



## PLANNING COMMISSION

January 11, 2024 at 4:00pm

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

### ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY

#### 2076 County Line Trail and 7 acres County Line Trail; TMS# 31700-01-04 and 28900-01-34

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|                       |   |
|-----------------------|---|
| Council District:     | 4   |
| Proposal:             | Request recommendation on the assignment of the land use classification of Urban Edge Residential Small Lot (UER-1) and the assignment of zoning of Planned Development District (PD), portions within the Floodplain Overlay District (OV-FP) and the Floodway Overlay District (OV-FW), for a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned Light Industrial (M-1) and Planned Development District (PDD) by Richland County. |
| Applicant:            | Mulberry Hall Properties, LLC and Leicestershire Properties, LLC  |
| Staff Recommendation: | Approval  |
| PC Recommendation:    | 1/11/2024; Pending  |

#### CURRENT PARCEL CHARACTERISTICS/CONDITIONS

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**Acreage:** 82.07 acres

**Current Use:** Undeveloped

**Proposed Use:** Residential

**Reason for Annexation:** Municipal Services

**Urban Service Area:** Secondary Area

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

**Proposed City Land Use Classification:** Urban Edge Residential Small Lot (UER-1)

**Current County Zoning:** Light Industrial (M-1) and Planned Development District (PDD)

**Proposed City Zoning:** Planned Development District (PD), portions within the Floodplain Overlay District (OV-FP) and the Floodway Overlay District (OV-FW)

**Census Tract:** 114.07 (Richland) and 9709.08 (Kershaw)

#### PLANS, POLICIES, AND LAND USE

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##### *Urban Service Area*

The subject property is identified as a “Secondary Area” in the Urban Service Area Plan.

##### **Principles and Goals of the Urban Service Area**

The Urban Service Area plan provides a prioritization tool for City Council, staff, and the public to consider about the areas that present the best opportunities for the City’s long-term growth, while minimizing both short-term and long-term challenges. A review of existing infrastructure as well as the reach of our community facilities and services helps define how we classify areas within the Urban Service Area plan. Areas have been classified as

Primary, Secondary, and Long Range areas - or as Donut Holes – in order to represent the general level of priority based on this review.

Importantly, this Urban Service Area plan is a policy guide, and not a determination about annexation on any individual property.

### **Secondary Area**

*Secondary Areas* are those areas where it may be logical or advantageous to provide City services, but where the ability to provide all services and/or the condition of existing infrastructure may not be at optimal levels for annexation. 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. These areas may include “higher value” properties where annexation could prove beneficial to revenues.

Annexation within *Secondary Areas* should be considered, but an assessment of the impact on the City’s revenue and ability to serve the property/area in question should occur prior to consideration of and action upon annexation petitions.

### *Comprehensive Plan Land Use Classification*

The proposed future land use classification for the subject property in the *Columbia Compass: Envision 2036* Future Land Use Map is Urban Edge Residential Small Lot (UER-1). The property is currently designated as Neighborhood (Medium Density) by Richland County.

**Refer to attached land use classification descriptions for existing Richland County land use and proposed City of Columbia land uses.**

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

The subject property is not located within the study area for a neighborhood, small area, community, or corridor plan recently adopted by the City of Columbia or Richland County.

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## **PROPOSED ZONING DISTRICT SUMMARY**

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The properties are currently zoned Light Industrial (M-1) and Planned Development District (PDD) by Richland County. Adjacent parcels within the City of Columbia are currently zoned Planned Development District (PD) to the west and northwest. Adjacent parcels in unincorporated Richland County are currently zoned Planned Development District (PDD) to the north and Light Industrial (M-1) to the south across Interstate 20. The adjacent parcel in Kershaw County, to the east, is zoned Rural Resource District (RD-2).

The proposed City of Columbia zoning district is Planned Development District (PD), portions within the Floodplain Overlay District (OV-FP) and the Floodway Overlay District (OV-FW), and the parcel formerly zoned Richland County M-1 will be added to the Woodcreek Farms General Development Plan.

**Refer to attached zoning district descriptions for more information on the proposed City of Columbia zoning.**

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## **STAFF RECOMMENDATION**

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Staff recommends the assignment of future land use classifications of Urban Edge Residential Small Lot (UER-1) and zoning of Planned Development District (PD), portions within the Floodplain Overlay District (OV-FP) and the Floodway Overlay District (OV-FW) at the time of annexation.



Subject Properties

COUNTY LINE TRL

OLLIVANDER LN

ECLIPSE LN

S DESERT ORCHARD LN

CRESCENT CORNER DR

YELLOW DWARF LN

RIDLEY HILL LN

SANDY OAKS RD

INTERSTATE 20 W

INTERSTATE 20 E

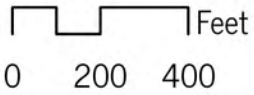


# Future Land Use

2076 County Line Trail; TMS# 31700-01-04 and 28900-01-34  
 Current Richland Co. Future Land Use: Neighborhood (Medium Density)  
 Proposed City Future Land Use: Urban Edge Residential Small Lot (UER-1)

## Legend

- UCMR-1 - Urban Core Mixed Residential - 1
- UCMR-2 - Urban Core Mixed Residential - 2
- UCMR-3 - Urban Core Mixed Residential - 3
- UEMR - Urban Edge Mixed Residential
- UCMF - Urban Core Multi-family
- 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
- UCAC-3 - Urban Core Regional Activity Center
- UEAC-1 - Urban Edge Community 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
- S/A - Sports/Amusement
- C/I - Civic/Institutional
- CBA - Central Business Area
- ZOO - Riverbanks Zoo & Garden
- U/C - Universities/Colleges
- FJ - Fort Jackson
- T/S - Transitional/Sensitive Lands
- Parcels
- City Limits

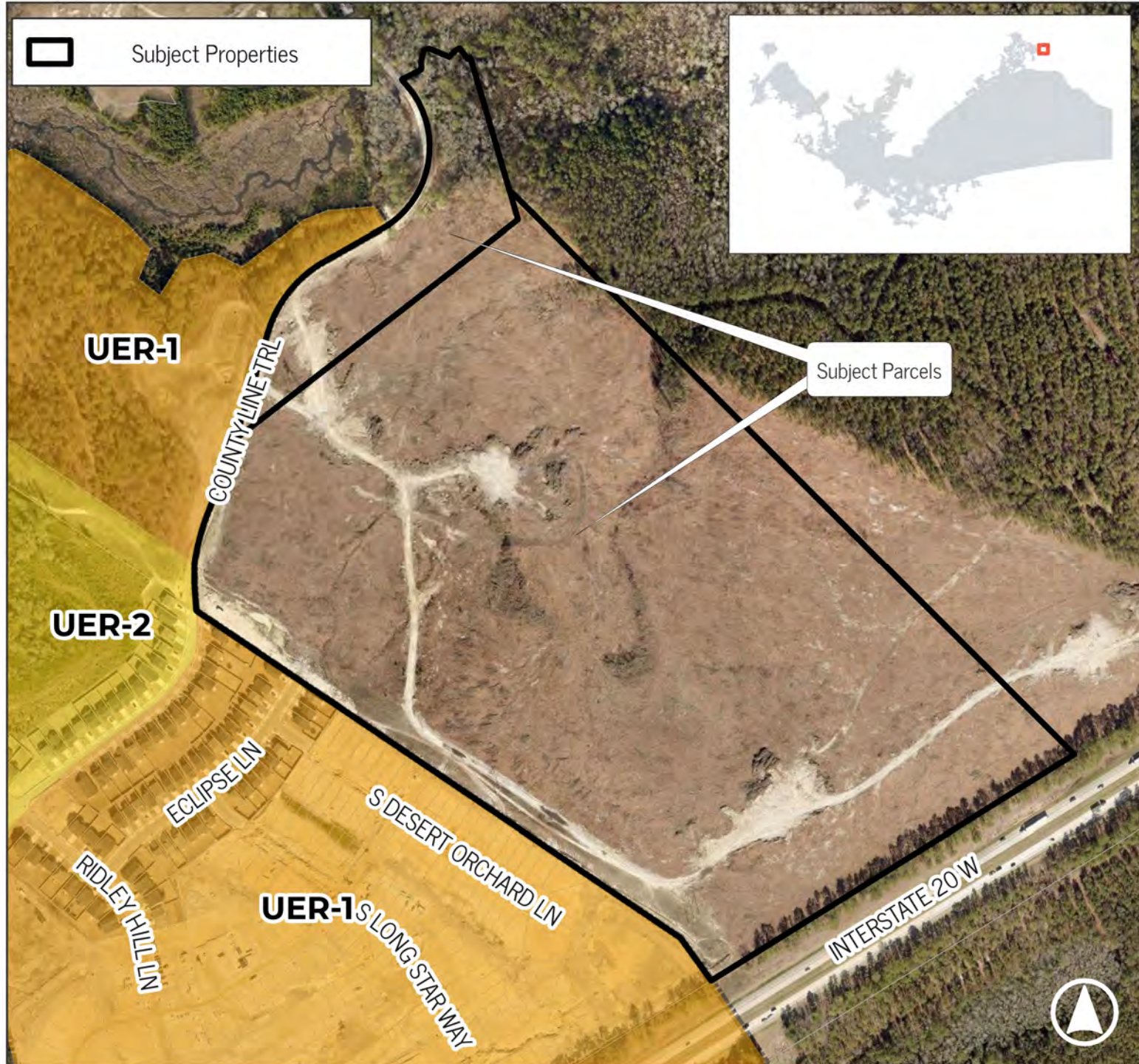


## Planning & Development Services Department

Created by: swudson Date: 12/15/2023



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# Zoning

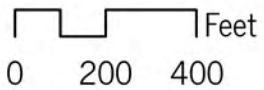
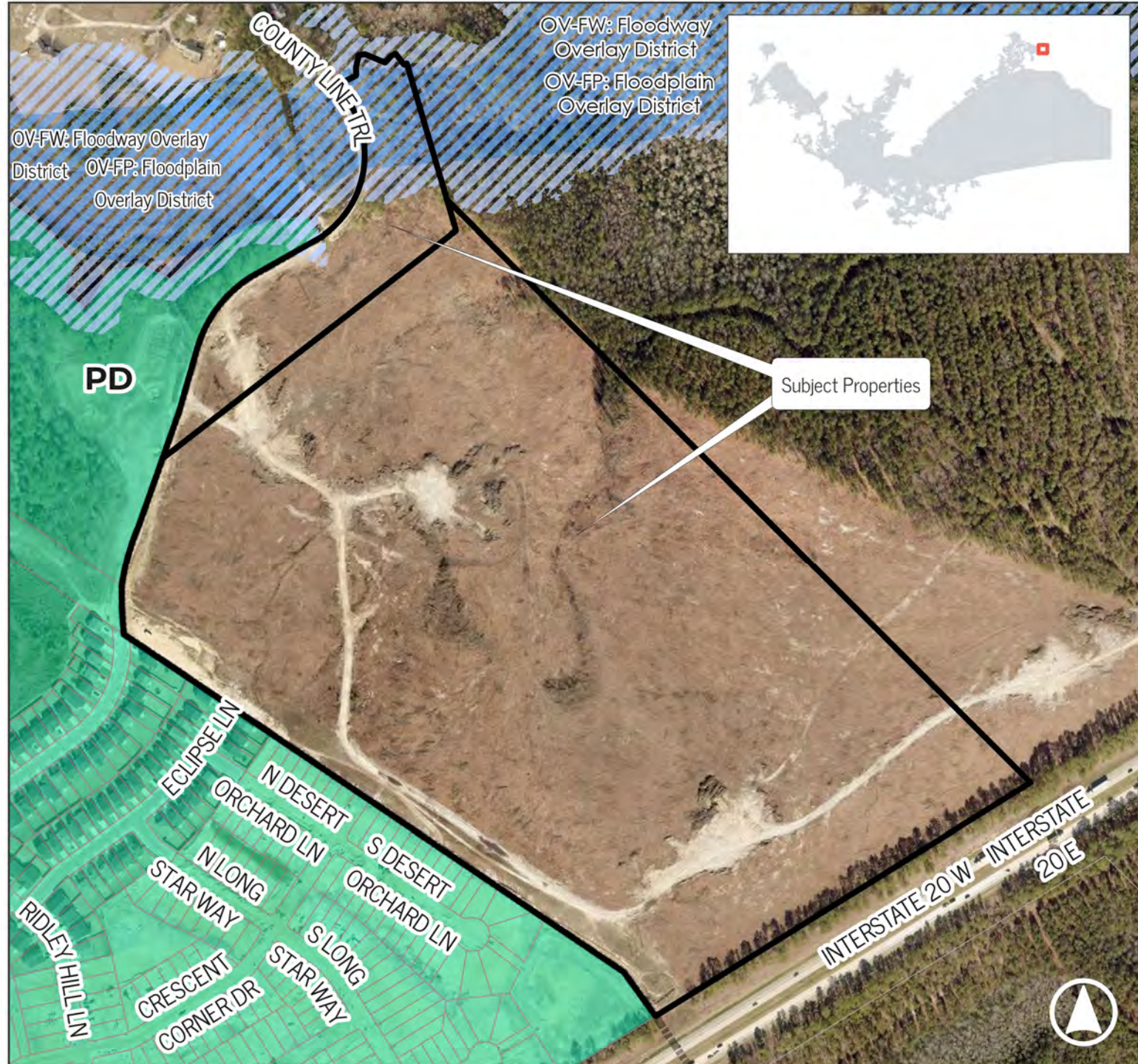
2076 County Line Trail; TMS# 31700-01-04 and 28900-01-34

Current Richland Co. Zoning: M-1 and PDD

Proposed City Zoning: PD, portions within OV-FP and OV-FW

## Legend

- PD: Planned Development
- OV-FW: Floodway Overlay District
- OV-FP: Floodplain Overlay District
- Parcels
- City Limits



Planning & Development  
Services Department

Created by: sw Hudson Date: 12/21/2023



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# Current Future Land Use Classification

## NEIGHBORHOOD (MEDIUM-DENSITY)

### Land Use and Character

Areas include medium-density residential neighborhoods and supporting neighborhood commercial scale development designed in a traditional neighborhood format. These neighborhoods provide a transition from Neighborhood (Low-Density) to more intense Mixed Residential (High-Density) urban environments. Multi-family development should occur near activity centers and within Priority Investment Areas with access to roadways with adequate capacity and multimodal transportation options. Non-residential development may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial.



### Desired Development Pattern

The primary use within this area is medium density residential neighborhoods designed to provide a mix of residential uses and densities within neighborhoods. Neighborhoods should be connected and be designed using traditional grid or modified grid designs. Non-residential uses should be designed to be easily accessible to surrounding neighborhoods via multiple transportation modes.



### Transportation

Upgrades to arterial and collector roads should include the full range of transportation options – driving, transit, walking, and biking. Connectivity between adjacent developments is encouraged. Subdivisions should be designed to provide vehicular, bicycle, and pedestrian access and connectivity throughout, either through conventional sidewalks or through greenway and trail access.

### Recommended Land Uses

**Primary Land Uses:** Single-family detached houses, duplexes, townhomes

**Secondary Land Uses:** Multi-family development, neighborhood serving services, such as small scale drycleaners, professional offices, coffee shops, bakeries and restaurants, drug-stores, and convenience stores should be located within Neighborhood Activity Centers or may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial. These land uses should not result in strip commercial development or fragmented “leapfrog” development patterns along corridors. Places of worship, public or private parks, and public recreation facilities are also appropriate uses. These uses should be integrated to better serve surrounding residential properties through pedestrian access, and mitigation of any noise, light, or traffic impacts on neighborhoods.

### Policy Guidance

1. Neighborhood densities should be based on allowing higher densities that include single-family attached housing near major corridors and activity centers and lower densities that include only single-family detached housing near open space developments, low-density residential, and rural areas.
2. Master planning of neighborhoods is encouraged and should include neighborhood parks and open spaces as part of the development program. A mix of housing types is encouraged within individual developments. Neighborhood scale commercial centers are also an appropriate amenity to include in master planned developments.
3. Traditional neighborhood designs should be facilitated by development of a new zoning district that allows for a mix of housing types and lot sizes within a single development.
4. Developments should connect to adjacent neighborhoods and commercial/employment areas, and be supported by multiple modes of transportation.
5. The protection of mature tree canopy is encouraged for areas surrounding developments and on private residential lots, as feasible.

6. Environmentally sensitive areas, such as floodplains, wetlands, and lands along creeks and surface waters should be protected or developed using best management practices to maintain the areas green infrastructure system, and to ensure long-term water quality. Providing public recreational access to these features, as feasible, is preferred.

**Relevant Plans**

Broad River Road Corridor and Neighborhood Master Plan, Candlewood Master Plan, Crane Creek Master Plan, Lower Richland Community Strategic Master Plan, The Renaissance Plan: Decker Boulevard/Woodfield Park Area

**Priority Investment Areas**

#2 Ballentine at Dutch Fork Road, Marina, and Broad River Road, Portion of #5 I-20 Fairfield Interchange, Portion of #9 Decker Boulevard and Two Notch Road, Portion of #8 I-77 Farrow Road Interchange

**Areas of Common Interest**

Proposed projects in the Northwest, North Central, Northeast, and Southeast Planning areas should be coordinated with adjacent municipalities when located in areas of common interest near jurisdictional lines.

**Existing Zoning Districts of Similar Character**

RS-LD, RS-MD, MH, PDD



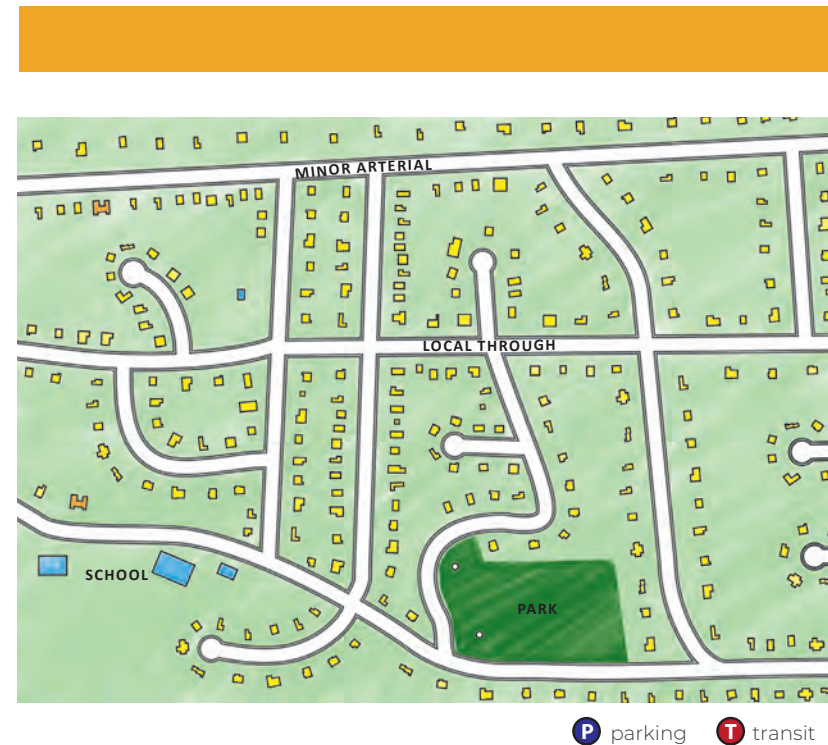


# Proposed Future Land Use Classification

## Development Types

### URBAN EDGE RESIDENTIAL SMALL LOT (UER-1)

Urban Edge Residential Small lot neighborhoods account for a significant portion of the City's existing residential neighborhoods. This development type is appropriate as development on remaining large lots or as redevelopment in the outer areas of Columbia. Most of these developments are relatively modern and occurred after 1970. Urban Edge Residential Small Lot developments generally do not continue the grid and block pattern found in the urban core neighborhoods, but do tend to have a consistently organized internal street network with loops and interconnections. Culs-de-sac are most prominent in this development type.



### UER-1 BUILDING TYPES/LAND USES

#### PRIMARY TYPES

- Single-family Detached

#### TERTIARY TYPES

- Single-family Attached
- Two-family
- Three-family
- Multi-family Small
- Civic/Institutional Small
- Business/Employment Small (excl. Flex)
- Cemeteries & Mausoleums

*See matrix for appropriate park/open space types.*

## Development Types

### UER-1 DEVELOPMENT PATTERN/CONTEXT

- The street network is typically curvilinear with irregular block structure and limited points of connection to the main road network. Street widths may be narrow or wide. Sidewalks may or may not be present in existing neighborhoods but should be provided in new developments. On-street parking is uncommon in these neighborhoods when street widths are narrow.
- Blocks are slightly irregular and may display a range of sizes and shapes determined by the parent lot shape and the internal street network.
- Blocks are subdivided into regular sized lots ranging between 2,500 square feet and 10,000 square feet.
- Buildings are typically set back from the street with deep front yards; buildings sit parallel to the street.
- Building sizes vary slightly within a block, but most are one to two stories in height with less than 2,000 square feet of livable space. Exceptions in the number of stories would be for neighborhoods with many split-level homes.
- Most homes have dedicated parking areas in front or side yards. Attached garages or carports are common.
- Open or green spaces are included in individual properties, retention or detention areas, or neighborhood parks. Passive green spaces should be included in new developments.
- Within a single development, building architecture, density, scale, and design will typically be fairly consistent along with front yard setbacks and driveway and garage arrangements.



# Proposed Zoning District

**Article 3: Zoning Districts**

Sec. 17-3.6. Planned Development Districts

(c) PD-#: Planned Development District

**(c) PD-#: Planned Development District**

**(1) Purpose**

The purpose of the Planned Development (PD) District is to encourage integrated and well-planned mixed-use development in locations throughout the City. A range of residential and nonresidential uses are allowed, with the intent of providing a variety of housing options and mutually-supportive nonresidential uses that serve the residents and the surrounding neighborhood.

Substantial flexibility is provided, with an expectation that development quality will surpass what is otherwise achievable through the base zoning district. District standards shall support the efficient use of land and resources, protect natural features and the environment, promote greater efficiency in providing public facilities and infrastructure, and mitigate potential adverse impacts on surrounding development.



**(2) Intensity and Dimensional Standards**

| Standard                                  | Requirement   |
|---|---|
| Lot Area, min. (sf.)                      | To be established in PD Plan and PD Agreement document as set forth in Sec. 17-2.5(d), Planned Development. |
| Lot Width, min. (ft.)                     |   |
| Lot Coverage, max. (% of site area)       |   |
| Density, max. (du/acre)                   |   |
| Intensity, max. (sf)                      |   |
| Front Yard Setback, min. (ft.)            |   |
| Side Yard Setback, min. (ft.)             |   |
| Rear Yard Setback, min. (ft.)             |   |
| Building Height, max. (ft.)               |   |
| Other intensity and dimensional standards |   |

**Notes:** ft. = feet sf. = square feet du. = dwelling unit

**(3) Use Standards**

The specific uses that may be developed in the specific PD zoning district, together with any standards that apply to specific uses, shall be identified in the PD Plan.

**a. Principal Uses**

The following uses are not allowed in a PD zoning district:

1. Mobile home park;
2. Dormitory, private;
3. Correctional facility;
4. Zoo;
5. College or university;
6. Hospital;
7. Airport;
8. Railroad facility;
9. Solar energy conversion system (large scale);
10. Animal shelter;
11. Laboratory, testing or research;
12. Self-service storage facility;
13. Sign fabrication establishment;
14. Crematory;
15. Sexually-oriented business;
16. Building supplies store;
17. Commercial vehicle sales and rentals;
18. Personal vehicle sales and rentals;
19. Vehicle towing and wrecker service;
20. Uses in the Agriculture and Forestry use categories;
21. Uses in the Industrial use classification; and
22. Any use that the Zoning Administrator determines to be part of , or substantially similar to, a use type, use category, or use classification listed in this subsection using the standards in Sec. 17-9.3(b), Interpretation of Unlisted Uses.

**b. Accessory Uses and Structures**

Accessory uses and structures within a PD district shall be subject to the standards in Sec. 17-4.3(c), General Standards for All Accessory Uses and Structures.

**(4) District-Specific Development Standards**

Development in a PD district shall comply with the following standards.

**a. Use mixing**

A PD district shall provide a mix of residential and nonresidential uses.

**b. Building Types**

A PD district shall provide a mix of building types, when feasible.

**c. Pedestrian and Nonmotorized Connections**

Facilities for pedestrian and other nonmotorized transportation shall be provided to establish connections within the site, and to adjacent public streets. The facilities may include, but are not limited to:

1. Sidewalks and trails;
2. Wayfinding markers and signage;
3. Crosswalks, raised intersections, traffic signals, or other safety features;
4. Curb cuts for bicycles, wheelchairs, and other forms of nonmotorized transportation;
5. Paths that connect to buildings, parking areas, open space areas, and public streets; and
6. Bicycle facilities, including on-street and off-street facilities and bicycle parking.

**d. General Development Standards**

1. Development in a PD district shall comply with the standards in Article 5: Development Standards, unless they are modified as allowed by Table 17-3.6(c)(4): Development Standards Subject to Modification.

| <b>TABLE 17-3.6(C)(4): DEVELOPMENT STANDARDS SUBJECT TO MODIFICATION</b> |                                      |                          |
|--|--------------------------------------|--------------------------|
| STANDARD   |                                      | MEANS TO MODIFY          |
| Sec. 17-5.1  | Access, Mobility, and Circulation    | PD Plan                  |
| Sec. 17-5.2,   | Off-Street Parking, Bicycle Parking  | PD Plan                  |
| Sec. 17-5.3,   | Landscaping                          | PD Plan                  |
| Sec. 17-5.4,   | Tree Protection                      | PD Plan                  |
| Sec. 17-5.5,   | Open Space                           | Modifications prohibited |
| Sec. 17-5.6,   | Neighborhood Compatibility           | Modifications prohibited |
| Sec. 17-5.7,   | Form and Design Standards            | PD Plan                  |
| Sec. 17-5.8,   | Fences and Walls                     | PD Plan                  |
| 0,   | Exterior Lighting                    | PD Plan                  |
| 0  | Signs                                | PD Plan                  |
| Sec. 17-6.2,   | Minimum Design Standards             | PD Plan                  |
| 0,   | Improvements and Sureties            | PD Plan                  |
| Article 9:   | Definitions and Rules of Measurement | PD Plan                  |

2. Modifications to development standards, as allowed in Table 17-3.6(c)(4): Development Standards Subject to Modification, shall be:
  - (i) Consistent with the purpose the PD district; and
  - (ii) Documented in the PD Plan and PD Agreement documents, with a clear basis for why the change is needed, how it supports the purpose of this district, and how it supports high-quality development.

**e. Site Access**

Any streets, alleys, and driveways proposed shall be adequate to serve the residents, occupants, visitors, and other anticipated traffic of the PD district, but may be designed to discourage through traffic from traversing the development.

**f. Pedestrian Circulation**

The pedestrian circulation system and its related walkways shall be separated as completely as possible from the vehicular street system in order to provide separation of pedestrian and vehicular movement.



## **Article 3: Zoning Districts**

### **Sec. 17-3.6. Planned Development Districts**

#### **(c) PD-#: Planned Development District**

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**g. Utilities**

The planned development shall provide for underground installation of utilities (including electricity and telephone) both public ways and private extensions. Provisions shall be made for acceptable design and construction of storm water facilities including grading, gutter, piping, and treatment of turf and maintenance of facilities.

**h. Privacy**

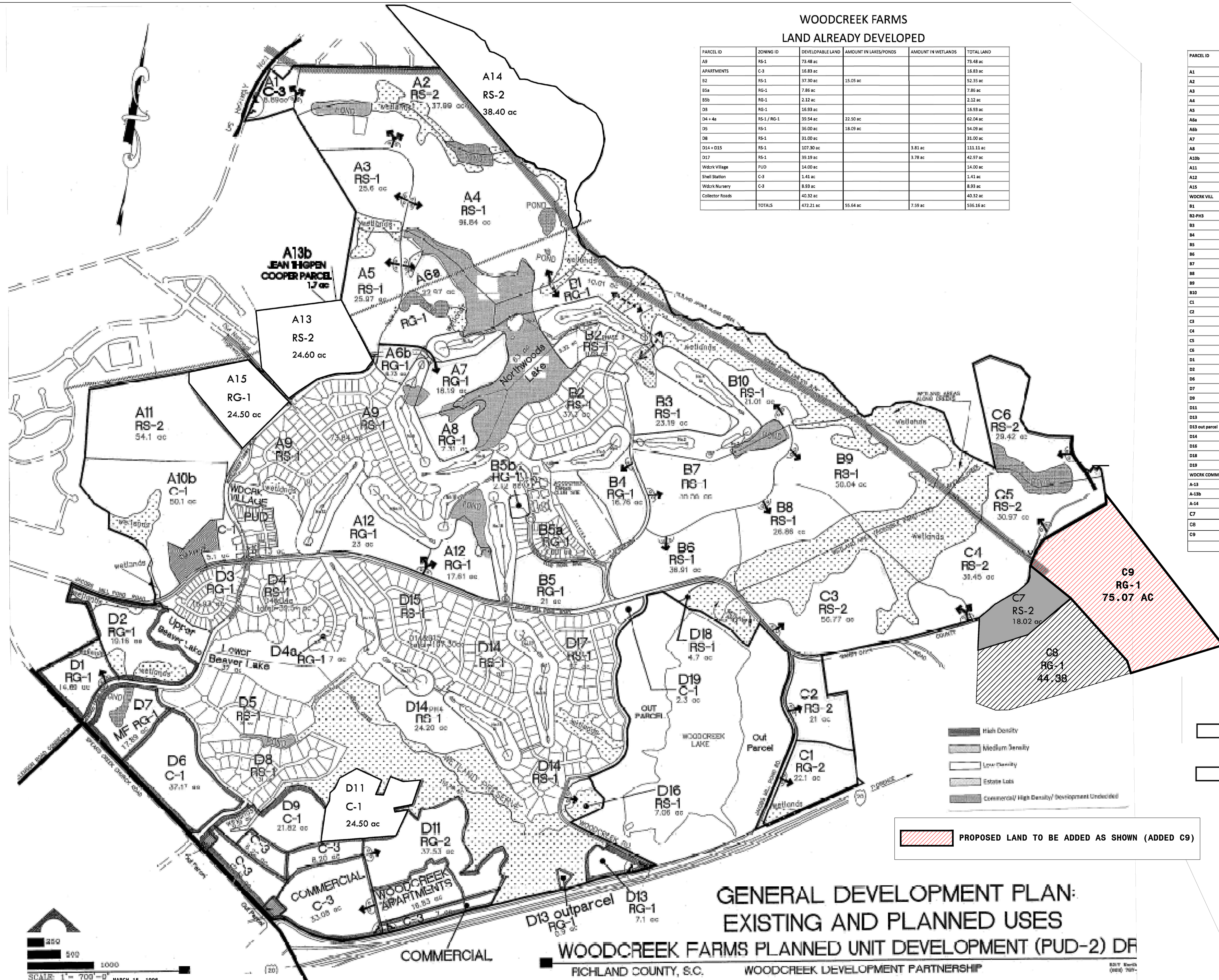
A planned development containing residential uses shall provide reasonable visual and acoustical privacy for dwelling units, including fences, insulation, walks, barriers, protection and aesthetic enhancement of property and the privacy of its occupants. High-rise buildings shall be located within the development in such a way as to minimize any adverse impact on adjoining low-rise buildings.

WOODCREEK FARMS  
LAND ALREADY DEVELOPED

| PARCEL ID       | ZONING ID  | DEVELOPABLE LAND | AMOUNT IN LAKES/PONDS | AMOUNT IN WETLANDS | TOTAL LAND |
|-----------------|------------|------------------|-----------------------|--------------------|------------|
| A3              | RS-1       | 73.48 ac         |                       |                    | 73.48 ac   |
| APARTMENTS      | C-3        | 16.83 ac         |                       |                    | 16.83 ac   |
| B2              | RS-1       | 37.30 ac         | 15.05 ac              |                    | 52.35 ac   |
| B5a             | RG-1       | 7.86 ac          |                       |                    | 7.86 ac    |
| B5b             | RG-1       | 2.12 ac          |                       |                    | 2.12 ac    |
| D3              | RG-1       | 16.93 ac         |                       |                    | 16.93 ac   |
| D4 + 4a         | RS-1/ RG-1 | 39.54 ac         | 22.50 ac              |                    | 62.04 ac   |
| D5              | RS-1       | 36.00 ac         | 18.09 ac              |                    | 54.09 ac   |
| D8              | RS-1       | 31.00 ac         |                       |                    | 31.00 ac   |
| D14 + D15       | RS-1       | 107.30 ac        |                       | 3.81 ac            | 111.11 ac  |
| D17             | RS-1       | 39.19 ac         |                       | 3.78 ac            | 42.97 ac   |
| Wdcrk Village   | PUD        | 14.00 ac         |                       |                    | 14.00 ac   |
| Shell Station   | C-3        | 1.41 ac          |                       |                    | 1.41 ac    |
| Wdcrk Nursery   | C-3        | 8.93 ac          |                       |                    | 8.93 ac    |
| Collector Roads |            | 40.32 ac         |                       |                    | 40.32 ac   |
| TOTALS          |            | 472.21 ac        | 55.64 ac              | 7.59 ac            | 535.44 ac  |

WOODCREEK FARMS  
LAND AVAILABLE FOR DEVELOPMENT

| PARCEL ID      | ZONING ID | DEVELOPABLE LAND | AMOUNT IN LAKES/PONDS | AMOUNT IN WETLANDS | TOTAL LAND  |
|----------------|-----------|------------------|-----------------------|--------------------|-------------|
| A1             | C-3       | 9.00 ac          |                       |                    | 9.00 ac     |
| A2             | RS-2      | 37.99 ac         | 2.88 ac               | 5.05 ac            | 45.92 ac    |
| A3             | RS-1      | 25.60 ac         |                       | 2.64 ac            | 28.24 ac    |
| A4             | RS-1      | 96.84 ac         | 18.81 ac              | 16.25 ac           | 131.90 ac   |
| A5             | RS-1      | 25.97 ac         |                       | 2.65 ac            | 28.62 ac    |
| A6a            | RG-1      | 22.97 ac         | 14.31 ac              | 2.86 ac            | 40.14 ac    |
| A6b            | RG-1      | 6.73 ac          |                       |                    | 6.73 ac     |
| A7             | RG-1      | 18.19 ac         | 14.28 ac              |                    | 32.47 ac    |
| A8             | RG-1      | 7.31 ac          | 5.88 ac               | 1.89 ac            | 14.88 ac    |
| A10a           | C-1       | 50.1 ac          |                       | 7.11 ac            | 57.21 ac    |
| A11            | RS-2      | 54.08 ac         |                       |                    | 54.08 ac    |
| A12            | RG-1      | 40.61 ac         | 0.73 ac               |                    | 41.34 ac    |
| A15            | RG-1      | 24.50 ac         |                       |                    | 24.50 ac    |
| WDCR VILL      | PUD       | 13.00 ac         |                       | 3.00 ac            | 16.00 ac    |
| B1             | RG-1      | 10.91 ac         | 3.49 ac               | 7.78 ac            | 22.36 ac    |
| B2-PH3         | RS-1      | 9.22 ac          |                       | 5.19 ac            | 14.41 ac    |
| B3             | RS-1      | 23.19 ac         |                       | 2.67 ac            | 25.86 ac    |
| B4             | RG-1      | 16.76 ac         |                       |                    | 16.76 ac    |
| B5             | RG-1      | 21.00 ac         |                       |                    | 21.00 ac    |
| B6             | RS-1      | 36.91 ac         |                       | 0.92 ac            | 37.83 ac    |
| B7             | RS-1      | 35.56 ac         | 2.44 ac               |                    | 38.00 ac    |
| B8             | RS-1      | 26.89 ac         |                       | 15.93 ac           | 42.82 ac    |
| B9             | RS-1      | 50.04 ac         |                       | 32.77 ac           | 82.81 ac    |
| B10            | RS-1      | 21.01 ac         | 2.09 ac               | 42.19 ac           | 65.29 ac    |
| C1             | RG-2      | 22.10 ac         |                       | 1.83 ac            | 23.93 ac    |
| C2             | RS-2      | 21.00 ac         |                       |                    | 21.00 ac    |
| C3             | RS-2      | 56.77 ac         |                       | 26.11 ac           | 82.88 ac    |
| C4             | RS-2      | 30.45 ac         |                       | 24.17 ac           | 54.62 ac    |
| C5             | RS-2      | 30.97 ac         | 2.90 ac               | 7.64 ac            | 41.51 ac    |
| C6             | RS-2      | 29.42 ac         | 6.55 ac               |                    | 35.97 ac    |
| D1             | RG-1      | 14.69 ac         |                       | 1.78 ac            | 16.47 ac    |
| D2             | RG-1      | 19.16 ac         | 9.45 ac               | 11.09 ac           | 39.70 ac    |
| D6             | C-1       | 37.17 ac         |                       |                    | 37.17 ac    |
| D7             | MF RG-1   | 17.89 ac         | 2.04 ac               |                    | 19.93 ac    |
| D9             | C-1       | 21.89 ac         |                       | 0.59 ac            | 22.48 ac    |
| D11            | C-1       | 62.03 ac         |                       |                    | 62.03 ac    |
| D13            | RG-1      | 7.10 ac          |                       |                    | 7.10 ac     |
| D13 out parcel | RG-1      | 0.90 ac          |                       |                    | 0.90 ac     |
| D14            | RS-1      | 24.20 ac         |                       |                    | 24.20 ac    |
| D16            | RS-1      | 2.71 ac          |                       | 4.35 ac            | 7.06 ac     |
| D18            | RS-1      | 1.69 ac          |                       | 11.59 ac           | 13.28 ac    |
| D19            | C-1       | 2.30 ac          |                       |                    | 2.30 ac     |
| WDCR COMM.     | C-3       | 67.11 ac         |                       |                    | 67.11 ac    |
| A-13           | RS-2      | 24.60 ac         |                       |                    | 24.60 ac    |
| A-13b          | RS-1      | 1.70 ac          |                       |                    | 1.70 ac     |
| A-14           | RS-2      | 53.00 ac         |                       | 14.40 ac           | 67.40 ac    |
| C7             | RS-2      | 18.02 ac         |                       |                    | 18.02 ac    |
| D8             | RG-1      | 44.38 ac         |                       |                    | 44.38 ac    |
| C9             | RG-1      | 75.07 ac         |                       |                    | 75.07 ac    |
| TOTALS         |           | 1,370.56 ac      | 85.65 ac              | 253.23 ac          | 1,709.44 ac |



GENERAL DEVELOPMENT PLAN:  
EXISTING AND PLANNED USES

WOODCREEK FARMS PLANNED UNIT DEVELOPMENT (PUD-2) DR  
RICHLAND COUNTY, S.C. WOODCREEK DEVELOPMENT PARTNERSHIP

MARCH 15, 1996  
REVISED 5/12/04  
WCC  
REVISED 05/20/20 POWER ENGINEERING COMPANY, INC., ADDED C7  
REVISED 09/29/21 JACOB RICE ENGINEERING - ADDED C8  
REVISED 01/05/24 HUSSEY GAY BELL - ADDED C9

**WOODCREEK FARMS**  
GOLF COURSE + CLUB HOUSE  
214.29 AC

**WETLAND PRESERVE**  
110.25 AC

**SITE TOTAL (INCLUDING WETLANDS, PONDS, LAKES):**

DEVELOPED AREAS= 588.23 ACRES  
UNDEVELOPED AREAS= 1634.37 ACRES  
GOLF COURSE AREA= 214.29 ACRES  
WETLAND PRESERVE= 110.25 ACRES  
TOTAL= 2,547.28 ACRES

ALL ACREAGES AND AREAS APPROXIMATE ONLY.  
BOUNDARIES HAVE NOT BEEN CONFIRMED BY SURVEY