

ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2021-058

*Annexing and Incorporating 314 Heyward Street, Richland County TMS# 08816-10-11
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 3rd day of August, 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 zoning of Two-Family Residential District in a Design Protection Overlay (RD-2, -DP), apportioned to City Council District 2, Census Tract 28, contains 0.16 acre, and shall be assigned a land use classification of Urban Core Mixed Residential Type 3 (UCMR-3).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 08816-10-11

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:

Jenna B. Wilson
City Manager

Approved as to form:

ATTEST:

[Signature]
City Attorney
Introduced: 7/20/2021
Final Reading: 8/3/2021

Erika D. M. Hammond
City Clerk

ORDINANCE NO.: 2021-058
EXHIBIT "A"
PROPERTY DESCRIPTION

All that certain piece, parcel or lot of land, together with improvements thereon, if any, situate, lying and being located near the City of Columbia, in the County of Richland, State of South Carolina, and being shown and designated as Lot 1, Block 31, on a plat prepared for Ebert Realty by Tomlinson Engineering Co., dated October 1939, revised July 15, 1940 and recorded in the Office of the Register of Deeds for Richland County in Plat Book "I" at Page 77, and the same also being shown on a plat prepared for Calvin Lewis Holton, Jr. and Beverly Brown Holton by Belter & Associates, Inc. dated March 6, 1986 and recorded in the Office of the Register of Deeds for Richland County in Plat Book 50 at Page 7786; said property having the same boundaries and measurements as shown on said latter plat.

MEMORANDUM

Office of the City Manager

TO: Department Heads
FROM: Teresa Wilson, City Manager
DATE: April 16, 2021
RE: **Property Address:** 314 Heyward Street
Richland County TMS#: 08816-10-11
Owner(s): PMC Columbia Bungalows, LLC
Current Use: Residential (Duplex)
Proposed Use: Residential (Duplex)
Current County Land Use: Mixed Residential (High Density)
Proposed City Land Use: Urban Core Mixed Residential (UCMR-3)
Current County Zoning: Residential Multifamily High Density (RM-HD)
Proposed City Zoning: Two-Family Residential in the Granby Architectural Conservation District Design Preservation Overlay (RD-2, -DP)
Reason for Annexation: Municipal Services; Donut Hole - Primary
City Council District: 2
Census Tract: 28

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: UCMR-3 (Land Use classification) by 9-0
on 5/3/2021 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: RD-2, -DP (Zoning classification) by 9-0
on 5/3/2021 (mm/dd/yyyy).


(Signature of Annexation Coordinator)



02/04/2019

© All Pictometry

Future Land Use Map

314 Heyward Street, TMS# 08816-10-11;
 Current Rich. Co. FLU: Mixed Residential (High Density), Proposed FLU: UCMR-3

Department of Planning &
 Development Services

Legend

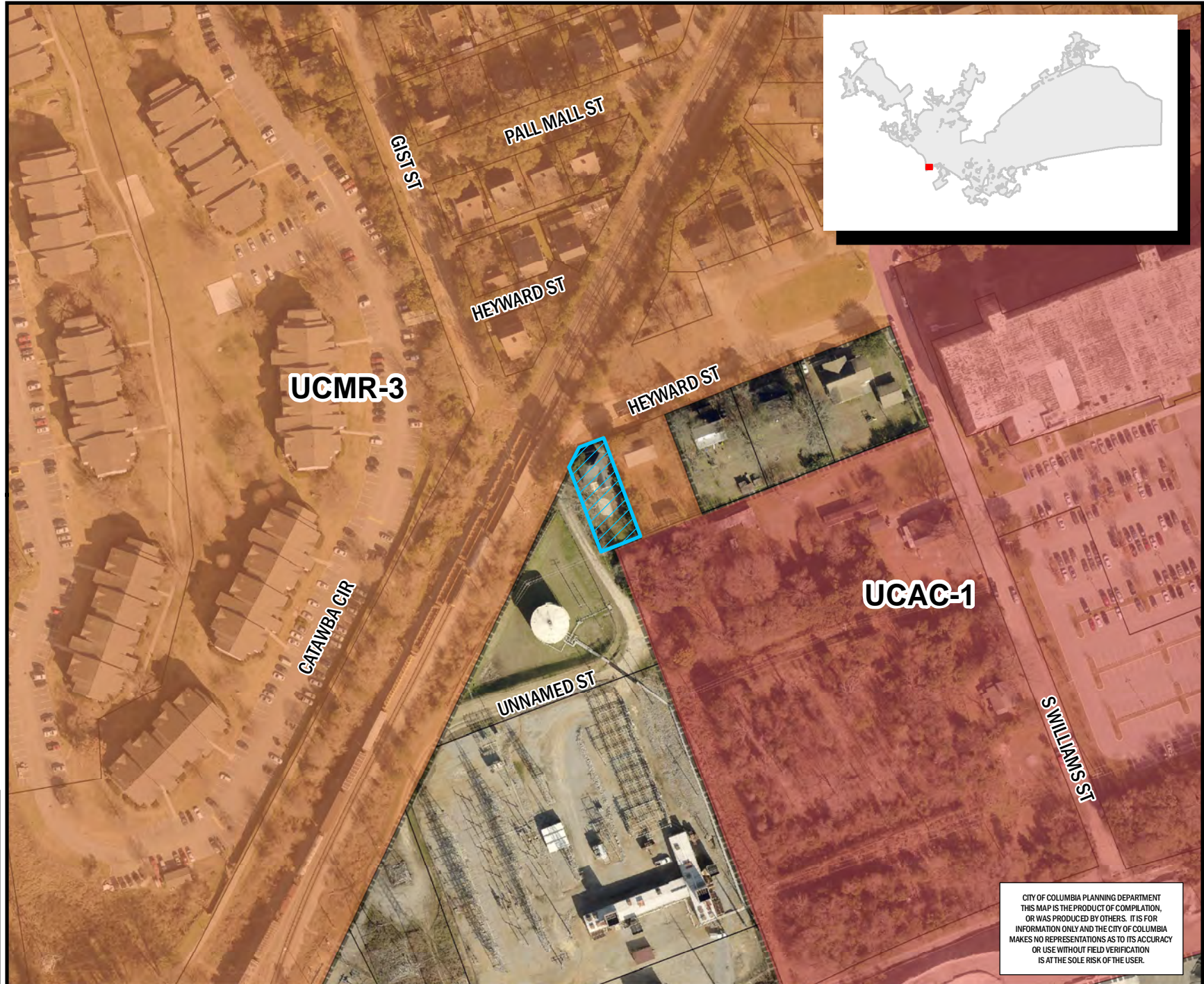
CITY LIMITS
 PARCELS

- 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
- 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

N

0 40 80 160 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
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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

314 Heyward Street, TMS# 08816-10-11;
 Current Rich. Co. Zoning: RM-HD, Proposed Zoning: RD-2, -DP

Department of Planning &
 Development Services

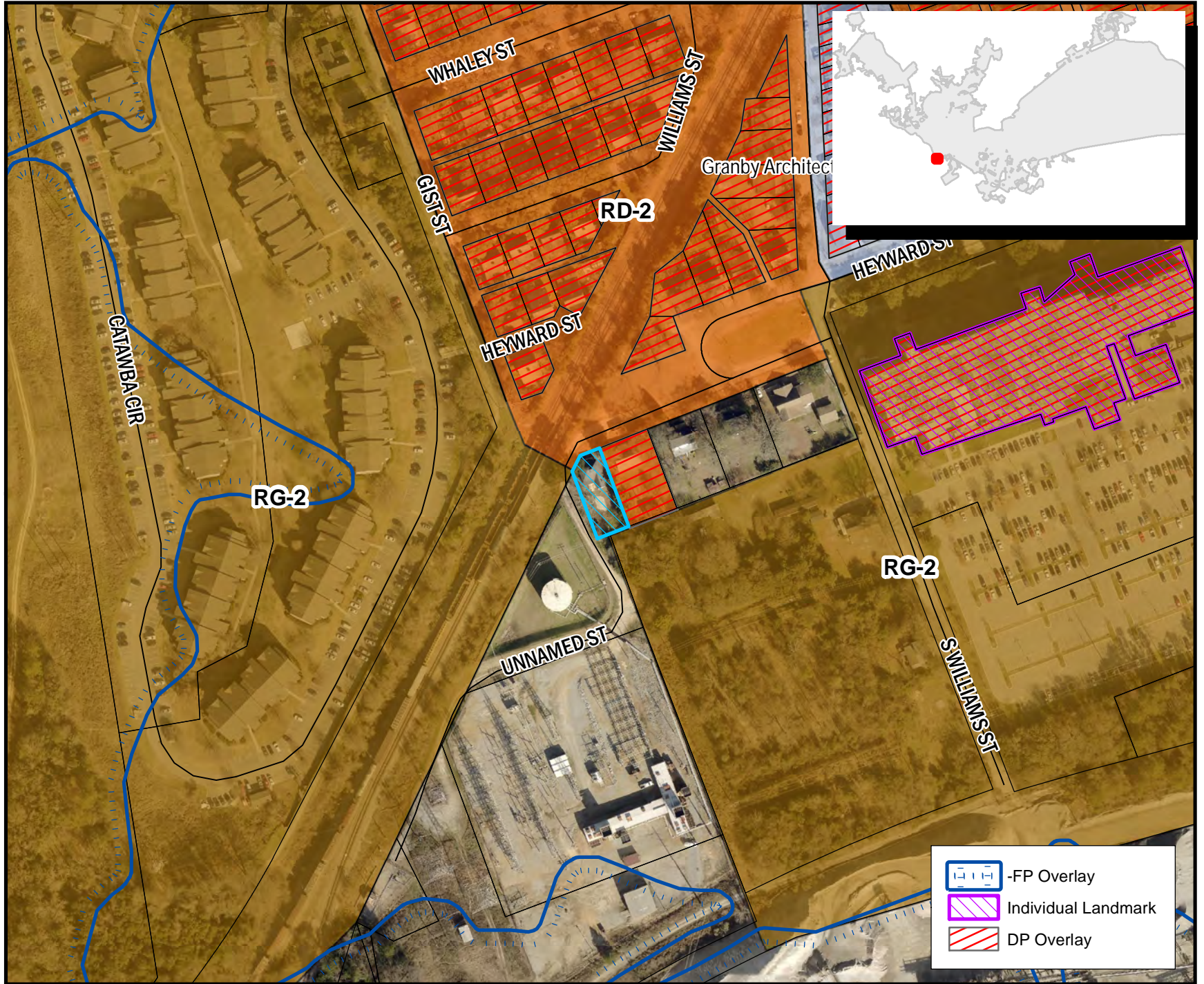
Legend

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
 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
Individual Landmark
DP Overlay

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

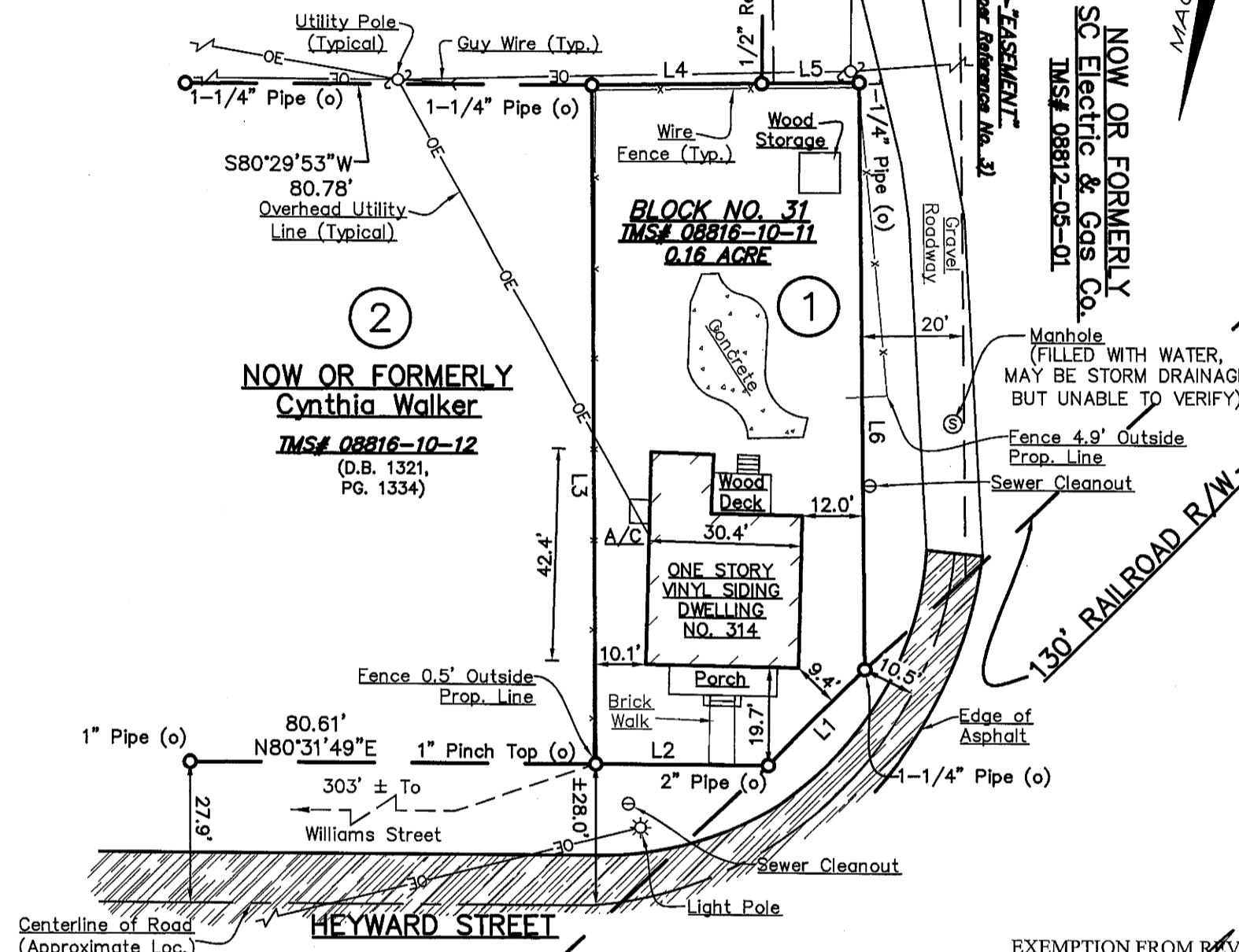
Line Table		
Line #	Length	Direction
L1	27.22'	N35°08'45"E
L2	34.37'	N80°39'31"E
L3	135.34'	S9°40'14"E
L4	33.80'	S79°35'03"W
L5	19.29'	S79°35'03"W
L6	116.92'	N9°53'50"W

**NOW OR FORMERLY
Cynthia Walker &
T.C. Connell Survivorship**
TMS# 08816-10-10
(D.B. 1219, PG. 3037)

**NOW OR FORMERLY
SC Electric & Gas Co.**
TMS# 08812-05-01



Book 2379-2110
2019018721 03/20/2019 10:28:33:480
Plat Oversized 11 x 17
Fee: \$10.00 County Tax: \$0.00 State Tax: \$0.00
2019018721
John T. Hopkins II
Richland County F.O.D.

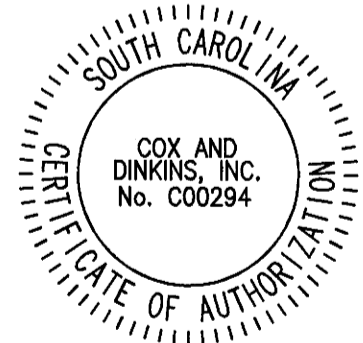


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DRAWER NO.

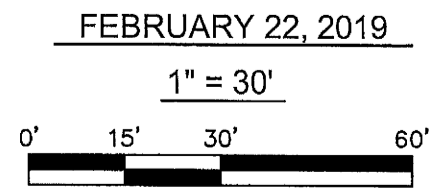
Easements and/or restrictions may exist on the subject property which are not shown hereon.

EXEMPTION FROM REVIEW PROCESS
This plat is a SURVEY of an existing lot of record with no changes to existing lot lines.
X
(Registered Surveyor)
Printed Name: J. Don Rawls, Jr.
License# 13517



PLAT PREPARED FOR
PMC COLUMBIA BUNGALOWS, LLC

- REFERENCES: RICHLAND COUNTY, NEAR COLUMBIA, S.C.
- 1) MAP SHOWING PROPERTY OF EBERT REALTY COMPANY AND PROPERTY OF PACIFIC MILLS, HAMPTON DIVISION, BY TOMLINSON ENGR. CO., DATED OCTOBER 1939, REVISED JULY 15, 1940, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RICHLAND COUNTY IN PLAT BOOK "1", PAGE 77.
 - 2) PLAT PREPARED FOR 135 WILLIAMS STREET, LLC & PMC PROPERTY GROUP, BY COX AND DINKINS, INC., DATED NOVEMBER 8, 2018.
 - 3) PLAT PREPARED FOR CALVIN LEWIS HOLTON, JR. & BEVERLY BROWN HOLTON, BY BELTER & ASSOCIATES, INC., DATED MARCH 6, 1986, AND RECORDED IN PLAT BOOK 50, PAGE 7786.



COX AND DINKINS, INC.
724 BELTLINE BLVD.
COLUMBIA, SOUTH CAROLINA 29205
803-254-0518 Fax: 803-765-0993
Email: cdinc@coxanddinkins.com

I hereby state that to the best of my professional knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Standards of Practice Manual for 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.

J. Don Rawls, Jr.
PROF. LAND SURVEYOR NO. 13517
J. DON RAWLS, JR.

ORDER NO. 44717