

ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2022-050

*Annexing 12.59 acres, Shop Road Extension
Richland County TMS# 16200-01-25*

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, 21st day of June, 2022, 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 interim zoning of Light Industrial District (LI), apportioned to City Council District 3, Census Tract 117.02, contains 12.59 acres, and shall be assigned an interim land use classification of Industrial (IND).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 16200-01-25

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:

Cherese B. Wilson
City Manager

Approved as to form:

[Signature]
City Attorney

Introduced: 6/7/2022

Final Reading: 6/21/2022

[Signature]
Mayor

ATTEST:
Eukad M. Hammond
City Clerk

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2022-050

All that certain piece, parcel, or tract of land, situate, lying and being on the north side of Shop Road Extension, near the City of Columbia, in the County of Richland, State of South Carolina, and being more fully shown and designated as 12.59 acres/548,608 S.F. on a plat prepared for New Sun Wah Trading Co. by J. Don Rawls, Jr., PLS # 13517 of Cox and Dinkins, dated May 18, 2005, identified as Project No. 5QQ88-26.DWG, and recorded in Record Book 1077, Page 3321, Richland County, wherein said property is shown being bounded as follows: on the north by land of Davis Family Real Estate, LLC (TMS# 16200-01-04); on the east by land of Kenneth F. Hoagland (TMS# 16200-01-24); on the south by Shop Road Extension right-of-way; on the west by land of Cummins Atlantic Inc. (TMS# 16200-01-22), 2791 Shop Road Extension, LLC (TMS# 16200-01-01) and Charles W.S. Faulkenberry and Mary E. Faulkenberry (TMS# 16200-01-22).

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 tract of land, situate, lying and being on the north side of Shop Road Extension, near the City of Columbia, in the County of Richland, State of South Carolina, and being more fully shown and designated as 12.59 acres/548,608 S.F. on a plat prepared for New Sun Wah Trading Co. by J. Don Rawls, Jr., PLS # 13517 of Cox and Dinkins, dated May 18, 2005, identified as Project No. 5QQ88-26.DWG, and recorded in Record Book 1077, Page 3321, Richland County, wherein said property is shown being bounded as follows: on the north by land of Davis Family Real Estate, LLC (TMS# 16200-01-04); on the east by land of Kenneth F. Hoagland (TMS# 16200-01-24); on the south by Shop Road Extension right-of-way; on the west by land of Cummins Atlantic Inc. (TMS# 16200-01-22), 2791 Shop Road Extension, LLC (TMS# 16200-01-01) and Charles W.S. Faulkenberry and Mary E. Faulkenberry (TMS# 16200-01-22).

Richland County TMS: 16200-01-25

Property Address: 12.59 acres, Shop Road Extension

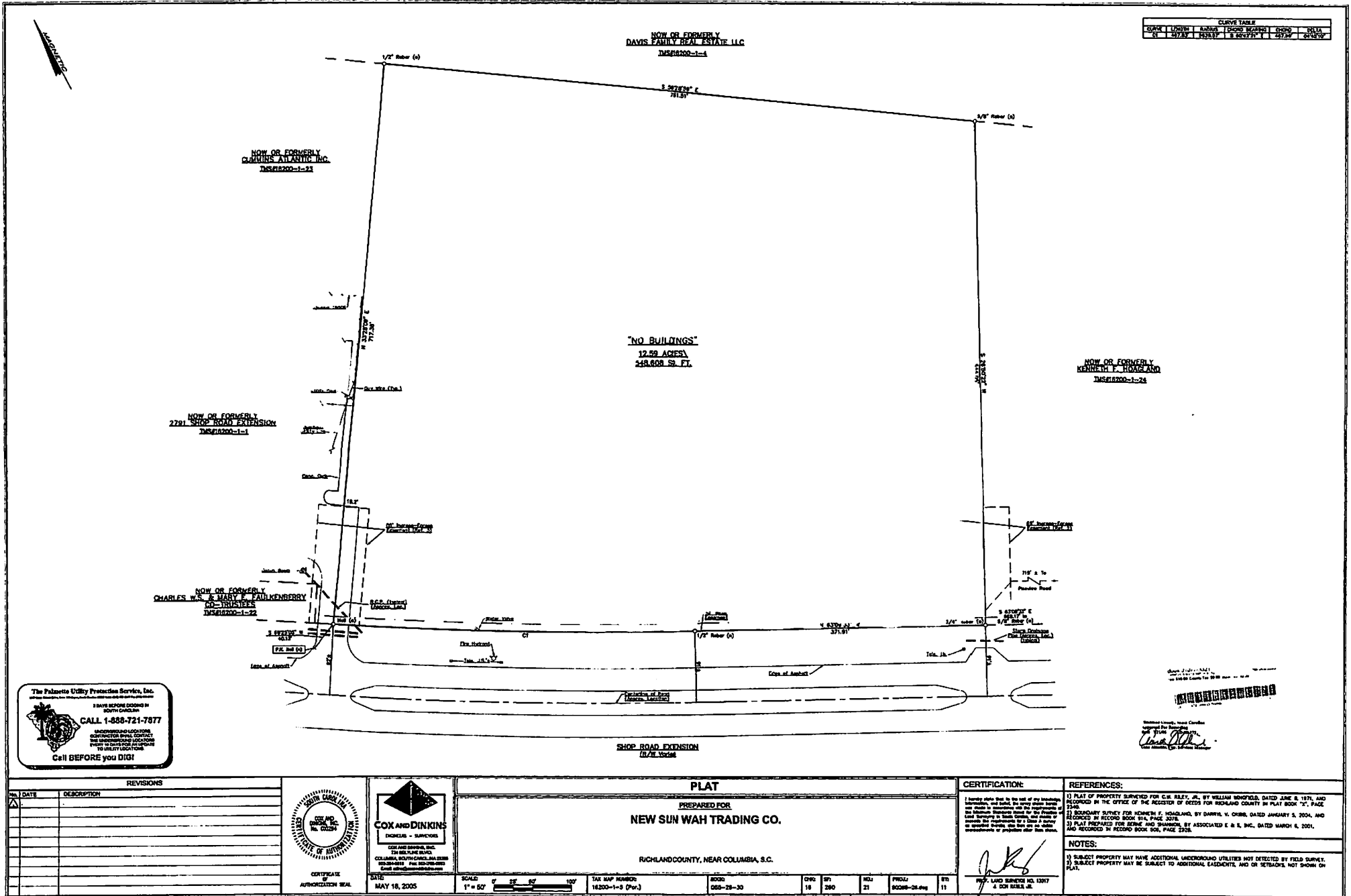
Metal Park Investors 3, LLC, a South Carolina limited liability company.

BY: [Signature]
(Signature)

Date: 4/4/2022

HARRIS COHN
(Print or type name)

ITS: MANAGING MEMBER, METAL PARK INVESTORS 3, LLC
(Print or type title)



REVISIONS		PLAT		CERTIFICATION		REFERENCES	
DATE	DESCRIPTION	PREPARED FOR	NEW SUN WAH TRADING CO.	I hereby state that to the best of my knowledge and belief, the survey shown herein is true and correct, and that the survey was made by me or under my direct supervision, and that I am a duly licensed and qualified surveyor in the State of South Carolina.		1) PLAT OF PROPERTY SURVEYED FOR C.M. RILEY, JR., BY WILLIAM WOODFORD, DATED JUNE 8, 1971, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RICHLAND COUNTY IN PLAT BOOK "X", PAGE 2346.	
		RICHLAND COUNTY, NEAR COLUMBIA, S.C.		<p><i>[Signature]</i></p> <p>PROF. LAND SURVEYOR NO. 13017 4. DON RILEY, JR.</p>		2) BOUNDARY SURVEY FOR WALTER F. HIGHLAND, BY DANNY V. ORRIS, DATED JANUARY 5, 2004, AND RECORDED IN RECORD BOOK 514, PAGE 3078.	
						3) PLAT PREPARED FOR SEBINE AND SHANNON, BY ASSOCIATED E & S, INC., DATED MARCH 6, 2001, AND RECORDED IN RECORD BOOK 504, PAGE 2762.	
						NOTES:	
						1) SUBJECT PROPERTY MAY HAVE ADDITIONAL UNDERGROUND UTILITIES NOT DETECTED BY FIELD SURVEY.	
						2) SUBJECT PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS AND OR SETBACKS NOT SHOWN ON PLAT.	

MEMORANDUM

Office of the City Manager

TO: Department Heads
FROM: Teresa Wilson, City Manager
DATE: April 22, 2022
RE: **Property Address:** 12.59 acres, Shop Road Extension
Richland County TMS#: 16200-01-25
Owner(s): Metal Park Investors 3, LLC, a South Carolina limited liability company
Current Use: Undeveloped
Proposed Use: Warehouse/Industrial
Current County Land Use: Economic Development Center/Corridor
Proposed City Land Use: Industrial (IND)
Current County Zoning: Light Industrial (M-1)
Proposed City Zoning: Light Industrial (LI)
Reason for Annexation: Municipal Services; Secondary Area
City Council District: 3
Census Tract: 117.02

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 **May 12, 2022** Planning Commission 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.

/atl

Attachments

cc:

Clint Shealy, Assistant City Manager
Jeff Palen, Assistant City Manager/CFO
Dana Higgins, Director, Engineering
Frank Eskridge, Director, Utilities
Robert Anderson, Public Works Director
Krista Hampton, Planning & Development Services
Kelly Smith, Business License Administrator
Greg Williams, Business Liaison
Tiffany Latimer, Customer Care Administrator
Todd Beiers, Building Official
Michelle Brazell, Engineering
Police Planning & Research
Alfreda Tindal, Richland Co. 911 Addressing Coordinator

Missy Gentry, Assistant City Manager
Henry M. Simons, Assistant City Manager
Teresa Knox, City Attorney
William Holbrook, Police Chief
Aubrey Jenkins, Fire Chief
Gloria Saaed, Community Development Director
George Adams, Fire Marshal
Hope Hasty, Interim Zoning Administrator
Jacquelyn Richburg, Columbia-Richland 911
David Hatcher, Housing Official
Richland County Solid Waste Collection
Lucinda Statler, Planning Administrator
Brandon Burnette, Development Center Administrator

Planning Commission Land Use Recommendation: IND (Land Use classification) by 4-0

on 5/12/2022 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: LI (Zoning classification) by -

on 5/12/2022 (mm/dd/yyyy).


(Signature of Annexation Coordinator)



Future Land Use Map

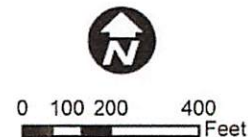
12.59 acres, Shop Road Extension, TMS# 16200-01-25;
Current Rich. Co. FLU: Economic Development Center/Corridor, Proposed City Interim FLU: IND



Department of Planning &
Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 4/22/2022



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

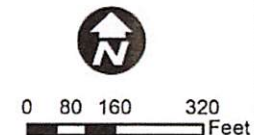
12.59 acres, Shop Road Extension, TMS# 16200-01-25;
Current Rich. Co. Zoning: M-1, Proposed City Interim Zoning: LI



Department of Planning &
Development Services

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