

ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2020-082

Annexing 166 Riding Grove Road, Richland County TMS #28900-01-19(p)

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; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, 6th day of October, 2020, that the property described herein is hereby annexed to and becomes a part of the City of Columbia effective immediately. This property shall be assigned zoning of Planned Unit Development-Residential District (PUD-R), apportioned to City Council District 4, Census Tract 114.07 and contains 2.03 acres.


PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 28900-01-19(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

ATTEST:



City Clerk

Introduced: 9/15/2020
Final Reading: 10/6/2020

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2020-082

All that certain piece, parcel or lot of land, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing 0.4 acres, more or less, and shown and designated as block 02, lot 36 on Richland County Tax Map 07306. Said parcel having such boundaries and measurements as are shown on said tax map.

MEMORANDUM

Office of the City Manager

TO: Department Heads
FROM: Teresa Wilson, City Manager
DATE: June 10, 2020
RE: **Property Address:** 166 Riding Grove Road
Richland County TMS#: 28900-01-19 (portion)
Owner(s): Woodcreek Development, LLC
Current Use: Maintenance Shed
Proposed Use: Residential
Current County Land Use: Neighborhood (Medium Density)
Proposed City Land Use: Urban Edge Residential Small Lot (UER-1)
Current County Zoning: Planned Development District (PDD)
Proposed City Zoning: Planned Unit Development - Residential (PUD-R)
Reason for Annexation: Municipal Services; Donut Hole
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 **July 13, 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 7-0
on 7/13/2020 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: PUD-R (Zoning classification) by 7-0
on 7/13/2020 (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, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing 2.03 acres, 88,360 sq. ft., and shown as Formerly Members Club @ Woodcreek on a Plat prepared for Woodcreek Development, LLC, by Belter & Associates, Inc., dated September 17, 2019, (the "Plat") and recorded in the office of the Richland County ROD in Book 2433, page 784, the Plat being incorporated by reference for a more complete description of the property.

Richland County TMS: 28900-01-19 (2.03 acre portion)
Property Addresses: 166 Riding Grove Road

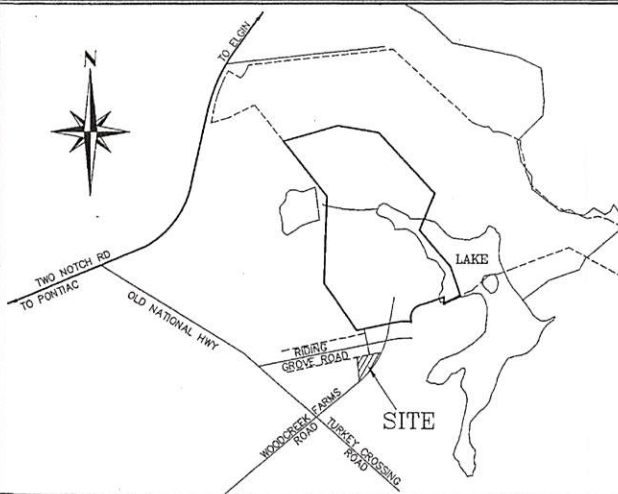
Woodcreek Development, LLC

BY: Woodcreek Development LLC Date: 6/2/2020
(Print Name) c/o Harold V. Pickrel III



(Signature)

ITS: Managing Member

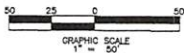


VICINITY MAP / RICHLAND COUNTY, S.C.
N.T.S.

CURVES TABLE					
NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	0°47'29"	103.82'	7516.00'	S74°44'22"W	103.82'
C2	0°31'29"	73.19'	7516.00'	S70°24'31"W	73.19'
C3	0°41'06"	89.86'	7516.00'	S76°32'08"W	89.86'
C4	0°16'37"	36.33'	7516.00'	S78°30'57"W	36.33'
C5	66°57'18"	370.44'	317.00'	N48°35'23"E	348.72'

LINE TABLE	
L1	N76°40'41"E 3.89'

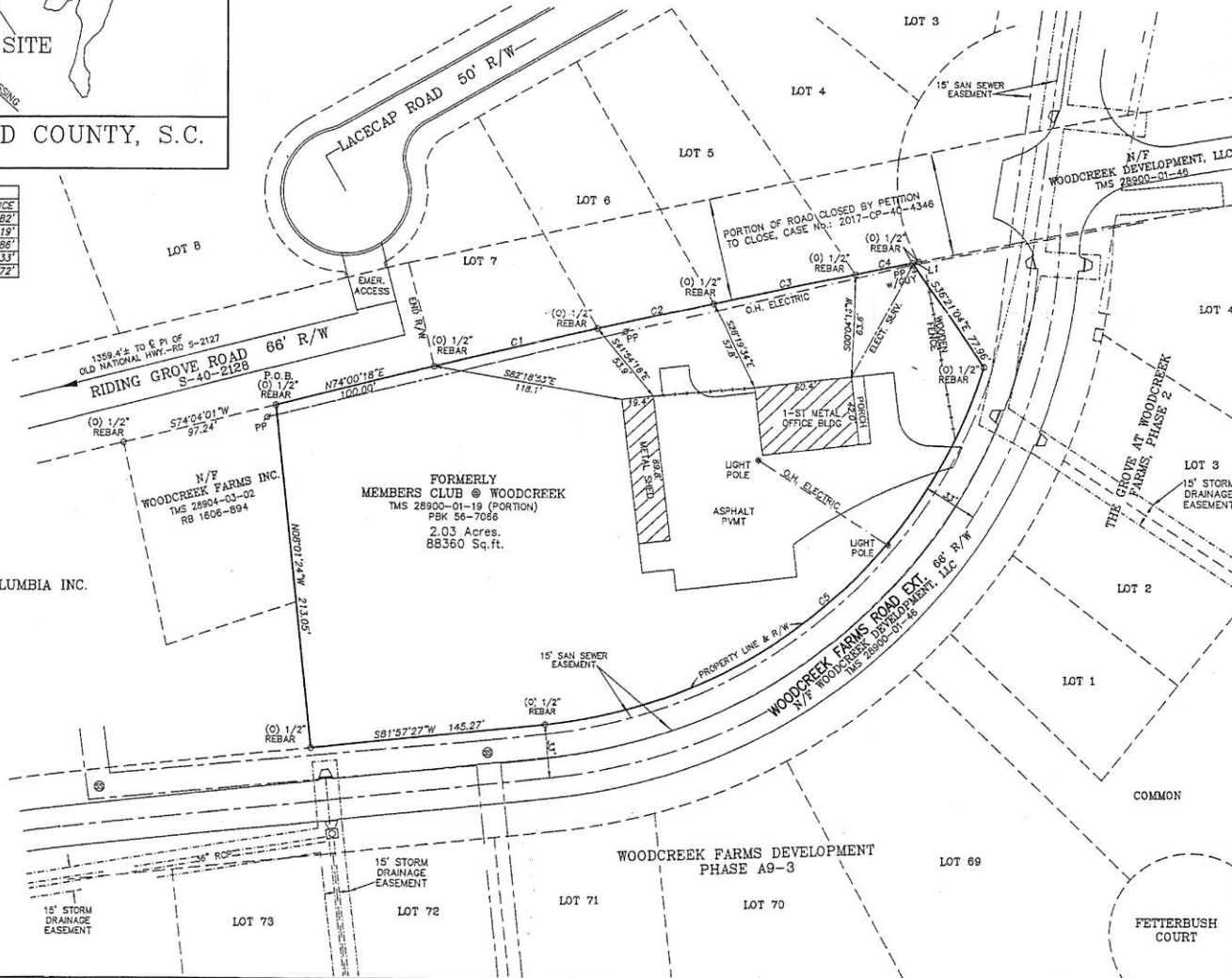
N/F
FOREST LAND COMPANY OF COLUMBIA INC.
TMS 28904-03-01
RB 1606-894



- REFERENCES:
1. PLAT FOR STONEHENGE GOLF DEVELOPMENT COMPANY, LLC BY UNITED DESIGN SERVICES, INC. DATED 12-31-1996 AND RECORDED IN PLAT BOOK 56 PAGE 7064 & 7065.
 2. PLAT FOR WOODCREEK DEVELOPMENT PARTNERSHIP BY UNITED DESIGN SERVICES, INC. DATED 12-29-1999 AND RECORDED IN RECORD BOOK 1606-894.
 3. PLAT OF WOODCREEK FARMS DEVELOPMENT, PHASE A9-1 BY UNITED DESIGN SERVICES, INC. DATED 10-28-97 AND RECORDED IN PLAT BOOK 57 AT PAGE 1415.
 4. PLAT OF WOODCREEK FARMS DEVELOPMENT, PHASE A9-3 BY UNITED DESIGN SERVICES, INC. DATED 05-24-00 AND RECORDED IN RECORD BOOK 440-1541.
 5. PLAT FOR WOODCREEK FARMS DEVELOPMENT GOLF COURSE BY UNITED DESIGN SERVICES, INC. DATED 03-01-96, REVISED 01-27-97 AND RECORDED IN PLAT BOOK 56 PAGE 7066.

ARBO WOODCREEK LLC
TMS 28900-01-30
"WOODCREEK FARMS AREA A-5, PHASE 1A"
RECORD BOOK 2275-1729

Book 2433-784
2019072707 10512019 09 50 44 210
Fee: \$25.00 County Tax: \$0.00 State Tax: \$0.00
2019072707 John T. Hepburn II Richland County R.O.D.



EXEMPTION FROM REVIEW PROCESS
This plat is a SURVEY of an existing lot of record with no changes to existing lot lines.
X
(SC attorney, Registered Surveyor or Engineer)
Printed Name: WILLIAM M. BRASINGTON
Lic., Cert. or Bar#: SCPLS 9312

5845 WESCOTT ROAD
COLUMBIA, SOUTH CAROLINA 29212
BELLER & ASSOCIATES, INC.

FORM MAP #4509 & DIGITAL DATED 12-31-17
THE UNDERSIGNED STATES THAT THE PLAT IS A SURVEY OF AN EXISTING LOT OF RECORD WITH NO CHANGES TO EXISTING LOT LINES.
I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT.
I AM NOT PROVIDING ANY PROFESSIONAL SERVICES OR PRODUCTS OTHER THAN SURVEYING.
WILLIAM M. BRASINGTON
SCPLS # 9312

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY IS NOT TO BE CONSIDERED AS A SURVEY OF AN EXISTING LOT OF RECORD WITH NO CHANGES TO EXISTING LOT LINES. THIS SURVEY IS NOT TO BE CONSIDERED AS A SURVEY OF AN EXISTING LOT OF RECORD WITH NO CHANGES TO EXISTING LOT LINES. THIS SURVEY IS NOT TO BE CONSIDERED AS A SURVEY OF AN EXISTING LOT OF RECORD WITH NO CHANGES TO EXISTING LOT LINES.



SCALE: 1" = 50'
SURVEY DATE: 09-17-19
LOT AREA: XXXX 2.03 ACRES
RICHLAND COUNTY TMS# 28900-01-19 (PORTION)
JOB NO. 1809040

PLAT PREPARED FOR
WOODCREEK DEVELOPMENT LLC
IN COLUMBIA, IN RICHLAND COUNTY, S.C.

