

ORDINANCE NO.: 2016-032

Annexing The Park Phase Four and The Park Phase Five,  
42.65 acres W/S Woodcreek Farms, Richland County TMS# 25800-03-46

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; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this 17th day of May, 2016, 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 an interim land use classification of Urban Edge Residential Large Lot (UER-2), shall be assigned interim zoning of PUD-R, and apportioned to City Council District 4, Census Tract 114.07 and contains 42.65 acres.

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 25800-03-46

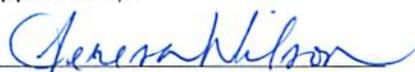
Also included in the territory hereby annexed are all contiguous portions of all public rights of way, streets and highways.

Requested by:

Assistant City Manager Gentry

  
Mayor

Approved by:

  
City Manager

Approved as to form:

  
City Attorney

Introduced: 5/3/2016  
Final Reading: 5/17/2016

ATTEST:

  
City Clerk

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**  
**ORDINANCE NO.: 2016-032**

All that certain piece, parcel or tract 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 35.64 acres, more or less, being shown and delineated on a plat of Woodcreek Farms Development, Area A-11 prepared by United Design Services, Inc., dated November 16, 2007. Said parcel having such boundaries and measurements as are shown on said plat; less and excepting 23.17 acres, more or less, being shown and delineated on a Bonded Plat of Woodcreek Farms Section A-11 "The Park"- Phase 1, prepared by United Design Services, Inc., dated September 9, 2011, and revised November 3, 2011; less and excepting 12.87 acres, more or less, being shown and delineated on a Final Plat of Woodcreek Farms Section A-II, "The Park"- Phase 2, by United Design Services, Inc., dated November 7, 2012, last revised June 24, 2013, recorded in the Office of the Register of Deeds for Richland County in Book 1875, at Page 2256; and less and excepting 7.01 acres, more or less, being shown and delineated on a Bonded Plat of Woodcreek Farms Area A-11 "The Park" -Phase 3-A, by Belter & Associates, Inc., dated June 16, 2015, last revised July 15, 2015, and recorded in the Office of the Register of Deeds for Richland County in Book 2057, at Page 671.

# MEMORANDUM

## Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: March 21, 2016

RE: **Property Address: The Park, Phase Four and Five**  
**Richland County TMS: 25800-03-46**  
**Owner(s): Two Parks, LLC., W/S Woodcreek Farms, Elgin, SC 29045;**  
**Current Use: Undeveloped Proposed Use: Residential**  
**Current County Land Use: Neighborhood (Medium Density)**  
**Proposed Land Use: Urban Edge Res. -2 (UER-2)**  
**Current County Zoning: PDD Proposed City Zoning: PUD-R**  
**Reason for Annexation: Secondary / Municipal 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.

Planning & Development Services staff will see to it that this matter is placed on the January 4, 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.

/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 (Zoning classification) by 7-0 on 03/09/16 (mm/dd/yyyy).

Planning Commission Land Use Recommendation: UER-2 (Land Use classification) by 7-0 on 03/09/16 (mm/dd/yyyy).

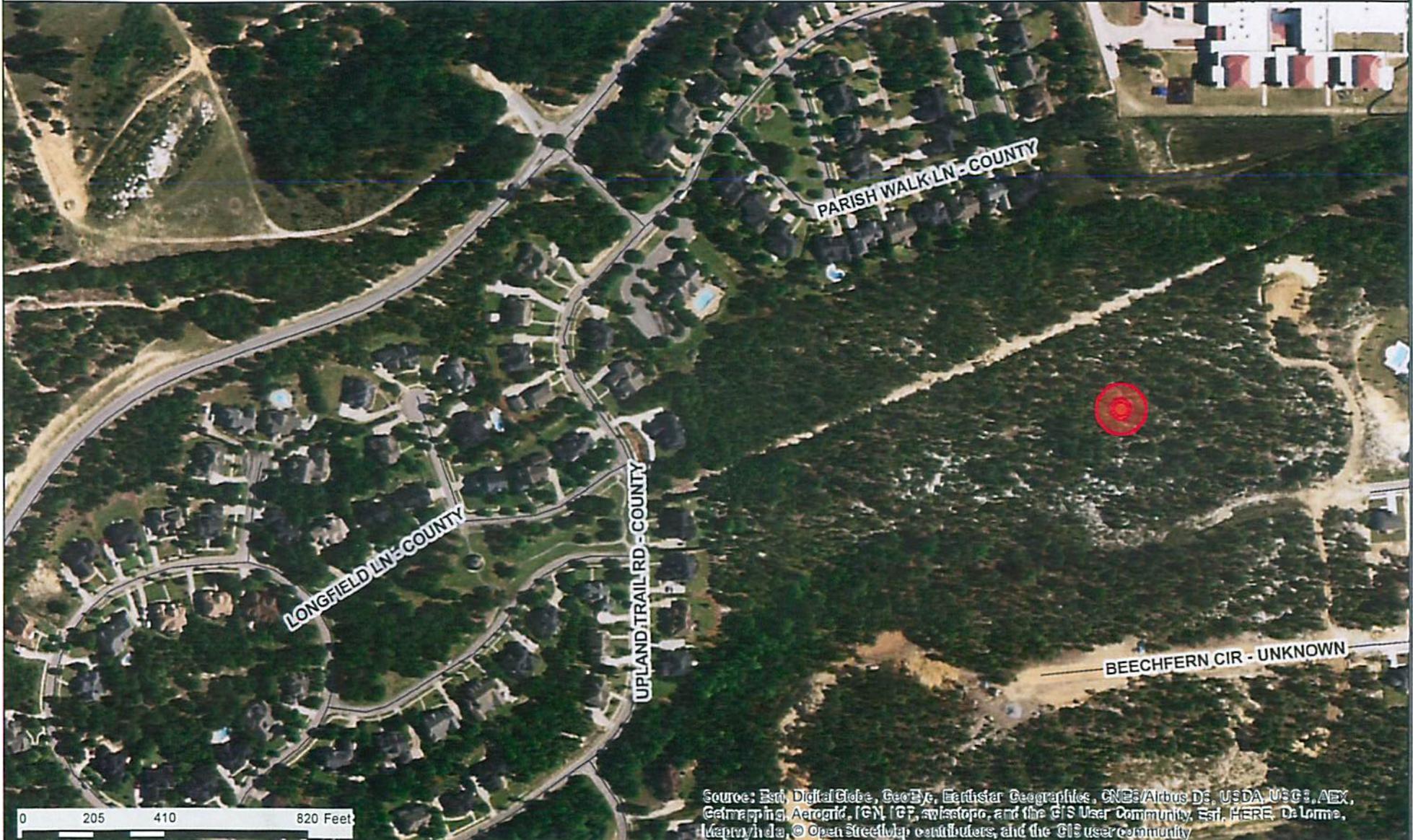
  
(Signature of Interim Annexation Coordinator)

# City of Columbia

## The Park Phases 4 and 5



Wednesday, March 23, 2016



### CITY OF COLUMBIA GIS DATA DISCLAIMER

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# Zoning Map

Department of Planning & Development Services

The Park, Phase Four and Five: W/S Woodcreek Farms, TMS# 25800-03-46  
 ZONING: Existing: PDD (County); Proposed: Interim PUD-R (City)



**Legend**

	CITY LIMITS
	PARCELS
	D-1
	RS-1
	RS-1A
	RS-1B
	RS-2
	RD
	RD-2
	RG-1
	RG-1A
	RG-2
	RG-3
	UTD
	MX-1
	MX-2
	C-1
	C-2
	C-3
	C-3A
	C-4
	M-1
	M-2
	PUD-C
	PUD-LS
	PUD-LS-E
	PUD-LS-R
	PUD-R
	OUT OF CITY
	Fl Jackson Overlay

0 75 150 300 Feet

**ORIGINAL PREPARATION DATE:**  
 This map was prepared by:  
 Ahmed Abdullah  
 March 22, 2016

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

# Future Land Use Map

The Park, Phase Four and Five: W/S Woodcreek Farms, TMS# 25800-03-46.  
Interim FLU: UER-2

Department of Planning & Development Services

**Legend**

**CITY LIMITS**  
 CITY LIMITS  
 PARCELS

	UCMB-1 - Urban Core Mixed Residential-1
	UCMB-2 - Urban Core Mixed Residential-2
	UEMS - Urban Edge Mixed Residential
	UEMF - Urban Edge Multi-Family
	UR-1 - Urban Core Residential Small Lot
	UR-2 - Urban Core Residential Large Lot
	UR-3 - Urban Core Residential Small Lot
	UR-4 - Urban Core Residential Large Lot
	UCAC-1 - Urban Core Neighborhood Activity Center
	UCAC-2 - Urban Core Community Activity Center
	UCAC-3 - Urban Core 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 District
	SD-3 - Central Business District
	SD-4 - Riverbank Zoo and Garden
	SD-5 - University/Colleges
	SD-6 - Fort Jackson

0 75 150 300 Feet

**ORIGINAL PREPARATION DATE:**  
 This map was prepared by:  
 Ahmed Abdullah  
 March 22, 2016



**City of Columbia**  
 We Are Columbia



CITY OF COLUMBIA PLANNING DEPARTMENT  
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 INFORMATION FROM VARIOUS SOURCES.  
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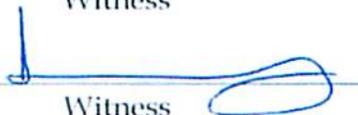
STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF RICHLAND )      PETITION FOR ANNEXATION

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 improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing 35.64 acres, more or less, being shown and delineated on a plat of Woodcreek Farms Development, Area A-11 prepared by United Design Services, Inc., dated November 16, 2007. Said parcel having such boundaries and measurements as are shown on said plat; less and excepting 23.17 acres, more or less, being shown and delineated on a Bonded Plat of Woodcreek Farms Section A-11 "The Park" - Phase 1, prepared by United Design Services, INC., dated September 9, 2011, and revised November 3, 2011; less and excepting 12.87 acres, more or less, being shown and delineated on a Final Plat of Woodcreek Farms Section A-II, "The Park" - Phase 2, by United Design Services, Inc., dated November 7, 2012, last revised June 24, 2013, recorded in the Office of the Register of Deeds for Richland County in Book 1875, at Page 2256; and less and excepting 7.01 acres, more or less, being shown and delineated on a Bounded Plat of Woodcreek Farms Area A-II, "The Park" - Phase 3-A, by Belter & Associates, Inc., Inc., dated June 16, 2015, last revised July 15, 2015, and recorded in the Office of the Register of Deeds for Richland County in Book 2057, at Page 671.

Richland County TMS: 25800-03-46  
Property Address: W/S WOODCREEK FARMS ROAD

TWO PARKS, LLC

BY:  Date: 3-29-16  
Signature  
Harold U. Dickrel III  
(Print or Type Name)  
Its: AUTHORIZED REPRESENTATIVE  
(Print or Type Title)  
  
Witness  
  
Witness

