

ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2021-033

*Annexing and Incorporating 7315 Coachmaker Road, Richland County TMS# 16307-09-01
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, this 1st day of June, 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 Residential Large Lot (UER-2), zoned Single Family Residential District (RS-2), apportioned to City Council District 3, Census Tract 116.04 and contains 0.35 acres.


PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 16307-09-01

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:

ATTEST:



City Attorney



City Clerk

Introduced: 5/18/2021
Final Reading: 6/1/2021

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2021-033

All that certain piece, parcel or lot of land, together with the improvements thereon, situate, lying and being on the Southeastern side of Coachmaker Road, in the subdivision known as "Knollwood", near the City of Columbia, School District No. 1-L of Richland County, State of South Carolina, being more fully shown and delineated as Lot Number Nine (9) of Block D on a plat of a portion of Knollwood, prepared by McMillan Engineering Company, dated September 30, 1965, subsequently revised, recorded in the Office of the Register of Deeds for Richland County, South Carolina, in Plat Book W at Pages 118-119 and more recent plat prepared for Bobby E. Counts and Joyce F. Counts by Ben Whetstone Associates, dated October 7, 2010 and recorded in Record Book 1640 at Page 2780; having the boundaries and measurements as shown on said plat, reference being craved thereto for a more complete and accurate legal description.

MEMORANDUM

Office of the City Manager

TO: Department Heads
FROM: Teresa Wilson, City Manager
DATE: March 18, 2021
RE: **Property Address:** 7315 Coachmaker Road
Richland County TMS#: 16307-09-01
Owner(s): Andrew and Michelle Welsh
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 Medium Density (RS-MD)
Proposed City Zoning: Single Family Residential (RS-2)
Reason for Annexation: Municipal Services; Donut Hole - Secondary
City Council District: 3
Census Tract: 116.04

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 **April 5, 2021** 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 Liasion
Tiffany Latimer, Customer Care Administrator
Jerry Thompson, Building Official
Michelle Brazell, 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: UER-2 (Land Use classification) by 8-0
on 4/5/21 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: RS-2 (Zoning classification) by 8-0
on 4/5/21 (mm/dd/yyyy).


(Signature of Annexation Coordinator)



02/01/2019































© All Pictometry

Future Land Use Map

7315 Coachmaker Road, TMS# 16307-09-01

Existing Rich. Co. FLU: Mixed Residential (High Density), Proposed FLU: UER-2

Department of Planning & Development Services

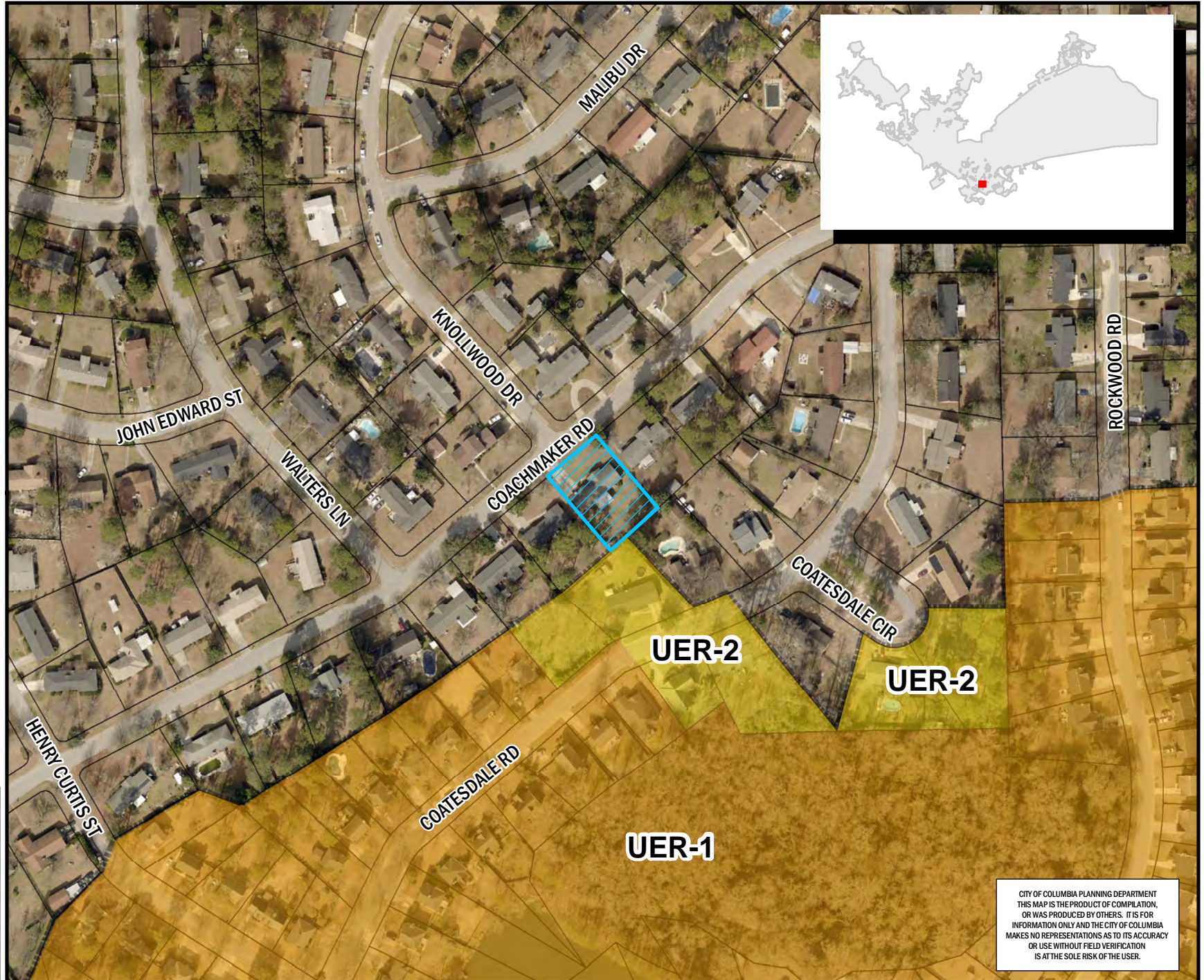
- Legend**
-  CITY LIMITS
 -  PARCELS
 -  UCMR-1 - Urban Core Mixed Residential - 1
 -  UCMR-2 - Urban Core Mixed Residential - 2
 -  UCMR-3 - Urban Core Mixed Residential - 3
 -  UEMR - Urban Edge Residential
 -  UCMF - Urban Core Multi-family
 -  UEMF - Urban Edge Multi-family
 -  UCR-1 - Urban Core 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



0 50 100 200 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 3/18/2021



CITY OF COLUMBIA PLANNING DEPARTMENT
THIS MAP IS THE PRODUCT OF COMPILATION,
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

7315 Coachmaker Road, TMS# 16307-09-01
 Current Rich. Co. Zoning: RS-MD, Proposed Zoning: RS-2

Department of Planning &
 Development Services

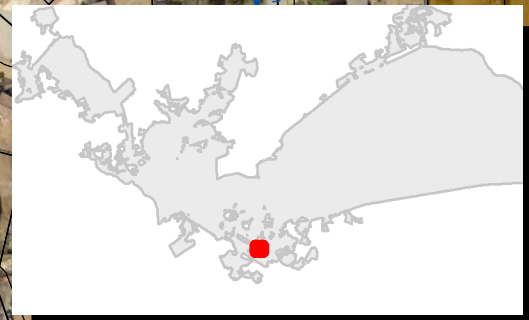
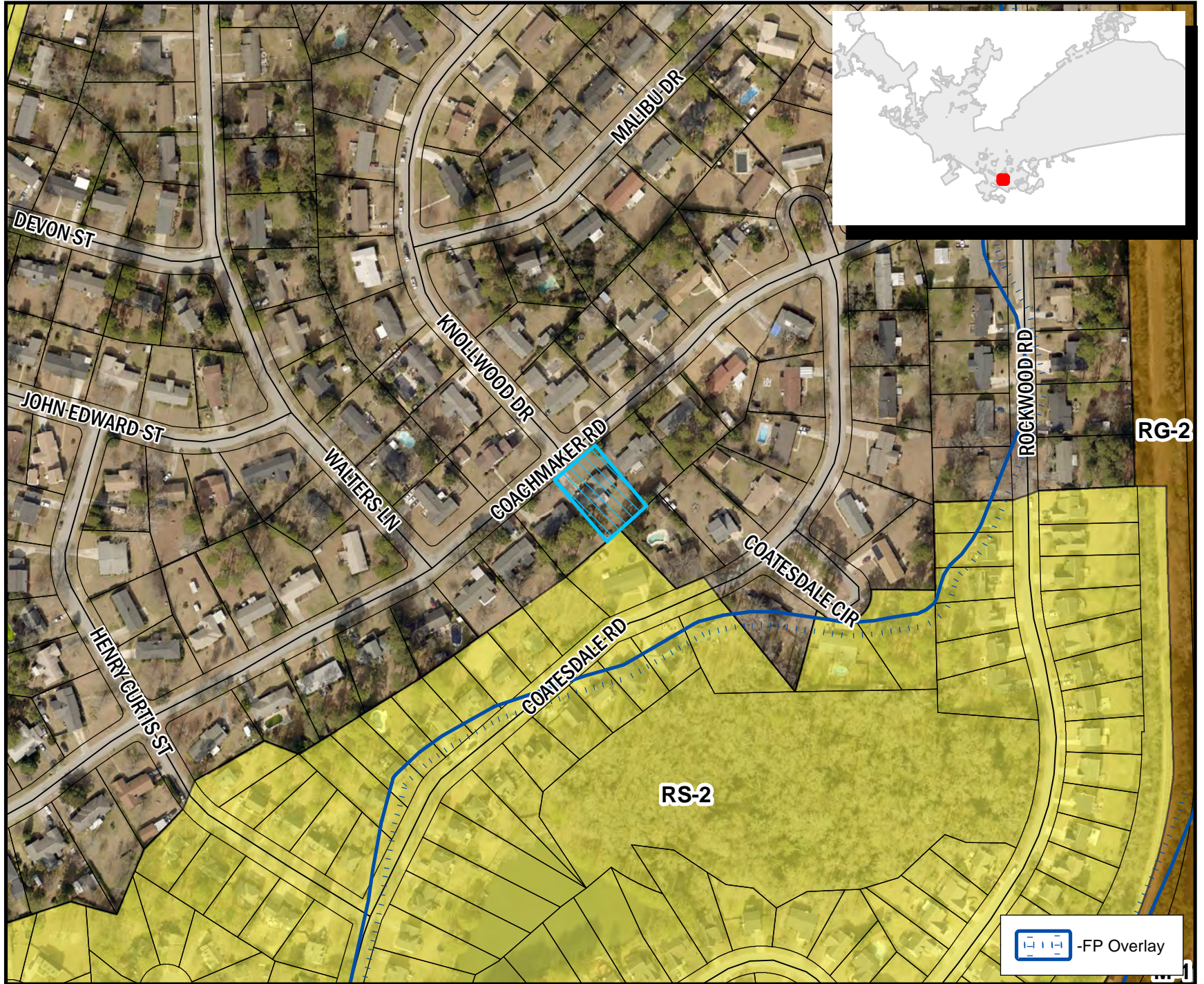
Legend

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

0 60 120 240 Feet

ORIGINAL PREPARATION/DATE:
 This map was prepared by:
 Shane Shaughnessy
 March 18, 2021

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.



-FP Overlay

** 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, together with the improvements thereon, situate, lying and being on the Southeastern side of Coachmaker Road, in the subdivision known as "Knollwood", near the City of Columbia, School District No. 1-L of Richland County, State of South Carolina, being more fully shown and delineated as Lot Number Nine (9) of Block D on a plat of a portion of Knollwood, prepared by McMillan Engineering Company, dated September 30, 1965, subsequently revised, recorded in the Office of the Register of Deeds for Richland County, South Carolina, in Plat Book W at Pages 118-119 and more recent plat prepared for Bobby E. Counts and Joyce F. Counts by Ben Whetstone Associates, dated October 7, 2010 and recorded in Record Book 1640 at Page 2780; having the boundaries and measurements as shown on said plat, reference being craved thereto for a more complete and accurate legal description.


Richland County TMS: 16307-09-01

Property Address: 7315 Coachmaker Road



Andrew Welsh

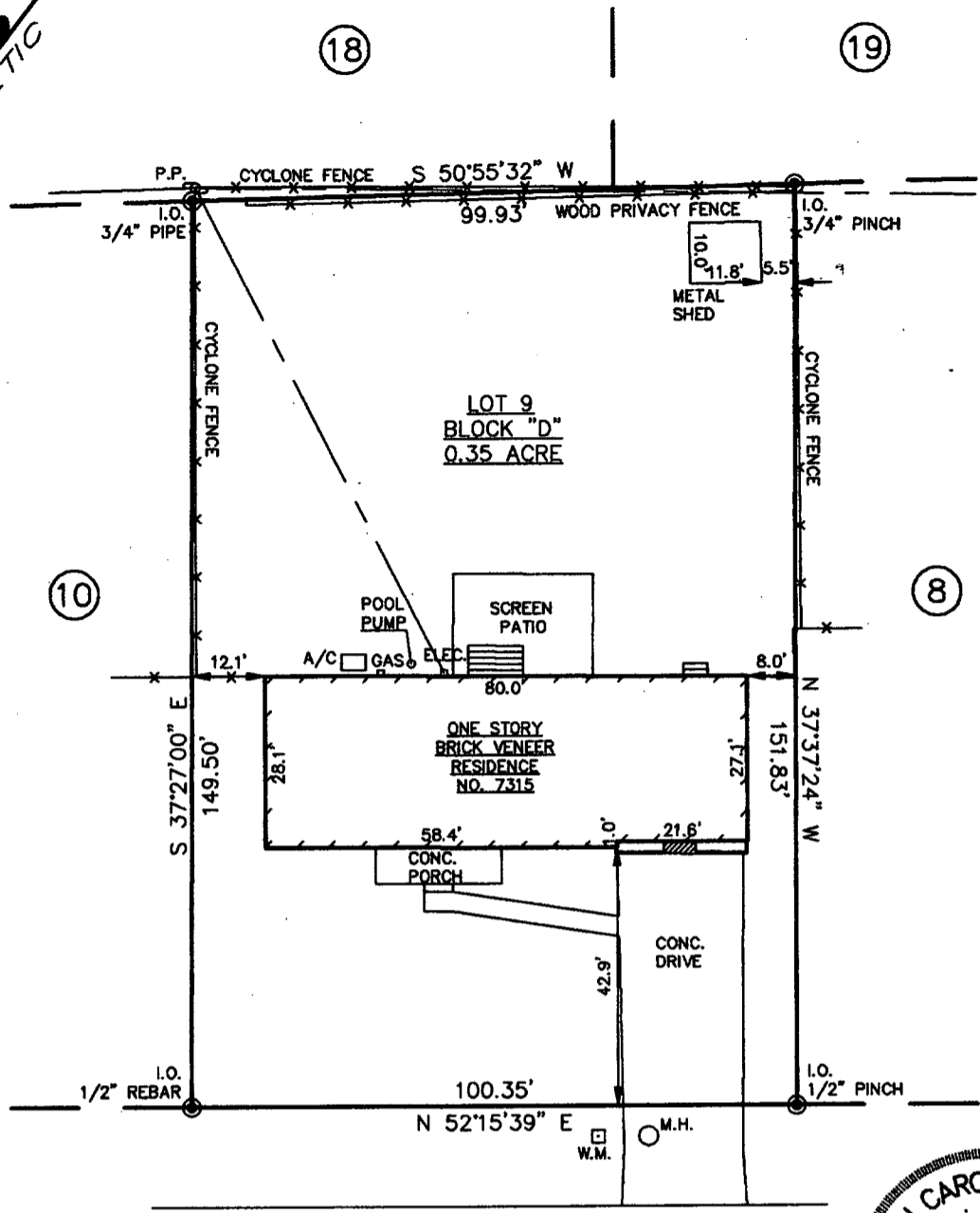
Date: 3-3-2021



Michelle Welsh

Date: 3/3/2021

MAGNETIC



Book 1640-2780
 2010069809 10/22/2010 11:09:43:500
 Fee: \$5.00 County Tax: \$0.00 State Tax: \$0.00
 Plat Standard

2010069809 Richard W. Rodden
 Richard County R.O.D.



EXEMPTION FROM REVIEW PROCESS
 THIS PLAT IS A RESURVEY OF AN EXISTING LOT OF RECORD WITH NO CHANGES TO EXISTING LOT LINES.

Benjamin H. Whetstone

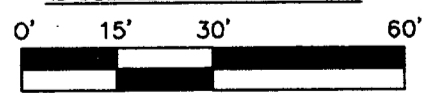
LOT NEAR COLUMBIA, IN RICHLAND COUNTY, S.C.; SHOWN AS LOT 9, BLOCK "D", ON A PLAT OF KNOLLWOOD, BY MCMILLAN ENGINEERING CO., DATED SEPTEMBER 30, 1965, REVISED JANUARY 6, 1966, AND RECORDED IN PLAT BOOK "W", PAGES 118 & 119, IN THE OFFICE OF R.O.D. FOR RICHLAND COUNTY. TMS: 16307-09-01

PLAT PREPARED FOR

BOBBY E. COUNTS & JOYCE F. COUNTS

BEN WHETSTONE ASSOCIATES
1321 AUGUSTA ROAD
WEST COLUMBIA, S.C. 29169
PHONE (803) 791-8467

OCTOBER 7, 2010
SCALE: 1" = 30'



I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

Benjamin H. Whetstone
 BENJAMIN H. WHETSTONE, R.L.S.
 S.C. REGISTRATION NUMBER #2904