# ORIGINAL STAMPED IN RED

#### **ORDINANCE NO.: 2017-053**

Annexing and Incorporating 194 Golf View Bend, 200 Golf View Bend, 208 Golf View Bend, 216 Golf View Bend, 312 Turnwall Lane, 315 Turnwall Lane, 316 Turnwall Lane, 320 Turnwall Lane, 321 Turnwall Lane, 326 Turnwall Lane, 327 Turnwall Lane, 330 Turnwall Lane, 334 Turnwall Lane, 335 Turnwall Lane, 338 Turnwall Lane, 341 Turnwall Lane, 344 Turnwall Lane, 345 Turnwall Lane, 348 Turnwall Lane, 351 Turnwall Lane, 354 Turnwall Lane, 355 Turnwall Lane, 365 Turnwall Lane, 368 Turnwall Lane, 369 Turnwall Lane, and 374 Turnwall Lane, Richland County TMS# 28911-01-18, 28911-01-19, 28911-01-20, 28911-01-22, 28911-02-11, 28911-02-12, 28911-02-13, 28911-02-14, 28911-02-15, 28911-02-16, 28911-02-17, 28911-02-18, 28911-02-19, 28911-02-20, 28911-02-21, 28911-03-04, 28911-03-05, 28911-03-06, 28911-03-07, 28911-03-08, 28911-03-17, 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 1st day of August, 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 District (PUD-R), apportioned to City Council District 4, Census Tract 114.07, contains 4.93 acres, and shall be assigned a land use classification Urban Edge Residential Small Lot (UER-1).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 28911-01-18, 28911-01-19, 28911-01-20, 28911-01-22; 28911-02-11, 28911-02-12, 28911-02-13, 28911-02-14, 28911-02-15, 28911-02-16, 28911-02-17, 28911-02-18, 28911-02-19, 28911-02-20, 28911-03-04, 28911-03-05, 28911-03-06, 28911-03-07, 28911-03-08, 28911-03-09, 28911-03-10, 28911-03-11, 28911-03-12, 28911-03-13, 28911-03-14, 28911-03-15, 28911-03-16, and 28911-03-17

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: Final Reading: City Clerk

Last revised: 6/29/2017 17062684

## EXHIBIT "A" PROPERTY DESCRIPTION ORDINANCE NO.: 2017-053

All those certain pieces, parcels or lots 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 delineated as Lots 17, 18, 19, 21, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49 and 50 on a Bonded Plat of The Courtyards at Woodcreek, Phase 2, prepared by Belter & Associates, Inc., dated August 27, 2015, revised September 21, 2015, recorded in the Office of the Register of Deeds for Richland in Book 2066, Page 3883, and having such boundaries and measurements as are shown on said plat.

### MEMORANDUM

### Office of the City Manager

TO:

Department Heads

FROM:

Teresa Wilson, City Manager

DATE:

May 9, 2017

RE:

Property Addresses: 194 Golf View Bend, 200 Golf View Bend, 208 Golf View Bend, and 216 Golf View Bend; 312 Turnwall Lane, 315 Turnwall Lane, 316 Turnwall Lane, 320 Turnwall Lane, 321 Turnwall Lane, 326 Turnwall Lane, 327 Turnwall Lane, 330 Turnwall Lane, 334 Turnwall Lane, 335 Turnwall Lane, 338 Turnwall Lane, 341 Turnwall Lane, 344 Turnwall Lane, 345 Turnwall Lane, 345 Turnwall Lane, 351 Turnwall Lane, 351 Turnwall Lane, 355 Turnwall Lane, 358 Turnwall Lane, 361 Turnwall Lane, 365 Turnwall Lane, 368 Turnwall Lane, 369 Turnwall Lane, 367 Turnwall Lane, 368 Turnwall Lane, 369 Turnwall Lane, 368 Turnwall Lane, 369 Turnwall Lane, 369

Richland County TMS#: 28911-01-18, 28911-01-19, 28911-01-20 and 28911-01-22; 28911-02-11, 28911-02-12, 28911-02-13, 28911-02-14, 28911-02-15, 28911-02-16, 28911-02-17, 28911-02-18, 28911-02-19, 28911-02-20, 28911-02-21; 28911-03-04, 28911-03-05, 28911-03-06, 28911-03-07, 28911-03-08, 28911-03-09, 28911-03-10, 28911-03-11, 28911-03-12, 28911-03-13,

28911-03-14. 28911-03-15, 28911-03-16, and 28911-03-17

Owner(s): Executive Construction Homes, LLC Current Use: Vacant single-family residential lots

Proposed Use: Single-family residences

Current County Land Use: Neighborhood – Medium Density Proposed City Land Use: Urban Edge Residential Small Lot (UER-1) Current County Zoning: Planned Development District (PDD)

Proposed City Zoning: Planned Unit Development - Residential (PUD-R)

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 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 & Deve

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

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

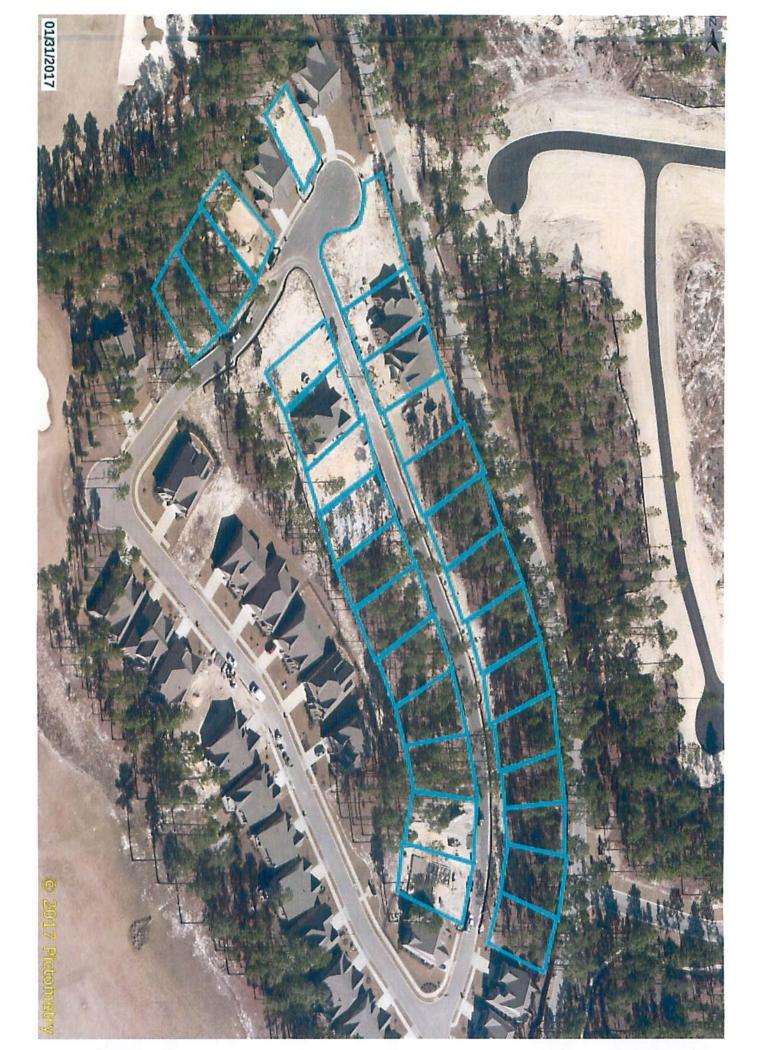
Alfreda Tindall, Richland Co. 911 Addressing Coordinator

Planning Commission Land Use Recommendation: UER-1 (Land Use classification) by 7.00 on Objested (mm/dd/yyyy).

Planning Commission Zoning Recommendation:

(Zoning classification) by 70 (70 (mm/dd/yyyy)).

(Signature of Annexation Coordinator)



## **Future Land Use Map**

Department of Planning & **Development Services** 



ORIGINAL PREPARATION/DATE: This map was prepared by:

Shane Shaughnessy May 9, 2017



Existing Richland FLU: Neighborhood-Medium Density; Proposed FLU: UER-1 WER-1 UER-2 BROADILEAFOR UER-1 **HEATHS LN** CITY OF COLUMBIA PLANNING DEPARTMENT THIS MAP IS THE PRODUCT OF COMPILATION, OR WAS PRODUCED BY OTHERS. IT IS FOR INFORMATION ONLY AND THE CITY OF COLUMBIA WAKES NO REPRESENTATIONS AS TO ITS ACCURACY OR USE WITHOUT FIELD VERIFICATION

194, 200, 208 and 216 Golf Bend View; 312, 315, 316, 320, 321, 326, 327, 330, 334, 335, 338, 341,

344, 345, 348, 351, 354, 355, 358, 361, 362, 365, 368, 369 and 374 Turnwell Lane;

TMS# 28911-01-18, -19, -20, and -22; 28911-02-11 to -21; 28911-03-04 to -17;

## **Zoning Map**

194, 200, 208 and 216 Golf Bend View; 312, 315, 316, 320, 321, 326, 327, 330, 334, 335, 338, 341, 344, 345, 348, 351, 354, 355, 358, 361, 362, 365, 368, 369 and 374 Turnwell Lane; TMS# 28911-01-18, -19, -20, and -22; 28911-02-11 to -21; 28911-03-04 to -17; Existing Pickland Zoning: PDD: Proposed Zoning: PUD-P

\*\* DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Department of Planning & Development Services



#### 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.





## 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 those certain pieces, parcels or lots 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 delineated as Lots 17, 18, 19, 21, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, and 50 on a Bonded Plat of The Courtyards at Woodcreek, Phase 2, prepared by Belter & Associates, Inc., dated August 27, 2015, revised September 21, 2015, recorded in the Office of the Register of Deeds for Richland County in Book 2066, Page 3883, and having such boundaries and measurements as are shown on said plat.

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**Executive Construction Homes, LLC** 

BY:

Edward D. Yandle

Its:

Member

Date: 5 3 17

Book 2209-269

2017033509 05/08/2017 14 15 32 580

County Tax: \$0.00

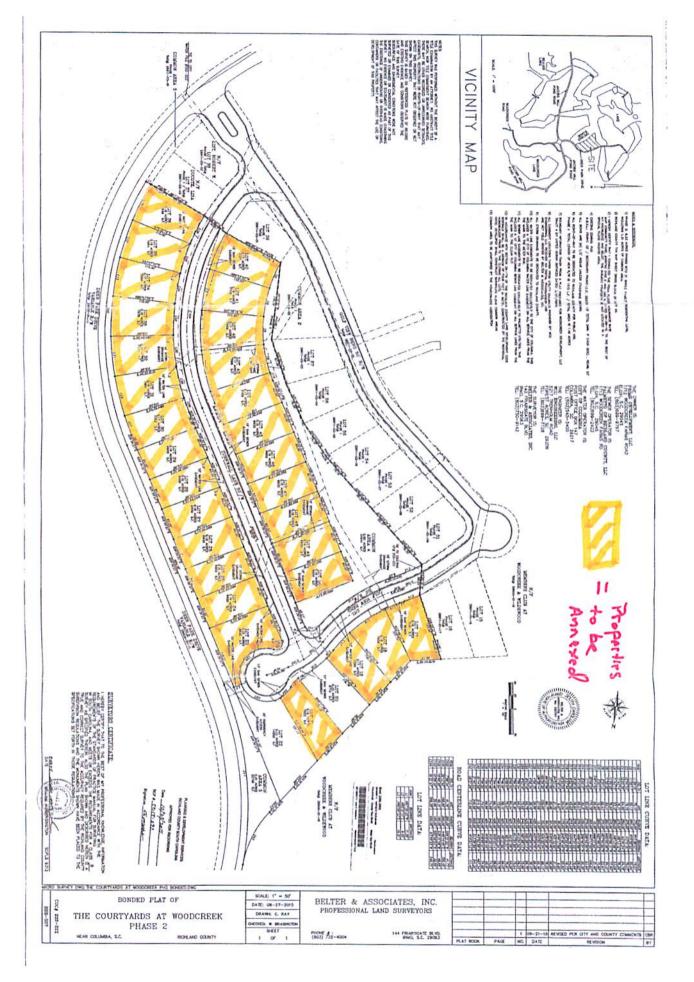
Petition State Tax: \$0.00

2017033509

Fee: \$0.00

John T. Hopkins II

Richland County R O D



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