



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

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**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, 3<sup>rd</sup> Floor, 1737 Main Street, Columbia, SC 29201

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

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**CASE HISTORY**

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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**

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Applicant is requesting annexation to receive city services.

**CURRENT PARCEL CHARACTERISTICS/CONDITIONS**

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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

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

## PLANS, POLICIES, AND LAND USE

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### *Urban Service Area*

Subject 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.

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**PROPOSED ZONING DISTRICT SUMMARY**

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The parcel and surrounding parcels are currently zoned PDD in Richland County and surrounding parcels within the City of Columbia 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.

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**STAFF RECOMMENDATION**

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



WOODCREEK FARMS

WOODCREEK FARMS

WOODCREEK RIDGE

BEAVER RIDGE

BEAVER RIDGE

WIRTH



SPEARS CREEK CHURCH

NO NAME

NO NAME

SPEARS CREEK CHURCH

NO NAME

NO NAME

SOUTH

# Future Land Use Map

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

Department of Planning & Development Services

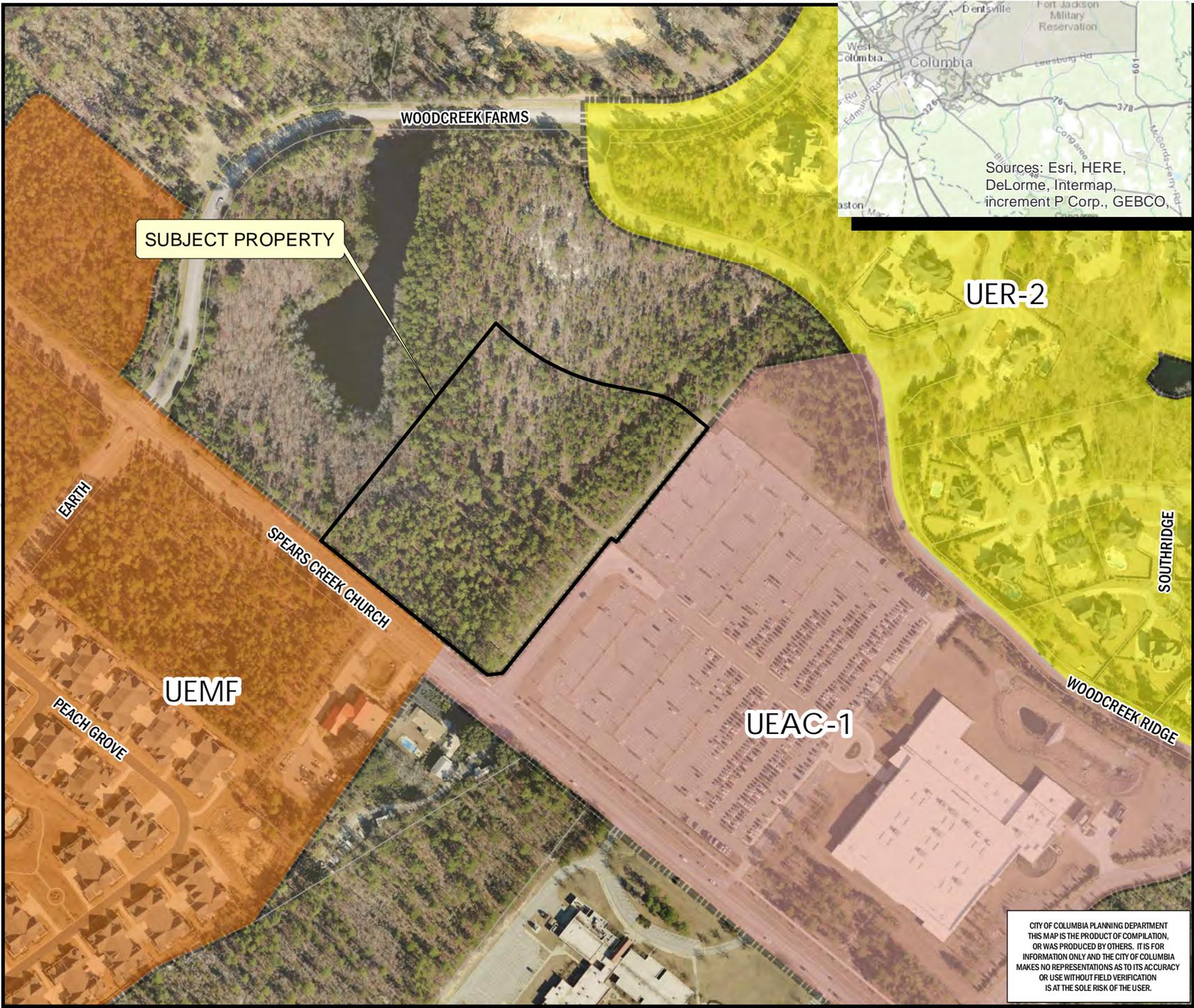
**Legend**

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  
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INFORMATION ONLY AND THE CITY OF COLUMBIA  
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# 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
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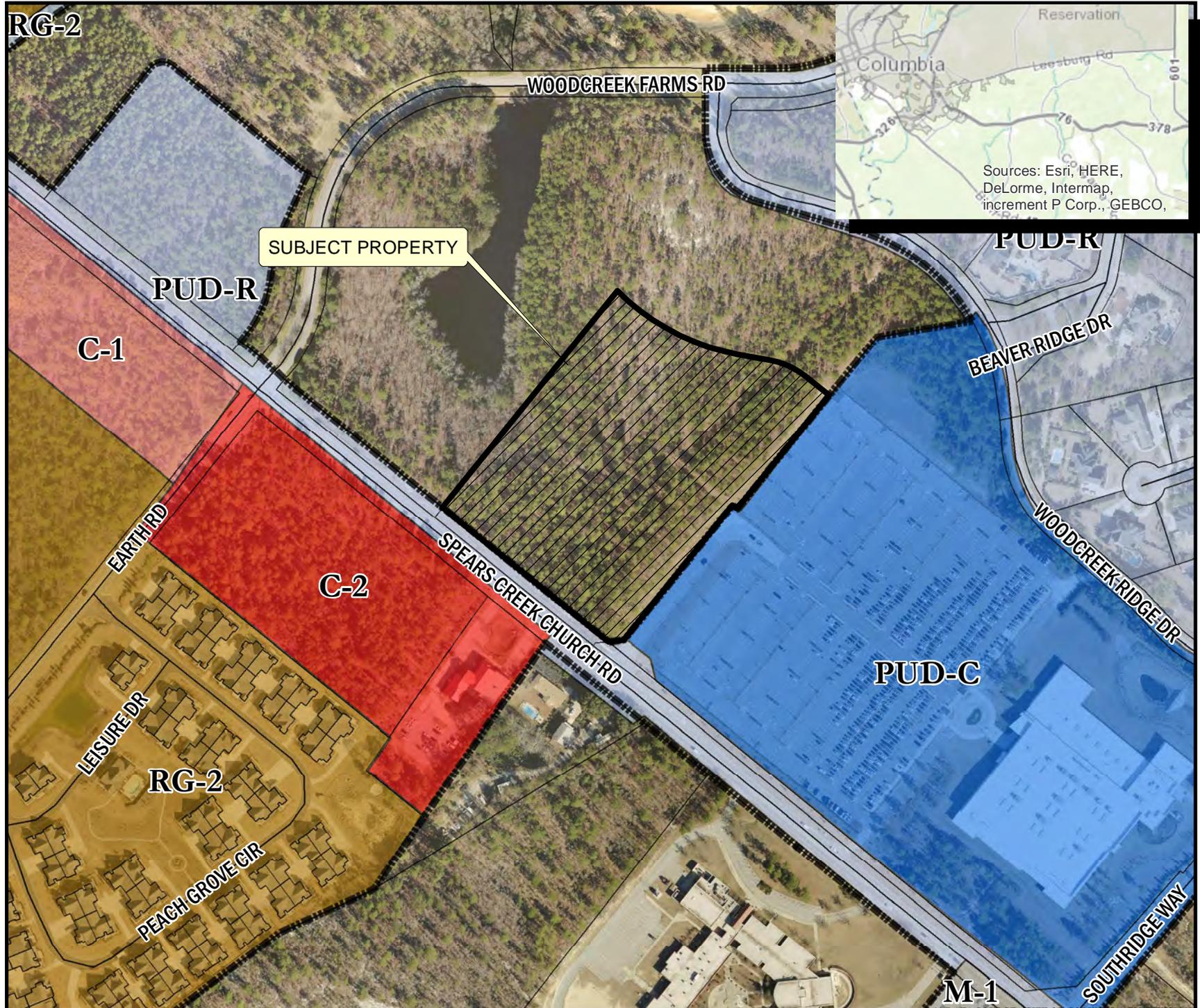
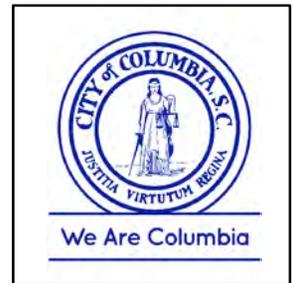
  

D-1	C-1
RS-1	C-2
RS-1A	C-3
RS-1B	C-3A
RS-2	C-4
RS-3	C-5
RD	M-1
RD-2	M-2
RG-1	PUD-C
RG-1A	PUD-LS
RG-2	PUD-LS-E
RG-3	PUD-LS-R
UTD	PUD-R
MX-1	OUT OF CITY
MX-2	Ft Jackson Overlay

0 45 90 180 Feet

**ORIGINAL PREPARATION/DATE:**  
 This map was prepared by:  
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**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.



# 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  
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  
Mark Sloan  
Its: Clerk of the Session

Date: 2/24/16

**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**

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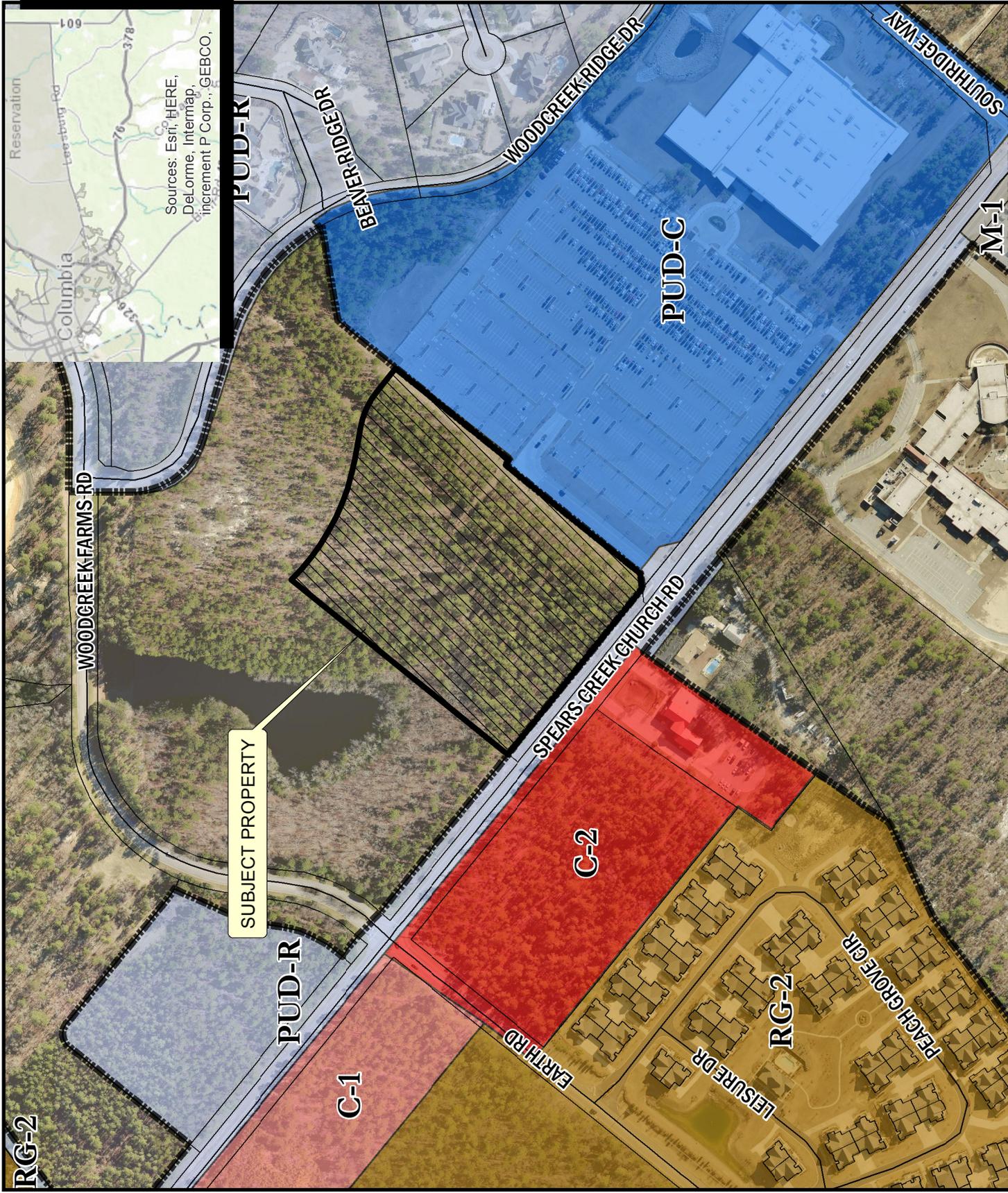
Planning Commission Land Use Recommendation: AC-3 (Land Use classification) by 7-0 on 04/04/16 (mm/dd/yyyy).

  
(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

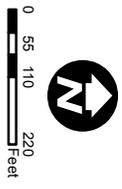
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# Future Land Use Map

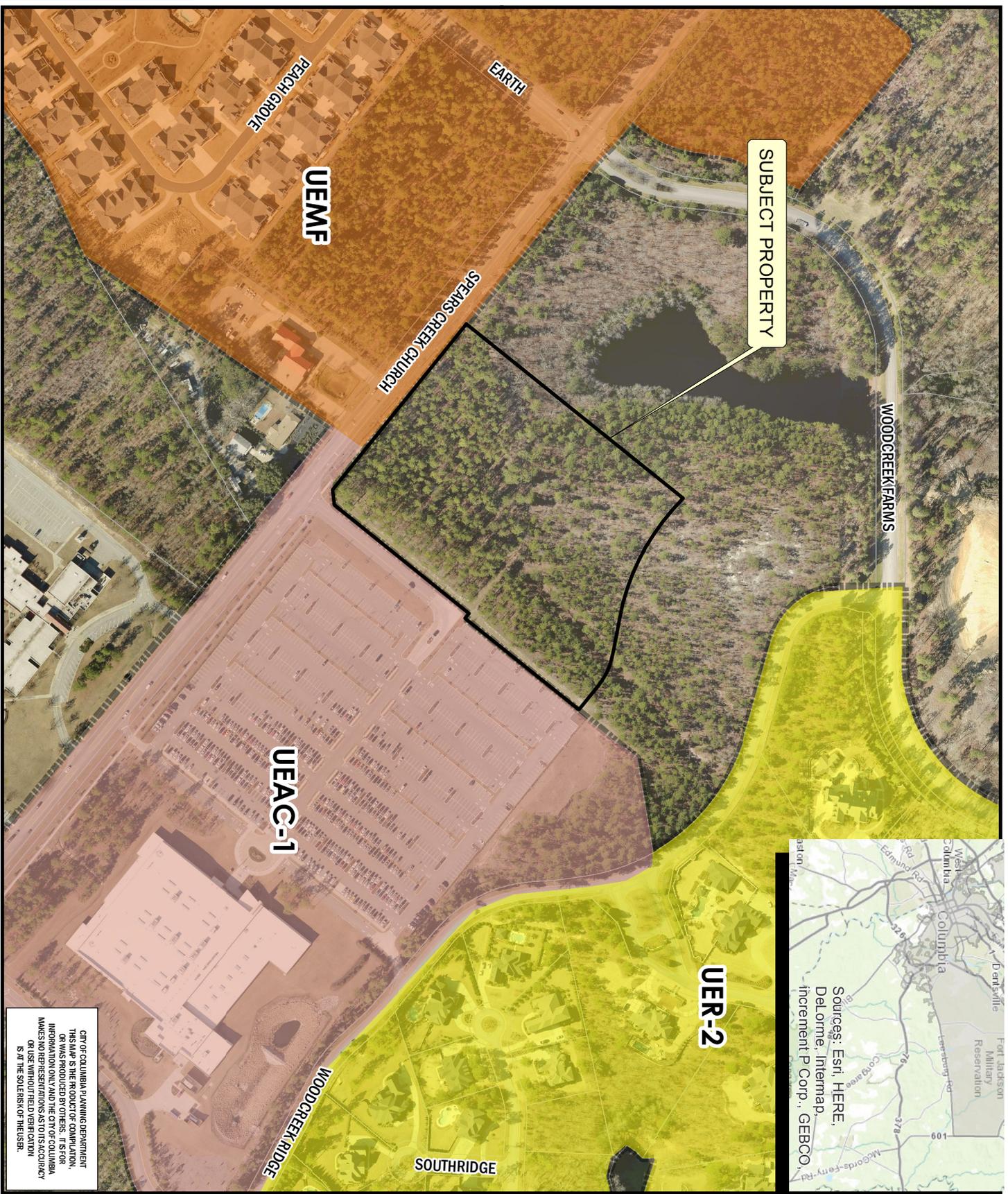
Department of Planning & Development Services

Legend  
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ORIGINAL PREPARATION/DATE:  
This map was prepared by:  
Ahmed Abdallah  
February 25, 2016



Sources: Esri, HERE, DeLorme, Intermap, Increment P Corp., GEBCO, ...

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

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



RITH

WOODGREEKFARMS

WOODGREEKFARMS

WOODGREEKRIDGE

BEAVER

BEAVER RIDGE

BEAVER

SPEARS GREEK CHURCH

NO NAME

NO NAME

NO NAME

SPEARS GREEK CHURCH

NO NAME

SOUTH



STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF RICHLAND )

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