

ORIGINAL  
STAMPED IN RED

**ORDINANCE NO.: 2021-004**

*Annexing and Incorporating 0.47 acre portion of 680 Candi Lane, Richland County TMS #07208-03-06(p) into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2020-028 on August 4, 2020*

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 Columbia Compass: Envision 2036 as the City of Columbia Comprehensive Plan by Ordinance No.: 2020-028 adopting Columbia Compass: Envision 2036 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 (Title 6, Chapter 29 of the SC Code); NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, 2nd day of February, 2021, that the property described herein is hereby annexed to, incorporated into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2020-028 on August 4, 2020, and becomes a part of the City of Columbia effective immediately. This property shall be assigned a future land use classification of Urban Edge Mixed Residential (UEMR), zoned Neighborhood Commercial District (C-2) within a Flood Protective Area (-FP), apportioned to City Council District 2, Census Tract 104.03 and contains 0.47 acres.


PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 07208-03-06(p)

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:

  
\_\_\_\_\_  
City Attorney

ATTEST:

  
\_\_\_\_\_  
City Clerk

Introduced: 1/19/2021

Final Reading: 2/2/2021

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**  
**ORDINANCE NO.: 2021-004**

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, containing 5.01 acres, more or less, and shown and designated as block 03, lot 06 on Richland County Tax Map 07208. Said parcel having such boundaries and measurements as are shown on said tax map.

Less and excepting the portions of said parcel annexed into the City of Columbia on April 17, 1985 by Ordinance No.: 85-43; on July 21, 1976 by Ordinance No.: 76-22 and on June 2, 1971 by Ordinance No.: 70-20.

# MEMORANDUM

## Office of the City Manager

TO: Department Heads  
FROM: Teresa Wilson, City Manager  
DATE: October 22, 2020  
RE: **Property Address:** ± 0.47 acre portion of 680 Candi Lane  
**Richland County TMS#:** 07208-03-06 (portion)  
**Owner(s):** Saluda River Partners  
**Current Use:** Vacant Commercial  
**Proposed Use:** Vacant Commercial  
**Current County Land Use:** Mixed Residential (High Density)  
**Proposed City Land Use:** Urban Edge Mixed Residential (UEMR)  
**Current County Zoning:** Neighborhood Commercial (NC)  
**Proposed City Zoning:** Neighborhood Commercial (C-2) in a Flood Protective Overlay (-FP)  
**Reason for Annexation:** Saluda Riverwalk / Donut Hole - Primary  
**City Council District:** 2  
**Census Tract:** 104.03

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 **November 2, 2020** 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

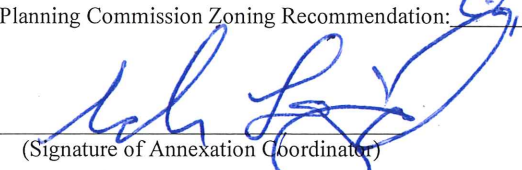
cc:

Clint Shealy, Assistant City Manager  
Jeff Palen, Assistant City Manager/CFO  
Dana Higgins, Director, Engineering  
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  
Henry M. Simons, Assistant City Manager  
Teresa Knox, City Attorney  
William Holbrook, Police Chief  
Aubrey Jenkins, Fire Chief  
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: UEMR (Land Use classification) by 8 - 0  
on 11/2/2020 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: C-2, -FP (Zoning classification) by 8 - 0  
on 11/2/2020 (mm/dd/yyyy).

  
(Signature of Annexation Coordinator)



# Future Land Use Map

Department of Planning & Development Services

+/-0.47 acre portion of 680 Candi Lane, TMS# 07208-03-06(p); Existing Rich. Co. FLU: Mixed Residential (High Density), Proposed FLU: UEMR

**Legend**

CITY LIMITS

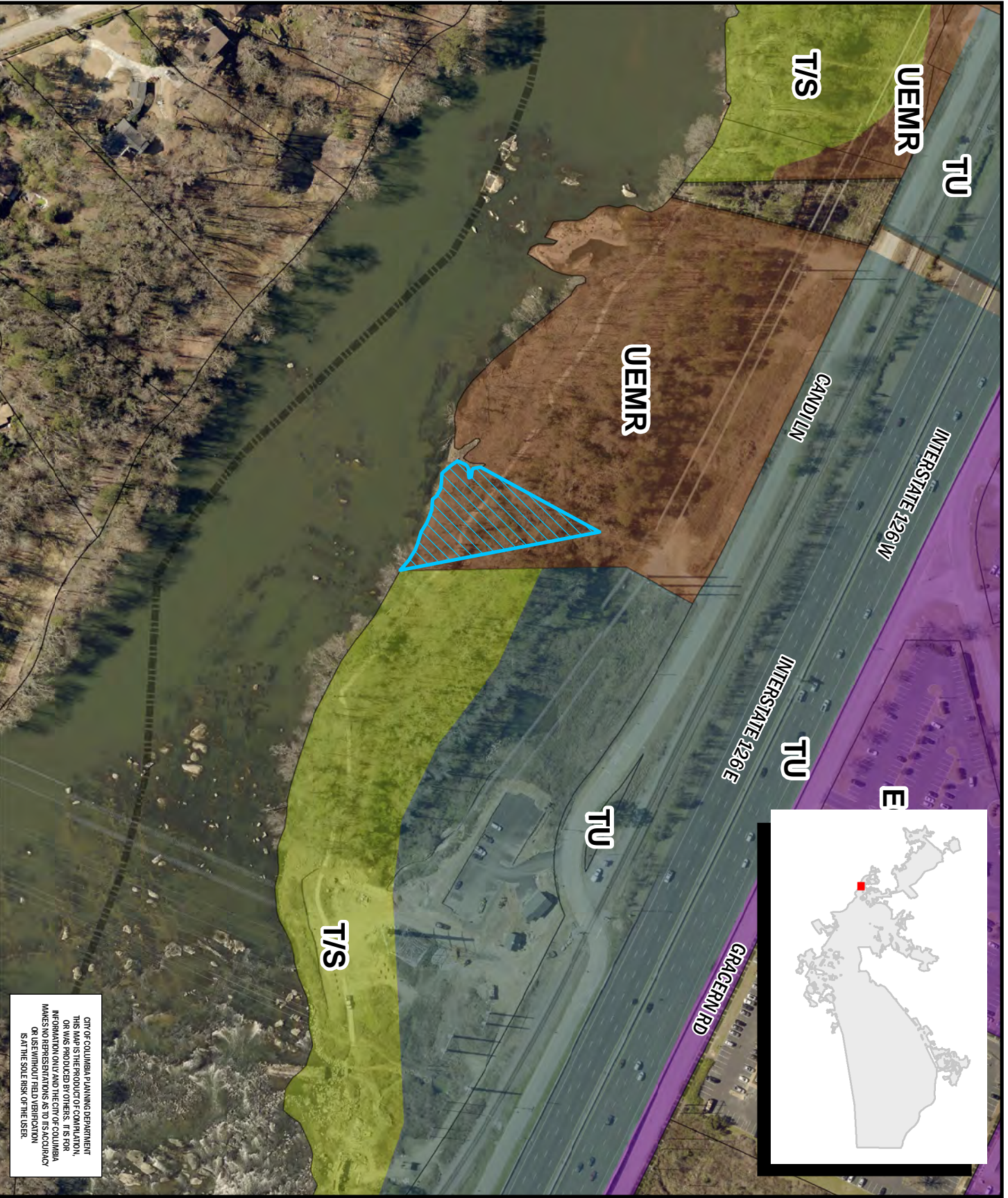
PARCELS

Candi#80, 0.47ac

- 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
- UCME - Urban Core Multi-family
- UEMF - Urban Edge Multi-family
- UCR-1 - Urban Core Residential Small Lot
- UCR-2 - Urban Core Residential Large Lot
- UR-1 - Urban Edge Residential Small Lot
- UR-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
- SA - Sports/Amusement
- CII - Civic/Institutional
- CBA - Central Business Area
- ZOO - Zoos and Botanical Gardens
- UIC - Universities/Colleges
- FJ - Fort Jackson
- T/S - Transition/Sensitive Lands

0 50 100 200 Feet

**ORIGINAL PREPARATION DATE:**  
This map was prepared by:  
Shane Shaughnessy  
Date: 10/21/2020



CITY OF COLUMBIA PLANNING DEPARTMENT  
THIS MAP IS THE PRODUCT OF COMPILED, RESEARCH, 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 BY THE SOLE RISK OF THE USER.

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

# Zoning Map

Department of Planning & Development Services

+/-0.47 acre portion of 680 Candi Lane, TMS# 07208-03-06(p);  
Existing Rich. Co. Zoning: NC, Proposed Zoning: C-2, -FP

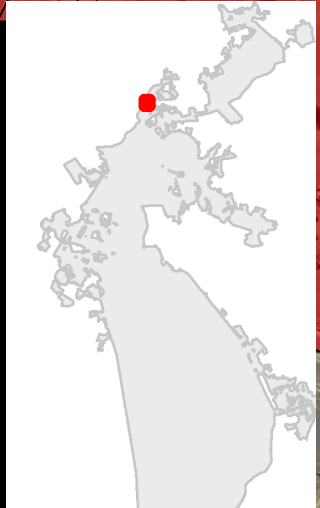
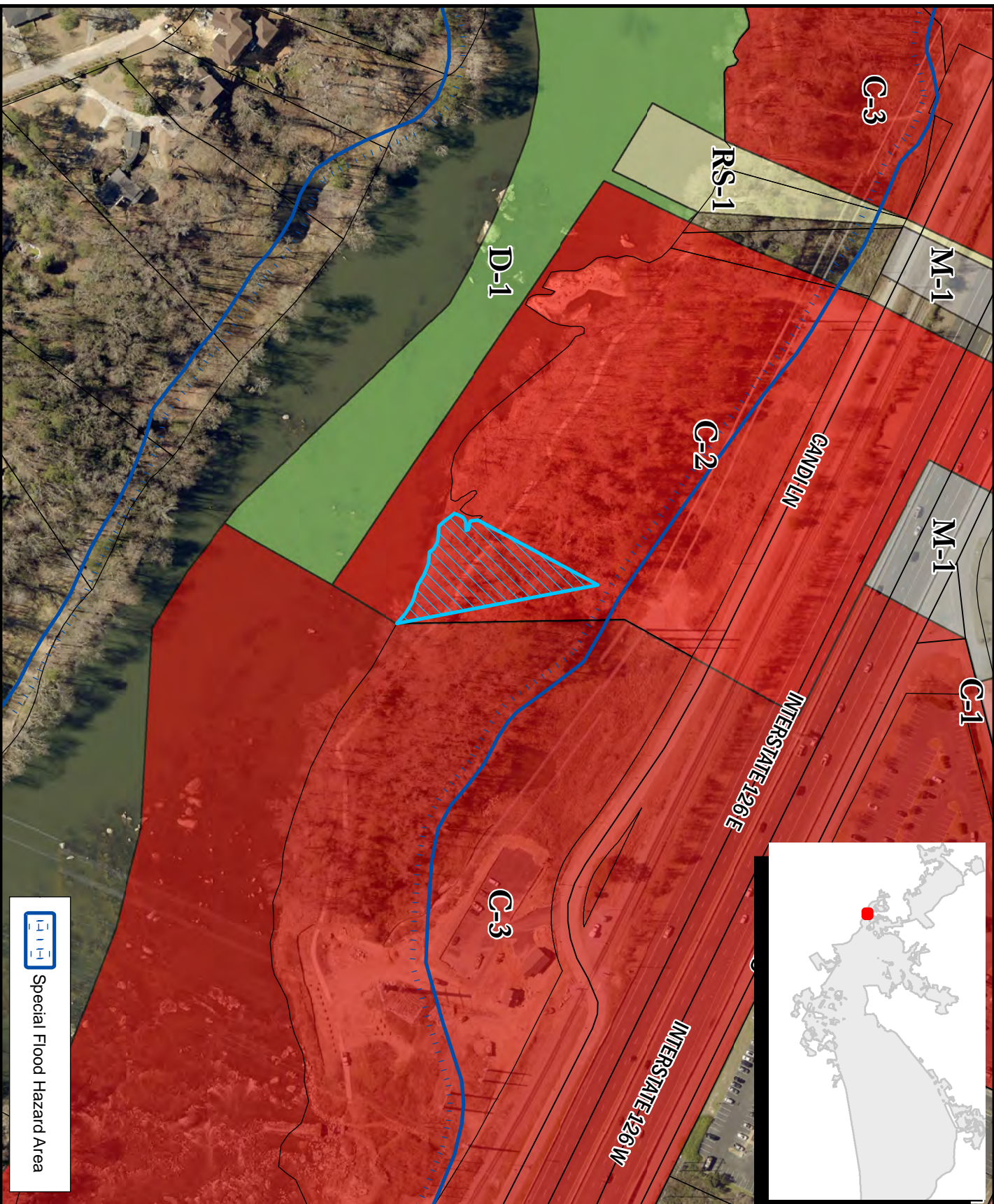
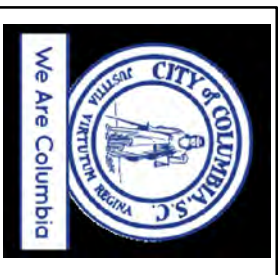
**Legend**

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

0 50 100 200 Feet

**ORIGINAL PREPARATION DATE:**  
This map was prepared by:  
Shane Shaughnessy  
October 21, 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.



Special Flood Hazard Area

\*\* 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, containing 5.01 acres, more or less, and shown and designated as block 03, lot 06 on Richland County Tax Map 07208. Said parcel having such boundaries and measurements as are shown on said tax map.

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Richland County TMS:        07208-03-06 (portion)

Property Address:           ± 0.47 acre portion of 680 Candi Lane

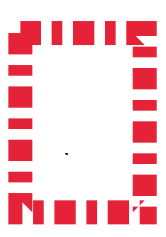
**Saluda River Partners**

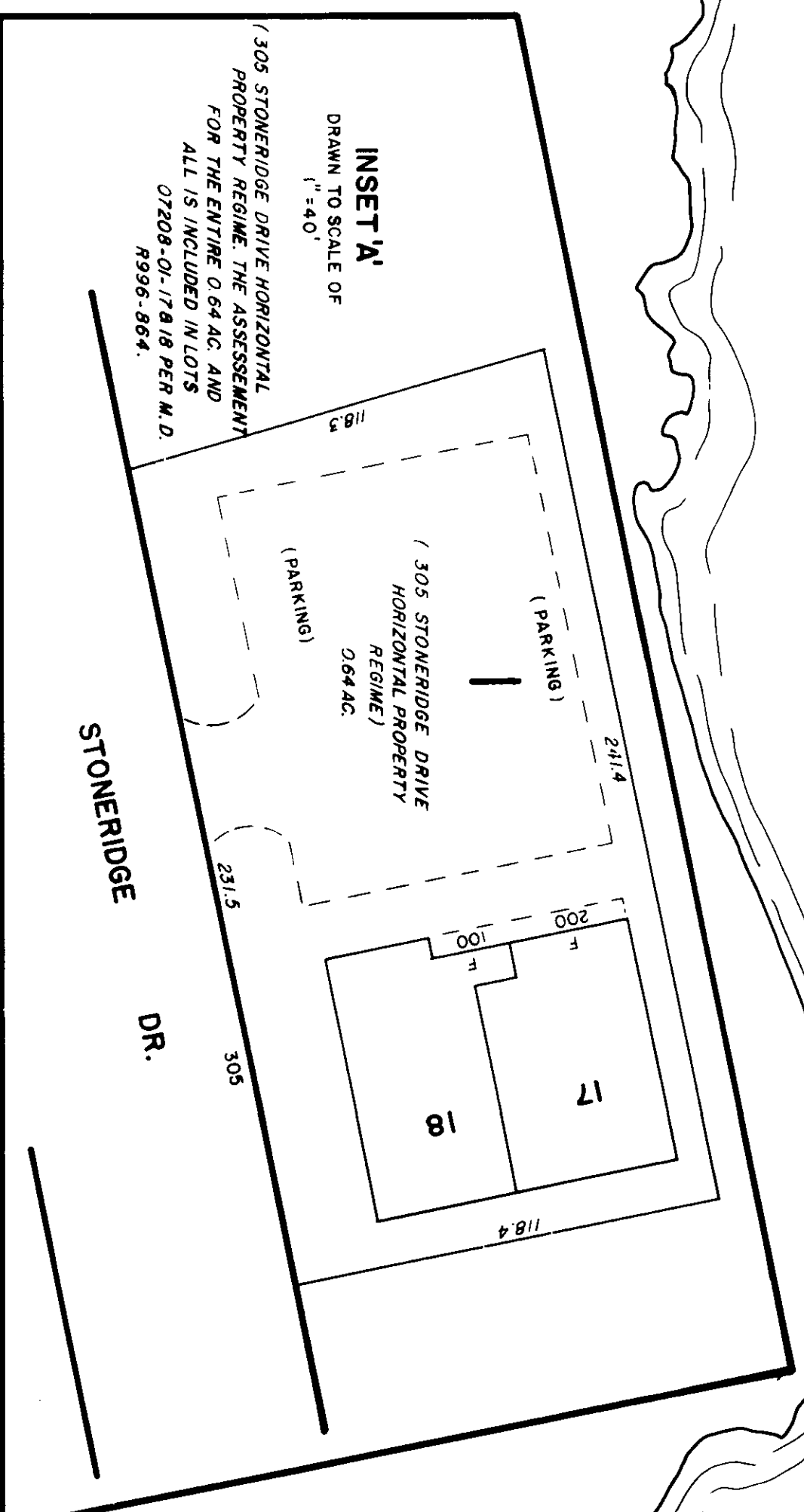
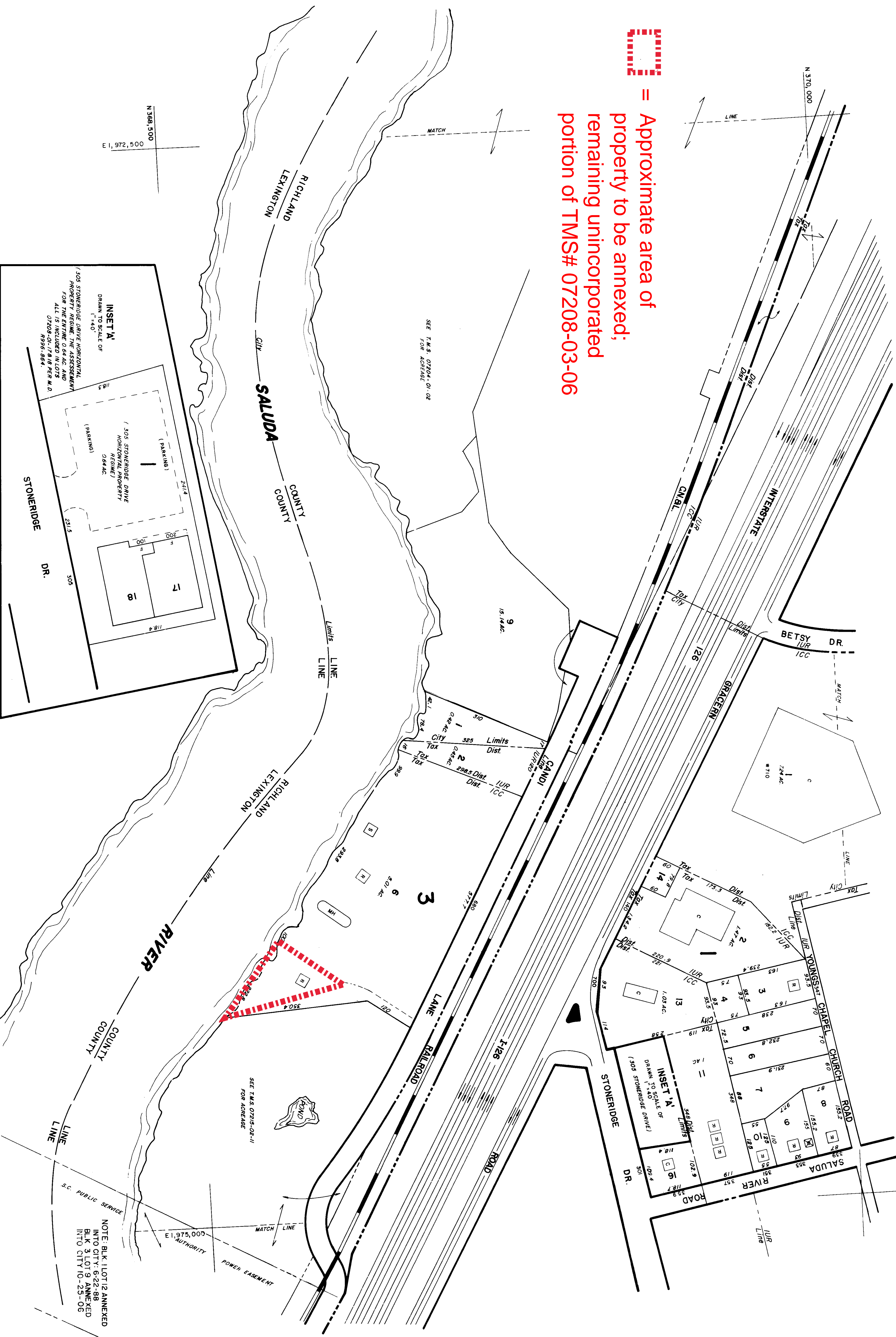
BY: Cathy V Gardner  
(Signature)

Date: 10/6/2020

Cathy V Gardner  
(Print or Type Name)

ITS: Owner, Major Partner  
(Print or Type Title)

 = Approximate area of property to be annexed; remaining unincorporated portion of TMS# 07208-03-06



Prepared by <b>KUGERA ASSOCIATES</b> Professional Consultants Main St, One	<b>REVISIONS</b>	
	DATE FIELD CHECKED	DATE LAST REVISED
	12/83	12/04
	12/84	12/05
	12/85	12/05
12/87	12/05	
12/88	12/05	
12/02	12/05	
12/03	12/05	
<b>LEGEND</b>		BLOCK NO <b>50</b>
PROPERTY LINE RIGHT OF WAY CITY LIMITS SCHOOL DIST PARCEL BOUNDARY RAILROAD AND RIVER COURSE		DENOTES BUILDING USE R RESIDENTIAL C COMMERCIAL ETC... DENOTES SEPARATE OWNER FROM BUILDING
LOT NO LOT MEASUREMENT ADDRESS		50 150.5 6.55 AC 1204
<b>PROPERTY TAX MAP</b> <b>RICHLAND COUNTY</b> SOUTH CAROLINA		
THIS MAP OR PHOTO SHOULD BE THE RICHLAND COUNTY ASSESSMENT CONTROL RESERVE. THE EXISTING RECORDS SHOULD BE KEPT FOR PURPOSES OF REPRODUCING FOR RESALE PURPOSES IS PERMITTED.		
<b>MAP KEY</b>		073-01 073-05 073-09 072-04 072-08 072-12 072-11
<b>GRAPHIC SCALE</b>		0 100 200 300 1" = 100'
LOCATION AND DIMENSIONS OF BUILDINGS MAY NOT BE DRAWN TO SCALE		NORTH
PROPERTY MAP SHEET NO. <b>07208</b> SCHOOL DISTRICT <b>ICC, IUR</b>		
NOTE: BLK 11 LOT 12 ANNEXED INTO CITY. 6-22-88 BLK 3 LOT 9 ANNEXED INTO CITY 10-25-05		