

**ORDINANCE NO.: 2017-068**

*Annexing 4.24 acres, 174 Riding Grove Road and 178 Riding Grove Road,  
Richland County TMS# 28900-01-11(p), 28900-01-10(p) and 28900-01-09(p)*

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 5<sup>th</sup> day of September, 2017, 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 4.24 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.: 28900-01-11(p), 28900-01-10(p) and 28900-01-09(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

ATTEST:

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

Introduced: 8/15/2017  
Final Reading: 9/5/2017

ORIGINAL  
STAMPED IN RED

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**  
**ORDINANCE NO.: 2017-068**

**ORIGINAL**  
**STAMPED IN RED**

All that certain piece, parcel or lot of land, with the improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, and being shown and designated as 4.24 acres on a plat prepared for Woodcreek Development LLC, by Belter and Associates, Inc. dated May 12, 2017. Said parcel having such boundaries and measurements as are shown on said plat.

# MEMORANDUM

## Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: June 8, 2017

RE: **Property Address:** 4.24 acres, 174 Riding Grove Road and 178 Riding Grove Road  
**Richland County TMS#:** 028900-01-11(portion), 028900-01-10(portion),  
028900-01-09(portion)  
**Owner(s):** Woodcreek Development, LLC  
**Current Use:** Vacant land  
**Proposed Use:** Residential subdivision  
**Current County Land Use:** Neighborhood (Medium Density)  
**Proposed City Land Use:** Urban Edge Residential – Large Lot (UER-2)  
**Current County Zoning:** PDD (Planned Development District)  
**Proposed City Zoning:** PUD-R (Planned Unit Development - Residential)  
**Reason for Annexation:** Municipal Services/Secondary  
**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 **July 10, 2017** 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 9-0 on 07/10/2017 (mm/dd/yyyy).

Planning Commission Land Use Recommendation: UER-2 (Land Use classification) by 9-0 on 07/10/2017 (mm/dd/yyyy).

  
(Signature of Annexation Coordinator)



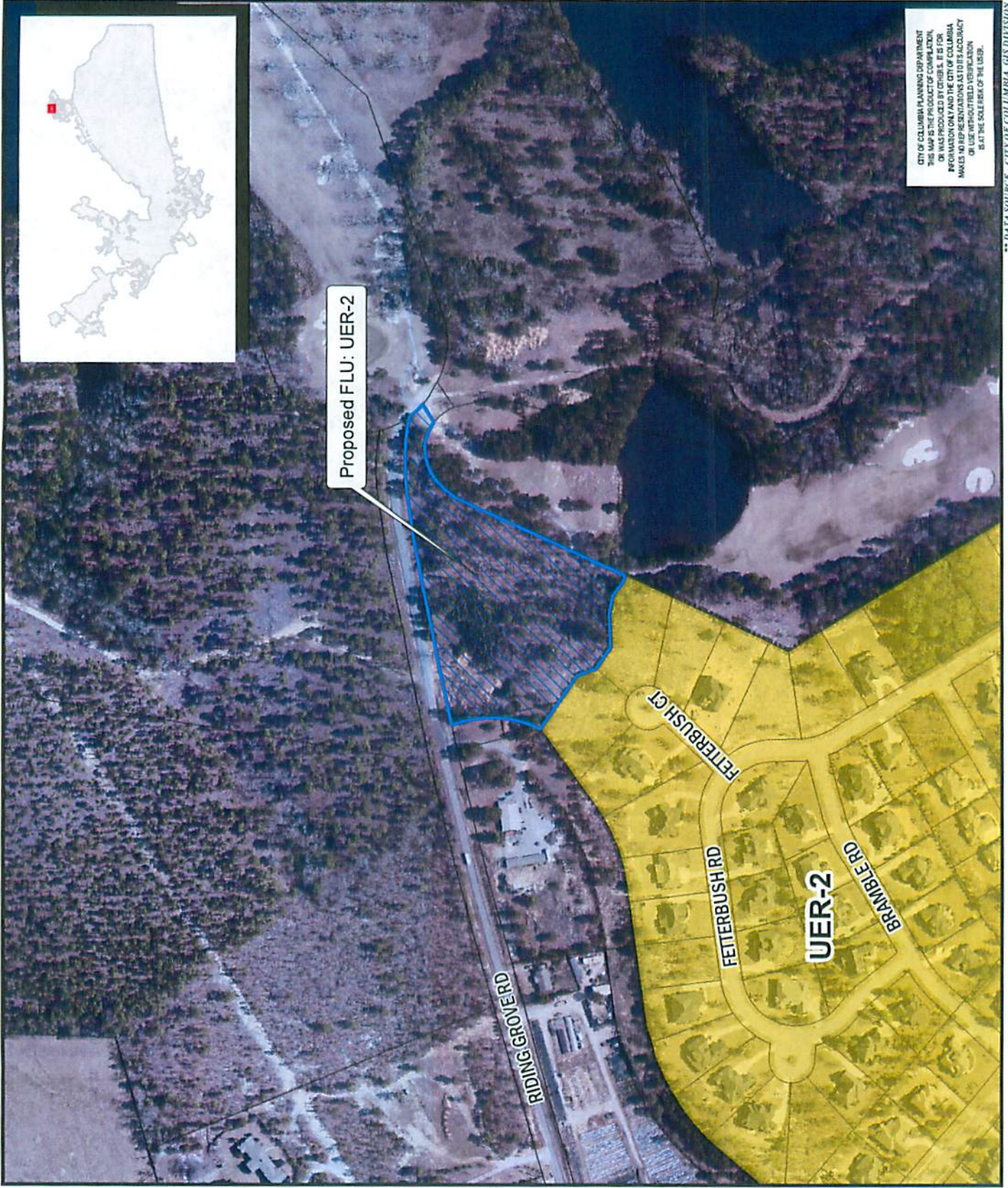
01/31/2017

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4.24 acres, 174 Riding Grove Road and 178 Riding Grove Road; TMS# 28900-01-11(p),  
 28900-01-10 (p), 28900-01-09 (p);  
 Existing Richland FLU: Neighborhood (Medium Density); Proposed FLU: UER-2

# Future Land Use Map

Department of Planning &  
 Development Services



**Legend**

**CITY LIMITS**  
**PARCELS**

- UCMR-1 - Urban Core Mixed Residential-1
- UCMR-2 - Urban Core Mixed Residential-2
- UEMR - Urban Edge Mixed Residential
- UEMF - Urban Edge Major 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
- UCAC-3 - Urban Core Regional Activity Center
- UEAC-2 - Urban Edge Regional Activity Center
- AC-1 - Neighborhood Activity Corridor
- AC-2 - Community Activity Corridor
- AC-3 - Regional Activity Corridor
- EC - Employment Campus
- RD - Residential
- TU - Transportation & Utilities
- SD-1 - Sports/Amusement District
- SD-2 - Civic/Institutional District
- SD-3 - Central Business District
- SD-4 - Parks and Recreation
- SD-5 - Universities/Colleges
- SD-6 - Fort Jackson

0 80 160 320 Feet

**ORIGINAL PREPARATION DATE:**  
 This map was prepared by:  
 Shane Shaughnessy  
 May 26, 2017

**We Are Columbia**





























CITY OF COLUMBIA PLANNING DEPARTMENT  
 THIS MAP IS THE PRODUCT OF COMPILED  
 INFORMATION AND THE CITY OF COLUMBIA  
 MAKES NO REPRESENTATIONS AS TO ITS ACCURACY  
 OR USE WITHOUT FIELD VERIFICATION  
 IS AT THE SOLE RISK OF THE USER.

# Zoning Map

Department of Planning & Development Services

4.24 acres, 174 Riding Grove Road and 178 Riding Grove Road; TMS# 28900-01-11(p), 28900-01-10 (p), 28900-01-09 (p); Existing Richland Zoning: PDD; Proposed Zoning: PUD-R

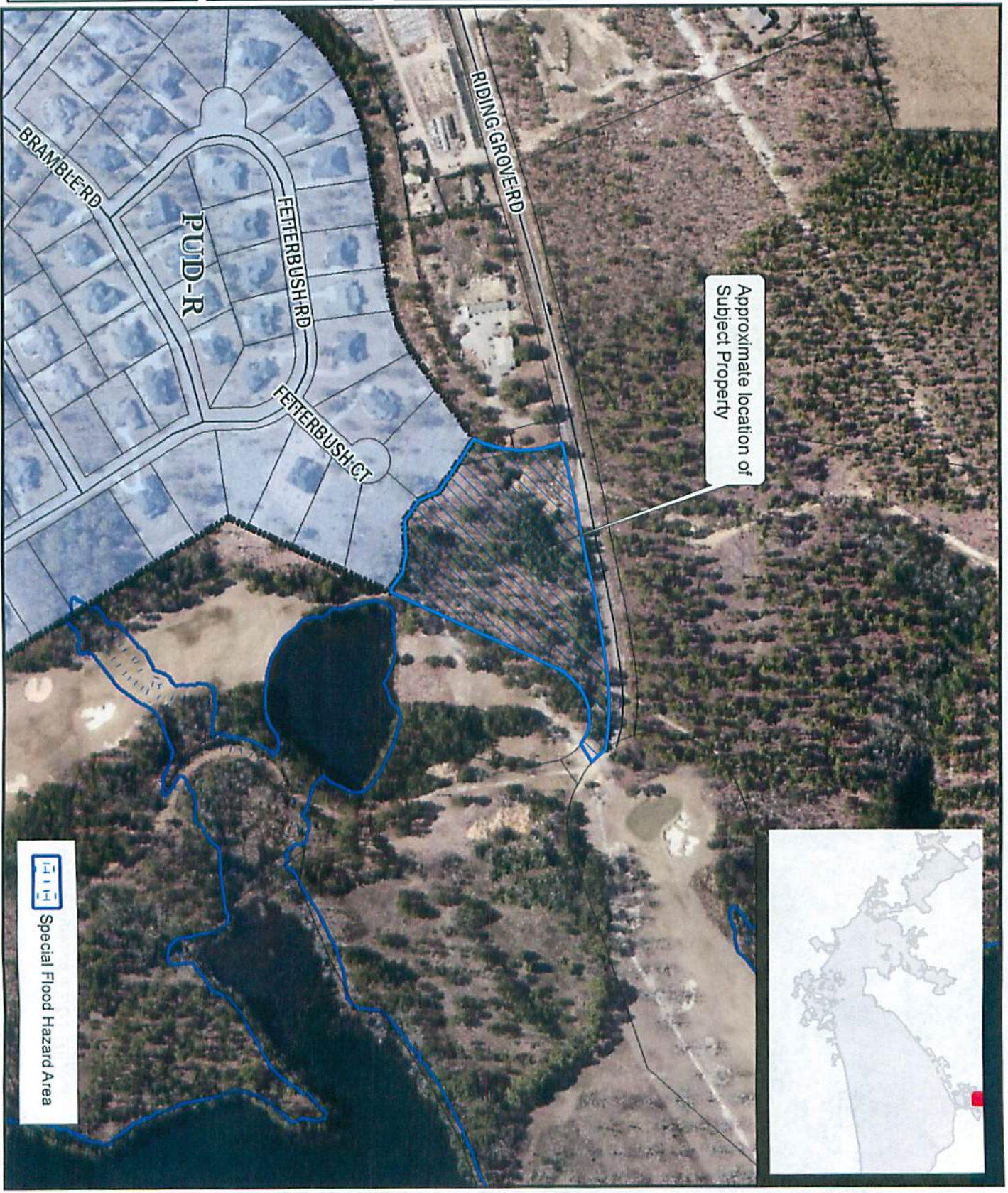
Legend  
 CITY LIMITS  
 PARCELS

-  D-1
-  RS-1
-  RS-1A
-  RS-1B
-  RS-2
-  RS-3
-  RD
-  RD-1
-  RD-1A
-  RD-2
-  RD-3
-  UTD
-  MM-1
-  MM-2
-  C-1
-  C-2
-  C-3
-  C-3A
-  C-4
-  C-5
-  M-1
-  M-2
-  PUD-C
-  PUD-LS
-  PUD-SE
-  PUD-SR
-  PUD-R
-  OUT OF CITY

0 65 130 260 Feet  


ORIGINAL PREPARATION/DATE:  
 This map was prepared by:  
 Shane Shaughnessy  
 June 5, 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.



Approximate location of Subject Property



 Special Flood Hazard Area

\*\* DATA SOURCE - CITY OF COLUMBIA, GIS 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 tract of land, together with improvements thereon, if any, situate, lying and being near the City of Columbia being in the County of Richland, State of South Carolina, and being shown and designated as 4.24 acres on a plat prepared for Woodcreek Development LLC, by Belter and Associates, Inc., dated May 12, 2017. Said parcel having such boundaries and measurements as are shown on said plat.

Richland County TMS: 028900-01-11(portion), 028900-01-10(portion), 028900-01-09(portion)

Property Address: 4.24 acres, 174 Riding Grove Road and 178 Riding Grove Road

Woodcreek Development, LLC

BY: 

Date: 6-5-17

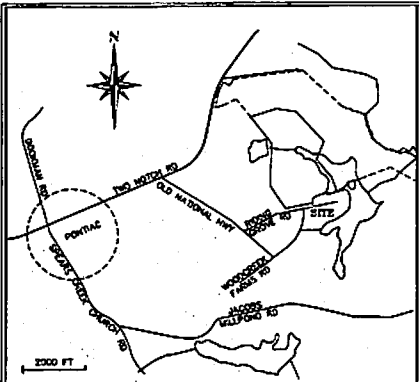
Harold Pickrel III  
(Print or Type Name)

Its: Manager  
(Print or Type Title)

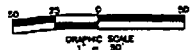
Book 2217-1668  
2017042250 06/07/2017 14:06:04 117 **Petition**  
Fee: \$0.00 County Tax: \$0.00 State Tax: \$0.00



2017042250 John T. Hopkins II Richland County R.O.D.



VICINITY MAP / RICHLAND COUNTY, S.C.



**REFERENCES**

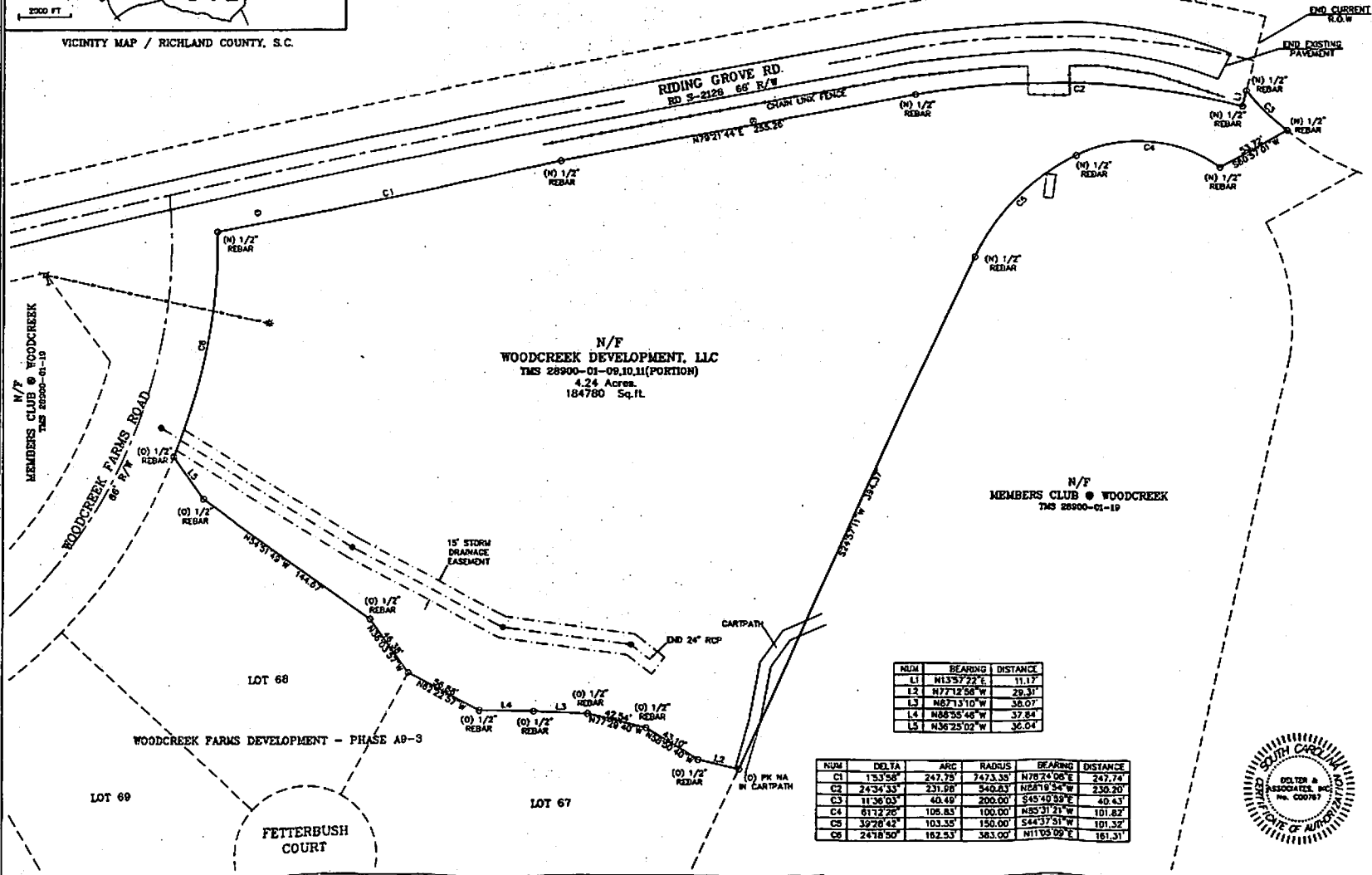
1. S.C.D.O.T. PLAN/PROFILE DOCKET No. 48784, PROJECT No. C-784, ROUTE No. S-2128 SHEETS 10 & 11 OF 23.
2. PLAT FOR WOODCREEK PROPERTIES A SC CENTRAL PARTNERSHIP BY DANIEL BROWN & ASSOCIATES, INC. DATED JULY 1, 1983 AND RECORDED IN THE R.O.D. FOR RICHLAND COUNTY IN PLAT BOOK S1 PAGES 102 & 102A.
3. PLAT OF TOWER ENTERPRISES INC. BY MONROE F. GREENE, DATED MARCH 1977 AND RECORDED IN THE R.O.D. FOR RICHLAND COUNTY IN PLAT BOOK Y PAGE 017.

N/F  
WOODCREEK DEVELOPMENT, LLC  
TMS 28900-01-11

N/F  
MEMBERS CLUB @ WOODCREEK  
TMS 28900-01-10

N/F  
WOODCREEK DEVELOPMENT, LLC  
TMS 28900-01-09,10,11(PORION)  
4.24 ACRES  
184780 Sq.Ft.

N/F  
MEMBERS CLUB @ WOODCREEK  
TMS 28900-01-10



NUM	BEARING	DISTANCE
L1	N13°57'22" E	11.17
L2	N77°12'58" W	29.31
L3	N87°15'10" W	38.07
L4	N88°55'48" W	37.84
L5	N36°25'02" W	36.04

NUM	DEL TA	ARC	RADIUS	BEARING	DISTANCE
C1	153.56°	247.75'	7473.35'	N78°24'08" E	247.74'
C2	243.34°	231.98'	540.83'	N82°19'54" W	230.20'
C3	113.03°	40.48'	200.00'	S45°40'39" E	40.43'
C4	81.12°	105.83'	100.00'	N85°31'21" W	101.82'
C5	39°28'42"	103.35'	150.00'	S44°37'51" W	101.32'
C6	24°18'50"	182.53'	383.00'	N11°05'09" E	181.31'



NO FLOOD STUDY PERFORMED THE DATE: 05-10-17  
 BELTER & ASSOCIATES, INC. 1511 SOUTH COLUMBIA COLLEGE BLVD. RICHLAND COUNTY, SC 29904  
 SCALE: 1" = 50'  
 SURVEY DATE: 05-10-17  
 DRAWING DATE: 05-12-17  
 PORTION  
 RICHLAND COUNTY TMS  
 28900 BLOCK 01 LOT 11  
 JOB NO. 1806048  
 NEAR COLUMBIA, SC, RICHLAND COUNTY  
 PLAT PREPARED FOR  
 WOODCREEK DEVELOPMENT LLC  
 PLAT NO. 289-000-01-11  
 DATE OF APPROVAL: 05/12/17  
 F0 18-000, Pg. 11

NO FLOOD STUDY PERFORMED THE DATE: 05-10-17

EXCEPT AS SPECIFICALLY STATED ON THIS PLAN, THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING AND MAPPING ACT OF 2012, AS AMENDED, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, RICHLAND COUNTY, SOUTH CAROLINA. THE SURVEYOR HAS REVIEWED THE RECORD PLATS AND RECORD DEEDS PERTAINING TO THIS PROJECT AND HAS FOUND NO CONFLICTS THEREIN. THE SURVEYOR HAS ALSO REVIEWED THE RECORD PLATS AND RECORD DEEDS PERTAINING TO THIS PROJECT AND HAS FOUND NO CONFLICTS THEREIN. THE SURVEYOR HAS ALSO REVIEWED THE RECORD PLATS AND RECORD DEEDS PERTAINING TO THIS PROJECT AND HAS FOUND NO CONFLICTS THEREIN.

DATE OF APPROVAL: 05/12/17

PLAT PREPARED FOR  
**WOODCREEK DEVELOPMENT LLC**

PLAT NO. 289-000-01-11  
 DATE OF APPROVAL: 05/12/17

NO FLOOD STUDY PERFORMED THE DATE: 05-10-17

SCALE: 1" = 50'  
 SURVEY DATE: 05-10-17  
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 PORTION  
 RICHLAND COUNTY TMS  
 28900 BLOCK 01 LOT 11  
 JOB NO. 1806048  
 NEAR COLUMBIA, SC, RICHLAND COUNTY

QQ-XXX