

ORDINANCE NO.: 2018-047

*Annexing and Incorporating 125 Peyton Road, Richland County TMS# 16407-07-12
into the Plan Columbia Land Use Plan Putting the
Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015*

ORIGINAL
STAMPED IN RED

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 Light Industrial District (M-1), apporportioned to City Council District 4, Census Tract 116.03, contains 0.45 acres, and shall be assigned a land use classification of Industrial (IND).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 16407-07-12

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

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2018-047

All that certain piece, parcel and tract of land, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, being shown and delineated as Lot 19, Block B on a survey prepared for Thomas E. Hollingsworth, M. Crag Lanham and Daniel S. Clough by Baxter Land Surveying Co., Inc., dated May 30, 2006 and being more particularly described by reference to said plat as follows: Beginning an iron located on the northeastern boundary of the right-of-way of Peyton road and running N 81 25' 17" E for a distance of 100 feet to an iron; thence turning and running N 08 26' 47" W for a distance of 199.54 feet to an iron; thence turning and running S 81 25' 167" W for a distance of 100.00 feet to an iron; and thence turning and running S 08 26' 45" E for a distance of 199.54 feet to an iron at the point of commencement. Be all measurements a little more or less.

MEMORANDUM

Office of the City Manager

TO: Department Heads
FROM: Teresa Wilson, City Manager
DATE: June 8, 2018
RE: Property Address: 125 Peyton Road
Richland County TMS#: 16407-07-12
Owner(s): Sunflower Cleaning Group, LLC / Sunflower Self Storage, LLC
Current Use: Miniwarehouse
Proposed Use: Miniwarehouse
Current County Land Use: Neighborhood Medium Density
Proposed City Land Use: Industrial (IND)
Current County Zoning: Light Industrial (M-1)
Proposed City Zoning: Light Industrial (M-1)
Reason for Annexation: Municipal Services/Donut Hole
City Council District: 4
Census Tract: 116.03

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 July 9, 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 Tindal, 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 Saaed, 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: IND (Land Use classification) by 5-0 on 7/9/18 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: M-1 (Zoning classification) by 5-0 on 7/9/18 (mm/dd/yyyy).


(Signature of Annexation Coordinator)



Future Land Use Map

125 Peyton Road, TMS# 16407-07-12;
Existing FLU: Neighborhood Medium Density, Proposed FLU: Industrial (IND)

Department of Planning & Development Services

Legend

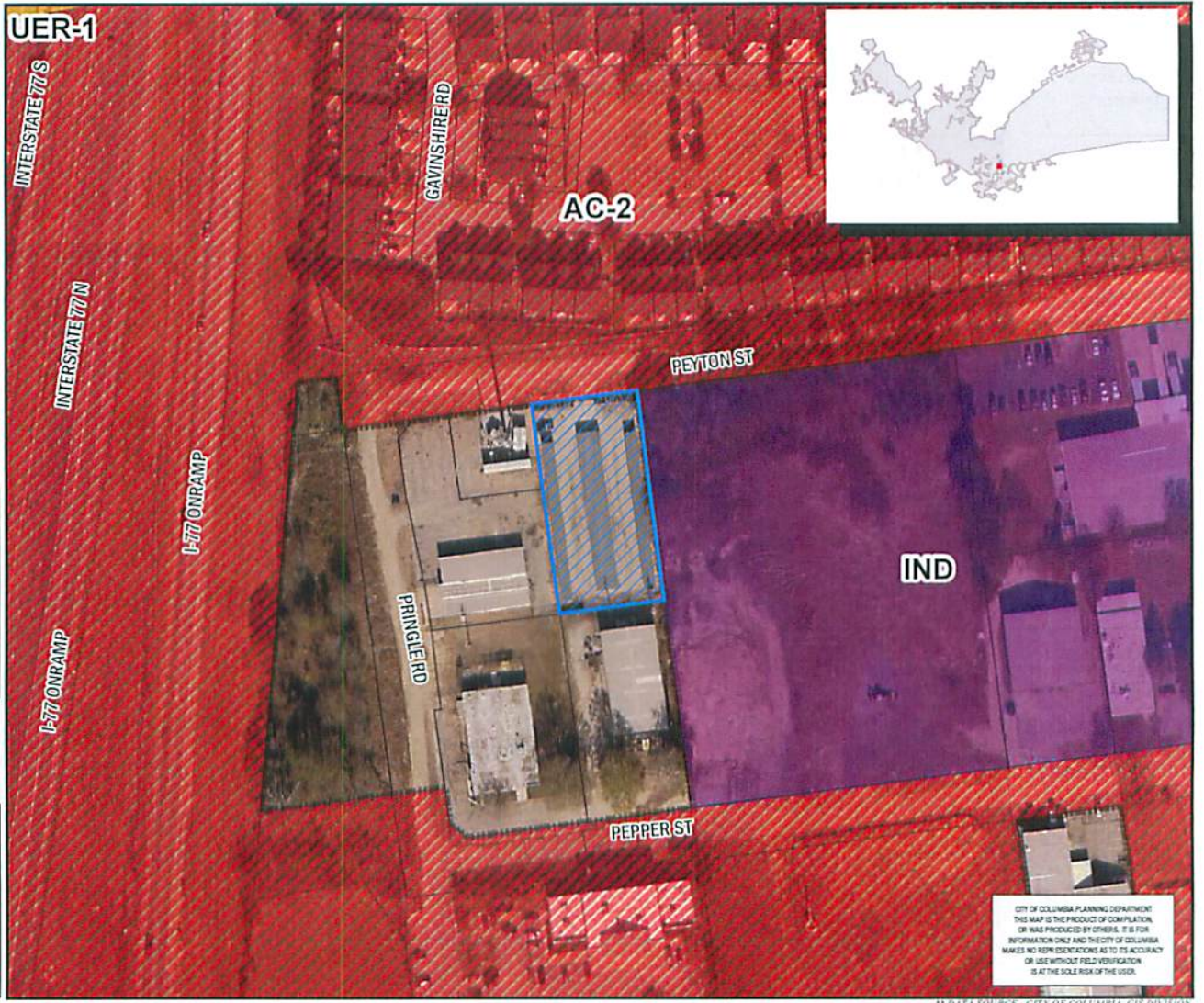
CITY LIMITS
 PARCELS

- UCMR-1 - Urban Core Mixed Residential 1
- UCMR-2 - Urban Core Mixed Residential 2
- UEMR - Urban Edge Mixed Residential
- UEMF - Urban Edge Mixed 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 Edge Community Activity Center
- UCAC-4 - Urban Core Regional Activity Center
- UCAC-5 - Urban Edge Regional Activity Center
- UCAC-6 - Urban Edge Regional Activity Center
- UCAC-7 - Urban Edge Regional Activity Center
- NC-1 - Neighborhood Activity Center
- NC-2 - Community Activity Center
- NC-3 - Regional Activity Center
- EC - Employment Complex
- IND - Industrial
- TS - Transportation & Utilities
- SD-1 - Sports/Amenement District
- SD-2 - Civic/Institutional District
- SD-3 - Central Business District
- SD-4 - Shopping Zone and Garden
- SD-5 - Universities/Colleges
- SD-6 - Fort Jackson

N

0 30 60 120 Feet

ORIGINAL PREPARATION DATE:
This map was prepared by:
Shane Shaughnessy
June 5, 2018



CITY OF COLUMBIA PLANNING DEPARTMENT
THIS MAP IS THE PRODUCT OF COMPILED
OR WAS PROVIDED 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

Legend
 CITY LIMITS
 PARCELS

- D-1
- SS-1
- C-1
- SS-1A
- SS-1B
- C-1A
- SS-2
- C-1
- M-1
- MD
- MD-2
- MD-1
- PUD-C
- SS-1A
- SS-1B
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- SS-3
- PUD-R
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ORIGINAL PREPARATION DATE:
 This map was prepared by:

Shane Shaugnessy
 June 5, 2018

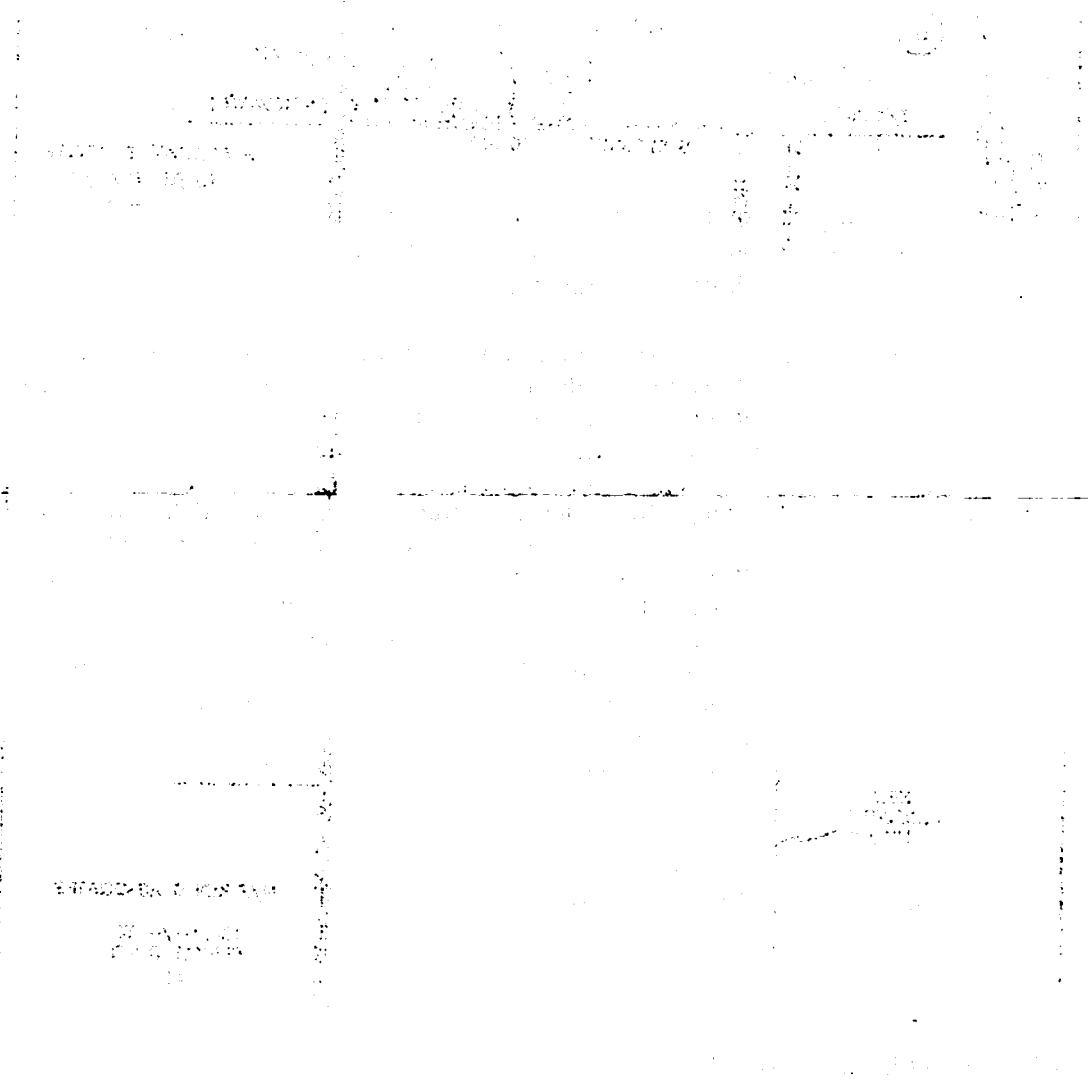
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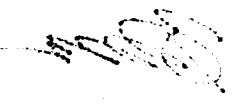
We Are Columbia



125 Peyton Road, TMS# 16407-07-12;
 Existing Zoning: M-1, Proposed Zoning: M-1



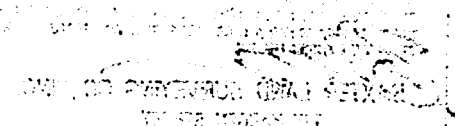
May 21 2018



OWNER

BRIDSON LITZ

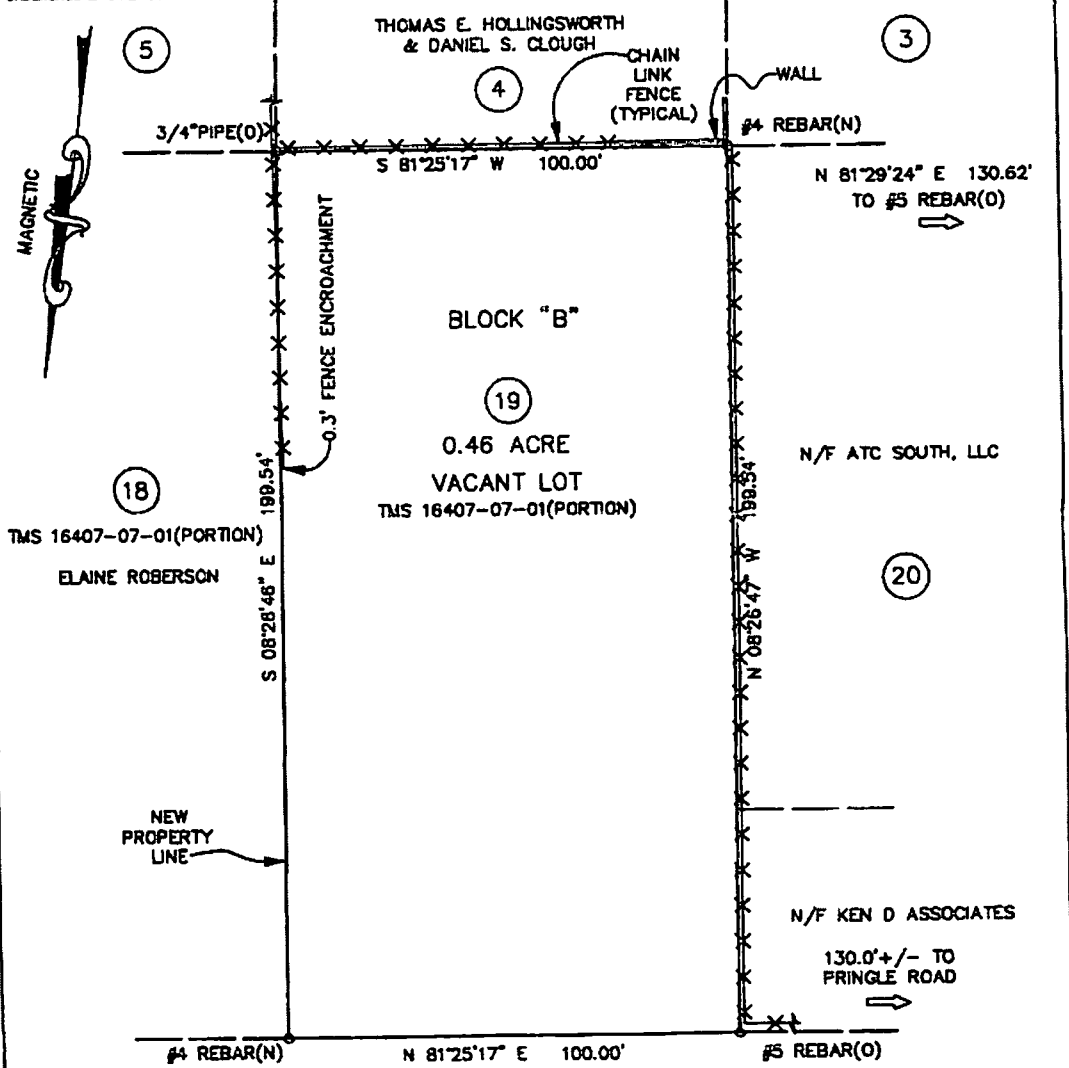
May 21 2018



OWNER

BRIDSON LITZ

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.



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

PEYTON ROAD
50'R/W

PLAT PREPARED FOR
**THOMAS E. HOLLINGSWORTH, M. CRAIG LANHAM
& DANIEL S. CLOUGH**

RICHLAND COUNTY, NEAR COLUMBIA, SC

THE SAME BEING SHOWN AS LOT NO. 19, BLOCK "B", ON PLAT OF SUGGESTED SUBDIVISION, PROPERTY OF MRS. GERTRUDE H. BARRINGER, BY WINGFIELD & RUDISILL, DATED OCTOBER 12, 1951, AND RECORDED IN THE OFFICE OF REGISTER OF DEEDS FOR RICHLAND COUNTY IN PLAT BOOK NO. 13, PAGES 211 & 211 1/2.



MAY 30, 2006

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MANUAL STANDARDS MANUAL FOR THE PRACTICE OF LAND 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 HEREON.

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

ROSSER W. BAXTER, JR. SCPLS NO. 7613