

ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2022-073

Annexing a 0.10 acre portion of B/S Jacobs Mill Pond Road, Richland County TMS# 28900-01-19(p) into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map

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 Code Ann. § 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 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 (§6-29 of the SC Code); and,

WHEREAS, the City of Columbia has adopted the Unified Development Ordinance (UDO) by Ordinance No.: 2019-013 and Official Zoning Map of the City of Columbia, S.C. by Ordinance No.: 2021-001, both amended from time to time, in accordance with the authority in Title VI of the SC Code; and

WHEREAS, pursuant to Sec. 17-1.7(c) of the UDO, annexation may be considered concurrent with amendments to the Comprehensive Plan and the Zoning Map; and

WHEREAS, the City of Columbia Planning Commission has reviewed the proposed future land use and zoning classifications of the property, and made a recommendation to City Council in accordance with §6-29 of the SC Code and §17-2.5 of the UDO; and

WHEREAS, the Columbia City Council has held a public hearing in accordance with §17-2.4(f) of the UDO and §6-29-760 of the SC Code; and

WHEREAS, the Columbia City Council has determined that the proposed land use classification is appropriate for the property, and the proposed zoning district meets one or more of the criteria set forth by §17-2.5(c)(4), Zoning Map Amendment Decision Standards, of the UDO; NOW THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina this 2nd day of August, 2022, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.
2. The property identified as the B/S Jacobs Mill Pond Road and TMS# 28900-01-19 (p) containing 0.10 acres, further identified in Attachment A, is hereby annexed to and becomes a part of the City of Columbia, and is incorporated into Columbia Compass: Envision 2036 and the Official Zoning Map, effective immediately.
3. This property shall be apportioned to City Council District #4, Census Tract 114.07, and assigned a future land use classification of Urban Edge Residential Large Lot (UER-2) and zoning of Planned Development District (PD).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 28900-01-19 (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

Approved by:


City Manager

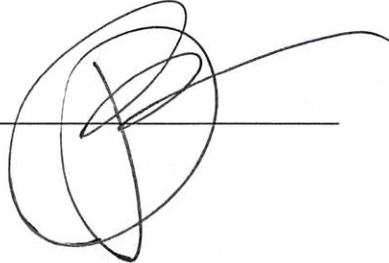
Approved as to form:


City Attorney

Introduced: 7/26/2022

Final Reading: 8/2/2022

Mayor



ATTEST:


City Clerk

MEMORANDUM

Office of the City Manager

TO: Department Heads
FROM: Teresa Wilson, City Manager
DATE: May 26, 2022
RE: **Property Address:** 0.10-acre portion, B/S Jacobs Mill Pond Road (To rear of 511 Fetterbush Road)
Richland County TMS#: 28900-01-19 (portion)
Owner(s): Woodcreek Development, LLC
Current Use: Recreation
Proposed Use: Residential
Current County Land Use: Neighborhood (Medium Density)
Proposed City Land Use: Urban Edge Residential Large Lot (UER-2)
Current County Zoning: Planned Development District (PDD)
Proposed City Zoning: Planned Development (PD) District
Reason for Annexation: Municipal Services; Donut Hole - Primary
City Council District: 4
Census Tract: 114.07

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 **June 9, 2022** 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
Frank Eskridge, Director, Utilities
Robert Anderson, Public Works Director
Krista Hampton, Planning & Development Services
Kelly Smith, Business License Administrator
Greg Williams, Business Liaison
Tiffany Latimer, Customer Care Administrator
Todd Beiers, 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
Gloria Saaed, Community Development Director
George Adams, Fire Marshal
Hope Hasty, Zoning Administrator
Jacquelyn Richburg, Columbia-Richland 911
David Hatcher, Housing Official
Richland County Solid Waste Collection
Lucinda Statler, Planning Administrator
Brandon Burnette, Development Center Administrator

Planning Commission Land Use Recommendation: UER-2 (Land Use classification) by 6-0
on 6/9/2022 (mm/dd/yyyy).

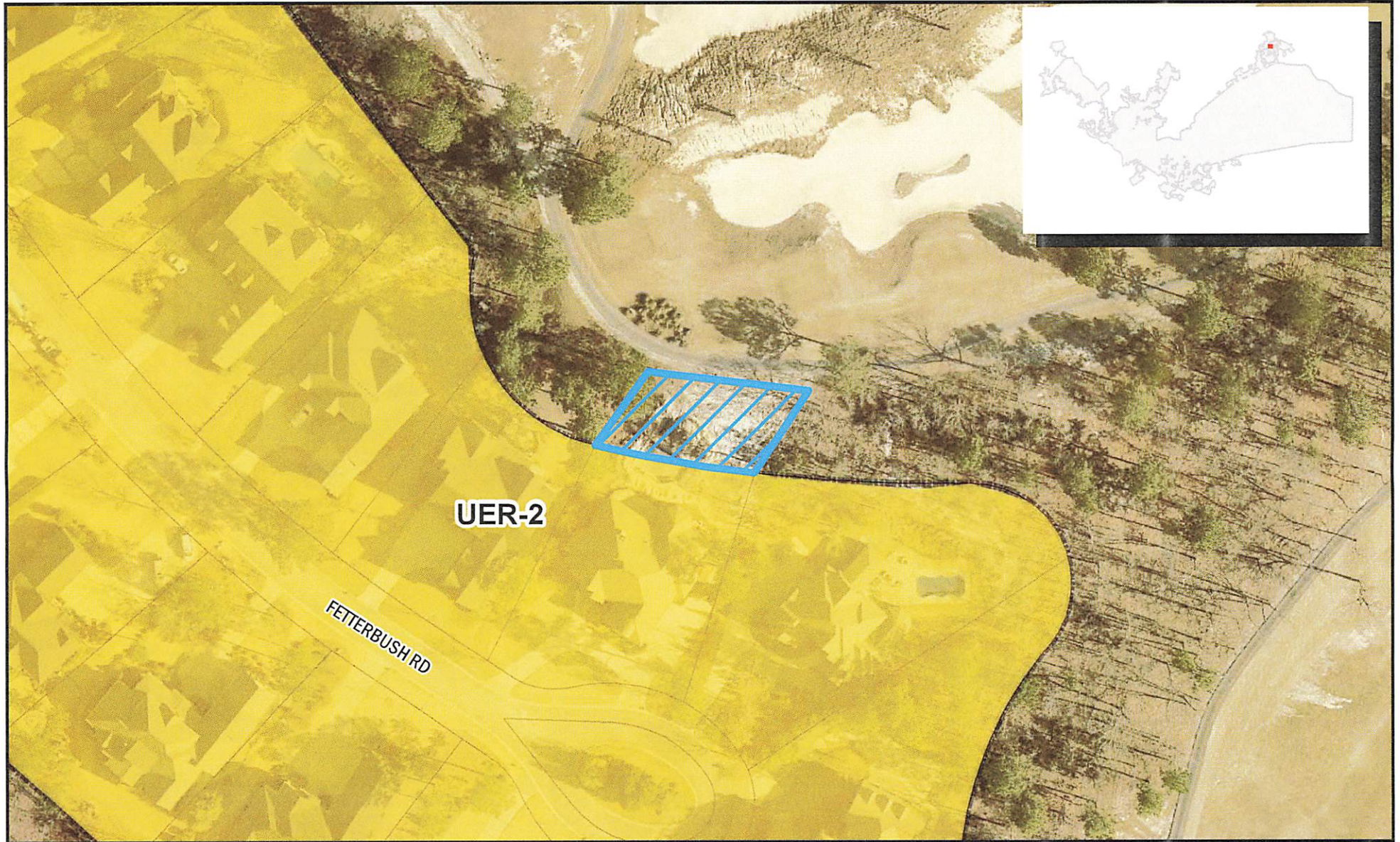
Planning Commission Zoning Recommendation: PD (Zoning classification) by 6-0
on 6/9/2022 (mm/dd/yyyy).


(Signature of Annexation Coordinator)



Future Land Use Map

0.10 acre portion, B/S Jacobs Mill Pond Road, TMS# 28900-01-19(p);
Current Rich. Co. FLU: Neighborhood (Medium Density), Proposed City FLU: UER-2



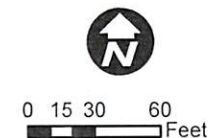
Department of Planning &
Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 5/26/2022



We Are Columbia

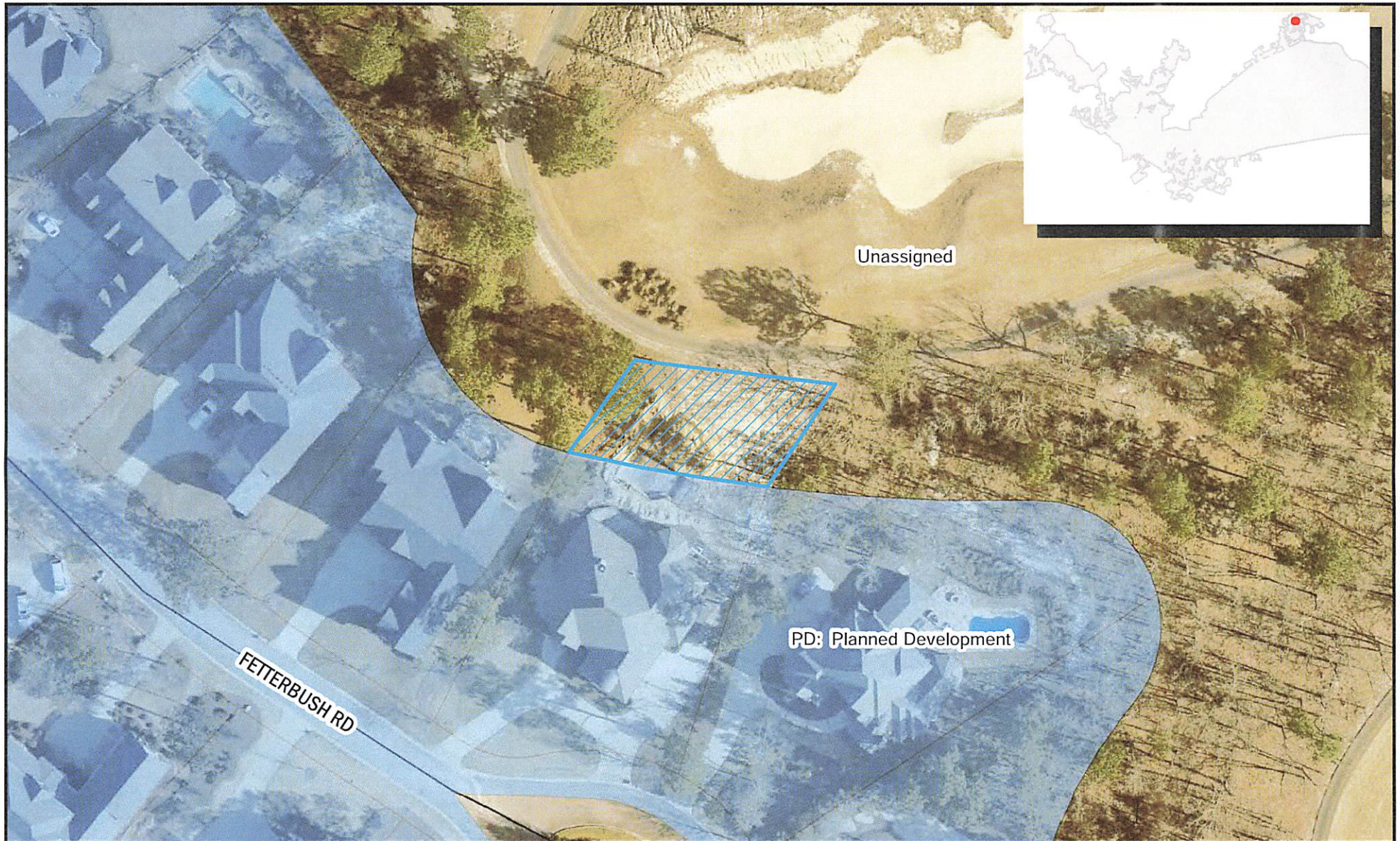


CITY OF COLUMBIA PLANNING DEPARTMENT
THIS MAP IS THE PRODUCT OF COMPILATION,
OR WAS PRODUCED BY OTHERS. IT IS FOR
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IS AT THE SOLE RISK OF THE USER.

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

0.10 acre portion, B/S Jacobs Mill Pond Road, TMS# 28900-01-19(p);
Current Rich. Co. Zoning: PDD, Proposed City Zoning: PD



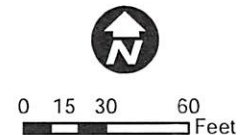
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We Are Columbia



DISCLAIMER:
The City of Columbia Department of
Planning and Development Services
data represented on this map or plan
is the product of compilation, as
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the City of Columbia makes no
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** 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, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, shown and designated as Lot 53-A, 0.10 Acre, TMS 28900-01-10 Portion, on a plat prepared for James W. Oliver & Virginia B. Oliver by Baxter Land Surveying Company, Inc., dated July 9, 2021. Said plat is specifically incorporated herein and reference is craved thereto for a more complete and accurate description of the premises, be all measurements a little more or less.

Richland County TMS: 28900-01-19 (portion)

Property Address: 0.10-acre portion, B/S Jacobs Mill Pond Road

Woodcreek Development, LLC

BY: 
(Signature)

Date: 4/27/22

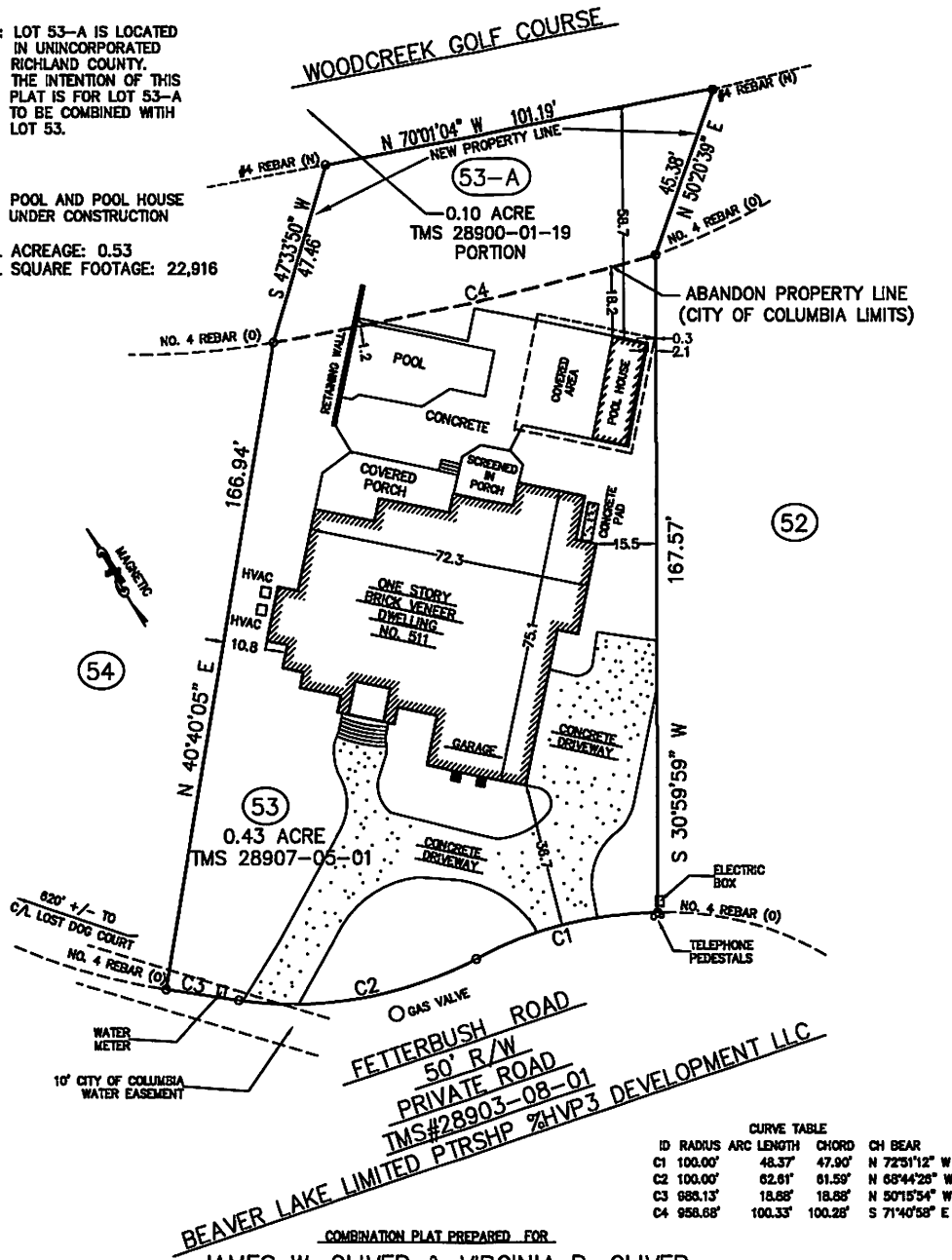
Harold V. Pickrel, Jr.
(Print or type name)

ITS: Managing Member
(Print or type title)

PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED EASEMENTS OR RESTRICTIONS NOT OBSERVED AND TO INFORMATION REVEALED IN A COMPLETE TITLE SEARCH. THE SURVEYOR DID NOT PERFORM A TITLE SEARCH. UNDERGROUND UTILITIES MAY BE PRESENT BUT THEIR LOCATION WAS NOT DETERMINED.

NOTE: LOT 53-A IS LOCATED IN UNINCORPORATED RICHLAND COUNTY. THE INTENTION OF THIS PLAT IS FOR LOT 53-A TO BE COMBINED WITH LOT 53.

NOTE: POOL AND POOL HOUSE UNDER CONSTRUCTION
TOTAL ACREAGE: 0.53
TOTAL SQUARE FOOTAGE: 22,916



ID	RADIUS	ARC LENGTH	CHORD	CH BEAR
C1	100.00'	48.37'	47.90'	N 72°51'12" W
C2	100.00'	62.61'	61.59'	N 68°44'28" W
C3	988.13'	18.68'	18.68'	N 50°15'34" W
C4	958.88'	100.33'	100.28'	S 71°40'58" E

COMBINATION PLAT PREPARED FOR
JAMES W. OLIVER & VIRGINIA B. OLIVER

RICHLAND COUNTY, COLUMBIA, SC

THE SAME BEING SHOWN AS LOT NO. 53 ON BONDED PLAT OF WOODCREEK FARMS DEVELOPMENT PHASE A8-2 BY UNITED DESIGN SERVICES, INC., DATED AUGUST 24, 2000, AND RECORDED IN THE OFFICE OF REGISTER OF DEEDS FOR RICHLAND COUNTY IN RECORD BOOK 440, PAGE 1543.



JULY 9, 2021

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY 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 ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

BAXTER LAND SURVEYING CO., INC.
2204 DEVINE STREET
COLUMBIA, SC 29205
(803)-252-8564



Rosser W. Baxter, Jr.

ROSSER W. BAXTER, JR. SCPLS NO. 1000

