ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2016-096

Annexing and Incorporating 10750 Two Notch Road, Common Area 1 (102 Golf View Bend), Deerpark Drive, S/S Deerpark Drive, Golf View Bend, Turnwall Lane, Common Area 4 (197 Golf View Bend) and Common Area 2, (139 Golf View Bend), Richland County TMS# 28900-01-11(p), 28900-01-40, 28911-01-01, 28911-02-10, 28911-03-01, 28911-04-01, 28911-04-03 and 28911-02-02 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 6th day of December, 2016, 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. The property shall be zoned PUD-R (Planned Unit Development – Residential District), apportioned to City Council District 4, Census Tract 114.07, contains 9.9 acres, and shall be assigned a land use classification of Urban Edge Residential – Large Lot (UER-1) to 10750 Two Notch Road, TMS# 28900-01-11(p), and Urban Edge Residential – Small Lot (UER-2) to the remaining parcels.

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 28900-01-11(p), 28900-01-40, 28911-01-01, 28911-02-10, 28911-03-01, 28911-04-01, 28911-04-03 and 28911-02-02

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:

Teresa Wilson

City Manager

Approved as to form:

City Attorney

ATTEST:

Erika D. Mead

City Clerk

Introduced: 11/15/2016
Final Reading: 12/6/2016

Last revised: 10/20/2016
1617090748

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2016-096

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 designated as Common Area 1 containing approximately 0.12 acres; Common Area 2 containing approximately 0.28 acres; Common Area 3 containing approximately 0.04 acres; and, rights-of-way for Golf View Bend and Turnwall Lane containing approximately 1.54 acres, on a bonded plat prepared by Belter & Associates, Inc. for The Courtyards at Woodcreek, Phase 1, dated August 8, 2013, revised September 6, 2013, and recorded September 17, 2013 in the Office of the Register of Deeds for Richland County in Book 1895 Page 1023.

ALSO: 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, shown as the rights-of-way for Turnwall Lane and Golf View Bend containing 1.49 acres, Common Area 4 containing approximately 0.8 acres; and, Common Area 5 containing approximately 0.51 acres, on a bonded plat prepared for The Courtyards at Woodcreek, Phase 2, dated August 27, 2015, revised September 21, 2015, and recorded October 27, 2015 in the Office of the Register of Deeds for Richland County in Book 2066 Page 3883.

ALSO: All that certain piece, 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, and being shown and designated as Deer Park Drive, containing approximately 3.95 acres on an unrecorded plat titled Boundary Plat of Deer Park Drive by United Design Services, Inc. dated April 15, 1997. Said parcel having such boundaries and measurements as are shown on said exhibit.

ALSO: All that certain piece, 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, and being shown and designated as Deer Park Drive, containing approximately 1.17 acres on an unrecorded plat prepared for Beaver Lake Partnership and titled Boundary Plat Woodcreek Farms Development Deerpark Drive & Club Ridge Drive by United Design Services, Inc. dated April 15, 1997. Said parcel having such boundaries and measurements as are shown on said exhibit.

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: September 12, 2016

RE: **Property Address:** 10750 Two Notch Road, S/S Deerpark Drive, 102 Golf View Bend, 197 Golf View Bend, Deerpark Drive, Golf View Bend, Turnwall Lane, 139 Golf View Bend
Richland County TMS#: 28900-01-11 (P), 28900-01-40, 28911-01-01, 28911-02-10, 28911-03-01, 28911-04-01, 28911-04-03, 28911-02-02
Owner(s): Prime Development, LLC / Woodcreek Development, LLC
Current Use: Rights-of-way and common areas for residential development
Proposed Use: Rights-of-way and common areas for residential development
Current County Land Use: Neighborhood – Medium Density
Proposed City Land Use: Urban Edge Residential – Large Lot (UER-1) for TMS 28900-01-11(p), and Urban Edge Residential – Small Lot (UER-2) for the remaining parcels
Current County Zoning: PDD
Proposed City Zoning: PUD-R (Planned Unit Development – Residential District)
Reason for Annexation: Municipal Services/Secondary
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 **September 12, 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
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 6-0 on 9/12/16 (mm/dd/yyyy).

Planning Commission Land Use Recommendation: UER-1/UER-2 (Land Use classification) by 6-0 on 9/12/16 (mm/dd/yyyy).

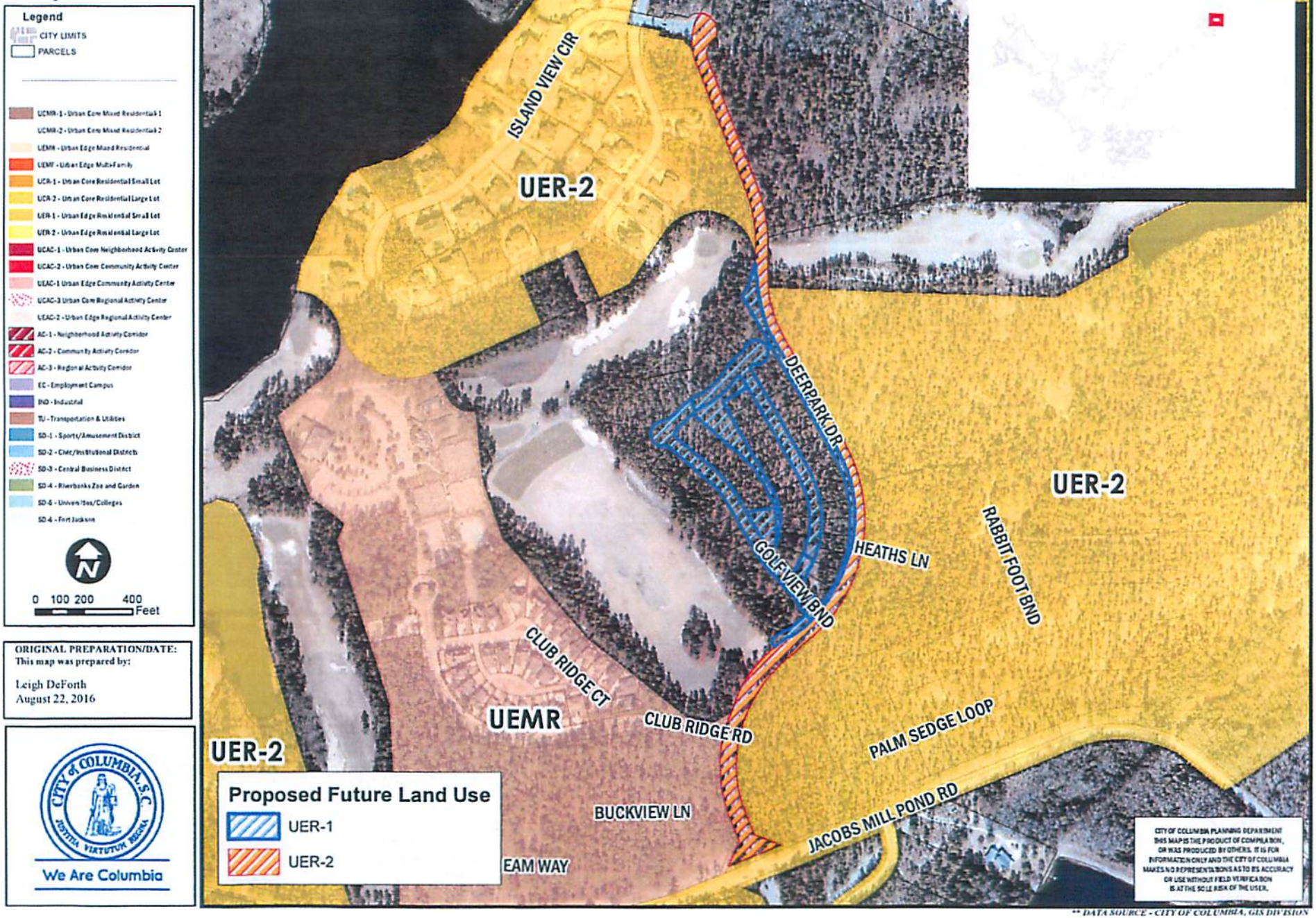
(Signature of Interim Annexation Coordinator)

Island View Circle
Deerpark Dr
Fetterbush Rd
Club Ridge Ct
Club Ridge Rd
Jacobs Mill Pond Rd
Deerpark Rd

Future Land Use Map

10750 Two Notch Road (p), S/S Deerpark Drive, 102 Golf View Bend, 197 Golf View Bend, Deerpark Drive, Golf View Bend, Turnwall Lane, 139 Golf View Bend; TMS# 28900-01-11(p), 28900-01-40, 28911-01-01, 28911-02-10, 28911-03-01, 28911-04-01, 28911-04-03, 28911-02-02; Existing Richland County FLU: Neighborhood (Medium Density); Proposed FLU: UER-1 & UER-2

Department of Planning & Development Services



ORIGINAL PREPARATION/DATE:
This map was prepared by:

Leigh DeForth
August 22, 2016

CITY of COLUMBIA, S.C.
JUSTITIA VIRTUTUM REGINA
We Are Columbia

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

10750 Two Notch Road (p), S/S Deerpark Drive, 102 Golf View Bend, 197 Golf View Bend, Deerpark Drive, Golf View Bend, Turnwall Lane, 139 Golf View Bend; TMS# 28900-01-11(p), 28900-01-40, 28911-01-01, 28911-02-10, 28911-03-01, 28911-04-01, 28911-04-03, 28911-02-02; Existing Zoning (Richland County): PDD; Proposed Zoning: PUD-R

Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

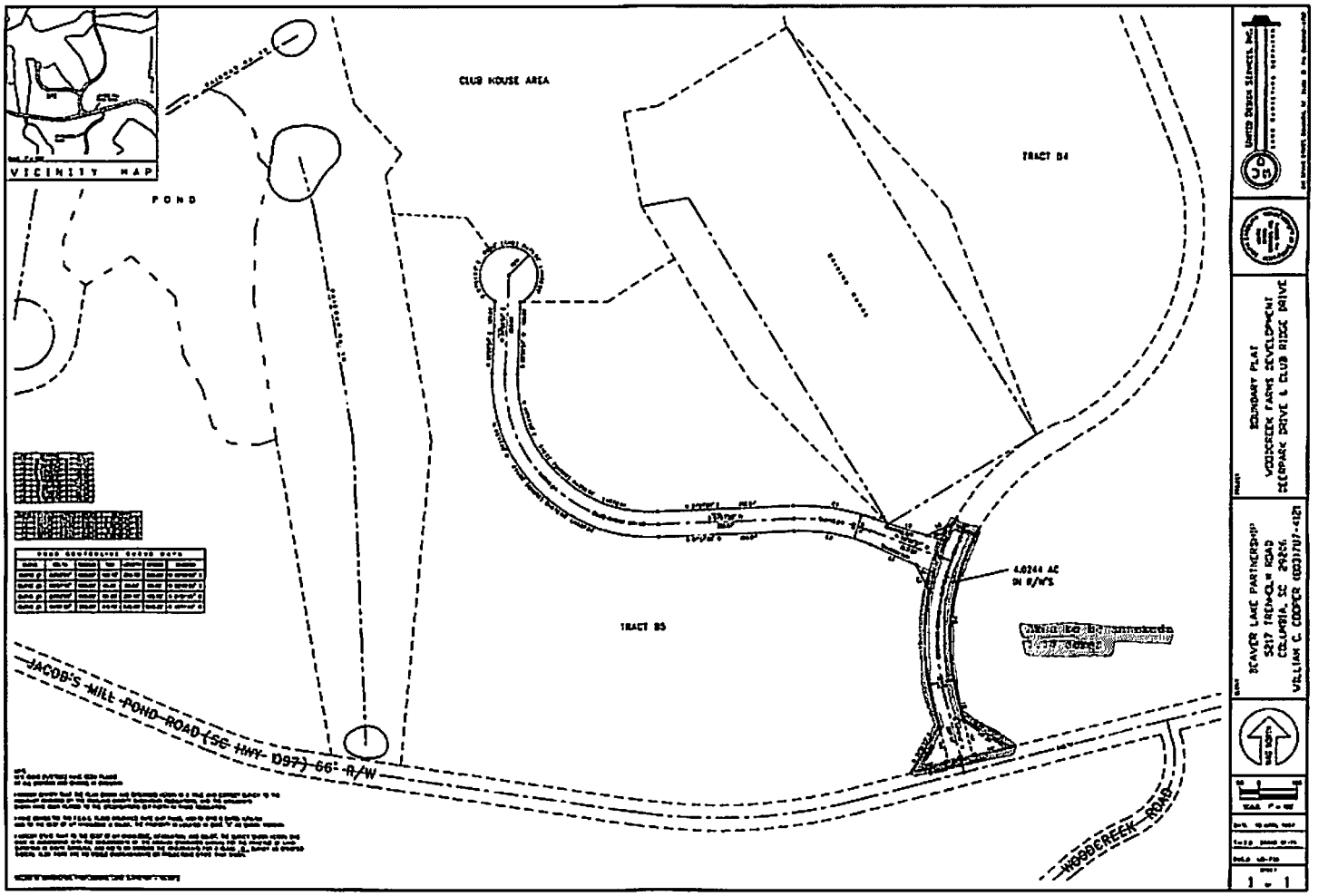
Leigh DeForth
August 22, 2016

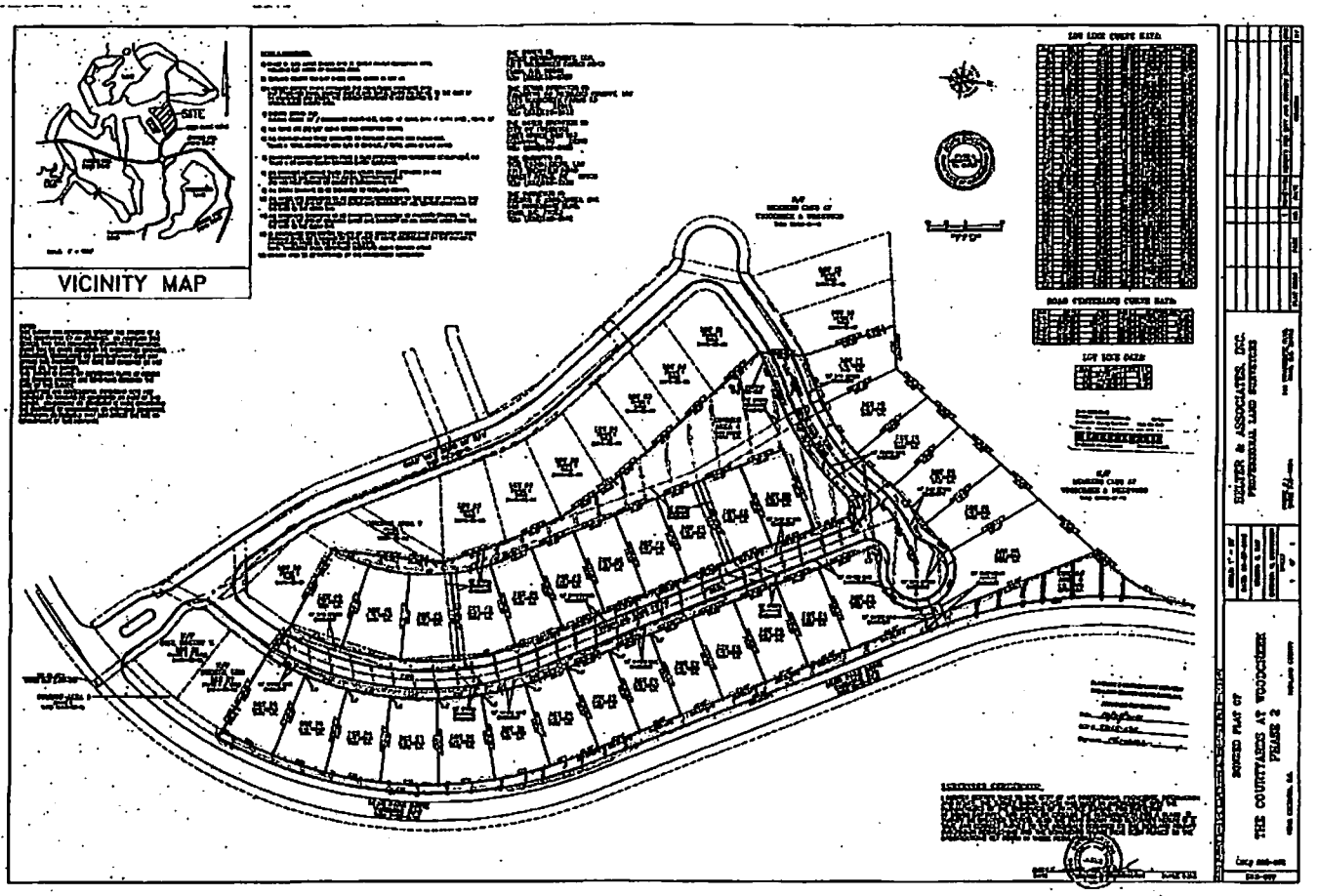
DISCLAIMER

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*


VICINITY MAP
CLUB HOUSE AREA
POND
TRACT B4
TRACT B5
4.0244 AC
IN R/WS
JACOB'S MILL POND ROAD (SE HWY. D97) 66' R/W
WEBB CREEK ROAD
BOUNDARY PLAT
WOODCREEK FARMS DEVELOPMENT
SILOPARK DRIVE & CLUB RIDGE DRIVE
BEAVER LAKE PARTNERSHIP
5217 FRED-LEE ROAD
COLUMBIA, SC 29206
WILLIAM C. COOPER (803)787-4121
1 - 1


VICINITY MAP
SITE
THE COURTYARDS AT WOODCREEK
PHASE 2
SEILER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

Book 2146-3161
2016069071 09/14/2016 15:27:48.843
Fee: $0.00 County Tax: $0.00 Notice State Tax: $0.00
2016069071 John T. Hopkins II Richland County R O D

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

PETITION FOR ANNEXATION

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, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, and being shown and designated as Deer Park Drive, containing approximately 3.95 acres on an unrecorded plat titled Boundary Plat of Deer Park Drive by United Design Services, Inc. dated April 15, 1997. Said parcel having such boundaries and measurements as are shown on said exhibit.

ALSO:

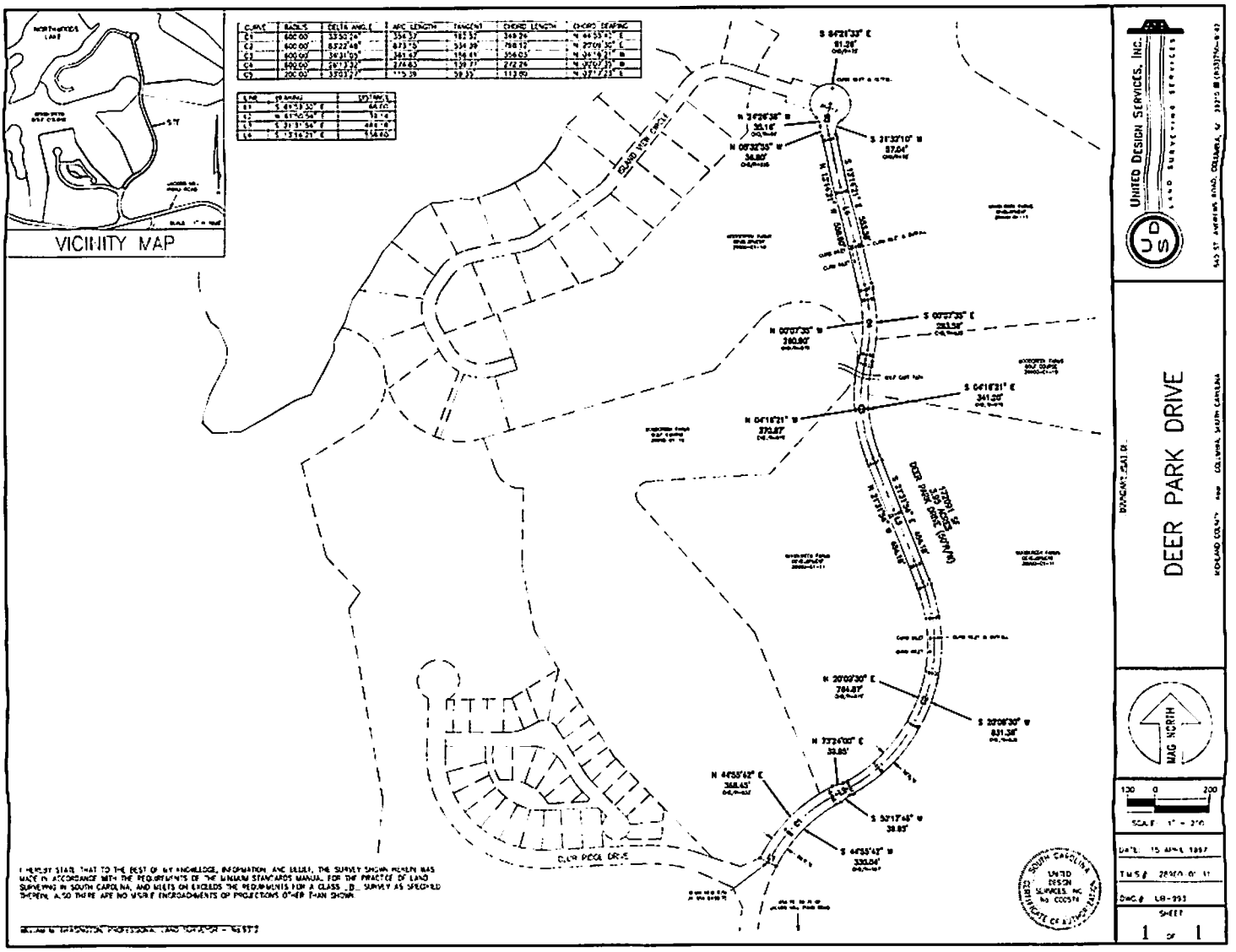
All that certain piece, parcel or lot of land, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, and being shown and designated as Deer Park Drive, containing approximately 1.17 acres on an unrecorded plat prepared for Beaver Lake Partnership and titled Boundary Plat Woodcreek Farms Development Deerpark Drive & Club Ridge Drive by United Design Services, Inc. dated April 15, 1997. Said parcel having such boundaries and measurements as are shown on said exhibit.

Richland County TMS: 28900-01-11(p)
Property Address: 10750 Two Notch Road

Woodcreek Development, LLC

BY: _____ Date: 9-8-16
Signature

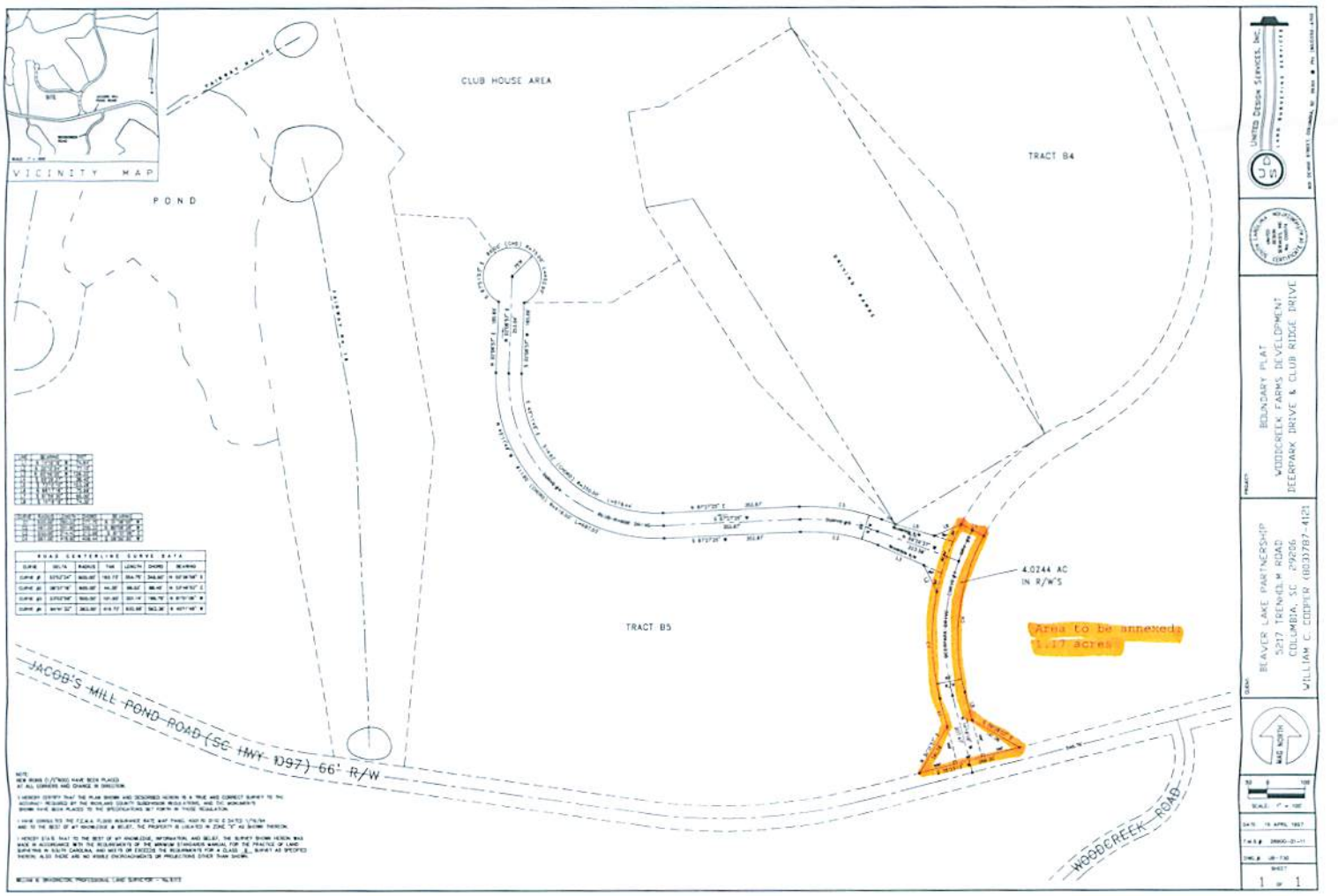
Harold Pickrel III Its: Managing Member
(Print or Type Name) (Print or Type Title)



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	600.00'	33°50'24"	354.37	182.52	349.24	N 44°55'42" E
C2	600.00'	83°22'48"	873.75	534.39	798.12	N 27°09'30" E
C3	600.00'	34°31'05"	361.47	186.41	356.03	N 04°16'21" W
C4	600.00'	26°13'32"	274.83	139.77	272.24	N 02°07'35" W
C5	200.00'	33°03'27"	115.39	59.33	113.80	N 07°17'23" E

LINE	BEARING	DISTANCE
L1	S 84°53'30" E	66.00
L2	N 61°50'54" E	38.14
L3	S 21°31'54" E	484.18
L4	S 13°14'21" E	556.60

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.


VICINITY MAP
CLUB HOUSE AREA
POND
TRACT B4
TRACT B5
4.0244 AC
IN R/W'S
Area to be annexed:
1.17 acres
JACOBS MILL POND ROAD (SC HWY 1097) 66' R/W
WOODCREEK ROAD
UNITED DESIGN SERVICES, INC.
BOUNDARY PLAT
WOODCREEK FARMS DEVELOPMENT
DEERPARK DRIVE & CLUB RIDGE DRIVE
BEAVER LAKE PARTNERSHIP
5217 TRENHOLM ROAD
COLUMBIA, SC 29206
WILLIAM C. COOPER (803)787-4121
MAG NORTH
SCALE: 1" = 100'
DATE: 19 APRIL 1997
SHEET
1 OF 1

Book 2149-2889
2016072915 09/23/2016 13:05:05:030 Notice
Fee: $0.00 County Tax: $0.00 State Tax: $0.00

2016072915 John T. Hopkins II Richland County R.O.D

STATE OF SOUTH CAROLINA)
) PETITION FOR ANNEXATION
COUNTY OF RICHLAND)

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Richland County TMS: 28911-01-01, 28911-03-01, 28900-01-40, 28911-04-01, 28911-04-03, 28911-02-10, 28911-02-02

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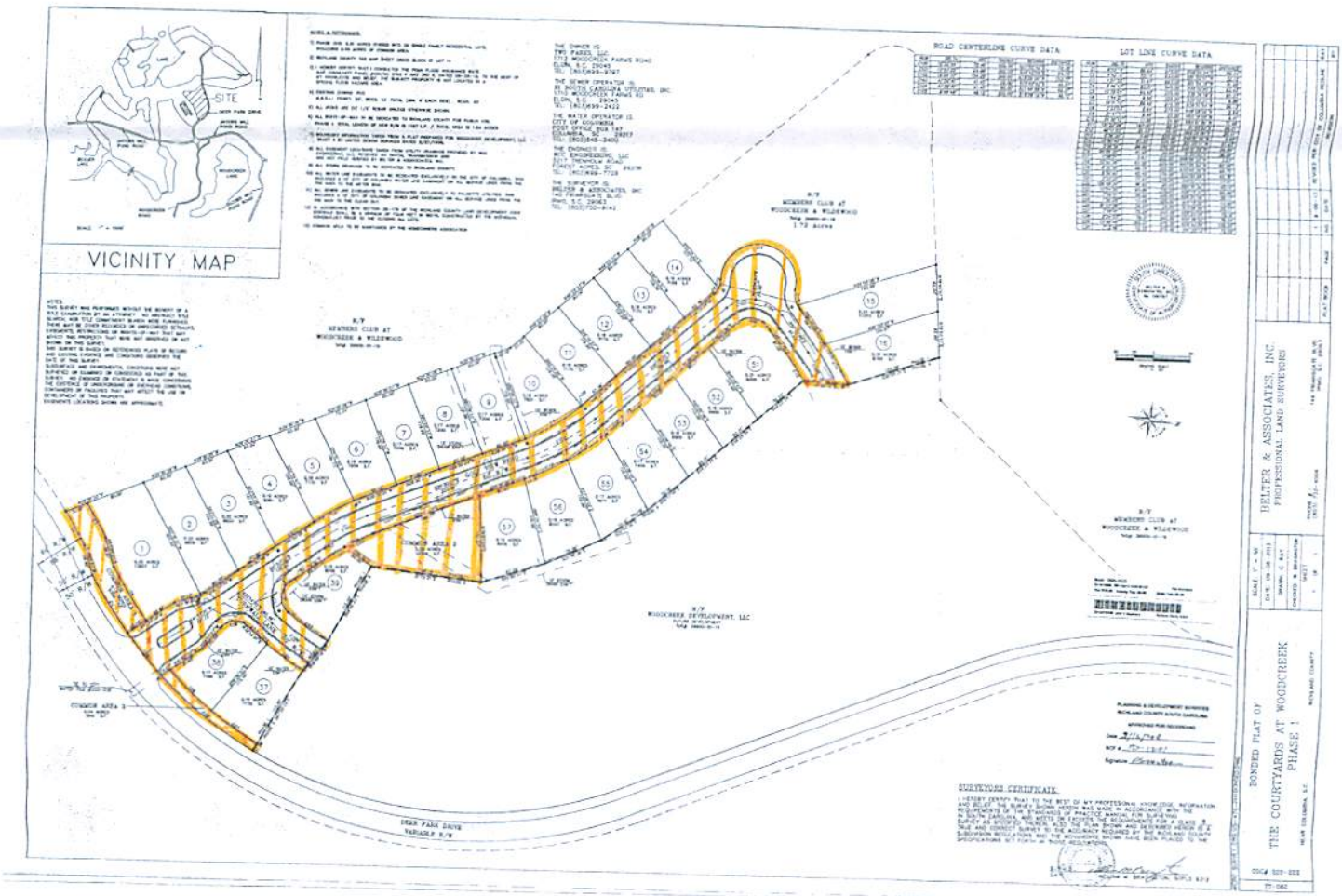
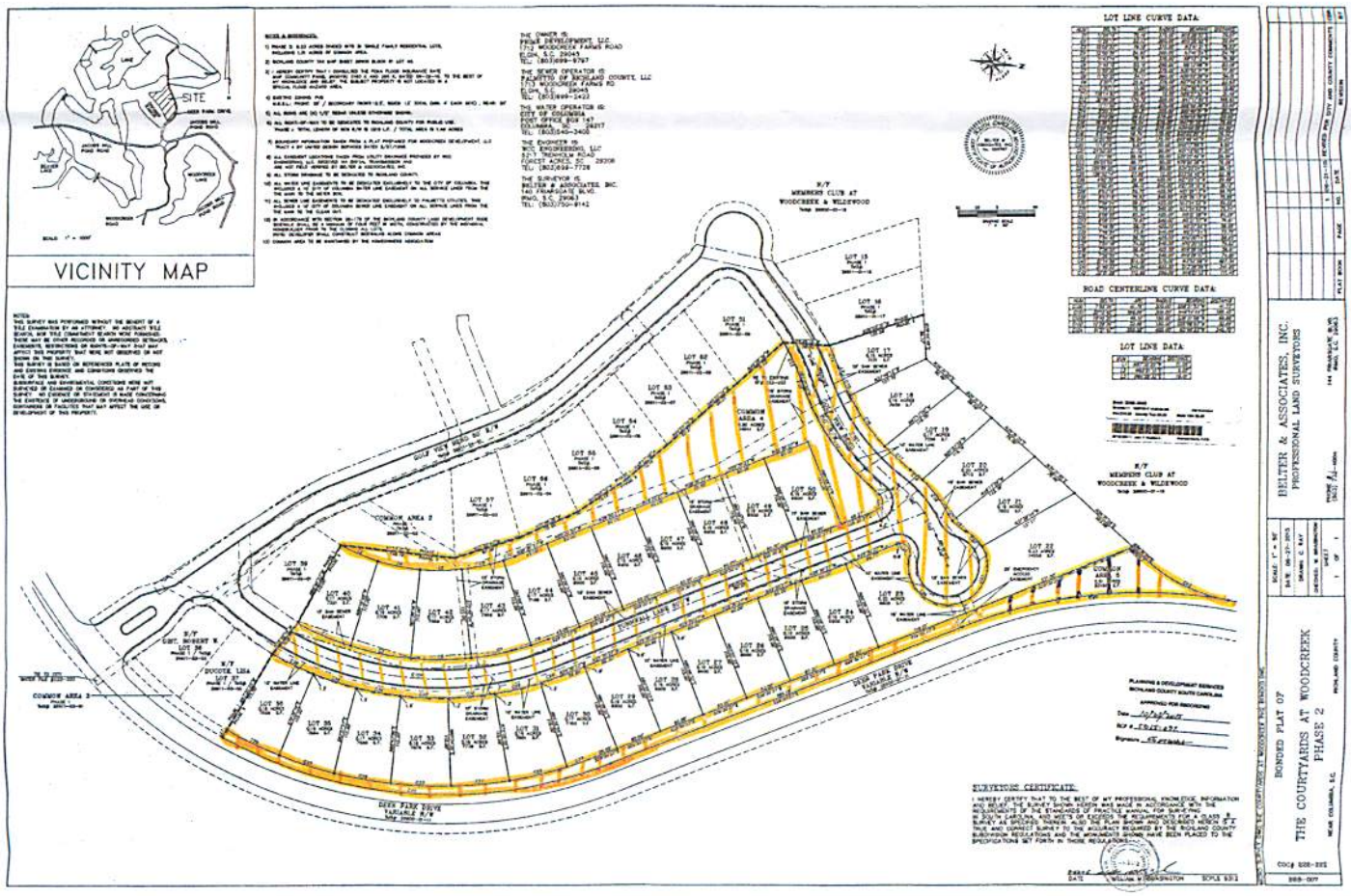
Prime Development, LLC

BY: _____ Date: 9-15-16
Signature

Harold V. Pickens, Jr.
(Print or Type Name)

Its: Manager
(Print or Type Title)


VICINITY MAP
SITE
ROAD CENTERLINE CURVE DATA
LOT LINE CURVE DATA
SURVEYORS CERTIFICATE
DEAN PARK DRIVE
VARIABLE R/W
DELTER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
BONDED PLAT OF
THE COURTYARDS AT WOODCREEK
PHASE 1


VICINITY MAP
SITE
LOT LINE CURVE DATA:
ROAD CENTERLINE CURVE DATA:
LOT LINE DATA:
N/F MEMBERS CLUB AT WOODCREEK & WILDEWOOD
COMMON AREA 2
COMMON AREA 3
COMMON AREA 4
COMMON AREA 5
DEER PARK DRIVE VARIABLE R/W
SURVEYORS CERTIFICATE:
BELTER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
BONDED PLAT OF
THE COURTYARDS AT WOODCREEK
PHASE 2
RICHLAND COUNTY