

ORDINANCE NO.: 2020-040

ORIGINAL
STAMPED IN RED

Annexing and Incorporating 2.74 acres S/W Rugby Road (pt), 0.31 acres E/S Rugby Road, 4802 Brickyard Road (pt), 320 Club Road, 0.38 acres W/S Rugby Road, 4848 Rugby Road, and 4860 Rugby Road, Richland County TMS# 09212-01-01 (pt), 09212-02-01, 09212-02-12 (pt), 09305-04-18, 09305-04-19, 09309-15-08, and 09309-15-11 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, 2nd day of June, 2020, 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 assigned interim zoning of General Residential District (RG-1), apportioned to City Council District 1, Census Tract 3, contains 6.76 acres, and shall be assigned an interim land use classification of Urban Edge Residential Large Lot (UER-2).


PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 09212-01-01 (pt), 09212-02-01, 09212-02-12 (pt), 09305-04-18, 09305-04-19, 09309-15-08, and 09309-15-11

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:

T. A. Knox

City Attorney

ATTEST:


City Clerk

Introduced: 5/19/2020
Final Reading: 6/2/2020

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2020-040

All that certain piece, parcel, or tract of land, with improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing approximately 6.76 acres, and being more fully shown and delineated on a Boundary Survey and Plat prepared for Village at Lee Court by Abraham Land Surveying as 10.57 acres total, less and excepting 3.81 acres within the limits of the City of Columbia, dated December 19, 2019. Said property having such boundaries and measurements as are shown on said plat.

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: February 19, 2020

RE: **Property Address:** 2.74 acres S/W Rugby Road (portion), 0.31 acres E/S Rugby Road, 4802 Brickyard Road (portion), 320 Club Road, 0.38 acres W/S Rugby Road, 4848 Rugby Road, 4860 Rugby Road
Richland County TMS#: 09212-01-01 (portion), 09212-02-01, 09212-02-12 (portion), 09305-04-18, 09305-04-19, 09309-15-08, 09309-15-11
Owner(s): Grace Christian Ministries / Greater Columbia Community Development Corporation
Current Use: Vacant
Proposed Use: Residential
Current County Land Use: Mixed Residential (High Density)
Proposed City Land Use: Urban Edge Residential Large Lot (UER-2)
Current County Zoning: Residential Single Family – High Density (RS-HD)
Proposed City Zoning: General Residential (RG-1)
Reason for Annexation: Municipal Services; Primary Area
City Council District: 1
Census Tract: 3

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 **March 2, 2020** 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

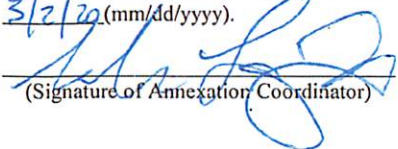
Attachments

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
Tiffany Latimer, 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-2 (Land Use classification) by 5-2 on 3/2/20 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: RG-1 (Zoning classification) by 5-2 on 3/2/20 (mm/dd/yyyy).


(Signature of Annexation Coordinator)



Future Land Use Map

2.74 acres S/W Rugby Road(p), 0.31 acres E/S Rugby Road, 4802 Brickyard Road(p), 320 Club Road, 0.38 acres W/S Rugby Road, 4848 Rugby Road, 4860 Rugby Road; TMS# 09212-01-01(p), 09212-02-01, 09212-02-12(p), 09305-04-18, 09305-04-19, 09309-15-08, 09309-15-11; Current Rich. Co. FLU: Mixed Residential (High 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
- UCMR-3 - Urban Core Mixed Residential-3
- UEMR - Urban Edge Mixed Residential
- 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
- 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
- SD-1 - Sports/Amusement District
- SD-2 - Civic/Institutional District
- SD-3 - Central Business District
- SD-4 - Riverbanks Zoo and Garden
- SD-5 - Universities/Colleges
- SD-6 - Fort Jackson

0 40 80 160 Feet



ORIGINAL PREPARATION DATE:
This map was prepared by:
Shane Shaughnessy
February 13, 2020



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

Department of Planning & Development Services

2.74 acres S/W Rugby Road(p), 0.31 acres E/S Rugby Road, 4802 Brickyard Road(p), 320 Club Road, 0.38 acres W/S Rugby Road, 4848 Rugby Road, 4860 Rugby Road; TMS# 09212-01-01(p), 09212-02-01, 09212-02-12(p), 09305-04-18, 09305-04-19, 09309-15-08, 09309-15-11; Current Rich. Co. Zoning: RS-HD, Proposed Zoning: RG-1

Legend

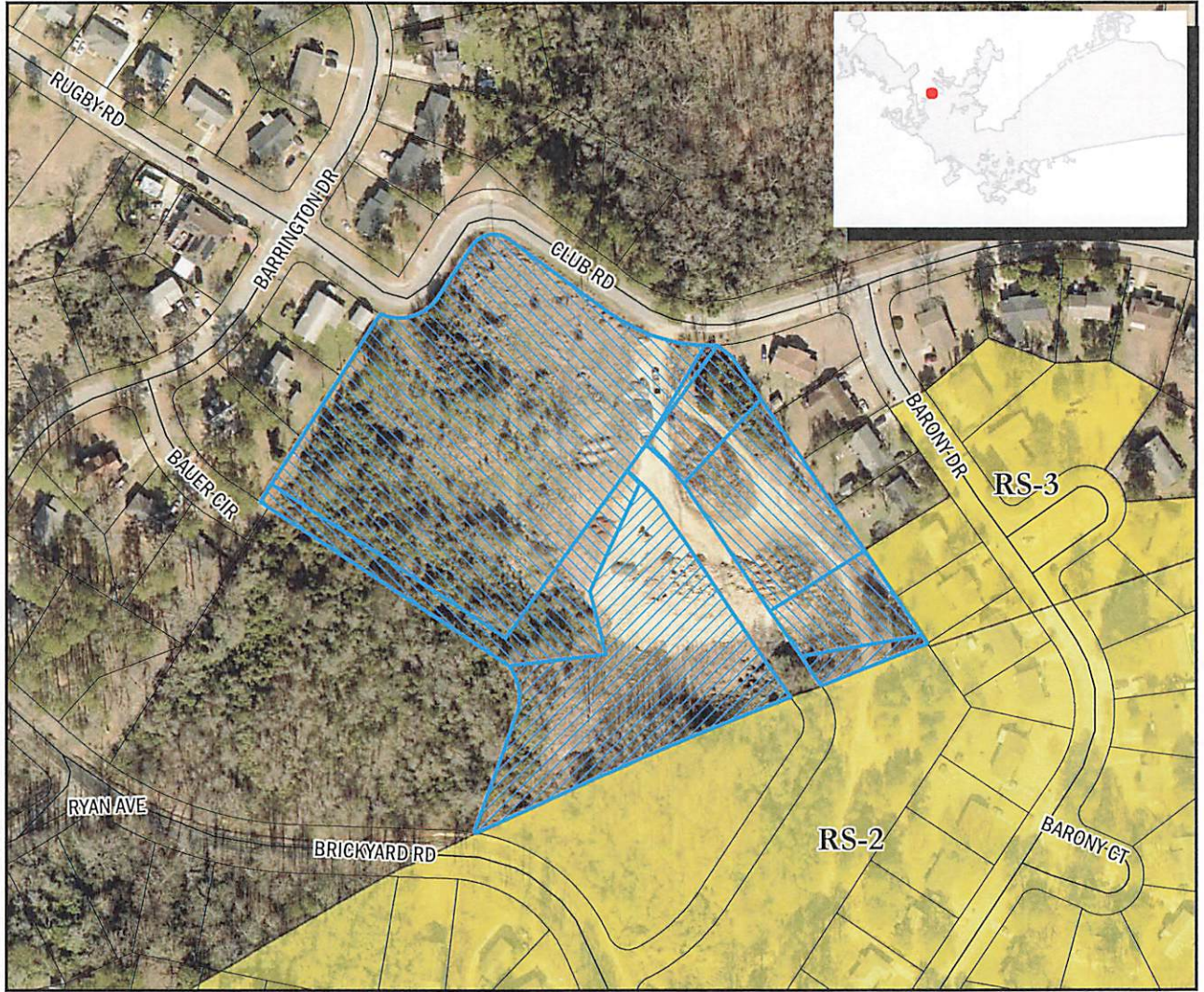
PARCELS

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
RG-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 40 80 160 Feet

ORIGINAL PREPARATION DATE:
This map was prepared by:
Shane Shaughnessy
February 13, 2020

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.



** 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, parcel or tract of land, together with any improvements thereon, situate, lying and being near the City of Columbia, in Richland County, State of South Carolina, containing approximately 6.76 acres, and being more fully shown and delineated on a Boundary Survey and Plat prepared for Village at Lee Court by Abraham Land Surveying as 10.57 acres total, less and excepting 3.81 acres within the limits of the City of Columbia, dated December 19, 2019. Said property having such boundaries and measurements as are shown on said plat.

Richland County TMS: 09212-01-01 (portion), 09212-02-01, 09212-02-12 (portion), 09305-04-18, 09305-04-19, 09309-15-08, 09309-15-11


Property Address: 2.74 acres S/W Rugby Road (portion), 0.31 acres E/S Rugby Road, 4802 Brickyard Road (portion), 320 Club Road, 0.38 acres W/S Rugby Road, 4848 Rugby Road, 4860 Rugby Road

Grace Christian Ministries

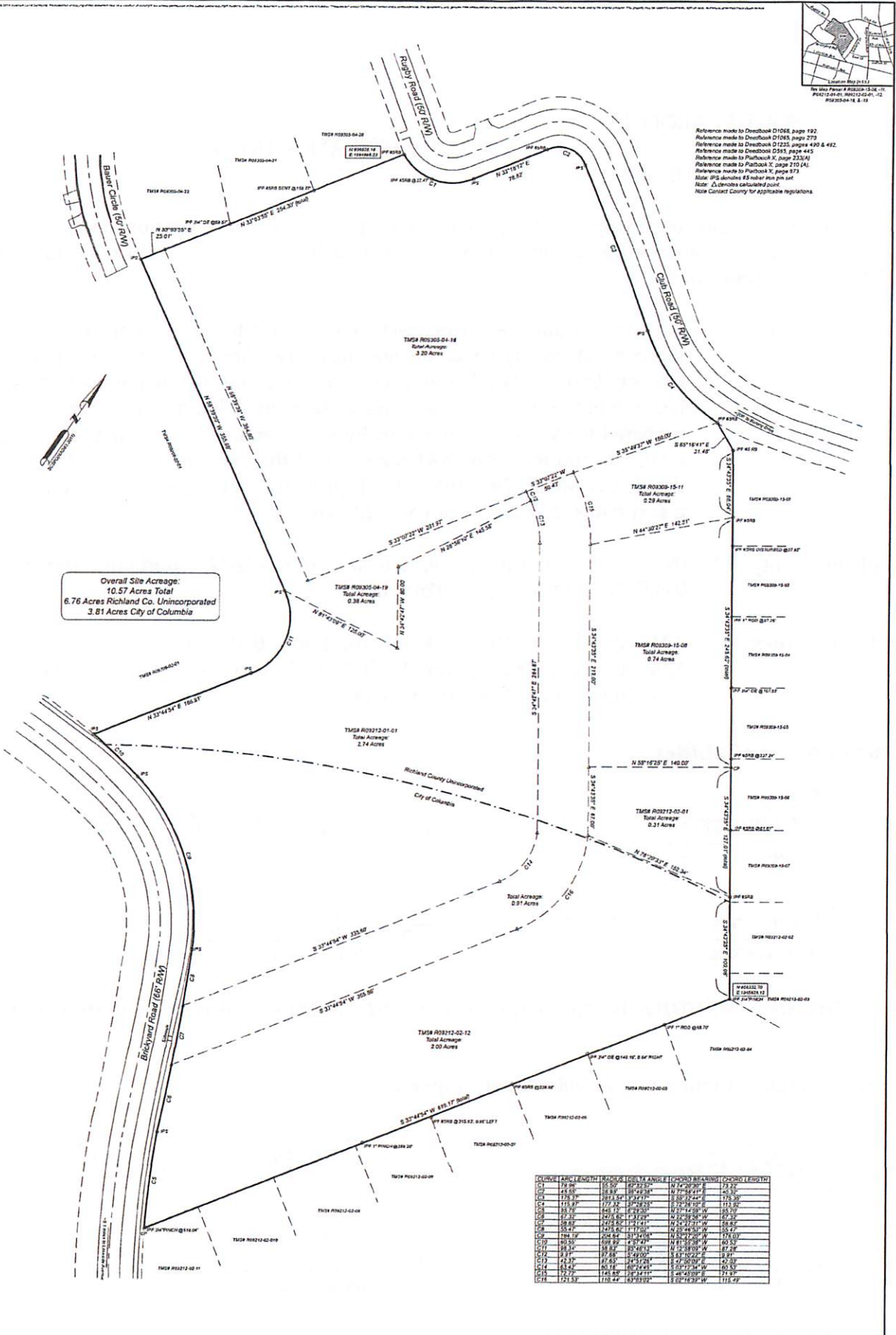
BY:  Date: February 10, 2020
(Signature) ITS: CEO
(Print or Type Name) (Print or Type Title)

Properties: TMS# 09212-01-01 (portion), 09212-02-01, 09212-02-12 (portion), 09305-04-18, 09309-15-08

Greater Columbia Community Development Corporation

BY:  Date: February 10, 2020
(Signature) ITS: CEO
(Print or Type Name) (Print or Type Title)

Properties: 09305-04-19, 09309-15-11



Reference made to Deedbook D1056, page 192
 Reference made to Deedbook D1085, page 273
 Reference made to Deedbook D1225, page 490 & 492
 Reference made to Deedbook D261, page 413
 Reference made to Platbook X, page 232(A)
 Reference made to Platbook X, page 232(B)
 Reference made to Platbook X, page 273
 Note: All distances in feet and inches
 Note: All bearings calculated point
 Note: Contact County for applicable regulations.

Overall Site Acreage:
 10.57 Acres Total
 6.76 Acres Richland Co. Unincorporated
 3.81 Acres City of Columbia

CURVE	ARC	CHORD	BEARING	CHORD BEARING	CHORD BEARING	CHORD BEARING
C1	124.88	150.00	S 89° 52' 00" E	N 89° 52' 00" W	150.00	89° 52' 00"
C2	124.88	150.00	S 89° 52' 00" E	N 89° 52' 00" W	150.00	89° 52' 00"
C3	124.88	150.00	S 89° 52' 00" E	N 89° 52' 00" W	150.00	89° 52' 00"
C4	124.88	150.00	S 89° 52' 00" E	N 89° 52' 00" W	150.00	89° 52' 00"
C5	124.88	150.00	S 89° 52' 00" E	N 89° 52' 00" W	150.00	89° 52' 00"
C6	124.88	150.00	S 89° 52' 00" E	N 89° 52' 00" W	150.00	89° 52' 00"
C7	124.88	150.00	S 89° 52' 00" E	N 89° 52' 00" W	150.00	89° 52' 00"
C8	124.88	150.00	S 89° 52' 00" E	N 89° 52' 00" W	150.00	89° 52' 00"
C9	124.88	150.00	S 89° 52' 00" E	N 89° 52' 00" W	150.00	89° 52' 00"
C10	124.88	150.00	S 89° 52' 00" E	N 89° 52' 00" W	150.00	89° 52' 00"
C11	124.88	150.00	S 89° 52' 00" E	N 89° 52' 00" W	150.00	89° 52' 00"
C12	124.88	150.00	S 89° 52' 00" E	N 89° 52' 00" W	150.00	89° 52' 00"
C13	124.88	150.00	S 89° 52' 00" E	N 89° 52' 00" W	150.00	89° 52' 00"
C14	124.88	150.00	S 89° 52' 00" E	N 89° 52' 00" W	150.00	89° 52' 00"
C15	124.88	150.00	S 89° 52' 00" E	N 89° 52' 00" W	150.00	89° 52' 00"
C16	124.88	150.00	S 89° 52' 00" E	N 89° 52' 00" W	150.00	89° 52' 00"

Abraham Land Surveying
 1323 Kerdall Rd., Newberry S.C.
 www.surveysc.com 803.276.8719

Boundary Survey & Plat Prepared for:
Village at Lee Court
 Property located between Club road and Brickyard road, approximately 200' West of the intersection of Barony Drive and Club Road, near Columbia, S.C., Richland County TMS# R09309-15-08, -11, R09212-01-01, R09212-02-01, -12, R09305-04-18, & -19.



I hereby certify that this is a true and correct copy of the original survey plat as recorded in the office of the Surveyor General for the State of South Carolina, and that the same is a true and correct copy of the original survey plat as recorded in the office of the Surveyor General for the State of South Carolina.

Abraham Land Surveying, Inc.
 12/2019
 Doug R. Johnson, S.C. L.S. 12713