

ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2023-010

Annexing 1709 Smith Street, Richland County TMS #16301-02-06 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map

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 Code Ann. § 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 Columbia Compass: Envision 2036 as the City of Columbia Comprehensive Plan by Ordinance No.: 2020-028 along with all the maps and policies contained therein, and amended from time to time, in accordance with the South Carolina Comprehensive Planning Act of 1994 (§6-29 of the SC Code); and,

WHEREAS, the City of Columbia has adopted the Unified Development Ordinance (UDO) by Ordinance No.: 2019-013 and Official Zoning Map of the City of Columbia, S.C. by Ordinance No.: 2021-001, both amended from time to time, in accordance with the authority in Title VI of the SC Code; and

WHEREAS, pursuant to Sec. 17-1.7(c) of the UDO, annexation may be considered concurrent with amendments to the Comprehensive Plan and the Zoning Map; and

WHEREAS, the City of Columbia Planning Commission has reviewed the proposed future land use and zoning classifications of the property, and made a recommendation to City Council in accordance with §6-29 of the SC Code and §17-2.5 of the UDO; and

WHEREAS, the Columbia City Council has held a public hearing in accordance with §17-2.4(f) of the UDO and §6-29-760 of the SC Code; and

WHEREAS, the Columbia City Council has determined that the proposed land use classification is appropriate for the property, and the proposed zoning district meets one or more of the criteria set forth by §17-2.5(c)(4), Zoning Map Amendment Decision Standards, of the UDO; NOW THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina this 21st day of February, 2023, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.
2. The property identified as 1709 Smith Street and TMS# 16301-02-06 containing 6.37 acres, further identified in Attachment A, is hereby annexed to and becomes a part of the City of Columbia, and is incorporated into Columbia Compass: Envision 2036 and the Official Zoning Map, effective immediately.
3. This property shall be apportioned to City Council District #3, Census Tract 117.02, and assigned a future land use classification of Industrial (IND) and zoning of Light Industrial District (LI).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NOS.: 16301-02-06

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:


City Attorney

Introduced: 2/7/2023
Final Reading: 2/21/2023


Mayor

ATTEST:


City Clerk

ORDINANCE NO.: 2023-010
EXHIBIT "A"
PROPERTY DESCRIPTION

All that certain piece, parcel or lot of land, with the improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, and being more fully shown and delineated as Tract "B", 6.37, acres, more or less, on a Boundary Survey prepared for 1-77 ATLAS, LLC by Jay S. Joshi, PLS# 14811, dated September 26, 2022 and recorded October 3, 2022 in the Office of the Register of Deeds for Richland County in Book 2784 at Page 3236. Reference is made to said plat for a more complete and accurate description. All measurements being a little

MEMORANDUM

Office of the City Manager

TO: Department Heads
FROM: Teresa Wilson, City Manager
DATE: November 17, 2022
RE: **Property Address:** 1709 Smith Street
Richland County TMS#: 16301-02-06
Owner(s): I-77 Atlas, LLC
Current Use: Undeveloped
Proposed Use: Light 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 **December 8, 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, 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 7-0
on 12/8/22 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: LI (Zoning classification) by 7-0
on 12/8/22 (mm/dd/yyyy).


(Signature of Annexation Coordinator)



02/08/2021

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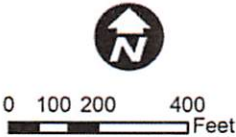
Future Land Use Map

1709 Smith Street, TMS# 16301-02-06;
Current Rich. Co. FLU: Economic Development Center/Corridor, Proposed City FLU: IND



Department of Planning &
Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
Date: 11/17/2022



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

1709 Smith Street, TMS# 16301-02-06;
Current Rich. Co. Zoning: M-1, Proposed City Zoning: LI



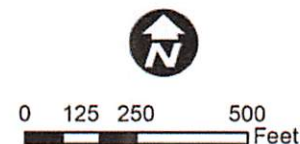
Department of Planning &
Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 11/17/2022



We Are Columbia



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.

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

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

The undersigned, being the owner(s) of the properties 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 the improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, and being more fully shown and delineated as Tract "B", 6.37, acres, more or less, on a Boundary Survey prepared for 1-77 ATLAS, LLC by Jay S. Joshi, PLS# 14811, dated September 26, 2022 and recorded October 3, 2022 in the Office of the Register of Deeds for Richland County in Book 2784 at Page 3236. Reference is made to said plat for a more complete and accurate description. All measurements being a little more or less.

Richland County TMS: 16301-02-06

Property Addresses: 1709 Smith Street

I-77 Atlas, LLC

BY: MCC
(Signature)

Date: 10/28/22

 GEORGE MCCUTCHEN
(Print or Type Name)

ITS: MANAGING MEMBER
(Print or Type Title)

1940-1941

1940-1941

1940-1941

1940-1941

1940-1941

1940-1941

1940-1941

1940-1941

1940-1941



SC STATE PLANE
COORDINATE SYSTEM
NAD 83 (2007)
GRID NORTH

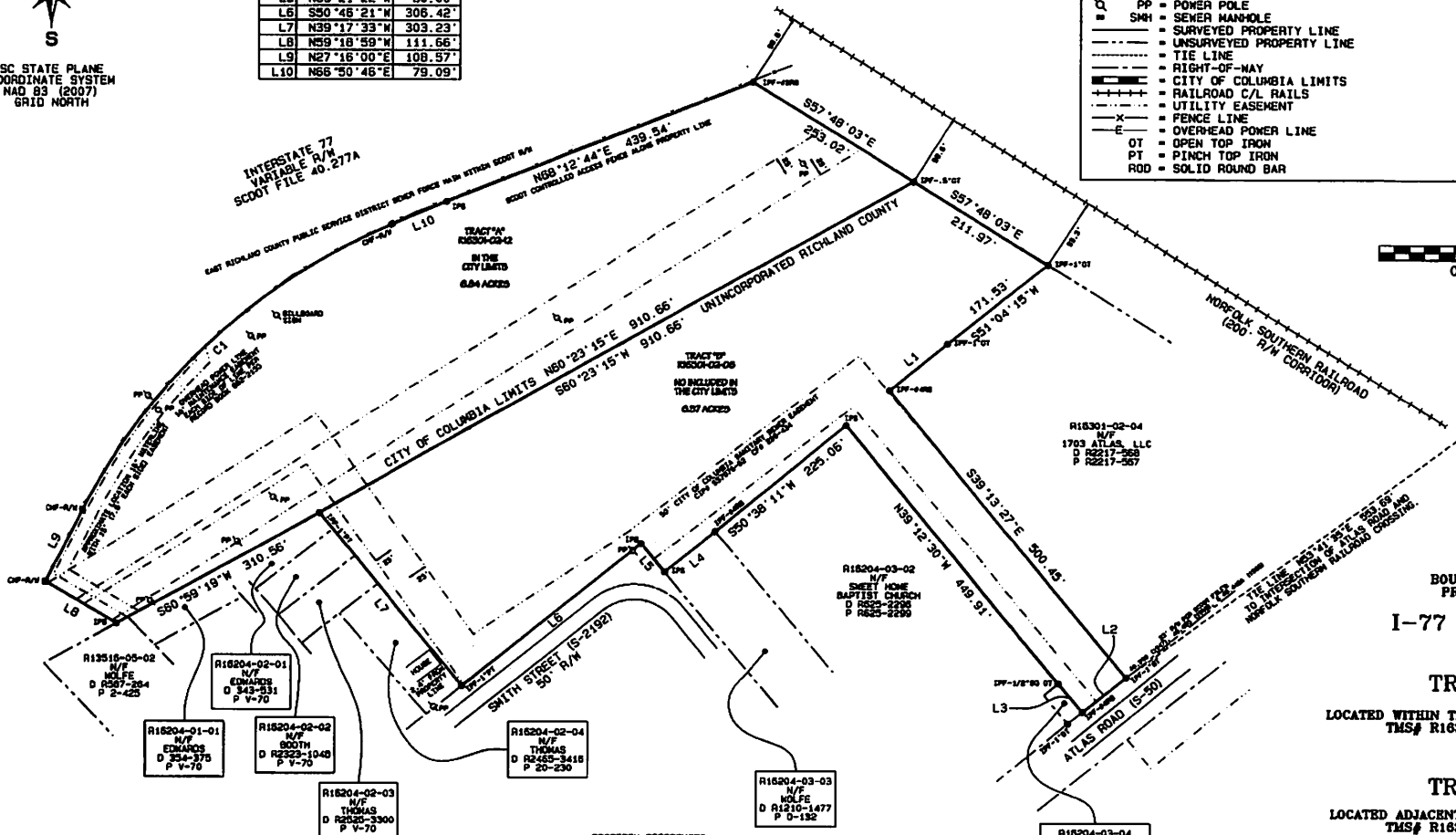
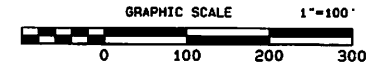
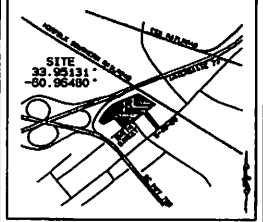
LINE	BEARING	DISTANCE
L1	S90°40'08"W	99.87'
L2	S51°02'24"W	74.84'
L3	N39°36'37"W	90.02'
L4	S50°38'38"W	87.00'
L5	N39°21'22"W	50.00'
L6	S50°46'21"W	306.42'
L7	N39°17'33"W	303.23'
L8	N59°18'50"W	111.66'
L9	N27°16'00"E	108.97'
L10	N55°50'46"E	79.09'

LINE	CHORD BEARING	CHORD	RADIUS
C1	N46°55'20"E	567.65'	839.32'

LEGEND AND ABBREVIATIONS:

- = IRON PIN FOUND WITH DESCRIPTION
- = CONCRETE R/W MARKER FOUND
- = IRON PIN SET (#5 REBAR)
- PP = POWER POLE
- SMH = SEWER MANHOLE
- = SURVEYED PROPERTY LINE
- - - = UNSURVEYED PROPERTY LINE
- - - = TIE LINE
- - - = RIGHT-OF-WAY
- - - = CITY OF COLUMBIA LIMITS
- - - = RAILROAD C/L RAILS
- - - = UTILITY EASEMENT
- - - = FENCE LINE
- - - = OVERHEAD POWER LINE
- OT = OPEN TOP IRON
- PT = PINCH TOP IRON
- ROD = SOLID ROUND BAR

SITE MAP N.T.S.



BOUNDARY SURVEY
PREPARED FOR:

I-77 ATLAS, LLC

OF:

TRACT "A"

LOCATED WITHIN THE CITY LIMITS OF COLUMBIA
TMS# R16301-02-12 (6.84 AC)

&

TRACT "B"

LOCATED ADJACENT TO THE CITY OF COLUMBIA
TMS# R16302-02-06 (6.37 AC)

RICHLAND COUNTY, SC

THIS PARCEL MAY BE SUBJECT
TO EASEMENT AND/OR
RIGHT-OF-WAY NOT SHOWN.
FINAL RESULTS CONCLUSIVE
OF TITLE SEARCH.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND
BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE
REQUIREMENTS OF THE NINTH STANDARD HANDBOOK FOR THE PRACTICE
OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE
REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. ALSO THERE
ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

UTILITY REFERENCES:
AS-BUILT OF PLANS PREPARED FOR THE CITY OF COLUMBIA SHOWING
WATER AND SEWER RELOCATION FOR I-77 DATED JANUARY 1987 AND
LAST REVISED 5-31-1988. AVAILABLE FROM THE CITY ENGINEERS OFFICE
UNDER FILE 350-40.
AN EASEMENT TO SC865 DOWN DOMINION DOCUMENTING A 10' MAINTENANCE
EASEMENT EITHER SIDE OF DISTRIBUTION LINES RECORDED IN THE ROO
OFFICE OF RICHLAND COUNTY RECORD BOOK 892 ON PAGE 2185.
AS-BUILT DRAWINGS OF A SANITARY SEWER RELOCATION PROJECT BY
POWER ENGINEERING DATED 11-25-2014. AVAILABLE FROM THE CITY
ENGINEERS OFFICE UNDER FILE CP# 220-434.

PROPERTY REFERENCES:
SHEET 31 OF SCOOT PLANS IN FILE# 40,277A DATED 2-5-1988
WITH SPOUT OF A QUICLAIN OF ACRES TO TILLMAN WILLIAMS ON 5-8-1988
A QUICLAIN DEED FROM SCOOT TO TILLMAN WILLIAMS FOR 7 (+/-) ACRES DATED
5-8-1988 RECORDED IN THE ROO OFFICE OF RICHLAND COUNTY IN RECORD BOOK
603 ON PAGE 172.
A TITLE TO REAL ESTATE OF TWO PARCELS TOTALING 6.68 ACRES MORE OR LESS
IN THE NAME OF CHARLES L. DONEY, DATED 2-5-2004 RECORDED IN THE ROO OFFICE
OF RICHLAND COUNTY IN RECORD BOOK 901 ON PAGE 300.
A TITLE TO REAL ESTATE IN THE NAME OF CHARLES L. DONEY TRANSFERRING 0.85 ACRES
FROM TRM# R16304-03-01 TO TMS# R16301-02-06 DATED 11-15-2012, RECORDED IN THE ROO
OFFICE OF RICHLAND COUNTY IN RECORD BOOK 1812 ON PAGE 2904.
A TITLE TO REAL ESTATE IN THE NAME OF THE MARATHON COMPANY, TRANSFERRING
1.10 ACRES FROM TMS# R16301-02-06 TO TMS# R16301-02-04 DATED 11-15-2012, RECORDED
IN THE ROO OFFICE OF RICHLAND COUNTY IN RECORD BOOK 1812 ON PAGE 2910.
A PLAT OF PROPERTY SURVEYED FOR JESSE E. DAVIS & MARION Y. DAVIS SHOWING
5.03 ACRES BY S.P. BARBER DATED AUGUST 27, 1958 RECORDED IN THE ROO OFFICE
OF RICHLAND COUNTY IN RECORD BOOK 15 ON PAGE 53.
A PLAT PREPARED FOR J. EDWIN DAVIS & MARION H. DAVIS SHOWING 0.85 ACRES BY
COX & DINKINS DATED NOVEMBER 12, 2012, RECORDED IN THE ROO OFFICE OF
RICHLAND COUNTY IN RECORD BOOK 1812 ON PAGE 2700.
A PLAT PREPARED FOR THE MARATHON COMPANY, INC. SHOWING 1.15 ACRES BY
COX & DINKINS DATED NOVEMBER 7, 2012, RECORDED IN THE ROO OFFICE OF RICHLAND
COUNTY IN RECORD BOOK 1812 ON PAGE 189.
SHEET 15 OF SCOOT ROADWAY PLANS IN FILE 40,209, SHEET 8 OF SCOOT ROADWAY PLANS
IN FILE 40,458, & SHEET 7 OF SCOOT ROADWAY PLANS IN FILE 40,459A SHOWING S-40-50
ALSO KNOWN AS ATLAS ROAD

EXEMPTION FROM REVIEW PROCESS
THIS PLAT IS A SURVEY OF EXISTING LOTS OF
RECORD WITH NO CHANGES TO EXISTING LOT LINES.

FLOOD STATEMENT

I HEREBY CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE
ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AND FOUND THAT THE
PROPERTY DESCRIBED AND SHOWN HEREON IS NOT LOCATED IN A SPECIAL FLOOD
HAZARD AREA AS SHOWN ON MAP NUMBER 45079C0379L, LAST REVISED 12-21-2017.

JAY S. JOSHI PLS# 14811

JAY S. JOSHI PLS # 14811
P.O. BOX 90408, COLUMBIA, SC, 29290
DATE: SEPTEMBER 28, 2022 JOB #0830225 803-776-8909

