

ORDINANCE NO.: 2016-035

Annexing and Incorporating 9 acres E/S Spears Creek Church Road, Richland County TMS #25716-02-02 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 7th day of June, 2016, 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 PUD-C, apportioned to City Council District 4, Census Tract 114.07, contains 9 acres, and shall be assigned a land use classification of AC-3 Regional Activity.

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 25716-02-02

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:

Cheresa Wilson  
City Manager

Approved as to form:

City Attorney

ATTEST:

City Clerk

Introduced: 5/17/2016  
Final Reading: 6/7/2016

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**  
**ORDINANCE NO.: 2016-035**

All that certain piece, parcel or lot lying and being situated near the City of Columbia, the County of Richland, and the State of South Carolina, containing 9.0 acres, more or less, being shown and delineated on a plat prepared for Grace Presbyterian Church, ARP, Inc. by United Design Services, Inc. dated February 1, 2013, recorded in the Office of the Register of Deeds for Richland County in Book 1887, Page 3844, and having such boundaries and measurements as are shown on said plat.

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

# MEMORANDUM

## Office of the City Manager

**TO:** Department Heads

**FROM:** Teresa Wilson, City Manager

**DATE:** February 26, 2016

**RE:** **Property Address:** E/S Spears Creek Church Road  
**Richland County TMS:** 25716-02-02  
**Owner(s):** GRACE PRESBYTERIAN CHURCH (A.R.P.), INC.  
**Current Use:** Undeveloped **Proposed Use:** Religious Institution  
**Current County Land Use:** Neighborhood (Medium Density)  
**Proposed City Land Use:** AC-3 Regional Activity  
**Current County Zoning:** PDD **Proposed City Zoning:** PUD-C  
**Reason for Annexation:** Donut Hole / 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 April 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	Missy Gentry, Assistant City Manager
William Holbrook, Police Chief	Aubrey Jenkins, Fire Chief
Teresa Knox, City Attorney	Joseph Jacob, Utilities and Engineering
Dana Higgins, City Engineer	Robert Anderson, Public Works Director
Krista Hampton, Planning & Development Services	Jeff Palen, Finance Director
Deborah Livingston, Community Development Director	George Adams, Fire Marshal
Roger Myers, Business License Administrator	Brian Cook, Zoning Administrator
Angela Adams, Water Customer Service	Kimberly Gathers, Columbia-Richland 911
Jerry Thompson, Building Official	David Hatcher, Housing Official
Susan Leitner, Engineering	Richland County Solid Waste Collection
Denny Daniels, Engineering	John Fellows, Planning Administrator
Carolyn Wilson, Police Planning & Research	Zach Kay, Dev. Center Administrator
Alfreda Tindall, Richland County 911 Addressing Coordinator	

Planning Commission Zoning Recommendation: PUD-C (Zoning classification) by 7-0 on 04/04/16 (mm/dd/yyyy).

Planning Commission Land Use Recommendation: AC-3 (Land Use classification) by 7-0 on 04/04/16 (mm/dd/yyyy).

  
(Signature of Annexation Coordinator)



# Zoning Map

W/S National Guard Rd, TMS# 11100-01-15; E/S Congaree River, TMS# 11100-01-05 and 11100-01-06; and South of Stadium Rd/Southeast of Vine St, TMS #11201-02-10

ZONING: Existing RU, M-1, and HI; Proposed M-1,-FP; D-1,-FW,-FP; -D1,-FW,-FP; and D-1,-FP

Department of Planning & Development Services

### Legend

-  CITY LIMITS
-  PARCELS

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0 200 400 800 Feet

### ORIGINAL PREPARATION/DATE:

This map was prepared by:

Ahmed Abdullah  
March 24, 2016

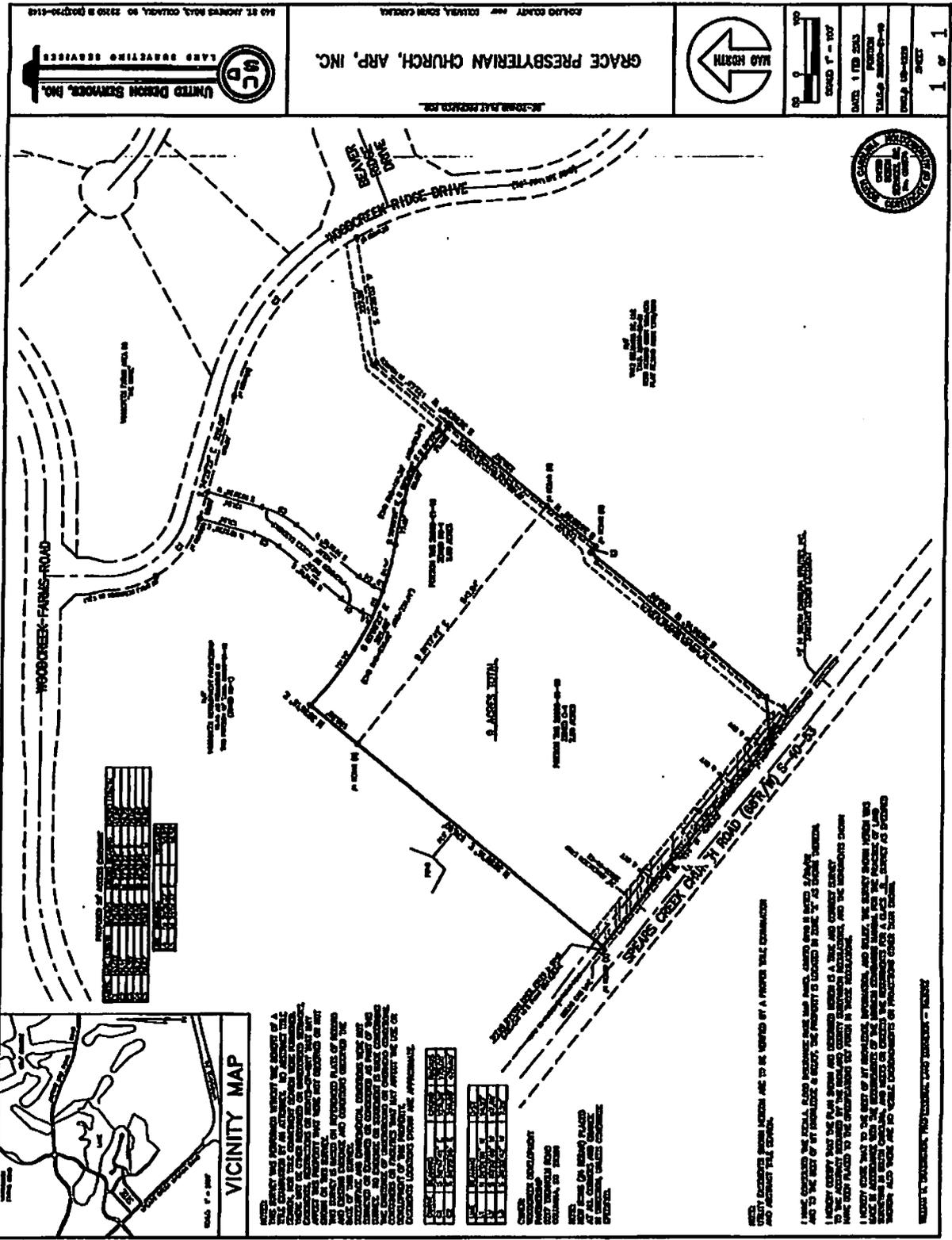
### DISCLAIMER

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.



We Are Columbia



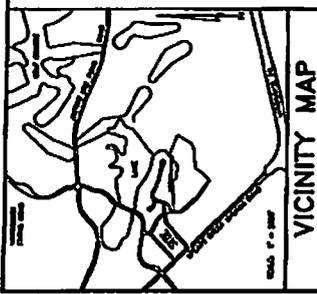


UNITED DESIGN SERVICES, INC.  
LAND SURVEYING SERVICES

GRACE PRESBYTERIAN CHURCH, ARP, INC.



DATE: 1 FEB 1967  
SCALE: 1" = 100'  
PROJECT: GRACE PRESBYTERIAN CHURCH, ARP, INC.



**VICINITY MAP**

THIS MAP SHOWS THE PROJECT LOCATION IN RELATION TO THE SURROUNDING AREA. THE PROJECT IS LOCATED AT THE INTERSECTION OF WOODCREEK-FARMS ROAD AND SPRUCE CREEK ROAD. THE PROJECT IS SHOWN AS A Hatched AREA.

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (SQ. YD.)
1	CHURCH BUILDING	10,000	720
2	PARKING AREA	20,000	1440
3	DRIVEWAY	5,000	360
4	LANDSCAPING	15,000	1080
5	UTILITIES	2,000	144
6	ROADS	10,000	720
7	OTHER	10,000	720
<b>TOTAL</b>		<b>72,000</b>	<b>5208</b>

NOTES:  
1. THE CHURCH BUILDING AND PARKING AREA ARE TO BE CONSTRUCTED AS SHOWN ON THIS PLAN.  
2. THE DRIVEWAY AND LANDSCAPING ARE TO BE CONSTRUCTED AS SHOWN ON THIS PLAN.  
3. THE ROADS ARE TO BE CONSTRUCTED AS SHOWN ON THIS PLAN.  
4. THE UTILITIES ARE TO BE CONSTRUCTED AS SHOWN ON THIS PLAN.  
5. THE OTHER AREAS ARE TO BE CONSTRUCTED AS SHOWN ON THIS PLAN.

THIS PLAN IS A PRELIMINARY PLAN AND IS SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITIES. THE PLAN IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE LOCAL AUTHORITIES. THE PLAN IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE LOCAL AUTHORITIES. THE PLAN IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE LOCAL AUTHORITIES.

*Handwritten:* 2nd map

*Handwritten:* Exhibit "A"

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 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 9.0 acres, more or less, being shown and delineated on a plat prepared for Grace Presbyterian Church, ARP, Inc. by United Design Services, Inc., dated February 1, 2013, recorded in the Office of the Register of Deeds for Richland County in Book 1887, Page 3844, and having such boundaries and measurements as are shown on said plat.

Richland County TMS: 25716-02-02

Property Address: E/S Spears Creek Church Road

**GRACE PRESBYTERIAN CHURCH (A.R.P.), INC.**

BY: Mark Sloan, Clerk  
Mark Sloan  
Its: Clerk of the Session

Date: 2/24/16

Book 2102-362  
2016021437 04/08/2016 09:07:23.717 Notice  
Fee: \$0.00 County Tax: \$0.00 State Tax: \$0.00



2016021437 John T. Hopkins II

Richland County R O D

