CITY OF COLUMBIA

AGENDA MEMORANDUM

MEETING DATE: **May 17, 2016**

DEPARTMENT: **Planning and Development Services**

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

SUBJECT: **ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT & ZONING MAP AMENDMENT**

PRESENTER: **Krista Hampton**

FINANCIAL IMPACT:

E/S Spears Creek Church Road, TMS#25716-02-02; request to annex, assign land use classification AC-3 (Regional Activity Corridor), and zone the property PUD-C (Planned Unit Development - Commercial District). The property is currently classified as Neighborhood (Medium Density) and zoned PDD (Planned Development District) in Richland County.

Council District:	4
Proposal:	Annex, assign land use classification AC-3 and zone property PUD-C
Applicant:	Grace Presbyterian Church (A.R.P.), Inc. 1420 Lady Street, Columbia, SC 29201
PC Recommendation:	Approve (7-0); 04/04/16
Staff Recommendation:	Annex, assign AC-3 Land Use Classification and PUD-C Zoning

ATTACHMENTS:

- 05-17-2016_ZPH_Case_Summary_ANNEX_COMPPLANMA_ZoningMA_Grace Presbyterian Church (PDF)
- Notice - Signed (PDF)
- Grace Presbyterian_Signed_Petition (PDF)
- 2016-035 annex-incorporate 9 acres ES Spears Creek Church Road (Grace Presbyterian)(PDF)
- 2016-035 annex-incorporate 9 acres ES Spears Creek Church Road (Grace Presbyterian)(PDF)

CITY COUNCIL
ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY

E/S SPEARS CREEK CHURCH ROAD
ANNEX, ASSIGN LAND USE CLASSIFICATION AC-3 (REGIONAL ACTIVITY CORRIDOR) AND ZONE PROPERTY PUD-C (PLANNED UNIT DEVELOPMENT - COMMERCIAL)

Zoning Public Hearing - May 17, 2016 at 7:00pm
City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

Subject Property:	E/S Spears Creek Church Road, TMS#25716-02-02		
Applicant:	Grace Presbyterian Church (A.R.P.), Inc., 1420 Lady Street, Columbia, SC 29201		
Council District:	4	**Census Tract:**	114.07
County Land Use Plan:	Neighborhood (Medium Density)	**Proposed City Land Use Plan:**	AC-3 Regional Activity Corridor
County Zoning:	PDD	**Proposed Zoning:**	PUD-C
Current Land Use:	Undeveloped	**Proposed Use:**	Religious Institution
Reason for Annexation:	Donut Hole / City Services		

CASE HISTORY

Staff Recommendation:	Annex, Assign AC-3 Land Use Classification and PUD-C Zoning	APPROVE
PC Recommendation: 04/04/2016	Annex, Assign AC-3 Land Use Classification and PUD-C Zoning	APPROVE (7-0)
Zoning Public Hearing: 05/17/2016	Annex, Assign AC-3 Land Use Classification And PUD-C Zoning	PENDING

APPLICATION REQUEST

Applicant is requesting annexation to receive city services.

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

The subject parcel is approximately 9.0 acres and located on E/S Spears Creek Church Road. The entire parcel has been offered for annexation.

DETERMINATION FOR CITY SERVICES

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

Police
There was no call for service on the property to be annexed, which is currently vacant. As a church is proposed to be constructed on the property, service calls for similar churches within the City of Columbia's jurisdiction were analyzed. Based upon the analysis we find that the proposed annexations will cost the CPD **$639.93** 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
The cost associated with solid waste service for this property is **$0.00** as solid was services are not provided to commercial uses.

Engineering
Because water and sewer lines currently exist in this area, 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 $0.00. The property is currently owned by the Grace Presbyterian Church (A.R.P.), INC., and will be used as a religious institution.

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

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject parcel is in a "Donut Hole" 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" 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.

Donut holes are unincorporated areas that are completely surrounded by the City of Columbia and/or another municipality. These areas pose a number of challenges to the City that can be addressed through annexation. These areas often cause inefficiencies in the delivery of services due to confusion about jurisdiction. Also, if the land is in a jurisdiction with a different approach to code enforcement, these areas can negatively impact the quality of life for adjacent City residents.

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

Staff recommends subject parcel be designated "Regional Activity Corridor" (AC-3) in The Columbia Plan 2018 Future Land Use Map.

Regional Activity Corridors are a linear extension of a Regional Activity Center. They contain nearly identical building types and uses to a Regional Activity Center; the primary difference is the configuration of the lots and the lack of an internal subdivision or street network. Uses are built on frontage lots along principal arterial roadways. Their market or services radius may be up to 20 miles, and they typically consist of a variety of commercial and service uses.

Primary Types

- Multi-family Small to Medium Mixed-use (High-rises may be appropriate in some locations)
- Small to Extra Large Business/Employment (excl. Flex)

Secondary Types

- Small to Large Flex
- Civic/Institutional
- Multi-family Small to High Rise
- Parking Structures

Tertiary Types

- Single-family Attached
- Cemeteries and Mausoleums
- Parking Lots

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

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

PROPOSED ZONING DISTRICT SUMMARY

The parcel and surrounding parcels are currently zoned PDD in Richland County and surrounding parcels within the City of Columba are PUD-C and C-2.

The parcel is proposed to be zoned PUD-C Planned Unit Development-Commercial District within the City of Columbia. The PUD-C district is intended to accommodate primarily nonresidential uses, with residential uses integrated into the design of such districts as secondary uses.

STAFF RECOMMENDATION

Annex, assign AC-3 land use classification and PUD-C.

WOODCREEK FARMS
WOODCREEK FARMS
WOODCREEK RIDGE
BEAVER RID
BEAVER
RTH
SPEARS CREEK CHURCH
NO NAME
NO NAME
SPEARS CREEK CHURCH
NO NAME
NO NAME
SOUTH
© 2011 Pictometry

Future Land Use Map

E/S Spears Creek Church Road
TMS#25716-02-02 FLU: AC-3

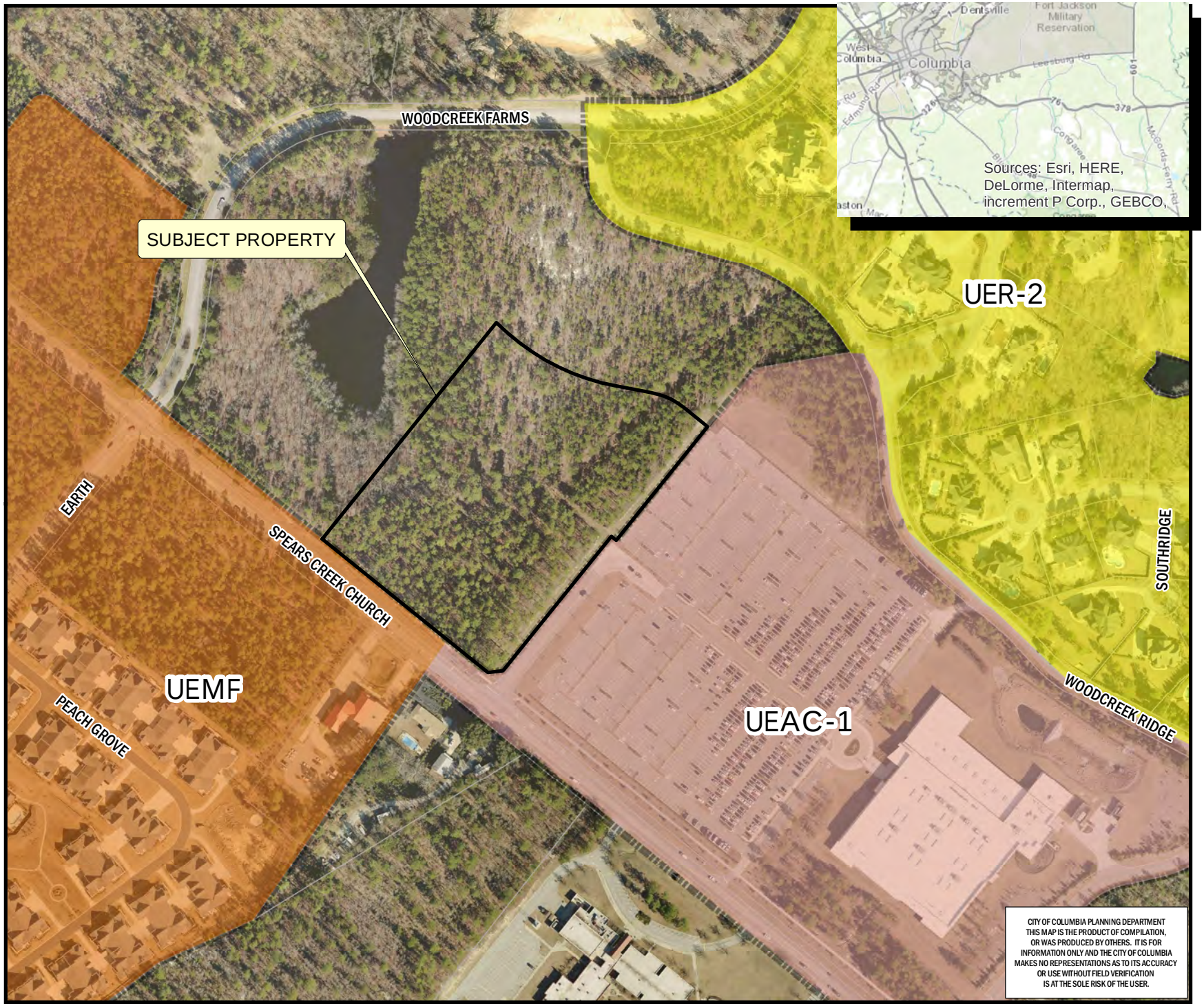
Department of Planning & Development Services

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 55 110 220 Feet



ORIGINAL PREPARATION/DATE:
This map was prepared by:

Ahmed Abdullah
February 25, 2016

CITY OF COLUMBIA PLANNING DEPARTMENT
THIS MAP IS THE PRODUCT OF COMPILATION, OR WAS PRODUCED BY OTHERS. IT IS FOR INFORMATION ONLY AND THE CITY OF COLUMBIA MAKES NO REPRESENTATIONS AS TO ITS ACCURACY OR USE WITHOUT FIELD VERIFICATION IS AT THE SOLE RISK OF THE USER.

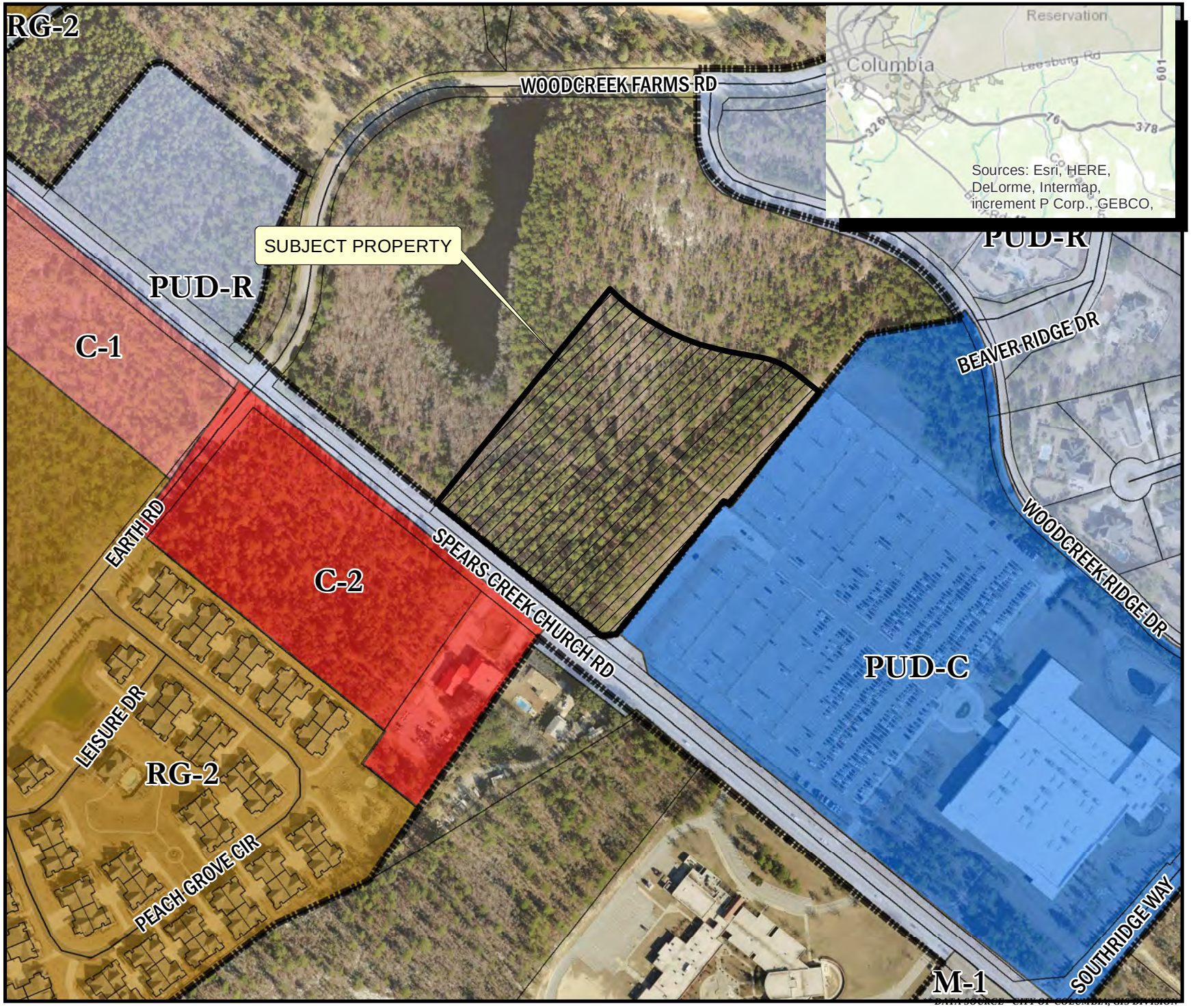
We Are Columbia

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

Zoning Map

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

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 45 90 180 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Ahmed Abdullah
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.

We Are Columbia

DATA SOURCE: CITY OF COLUMBIA, GIS DIVISION

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 / Municpal 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
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 (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)

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
Mark Sloan
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

Approved by:

_____
City Manager

Approved as to form:

_____
Deputy City Attorney

_____
Mayor

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

Last revised: 4/27/2016
16040748

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 / Municpal 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
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 (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)

BLUFF RD
OLD DAIRY
EDEN ST
BLUFF INDUSTRIAL BLVD
SILO CT
NATIONAL GUARD RD
STADIUM RD
ROSEWOOD DR
GRANBY LN

Zoning Map

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

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

0 200 400 800 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

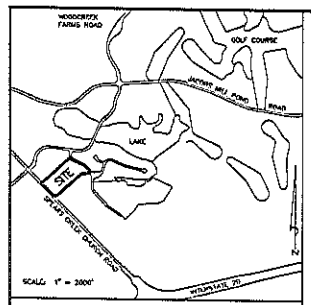
Ahmed Abdullah
March 24, 2016

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.

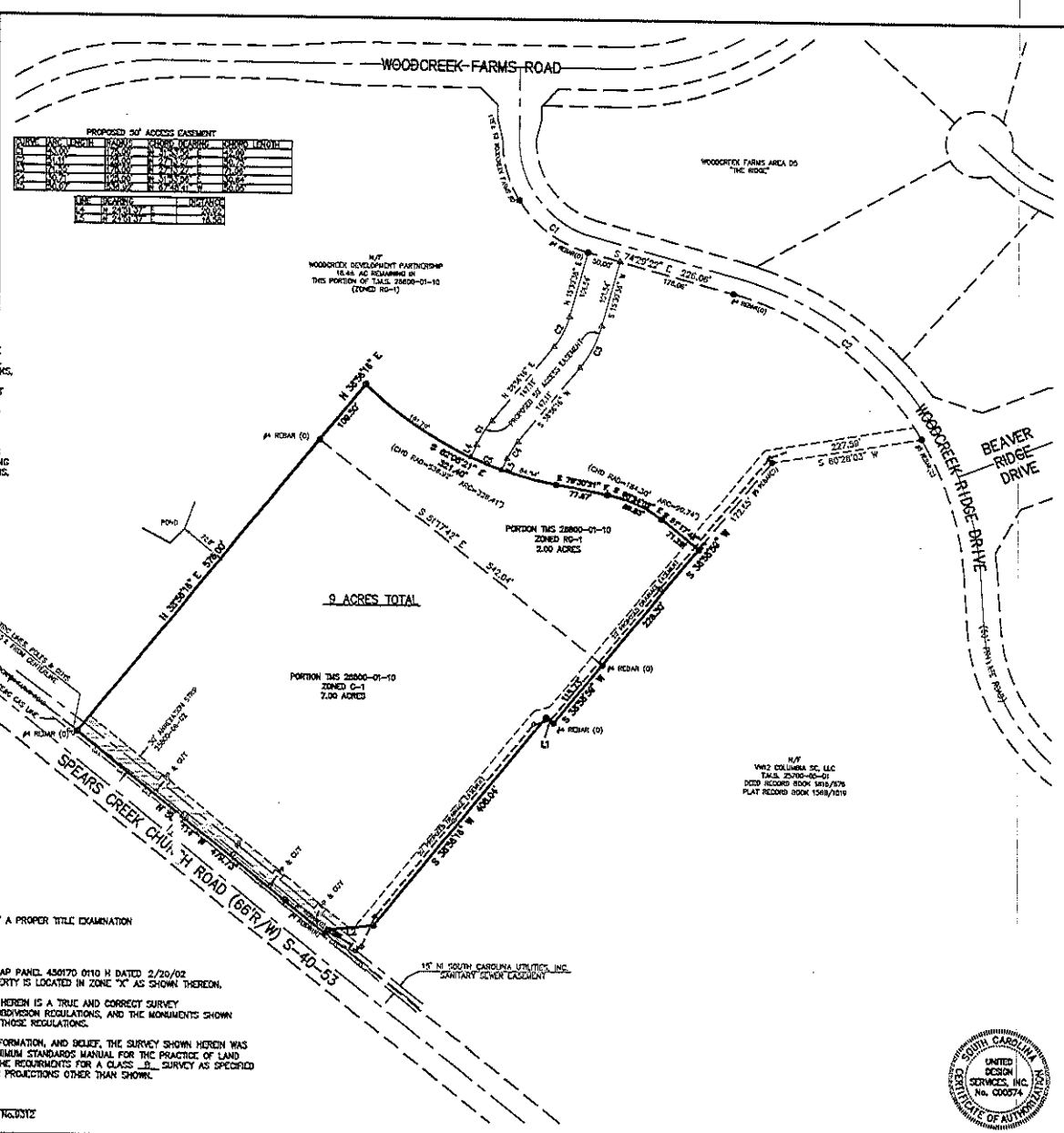
We Are Columbia

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

Exhibit "A"



VICINITY MAP



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.

CURVE	BEARING	CHORD	RADIUS
C1	S 52°47'41" E	129.36'	175.00'
C2	S 52°25'53" E	356.60'	475.00'

LINE	BEARING	DIST
L1	N 51°01'01" W	14.27'
L2	S 63°52'40" W	67.89'
L3	S 38°52'42" W	7.29'

OWNER:
WOODCREEK DEVELOPMENT PARTNERSHIP
5217 TRONHOLM ROAD
COLUMBIA, SC 29206

NOTE:
NEW IRONS (#4 REBAR) PLACED AT ALL CORNERS AND CHANGE IN DIRECTION, UNLESS OTHERWISE SPECIFIED.

NOTE:
UTILITY EASEMENTS SHOWN HEREON ARE TO BE VERIFIED BY A PROPER TITLE EXAMINATION AND ABSTRACT TITLE SEARCH.

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 CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE RICHLAND COUNTY SUBDIVISION REGULATIONS, AND THE MONUMENTS SHOWN HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN THOSE REGULATIONS.

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 REQUIRMENTS 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

SOUTH CAROLINA UNITED DESIGN SERVICES, INC. No. C00574 CERTIFICATE OF AUTHORIZATION

UNITED DESIGN SERVICES, INC.
LAND SURVEYING SERVICES
840 ST. ANDREWS ROAD, COLUMBIA, SC 29210 ■ (803)750-9142

RE-ZONING PLAT PREPARED FOR:

GRACE PRESBYTERIAN CHURCH, ARP, INC.

RICHLAND COUNTY near COLUMBIA, SOUTH CAROLINA

MAG NORTH

50 0 100
SCALE: 1" = 100'

DATE: 1 FEB 2013
PORTION T.M.S.#: 28800-01-10
DWG.#: UB-1229
SHEET 1 OF 1

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
Mark Sloan
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

Approved by:

_____
City Manager

Approved as to form:

_____
Deputy City Attorney

_____
Mayor

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

Last revised: 4/27/2016
16040748

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

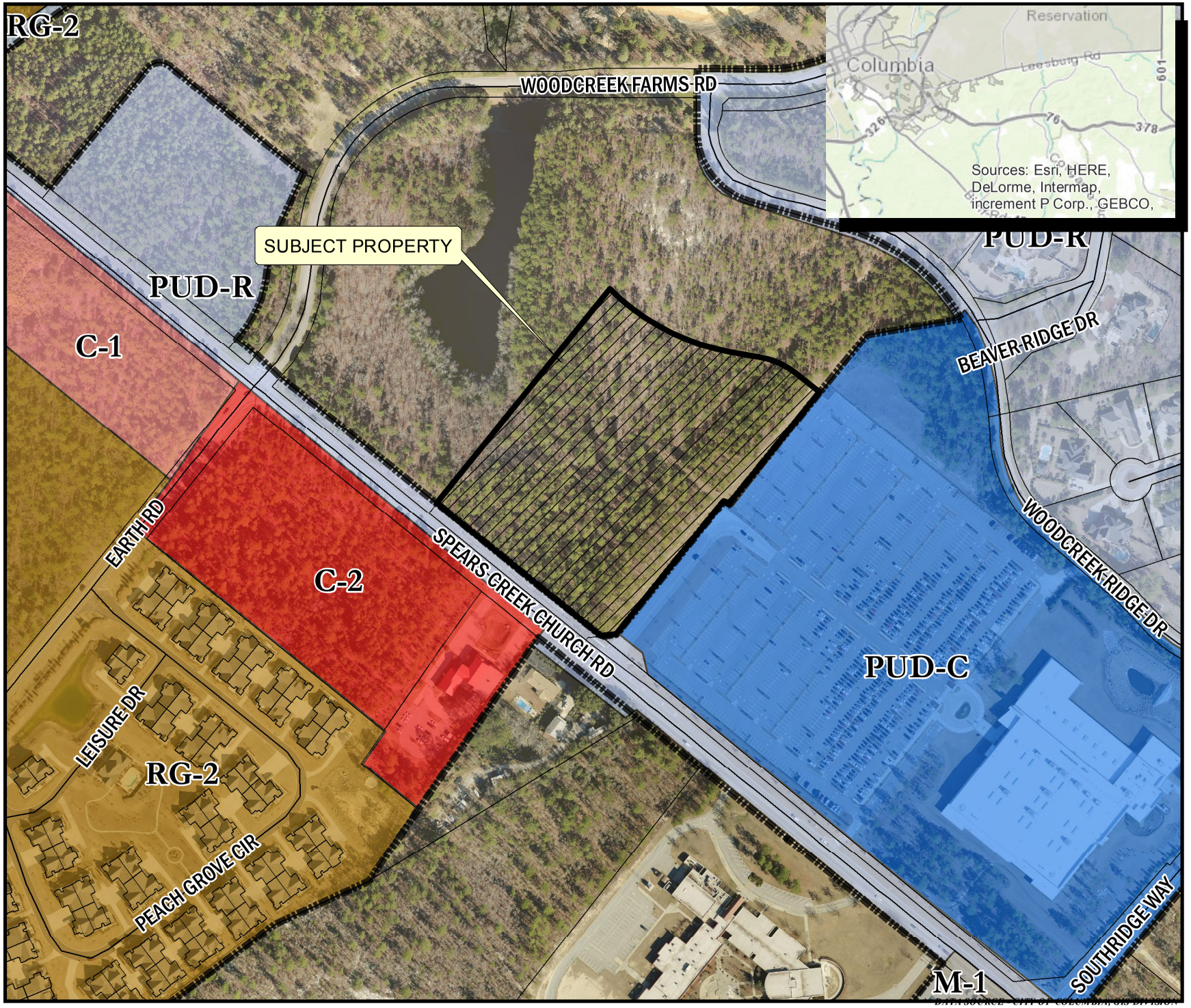
Planning Commission Land Use Recommendation: AC-3 (Land Use classification) by 7-0 on 04/04/16 (mm/dd/yyyy).

(Signature of Annexation Coordinator)

Zoning Map

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

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

N

0 45 90 180 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Ahmed Abdullah
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.

CITY of COLUMBIA, S.C. JUSTITIA VIRTUTUM REGINA

We Are Columbia

DATA SOURCE: CITY OF COLUMBIA, GIS DIVISION

Future Land Use Map

E/S Spears Creek Church Road
TMS#25716-02-02 FLU: AC-3

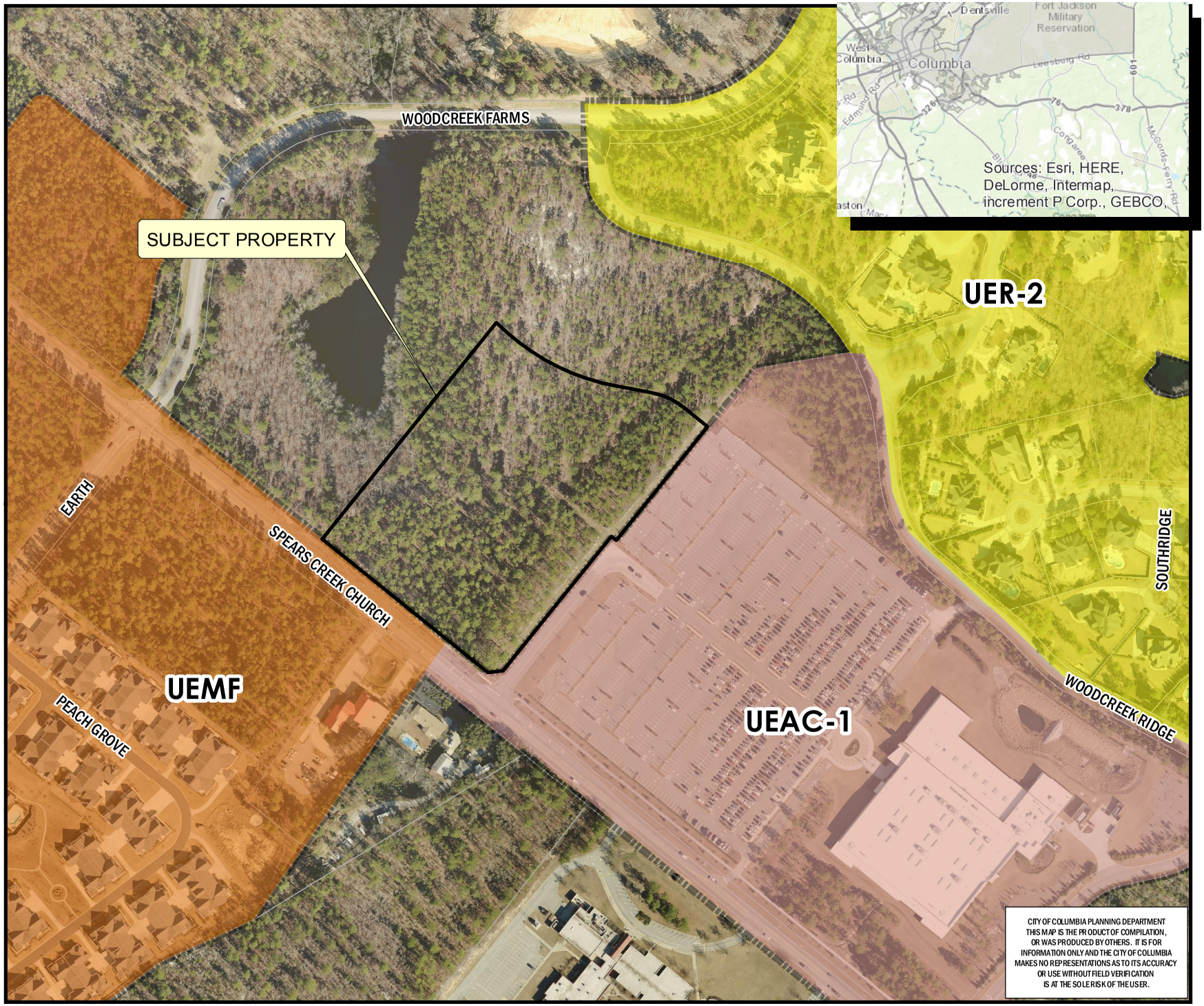
Department of Planning & Development Services

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 55 110 220 Feet



ORIGINAL PREPARATION/DATE:
This map was prepared by:

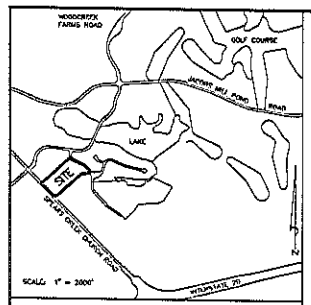
Ahmed Abdullah
February 25, 2016

CITY OF COLUMBIA PLANNING DEPARTMENT
THIS MAP IS THE PRODUCT OF COMPILATION, OR WAS PRODUCED BY OTHERS. IT IS FOR INFORMATION ONLY AND THE CITY OF COLUMBIA MAKES NO REPRESENTATIONS AS TO ITS ACCURACY OR USE WITHOUT FIELD VERIFICATION IS AT THE SOLE RISK OF THE USER.

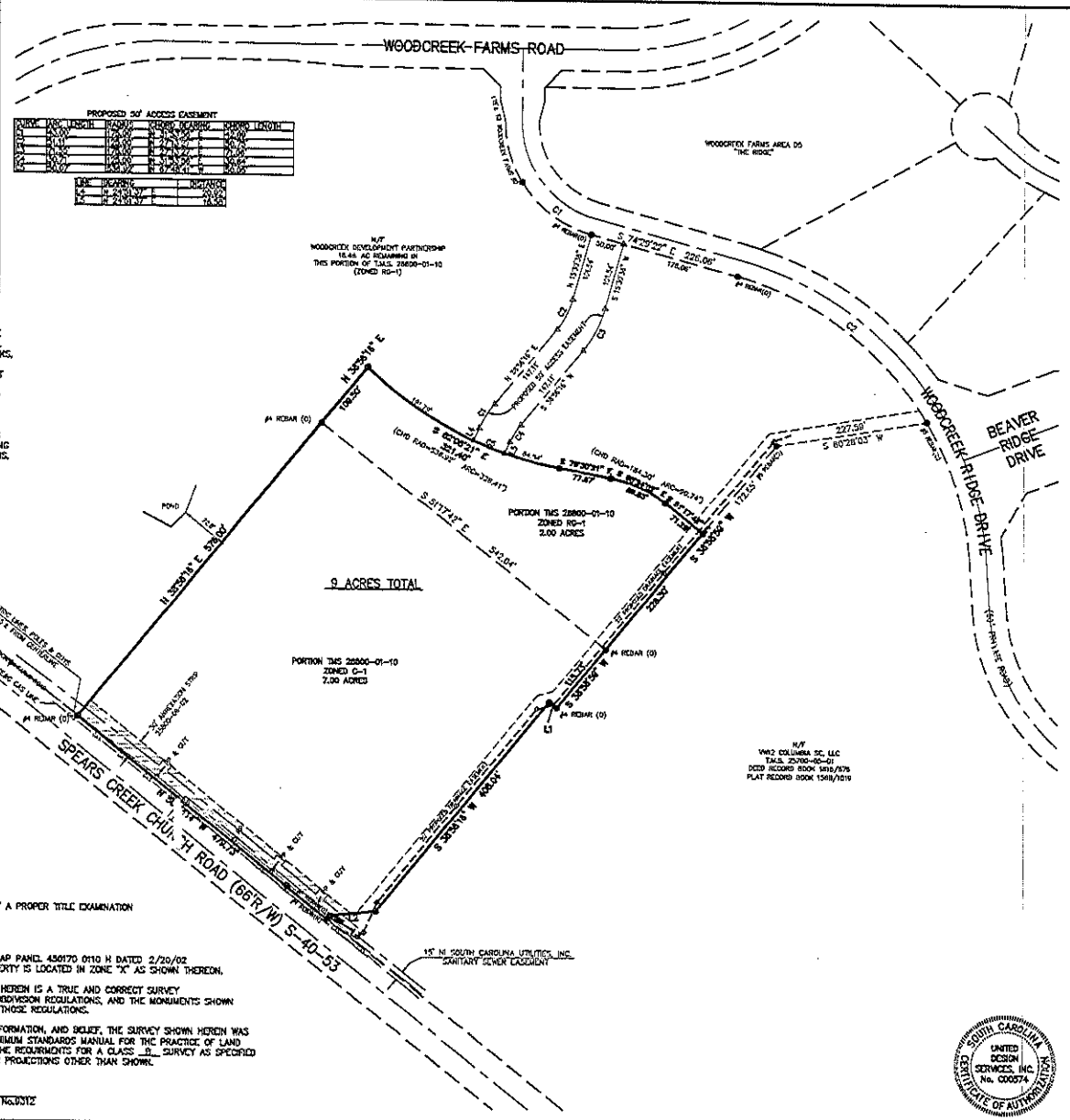
*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

WOODCREEK FARMS
WOODCREEK FARMS
WOODCREEK RIDGE
BEAVER RID
BEAVER
RTH
SPEARS CREEK CHURCH
NO NAME
NO NAME
SPEARS CREEK CHURCH
NO NAME
NO NAME
SOUTH
© 2011 Pictometry

Exhibit "A"



VICINITY MAP



PROPOSED 50' ACCESS EASEMENT

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	53.00'	175.00'	N 74°29'22" E	52.80'
C2	51.11'	168.00'	N 74°29'22" E	50.90'
C3	50.95'	175.00'	N 74°29'22" E	50.75'
C4	50.95'	168.00'	N 74°29'22" E	50.75'
C5	50.07'	168.00'	N 74°29'22" E	50.00'
C6	50.07'	168.00'	N 67°48'41" W	50.00'

LINE	BEARING	DISTANCE
L1	N 21°51'37" E	43.92'
L2	N 21°51'37" E	16.52'

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.

CURVE	BEARING	CHORD	RADIUS
C1	S 52°47'41" E	129.38'	175.00'
C2	S 52°25'53" E	356.60'	475.00'

LINE	BEARING	DIST
L1	N 51°01'01" W	14.27'
L2	S 63°52'40" W	67.89'
L3	S 38°52'42" W	7.29'

OWNER:
WOODCREEK DEVELOPMENT PARTNERSHIP
5217 TRENHOLM ROAD
COLUMBIA, SC 29206

NOTE:
NEW IRONS (#4 REBAR) PLACED AT ALL CORNERS AND CHANGE IN DIRECTION, UNLESS OTHERWISE SPECIFIED.

NOTE:
UTILITY EASEMENTS SHOWN HEREON ARE TO BE VERIFIED BY A PROPER TITLE EXAMINATION AND ABSTRACT TITLE SEARCH.

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 CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE RICHLAND COUNTY SUBDIVISION REGULATIONS, AND THE MONUMENTS SHOWN HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN THOSE REGULATIONS.

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 REQUIRMENTS 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

SOUTH CAROLINA UNITED DESIGN SERVICES, INC. No. C00574 CERTIFICATE OF AUTHORIZATION

UNITED DESIGN SERVICES, INC.
LAND SURVEYING SERVICES
840 ST. ANDREWS ROAD, COLUMBIA, SC 29210 ■ (803)750-9142

RE-ZONING PLAT PREPARED FOR

GRACE PRESBYTERIAN CHURCH, ARP, INC.

RICHLAND COUNTY near COLUMBIA, SOUTH CAROLINA

MAG NORTH

50 0 100
SCALE: 1" = 100'

DATE: 1 FEB 2013
PORTION
T.M.S.#: 28800-01-10
DWG.#: UB-1229
SHEET
1 OF 1

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
Mark Sloan
Its: Clerk of the Session