ORDINANCE NO.: 2019-029

Annexing and Incorporating 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 4th day of June, 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 160.87 acres, and shall be assigned a land use classification of Urban Edge Residential Small Lot and Urban Edge Mixed Residential (UER-1 and 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: 5/21/2019
Final Reading: 6/4/2019

APTEST:

City Clerk

Mayor

Last revised: 4/29/2019
19001181
EXHIBIT “A”
PROPERTY DESCRIPTION
ORDINANCE NO.: 2019-029

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, 160.87 acres, on a Boundary Exhibit prepared for Southeast Land Acquisition, LLC, by Civil Engineering of Columbia, Inc., dated January 15, 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: February 1, 2019

RE: Property Address: 160.87 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: Neighborhood (Medium Density) and Mixed Use Corridor
Proposed City Land Use: Urban Edge Residential Small lot and Urban Edge Mixed Residential (UER-1 and 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 March 4, 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 Saaed, 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: \[ \text{UER-1 + UEMR} \] (Land Use classification) by 6.0 on 3/4/19 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: \[ \text{RG-1} \] (Zoning classification) by 6.0 on 3/4/19 (mm/dd/yyyy).

(Signature of Annexation Coordinator)
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, 160.87 acres, on a Boundary Exhibit prepared for Southeast Land Acquisition, LLC, by Civil Engineering of Columbia, Inc., dated January 15, 2019. Said parcel having such boundaries and measurements as are shown on said exhibit.

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

Property Address: 160.87 acre portion of 300 Clemson Road

Seller:

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

Date: 1/23/19

Buyer:

Mungo Homes Properties, LLC

BY: William J. Dixon

Date: 1/28/19

ITS: VP

(Print or Type Name)