

ORDINANCE NO.: 2017-050

ORIGINAL
STAMPED IN RED

Annexing 150 Bluff Road, 152 Bluff Road, 154 Bluff Road, 154A Bluff Road, 156 Bluff Road, 160 Bluff Road, 164 Bluff Road, 1003 Hamrick Street, 1007 Hamrick Street and 1011 Hamrick Street, Richland County TMS# 11204-02-29, 11204-02-28, 11204-02-27, and 11204-02-26, 11204-02-25, 11204-02-14, 11204-02-15 and 11204-02-16

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; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this 18th day of July, 2017, that the property described herein is hereby annexed to and becomes a part of the City of Columbia effective immediately. This property shall be assigned interim zoning of General Residential District (RG-2), apportioned to City Council District 2, Census Tract 28, contains 2.308 acres, and shall be assigned an interim land use classification of Urban Core Mixed Residential Type 2 (UCMR-2).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 11204-02-29, 11204-02-28, 11204-02-27, and 11204-02-26, 11204-02-25, 11204-02-14, 11204-02-15 and 11204-02-16

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: 6/20/2017

Final Reading: 7/18/2017

ATTEST:



City Clerk

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2017-050

All that certain piece, parcel or lot of land, with the improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, and being shown and designated as TMS #11204-02-25, 0.41 acre, on a Boundary and Topographic Map prepared for Orchard Columbia III, LLC, by Cox and Dinkins, Inc. dated May 19, 2017. Said parcel having such boundaries and measurements as are shown on said exhibit.

ALSO:

All that certain piece, parcel or lot of land, with the improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, and being shown and designated as TMS #11204-02-14, 0.14 acre and TMS #11204-02-15, 0.14 acre, on a Boundary and Topographic Map prepared for Orchard Columbia III, LLC, by Cox and Dinkins, Inc. dated May 19, 2017. Said parcel having such boundaries and measurements as are shown on said exhibit.

ALSO:

All that certain piece, parcel or lot of land, with the improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, and being shown and designated as TMS #11204-02-16, 0.14 acre, on a Boundary and Topographic Map prepared for Orchard Columbia III, LLC, by Cox and Dinkins, Inc. dated May 19, 2017. Said parcel having such boundaries and measurements as are shown on said exhibit.

ALSO:

All those certain pieces, parcels or lots of land, with the improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, and being shown and designated as TMS #11204-02-29, 0.36 acre; TMS #11204-02-28, 0.36 acre; TMS #11204-02-27, 0.36 acre; and 11204-02-26, 0.39 acre, on a Boundary and Topographic Map prepared for Orchard Columbia III, LLC, by Cox and Dinkins, Inc. dated May 19, 2017. 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: May 24, 2017

RE: **Property Address:** 150 Bluff Road, 152 Bluff Road, 154 Bluff Road, 154A Bluff Road, 156 Bluff Road, and 160 Bluff Road, 164 Bluff Road, 1003 Hamrick Street, 1007 Hamrick Street, and 1011 Hamrick Street
Richland County TMS#: 11204-02-29, 11204-02-28, 11204-02-27, and 11204-02-26, 11204-02-25, 11204-02-14, 11204-02-15, and 11204-02-16
Owner(s): Julius Terry Kirkland; Robert L. Giles; Holbrook Family, LLC; James L. Hilliard
Current Use: Single Family Residences
Proposed Use: Multifamily
Current County Land Use: Mixed Residential – High Density
Proposed City Land Use: Urban Core Mixed Residential Type 2 (UCMR-2)
Current County Zoning: Residential Multifamily High Density (RM-HD)
Proposed City Zoning: General Residential District (RG-2)
Reason for Annexation: Municipal Services/Donut Hole
City Council District: 2
Census Tract: 28

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 **June 5, 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

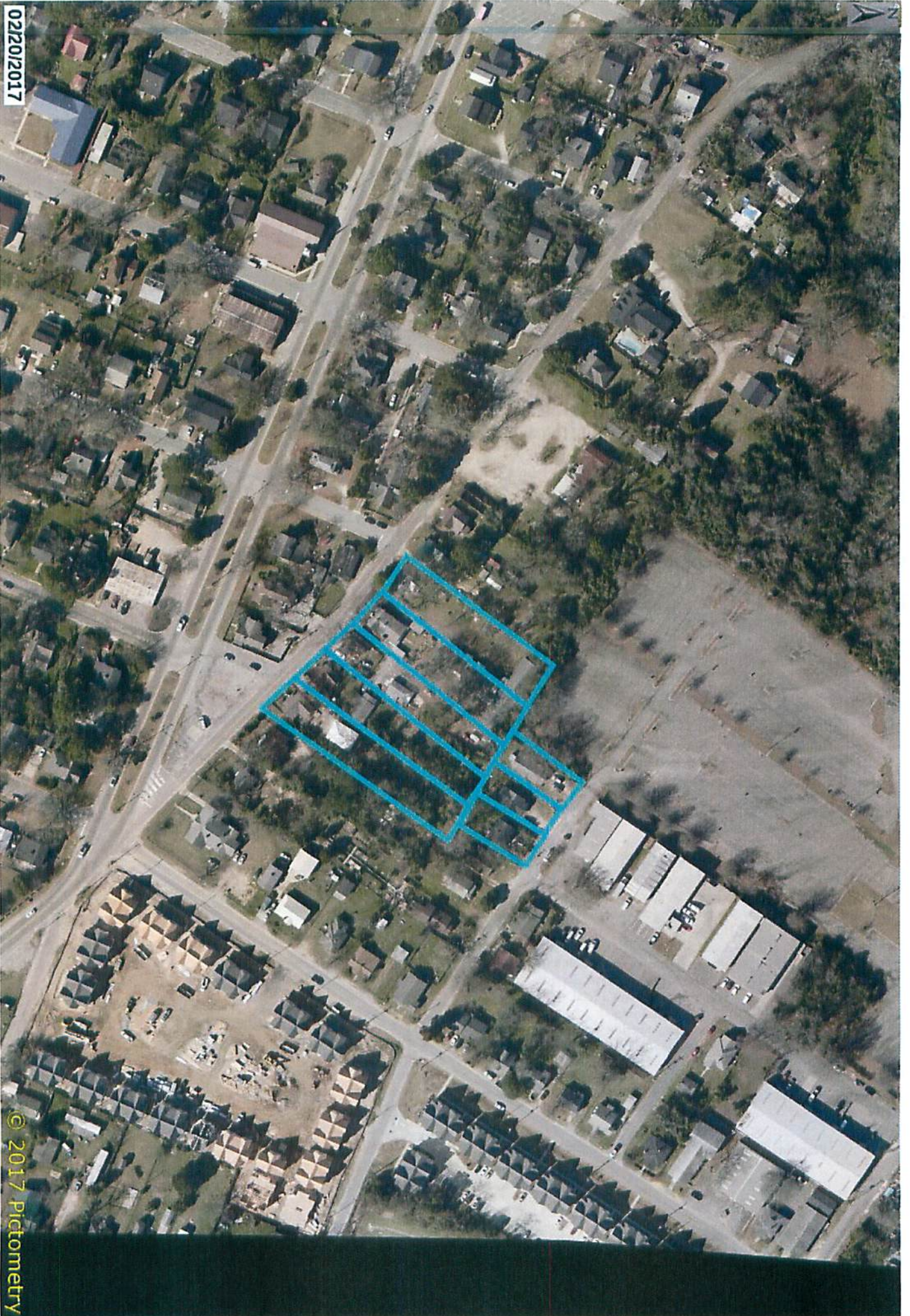
cc: S. Allison Baker, Sr. Assistant City Manager
William Holbrook, Police Chief
Teresa Knox, City Attorney
Dana Higgins, City Engineer
Krista Hampton, Planning & Development Services
Gloria Saeed, Community Development Director
Roger Myers, Business License Administrator
Angela Adams, Water Customer 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 Land Use Recommendation: UCMR-2 (Land Use classification) by 7-0 on 06/05/2017 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: RG-2 (Zoning classification) by 7-0 on 06/05/2017 (mm/dd/yyyy).


(Signature of Annexation Coordinator)



02/20/2017

© 2017 Pictometry

150, 152, 154, 154A, 156, 160 and 164 Bluff Road and 1003, 1007 and 1011 Hamrick Street;
 TMS# 11204-02-29, -28, -27, -26, -25, -14, -15 and -16;
 Existing Richland Zoning: RM-HD; Proposed Zoning: RG-2

Zoning Map

Department of Planning &
 Development Services

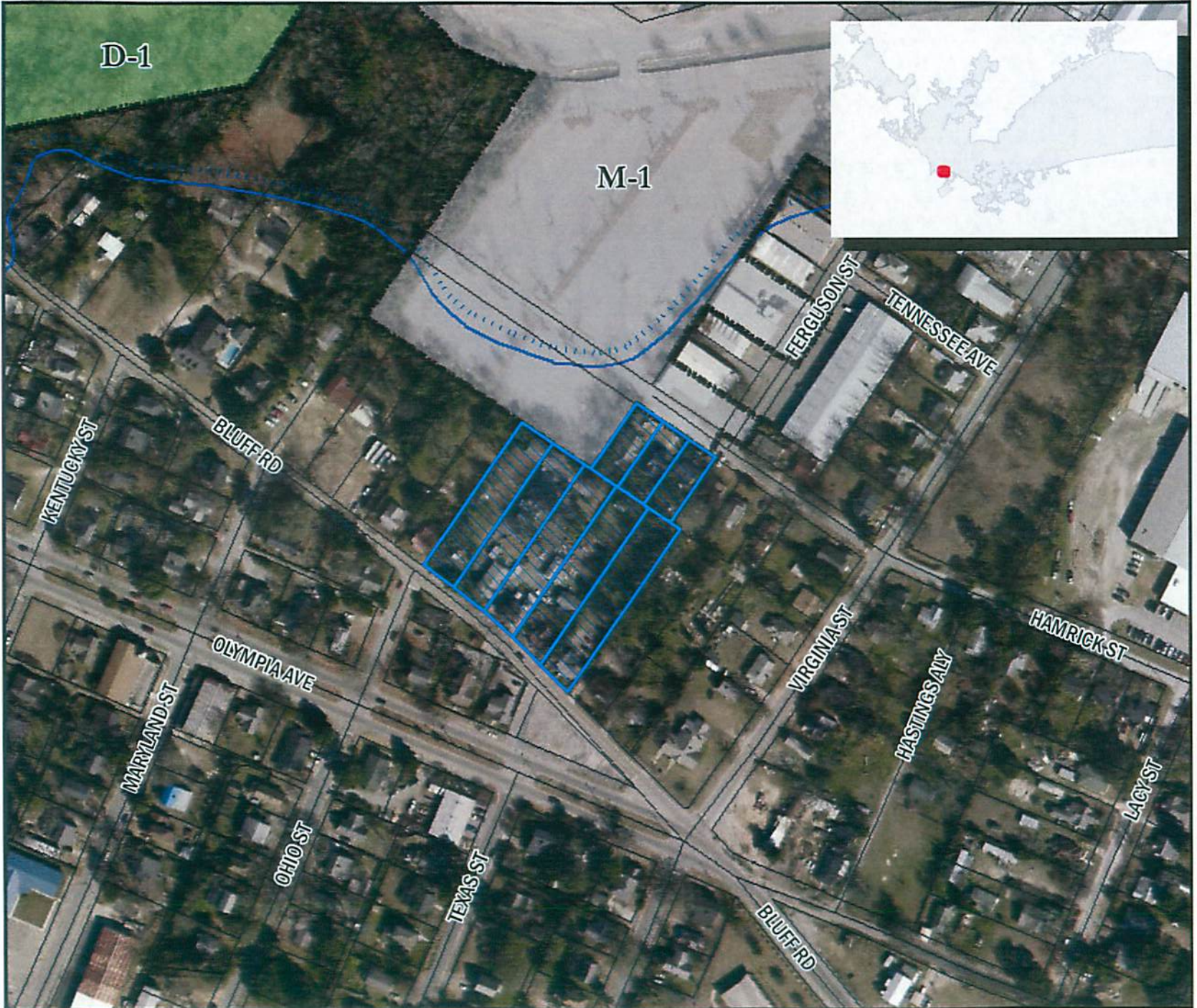
Legend

CITY LIMITS
 PARCELS

0 50 100 200 Feet

ORIGINAL PREPARATION/DATE:
 This map was prepared by:
 Shane Shaughnessy
 May 23, 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.



** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

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

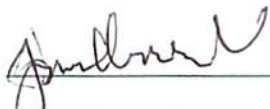
The undersigned, being the owner(s) of the property described below hereby petition(s) the Mayor and City Council for annexation to the City of Columbia, South Carolina pursuant to S.C. Code Ann. Section 5-3-150, 1976, as amended.

Property Description: All that certain pieces, parcels or lots of land, with the improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, and being shown and designated as TMS#11204-02-29, 0.36 Acre; TMS#11204-02-28, 0.36 Acre; TMS#11204-02-27, 0.36 Acre; and TMS#11204-02-26, 0.39 Acre; on a Boundary and Topographic Map prepared for Orchard Columbia III, LLC, by Cox and Dinkins, Inc., dated May 19, 2017. Said parcels having such boundaries and measurements as are shown on said exhibit.

Richland County TMS: 11204-02-29, 11204-02-28, 11204-02-27, and 11204-02-26

Property Addresses: 150 Bluff Road, 152 Bluff Road, 154 Bluff Road, 154A Bluff Road, 156 Bluff Road, and 160 Bluff Road

Owner:



Julius Terry Kirkland

Date: 5/21/17

Buyers:

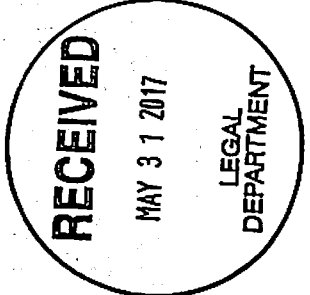
Orchard Columbia III, LLC

BY: _____
Signature

Date: _____

ITS: _____

(Print or Type Name)



RECEIVED

MAY 3 1 2017

LEGAL
DEPARTMENT

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

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Richland County TMS: 11204-02-25

Property Addresses: 164 Bluff Road

Owner:


Robert L. Giles

Date: 5-22-17

Buyers:

Orchard Columbia III, LLC

BY: _____
Signature

Date: _____

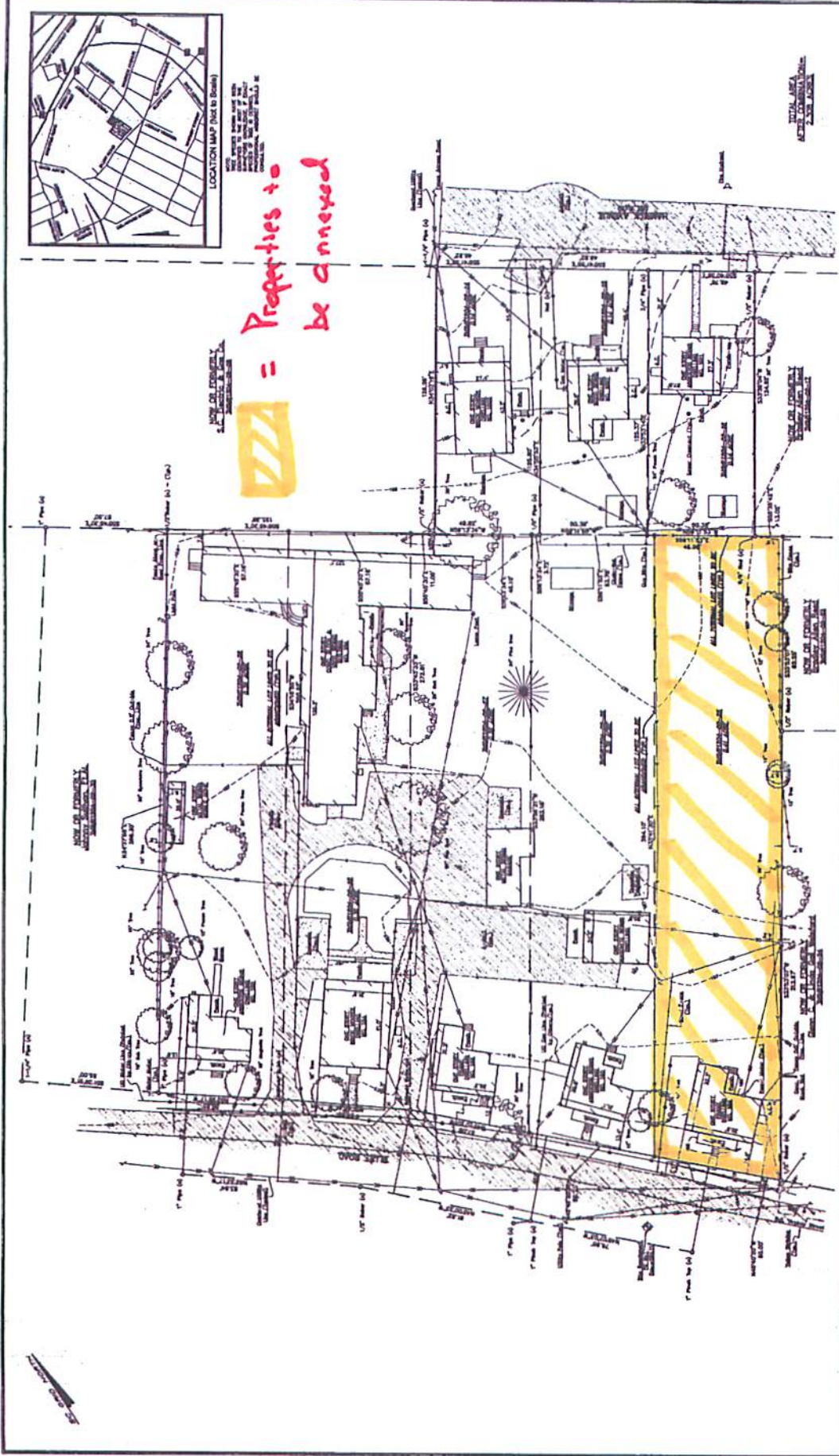
ITS: _____

(Print or Type Name)



LOCATION MAP (Not to Scale)
 THIS MAP IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A SURVEY. THE BOUNDARIES SHOWN ON THIS MAP ARE BASED ON THE RECORD PLAT FOR THE PROJECT AND SHOULD BE VERIFIED BY A SURVEYOR.

Properties to be annexed



BOUNDARY & TOPOGRAPHIC MAP PREPARED FOR ORCHARD COLUMBIA III, LLC ROCKLAND COUNTY, COLUMBIA, N.C.		DATE: MAY 18, 2017 SCALE: 1" = 50' SHEET: 1 OF 1
		PROJECT NO.: 17-001 SHEET NO.: 1 OF 1
CERTIFICATION I, the undersigned, being a duly Licensed Professional Engineer and a duly Licensed Professional Surveyor in the State of North Carolina, do hereby certify that I am the author of the foregoing map and that the same is a true and correct representation of the facts and conditions as shown to me by the client and as the same appear on the ground.		SIGNATURE: <i>Richard A. Smith</i> TITLE: Professional Engineer and Professional Surveyor
REFERENCES 1. ALL INFORMATION ON THIS MAP IS BASED ON THE RECORD PLAT FOR THE PROJECT AND SHOULD BE VERIFIED BY A SURVEYOR.		NOTES 1. THIS MAP IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A SURVEY. THE BOUNDARIES SHOWN ON THIS MAP ARE BASED ON THE RECORD PLAT FOR THE PROJECT AND SHOULD BE VERIFIED BY A SURVEYOR.



STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

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Richland County TMS: 11204-02-14 and 11204-02-15

Property Addresses: 1003 Hanrick Street and 1007 Hanrick Street

Owners:

Holbrook Family, LLC

BY: _____
Signature

Date: _____

ITS: _____

(Print or Type Name)

Buyers:

Orchard Columbia III, LLC

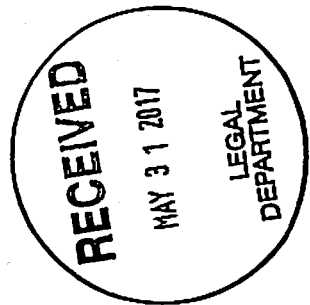
BY: 
Signature

Date: 5/19/17

Todd Kennedy

ITS: Member

(Print or Type Name)



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

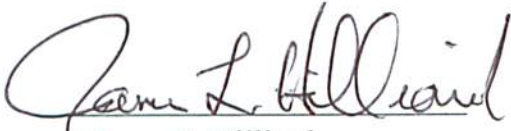
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Richland County TMS: 11204-02-16

Property Addresses: 1011 Hamrick Street

Owner:


James L. Hilliard

Date: 5/21/17

Buyers:

Orchard Columbia III, LLC

BY: _____
Signature

Date: _____

ITS: _____

(Print or Type Name)

