

**ORIGINAL**

**ORDINANCE NO.: 2026-019**

*Annexing 450 and 460 Lake Murray Boulevard, Richland County TMS 05000-04-19 and 05000-04-20 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 14<sup>th</sup> day of April, 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 450 and 460 Lake Murray Boulevard, Richland County TMS # 05000-04-19 and 05000-04-20 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 Regional Activity Center (UEAC-2) and zoning of Mixed-Use District (MU-2).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 05000-04-19 and 05000-04-20

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:

Charissa B. Wilson  
City Manager

Mayor

Approved as to form:

[Signature]  
City Attorney

ATTEST:

Teika D. Hammond  
City Clerk

Introduced: 03/17/2026  
Final Reading: 04/14/2026

**ORDINANCE NO.: 2026-019**

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

All that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being near the City of Columbia, County of Richland, State of South Carolina, and shown as 6.47 acre on a Plat prepared for Wayne Carroll Haltiwanger, Francis W. Haltiwanger & Anita W. Cable, by Inman Land Surveying Company, Inc., dated January 16, 2020, (the "Plat") and recorded in the office of the Richland County ROD in Book 2467, page 988, the Plat being incorporated by reference for a more complete description of the property.

Richland County TMS: 05000-04-19

Property Address: 450 Lake Murray Blvd.

All that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being near the City of Columbia, County of Richland, State of South Carolina, and shown as 0.41 acre on a Plat prepared for Wayne Carroll Haltiwanger, Francis W. Haltiwanger & Anita W. Cable, by Inman Land Surveying Company, Inc., dated January 16, 2020, (the "Plat") and recorded in the office of the Richland County ROD in Book 2467, page 988, the Plat being incorporated by reference for a more complete description of the property.

Richland County TMS: 05000-04-20

Property Address: 460 Lake Murray Blvd.

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.

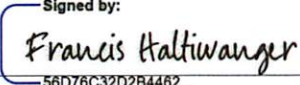
Property


Description: All that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being near the City of Columbia, County of Richland, State of South Carolina, and shown as 6.47 acre on a Plat prepared for Wayne Carroll Haltiwanger, Francis W. Haltiwanger & Anita W. Cable, by Inman Land Surveying Company, Inc., dated January 16, 2020, (the "Plat") and recorded in the office of the Richland County ROD in Book 2467, page 988, the Plat being incorporated by reference for a more complete description of the property.

Richland County TMS: 05000-04-19

Property Address: 450 Lake Murray Blvd.

Owners

BY:  Signed by: Francis Haltiwanger  
56D76C32D2B4462... Date: 12/09/2025 | 1:11 PM EST  
Francis W. Haltiwanger

 Signed by: Anita Cable  
50E33EB27D2643B... Date: 12/09/2025 | 12:26 PM EST  
Anita W. Cable



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 improvements thereon, situate, lying and being near the City of Columbia, County of Richland, State of South Carolina, and shown as 0.41 acre on a Plat prepared for Wayne Carroll Haltiwanger, Francis W. Haltiwanger & Anita W. Cable, by Inman Land Surveying Company, Inc., dated January 16, 2020, (the "Plat") and recorded in the office of the Richland County ROD in Book 2467, page 988, the Plat being incorporated by reference for a more complete description of the property.

Richland County TMS: 05000-04-20

Property Address:      460 Lake Murray Blvd.

BY: Signed by:  
*Francis Haltiwanger*      Date: 12/09/2025 | 1:09 PM EST  
58078C32D284482...  
Francis W. Haltiwanger

NOW OR FORMERLY  
T. MOFFATT BURRIS, JR.  
& JAY MURPHY DENNIS  
(RECORD BOOK 372, PAGE 743)

NOW OR FORMERLY  
T. MOFFATT BURRIS, JR.  
& JAY MURPHY DENNIS  
(PLAT BOOK 54, PAGE 2877)  
(PLAT BOOK 53, PAGE 2833)

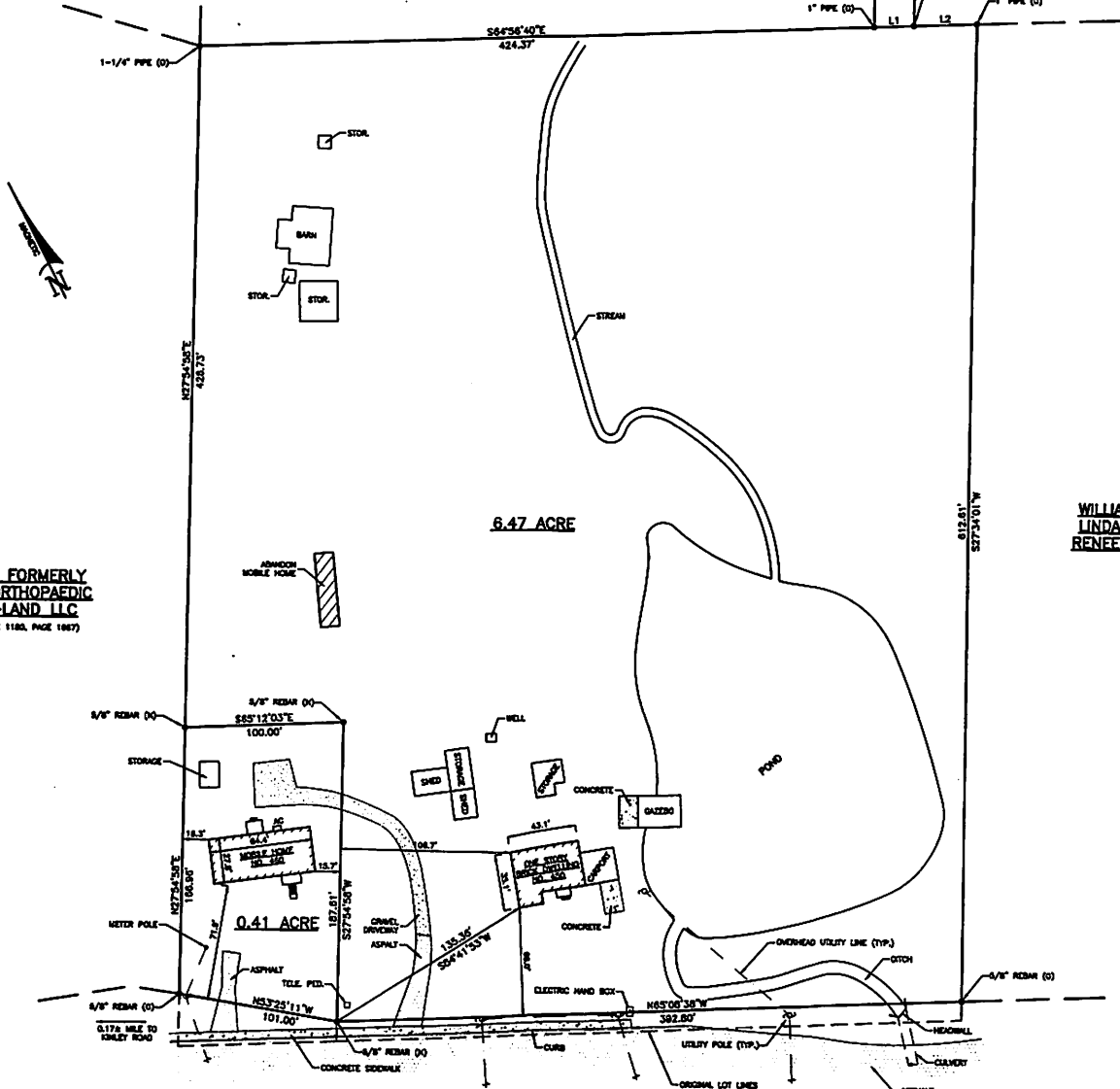
NOW OR FORMERLY  
T. MOFFATT BURRIS, JR.  
& JAY MURPHY DENNIS  
(RECORD BOOK 372, PAGE 743)

NOW OR FORMERLY  
DENISE T. BULLUCK  
(PLAT BOOK 54, PAGE 2833)

LOCATI

NOW OR FORMERLY  
WILLIAM P. HENDRIX TRUS  
LINDA & BRIAN J. HENDRIX  
RENEE H. HENNESSEE TRU  
(PLAT BOOK 51, PAGE 3884)

NOW OR FORMERLY  
MOORE ORTHOPAEDIC  
CLINIC-LAND LLC  
(RECORD BOOK 1180, PAGE 1887)



LAKE MURRAY BOULEVARD  
(DC HWY NO. 6)



**MEMORANDUM**  
Office of the City Manager

**Date:** January 15, 2026  
**To:** Department Heads  
**From:** Teresa Wilson, City Manager  
**RE:**

**Property Address:** 450 and 460 Lake Murray Boulevard  
**Richland County TMS#:** 05000-04-19 and 05000-04-20  
**Owner(s):** Carroll Wayne and Francis W. Haltiwanger / Francis W. Haltiwanger and Anita W. Cable  
**Current Use:** Residential  
**Proposed Use:** Residential/Commercial Mixed Use  
**Current County Land Use:** Neighborhood (Medium Density)  
**Proposed City Land Use:** Urban Edge Regional Activity Center (UEAC-2)  
**Current County Zoning:** Homestead (HM); Residential Transition (RT)  
**Proposed City Zoning:** Mixed-Use District (MU-2)  
**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 **February 12, 2026** 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.

/cmg  
Attachments

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>cc: Assistant City Managers / Police &amp; Fire Chiefs</li> <li>Harry Tinsley, Emergency Management</li> <li>Kelly Smith, Business License Administrator</li> <li>Economic Development</li> <li>Tiffany Latimer, Customer Care Administrator</li> <li>Todd Beiers, Building Official</li> <li>Michelle Brazell, Engineering</li> <li>Police Planning &amp; Research</li> <li>Richland County Administrator’s Office</li> <li>Richland Co. 911 Addressing</li> <li>Aric Jensen, Richland Co. Assistant County Administrator</li> <li>Richland County Planning &amp; Development</li> </ul> | <ul style="list-style-type: none"> <li>Teresa Knox, City Attorney</li> <li>George Adams, Fire Marshal</li> <li>Dollie Herron, Community Development</li> <li>David Hatcher, Director of Code Enforcement</li> <li>Andrew Livengood, Zoning Administrator</li> <li>Brandon Burnette, Development Center Administrator</li> <li>Lucinda Statler, Planning Administrator</li> <li>S.W. Hudson, Information Resource Coordinator</li> <li>Wendy Royal, Columbia-Richland 911</li> <li>Richland County Engineering</li> <li>Richland County Solid Waste Collection</li> </ul> |
|--|--|

**Planning Commission Recommendations:**

	<u>Classification</u>	<u>Vote</u>	<u>Date</u>
<b>Land Use</b>	<u>UEAC - 2</u>	<u>5</u> to <u>0</u>	<u>2.12.2026</u>
<b>Zoning</b>	<u>MU-2</u>	<u>5</u> to <u>0</u>	<u>2.12.2026</u>

(Signature of Annexation Coordinator)



# Future Land Use

450 and 460 Lake Murray Blvd; TMS# 05000-04-19 and -20  
 Current Richland County Future Land Use: Neighborhood (Medium Density Residential)  
 Proposed City Future Land Use: Urban Edge Regional Activity Center (AC-2)

## Legend

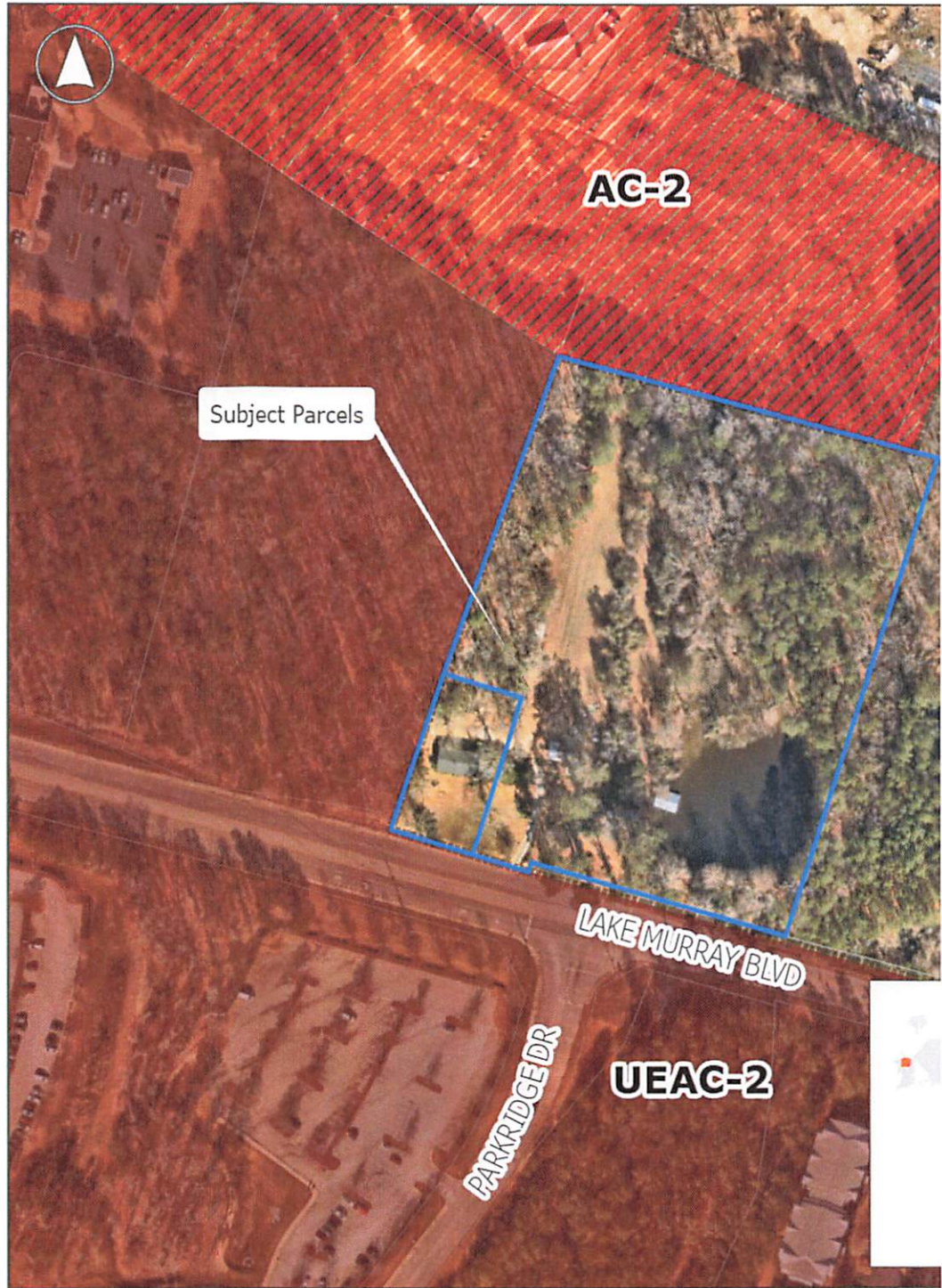
- UCMR-1 - Urban Core Mixed Residential - 1
- UCMR-2 - Urban Core Mixed Residential - 2
- UCMR-3 - Urban Core Mixed Residential - 3
- UEMR - Urban Edge Mixed Residential
- UCMF - Urban Core Multi-family
- UEMF - Urban Edge Multi-family
- UCR-1 - Urban Core Residential Small Lot
- UCR-2 - Urban Core Residential 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: 1/15/2026

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# Zoning

450 and 460 Lake Murray Blvd; TMS# 05000-04-19 and -20  
Current Richland County Zoning: Homestead (HM) and Resic  
Proposed City Zoning: Mixed-Use District (MU-2)

## Legend

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



0 100 200 Feet



Planning & Development  
Services Department

Created by: swudson Date: 1/15/2026

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