

ORDINANCE NO.: 2016-124

Annexing and Incorporating 1500 Hallbrook Drive, Richland County TMS# 19100-02-06 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, this 7th day of February, 2017, 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 Single Family Residential District (RS-2), apportioned to City Council District 4, Census Tract 116.08, contains 19.29 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.: 19100-02-06

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:


City Attorney

ATTEST:

City Clerk

Introduced: 1/10/2017
Final Reading: 2/7/2017

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2016-124

All that piece, parcel or tract of land, situate, lying and being on the eastern side of Leitner Road (formerly Hallbrook Drive), near the City of Columbia, County of Richland, State of South Carolina, being shown and designated as 19.29 acres on a plat prepared for Sandhills Academy by Charles Moore, RLS, of Hussey, Gay, Bell, and DeYoung, Inc., dated May 4, 1995 and recorded in the Office of the RMC for Richland County in Plat Book 55 at Page 7657. The property is bounded and measures as follows: on the North by lands now or formerly of Universal Associates and Henry F. Caughman, Jr., whereon it measures 1,296.17'; on the East by lands now or formerly of Universal Associates, Inc., whereon it measures, in a broken line, 1,193.33'; on the South by Caughman Place, Phase 1, whereon it measures 611.74'; and on the West by the right-of-way of Leitner Road whereon it measures 656.74'; all as shown on said plat, be all measurements a little more or less.

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: October 13, 2016

RE: **Property Address:** 1500 Hallbrook Drive
Richland County TMS#: 19100-02-06
Owner(s): Sandhills Academy
Current Use: Sandhills Academy
Proposed Use: Sandhills Academy
Current County Land Use: Neighborhood (Medium Density)
Proposed City Land Use: Urban Edge Residential – Small Lot (UER-1)
Current County Zoning: RS-MD (Residential, Single Family – Medium Density District)
Proposed City Zoning: RS-2 (Single Family Residential District)
Reason for Annexation: Adjacent/Secondary
City Council District: 4
Census Tract: 116.08

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 **November 7, 2016** 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.

/dle

Attachments

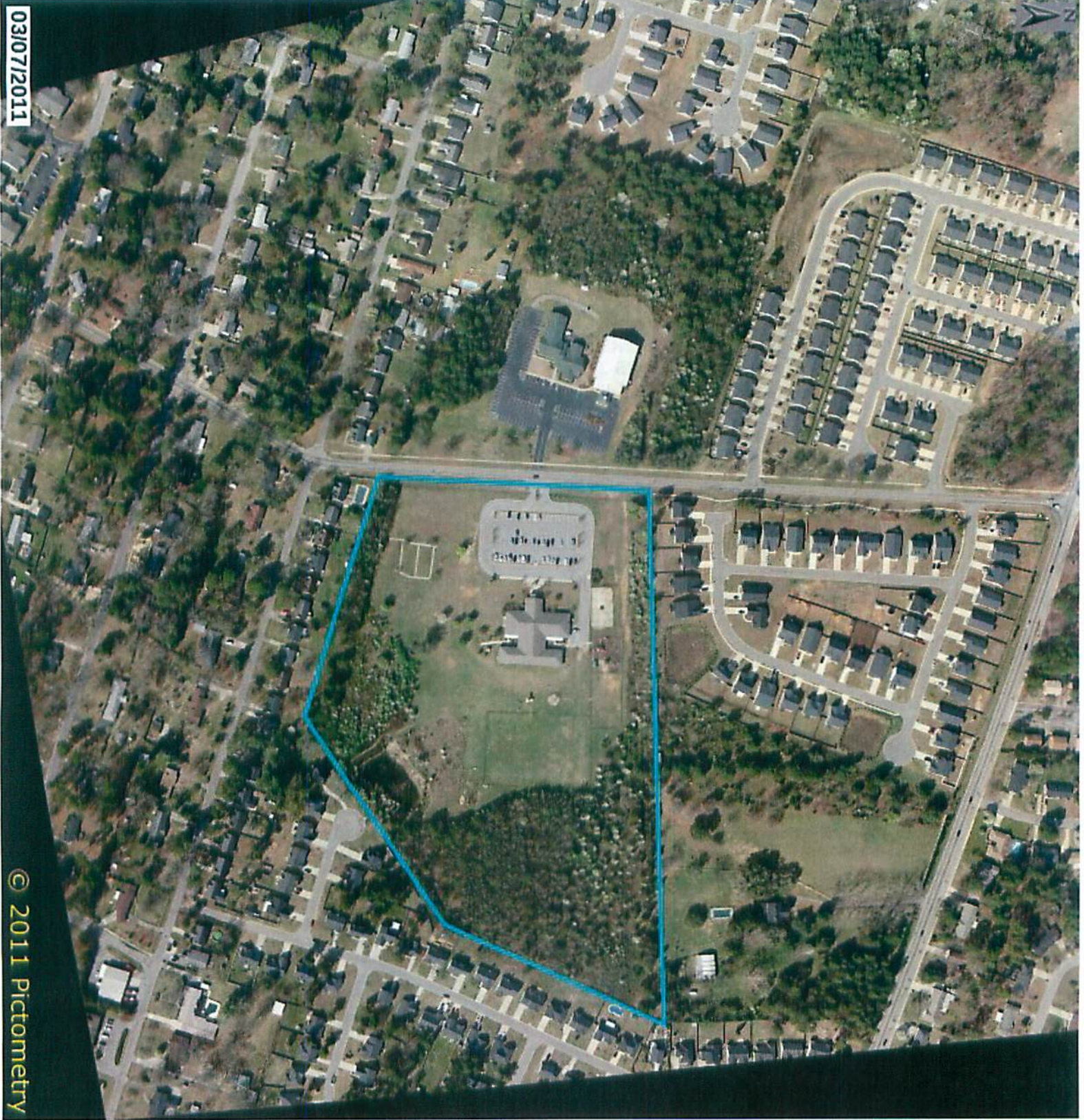
cc:	S. Allison Baker, Sr. Assistant City Manager	Missy Gentry, Assistant City Manager
	William Holbrook, Police Chief	Aubrey Jenkins, Fire Chief
	Teresa Knox, City Attorney	Joseph Jaco, Utilities and Engineering
	Dana Higgins, City Engineer	Robert Anderson, Public Works Director
	Krista Hampton, Planning & Development Services	Jeff Palen, Assistant City Manager/CFO
	Gloria Saeed, Community Development Director	George Adams, Fire Marshal
	Roger Myers, Business License Administrator	Brian Cook, Zoning Administrator
	Angela Adams, Water Customer Service	Kimberly Gathers, Columbia-Richland 911
	Jerry Thompson, Building Official	David Hatcher, Housing Official
	Susan Leitner, Engineering	Richland County Solid Waste Collection
	Denny Daniels, Engineering	John Fellows, Planning Administrator
	Carolyn Wilson, Police Planning & Research	Zach Kay, Dev. Center Administrator
	Jan Alonso, Finance Director	Alfreda Tindall, Richland Co. 911 Addressing Coordinator

Planning Commission Zoning Recommendation: RS-2 (Zoning classification) by 6-0 on 11/7/2016 (mm/dd/yyyy).

Planning Commission Land Use Recommendation: UER-1 (Land Use classification) by 6-0 on 11/7/2016 (mm/dd/yyyy).


(Signature of Interim Annexation Coordinator)

03/07/2011



© 2011 Pictometry

Future Land Use Map

1500 Hallbrook Drive; TMS# 19100-02-06;

Existing Richland County FLU: Neighborhood (Medium Density); Proposed FLU: UER-1

Department of Planning & Development Services

Legend

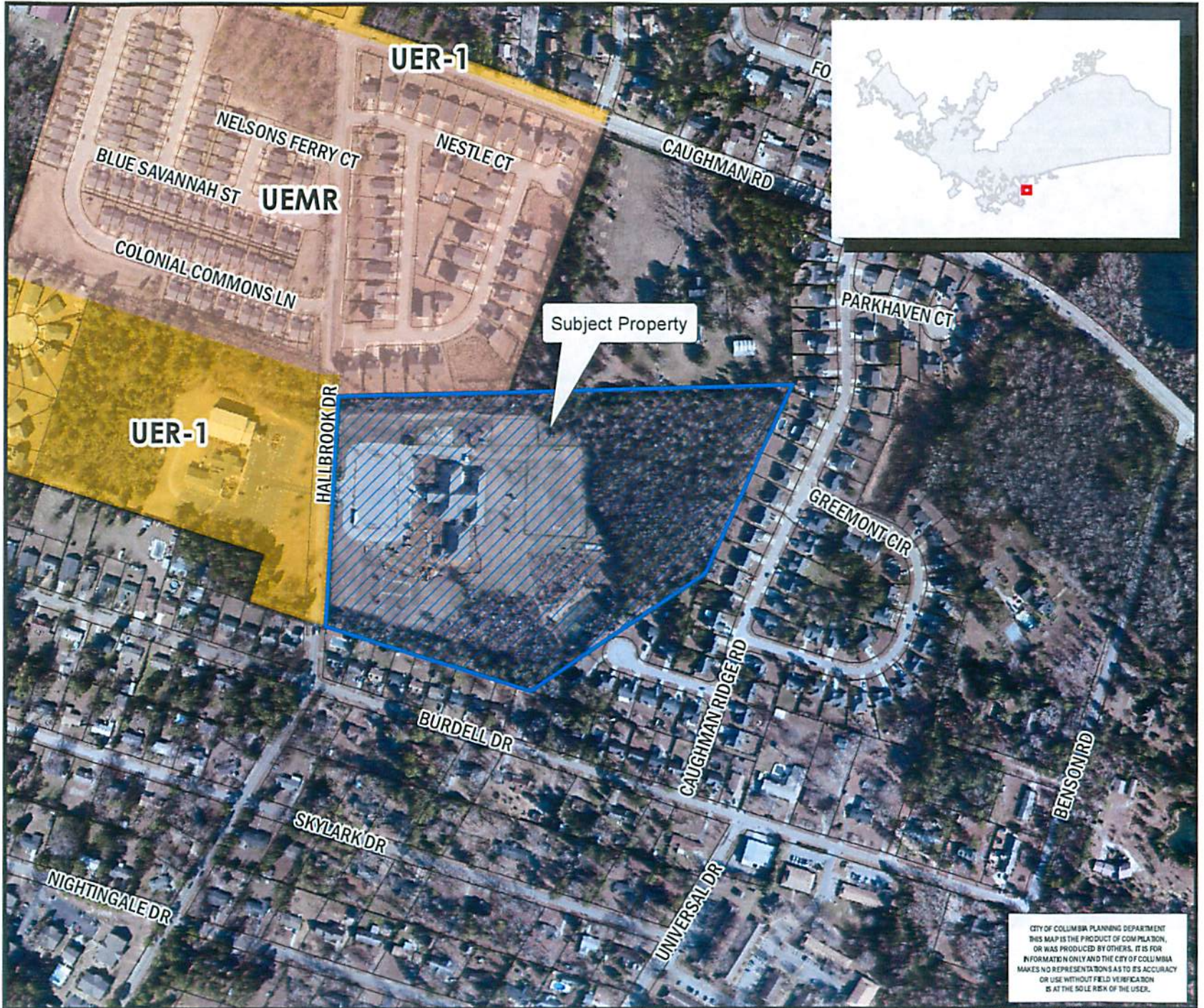
- CITY LIMITS
- PARCELS

- UCMR-1 - Urban Core Mixed Residential-1
- UCMR-2 - Urban Core Mixed Residential-2
- 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 - Urban Edge Community Activity Center
- UCAC-3 - Urban Core Regional 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 - Child/Institutional Districts
- SD-3 - Central Business District
- SD-4 - Riverbanks Zoo and Garden
- SD-5 - Universities/Colleges
- SD-6 - Fort Jackson

N

0 100 200 400 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Leigh DeForth
October 13, 2016



CITY OF COLUMBIA PLANNING DEPARTMENT
THIS MAP IS THE PRODUCT OF COMPIATION,
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.

Zoning Map

Department of Planning & Development Services

Legend



CITY LIMITS

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- RS-1
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0 50 100 200 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Leigh DeForth
October 13, 2016

DISCLAIMER:

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We Are Columbia



1500 Hallbrook Drive; TMS# 19100-02-06;
Existing Richland County Zoning: RS-MD; Proposed Zoning: RS-2

** 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 piece, parcel or tract of land, situate, lying and being on the eastern side of Leitner Road (formerly Hallbrook Drive), near the City of Columbia, County of Richland, State of South Carolina, being shown and designated as 19.29 acres on a plat prepared for Sandhills Academy by Charles Moore, RLS, of Hussey, Gay, Bell, and DeYoung, Inc., dated May 4, 1995 and recorded in the Office of the RMC for Richland County in Plat Book 55 at Page 7657. The property is bounded and measures as follows: on the North by lands now or formerly of Universal Associates and Henry F. Caughman, Jr., whereon it measures 1,296.17'; on the East by lands now or formerly of Universal Associates, Inc., whereon it measures, in a broken line, 1,193.33'; on the South by Caughman Place, Phase 1, whereon it measures 611.74'; and on the West by the right-of-way of Leitner Road whereon it measures 656.74'; all as shown on said plat, be all measurements a little more or less.

Richland County TMS: 19100-02-06
Property Addresses: 1500 Hallbrook Drive

Sandhills Academy

BY: Anne Vickers
Signature
Anne Vickers
(Print or Type Name)

Date: 10/7/16
Its: Head of School
(Print or Type Title)

