

ORDINANCE NO.: 2016-004

Annexing 201 Club Ridge Road, Parcel A (0.41 acres) SW/S Club Ridge Road and Parcel B (0.28 acres) SW/S Club Ridge Road, Richland County TMS # 28900-01-15 (p)

ORIGINAL
STAMPED IN RED

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 2nd day of February, 2016, that the property described herein is hereby annexed to and becomes a part of the City of Columbia effective immediately. This property shall be zoned PUD and apportioned to City Council District 4, Census Tract 114.07 and contains 20.50 acres.

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 28900-01-15 (p)

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:



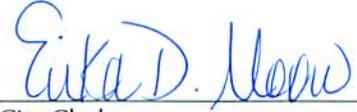
City Manager

Approved as to form:



City Attorney

ATTEST:



City Clerk

Introduced: 1/19/2016
Final Reading: 2/2/2016

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2016-004

All that certain piece of 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, containing 20.50 acres, more or less, being shown and delineated on a plat prepared for Woodcreek Development, LLC, Portion Area B-5 by United Design Services, Inc. dated March 3, 2006, and recorded in the Office of the ROD for Richland County in Book 1820, at Page 527. Said parcel having such boundaries and measurements as are shown on said plat; less and excepting 0.69 acres, more or less, being shown and delineated as Parcels A and B on a subdivision plat prepared for Pecan Grove at Woodcreek, LLC by Belter & Associates, Inc., dated August 11, 2015 and recorded in the Office of the ROD for Richland County in Book 2054 at Page 1105.

AND

All that certain piece of 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, containing 0.41 acres, more or less, being shown and delineated as Parcel A on a subdivision plat prepared for Pecan Grove at Woodcreek, LLC by Belter & Associates, Inc., dated August 11, 2015 and recorded in the Office of the ROD for Richland County in Book 2054 at Page 1105. Said parcel being described and having such boundaries and measurements as are shown on said plat.

AND

All that certain piece of 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, containing 0.28 acres, more or less, being shown and delineated as Parcel B on a subdivision plat prepared for Pecan Grove at Woodcreek, LLC by Belter & Associates, Inc., dated August 11, 2015 and recorded in the Office of the ROD for Richland County in Book 2054 at Page 1105. Said parcel being described 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: December 11, 2015 – Revised 1-6-2016

RE: **Property Address: 201 Club Ridge Road, Parcel A (0.41 acres) SW/S Club Ridge Road and Parcel B (0.28 acres) SW/S Club Ridge Road**
Richland County TMS: 28900-01-15 (p)
Owner(s): HVP3 DEVELOPMENT, LLC
and NEWSTYLE CLUBRIDGE, LLC.
Current Use: Undeveloped Proposed Use: Residential
Current County Land Use: Neighborhood Medium Density
Proposed Land Use: Urban Edge Residential (UER - 2)
Current County Zoning: PDD Proposed City Zoning: PUD
Reason for Annexation: Donut Hole / Municipal Services
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.

Time is of the essence and you must act promptly with regard to this matter. Planning & Development Services staff will see to it that this matter is placed on the 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.

/dle

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
Deborah Livingston, 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
Alfreda Tindall, Richland County 911 Addressing Coordinator

Missy Gentry, Assistant City Manager
Aubrey Jenkins, Fire Chief
Joseph Jaco, Utilities and Engineering
Robert Anderson, Public Works Director
Jeff Palen, Finance Director
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

Planning Commission Zoning Recommendation: PUD (Zoning classification) by 7-0 on 01/04/2016 (mm/dd/yyyy).

Planning Commission Land Use Recommendation: UER-2 (Land Use classification) by 7-0 on 01/04/2016 (mm/dd/yyyy).
John Fellows
(Signature of Interim Annexation Coordinator)

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	8°56'07"	64.88'	416.00'	S47°43'55"E	64.81'
C2	8°26'17"	61.27'	416.00'	S56°25'07"E	61.21'

NOTE:
ALL IRONS ARE NEW 1/2" REBAR
UNLESS OTHERWISE SHOWN.

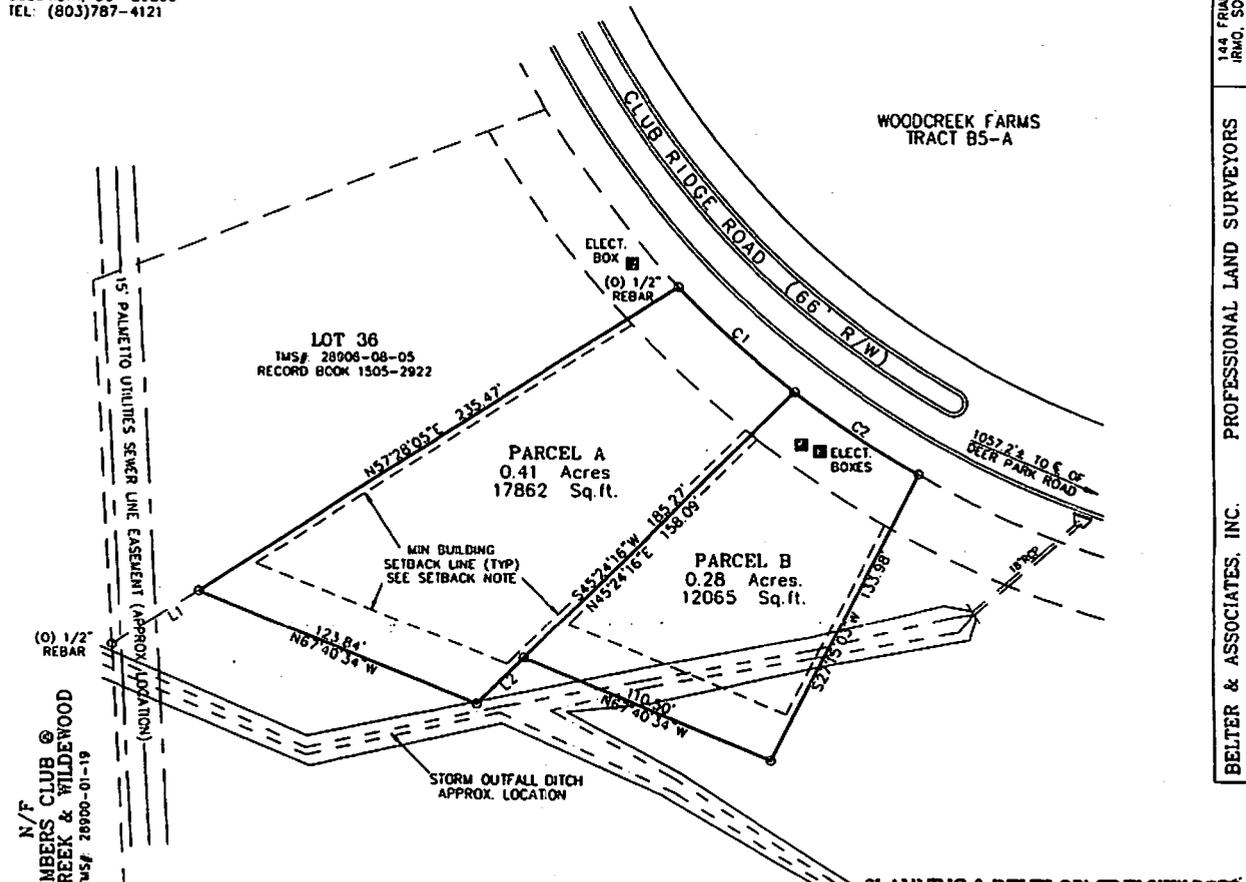
NUM	BEARING	DISTANCE
L1	S57°28'05"W	42.61'
L2	S45°24'16"W	27.18'

Book 2054-1105
201505447 09/28/2015 14:09:28.430
Fee: \$10.00 County Tax: \$0.00 State Tax: \$0.00
Plan Overlaid 11 x 17
201505447 John T. Neelmeier II
Richard County R.O.D.



MINIMUM SETBACK REQUIREMENTS
25' FRONT
20' REAR
3' MINIMUM SIDE WITH 10' COMBINED

CURRENT OWNER
PECAN GROVE AT WOODCREEK, LLC
HAROLD PICKREL
5217 TRENHOLM ROAD
COLUMBIA, SC 29206
TEL: (803)787-4121



N/F
MEMBERS CLUB @
WOODCREEK & WILDEWOOD
TMS# 28990-01-19



N/F
PECAN GROVE AT
WOODCREEK FARMS, LLC
TMS# 28900-01-15
20.6 ACRES ± REMAINING
RECORD BOOK 1820-527

PLANNING & DEVELOPMENT SERVICES
RICHLAND COUNTY SOUTH CAROLINA

APPROVED FOR RECORDING

Date 8/28/15

RCF # MS15-009

Signature [Signature]

SURVEY DATE: 08-11-2015	SUBDIVISION PLAT PREPARED FOR	CITY: NEAR COLUMBIA, SC
LOT AREA: SEE PLAT		COUNTY: RICHLAND

PECAN GROVE AT WOODCREEK, LLC

PORTION OF PROPERTY SHOWN ON A PLAT PREPARED FOR WOODCREEK DEVELOPMENT, LLC PORTION AREA B-5 BY UNITED DESIGN SERVICES, INC. DATED MARCH 3, 2006, AND RECORDED IN THE OFFICE OF THE R.O.D. FOR RICHLAND/LEXINGTON COUNTY IN RECORD BOOK 1820-527.

PORTION RICHLAND COUNTY TMS# 28900-01-15	F.I.R.M. MAP # 45079C - 0280 K DATED: 09-29-10
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EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE; EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

ONLY THE LISTED DOCUMENTS SHOWN HEREON WERE CONSIDERED AS A PART OF THIS SURVEY.

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND VISIBLE STRUCTURES LOCATIONS OF UNDERGROUND UTILITIES, STRUCTURES AND/OR EASEMENTS MAY VARY FROM LOCATIONS SHOWN HEREON UNLESS DESIGNATED WITH BEARINGS & DISTANCES THIS PROPERTY MAY BE SUBJECT TO EASEMENTS AND SETBACKS OF RECORD.

THE UNDERSIGNED STATES THAT TO THE BEST OF HIS KNOWLEDGE AND BELIEF, THE LOCATION OF THE SUBJECT PROPERTY HAS BEEN CHECKED AGAINST FIRM FEMA MAPS OR OTHER FLOOD DATA AND FLOODED FLOOR (IS NOT) OR PROPERTY (IS NOT), LOCATED IN A

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 LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS SURVEY AS SPECIFIED THEREIN. ALSO, THERE ARE NO KNOWN ENCUMBRANCES OR PROJECTIONS OTHER THAN SHOWN.

[Signature]
WILLIAM M. BRASINGER, SCLS # 9312

144 FRINGEGATE BOULEVARD
 IRMO, SOUTH CAROLINA 29063
 BELTER & ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS
 TEL# (803) 732-4004

Future Land Use Map

201 CLUB RIDGE ROAD
TMS# 28900-01-15 FLU: UEMR

Department of Planning & Development Services

Legend

CITY LIMITS
 CITY LIMITS
 PARCELS

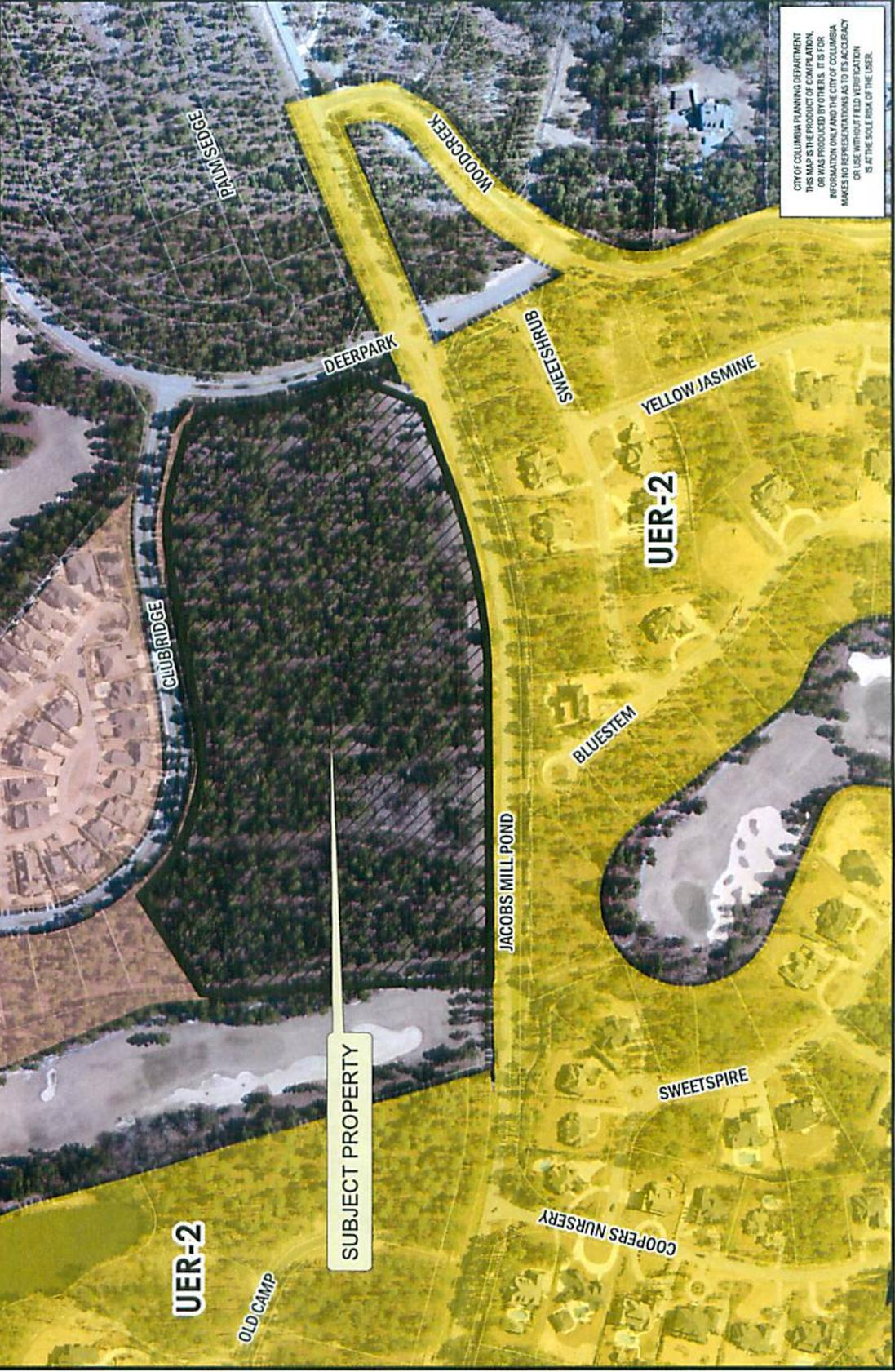
	UCMR-1 - Urban Core Mixed Residential-1
	UCMR-2 - Urban Core Mixed Residential-2
	UEMR - Urban Edge Mixed Residential
	UEMF - Urban Edge Multi-Family
	UCR-1 - Urban Core Residential Small Lot
	UCR-2 - Urban Core Residential Large Lot
	UER-1 - Urban Edge Residential Small Lot
	UER-2 - Urban Edge Residential Large Lot
	UCAC-1 - Urban Core Neighborhood Activity Center
	UCAC-2 - Urban Core Community Activity Center
	UEAC-1 Urban Edge Community Activity Center
	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

0 70 140 280 Feet

ORIGINAL PREPARATION/DATE:
 This map was prepared by:
 S. W. Hudson, III
 December 21, 2015

We Are Columbia

Sources: Esri, DeLorme, NAVTEQ, TomTom, Intermap, increment P Corp., GEBCO, etc.



CITY OF COLUMBIA PLANNING DEPARTMENT
 THIS MAP IS THE PRODUCT OF COMPILED, OR WAS PRODUCED BY OTHERS. IT IS FOR INFORMATION ONLY AND THE CITY OF COLUMBIA MAKES NO REPRESENTATION AS TO ACCURACY OR RELIABILITY. THE USER'S SOLE RESPONSIBILITY IS AT THE SOLE RISK OF THE USER.

Zoning Map

Department of Planning & Development Services

201 CLUB RIDGE ROAD
TMS# N/F 28900-01-15(p) ZONED: PDD



SUBJECT PROPERTIES



Legend

- CITY LIMITS
- PARCELS
- C-1
- C-2
- C-3
- C-4
- C-5
- RD
- M-1
- M-2
- PUD-C
- RG-1A
- RG-1
- RG-1E
- RG-2
- RG-2E
- RG-3
- RG-3E
- PUD-LS-R
- PUD-LS
- PUD-LE
- PUD-R
- MX-1
- MX-2
- OUT OF CITY
- Ft Jackson Overlay

Scale: 0 85 170 340 Feet

North Arrow: N

ORIGINAL PREPARATION/DATE:
This map was prepared by:
S. W. Hudson, III
December 21, 2015

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

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 tract 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, containing 20.50 acres, more or less, being shown and delineated on a plat prepared for Woodcreek Development, LLC Portion Area B-5 by United Design Services, Inc., dated March 3, 2006, and recorded in the Office of the ROD for Richland County in Book 1820, at Page 527. Said parcel having such boundaries and measurements as are shown on said plat; less and excepting 0.69 acres, more or less, being shown and delineated as Parcels A and B on a subdivision plat prepared for Pecan Grove at Woodcreek, LLC by Belter & Associates, Inc., dated August 11, 2015, and recorded in the Office of the ROD for Richland County in Book 2054, at Page 1105.

Richland County TMS: 28900-01-15 (p)

Property Address: 201 Club Ridge Road

HVP3 DEVELOPMENT, LLC

BY: 
Harold V. Pickrel, III
Its: Sole Member

DATE: 12-9-15

STATE OF SOUTH CAROLINA)
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Richland County TMS: 28900-01-15 (p)

Property Address: SW/S Club Ridge Road

NEWSTYLE CLUBRIDGE, LLC.

BY: 
Signature

DATE: 12/10/15

Adam Fiorenza
(Print or Type Name)

Its: Member
(Print or Type Title)

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)
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BY: 
Signature

DATE: 12/10/15

Adam Fiorenza
(Print or Type Name)

Its: Member
(Print or Type Title)