ORDINANCE NO.: 2019-065

Annexing and Incorporating 1.1 acre portion of 300 Clemson Road, Richland County TMS #25700-02-03(p) 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 October, 2019, 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 General Residential District (RG-1), apportioned to City Council District 4, Census Tract 114.14, contains 1.1 acres, and shall be assigned a land use classification of Urban Edge Mixed Residential (UEMR).

PROPERTY DESCRIPTION: See Attached Exhibit “A”
Richland County TMS NO.: 25700-02-03(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

Approved by:
City Manager

Approved as to form:
City Attorney
Introduced: 9/17/2019
Final Reading: 10/1/2019

Mayor

ATTEST:
City Clerk

Last revised: 8/14/2019
19002539
EXHIBIT “A”
PROPERTY DESCRIPTION
ORDINANCE NO.: 2019-065

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, the same being shown and delineated as 1.10 acres, on an Exhibit for an Additional Parcel to be Included with Annexation into the City of Columbia prepared for Southeast Land Acquisition, LLC by Civil Engineering of Columbia, Inc., dated April 29, 2019. 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: May 23, 2019
RE: Property Address: 1.1 acre portion of 300 Clemson Road
Richland County TMS#: 25700-02-03 (portion)
Owner(s): Lee Lorick Prina II, Trustee / Mungo Homes Properties, LLC
Use: Vacant
Proposed Use: Residential
Current County Land Use: Mixed Use Corridor
Proposed City Land Use: Urban Edge Mixed Residential (UEMR)
Current County Zoning: Rural District (RU)
Proposed City Zoning: General Residential District (RG-1)
Reason for Annexation: Municipal Services; Primary Area
City Council District: 4
Census Tract: 114.14

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 8, 2019 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: Clint Shealy, Assistant City Manager
     Jeff Palen, Assistant City Manager/CFO
     Aubrey Jenkins, Fire Chief
     Joseph Jaco, Director, Utility Operations
     Robert Anderson, Public Works Director
     Krista Hampton, Planning & Development Services
     Lakesha Shannon, Business License Administrator
     Greg Williams, Deputy Business License Administrator
     Angela Adams, Customer Care Administrator
     Jerry Thompson, Building Official
     Michelle Brazell, Engineering
     Denny Daniels, Engineering
     Carolyn Wilson, Police Planning & Research
     Alfreda Tindal, Richland Co. 911 Addressing Coordinator
     Missy Gentry, Assistant City Manager
     Teresa Knox, City Attorney
     William Holbrook, Police Chief
     Dana Higgins, Director, Engineering
     Jan Alonso, Finance Director
     Gloria Saed, Community Development Director
     George Adams, Fire Marshal
     Rachel Bailey, Zoning Administrator
     Jacquelyn Richburg, Columbia-Richland 911
     David Hatcher, Housing Official
     Richland County Solid Waste Collection
     John Fellows, Planning Administrator
     Tori Salvant, Dev. Center Administrator

Planning Commission Land Use Recommendation: UEMR (Land Use classification) by 8:00 on 7/8/19 (mm/dd/yyyy).
Planning Commission Zoning Recommendation: RG-1 (Zoning classification) by 8:00 on 7/8/19 (mm/dd/yyyy).

(Signature of Annexation Coordinator)
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, 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 Clemson Road Tract, 1.10 acres, on an Exhibit for an Additional Parcel to be Included with Annexation into the City of Columbia prepared for Southeast Land Acquisition, LLC, by Civil Engineering of Columbia, Inc., dated April 29, 2019. Said parcel having such boundaries and measurements as are shown on said exhibit.

Richland County TMS: 25700-02-03 (portion)

Property Address: 1.10 acre portion of 300 Clemson Road

Seller:

Lee Lorick Prina II, Trustee
Lee Lorick Prina II, Trustee
Lee Lorick Prina Revocable Trust
Agreement, dated September 11, 1992

Date: 5/14/19

Buyer:

Mungo Homes Properties, LLC

BY: ________________________________  Date: 5/24/19

__________________________  (Print or Type Name)

ITS: ________________________________  (Print or Type Title)
EXHIBIT FOR AN ADDITIONAL PARCEL TO BE INCLUDED WITH ANNEXATION INTO THE CITY OF COLUMBIA

N/F PEACH GROVE LP
TMS #25700-02-01

N/F PRINA LEE
LORICK TRUSTEE
TMS #25700-02-03

CLEMSON ROAD TRACT

ROW VARIES - 120' BASE WIDTH TO U.S. HIGHWAY 1 TO INTERSTATE 20

SCALE IN FEET

1.10 ACRES

PREPARED FOR
SOUTHEAST LAND ACQUISITION, LLC
IRMO, SOUTH CAROLINA