

ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2021-044

Annexing 8.80 acre portion of S/S Old Leesburg Road, Richland County TMS# 22113-01-01(p)

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; 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 and becomes a part of the City of Columbia effective immediately. This property shall be assigned an interim land use classification of Urban Edge Residential Small Lot (UER-1), interim zoning of Single Family Residential District (RS-3), apportioned to City Council District 4, Census Tract 119.01 and contains 8.80 acre.


PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 22113-01-01(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:

ATTEST:



City Attorney



City Clerk

Introduced: 5/18/2021

Final Reading: 6/1/2021

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2021-044

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, an 8.80 acre portion of Richland County TMS# 22113-01-01 as shown on an Annexation Exhibit titled "Canary Woods Phase 3" prepared for Canary Woods, LLC by Power Engineering Company, Inc., dated April 12, 2021. Said parcel having such boundaries and measurements as are shown on said exhibit.

MEMORANDUM

Office of the City Manager

TO: Department Heads
FROM: Teresa Wilson, City Manager
DATE: April 16, 2021
RE: **Property Address:** 8.80 acres, S/S Old Leesburg Road
Richland County TMS#: 22113-01-01 (portion)
Owner(s): Janilyn Q. Martin and Susan Q. Phelps / Canary Woods, LLC
Current Use: Undeveloped
Proposed Use: Residential
Current County Land Use: Neighborhood (Medium Density)
Proposed City Land Use: Urban Edge Residential Small Lot (UER-1)
Current County Zoning: Residential Single Family High Density (RS-HD)
Proposed City Zoning: Single Family Residential (RS-3)
Reason for Annexation: Municipal Services; Long Range Area
City Council District: 4
Census Tract: 119.01

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 **May 3, 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 Liaison
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, Planning Administrator
Tori Salvant, Dev. Center Administrator

Planning Commission Land Use Recommendation: UER-1 (Land Use classification) by 9-0
on 5/3/2021 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: RS-3 (Zoning classification) by 9-0
on 5/3/2021 (mm/dd/yyyy).


(Signature of Annexation Coordinator)



Future Land Use Map

8.80 acre portion of S/S Old Leesburg Road, TMS# 22113-01-01(p),
Current Rich. Co. FLU: Neighborhood (Medium Density), Proposed Interim FLU: UER-1

Department of Planning &
Development Services

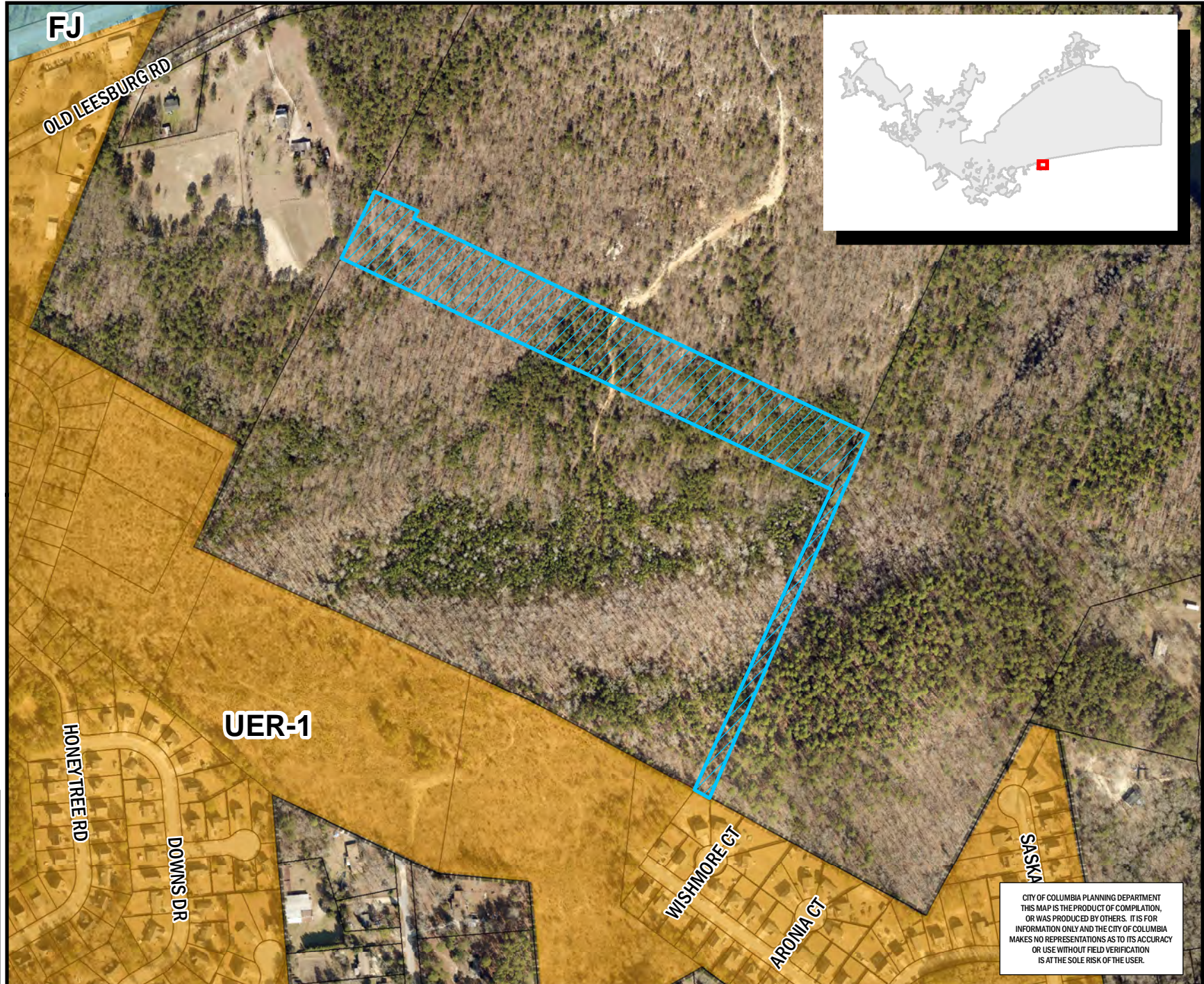
Legend

- CITY LIMITS
- PARCELS
- OldLeesburg_8_80ac
- 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
- C/I - Civic/Institutional
- CBA - Central Business Area
- ZOO - Riverbanks Zoo & Garden
- UC - Universities/Colleges
- F/J - Fort Jackson
- T/S - Transitional/Sensitive Lands

N

0 105 210 420 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
Date: 4/15/2021



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

8.80 acre portion of S/S Old Leesburg Road, TMS# 22113-01-01(p),
Current Rich. Co. Zoning: RS-HD, Proposed Interim Zoning: RS-3

Department of Planning &
Development Services

Legend

PARCELS

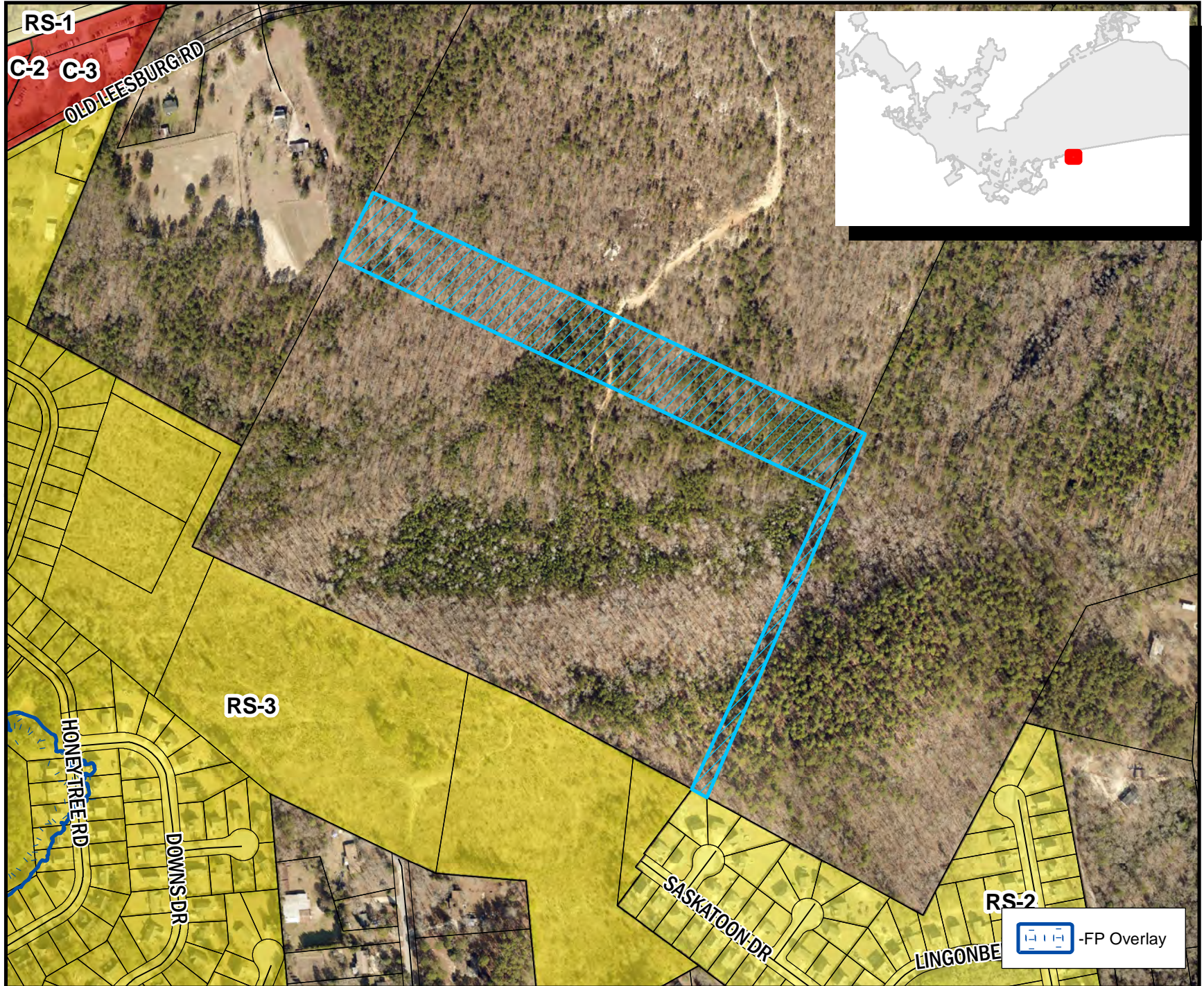
D-1	C-1
RS-1	C-2
RS-1A	C-3
RS-1B	C-3A
RS-2	C-4
RS-3	C-5
RD	M-1
RD-2	M-2
RG-1	FUD-C
RG-1A	FUD-LS
RG-2	FUD-LS-E
RG-3	FUD-LS-R
UTD	FUD-R
MX-1	OUT OF CITY
MX-2	

0 100 200 400 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
April 15, 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


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.

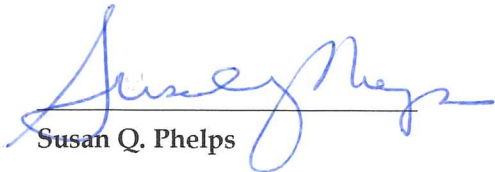
Property Description: All that certain piece, parcel or lot of land with improvements thereon situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, an 8.80 acre portion of Richland County TMS# 22113-01-01 as shown on an Annexation Exhibit titled "Canary Woods Phase 3" prepared for Canary Woods, LLC by Power Engineering Company, Inc., dated April 12, 2021. Said parcel having such boundaries and measurements as are shown on said exhibit.

Richland County TMS: 22113-01-01 (portion)
Property Address: 8.80 acres, S/S Old Leesburg Road

Sellers:


Janilyn Q. Martin

Date: 4/13/21


Susan Q. Phelps

Date: 4/13/2021

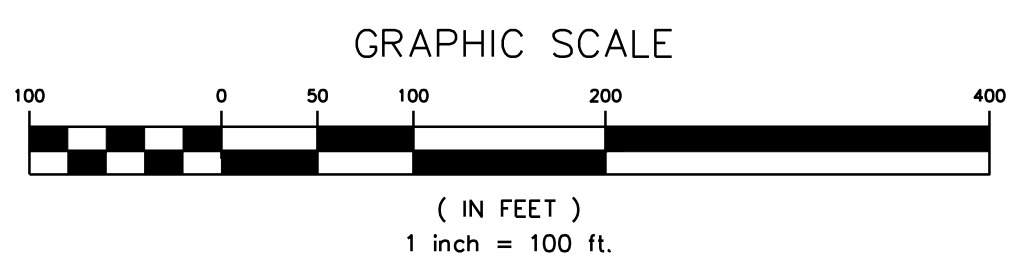
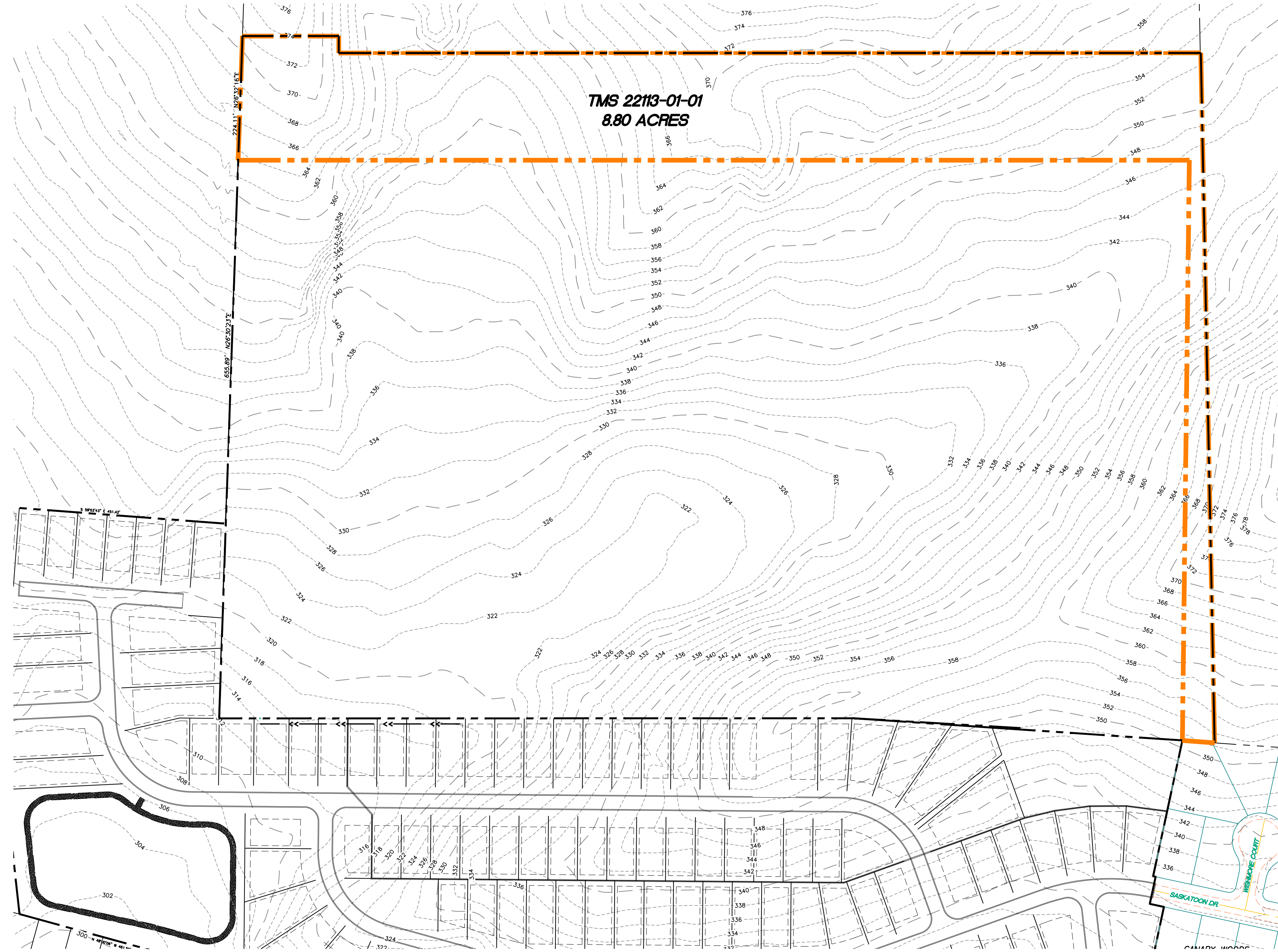
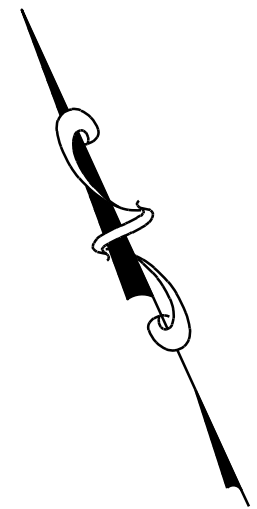
Buyer:

Canary Woods, LLC


John T. Stephenson

Date: 4-13-2021

ITS: Member

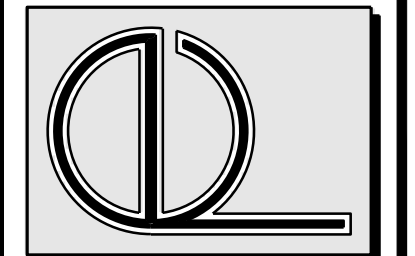


OWNER: CANARY WOODS, LLC
c/o JT STEPHENSON
3300 SUNSET BLVD, SUITE 101
WEST COLUMBIA, SC 29169
PHONE: 803-216-8777
EMAIL: jt@powereng.net

ENGINEER: POWER ENGINEERING COMPANY, INC.
3300 SUNSET BLVD, SUITE 101
WEST COLUMBIA, SC 29169
PHONE: (803) 216-8777
FAX: (803) 216-8070
EMAIL: dparr@powereng.net

REVISIONS	BY

PREPARED BY
POWER ENGINEERING COMPANY, INC.
ENGINEERS - PLANNERS
WEST COLUMBIA, SC



CANARY WOODS, LLC
CANARY WOODS PHASE 3
ANNEXATION EXHIBIT
CITY OF COLUMBIA, RICHLAND COUNTY, SC

DRAWN	P.L.L.
CHECKED	D.B.P.
DATE	04-12-2021
SCALE	AS SHOWN
JOB NO.	3815
SHEET	01
OF	1 SHEETS

Per 15, 2021 - 11:08am L:\City 2019 Projects\3815 Canary Woods Ph-3\3815 PHASE 3.dwg