

ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2021-016

Annexing 0.418 acres S/S Mabron Road, Richland County TMS #19206-03-58

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 20th day of April, 2021, 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), interim zoning of Single Family Residential District (RS-1), apportioned to City Council District 4, Census Tract 116.08 and contains 0.418 acre.


PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 19206-03-58

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:



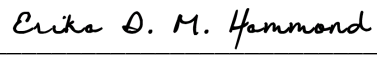
City Manager

Approved as to form:



City Attorney

ATTEST:



City Clerk

Introduced: 3/16/2021
Final Reading: 4/20/2021

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2021-016

All that certain piece, parcel or lot of land, together with any improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, the same being shown and delineated as Lot 1, Block D on a plat prepared for Metro Dwellings LLC by Morgan Surveys, dated September 22, 2020 and recorded on January 29, 2021 in the Office of the ROD for Richland County in Book 2580, page 3641. Said plat is specifically incorporated herein and reference is craved thereto for a more complete and accurate description of the premises, be all measurements a little more or less.

MEMORANDUM

Office of the City Manager

TO: Department Heads
FROM: Teresa Wilson, City Manager
DATE: February 10, 2021
RE: **Property Address:** 0.418 acre S/S Mabron Road
Richland County TMS#: 19206-03-58
Owner(s): Fidelis Financial, a Georgia limited liability company
Current Use: Vacant
Proposed Use: Residential
Current County Land Use: Neighborhood (Medium Density)
Proposed City Land Use: Urban Edge Residential Large Lot (UER-2)
Current County Zoning: Residential Single Family Low Density (RS-LD)
Proposed City Zoning: Single Family Residential (RS-1)
Reason for Annexation: Municipal Services; Donut Hole - Primary
City Council District: 4
Census Tract: 116.08

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 **March 1, 2021** 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
Joseph Jaco, Director, Utility Operations
Robert Anderson, Public Works Director
Krista Hampton, Planning & Development Services
Lakesha Shannon, Business License Administrator
Greg Williams, Business Liasion
Tiffany Latimer, Customer Care Administrator
Jerry Thompson, Building Official
Michelle Brazell, Engineering
Denny Daniels, 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
Jan Alonso, Finance Director
Gloria Saaed, Community Development Director
George Adams, Fire Marshal
Rachel Bailey, Zoning Administrator
Jacquelyn Richburg, Columbia-Richland 911
David Hatcher, Housing Official
Richland County Solid Waste Collection
Lucinda Statler, Interim Planning Administrator
Tori Salvant, Dev. Center Administrator

Planning Commission Land Use Recommendation: UER-2 (Land Use classification) by 7-0
on 3/1/21 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: RS-LD (Zoning classification) by 7-0
on 3/1/21 (mm/dd/yyyy).


(Signature of Annexation Coordinator)



02/01/2019

© All Pictometry

Future Land Use Map

0.418 acres S/S Mabron Road, TMS# 19206-03-58,
Existing Rich. Co. FLU: Neighborhood (Medium Density), Proposed Interim FLU: UER-2

Department of Planning &
Development Services

Legend

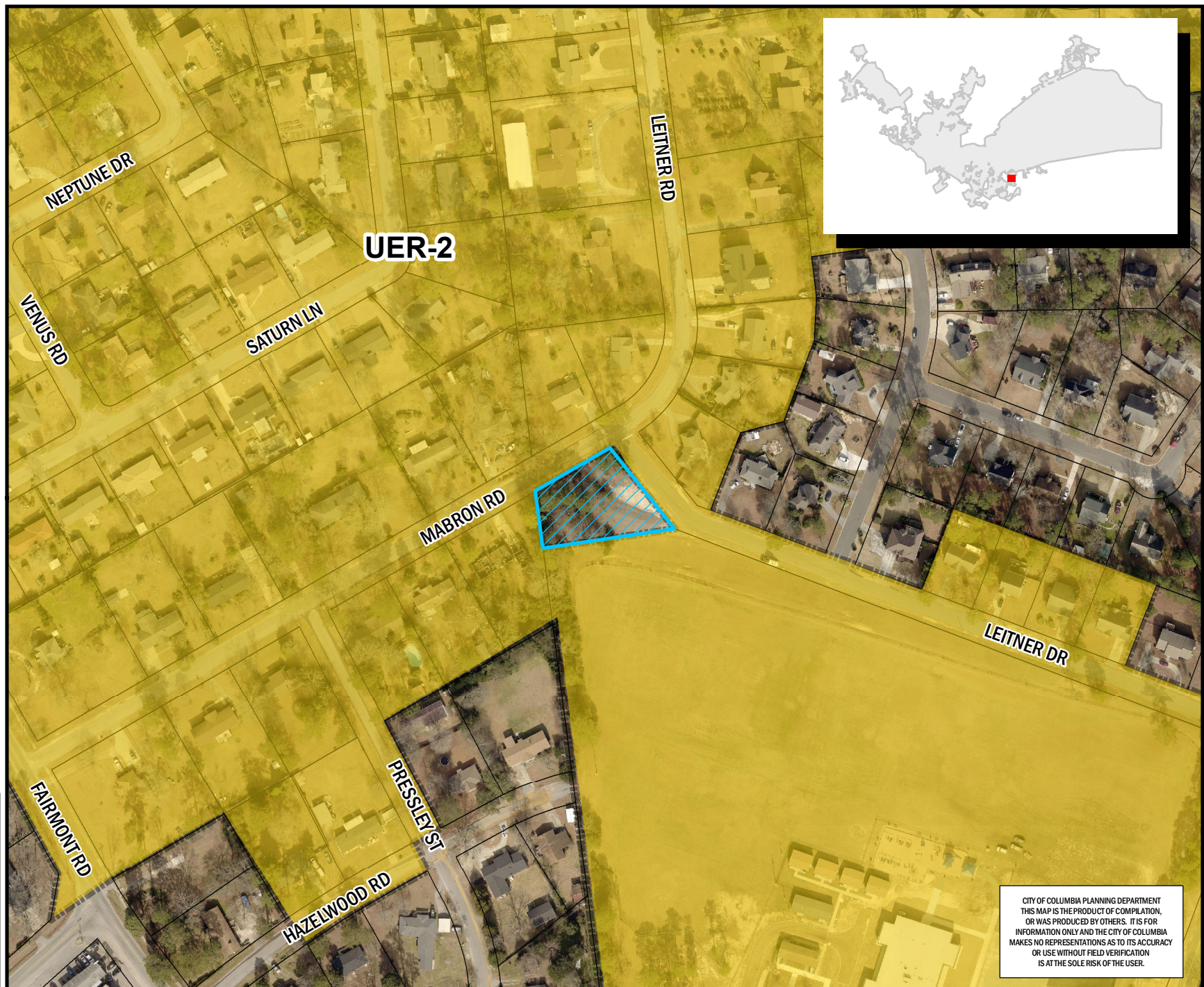
CITY LIMITS
 PARCELS

- UCMR-1 - Urban Core Mixed Residential - 1
- UCMR-2 - Urban Core Mixed Residential - 2
- 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
- SIA - Sports/Amusement
- CI - Civic/Institutional
- CBA - Central Business Area
- ZOO - Riverbanks Zoo & Garden
- UC - Universities/Colleges
- FJ - Fort Jackson
- T/S - Transitional/Sensitive Lands

N

0 50 100 200 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
Date: 2/10/2021



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

0.418 acres S/S Mabron Rd., TMS# 19206-03-58;
 Current Rich. Co. Zoning: RS-LD, Proposed Zoning: RS-1

Department of Planning &
 Development Services

Legend

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 45 90 180 Feet

ORIGINAL PREPARATION/DATE:
 This map was prepared by:
 Shane Shaughnessy
 February 10, 2021

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 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, together with any improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, the same being shown and delineated as Lot 1, Block D on a plat prepared for Metro Dwellings LLC by Morgan Surveys, dated September 22, 2020 and recorded on January 29, 2021 in the Office of the ROD for Richland County in Book 2580, page 3641. Said plat is specifically incorporated herein and reference is craved thereto for a more complete and accurate description of the premises, be all measurements a little more or less.

Richland County TMS: 19206-03-58

Property Address: 0.418 acre S/S Mabron Road

Fidelis Financial, a Georgia limited liability company

BY: Michael R. Dawson
(Signature)

Date: 2/8/21

Michael Dawson
(Print Name)

ITS: President and CEO
Fidelis Financial LLC

2021005782

NOTES

1) UTILITY EASEMENT LOCATIONS AND WIDTHS ARE UNKNOWN UNLESS OTHERWISE INDICATED. UTILITIES SHOWN ARE FROM ABOVE-GROUND EVIDENCE INCLUDING RECENT PAINTED DELINEATIONS BY OTHERS. EASEMENTS SHOWN ARE FROM THE SUBDIVISION PLAT WITH 'REAR' AND 'SIDE' EASEMENT LOCATIONS SHOWN BASED ON THE BUILDING SETBACK PRESUMED TO BE AT 'FRONT'.

2) ACCORDING TO THE REFERENCED F.I.R.M., THE SUBJECT PARCEL LIES IN AN UNSHADED ZONE 'X' FLOOD HAZARD AREA ("AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN").

3) CURRENT DEED AND PLAT REFERENCES FOR THIS PARCEL OBTAINED FROM THE RICHLAND COUNTY ASSESSOR ARE INCORRECT AND PERTAIN INSTEAD TO TMS 19206-03-56.

REFERENCES

1) "MAP OF CHARLES TOWNE - PHASE II AND A PORTION OF CHARLES TOWNE - PHASE I PREPARED FOR TRENHOLM BUILDING COMPANY" BY B.P. BARBER AND ASSOCIATES, INC., DATED NOV. 21, 1980, LAST REVISED 26 FEBRUARY, 1981, AND RECORDED IN PLAT BOOK Z AT PAGE 1774.

2) PLAT FOR LOWER RICHLAND SCHOOL DISTRICT No. 5 BY McMILLAN ENGINEERING COMPANY DATED MAY 19, 1963 AND RECORDED IN PLAT BOOK T AT PAGE 219.

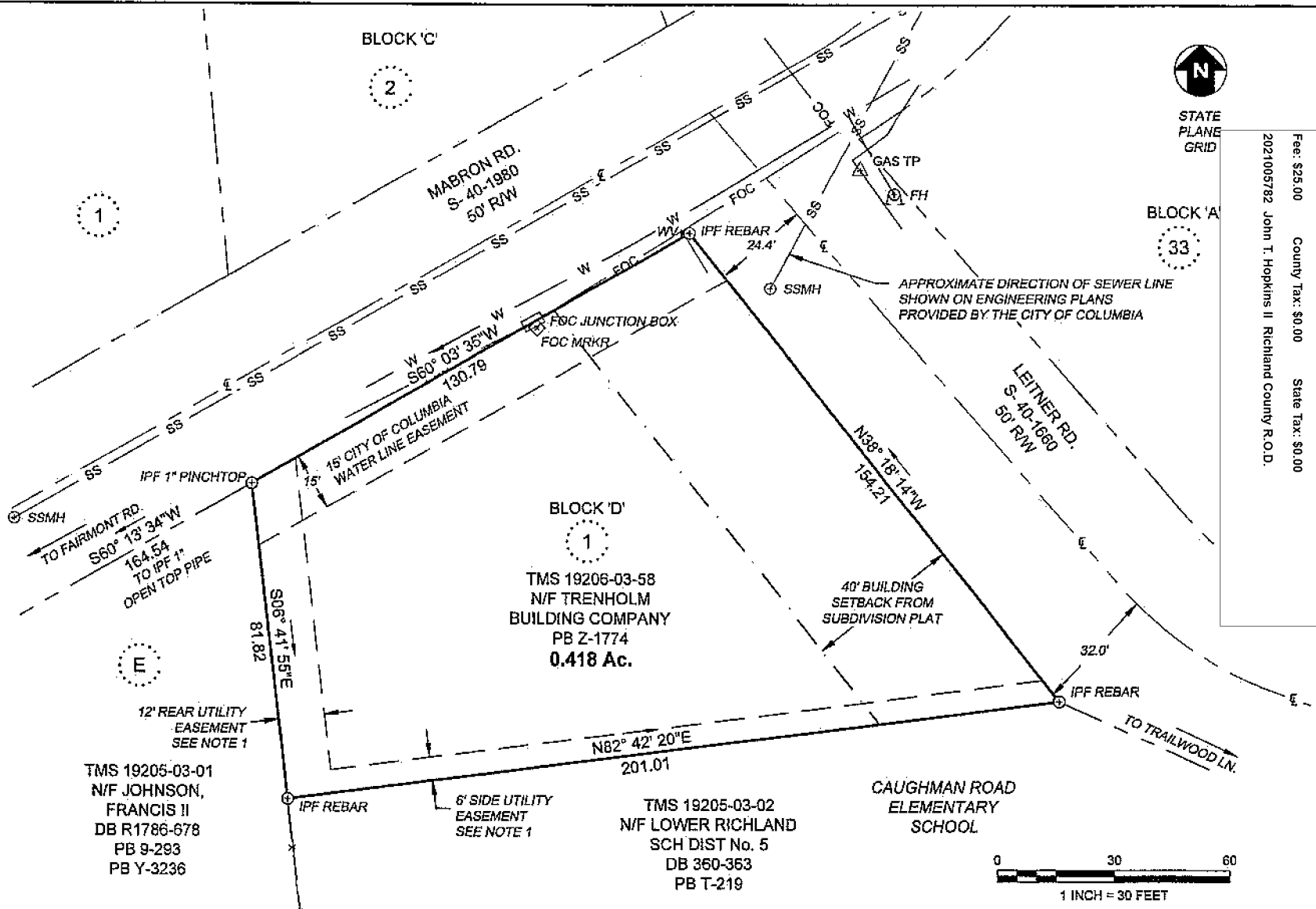
3) SCDOT HIGHWAY PLANS FOR LEITNER RD. AND MABRON RD., DOCKET 40.713, SHEET 12 OF 13, DATED 2/9/70, PROVIDED BY SCDOT PLANS ONLINE.

4) FEMA FLOOD INSURANCE RATE MAP (F.I.R.M.) MAP No. 45079C0381L, REVISED DECEMBER 21, 2017, PROVIDED BY THE FEMA MAP SERVICE CENTER.

EXEMPTION FROM REVIEW PROCESS

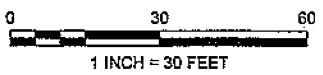
THIS PLAT IS A RESURVEY OF AN EXISTING PARCEL OF RECORD. NO NEW LOTS OR STREETS ARE CREATED BY THIS SURVEY.

Michael F. Morgan
MICHAEL F. MORGAN, SCPLS No. 9061B



STATE PLANE GRID

2021005782 1/29/2021 15:16:22:327 Plat Standard
Fee: \$25.00 County Tax: \$0.00 State Tax: \$0.00
2021005782 John T. Hopkins II Richland County R.O.D.

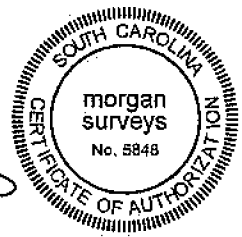


morgan surveys
Michael F. Morgan, PLS
2024 Shadowood Ct.
Columbia, SC 29212
803.732.7906
www.michaelfmorgan.com/survey

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS 'B' SURVEY AS SPECIFIED THEREIN.

Michael F. Morgan
MICHAEL F. MORGAN, SCPLS No. 9061B

Michael F. Morgan
9/22/2020



GENERAL PROPERTY SURVEY PREPARED FOR
METRO DWELLINGS LLC

IN CHARLESTOWN PHASE II SUBDIVISION, NEAR THE CITY OF COLUMBIA IN RICHLAND COUNTY, SOUTH CAROLINA

SCALE 1" = 30'	DATE 9/22/2020	DRAWING No. 20141-01
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