ORIGINAL STAMPED IN RED

ORDINANCE NO.: 2020-065

Annexing and Incorporating 1.70 acres, County Line Trail, Richland County TMS# 31700-01-06 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, 4th day of August, 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 Development District (D-1), apportioned to City Council District 4, Census Tract 114.07, contains 1.70 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.: 31700-01-06

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:

City Manager

Approved as to form:

City Attorney

T. A. Knox

Introduced: 7/21/2020 Final Reading: 8/4/2020

Mayor

ATTEST:

City Clerk

EXHIBIT "A" PROPERTY DESCRIPTION ORDINANCE NO.: 2020-065

All that certain piece, parcel or tract of land with any improvements thereon, situate, lying and being near the City of Columbia, in Richland County, State of South Carolina, containing 1.70 acres, and being set forth and shown as Parcel 3 on a plat prepared by Cox and Dinkins, Inc., dated September 14, 1994, and recorded in Plat Book 55 at Page 4659 in the Richland County RMC Office, and being more particularly described as follows:

Beginning at the remote P.O.B. for Parcel 1 and running N24°32'58"W for a distance of 303. 81 feet to a ½" rod at the point of beginning (P.O.B.) for Parcel 3; thence running along the eastern margin of the right-of-way of S.C. Highway No. 1097 the following courses: N26°45'18"W for a distance of 144.26 feet to a ½" rod, a curved line with radius 842.62 feet and chord of N27°04'02"W for a distance of 45.11 feet to a ½" rod, S61°23'57"W for a distance of 4.50 feet to a ½" rod, and a curved line with radius 838.12 and chord of N59° 10'20"W for a distance of 852.56 feet to a point which is N72°05'13"E and 29.94 feet from a 1" pinch top reference iron; thence turning and running along property now or formerly of Woodcreek Development Partnership N72°05'13"E for a distance of 408.21 feet to a ½" rebar; thence turning and running along property now or formerly of Greta E. and Rhett M. Jacobs for the following courses: S33°21'21"E for a distance of 736.00 feet to a ½" rod and S13°56'21"E for a distance of 118.00 feet to a ½" rod at the point of beginning (P.O.B.), be all measurements a little more or less.

MEMORANDUM

Office of the City Manager

TO:

Department Heads

FROM:

Teresa Wilson, City Manager

DATE:

May 13, 2020

RE:

Property Address: 1.70 acres, County Line Trail

Richland County TMS#: 31700-01-06

Owner(s): Mulberry Hall Properties, LLC / Sandy Oaks Development, LLC

Current Use: Vacant

Proposed Use: Right-of-way; vacant

Current County Land Use: Neighborhood (Medium Density)

Proposed City Land Use: Urban Edge Residential Large Lot (UER-2)

Current County Zoning: Rural District (RU)
Proposed City Zoning: Development District (D--1)

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 **June 1, 2020** 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
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 6 -	0.
	on 6/1/2020	(mm/dd/yyyy).
Planning Commission Zoning Recommendation:	D-1 (Zoning classification) by 6 -	<u>O.</u>
$\mathcal{L}(\mathcal{L}(\mathcal{L}))$	on 6/1/2020	(mm/dd/yyyy)
the Fil	v l	
(Signature of Annexation Coordinator)		

STATE OF SOUTH CAROLINA)

PETITION FOR ANNEXATION

COUNTY OF RICHLAND)

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 tract of land with any improvements thereon, situate, lying and being near the City of Columbia, in Richland County, State of South Carolina, containing 1.70 acres, and being set forth and shown as Parcel 3 on a plat prepared by Cox and Dinkins, Inc., dated September 14, 1994, and recorded in Plat Book 55 at Page 4659 in the Richland County RMC Office, and being more particularly described as follows:

Beginning at the remote P.O.B. for Parcel 1 and running N24°32'58"W for a distance of 303. 81 feet to a ½" rod at the point of beginning (P.O.B.) for Parcel 3; thence running along the eastern margin of the right-of-way of S.C. Highway No. 1097 the following courses: N26°45'18"W for a distance of 144.26 feet to a ½" rod, a curved line with radius 842.62 feet and chord of N27°04'02"W for a distance of 45.11 feet to a ½" rod, S61°23'57"W for a distance of 4.50 feet to a ½" rod, and a curved line with radius 838.12 and chord of N59 ° 10'20"W for a distance of 852.56 feet to a point which is N72°05'13"E and 29.94 feet from a 1" pinch top reference iron; thence turning and running along property now or formerly of Woodcreek Development Partnership N72°05'13"E for a distance of 408.21 feet to a ½" rebar; thence turning and running along property now or formerly of Greta E. and Rhett M. Jacobs for the following courses: S33°21'21"E for a distance of 736.00 feet to a ½" rod and S13°56'21"E for a distance of 118.00 feet to a ½" rod at the point of beginning (P.O.B.), be all measurements a little more or less.

Richland County TMS:

31700-01-06

Property Address:

1.70 acres County Line Trail

Seller:

Mulbe	erry Hall Properties, LLC		
BY:	Sayle I forthis (Signature)	Date:	4-28-2020
	Douglas L. Varschaik	ITS:	Marager
	(Print or Type Name)		(Print or Type Title)
Buyer:			
HVP3	Development, LLC		
BY:		Date:	4-28-20
	(Signature)		
	Idarda V Paris	ITS:	Sole i knobe
	(Print or Type Name)		(Print or Type Title)

STATEOF SOUTH CAROLINAT)) COUNTY OF STRUTTLAND)

PERTEON FOR ANNEXATION

The undersigned, being the owner(s) of the property described aclew hereby position(s) the Mayor and Con-Chenciphes armeration to the City of Cohe in South Caroling pursuant in S.C. Code Ann. Section 12-150 1975, as accorded.

Property Description:

All that certain place parcel or track of I and which any improvements increase, littletyping and being ment the City of Columbia, in Richland County, State of South Carolina, containing 170 acres, and being set with and shown as Parcel 3 on a plat pragoned by Cox and Dinking, Inc., dated Sociember 18, 1984, and responded in Plat Book 55 at 1975, 4009 in the Richland County RMC Office, and many more particularly accertised as follows:

Beginning at the remain PAD, for Parcel Land running (P.Q.B.) for Parcel 3, thence of 302. States to a 52 rod or the point of beginning (P.Q.B.) for Parcel 3, thence running along the eastern margin of the right of way of S.C. Highwor No. 1037 the following courses, 1426-5576. Where a distance of 4.50 feet to a 42 rod, a curved line with ration 84. at feet and chord of N27 2540 feet to a 43 rod, and a curved line with ration see 23574 when a first and a distance of 45.11 feet to a 42 rod, see 23574 when a 17 girls and end a curved line with rating W.270575 rod of N59 10.20 W. for a disconce of 652.55 feet to a point which is swing about property of new or formers of Wooder at Development Parties with N52 034 at the attribute of 46.21 feet to a 15 ration them. Incoming and arming along property a, who a formerly of Grain it and Rhea M. Jacobs for the tellowing courses: \$22.721.21 kt for a distance of 70.00 feet to a 13 rod and \$15.5621. If for a distance of 130 feet to a 13 rod at the point of beginning (FO B.). So all distance of little agore of less.

Richland County Tids: Property, Address

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