

**ORDINANCE NO.: 2018-006**

*Annexing and Incorporating 2050 Woodcreek Farms Road, Richland County TMS# 25716-03-04,  
into the Plan Columbia Land Use Plan Putting the  
Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015*

ORIGINAL  
STAMPED IN RED

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 17th day of April, 2018, 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 Planned Unit Development-Residential District (PUD-R), apportioned to City Council District 4, Census Tract 114.07, contains 12.6 acres, and shall be assigned a land use classification of Urban Edge Multi-Family (UEMF).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 25716-03-04

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

  
\_\_\_\_\_  
Mayor

Approved by:

  
\_\_\_\_\_  
City Manager

Approved as to form:

  
\_\_\_\_\_  
City Attorney

Introduced: 3/20/2018

Final Reading: 4/17/2018

ATTEST:

  
\_\_\_\_\_  
City Clerk

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**  
**ORDINANCE NO.: 2018-006**

ORIGINAL  
STAMPED IN RED

All that certain piece, parcel and tract of land, with improvements thereon, if any, situate, lying and being on Shop Road near the City of Columbia, County of Richland, State of South Carolina, a 12.6 acre portion, more or less, of the property being shown and delineated as T.M.S. 25716-03-04, 13.39 acres, on an ALTA/NSPS Land Title Survey prepared for The Hamptons Links, LLC dated July 27, 2016, by Belter & Associates, Inc. and recorded in the Office of the Register of Deeds for Richland County in Book 2146, Page 522. Reference being craved thereto for a complete description of metes, bounds, courses and distances of said parcel; be all measurements a little more or less. The above referenced plat is incorporated herein by reference.

# MEMORANDUM

## Office of the City Manager

TO: Department Heads  
FROM: Teresa Wilson, City Manager  
DATE: December 8, 2017  
RE: **Property Address:** 2050 Woodcreek Farms Road  
**Richland County TMS#:** 25716-03-04  
**Owner(s):** The Hampton Links, LLC  
**Current Use:** Vacant  
**Proposed Use:** Residential  
**Current County Land Use:** Neighborhood – Medium Density  
**Proposed City Land Use:** Urban Edge Multi-Family (UEMF)  
**Current County Zoning:** Planned Development District (PDD)  
**Proposed City Zoning:** Planned Unit Development (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.

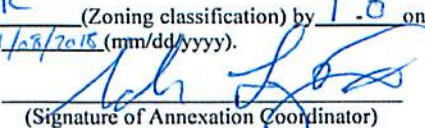
Planning & Development Services staff will see to it that this matter is placed on the **January 8, 2018** Planning Commission's agenda. Planning & Development Services staff will notify the City Attorney of the Planning Commission's zoning recommendation by forwarding a copy of this form, completed, as soon as the Planning Commission has met.

/atl  
Attachments

cc: Missy Gentry, Assistant City Manager  
Clint Shealy, Assistant City Manager  
Aubrey Jenkins, Fire Chief  
Joseph Jaco, Director, Utility Operations  
Robert Anderson, Public Works Director  
Krista Hampton, Planning & Development Services  
Gloria Saaed, Community Development Director  
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 Tindall, Richland Co. 911 Addressing Coordinator  
William Holbrook, Police Chief  
Teresa Knox, City Attorney  
Dana Higgins, Director, Engineering  
Jan Alonso, Finance Director  
Jeff Palen, Assistant City Manager/CFO  
George Adams, Fire Marshal  
Brian Cook, Zoning Administrator  
Kimberly Gathers, Columbia-Richland 911  
David Hatcher, Housing Official  
Richland County Solid Waste Collection  
John Fellows, Planning Administrator  
Zach Kay, Dev. Center Administrator

Planning Commission Land Use Recommendation: UEMF (Land Use classification) by 7-0 on 01/08/2018 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: PUD-R (Zoning classification) by 7-0 on 01/08/2018 (mm/dd/yyyy).

  
(Signature of Annexation Coordinator)



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03/07/2011

# Future Land Use Map

2050 Woodcreek Farms Road, TMS# 25716-03-04  
Existing Richland County FLU: Neighborhood-Medium Density, Proposed FLU: Urban Edge Multi-Family (UEMF)

Department of Planning & Development Services

**Legend**

**CITY LIMITS**  
 CITY LIMITS  
 PARCELS

**Legend**

- UCMR-1 - Urban Core Mixed Residential-1
- UCMR-2 - Urban Core Mixed Residential-2
- UEMR - Urban Edge Mixed Residential
- UEMF - Urban Edge Multi-Family
- UCR-1 - Urban Core Residential Small Lot
- UCR-2 - Urban Core Residential Large Lot
- UER-1 - Urban Edge Residential Small Lot
- UER-2 - Urban Edge Residential Large Lot
- UCAC-1 - Urban Core Neighborhood Activity Center
- UCAC-2 - Urban Core Community Activity Center
- UEAC-1 Urban Edge Community Activity Center
- UEAC-2 - Urban Edge Regional Activity Center
- AC-1 - Neighborhood Activity Center
- AC-2 - Community Activity Center
- AC-3 - Regional Activity Center
- EC - Employment Campus
- IND - Industrial
- TU - Transportation & Utilities
- SD-1 - Sports/Amusement District
- SD-2 - Civic/Institutional Districts
- SD-3 - Central Business District
- SD-4 - Riverbanks Zoo and Garden
- SD-5 - Universities/Colleges
- SD-6 - Fort Jackson

0 75 150 300 Feet

**ORIGINAL PREPARATION/DATE:**  
 This map was prepared by:  
 Shane Shaughnessy  
 December 8, 2017

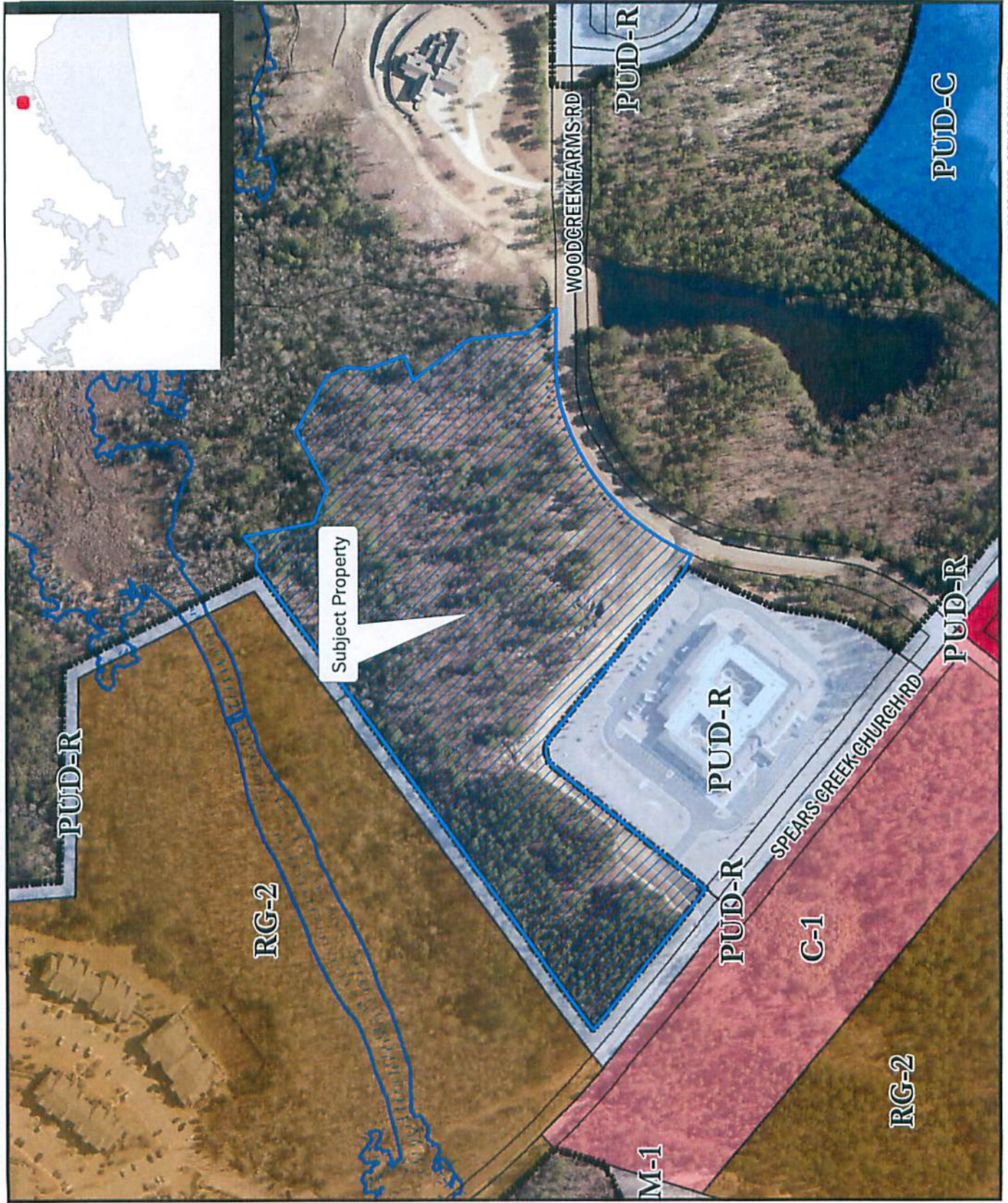


CITY OF COLUMBIA PLANNING DEPARTMENT  
 THIS MAP IS THE PRODUCT OF COMPARISON,  
 OR WAS PRODUCED BY OTHERS. IT IS FOR  
 INFORMATION ONLY AND THE CITY OF COLUMBIA  
 MAKES NO REPRESENTATIONS AS TO ITS ACCURACY  
 OR USE WITHOUT FIELD VERIFICATION  
 AT THE SOLE RISK OF THE USER.

# Zoning Map

Department of Planning & Development Services

2050 Woodcreek Farms Road, TMS# 25716-03-04  
Existing Richland County Zoning: PDD, Proposed Zoning: PUD-R



**Legend**

	CITY LIMITS
	PARCELS
	D-1
	RS-1
	RS-1A
	RS-1B
	RS-2
	RS-3
	RD
	RD-2
	RG-1
	RG-1A
	RG-2
	RG-3
	UTD
	MX-1
	MX-2
	C-1
	C-2
	C-3
	C-3A
	C-4
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	PUD-C
	PUD-LS
	PUD-LS-E
	PUD-LS-R
	PUD-R
	OUT OF CITY

0 50 100 200 Feet

**ORIGINAL PREPARATION DATE:**  
This map was prepared by:  
Shane Shaughnessy  
December 8, 2017

**DISCLAIMER:**  
The City of Columbia Department of Planning and Development Services data represented on this map or plan is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Columbia makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.

\*\* DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF RICHLAND )

PETITION FOR ANNEXATION



*Joshua Holden*

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, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, a 12.6 acre portion, more or less, of the property being shown and delineated as T.M.S. 25716-03-04, 13.39 acres, on an ALTA/NSPS Land Title Survey prepared for The Hampton Links, LLC dated July 27, 2016, by Belter & Associates, Inc., and recorded in the Office of the Register of Deeds for Richland County in Book 2146, Page 522. Reference being craved thereto for a complete description of the metes, bounds, courses and distances of said parcel; be all measurements a little more or less. The above-referenced plat is incorporated herein by reference.

Richland County TMS: 25716-03-04

Property Address: 12.6 acres, 2050 Woodcreek Farms Road

The Hampton Links, LLC

BY: *SCS*

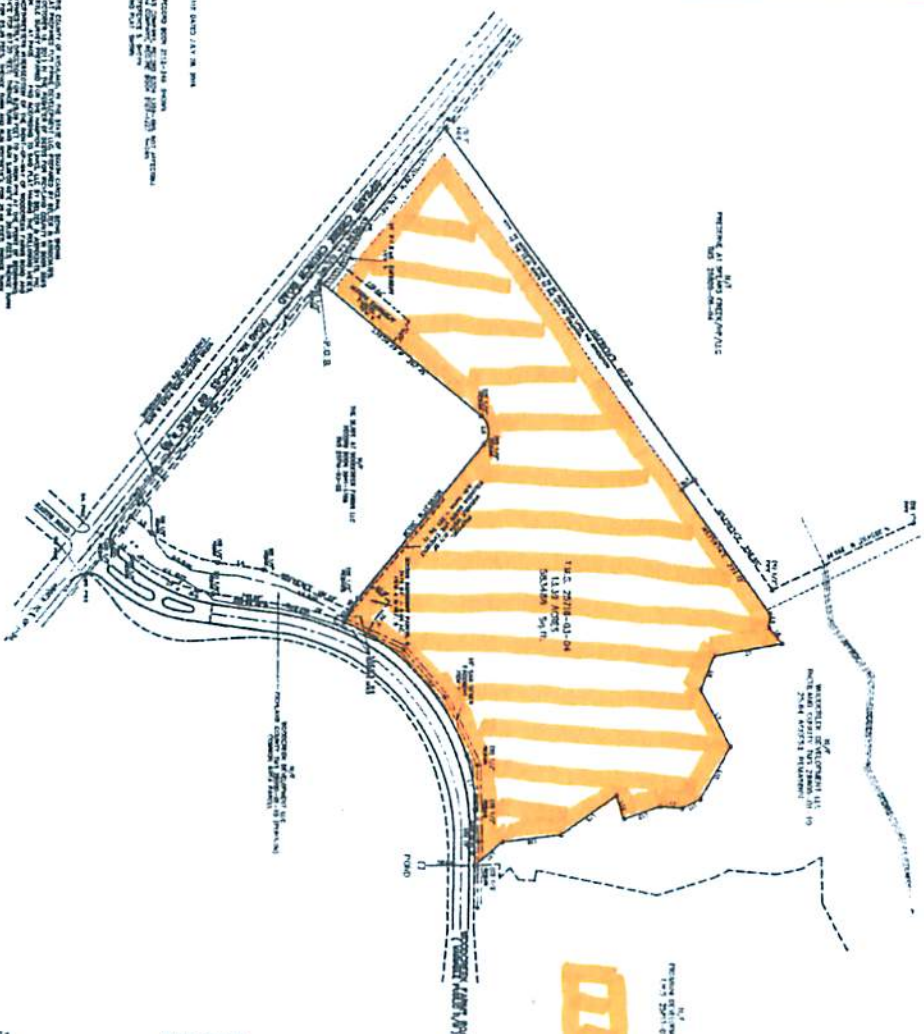
Date: 12/4/17

STEVE P. MONACO  
(Print or Type Name)

Its: PRESIDENT  
(Print or Type Title)



NOTICE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.



**Area to be Annexed**

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<p>ALTA MAPPING LAND TITLE SURVEY PROJECT NO. 2024-001</p> <p><b>THE HAMPTON LAKES LLC</b></p> <p>10000 S.W. 10TH AVENUE MIAMI, FL 33155</p>	<p>DATE: 10/15/2024</p> <p>BY: [Signature]</p> <p>PROJECT NO. 2024-001</p> <p>JOB NO. 202401</p>		<p><b>MELTZ &amp; ASSOCIATES INC.</b> PROFESSIONAL LAND SURVEYORS</p> <p>10000 S.W. 10TH AVENUE MIAMI, FL 33155</p> <p>TEL: 305-555-1234</p>	<p>THIS MAP IS A PART OF A SERIES OF MAPS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.</p>
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