

ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2017-082

Annexing and Incorporating 1626 Tall Pines Circle, 1630 Tall Pines Circle, 1634 Tall Pines Circle, 1640 Tall Pines Circle, 1700 Tall Pines Circle, 1704 Tall Pines Circle, 1708 Tall Pines Circle, 1712 Tall Pines Circle, 1716 Tall Pines Circle, 1522 Tall Pines Circle, 1526 Tall Pines Circle, 1530 Tall Pines Circle, 1532 Tall Pines Circle, 1616 Tall Pines Circle, 1620 Tall Pines Circle, 1622 Tall Pines Circle, 1518 Tall Pines Circle, 1514 Tall Pines Circle, 1510 Tall Pines Circle; Richland County TMS# 13612-01-01, 13612-01-02, 13612-01-03, 13612-01-04, 13612-01-05, 13612-01-06, 13612-01-07, 13612-01-08, 13612-01-09, 13705-11-01, 13705-11-02, 13705-11-03, 13705-11-04, 13705-11-08, 13705-11-09, 13705-11-10, 13709-03-06, 13709-03-07 and 13709-03-08 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, this 17th day of October, 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 zoned Single Family Residential, -Flood Protective Area (RS-2, -FP), apportioned to City Council District 3, Census Tract 26.04, contains 4.18 acres and shall be assigned a land use classification of Urban Core Residential-Small Lot (UCR-1).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 13612-01-01, 13612-01-02, 13612-01-03, 13612-01-04, 13612-01-05, 13612-01-06, 13612-01-07, 13612-01-08, 13612-01-09, 13705-11-01, 13705-11-02, 13705-11-03, 13705-11-04, 13705-11-08, 13705-11-09, 13705-11-10, 13709-03-06, 13709-03-07 and 13709-03-08

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
Introduced: 10/3/2017
Final Reading: 10/17/2017

ATTEST:



City Clerk

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2017-082

All those certain pieces, parcels or lots of land, together with any improvements thereon, situate, lying and being in the County of Richland, State of South Carolina, together containing 4.3 acres, more or less, and shown and designated as lots 01, 02, 03, 04, 05, 06, 07, 08 and 09, block 01 of Richland County Tax Map 13612; lots 01, 02, 03, 04, 08, 09 and 10, block 11 of Richland County Tax Map 13705; and lots 06, 07 and 08, block 03 of Richland County Tax Map 13709. Said parcels having such boundaries and measurements as are shown on said tax maps.

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 those certain pieces, parcels, or lots of land, together with any improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, together containing 4.3 acres, more or less, and shown and designated as lots 01, 02, 03, 04, 05, 06, 07, 08, and 09, block 01 of Richland County Tax Map 13612; lots 01, 02, 03, 04, 08, 09, and 10, block 11 of Richland County Tax Map 13705; and lots 06, 07, and 08, block 03 of Richland County Tax Map 13709. Said parcels having such boundaries and measurements as are shown on said tax maps.

Richland County TMS: 13612-01-01, 13612-01-02, 13612-01-03, 13612-01-04, 13612-01-05, 13612-01-06, 13612-01-07, 13612-01-08, 13612-01-09, 13705-11-01, 13705-11-02, 13705-11-03, 13705-11-04, 13705-11-08, 13705-11-09, 13705-11-10, 13709-03-06, 13709-03-07, 13709-03-08

Property Address: 1626 Tall Pines Circle, 1630 Tall Pines Circle, 1634 Tall Pines Circle, 1640 Tall Pines Circle, 1700 Tall Pines Circle, 1704 Tall Pines Circle, 1708 Tall Pines Circle, 1712 Tall Pines Circle, 1716 Tall Pines Circle, 1522 Tall Pines Circle, 1526 Tall Pines Circle, 1530 Tall Pines Circle, 1532 Tall Pines Circle, 1616 Tall Pines Circle, 1620 Tall Pines Circle, 1622 Tall Pines Circle, 1518 Tall Pines Circle, 1514 Tall Pines Circle, 1518 Tall Pines Circle

City of Columbia

BY: 
Teresa B. Wilson

Date: 9-11-2017

Its: City Manager

KUCERA
ASSOCIATES
INCORPORATED

REVISIONS	DATE	DESCRIPTION
12/08	12/08	ISSUED FOR PERMITS
12/08	12/08	ISSUED FOR PERMITS
12/08	12/08	ISSUED FOR PERMITS
12/08	12/08	ISSUED FOR PERMITS
12/08	12/08	ISSUED FOR PERMITS
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12/08	12/08	ISSUED FOR PERMITS
12/08	12/08	ISSUED FOR PERMITS
12/08	12/08	ISSUED FOR PERMITS

LEGEND	DESCRIPTION
(Symbol)	FROM BUILDING
(Symbol)	OWNER'S EASEMENT CORNER
(Symbol)	ADDRESS
(Symbol)	LOT MEASUREMENT
(Symbol)	LOT NO.
(Symbol)	BLOCK NO.
(Symbol)	UNIMPROVED BOUNDARY LINE
(Symbol)	BOUNDARY
(Symbol)	RIGHT OF WAY
(Symbol)	PROPOSED
(Symbol)	EXISTING
(Symbol)	PLANNED
(Symbol)	CONCRETE
(Symbol)	ASPHALT
(Symbol)	GRAVEL
(Symbol)	DIRT
(Symbol)	WOOD
(Symbol)	IRON
(Symbol)	COPPER
(Symbol)	ZINC
(Symbol)	LEAD
(Symbol)	OTHER

RICHLAND COUNTY
PROPERTY TAX MAP
SOUTH CAROLINA

THIS MAP IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A WARRANTY OF ANY KIND. THE RICHLAND COUNTY ENGINEERING DEPARTMENT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE DATA AND INFORMATION PROVIDED HEREON.

MAP KEY	DATE	DESCRIPTION
137-05	137-09	137-13
136-08	136-12	136-16
135-07	135-11	135-15

GRAPHIC SCALE

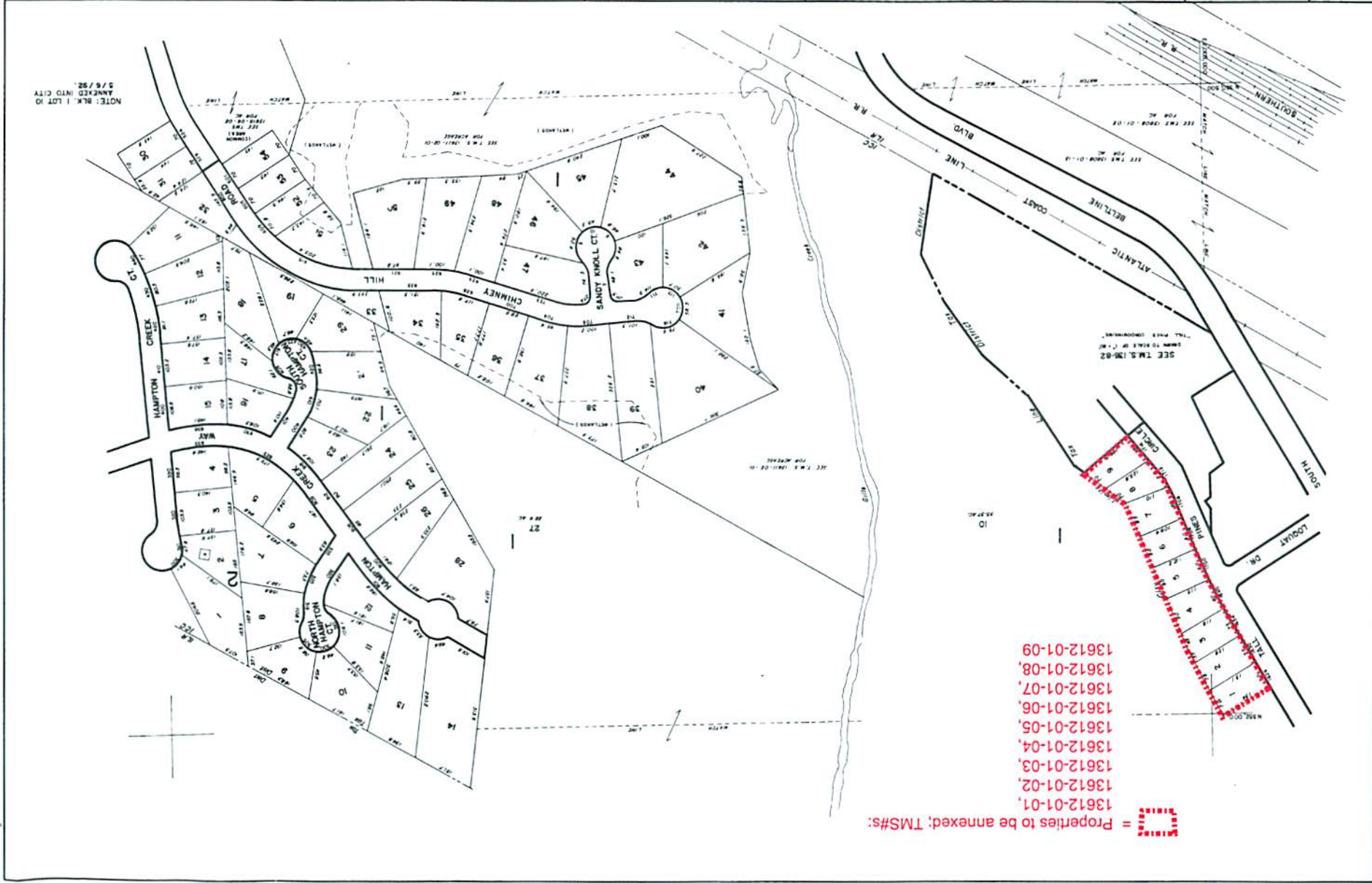
1" = 100'

LOCATION AND DIMENSIONS
BE CAREFUL TO SCALE
OR MEASUREMENTS MAY VARY



13612
PROPERTY MAP
SHEET NO.
SCHOOL DISTRICT
ICC,ILR

- = Properties to be annexed; TMS#s:
- 13612-01-01
 - 13612-01-02
 - 13612-01-03
 - 13612-01-04
 - 13612-01-05
 - 13612-01-06
 - 13612-01-07
 - 13612-01-08
 - 13612-01-09



NOTE: BLK. 1 LOT 10 ANNEXED INTO CITY 5/5/82.



■ = Properties to be annexed; TMS#s:
 13705-11-01,
 13705-11-02,
 13705-11-03,
 13705-11-04,
 13705-11-08,
 13705-11-09,
 13705-11-10

NOTE: BLK 3, LOTS 2-10, BLK 4, LOTS 1-10
 BLK 6, LOTS 1-3 ANNEXED INTO CITY:
 12-21-88
 BLK 4, LOTS 1-10 ANNEXED INTO CITY ON
 04-1-89
 BLK 5, LOT 1 ANNEXED INTO
 CITY 12-6-89
 BLK 1, LOTS 1-10, BLK 2, LOTS 1-6,
 BLK 3, LOTS 1-10, BLK 4, LOTS 2-9,
 BLK 5, LOTS 1-10 ANNEXED INTO
 CITY 5-6-92
 BLK 6, LOTS 10 AND 11 ANNEXED INTO
 CITY 5-6-92
 CITY 5-6-97
 BLK 6, LOTS 2, 3 ANNEXED INTO
 CITY 5-6-97
 BLK 4, LOTS 1, 2, 16 ANNEXED INTO
 CITY 3-3-99

PROPERTY MAP
 SHEET NO.
137-05
 SCHOOL DISTRICT
JURICOLLER



MAP KEY

137-02	137-04	137-10
137-01	137-05	137-09
138-04	138-08	138-12



PROPERTY TAX MAP
RICHLAND COUNTY
 SOUTH CAROLINA

50

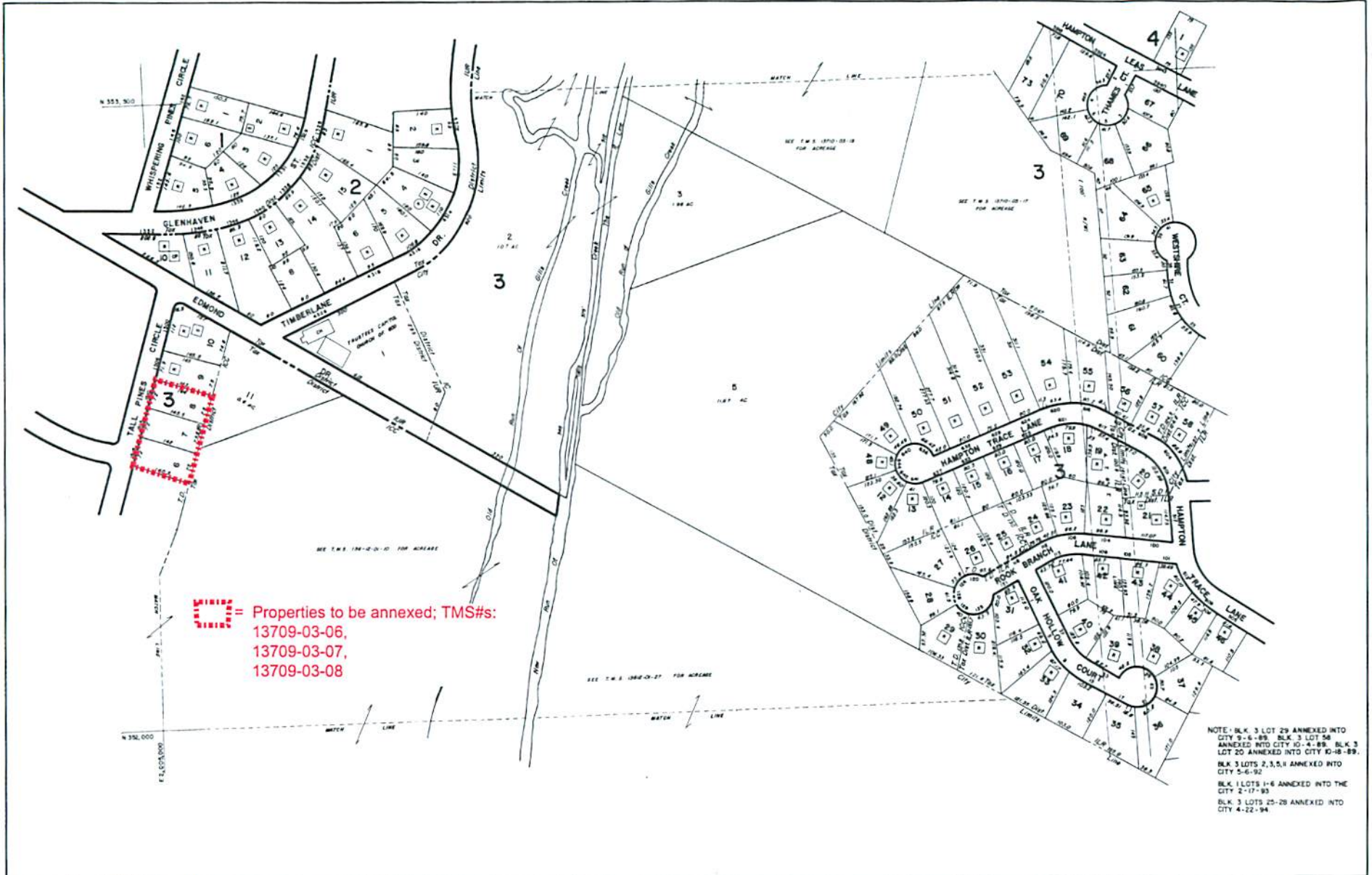
BLK NO.	50
LOT NO.	4, 5, 6, 7, 8, 9, 10


LEGEND

■	PROPERTIES TO BE ANNEXED
□	REDEVELOPMENT
○	EXISTING COMMUNITY CENTER
○	EXISTING COMMUNITY CENTER
○	EXISTING COMMUNITY CENTER

REVISIONS

DATE	BY	REVISIONS
12/04		
12/05		
12/06		
12/07		
12/08		



 = Properties to be annexed; TMS#s:
 13709-03-06,
 13709-03-07,
 13709-03-08

NOTE: BLK. 3 LOT 29 ANNEXED INTO CITY 9-6-89. BLK. 3 LOT 58 ANNEXED INTO CITY 10-4-89. BLK. 3 LOT 20 ANNEXED INTO CITY 10-8-89. BLK. 3 LOTS 2, 3, 5, 11 ANNEXED INTO CITY 5-6-92. BLK. 1 LOTS 1-6 ANNEXED INTO THE CITY 2-17-93. BLK. 3 LOTS 25-28 ANNEXED INTO CITY 4-22-94.

<p>Project No. KUCERA ASSOCIATES Professional Corporation Richland, S.C.</p>	<p>REVISIONS</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>DATE CHECKED</th> <th>DATE LAST REVISED</th> </tr> </thead> <tbody> <tr> <td>12/83</td> <td>12/04</td> </tr> <tr> <td>12/86</td> <td>12/09</td> </tr> <tr> <td>12/87</td> <td>12/06</td> </tr> <tr> <td>12/88</td> <td>12/01</td> </tr> <tr> <td></td> <td>12/02</td> </tr> <tr> <td></td> <td>12/03</td> </tr> </tbody> </table>	DATE CHECKED	DATE LAST REVISED	12/83	12/04	12/86	12/09	12/87	12/06	12/88	12/01		12/02		12/03	<p>LEGEND</p> <table border="0" style="width:100%;"> <tr> <td></td> <td>DETACHED BUILDING USE</td> </tr> <tr> <td></td> <td>R. RESIDENTIAL</td> </tr> <tr> <td></td> <td>C. COMMERCIAL</td> </tr> <tr> <td></td> <td>ETC.</td> </tr> <tr> <td></td> <td>SEPARATE SEPARATE OWNER</td> </tr> <tr> <td></td> <td>PRIVATE BUILDING</td> </tr> </table>		DETACHED BUILDING USE		R. RESIDENTIAL		C. COMMERCIAL		ETC.		SEPARATE SEPARATE OWNER		PRIVATE BUILDING	<p>50 50 100 200 300 400 500 600 700 800 900 1000</p>	<p>PROPERTY TAX MAP RICHLAND COUNTY SOUTH CAROLINA</p>		<p>MAP KEY</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>137-06</td> <td>137-10</td> <td>137-14</td> </tr> <tr> <td>137-05</td> <td>137-09</td> <td>137-13</td> </tr> <tr> <td>136-08</td> <td>136-12</td> <td>136-16</td> </tr> </table>	137-06	137-10	137-14	137-05	137-09	137-13	136-08	136-12	136-16	<p>GRAPHIC SCALE</p>  <p>LOCATION AND DIMENSIONS OF BUILDINGS MAY NOT BE DRAWN TO SCALE</p>		<p>PROPERTY MAP SHEET NO. 13709 SCHOOL DISTRICT IURLR, ICC</p>
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MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: July 18, 2017

RE: **Property Addresses:** 1626 Tall Pines Circle, 1630 Tall Pines Circle, 1634 Tall Pines Circle, 1640 Tall Pines Circle, 1700 Tall Pines Circle, 1704 Tall Pines Circle, 1708 Tall Pines Circle, 1712 Tall Pines Circle, 1716 Tall Pines Circle, 1522 Tall Pines Circle, 1526 Tall Pines Circle, 1530 Tall Pines Circle, 1532 Tall Pines Circle, 1616 Tall Pines Circle, 1620 Tall Pines Circle, 1622 Tall Pines Circle, 1518 Tall Pines Circle, 1514 Tall Pines Circle, 1510 Tall Pines Circle
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Owner(s): City of Columbia
Current Use: Vacant lots
Proposed Use: Vacant lots
Current County Land Use: Mixed Residential – High Density
Proposed City Land Use: Urban Core Residential Small Lot (UCR-1)
Current County Zoning: Single Family – High Density (RS-HD)
Proposed City Zoning: Single Family Residential in a Flood Protective Area (RS-2, -FP)
Reason for Annexation: Adjacent/Long Range
City Council District: 3
Census Tract: 26.04

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 **August 7, 2017** 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.

/atl

Attachments

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

Planning Commission Land Use Recommendation: UCR-1 (Land Use classification) by 7-0 on 08/07/2017 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: RS-2, -FP (Zoning classification) by 7-0 on 08/01/2017 (mm/dd/yyyy).


(Signature of Annexation Coordinator)



02/19/2017

© 2017 Pictometry

Future Land Use Map

Department of Planning & Development Services

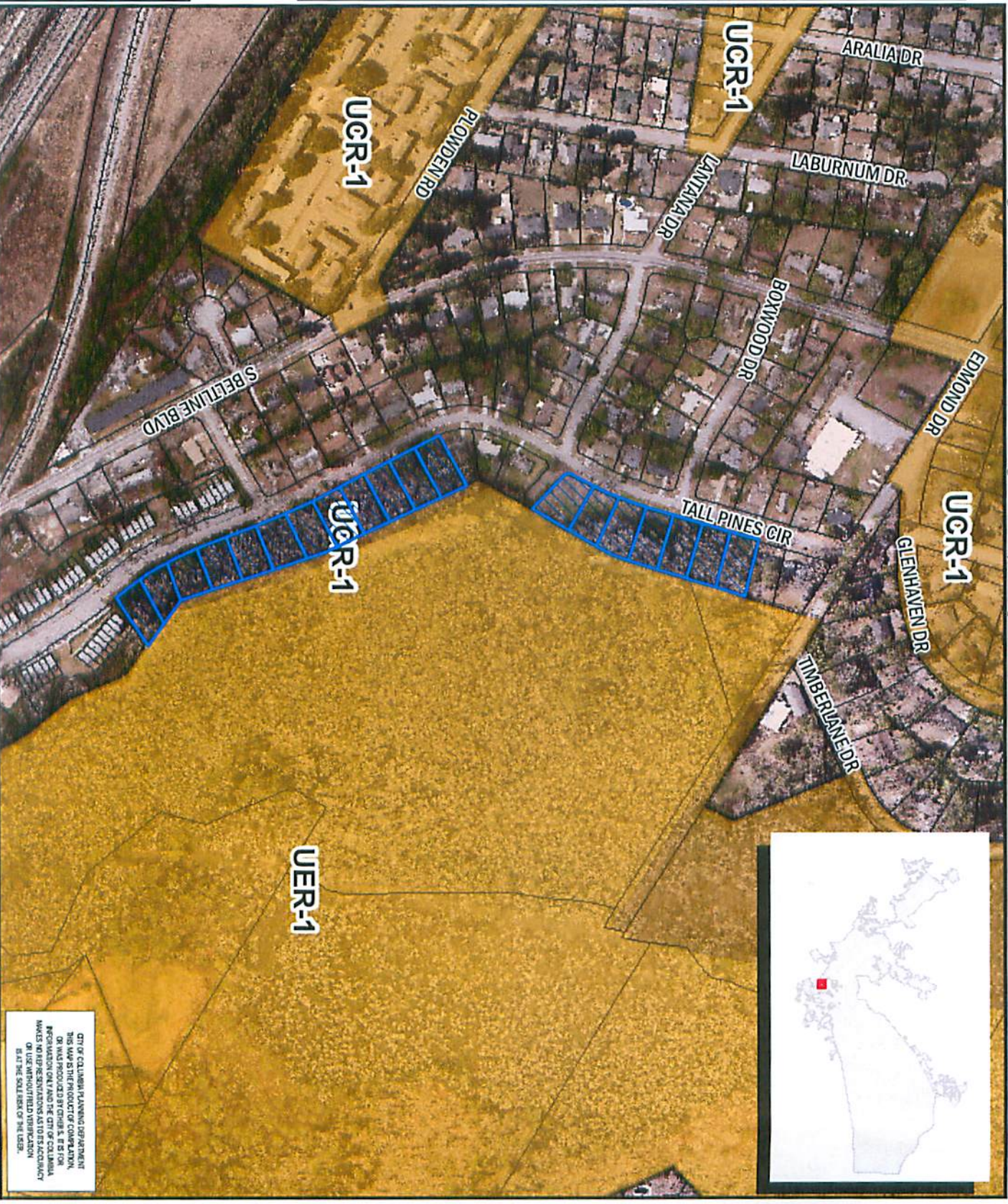
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Legend
CITY LIMITS
PARCELS

- UC-MR-1 - Urban Core Mixed Residential 1
- UC-MR-2 - Urban Core Mixed Residential 2
- UC-MR - Urban Core Mixed Residential
- UC-MF - Urban Edge Mixed Family
- UC-R-1 - Urban Core Residential Small Lot
- UC-R-2 - Urban Core Residential Large Lot
- UC-R-3 - Urban Edge Residential Large Lot
- UC-MC-1 - Urban Core Neighborhood Activity Center
- UC-MC-2 - Urban Core Community Activity Center
- UC-MC-3 - Urban Edge Community Activity Center
- UC-MC-4 - Urban Edge Regional Activity Center
- UC-MC-5 - Urban Edge Regional Activity Center
- AC-1 - Neighborhood Activity Center
- AC-2 - Community Activity Center
- AC-3 - Regional Activity Center
- EC - Employment Campus
- IND - Industrial
- TU - Transportation & Utilities
- SP-1 - Sports/Amusement District
- SP-2 - Civic/Recreational District
- SP-3 - Central Business District
- SP-4 - Knowledge Zone and Offices
- SP-5 - University/Campus
- SP-6 - Forestlands



ORIGINAL PREPARATION DATE:
This map was prepared by:
Shane Staughnessy
July 18, 2017



CITY OF COLUMBIA PLANNING DEPARTMENT
THIS MAP IS THE PRODUCT OF COOPERATION,
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INFORMATION ONLY AND THE CITY OF COLUMBIA
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WARRANTY OR LIABILITY OF ANY KIND
AS TO THE QUALITY OF THE DATA.

** DATA SOURCE - CITY OF COLUMBIA, GAS DIVISION

Zoning Map

Department of Planning & Development Services

1626, 1630, 1634, 1640, 1700, 1704, 1708, 1712, 1716, 1522, 1526, 1530, 1532, 1616, 1620, 1622, 1518, 1514, and 1518 Tall Pines Circle;
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 Existing Zoning: RS-HD; Proposed Zoning: RS-2

Legend

	CITY LIMITS
	PARCELS

	D-1		C-1
	RS-1		C-2
	RS-1A		C-3
	RS-1B		C-3A
	RS-2		C-4
	RS-3		C-5
	RD		M-1
	RD-2		M-2
	RG-1		PUD-C
	RG-1A		PUD-LS
	RG-2		PUD-LS-E
	RG-3		PUD-LS-R
	UTD		PUD-R
	MX-1		OUT OF CITY
	MX-2		

0 75 150 300 Feet

ORIGINAL PREPARATION/DATE:
 This map was prepared by:
 Shane Shaughnessy
 July 17, 2017

DISCLAIMER:
 The City of Columbia Department of Planning and Development Services data represented on this map or plan is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Columbia makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.

