

ORIGINAL  
STAMPED IN RED

**ORDINANCE NO.: 2017-055**

*Annexing and Incorporating 2429 McKinley Street and NX 2429 McKinley Street, Richland County TMS# 11504-30-52 and 11504-30-17, into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015*

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 the City of Columbia Comprehensive Plan 2018 by Ordinance No.: 2008-085 on October 1, 2008, and amended from time to time, in accordance with South Carolina Comprehensive Planning Act of 1994 (Title 6, Chapter 29 of the SC Code) and heard public comments on this amendment; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this 1st day of August, 2017, that the property described herein is hereby annexed to, incorporated into Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015, and becomes a part of the City of Columbia effective immediately. This property shall be zoned Office and Institutional District (C-1), apportioned to City Council District 2, Census Tract 5, contains 0.20 acres, and shall be assigned a land use classification Urban Core Residential Small Lot (UCR-1).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 11504-30-52 and 11504-30-17

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

Introduced: 7/18/2017

Final Reading: 8/1/2017

ATTEST:  
  
\_\_\_\_\_  
City Clerk

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EXHIBIT "A"  
PROPERTY DESCRIPTION  
ORDINANCE NO.: 2017-055

All those certain pieces, parcels or lots of land, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, the same being shown and designated as Lot 6, 7 and 8, Block 8 on a plat prepared for Alice J. Holt, by Inman Land Surveying Company, Inc., dated April 4, 2017, and recorded in the Richland County ROD Office in Book 2200 page 3533. Reference being made to said plat for a more complete and accurate description. All measurements being a little more or less.

# MEMORANDUM

## Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: May 9, 2017

RE: **Property Address:** 2429 McKinley Street and NX 2429 McKinley Street  
**Richland County TMS#:** 11504-30-52 and 11504-30-17  
**Owner(s):** Alice J. Holt  
**Current Use:** Single-family residence  
**Proposed Use:** Single-family residence  
**Current County Land Use:** Mixed Residential – High Density  
**Proposed City Land Use:** Urban Core Residential Small Lot (UCR-1)  
**Current County Zoning:** General Commercial (GC)  
**Proposed City Zoning:** Office and Institutional (C-1)  
**Reason for Annexation:** Municipal Services/Donut Hole  
**City Council District:** 2  
**Census Tract:** 5

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 **June 5, 2017** Planning Commission's 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: S. Allison Baker, Sr. Assistant City Manager  
William Holbrook, Police Chief  
Teresa Knox, City Attorney  
Dana Higgins, City Engineer  
Krista Hampton, Planning & Development Services  
Gloria Saaed, Community Development Director  
Roger Myers, Business License Administrator  
Angela Adams, Water Customer Service  
Jerry Thompson, Building Official  
Susan Leitner, Engineering  
Denny Daniels, Engineering  
Carolyn Wilson, Police Planning & Research  
Jan Alonso, Finance Director

Missy Gentry, Assistant City Manager  
Aubrey Jenkins, Fire Chief  
Joseph Jaco, Utilities and Engineering  
Robert Anderson, Public Works Director  
Jeff Palen, Assistant City Manager/CFO  
George Adams, Fire Marshal  
Brian Cook, Zoning Administrator  
Kimberly Gathers, Columbia-Richland 911  
David Hatcher, Housing Official  
Richland County Solid Waste Collection  
John Fellows, Planning Administrator  
Zach Kay, Dev. Center Administrator  
Alfreda Tindall, Richland Co. 911 Addressing Coordinator

Planning Commission Land Use Recommendation: UCR-1 (Land Use classification) by 7-0 on 06/05/2017 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: C-1 (Zoning classification) by 7-0 on 06/05/2017 (mm/dd/yyyy).

  
(Signature of Annexation Coordinator)

02/20/2017



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# Future Land Use Map

2429 McKinley Street and NX 2429 McKinley Street; TMS# 11504-30-52 and 11504-30-17; Existing Richland FLU: Mixed Residential-High Density; Proposed FLU: UCR-1

Department of Planning & Development Services

**Legend**  
 CITY LIMITS  
 PARCELS

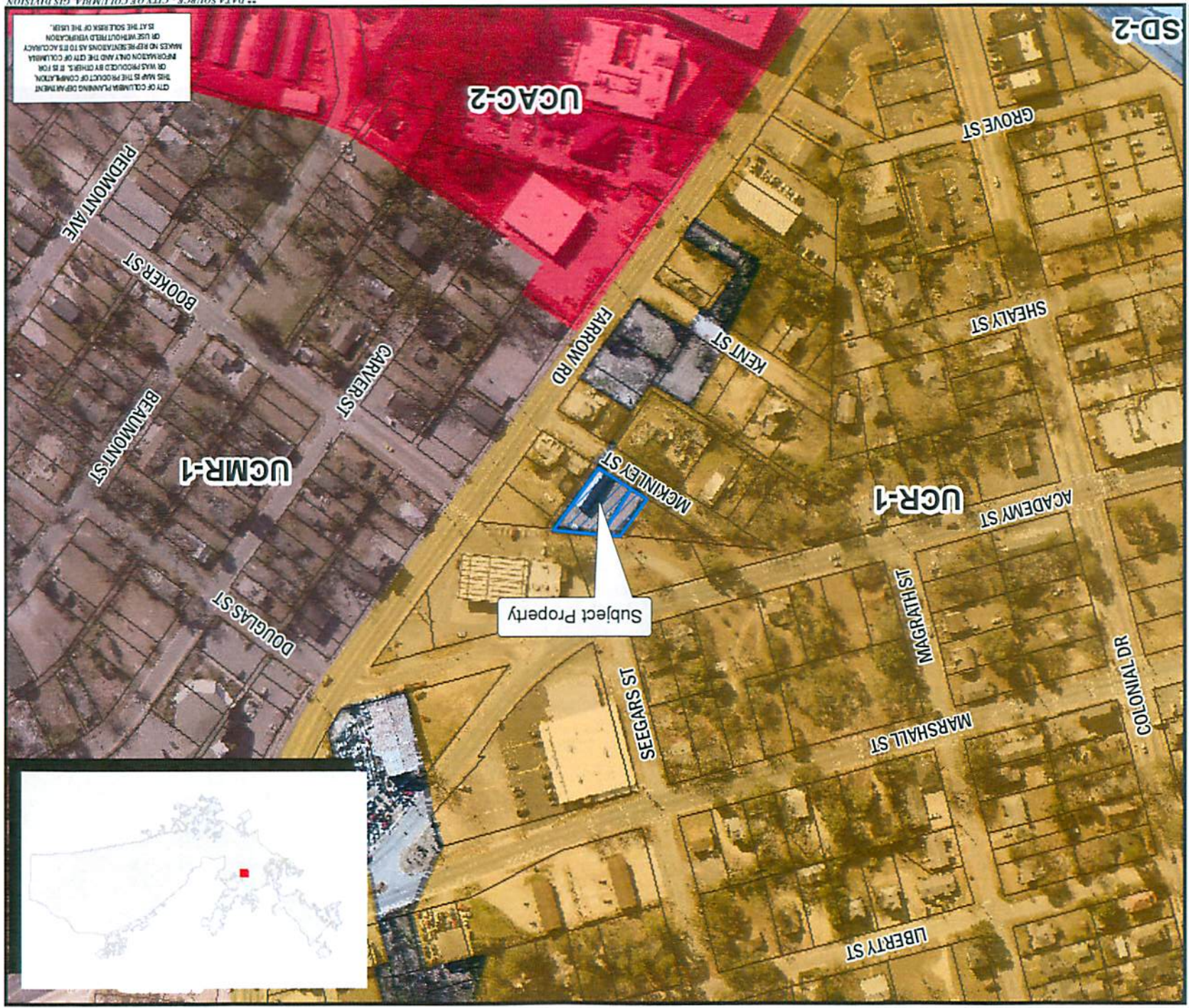
-  UC MR-1 - Urban Core Mixed Residential-1
-  UC MR-2 - Urban Core Mixed Residential-2
-  UC MR - Urban Edge Mixed Residential
-  UC RF - Urban Edge Multi-Family
-  UC R-1 - Urban Core Residential Small Lot
-  UC R-2 - Urban Core Residential Large Lot
-  UC R-1 - Urban Edge Residential Small Lot
-  UC R-2 - Urban Edge Residential Large Lot
-  UC AC-1 - Urban Core Neighborhood Activity Center
-  UC AC-2 - Urban Core Neighborhood Activity Center
-  UC AC-3 - Urban Core Neighborhood Activity Center
-  UC AC-4 - Urban Core Neighborhood Activity Center
-  UC AC-5 - Urban Core Neighborhood Activity Center
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-  UC AC-42 - Urban Core Neighborhood Activity Center
-  UC AC-43 - Urban Core Neighborhood Activity Center
-  UC AC-44 - Urban Core Neighborhood Activity Center



ORIGINAL PREPARATION/DATE:  
 Shane Shaughnessy  
 May 8, 2017



We Are Columbia



CITY OF COLUMBIA PLANNING DEPARTMENT  
 THIS MAP IS THE PRODUCT OF COMPARISON  
 OR WAS PRODUCED BY OTHERS. IT IS FOR  
 INFORMATION ONLY AND THE CITY OF COLUMBIA  
 MAKES NO REPRESENTATIONS AS TO ACCURACY  
 OR USE WITHOUT VERIFICATION  
 IS AT THE SOLE RISK OF THE USER.  
 \*\* DATA SOURCE - CITY OF COLUMBIA GIS DIVISION

# Zoning Map

2429 McKinley Street and NX 2429 McKinley Street; TMS# 11504-30-52 and 11504-30-17;  
Existing Richland Zoning: GC; Proposed Zoning: C-1

Department of Planning & Development Services

**Legend**

	CITY LIMITS
	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		PUD-C
	RG-1A		PUD-LS
	RG-2		PUD-LS-E
	RG-3		PUD-LS-R
	UTD		PUD-R
	MX-1		OUT OF CITY
	MX-2		

0 25 50 100 Feet

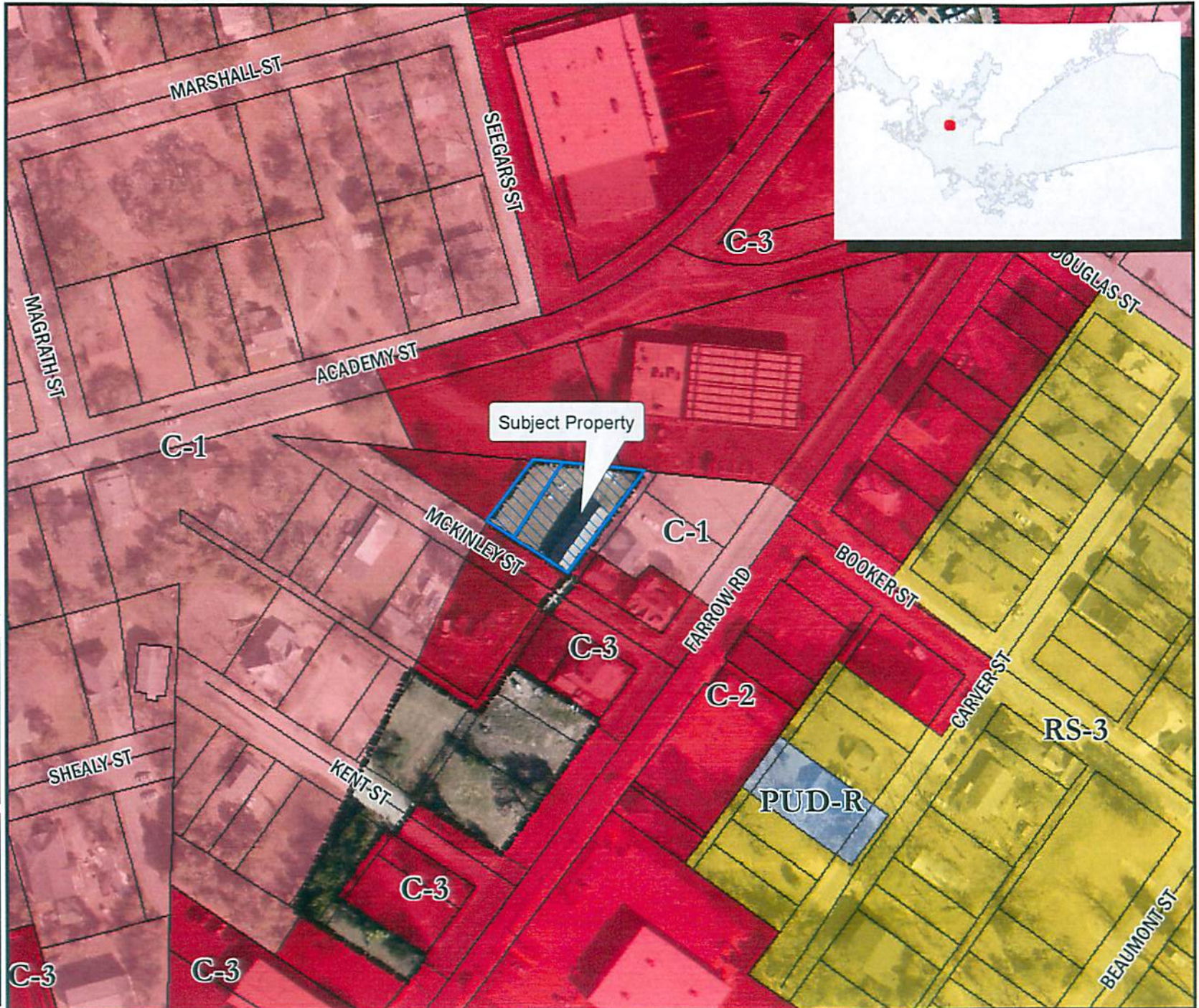
ORIGINAL PREPARATION/DATE:  
This map was prepared by:

Shane Shaughnessy  
May 8, 2017

**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.



We Are Columbia



\*\* 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 those certain pieces, parcels or lots of a land, with the improvements thereon, situate, lying and being in the County of Richland, State of South Carolina, being shown and designated as Lot 6, 7 & 8, Block 8 on a plat prepared for Alice J. Holt, by Inman Land Surveying Company, Inc., dated April 4, 2017, and recorded in the Richland County ROD Office in Book 2200 page 3533. Reference being made to said plat for a more complete and accurate description. All measurements being a little more or less.

Richland County TMS:        11504-30-52 and 11504-30-17

Property Addresses:         2429 McKinley Street and NX 2429 McKinley Street

Alice J. Holt

BY: *Alice J. Holt*

Date: 5/4/2017

Alice J. Holt  
(Print or Type Name)

# INMAN LAND SURVEYING COMPANY, INC.

2225 BULL STREET COLUMBIA SOUTH CAROLINA 29201  
 PHONE 252-1797 FAX 252-1798

**NOTES:**  
 1. THIS PROPERTY IS POSSIBLY SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD NOT SHOWN HEREON.  
 2. THIS PROPERTY MIGHT HAVE UNDERGROUND UTILITIES THAT ARE NOT VISIBLE AT THE SURFACE.  
 3. NO FLOOD ZONE INSPECTION AT THIS TIME.

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON 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.

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

*Richard P. Inman*  
 RICHARD P. INMAN  
 P.L.S. NO. 13385

**REFERENCE:**  
 THE SAME BEING SHOWN AND DESIGNATED AS LOTS NO. 6, 7 & 8, BLOCK 8, ON A PLAT OF BOOKER WASHINGTON HEIGHTS, BY P. H. FOSTER, DATED AUGUST 1909, RECORDED IN JANUARY 1919, BY TOMLINSON ENGR. CO. AND IN PLAT BOOK "D", PAGE 60.

**DATE:** APRIL 4, 2017  
**PROJECT NO.:** 17092-00

**SCALE:** 1"=30'

**TOTAL AREA = 0.20 ACRE**  
**RATIO OF PRECISION = 1/10,000**  
 AREA BY COORDINATE METHOD

**PLAT PREPARED FOR:**  
**Alice J. Holt**  
 RICHLAND COUNTY, NEAR COLUMBIA, SOUTH CAROLINA

