

ORIGINAL  
STAMPED IN RED

**ORDINANCE NO.: 2021-034**

*Annexing and Incorporating 2213 Apple Valley Road, Richland County TMS# 07502-01-12 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 1<sup>st</sup> 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 Mixed Residential Large Lot (UER-2), zoned General Residential District (RG-1), apportioned to City Council District 1, Census Tract 104.07 and contains 0.27 acres.


PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 07502-01-12


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

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**  
**ORDINANCE NO.: 2021-034**

All that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, the same being designated as Lot No. 26, Block No. G, on a plat of Apple Valley Section of St. Andrews Acres by McMillan Engineering Company, dated February 1, 1964, revised March 27, 1968 and recorded in the Office of the Register of Deeds for Richland County in Plat Book X at Page 549. Being more particularly shown on a plat prepared for Thomas F. Knotts and Patsy H. Knotts by Ben Whetstone Associates, dated April 13, 1999 and recorded in Record Book 299 at Page 2121; 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:** 2213 Apple Valley Road  
**Richland County TMS#:** 07502-01-12  
**Owner(s):** Ninette and Tyron Gregory  
**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 Multifamily Medium Density (RM-MD)  
**Proposed City Zoning:** General Residential (RG-1)  
**Reason for Annexation:** Municipal Services; Donut Hole - Primary  
**City Council District:** 1  
**Census Tract:** 104.07

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

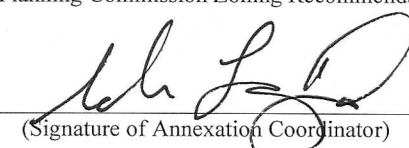
cc:

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: RG-1 (Zoning classification) by 8-0  
on 4/5/21 (mm/dd/yyyy).

  
(Signature of Annexation Coordinator)



02/14/2019

© All Pictometry

































# Future Land Use Map

2213 Apple Valley Road, TMS# 07502-01-12

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

Department of Planning & Development Services

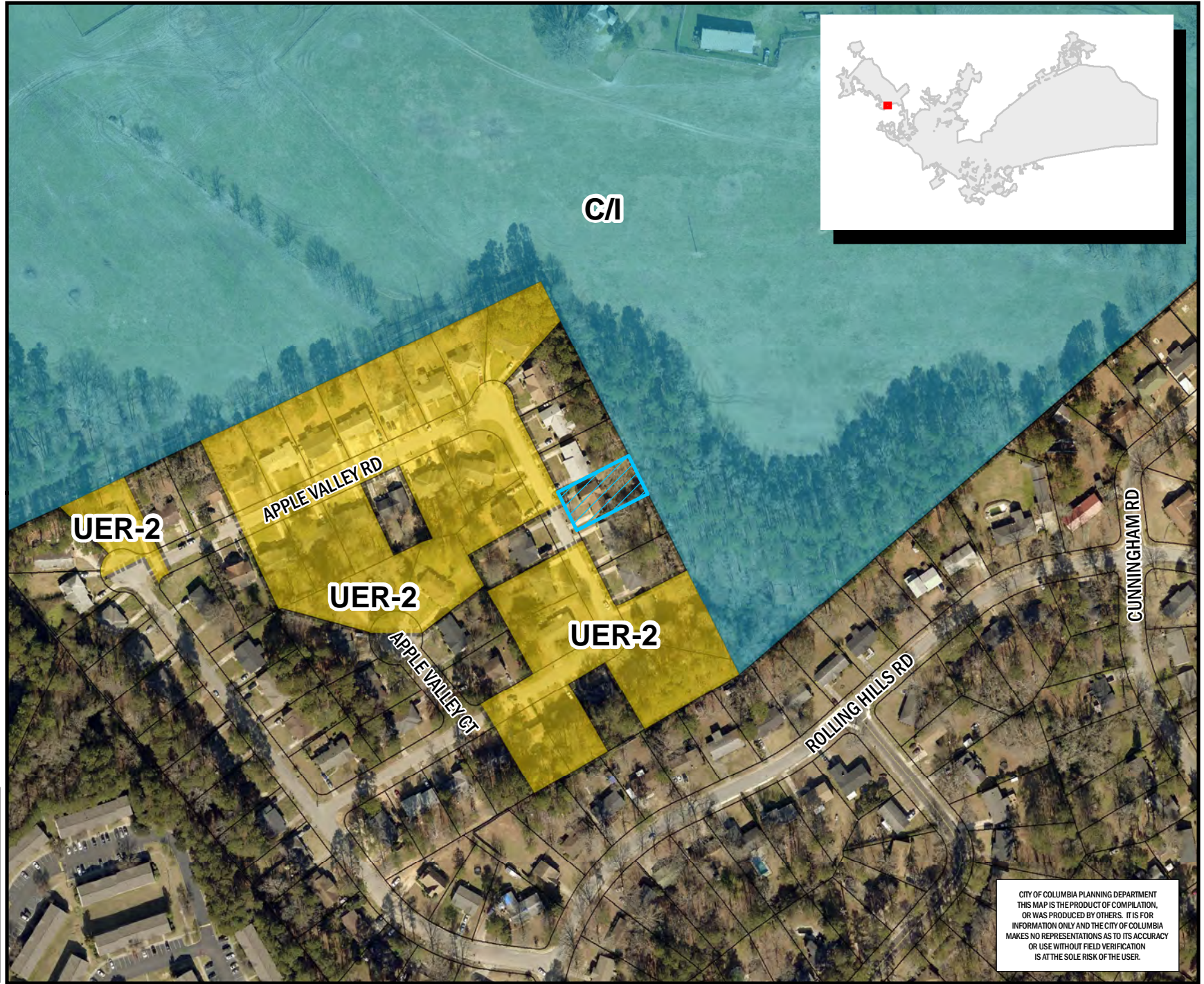
**Legend**

-  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 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
-  SA - 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 60 120 240 Feet

ORIGINAL PREPARATION/DATE:  
This map was prepared by:  
Shane Shaughnessy  
Date: 3/12/2021



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.

# Zoning Map

2213 Apple Valley Road, TMS# 07502-01-12  
 Current Rich. Co. Zoning: RM-MD, Proposed Zoning: RG-1

Department of Planning &  
 Development Services

**Legend**

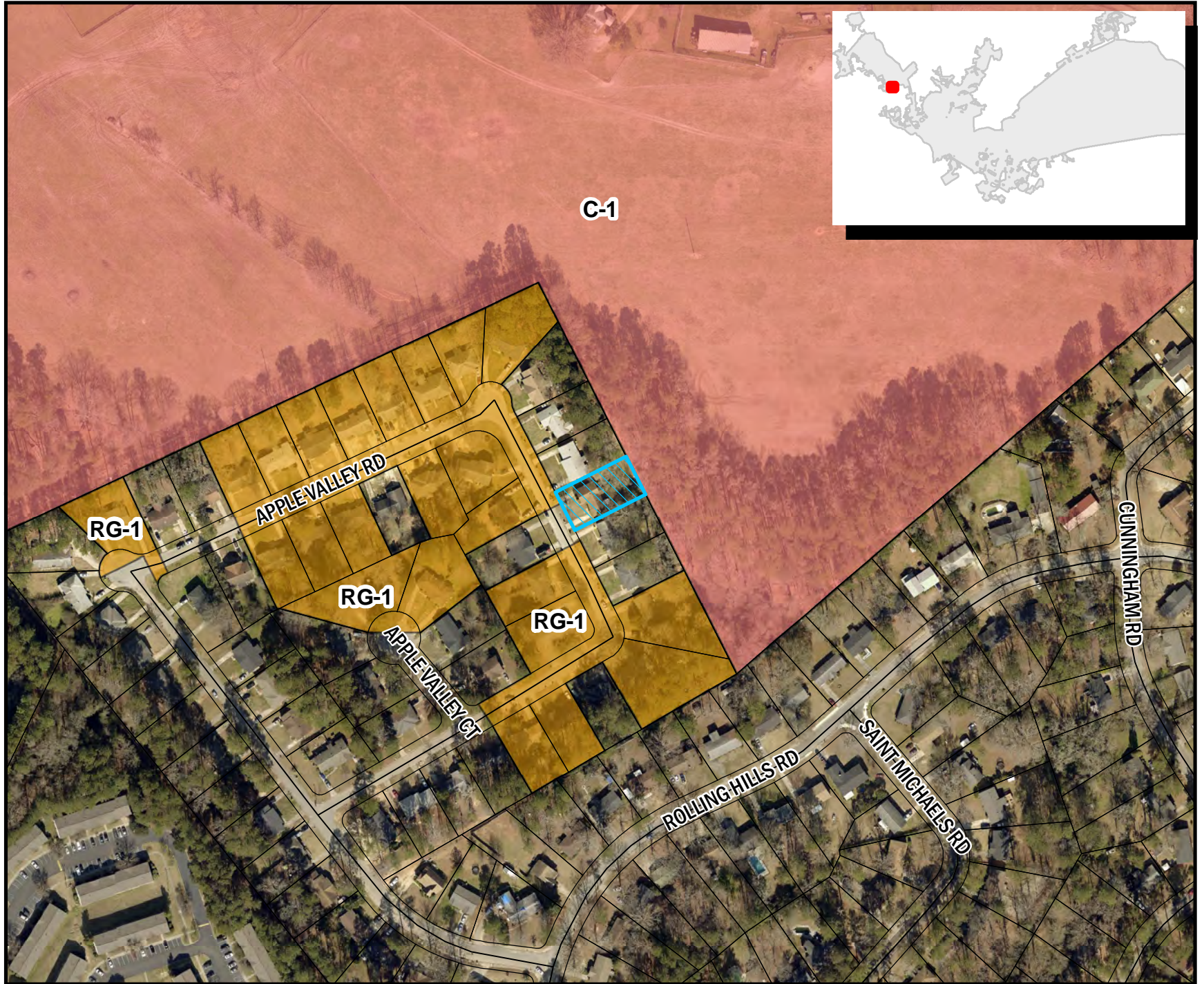
PARCELS

|       |             |
|-------|-------------|
| 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  | 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 50 100 200 Feet

ORIGINAL PREPARATION/DATE:  
 This map was prepared by:  
 Shane Shaughnessy  
 March 12, 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.



\*\* 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.

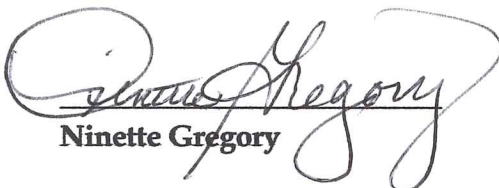
**Property Description:** All that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, the same being designated as Lot No. 26, Block No. G, on a plat of Apple Valley Section of St. Andrews Acres by McMillan Engineering Company, dated February 1, 1964, revised March 27, 1968 and recorded in the Office of the Register of Deeds for Richland County in Plat Book X at Page 549. Being more particularly shown on a plat prepared for Thomas F. Knotts and Patsy H. Knotts by Ben Whetstone Associates, dated April 13, 1999 and recorded in Record Book 299 at Page 2121; 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:** 07502-01-12

**Property Address:** 2213 Apple Valley Road

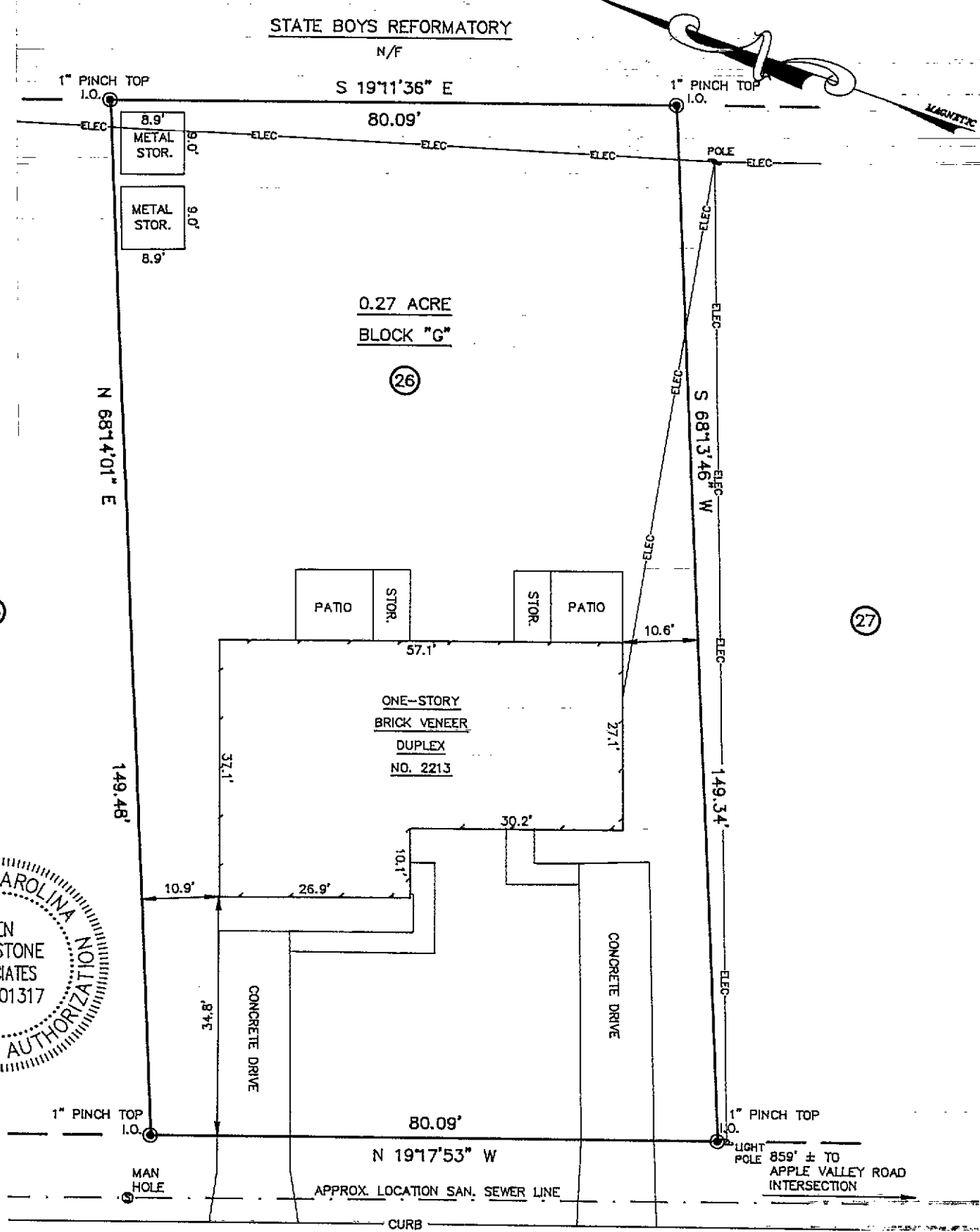
  
Tyron Gregory

Date: 02/24/2021

  
Ninette Gregory

Date: 02/24/2021

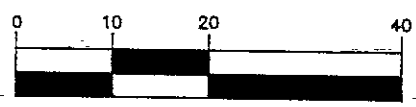
Book 00299-2121  
1999033700 04/23/1999 10:04:11.936  
Fee: \$5.00 County Tax: \$0.00 State Tax: \$0.00  
Plat Standard  
1999033700 John G Morris  
Richland County ROD



**APPLE VALLEY ROAD** (50' R/W)

LOT NEAR COLUMBIA, IN RICHLAND COUNTY, S.C.; THE SAME BEING SHOWN AS LOT 26, BLOCK "G", ON MAP OF APPLE VALLEY, SECTION OF ST. ANDREWS ACRES, BY McMILLAN ENGINEERING CO., DATED FEBRUARY 1, 1964, LAST REVISED MARCH 27, 1968, RECORDED IN PLAT BOOK X, PAGE 549; ALSO SHOWN ON PLAT FOR DAPHNE HALL KOENIGSBERG & DAWN HALL JORDAN, BY COX AND DINKINS, INC., DATED AUGUST 27, 1997, RECORDED IN PLAT BOOK 57, PAGE 215, OFFICE OF R.O.D. FOR RICHLAND COUNTY. TMS. 7502-01-12.

PREPARED FOR  
**THOMAS F. KNOTTS & PATSY H. KNOTTS**  
BEN WHETSTONE ASSOCIATES  
410 N. BROWN STREET  
WEST COLUMBIA, S.C. 29169  
PHONE (803) 791-8467  
APRIL 13, 1999  
SCALE: 1 inch = 20 ft.



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.

*Ronald W. Fisher*  
RONALD W. FISHER, P.L.S.  
S.C. REGISTRATION NUMBER #17926