

ORDINANCE NO.: 2016-045

*Annexing The Village, Phase 1A at 9 South Olmsted Lane and 13 South Olmsted Lane
Richland County TMS #28902-14-01 and 28902-14-02*

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 19th day of July, 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 assigned an interim land use classification of Urban Edge Residential Small Lot (UER-1), shall be assigned interim zoning of PUD-R, and apportioned to City Council District 4, Census Tract 114.07 and contains 0.5 acres.

PROPERTY DESCRIPTION: See attached Exhibit "A"

Richland County TMS NO.: 28902-14-01 and 28902-14-02

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: 6/21/2016

Final Reading: 7/19/2016

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2016-045

All those certain pieces, parcels or lots 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, and shown as Parcels A and B on a Plat prepared for Woodcreek Development Partners, by United Design Services, Inc., dated June 13, 2013, (the "Plat") and recorded in the office of the Richland County ROD in Book 1872, page 2327, the Plat being incorporated by reference for a more complete description of the property.

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: May 4, 2016

RE: **Property Address:** The Village, Phase 1A
Richland County TMS: 28902-14-01 and 28902-14-02
Owner(s): D.R. Horton, INC., Oldcreek Farms Road and South Olmstead Lane, Elgin, SC 29045
Current Use: Residential
Proposed Use: Residential
Current County Land Use: Neighborhood (Medium Density)
Proposed Land Use: Urban Edge Residential Small Lot (UER-1)
Current County Zoning: PDD
Proposed City Zoning: PUD-R
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.

This matter was placed on the April 4, 2016 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

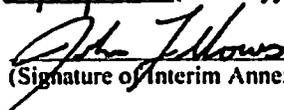
Attachments

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 Jacob, Utilities and Engineering
Robert Anderson, Public Works Director
Jell' 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-R (Zoning classification) by 7-0 on 04/04/2016 (mm/dd/yyyy).

Planning Commission Land Use Recommendation: UER-1 (Land Use classification) by 7-0 on 04/04/2016 (mm/dd/yyyy).


(Signature of Interim Annexation Coordinator)

NOTES:
 THIS SURVEY WAS PERFORMED SUBJECT TO THE SCOPE OF A TITLE EXAMINATION BY AN ATTORNEY. NO ABSTRACT TITLE SEARCH, NOR TITLE CURIOUSNESS SEARCH WERE FURNISHED. THERE MAY BE OTHER RECORDS OR UNRECORDED EASEMENTS, EASEMENTS, RESTRICTIONS OR RIGHTS-OF-WAY THAT MAY AFFECT THIS PROPERTY THAT WERE NOT DISCOVERED OR NOT SHOWN ON THIS SURVEY.
 THIS SURVEY IS BASED ON REPRODUCED PLATS OF RECORD AND EXISTING EVIDENCE AND CONDITIONS OBSERVED THE DATE OF THIS SURVEY.
 SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CLAIMED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAMINANTS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
 EASEMENTS LOCATIONS SHOWN ARE APPROXIMATE.

NOTES:
 64 REBARS FOUND AT ALL OLD CORNERS
 64 REBARS PLACED AT NEW PROPERTY LINE
 CURRENT ZONING PDB

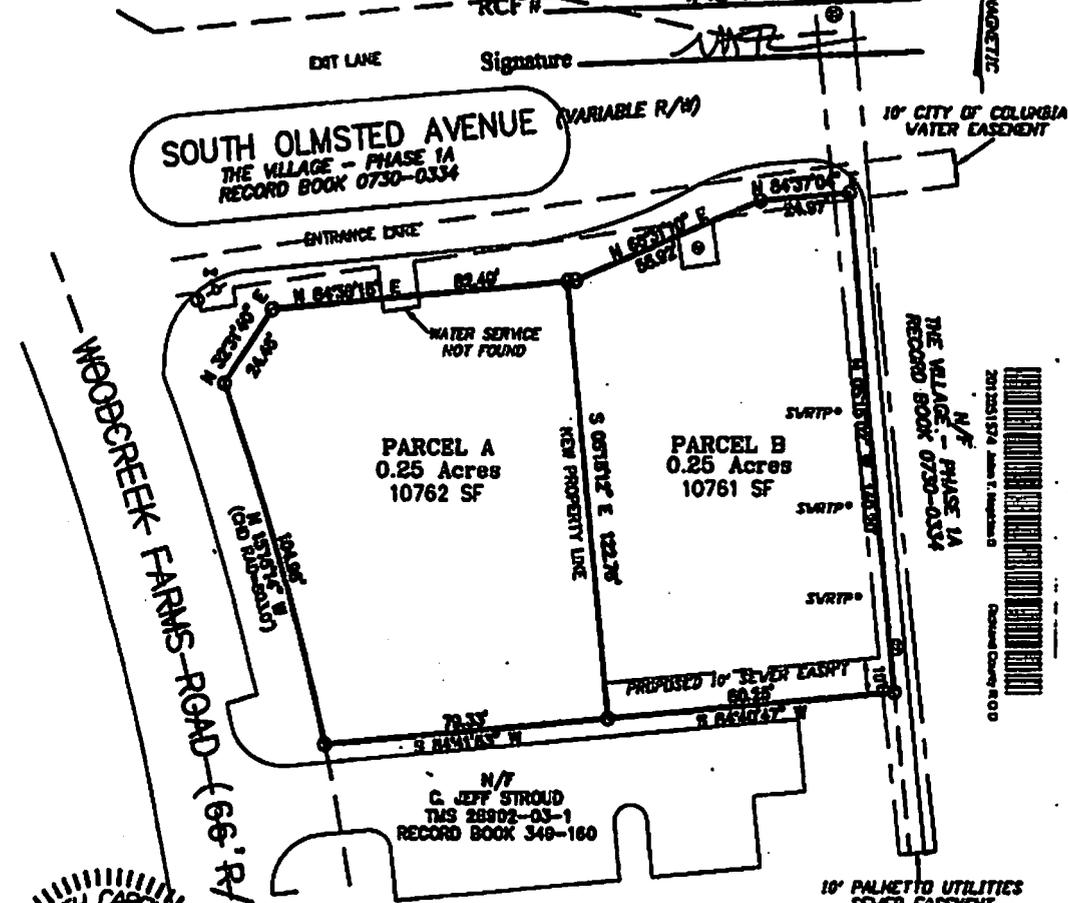
**PLANNING & DEVELOPMENT SERVICES
 RICHLAND COUNTY SOUTH CAROLINA**

APPROVED FOR RECORDING

Date 6/25/13

RCF# MS-13-73

Signature [Signature]



**PLAT PREPARED FOR
 WOODCREEK DEVELOPMENT PARTNERSHIP**

RICHLAND COUNTY DISTRICT COLUMBIA SOUTH CAROLINA

THESE PARCELS ARE A PORTION OF TMS 25800-03-28 THUS LEAVING 94.42 ACRES± IN SAID TMS PARCEL.

DATE: JUNE 13, 2013 SCALE: 1" = 40'

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.
 I HAVE CONSULTED THE F.E.M.A. FLOOD INSURANCE RATE MAP PANEL 45078C0280K DATED 9/29/2010 AND TO THE BEST OF MY KNOWLEDGE & BELIEF, THE PROPERTY IS LOCATED IN ZONE "X" AS SHOWN THEREON.

[Signature]
 WILLIAM M. BRASHTON
 PROFESSIONAL LAND SURVEYOR - No. 6312

UNITED DESIGN SERVICES, INC.
 140 FRIARSGATE BLVD., IRMO, SC 29063
 PH: (803)750-8142 FAX: (803)732-2891

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 THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE EXAMINATION BY AN ATTORNEY. NO ABSTRACT TITLE SEARCH NOR TITLE COMMITMENT SEARCH WERE FURNISHED. THERE MAY BE OTHER RECORDED OR UNRECORDED SETBACKS, EASEMENTS, RESTRICTIONS OR RIGHTS-OF-WAY THAT MAY AFFECT THIS PROPERTY THAT WERE NOT OBSERVED OR NOT SHOWN ON THIS SURVEY.
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NOTES:
 #4 REBARS FOUND AT ALL OLD CORNERS
 #4 REBARS PLACED AT NEW PROPERTY LINE
 CURRENT ZONING: PDD

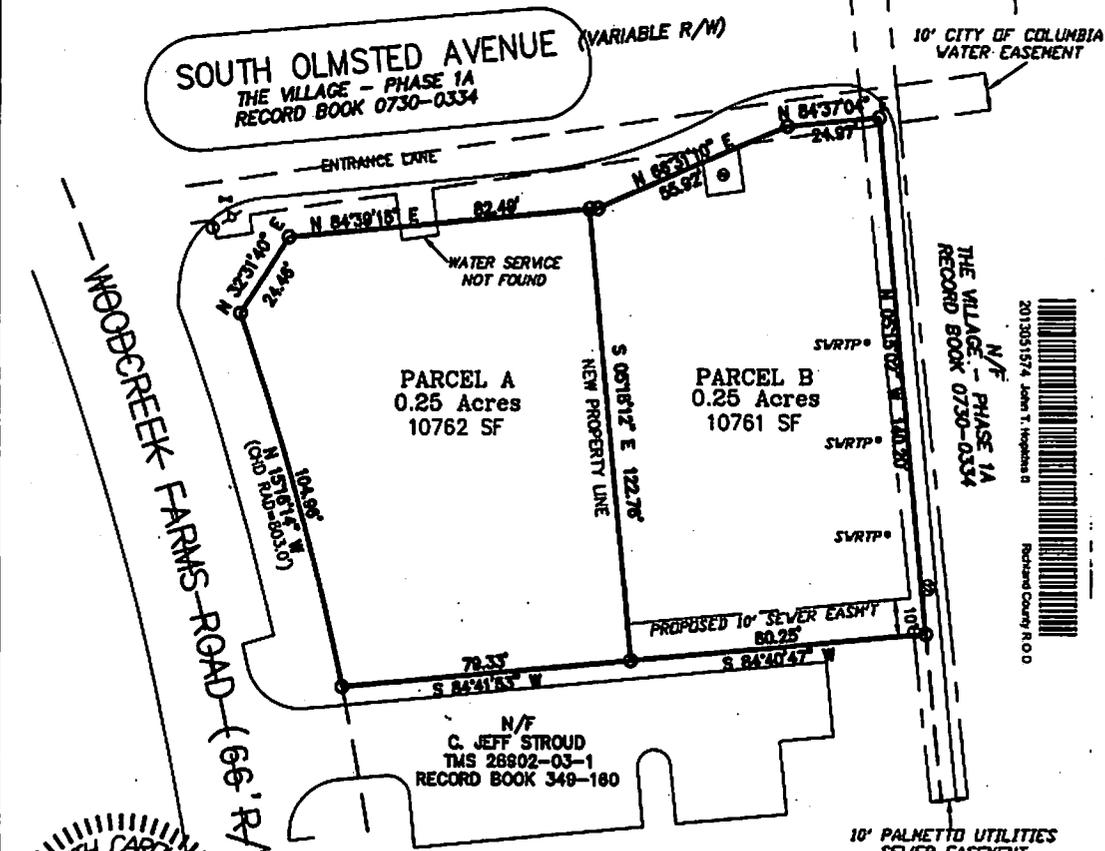
**PLANNING & DEVELOPMENT SERVICES
 RICHLAND COUNTY SOUTH CAROLINA**

APPROVED FOR RECORDING

Date 6/25/13

RCF# MS-13-73

Signature [Signature]



Book 1872-2327
 2013051574 06/25/2013 14 05 30 003
 Fee: \$5.00 County Fee: \$0.00 State Fee: \$0.00
 Plat Revenue
 2013051574 John T. Hopkins II
 Richland County R.O.D.



**PLAT PREPARED FOR
 WOODCREEK DEVELOPMENT PARTNERSHIP**

RICHLAND COUNTY near COLUMBIA, SOUTH CAROLINA

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[Signature] 6/25/13
 WILLIAM M. BRASINGTON
 PROFESSIONAL LAND SURVEYOR - No. 9312

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 PH: (803)750-9142 FAX: (803)732-2891

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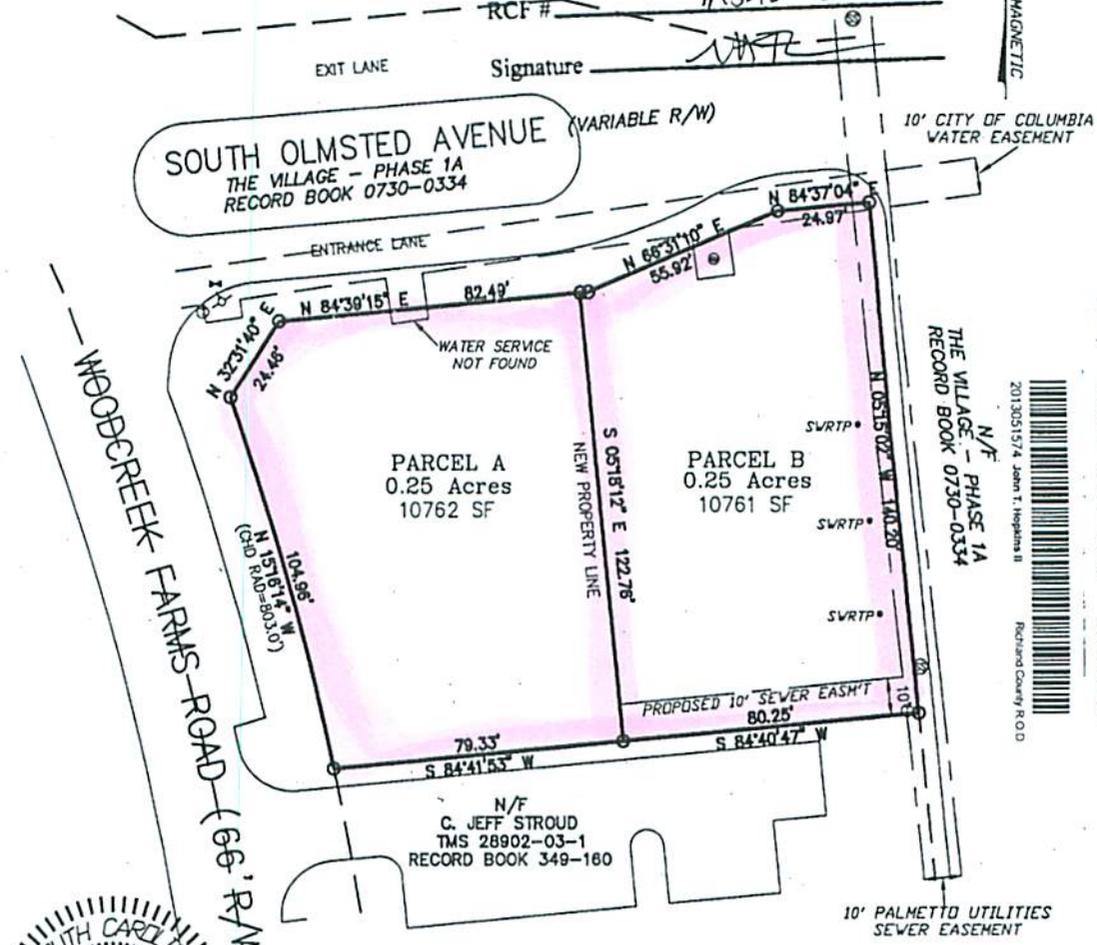
PLANNING & DEVELOPMENT SERVICES
 RICHLAND COUNTY SOUTH CAROLINA

APPROVED FOR RECORDING

Date 6/25/13

RCF# MS-13-73

Signature [Signature]



Book 1872-2327
 2013051574 06/25/2013 14:05:30.003
 Fee: \$5.00 County Tax: \$0.00 State Tax: \$0.00
 Plat Standard
 2013051574 John T. Neighbors II
 Richland County R.O.D.

PLAT PREPARED FOR
 WOODCREEK DEVELOPMENT PARTNERSHIP

RICHLAND COUNTY near COLUMBIA, SOUTH CAROLINA

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I HAVE CONSULTED THE F.E.M.A. FLOOD INSURANCE RATE MAP PANEL 45079C0280K DATED 9/29/2010 AND TO THE BEST OF MY KNOWLEDGE & BELIEF, THE PROPERTY IS LOCATED IN ZONE "X" AS SHOWN THEREON.

[Signature] 6/24/13
 WILLIAM M. BRASINGTON
 PROFESSIONAL LAND SURVEYOR - No.9312

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