

ORDINANCE NO.: 2017-005

ORIGINAL
STAMPED IN RED

*Annexing and Incorporating 1.06 acres NW/S Patton Circle, Richland County TMS# 09414-01-01(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, 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 zoned D-1 (Development District) and -FP (-Flood Protective Area), apportioned to City Council District 1, Census Tract 107.01, contains 1.06 acres, and shall be assigned a land use classification of Urban Edge Residential- Large Lot (UER-2).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 09414-01-01(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:


City Attorney

ATTEST:


City Clerk

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

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2017-005

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, and being shown and designated as Tract E-2, TM #R09414-01-01(P/O) to Blue Ridge Terrace, containing approximately 1.06 acres on an unrecorded plat titled General Property Survey Prepared for Crane Creek Development, LLC dated October 6, 2016 and last revised November 3, 2016. Said parcel having such boundaries and measurements as are shown on said exhibit.

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: November 22, 2016

RE: **Property Address:** 1.06 acres NW/S Patton Circle
Richland County TMS#: 09414-01-01(p)
Owner(s): Crane Creek Development, LLC
Current Use: Vacant lot
Proposed Use: Vacant lot
Current County Land Use: Neighborhood (Medium Density)
Proposed City Land Use: Urban Edge Residential – Large Lot (UER-2)
Current County Zoning: RU (Rural District)
Proposed City Zoning: D-1, -FP (Development District, -Flood Protective Area)
Reason for Annexation: Adjacent/Long Range
City Council District: 1
Census Tract: 107.01

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 December 5, 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 Saaed, 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: D-1, -FP (Zoning classification) by 80 on 12/5/2016 (mm/dd/yyyy).

Planning Commission Land Use Recommendation: UER-2 (Land Use classification) by 80 on 12/5/2016 (mm/dd/yyyy).


(Signature of Annexation Coordinator)



Area
Area: 76323.4 Square Feet
Perimeter: 2340 Feet

02/21/2013

© 2013 Pictometry

Future Land Use Map

1.06 acres NW/S Patton Circle; TMS# 09414-01-01(p)

Existing Richland County FLU: Neighborhood (Medium Density); Proposed FLU: UER-2

Department of Planning & Development Services

Legend

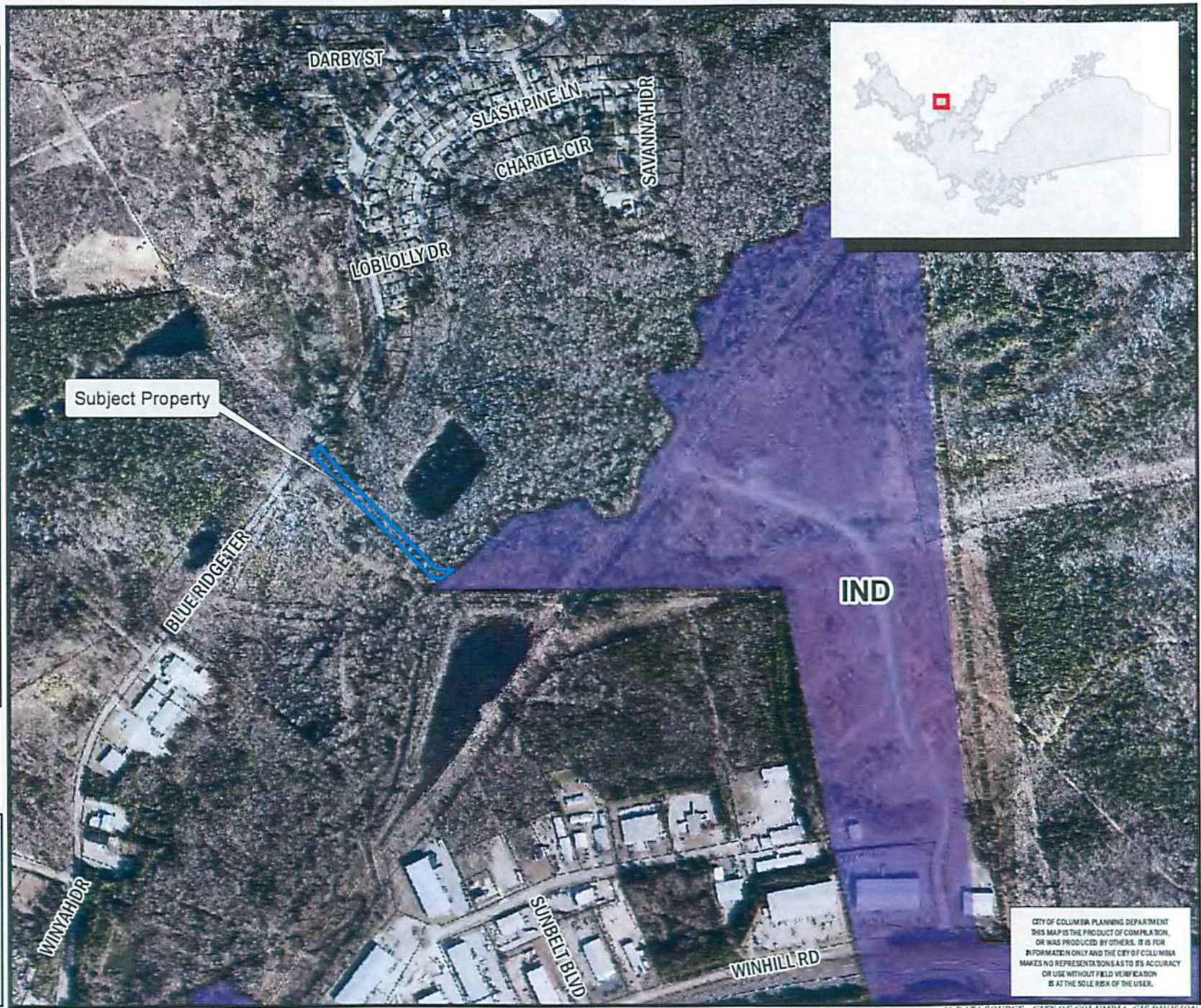
- CITY LIMITS
- PARCELS

- 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 - Civic/Institutional Districts
- SD-3 - Central Business District
- SD-4 - Riverbanks Zoo and Garden
- SD-5 - Universities/Colleges
- SD-6 - Fort Jackson

N

0 125 250 500 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
November 9, 2016



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

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

Department of Planning & Development Services



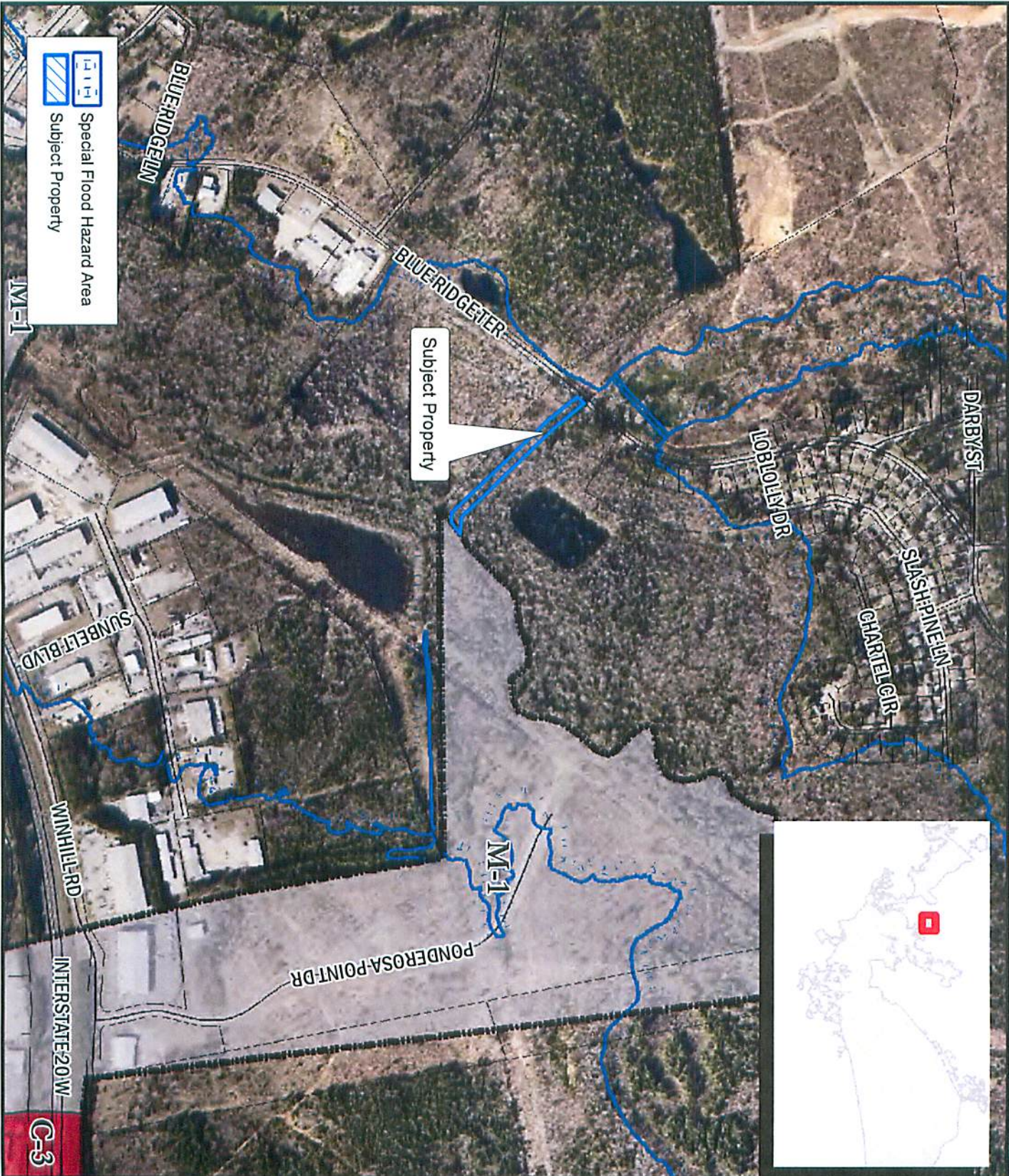
- Legend**
- D-1
 - C-1
 - RS-1
 - C-2
 - RS-1A
 - C-3
 - RS-1B
 - C-3A
 - RS-2
 - C-4
 - RS-3
 - C-5
 - RD
 - M-1
 - M-2
 - PG-1
 - PUD-C
 - PG-1A
 - PUD-S
 - RG-1
 - PUD-LSE
 - RG-2
 - PUD-LSE
 - RG-3
 - PUD-SR
 - UTD
 - PUD-R
 - MX-1
 - OUT OF CITY
 - MX-2

0 125250 500 Feet



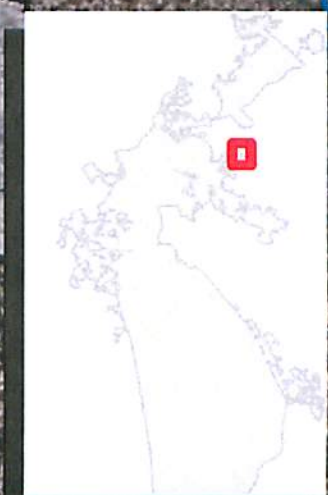
ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
November 9, 2016

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.



- Special Flood Hazard Area
- Subject Property

1.06 acres NW/S Patton Circle; TMS# 09414-01-01(p);
Existing Richland County Zoning: RU; Proposed Zoning: D-1, -FP



STATE OF SOUTH CAROLINA)
) PETITION FOR ANNEXATION
 COUNTY OF RICHLAND)

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, and being shown and designated as Tract E-2, TM# R09414-01-01(P/O) to Blue Ridge Terrace, containing approximately 1.06 acres on an unrecorded plat titled General Property Survey Prepared for Crane Creek Development, LLC, dated October 6, 2016 and last revised November 3, 2016. Said parcel having such boundaries and measurements as are shown on said exhibit.

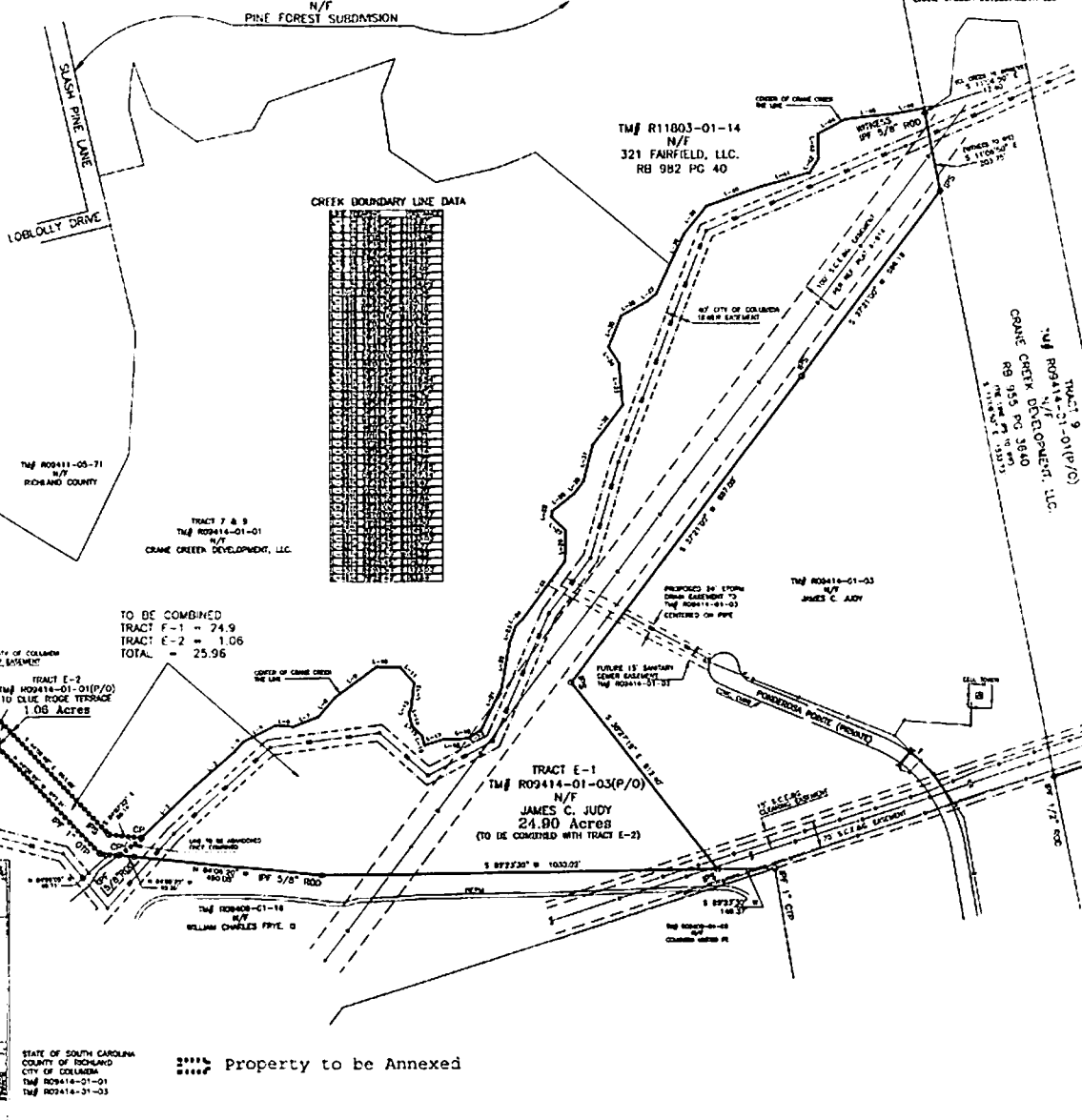
Richland County TMS: 09414-01-01(p)
 Property Address: 1.06 acres NW/S Patton Circle

Crane Creek Development, LLC

BY: Walter L Harber Date: 11-11-16
 Signature

WALTER L HARBER Its: Authorized member
 (Print or Type Name) (Print or Type Title)


- LEGEND**
- IPF = IRON PIN FOUND
 - SPS = IRON PIN SET (5/8" ROD)
 - DMF = CONCRETE MARKER FOUND
 - CP = CALCULATED POINT
 - N/F = NEW OR FORMERLY
 - 7/2" = POWER POLE
 - PO = PLAT BOOK
 - DB = DEED BOOK
 - QTM = QUARTER TOP PIPE
 - QTP = CLOSE TOP PIPE
 - LE = LEAST ELEVATION
 - OL = OVERHEAD UTILITY
 - SS = SANITARY SUMMER LINE
 - S-S-C-E = FENCE
 - G = GAS LINE
 - SD = STORM DRAINAGE LINE
 - DC = DOWN CUT
 - CPD = CORRUGATED PLASTIC PIPE
 - MP = METAL PIPE
 - UP = UTILITY POLE
 - TELEPHONE PRESTAL
 - BATH VALVE
 - REGULATION WATER VALVE
 - TRAIL
 - ELECTRIC TRANSFORMER
 - WATER METER
 - FIRE HYDRANT
 - ALL PROPERTY CORNERS NOT SHOWN AS IRON PINS ARE CALCULATED POINTS



- NOTE:
 1) ALL VERTICAL DATUM IS NAVD83
 2) ALL HORIZONTAL DATUM IS NAD83
- 3) UNDERGROUND UTILITIES SHOWN WERE PRINTED AND FLAGGED BY OTHERS. THE LOCATION OF OTHER UNDERGROUND UTILITIES AND THE IRON STAPLES MARKERS PLANNED UTILITIES PROTECTION SERVICE CALL BEFORE YOU DIG (800-423-0881)
- 4) THIS SURVEY AND PLAT IS SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY A FULL AND ACCURATE TITLE SEARCH WHICH MAY INCLUDE EASEMENTS OR ENCUMBRANCES RECORDED OR OTHERWISE.
- 5) CERTIFICATION IS MADE ONE TO THREE MONTHS OR EXCEPTED FOR WHICH THE PLAT WAS PREPARED AND IS NOT TRANSFERABLE.
- 6) SURVEY IS VALID ONLY IF THE COPY HAS AN ORIGINAL SIGNATURE WITH A RAISED ENCLOSED SEAL OVER THE SIGNATURE. A COPY USED OTHERWISE MAY BE IN VIOLATION OF THE FEDERAL COPYRIGHT LAW.
- PLAT REFERENCE:
 1.) PLAT OF 8 TRACTS OF LAND IN RICHLAND COUNTY DATED MAY 24, 2004 PREPARED FOR "IRON HORSE AUCTION"
 2.) PLAT OF 3 TRACTS OF LAND IN RICHLAND COUNTY DATED NOVEMBER 23, 2004, PREPARED FOR "THE CO. INC." RECORDED IN PLAT BOOK 632, PAGE 40
 3.) PLAT RECORD 4-814
- TRACT 36
 THE RO9414-01-02(P/O)
 N/F
 CRANE CREEK DEVELOPMENT, LLC



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.



GENERAL PROPERTY SURVEY
 Prepared by
Crane Creek Development, LLC.

SHEET IDENTIFICATION
V-001