

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

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 __ day of _____ 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:

City Manager

Approved as to form:


Deputy City Attorney

ATTEST:

City Clerk

Introduced:

Final Reading:

LEGAL DEPARTMENT DRAFT

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.

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 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-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)



BLUFFER

OLD DAIRY

BLUFF INDUSTRIAL BLVD

EDEN ST

120716

NATIONAL GUARD RD

STADIUM RD

ROSEWOOD DR

GRANBY LN

Zoning Map

Department of Planning & Development Services

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



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

0 200 400 800 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.



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

Date: 2/24/16

Its: Clerk of the Session

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

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 __ day of _____ 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:

City Manager

Approved as to form:


Deputy City Attorney

ATTEST:

City Clerk

Introduced:

Final Reading:

LEGAL DEPARTMENT DRAFT

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.

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 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-C (Zoning classification) by 7-0 on 04/04/16 (mm/dd/yyyy).

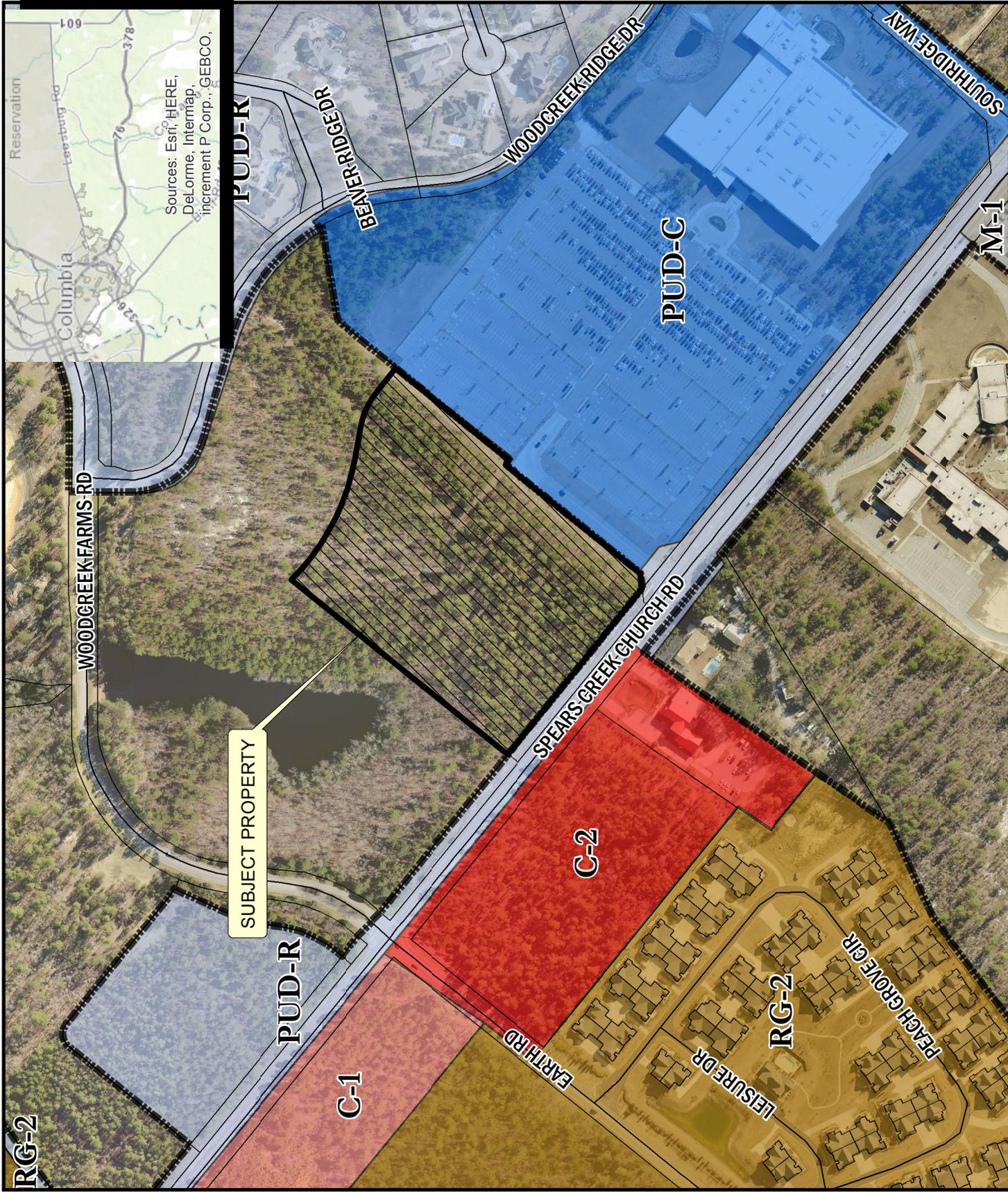
Planning Commission Land Use Recommendation: AC-3 (Land Use classification) by 7-0 on 04/04/16 (mm/dd/yyyy).


(Signature of Annexation Coordinator)

Zoning Map

Department of Planning & Development Services

E/S Spears Creek Church Road. TMS# 25716-02-02
 ZONING: Existing PDD, Proposed PUD-C



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, © 2015

Legend

	CITY LIMITS
	PARCELS
	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
	UTD
	MX-1
	MX-2
	OUT OF CITY
	Ft. Jackson Overlay



0 45 90 180 feet

ORIGINAL PREPARATION/DATE:
 This map was prepared by:
 Ahmed Abdulllah
 February 25, 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.





RITH

WOODGREEKFARMS

WOODGREEKFARMS

WOODGREEKRIDGE

BEAVER

BEAVER RIDGE

BEAVER

NO NAME

SPEARS GREEK CHURCH

NO NAME

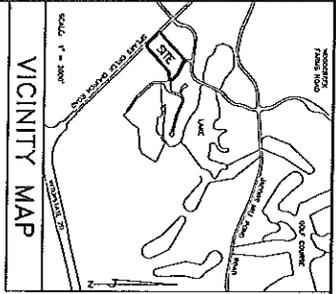
NO NAME

SPEARS GREEK CHURCH

NO NAME

SOUTH

Exhibit "A"

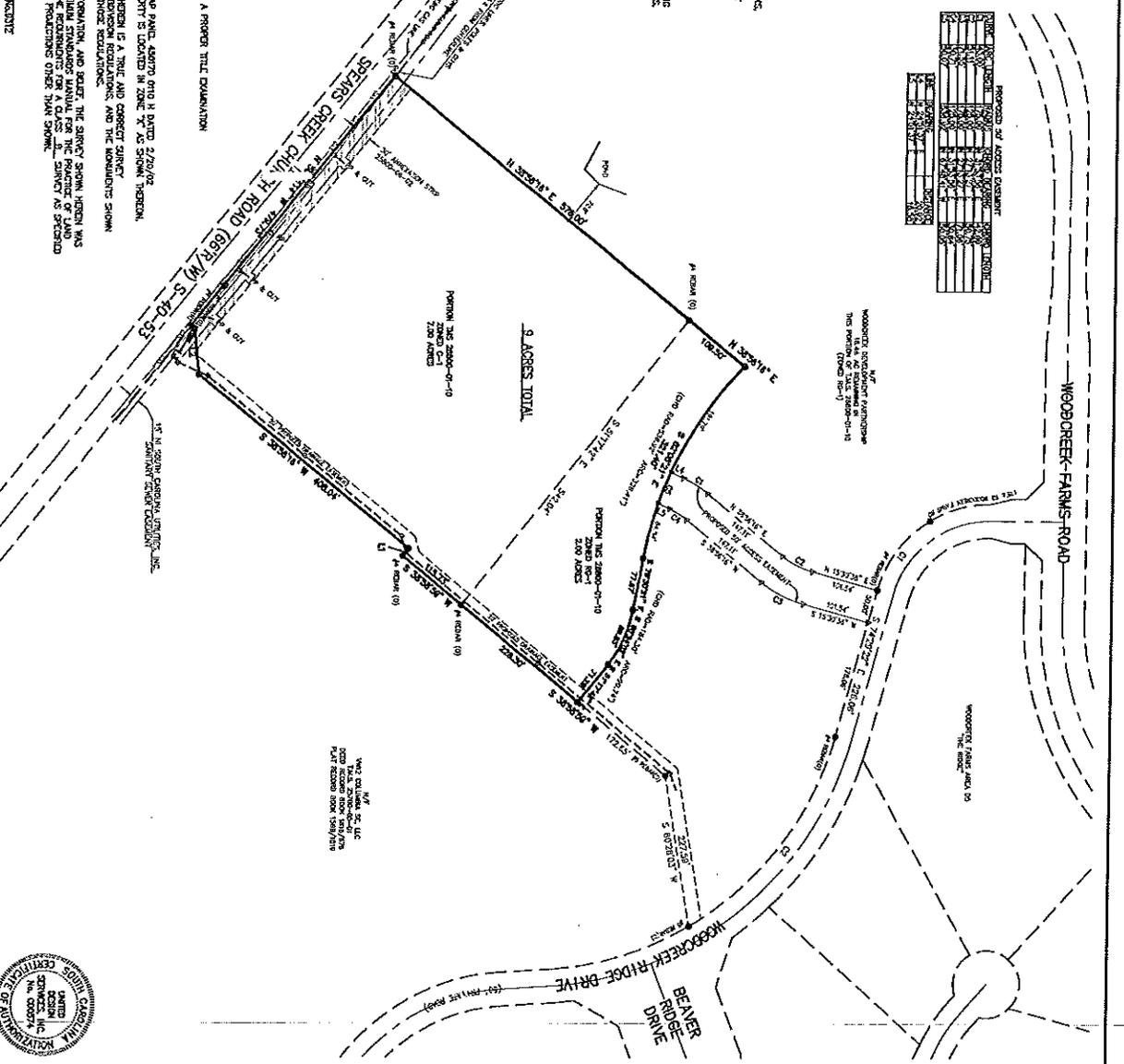


NOTES:
 THIS SURVEY WAS PERFORMED WITHOUT THE ASSISTANCE OF A LICENSED SURVEYOR. THE ASSIGNED TITLE THERE MAY BE OTHER RECORDS OR UNRECORDED SURVEYS, ADVERSE CLAIMS, RIGHTS-OF-WAY THAT MAY AFFECT THIS SURVEY. THE SURVEYOR DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF THE DATA OR THE DATE OF THIS SURVEY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE DATE OF THIS SURVEY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE DATE OF THIS SURVEY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE DATE OF THIS SURVEY.

POINT	COORDINATES	HEIGHT
1	1000.000	1000.000
2	1000.000	1000.000
3	1000.000	1000.000
4	1000.000	1000.000
5	1000.000	1000.000
6	1000.000	1000.000
7	1000.000	1000.000
8	1000.000	1000.000
9	1000.000	1000.000
10	1000.000	1000.000
11	1000.000	1000.000
12	1000.000	1000.000
13	1000.000	1000.000
14	1000.000	1000.000
15	1000.000	1000.000
16	1000.000	1000.000
17	1000.000	1000.000
18	1000.000	1000.000
19	1000.000	1000.000
20	1000.000	1000.000

OWNER: GRACE PRESBYTERIAN CHURCH, ARP, INC.
 PROJECT: PARCEL DEVELOPMENT
 5077 RICHMOND ROAD
 COLUMBIA, SC 29204

NOTES:
 NEW RINGS (4x REBAR) PLACED AT ALL CORNERS AND CHANGES IN ALIGNMENT. STUDIES CONTINUED.



SCALE: 1" = 100'

DATE: 1 FEB 2013

PROJECT: PARCEL DEVELOPMENT

T.M.C.#: 20000-01-10

DWG.#: UB-1229

SHEET: 1 OF 1

RE-ZONING PLAN PREPARED FOR:

GRACE PRESBYTERIAN CHURCH, ARP, INC.

ROLAND COUNTY near COLUMBIA, SOUTH CAROLINA

UNITED DESIGN SERVICES, INC.
 LAND SURVEYING SERVICES

840 ST. ANDREWS ROAD, COLUMBIA, SC 29210 ■ (803)750-6142

Handwritten: 1/28/13
 J. P. [Signature]

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
Mark Sloan
Its: Clerk of the Session

Date: 2/24/16