

ORDINANCE NO.: 2020-066

ORIGINAL  
STAMPED IN RED

Annexing and Incorporating 18.02 acres, County Line Trail, Richland County TMS# 31700-01-04 (p) 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 Planned Unit Development-Residential District (PUD-R), apportioned to City Council District 4, Census Tract 114.07, contains 18.02 acres, and shall be assigned an interim land use classification of Urban Edge Residential Small Lot (UER-1).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 31700-01-04 (p)

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.: 2020-066**

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, County of Richland, State of South Carolina, containing approximately 18.02 acres and shown on a Plat prepared for Prime Development, LLC by Belter & Associates, Inc. dated February 26, 2020 (the "Plat"), and recorded in the Office of the Register of Deeds for Richland County on March 16, 2020 in Book 2477, page 1866, the Plat being hereby incorporated by reference for a more complete description of the Property.

# MEMORANDUM

## Office of the City Manager

TO: Department Heads  
FROM: Teresa Wilson, City Manager  
DATE: May 13, 2020  
RE: **Property Address:** 18.02 acres, County Line Trail  
**Richland County TMS#:** 31700-01-04 (portion)  
**Owner(s):** Sandy Oaks Development, LLC  
**Current 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:** Light Industrial District (M-1)  
**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 **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-1 (Land Use classification) by 6-0  
on 6/1/2020 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: PUD-R (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 lot of land, together with improvements thereon, if any, situate, lying and being located near the City of Columbia, County of Richland, State of South Carolina, containing approximately 18.02 acres and shown on a Plat prepared for Prime Development, LLC by Belter & Associates, Inc. dated February 26, 2020 (the "Plat"), and recorded in the Office of the Register of Deeds for Richland County on March 16, 2020 in Book 2477, page 1866, the Plat being hereby incorporated by reference for a more complete description of the Property.

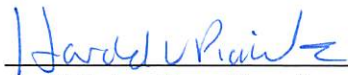
Richland County TMS:        31700-01-04 (portion)

Property Addresses:        18.02 acres, County Line Trail

**Sandy Oaks Development, LLC**

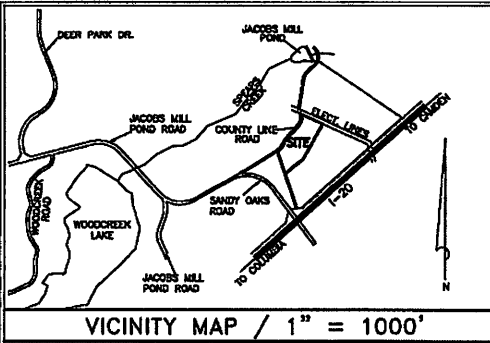
BY:  \_\_\_\_\_

Date: 4-28-20

  
(Print or Type Name)

ITS: Sole Member

REFERENCES:  
 1. PLAT PREPARED FOR C. RICHARD SHAFLO BY ASSOCIATED ENGINEERS & SURVEYORS DATED JANUARY 31, 1973 AND RECORDED IN PLAT BOOK X PAGE 2255.  
 2. PLAT PREPARED FOR NATIONSBANK OF SOUTH CAROLINA, N.A. BY COX AND DRINKS, INC., DATED SEPTEMBER 6, 1994 AND RECORDED IN PLAT BOOK 35 PAGE 4058.  
 3. PLAT PREPARED FOR WOODCREEK PROPERTIES, LLC BY UNITED DESIGN SERVICES, INC., DATED OCTOBER 24, 2004, REVISED MAY 3, 2010 AND RECORDED IN RECORD BOOK 1813-257.  
 4. PLAT PREPARED FOR WOODCREEK DEVELOPMENT, LLC & APRIL M. MCCRAY BY UNITED DESIGN SERVICES, INC., DATED DECEMBER 12-18-2010 AND RECORDED IN RECORD BOOK 1813-257.  
 5. PLAT PREPARED FOR WOODCREEK DEVELOPMENT, LLC BY COX AND DRINKS, DATED JULY 20, 2011 AND RECORDED IN RECORD BOOK 1805-3036 & 3157.  
 6. SCDDT PLAN/PROFILE DOCKET 40.838.1, PROJECT No. 1-20-2(4) SHTS 44 THRU 44.



LINE	BEARING	DISTANCE
L1	N86°22'41"E	24.09'
L2	N48°10'15"E	84.06'
L3	N43°07'24"E	180.77'
L4	N48°32'49"E	100.04'
L5	N57°21'25"E	340.63'
L6	N40°37'24"E	145.63'
L7	S9°44'22"W	100.04'
L8	S60°04'01"E	74.11'
L9	S2°04'01"E	83.73'



NOTE:  
 ALL IRONS ARE NEW 1/2" IRON UNLESS OTHERWISE SHOWN.

N/F  
 PRIME DEVELOPMENT LLC  
 RICHLAND T.A.S. 122900-01-18  
 PLAT RECORD BK 1508-2354

N/F  
 APRIL M. MCCRAY  
 RICHLAND T.A.S. 122900-01-35  
 PLAT RECORD BK 1803-2523

N/F  
 MULBERRY HALL PROPERTIES LLC  
 119.43 ACRES & REMAINING THIS PORTION  
 RICHLAND T.A.S. R31700-01-04

PLANNING & DEVELOPMENT SERVICES  
 RICHLAND COUNTY SOUTH CAROLINA

APPROVED FOR RECORDING

Date 2/28/2020

RCP # AD20-032

SUBDIVISION PLAT

The Subdivision Plat shown hereon has been found to comply with the City of Columbia Subdivision Regulation and has been approved for recording in the office of the Clerk of Court of Richland County, South Carolina. This approval shall not be deemed to constitute approval by the City of Columbia of the encumbrances revealed by the plat.

Date 2/28/2020

Johnathan E. Chambers  
 Land Development Administrator

**NOTIFICATION:**  
 You are hereby advised that you are required to provide water and/or sewer service to any new lots created as a result of this subdivision at no cost to the City of Columbia.



SCALE: 1" = 200'  
 SURVEY DATE: 02-28-20  
 LUT AND IRON MARKS:  
 RICHLAND COUNTY HIGH  
 31770 BLOCK 01 LUT 04  
 AND IRON BODICES

PLAT PREPARED FOR  
**PRIME DEVELOPMENT LLC**  
 119.43 ACRES & REMAINING THIS PORTION  
 RICHLAND COUNTY, S.C. IN RICHLAND COUNTY

XX-322

RENDERER & ASSOCIATES, INC. ENGINEERS, SURVEYORS & ARCHITECTS  
 1101 W. 12TH STREET, COLUMBIA, SOUTH CAROLINA 29201  
 TEL: 803.733.1004

WILLIAM H. CALDWELL  
 REGISTERED PROFESSIONAL ENGINEER  
 LICENSE NO. 12074

Book 2477-1866  
 2020014121 03/18/2020 11:29:05:120  
 Fee: \$25.00  
 County Tax: \$1.00  
 State Tax: \$0.00  
 Richard County P.O.D.  
 John T. Hopkins II

INTERSTATE HWY 20  
 500' GENERAL UTILITY EASEMENT  
 PLAT RECORD BK 1803-2523

RECEIVED  
JUL 23 2020  
LEGAL  
DEPARTMENT