

ORIGINAL

ORDINANCE NO.: 2025-105

Annexing 2430 Chappelle Street and unincorporated portion of 2428 Chappelle Street, Richland County TMS # 11605-15-04 and a portion of 11605-15-03 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 6th day of January, 2026, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.

2. The property identified as 2430 Chappelle Street and unincorporated portion of 2428 Chappelle Street, Richland County TMS # 11605-15-04 and a portion of 11605-15-03 containing 0.39 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 #2, Census Tract 5, and assigned a future land use classification of Urban Core Residential Small Lot (UCR-1) and zoning of Residential Single Family Medium Lot (RSF-2).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 11605-15-04 and a portion of 11605-15-03

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

Introduced: 12/16/2025
Final Reading: 01/06/2026

Mayor

[Signature]

ATTEST:

Erika D. Hammond
City Clerk

ORDINANCE NO.: 2025-105

EXHIBIT "A"
PROPERTY DESCRIPTIONS

All those certain pieces, parcels or lots 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, containing 0.39 acres, more or less, and shown and designated as block 15, lot 04 and the unincorporated portion of lot 03, on Richland County Tax Map 11605. Said parcels having such boundaries and measurements as are shown on said tax map.



MEMORANDUM
Office of the City Manager

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

Property Address: 2430 Chappelle Street and unincorporated portion of 2428 Chappelle Street
Richland County TMS#: 11605-15-04 and 11605-15-03 (portion)
Owner(s): Nova Homes-CAE, LLC
Current Use: Undeveloped Lots
Proposed Use: Residential
Current County Land Use: Mixed Residential (High Density)
Proposed City Land Use: Urban Core Residential Small Lot (UCR-1)
Current County Zoning: Residential 5 (R5)
Proposed City Zoning: Residential Single Family Medium Lot (RSF-2)
Reason for Annexation: Municipal Services – New Development; Donut Hole - Primary
City Council District: 2
Census Tract: 5

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 **November 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

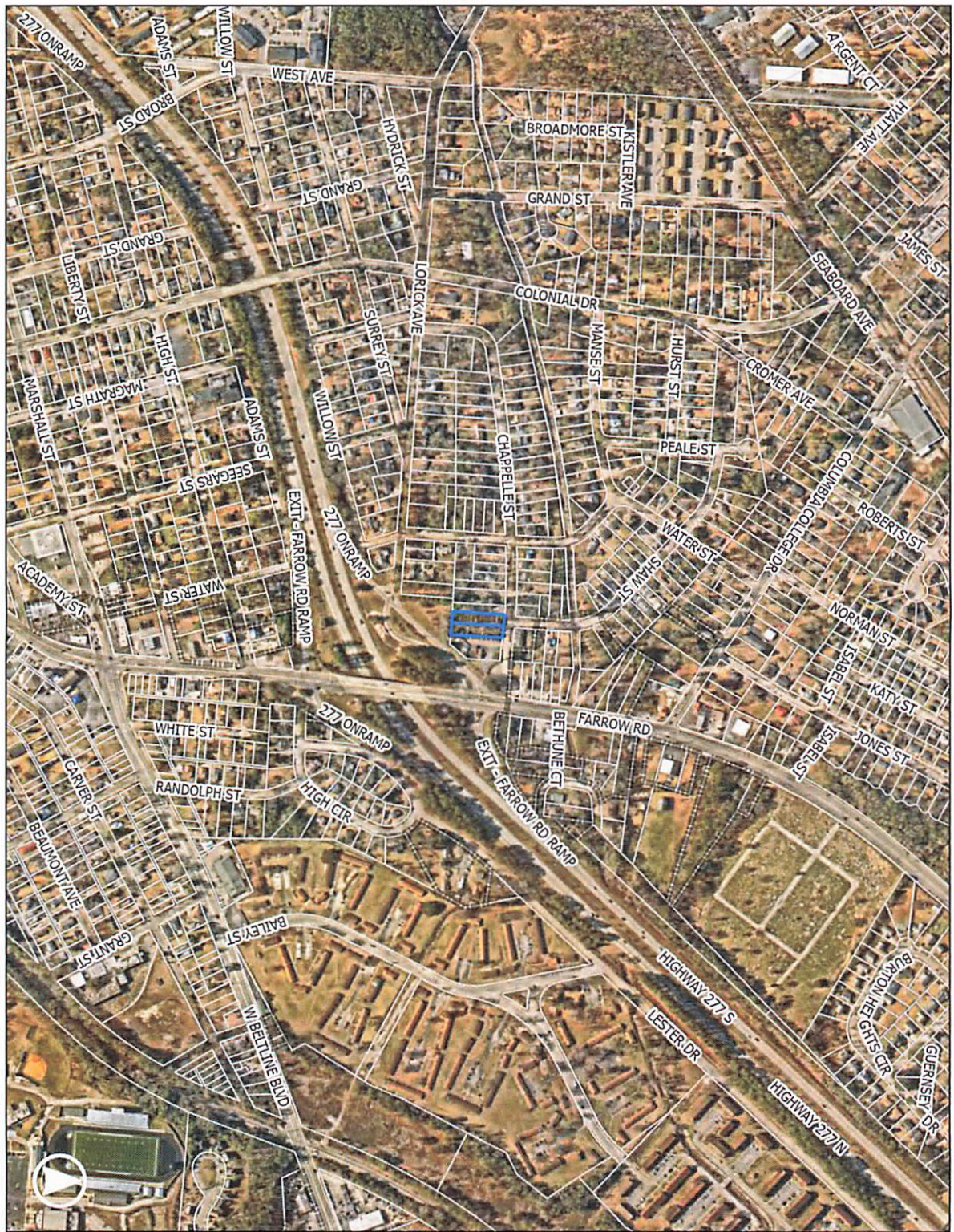
cc: Assistant City Managers / Police & Fire Chiefs
Harry Tinsley, Emergency Management
Kelly Smith, Business License Administrator
Economic Development
Tiffany Latimer, Customer Care Administrator
Todd Beiers, Building Official
Michelle Brazell, Engineering
Police Planning & Research
Richland County Administrator's Office
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:

	<u>Classification</u>	<u>Vote</u>	<u>Date</u>
Land Use	<u>UCR-1</u>	<u>8</u> to <u>0</u>	<u>11/13/25</u>
Zoning	<u>RSF-2</u>	<u>8</u> to <u>0</u>	<u>11/13/25</u>

Christie Number
(Signature of Annexation Coordinator)



277 ONRAMP

ADAMS ST

WILLOW ST

BROAD ST

WEST AVE

HURDICK ST

BROADMORE ST

KISTLER AVE

ARGENT CT

HATT AVE

JAMES ST

SEABOARD AVE

GRAND ST

GRAND ST

GRAND ST

LIBERTY ST

ADAMS ST

WILLOW ST

BROAD ST

WEST AVE

HURDICK ST

BROADMORE ST

KISTLER AVE

ARGENT CT

HATT AVE

JAMES ST

SEABOARD AVE

GRAND ST

GRAND ST

GRAND ST

LIBERTY ST

MARSHALL ST

ADAMS ST

WILLOW ST

BROAD ST

WEST AVE

HURDICK ST

BROADMORE ST

KISTLER AVE

ARGENT CT

HATT AVE

JAMES ST

SEABOARD AVE

GRAND ST

GRAND ST

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LIBERTY ST

MAGRATH ST

ADAMS ST

WILLOW ST

BROAD ST

WEST AVE

HURDICK ST

BROADMORE ST

KISTLER AVE

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HATT AVE

JAMES ST

SEABOARD AVE

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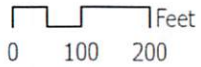
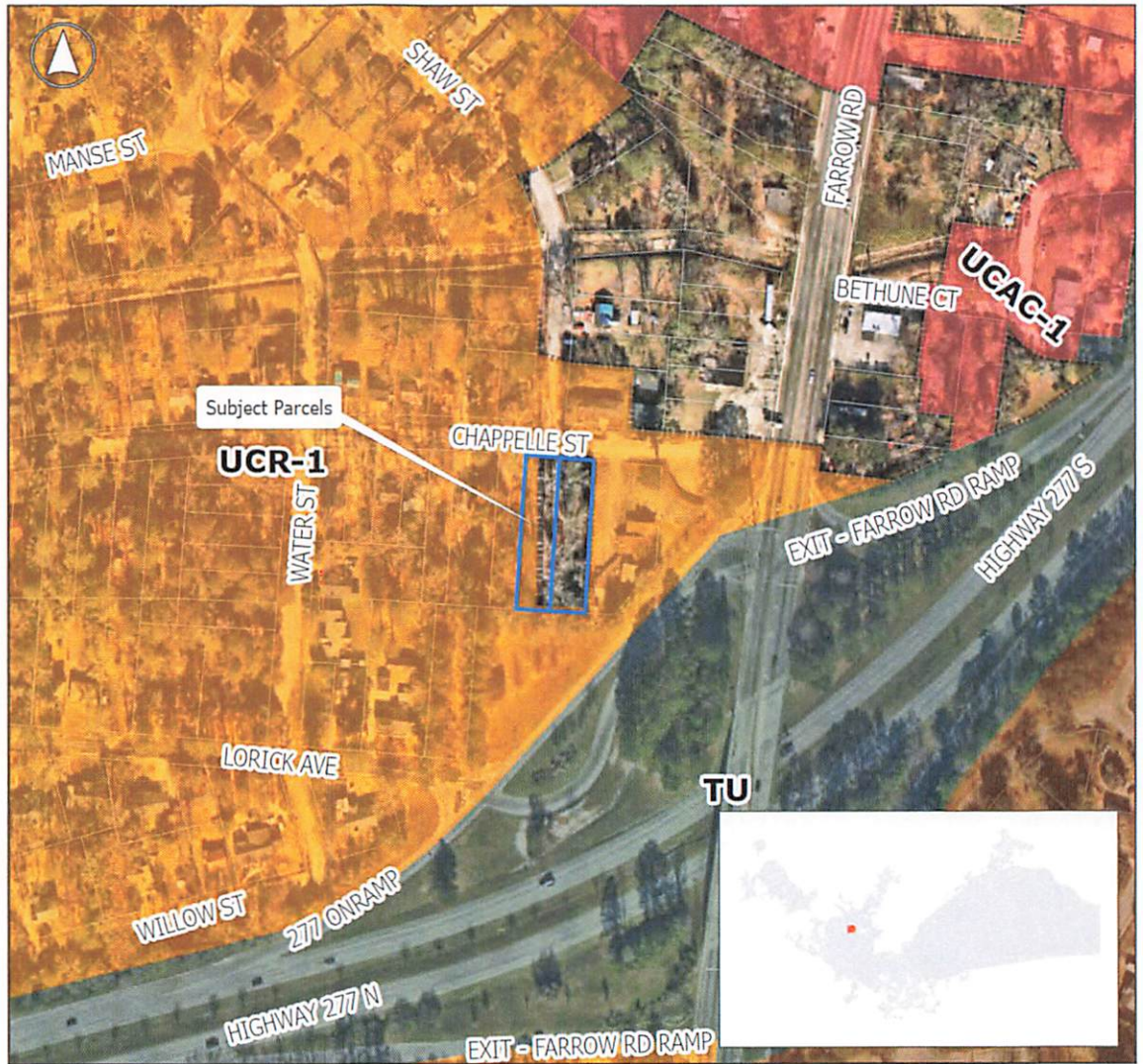
LIBERTY ST

ADAMS ST

Future Land Use

2430 Chappelle Street & 2428 Chappelle Street (portion); TMS# 11605-15-04 & -03 (p)
 Current Richland County Future Land Use: Mixed Residential (High Density)
 Proposed City Future Land Use: Urban Core Residential Small Lot (UCR-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: swhudson Date: 11/6/2025

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Zoning

2430 Chappelle Street & 2428 Chappelle Street (portion); TMS# 11605-15-04 & -03 (p)
 Current Richland County Zoning: Residential 5 (R5)
 Proposed City Zoning: Residential Single Family Medium Lot (RSF-2)

Legend

- NAC: Neighborhood Center/Corridor
- RSF-3: Residential Single Family - Small Lot District
- RSF-2: Residential Single Family - Medium Lot District
- RM-2: Residential Mixed
- RM-1: Residential Mixed
- Parcels
- City Limits



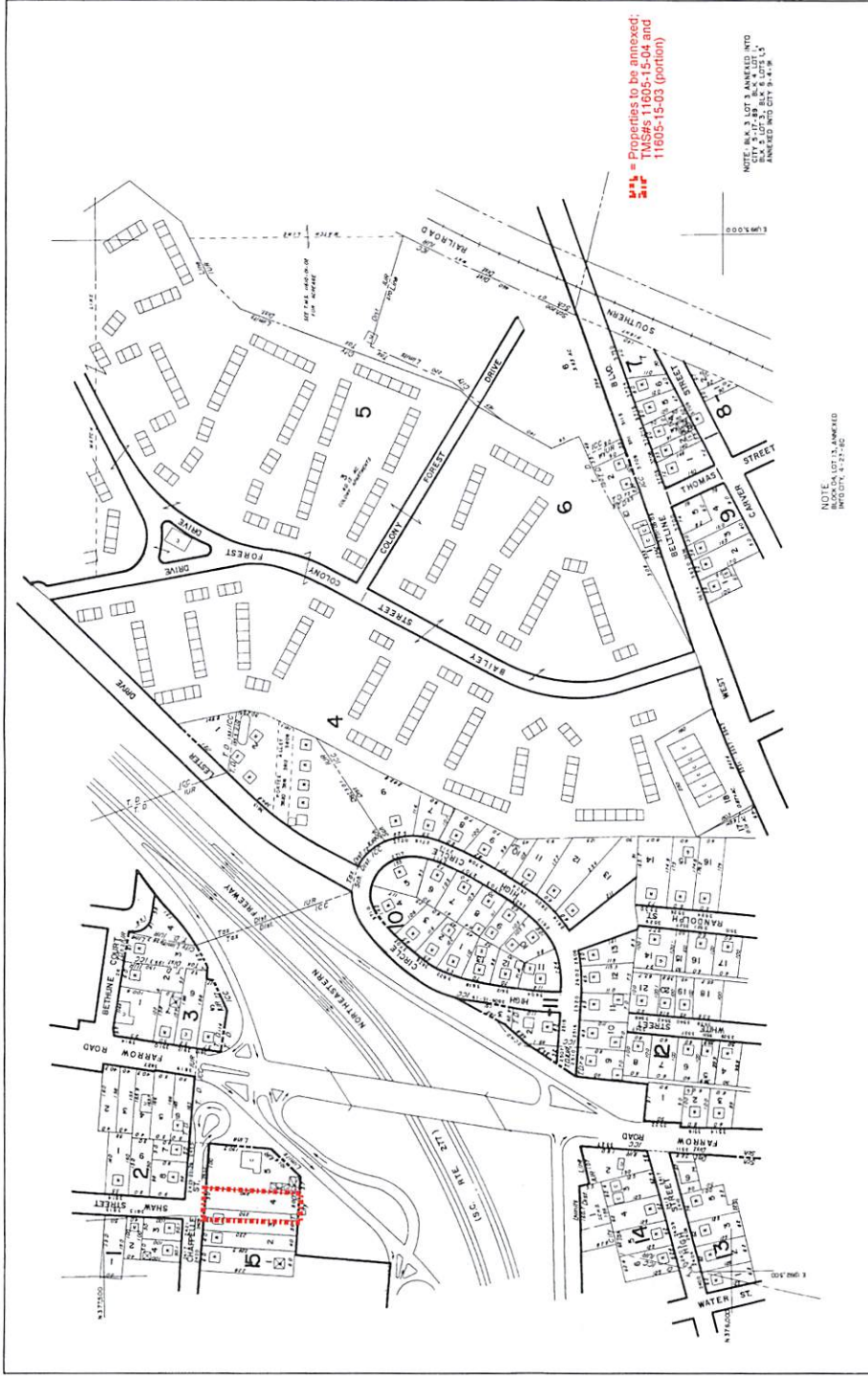
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Planning & Development Services Department

Created by: swhudson Date: 11/6/2025

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NOTE: PAR. 2 LOT 3 ANNEXED INTO
S.V. 2, LOT 27, BLK. 6, LOTS 1, 3,
ANNEXED INTO CITY 9-4-78.

NOTE: LOTS 10, ANNEXED
INTO CITY 8-7-78, 8-27-82.

Revised by AUGERA <small>DATE: 11/15/05</small>	REVISIONS <small>DATE</small> <small>BY</small> <small>REVISION</small> 11/15/05 AUGERA 11605-1-04 11/15/05 AUGERA 11605-15-03 11/15/05 AUGERA 11605-15-03		LEGEND [Symbol] UNIMPROVED LOT [Symbol] IMPROVED LOT [Symbol] LOT WITH EXISTING IMPROVEMENTS [Symbol] LOT WITH EXISTING IMPROVEMENTS AND EXISTING UTILITIES [Symbol] LOT WITH EXISTING IMPROVEMENTS AND EXISTING UTILITIES AND EXISTING UTILITIES	50 50 116-01 116-02 116-03	PROPERTY TAX MAP RICHLAND COUNTY SOUTH CAROLINA		MAR KEY 116-01 116-02 116-03 116-04 116-05 116-06 116-07 116-08 116-09 116-10 116-11 116-12	GRAPHIC SCALE 0 100 200 300 400 500 FEET 0 100 200 300 400 500 METERS		PROPERTY MAP SHEET NO. 11605 ICC.IUR
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