

**ORDINANCE NO.: 2017-040**

*Annexing and Incorporating 347.2 acres a/k/a 10750 Two Notch Road, Richland County TMS #28900-01-11(p), 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 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 347.2 acres, and shall be assigned a land use classification Urban Edge Residential-Small Lot (UER-1), Urban Edge Residential-Large Lot (UER-2), and Community Activity Corridor (AC-2).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

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

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: 5/16/2017

Final Reading: 6/13/2017

ATTEST:  
  
\_\_\_\_\_  
City Clerk

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**  
**ORDINANCE NO.: 2017-040**

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, a 347.2 acre portion of Tract A as shown on a plat prepared for Woodcreek Development, LLC by United Design Services, Inc. dated June 3, 2013, and recorded in the Office of the Register of Deeds for Richland County in Record Book 1889 at Page 1578.

# MEMORANDUM

## Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: March 23, 2017

RE: **Property Address:** ±347.2 acres, a/k/a 10750 Two Notch Road (portion)  
**Richland County TMS#:** 28900-01-11 (portion)  
**Owner(s):** Woodcreek Development, LLC  
**Current Use:** Vacant land  
**Proposed Use:** Residential subdivisions with commercial  
**Current County Land Use:** Neighborhood (Medium Density)  
**Proposed City Land Use:** Urban Edge Residential – Small Lot (UER-1), Urban Edge Residential – Large Lot (UER-2), and Community Activity Corridor (AC-2)  
**Current County Zoning:** PDD (Planned Development District)  
**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 Jacob, 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/ UER-2/ AC-2 (Land Use classification) by 7-0 on 04/03/2017 (mm/dd/yyyy).

  
(Signature of Annexation Coordinator)



# Future Land Use Map

Department of Planning & Development Services

±347.2 acres, a/k/a 10750 Two Notch Road; TMS# 28900-01-11(p);  
 Existing Richland FLU: Neighborhood (Medium Density); Proposed FLU: UER-1, UER-2 and AC-2

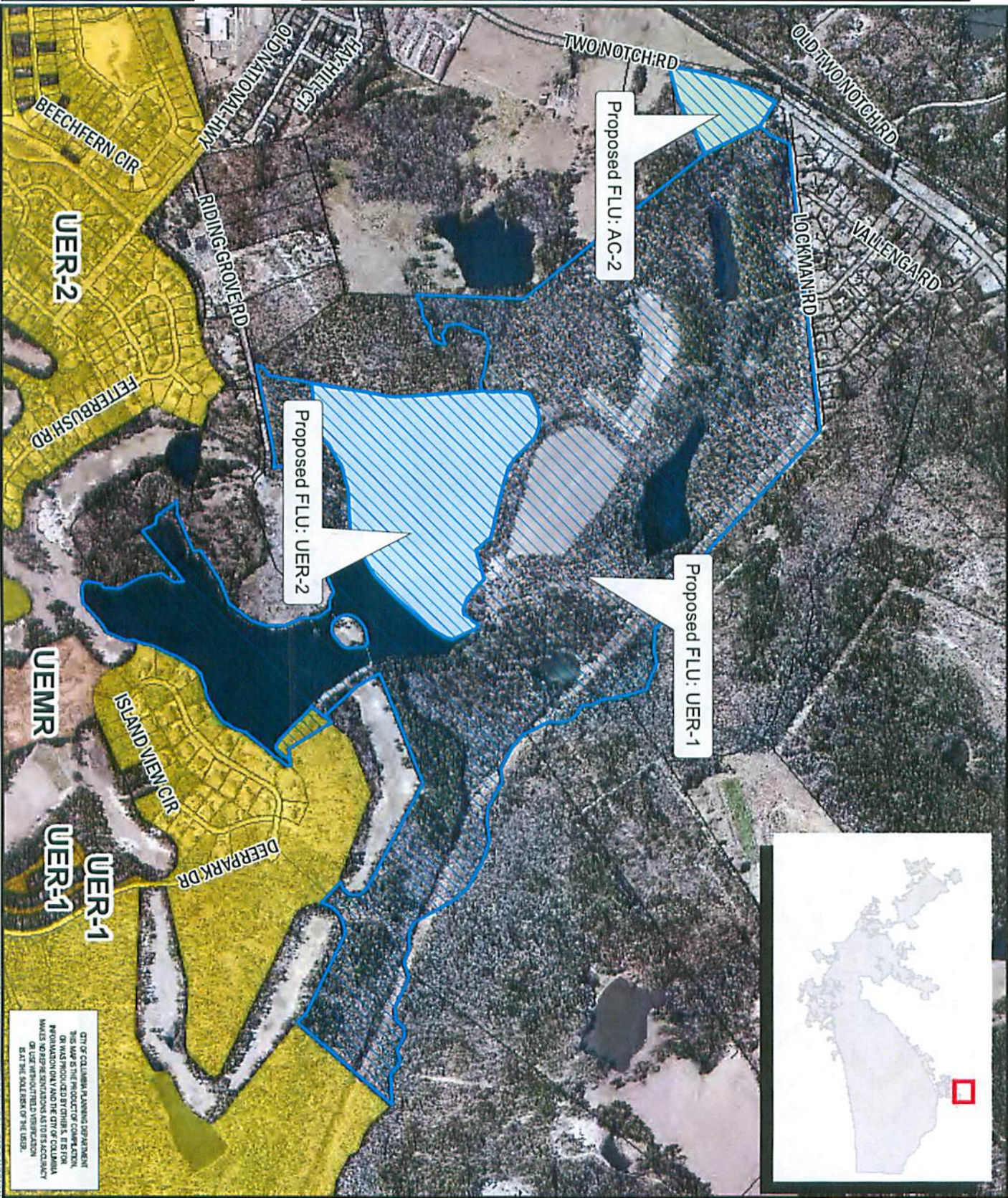
**Legend**

- 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 Medium Density
- UEMR-1 - Urban Edge Medium Density 1
- UEMR-2 - Urban Edge Medium Density 2
- UEMR-3 - Urban Edge Medium Density 3
- UR-1 - Urban Residential Large Lot
- UR-2 - Urban Residential Large Lot
- UR-3 - Urban Residential Large Lot
- UR-4 - Urban Residential Large Lot
- UR-5 - Urban Residential Large Lot
- UR-6 - Urban Residential Large Lot
- UR-7 - Urban Residential Large Lot
- UR-8 - Urban Residential Large Lot
- UR-9 - Urban Residential Large Lot
- UR-10 - Urban Residential Large Lot
- UR-11 - Urban Residential Large Lot
- UR-12 - Urban Residential Large Lot
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- UR-95 - Urban Residential Large Lot
- UR-96 - Urban Residential Large Lot
- UR-97 - Urban Residential Large Lot
- UR-98 - Urban Residential Large Lot
- UR-99 - Urban Residential Large Lot
- UR-100 - Urban Residential Large Lot

0 250 500 1,000 Feet

Scale bar and north arrow.

ORIGINAL PREPARATION DATE:  
 This map was prepared by:  
 Shane Shaughnessy  
 March 17, 2017



CITY OF COLUMBIA PLANNING DEPARTMENT  
 THIS MAP IS THE PROPERTY OF THE CITY OF COLUMBIA. IT IS TO BE USED ONLY FOR THE PURPOSES FOR WHICH IT WAS PREPARED AND NOT FOR ANY OTHER PURPOSES. THE CITY OF COLUMBIA MAKES NO REPRESENTATIONS AS TO THE ACCURACY OR USE WITHOUT THE VERIFICATION BY THE USER OF THE DATA.

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

# Zoning Map

Department of Planning & Development Services

**Legend**

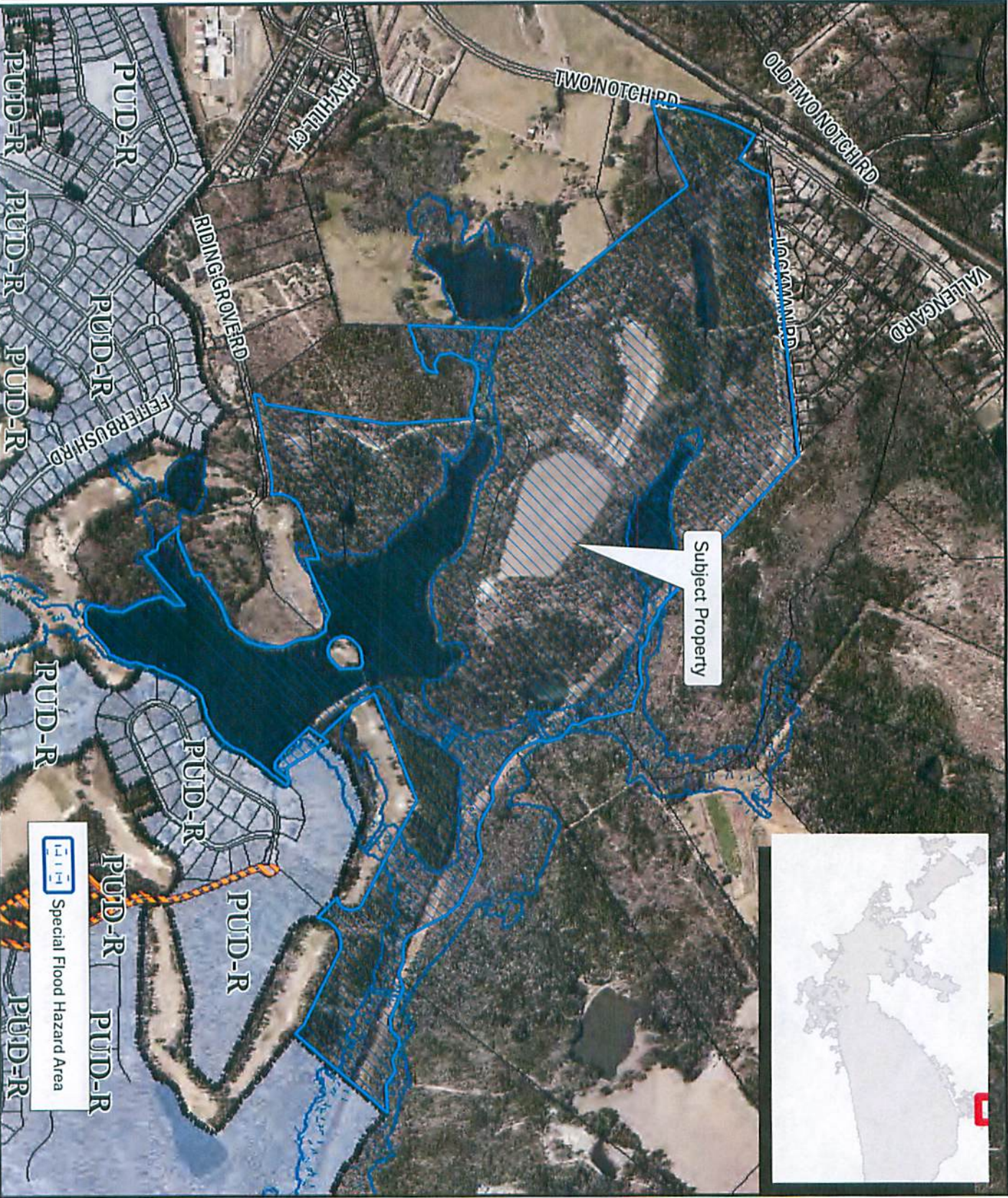
CITY LIMITS

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-S
	RG-2		PUD-S-E
	RG-3		PUD-S-R
	UTD		PUD-R
	MX-1		OUT OF CITY
	MX-2		

0 250 500 1,000 Feet

**ORIGINAL PREPARATION DATE:**  
This map was prepared by:  
Shane Shaughnessy  
March 17, 2017



+347.2 acres, a/k/a 10750 Two Notch Road; TMS# 28900-01-11(p);  
Existing Zoning: PDD; Proposed Zoning: PUD-R

Special Flood Hazard Area

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



**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, together with improvements thereon, if any, being situate in the County of Richland, State of South Carolina, a 347.2 acre portion of Tract A as shown on a plat prepared for Woodcreek Development LLC, by United Design Services, Inc., dated June 3, 2013, and recorded in the office of the Register of Deeds for Richland County in Record Book 1889 at page 1578.

Richland County TMS:      028900-01-11 (portion)

Property Address:      ±347.2 acres, a/k/a 10750 Two Notch Road (portion)

Woodcreek Development LLC

BY: 

Date: 3-16-17

Harold Pickrel for  
(Print or Type Name)      Woodcreek Development LLC

Its: Manager  
(Print or Type Title)

Book 2197-3596  
2017021661 03/28/2017 16:17:04 117      Notice  
Fee: \$0.00      County Tax: \$0.00      State Tax: \$0.00



2017021661      John T. Hopkins II      Richland County R.O.D.

