

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

ORIGINAL  
STAMPED IN RED

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

  
\_\_\_\_\_  
Mayor

Approved by:

  
\_\_\_\_\_  
City Manager

Approved as to form:

*T. A. Knox*  
\_\_\_\_\_  
City Attorney

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

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 ¼" 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 6-0  
on 6/1/2020 (mm/dd/yyyy).

  
(Signature of Annexation Coordinator)

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 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:

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Richland County TMS: 31700-01-06  
Property Address: 1.70 acres County Line Trail

**Seller:**

**Mulberry Hall Properties, LLC**

BY:   
(Signature)

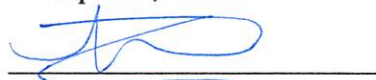
Date: 4-28-2020

Douglas L. Varschaik  
(Print or Type Name)

ITS: Manager  
(Print or Type Title)

**Buyer:**

**HVP3 Development, LLC**

BY:   
(Signature)

Date: 4-28-20

Harold V. Peltz  
(Print or Type Name)

ITS: Sole Member  
(Print or Type Title)





RECEIVED  
JUL 23 2020  
LEGAL  
DEPARTMENT