

ORDINANCE NO.: 2017-038

Annexing and Incorporating 152 Island View Circle, Richland County TMS #28907-01-08, 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 13th day of June, 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 Planned Unit Development-Residential (PUD-R), apportioned to City Council District 4, Census Tract 114.07, contains 0.6 acres, and shall be assigned a land use classification Urban Edge Residential-Large Lot (UER-2).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 28907-01-08

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: 5/16/2017

Final Reading: 6/13/2017

ATTEST:


City Clerk

ORIGINAL
STAMPED IN RED

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2017-038

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 and designated as Lot 29, Area B2, Phase 2 on a Bonded Plat of Woodcreek Farms Development prepared by United Design Services, Inc. dated October 4, 2006, and recorded in the Office of the Register of Deeds for Richland County in Plat/Record Book 1315 at Page 168. Reference to said plat is made for a more complete and accurate description.

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: March 17, 2017

RE: **Property Address:** 152 Island View Circle
Richland County TMS#: 28907-01-08
Owner(s): Executive Construction Homes, LLC
Current Use: Vacant land
Proposed Use: Single Family Residence
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)
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 April 3, 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.

/atl
Attachments

cc: S. Allison Baker, Sr. Assistant City Manager
William Holbrook, Police Chief
Teresa Knox, City Attorney
Dana Higgins, City Engineer
Krista Hampton, Planning & Development Services
Gloria Saaed, Community Development Director
Roger Myers, Business License Administrator
Angela Adams, Water Customer Service
Jerry Thompson, Building Official
Susan Leitner, Engineering
Denny Daniels, Engineering
Carolyn Wilson, Police Planning & Research
Jan Alonso, Finance Director

Missy Gentry, Assistant City Manager
Aubrey Jenkins, Fire Chief
Joseph Jaco, Utilities and Engineering
Robert Anderson, Public Works Director
Jeff Palen, Assistant City Manager/CFO
George Adams, Fire Marshal
Brian Cook, Zoning Administrator
Kimberly Gathers, Columbia-Richland 911
David Hatcher, Housing Official
Richland County Solid Waste Collection
John Fellows, Planning Administrator
Zach Kay, Dev. Center Administrator
Alfreda Tindall, Richland Co. 911 Addressing Coordinator

Planning Commission Zoning Recommendation: PUD-R (Zoning classification) by 7-0 on 04/03/2017 (mm/dd/yyyy).

Planning Commission Land Use Recommendation: UER-2 (Land Use classification) by 7-0 on 04/03/2017 (mm/dd/yyyy).


(Signature of Annexation Coordinator)

02/18/2013



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Future Land Use Map

Department of Planning & Development Services

152 Island View Circle; TMS# 28907-01-08;
Existing Richland FLU: Neighborhood (Medium Density); Proposed FLU: UER-2

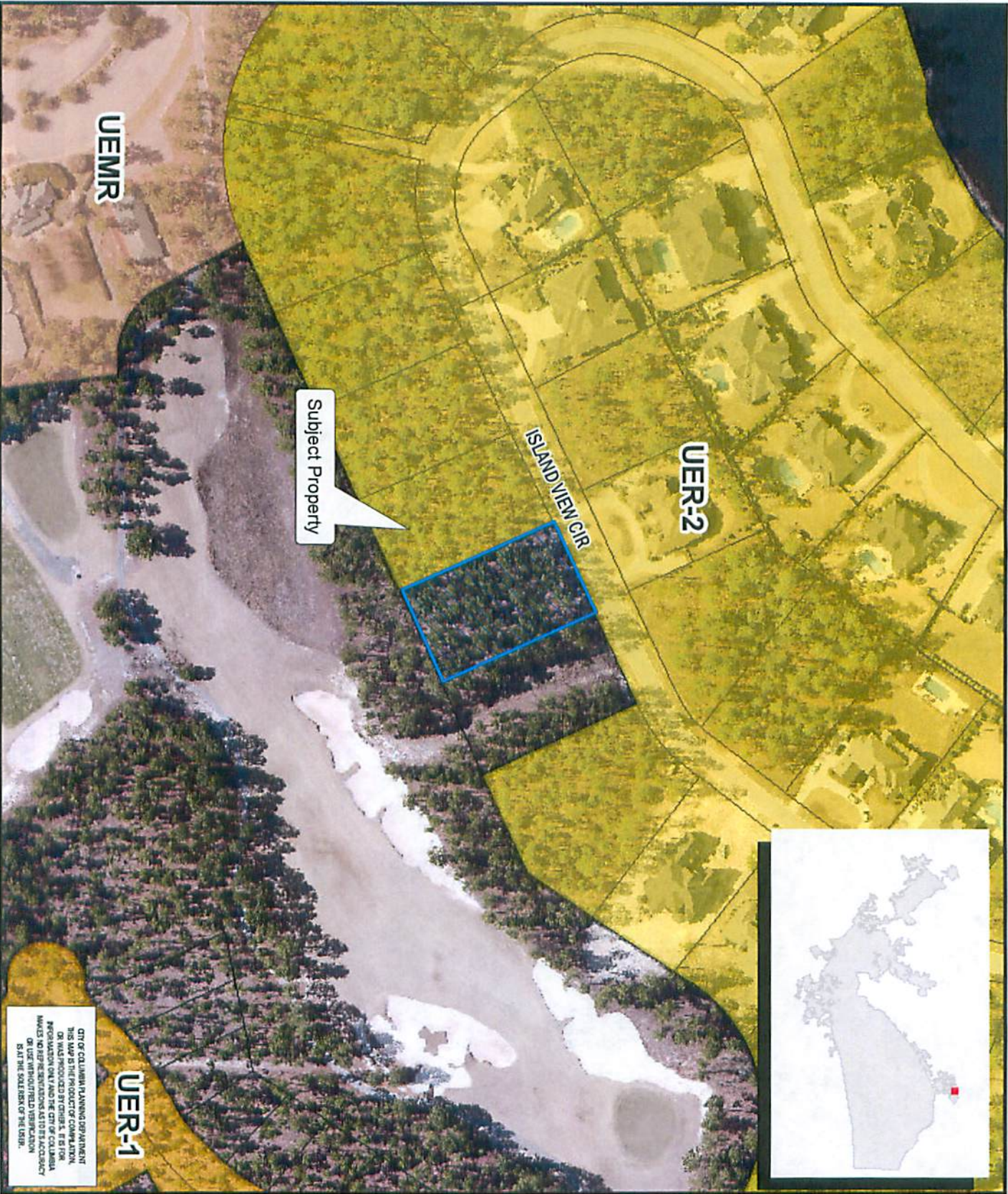
Legend
CITY LIMITS
PARCELS

- UCMR-1 - Urban Core Mixed Residential-1
- UCMR-2 - Urban Core Mixed Residential-2
- UEMR - Urban Edge Mixed Residential
- UEMF - Urban Edge Medium Density
- UCR-1 - Urban Core Residential Small Lot
- UCR-2 - Urban Core Residential Large Lot
- UER-1 - Urban Edge Residential Large Lot
- UER-2 - Urban Edge Residential Small Lot
- UCAC-1 - Urban Core Neighborhood Activity Center
- UCAC-2 - Urban Core Community Activity Center
- UCAC-3 - Urban Core Regional Activity Center
- UCAC-4 - Urban Edge Regional Activity Center
- AC-1 - Neighborhood Activity Center
- AC-2 - Community Activity Center
- AC-3 - Regional Activity Center
- EC - Employment Campus
- NO - Non-Residential
- TU - Transportation & Utility
- SD-1 - Special Assessment District
- SD-2 - Civic/Institutional District
- SD-3 - Central Business District
- SD-4 - Mixed-Use and Gardens
- SD-5 - University/College
- SD-6 - 1st Season

0 25 50 100 Feet



ORIGINAL PREPARATION DATE:
This map was prepared by:
Shane Shaughnessy
March 14, 2017



Subject Property

UEMR

UER-2

ISLAND VIEW CIR

UER-1

CITY OF COLUMBIA PLANNING DEPARTMENT
THIS MAP IS THE PRODUCT OF COMPLIANT
REGULATORY AND POLICY FRAMEWORKS
AND IS NOT INTENDED TO BE USED FOR
OR INTERFERED WITH IN ANY MANNER
OR FOR ANY OTHER PURPOSE.
SEE THE SOURCE OF THE DATA.

DATA SOURCE - CITY OF COLUMBIA GIS DIVISION

Zoning Map





152 Island View Circle; TMS# 28907-01-08;
Existing 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 50 100 200
Feet

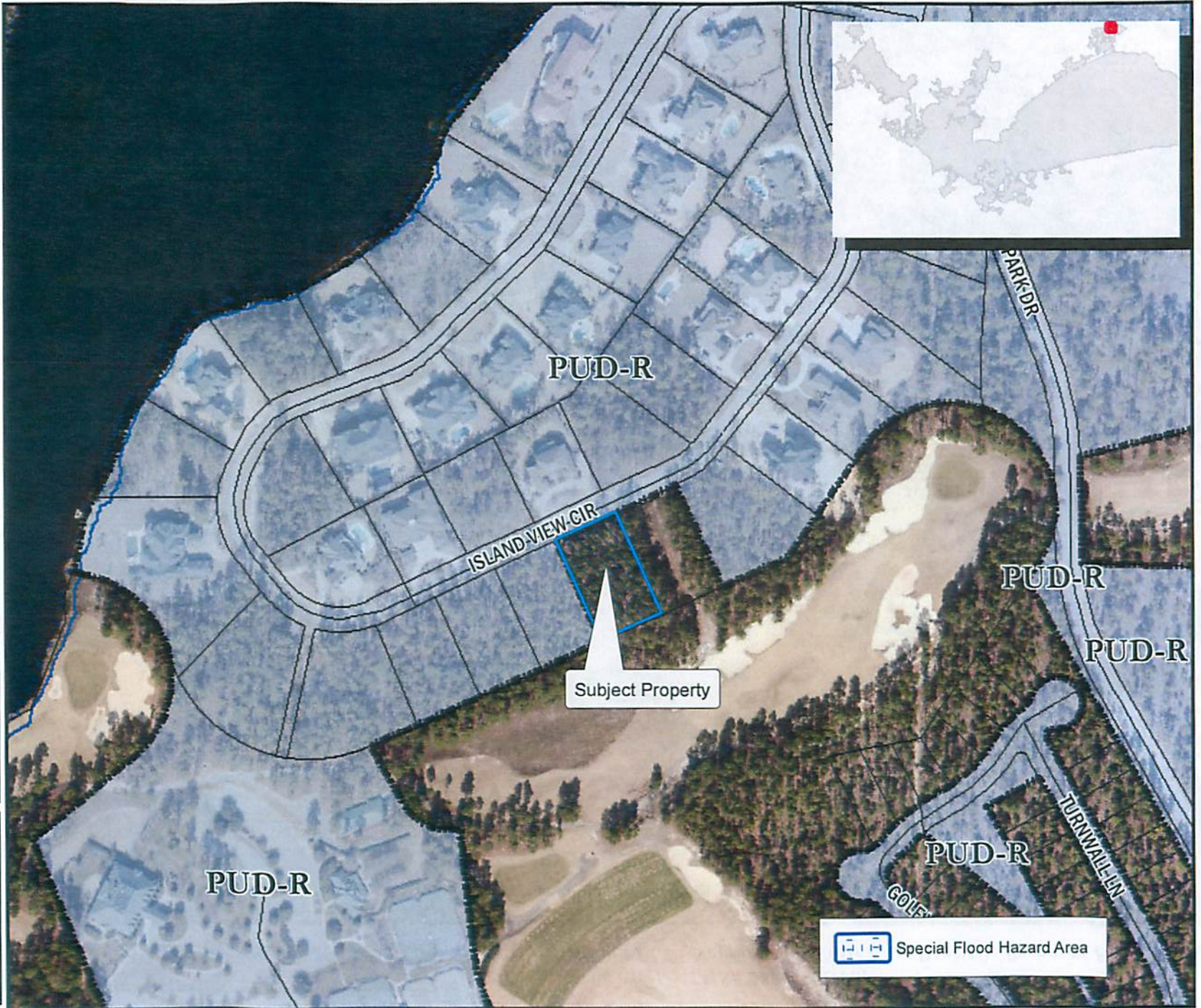
ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
March 17, 2017

DISCLAIMER:
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We Are Columbia



 Special Flood Hazard Area



VICINITY MAP

18.97 AC IN PHASE 2
 16.81 AC IN 21 SINGLE FAMILY RESIDENTIAL LOTS
 0.87 AC IN COMMON AREA
 1.78 AC IN ROAD RIGHT-OF-WAY

THIS IS A 10' CITY OF COLUMBIA WATER LINE EASEMENT ON ALL SERVICES TO THE MAIN WATER LINE OWNERSHIP OF STREETS AND STORM DRAINAGE TO BE RETAINED BY THE DEVELOPER

MINIMUM SETBACKS PER ZONING

30' FROM
 20' BEAR
 10' SIDE

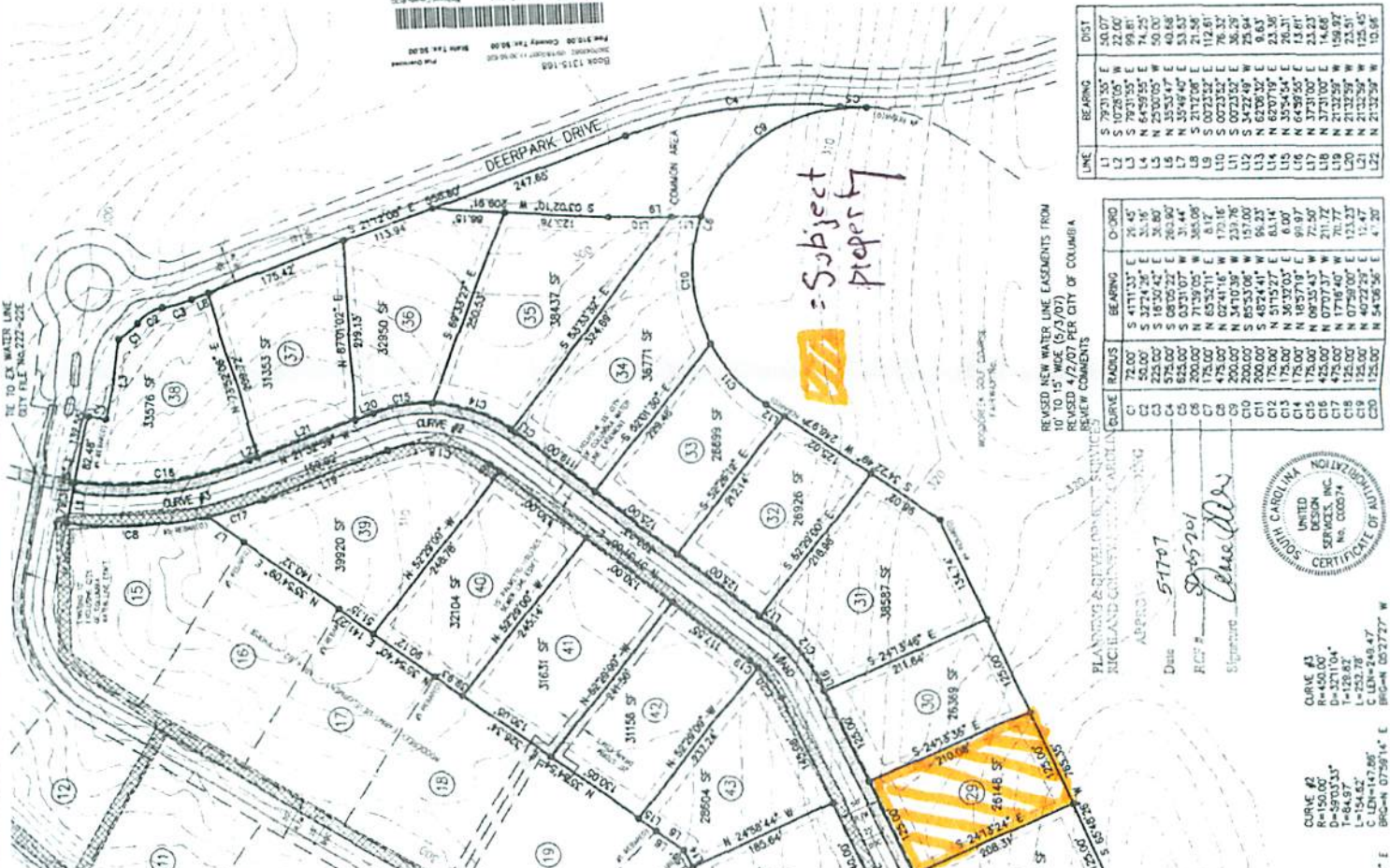
WATER PROVIDER:
 CITY OF COLUMBIA
 P.O. # 147
 COLUMBIA, SC 29217
 (803)540-3400

SEWER PROVIDER:
 PALMETTO UTILITIES
 1710 WOODCREEK FARMS ROAD
 ELDM, SC 29045
 (803)689-7409

NORTHWOODS LAKE

NOTES:

THIS SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1962 AND THE SURVEYING REGULATIONS OF THE STATE OF SOUTH CAROLINA. THE SURVEYOR HAS BEEN DULY LICENSED BY THE STATE OF SOUTH CAROLINA. THE SURVEYOR HAS BEEN DULY LICENSED BY THE STATE OF SOUTH CAROLINA. THE SURVEYOR HAS BEEN DULY LICENSED BY THE STATE OF SOUTH CAROLINA.



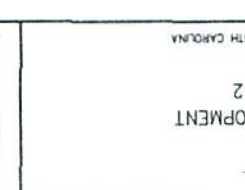
RECEIVED
 MAY 16 2007
 RICHLAND COUNTY ZONING OFFICE

WOODCREEK FARMS DEVELOPMENT
 AREA B2 - PHASE 2

BONDED SUBDIVISION PLAN OF

540 ST. ANDREWS ROAD, COLUMBIA, SC 29210 ■ (803)750-9142

LAND SURVEYING SERVICES
 UNITED DESIGN SERVICES, INC.



DATE: 4 OCT 2006
 T.M.S.# 28930-01-16
 DWG.# US-431-B
 SHEET
 1 of 1

REVISED NEW WATER LINE EASEMENTS FROM 10' TO 15' WIDE (5/13/07)
 REVISED 4/27/07 PER CITY OF COLUMBIA
 REVISION COMMENTS

LINE	BEARING	DIST
L1	S 79°23'55\"	E 30.07'
L2	S 107°26'05\"	W 22.00'
L3	S 79°23'55\"	E 99.81'
L4	N 64°59'55\"	E 74.25'
L5	N 25°00'05\"	W 50.00'
L6	N 33°33'45\"	E 43.56'
L7	N 33°33'45\"	E 43.56'
L8	S 21°37'08\"	E 21.56'
L9	S 00°23'32\"	E 112.81'
L10	S 00°23'32\"	E 76.33'
L11	S 00°23'32\"	E 36.29'
L12	S 34°22'48\"	W 25.94'
L13	N 62°05'30\"	E 8.63'
L14	N 35°54'54\"	E 24.31'
L15	N 35°54'54\"	E 24.31'
L16	N 64°59'55\"	E 13.81'
L17	N 37°31'00\"	E 23.23'
L18	N 21°32'59\"	W 156.92'
L19	N 21°32'59\"	W 76.77'
L20	N 21°32'59\"	E 73.51'
L21	N 21°32'59\"	E 17.77'
L22	N 21°32'59\"	W 10.96'

CURVE	RADIUS	BEARING	D-COR
C1	72.00'	S 41°11'33\"	E 24.45'
C2	72.00'	S 32°24'36\"	E 24.16'
C3	225.00'	S 18°20'42\"	E 34.80'
C4	875.00'	S 08°05'22\"	E 263.80'
C5	913.00'	S 03°10'05\"	E 345.98'
C6	200.00'	N 53°23'11\"	E 81.7'
C7	475.00'	N 02°41'16\"	E 170.16'
C8	200.00'	N 34°10'39\"	E 233.76'
C9	200.00'	S 85°33'06\"	W 157.00'
C10	200.00'	S 45°24'41\"	W 95.23'
C11	175.00'	N 51°15'27\"	E 84.04'
C12	175.00'	N 18°57'19\"	E 99.97'
C13	175.00'	N 09°35'43\"	W 21.50'
C14	425.00'	N 07°07'37\"	W 210.72'
C15	425.00'	N 17°16'40\"	W 76.77'
C16	125.00'	N 07°59'00\"	E 133.27'
C17	125.00'	N 40°22'24\"	E 17.77'
C18	125.00'	N 54°08'36\"	E 4.26'

APPROVED: _____
 DATE: 5/17/07
 PLANING & DEVELOPMENT DIVISION
 RICHLAND COUNTY ZONING OFFICE

CURVE #1
 R=150.00'
 D=2728.55'
 L=71.95'
 C LN=71.28'
 BRG=N 51°25'7\"

CURVE #2
 R=150.00'
 D=5903.33'
 L=154.42'
 C LN=147.86'
 BRG=N 07°59'14\"

CURVE #3
 R=450.00'
 D=3211.04'
 L=252.78'
 C LN=248.47'
 BRG=N 40°27'27\"

OWNER / DEVELOPER:
 BEAVER LAKE PARTNERSHIP
 5217 NORTH TRENHOLM ROAD
 COLUMBIA, SC 29206
 EDWIN H. COOPER, JR.
 (803)787-4121

CURRENT ZONING: PLD-2

I HAVE CONSULTED THE FEMA FLOOD INSURANCE RATE MAP 45010 0110 G DATED 2/20/02, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE PROPERTY IS IN ZONE "X" AS SHOWN THEREON.

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE RICHLAND COUNTY SUBDIVISION REGULATIONS, AND THE MONUMENTS SHOWN HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH THEREIN.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS II SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCUMBRANCES OR PROJECTIONS OTHER THAN SHOWN.

WILLIAM W. BRIDGEMAN, PROFESSIONAL LAND SURVEYOR - NO.8332

RECEIVED
 MAY 16 2007
 RICHLAND COUNTY ZONING OFFICE

WOODCREEK FARMS DEVELOPMENT
 AREA B2 - PHASE 2

BONDED SUBDIVISION PLAN OF