

ORDINANCE NO.: 2019-001

Annexing and Incorporating 5.82 acres S. Beltline Boulevard, Richland County TMS#13606-02-02,  
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 5th day of February, 2019, 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 Heavy Industrial District, apportioned to City Council District 3, Census Tract 117.01, contains 5.82 acres, and shall be assigned a land use classification of Mixed residential High Density.

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 13606-02-02

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: 1/15/2019  
Final Reading: 2/5/2019

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**  
**ORDINANCE NO.: 2019-001**

ORIGINAL  
STAMPED IN RED

All that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, being shown and delineated as Parcel "B" containing 5.82 acres on a subdivision plat prepared for Spur Carolina LLC by Chao & Associates, Inc., dated August 5, 2011, recorded August 18, 2011 in Book 1701 at Page 3737, Office of the Register of Deeds for Richland County, and having such boundaries and measurements as shown on the plat described herein, which is specifically incorporated by reference; all measurements being a little more or less.

# MEMORANDUM

## Office of the City Manager

TO: Department Heads  
FROM: Teresa Wilson, City Manager  
DATE: October 12, 2018  
RE: **Property Address:** 5.82 acres, South Beltline Boulevard  
**Richland County TMS#:** 13606-02-02  
**Owner(s):** Beltline Partners, LLC  
**Current Use:** Vacant  
**Proposed Use:** Industrial  
**Current County Land Use:** Mixed Residential High Density  
**Proposed City Land Use:** Industrial (IND)  
**Current County Zoning:** Heavy Industrial (HI)  
**Proposed City Zoning:** Heavy Industrial District with a portion within the Flood Protective Overlay (M-2 and M-2, -FP)  
**Reason for Annexation:** Municipal Services; Primary Area  
**City Council District:** 3  
**Census Tract:** 117.01

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.

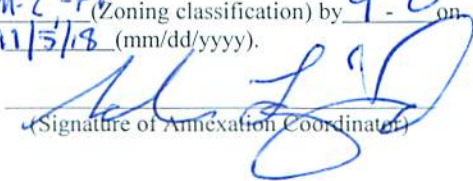
Planning & Development Services staff will see to it that this matter is placed on the **November 5, 2018** Planning Commission's agenda. Planning & Development Services staff will notify the City Attorney of the Planning Commission's zoning recommendation by forwarding a copy of this form, completed, 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  
Jacquelyn Richburg, Columbia-Richland 911  
David Hatcher, Housing Official  
Richland County Solid Waste Collection  
John Fellows, Planning Administrator  
Tori Salvant, Dev. Center Administrator

Planning Commission Land Use Recommendation: IND (Land Use classification) by 9-0 on 11/5/18 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: M-2 + M-2 -FP (Zoning classification) by 9-0 on 11/5/18 (mm/dd/yyyy).

  
(Signature of Annexation Coordinator)



02/05/2017



© 2017 Pictometry



# Future Land Use Map

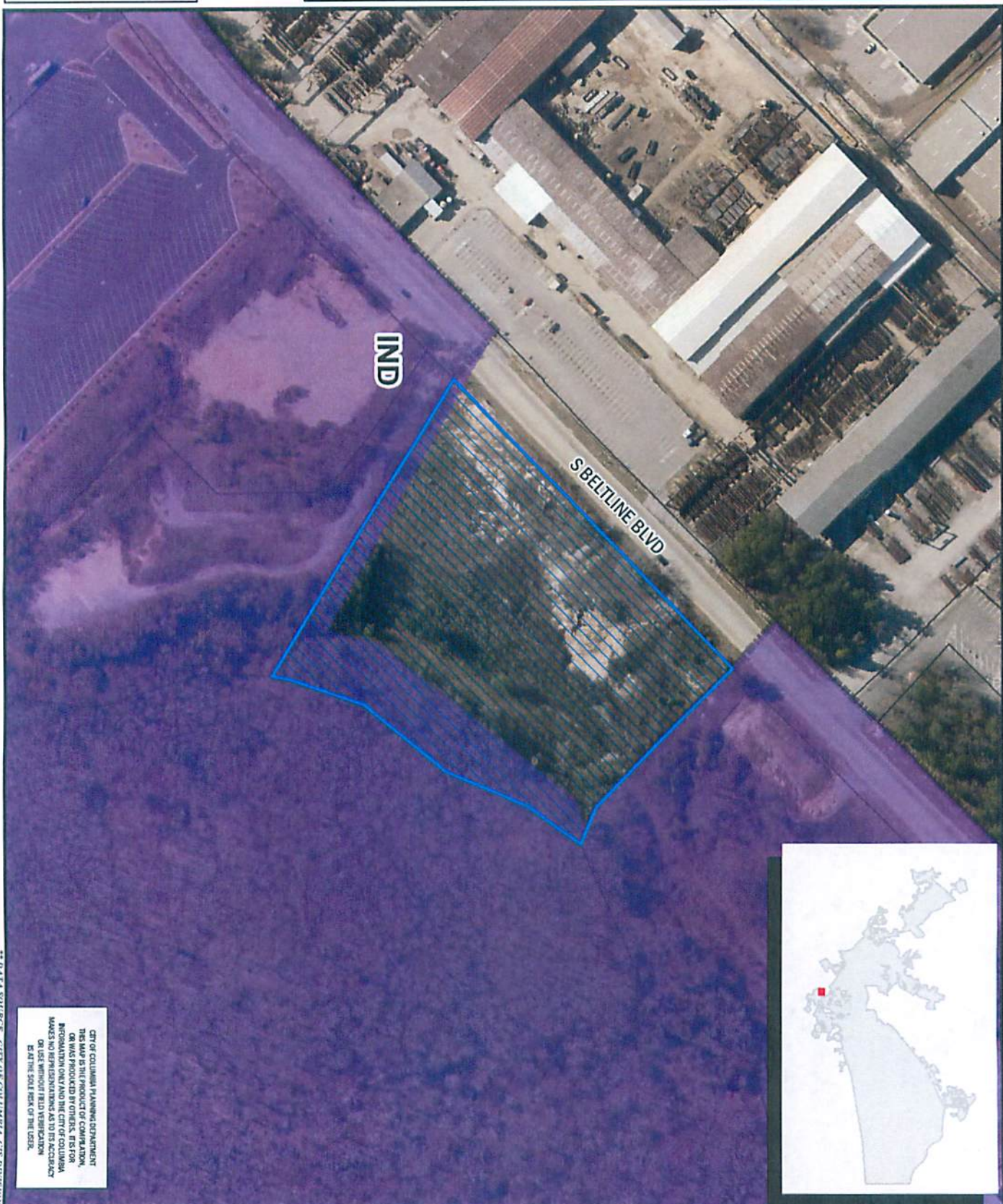
Department of Planning & Development Services

Legend  
 CITY LIMITS  
 PARCELS

- UCMR-1 - Urban Core Mixed Residential-1
- UCMR-2 - Urban Core Mixed Residential-2
- UCMR - Urban Edge Mixed Residential
- UCER - 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
- UCDC-1 - Urban Core High-Density Activity Center
- UCDC-2 - Urban Core Community Activity Center
- UCDC-3 - Urban Edge Community Activity Center
- UCDC-4 - Urban Core Regional Activity Center
- UCDC-5 - Urban Edge Regional Activity Center
- UCDC-6 - Neighborhood Activity Center
- AC-1 - Community Activity Center
- AC-2 - Regional Activity Center
- EC - Employment Campus
- MO - Industrial
- TU - Transportation & Utilities
- SD-1 - Sports/Amusement District
- SD-2 - Civic/Institutional District
- SD-3 - Central Business District
- SD-4 - International and Garden
- SD-5 - Urbanistic/Courtyards
- SD-6 - Fortifications



**ORIGINAL PREPARATION DATE:**  
 This map was prepared by:  
 Shane Shaughnessy  
 October 12, 2018



5.82 acres S. Beltline Boulevard, TMS# 13606-02-02;  
 Current FLU: Mixed Residential High Density, Proposed FLU: IND

CITY OF COLUMBIA PLANNING DEPARTMENT  
 THE CITY ENGINEERING DEPARTMENT  
 OR WAS PROVIDED BY OTHERS. THIS FOR  
 INFORMATION ONLY AND THE CITY OF COLUMBIA  
 MAKES NO REPRESENTATIONS AS TO ITS ACCURACY  
 OR USE WITHOUT FIELD VERIFICATION  
 BEYOND THE SOLE RISK OF THE USER.

\*\* DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION



# Zoning Map

Department of Planning & Development Services

5.82 acres S. Beltline Boulevard, TMS# 13606-02-02;  
Current Richland Co. Zoning: H1, Proposed Zoning: M-2 and M-2, -FP

**Legend**

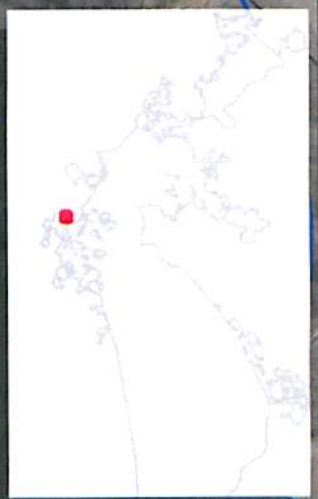
CITY LIMITS

PARCELS

- D-1
- RS-1
- RS-1A
- RS-1B
- RS-2
- RS-3
- RD
- M-1
- M-2
- PUD-G
- PUD-1A
- PUD-1S
- PUD-1S-E
- PUD-1S-R
- PUD-R
- UTD
- MX-1
- MX-2
- OUT OF CITY

**ORIGINAL PREPARATION DATE:**  
This map was prepared by:  
Shane Shaughnessy  
October 9, 2018

**Scale:**  
0 37.5 75 150 Feet



M-1

Special Flood Hazard Area

**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.



We Are Columbia

\*\* 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 any improvements therein, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, being shown and delineated as Parcel "B" containing 5.82 Acres on a subdivision plat prepared for Spur Carolina LLC by Chao & Associates, Inc., dated August 5, 2011, recorded August 18, 2011 in Book 1701 at Page 3737, Office of the Register of Deeds for Richland County, and having such boundaries and measurements as shown on the plat described herein, which is specifically incorporated by reference; all measurements being a little more or less.

Richland County TMS:        13606-02-02  
Property Address:            5.82 acres, South Beltline Boulevard

Beltline Partners, LLC

BY:   
Signature

Brian M. Boyer  
(Print or Type Name)

Date: 10/10/18

Its: Authorized Representative  
(Print or Type Title)

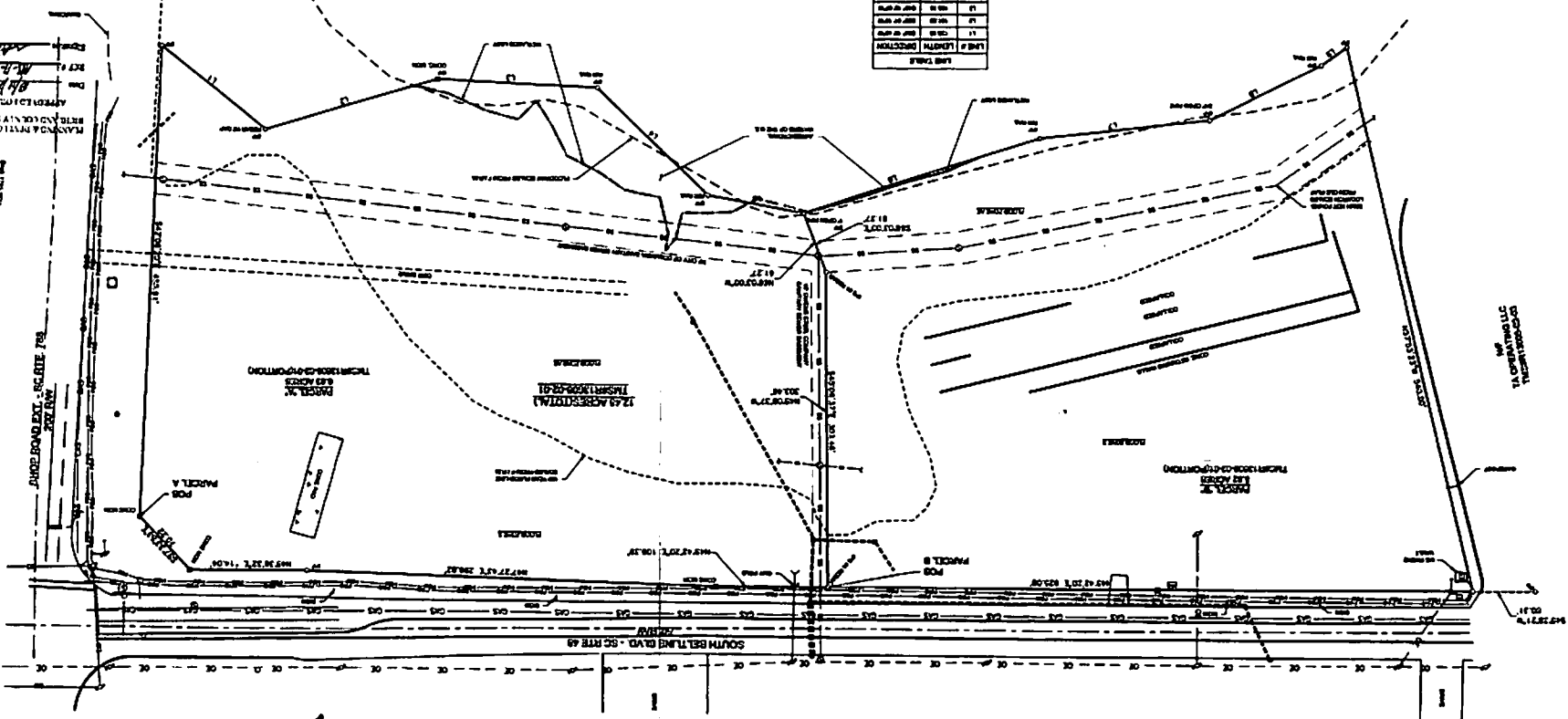
THIS PLAN IS A PART OF A SUBDIVISION MAP FOR THE CITY OF COLUMBIA, SOUTH CAROLINA. THE CITY ENGINEER HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT COMPLIES WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT, CHAPTER 42, SECTION 1-10, OF THE CODE OF LAWS OF THE STATE OF SOUTH CAROLINA. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

LAND TABLE

LAND #	SECTION	ACRES
11	11	1.00
12	12	1.00
13	13	1.00
14	14	1.00
15	15	1.00
16	16	1.00
17	17	1.00
18	18	1.00
19	19	1.00
20	20	1.00
21	21	1.00
22	22	1.00
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100	100	1.00



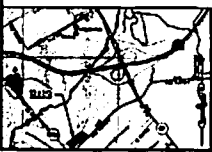
THAT THE CITY ENGINEER HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT COMPLIES WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT, CHAPTER 42, SECTION 1-10, OF THE CODE OF LAWS OF THE STATE OF SOUTH CAROLINA. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.



LEGEND

---	EXISTING EASEMENT
- - -	PROPOSED EASEMENT
---	EXISTING RIGHT-OF-WAY
- - -	PROPOSED RIGHT-OF-WAY
---	EXISTING LOT LINES
- - -	PROPOSED LOT LINES
---	EXISTING CURB
- - -	PROPOSED CURB
---	EXISTING DRIVE
- - -	PROPOSED DRIVE
---	EXISTING SIDEWALK
- - -	PROPOSED SIDEWALK
---	EXISTING UTILITY
- - -	PROPOSED UTILITY
---	EXISTING FENCE
- - -	PROPOSED FENCE
---	EXISTING CONCRETE
- - -	PROPOSED CONCRETE
---	EXISTING ASPHALT
- - -	PROPOSED ASPHALT
---	EXISTING GRAVEL
- - -	PROPOSED GRAVEL
---	EXISTING SAND
- - -	PROPOSED SAND
---	EXISTING GRAVE
- - -	PROPOSED GRAVE
---	EXISTING WATER
- - -	PROPOSED WATER
---	EXISTING SEWER
- - -	PROPOSED SEWER
---	EXISTING GAS
- - -	PROPOSED GAS
---	EXISTING CABLE
- - -	PROPOSED CABLE
---	EXISTING TELEPHONE
- - -	PROPOSED TELEPHONE
---	EXISTING POWER
- - -	PROPOSED POWER
---	EXISTING LIGHT
- - -	PROPOSED LIGHT
---	EXISTING RAILROAD
- - -	PROPOSED RAILROAD
---	EXISTING HIGHWAY
- - -	PROPOSED HIGHWAY
---	EXISTING AIRPORT
- - -	PROPOSED AIRPORT
---	EXISTING CANAL
- - -	PROPOSED CANAL
---	EXISTING DRAINAGE
- - -	PROPOSED DRAINAGE
---	EXISTING FLOOD
- - -	PROPOSED FLOOD
---	EXISTING WETLAND
- - -	PROPOSED WETLAND
---	EXISTING WOODLAND
- - -	PROPOSED WOODLAND
---	EXISTING PRAIRIE
- - -	PROPOSED PRAIRIE
---	EXISTING BARREN
- - -	PROPOSED BARREN
---	EXISTING ROCK
- - -	PROPOSED ROCK
---	EXISTING SANDSTONE
- - -	PROPOSED SANDSTONE
---	EXISTING LIMESTONE
- - -	PROPOSED LIMESTONE
---	EXISTING GNEISS
- - -	PROPOSED GNEISS
---	EXISTING QUARTZITE
- - -	PROPOSED QUARTZITE
---	EXISTING SLATE
- - -	PROPOSED SLATE
---	EXISTING MARBLE
- - -	PROPOSED MARBLE
---	EXISTING SOAPSTONE
- - -	PROPOSED SOAPSTONE
---	EXISTING GRANITE
- - -	PROPOSED GRANITE
---	EXISTING DIORITE
- - -	PROPOSED DIORITE
---	EXISTING GABBRO
- - -	PROPOSED GABBRO
---	EXISTING BASALT
- - -	PROPOSED BASALT
---	EXISTING ANDESITE
- - -	PROPOSED ANDESITE
---	EXISTING RHYOLITE
- - -	PROPOSED RHYOLITE
---	EXISTING TRAP
- - -	PROPOSED TRAP
---	EXISTING DIORITE
- - -	PROPOSED DIORITE
---	EXISTING GABBRO
- - -	PROPOSED GABBRO
---	EXISTING BASALT
- - -	PROPOSED BASALT
---	EXISTING ANDESITE
- - -	PROPOSED ANDESITE
---	EXISTING RHYOLITE
- - -	PROPOSED RHYOLITE
---	EXISTING TRAP
- - -	PROPOSED TRAP
---	EXISTING DIORITE
- - -	PROPOSED DIORITE
---	EXISTING GABBRO
- - -	PROPOSED GABBRO
---	EXISTING BASALT
- - -	PROPOSED BASALT
---	EXISTING ANDESITE
- - -	PROPOSED ANDESITE
---	EXISTING RHYOLITE
- - -	PROPOSED RHYOLITE
---	EXISTING TRAP
- - -	PROPOSED TRAP

CONVEYING TO A PART OF THE SUBDIVISION MAP OF THIS PROJECT AND THE CITY ENGINEER HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT COMPLIES WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT, CHAPTER 42, SECTION 1-10, OF THE CODE OF LAWS OF THE STATE OF SOUTH CAROLINA. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.



1 of 1

CHAO & ASSOCIATES, INC.

1201 W. BROADWAY, SUITE 1000, COLUMBIA, SC 29201

Subdivision Plat  
Prepared for: Spur Carolina, LLC  
Near Columbia, Richland County, SC



Chao & Associates, Inc.  
Chad R. Chao, Engineer  
1201 W. BROADWAY, SUITE 1000, COLUMBIA, SC 29201  
PH: (803) 774-4120  
FAX: (803) 774-4120

