

**ORIGINAL
STAMPED IN RED**

ORDINANCE NO.: 2022-028

Annexing 28.24 acres E/S Riding Grove Road, Richland County TMS# 28908-03-01 and 0.07 acre SE/S Riding Grove Road, TMS# 28904-01-16

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, 19th day of April, 2022, 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 Development District (PD), a portion within the Floodplain Overlay District (OV-FP), apportioned to City Council District 4, Census Tract 114.07, contains 28.31 acres, and shall be assigned an interim land use classification of Urban Edge Residential Large Lot (UER-2).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 28908-03-01 and 28904-01-16

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:

Cheresa B. Wilson
City Manager

Approved as to form:

[Signature]
City Attorney

[Signature]
Mayor

ATTEST:

Erika D. Hammond
City Clerk

Introduced: 4/15/2022
Final Reading: 4/19/2022

ORDINANCE NO.: 2022-028

EXHIBIT "A"
PROPERTY DESCRIPTION

All that certain piece, parcel or tract of land, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, being shown and delineated as Area A7/A8 – 28.24 Total Acres on the Boundary Plat of Woodcreek Development, LLC Areas A7 & A8, prepared by United Design Services, Inc. dated October 31, 2012 and recorded in the Office of the ROD for Richland County in Record Book 1820 at page 528 and being bounded and measuring as shown thereon.

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 "Property to be Annexed" on an Annexation Exhibit titled 0.07 acre SE/S Riding Grove Road, TMS# 28904-01-16; prepared on February 21, 2022, by Andrew Livengood, City of Columbia Planning Division.

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 "Property to be Annexed" on an Annexation Exhibit titled 0.07 acre SE/S Riding Grove Road, TMS# 28904-01-16; prepared on February 21, 2022, by Andrew Livengood, City of Columbia Planning Division.

Richland County TMS: 28904-01-16

Property Address: 0.07 acre SE/S Riding Grove Road

Woodcreek Development, LLC

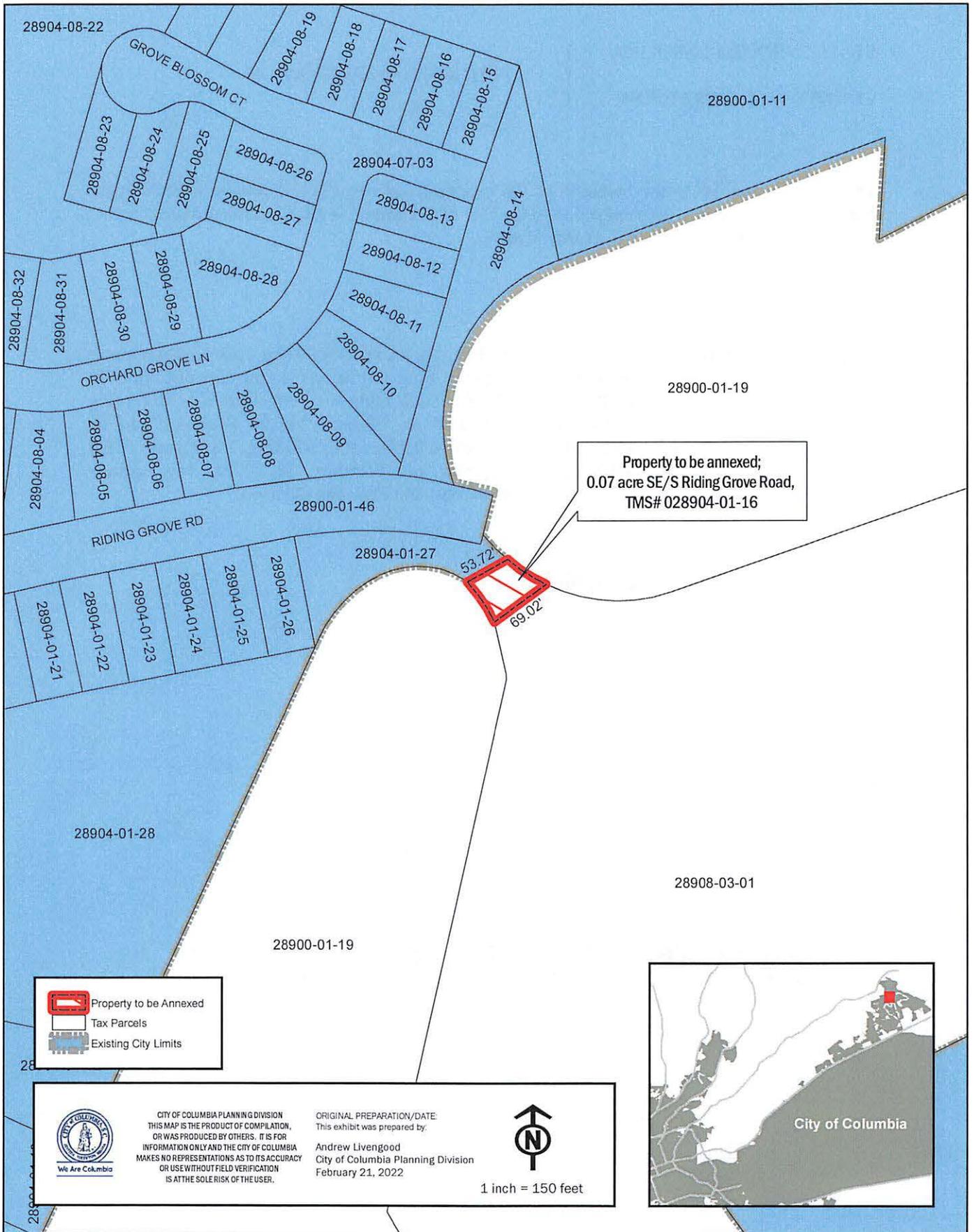
BY:  _____
(Signature)

Date: 2/22/2022

Harold Richard III
(Print or type name)

ITS: Managing Member
(Print or type title)

**Annexation Exhibit -
0.07 acre SE/S Riding Grove Road, TMS# 28904-01-16**



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Richland County TMS: 28908-03-01

Property Address: 28.24 acres E/S Riding Grove Road

Premium Development, LLC

BY: 
(Signature)

Date: 2/22/2022

Harold Pickrel III
(Print or type name)

ITS: Managing Member
(Print or type title)



CITY COUNCIL

April 5, 2022 at 4:00pm

City Hall, 3rd floor Council Chambers, 1737 Main Street, Columbia, SC 29202

ANNEXATION, INTERIM COMPREHENSIVE PLAN MAP AMENDMENT, AND INTERIM ZONING MAP AMENDMENT CASE SUMMARY 28.24 acres E/S Riding Grove Road and 0.07 acres SE/S Riding Grove Road; TMS# 28908-03-01 and 28904-01-16

Council District:	4
Proposal:	Request to assign an interim land use classification of Urban Edge Residential Large Lot (UER-2) and assign interim zoning of Planned Development District (PD), a portion within the Floodplain Overlay District (OV-FP) at the time of annexation. The property is currently classified as Neighborhood (Medium Density) and zoned PDD by Richland County.
Applicant:	Premium Development, LLC and Woodcreek Development, LLC
Staff Recommendation:	Approval
Annexation	
PC Recommendation:	03/10/2022; Approval (7-0)
First Reading:	04/05/2022; Pending
Second Reading:	04/19/2022; Pending
ZMA, FLU Confirmation	
PC Recommendation:	05/12/2022; Pending
1 st Reading:	07/19/2022; Pending
2 nd Reading:	08/02/2022; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 28.31 acres

Current Use: Undeveloped

Proposed Use: Residential

Reason for Annexation: Municipal Services

Urban Service Area: Donut Hole - Primary

Current County Land Use Classification: Neighborhood (Medium Density)

Proposed Interim City Land Use Classification: Urban Edge Residential Large Lot (UER-2)

Current County Zoning: PDD

Proposed Interim City Zoning: Planned Development District (PD), a portion within the Floodplain Overlay District (OV-FP)

Census Tract: 114.07

DETERMINATION FOR CITY SERVICES

The following determination is an estimate of the benefits and costs associated with the annexation of the subject property:

Police

The Columbia Police Department does not object to this proposed annexation. As with most annexations, we find that the proposed annexation may result in an increased number of calls for service. The estimated cost to serve this proposed single-family residential subdivision would be **approximately \$7,000 per year**, based on calls to similar properties within the City limits.

Fire

The proposed annexation will not result in significant additional costs or impact services being provided by this department. Annexation would lower the ISO rating of this property to a Class 1 from a Class 2.

Solid Waste

Solid Waste provides service in this area. As a result of recent growth in the Woodcreek Farms area our services will be strained until we can get added personnel, equipment and funding. The cost associated with solid waste service is approximately **\$216 annually per household**.

Engineering

Because water lines currently exist in this area, Utilities and Engineering **will not incur any costs** associated with this annexation. This property is within the Palmetto Utilities sewer service area.

Water Customer Care

Any customers on this property would bring new revenue to the City. Customers will pay water rates approximately **40% lower** than out-of-city customers.

Planning & Development Services

We recommend approval of the annexation of this property, which is located within an area designated as Donut Hole – Primary in the Urban Service Area plan. A 43-lot single family residential subdivision is proposed for the site, and the estimated real estate tax revenue generated for the City would be **approximately \$97,000 per year** assuming every lot is developed and owner-occupied.

* Estimated City Tax Revenue is based on **2021 millage** for real property and calculated as: ((Taxable Value × Tax Rate) × City Millage Rate (.0938)). The actual additional taxes paid by the property owner will generally be substantially lower as some millage items do not apply to in-City properties, and an increased Local Option Sales Tax credit factor applies to in-City properties (an additional .002280 for the 2021 tax year).

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject property is in a “Donut Hole - Primary” as identified in the Urban Service Area Map

Principles and Goals of the Urban Service Area

The Urban Service Area identifies those areas the City of Columbia wishes to provide with urban services. Primary emphasis will be given to annexing developed areas adjoining the City limits and “islands” of unincorporated territory surrounded by the City. Primary, secondary, and long-range annexation priorities for specific areas may be identified. Secondary areas may include higher value properties which assist the City in achieving a more balanced economic base.

Donut Holes - Primary are the donut holes where services are readily available and the infrastructure is generally good. These services include fire, police, sanitation, and utilities.

Annexation within an area classified as *Donut Hole - Primary* is the highest priority. Barring unanticipated circumstances, annexation of these areas is recommended, and staff should work with individual property owners or neighborhoods/developments to encourage and expedite annexation.

Donut Holes are unincorporated areas that are completely surrounded by the City of Columbia and/or another municipality, or areas surrounded by the City of Columbia and a major geographical feature, such as a river. These areas pose a number of challenges to the City that can be addressed through annexation. Often, these are

areas that were developed before the City or any municipality became adjacent, and may lack easy access to City utilities or other services.

Donut Holes can often cause inefficiencies in the delivery of services due to confusion about jurisdiction, and if the land is in a jurisdiction with a different approach to code enforcement, these areas can negatively impact the quality of life for adjacent City residents. Such inefficiencies can impact property owners and residents, both within and outside of the municipal boundaries, through confusion over services as well as added operational costs to local government. This results in a greater financial impact to City residents, who pay both City and County taxes

Comprehensive Plan Land Use Classification

The proposed future land use classification for the subject property is Urban Edge Residential Large Lot (UER-2) in the *Columbia Compass: Envision 2036* Future Land Use Map. The property is currently designated as Neighborhood (Medium Density) by Richland County.

Urban Edge Residential Large Lot neighborhoods represent many of the older residential neighborhoods in the outer areas of the City. This development type is appropriate as development on remaining large lots or as redevelopment in the outer areas of Columbia. Most of the existing developments occurred after 1950. Urban Edge Residential Large Lot developments generally do not continue the grid and block pattern found in the urban neighborhoods, but do tend to have a consistently organized internal street network with loops and interconnections.

Primary Types

- Single-family Detached
- *Accessory dwelling units

Tertiary Types

- Single-family Attached
- Two-family
- Three-family
- Civic/Institutional Small
- Business/Employment Small (excl. Flex)
- Cemeteries & Mausoleums

Existing Neighborhood, Small Area, Community, and/or Corridor Plans

The subject property is not located within the study area of a neighborhood, small area, community, or corridor plan adopted by the City of Columbia or Richland County.

PROPOSED ZONING DISTRICT SUMMARY

The parcel is currently zoned PDD by Richland County. Surrounding parcels within the City of Columbia are currently zoned Planned Development (PD) to the North and East. Surrounding parcels in unincorporated Richland County are currently zoned PDD to the North, West, and South.

The proposed City of Columbia zoning district is Planned Development District (PD), a portion within the Floodplain Overlay District (OV-FP).

Planned Development District (PD)

The purpose of the Planned Development (PD) District is to encourage integrated and well-planned mixed-use development in locations throughout the City. A range of residential and nonresidential uses are allowed, with the intent of providing a variety of housing options and mutually-supportive nonresidential uses that serve the residents and the surrounding neighborhood. Substantial flexibility is provided, with an expectation that development quality will surpass what is otherwise achievable through the base zoning district. District standards shall support the efficient use of land and resources, protect natural features and the environment, promote greater efficiency in providing public facilities and infrastructure, and mitigate potential adverse impacts on surrounding development

Floodplain Overlay District (OV-FP)

The purpose of the Floodplain Overlay (OV-FP) District is to protect people and property from risks associated with

flooding in floodplain areas, minimize disruption of commerce and critical services, and minimize the need for costly repairs due to flooding. District standards limit vulnerable uses and require certain uses to be located and constructed in a manner that avoids or mitigates damage in the event of flooding.

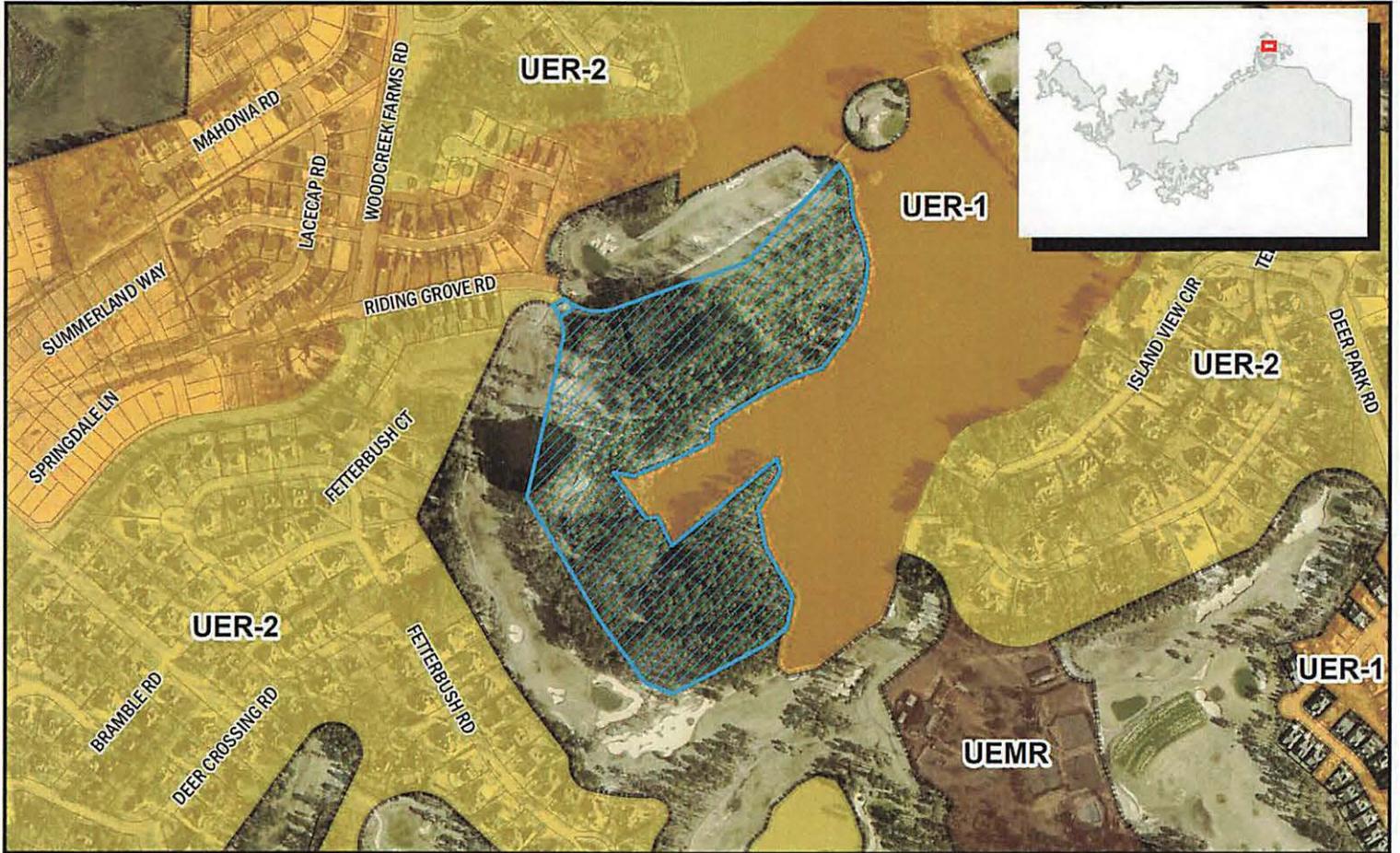
STAFF RECOMMENDATION

Staff recommends the annexation of the property and the assignment of an interim future land use classification of Urban Edge Residential Large Lot (UER-2) and interim zoning of Planned Development District (PD), a portion within the Floodplain Overlay District (OV-FP) at the time of annexation.



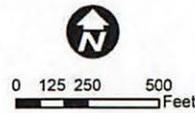
Future Land Use Map

28.24 acres E/S Riding Grove Road and 0.07 SE/S Riding Grove Road,
 TMS# 28908-03-01 and 28904-01-16;
 Current Rich. Co. FLU: Neighborhood (Medium Density), Proposed City FLU: UER-2



Department of Planning & Development Services

ORIGINAL PREPARATION DATE:
 This map was prepared by:
 Shane Shaughnessy
 Date: 2/25/2022



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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

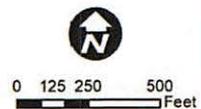
Zoning Map

28.24 acres E/S Riding Grove Road and 0.07 acres SE/S Riding Grove Road,
 TMS# 28908-03-01 and 28904-01-16;
 Current Rich. Co. Zoning: PDD, Proposed City Zoning: PD, a portion w/in OV-FP



Department of Planning & Development Services

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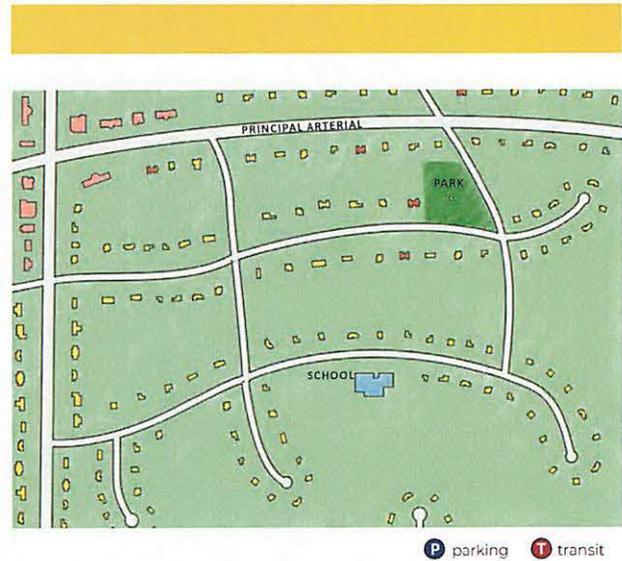
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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Development Types

URBAN EDGE RESIDENTIAL LARGE LOT (UER-2)

Urban Edge Residential Large Lot neighborhoods represent many of the older residential neighborhoods in the outer areas of the City. This development type is appropriate as development on remaining large lots or as redevelopment in the outer areas of Columbia. Most of the existing developments occurred after 1950. Urban Edge Residential Large Lot developments generally do not continue the grid and block pattern found in the urban neighborhoods, but do tend to have a consistently organized internal street network with loops and interconnections.



UER-2 BUILDING TYPES/LAND USES

PRIMARY TYPES

- Single-family Detached
- *Accessory dwelling units

TERTIARY TYPES

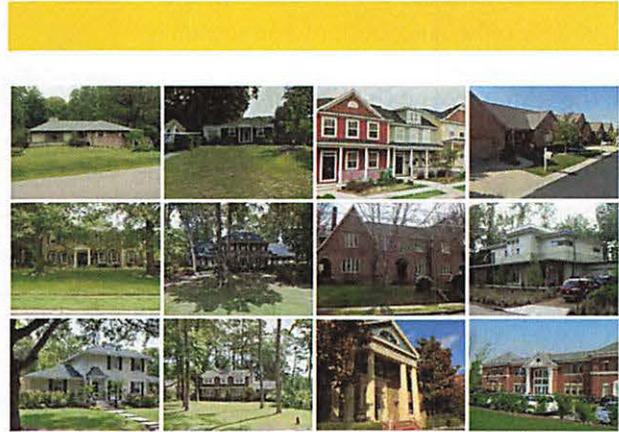
- Single-family Attached
- Two-family
- Three-family
- Civic/Institutional Small
- Business/Employment Small (excl. Flex)
- Cemeteries & Mausoleums

See matrix for appropriate park/open space types.

Development Types

UER-2 DEVELOPMENT PATTERN/CONTEXT

- The street network is typically curvilinear with irregular block structure and limited points of connection to the main road network. Street widths may be narrow or wide. Sidewalks may or may not be present in existing neighborhoods but should be provided in new developments. On-street parking is uncommon in these neighborhoods when street widths are narrow.
- Blocks are slightly irregular and may display a range of sizes and shapes determined by the parent lot shape and the internal street network.
- Blocks are subdivided into regular sized lots over 10,000 square feet.
- Buildings are typically set back from the street with deep front yards; buildings sit parallel to the street.
- Building sizes vary slightly within a block, but most are one to two stories in height with more than 2,000 square feet of livable space. Exceptions in the number of stories would be for neighborhoods with many split-level homes.
- Most homes have dedicated parking areas in front or side yards. Attached garages or carports are common.
- Open or green spaces are included in individual properties, retention or detention areas, or neighborhood parks. Passive green spaces should be included in new developments.
- Within a single development, building architecture, density, scale, and design will typically be fairly consistent along with front yard setbacks and driveway and garage arrangements. Side loading garages may be more common in a large lot neighborhood than in small lot neighborhoods.

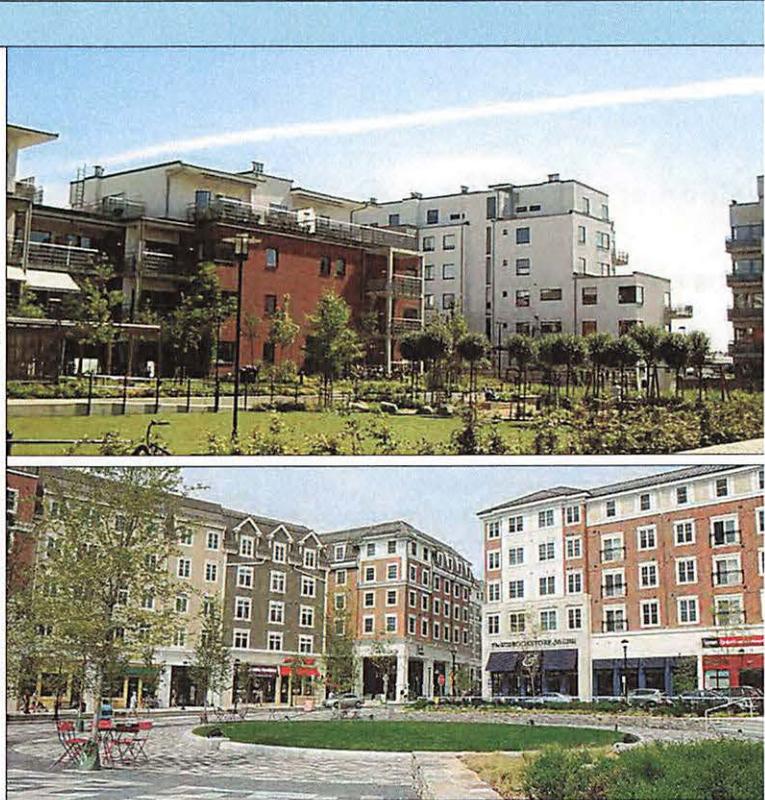


(c) PD-#: Planned Development District

(1) Purpose

The purpose of the Planned Development (PD) District is to encourage integrated and well-planned mixed-use development in locations throughout the City. A range of residential and nonresidential uses are allowed, with the intent of providing a variety of housing options and mutually-supportive nonresidential uses that serve the residents and the surrounding neighborhood.

Substantial flexibility is provided, with an expectation that development quality will surpass what is otherwise achievable through the base zoning district. District standards shall support the efficient use of land and resources, protect natural features and the environment, promote greater efficiency in providing public facilities and infrastructure, and mitigate potential adverse impacts on surrounding development.



(2) Intensity and Dimensional Standards

Standard	Requirement
Lot Area, min. (sf.)	To be established in PD Plan and PD Agreement document as set forth in Sec. 17-2.5(d), Planned Development.
Lot Width, min. (ft.)	
Lot Coverage, max. (% of site area)	
Density, max. (du/acre)	
Intensity, max. (sf)	
Front Yard Setback, min. (ft.)	
Side Yard Setback, min. (ft.)	
Rear Yard Setback, min. (ft.)	
Building Height, max. (ft.)	
Other intensity and dimensional standards	
Notes: ft. = feet sf. = square feet du. = dwelling unit	

(e) OV-FP: Floodplain Overlay District

(1) Purpose

The purpose of the Floodplain Overlay (OV-FP) District is to protect people and property from risks associated with flooding in floodplain areas, minimize disruption of commerce and critical services, and minimize the need for costly repairs due to flooding. District standards limit vulnerable uses and require certain uses to be located and constructed in a manner that avoids or mitigates damage in the event of flooding.

(2) Applicability

The standards and requirements in this section apply to development located in the OV-FP District, in addition to the base zoning district standards. In instances where there is a conflict between the standards in this district and the base district, the standards in the OV-FP District shall control.

(3) Comply with Floodplain Regulations

Development in the OV-FP District shall comply, as determined by the City Engineer, with all applicable regulations established for special flood hazard areas in Article III, Chapter 21 of the Code of Ordinances and with applicable Federal Emergency Management Agency regulations.

MEMORANDUM

Office of the City Manager

TO: Department Heads
FROM: Teresa Wilson, City Manager
DATE: March 4, 2022
RE: **Property Address:** 28.24 acres E/S Riding Grove Road and 0.07 acre SE/S Riding Grove Road
Richland County TMS#: 28908-03-01 and 28904-01-16
Owner(s): Premium Development, LLC and Woodcreek Development, LLC
Current Use: Undeveloped
Proposed Use: Residential
Current County Land Use: Neighborhood (Medium Density)
Proposed City Land Use: Urban Edge Residential Large Lot (UER-2)
Current County Zoning: Planned Development District (PDD)
Proposed City Zoning: Planned Development District (PD), a portion within the Floodplain Overlay District (OV-FP)
Reason for Annexation: Municipal Services; Donut Hole - Primary
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 **March 10, 2022** Planning Commission 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.

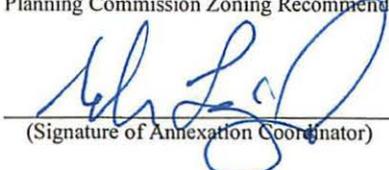
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Attachments

cc:

Clint Shealy, Assistant City Manager	Missy Gentry, Assistant City Manager
Jeff Palen, Assistant City Manager/CFO	Henry M. Simons, Assistant City Manager
Dana Higgins, Director, Engineering	Teresa Knox, City Attorney
Robert Anderson, Public Works Director	William Holbrook, Police Chief
Krista Hampton, Planning & Development Services	Aubrey Jenkins, Fire Chief
Denoi Fields, Deputy Business License Administrator	Gloria Saaed, Community Development Director
Greg Williams, Business Liaison	George Adams, Fire Marshal
Tiffany Latimer, Customer Care Administrator	Hope Hasty, Interim Zoning Administrator
Todd Beiers, Building Official	Jacquelyn Richburg, Columbia-Richland 911
Michelle Brazell, Engineering	David Hatcher, Housing Official
Police Planning & Research	Richland County Solid Waste Collection
Alfreda Tindal, Richland Co. 911 Addressing Coordinator	Lucinda Statler, Planning Administrator
	Brandon Burnette, Development Center Administrator

Planning Commission Land Use Recommendation: UER-2 (Land Use classification) by 7-0
on 3/10/2022 (mm/dd/yyyy).

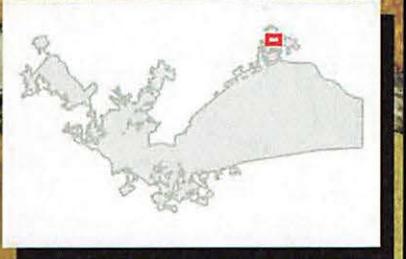
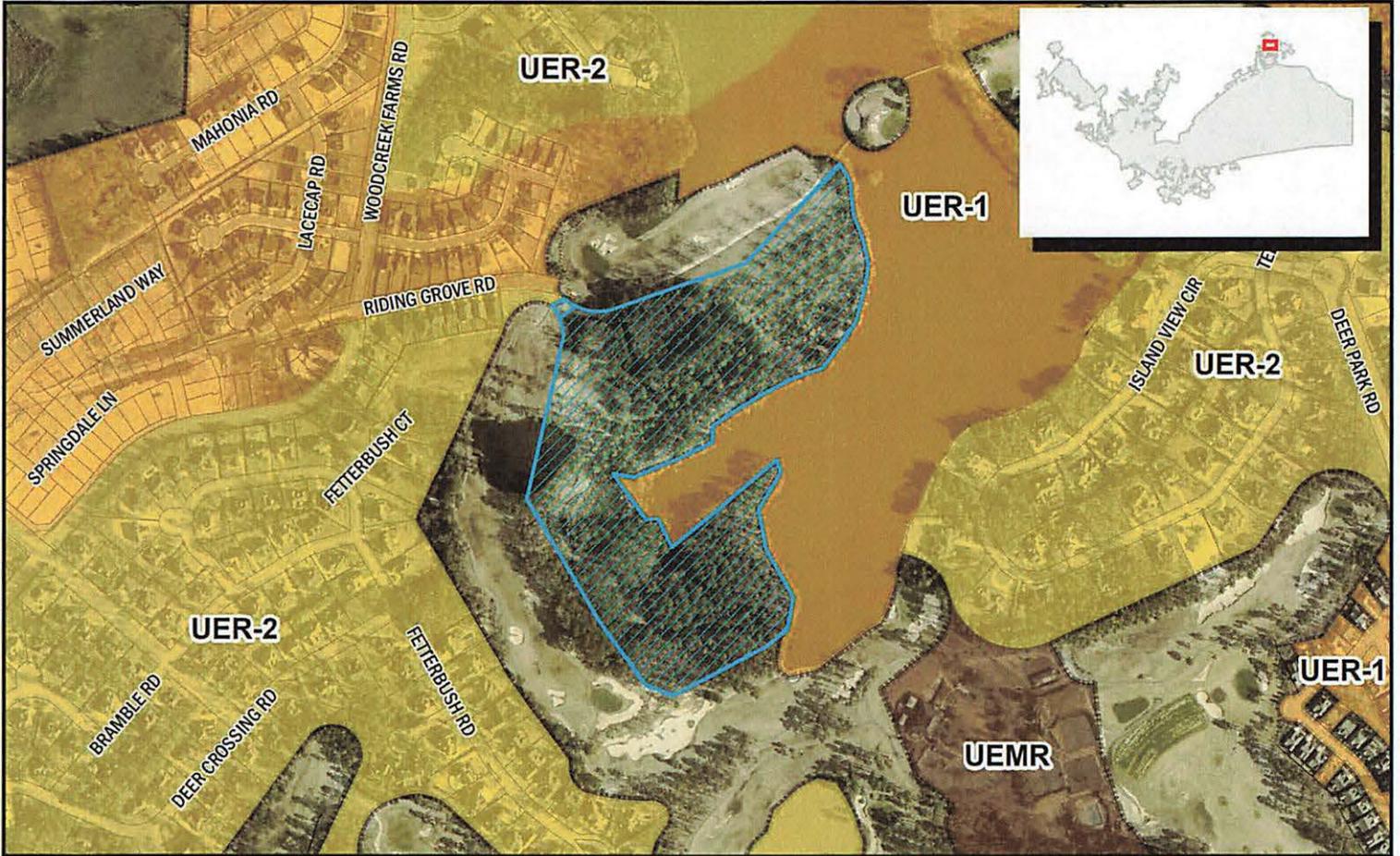
Planning Commission Zoning Recommendation: PD, portion OV-FP (Zoning classification) by 7-0
on 3/10/2022 (mm/dd/yyyy).


(Signature of Annexation Coordinator)



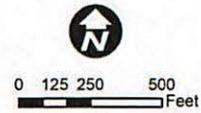
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Future Land Use Map



Department of Planning &
 Development Services

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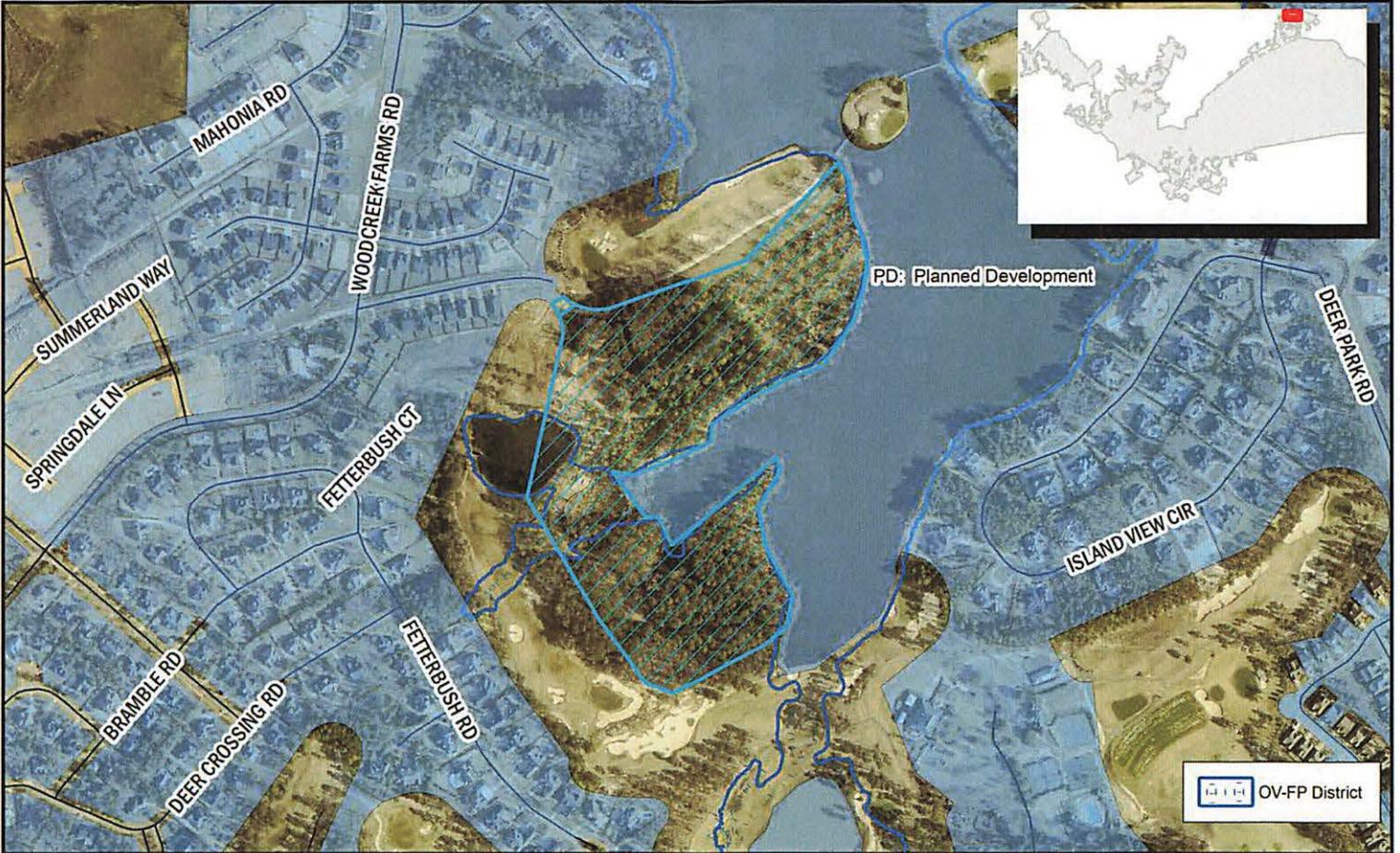


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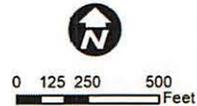
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