

ORDINANCE NO.: 2017-039

Annexing and Incorporating 29.25 acres N/S Riding Grove Road, Richland County TMS #28900-01-11(p) and 28900-01-30 into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015

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 13th day of June, 2017, 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 (PUD-R), apportioned to City Council District 4, Census Tract 114.07, contains 29.25 acres, and shall be assigned a land use classification Urban Edge Residential-Small Lot (UER-1).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 28900-01-11(p) and 28900-01-30

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: 5/16/2017  
Final Reading: 6/13/2017

ORIGINAL  
STAMPED IN RED

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**  
**ORDINANCE NO.: 2017-039**

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 delineated as Parcel 1, containing 22.24 acres, more or less, on a plat prepared for Woodcreek Development LLC by Belter & Associates, Inc. dated November 23, 2016, and recorded in the Office of the Register of Deeds for Richland County in Record Book 2178 at page 283. Reference being made to said plat for a more complete and accurate description. All measurements being a little more or less.

Together with:

All that certain piece, parcel or tract of land, together with improvements thereon, if any, situate, lying and being in the County of Richland, State of South Carolina, and being shown and delineated as Parcel D, containing 7.01 acres, more or less, on a plat prepared for Woodcreek Development, LLC by Belter & Associates, Inc., dated November 23, 2016, and recorded in the Office of the Register of Deeds for Richland County in Record Book 2178 at page 283. Reference being made to said plat for a more complete and accurate description. All measurements being a little more or less.

# MEMORANDUM

## Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: March 23, 2017

RE: **Property Address:** 29.25 acres, N/S Riding Grove Road  
**Richland County TMS#:** 28900-01-11 (portion), 28900-01-30  
**Owner(s):** ARBO Woodcreek LLC  
**Current Use:** Vacant land  
**Proposed Use:** Single-family residential subdivision  
**Current County Land Use:** Neighborhood (Medium Density)  
**Proposed City Land Use:** Urban Edge Residential – Small Lot (UER-1)  
**Current County Zoning:** PDD (Planned Development District) and RS-MD (Single Family –Medium Density)  
**Proposed City Zoning:** PUD-R (Planned Unit Development - Residential)  
**Reason for Annexation:** Municipal Services/Secondary and Long Range  
**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 April 3, 2016 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: S. Allison Baker, Sr. Assistant City Manager  
William Holbrook, Police Chief  
Teresa Knox, City Attorney  
Dana Higgins, City Engineer  
Krista Hampton, Planning & Development Services  
Gloria Saaed, Community Development Director  
Roger Myers, Business License Administrator  
Angela Adams, Water Customer Service  
Jerry Thompson, Building Official  
Susan Leitner, Engineering  
Denny Daniels, Engineering  
Carolyn Wilson, Police Planning & Research  
Jan Alonso, Finance Director

Missy Gentry, Assistant City Manager  
Aubrey Jenkins, Fire Chief  
Joseph Jaco, Utilities and Engineering  
Robert Anderson, Public Works 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  
Alfreda Tindall, Richland Co. 911 Addressing Coordinator

Planning Commission Zoning Recommendation: PUD-R (Zoning classification) by 7-0 on 04/03/2017 (mm/dd/yyyy).

Planning Commission Land Use Recommendation: UER-1 (Land Use classification) by 7-0 on 04/03/2017 (mm/dd/yyyy).

  
(Signature of Annexation Coordinator)











# Zoning Map

Department of Planning & Development Services

29.25 acres N/S Riding Grove Road (p); TMS# 28900-01-11(p) and 28900-01-30;  
 Existing Zoning: PDD for TMS# 28900-01-11(p) and RS-MD for TMS# 28900-01-30; Proposed Zoning: PUD-R

**Legend**

CITY LIMITS

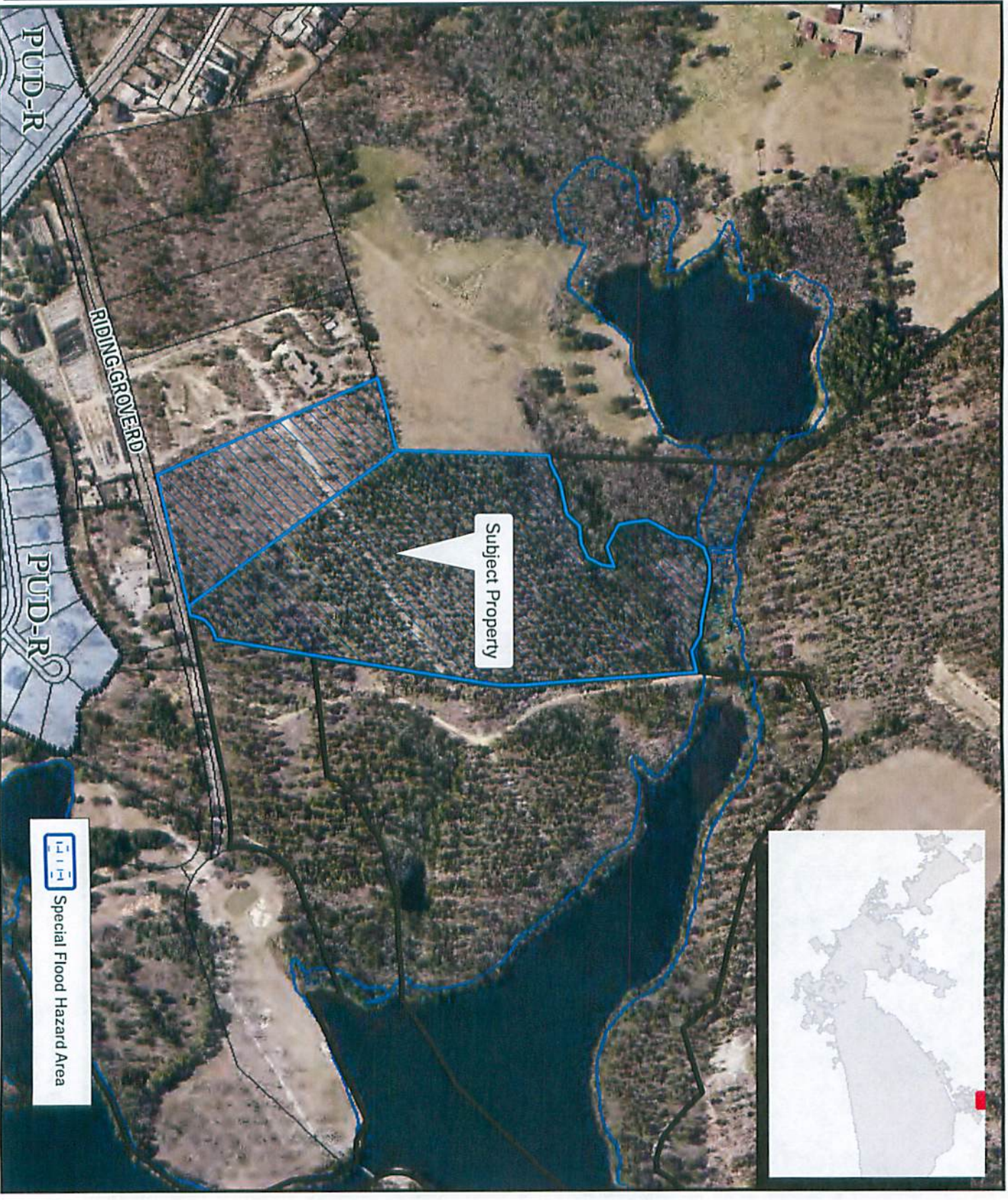
PARCELS

|  |       |  |             |
|--|-------|--|-------------|
|  | D-1   |  | C-1         |
|  | RS-1  |  | C-2         |
|  | RS-1A |  | C-3         |
|  | RS-1B |  | C-3A        |
|  | RS-2  |  | C-4         |
|  | RS-3  |  | C-5         |
|  | RD    |  | M-1         |
|  | RD-2  |  | M-2         |
|  | RG-1  |  | PUD-C       |
|  | RG-1A |  | PUD-LS      |
|  | RG-2  |  | PUD-SE      |
|  | RG-3  |  | PUD-S-R     |
|  | UTD   |  | PUD-R       |
|  | MX-1  |  | OUT OF CITY |
|  | MX-2  |  |             |

0 100 200 400 Feet

**ORIGINAL PREPARATION DATE:**  
 This map was prepared by:  
 Shane Staughnessy  
 March 17, 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.



Subject Property



Special Flood Hazard Area





STATE OF SOUTH CAROLINA )  
 ) PETITION FOR ANNEXATION  
COUNTY OF RICHLAND )

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, together with improvements thereon, if any, being situate in the County of Richland, State of South Carolina, and being delineated as Parcel 1, containing 22.24 acres, more or less, on a plat prepared for Woodcreek Development LLC, by Belter & Associates, Inc., dated November 23, 2016, and recorded in the office of the Register of Deeds for Richland County in Record Book 2178 at page 283. Reference being made to said plat for a more complete and accurate description. All measurements being a little more or less.

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Richland County TMS: 028900-01-11 (portion), 28900-01-30

Property Address: 29.25 acres, N/S Riding Grove Road

ARBO Woodcreek LLC

BY: Angus C Rogers

Date: 21 MAR 2017

ANGUS ROGERS

Its: MANAGER

(Print or Type Name)

(Print or Type Title)

Book 2197-3598

2017021662 03/28/2017 16:17:04 380

Fee: \$0.00

County Tax: \$0.00

Notice

State Tax: \$0.00



2017021662

John T. Hopkins II

Richland County R O D

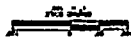
THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE APPLICANT IS ADVISED THAT THIS PLAN IS SUBJECT TO CHANGE WITHOUT NOTICE AND THAT THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

WOODS & ASSOCIATES, INC.  
 ENGINEERS AND ARCHITECTS  
 1000 ...  
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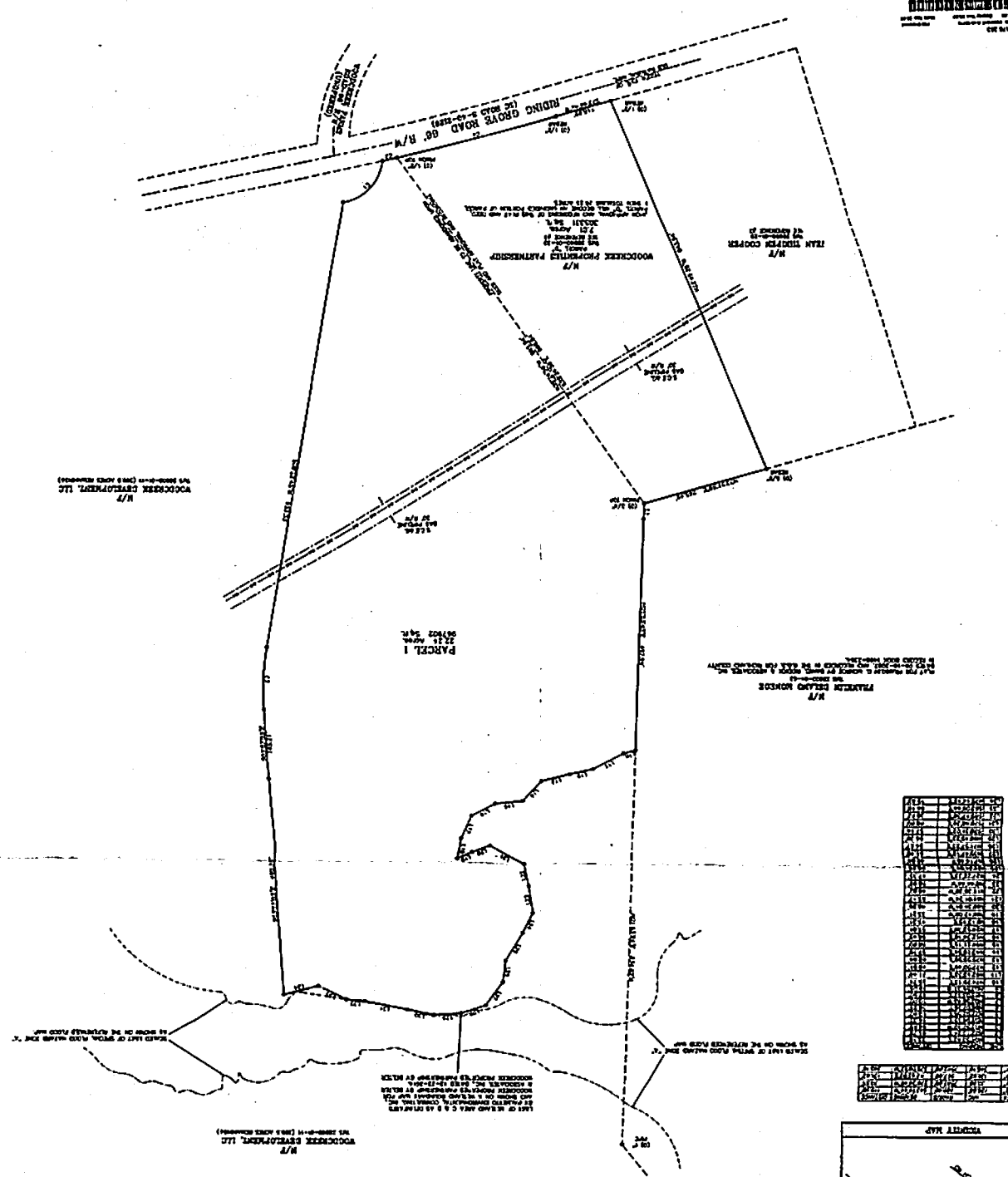
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|             |     |
|-------------|-----|
| PROJECT NO. | 771 |
| DATE        | ... |
| SCALE       | ... |
| BY          | ... |
| CHECKED     | ... |
| APPROVED    | ... |



WOODS & ASSOCIATES, INC.  
 ENGINEERS AND ARCHITECTS  
 1000 ...  
 ...

WOODS & ASSOCIATES, INC.  
 ENGINEERS AND ARCHITECTS  
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| NO. | DESCRIPTION | AREA (SQ. FT.) | PERCENTAGE |
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