

ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2021-005

Annexing and Incorporating 0.509 acre S/S Candi Lane, Richland County TMS #07208-03-02 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) and Transitional and Sensitive Lands (T/S), zoned Neighborhood Commercial District (C-2) within a Flood Protective Area (-FP), apportioned to City Council District 2, Census Tract 104.03 and contains 0.509 acres.

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 07208-03-02

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 Gentry

Approved by:

Jessica B. Wilson
City Manager

Approved as to form:

T. A. Knox
City Attorney

Introduced: 1/19/2021
Final Reading: 2/2/2021

STD
Mayor

ATTEST:

Quikadil Hammond
City Clerk

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2021-005

All that certain piece, parcel or lot of land, with any improvements thereon, situate, lying and being near the City of Columbia, in Richland County, State of South Carolina, being shown and delineated as T.M.S. 07208-03-02 on a Plat entitled "Plat of Richland County T.M.S. 07208-03-01 & 07208-03-02 Prepared for Richland County & Three Rivers Greenway – Saluda Riverwalk", prepared by HGBD Surveyors, LLC, dated June 7, 2016, revised July 7, 2016, and recorded in Book 2138 Page 3374; said parcel having the following metes and bounds to wit:

Commencing at a mag nail located at the centerline intersection of Candi Lane (S.C. Hwy. No 5-2889) and Greystone Boulevard (S.C. Hwy. No. 5-3020); thence proceeding in a direction of NORTH 62°50'55" WEST for a distance of 3,079.49' to a 5/8" rebar located along the southern right-of-way of Candi Lane (S.C. Hwy. No. 5-2889), being the point of beginning; thence turning and proceeding in a direction of SOUTH 13°42'30" WEST along the property of Saluda River Partners for a distance of 316.38' to a computed point; thence turning and proceeding in a direction of NORTH 52°34'39" WEST along the northern bank of the Saluda River for a distance of 29.64' to a computed point; thence turning and proceeding in a direction of NORTH 01°13'26" WEST along the property of Sylvia B. Brannon, Stanford W. Boozer, Jr., Ronald F. Boozer, Barbara B. Mann & Gloria B. Baker, as Trustees (T.M.S. 07208-03-01) for a distance of 341.26' to a 5/8" rebar; thence turning and proceeding along the southern right-of-way of Candi Lane (S.C. Hwy No. 5-2889) for the following courses and distances: along a curve to the right in a direction of SOUTH 64°02'48" EAST SOUTH 64°02'48" EAST for a chord distance of 49.57' (said curve having a radius of 5,707.13') to a 5/8" rebar; thence in a direction of SOUTH 63°47'52" EAST for a distance of 68.25' to a 5/8" rebar, this being the point of beginning.

This parcel contains 0.509 acre / 22,163 square feet.

MEMORANDUM

Office of the City Manager

TO: Department Heads
FROM: Teresa Wilson, City Manager
DATE: November 23, 2020
RE: **Property Address:** 0.509 acre S/S Candi Lane
Richland County TMS#: 07208-03-02
Owner(s): Richland County
Current Use: Vacant land
Proposed Use: Greenway
Current County Land Use: Mixed Residential (High Density)
Proposed City Land Use: Urban Edge Mixed Residential (UEMR) and Transitional and Sensitive Lands (T/S)
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 **December 7, 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, Business Liaison
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
Lucinda Statler, Interim Planning Administrator
Tori Salvant, Dev. Center Administrator

Planning Commission Land Use Recommendation: UEMR+TS (Land Use classification) by 7-0
on 12/7/20 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: C-2, -FP (Zoning classification) by 7-0
on 12/7/20 (mm/dd/yyyy).


(Signature of Annexation Coordinator)



Future Land Use Map

0.509 acres S/S Candi Lane, TMS# 07208-03-02

Existing Rich. Co. FLU: Mixed Residential (High Density), Proposed FLU: UEMR and T/S

Department of Planning & Development Services

Legend

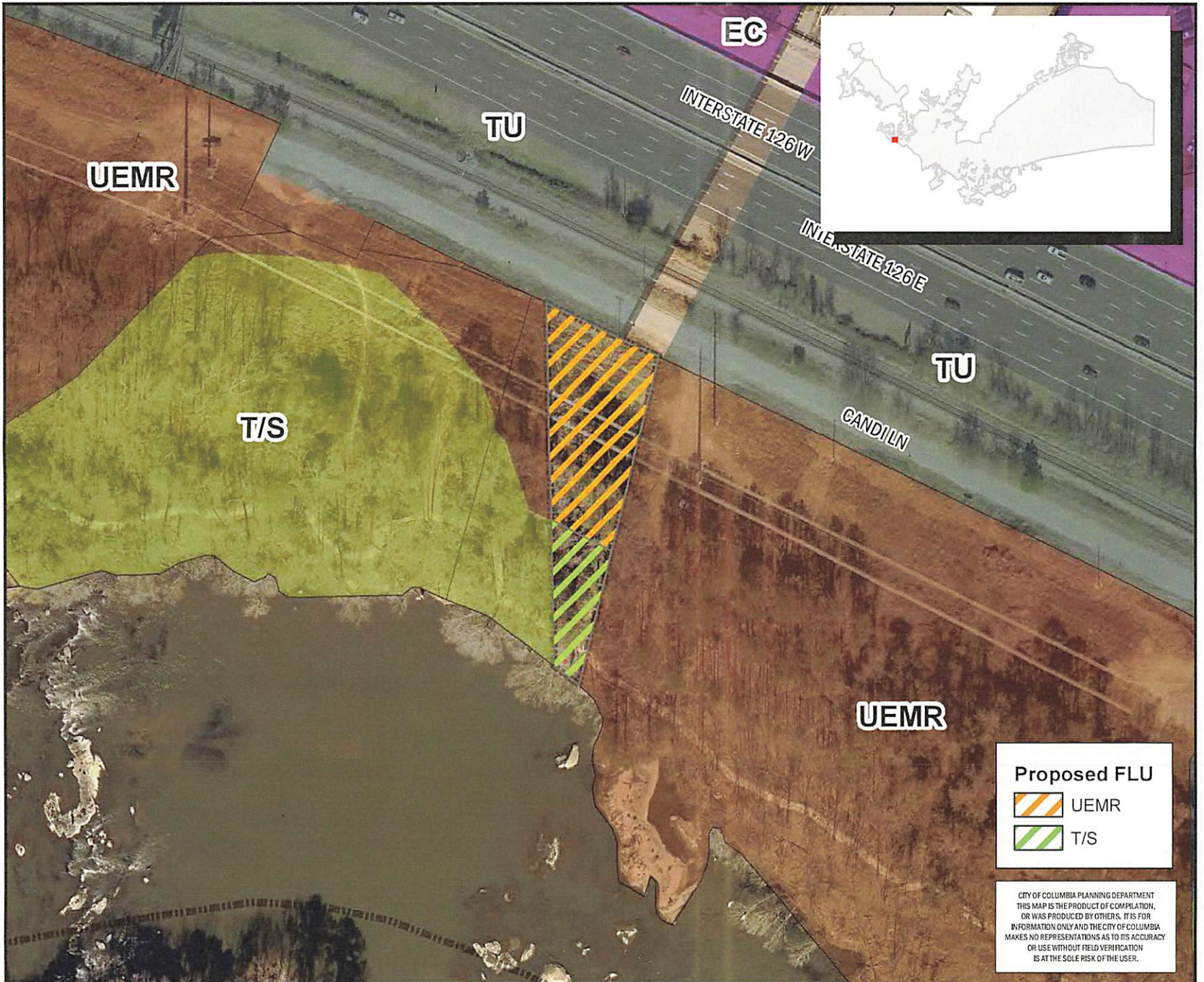
CITY LIMITS

Proposed FLU

- UEMR
- T/S
- 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
- CI - Civic/Institutional
- CBA - Central Business Area
- ZOO - Riverbanks Zoo & Garden
- UC - Universities/Colleges
- FJ - Fort Jackson
- T/S - Transitional/Sensitive Lands

Scale: 0 25 50 100 Feet

North Arrow



ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
Date: 11/18/2020



Proposed FLU

- UEMR
- T/S

CITY OF COLUMBIA PLANNING DEPARTMENT
THIS MAP IS THE PRODUCT OF COMPIATION,
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
IS AT THE SOLE RISK OF THE USER.

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

Department of Planning & Development Services

0.509 acres S/S Candi Lane, TMS# 07208-03-02;
Existing Rich. Co. Zoning: NC, Proposed Zoning: C-2 and C-2, -FP

Legend

PARCELS

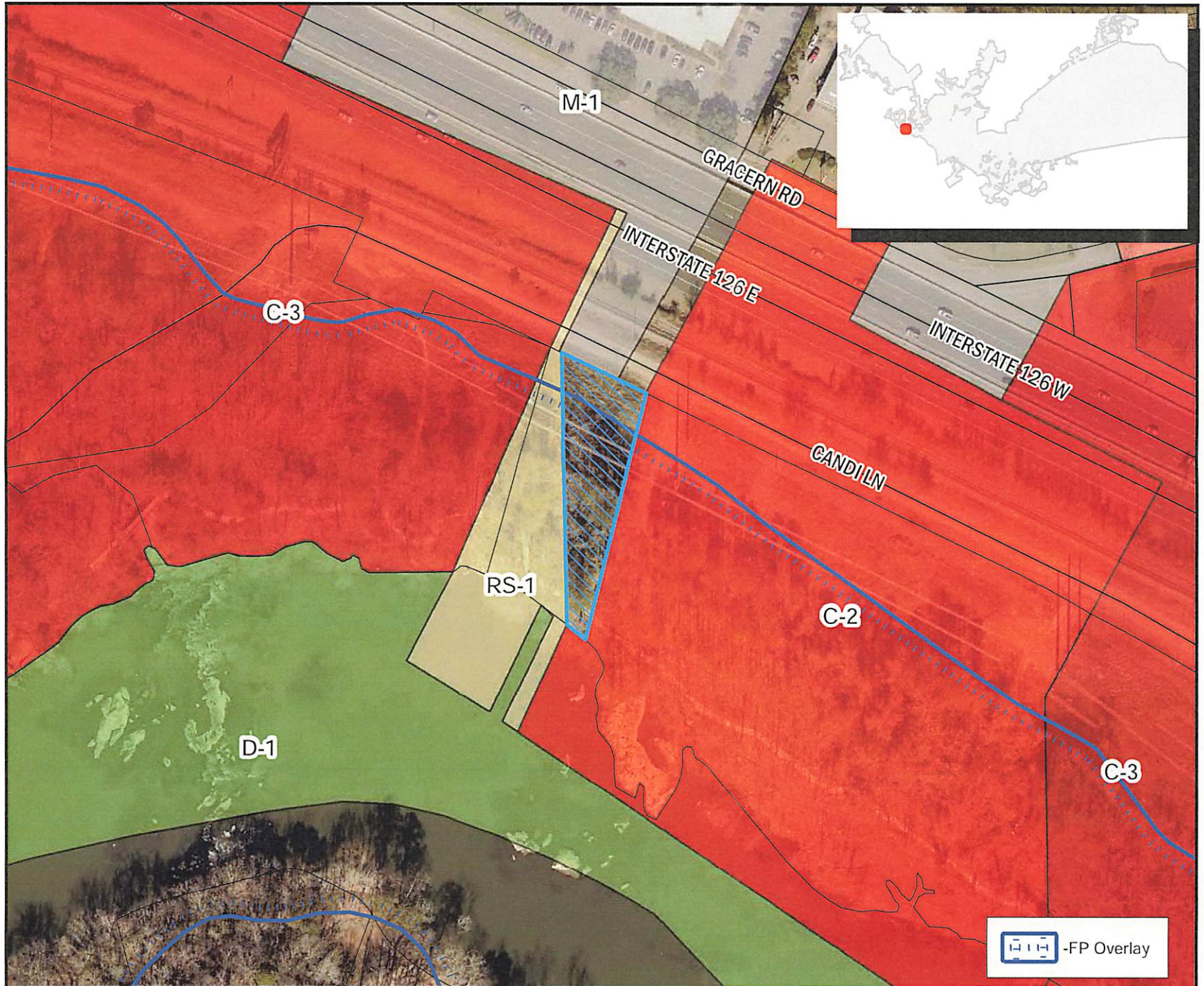
D-1	C-1
RS-1	C-2
RS-1A	C-3
RS-1B	C-3A
RS-2	C-4
RS-3	C-5
RD	M-1
RD-2	M-2
RG-1	FUD-C
RG-1A	FUD-LS
RG-2	FUD-LS-E
RG-3	FUD-LS-R
UTD	FUD-R
MX-1	OUT OF CITY
MX-2	

0 40 80 160 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
November 18, 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.



STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. 044-20HR

AN ORDINANCE AUTHORIZING CONSENT FOR ANNEXATION TO THE CITY OF COLUMBIA FOR .509± ACRE ON S/S CANDI LANE, WHICH IS A PORTION OF TMS# 07208-03-02; A PART OF THE THREE RIVERS GREENWAY.

Pursuant to the authority by the Constitution of the State of South Carolina and the General Assembly of the State of South Carolina, BE IT ENACTED BY RICHLAND COUNTY COUNCIL:

SECTION I. The County of Richland and its employees and agents are hereby authorized to grant consent for annexation to the City of Columbia for .509± acre on S/S/ Candi Lane, which is a portion of TMS# 07208-03-02, the particular dimensions of which are specifically described in the attached Consent to Annexation, attached hereto and incorporated herein.

SECTION II. Severability. If any section, subsection, or clause of this ordinance shall be deemed unconstitutional or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

SECTION III. Conflicting Ordinances. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION IV. Effective Date. This ordinance shall be enforced from and after November 10, 2020

RICHLAND COUNTY COUNCIL

By: Paul Livingston
Paul Livingston, Chair

Attest this 18th day of

November, 2020.

Michelle Onley
Michelle Onley
Interim Clerk of Council

First Reading:
Second Reading:
Public Hearing:
Third Reading:

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 any improvements thereon, situate, lying and being near the City of Columbia, in Richland County, State of South Carolina, being shown and delineated as T.M.S. 07208-03-02 on a Plat entitled "Plat of Richland County T.M.S. 07208-03-01 & 07208-03-02 Prepared for Richland County & Three Rivers Greenway - Saluda Riverwalk", prepared by HGBD Surveyors, LLC, dated June 7, 2016, revised July 7, 2016, and recorded in Book 2138 Page 3374; said parcel having the following metes and bounds to wit:

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This parcel contains 0.509 acre / 22,163 square feet.

Richland County TMS: 07208-03-02
Property Address: 0.509 acre S/S Candi Lane

Richland County

BY: Leonardo Brown
Leonardo Brown

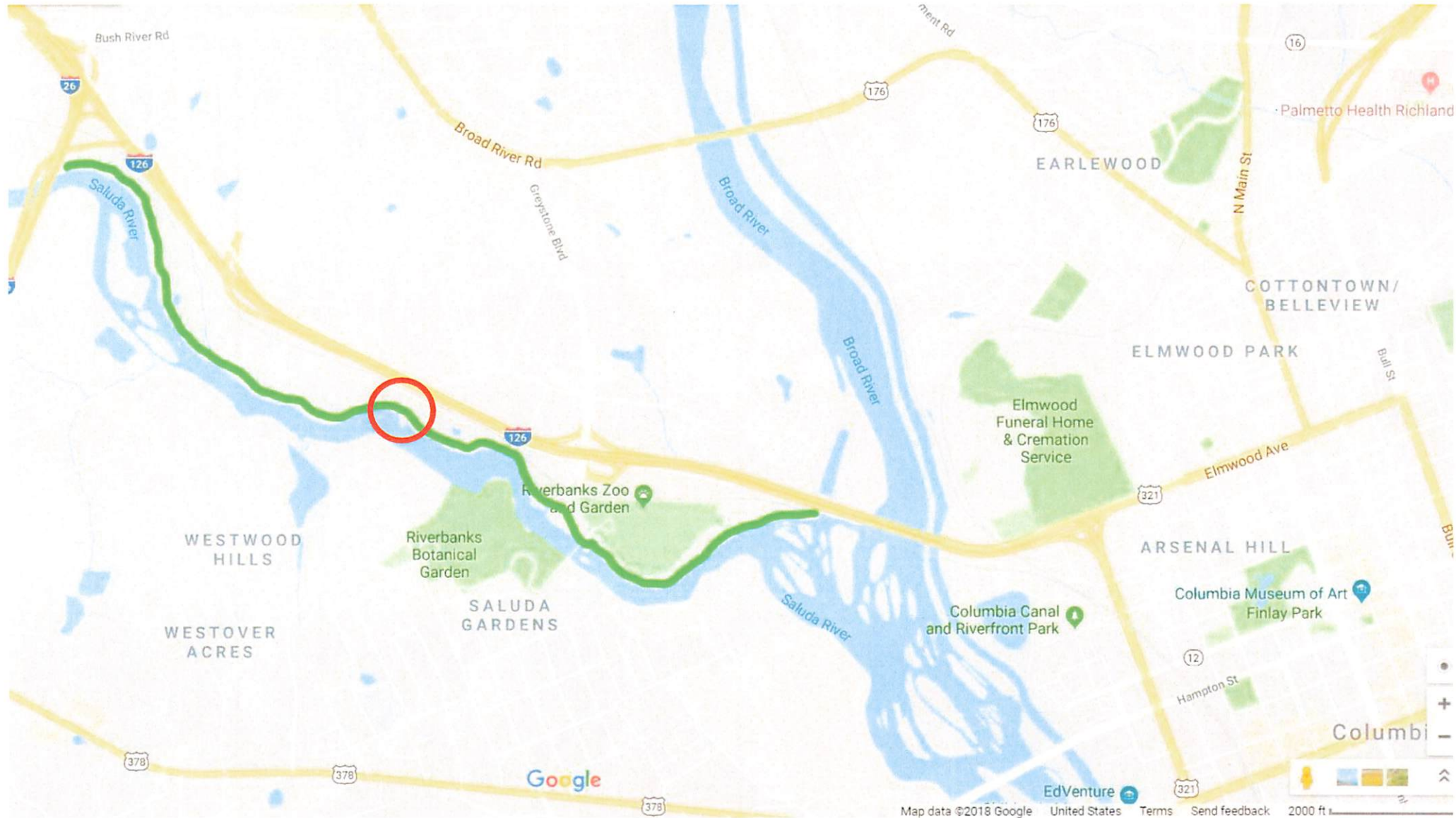
Date: 11/20/2020

ITS: County Administrator

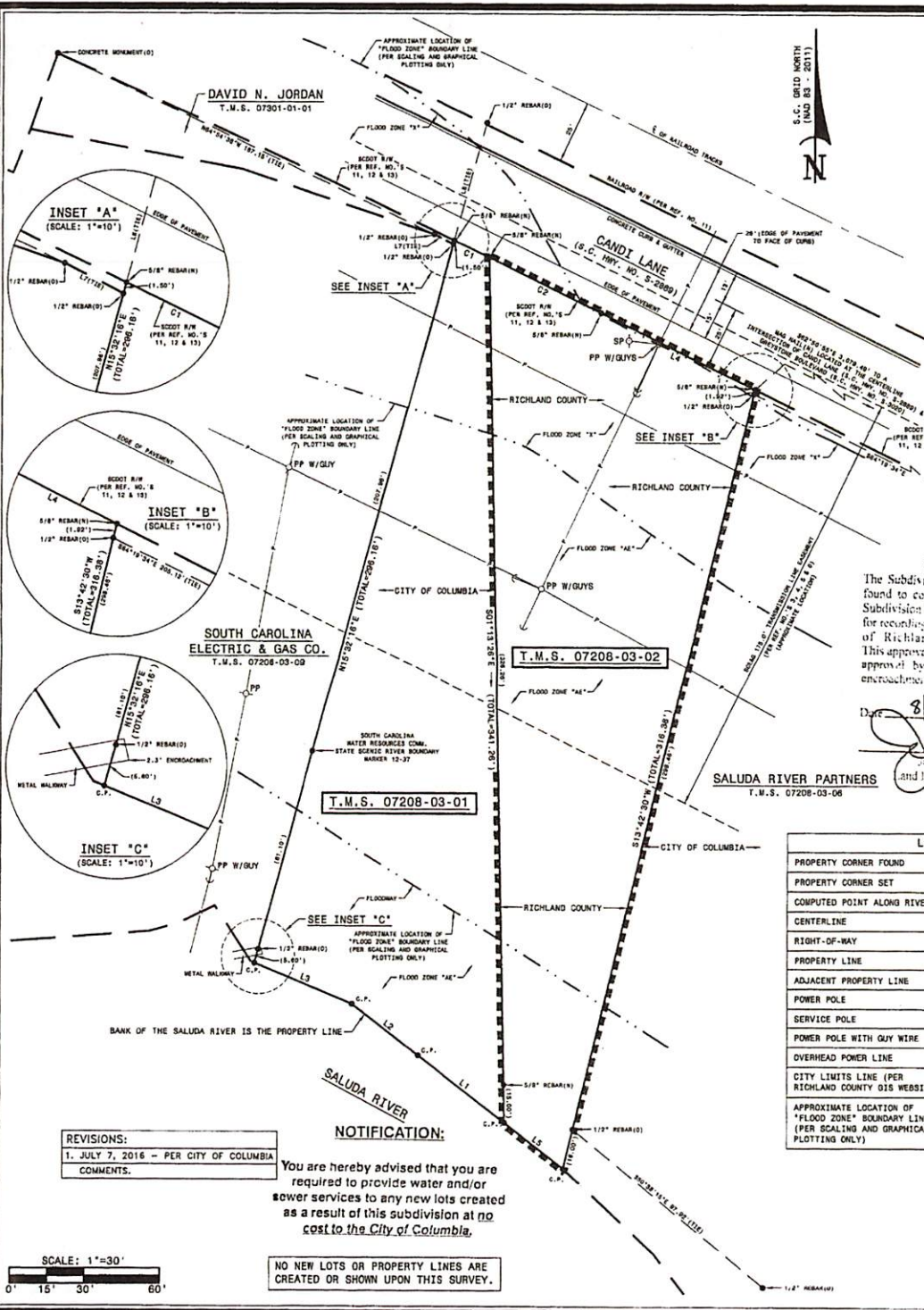
Richland County Auditor's Office
[Signature]
Approved As To LEGAL Form Only.
No Opinion Rendered As To Content.



Completed Portion of Three Rivers Greenway, aka "Saluda Riverwalk", Section 1A



Aug 12, 2016 - 8:19am Printed By: jpoorh
S:\31602001\Richland Perry - Candell Lane Boundary Survey\Candell Lane - Survey No. 160602001.dwg
S:\31602001\Richland Perry - Candell Lane Boundary Survey\Candell Lane - Survey No. 160602001.dwg



PARCEL DATA

T.M.S. 07208-03-01
0.430 ACRE/18,749 SQ. FT.

CURRENT OWNERS:
SYLVIA B. BRANNON, STANFORD W. BOOZER, JR., RONALD F. BOOZER,
BARBARA B. MANN & GLORIA B. BAKER, AS TRUSTEES

DEED BOOK: R 671, PAGE 1145

CURRENT CITY OF COLUMBIA ZONING:
RS-1 (SINGLE FAMILY RESIDENTIAL DISTRICT)

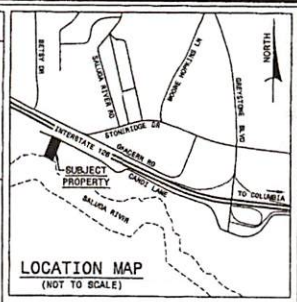
T.M.S. 07208-03-02
0.509 ACRE/22,163 SQ. FT.

CURRENT OWNERS:
SYLVIA B. BRANNON, STANFORD W. BOOZER, JR., RONALD F. BOOZER,
BARBARA B. MANN & GLORIA B. BAKER, AS TRUSTEES

DEED BOOK: R 671, PAGE 1164

CURRENT RICHLAND COUNTY ZONING:
NO (NEIGHBORHOOD COMMERCIAL)

TOTAL AREA = 0.939 ACRE/40,912 SQ. FT.



LINE TABLE

LINE	BEARING	DISTANCE
L1	N52°34'39"W	43.40'
L2	N52°43'40"W	33.33'
L3	N68°01'04"W	42.69'
L4	S63°47'52"E	68.25'
L5	N52°34'39"W	29.64'
L6	N15°27'20"E	48.10'
L7	N63°17'58"W	8.78'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD DISTANCE	TANGENT
C1	5,707.13'	15.47'	00°09'19"	S64°22'24"E	15.47'	7.74'
C2	5,707.13'	49.57'	00°29'52"	S64°02'48"E	49.57'	24.79'

SUBDIVISION PLAT

The Subdivision Plat shown hereon has been found to comply with the City of Columbia Subdivision Regulation and has been approved for recording in the office of the Clerk of Court of Richland County, South Carolina. This approval shall not be deemed to constitute approval by the City of Columbia of the encroachments revealed by the plat.

Date: 8/4/19

 Jodie R. Porth, Professional Land Surveyor
 & City Person Only

- REFERENCES:**
- PLAT OF .89 ACRES SURVEYED FOR S.W. BOOZER, BY RICHARD W. LEE, DATED FEBRUARY 17, 1955.
 - PARTIAL PLAT OF LAND OF SOUTH CAROLINA ELEC. & GAS CO. TO BE CONVEYED TO W. BOOZER, DATED APRIL 14, 1969. (SOUTH CAROLINA ELECTRIC & GAS CO. DWS. 516-34)
 - SITE TO BE OBTAINED FOR THREE RIVERS GREENWAY-SALUDA RIVERWALK, PLAT PREPARED FOR THE RIVER ALLIANCE, BY ASSOCIATED E & S, INC., DATED MAY 4, 2016. (0.45 ACRE)
 - SITE TO BE OBTAINED FOR THREE RIVERS GREENWAY-SALUDA RIVERWALK, PLAT PREPARED FOR THE RIVER ALLIANCE, BY ASSOCIATED E & S, INC., DATED MAY 4, 2016. (0.47 ACRE)
 - EASEMENT TO BE OBTAINED FOR THREE RIVERS GREENWAY-SALUDA RIVERWALK, PLAT PREPARED FOR THE RIVER ALLIANCE, BY ASSOCIATED E & S, INC., DATED MARCH 30, 2016. (0.15 ACRE)
 - EASEMENT TO BE OBTAINED FOR THREE RIVERS GREENWAY-SALUDA RIVERWALK, PLAT PREPARED FOR THE RIVER ALLIANCE, BY ASSOCIATED E & S, INC., DATED MARCH 30, 2016. (0.01 ACRE)
 - PLAT PREPARED FOR SALLIDA PARTNERS, L.L.C. BY ASSOCIATED ENGINEERS AND SURVEYORS, INC., DATED JUNE 15, 1998, REVISED JUNE 23, 1998, RECORDED IN THE RICHLAND COUNTY REGISTER OF DEEDS OFFICE IN PLAT BOOK 160, PAGE 127.
 - PLAT PREPARED FOR THE RIVER ALLIANCE, BY ASSOCIATED E & S, INC., DATED DECEMBER 12, 2005, REVISED MAY 8, 2015. (12.91 ACRES)
 - PLAT PREPARED FOR THE RIVER ALLIANCE, BY ASSOCIATED E & S, INC., DATED DECEMBER 12, 2005. (1.61 ACRES)
 - TOPOGRAPHIC PLAT PREPARED FOR ED R. ROBINSON, BY UDS INC., DATED FEBRUARY 6, 1989, REVISED FEBRUARY 27, 1990.
 - SOUTH CAROLINA STATE HIGHWAY DEPARTMENT PLAN AND PROFILE OF PROPOSED STATE HIGHWAY, FILE 40.959, F.A. PROJ. 1-128-2(128), SHEETS 2-F & 25.
 - TITLE TO REAL ESTATE, S. WYMAN BOOZER TO SOUTH CAROLINA DEPARTMENT OF HIGHWAYS, DATED MAY 13, 1982, ON FILE AT THE MAIN OFFICE OF THE SCOOT IN COLUMBIA, S.C. (FILE NO. 40.959 - TRACT 1-E).
 - TITLE TO REAL ESTATE, S. WYMAN BOOZER, TRUSTEE, STANFORD W. BOOZER, JR., AND TRUSTEE TO SOUTH CAROLINA DEPARTMENT OF HIGHWAYS, DATED MAY 13, 1982, ON FILE AT THE MAIN OFFICE OF THE SCOOT IN COLUMBIA, S.C. (FILE NO. 40.959 - TRACT 1-D).

LEGEND

PROPERTY CORNER FOUND	(O)
PROPERTY CORNER SET	(+)
COMPUTED POINT ALONG RIVER BANK	C.P.
CENTERLINE	ε
RIGHT-OF-WAY	R/W
PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
POWER POLE	PP
SERVICE POLE	SP
POWER POLE WITH GUY WIRE	PP W/GUY
OVERHEAD POWER LINE	---
CITY LIMITS LINE (PER RICHLAND COUNTY GIS WEBSITE)	---
APPROXIMATE LOCATION OF "FLOOD ZONE" BOUNDARY LINE (PER SCALING AND GRAPHICAL PLOTTING ONLY)	---

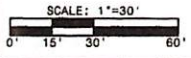
REVISIONS:

1. JULY 7, 2016 - PER CITY OF COLUMBIA COMMENTS.

NOTIFICATION:

You are hereby advised that you are required to provide water and/or sewer services to any new lots created as a result of this subdivision at no cost to the City of Columbia.

NO NEW LOTS OR PROPERTY LINES ARE CREATED OR SHOWN UPON THIS SURVEY.



Jodie R. Porth
 JODIE R. PORTH, P.L.S., NO. 16820

HSRD SURVEYORS, LLC
 1219 Assembly Street
 Columbia, SC 29201
 803.739.0444

SOUTH CAROLINA
 HSRD SURVEYORS, LLC
 No. C03063
 CERTIFICATE OF AUTHORIZATION

HUSSEY GAY BELL
Established 1958

1219 Assembly Street, Columbia, South Carolina 29201 / T:803.799.0444

DATE: JUNE 7, 2016
 SCALE: 1" = 30'
 JOB NO. 316038313
 SURVEY NO. C-16060201-4822
 S.F. 42 NO. 2

PLAT OF RICHLAND COUNTY
 T.M.S. 07208-03-01 & T.M.S. 07208-03-02
 PREPARED FOR
 RICHLAND COUNTY &
 THREE RIVERS GREENWAY-SALUDA RIVERWALK
 IN AND NEAR THE CITY OF COLUMBIA,
 RICHLAND COUNTY, SOUTH CAROLINA