

ORDINANCE NO.: 2016-103

Annexing and Incorporating Parcel B, 0.09 acres, Woodcreek Farms Road,  
Richland County TMS #25800-03-47(p) 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 6th day of December, 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. The property shall be zoned PUD-R (Planned Unit Development – Residential District), apportioned to City Council District 4, Census Tract 114.07, contains 0.09 acres, and shall be assigned a land use classification of Neighborhood Activity Corridor (AC-1).

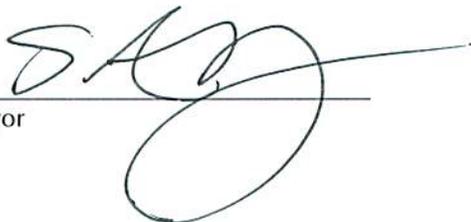
PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 25800-03-47(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: 11/15/2016  
Final Reading: 12/6/2016

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**  
**ORDINANCE NO.: 2016-103**

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, being more particularly shown and designated as Parcel "B" containing 0.09 acres, on a plat entitled "Final Plat Prepared for 1712 Woodcreek, LLC, by Belter & Associates, Inc., dated September 1, 2016. Reference to said plat is made for a more complete and accurate description.

# MEMORANDUM

## Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: September 7, 2016

RE: **Property Address:** Woodcreek Farms Road (p)  
**Richland County TMS#:** 25800-03-47(p)  
**Owner(s):** 1712 Woodcreek, LLC  
**Current Use:** A 0.09 acre piece that is a portion of a parking lot for the adjacent business  
**Proposed Use:** A portion of a parking lot for the adjacent business  
**Current County Land Use:** Neighborhood (Medium Density)  
**Proposed City Land Use:** Neighborhood Activity Corridor (AC-1)  
**Current County Zoning:** PDD (Planned Development District)  
**Proposed City Zoning:** PUD-R (Planned Unit Development - Residential District)  
**Reason for Annexation:** Adjacent/Primary  
**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 **October 10, 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, Assistant City Manager/CFO
	Gloria Saeed, 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
	Jan Alonso, Finance Director	Alfreda Tindall, Richland Co. 911 Addressing Coordinator

Planning Commission Zoning Recommendation: PUD-R (Zoning classification) by 8-0 on 10/10/16 (mm/dd/yyyy).

Planning Commission Land Use Recommendation: AC-1 (Land Use classification) by 8-0 on 10/10/16 (mm/dd/yyyy).

  
(Signature of Interim Annexation Coordinator)

LINE	BEARING	DISTANCE
L1	S 77°35'08" W	5.12'
L2	S77°35'08"W	32.99'



× DENOTES PROPERTY IN THE CITY OF COLUMBIA



REFERENCES:

1. PLAT OF PROPERTY SUBDIVIDED FOR BROWN C. ROSS BY B.P. BARBER & ASSOC. DATED OCTOBER 10, 1958.
2. PLAT OF 57.56 ACRES, PROPERTY OF COUNTY PROPERTIES - A SC GENERAL PARTNERSHIP BY DANIEL RIDDICK & ASSOCIATES DATED DECEMBER 11, 1985.
3. PLAT FOR WOODCREEK DEVELOPMENT PARTNERSHIP BY UNITED DESIGN SERVICES, INC. DATED JANUARY 27, 2000, REVISED FEBRUARY 14, 2000.
4. PLAT PREPARED FOR M.L. BARTLETT, JR. & EMILIE Z. BARTLETT BY UNITED DESIGN SERVICES, INC. DATED MAY 24, 2005, REVISED JULY 11, 2006.
5. PLAT PREPARED FOR 1710 WOODCREEK FARMS ROAD, LLC BY UNITED DESIGN SERVICES, INC., DATED APRIL 1, 2009.
6. BOUNDARY PLAT OF WOODCREEK FARMS ROAD PARCEL "B" BY UNITED DESIGN SERVICES, INC. DATED MAY 25, 1999.
7. PLAT OF PROPERTY OF WOODCREEK PROPERTIES, A SOUTH CAROLINA GENERAL PARTNERSHIP BY DANIEL RIDDICK & ASSOCIATES, INC. DATED JULY 1, 1986.

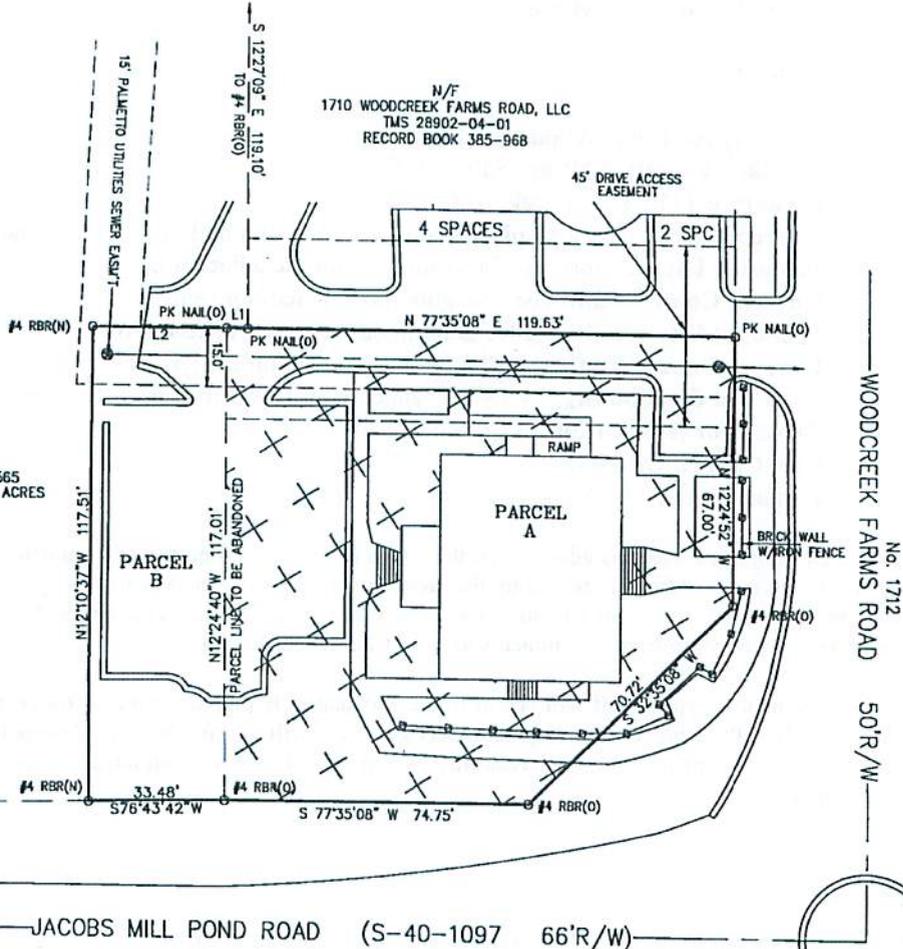
TELEPHONE:  
(803) 732-4004

144 FRASERDALE BOULEVARD  
IRMO, SOUTH CAROLINA 29063

PROFESSIONAL LAND SURVEYORS

BELTER & ASSOCIATES, INC.

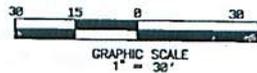
N/F  
PD LIMITED, LLC  
TMS 25800-03-47  
RECORD BOOK 1885-3565  
REMAINDER TOTALING 4.91 ACRES



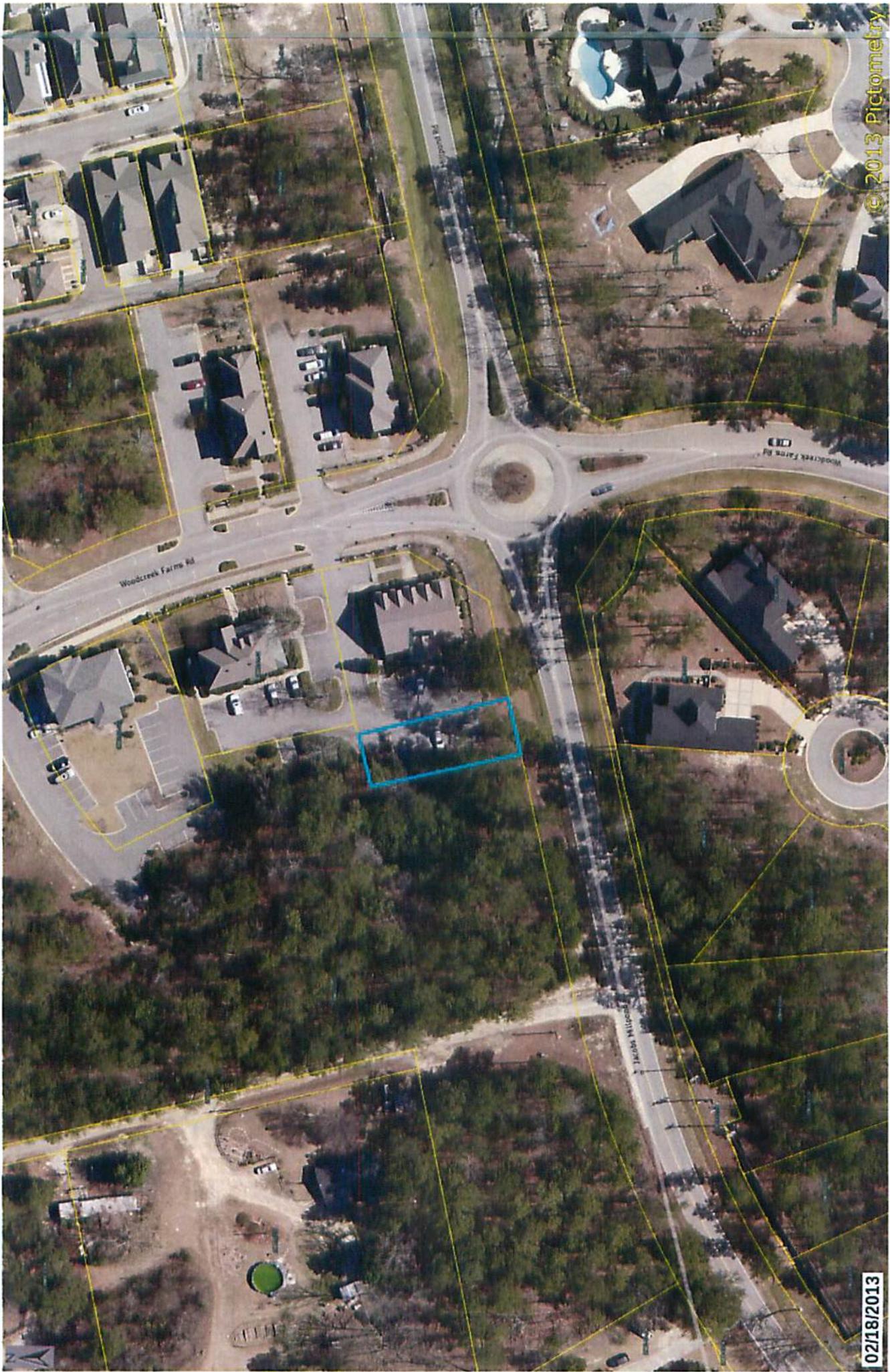
PLANNING & DEVELOPMENT SERVICES  
 RICHLAND COUNTY SOUTH CAROLINA  
 APPROVED FOR RECORDING  
 9/21/16  
 ADDG-14  
 [Signature]



NOTE: TO BE COMBINED INTO ONE UNDIVIDED PARCEL TOTALING 0.40 ACRES  
 1. PARCEL A - CITY OF COLUMBIA, 0.31 ACRES - TMS 28902-04-02  
 2. PARCEL B - RICHLAND COUNTY, 0.09 ACRES - PORTION TMS 25800-03-47



SURVEY DATE: 09-01-2016		<b>FINAL PLAT PREPARED FOR</b>  <b>1712 WOODCREEK, LLC</b>		CITY: COLUMBIA, SC	
LOT AREA: 17244 SQ. FT. = 0.40 ACRES				COUNTY: RICHLAND	
SHOWN AS A PORTION OF PROPERTY ON A PLAT PREPARED FOR WOODCREEK DEVELOPMENT LLC, BY UNITED DESIGN SERVICES, INC., DATED 06-25-13, AND RECORDED IN THE OFFICE OF THE R.O.D. FOR RICHLAND COUNTY IN RECORD BOOK 1885-3565. ADDITIONAL REFERENCE:					
RICHLAND COUNTY TMS# 25800-04-02			NO FLOOD STUDY PROVIDED		
EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY. BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.			I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR LAND SURVEYING IN SOUTH CAROLINA, AND WEITS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.		
ONLY THE LISTED DOCUMENTS SHOWN HEREON WERE CONSIDERED AS A PART OF THIS SURVEY.  THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND VISIBLE STRUCTURES. LOCATIONS OF UNDERGROUND UTILITIES, STRUCTURES AND/OR EASEMENTS MAY VARY FROM LOCATIONS SHOWN HEREON UNLESS DESIGNATED WITH BEARINGS & DISTANCES. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS AND SETBACKS OF RECORD.			[Signature] WILLIAM M. BRASINGTON S.C.P.L.S. # 9312		



© 2013 Pictometry

02/18/2013



# Zoning Map

Department of Planning & Development Services

Woodcreek Farms Road (p), TMS# 25800-03-47(p)  
Existing Richland County Zoning: PDD; Proposed Zoning: PUD-R



**Legend**

□	PARCELS
■	C-1
■	C-2
■	C-3
■	C-3A
■	C-4
■	C-5
■	M-1
■	M-2
■	PUD-C
■	RG-1
■	RG-1A
■	RG-2
■	RG-3
■	UTD
■	PUD-R
■	OUT OF CITY
■	MX-1
■	MX-2

0 20 40 80 Feet

**ORIGINAL PREPARATION/DATE:**  
This map was prepared by:  
Leigh DeForth  
September 7, 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.





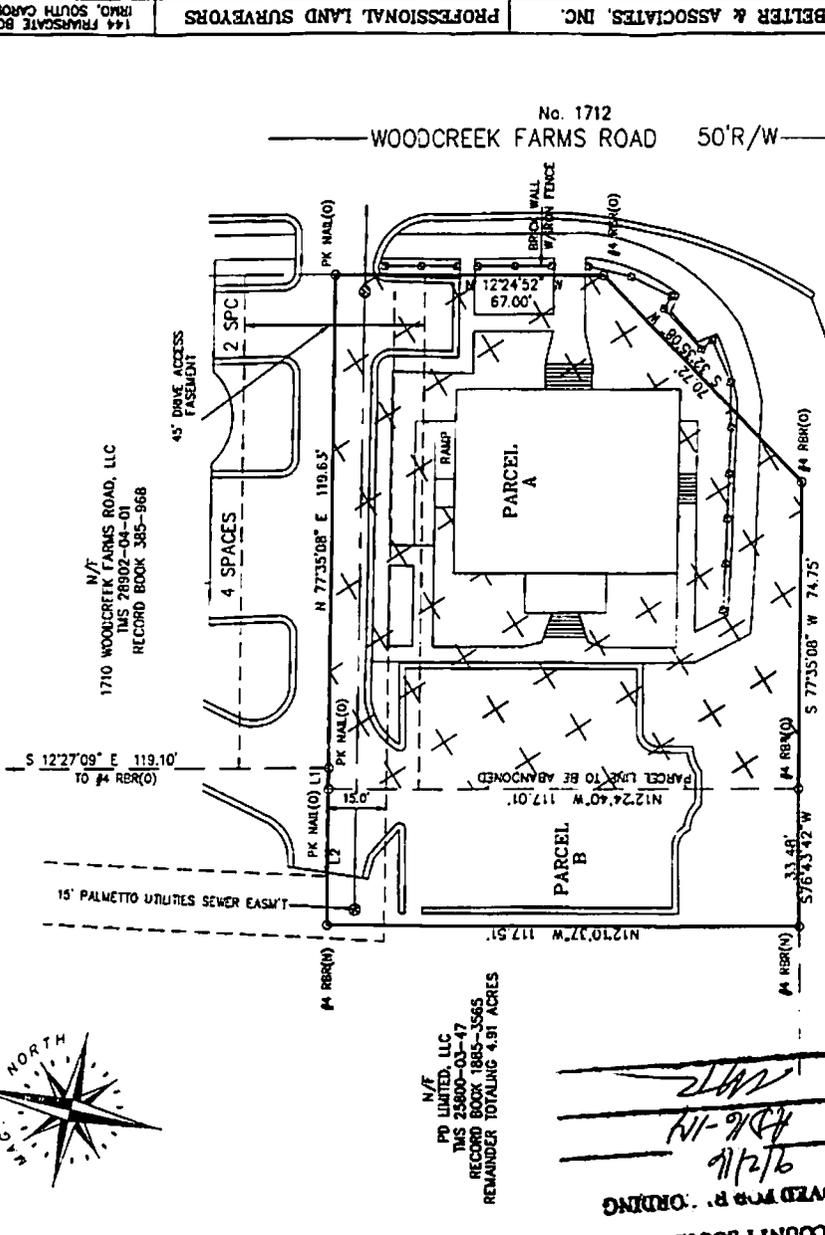
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N/T  
1710 WOODCREEK FARMS ROAD, LLC  
TMS 25802-04-01  
RECORD BOOK 385-968

N/E  
PD LIMITED, LLC  
TMS 25800-03-47  
RECORD BOOK 188-1565  
REMAINDER TOTALING 4.91 ACRES

APPROVED FOR RECORDING  
9/12/11  
HDK-111  
[Signature]



JACOBS MILL POND ROAD (S-40-1097 66'R/W)

No. 1712  
WOODCREEK FARMS ROAD 50'R/W

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<p>WILLIAM M. BRASSINGTON SPLS # 0312</p>	

BELTER & ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS  
144 FRISGATE BOULEVARD  
RMO, SOUTH CAROLINA 29083  
TELEPHONE: (803) 732-4004