



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

---

---

**MEETING DATE:** June 21, 2016

**DEPARTMENT:** Planning and Development Services

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

**SUBJECT:** 1104 Deerpark Drive, TMS#28900-01-41; Annex, assign interim Urban Edge Residential Large Lot (UER-2) Land Use Classification and interim zoning of PUD-R, -FP where applicable. The property is currently classified as Neighborhood (Medium Density) by Richland County and zoned as PDD by Richland County.

**PRESENTER:** Krista Hampton

**FINANCIAL IMPACT:** see case summary

**CLEAN WATER 2020?:** No

**ATTACHMENTS:**

- 2016-047 annex 1104 Deerpark Drive (PDF)
- FT-ANNEX-1104\_Deerpark\_Drive(PDF)

**ORDINANCE NO.: 2016-047**

*Annexing 1104 Deerpark Drive, Richland County TMS #28900-01-41*

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 200.42 acres.

PROPERTY DESCRIPTION: See attached Exhibit "A"

Richland County TMS NO.: 28900-01-41

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:

Janne Lisowski  
Senior Assistant City Attorney

ATTEST:

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

Introduced:

Final Reading:

LEGAL DEPARTMENT DRAFT

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**  
**ORDINANCE NO.: 2016-047**

All that certain piece, parcel or lot of land, together with improvements thereon, if any, situate, lying and being located near the City of Columbia, in the County of Richland, State of South Carolina, being a 200.42 acre portion of Tract B as shown on a plat prepared for Woodcreek Development, LLC dated June 3, 2013 and recorded August 22, 2013 in the Office of the Register of Deeds for Richland County in Book 1889, Page 1578.

# MEMORANDUM

## Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: May 24, 2016

RE: **Property Address:** 1104 Deerpark Drive  
**Richland County TMS:** 28900-01-41  
**Owner(s):** Prime Development LLC, 1712 Woodcreek Farms Road, Elgin, SC 29045  
**Current Use:** Undeveloped  
**Proposed Use:** Residential  
**Current County Land Use:** Neighborhood (Medium Density)  
**Proposed Land Use:** Urban Edge Residential Large Lot (UER-2)  
**Current County Zoning:** PDD  
**Proposed City Zoning:** PUD-R, -FP where applicable  
**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 June 6, 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 Jacob, 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-R -FP (Zoning classification) by 7-0 on 06/06/2016 (mm/dd/yyyy).

Planning Commission Land Use Recommendation: UER-2 (Land Use classification) by 7-0 on 06/06/2016 (mm/dd/yyyy).

  
(Signature of Interim Annexation Coordinator)



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

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, being a 200.42 acre portion of Tract B as shown on a plat prepared for Woodcreek Development, LLC, dated June 3, 2013 and recorded on August 22, 2013 in the Office of the Register of Deeds for Richland County in Book 1889 Page 1578.

Richland County TMS: 28900-01-41

Property Address: 1104 Deerpark Drive

PRIME DEVELOPMENT LLC

BY: [Signature]

Date: 5-24-16

H. P. [Signature]  
(Print or Type Name)

Its: Managing Member

Book 2116-2325  
2016038417 05/31/2016 11:50:16:680  
Fee: \$0.00 County Tax: \$0.00 State Tax: \$0.00  
Notice  
2016038417 John T. Hopkins II Richland County R.O.D.



## CITY COUNCIL

June 21, 2016 at 6:00pm

City Council Chambers, 3<sup>rd</sup> Floor, 1737 Main Street, Columbia, SC 29201

### ANNEXATION, INTERIM COMPREHENSIVE PLAN MAP AMENDMENT, AND INTERIM ZONING MAP AMENDMENT CASE SUMMARY 1104 DEERPARK DRIVE, TMS# 28900-01-41

---

Council District:	4	
Proposal:	Annex, assign interim Urban Edge Residential Large Lot (UER-2) Land Use Classification and interim zoning of PUD-R, -FP where applicable. The property is currently classified as Neighborhood (Medium Density) by Richland County and zoned as PDD by Richland County.	
Applicant:	Prime Development LLC, 1712 Woodcreek Farms Road, Elgin, SC 29045	
Staff Recommendation:	Annex, Assign Interim UER-2 Land Use Classification and Interim PUD-R, -FP Zoning	APPROVE
PC Recommendation: 06/06/16	Annex, Assign Interim UER-2 Land Use Classification and Interim PUD-R, -FP Zoning	APPROVE (7-0)
Annexation, 1 <sup>st</sup> Reading: PH - 06/21/16	Annex, Assign Interim UER-2 Land Use Classification and Interim PUD-R, -FP Zoning	PENDING
Annexation, 2 <sup>nd</sup> Reading: PH - 07/19/16	Annex, Assign Interim UER-2 Land Use Classification and Interim PUD-R, -FP Zoning	PENDING
Comp Plan Amendment: PH -09/20/16	Confirm Land Use Classification	PENDING
Map Amendment: ZPH - 09/20/16	Confirm Zoning	PENDING

---

#### CURRENT PARCEL CHARACTERISTICS/CONDITIONS

---

**Acreage:** 200.42 acres

**Current Use:** Undeveloped

**Proposed Use:** Residential development; plans have already been approved by Richland County.

**Reason for Annexation:** Secondary / Municipal Services

**Urban Service Area:** Secondary

**Current Land Use Classification:** Neighborhood / Medium Density (Richland County)

**Proposed Land Use Classification:** Urban Edge Residential Large Lot (UER-2)

**Current Richland County Zoning:** Planned Development District (PDD)

**Proposed Zoning:** Planned Unit Development – Residential, -Flood Protective Area where applicable (PUD-R, -FP where applicable)

**Census Tract:** 114.07

## DETERMINATION FOR CITY SERVICES

---

The following determination is an estimate of the benefits and costs associated with the annexation of the subject property. The property will eventually consist of 125 residential lots and associated open space.

### 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 **\$2,301.33** 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 1 from a Class 2.

### 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 **\$91,700**.

\*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

---

### *Urban Service Area*

Subject parcel is 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 the City of Columbia 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.

Secondary areas are those areas where the City determines it logical or advantageous to provide services, but where all services 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 need to be accomplished to determine the possible impact on revenue. 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 that the subject parcel be designated Urban Edge Residential Large Lot (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 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 is currently zoned Planned Development District (PDD) by Richland County, and surrounding parcels are currently zoned PDD by Richland County. Surrounding parcels within the City of Columbia are zoned Planned Unit Development – Residential District (PUD-R), with –Flood Protective Area (-FP) where applicable.

The proposed City of Columbia zoning district is Planned Unit Development – Residential District (PUD-R), with –Flood Protective Area (-FP) where applicable.

Planned Unit Development Districts

(a) *Intent.* 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.

(b) *Types of districts.* Two types of districts accommodating primarily residential or nonresidential uses are created as follows:

(1) *PUD-R Planned Unit Development—Residential.* The PUD-R district is intended to accommodate residential uses, with nonresidential uses integrated into the design of such districts as secondary uses.

(2) *PUD-C Planned Unit Development—Commercial.* The PUD-C district is intended to accommodate primarily nonresidential uses, with residential uses integrated into the design of such districts as secondary uses.

(c) *Design and planning features.* The types of residential dwelling units and the types of nonresidential uses allowed to be established in such districts increase with increasing site size of such districts, based upon the premise that increased site size will allow proper design, including functional interrelations, buffer treatments separating uses with potentially incompatible characteristics of use, design of access patterns, and relationships of uses within such planned unit developments with uses in adjacent districts. It is the intent of this article that such design and planning features be incorporated properly into any PUD district hereafter created, and that the planning commission and city council shall consider the existence and appropriateness of such features before any amendment to the zoning map is adopted to create such district.

-Flood Protective Area (-FP)

Certain areas within the city are subject to periodic inundation by floodwater, which results or may reasonably be foreseen to result in loss of life and property, health and safety hazards, disruption of commerce and governmental services and extraordinary public expenditures for flood protection and relief, all of which adversely affect the public health, safety and general welfare. These hazards are caused or extended in part by the occupancy of flood hazard areas by uses which increase flood damage upon other lands or uses which are vulnerable to floods because they are inadequately elevated or not otherwise protected from flood damages. It is, therefore, the intent of this article to lessen such hazards or losses by restricting or prohibiting uses which are dangerous to health, safety or property in times of flood or which cause excessive increases in flood heights or velocities; by requiring that uses vulnerable to floods be protected against flood hazards at the time of initial construction; and by controlling filling, grading, mineral extraction, placing of obstructions within flood channels and other activities, uses or characteristics of use which may increase flood damage.

---

**STAFF RECOMMENDATION**

---

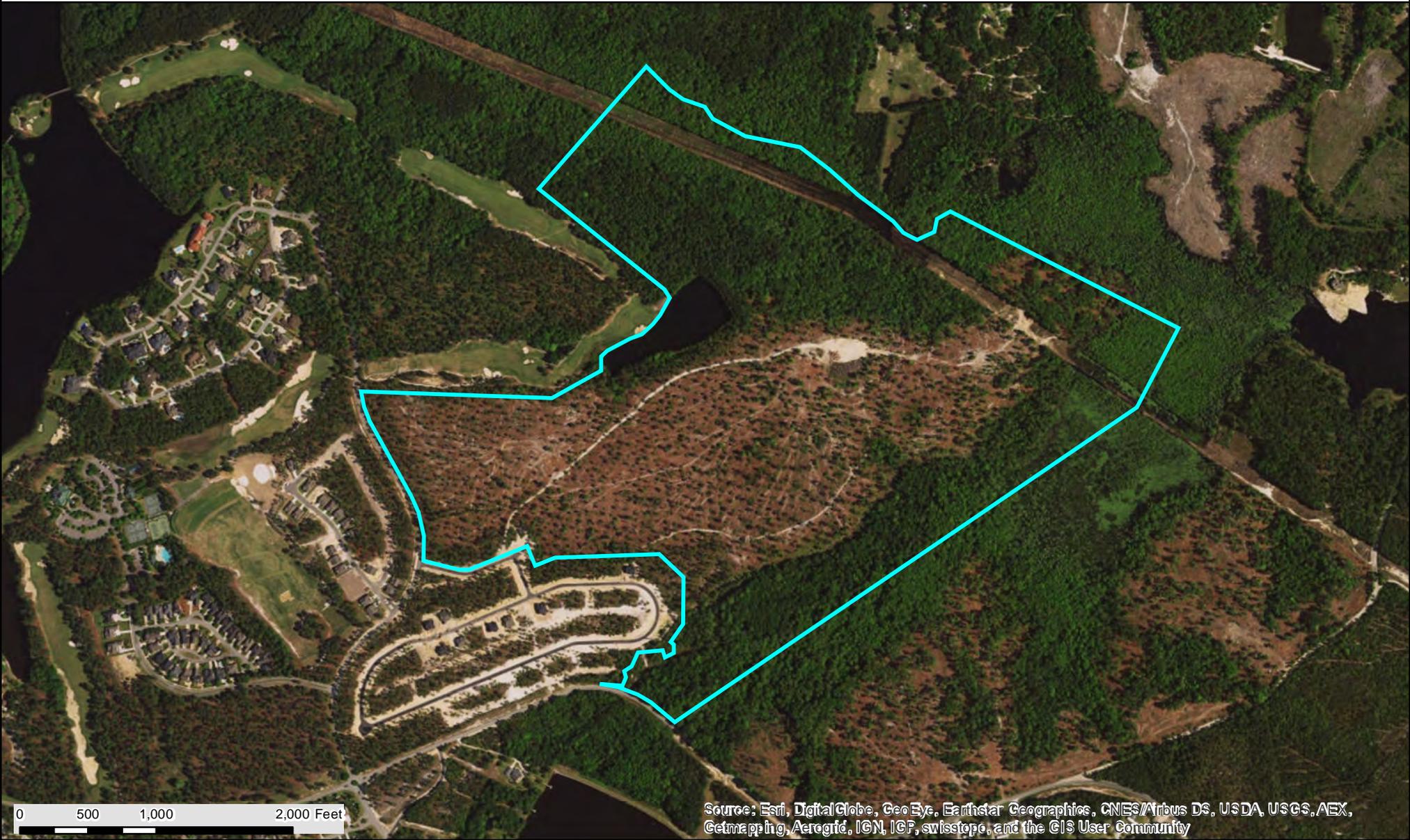
Recommend to City Council annex said land with interim UER-2 land use classification and interim zoning of PUD-R, -FP where applicable.

# City of Columbia

**TMS#28900-01-41**



Tuesday, May 24, 2016



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, 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.



# Future Land Use Map

1104 Deerpark Drive, TMS#: 28900-01-41

Existing FLU: Neighborhood - Medium Density (Richland County); Proposed 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



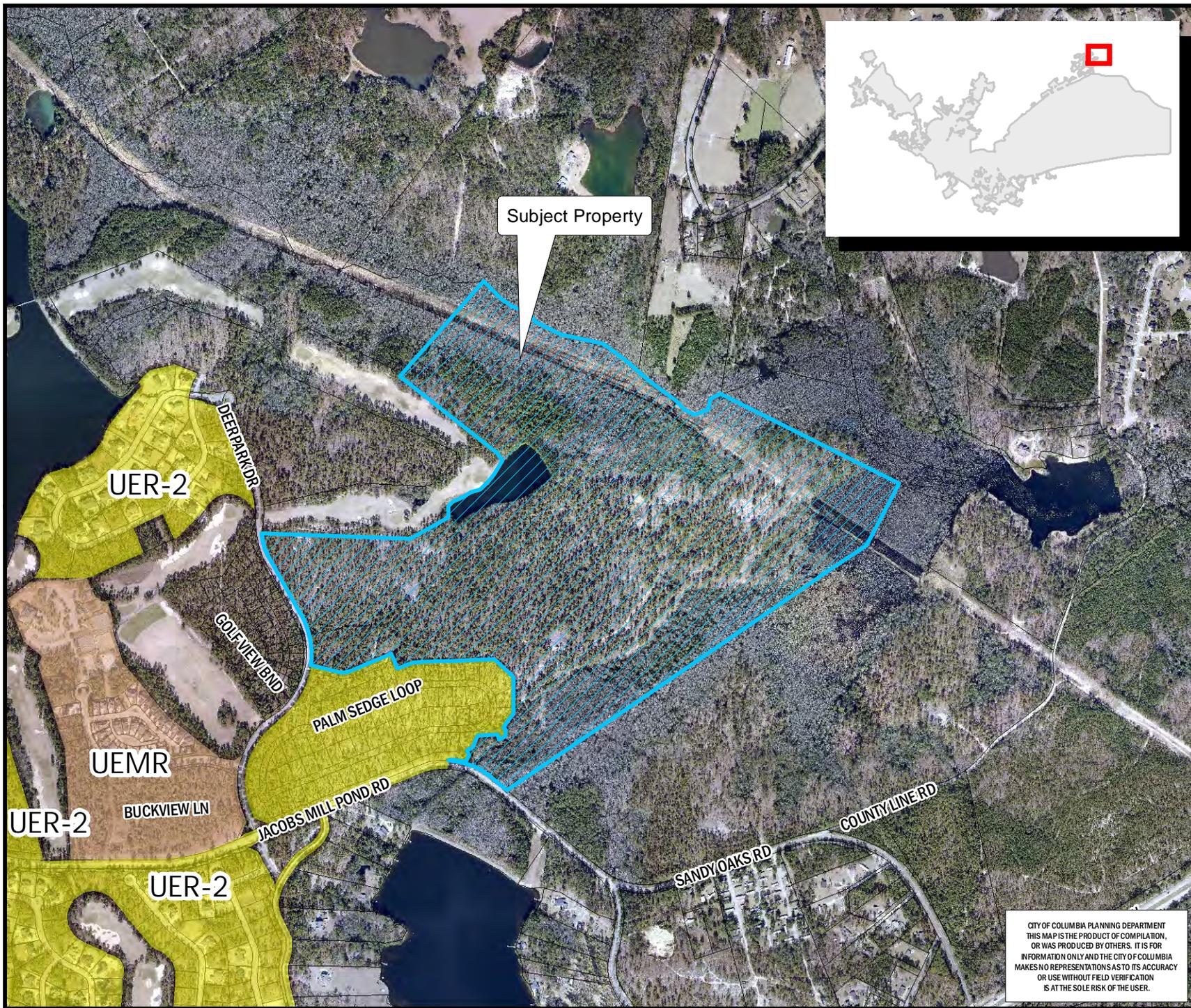
0 250 500 1,000 Feet

ORIGINAL PREPARATION/DATE:  
This map was prepared by:

Leigh DeForth  
May 24, 2016



We Are Columbia



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

# Zoning Map

1104 Deerpark Drive, TMS#: 28900-01-41

Existing Zoning: PDD (Richland County); Proposed Zoning: PUD-R, -FP

Department of Planning & Development Services

**Legend**

	CITY LIMITS
	PARCELS

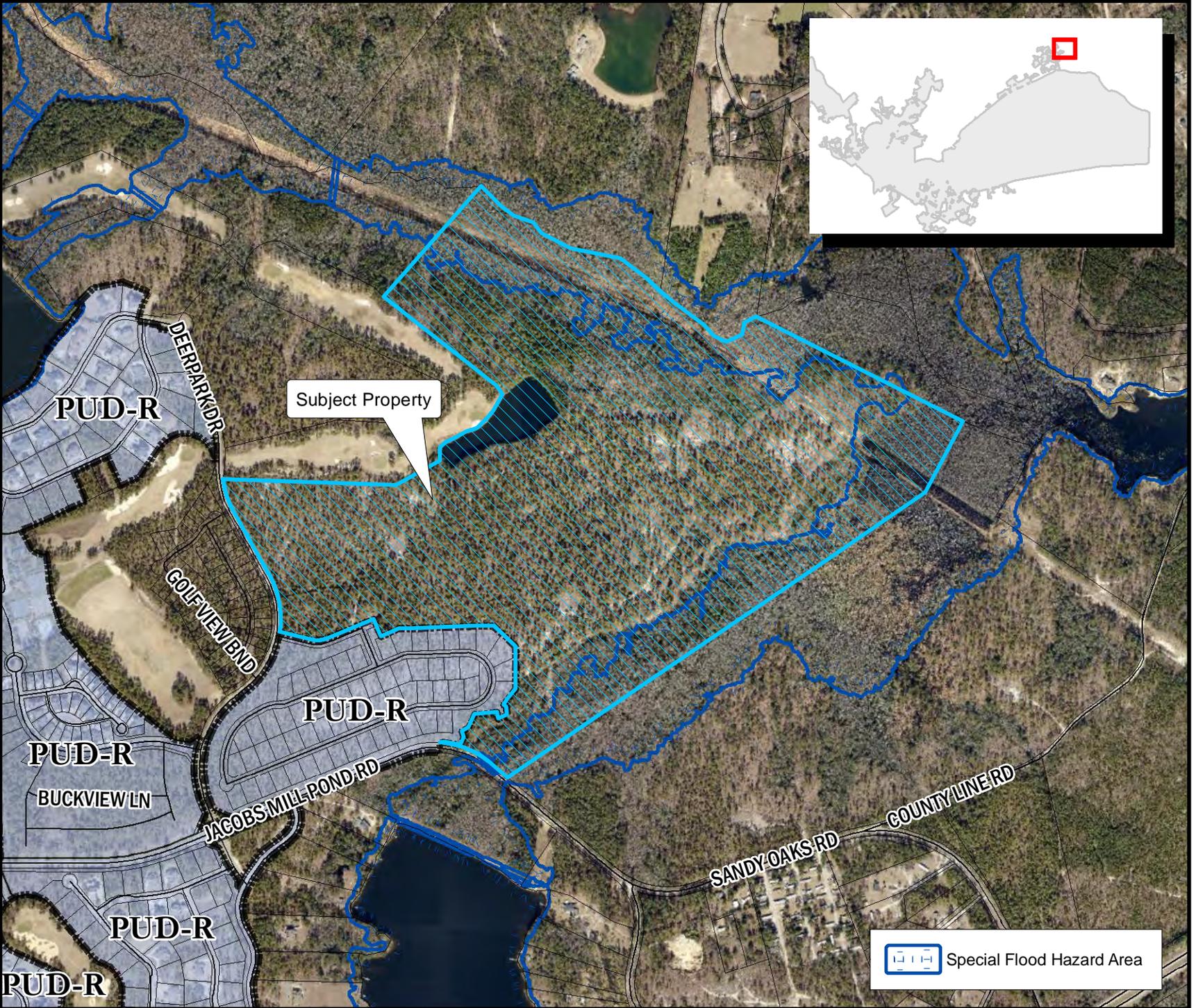
	D-1		C-1
	RS-1		C-2
	RS-1A		C-3
	RS-1B		C-3A
	RS-2		C-4
	RS-3		C-5
	RD		M-1
	RD-2		M-2
	RG-1		PUD-C
	RG-1A		PUD-LS
	RG-2		PUD-LS-E
	RG-3		PUD-LS-R
	UTD		PUD-R
	MX-1		OUT OF CITY
	MX-2		

0 200 400 800 Feet

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



Special Flood Hazard Area

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