



**PLANNING COMMISSION  
ANNEXATION, INTERIM COMPREHENSIVE PLAN MAP AMENDMENT,  
AND INTERIM ZONING MAP AMENDMENT CASE SUMMARY**

**THE PARK, PHASE FOUR AND FIVE  
ANNEX, ASSIGN INTERIM LAND USE CLASSIFICATION URBAN EDGE  
RESIDENTIAL LARGE LOT (UER-2)  
AND ASSIGN INTERIM ZONING OF PUD-R  
(PLANNED UNIT DEVELOPMENT, RESIDENTIAL)**

**April 4, 2016 at 5:15pm**  
City Council Chambers, 3<sup>rd</sup> Floor, 1737 Main Street, Columbia, SC 29201

<b>Subject Property:</b>	The Park, Phase Four and Five: W/S Woodcreek Farms		
<b>TMS#</b>	25800-03-46		
<b>Applicant:</b>	Two Parks, LLC.		
<b>Council District:</b>	4	<b>Census Tract:</b>	114.07
<b>County Land Use Plan:</b>	Neighborhood (Medium Density)	<b>Proposed Interim Land Use Plan:</b>	Urban Edge Residential Large Lot (UER-2)
<b>County Zoning:</b>	PDD – Planned Development	<b>Proposed Interim Zoning:</b>	PUD-R
<b>Current Land Use:</b>	Undeveloped	<b>Proposed Use:</b>	Residential
<b>Reason for Annexation:</b>	Secondary / Municipal Services		

**CASE HISTORY**

Staff Recommendation:	Annex, Assign Interim UER-2 Land Use Classification and Interim PUD-R Zoning	APPROVE
PC Recommendation: 04/04/16	Annex, Assign Interim UER-2 Land Use Classification and Interim PUD-R Zoning	PENDING

**APPLICATION REQUEST**

Applicants are requesting annexation in order to receive city services.

## CURRENT PARCEL CHARACTERISTICS/CONDITIONS

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The area subject to annexation contains 42.65 acres. The parcels are currently unplatted within Richland County. All parcels are located on the north side of Jacobs Mill Pond Road and west side of Old National Highway. The entirety of each parcel is currently being considered for annexation.

## PLANS, POLICIES, AND LAND USE

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### *Urban Service Area*

Subject parcels are in a “Secondary Area” as identified in the Urban Service Area Map

#### Principles and Goals of the Urban Service Area

The Urban Service Area identifies those areas it wishes to provide with urban services. Primary emphasis will be given to annexing developed areas adjoining the city limits and “islands” or donut holes of unincorporated territory surrounded by the city. Primary, secondary, and long-range annexation priorities for specific areas may be identified. Secondary areas may include higher value properties which assist the City in achieving a more balanced economic base. Long Range areas include parcels that are anticipated for future growth and urban service expansion, but are currently lacking in basic service availability. The basis for this area is the Water Service Boundary established in the Comprehensive Plan which was then modified for the establishment of an Urban Service Area through a more detailed analysis of existing development and growth of adjacent municipalities. Long Range areas periodically will need to be reviewed to determine whether the status needs revision due to change in conditions.

#### Secondary Areas

The Secondary Areas are those areas where the City determines it logical or advantageous to provide services, but where all services and/or the condition of existing infrastructure may not be at optimal levels for annexation at this time. For instance, it may be that the property is outside of the generally accepted fire response area, or the storm drainage and/or road system is substandard. Annexation in these areas may occur, but a more detailed analysis will be needed to determine the possible impact on revenues. As is stated in the policy, these areas may include “higher value” properties that would prove beneficial to revenues.

### *The Columbia Plan 2018: Comprehensive Plan Land Use Classification*

Staff recommends subject parcels be designated Urban Edge Residential (UER-2) in The Columbia Plan 2018 Future Land Use Map.

Urban Edge Residential Large Lot neighborhoods represent many of the City’s older residential neighborhoods in the outer areas of the city. This development type is appropriate as development on remaining large lots or as redevelopment in the outer areas of Columbia. Most of the existing developments occurred after 1950. Urban Edge Residential Large Lot developments generally do not continue the grid and block pattern found in the urban neighborhoods, but do tend to have a consistently organized internal street network with loops and interconnections.

#### **Primary Types**

- Single-family Detached
- Accessory dwelling units

#### **Tertiary Types**

- Single-family Attached
- Two-family
- Three-family
- Small Format Business Employment
- Small Format Civic/ Institutional
- Cemeteries & Mausoleums

*Existing Neighborhood, Small Area, Community, and/or Corridor Plans*

The subject parcels are not covered by an area plan which has been adopted by the City of Columbia or Richland County.

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**PROPOSED ZONING DISTRICT SUMMARY**

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The parcels and surrounding parcels are currently zoned PDD Planned Development in Richland County and surrounding parcels within the City of Columbia are PUD Planned Unit Development.

The parcels are proposed to be designated with the interim zoning PUD Planned Unit Development within the City of Columbia. The intent of planned unit development districts is to derive the benefits of efficiency, economy and flexibility by encouraging unified development of large sites, while also obtaining the advantage of creative site design, improved appearance, compatibility of uses, optimum service by community facilities, and better functioning of vehicular access and circulation. It is the intent of this article to allow development of large sites subject to specific regulations concerning permitted uses, but only subject to regulations concerning lot area, building coverage, yard spaces and building height insofar as the city council shall deem appropriate to fulfill the intent of this article, upon presentation of certification from the owners, developers or other parties at interest in the development of such sites that they will adhere to development policies which will fulfill the intent of this article.

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**STAFF RECOMMENDATION**

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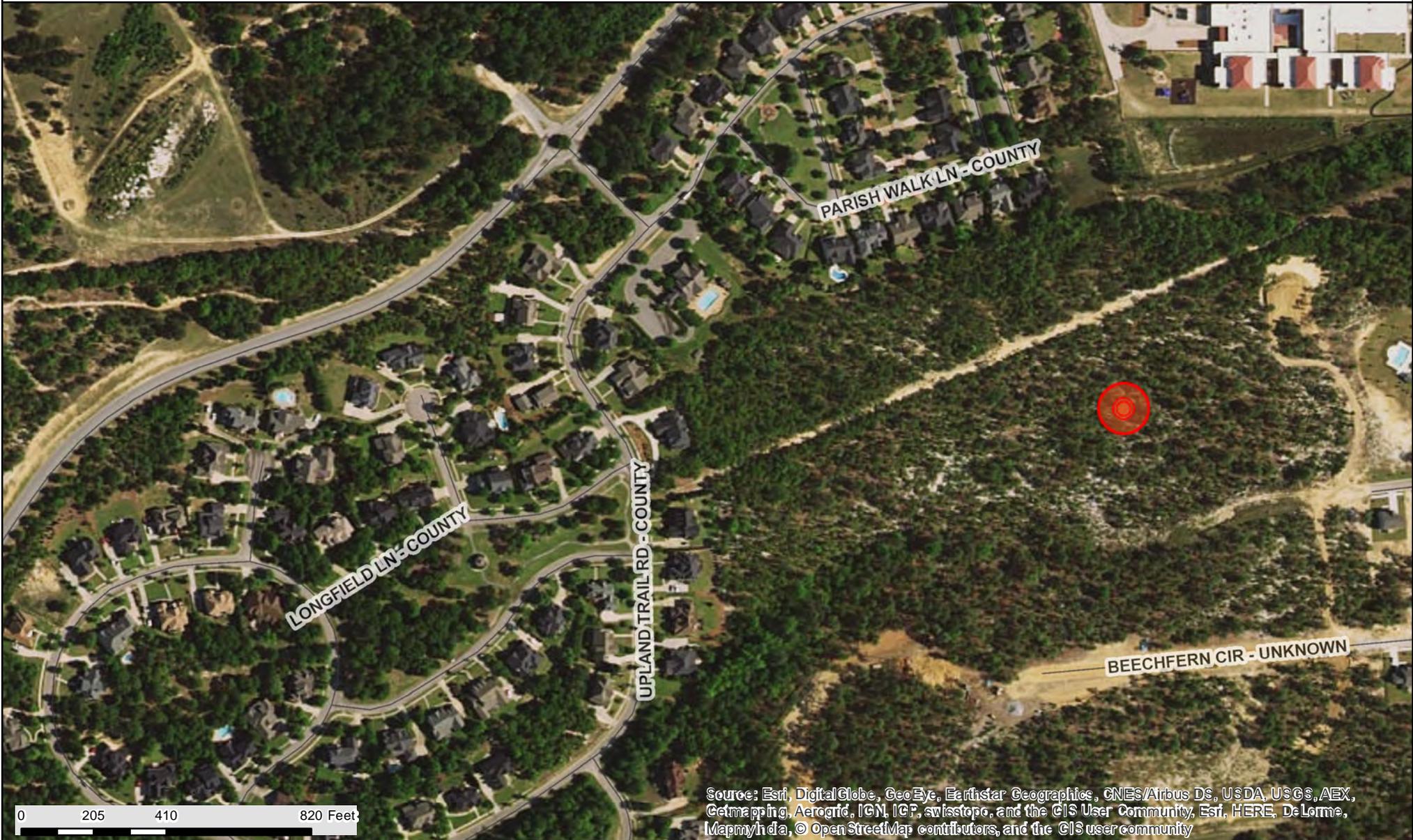
Recommend approval of a resolution assigning interim UER-2 land use classification. Recommend to City Council Annex said land with interim UER-2 land use classification and interim zoning of PUD-R.

# City of Columbia

## The Park Phases 4 and 5



Wednesday, March 23, 2016



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community, Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community

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# 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
-  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

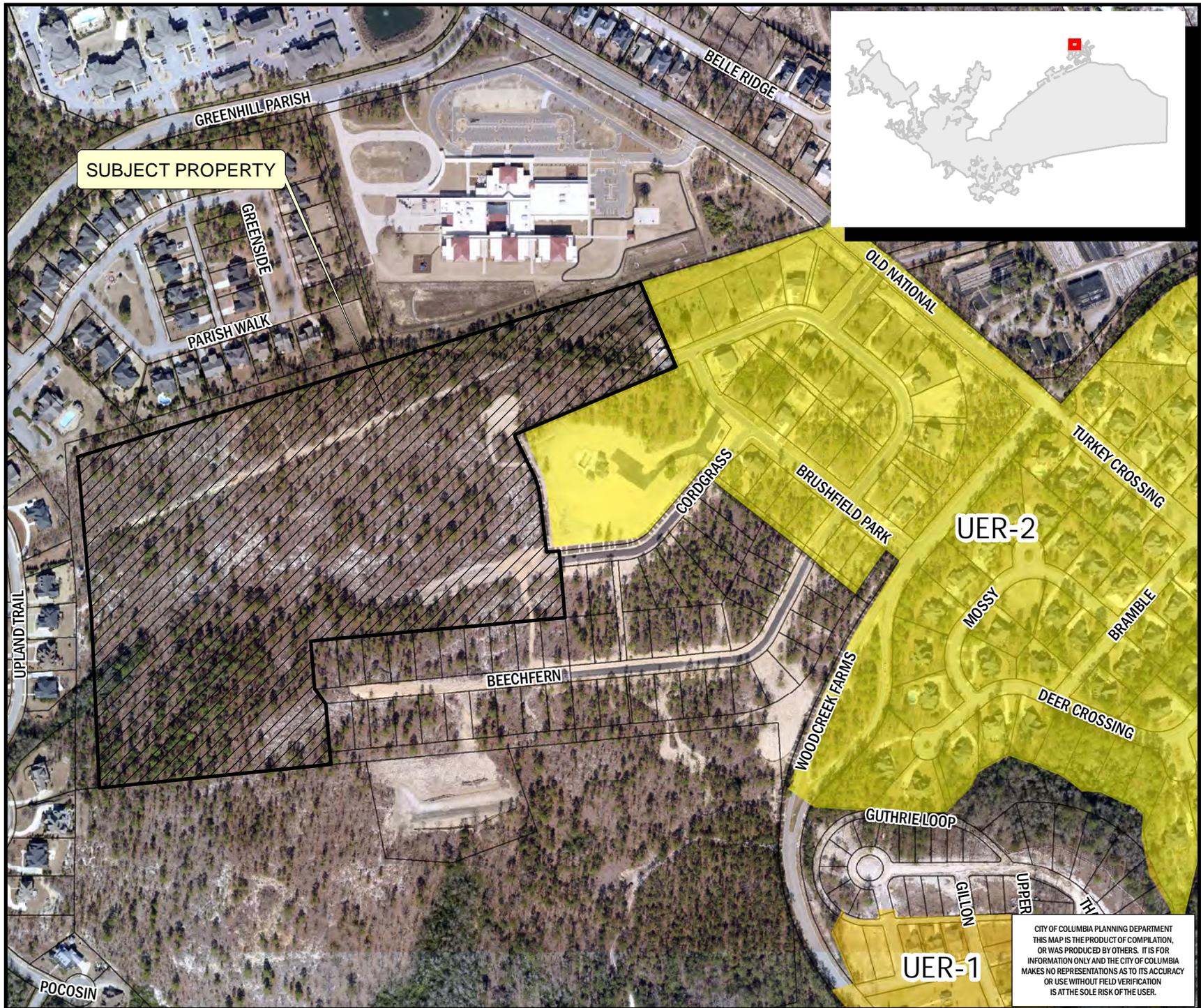


0 75 150 300 Feet

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



We Are Columbia



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# Zoning Map

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

Department of Planning & Development Services

**Legend**

	CITY LIMITS
	PARCELS

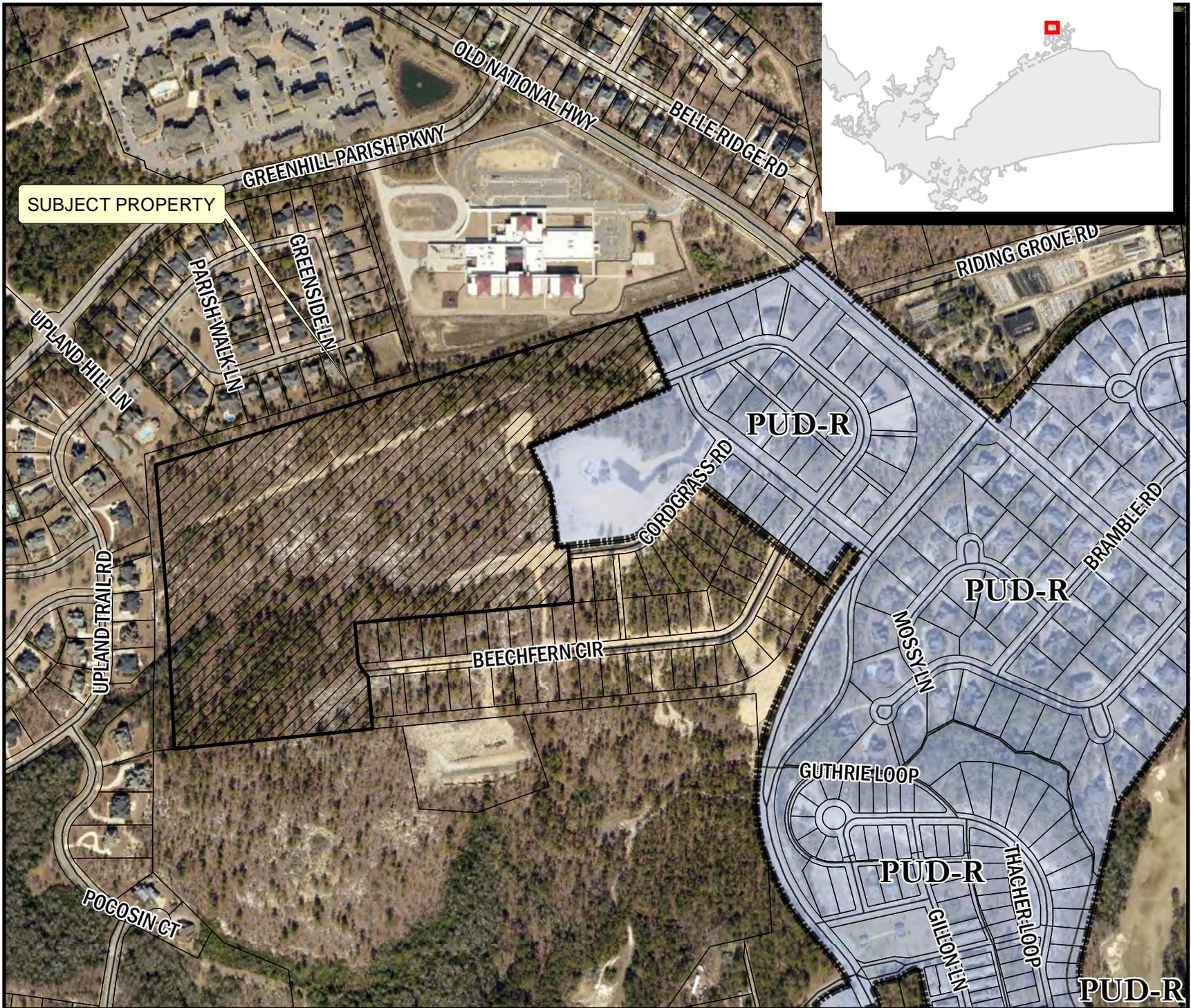
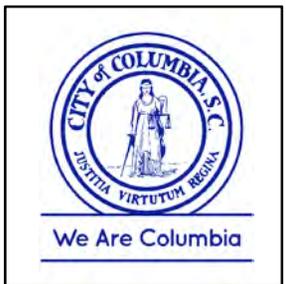
  

	D-1		C-1
	RS-1		C-2
	RS-1A		C-3
	RS-1B		C-3A
	RS-2		C-4
	RS-3		C-5
	RD		M-1
	RD-2		M-2
	RG-1		PUD-C
	RG-1A		PUD-LS
	RG-2		PUD-LS-E
	RG-3		PUD-LS-R
	UTD		PUD-R
	MX-1		OUT OF CITY
	MX-2		Ft Jackson Overlay

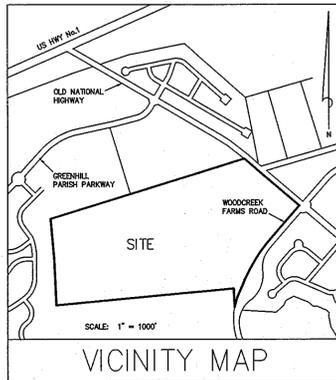
0 75 150 300 Feet

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

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 EASEMENTS' LOCATIONS SHOWN ARE APPROXIMATE.

WETLAND DIMENSIONS		
LINE	BEARING	DISTANCE
W1	N 02°43'28" W	51.11'
W2	N 53°48'06" E	70.19'
W3	N 51°58'32" E	46.94'
W4	N 77°56'13" E	25.40'
W5	S 07°45'40" W	39.38'
W6	S 48°33'57" W	89.36'
W7	S 56°49'45" W	52.23'

N/T  
 RICHLAND COUNTY  
 SCHOOL DISTRICT TWO  
 25000-03-033  
 RB 406-2712



THE  
 FOREST LAND COMPANY OF COLUMBIA, INC.  
 AND C. HEATH MANNING, JR.  
 25800-03-027  
 RB 50-6606



540 ST. ANDREWS ROAD, COLUMBIA, SC 29210 ■ (803)750-9142

I HAVE CONSULTED THE F.E.M.A. FLOOD INSURANCE RATE MAP PANEL 450170 0110 H DATED 2/20/02 AND TO THE BEST OF MY KNOWLEDGE & BELIEF, THE PROPERTY IS LOCATED IN ZONE "X" AS SHOWN THEREON.  
 I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

WILLIAM M. BRASINGTON, PROFESSIONAL LAND SURVEYOR - No.9312

SEAL

PLAT PREPARED FOR

WOODCREEK FARMS DEVELOPMENT  
 AREA A-11

RICHLAND COUNTY near COLUMBIA, SOUTH CAROLINA



NO.	DATE	REVISION / DESCRIPTION	BY



DATE: 16 NOV 2007  
 T.M.S. 25800-03-28  
 DWG.#: US-454  
 SHEET  
 1 OF 1