

ORDINANCE NO.: 2020-041

Annexing and Incorporating 6728 Wingard Street, Richland County TMS# 16407-04-04 into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015

ORIGINAL  
STAMPED IN RED

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 Ann. Sec. 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 the City of Columbia Comprehensive Plan 2018 by Ordinance No.: 2008-085 on October 1, 2008, and amended from time to time, in accordance with South Carolina Comprehensive Planning Act of 1994 (Title 6, Chapter 29 of the SC Code) and heard public comments on this amendment; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, 2nd day of June, 2020, that the property described herein is hereby annexed to, incorporated into Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015, and becomes a part of the City of Columbia effective immediately. This property shall be assigned interim zoning of Single Family Residential District (RS-1), apportioned to City Council District 4, Census Tract 116.03, contains 0.35 acres, and shall be assigned an interim land use classification of Urban Edge Residential Large Lot (UER-2).


PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 16407-04-04

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 Gentry

  
Mayor

Approved by:

  
City Manager

Approved as to form:

T. A. Knox  
City Attorney

ATTEST:

  
City Clerk

Introduced: 5/19/2020  
Final Reading: 6/2/2020

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**  
**ORDINANCE NO.: 2020-041**

All that certain piece, parcel, or tract of land, with improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, being at the northeastern corner of the intersection of Wingard and Pennington, in the subdivision known as Pennington Acres, and being more particularly shown as Lot 1, Block "C" on a plat of Pennington Acres prepared by McMillian Engineering Company dated May 10, 1960 and recorded in the Office of the Register of Deeds for Richland County in Plat Book 16 at Page 186. Said plat is incorporated herein by reference for a more complete and accurate description.

# MEMORANDUM

## Office of the City Manager

TO: Department Heads  
FROM: Teresa Wilson, City Manager  
DATE: February 12, 2020  
RE: **Property Address:** 6728 Wingard Street  
**Richland County TMS#:** 16407-04-04  
**Owner(s):** Venson Howard Reese  
**Current Use:** Residential  
**Proposed Use:** Residential  
**Current County Land Use:** Mixed Residential (High Density)  
**Proposed City Land Use:** Urban Edge Residential Large Lot (UER-2)  
**Current County Zoning:** Residential Single Family – Low Density (RS-LD)  
**Proposed City Zoning:** Single Family Residential (RS-1)  
**Reason for Annexation:** Municipal Services; Donut Hole  
**City Council District:** 4  
**Census Tract:** 116.03

The 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 **March 2, 2020** Planning Commission's 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.

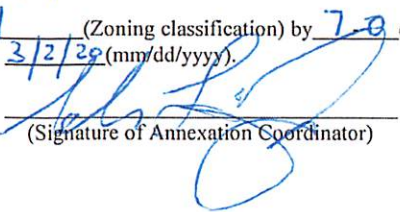
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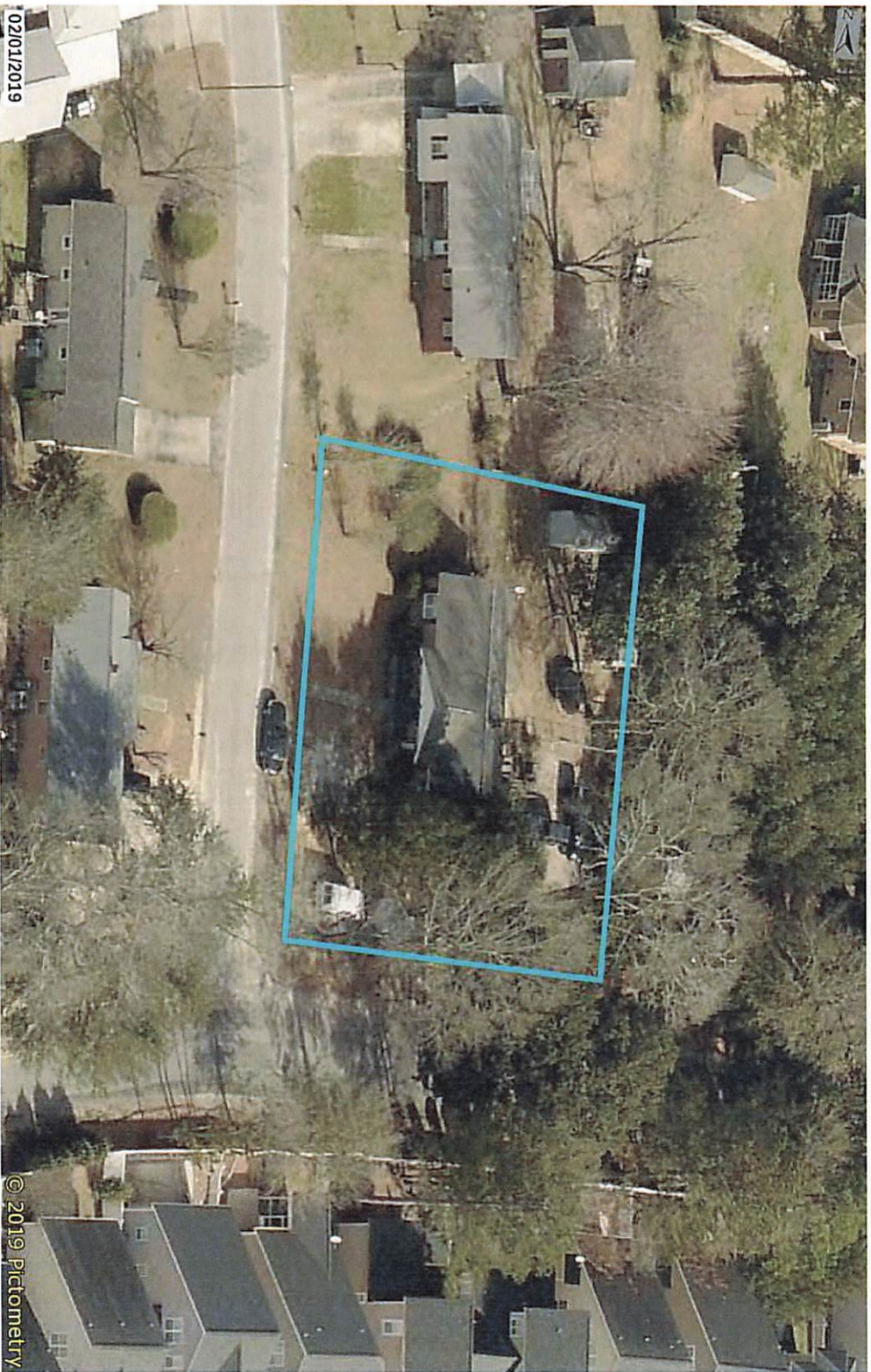
Attachments

cc: Clint Shealy, Assistant City Manager  
Jeff Palen, Assistant City Manager/CFO  
Aubrey Jenkins, Fire Chief  
Joseph Jaco, Director, Utility Operations  
Robert Anderson, Public Works Director  
Krista Hampton, Planning & Development Services  
Lakesha Shannon, Business License Administrator  
Greg Williams, Deputy Business License Administrator  
Tiffany Latimer, Customer Care Administrator  
Jerry Thompson, Building Official  
Michelle Brazell, Engineering  
Denny Daniels, Engineering  
Police Planning & Research  
Alfreda Tindal, Richland Co. 911 Addressing Coordinator  
Missy Gentry, Assistant City Manager  
Teresa Knox, City Attorney  
William Holbrook, Police Chief  
Dana Higgins, Director, Engineering  
Jan Alonso, Finance Director  
Gloria Saaed, Community Development Director  
George Adams, Fire Marshal  
Rachel Bailey, Zoning Administrator  
Jacquelyn Richburg, Columbia-Richland 911  
David Hatcher, Housing Official  
Richland County Solid Waste Collection  
John Fellows, Planning Administrator  
Tori Salvant, Dev. Center Administrator

Planning Commission Land Use Recommendation: UER-2 (Land Use classification) by 7-0 on 3/2/20 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: RS-1 (Zoning classification) by 7-0 on 3/2/20 (mm/dd/yyyy).

  
(Signature of Annexation Coordinator)



02/01/2019

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# Future Land Use Map

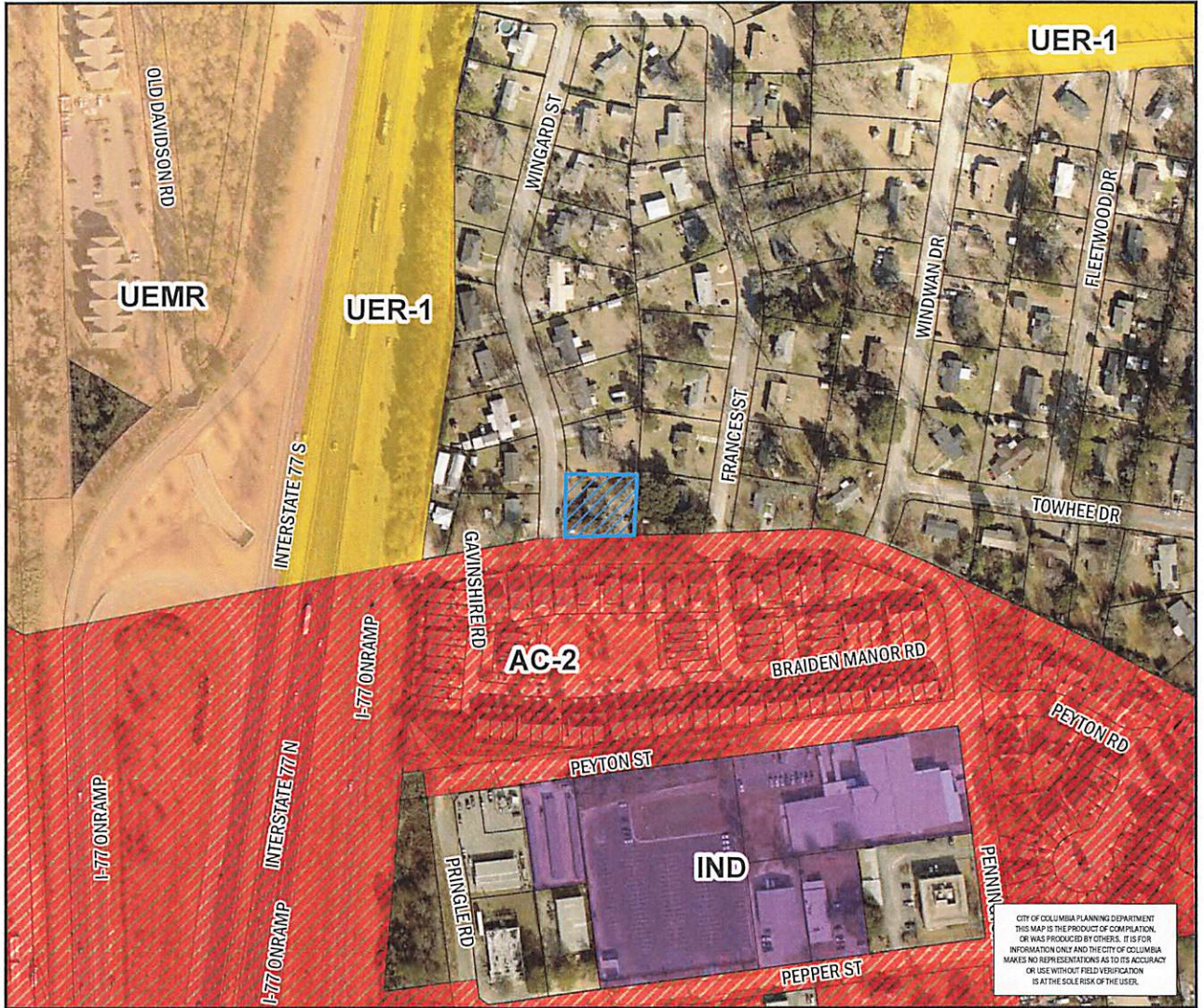
6728 Wingard Street, TMS# 16407-04-04;  
 Current Rich. Co. FLU: Mixed Residential (High Density), Proposed FLU: UER-2

Department of Planning & Development Services

**Legend**

- CITY LIMITS
- PARCELS
- 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
- 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
- UEAC-1 - Urban Edge Community Activity Center
- UEAC-3 - Urban Core Regional 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
- SD-1 - Sports/Amusement District
- SD-2 - Civic/Institutional Districts
- SD-3 - Central Business District
- SD-4 - Riverbanks Zoo and Garden
- SD-5 - Universities/Colleges
- SD-6 - Fort Jackson

0 60 120 240 Feet



ORIGINAL PREPARATION/DATE:  
 This map was prepared by:  
 Shane Shaughnessy  
 February 12, 2020



CITY OF COLUMBIA PLANNING DEPARTMENT  
 THIS MAP IS THE PRODUCT OF COMPILED, OR  
 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  
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\*\* DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

# Zoning Map

6728 Wingard Street, TMS# 16407-04-04;  
 Current Rich. Co. Zoning: RS-LD, Proposed Zoning: RS-1

Department of Planning &  
 Development Services

Legend

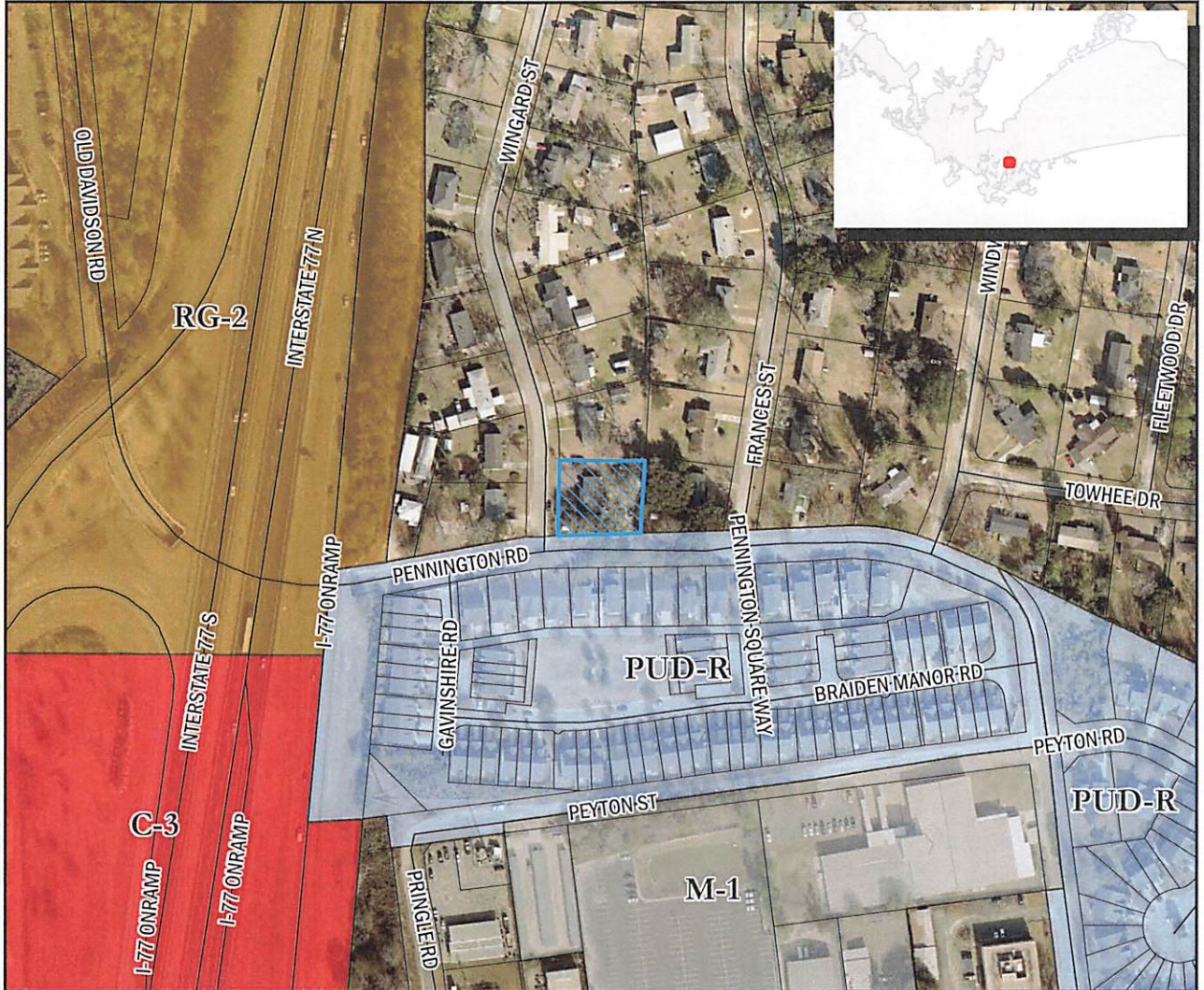
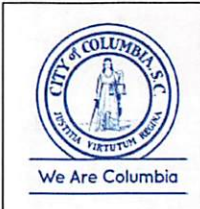
PARCELS

D-1	C-1
RS-1	C-2
RS-1A	C-3
RS-1B	C-3A
RS-2	C-4
RS-3	C-5
RD	M-1
RD-2	M-2
RG-1	PUD-C
RG-1A	PUD-LS
RG-2	PUD-LS-E
RG-3	PUD-LS-R
UTD	PUD-R
MX-1	OUT OF CITY
MX-2	

0 50 100 200 Feet

ORIGINAL PREPARATION/DATE:  
 This map was prepared by:  
 Shane Shaughnessy  
 February 12, 2020

DISCLAIMER:  
 The City of Columbia Department of Planning and Development Services data represented on this map or plan is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Columbia makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.



\*\* DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

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, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, being at the northeastern corner of the intersection of Wingard and Pennington, in the subdivision known as Pennington Acres, and being more particularly shown as Lot 1, Block "C" on a plat of Pennington Acres prepared by McMillan Engineering Company dated May 10, 1960 and recorded in the Office of the Register of Deeds for Richland County in Plat Book 16 at Page 186. Said plat is incorporated herein by reference for a more complete and accurate description.

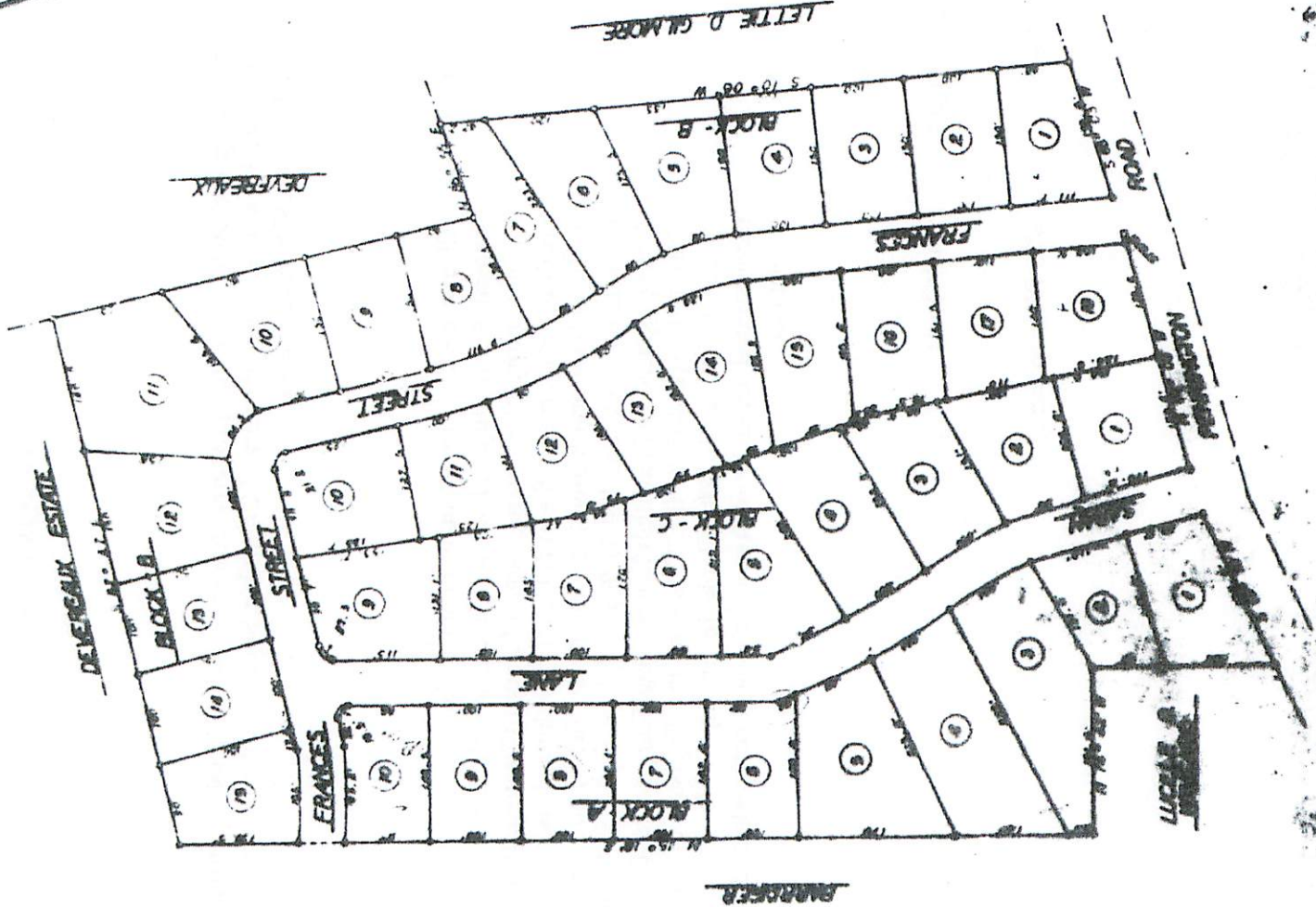
Richland County TMS:       16407-04-04

Property Addresses:       6728 Wingard Street

BY: Venson Howard Reese  
Venson Howard Reese

Date: 2.12.2020

16-181-1



PLAN OF THE  
 27.00  
 AUG 10 1900  
 REGISTERED IN THE

PLAN OF  
**"BENNINGTON ACRES"**  
 BENNINGTON, VERMONT

AUG 10 1900

SCALE 1" = 100'

WHEELER ENGINEERING COMPANY

AUG 10 1900  
 OFFICE OF THE  
 REGISTERED  
 RECORDS AND COPIES, S.C.