# ORIGINAL STAMPED IN RED

# **ORDINANCE NO.: 2017-050**

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

Approved by:

City Manager

Approved as to form:

City Attorney Introduced: 6/20/2017

Final Reading: 7/18/2017

ATTEST:

City Clerk

Last revised: 6/14/2017

17052644

# 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.

Last revised: 6/14/2017

17052644

# 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 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

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

Missy Gentry, Assistant City Manager

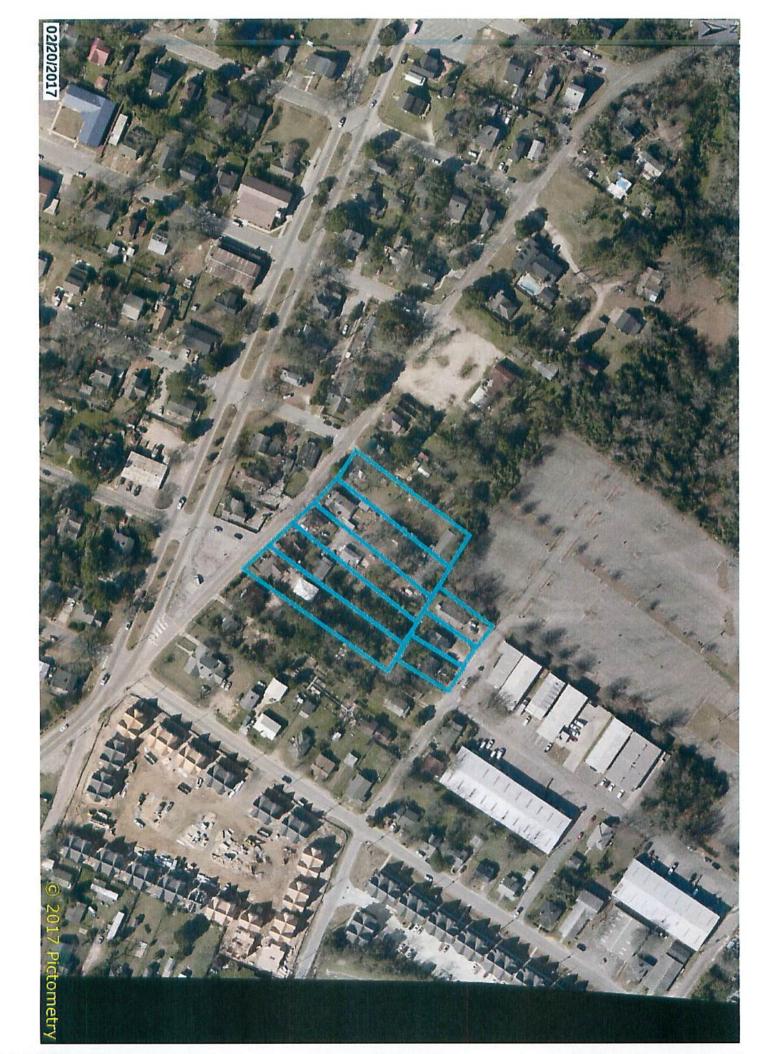
Zach Kay, Dev. Center Administrator Alfreda Tindall, Richland Co. 911 Addressing Coordinator

Planning Commission Land Use Recommendation: UCM R-2 (Land Use classification) by 7 - 0 on C6 / 5 / 2007 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: RG-2

(Zoning classification) by 7 - Oo

(Signature of Appexation Coordinator)



# **Future Land Use Map**

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 FLU: Mixed Residential-High Density; Proposed FLU: UCMR-2



Legend



UEAC-2 - Urban Edge Regional Activity Center

AC-1 - Neighborhood Activity Corridor AC-3 - Regional Activity Corndor AC-2 - Community Activity Corridor

TU - Transportation & Utilities

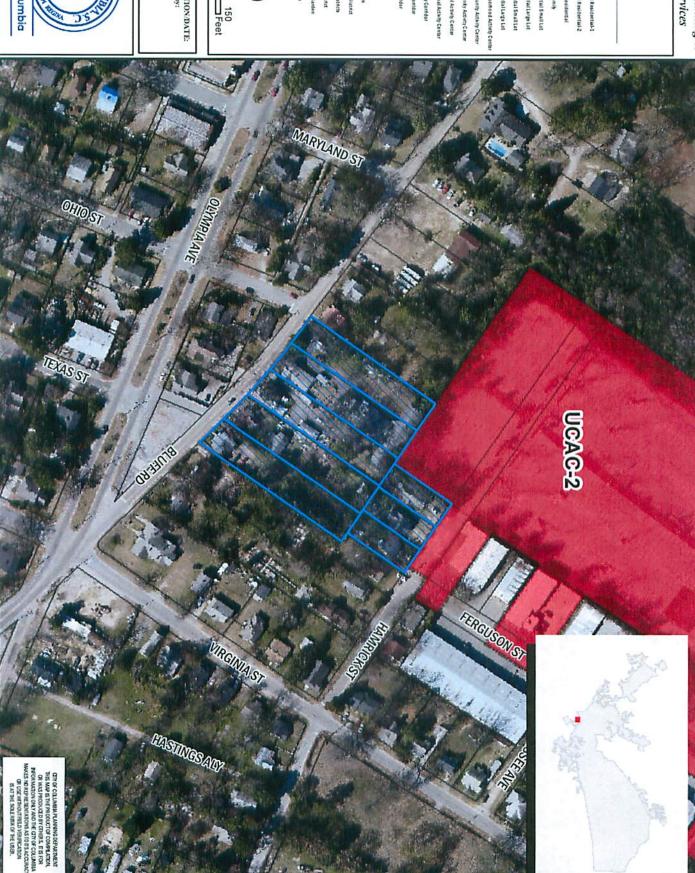
SD-3 - Central Business District SD-2 - CIMc/Institutional District

SD-4 - Riverbanks Zod and Garde SD-5 - Universities/Colleges

0 37.5 75

Shane Shaughnessy May 23, 2017 ORIGINAL PREPARATION/DATE:
This map was prepared by:

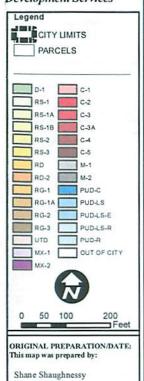




# **Zoning Map**

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





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

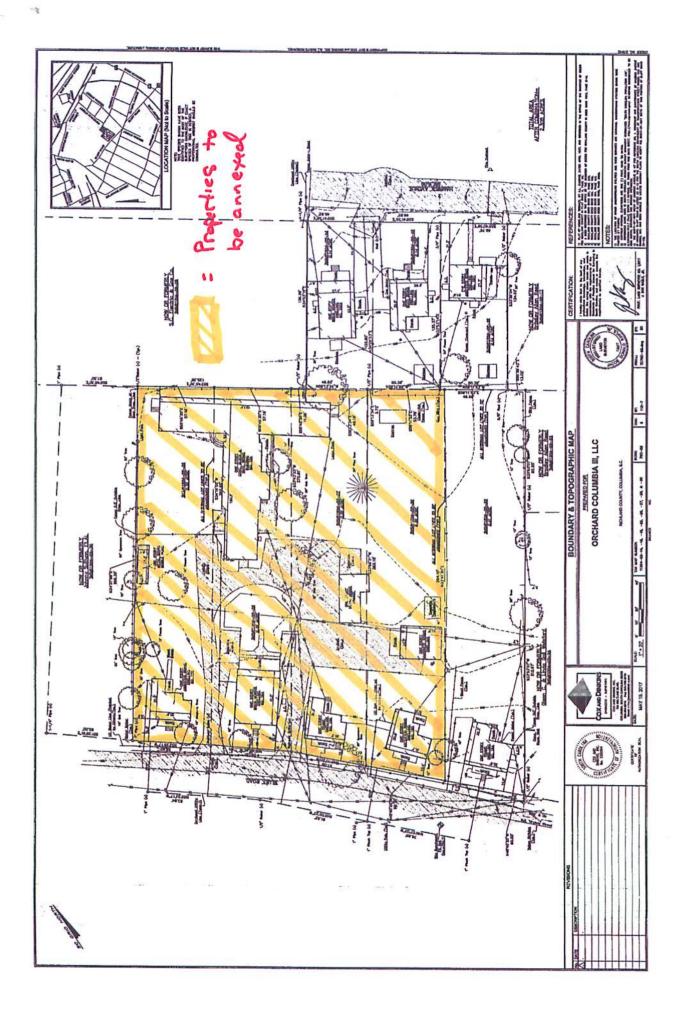




STATE OF SOUTH CAROLI	,				
COUNTY OF RICHLAI	100 CONTRACTOR (100 CONTRACTOR	ION FOR ANNEXATION			
The undersigned, being the Mayor and City Council for S.C. Code Ann. Section 5-3-1	r annexation to the Ci	erty described below hereby petition(s) the ty of Columbia, South Carolina pursuant to			
Property Description:	improvements thereo Columbia, in the Cou- being shown and of TMS#11204-02-28, 0. TMS#11204-02-26, 0. Map prepared for Dinkins, Inc., dated	eces, parcels or lots of land, with the on, situate, lying and being near the City of nty of Richland, State of South Carolina, and lesignated as TMS#11204-02-29, 0.36 Acre; 36 Acre; TMS#11204-02-27, 0.36 Acre; and 39 Acre; on a Boundary and Topographic Orchard Columbia III, LLC, by Cox and May 19, 2017. Said parcels having such urements 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 Kirklan	d	Date: $\frac{5/21/7}{}$			
Buyers:					
Orchard Columbia III, LLC					
BY: Signature		Date:			
		ITS:			

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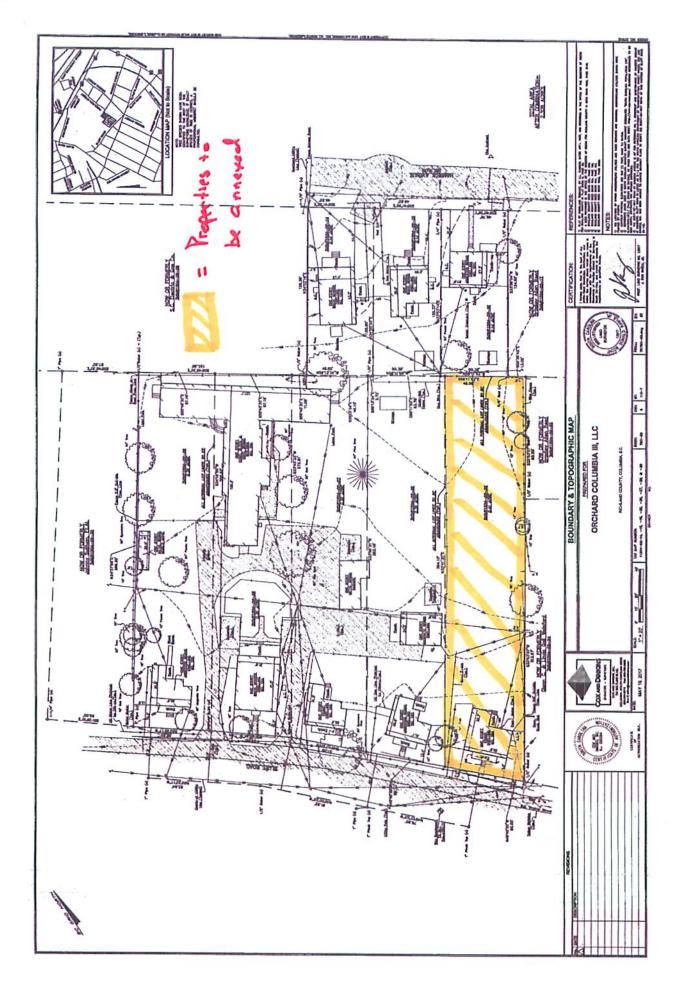
STATE OF SOUTH CAROL	LINA )	PETITION FOI	R ANNEXATION		
COUNTY OF RICHLA	AND )				
	or annexation to	the City of Co	scribed below hereby petition(s) the lumbia, South Carolina pursuant to		
Property Description:	improvement Columbia, in being shown TMS#11204-0 TMS#11204-0 Map prepare Dinkins, Inc.	the County of R and designate 2-28, 0.36 Acre 2-26, 0.39 Acre d for Orchard dated May 19	arcels or lots of land, with the te, lying and being near the City of ichland, State of South Carolina, and ed as TMS#11204-02-29, 0.36 Acre; TMS#11204-02-27, 0.36 Acre; and; on a Boundary and Topographic Columbia III, LLC, by Cox and 0, 2017. Said parcels having such is as are shown on said exhibit.		
Richland County TMS:	11204-02-29, 1	11204-02-28, 1120	04-02-27, 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:					
		Date:			
Julius Terry Kirkla	nd				
Buyers:					
Orchard Columbia III, LLC	С				
BY: Signature	<b>&gt;</b>	Date:	5)19117		
Todd Ke	unedy	ITS:	Member		





STATE OF SOUTH CAROLI	NA )	DETITIONI EOD ANNIEYATIONI		
COUNTY OF RICHLAN	ND )	PETITION FOR ANNEXATION		
	annexation	f the property described below hereby petition(s) the to the City of Columbia, South Carolina pursuant to amended.		
Property Description:	thereon, site County of F designated Topographi Cox and D	tain piece, parcel or lot of land, with the improvements uate, lying and being near the City of Columbia, in the Richland, State of South Carolina, and being shown and as TMS#11204-02-25, 0.41 Acre, on a Boundary and ic Map prepared for Orchard Columbia III, LLC, by binkins, Inc., dated May 19, 2017. Said parcel having daries and measurements as are shown on said exhibit.		
Richland County TMS:	11204-02-25	5		
Property Addresses:	164 Bluff Ro	oad		
Owner:  KdJJO  Robert L. Giles	&_	Date: <u> </u>		
Buyers:				
Orchard Columbia III, LLC				
BY: Signature		Date:		
		ITS:		

STATE OF SOUTH CAROL	•	TTION FOR ANNEXATION
COUNTY OF RICHLA	•	THO I TOK THAT LATTICAL
0 0	r annexation to the C	roperty described below hereby petition(s) the City of Columbia, South Carolina pursuant to d.
Property Description:	thereon, situate, lyir County of Richland, designated as TMS Topographic Map J Cox and Dinkins, I	ce, parcel or lot of land, with the improvements ing and being near the City of Columbia, in the d, State of South Carolina, and being shown and S#11204-02-25, 0.41 Acre, on a Boundary and prepared for Orchard Columbia III, LLC, by Inc., dated May 19, 2017. Said parcel having and measurements as are shown on said exhibit.
Richland County TMS:	11204-02-25	
Property Addresses:	164 Bluff Road	
Owner:		
Robert L. Giles		Date:
Buyers:		
Orchard Columbia III, LLC		
BY: Signature	<del>\</del>	Date:
Todd Kenn	red -	ITS: Menlar



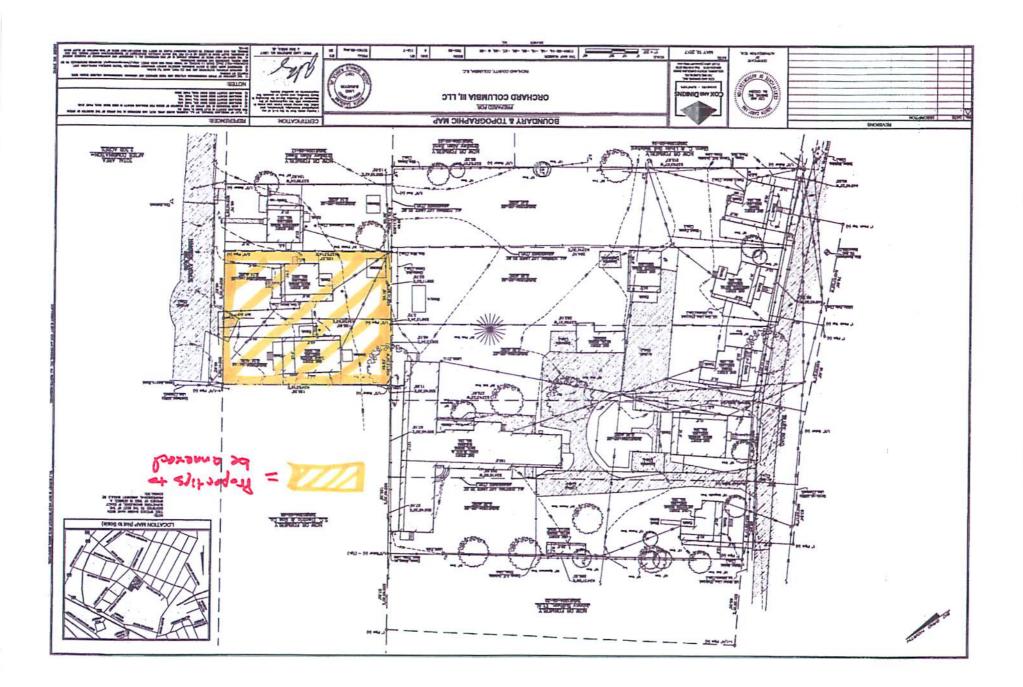
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STATE OF SOUTH CAROLINA )		DETECTION FOR ANNIEWATION			
COUNTY OF RICHLAN	,	PETITION FOR ANNEXATION			
	r annexation to t	e property described below hereby petition(s) the the City of Columbia, South Carolina pursuant to inded.			
Property Description:  All that certain pieces, parcels or lots of land, with improvements thereon, situate, lying and being near the City Columbia, in the County of Richland, State of South Carolina, being shown and designated as TMS#11204-02-14, 0.14 Acre TMS#11204-02-15, 0.14 Acre, on a Boundary and Topograp Map prepared for Orchard Columbia III, LLC, by Cox Dinkins, Inc., dated May 19, 2017. Said parcels having so boundaries and measurements as are shown on said exhibit.					
Richland County TMS:	11204-02-14 and	1 11204-02-15			
Property Addresses: 1003 Hamrick Street and 1007 Hamrick Street					
Owners:					
Holbrook Family, LLC					
BY: Edwin C Holli Signature Holbrook Fam	ook	Date: 5 21 17  ITS: PRESIDENT			
(Print or Type Name)					
Buyers:					
Orchard Columbia III, LLC	•				
BY: Signature		Date:			
		ITS:			

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STATE OF	SOUT	H CAROLI	NA )	)	PETITION FOI	R ANNEXATION	
COUNTY	OF	RICHLAN	ND )			K / M ( ) Z / M	
	l City (	Council for	annexat	tion to	the City of Co	scribed below hereby petition(s) to Sumbia, South Carolina pursuant	
Property D	escript	ion:	improve Columb being sl TMS#11 Map pr Dinkins	ement ia, in nown 204-0 repare , Inc.,	s thereon, situal the County of R and designated 2-15, 0.14 Acre, d for Orchard dated May 19	varcels or lots of land, with the left, lying and being near the City Richland, State of South Carolina, and las TMS#11204-02-14, 0.14 Acre and the Boundary and Topograph Columbia III, LLC, by Cox and 9, 2017. Said parcels having sutter as are shown on said exhibit.	of nd nd nic nd
Richland C	ounty '	TMS:	11204-02	2-14 aı	nd 11204-02-15		
Property Addresses: 1003 Hanuick Street and 1007 Hanuick Street						<sup>7</sup> Hanurick Street	
Owners:							
Holbrook l	Family,	, LLC					
BY:	mature		<del> </del>		Date:		
					ITS:		
(Pri	nt or T	ype Name)					
Buyers:							
Orchard Co	olumbi	ia III, LLC					
BY:	nature		$\overline{\mathbf{D}}$		Date:	5)19117	
	odd	Kenne	27		ITS:	Member	
			/				



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DEPARTMENT

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STATE OF SOUTH CAROLI	(5)	ITION FOR ANNEXATION		
COUNTY OF RICHLAN		TETHON FOR ANNEXATION		
The undersigned, being the Mayor and City Council for S.C. Code Ann. Section 5-3-1	annexation to	e property described below hereby petition(s) the the City of Columbia, South Carolina pursuant to ended.		
Property Description:	thereon, situate County of Rich designated as Topographic M Cox and Dink	piece, parcel or lot of land, with the improvements e, lying and being near the City of Columbia, in the cland, State of South Carolina, and being shown and TMS#11204-02-16, 0.14 Acre, on a Boundary and Map prepared for Orchard Columbia III, LLC, by ins, Inc., dated May 19, 2017. Said parcel having es and measurements as are shown on said exhibit.		
Richland County TMS:	11204-02-16			
Property Addresses:	1011 Hamrick	Street		
Owner:				
James L. Hilliard	Viail	Date: 5/21/17		
Buyers:				
Orchard Columbia III, LLC				
BY:Signature		Date:		
		ITS:		

. . .

STATE OF SOUTH CAROLI	•		
COUNTY OF RICHLA	•	PETITION FO	R ANNEXATION
	r annexation to	the City of Co	scribed below hereby petition(s) the dumbia, South Carolina pursuant to
Property Description:	thereon, situate County of Rich designated as Topographic M Cox and Dink	e, lying and be land, State of S TMS#11204-02 Map prepared ins, Inc., dated	or lot of land, with the improvements ing near the City of Columbia, in the fouth Carolina, and being shown and 2-16, 0.14 Acre, on a Boundary and for Orchard Columbia III, LLC, by May 19, 2017. Said parcel having ements as are shown on said exhibit.
Richland County TMS:	11204-02-16		
Property Addresses:	1011 Hamrick S	Street	
Owner:			
James L. Hilliard	<del></del>	Date:	
Buyers:			
Orchard Columbia III, LLC			
BY: Signature	>	Date:	5119/17
Todd Ken	inedy_	ITS:	Mentr

