

ORDINANCE NO.: 2020-016

Annexing and Incorporating 171 Clemson Road, Richland County TMS#25705-07-25 into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015

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; and,

WHEREAS, City Council adopted the City of Columbia Comprehensive Plan 2018 by Ordinance No.: 2008-085 on October 1, 2008, and amended from time to time, in accordance with South Carolina Comprehensive Planning Act of 1994 (Title 6, Chapter 29 of the SC Code) and heard public comments on this amendment; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, 2nd day of June, 2020, that the property described herein is hereby annexed to, incorporated into Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015, and becomes a part of the City of Columbia effective immediately. This property shall be assigned interim zoning of General Commercial District (C-3), apportioned to City Council District 4, Census Tract 114.14, contains 1.42 acres, and shall be assigned an interim land use classification of Regional Activity Corridor (AC-3).

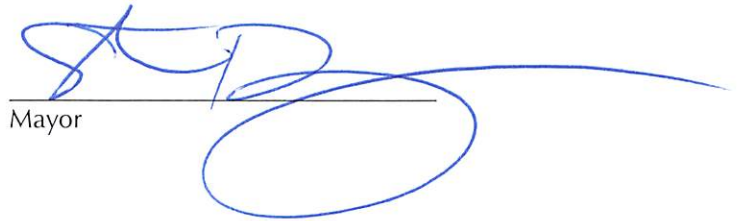
PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 25705-07-25

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



Mayor

Approved by:



City Manager

Approved as to form:

T. A. Knox

City Attorney

ATTEST:


City Clerk

Introduced: 5/19/2020
Final Reading: 6/2/2020

ORIGINAL
STAMPED IN RED

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2020-016

All that certain piece, parcel, or tract of land, with improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, being more fully shown and delineated as Lot 8-C, containing 1.42 acres, more or less, on a plat prepared for CCW Clemson Road, LLC by Associated E & S, Inc., dated December 18, 2009 and recorded January 22, 2010 in the Office of the Register of Deeds for Richland County, South Carolina in Record Book 1582, at page 3973, and having such metes and bounds as will be shown by reference to said plat. The metes and bounds as shown on said plat are incorporated herein by reference.

MEMORANDUM

Office of the City Manager

TO: Department Heads
FROM: Teresa Wilson, City Manager
DATE: December 16, 2019
RE: **Property Address:** 171 Clemson Road
Richland County TMS#: 25705-07-25
Owner(s): Michael E. Hutchins
Current Use: Commercial
Proposed Use: Commercial
Current County Land Use: Mixed Use Corridor
Proposed City Land Use: Regional Activity Corridor (AC-3)
Current County Zoning: General Commercial (GC)
Proposed City Zoning: General Commercial (C-3)
Reason for Annexation: Municipal Services; Primary Area
City Council District: 4
Census Tract: 114.14

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 January 6, 2020 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.

/atl

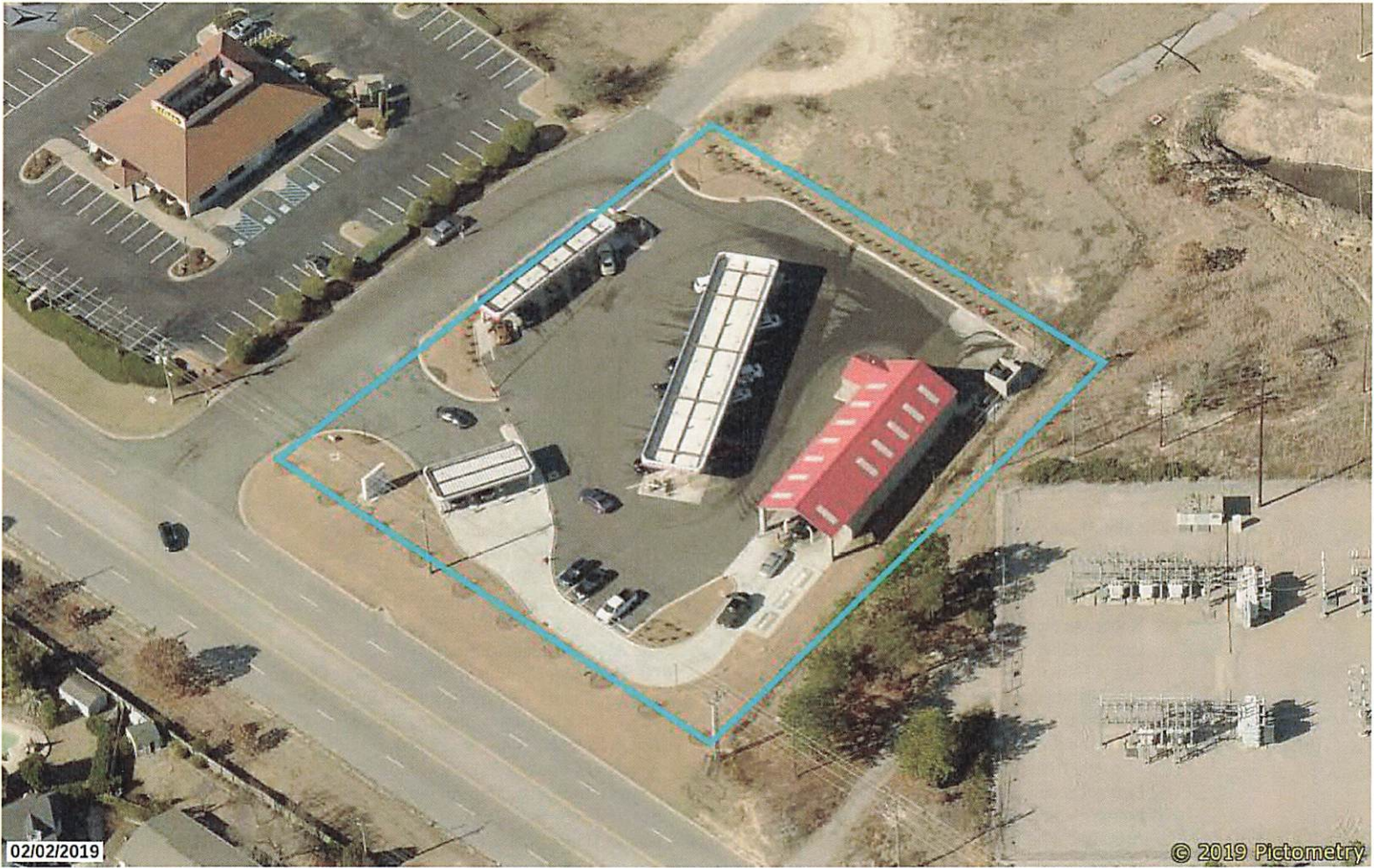
Attachments

cc: Clint Shealy, Assistant City Manager
Jeff Palen, Assistant City Manager/CFO
Aubrey Jenkins, Fire Chief
William Holbrook, Police Chief
Robert Anderson, Public Works Director
George Adams, Fire Marshal
Krista Hampton, Planning & Development Services
Lakesha Shannon, Business License Administrator
Angela Adams, 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 Simons, Assistant City Manager
Teresa Knox, City Attorney
Joseph Jaco, Director, Utility Operations
Dana Higgins, Director, Engineering
Jan Alonso, Finance Director
Gloria Saaed, Community Development Director
Greg Williams, Deputy Business License Administrator
Jacquelyn Richburg, Columbia-Richland 911
David Hatcher, Housing Official
Richland County Solid Waste Collection
John Fellows, Planning Administrator
Tori Salvant, Dev. Center Administrator
Rachel Bailey, Zoning Administrator

Planning Commission Land Use Recommendation: AC-3 (Land Use classification) by 7-0 on 1/6/20 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: C-3 (Zoning classification) by 7-0 on 1/6/20 (mm/dd/yyyy).


(Signature of Annexation Coordinator)



02/02/2019

© 2019 Pictometry

Future Land Use Map

171 Clemson Road, TMS# 25705-07-25;
Current Rich. Co. FLU: Mixed Use Corridor, Proposed FLU: AC-3

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
- 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
- UEAC-2 - Urban Edge Regional Activity Center
- UEAC-3 - 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 40 80 160 Feet



ORIGINAL PREPARATION DATE:
This map was prepared by:
Shane Shaughnessy
November 27, 2019



We Are Columbia

CITY OF COLUMBIA PLANNING DEPARTMENT
THIS MAP IS THE PRODUCT OF COMPLACENT,
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

Department of Planning & Development Services

171 Clemson Road, TMS# 25705-07-25;
Current Rich. Co. Zoning: GC, Proposed Zoning: C-3

Legend

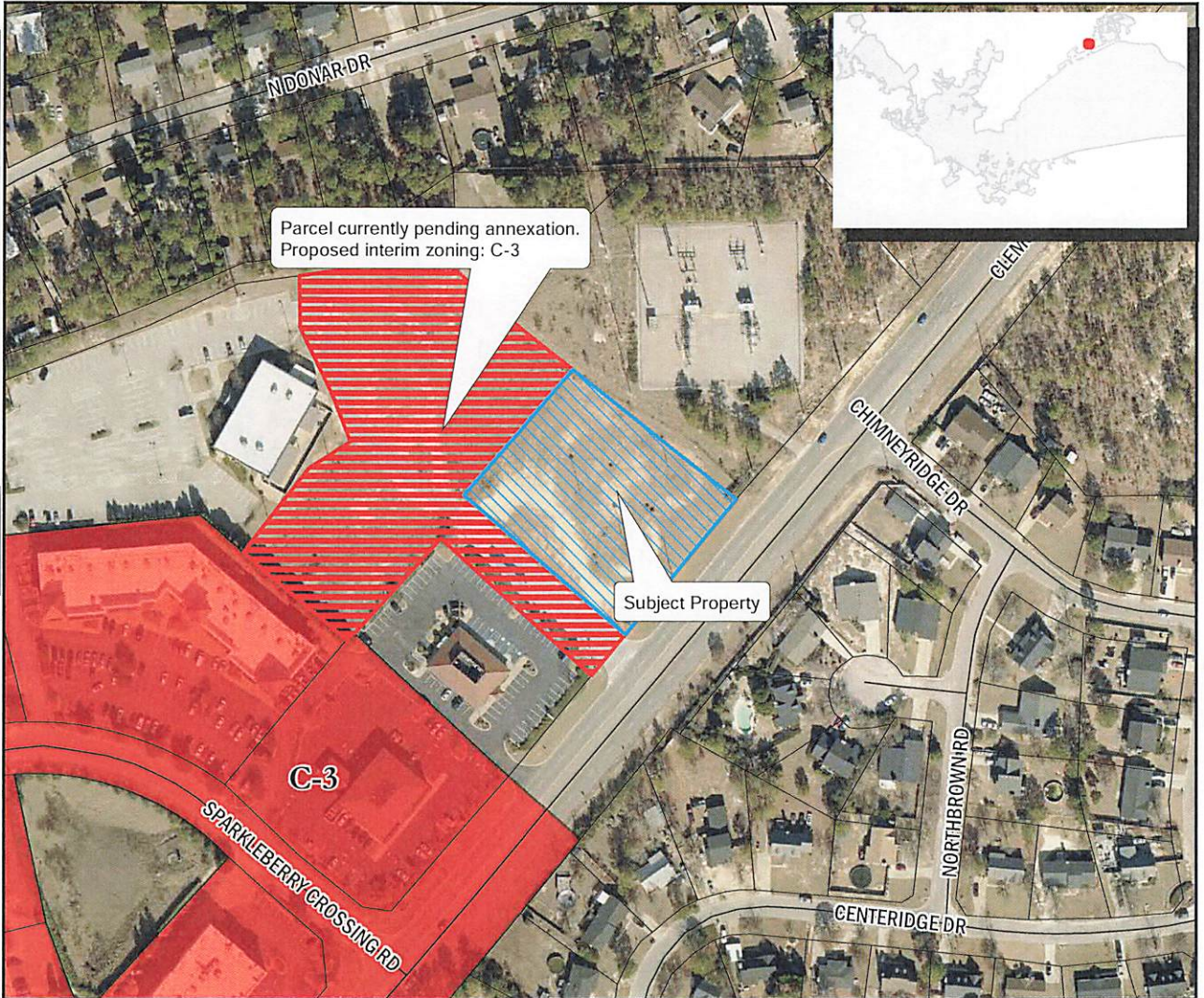
PARCELS

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 35 70 140 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
November 27, 2019

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)

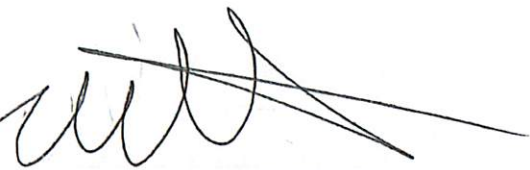
PETITION FOR ANNEXATION

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, lot or tract of land, with improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, being more fully shown and delineated as Lot 8-C, containing 1.42 acres, more or less, on a plat prepared for CCW Clemson Road, LLC by Associated E & S, Inc., dated December 18, 2009 and recorded January 22, 2010 in the Office of the Register of Deeds for Richland County, South Carolina in Record Book 1582, at page 3973, and having such metes and bounds as will be shown by reference to said plat. The metes and bounds as shown on said plat are incorporated herein by reference.

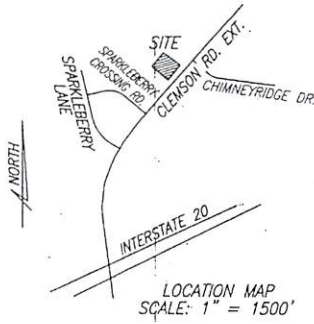
Richland County TMS: 25705-07-25

Property Address: 171 Clemson Road

BY: 

Michael E. Hutchins

Date: 11-25-19



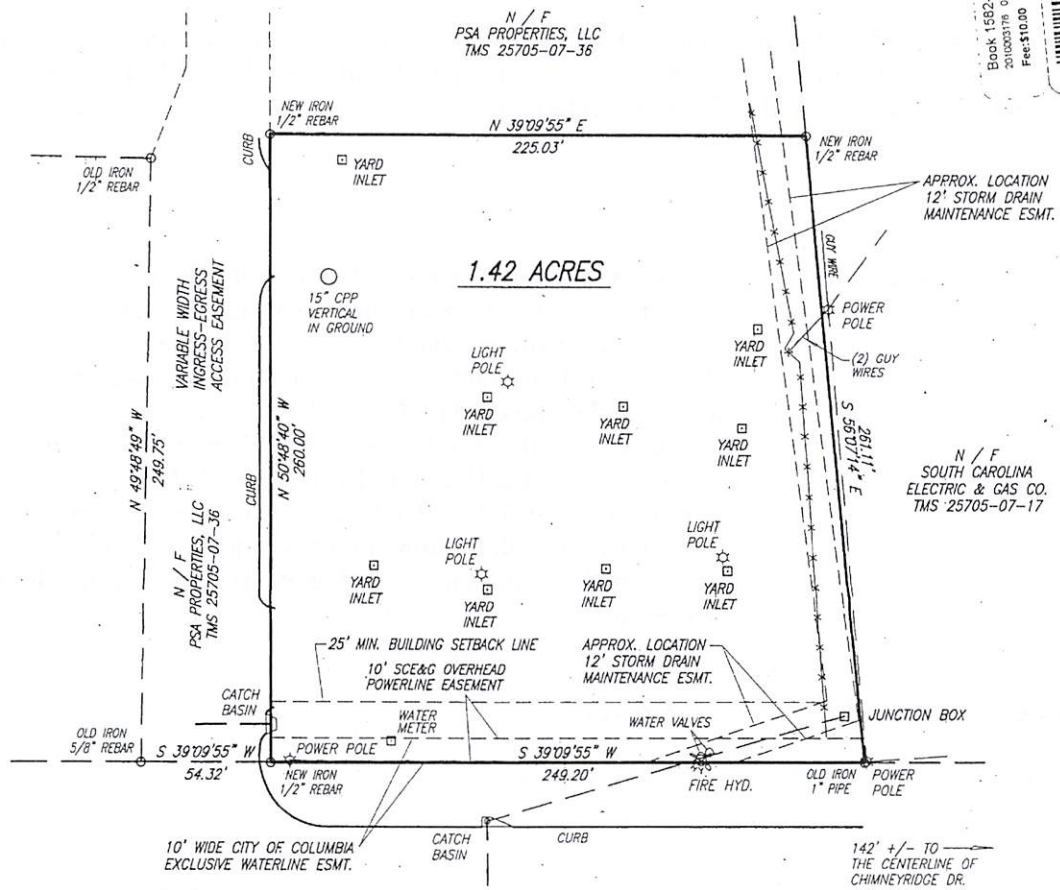
PLANNING & DEVELOPMENT SERVICE:
RICHLAND COUNTY SOUTH CAROLINA

APPROVED FOR RECORDING

Date 1/21/10
RCF # MS-D-12
Signature M A Ruben

MAGNETIC NORTH

Book 1582-3973 Plat Covered 11 x 17
2010003176 01/22/2010 10:55:57 807 State Tax \$0.00
Fees \$10.00 County Tax \$0.00
2010003176 Richard W. Smith
Richland County P.O. D.



CLEMSON ROAD EXT.
S-40-52
120' RIGHT-OF-WAY

NOTE:
PROPERTY MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS
AND OTHER MATTERS OF RECORD THAT MAY BE REVEALED
IN A COMPLETE TITLE SEARCH.

REVISIONS:
1. JAN. 12, 2009 TO SHOW ADDITIONAL EASEMENTS
AND CHANGE NAME ON PLAT.

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE
ADMINISTRATION FLOOD HAZARD BOUNDARY MAP AND FOUND THAT THE
PROPERTY DESCRIBED HEREON IS NOT LOCATED IN A SPECIAL FLOOD
HAZARD AREA AS SHOWN ON MAP NO. 45079C 0110 H, DATED 2/20/02.

PLAT PREPARED FOR
CCW CLEMSON ROAD, LLC
SITE LOCATED IN RICHLAND COUNTY, SOUTH CAROLINA

SCALE: 1" = 50' DATE: DEC. 18, 2009
SEE REVISIONS

- REFERENCES:
1. RICHLAND COUNTY TAX MAP SHEET 25705-07-25.
 2. BEING THE SAME SHOWN AS LOT 8 C, ON A PLAT PREPARED FOR PREMIER DEVELOPMENT I, LLC BY WK DICKSON DATED JULY 9, 2007.
 3. PLAT PREPARED FOR PREMIER DEVELOPMENT 1, LLC BY WK DICKSON DATED FEB. 27, 2007.
 4. ACCESS EASEMENT EXHIBIT BY WK DICKSON, PREPARED FOR PREMIER DEVELOPMENT 1, LLC DATED JULY 19, 2007.

CERTIFICATION:
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; ALSO THERE ARE NO ENCROACHMENTS OR PROJECTIONS UNLESS OTHERWISE SHOWN.

Larry W. Smith
LARRY W. SMITH, S.C., P.L.S. NO. 3724



ASSOCIATED E & S, INC.
800 VIOLET STREET, WEST COLUMBIA, SOUTH CAROLINA 29169 PH. 791-1550