

ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2024-007

Annexing 2076 County Line Trail & 7 acres County Line Trail, Richland County TMS # 31700-01-04 and TMS # 28900-01-34 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 19th day of March, 2024, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.
2. The property identified as 2076 County Line Trail and 7 acres County Line Trail, TMS # 31700-01-04 and TMS# 28900-01-34 containing approximately 82.07 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 Tracts 114.07 (Richland County) and 9709.08 (Kershaw County) and assigned a future land use classification of Urban Edge Residential Small Lot (UER-1) and zoning of property Planned

Development District (PD).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NOS.: TMS # 31700-01-04 & TMS # 28900-01-34

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

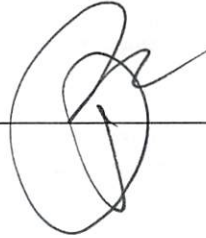
Approved by:

Cheresa B. Wilson
City Manager

Approved as to form:

City Attorney

Mayor



ATTEST:

Zika Du Hammond
City Clerk

Introduced: 2/20/2024

Final Reading: 3/19/2024

ORDINANCE NO.: 2024-007
EXHIBIT "A"
PROPERTY DESCRIPTION

All that certain piece, parcel or lot of land, together with the improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina and being shown as 75.07 Ac., N/F Mulberry Hall Properties, LLC Richland T.M.S. 31700-01-04, on an Annexation Plat prepared for Leicestershire Properties, LLC and Mulberry Hall Properties, LLC by Belter & Associates, Inc., and dated November 21, 2023. Said Annexation Plat being incorporated by reference for a more complete description of the property.

All that certain piece, parcel or lot of land, situate, lying and being on the Eastern side of County Line Road near Spears Creek, near the City of Columbia, in the Counties of Richland and Kershaw Counties, State of South Carolina, containing 7.00 acres upon a plat prepared for Leicestershire Properties, LLC by United Design Services, Inc. dated October 21, 2009, revised May 5, 2010 and recorded at the Richland County Register of Deeds at Book 1615 Page 657. Reference to said plat being craved for a more complete and accurate description.

MEMORANDUM

Office of the City Manager

TO: Department Heads
FROM: Teresa Wilson, City Manager
DATE: December 21, 2023
RE: **Property Address:** 2076 County Line Trail and 7 acres County Line Trail
Richland County TMS#: 31700-01-04 and 28900-01-34
Owner(s): Mulberry Hall Properties, LLC and Leicestershire Properties, 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: Light Industrial (M-1) and Planned Development District (PDD)
Proposed City Zoning: Planned Development District (PD), portions within the Floodplain Overlay District (OV-FP) and the Floodway Overlay District (OV-FW)
Reason for Annexation: Municipal Services; Secondary Area
City Council District: 4
Census Tract: 114.07 (Richland) and 9709.08 (Kershaw)

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 **January 11, 2024** 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 Liasion
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
Dollie Herron, Community Development
George Adams, Fire Marshal
Hope Hasty, Zoning Administrator
Wendy Royal, 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-1 (Land Use classification) by 6-0 on 1/11/2024 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: PD, portions in OV-FP & OV-FW (Zoning classification) by 6-0 on 1/11/2024 (mm/dd/yyyy).


(Signature of Annexation Coordinator)



Subject Properties

COUNTY LINE TRL

OLLIVANDER LN

ECLIPSE LN

S DESERT ORCHARD LN

CRESCENT CORNER DR

YELLOW DWARF LN

RIDLEY HILL LN

SANDY OAKS RD

INTERSTATE 20 W

INTERSTATE 20 E



Future Land Use

2076 County Line Trail; TMS# 31700-01-04 and 28900-01-34
 Current Richland Co. Future Land Use: Neighborhood (Medium Density)
 Proposed City Future Land Use: Urban Edge Residential Small Lot (UER-1)

Legend

- 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
- U/C - Universities/Colleges
- FJ - Fort Jackson
- T/S - Transitional/Sensitive Lands
- Parcels
- City Limits

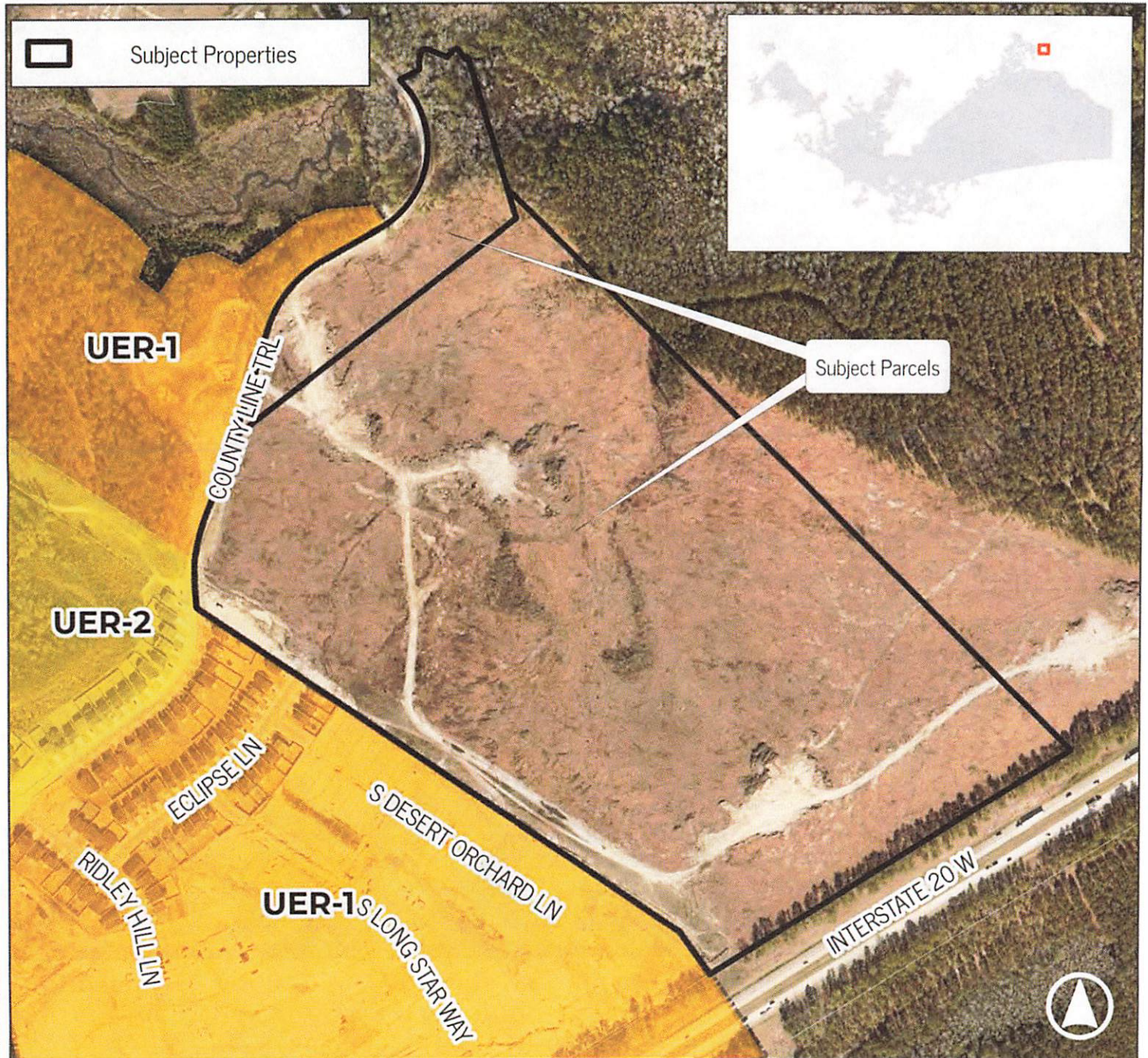
0 200 400 Feet

Planning & Development Services Department

Created by: sw Hudson Date: 12/15/2023



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

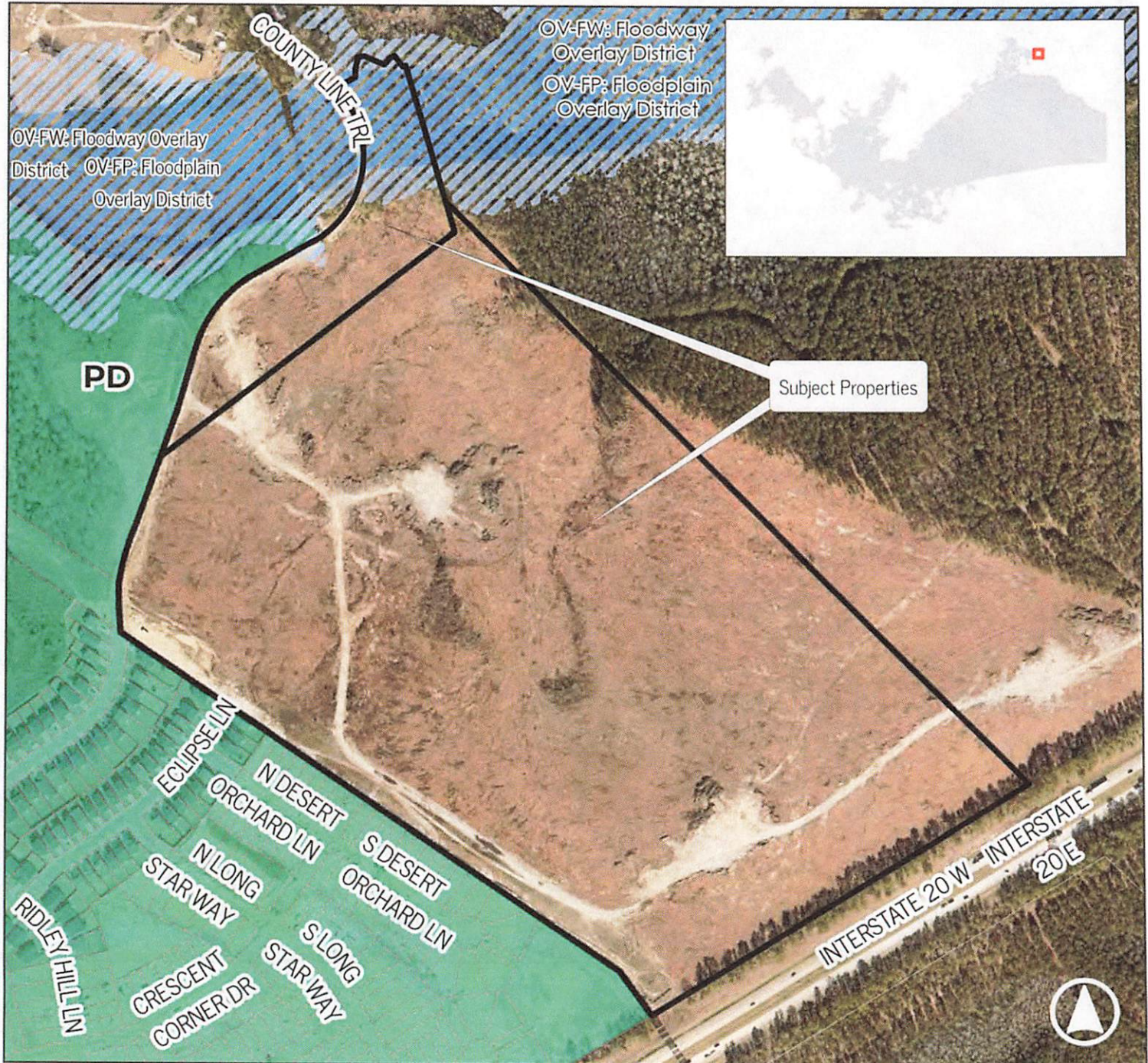


Zoning

2076 County Line Trail; TMS# 31700-01-04 and 28900-01-34
Current Richland Co. Zoning: M-1 and PDD
Proposed City Zoning: PD, portions within OV-FP and OV-FW

Legend

- PD: Planned Development
- OV-FW: Floodway Overlay District
- OV-FP: Floodplain Overlay District
- Parcels
- City Limits



0 200 400 Feet

Planning & Development
Services Department

Created by: swhudson Date: 12/21/2023



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STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND) PETITION FOR ANNEXATION

The undersigned, being the owner(s) of the properties 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, together with the improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina and being shown as 75.07 Ac., N/F Mulberry Hall Properties, LLC Richland T.M.S. 31700-01-04, on an Annexation Plat prepared for Leicestershire Properties, LLC and Mulberry Hall Properties, LLC by Belter & Associates, Inc., and dated November 21, 2023. Said Annexation Plat being incorporated by reference for a more complete description of the property.
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Richland County TMS: 31700-01-04

Property Addresses: 2076 County Line Trail

Mulberry Hall Properties, LLC

BY:

Angela Van Schaie
(Signature)

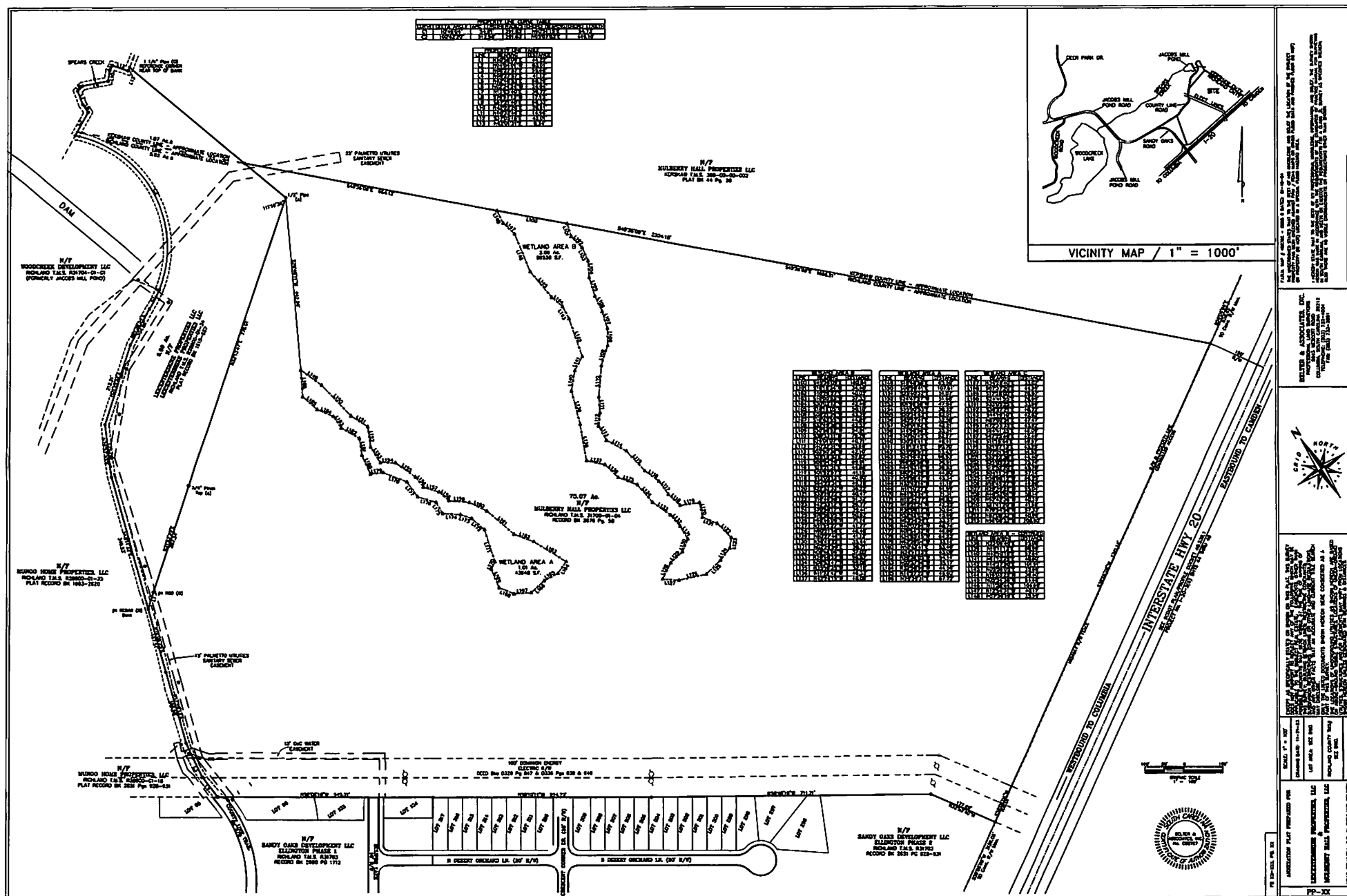
Date:

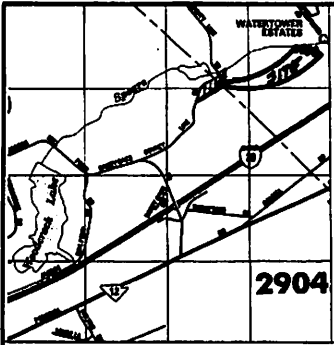
December 5, 2023

DOUGLAS L. VAN SCANTIK
(Print or Type Name)

ITS:

Sole Member
(Print or Type Title)





VICINITY MAP

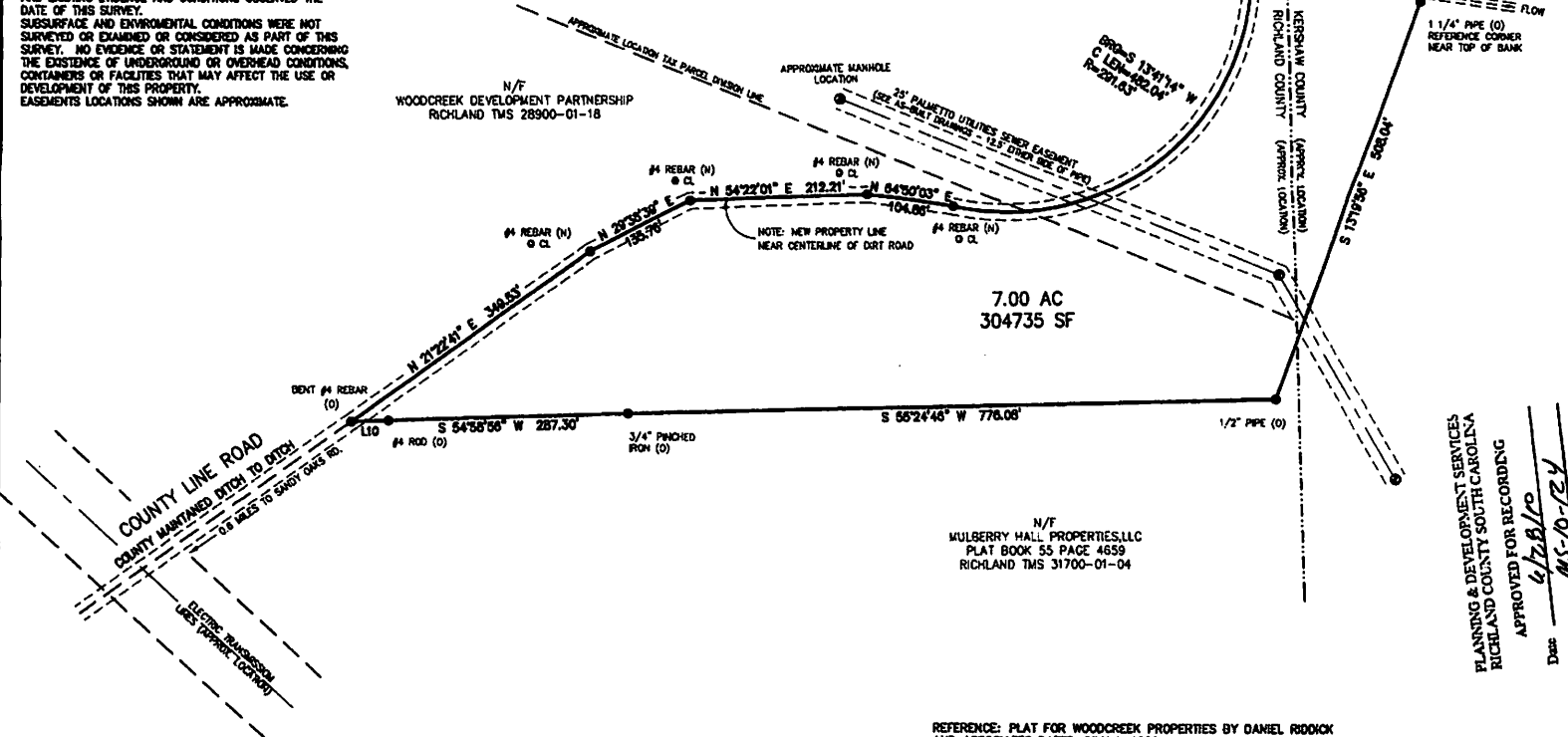
NOTES:
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE EXAMINATION BY AN ATTORNEY. NO ABSTRACT TITLE SEARCH, NOR TITLE COMMITMENT SEARCH WERE FURNISHED. THERE MAY BE OTHER RECORDED OR UNRECORDED SETBACKS, EASEMENTS, RESTRICTIONS OR RIGHTS-OF-WAY THAT MAY AFFECT THIS PROPERTY THAT WERE NOT OBSERVED OR NOT SHOWN ON THIS SURVEY.
THIS SURVEY IS BASED ON REFERENCED PLATS OF RECORD AND EXISTING EVIDENCE AND CONDITIONS OBSERVED THE DATE OF THIS SURVEY.
SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
EASEMENTS LOCATIONS SHOWN ARE APPROXIMATE.

N/F
WOODCREEK DEVELOPMENT PARTNERSHIP
RICHLAND TMS 28900-01-11

N/F
WOODCREEK DEVELOPMENT PARTNERSHIP
RICHLAND TMS 28900-01-18

N/F
MULBERRY HALL PROPERTIES, LLC
PLAT BOOK 55 PAGE 4659
RICHLAND TMS 31700-01-04

LINE	BEARING	DISTANCE
L1	N 65°50'02" E	68.26'
L2	N 00°36'45" E	24.04'
L3	N 16°18'49" E	36.77'
L4	N 60°06'22" E	17.85'
L5	S 64°10'31" E	68.32'
L6	N 63°33'50" E	26.81'
L7	N 63°43'55" E	14.86'
L8	S 33°54'08" E	42.01'
L9	N 65°12'40" E	8.34'
L10	S 64°58'56" W	44.24'



REFERENCE: PLAT FOR WOODCREEK PROPERTIES BY DANIEL RIDDICK AND ASSOCIATES DATED JULY 1, 1986.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND 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.

WILLIAM M. BRASINGTON, PROFESSIONAL LAND SURVEYOR - NO. 33112

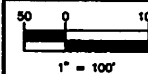
PLANNING & DEVELOPMENT SERVICES
RICHLAND COUNTY SOUTH CAROLINA

APPROVED FOR RECORDING
Date: 4/28/10
RCE #: MS-10-124
Signature: [Signature]



LEICESTERSHIRE PROPERTIES, LLC

PLAT ENCLOSED HERE



DATE: OCTOBER 21, 2008

PORTION OF
T.M.S.#: 28900-01-11
28900-01-18

DWG.#: US-1222

SHEET

1 of 1

540 ST. ANDREWS ROAD, COLUMBIA, SC 29210 ■ (803)756-9142

PONTIAC, SOUTH CAROLINA

RICHLAND & Kershaw COUNTIES

N/F