



**CITY OF COLUMBIA**  
**AGENDA MEMORANDUM**

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**MEETING DATE:** May 3, 2016

**DEPARTMENT:** Planning and Development Services

**FROM:** *Krista Hampton, Director*

**SUBJECT:** **Fast Track Annexation - 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)**

**PRESENTER:** Krista Hampton

**FINANCIAL IMPACT:**

**ATTACHMENTS:**

- Fast Track Annexation The Park Phase 4-5 (TXT)
- 05-03-16\_PH\_Case\_Summary\_ANNEX\_COMPPLANMA\_INTERIM\_ZoningMA\_THE\_PARK\_PHASE4-5 (PDF)
- A-11 Plat - unrecorded (PDF)
- Deed (PDF)
- Notice - Signed (PDF)
- The Park Phase4-5 Signed Petition (PDF)
- 2016-032 annex The Park Phases Four and Five @ Woodcreek (PDF)



**CITY COUNCIL  
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)**

**May 3, 2016 at 6:00pm**  
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; TMS#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 City 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	APPROVE (7-0)
Annexation, 1 <sup>st</sup> Reading: PH - 05/03/16	Annex, Assign Interim UER-2 Land Use Classification and Interim PUD-R Zoning	PENDING
Annexation, 2 <sup>nd</sup> Reading: PH - 5/17/16	Annex, Assign Interim UER-2 Land Use Classification and Interim PUD-R Zoning	PENDING
Comp Plan Amendment: PH -7/19/16	Confirm Land Use Classification	PENDING
Map Amendment: ZPH 7/19/16	Confirm Zoning	PENDING

**APPLICATION REQUEST**

Applicants are requesting annexation in order to receive city services.

**CURRENT PARCEL CHARACTERISTICS/CONDITIONS**

The area subject to annexation contains 42.65 acres. 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.

## DETERMINATION FOR CITY SERVICES

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The following determination is an estimate of the benefits and costs associated with the annexation of the subject property.

### **Police**

We find that the proposed annexations and assumed development will result in an increase number of calls for services and will cost the CPD **\$1,024.61** annually to provide service.

### **Fire**

The proposed annexation **will not result in additional costs or impact services** being provided by this department. Annexation would lower the ISO rating of this property to a Class 2 from a Class 4.

### **Solid Waste**

At this time the property is undeveloped and no service cost would occur. The cost associated with solid waste service for these properties is **\$187.0** annually per household upon completion.

### **Engineering**

Because water and sewer lines currently exist in this area and the developer will install new infrastructure at the time of development, the Utilities and Engineering Division **will not incur any costs** associated with this annexation. There is a tap fee for the property owner.

### **Water Customer Care**

Annexation will result in an approximately **40% reduction** in water and sewer service rates for the customer.

### **Planning & Development Services**

We recommend annexation of this property. The estimated annual city property tax revenue after annexation of these properties will generate approximately **\$10.05** as undeveloped agricultural land.

As developed land with standard lots of .25 acres having a yield of 86 lots the potential annual city property tax revenue post development of approximately \$52,670.00

\*Estimated City Tax Revenue calculated as:  $(\text{Tax Value} * \text{Tax Rate}) * \text{City Millage Rate } (.0981) - (\text{Tax Value} * \text{Local Option Sales Tax Credit } (.002))$ .

## 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 - Residential.

The parcels are proposed to be designated with the interim zoning PUD Planned Unit Development - Residential 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.

**STAFF RECOMMENDATION**

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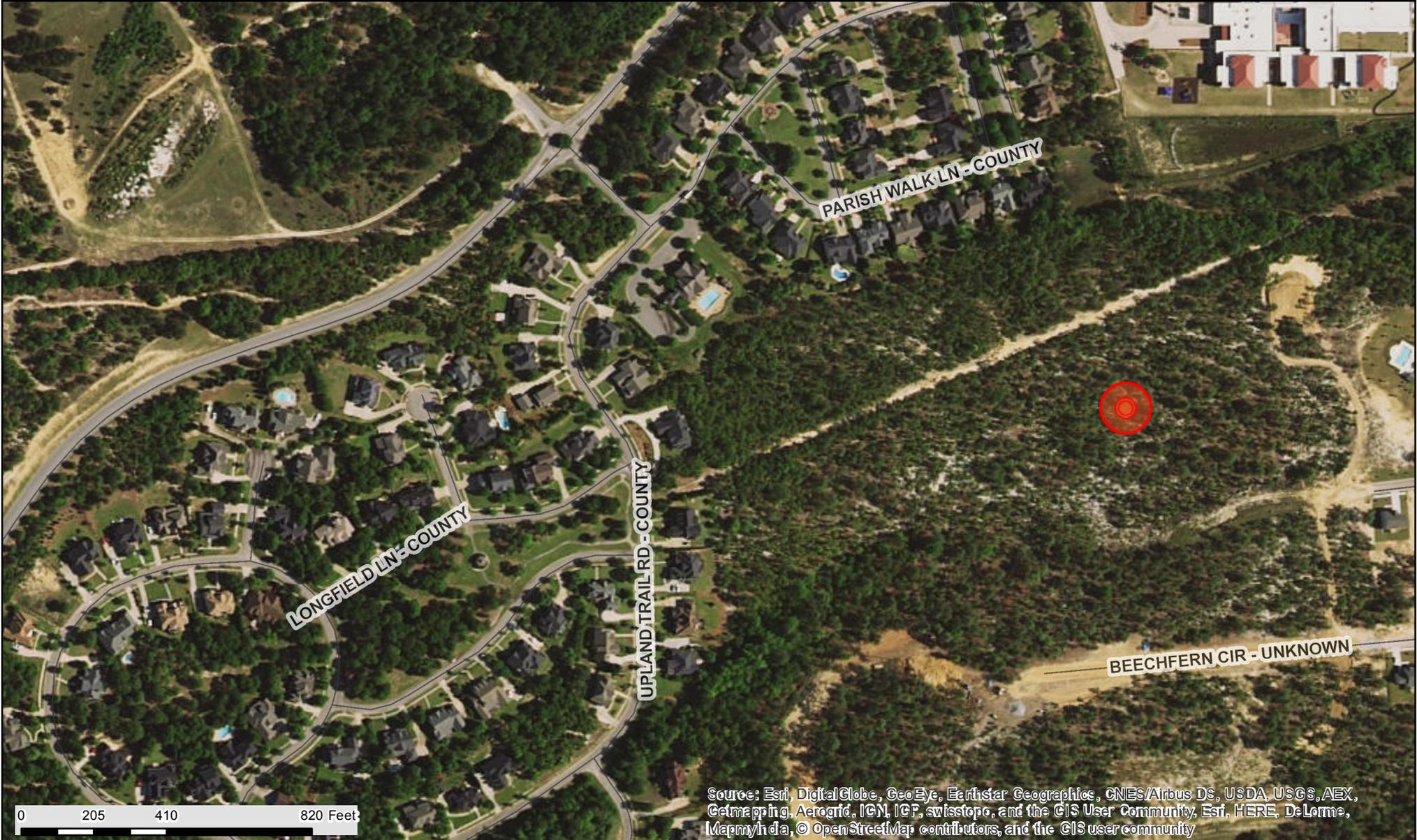
Annex, assign interim UER-2 Land Use Classification and interim PUD-R Zoning.

# 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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We Are Columbia



# 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



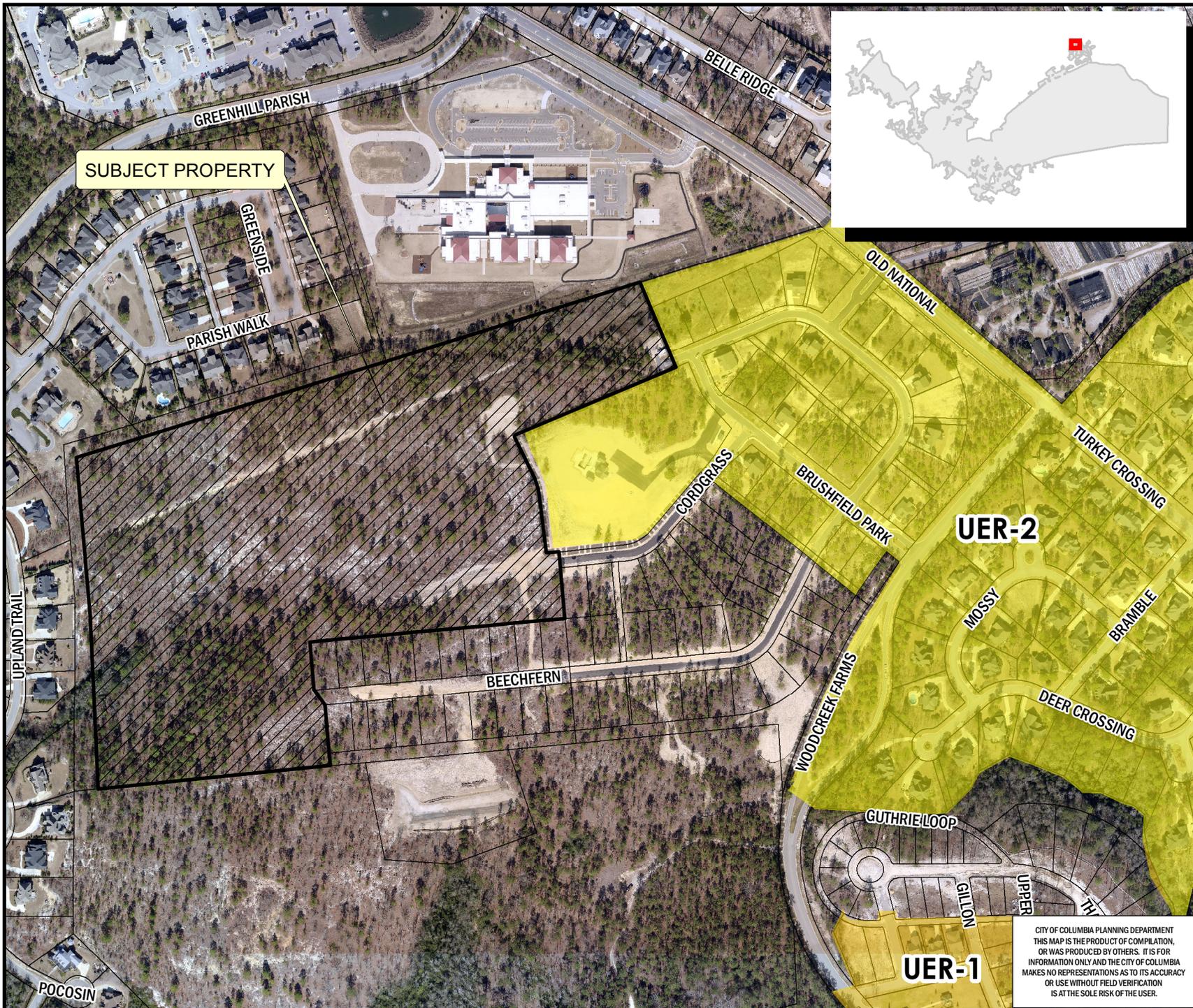
0 75 150 300 Feet

ORIGINAL PREPARATION/DATE:  
This map was prepared by:

Ahmed Abdullah  
March 22, 2016



We Are Columbia



CITY OF COLUMBIA PLANNING DEPARTMENT  
THIS MAP IS THE PRODUCT OF COMPIATION,  
OR WAS PRODUCED BY OTHERS. IT IS FOR  
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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

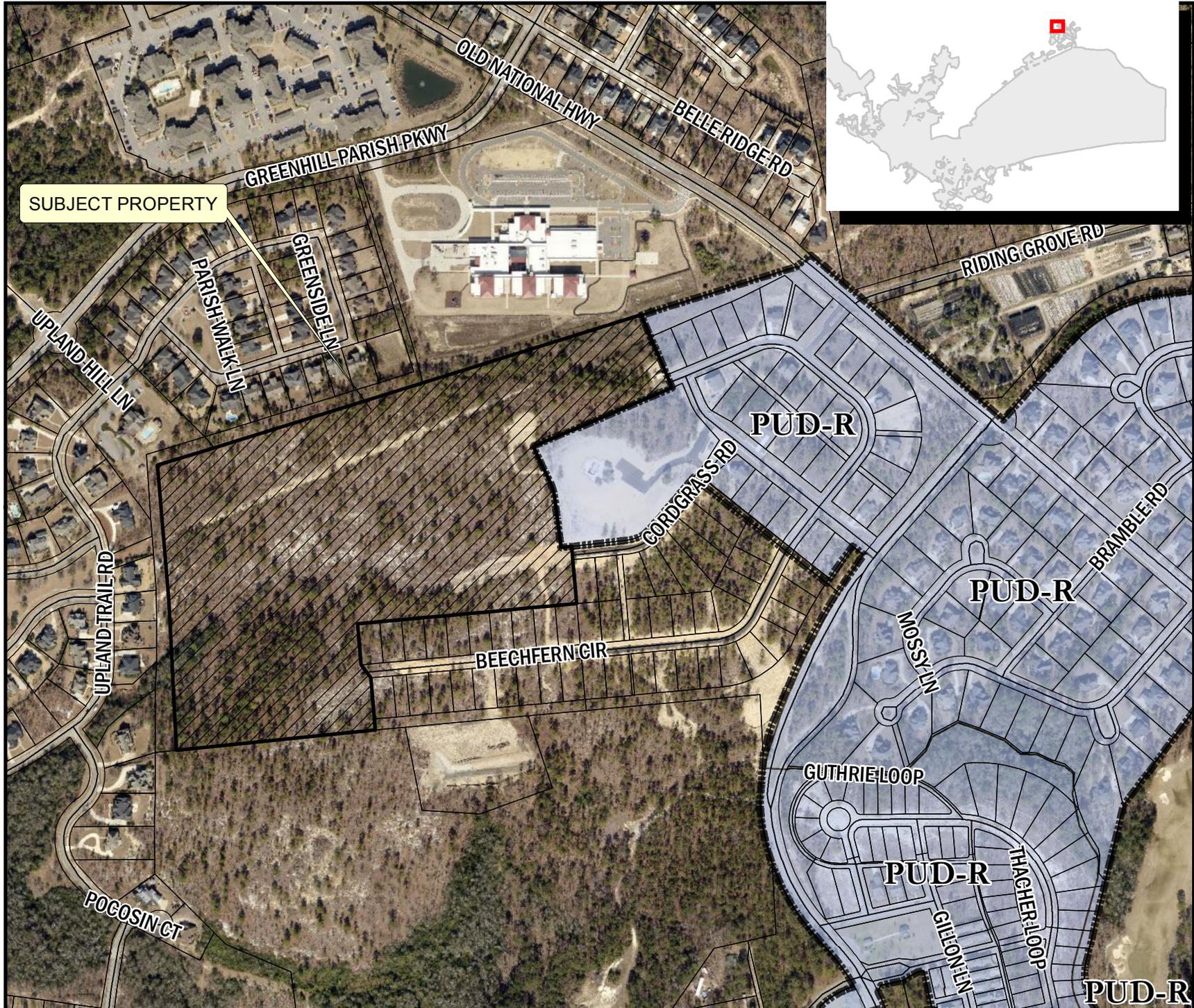
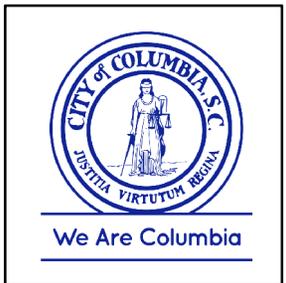
	D-1		C-1
	RS-1		C-2
	RS-1A		C-3
	RS-1B		C-3A
	RS-2		C-4
	RS-3		C-5
	RD		M-1
	RD-2		M-2
	RG-1		PUD-C
	RG-1A		PUD-LS
	RG-2		PUD-LS-E
	RG-3		PUD-LS-R
	UTD		PUD-R
	MX-1		OUT OF CITY
	MX-2		Ft Jackson Overlay

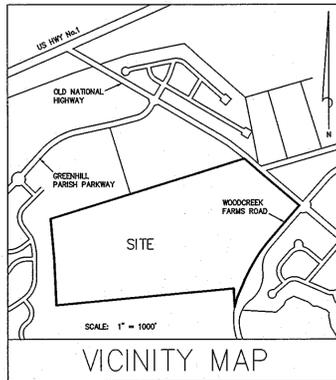
0 75 150 300 Feet

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

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



NOTES:  
 THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE EXAMINATION BY AN ATTORNEY. NO ABSTRACT TITLE SEARCH, NOR TITLE COMMITMENT SEARCH WERE FURNISHED. THERE MAY BE OTHER RECORDED OR UNRECORDED SETBACKS, EASEMENTS, RESTRICTIONS OR RIGHTS-OF-WAY THAT MAY AFFECT THIS PROPERTY THAT WERE NOT OBSERVED OR NOT SHOWN ON THIS SURVEY.  
 THIS SURVEY IS BASED ON REFERENCED PLATS OF RECORD AND EXISTING EVIDENCE AND CONDITIONS OBSERVED THE DATE OF THIS SURVEY.  
 SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.  
 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'

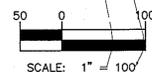
N/T  
 RICHLAND COUNTY  
 SCHOOL DISTRICT TWO  
 25000-03-033  
 RB 406-2712



78.41 AC

FLAGGED WETLAND AREA  
 0.14 AC / 5951 SF

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

Recording Requested By and  
When Recorded Mail to:

Turner, Padget, Graham & Laney, P.A.  
P. O. Box 1473  
Columbia, SC 29202

Attention: Pat Paschal, Paralegal

Book 1763-714

2012038067 05/07/2012 10:38:13:137

Warranty Deed

Fee: \$10.00 County Tax: \$1320.00 State Tax: \$3120.00



2012038067 John T. Hopkins II

Richland County R.O.D.

(Space above this line for Recorder's Use)

STATE OF SOUTH CAROLINA )  
)  
COUNTY OF RICHLAND )

**INDENTURE DEED  
(LIMITED WARRANTY)**

**KNOW ALL MEN BY THESE PRESENTS**, that **WOODCREEK DEVELOPMENT, LLC** ("Grantor"), a South Carolina limited liability company, in the State aforesaid, for and in consideration of the sum of One Million Two Hundred Thousand Dollars (\$1,200,000.00) to Grantor paid by **TWO PARKS, LLC** ("Grantee"), a South Carolina limited liability company, in the State aforesaid, (the receipt whereof is hereby acknowledged), subject to the reservations hereinafter stated, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said Grantee the following described property (the "Property"):

*See Exhibit "A" attached hereto and incorporated herein by reference*

Derivation: This being the same property conveyed to Grantor by deed of Woodcreek Properties Partnership dated July 1, 1986 and recorded July 11, 1986, in the office of the Richland County ROD in Book 799, page 591.

TMS No.: 25800-03-28

GRANTEE'S ADDRESS: 1712 Woodcreek Farms Road, Elgin, SC 29045

This conveyance is made subject to all obligations, restrictions, limitations, covenants and easements of record and governmental ordinances and regulations affecting the Property.

**GRANTEE**, by acceptance of this deed, agrees to prepare and subject the Property to that certain Declaration of Covenants, Conditions, Restrictions and Easements for The Park Subdivision (the "Declaration") in a form to be approved prior to recording by (i) NVR, Inc. (t/a Rymarc Homes) in connection with that certain Contract to Buy Real Estate dated October 27, 2011, as amended, and (ii) Grantor. Grantee further agrees that Grantee will not convey any interest in the Property to a third party prior to the recordation of the Declaration.

**TOGETHER** with all and singular, the rights, members, hereditaments and appurtenances to the said Property belonging or in anywise incident or appertaining.

**TO HAVE AND TO HOLD** all and singular the premises before mentioned unto the said Grantee and Grantee's heirs and assigns forever, subject to the reservations set forth above.

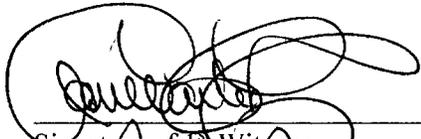
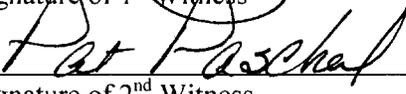
And Grantor does hereby bind Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the said premises unto the said Grantee and the Grantee's successors and

assigns against the Grantor and Grantor's successors and assigns lawfully claiming, or to claim the same or any part thereof.

***IN WITNESS WHEREOF***, Grantor has caused this instrument to be executed in its name, by its authorized signatory as of the 4<sup>th</sup> day of May, 2012.

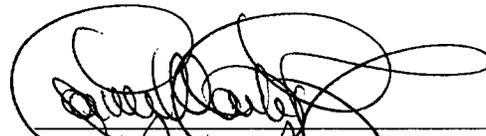
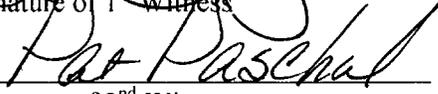
**WITNESSES:**

**GRANTOR:**

  
\_\_\_\_\_  
Signature of 1<sup>st</sup> Witness  
  
\_\_\_\_\_  
Signature of 2<sup>nd</sup> Witness

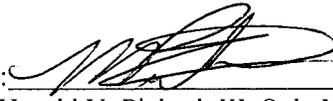
WOODCREEK DEVELOPMENT, LLC  
a South Carolina limited liability company

By:  \_\_\_\_\_ [SEAL]  
Harold V. Pickrel, III, Manager

  
\_\_\_\_\_  
Signature of 1<sup>st</sup> Witness  
  
\_\_\_\_\_  
Signature of 2<sup>nd</sup> Witness

**GRANTEE:**

***TWO PARKS, LLC,***  
a South Carolina limited liability company

By:  \_\_\_\_\_ [SEAL]  
Harold V. Pickrel, III, Sole Member

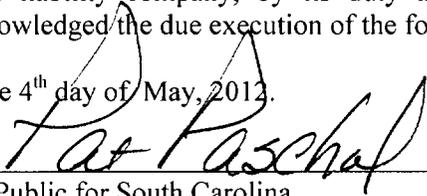
STATE OF SOUTH CAROLINA

**GRANTOR ACKNOWLEDGEMENT**

COUNTY OF RICHLAND

I, Pat Paschal, a Notary Public for South Carolina, do hereby certify that Woodcreek Development, LLC, a South Carolina limited liability company, by its duly authorized Manager, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 4<sup>th</sup> day of May, 2012.

  
\_\_\_\_\_  
Notary Public for South Carolina [SEAL]  
My Commission Expires: 3/21/2015

STATE OF SOUTH CAROLINA

**GRANTEE ACKNOWLEDGEMENT**

COUNTY OF RICHLAND

I, Pat Paschal, a Notary Public for South Carolina, do hereby certify that **TWO PARKS, LLC**, a South Carolina limited liability company, by Harold V. Pickrel, III, its Sole Member, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 4<sup>th</sup> day of May, 2012.

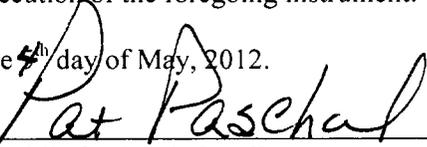
  
\_\_\_\_\_  
Notary Public for South Carolina [SEAL]  
My Commission Expires: 3/21/2015

EXHIBIT "A"  
PROPERTY DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL OR LOT of land, together with improvements thereon, if any, situate, lying and being located in the County of Richland, State of South Carolina, being shown and designated as **Area A11**, containing approximately **78.41 acres** on a Plat prepared for Woodcreek Farms Development, **Areas A11**, by United Design Services, Inc., dated November 16, 2007 (the "Plat"), and according to the Plat having the following metes and bounds, to-wit:

Beginning at the western corner of the intersection of Old National Highway (66' R/W) and Woodcreek Farms Road (66' R/W) at a #4 Rebar (N), this being the POINT OF BEGINNING (P.O.B.); thence turning and running S40°56'20"W along the northwestern right-of-way margin of Woodcreek Farms Road (66' R/W) for a distance of 513.59 feet to a #5 Rebar (O); thence turning and running along said right-of-way margin for the following bearings and distances: along a curve of radius 2033.00 feet, chord bearing of S32°01'21"W, chord distance of 630.20 feet to a #5 Rebar (O); thence turning and running S23°11'45"W for a distance of 151.19 feet to a #4 Rebar (N); thence turning and running along a curve of radius 753.00 feet, chord bearing of S16°59'15"W, chord distance of 159.70 feet to a #4 Rebar (N); thence turning and running N03°22'20"W along property now or formerly Forest Land Company of Columbia, Inc. and C. Heath Manning, Jr. for a distance of 221.04 feet to an Axle (O); thence turning and running S84°36'36" along property now or formerly Forest Land Company of Columbia, Inc. and C. Heath Manning, Jr. for a distance of 2133.54 feet to an Axle (O); thence turning and running N02° 43'28"W along Greenhill Parish-The Reserve for a distance of 546.46 feet to a ½" Pinch (O); thence turning and running N04°54' 49"W along Greenhill Parish-The Reserve for a distance of 490.84 feet to a ½" Pinch (O); thence turning and running N72°55'49"E along Greenhill Parish-The Reserve for a distance of 212.41 feet to a #4 Rebar (O); thence turning and running N72°46'04"E 793.90 feet to a #4 Rebar (O) in concrete; thence turning and running N72°44'09"E along now or formerly Richland County School District Two for a distance of 1425.39 feet to a ½" Pinch (O); thence turning and running S49°34'52"E along the southwest right-of-way margin of Old National Highway (66' R/W) for a distance of 866.32 feet to a #4 Rebar (N), the POINT OF BEGINNING (P.O.B.).

LESS AND EXCEPTING:

ALL THAT CERTAIN PIECE, PARCEL OR LOT of land, together with improvements thereon, if any, situate, lying and being located in the County of Richland, State of South Carolina, being shown and designated as **Lot 20** on a Bonded Plat of Woodcreek Farms Section A-11, "The Park" – Phase 1, prepared by United Design Services, Inc., dated September 11, 2011, last revised November 3, 2011 (the "Bonded Plat"), and recorded November 22, 2011 in the ROD office for Richland County, South Carolina in Book 1722, page 3199, the Bonded Plat being hereby incorporated by reference for a more complete description.

# 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                      Missy Gentry, Assistant City Manager  
William Holbrook, Police Chief    Aubrey Jenkins, Fire Chief  
Teresa Knox, City Attorney    Joseph Jaco, 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-R (Zoning classification) by 7-0 on 04/04/16 (mm/dd/yyyy).

Planning Commission Land Use Recommendation: UER-2 (Land Use classification) by 7-0 on 04/04/16 (mm/dd/yyyy).

  
(Signature of Interim Annexation Coordinator)

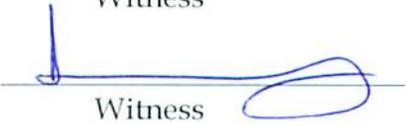
STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF RICHLAND ) PETITION FOR ANNEXATION

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. Pickrel III  
(Print or Type Name)  
  
Witness  
Its: AUTHORIZED REPRESENTATIVE  
(Print or Type Title)  
  
Witness

**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*

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 \_\_\_ day of \_\_\_\_\_, 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

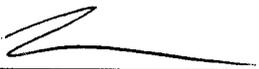
\_\_\_\_\_  
Mayor

Approved by:

\_\_\_\_\_  
City Manager

Approved as to form:

ATTEST:  
\_\_\_\_\_

  
\_\_\_\_\_  
City Attorney  
Introduced:  
Final Reading:

\_\_\_\_\_  
City Clerk

LEGAL DEPARTMENT DRAFT

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

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# 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                      Missy Gentry, Assistant City Manager  
William Holbrook, Police Chief    Aubrey Jenkins, Fire Chief  
Teresa Knox, City Attorney    Joseph Jaco, 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  
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Planning Commission Zoning Recommendation: PUD-R (Zoning classification) by 7-0 on 04/04/16 (mm/dd/yyyy).

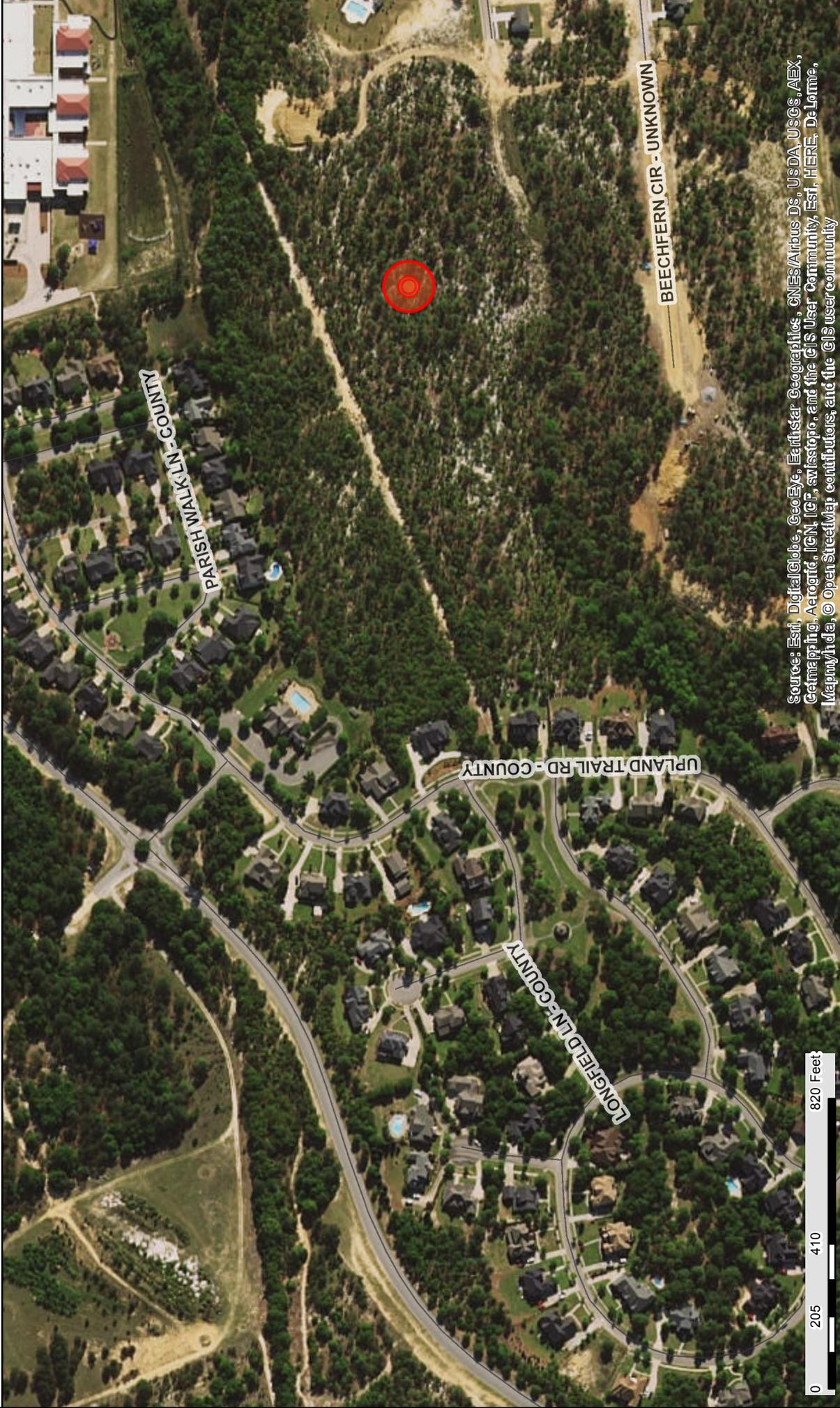
Planning Commission Land Use Recommendation: UER-2 (Land Use classification) by 7-0 on 04/04/16 (mm/dd/yyyy).

  
(Signature of Interim Annexation Coordinator)

# 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, Aerotid, IGN, IGP, swisstopo, and the GIS User Community, Est. HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community

CITY OF COLUMBIA GIS DATA DISCLAIMER

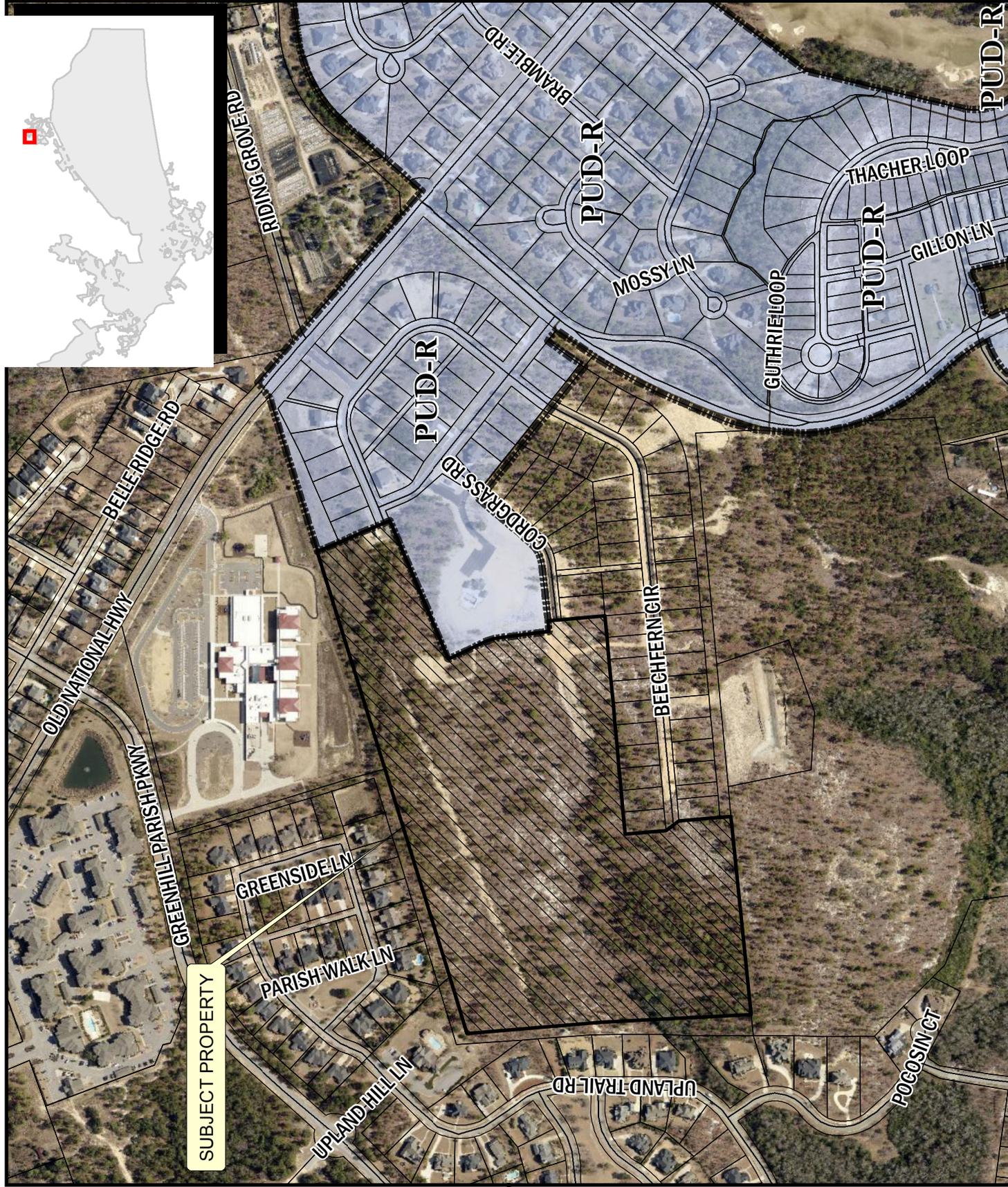
The City of Columbia GIS data represented on this map or plan is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Columbia makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.



# 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)



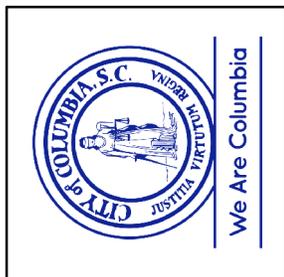
**Legend**

	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
	C-5
	M-1
	M-2
	PUD-C
	PUD-LS
	PUD-LS-E
	PUD-LS-R
	PUD-R
	OUT OF CITY
	Ft. Jackson Overlay

0 75 150 300 Feet

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

**DISCLAIMER:**  
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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  
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
- UEAC-2 - Urban Edge Regional Activity Center
- UEAC-3 - 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

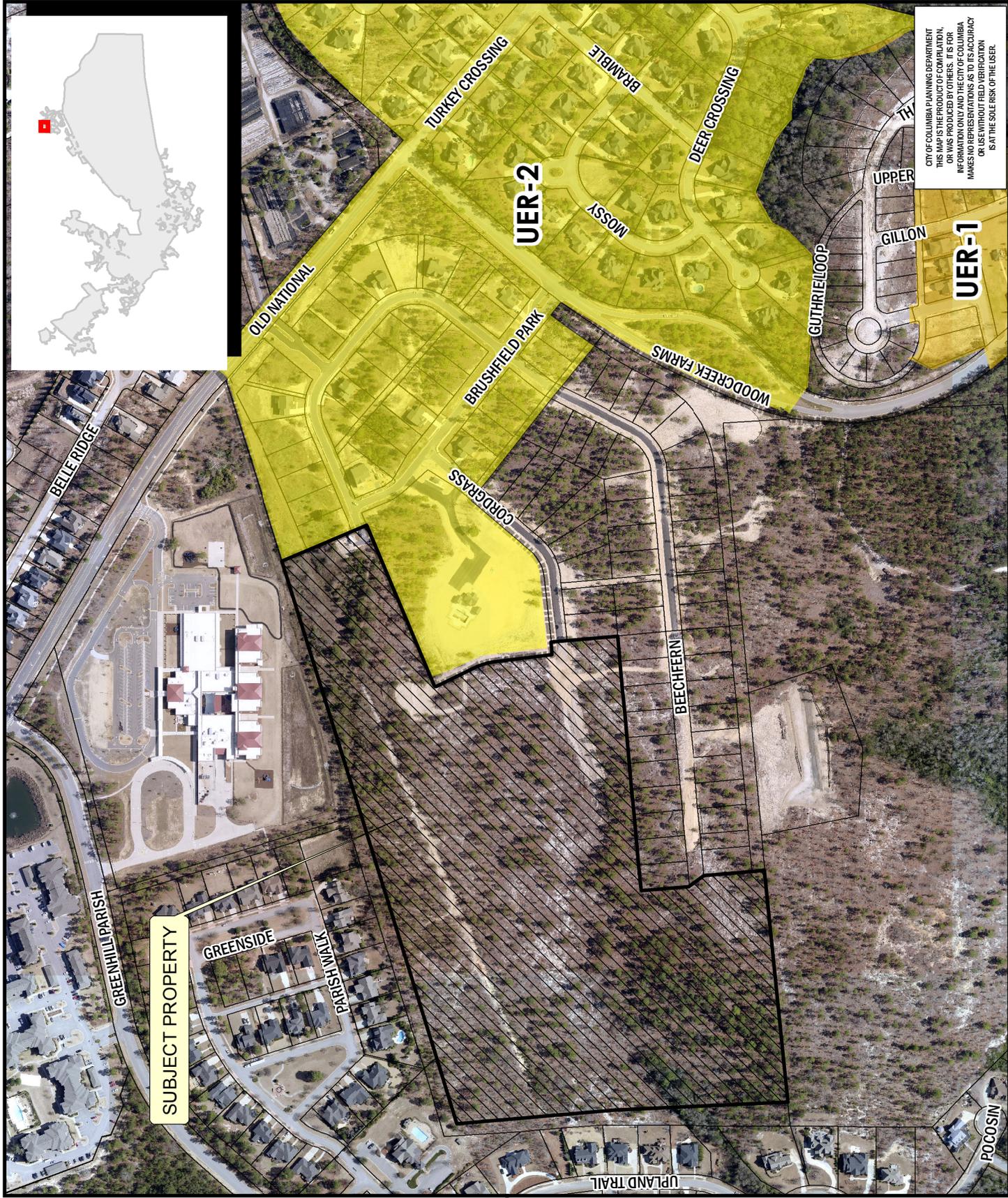
0 75 150 300 Feet



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



**We Are Columbia**



CITY OF COLUMBIA PLANNING DEPARTMENT  
THIS MAP IS THE PRODUCT OF COMPILED, RESEARCHED, AND/OR  
OR WAS PRODUCED BY OTHERS. IT IS FOR INFORMATION ONLY AND THE CITY OF COLUMBIA MAKES NO REPRESENTATIONS AS TO ITS ACCURACY OR USE. THE USER ASSUMES ALL RISK AND LIABILITY FOR THE USE OF THIS MAP.

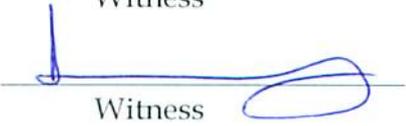
STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF RICHLAND )      PETITION FOR ANNEXATION

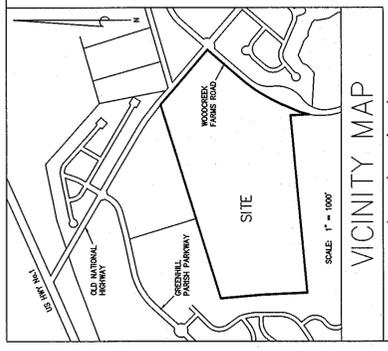
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Property Address: W/S WOODCREEK FARMS ROAD

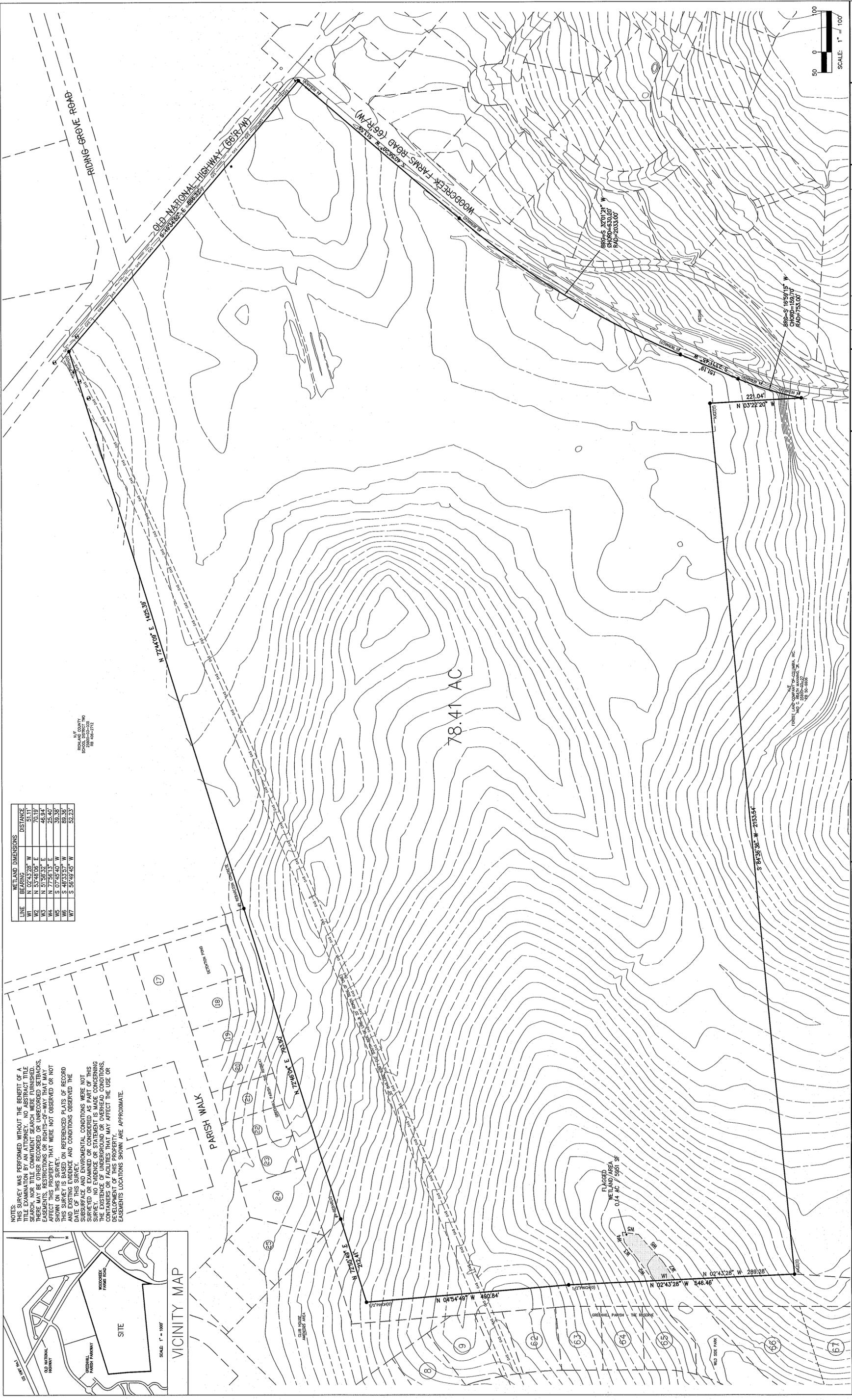
TWO PARKS, LLC

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



NOTES:  
 THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE EXAMINATION BY AN ATTORNEY. NO ABSTRACT TITLE SEARCH, NOR TITLE COMMITMENT SEARCH WERE FURNISHED. THERE MAY BE OTHER RECORDED OR UNRECORDED SETBACKS, EASEMENTS, ENCROACHMENTS OR RIGHTS-OF-WAY THAT MAY AFFECT THIS SURVEY. THESE ARE NOT OBSERVED OR NOT SHOWN ON THIS SURVEY.  
 THIS SURVEY IS BASED ON REFERENCED PLATS OF RECORD AND EXISTING EVIDENCE AND CONDITIONS OBSERVED THE DATE OF THIS SURVEY.  
 ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR OCCUPANCY OF THE PROPERTY.  
 EASEMENTS LOCATIONS SHOWN ARE APPROXIMATE.

LINE	BEARING	DISTANCE
W1	N 02°43'28" W	511.10
W2	N 83°48'32" E	44.94
W3	N 77°56'13" E	25.40
W4	S 07°45'40" W	39.35
W5	S 48°53'57" W	89.35
W7	S 55°49'45" W	52.23



DATE: 16 NOV 2007  
 T.M.S. 25500-03-28  
 DWG.# US-454  
 SHEET  
 1 OF 1



NO.	DATE	REVISION / DESCRIPTION	BY



PLAT PREPARED FOR  
**WOODCREEK FARMS DEVELOPMENT  
 AREA A-11**  
 RICHLAND COUNTY near COLUMBIA, SOUTH CAROLINA

SEAL

I HAVE CONSULTED THE F.L.M.A. FLOOD INSURANCE RATE MAP PANEL 45070 0110 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 EXCEEDS THE REQUIREMENTS FOR CLASS "SURVEY" AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

**UNITED DESIGN SERVICES, INC.**  
 LAND SURVEYING SERVICES

540 ST. ANDREWS ROAD, COLUMBIA, SC 29210 ■ (803)750-9142  
 WILLIAM M. BRASSINGTON, PROFESSIONAL LAND SURVEYOR - No.83972