ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2017-072

Annexing and Incorporating 44.97 acres, 522 Jacob Mills Pond Road and 140.91 acres Jacob Mill Pond Road, Richland County TMS# 28913-02-03 and 28900-01-18, 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 17th day of October, 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, apportioned to City Council District 4, Census Tract 114.07, contains 185.88 acres, and shall be assigned a land use classification Urban Edge Residential-Large Lot (UER-2) and Urban Edge Residential-Small Lot (UER-1).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 28913-02-03 and 28900-01-18

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:

Teresa Wilson

City Manager

Approved as to form:

City Attorney

ATTEST:

Erika D. Moore

City Clerk

Introduced: 10/3/2017
Final Reading: 10/17/2017

Last revised: 8/18/2017
17070228

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2017-072

All that certain piece, parcel or tract of land, together with improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing approximately 44.97 acres (1,958,872 sq. ft.) as shown on a Plat prepared for Woodcreek Development, LLC, by Cox and Dinkins, Inc., dated July 13, 2011, revised January 12, 2012 (the "Plat"), and recorded in the office of the Richland County ROD in Book 1742, page 2372, the Plat being incorporated by reference for a more complete description of the Property.

ALSO:

All that certain piece, parcel or tract of land, together with improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing approximately 140.91 acres (6,138,242 sq. ft.) as described on Sheet 1 of 2 and 2 of 2, on a plat prepared for Woodcreek Development, LLC, by Cox and Dinkins, Inc., dated July 28, 2011 (collectively the "Plat"), and Sheet 1 of 2 recorded in the Office of the Richland County ROD in Book 1806, page 3956, Sheet 2 of 2 recorded in Book 1806, page 3957, the Plat being incorporated by reference for a more complete description of the Property.

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 that certain piece, parcel or lot of land, together with improvements thereon, if any, situate, lying and being located near the City of Columbia, in the County of Richland, State of South Carolina, containing approximately 44.97 acres (1,958,872 sq. ft.) as shown on a Plat prepared for Woodcreek Development, LLC, by Cox and Dinkins, Inc., dated July 13, 2011, revised January 12, 2012 (the "Plat"), and recorded in the office of the Richland County ROD in Book 1742, page 2372, the Plat being incorporated by reference for a more complete description of the Property.

ALSO: All that certain piece, parcel or lot of land, together with improvements thereon, if any, situate, lying and being located near the City of Columbia, in the County of Richland, State of South Carolina, containing approximately 140.91 acres (6,138,242 sq. ft.), as described on Sheet 1 of 2 and 2 of 2, on a plat prepared for Woodcreek Development, LLC, by Cox and Dinkins, Inc., dated July 28, 2011 (collectively, the "Plat"), and Sheet 1 of2 recorded in the Office of the Richland County ROD in Book 1806, page 3956, and Sheet 2 of 2 recorded in Book 1806, page 3957, the Plat being incorporated by reference for a more complete description of the Property.

Richland County TMS: 28913-02-03 and 28900-01-18
Property Addresses: 44.97 acres, 522 Jacobs Mill Pond Road and 140.91 acres, 478 Jacobs Mill Pond Road

Prime Development, LLC

BY: _____ Date: 6-1-17

Harold V. Pickrel III
(Print or Type Name)

Its: Manager
(Print or Type Title)

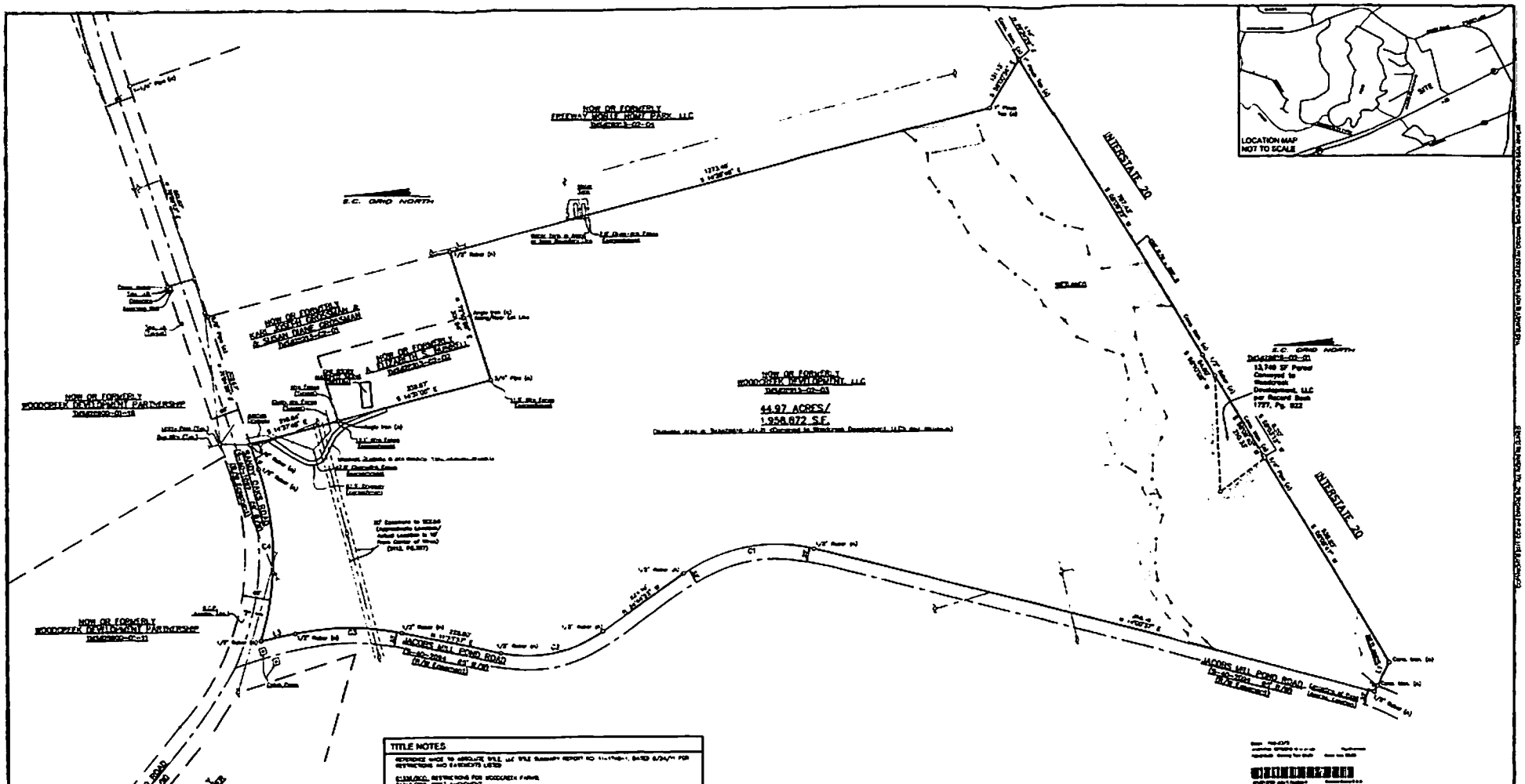
Centerline Development, LLC

BY: _____ Date: 6-1-17

Harold V. Pickrel III
(Print or Type Name)

Its: Manager
(Print or Type Title)

Book 2217-1670
2017042251 06/07/2017 14:06:04:747
Fee: $0.00 County Tax: $0.00 State Tax: $0.00
Petition
2017042251 John T. Hopkins II Richland County R O D



TITLE NOTES

REFERENCE MADE TO ABSOLUTE TITLE, LLC TITLE SUMMARY REPORT NO. [illegible], DATED 6/24/11 FOR RESTRICTIONS AND EASEMENTS LISTED

[illegible] RESTRICTIONS FOR WOODCREEK FARMS
[illegible] FIRST AMENDMENT,
[illegible] SECOND AMENDMENT,
[illegible] FIRST AMENDMENT TO SUPPLEMENTAL DECLARATION
[illegible] AMENDMENT TO DECLARATION

[illegible] SOLAR EASEMENT- DOES NOT APPLY,
[illegible] SOLAR EASEMENT- APPLIES, SHOWN HEREON
[illegible] SOLAR EASEMENT- DOES NOT APPLY,
[illegible] SOLAR EASEMENT- DOES NOT APPLY,
[illegible] SOLAR EASEMENT- DOES NOT APPLY,
[illegible] DECLARATION OF COVENANT TO THE CITY OF COLUMBIA- DOES NOT APPLY,
[illegible] DECLARATION OF COVENANT TO THE CITY OF COLUMBIA- APPLIES
[illegible] EASEMENT AND RESTRICTION AGREEMENT- DOES NOT APPLY
[illegible] EASEMENT AND RESTRICTION AGREEMENT- DOES NOT APPLY

LINE TABLE		
LINE	LENGTH	BEARING
L1	[illegible]	[illegible]
L2	[illegible]	[illegible]
L3	[illegible]	[illegible]
L4	[illegible]	[illegible]
L5	[illegible]	[illegible]

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C3	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C4	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C5	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C6	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C7	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C8	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

REFERENCES:

1) PLAT OF PROPERTY OF WOODCREEK PROPERTIES, A SOUTH CAROLINA GENERAL PARTNERSHIP, BY DAVID, HERON & ASSOCIATES, INC., DATED JULY 1, 1993 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RICHLAND COUNTY IN PLAT BOOK 59, PAGE 162.
2) PLAT PREPARED FOR WOODCREEK FARMS, INC., BY WILLIAM WINDHOLZ DATED OCTOBER 3, 1978, AND RECORDED IN PLAT BOOK "Y", PAGE 3903.
3) PLAT OF PROPERTY SURVEYED FOR THE GREAT POND STATE, BY DENEY H. [illegible], JR., DATED MARCH 19, 1996, REVISED JULY 30, 1996, AND RECORDED IN PLAT BOOK "X", PAGE 1236.
4) PLAN AND PROFILE OF PROPOSED STATE HIGHWAY, SECONDARY NO. [illegible], ROAD S-1001, SHEET NO. 5 OF 9 TO 11 OF 23.
5) PLAN AND PROFILE OF PROPOSED STATE HIGHWAY, FILE [illegible], ROAD S-3004, SHEET NO. 7 OF 10.
6) PLAN AND PROFILE OF PROPOSED STATE HIGHWAY, F.A.P. NO. I-20-2(3), SECONDARY NO. [illegible], SHEET NOS. 61 & 62 OF 86.
7) PLAT OF WOODCREEK LAKE & FARMS, BY STABLEFORD & WALKER, INC., DATED SEPTEMBER 5, 1990, REVISED JANUARY 16, 1996, AND RECORDED IN PLAT BOOK "X", PAGE 17.
8) PLAT PREPARED FOR ALLEN C. MILLER, BY WILLIAM WINDHOLZ DATED OCTOBER 16, 1987, AND RECORDED IN PLAT BOOK NO. 3, PAGE 3913.
9) WETLANDS MAP PREPARED FOR WOODCREEK DEVELOPMENT, L.L.C. BY COX AND DINKINS, INC., DATED JUNE 13, 2011.
10) REFERENCE IS MADE TO RECORD BOOKS 1777, PAGE 623, 1777, PAGE 626, 1777, PAGE 633.

NOTES:

1) THE LOCATION OF GRID UNDERGROUND UTILITIES AND SERVICES ARE UNKNOWN.
2) THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BY GRAPHIC PLOTTING AND SCALED LOCATION ONLY ON FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER [illegible], WITH A MAP REVISION DATE OF SEPTEMBER 29, 1994.
3) REFERENCE BASE USED IS MONUMENT STAMPED "[illegible]". SPC SC [illegible] (2,[illegible] U.S. SURVEY FT). AS TAKEN FROM NGS DATA SHEET http://www.ngs.noaa.gov/. DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND BEARINGS ARE REFERENCED TO SC GRID NORTH (NAD 83/2011).

REVISIONS

NO.	DATE	DESCRIPTION
A	1-13-2012	Revised to add [illegible] language and addition [illegible]

COX AND DINKINS, INC. No. C00234 — CERTIFICATE OF AUTHORIZATION

COX AND DINKINS

DATE: JULY 13, 2011

SCALE: 1" = 100'

TAX MAP NUMBER: 25913-03-03

SCALE: [illegible]; [illegible]

CHK: S | BY: JDD | SCL: 11 | PROJ: [illegible] | DW: DJ

PLAT

PREPARED FOR

WOODCREEK DEVELOPMENT, LLC

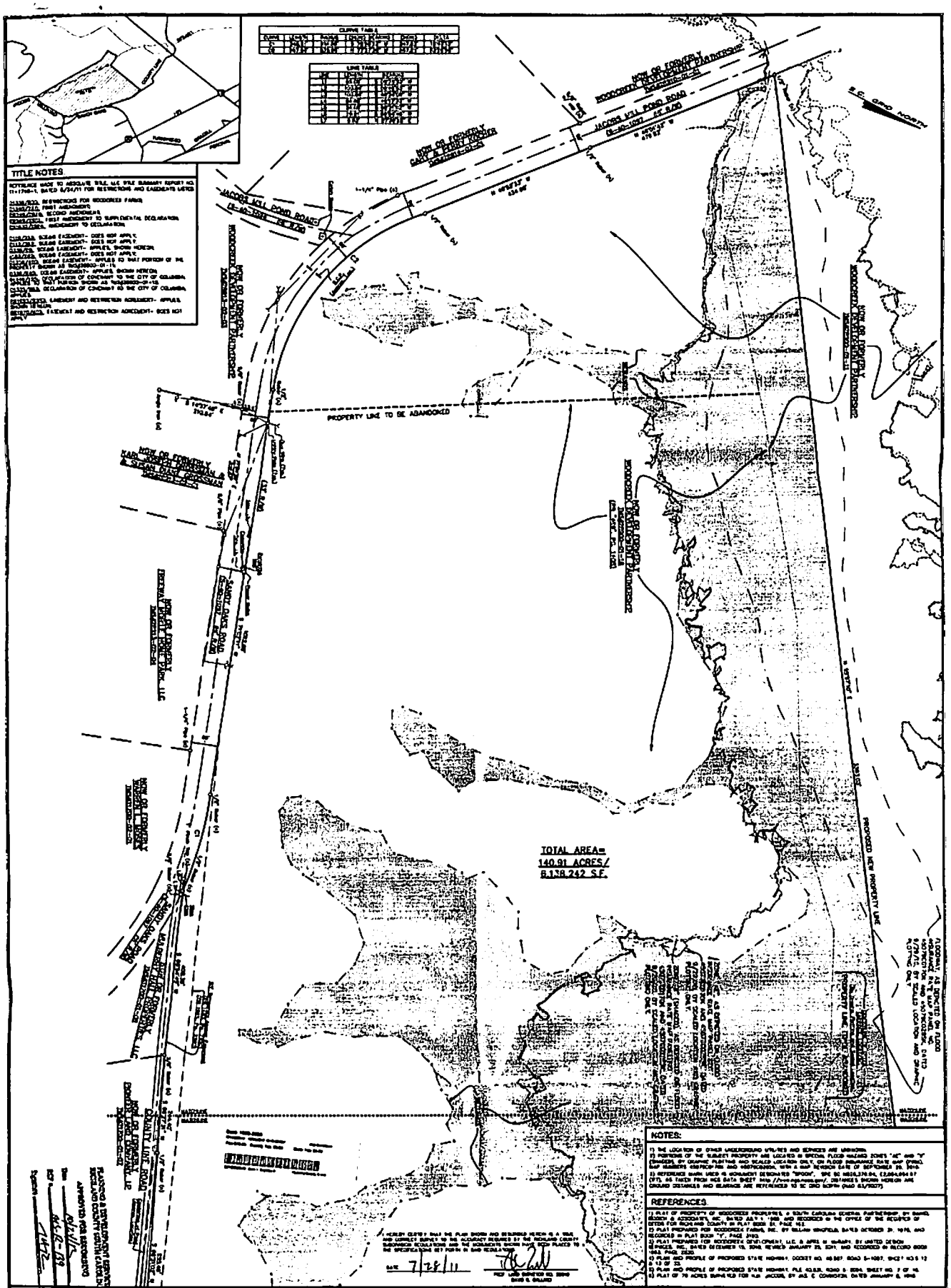
RICHLAND COUNTY, NEAR COLUMBIA, S.C.

EXEMPTION FROM REVIEW PROCESS
This plat is [illegible] of existing lots of record.
[illegible]
(Signature Subject)
Planning Director David E. Bullard
Lexington County

CERTIFICATION:

I hereby state that to the best of my professional knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Standards of Practice manual for surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein.

PROF. LAND SURVEYOR NO. [illegible]
DAVID A. BALLARD


TITLE NOTES
CURVE TABLE
LINE TABLE
JACOBS MILL POND ROAD
PROPERTY LINE TO BE ABANDONED
TOTAL AREA=
140.91 ACRES/
6,138,242 S.F.
PROPOSED NEW PROPERTY LINE
NOTES:
REFERENCES
REVISIONS
PLAT
PREPARED FOR
WOODCREEK DEVELOPMENT, LLC
SHEET 1 OF 2
RICHLAND COUNTY, NEAR COLUMBIA, S.C.
CERTIFICATION
COX AND DUNKINS
JULY 28, 2011

TOTAL AREA=
140.91 ACRES/
6,138,242 S.F.

PROPOSED NEW PROPERTY LINE

COUNTY LINE ROAD

S.C. GRID NORTH

I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON 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 IN SAID REGULATIONS.

DATE 7/28/11

PROF. LAND SURVEYOR NO. 22945
DAVID E. BALLARD

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC LENGTH	CHORD	CHORD BEARING
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

LINE TABLE		
LINE	DELTA	BEARING
[illegible]	[illegible]	[illegible]

TITLE NOTES:

REFERENCE MADE TO ABSOLUTE TITLE, LLC TITLE SUMMARY REPORT NO. 11-1748-1, DATED 5/14/11 FOR RESTRICTIONS AND EASEMENTS LISTED

[illegible] RESTRICTIONS FOR WOODCREEK FARMS.
[illegible] FIRST AMENDMENT.
[illegible] RECORD AMENDMENTS.
[illegible] FIRST AMENDMENT TO SUPPLEMENTAL DECLARATION.
[illegible] AMENDMENT TO DECLARATION

[illegible] 60.00 EASEMENT- DOES NOT APPLY.
[illegible] 50.00 EASEMENT- DOES NOT APPLY.
[illegible] 50.00 EASEMENT- APPLIES, SHOWN HEREON.
[illegible] 50.00 EASEMENT- DOES NOT APPLY.
[illegible] 50.00 EASEMENT- APPLIES TO THAT PORTION OF THE PROPERTY SHOWN AS "[illegible]".
[illegible] 50.00 EASEMENT- APPLIES, SHOWN HEREON.
[illegible] DECLARATION OF CONDITIONS TO THE CITY OF COLUMBIA.
[illegible] THAT PORTION SHOWN AS "[illegible]".
[illegible] DECLARATION OF CONDITIONS TO THE CITY OF COLUMBIA APPLIES.
[illegible] EASEMENT AND RESTRICTION AGREEMENT- APPLIES, SHOWN HEREON.
[illegible] EASEMENT AND RESTRICTION AGREEMENT- DOES NOT APPLY.

NOTES:

1) THE LOCATION OF ANY UNDERGROUND UTILITIES AND SERVICES ARE UNKNOWN.
2) PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED IN SPECIAL FLOOD HAZARD ZONES "AE" AND "X" (UNSHADED), BY GRAPHIC PLOTTING AND SCALE, LOCATED ON THE FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBERS 45079C0108 AND 45079C0106, WITH A MAP REVISION DATE OF SEPTEMBER 29, 2010.
3) REFERENCE BARE AXIS IN MONUMENT DESIGNATED "BRIDGE", SPC SC NAD83 J.79 EH. 13 004 004.57 (FT), AS TAKEN FROM NGS DATA SHEET http://www.ngs.noaa.gov/ DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND BEARINGS ARE REFERENCED TO SC GRID NORTH (NAD 83/2007).

REFERENCES:

1) PLAT OF PROPERTY OF WOODCREEK PROPERTIES, A SOUTH CAROLINA GENERAL PARTNERSHIP, BY SHAFER, BOGGS & HERSON ETC. INC. DATED JULY 1, 1986, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RICHLAND COUNTY IN PLAT BOOK 54 PAGE 182.
2) PLAT PREPARED FOR WOODCREEK FARMS, INC. BY WILLIAM WINGFIELD, DATED OCTOBER 31, 1978, AND RECORDED IN PLAT BOOK "Y", PAGE 2998.
3) PLAT PREPARED FOR WOODCREEK DEVELOPMENT, L.C. & APPIA III SUMMIT, BY UNITED DESIGN SERVICES, INC., DATED DECEMBER 13, 2006, REVISED JANUARY 29, 2011, AND RECORDED IN RECORD BOOK 1863, PAGE 2080.
4) PLAN AND PROFILE OF PROPOSED STATE HIGHWAY, DOCKET NO. 43.107, ROAD S-1087, SHEET NO 8 12 & 12 OF 35.
5) PLAN AND PROFILE OF PROPOSED STATE HIGHWAY, FILE 46.23, ROAD S-3204, SHEET NO. 1 OF 10.
6) PLAT OF 78 ACRES SURVEYED FOR H.B. JACOBS, BY JAS. E. DOMINICK, DATED JANUARY 8, 1946.

REVISIONS		
	DATE	DESCRIPTION
A		

PLAT

PREPARED FOR

WOODCREEK DEVELOPMENT, LLC

SHEET 2 OF 2

RICHLAND COUNTY, NEAR COLUMBIA, S.C.

SCALE	FILE MAP NUMBER	SCALE	CHK.	BY	NO.	FIELD	PG
1" = 100'	Portion of 23930-01-11 & -18	1"=4-01	8/03	230	11	1223-2013 (C3 & C4).dwg	03

SOUTH CAROLINA COX AND DONKINS INC. CERTIFICATE OF AUTHORIZATION No. COC2M

CERTIFICATE OF AUTHORIZATION SEAL

COX AND DONKINS

COX AND DONKINS INC.
ENGINEERS SURVEYORS
COLUMBIA, SOUTH CAROLINA 29206
803-254-3310 Fax 803-254-3399
E-mail: cdinc@coxandconkins.com

DATE
JULY 29, 2011

CERTIFICATION

[illegible]

PROF. LAND SURVEYOR NO. 22945
DAVID E. BALLARD

THIS SURVEY IS NOT VALID UNLESS AN ORIGINAL SIGNATURE AND EMBOSSED SEAL APPEAR

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: June 8, 2017

RE: **Property Address:** 44.97 acres, 522 Jacobs Mill Pond Road and 140.91 acres, 478 Jacobs Mill Pond Road
Richland County TMS#: 28913-02-03 and 28900-01-18
Owner(s): Prime Development, LLC and Centerline Development, LLC
Current Use: Vacant land
Proposed Use: Residential subdivisions
Current County Land Use: Neighborhood (Medium Density)
Proposed City Land Use: Urban Edge Residential – Large Lot (UER-2) and Urban Edge Residential – Small Lot (UER-1)
Current County Zoning: PDD (Planned Development District)
Proposed City Zoning: PUD-R (Planned Unit Development - Residential)
Reason for Annexation: Municipal Services/Long Range
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 **July 10, 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
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 9-0 on 07/10/2017 (mm/dd/yyyy).

Planning Commission Land Use Recommendation: UER-1/UER-2 (Land Use classification) by 9-0 on 07/10/2017 (mm/dd/yyyy).

(Signature of Annexation Coordinator)


N
bing

Future Land Use Map

44.97 acres, 522 Jacobs Mill Pond Road and 140.97 acres Jacobs Mill Pond Road;
TMS# 28913-02-03 and 28900-01-18;
Existing Richland FLU: Neighborhood (Medium Density); Proposed FLU: UER-2 and UER-1

Department of Planning & Development Services

Legend

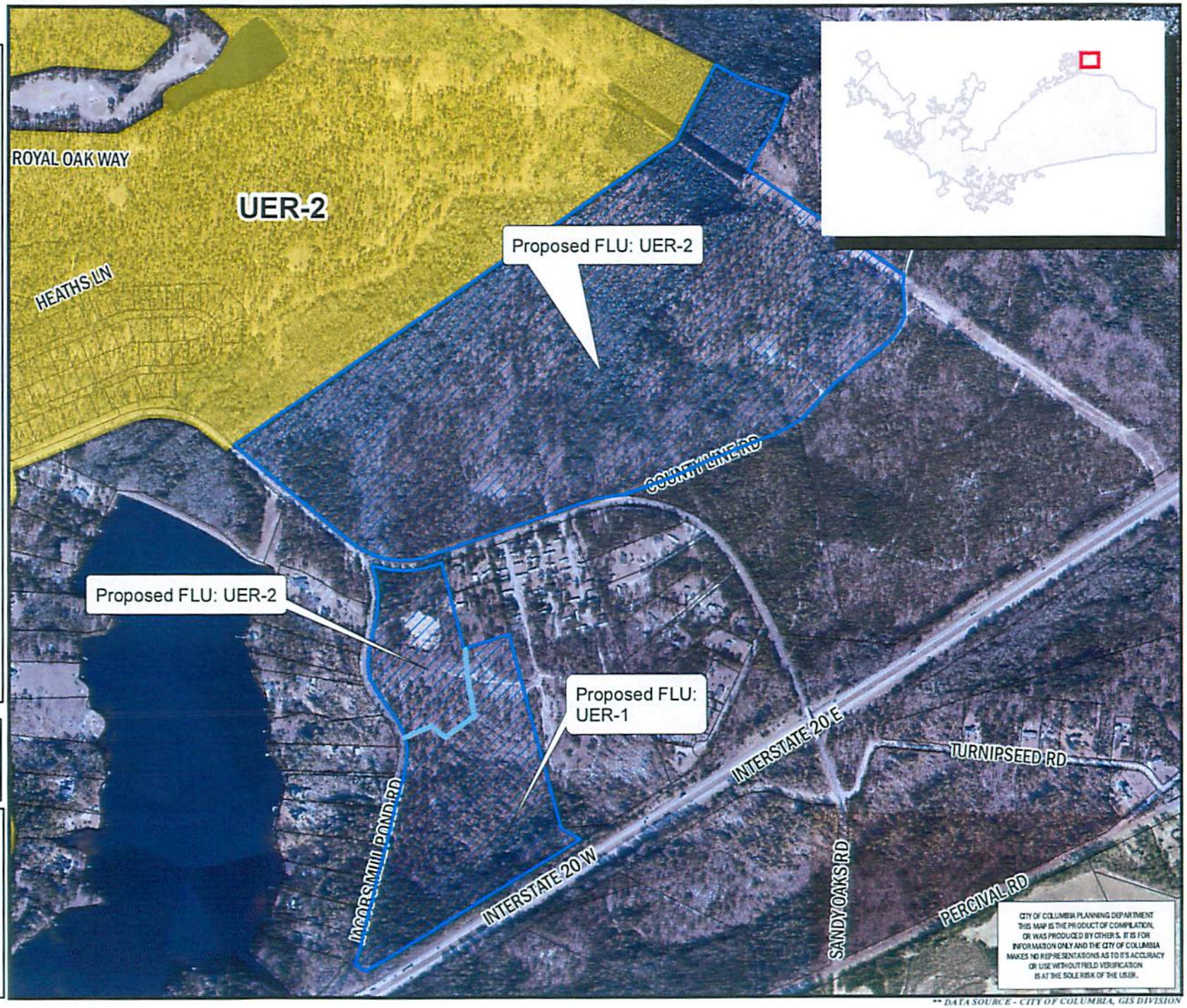
CITY LIMITS
PARCELS

- UCMR-1 - Urban Core Mixed Residential-1
- UCMR-2 - Urban Core Mixed Residential-2
- UEMR - Urban Edge Mixed Residential
- UEMF - Urban Edge Multi-Family
- 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
- UEAC-1 Urban Edge Community Activity Center
- UCAC-3 Urban Core Regional Activity Center
- UEAC-2 - Urban Edge Regional Activity Center
- AC-1 - Neighborhood Activity Corridor
- AC-2 - Community Activity Corridor
- AC-3 - Regional Activity Corridor
- EC - Employment Campus
- IND - Industrial
- TU - Transportation & Utilities
- SD-1 - Sports/Amusement District
- SD-2 - Civic/Institutional Districts
- SD-3 - Central Business District
- SD-4 - Riverbanks Zoo and Garden
- SD-5 - Universities/Colleges
- SD-6 - Fort Jackson

N

0 225 450 900 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
May 26, 2017



We Are Columbia

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

44.97 acres, 522 Jacobs Mill Pond Road and 140.91 acres, 478 Jacobs Mill Pond Road; TMS# 28913-02-03 and 28900-01-18; Existing Richland 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	

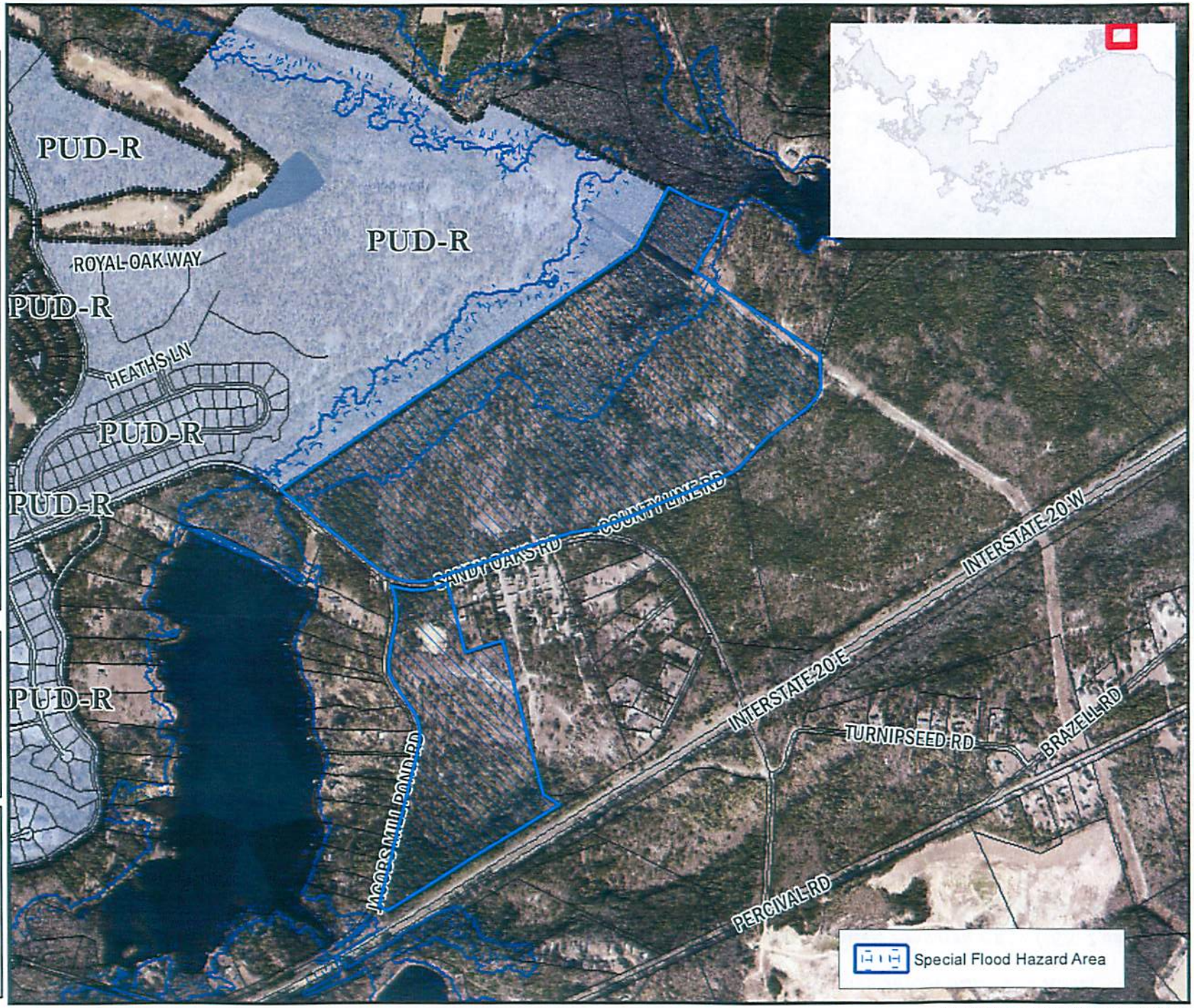
0 230 460 920 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
June 5, 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.

We Are Columbia



** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION