We Are Columbia

The City Council will conduct a Work Session at 5:00 p.m. on Monday, February 13, 2017 at City Hall, Council Chambers, 1737 Main Street, 3rd Floor, Columbia, SC 29201.

The Honorable Mayor Stephen K. Benjamin ▪ The Honorable Sam Davis, District I
The Honorable Tameika Isaac Devine, At-Large ▪ The Honorable Moe Baddourah, District III
The Honorable Howard E. Duvall, Jr., At-Large ▪ The Honorable Edward H. McDowell, Jr., District II
The Honorable Daniel J. Rickenmann, District IV

Prior to entering the meeting please turn all electronic communication devices to the silent, vibrate or off position. All presenters are asked to speak directly into the microphone for recording purposes.

CALL TO ORDER

CITY COUNCIL DISCUSSION

1. February 2017 Annexation Update - Ms. Krista Hampton, Director and Mr. Andrew Livengood, Annexation Coordinator of Planning and Development Services Department

ADJOURNMENT

We Are Columbia

MEETING DATE: **February 13, 2017**

DEPARTMENT: **Planning and Development Services**

FROM: ***Krista Hampton, Director***

SUBJECT: **February 2017 Annexation Update - Ms. Krista Hampton, Director and Mr. Andrew Livengood, Annexation Coordinator of Planning and Development Services Department**

PRESENTER: **Krista Hampton, Andrew Livengood**

FINANCIAL IMPACT:

ATTACHMENTS:

- **#a:** AnnexPresentation_20170213 (PDF)

Annexation Update

Planning Division

February 13, 2017 – City Council Work Session

We Are Columbia

Annexation Update

- Why Annex?
- How Have We Grown?
  A quick history
- How Can We Grow?
  Legal Framework
- Where Do We Grow?
  Annexation Policy and Urban Service Areas
- How Do We Grow?
  Putting the Pieces in Place

Why Annex?

Why Annex?

City of Columbia

- More citizens participating in City government
- More efficient provision of services
- Development Standards
- Broaden tax base

Property Owner

- Additional or improved services & programs
- Participate in City government (*and retain County representation*)
- Lower cost for services *(i.e. solid waste & utilities)*
- Lower property insurance rates (ISO rating)

How Have We Grown?

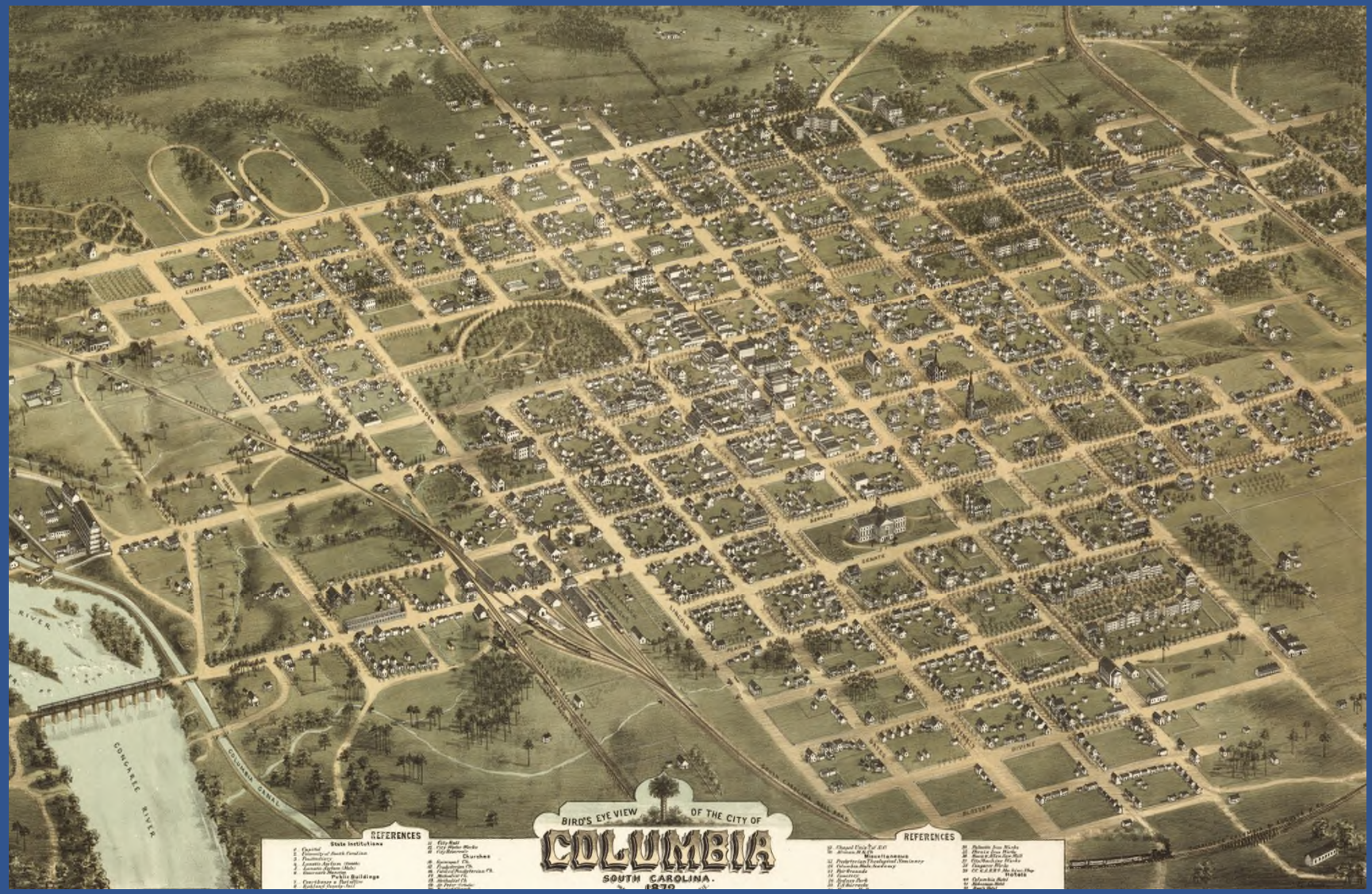
1872

A birds-eye view

1786 – Created by General Assembly

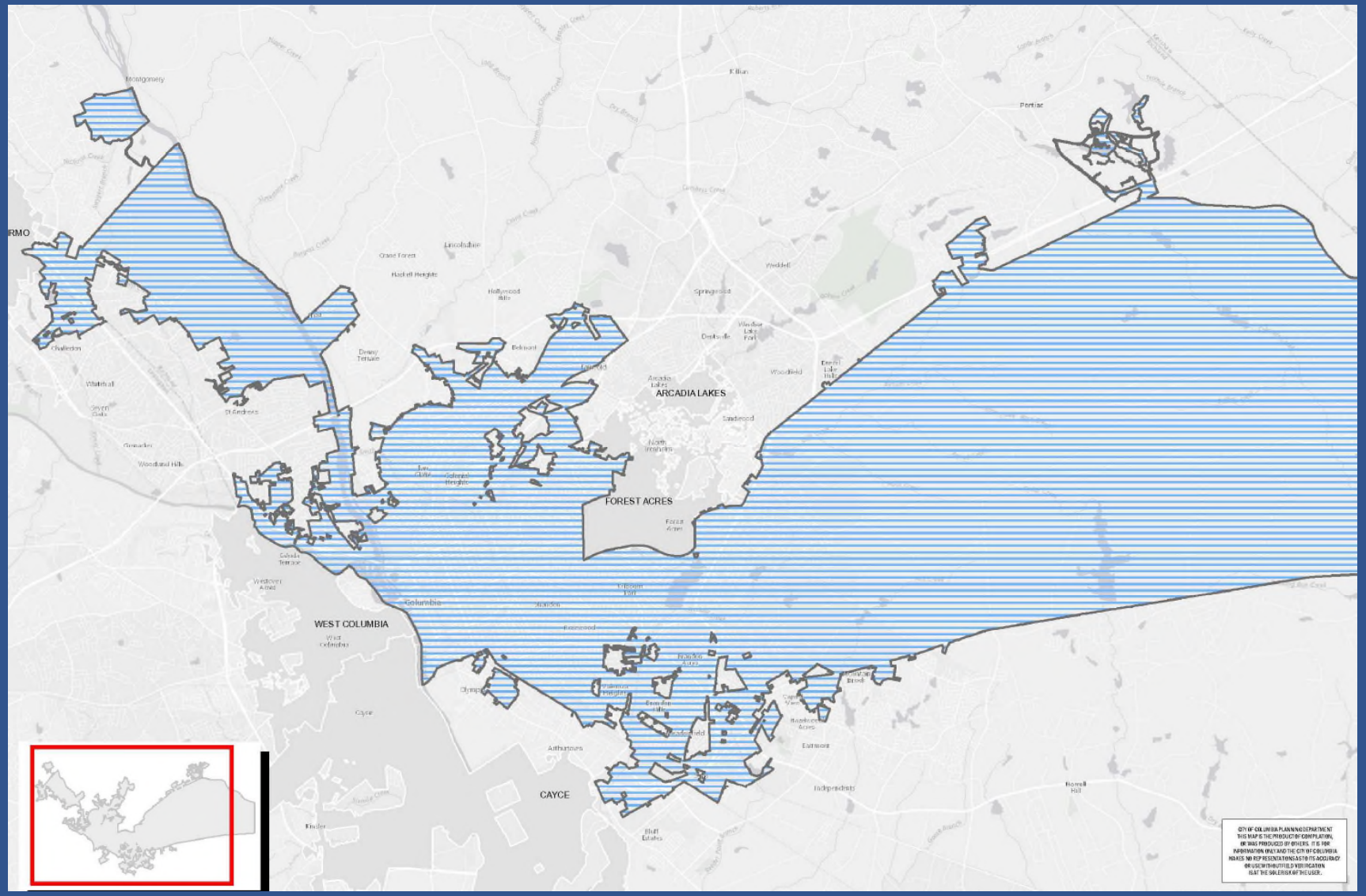
1805 – Incorporated as a village

1854 – Incorporated as a city



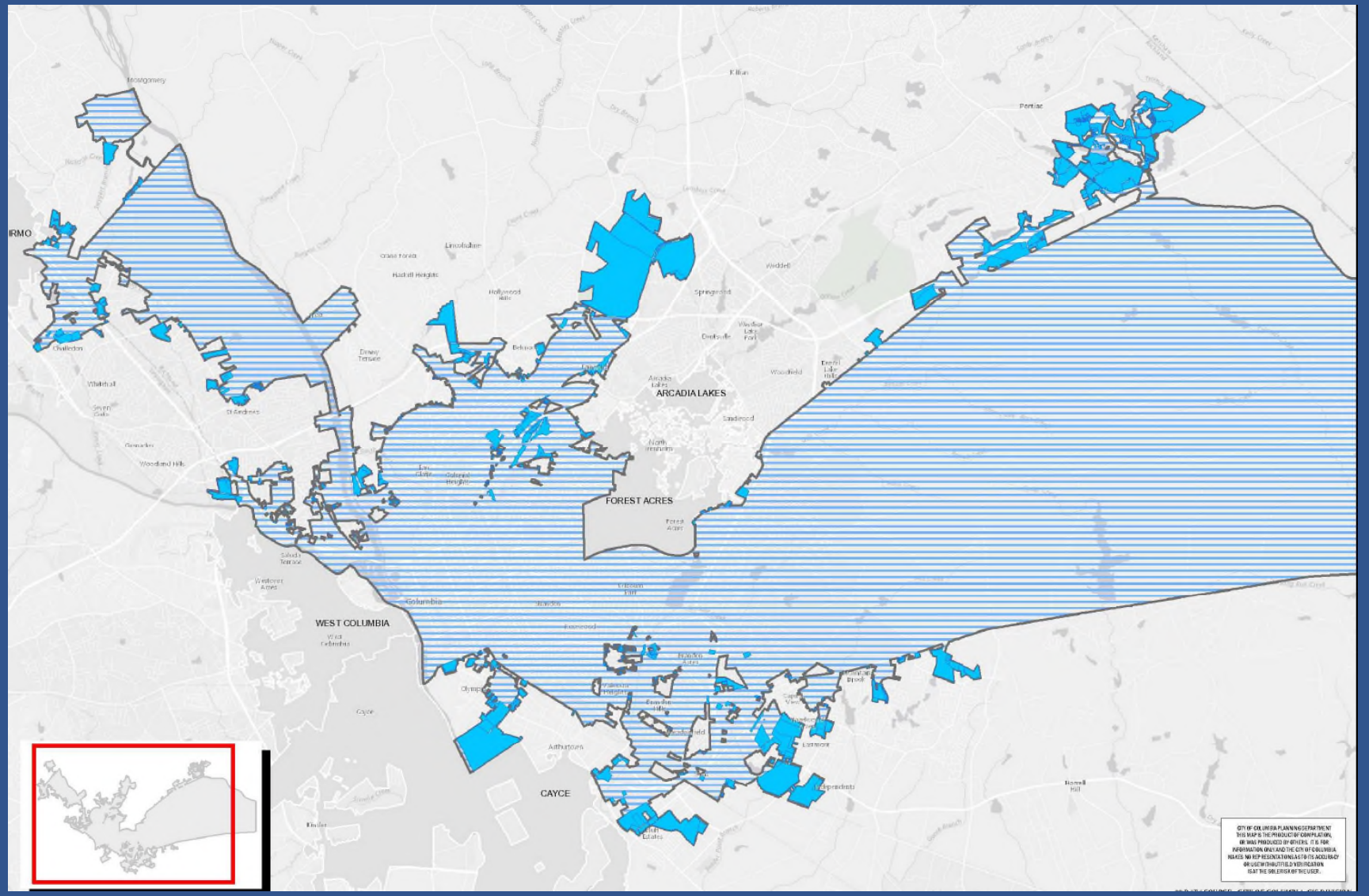
January 2000

Approximate boundary

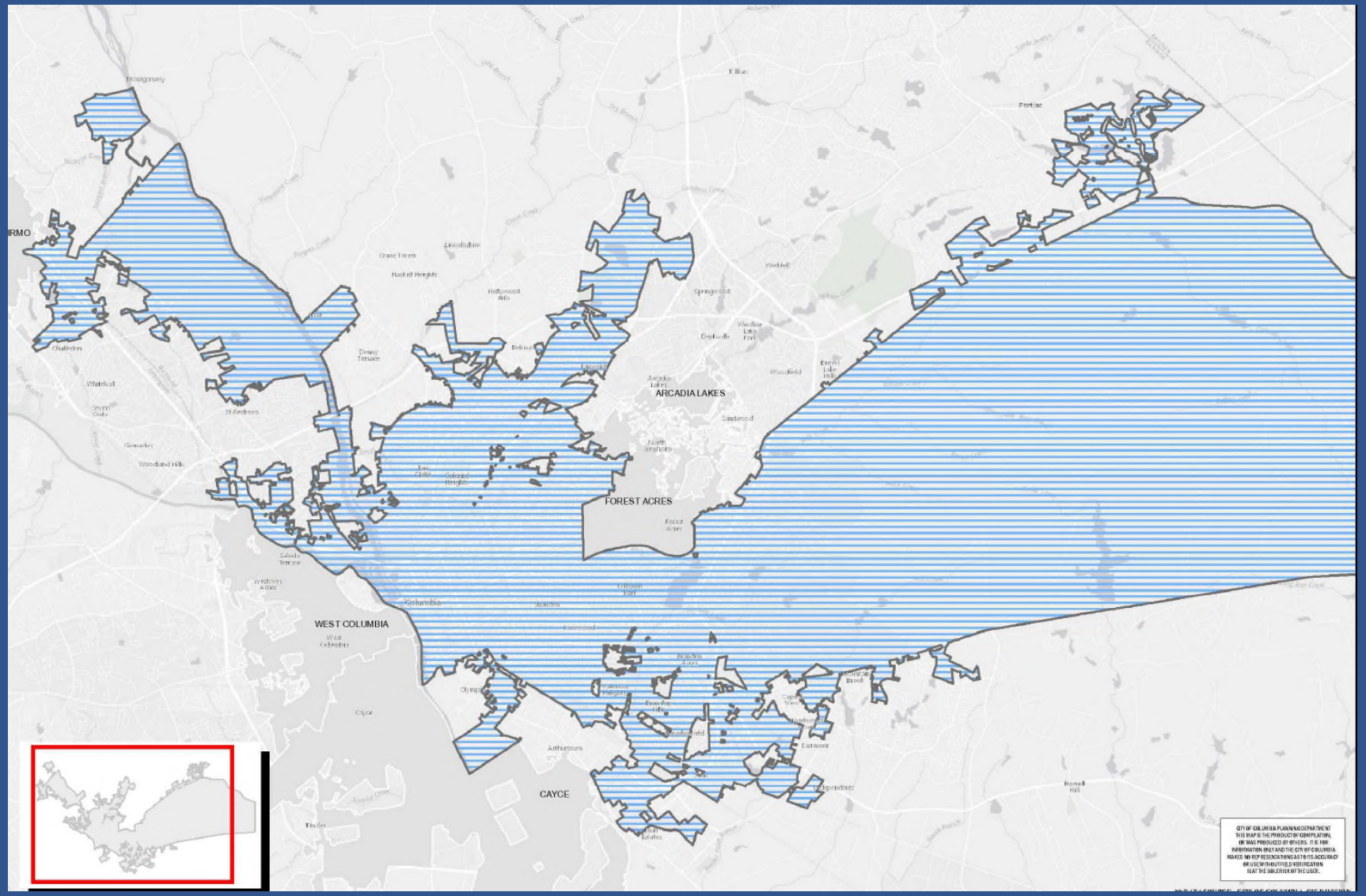


January 2000 through January 2017

Annexations are shown in solid blue



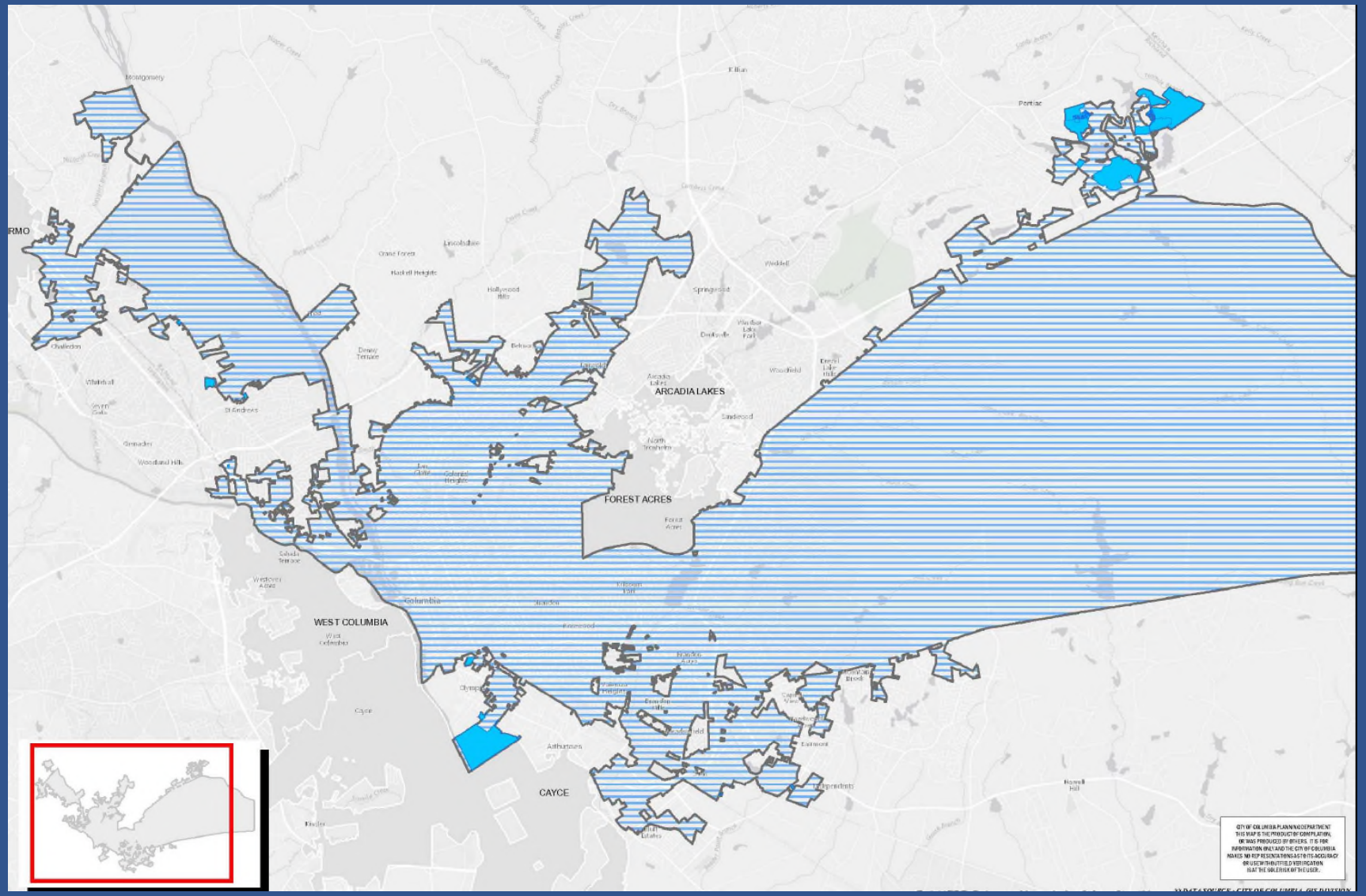
January 2017



Since 2000

- **475** Separate Annexation Ordinances
- Approximately **5,700 acres** added

2016 Annexations



2017 and Pending

2016 - 2017 and Pending Annexations

2016

- **30** Annexation Ordinances
- Approximately **970 acres**

2017

- **18** Annexation Ordinances completed or Pending
- Approximately **99 acres** *so far…*

How Can We Grow?

The Legal Framework

Legal Framework

Petition Methods

- Direct Petition by “Freeholders”
  - 100% Petition
  - 75% Petition

Electoral Method

- Special Election
  - Requested by Petition of 25% of the Qualified Electors

Legal Framework

Separate requirements for the following special types of property:

- Cemeteries
- Churches/Religious Groups
- Federal/State Property
- School District
- Multicounty park
- City Property
- “Manmade Industrial Peninsula”
- Special Purpose Districts
- Etc.

Legal Framework

100% Petition:

- Petition by the Freeholder
- Approval of Ordinance by Council
- The only method we have used in recent history

Legal Framework

75% Petition Method

- Petition by:
  - 75% of Freeholders
  - Owning 75% of assessed value
- Petition must:
  - Be dated
  - Have all signatures within 6 months
  - Contain description and plat of area
  - Be available for inspection
- Public Hearing
  - 30 days notice
  - Feasibility Study
  - Timetable to provide services
- Council may enact Annexation Ordinance after Public Hearing
- Appeals

Legal Framework

Electoral Method

- Petition by 25% of electors
- Resolution certifying petition
- Opt-out provisions
  - 25% assessed value
  - Certain Agricultural/Timber land
- Special Election held in area to be annexed
- County Election Commission certifies results
- City Council publishes results by Resolution
- Public Notice
- After 30 days, Council may enact Annexation Ordinance
- Appeals

Legal Framework

Other notes

Where Do We Grow?

Urban Service Areas and Policy

Where Do We Grow?

Urban Service Areas and Policy

Existing Annexation Policy

- Utility Service Petitions and Covenants
  - Adopted 1990
  - Amended 1992
  - Reaffirmed 2008
- 75% method was briefly addressed
- Urban Service Area Adopted 2009

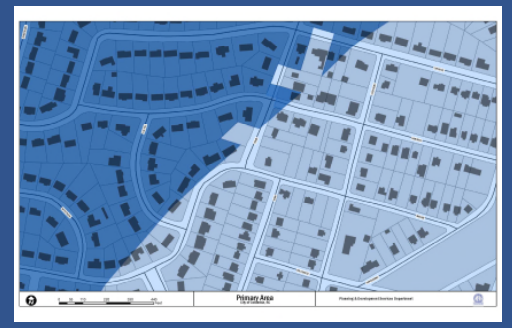
Urban Service Areas

Donut Hole

Unincorporated area surrounded by municipality

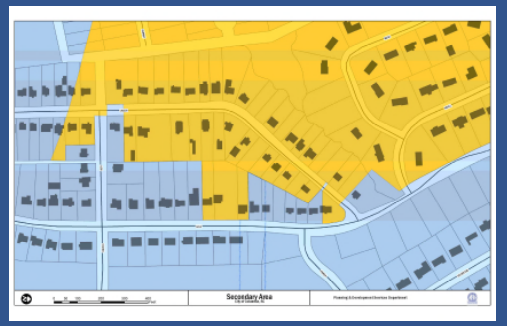
Primary

Contiguous or nearby parcels with adequate service availability



Secondary

Contiguous or nearby parcels that have service concerns

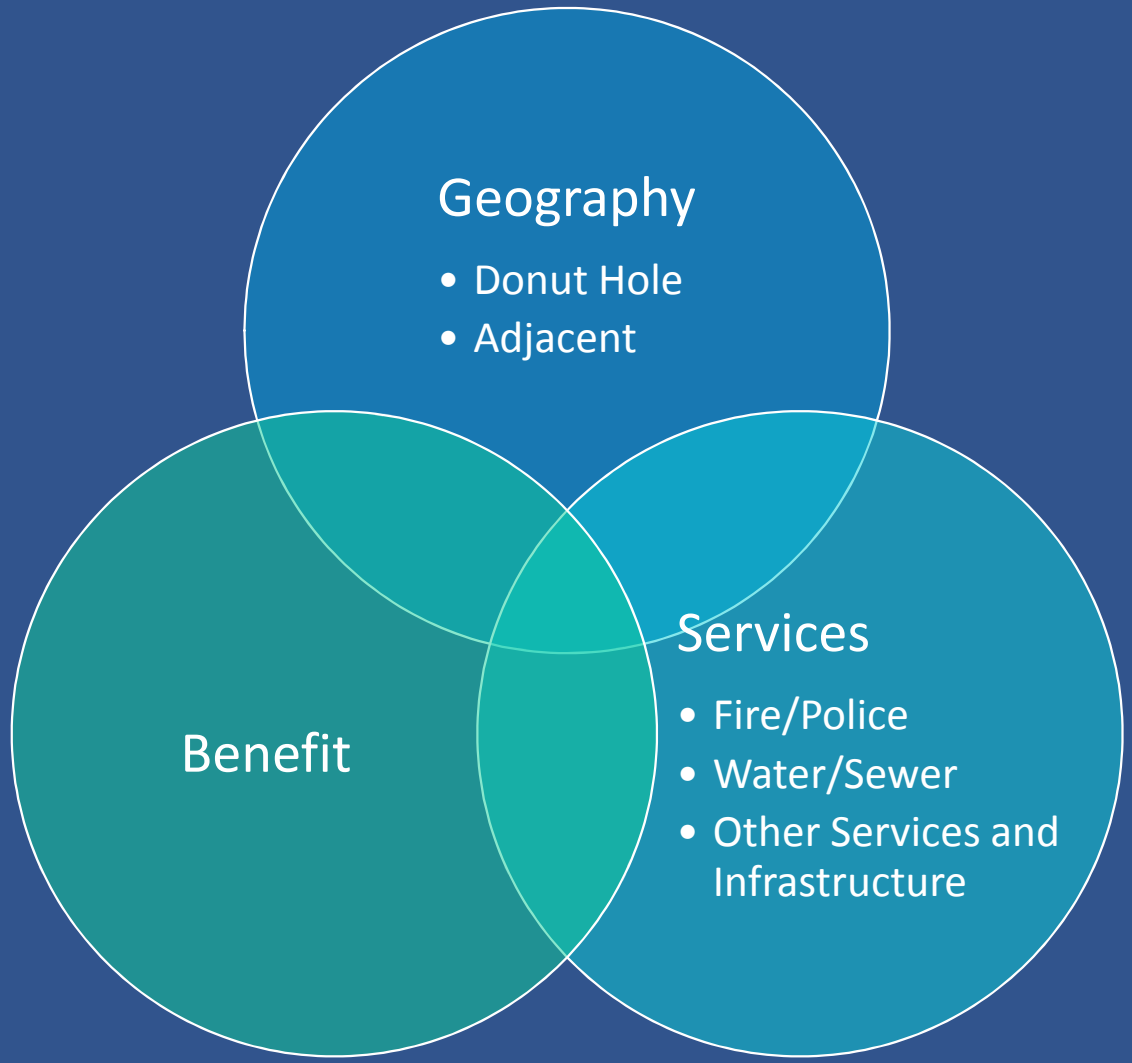


Long Range

Areas anticipated for future urban/service expansion

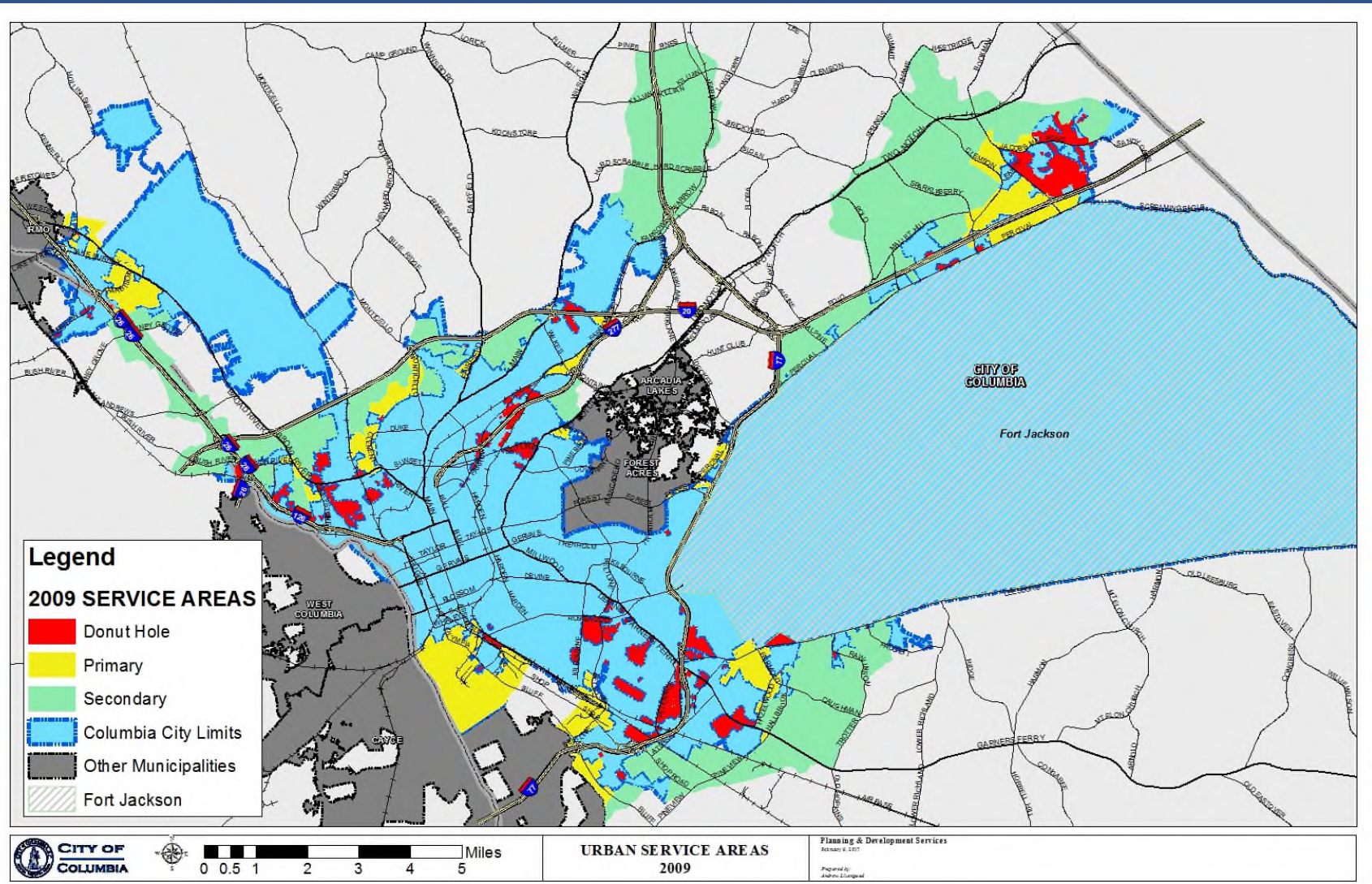
Urban Service Areas

What is considered?



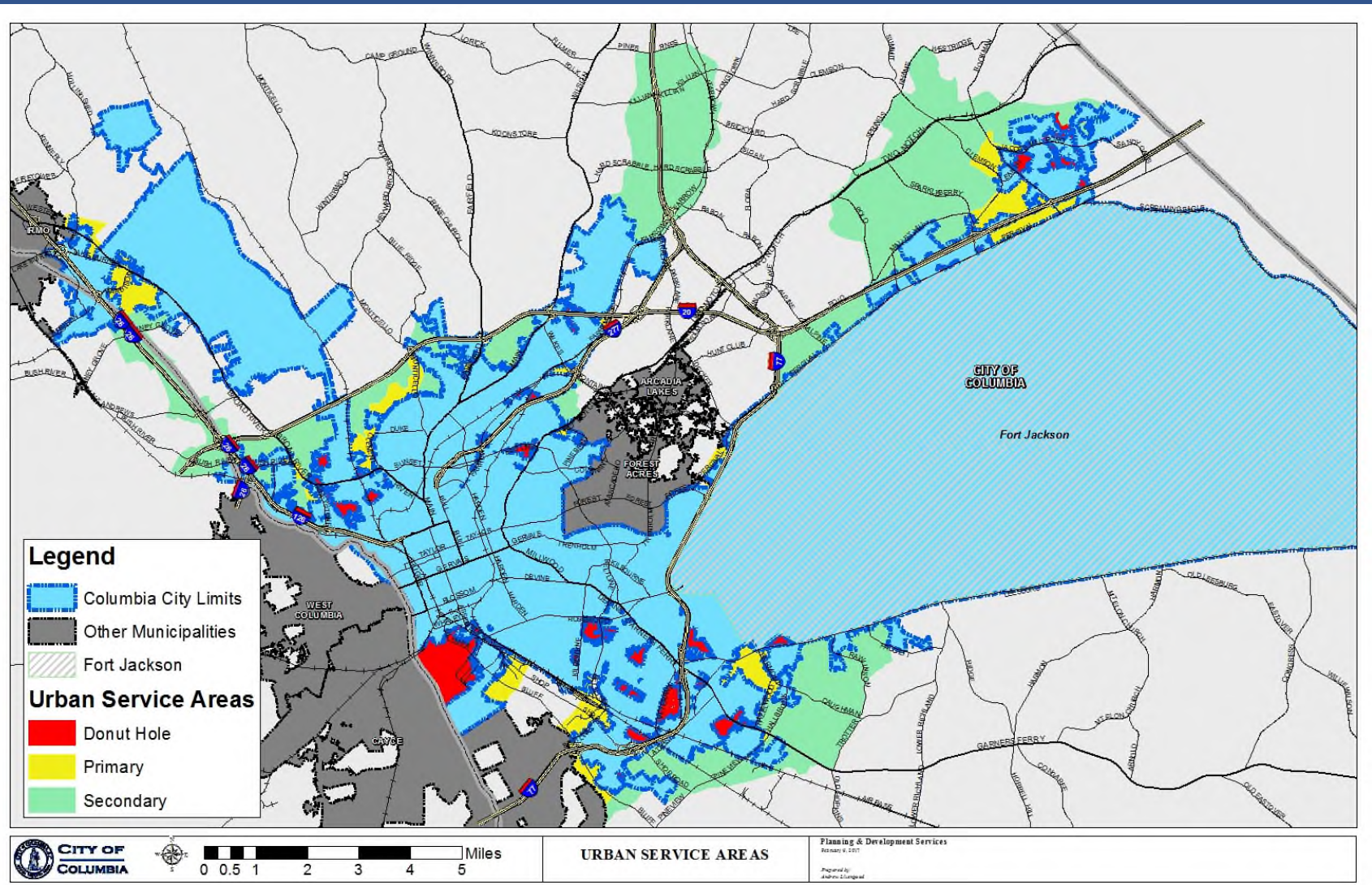
Urban Service Areas

2009



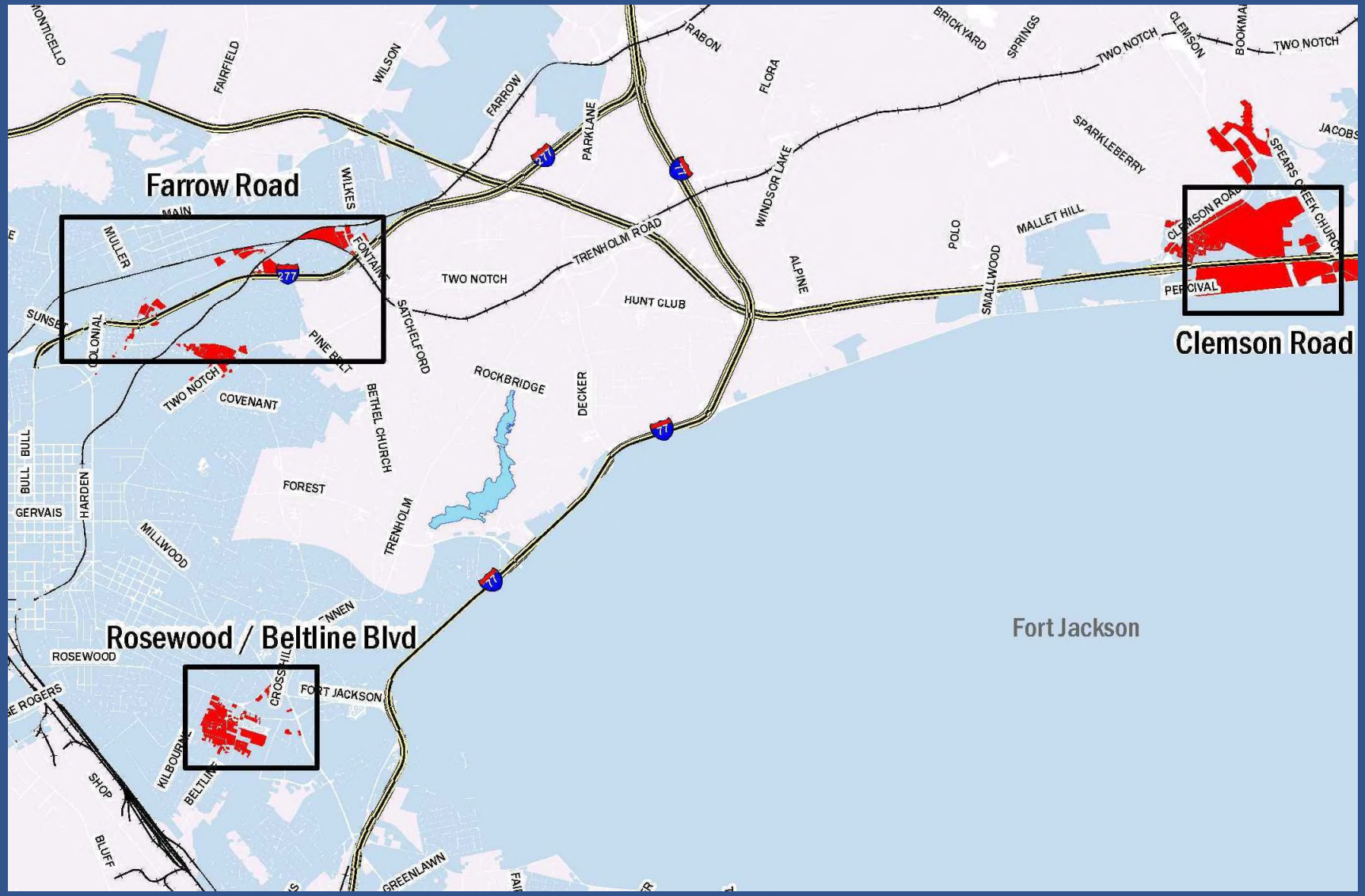
Urban Service Areas

2017



Priority Areas

From 2015

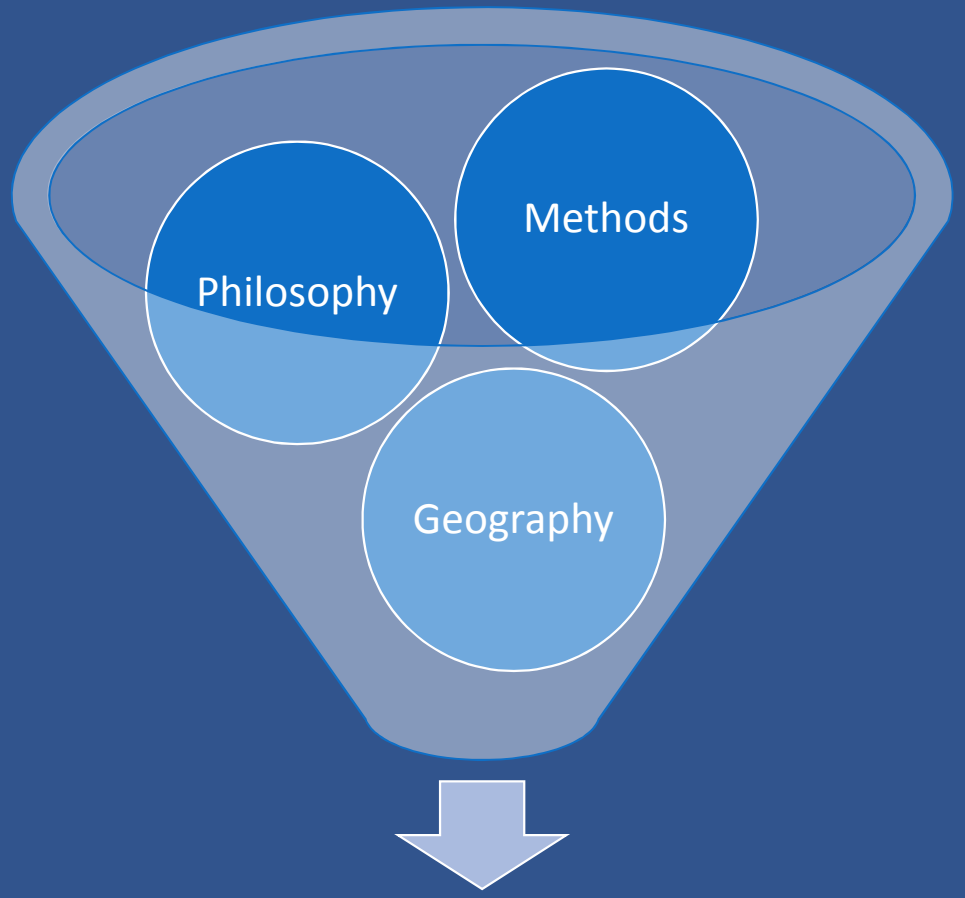


How Do We Grow?

Putting the Pieces in Place

How Do We Grow?

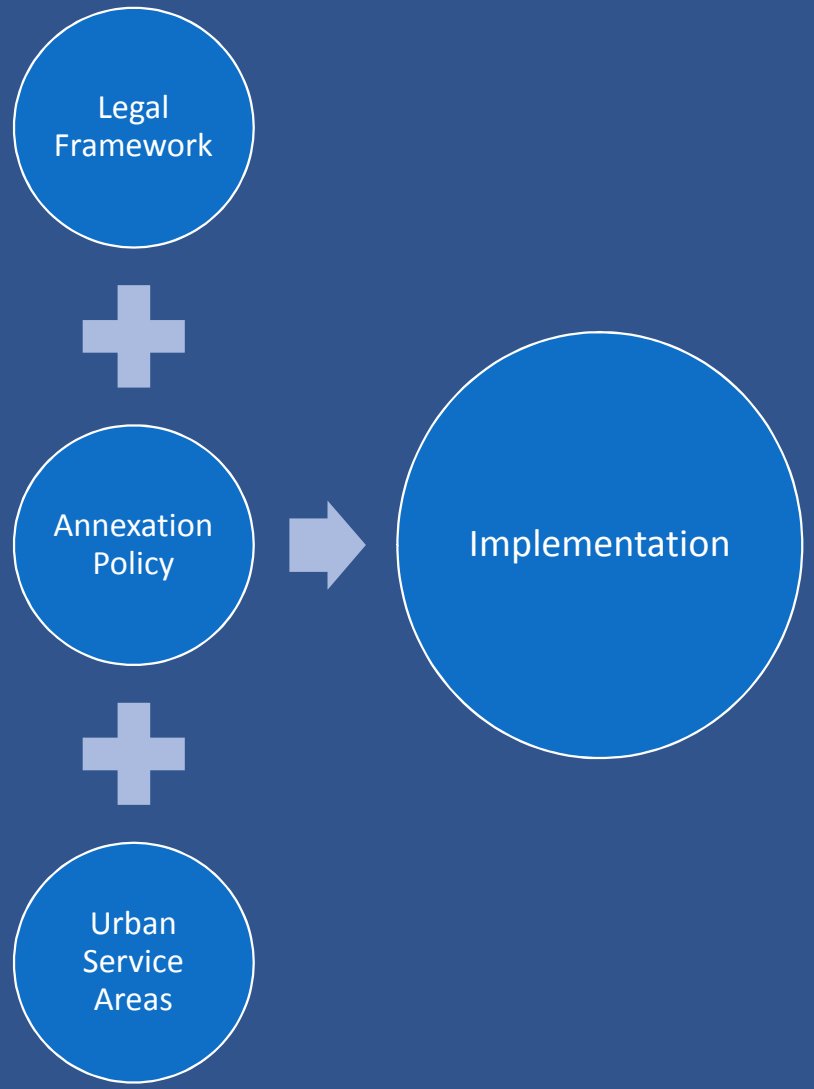
What we need from you…



Annexation Policy

How Do We Grow?

What we need from you…



How Do We Grow?

What we need from you…

What Balance?

Philosophy

- Best Interest of City
  - Population
  - Cost
  - Interest Level
  - Development Status
  - Socio-economic Balance
  - Covenants
  - Geography

Methods

- Status Quo (100%)?
- 75% Petition?
- Electoral Method?
- All Three?

Geography

- Define Priority Areas
- Refine & Revise Urban Service Areas
- Workload

How Do We Grow?

What we need from you…

Philosophy

Higher Priority

- Elimination of Donut Holes
- High Level of Existing Services (USA's)
- Active Community Interest
- Higher Population
- City-Wide Balance
  - Socioeconomic
  - Geographic
- Many Covenants
- Connectivity
- Higher Revenue

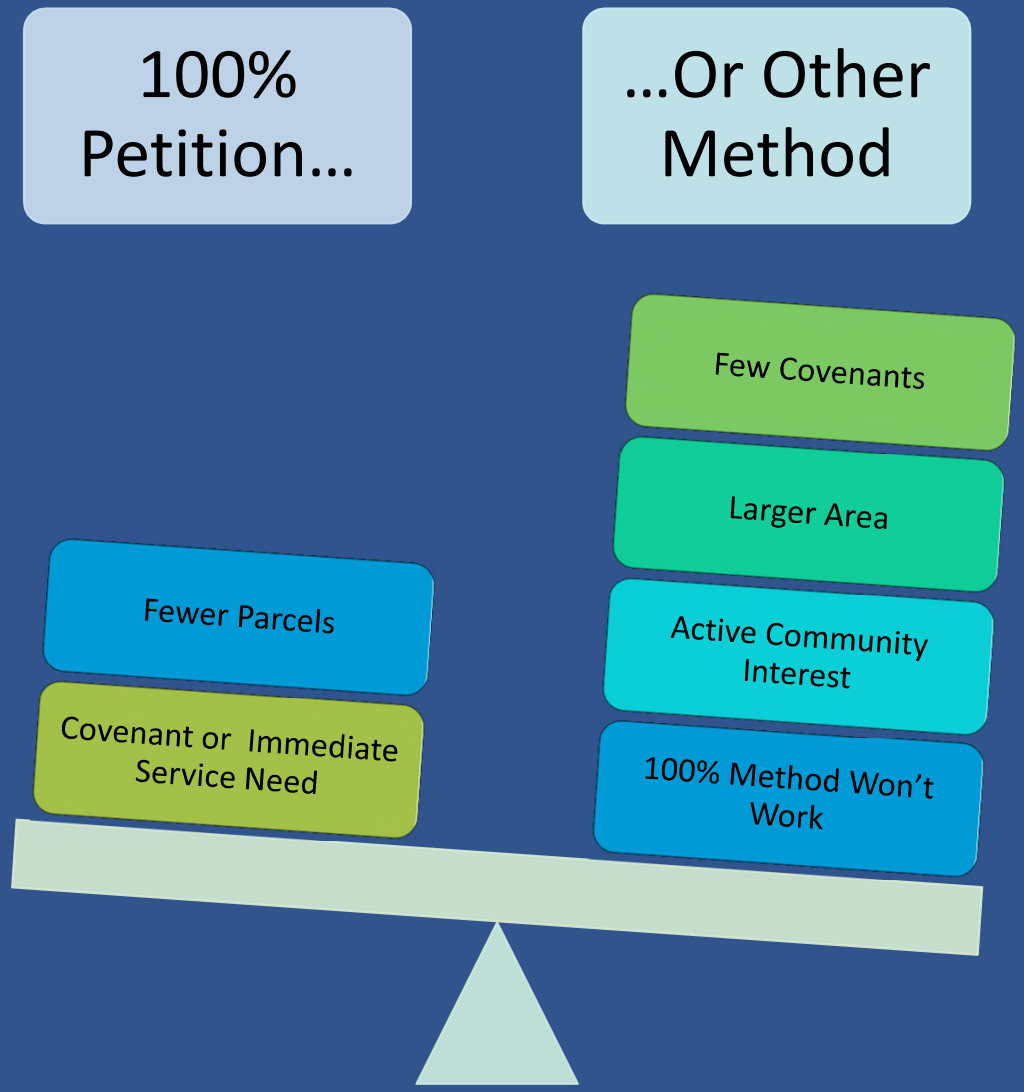
Lower Priority

- Lower Levels of Existing Services / High Cost
- Creates Strained Geography or New Donut Holes Without Benefit
- Lower Community Interest
- Few Covenants
- Creates Significant Imbalance Socially or Geographically

How Do We Grow?

What we need from you…

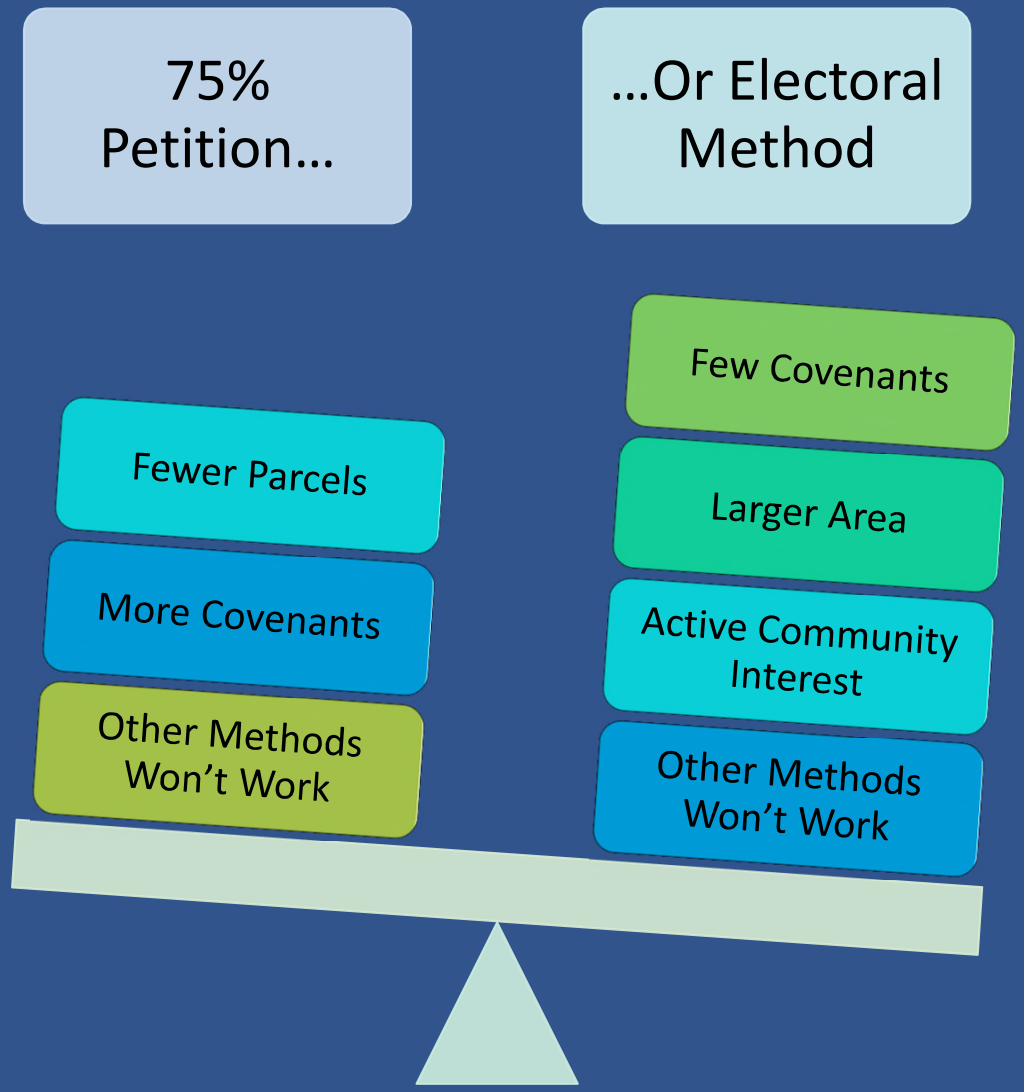
Methods



How Do We Grow?

What we need from you…

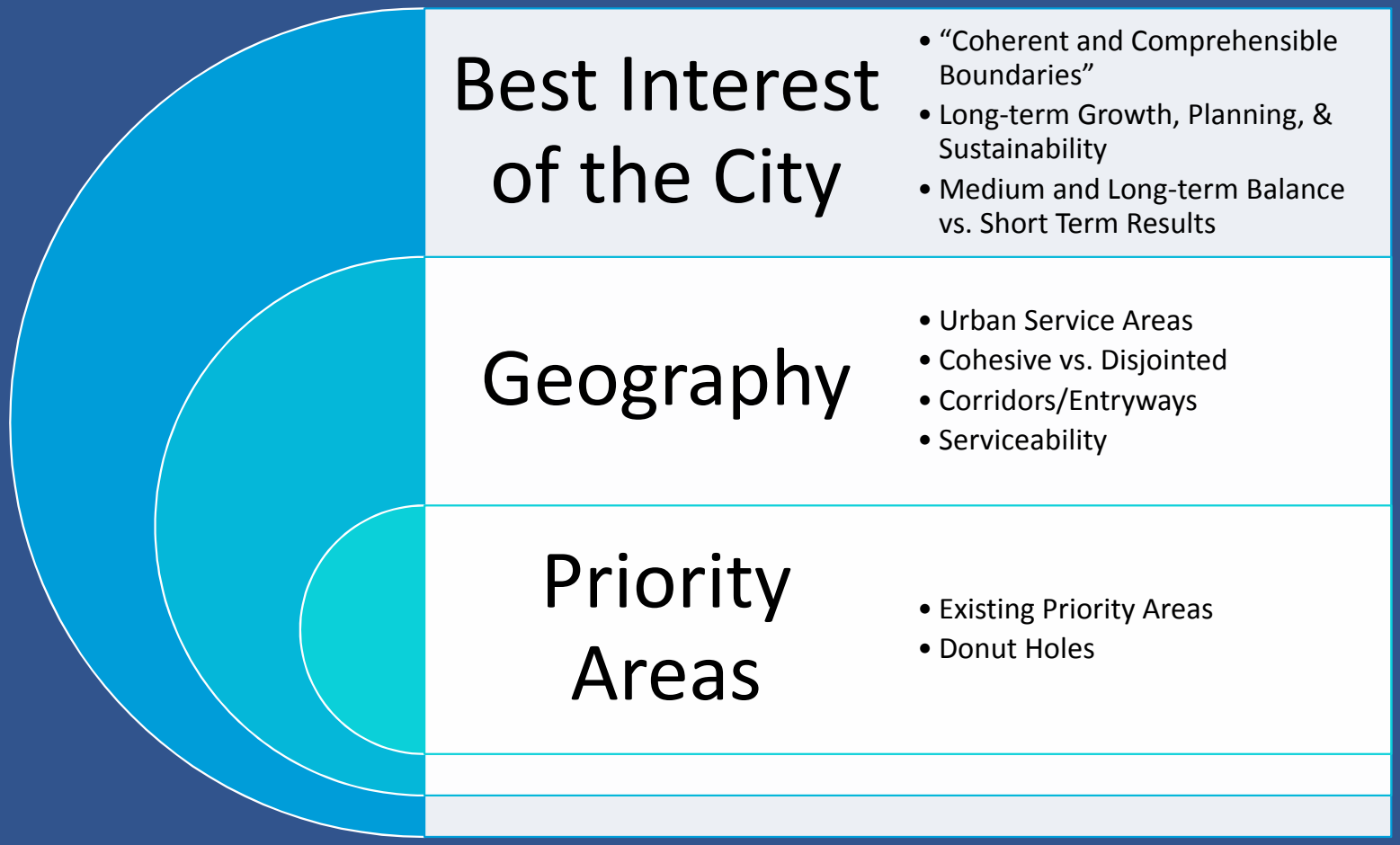
Methods



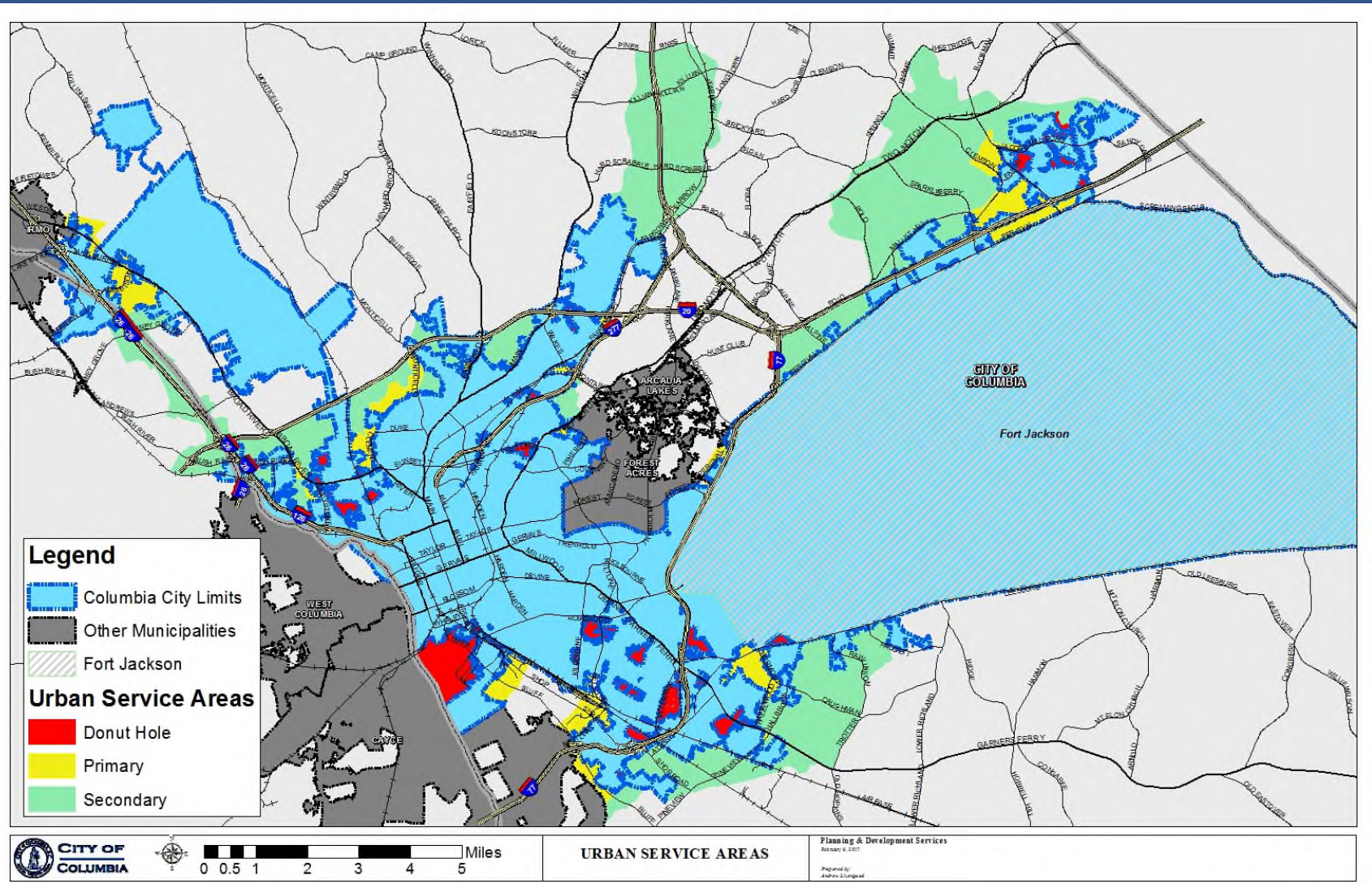
How Do We Grow?

What we need from you…

Geography



Urban Service Areas



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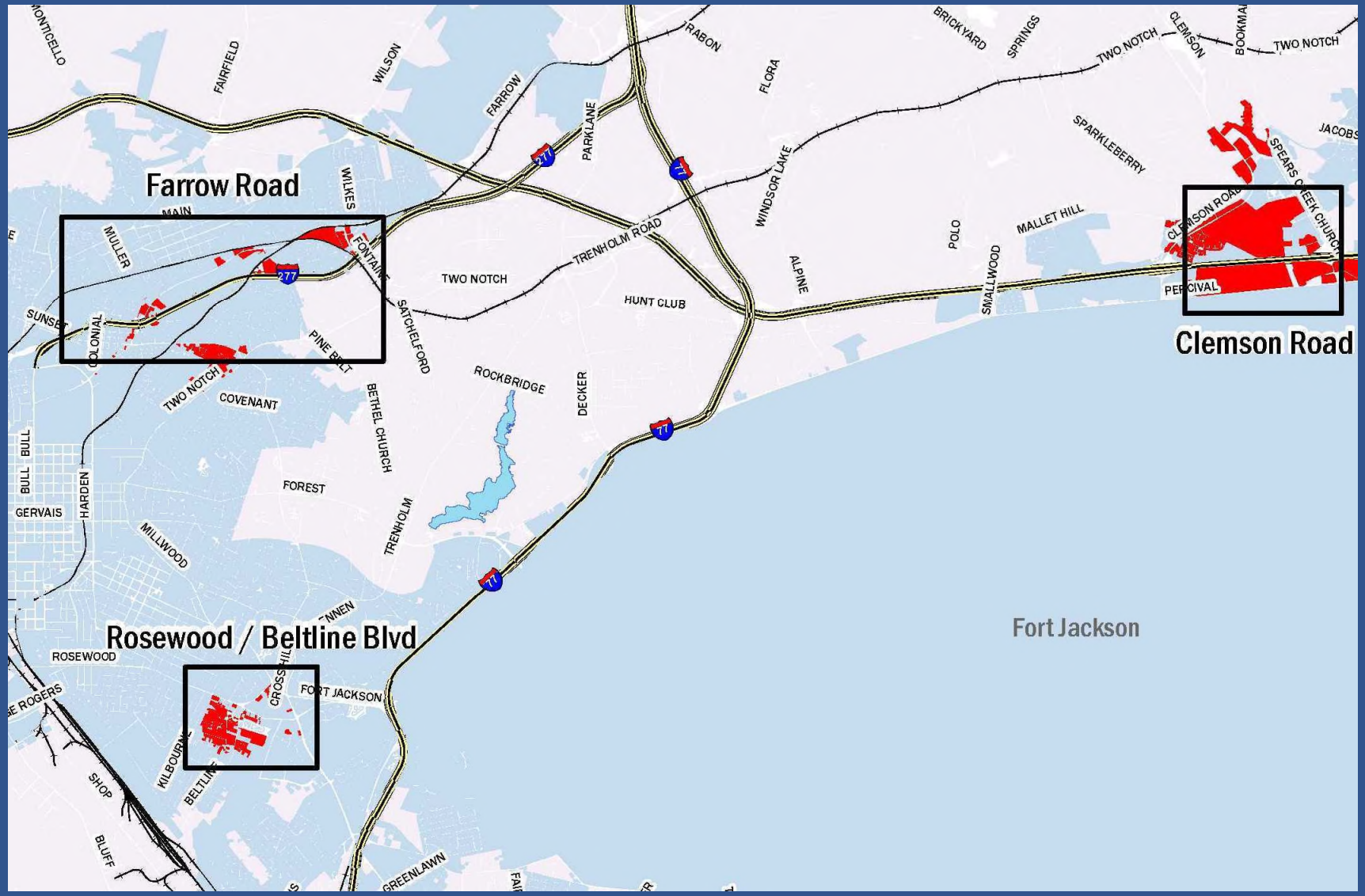


How Do We Grow?

Staff Role

- Support
- Coordination
- Analysis

How Do We Grow?

Staff Analysis

75% Factors…

- Public Services to be assumed or provided
- Taxes and Fees for those services
- Projected timetable for services
- MASC recommendations

How Do We Grow?

Staff Role

In Progress…	Wish list?

• Covenant layer (GIS)
• Website & other communication updates
  • Brochure/Factsheet
  • Calculator
  • FAQ
• Welcome packet update
• Urban Service Area update	

Next Time:

- Revised Annexation Policy
- Analysis of Priority Areas
- Recommend Specific Annexation Methods for Priority Areas

Questions?

- Andrew Livengood, Annexation Coordinator
  atlivengood@columbiasc.net
  803-545-3217

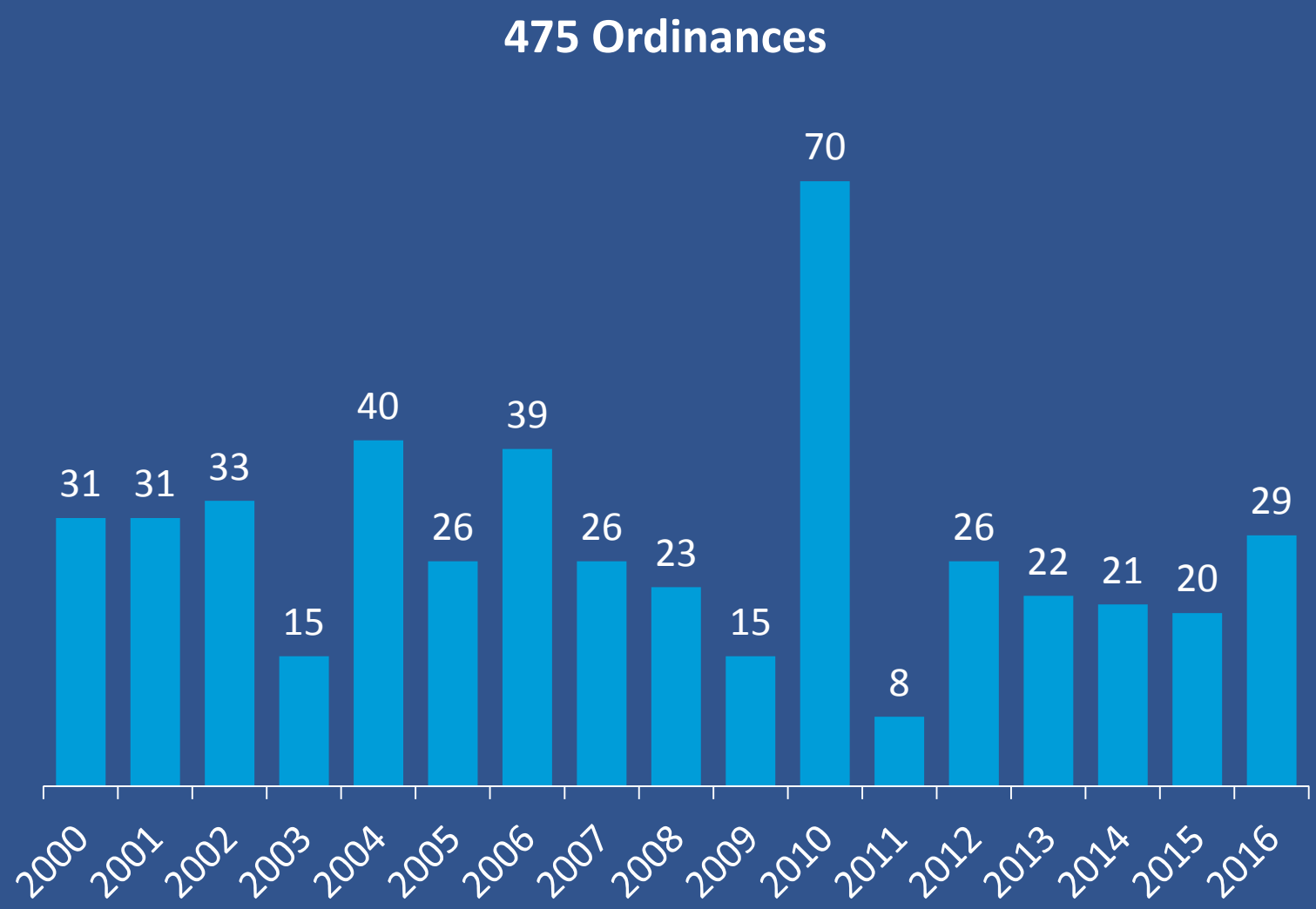
Annexation Update

Planning Division

February 13, 2017 – City Council Work Session

We Are Columbia

January 2000
through
January 2017



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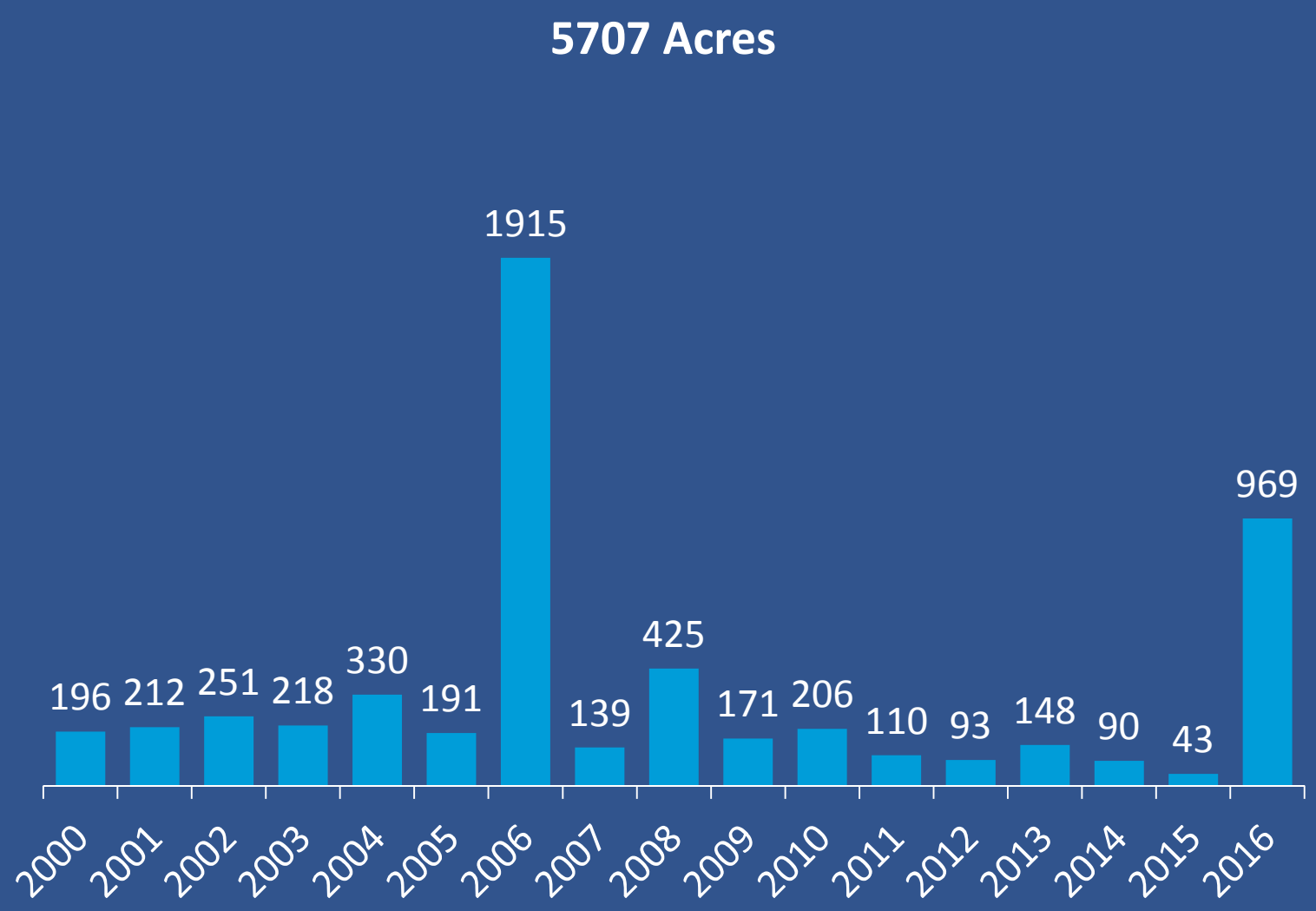

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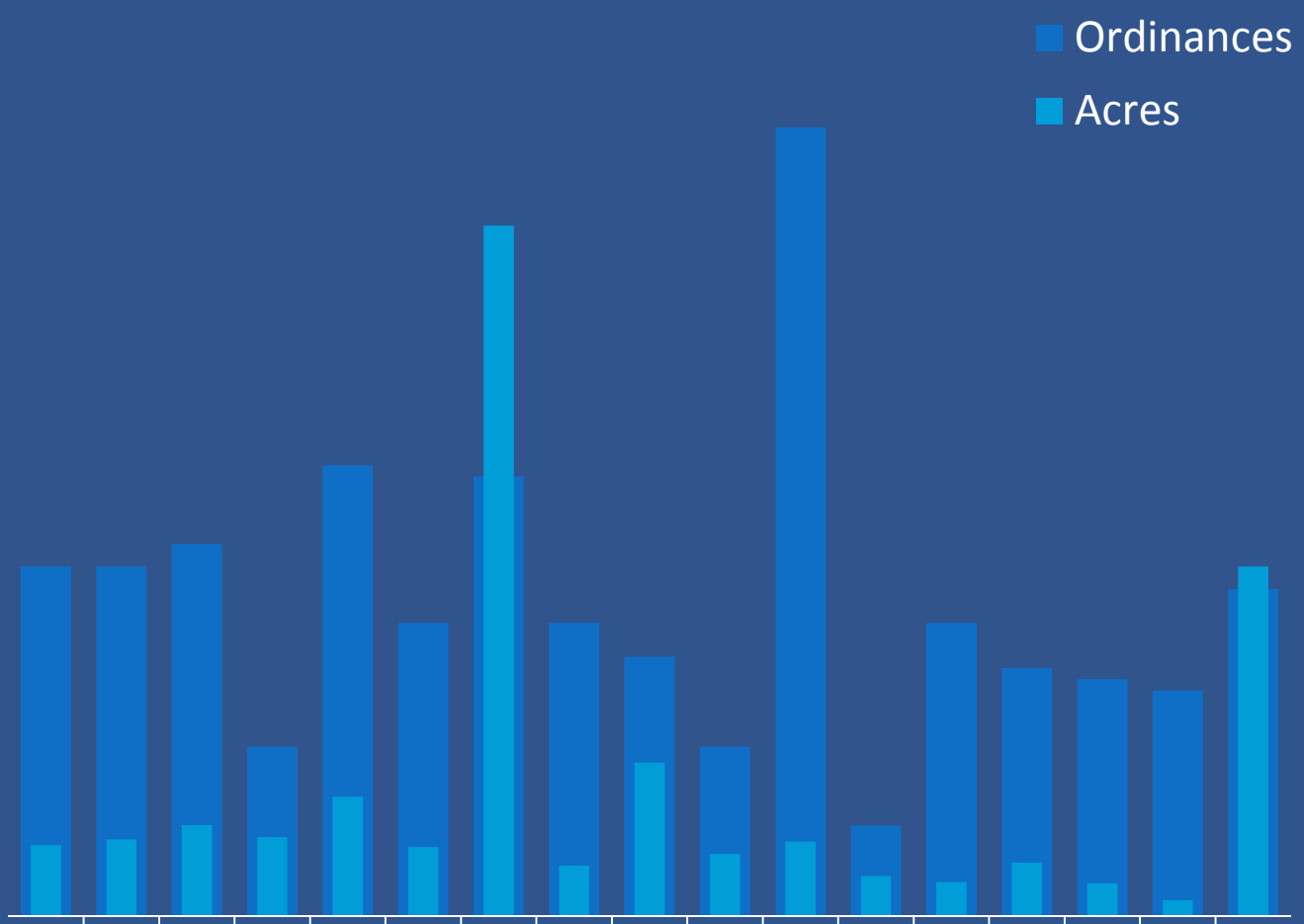

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Ordinances	31	31	33	15	40	26	39	26	23	15	70	8	26	22	21	20	29
Acres	196	212	251	218	330	191	1915	139	425	171	206	110	93	148	90	43	969

2016 Annexations

2016

- **30** Annexation Ordinances
- Approximately **970 acres**

Ord#	Name	Acreage	Date
2016-004	201 Club Ridge Road	23.07	2/2/16
2016-005	The Crossing at Woodcreek	39.65	2/2/16
2015-111	1850 Pineview Road	1.15	2/2/16
2016-015	3603 Broad River Rd	13.46	4/5/16
2016-014	3805 Barwick Street	0.17	4/5/16
2016-020	USC W/S Bluff Road	313.17	4/19/16
2016-035	25716-02-02	8.66	6/7/16
2016-062	1048 Dreyfus Road	8.64	8/2/16
2016-032	The Park Phase 4-5	35.52	5/17/16
2016-045	The Village 1A	0.49	7/19/16
2016-054	1501 Saint Andrews Rd	2.1	8/2/16
2016-053	567 & 751 Spears Creek Ch	189.06	8/2/16
2016-056	1606 Blaine Street	0.28	8/2/16
2016-057	7709 Romona Street	0.41	8/2/16
2016-055	4901 Dale Drive	0.54	8/2/16
2016-033	The Park Phase 2 (p)	6.6	5/17/16
2016-047	1104 Deerpark Drive	200.7	7/19/16
2016-082	523 Winmet Drive	0.65	10/18/16
2016-082	N/S Amberley Road	2.87	10/18/16
2016-098	1630 Browning Road	1.04	12/6/16
2016-087	N/S Deerpark Drive	41.18	10/18/16
2016-099	4815 Broad River Road	2.01	12/6/16
2016-103	1712 Woodcreek, LLC	0.09	12/6/16
2016-097	The Park, Ph 6-8	55.91	12/6/16
2016-085	The Park- Phase 3 (p)	6.79	10/18/16
2016-086	The Park- Phase 2 (p)	2.47	10/18/16
2016-096	Deerpark Drive	9.56	12/6/16
2016-101	The Park, PhII(p)	0.96	12/6/16
2016-115	1404 Beechfern Circle	0.29	12/20/16
2016-100	4 lots Beechfern Cir	1.1	12/6/16
	30 Annexations	**968.59**	**acres**

2017 and Pending Annexations

2017

- **18** Annexation Ordinances completed or Pending
- Approximately **99 acres** *so far…*

Ord#	Name	Acreage	Date
2015-086	NE/S Spears Creek Church	4.74	3/1/17
	108-118 Bluff Road	4.2	
2016-021	Abernathy @ Garners Ferry	4.74	9/1/17
2016-123	113 N. Shorecrest Drive	2.05	
2016-124	1500 Hallbrook Drive	19.44	
2016-125	3701 Broad River Road	1.3	
2017-006	5800 Fairfield Road	0.51	
2017-007	3.91 ac S/S JMP Rd	3.91	
2017-004	26.1 acr S/S Woodcreek Rd	26.15	
	The Park, PhII(p)	0.55	
	The Park, PhII(p)	0.28	
	The Park, PhII(p)	0.59	
	The Park, PhII(p)	0.31	
	The Park, PhII(p)	0.28	
	The Park, PhII(p)	0.28	
	16407-07-06	2.75	
	16407-08-04	2.59	
	09409-01-03	24.15	
	18 Annexations	**98.82**	**acres**