

ORDINANCE NO.: 2017-014

*Annexing and Incorporating 1.07 acres Redbay Road, Richland County TMS# 28812-03-01
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 4th day of April, 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 PUD-R (Planned Unit Development – Residential District), apportioned to City Council District 4, Census Tract 114.07, contains 1.07 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.: 28812-03-01

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: 3/21/2017
Final Reading: 4/4/2017

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2017-014

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, being shown as 1.07 acres and designated as Bayleaf Court and a portion of Red Bay Road, and shown on a plat prepare for Woodcreek Farms Development, Tract D14, Phase III, dated September 7, 2005 and recorded on January 20, 2006 in the Office of the Register of Deeds for Richland County in Book 1144 Page 1752.

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: December 2, 2016

RE: **Property Address:** 1.07 acres Redbay Road
Richland County TMS#: 28812-03-01
Owner(s): Beaver Lake Limited Partnership; Woodcreek Farms Homeowners Association
Current Use: Right-of-way and common area for residential development
Proposed Use: Right-of-way and common area for residential development
Current County Land Use: Neighborhood – Medium Density
Proposed City Land Use: Urban Edge Residential Large Lot (UER-2)
Current County Zoning: PDD (Planned Development District)
Proposed City Zoning: PUD-R (Planned Unit Development – Residential District)
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 **January 9, 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

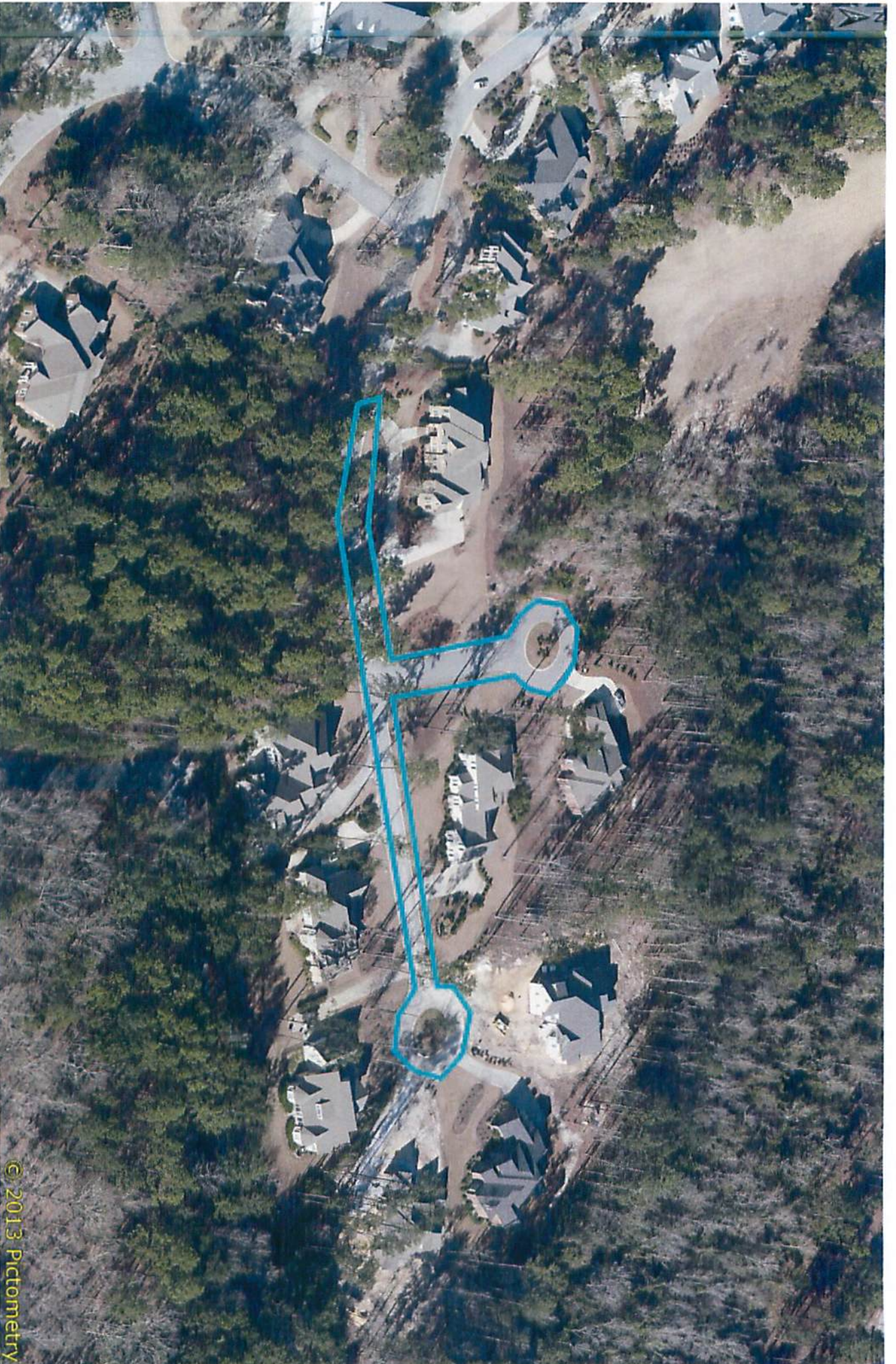
cc:	S. Allison Baker, Sr. Assistant City Manager	Missy Gentry, Assistant City Manager
	William Holbrook, Police Chief	Aubrey Jenkins, Fire Chief
	Teresa Knox, City Attorney	Joseph Jaco, Utilities and Engineering
	Dana Higgins, City Engineer	Robert Anderson, Public Works Director
	Krista Hampton, Planning & 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: PUD-R (Zoning classification) by 9 - 0 on 01/09/2017 (mm/dd/yyyy).

Planning Commission Land Use Recommendation: UER-2 (Land Use classification) by 9 - 0 on 01/09/2017 (mm/dd/yyyy).



(Signature of Annexation Coordinator)



02/18/2013

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Future Land Use Map

Department of Planning & Development Services

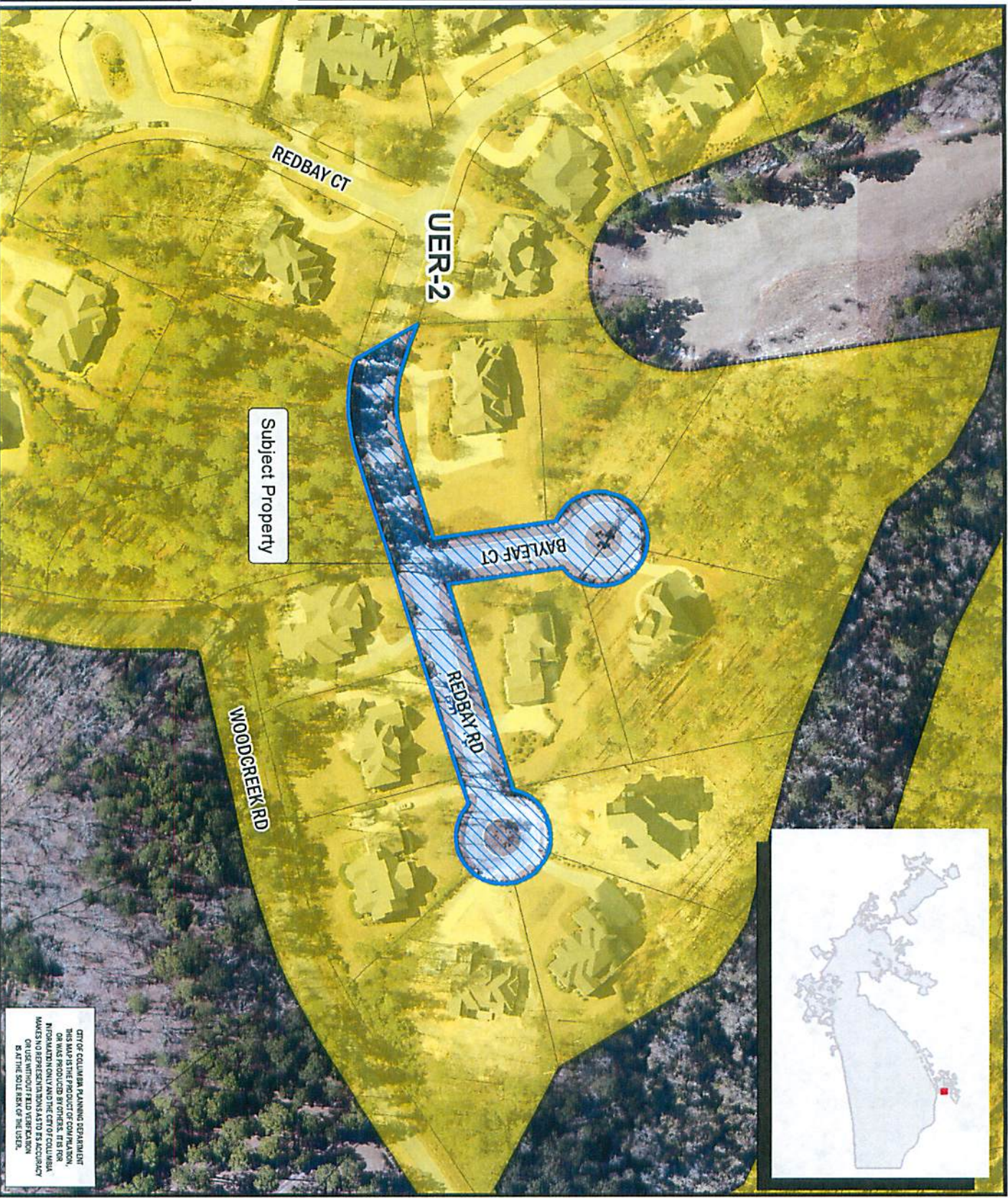
1.07 acres Redbay Road; TMS# 28812-03-01;
Existing Richland County FLU: Neighborhood-Medium Density; Proposed FLU: UER-2

Legend
CITY LIMITS
PARCELS

- UCMR-1 - Urban Core Mixed Residential 1
- UCMR-2 - Urban Core Mixed Residential 2
- UCMR - Urban Edge Mixed Residential
- UEBF - Urban Edge Multifamily
- 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
- UCAC1 - Urban Edge Community Activity Center
- UCAC-2 - Urban Edge Regional Activity Center
- UCAC-3 - Urban Core Regional Activity Center
- UC-1 - Neighborhood Activity Center
- UC-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/Institutional District
- SP-3 - Central Business District
- SP-4 - Riverbank Zone and District
- SP-5 - University/Collages
- SP-6 - Fair Jackson



ORIGINAL PREPARATION/DATE:
Shane Shaughnessy
November 28, 2016



CITY OF COLUMBIA PLANNING DEPARTMENT
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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

1.07 acres Redbay Road; TMS# 28812-03-01;
Existing Richland County Zoning: PDD; Proposed Zoning: PUD-R

Department of Planning & Development Services

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 25 50 100 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
November 28, 2016

DISCLAIMER:
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Special Flood Hazard Area



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, being shown as 1.07 acres and designated as Bayleaf Court and a portion of Red Bay Road, and shown on a plat prepared for Woodcreek Farms Development Tract D14, Phase III, dated September 7, 2005, and recorded on January 20, 2006 in the Office of the Register of Deeds for Richland County in Book 1144 Page 1752.

Richland County TMS: 28812-03-01
Property Addresses: 1.07 acres Redbay Road

Beaver Lake Limited Partnership

BY:

Date: 11/23/16

EDWIN H. COOPER JR.
(Print or Type Name)

Its: Authorized Rep.
(Print or Type Title)

Woodcreek Farms Homeowners Association

BY:

Date: 11.22.16

H. Pickard
(Print or Type Name)

Its: President
(Print or Type Title)

