976, as amended.

Property Description:       All that certain piece, parcel or lot of land, together with improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, being shown and designated as Lot 38 on a plat of The Courtyards at Woodcreek Phase 1 prepared by Belter & Associates, Inc., dated September 6, 2013 and recorded in the Office of the Register of Deeds for Richland County in Record Book 1895 at Page 1023; having the boundaries and measurements as shown on said plat, reference being craved thereto for a more complete and accurate legal description.

Richland County TMS:       28911-03-02

Property Address:         302 Turnwall Lane

 Date: 6/12/2025  
Florence D. Davidson



- NOTES & CONDITIONS:**
- 1) PARCEL ONE (L.P. 308) SHOWN WITH 30' BUFFER FROM NEIGHBORING LOTS, INCLUDING A 5' BUFFER OF COMMON AREA.
  - 2) REQUIRED QUANTITY FOR EACH STREET BLOCK IS LISTED.
  - 3) LOTtery DRAWING MUST COMPLY WITH THE FOLLOWING REQUIREMENTS:
    - a) ALL COMMON AREAS MUST BE MAINTAINED AS OPEN SPACE TO THE BEST OF THEIR ABILITY.
    - b) ALL COMMON AREAS MUST BE MAINTAINED AS OPEN SPACE TO THE BEST OF THEIR ABILITY.
  - 4) COMMON DRIVE: 20' WIDE, 12' TOTAL DRAINAGE, 4' EACH SIDE, 10' EACH END.
  - 5) ALL COMMON AREAS MUST BE MAINTAINED AS OPEN SPACE.
  - 6) ALL COMMON AREAS MUST BE MAINTAINED AS OPEN SPACE.
  - 7) REQUIRED AMOUNTS MUST BE MAINTAINED FOR WOODCREEK DEVELOPMENT, LLC.
  - 8) ALL COMMON AREAS MUST BE MAINTAINED AS OPEN SPACE.
  - 9) ALL COMMON AREAS MUST BE MAINTAINED AS OPEN SPACE.
  - 10) ALL COMMON AREAS MUST BE MAINTAINED AS OPEN SPACE.
  - 11) ALL COMMON AREAS MUST BE MAINTAINED AS OPEN SPACE.
  - 12) ALL COMMON AREAS MUST BE MAINTAINED AS OPEN SPACE.
  - 13) COMMON AREAS MUST BE MAINTAINED AS OPEN SPACE.

**THE OWNER IS:**  
 TWO FARMS, LLC  
 177 WOODCREEK FARMS ROAD  
 FLORENCE, S.C. 29505  
 TEL: (803) 694-1997

**THE DESIGNER IS:**  
 N.C. SOUTH CAROLINA UTILITIES, INC.  
 111 WOODCREEK FARMS ROAD  
 FLORENCE, S.C. 29505  
 TEL: (803) 694-2422

**THE WATER OPERATOR IS:**  
 CITY OF COLUMBIA  
 2001 OFFICE BLDG 147  
 COLUMBIA, S.C. 29206  
 TEL: (803) 252-3400

**THE ENGINEER IS:**  
 W.C. ENGINEERING, LLC  
 1011 TROVATIUM ROAD  
 FLORENCE, S.C. 29505  
 TEL: (803) 692-7728

**THE SURVEYOR IS:**  
 BELTER & ASSOCIATES, INC.  
 114 WINDMILL CIRCLE  
 FLORENCE, S.C. 29505  
 TEL: (803) 750-9142

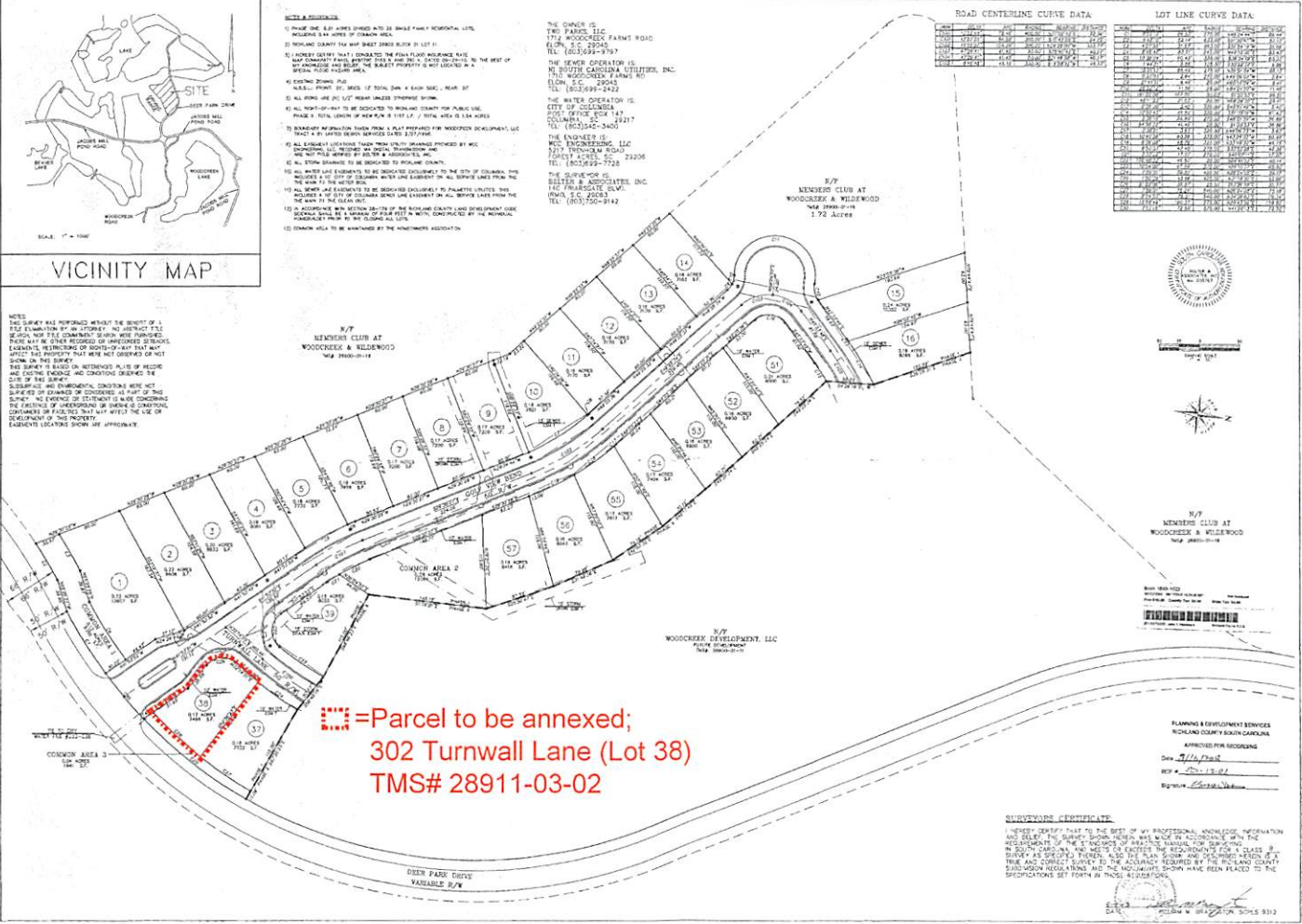
**ROAD CENTERLINE CURVE DATA**

STATION	PC	PVI	PT	LC	EA	EB	EC	EA	EB	EC
1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00

**LOT LINE CURVE DATA**

LOT	PC	PVI	PT	LC	EA	EB	EC	EA	EB	EC
1	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00

**NOTES:**  
 THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE EXAMINATION BY AN ATTORNEY. NO WARRANTY IS MADE BY THE SURVEYOR AS TO THE ACCURACY OF THE SURVEY. THERE MAY BE OTHER RECORDS OF UNRECORDED DEEDS, EASEMENTS, RESTRICTIONS OF RIGHTS-OF-WAY THAT MAY AFFECT THIS PROPERTY THAT WERE NOT OBSERVED OR NOT SHOWN ON THIS SURVEY.  
 THE SURVEY IS BASED ON RECORDS PLATS OF RECORD AND EXISTING EASEMENTS AND CONDITIONS DETERMINE THE SIZE OF THE SURVEY.  
 SUFFICIENT AND ENVIRONMENTAL CONDITIONS WERE NOT DETERMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EXPENSE OF ESTIMATE IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OTHER CONDITIONS, CONDITIONS OR FACTORS THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.  
 EASEMENT LOCATIONS SHOWN BY APPROXIMATE.



PLANNING & EQUIPMENT SERVICES  
 RICHMOND COUNTY, SOUTH CAROLINA  
 APPROVED FOR RECORDING  
 Date: 7/16/2014  
 Rep: 2708 13.02  
 Signature: [Signature]

**SURVEYOR'S CERTIFICATE:**  
 I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THIS SURVEY, SHOW HEREON, WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 'STANDARD PRACTICES MANUAL FOR SURVEYING IN SOUTH CAROLINA' AND THAT I AM A LICENSED SURVEYOR FOR CLASS B SURVEY AS SET FORTH THEREIN. ALSO THE PLAN SHOWS THE PRELIMINARY AS-TRUE AND CORRECT SURVEY IN THE MANNER REQUIRED BY THE RICHMOND COUNTY SURVEYOR REGISTRATION ACT. THE NECESSARY STAMPS HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN THOSE REGULATIONS.

**BELTER & ASSOCIATES, INC.**  
 PROFESSIONAL LAND SURVEYORS

114 WINDMILL CIRCLE  
 FLORENCE, S.C. 29505  
 TEL: (803) 750-9142

SCALE: 1" = 200'

DATE: 07-16-2014  
 DRAWN: C. HAY  
 CHECKED: M. WINDMILL

1 OF 1

**BONDED PLAT OF THE COURTYARDS AT WOODCREEK PHASE I**  
 RICHMOND COUNTY, SOUTH CAROLINA

CO# 2012-222  
 TT-062



**MEMORANDUM**  
Office of the City Manager

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

**Property Address:** 302 Turnwall Lane  
**Richland County TMS#:** 28911-03-02  
**Owner(s):** Florence D. Davidson  
**Current Use:** Residential  
**Proposed Use:** Residential  
**Current County Land Use:** Neighborhood (Medium Density)  
**Proposed City Land Use:** Urban Edge Residential Small Lot (UER-1)  
**Current County Zoning:** Planned Development (PD)  
**Proposed City Zoning:** Planned Development District (PD)  
**Reason for Annexation:** Municipal Services – Existing Residence; Donut Hole - Primary  
**City Council District:** 4  
**Census Tract:** 114.07

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 **July 10, 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.

/at  
Attachments

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| cc: Assistant City Managers / Police & Fire Chiefs<br>Harry Tinsley, Emergency Management<br>Kelly Smith, Business License Administrator<br>Economic Development<br>Tiffany Latimer, Customer Care Administrator<br>Todd Beiers, Building Official<br>Michelle Brazell, Engineering<br>Police Planning & Research<br>Richland County Administrator's Office<br>Richland Co. 911 Addressing<br>Aric Jensen, Richland Co. Assistant County Administrator<br>Richland County Planning & Development | Teresa Knox, City Attorney<br>George Adams, Fire Marshal<br>Dollie Herron, Community Development<br>David Hatcher, Director of Code Enforcement<br>Andrew Livengood, Zoning Administrator<br>Brandon Burnette, Development Center Administrator<br>Lucinda Statler, Planning Administrator<br>S.W. Hudson, Information Resource Coordinator<br>Wendy Royal, Columbia-Richland 911<br>Richland County Engineering<br>Richland County Solid Waste Collection |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**Planning Commission Recommendations:**

	<u>Classification</u>	<u>Vote</u>	<u>Date</u>
Land Use	<u>UER-1</u>	<u>6</u> to <u>0</u>	<u>7/10/25</u>
Zoning	<u>PD</u>	<u>6</u> to <u>0</u>	<u>7/10/25</u>

(Signature of Annexation Coordinator)



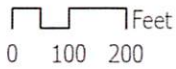
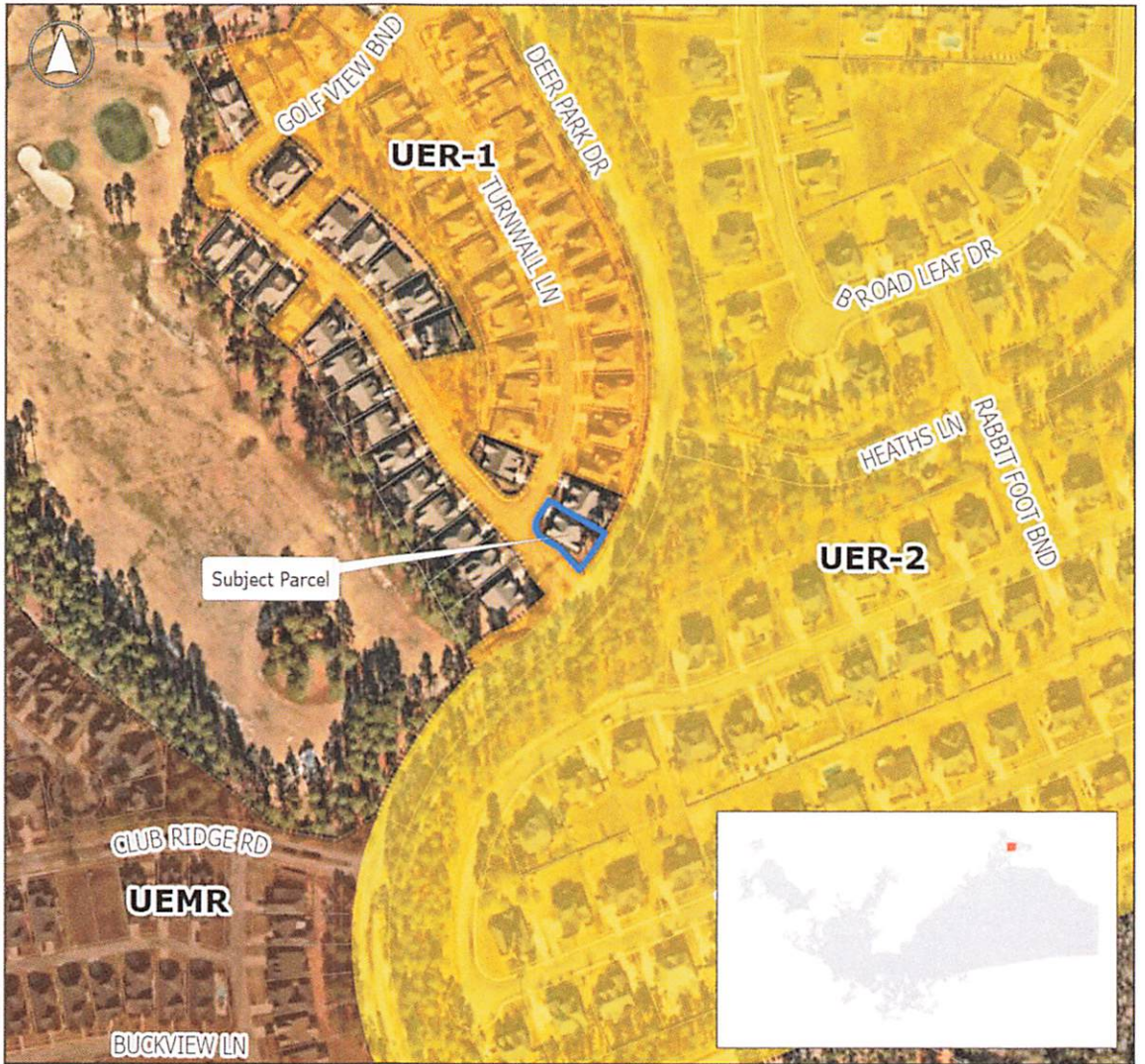
# Future Land Use

302 Turnwall Lane, TMS# 28911-03-02

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

Proposed City Future Land Use: Urban Edge Residential Small Lot (UER-1)

- 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: swhudon Date: 7/3/2025

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# Zoning

302 Turnwall Lane, TMS# 28911-03-02  
Current Richland County Zoning: PD  
Proposed City Zoning: Planned Development District (PD)

- Legend
- PD: Planned Development
  - Parcels
  - City Limits



0 100 200 Feet



Planning & Development Services Department

Created by: swjudson Date: 6/17/2025

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