

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



Mayor

Approved by:



City Manager

Approved as to form:



City Attorney

ATTEST:



City Clerk

Introduced: 11/25/2019
Final Reading: 12/3/2019

ORIGINAL
STAMPED IN RED

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 to 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 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: 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).

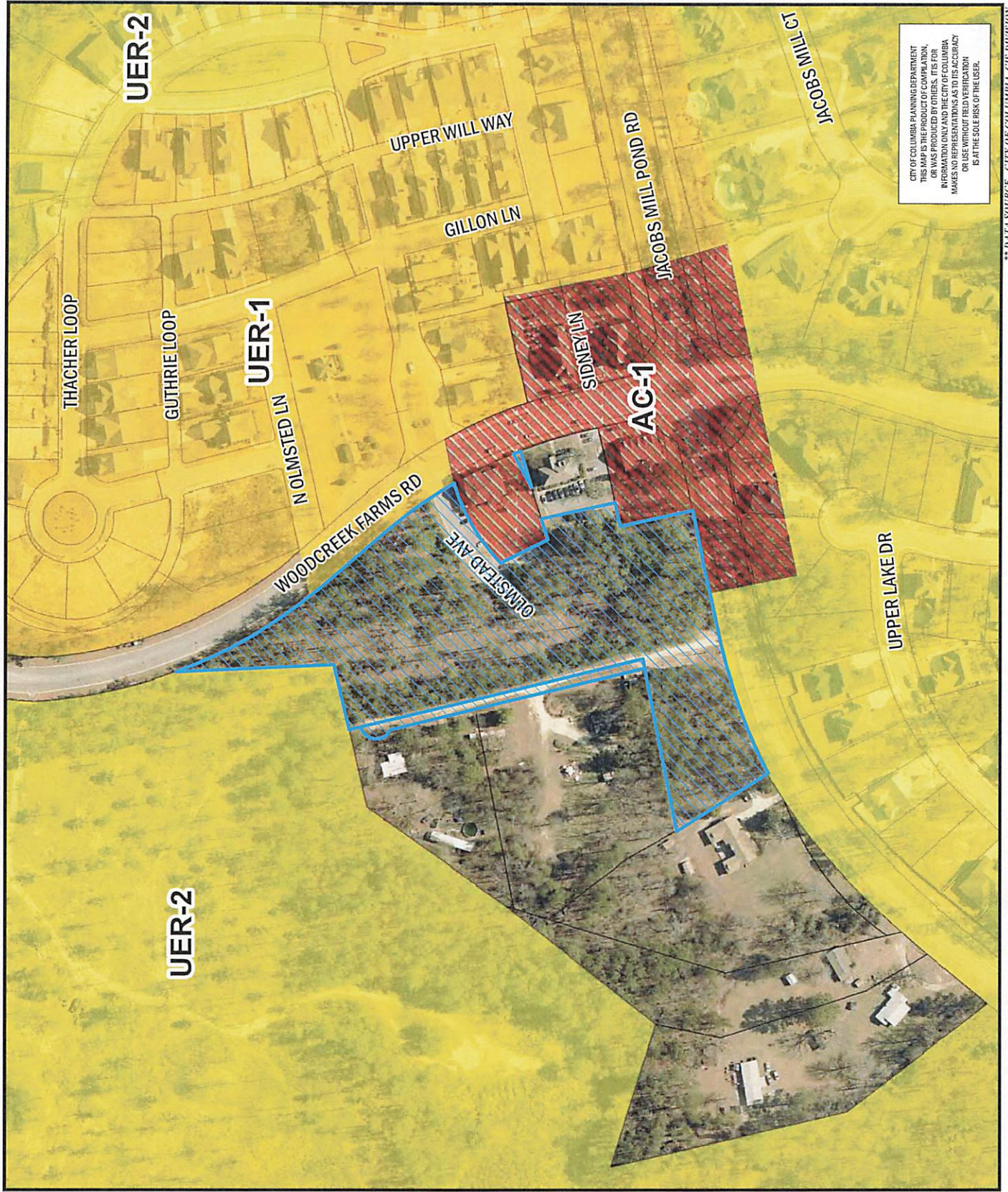

(Signature of Annexation Coordinator)



4.91 acres Woodcreek Farms Road and +/- 0.17 acres W/S Woodcreek Farms Road, TMS# 25800-03-47 and 25800-03-28; Current FLU: Neighborhood (Medium Density), Proposed FLU: AC-1

Future Land Use Map

Department of Planning & Development Services



CITY OF COLUMBIA PLANNING DEPARTMENT
THIS FUTURE LAND USE ZONING MAP
WAS PRODUCED BY THE CITY OF COLUMBIA
PLANNING DEPARTMENT AND THE CITY OF COLUMBIA
PLANNING DEPARTMENT. THE CITY OF COLUMBIA
PLANNING DEPARTMENT MAKES NO REPRESENTATIONS AS TO ITS ACCURACY
OR USE WITHOUT FIELD VERIFICATION
IS AT THE SOLE RISK OF THE USER.

Legend

CITY LIMITS

PARCELS

- UCMR-1 - Urban Core Mixed Residential-1
- UCMR-2 - Urban Core Mixed Residential-2
- UCMR-3 - Urban Core Mixed Residential-3
- 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
- UEAC-3 - Urban Edge Regional Activity Center
- AC-1 - Neighborhood Activity Corridor
- AC-2 - Community Activity Corridor
- AC-3 - Regional Activity Corridor
- EC - Employment Campus
- IND - Industrial
- TU - Transportation & Utilities
- SD-1 - Sports/Amusement District
- SD-2 - Civic/Institutional District
- SD-3 - Central Business District
- SD-4 - Riverbanks Zoo and Garden
- SD-5 - Universities/Colleges
- SD-6 - Fort Jackson

0 50 100 200 Feet

North Arrow

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
September 19, 2019

We Are Columbia

Zoning Map

Department of Planning & Development Services

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



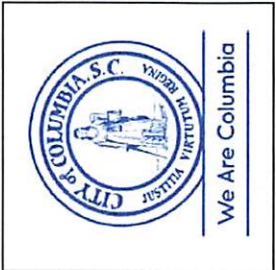
Legend

	PARCELS
	D-1
	RS-1
	RS-1A
	RS-1B
	RS-2
	RS-3
	RD
	RD-2
	M-2
	RG-1
	RG-1A
	RG-2
	RG-3
	UTD
	MX-1
	MX-2
	C-1
	C-2
	C-3
	C-3A
	C-4
	C-5
	M-1
	M-2
	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
September 18, 2019

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.



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.

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Richland County TMS: 25800-03-47

Property Addresses: 4.91 acres, Woodcreek Farms Road

PD Limited, LLC

BY: 

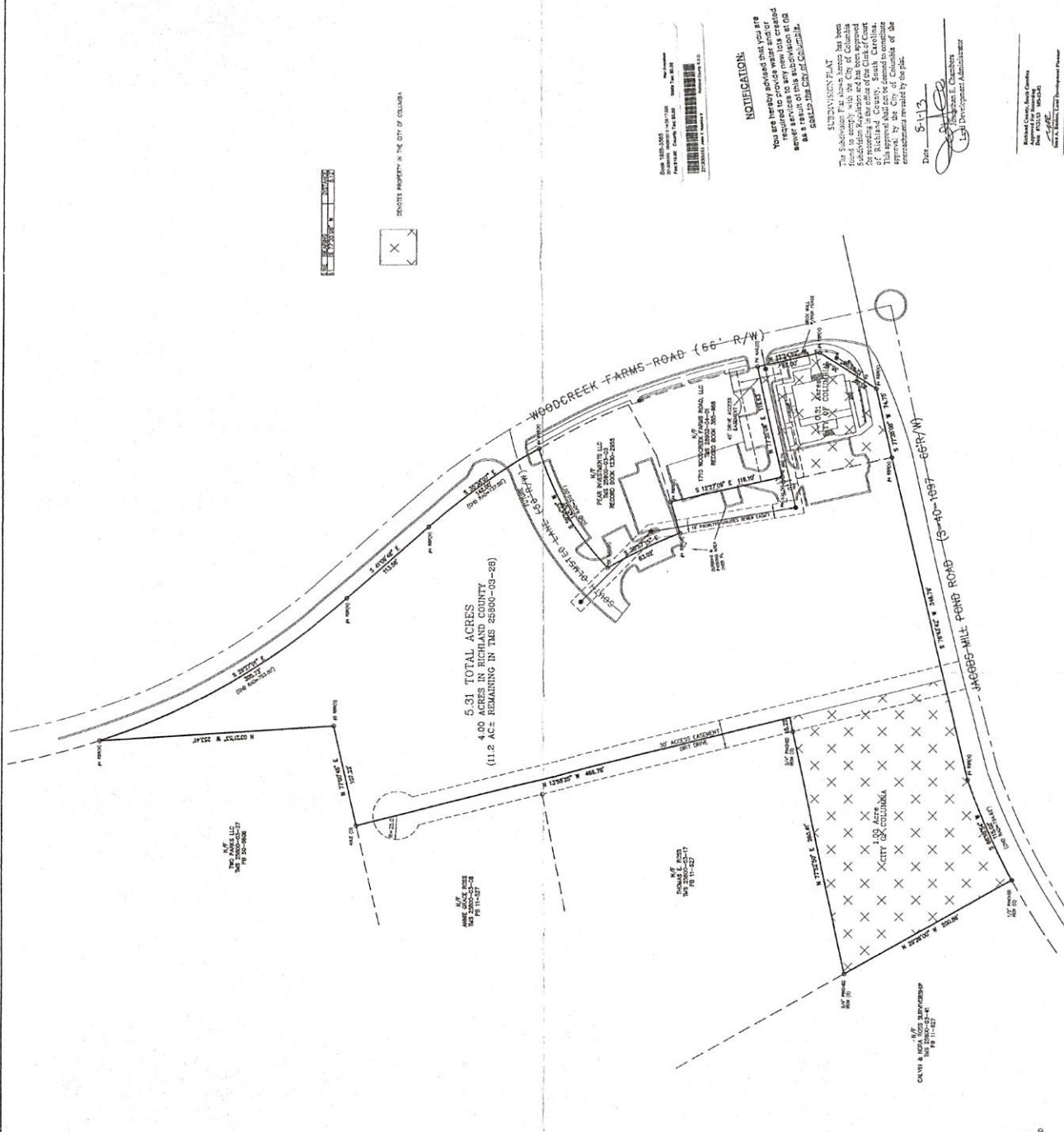
Date: 7-16-19

Harold V. Pickard, Jr.
(Print or Type Name)

ITS: Manager



NO.	DATE	REVISION / DESCRIPTION

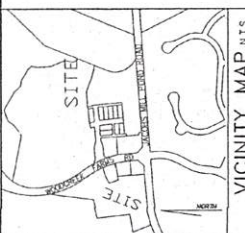


5.31 TOTAL ACRES
 4.00 ACRES IN RICHMOND COUNTY
 (11.2 AC- REMAINING IN TMS 25500-03-28)

NOTIFICATION:
 You are hereby advised that you are required to pay any new taxes and sewer rates of this site as a result of this plat to the CITY OF COLUMBIA.

NOTICE TO THE CITY OF COLUMBIA:
 The following is a true and correct copy of the plat as shown to the City of Columbia for its records. The City of Columbia is hereby notified that the City of Columbia is required to pay any new taxes and sewer rates of this site as a result of this plat to the CITY OF COLUMBIA.

DATE: 6-11-13
 Robert E. Hester
 Land Development Administrator



VICINITY MAP R.T.S.
 THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A SURVEY OF THE ADJACENT PROPERTIES. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE ADJACENT PROPERTIES AND HAS FOUND NO EVIDENCE OF ANY SURVEYING ERRORS OR OMISSIONS. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE ADJACENT PROPERTIES AND HAS FOUND NO EVIDENCE OF ANY SURVEYING ERRORS OR OMISSIONS. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE ADJACENT PROPERTIES AND HAS FOUND NO EVIDENCE OF ANY SURVEYING ERRORS OR OMISSIONS.

REFERENCES:
 ALL SURVEYS AND PLATS REFERRED TO IN THIS PLAT ARE AS SHOWN BY THE ORIGINAL RECORDS OF THE SURVEYOR. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE ADJACENT PROPERTIES AND HAS FOUND NO EVIDENCE OF ANY SURVEYING ERRORS OR OMISSIONS. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE ADJACENT PROPERTIES AND HAS FOUND NO EVIDENCE OF ANY SURVEYING ERRORS OR OMISSIONS.

I HAVE CONSIDERED THE FINAL PLAT AND THEREFORE I AM NOT PROVIDING ANY COMMENTS OR OBJECTIONS TO THE PLAT. I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE VIRGINIA SURVEYING MANUAL FOR THE PRACTICE OF LAND SURVEYING. I HAVE CONDUCTED A VISUAL INSPECTION OF THE ADJACENT PROPERTIES AND HAS FOUND NO EVIDENCE OF ANY SURVEYING ERRORS OR OMISSIONS.



TMS# 25800-03-47
City of Columbia

- Tax Parcel Labels
 - Tax Parcel
 - Interstates
- Highways
 - US
 - SC
- Arterial Streets
- Columbia City Limits
- Red: Red
- Green: Green
- Blue: Blue



This map was prepared using the City GIS Viewer.
 City of Columbia - GIS Division
 Friday, September 13, 2019

CITY OF COLUMBIA
GIS DATA DISCLAIMER:

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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: Manager _____

Annexation Exhibit




+/- 0.17 acre, W/S Woodcreek Farms Road
TMS# 25800-03-28



ORIGINAL PREPARATION DATE:
This exhibit was prepared by:
Andrew Livengood
City of Columbia Planning Division
September 16, 2019



Legend 1 inch = 140 feet

-  Property to be Annexed
-  Other Tax Parcels
-  City Limits

CITY OF COLUMBIA PLANNING DIVISION
THIS MAP IS THE PRODUCT OF COMPARISON
OR WAS PRODUCED BY GIBBS. THE FOR
INFORMATION ONLY AND THE CITY OF COLUMBIA
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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION