

ORDINANCE NO.: 2018-034

Annexing and Incorporating 527 Winmet Drive, 531 Winmet Drive and 5219 Fairfield Road(p), Richland County TMS# 11702-02-13, 11702-02-14 and 11702-02-20(p) 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, this 4th day of September, 2018, 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 zoned General Residential District (RG-1), apportioned to City Council District 1, Census Tract 106, contains 1.86 acres, and shall be assigned a land use classification of Urban Core Community Activity Center (UCAC-2).

PROPERTY DESCRIPTION: See Attached Exhibit "A"  
Richland County TMS NO.: 11702-02-13, 11702-02-14 and 11702-02-20(p)

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: 8/14/2018  
Final Reading: 9/4/2018

ORIGINAL  
STAMPED IN RED

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**  
**ORDINANCE NO.: 2018-034**

All those certain pieces, parcels or lots of land, together with any improvements thereon, situate, lying and being on the southern side of Winmet Drive, north of the City of Columbia, in the County of Richland, State of South Carolina, being shown and delineated as a Vacant Lot, No. 527 Winmet Drive, totaling 1.14 acres, more or less, and No. 520 Winmet Drive, totaling 0.38 acres, more or less, as shown on a plat prepared for Masjid Noor Ul Huda by Baxter Land Surveying, Co., Inc., dated March 15, 2017, recorded in the Office of the Register of Deeds for Richland County at Book 2201 Page 3084; and having such shapes, courses, distances, metes and bounds as shown upon said latter plat; all measurements being a little more or less, to which reference is hereby craved as often as necessary for a more complete and accurate description.

AND

All that certain piece, parcel or lot of land, together with improvements thereon, situate, lying and being in the County of Richland, State of South Carolina, being shown and delineated as Parcel 2, totaling 0.46 acres, more or less, as shown on a plat prepared for Masjid Noor ul Huda by Baxter Land Surveying Co., Inc., dated February 7, 2018, recorded in the Office of the Register of Deeds for Richland County at Book 2281 Page 580; and having such shapes, courses, distances, metes and bounds as shown upon said plat, all measurements being a little more or less, reference being craved thereto as often as necessary for a more complete and accurate description; all measurements being a little more or less.

# MEMORANDUM

## Office of the City Manager

TO: Department Heads  
FROM: Teresa Wilson, City Manager  
DATE: May 15, 2018  
RE: Property Addresses: 527 and 531 Winmet Drive; 0.46 acre portion of 5219 Fairfield Road  
Richland County TMS#: 11702-02-13, 11702-02-14, and 11702-02-20 (portion)  
Owner(s): Minhaj ul-Quran USA  
Current Use: Vacant  
Proposed Use: Religious Organization  
Current County Land Use: Mixed Residential – High Density  
Proposed City Land Use: Urban Core Community Activity Center (UCAC-2)  
Current County Zoning: Residential Multifamily Medium Density (RM-MD)  
Proposed City Zoning: General Residential (RG-1)  
Reason for Annexation: Municipal Services/Donut Hole  
City Council District: 1  
Census Tract: 106

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 June 4, 2018 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  
Joseph Jaco, Director, Utility Operations  
Robert Anderson, Public Works Director  
Krista Hampton, Planning & Development Services  
Lakesha Shannon, Business License Administrator  
Greg Williams, Deputy Business License Administrator  
Angela Adams, Customer Care Administrator  
Jerry Thompson, Building Official  
Michelle Brazell, Engineering  
Denny Daniels, Engineering  
Carolyn Wilson, Police Planning & Research  
Alfreda Tindall, Richland Co. 911 Addressing Coordinator  
Missy Gentry, Assistant City Manager  
Teresa Knox, City Attorney  
William Holbrook, Police Chief  
Dana Higgins, Director, Engineering  
Jan Alonso, Finance Director  
Gloria Saeed, Community Development Director  
George Adams, Fire Marshal  
Rachel Bailey, Zoning Administrator  
Kimberly Gathers, Columbia-Richland 911  
David Hatcher, Housing Official  
Richland County Solid Waste Collection  
John Fellows, Planning Administrator  
Zach Kay, Dev. Center Administrator

Planning Commission Land Use Recommendation: UCAC-2 (Land Use classification) by 6 . 0 on 6/4/18 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: RG-1 (Zoning classification) by 6 . 0 on 6/4/18 (mm/dd/yyyy).

  
(Signature of Annexation Coordinator)



# Future Land Use Map

527 and 531 Winmet Drive and 5219 Fairfield Road(p), TMS# 11702-02-13, 11702-02-14 and 11702-02-20(p)  
Existing FLU: Mixed Residential-High Density, Proposed FLU: UCAC-2

Department of Planning & Development Services

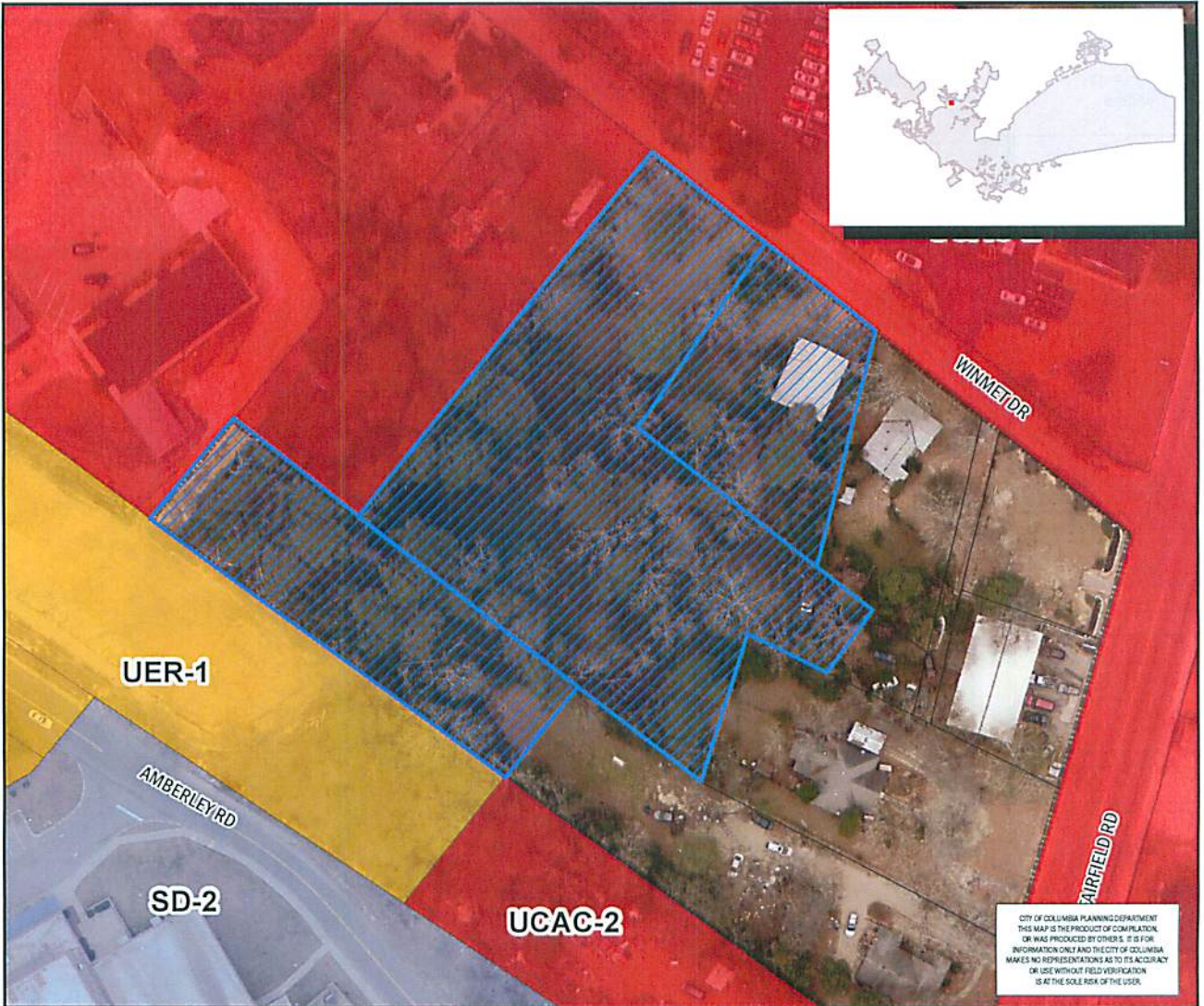
**Legend**

CITY LIMITS  
PARCELS

- UCMR-1 - Urban Core Mixed Residential-1
- UCMR-2 - Urban Core Mixed Residential-2
- 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 at Small Lot
- UER-2 - Urban Edge Residential at Large Lot
- UCAC-1 - Urban Core Neighborhood Activity Center
- UCAC-2 - Urban Core Community Activity Center
- UCAC-1 - Urban Edge Community Activity Center
- UCAC-3 - Urban Core Regional Activity Center
- UCAC-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
- TI - Transportation & Utilities
- SD-1 - Sports/Amusement District
- SD-2 - Civic/Institutional Districts
- SD-3 - Central Business District
- SD-4 - Botanicals Zoo and Garden
- SD-5 - Universities/Colleges
- SD-6 - Fort Jackson

0 15 30 60 Feet

**ORIGINAL PREPARATION DATE:**  
This map was prepared by:  
Shane Shaughnessy  
May 14, 2018



CITY OF COLUMBIA PLANNING DEPARTMENT  
THIS MAP IS THE PRODUCT OF COMPLETION  
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

527 and 531 Winmet Drive and 5219 Fairfield Road(p), TMS# 11702-02-13, 11702-02-14 and 11702-02-20(p);  
Existing Zoning: RM-MD, Proposed Zoning: RG-1

Department of Planning & Development Services

**Legend**

CITY LIMITS  
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-LB
RG-2	PUD-LS-E
RG-3	PUD-LS-R
UTD	PUD-R
MX-1	OUT OF CITY
MX-2	

0 20 40 80 Feet

ORIGINAL PREPARATION DATE:  
This map was prepared by:  
Shane Shaughnessy  
May 14, 2018

**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 those certain pieces, parcels or lots of land, together with any improvements thereon, situate, lying and being on the southern side of Winmet Drive, north of the City of Columbia, in the County of Richland, State of South Carolina, being shown and delineated as a Vacant Lot, No. 527 Winmet Drive, totaling 1.14 acres, more or less, and No. 520 Winmet Drive, totaling 0.38 acres, more or less, as shown on a plat prepared for Masjid Noor Ul Huda by Baxter Land Surveying, Co., Inc., dated March 15, 2017, recorded in the Office of the Register of Deeds for Richland County at Book 2201 Page 3084; and having such shapes, courses, distances, metes and bounds as shown upon said latter plat; all measurements being a little more or less, to which reference is hereby craved as often as necessary for a more complete and accurate description.

AND All that certain piece, parcel or lot of land, together with improvements thereon, situate, lying and being in the County of Richland, State of South Carolina, being shown and delineated as Parcel 2, totaling 0.46 acres, more or less, as shown on a plat prepared for Masjid Noor ul Huda by Baxter Land Surveying Co., Inc., dated February 7, 2018, recorded in the Office of the Register of Deeds for Richland County at Book 2281 Page 580; and having such shapes, courses, distances, metes and bounds as shown upon said plat, all measurements being a little more or less, reference being craved thereto as often as necessary for a more complete and accurate description; all measurements being a little more or less.

Richland County TMS: 11702-02-13, 11702-02-14, and 11702-02-20 (portion)  
Property Address: 527 Winmet Drive, 531 Winmet Drive, and 0.46 acre portion of 5219 Fairfield Road

Minhaj al-Quran USA

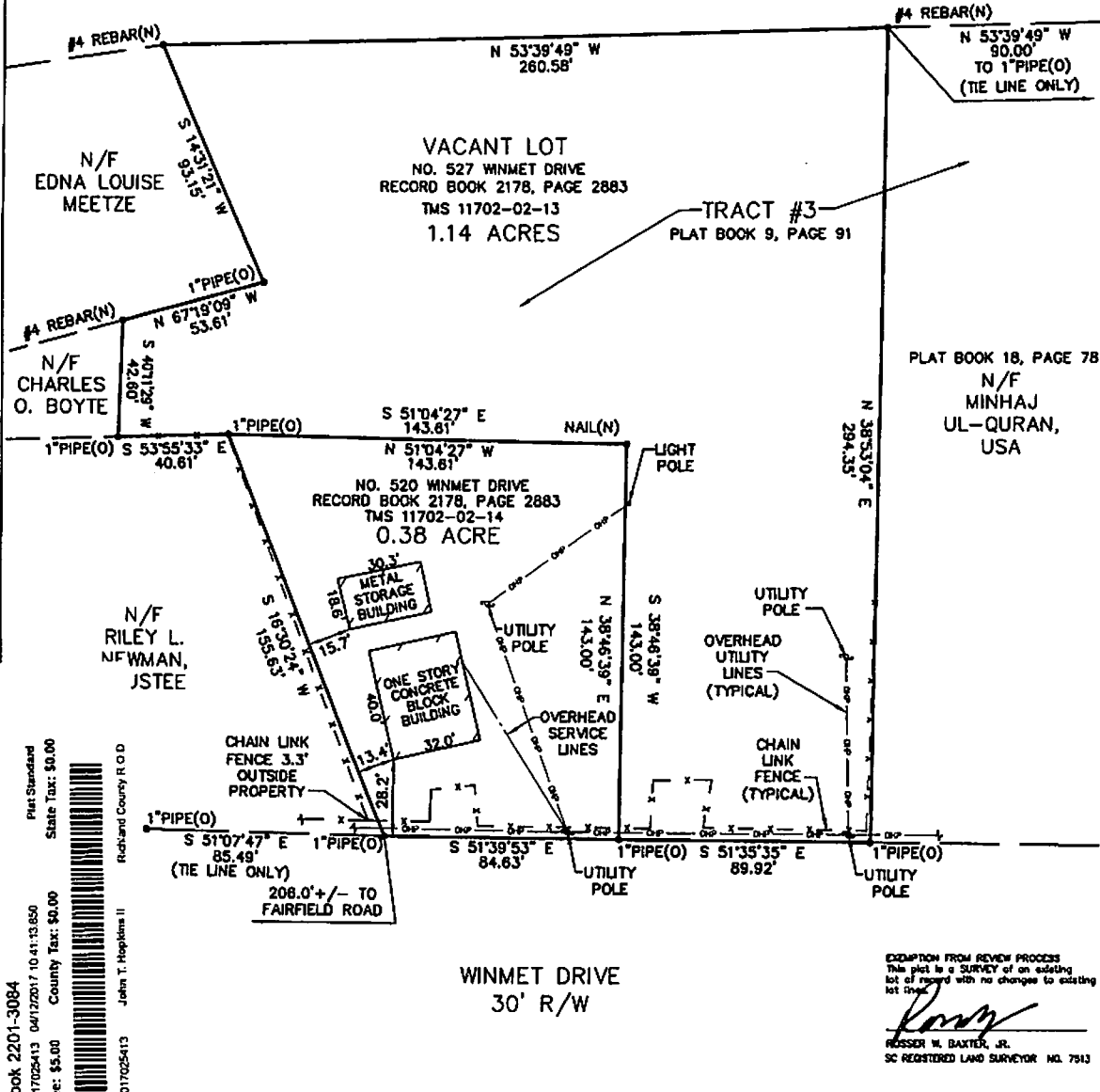
BY: m. Dadig  
(Signature)  
CHAUDHRY SADIQ  
(Print or Type Name)

Date: 5/14/18  
Its: DIRECTOR  
(Print or Type Title)

PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED EASEMENTS OR RESTRICTIONS NOT OBSERVED AND TO INFORMATION REVEALED IN A COMPLETE TITLE SEARCH. THE SURVEYOR DID NOT PERFORM A TITLE SEARCH. UNDERGROUND UTILITIES MAY BE PRESENT BUT THEIR LOCATION WAS NOT DETERMINED.



N/F  
GARY GILMORE &  
SANDRA GILMORE



Book 2201-3084  
2017025413 04/12/2017 10:41:13:850  
Fee: \$5.00  
County Tax: \$0.00  
State Tax: \$0.00  
Plat Standard  
Richard County R.O.D.  
John T. Hopkins II

EXEMPTION FROM REVIEW PROCESS  
This plat is a SURVEY of an existing lot of record with no changes to existing lot lines.  
*[Signature]*  
ROSSER W. BAXTER, JR.  
SC REGISTERED LAND SURVEYOR NO. 7513

PLAT PREPARED FOR  
**MASJID NOOR UL HUDA**

18275-1 RICHLAND COUNTY, NEAR COLUMBIA, SC

REFERENCES: (1) RECORD BOOK 2178, PAGE 2883 (2) PLAT BOOK 9, PAGE 91 (3) PLAT BOOK 18, PAGE 78



MARCH 15, 2017

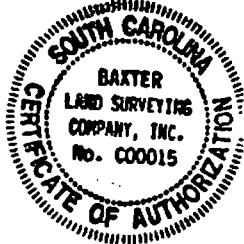
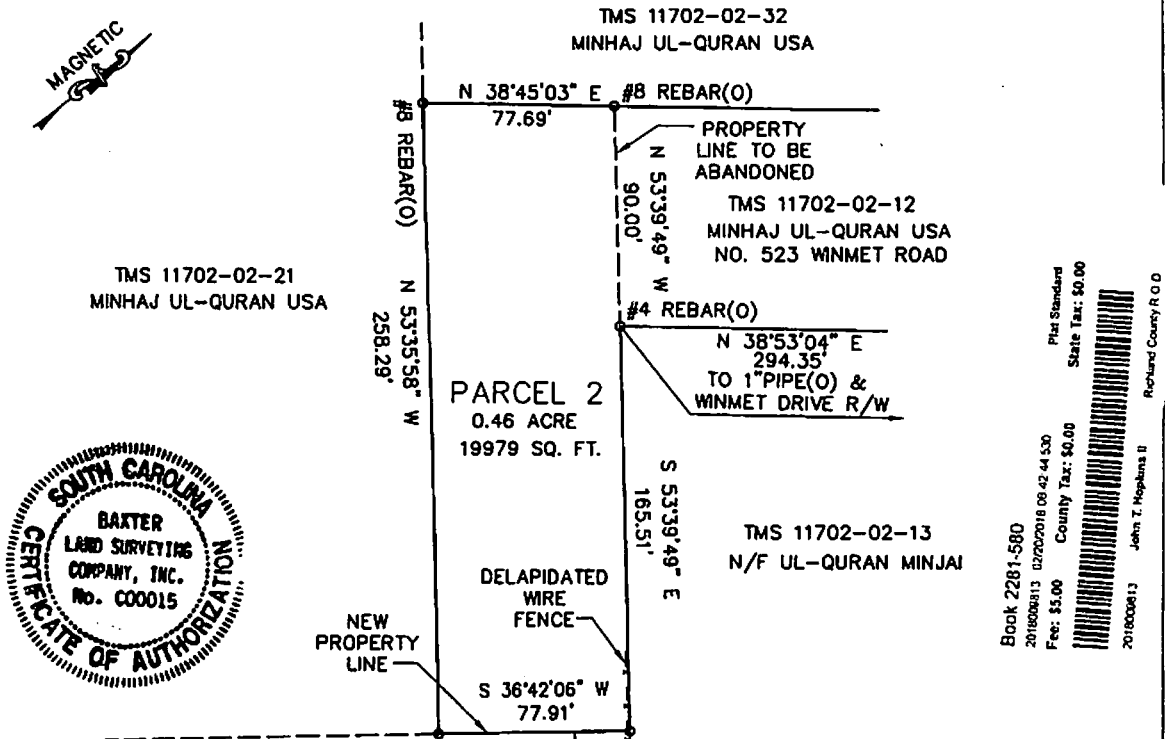
I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN,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

BAXTER LAND SURVEYING CO., INC.  
2204 DEVINE STREET  
COLUMBIA, SC 29205  
(803)-252-8564

*[Signature]*  
ROSSER W. BAXTER, JR. SC REG. NO. 7513



PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED EASEMENTS OR RESTRICTIONS NOT OBSERVED AND TO INFORMATION REVEALED IN A COMPLETE TITLE SEARCH. THE SURVEYOR DID NOT PERFORM A TITLE SEARCH. UNDERGROUND UTILITIES MAY BE PRESENT BUT THEIR LOCATION WAS NOT DETERMINED.



Book 2281-580  
2018000613 02/02/2018 09:42:44.530  
Fee: \$3.00 County Tax: \$0.00 State Tax: \$0.00

Plat Standard  
John T. Hopkins II  
Richland County R.O.D.

I HEREBY CERTIFY THAT THIS PLAN DESCRIBED HEREON IS A TRUE AND ACCURATE SURVEY TO THE REQUIREMENTS OF THE RICHLAND COUNTY LAND USE REGULATIONS AND THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED TO THE ACCURACY OF SAID REGULATIONS.

THE INTENTION OF THIS PLAT IS FOR PARCEL 2 TO BE COMBINED WITH TMS 11702-02-12 AFTER RECORDATION OF THIS PLAT AND PROPERTY IS DEEDED.

PARCELS 1 & 2 ARE CURRENTLY TMS 11702-02-20.

THE COMBINED AREA OF EXISTING TMS 11702-02-12 WITH PARCEL 2 IS 0.98 ACRE +/-.

PARCEL 1, THE REMAINING PORTION OF TMS 11702-02-20, IS 0.66 ACRE +/-.

**PLANNING & DEVELOPMENT SERVICES**  
**RICHLAND COUNTY SOUTH CAROLINA**

APPROVED FOR RECORDING

Date 2/8/18

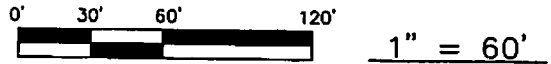
PCF # AD18-012

Signature WAT

PLAT PREPARED FOR  
**MASJD NOOR UL HUDA**

RICHLAND COUNTY, NEAR COLUMBIA, SC

THE SAME BEING SHOWN AS A PORTION OF PROPERTY SHOWN ON PLAT PREPARED FOR WILLIAM D. BURGESS & MATTIE MAE BURGESS, BY COX AND DINKINS, INC., DATED NOVEMBER 20, 1986, AND RECORDED IN THE OFFICE OF REGISTER OF DEEDS FOR RICHLAND COUNTY IN PLAT BOOK 51, PAGE 3176.



**FEBRUARY 7, 2018**

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 VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

**BAXTER LAND SURVEYING CO., INC.**  
2204 DEVINE STREET  
COLUMBIA, SC 29205  
(803)-252-8564

*Rosser W. Baxter, Jr.*  
ROSSER W. BAXTER, JR. SCRLS NO. 7613