

ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2015-086

Annexing and Incorporating 5.13 acres, NE/S Spears Creek Church Road and W/S Woodcreek Farms Road, Richland County TMS #28800-01-10 (portion) 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 15th day of December, 2015, 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 as of March 1, 2017. This property shall be zoned PUD-R, apportioned to City Council District 4, Census Tract 114.07, contains 5.13 acres, and shall be assigned a land use classification of UEMF.

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 28800-01-10 (portion)

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: 12/1/2015

Final Reading: 12/15/2015

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2015-086

All that certain piece, parcel or lot lying and being situated near the City of Columbia, in the County of Richland, State of South Carolina, containing 5.13 acres, more or less, on a final plat prepared for Cardinal Ventures, Inc. by Belter & Associates, Inc. dated March 27, 2015, and recorded in the Office of the Register of Deeds for Richland County in Book 2041, at page 1786. Said parcel being described and having such boundaries and measurements as are shown on said plat.

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MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: August 4, 2015

RE: **Property Address:** NE/S Spears Creek Church Road
Richland County TMS: 28800-01-10 (p)
Owner(s): Woodcreek Development, LLC
Current Use: Forrest **Proposed Use:** Multi-Family
County Land Use: Neighborhood **Proposed City Land Use:** UEMF
(Urban Edge Multi-Family)
County Zoning: PDD **Proposed City Zoning:** PUD-R
Reason for Annexation: Donut Hole, Owner Requests City Sewer Services
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.

Time is of the essence and you must act promptly with regard to this matter. Planning & Development Services staff will see to it that this matter is placed on the 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.

/dle

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
Deborah Livingston, 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
Alfreda Tindall, Richland County 911 Addressing Coordinator

Missy Gentry, Assistant City Manager
Aubrey Jenkins, Fire Chief
Joseph Jaco, Utilities and Engineering
Robert Anderson, Public Works Director
Jeff Palen, Finance Director
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 Zoning Recommendation: PUD-R by 5-0 on 10/14/2015.

Planning Commission Land Use Recommendation: UEMF Urban Edge Multi Family by 5-0 on 10/14/2015.



(John S. Fellows - Annexation Coordinator)

Future Land Use Map

NE/S Spearks Creek Church Road
TMS# 28800-01-10 (p) FLU: UEMF

Department of Planning & Development Services

Legend

CITY LIMITS
 PARCELS

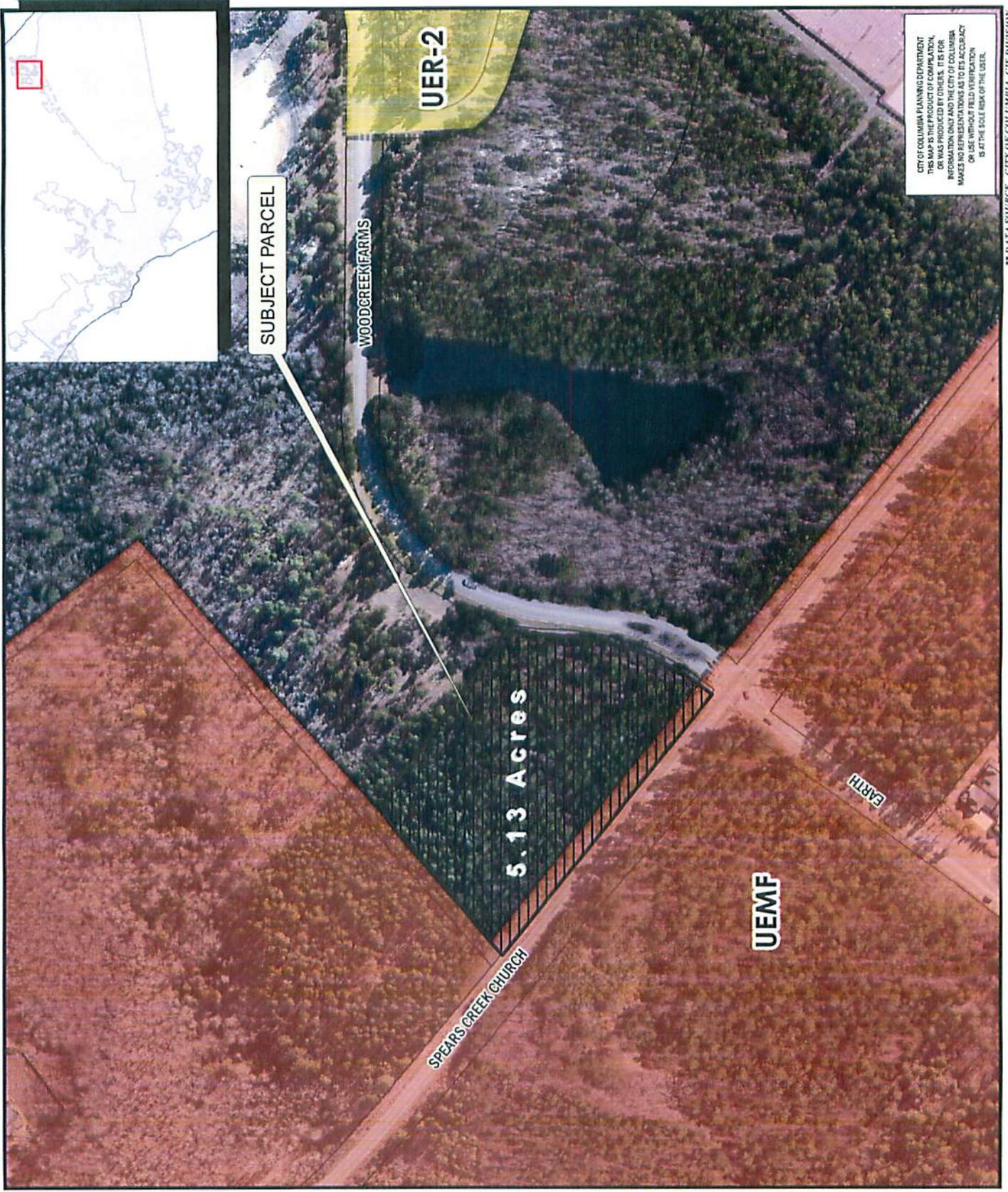
- UCMR-1 - Urban Core Mixed Residential-1
- UCMR-2 - Urban Core Mixed Residential-2
- UEMR - Urban Edge Mixed Residential
- UEMF - Urban Edge Multi-Family
- UCR-1 - Urban Core Residential Small Lot
- UCR-2 - Urban Core Residential Large Lot
- UER-1 - Urban Edge Residential Small Lot
- UER-2 - Urban Edge Residential Large Lot
- UCAC-1 - Urban Core Neighborhood Activity Center
- UCAC-2 - Urban Core Community Activity Center
- UCAC-3 - Urban Edge Community Activity Center
- UCAC-4 - Urban Core Regional Activity Center
- UCAC-5 - 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 - University/Collages
- SD-6 - Fort Jackson

0 50 100 200 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
D. Eisenbraun
July 11, 2015



City of Columbia, S.C.
YOUTH VIGILANCE
We Are Columbia

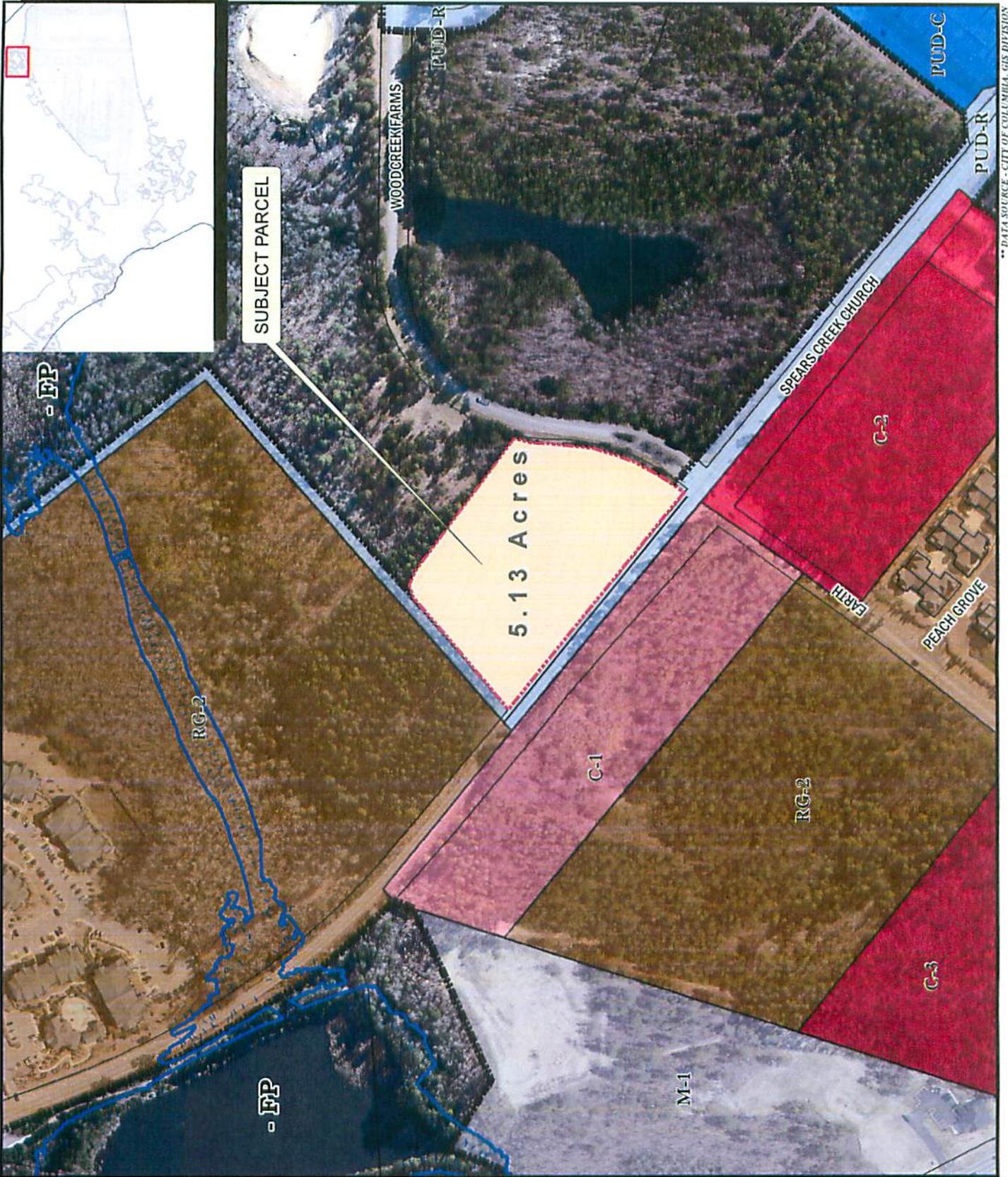


CITY OF COLUMBIA PLANNING DEPARTMENT
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Zoning Map

Department of Planning & Development Services

NE/S Spears Creek Church Road
TMS# 28800-01-10 (p) ZONED: PDD



Legend

	CITY LIMITS
	PARCELS
	PENDING ANNEXATION

	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-LS-E
	RG-3		PUDLS-R
	UTD		PUD-R
	MX-1		OUT OF CITY
	MX-2		Ft Jackson Overlay

ORIGINAL PREPARATION DATE:
This map was prepared by:
D. Eisenbraun
July 28, 2015

DISCLAIMER:
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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

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 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, containing 5.13 acres, more or less, on a final plat prepared for Cardinal Ventures, Inc. by Belter & Associates, Inc. dated March 27, 2015, and recorded in the Office of the Register of Deeds for Richland County in Book 2041, at Page 1786. Said parcel being described and having such boundaries and measurements as are shown on said plat.

Richland County TMS: 28800-01-10 (portion)

Property Address: NE/S Spears Creek Church Road and W/S Woodcreek Farms Road

THE BLAKE AT WOODCREEK FARMS LLC, a Mississippi limited liability company

BY:  DATE: 9/10/15
Signature

K. Michael Heidelberg
(Print or Type Name)

Its: Manager
(Print or Type Title)