

ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2018-035

*Annexing and Incorporating 134 Coopers Nursery Road, Richland County TMS #28900-03-17
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 4th day of September, 2018, 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 Planned Unit Development-Residential District (PUD-R), apportioned to City Council District 4, Census Tract 114.07, contains 19.33 acres, and shall be assigned a land use classification of Urban Edge Residential-Large Lot (UER-2).

PROPERTY DESCRIPTION: See Attached Exhibit "A"
Richland County TMS NO.: 28900-03-17

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: 8/14/2018

Final Reading: 9/4/2018

ATTEST:


City Clerk

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2018-035

All that certain piece, parcel, lot or tract of land, with any improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, being shown and delineated as Twenty Five and 16/100 (25.16) acres, more or less, on Plat prepared for Woodcreek Farms Development, Area D14, Phase 4 by United Design Services, Inc., dated December 19, 2007, and recorded in the Office of the ROD for Richland County on December 12, 2012 in Record Book R 1820 at page 530 and being bounded and measuring as shown thereon.

MEMORANDUM

Office of the City Manager

TO: Department Heads
FROM: Teresa Wilson, City Manager
DATE: May 16, 2018
RE: Property Address: 134 Coopers Nursery Road
Richland County TMS#: 28900-03-17
Owner(s): Pecan Grove at Woodcreek Farms, LLC / HVP3 Development LLC
Current Use: Vacant
Proposed Use: Single Family 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 Unit Development - Residential (PUD-R)
Reason for Annexation: Municipal Services/Donut Hole
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 4, 2018 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: Clint Shealy, Assistant City Manager
Jeff Palen, Assistant City Manager/CFO
Aubrey Jenkins, Fire Chief
Joseph Jaco, Director, Utility Operations
Robert Anderson, Public Works Director
Krista Hampton, Planning & Development Services
Lakesha Shannon, Business License Administrator
Greg Williams, Deputy Business License Administrator
Angela Adams, Customer Care Administrator
Jerry Thompson, Building Official
Michelle Brazell, Engineering
Denny Daniels, Engineering
Carolyn Wilson, Police Planning & Research
Alfreda Tindall, Richland Co. 911 Addressing Coordinator
Missy Gentry, Assistant City Manager
Teresa Knox, City Attorney
William Holbrook, Police Chief
Dana Higgins, Director, Engineering
Jan Alonso, Finance Director
Gloria Saeed, Community Development Director
George Adams, Fire Marshal
Rachel Bailey, 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

Planning Commission Land Use Recommendation: UER-2 (Land Use classification) by 6-0 on 6/4/18 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: PUD-R (Zoning classification) by 6-0 on 6/4/18 (mm/dd/yyyy).


(Signature of Annexation Coordinator)



Future Land Use Map

134 Coopers Nursery Road; TMS 28900-03-17;
Existing FLU: Neighborhood-Medium Density, Proposed FLU: UER-2

Department of Planning & Development Services

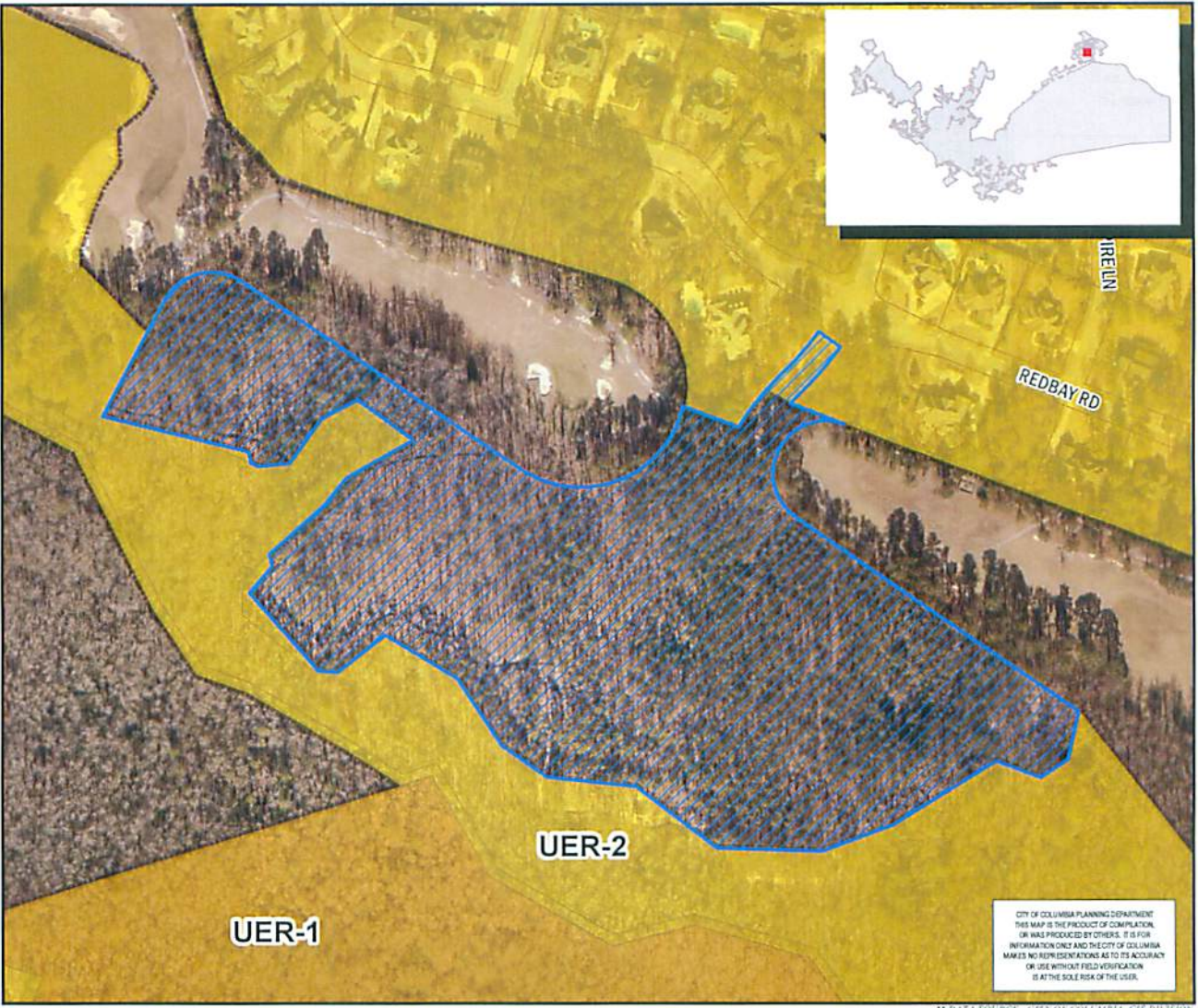
Legend

CITY LIMITS
PARCELS

- UCMR-1: Urban Core Mixed Residential 1
- UCMR-2: Urban Core Mixed Residential 2
- UEWR: Urban Edge Mixed Residential
- UEWF: Urban Edge Mixed 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 Edge Community Activity Center
- UCAC-4: Urban Core Regional Activity Center
- UCAC-5: Urban Edge Regional Activity Center
- NC-1: Neighborhood Activity Corridor
- NC-2: Community Activity Corridor
- NC-3: Regional Activity Corridor
- EC: Employment Campus
- IND: Industrial
- TU: Transportation & Utilities
- SD-1: Sports, Recreational District
- SD-2: Civic/Institutional District
- SD-3: Central Business District
- SD-4: Botanicals, Zoo and Garden
- SD-5: Universities/Colleges
- SD-6: Fort Jackson

0 50 100 200 Feet

ORIGINAL PREPARATION DATE:
This map was prepared by:
Shane Shaughnessy
May 14, 2018



CITY OF COLUMBIA PLANNING DEPARTMENT
THIS MAP IS THE PRODUCT OF COMPILED
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, GIS DIVISION

Zoning Map

134 Coopers Nursery Road, TMS# 28900-03-17;
Existing Zoning: PDD, Proposed Zoning: PUD-R

Department of Planning &
Development Services

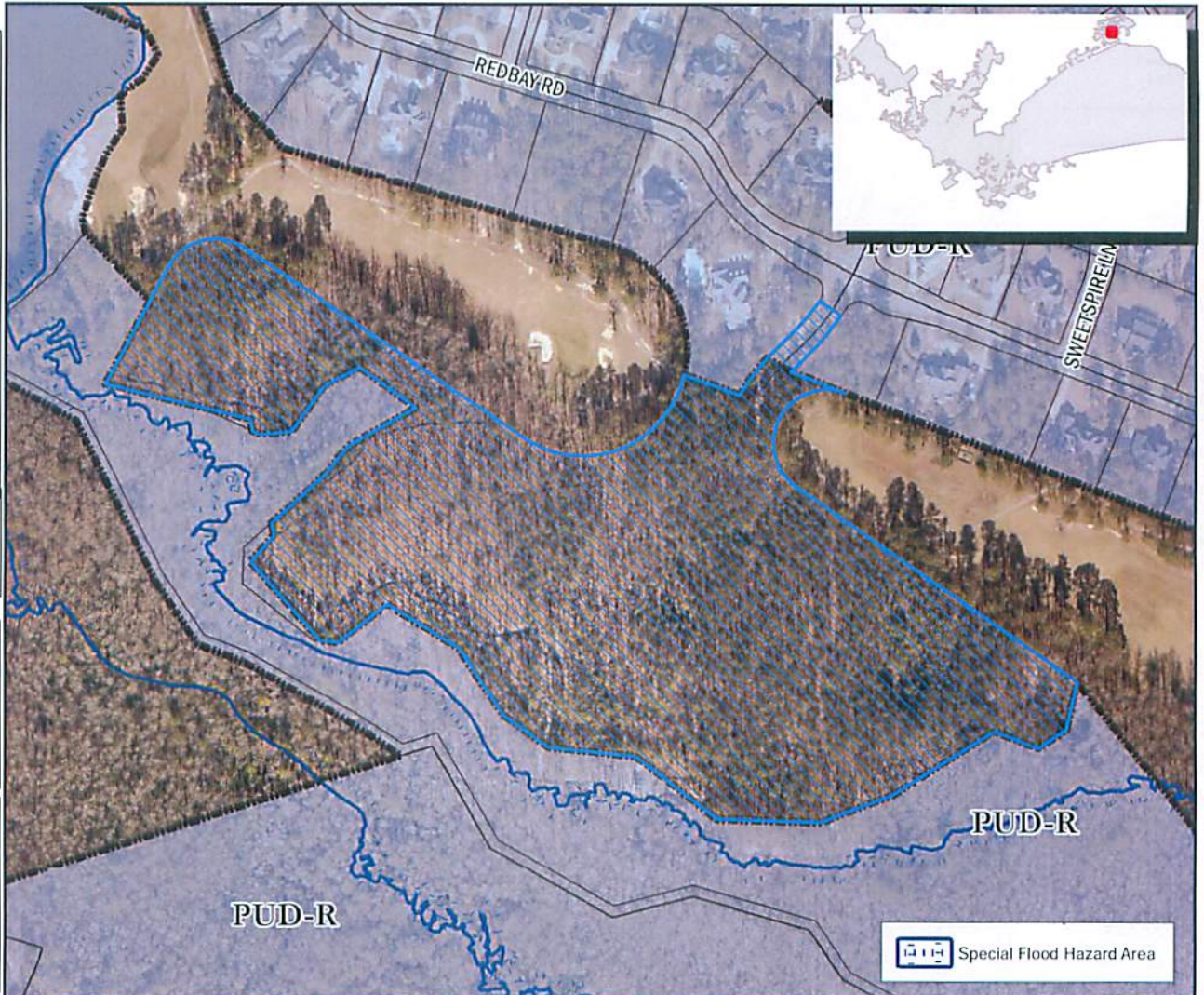
Legend

CITY LIMITS
 PARCELS

0 50 100 200 Feet

ORIGINAL PREPARATION DATE:
This map was prepared by:
Shane Shaughnessy
May 14, 2018

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.



Special Flood Hazard Area

** 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, lot or tract of land, with any improvements therein, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, being shown and delineated as Twenty Five and 16/100 (25 .16) acres, more or less, on Plat prepared for Woodcreek Farms Development, Area D14, Phase 4 by United Design Services, Inc. dated December 19, 2007 and recorded in the Office of the ROD for Richland County on December 14, 2012 in Record Book R 1820 at page 530 and being bounded and measuring as shown thereon.

Richland County TMS: 28900-03-17
Property Address: 134 Coopers Nursery Road

Owner:


Pecan Grove at Woodcreek Farms, LLC

BY: 
Signature
EDWIN H. COOPER JR.
(Print or Type Name)

Date: MAY 11, 2018
Its: AGENT - REP.
(Print or Type Title)

Buyers:

HVP3 Development LLC

BY: 
Signature
Harold Pickrel III
(Print or Type Name)

Date: 5-11-18
Its: Owner
(Print or Type Title)

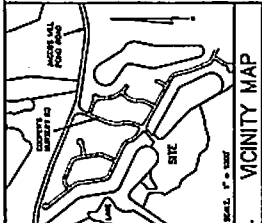
Cascata Development LLC

BY: 
Signature
Harold Pickrel III
(Print or Type Name)

Date: 5-11-18
Its: Manager
(Print or Type Title)

Book 2304-1099
2018033732 05/18/2018 13 16 26 130
Fee: \$0.00 County Tax: \$0.00 State Tax: \$0.00

2018033732 John T. Hopkins II Richland County R.O.D

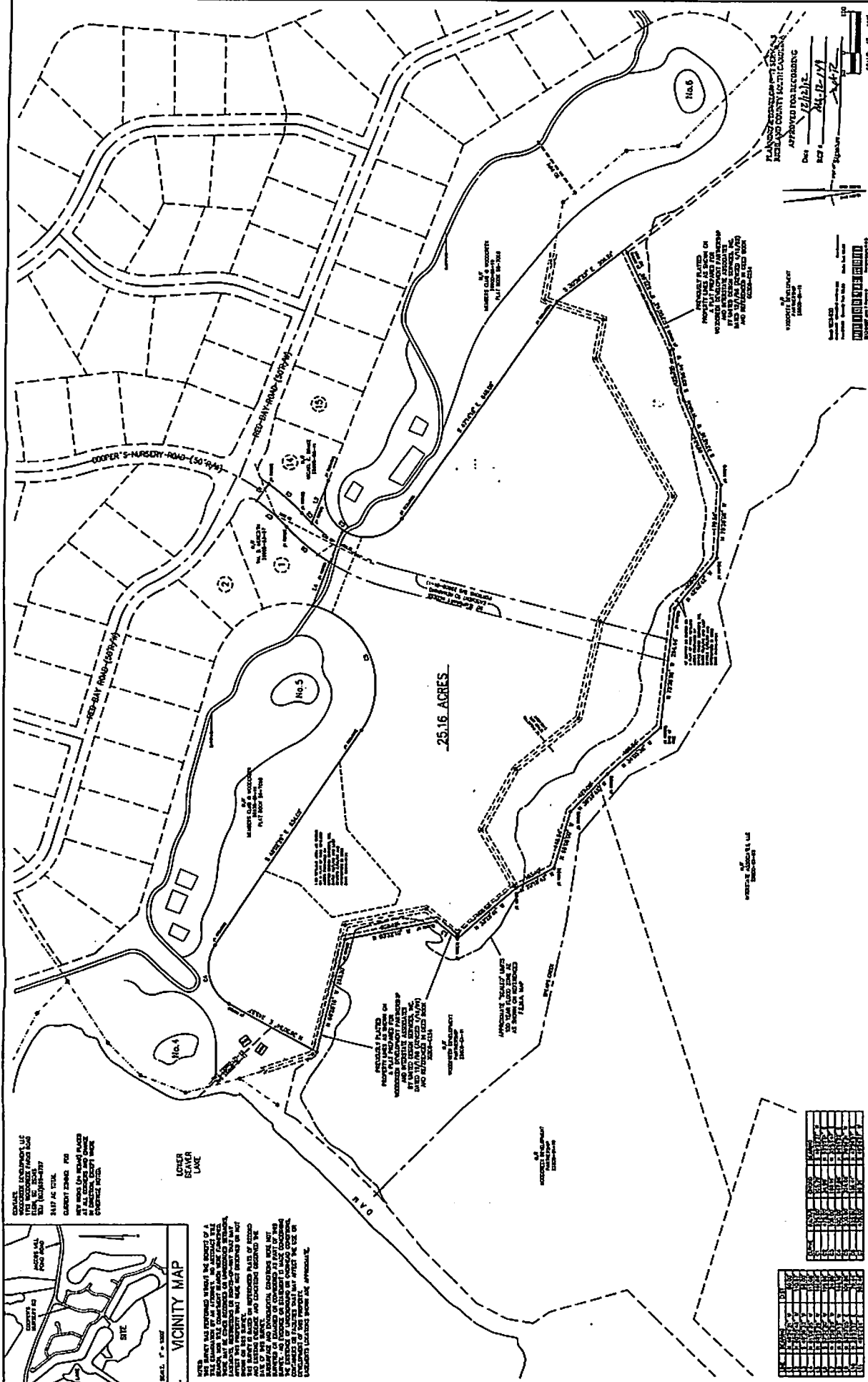


NOTE: THIS MAP WAS PREPARED UNDER THE SUPERVISION OF A LICENSED SURVEYOR. THE PROPERTY IS LOCATED IN THE 14th DISTRICT OF WISCONSIN. THE PROPERTY IS LOCATED IN THE 14th DISTRICT OF WISCONSIN. THE PROPERTY IS LOCATED IN THE 14th DISTRICT OF WISCONSIN.

WOODCREEK DEVELOPMENT, LLC
1115 WISCONSIN STREET
MILWAUKEE, WI 53212
DATE: 11/14/2017

LOWER BEAVER LAKE

25.16 ACRES



UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF. DIMENSIONS SHOWN ON THIS PLAN SHALL CONTROL OVER ALL OTHER DIMENSIONS. THE PROPERTY IS LOCATED IN THE 14th DISTRICT OF WISCONSIN. THE PROPERTY IS LOCATED IN THE 14th DISTRICT OF WISCONSIN.

UNITED DESIGN SERVICES, INC.
LAND SURVEYING SERVICES
1401 PRAIRIE BLVD., SUITE 100, MILWAUKEE, WI 53212

WOODCREEK FARMS DEVELOPMENT
AREA D14, PHASE 4



NO.	DATE	REVISION / DESCRIPTION	BY



SCALE: 1" = 100'
DATE: 11 DEC 2017
PROJECT: 2000-0-11
SHEET: 1 OF 1