ORDINANCE NO.: 2019-088

Annexing 4.91 acres, Woodcreek Farms Road and 0.17 acres W/S Woodcreek Farms Road, Richland County TMS# 25800-03-47 and 25800-03-28

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 3rd day of December, 2019, 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 interim zoning of Planned Unit Development-Residential District (PUD-R), apportioned to City Council District 4, Census Tract 114.07, contains 5.08 acres, and shall be assigned an interim land use classification of Neighborhood Activity Corridor (AC-1).

PROPERTY DESCRIPTION: See Attached Exhibit “A”

Richland County TMS NO.: 25800-03-47 and 25800-03-28

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

ATTEST:

Mayor

City Clerk

Introduced: 11/25/2019
Final Reading: 12/3/2019
EXHIBIT “A”
PROPERTY DESCRIPTION
ORDINANCE NO.: 2019-088

ALL that certain piece, parcel or tract of land, with the improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, consisting of approximately 5.31 total acres, as shown on a Plat prepared for Woodcreek Development, LLC, by United Design Services, Inc., dated June 25, 2013 (the "Plat") and recorded in the office of the Richland County ROD in Book 1885, page 3565, the Plat being incorporated by reference for a more complete description of the Property.

Less and except all that certain piece, parcel or lot of land, containing 0.40 acres, together with improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, being shown and designated as Parcel "A" containing 0.31 acres and lying in the City of Columbia and Parcel "B" containing 0.09 acres and lying in the County of Richland, on a plat entitled "Final Plat Prepared for 1712 Woodcreek, LLC" by Belter & Associates, Inc., dated September 1, 2016, and recorded in the office of the Register of Deeds for Richland County in Record Book 2146 at page 217. Reference to said plat is made for a more complete and accurate description.

AND

All that certain piece, parcel or tract of land, with the improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing 0.17 acres, more or less, and shown and designated as “Property to be Annexed” on an Annexation Exhibit dated September 16, 2019, and titled ±0.17 acre, W/S Woodcreek Farms Road, TMS# 25800-03-28. Said parcel having such boundaries and measurements as are shown on said Annexation Exhibit, all measurements being a little more or a little less.
MEMORANDUM
Office of the City Manager

TO: Department Heads
FROM: Teresa Wilson, City Manager
DATE: September 19, 2019
RE: Property Address: 4.91 acres, Woodcreek Farms Road and +/- 0.17 acres, W/S Woodcreek Farms Road
Richland County TMS#: 25800-03-47 and 25800-03-28
Owner(s): PD Limited, LLC and Woodcreek Development, LLC
Current Use: Vacant
Proposed Use: Residential
Current County Land Use: Neighborhood (Medium Density)
Proposed City Land Use: Neighborhood Activity Corridor (AC-1)
Current County Zoning: Planned Development District (PDD)
Proposed City Zoning: Planned Unit Development – Residential (PUD-R)
Reason for Annexation: Municipal Services; Donut Hole
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 it that this matter is placed on the October 7, 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
    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 Saad, 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: **AC-1** (Land Use classification) by **7-0** on **10/7/19** (mm/dd/yyyy).

Planning Commission Zoning Recommendation: **PUD-R** (Zoning classification) by **7-0** on **10/7/19** (mm/dd/yyyy).

(Signature of Annexation Coordinator)
4.91 acres Woodcreek Farms Road and +/- 0.17 acres W/S Woodcreek Farms Road
TMS# 25800-03-47 and 25800-03-28:
Current Zoning: PDD, Proposed Zoning: PUD-R
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 tract of land, with the improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, consisting of approximately 5.31 total acres, as shown on a Plat prepared for Woodcreek Development, LLC, by United Design Services, Inc., dated June 25, 2013 (the "Plat") and recorded in the office of the Richland County ROD in Book 1885, page 3565, the Plat being incorporated by reference for a more complete description of the Property.

Less and except all that certain piece, parcel or lot of land, containing 0.40 acres, together with improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, being shown and designated as Parcel "A" containing 0.31 acres and lying in the City of Columbia and Parcel "B" containing 0.09 acres and lying in the County of Richland, on a plat entitled "Final Plat Prepared for 1712 Woodcreek, LLC" by Belter & Associates, Inc., dated September 1, 2016, and recorded in the office of the Register of Deeds for Richland County in Record Book 2146 at page 217. Reference to said plat is made for a more complete and accurate description.

Richland County TMS: 25800-03-47

Property Addresses: 4.91 acres, Woodcreek Farms Road

PD Limited, LLC

BY: ___________________________  Date: 7-16-19

______________________________
(Print or Type Name) ITS: Manager
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 tract of land, with the improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing 0.17 acres, more or less, and shown and designated as "Property to be Annexed" on an Annexation Exhibit dated September 16, 2019, and titled ±0.17 acre, W/S Woodcreek Farms Road, TMS# 25800-03-28. Said parcel having such boundaries and measurements as are shown on said Annexation Exhibit, all measurements being a little more or a little less.

Richland County TMS: 25800-03-28
Property Addresses: ±0.17 acres, W/S Woodcreek Farms Road

Woodcreek Development, LLC

BY: ___________________________ Date: 9-17-19

(Print or Type Name)

ITS: ___________________________