ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2016-053

Annexing and Incorporating 567 Spears Creek Church Road and 751 Spears Creek Church Road, Richland County TMS #28800-01-03 and 28800-01-09 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 2nd day of August, 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/PUD-R, and –FP where applicable, apportioned to City Council District 4, Census Tract 114.07, contains 185.53 acres, and shall be assigned a land use classification of Urban Edge Residential Small Lot (UER-1) and Urban Edge Community Activity Center (UEAC-1).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 28800-01-03 and 28800-01-09

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

Approved by:

Teresa Wilson

City Manager

Approved as to form:

City Attorney

Introduced: 7/19/2016
Final Reading: 8/2/2016

Mayor

ATTEST:

City Clerk

Last revised: 6/29/2016
16061227

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2016-053

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 185.53 acres, more or less, as shown on Richland County Tax Map 28800. Said parcel having such boundaries and measurements as are shown on said map.

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: April 18, 2016

RE: **Property Address:** 567, 751 Spears Creek Church Road
Richland County TMS: 28800-01-03, 28800-01-09
Owner(s): Interstate Associates, LLC., 5217 Trenholm Road, Columbia, SC 29206

Current Use:	Undeveloped
Proposed Use:	Residential / Commercial
Current County Land Use:	Neighborhood (Medium Density)
Proposed Land Use:	Urban Edge Residential Small Lot (UER-1) and Urban Edge Community Activity Center (UEAC-1)
Current County Zoning:	PDD
Proposed City Zoning:	PUD-C / PUD-R, -FP where applicable (-FP is only in PUD-R area)
Reason for Annexation:	Donut/ 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 May, 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-C/PUD-R -FP (Zoning classification) by 7-0 on 05/02/2016 (mm/dd/yyyy).

Planning Commission Land Use Recommendation: UER-1 UEAC-1 (Land Use classification) by 7-0 on 05/02/2016 (mm/dd/yyyy).

(Signature of Interim Annexation Coordinator)

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 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 185.53 acres, more or less, as shown on Richland County Tax Map 28800. Said parcel having such boundaries and measurements as are shown on said map.

Richland County TMS: 28800-01-03 and 28800-01-09

Property Address: 567 Spears Creek Church Road and
751 Spears Creek Church Road

INTERSTATE ASSOCIATES, LLC.

BY: _____ Date: 4-27-16
Signature

Harold V Pickrel, III
(Print or Type Name)

Patricia Dawkins
Witness

Its: AUTHORIZED REP
(Print or Type Title)

_____
Witness

Book 2108-2794
2016029210 05/02/2016 16 46 03 083 Notice
Fee: $0.00 County Tax: $0.00 State Tax: $0.00
2016029210 John T. Hopkins II Richland County R O D


© 2011 Pictometry

Zoning Map

567 & 751 Spears Creek Church Road, TMS#: 28800-01-03 & 28800-01-09
Existing Zoning: PDD (Richland County); Proposed Interim Zoning: PUD-C, & PUD-R, -FW, -FP

Department of Planning & Development Services

Legend

CITY LIMITS
PARCELS

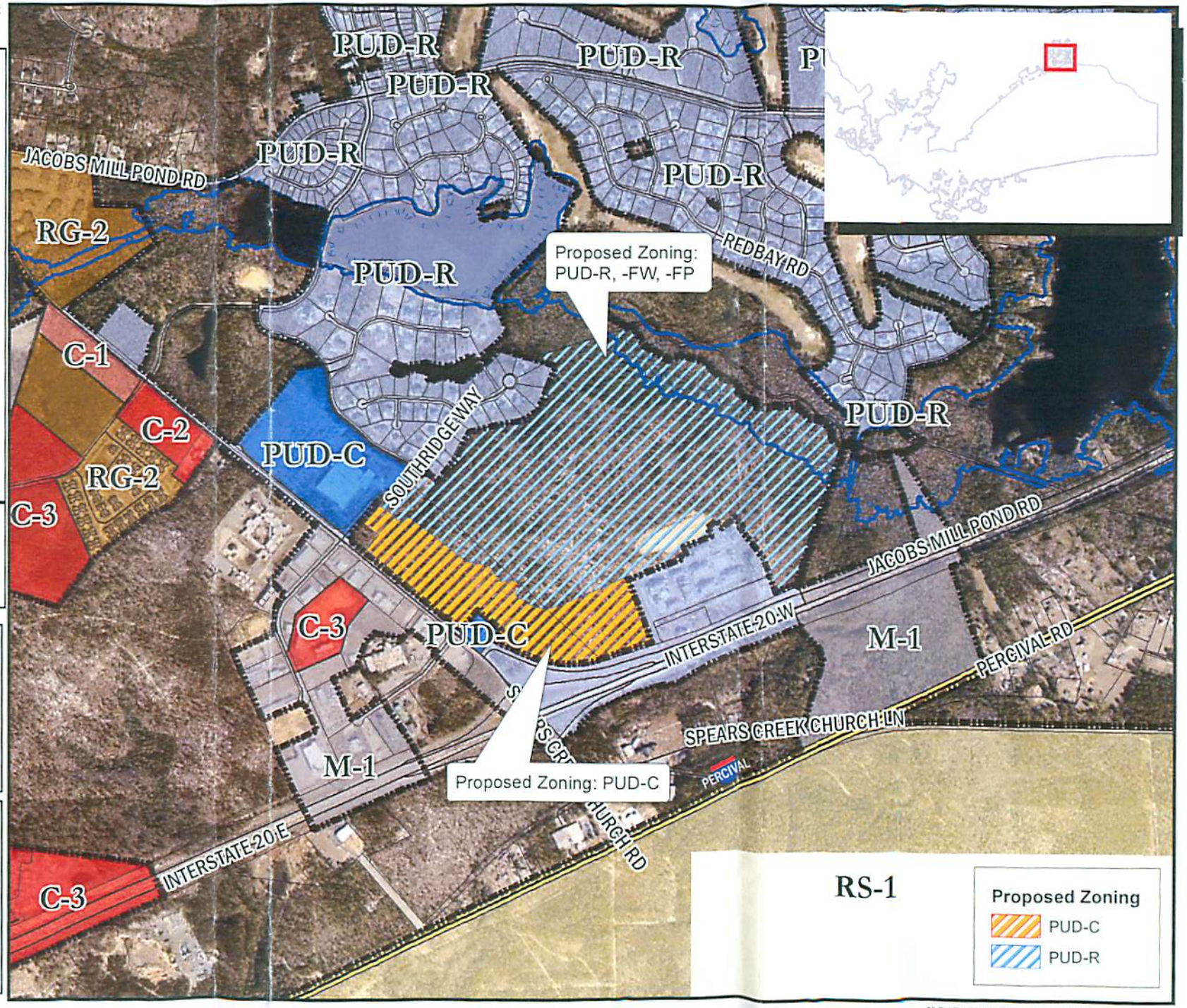
D-1	C-1
RS-1	C-2
RS-1A	C-3
RS-1B	C-3A
RS-2	C-4
RS-3	C-5
RD	M-1
RD-2	M-2
RG-1	PUD-C
RG-1A	PUD-LS
RG-2	PUD-LS-E
RG-3	PUD-LS-R
UTD	PUD-R
MX-1	OUT OF CITY
MX-2	

0 250 500 1,000 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Leigh DeForth
April 15, 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



** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Future Land Use Map

567 & 751 Spears Creek Church Road, TMS#: 28800-01-03 & 28800-01-09
Proposed Interim FLU: UEAC-1 & UER-1

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
- UEAC-1 Urban Edge 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
- 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 - Universities/Colleges
- SD-6 - Fort Jackson

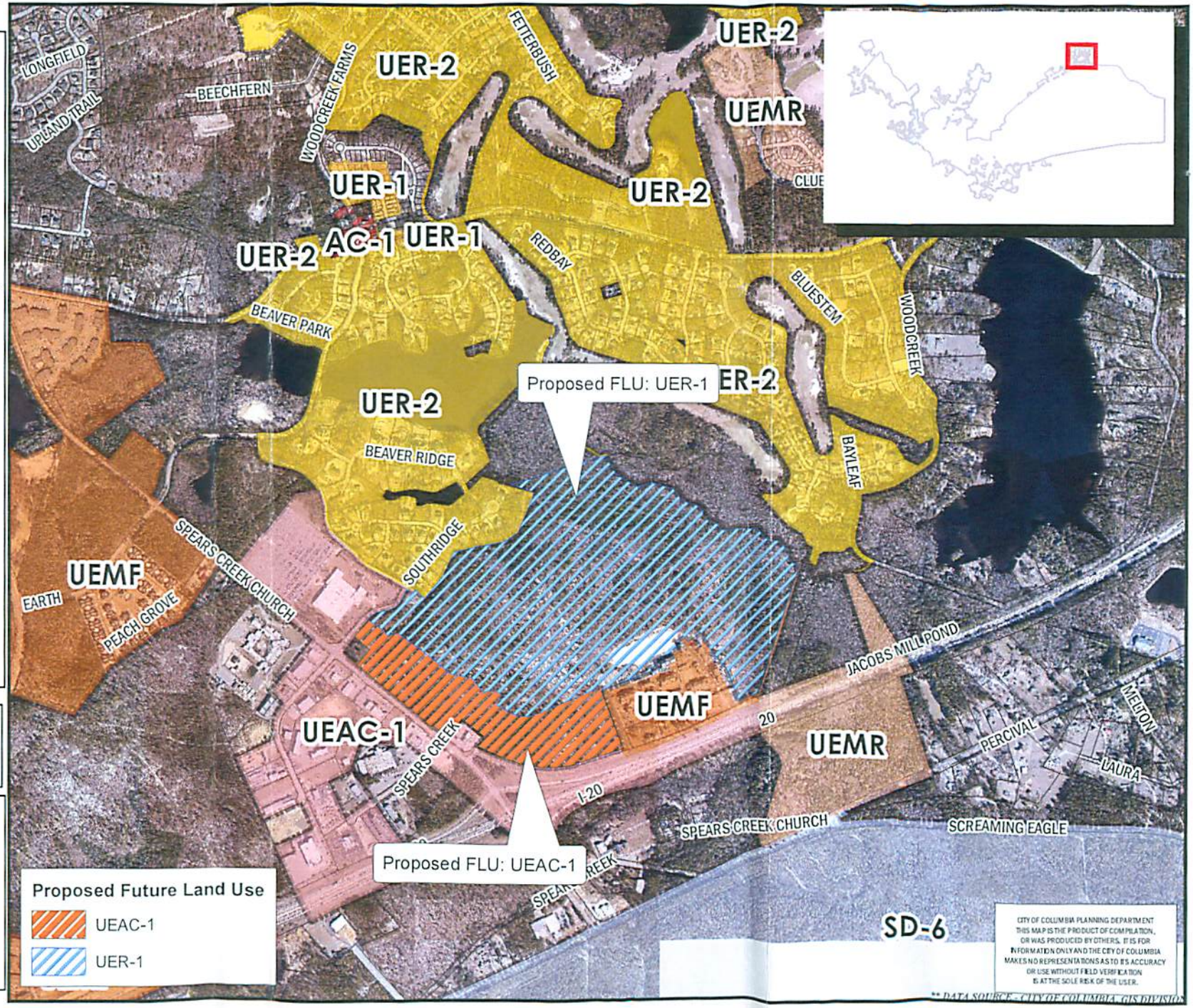
0 300 600 1,200 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Leigh DeForth
April 15, 2016

CITY of COLUMBIA, S.C. — JUSTITIA VIRTUTUM REGINA

We Are Columbia



CITY OF COLUMBIA PLANNING DEPARTMENT
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** DATA SOURCE: CITY OF COLUMBIA GIS DIVISION