

ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2019-070

*Annexing and Incorporating 68.40 acres on Lockman Road, Richland County TMS #29000-02-35
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 October, 2019, 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 68.40 acre, and shall be assigned a land use classification of Urban Edge Residential Small Lot (UER-1).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 29000-02-35

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

ATTEST:



City Clerk

Introduced: 9/17/2019
Final Reading: 10/1/2019

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2019-070

All that certain piece, parcel or tract of land, together with improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing approximately 68.40 acres, on a Survey prepared for Woodcreek Development, LLC by CEC (Civil Engineering of Columbia, Inc.), dated November 27, 2018 (the "Survey"), and recorded on January 17, 2019, in the Office of the ROD for Richland County in Book 2366, page 633, which is incorporated herein by reference for a complete description of the metes, bounds, courses and distances of said parcel (the "Property").

MEMORANDUM

Office of the City Manager

TO: Department Heads
FROM: Teresa Wilson, City Manager
DATE: July 3, 2019
RE: **Property Address:** 68.40 acres Lockman Road
Richland County TMS#: 29000-02-35
Owner(s): Woodcreek Development, LLC
Use: Vacant
Proposed Use: Residential
Current County Land Use: Neighborhood (Medium Density)
Proposed City Land Use: Urban Edge Residential Small Lot (UER-1)
Current County Zoning: Rural District (RU)
Proposed City Zoning: Planned Unit Development - Residential (PUD-R)
Reason for Annexation: Municipal Services; Long Range Area
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 **August 5, 2019** 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
Police Planning & Research
Alfreda Tindal, 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 Saaed, Community Development Director
George Adams, Fire Marshal
Rachel Bailey, Zoning Administrator
Jacquelyn Richburg, Columbia-Richland 911
David Hatcher, Housing Official
Richland County Solid Waste Collection
John Fellows, Planning Administrator
Tori Salvant, Dev. Center Administrator

Planning Commission Land Use Recommendation: UER-1 (Land Use classification) by 5-0 on 8/5/19 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: PUD-R (Zoning classification) by 5-0 on 8/5/19 (mm/dd/yyyy).


(Signature of Annexation Coordinator)

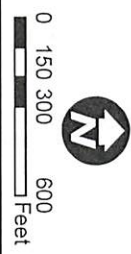


Future Land Use Map

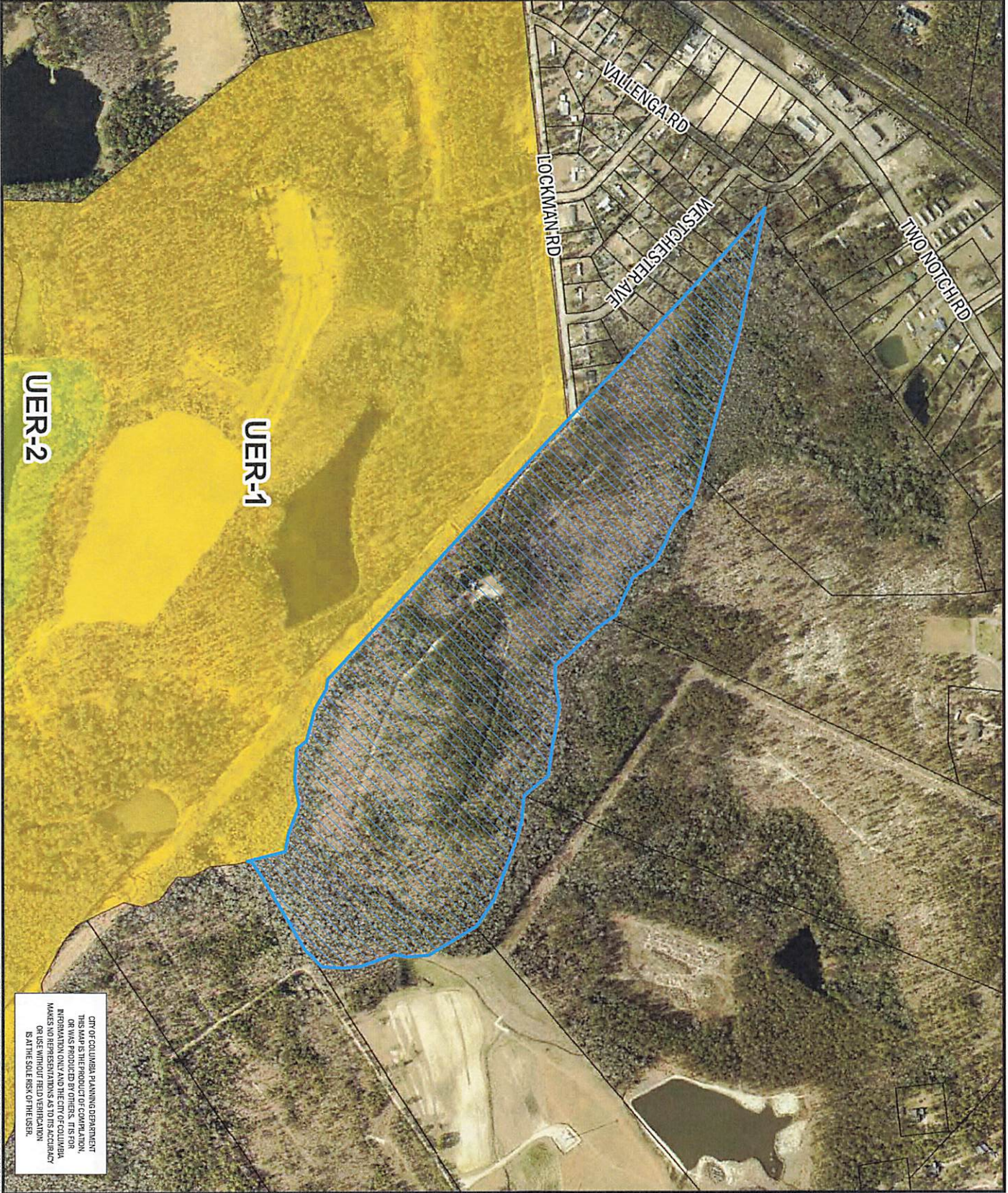
Department of Planning & Development Services

Legend
CITY LIMITS
PARCELS

- 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
- UEMF - Urban Edge Mixed Family
- UCR-1 - Urban Core Residential Small Lot
- UCR-2 - Urban Core Residential Large Lot
- UEH-1 - Urban Edge Residential Large Lot
- UEH-2 - Urban Edge Residential Large Lot
- UCR-1 - Urban Core Neighborhood Activity Center
- UCR-2 - Urban Core Neighborhood Activity Center
- UEAC-1 - Urban Edge Regional Activity Center
- UEAC-2 - Urban Edge Regional Activity Center
- UEAC-3 - Urban Edge Regional Activity Center
- UEAC-4 - Urban Edge Regional Activity Center
- AC-1 - Neighborhood Activity Center
- AC-2 - Community Activity Center
- AC-3 - Regional Activity Center
- EC - Employment Campus
- ND - Industrial
- TU - Transportation & Utilities
- SP-1 - Specials/amenement District
- SP-2 - Civic/Institutional Districts
- SP-3 - Central Business District
- SP-4 - Riverbanks Zoo and Garden
- SP-5 - Universities/Colleges
- SP-6 - Fort Jackson



ORIGINAL PREPARATION DATE:
This map was prepared by:
Shane Shaughnessy
July 3, 2019



68.4 acres Lockman Road, TMS# 29000-02-35;
Current Rich. Co. FLU: Neighborhood (Medium Density), Proposed FLU: UER-1

CITY OF COLUMBIA PLANNING DEPARTMENT
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







** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

Department of Planning & Development Services

68.4 acres Lockman Rd, TMS# 29000-02-35;
 Current Rich. Co. Zoning: RU, Proposed Zoning: PUD-R

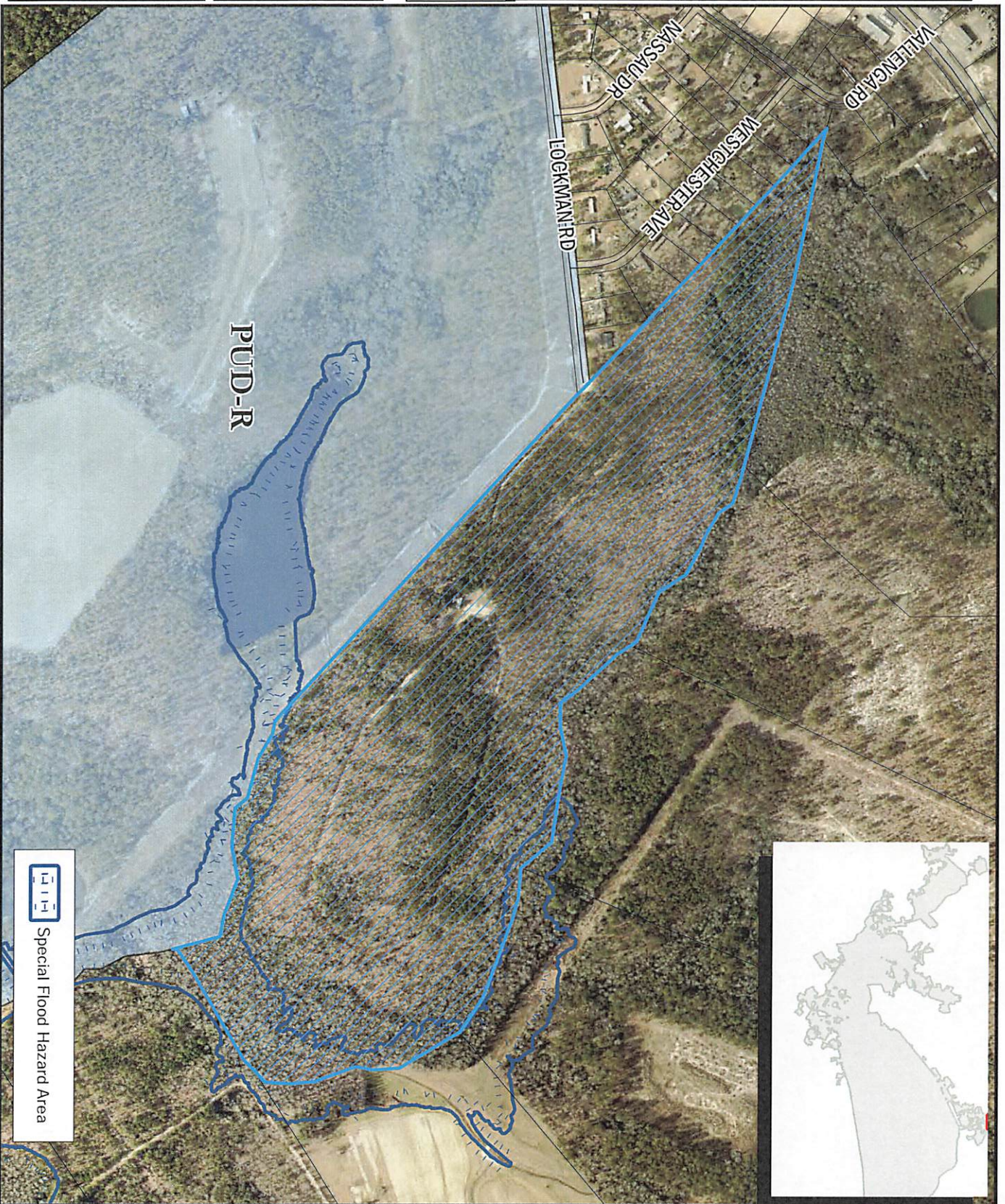
Legend

-  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
-  RD-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

0 125 250 500 Feet

ORIGINAL PREPARATION DATE:
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 July 3, 2019

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

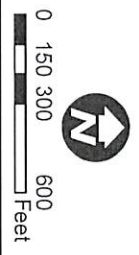
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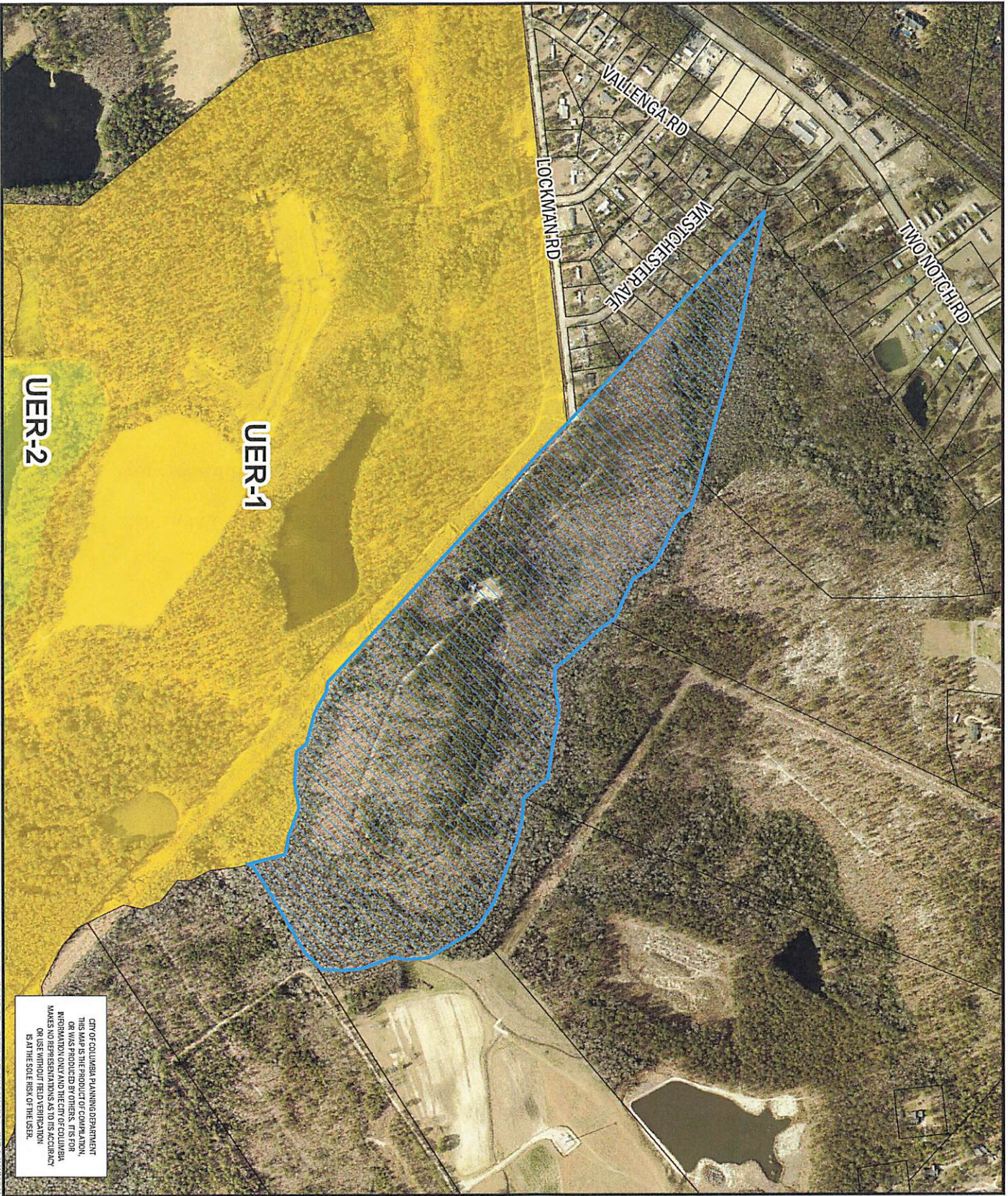
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STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND) PETITION FOR ANNEXATION


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, together with improvements thereon, if any, situate, lying and being located near the City of Columbia, in the County of Richland, State of South Carolina, containing approximately 68.40 acres, on a Survey prepared for Woodcreek Development, LLC by CEC (Civil Engineering of Columbia, Inc.) , dated November 27, 2018 (the "Survey"), and recorded on January 17, 2019, in the Office of the ROD for Richland County in Book 2366, page 633, which is incorporated herein by reference for a complete description of the metes, bounds, courses and distances of said parcel (the "Property").

Richland County TMS: 29000-02-35

Property Address: 68.40 acres Lockman Road

Woodcreek Development, LLC

BY: 
(Signature)

Date: 6-17-19

Harold V. Pickens
(Print or Type Name)

ITS: Manager
(Print or Type Title)

