

ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2022-124

Annexing 3800 Overbrook Drive and 616 Suber Street, Richland County TMS# 13708-05-01

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; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina this 20th day of December, 2022, 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 interim zoning of Residential Mixed District (RM-2), apportioned to City Council District 3, Census Tract 26.05, contains 1.89 acres, and shall be assigned an interim land use classification of Urban Core Residential Small Lot (UCR-1).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 13708-05-01

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:

Cheresa B. Wilson
City Manager

Approved as to form:

[Signature]
City Attorney

Introduced: 12/6/2022

Final Reading: 12/20/2022

Mayor

ATTEST:

Erika D. Hammond
City Clerk

ORDINANCE NO.: 2022-124
EXHIBIT "A"
PROPERTY DESCRIPTION

All that certain piece, parcel or lot of land, with improvements thereon, lying being and situate near the City of Columbia, in the County of Richland, State of South Carolina, located at the southeastern corner of Overbrook Drive and Suber Street, the same being designated as a 1.89 acre parcel, as shown on that certain plat prepared for Bowers Property Management, LLC, dated September 2, 2020, prepared by Cox and Dinkins, Inc., and recorded at the Richland County ROD at Book 2542 Page 2537. The same being bounded and measuring as follows: beginning at an iron (2" Pipe) at the corner of Overbrook Drive and Suber Street and running along Overbrook Drive, N 82° 55' 32" E for a distance 307.31 feet to an iron (1" Pipe) thence turning and running along property now or formerly of Housing Authority of City of Columbia, SC, S 6° 27' 20" E for a distance of 138.45 feet to an iron (3/4" pinch top), thence continuing along property now or formerly of Concord Oak Horizontal Property Regime S 6° 28' 47" E for a distance of 167.89 feet to an iron (3/4 " pipe), thence turning and running along property now or formerly of Melissa Joleen Deas, S 80° 28' 02" W for a distance of 18.02 feet to an iron (3/4" pipe) thence continuing along property now or formerly of John G. Crutchfield, Jr., S 82° 35' 43" W for a distance of 209.00 feet to an iron (3/4" pinch top), thence turning and running along Suber Street, N 21° 06' 36" W for a distance of 317.79 feet to an iron (2" Pipe), being the point of beginning. Reference being made to said plat for a complete description. All measurements being a little more

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, lying being and situate near the City of Columbia, in the County of Richland, State of South Carolina, located at the southeastern corner of Overbrook Drive and Suber Street, the same being designated as a 1.89 acre parcel, as shown on that certain plat prepared for Bowers Property Management, LLC, dated September 2, 2020, prepared by Cox and Dinkins, Inc., and recorded at the Richland County ROD at Book 2542 Page 2537. The same being bounded and measuring as follows: beginning at an iron (2" Pipe) at the corner of Overbrook Drive and Suber Street and running along Overbrook Drive, N 82° 55' 32" E for a distance 307.31 feet to an iron (1" Pipe) thence turning and running along property now or formerly of Housing Authority of City of Columbia, SC, S 6° 27' 20" E for a distance of 138.45 feet to an iron (3/4" pinch top), thence continuing along property now or formerly of Concord Oak Horizontal Property Regime S 6° 28' 47" E for a distance of 167.89 feet to an iron (3/4" pipe), thence turning and running along property now or formerly of Melissa Joleen Deas, S 80° 28' 02" W for a distance of 18.02 feet to an iron (3/4" pipe) thence continuing along property now or formerly of John G. Crutchfield, Jr., S 82° 35' 43" W for a distance of 209.00 feet to an iron (3/4" pinch top), thence turning and running along Suber Street, N 21° 06' 36" W for a distance of 317.79 feet to an iron (2" Pipe), being the point of beginning. Reference being made to said plat for a complete description. All measurements being a little more or less.

Richland County TMS: 13708-05-01
Property Addresses: 3800 Overbrook Drive and 616 Suber Street

Bowers Property Management, LLC

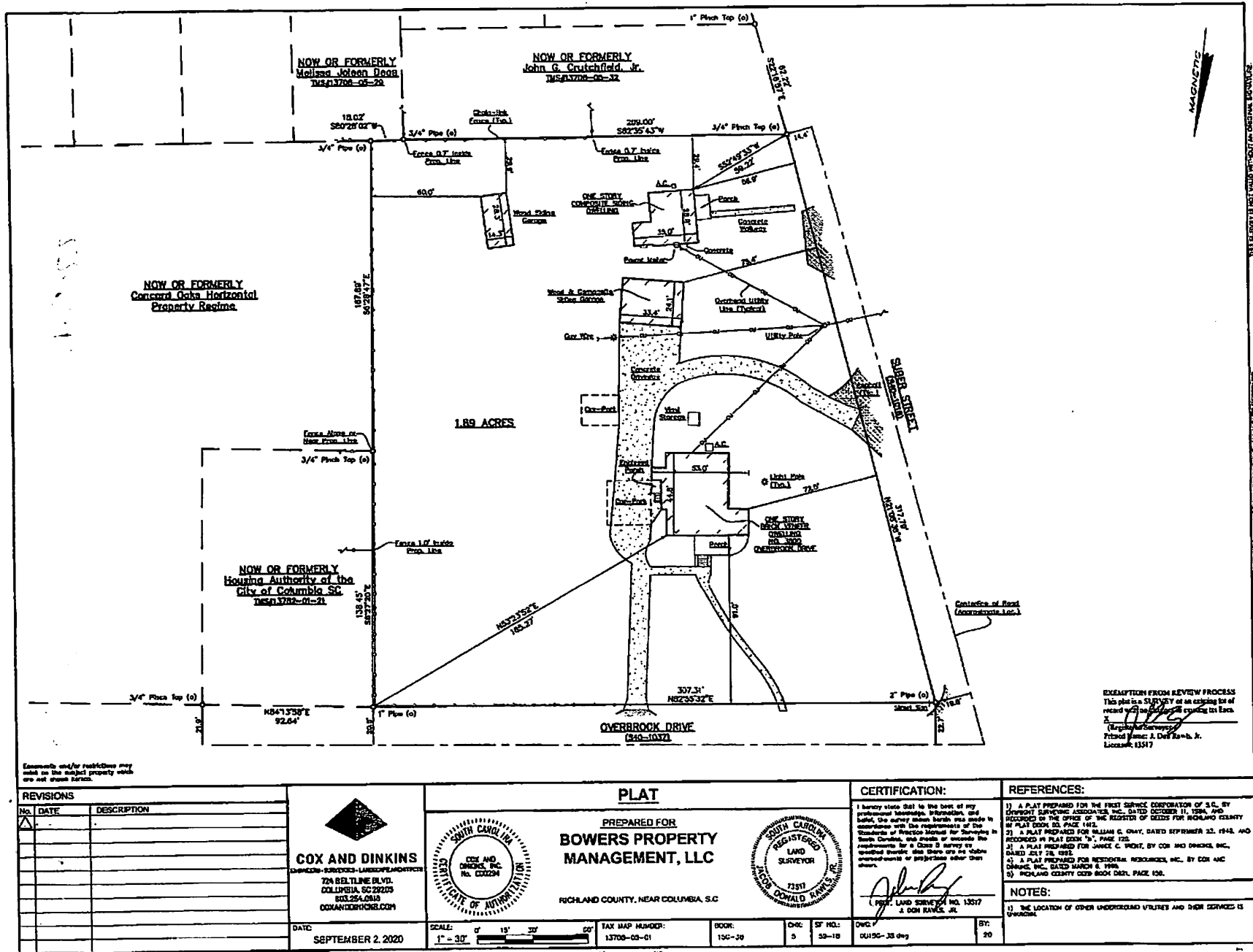
BY: [Signature] (Signature)

Robert O. Bowers
(Print or Type Name)

Date: 9-6-22

ITS: Sole member

Book 2542-3537
 10/23/2020 15:33:45:480 Plat Standard
 2020056662 County Tax: \$0.00 State Tax: \$0.00
 Fee: \$25.00
 2020056662 John T. Hopkins II Richland County R.O.D.



MEMORANDUM

Office of the City Manager

TO: Department Heads
FROM: Teresa Wilson, City Manager
DATE: October 11, 2022
RE: **Property Address:** 3800 Overbrook Drive and 616 Suber Street
Richland County TMS#: 13708-05-01
Owner(s): Bowers Property Management, LLC
Current Use: Residential
Proposed Use: Residential
Current County Land Use: Mixed Residential (High Density)
Proposed City Land Use: Urban Core Residential Small Lot (UCR-1)
Current County Zoning: Residential Multifamily High Density (RM-HD)
Proposed City Zoning: Residential Mixed District (RM-2)
Reason for Annexation: Municipal Services; Donut Hole - Primary
City Council District: 3
Census Tract: 26.05

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 **November 10, 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

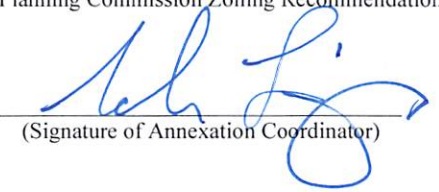
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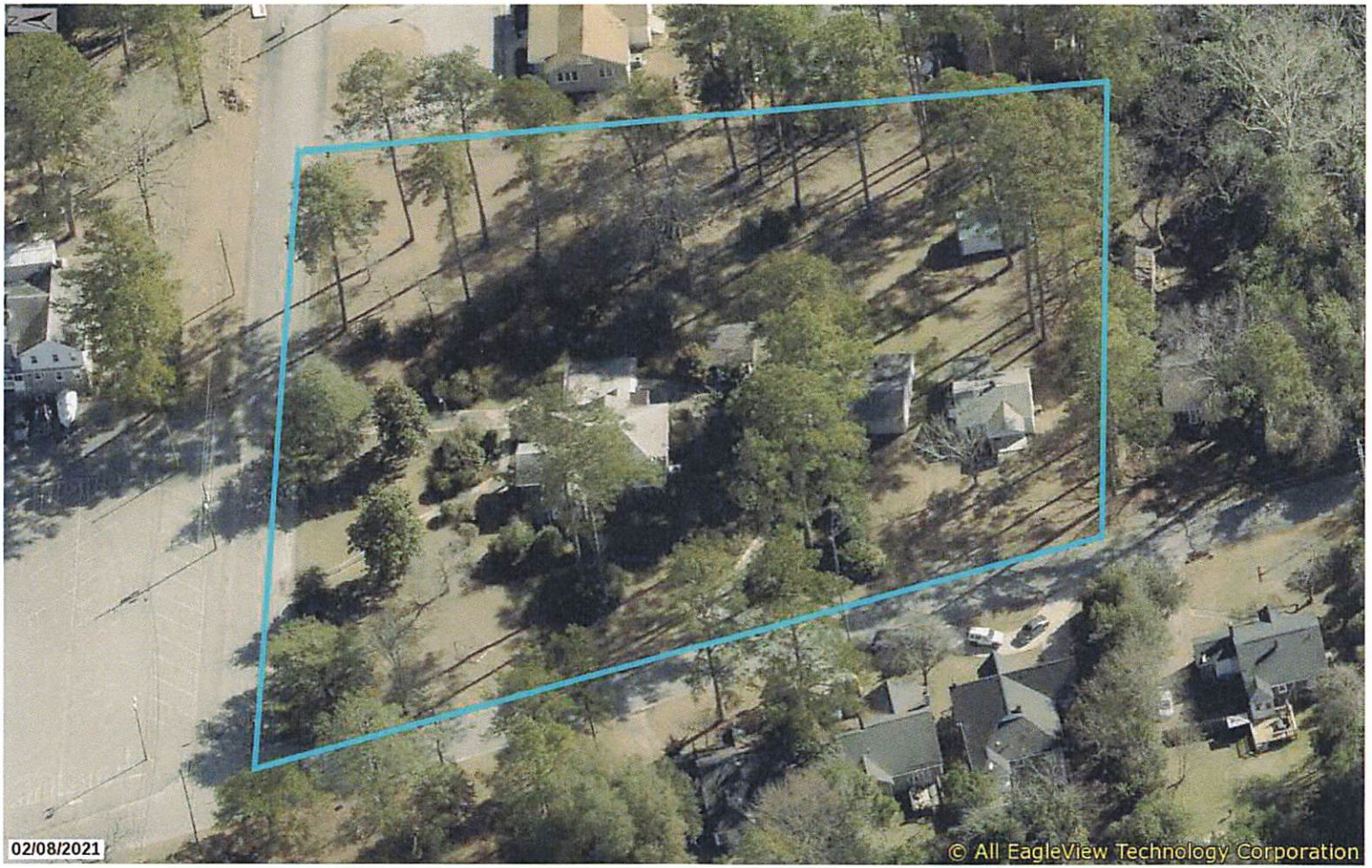
Clint Shealy, Assistant City Manager
Jeff Palen, Assistant City Manager/CFO
Dana Higgins, Director, Engineering
Frank Eskridge, Director, Utilities
Robert Anderson, Public Works Director
Krista Hampton, Planning & Development Services
Kelly Smith, Business License Administrator
Greg Williams, Business 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 Saeed, 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: UCR-1 (Land Use classification) by 7-0
on 10/10/22 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: RM-2 (Zoning classification) by 7-0
on 11/10/22 (mm/dd/yyyy).


(Signature of Annexation Coordinator)

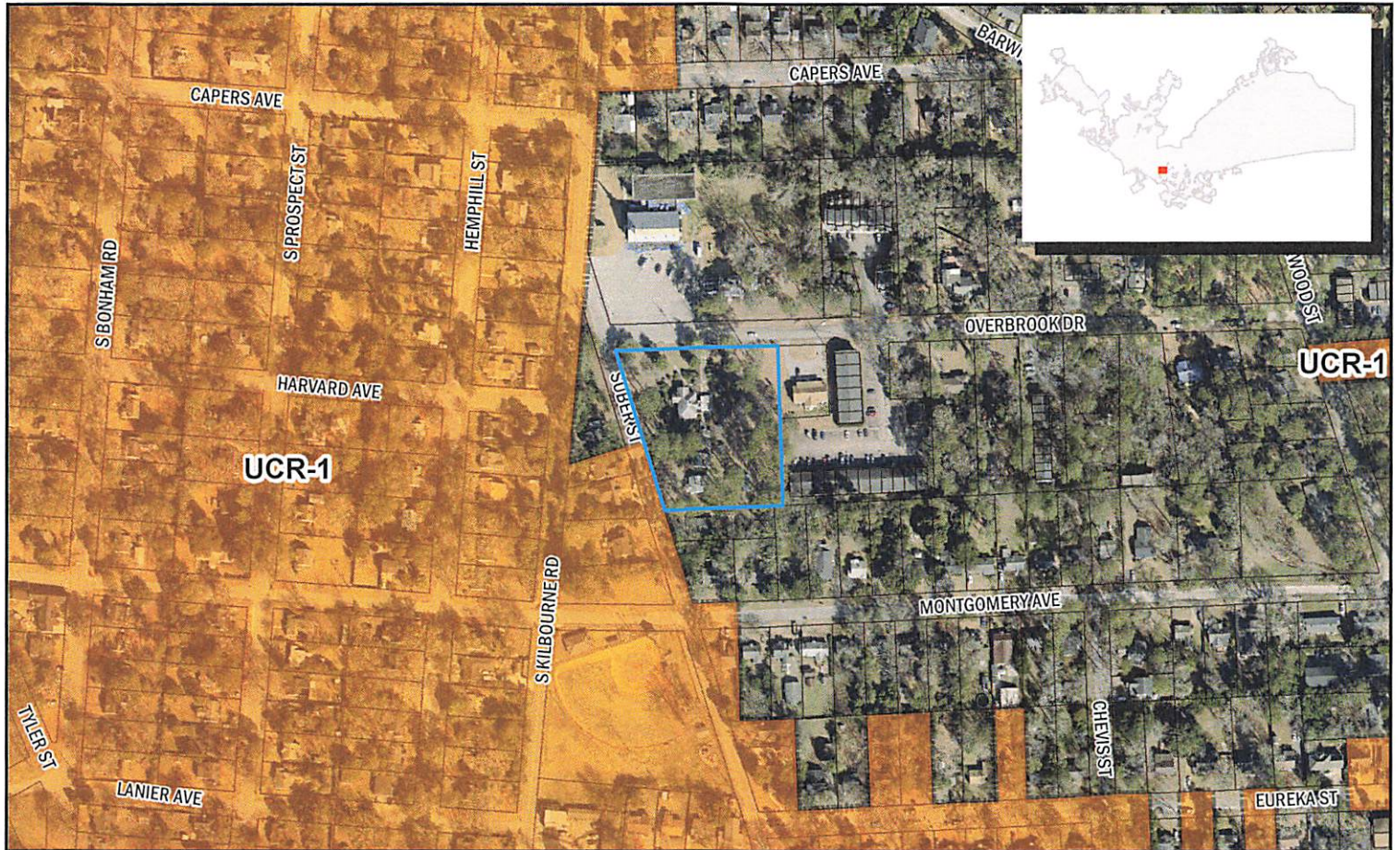


02/08/2021

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Future Land Use Map

3800 Overbrook Dr. and 616 Suber St., TMS# 13708-05-01;
Current Rich. Co. FLU: Mixed Residential (High Density), Proposed City FLU: UCR-1



Department of Planning &
Development Services

ORIGINAL PREPARATION DATE:
This map was prepared by:

Shane Shaughnessy
Date: 10/10/2022



We Are Columbia

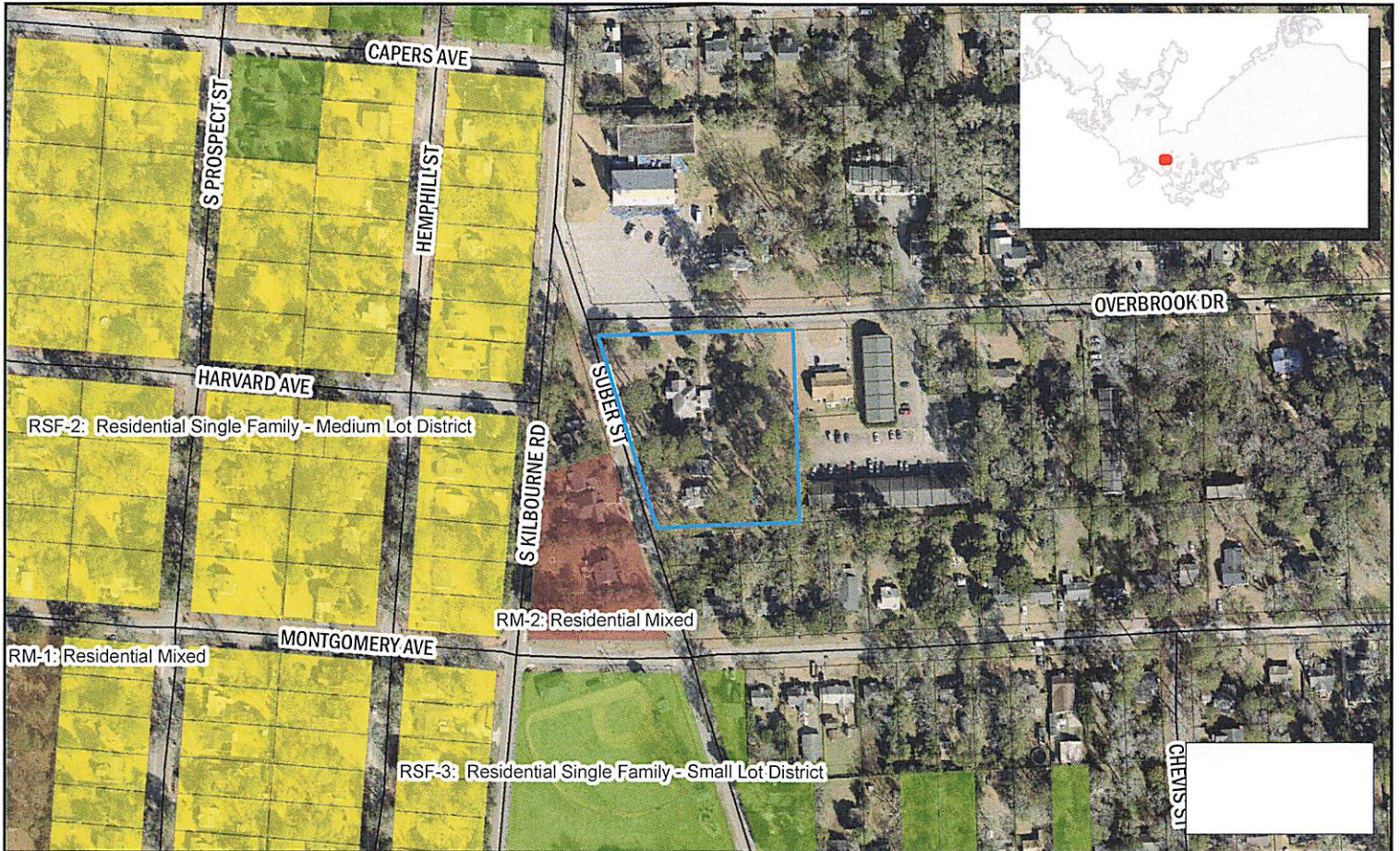


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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

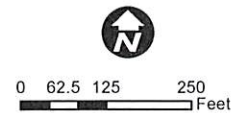
Zoning Map

3800 Overbrook Dr. and 616 Suber St., TMS# 13708-05-01;
Current Rich. Co. Zoning: RM-HD, Proposed City Zoning: RM-2



Department of Planning &
Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
Date: 10/10/2022



DISCLAIMER:
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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION