

ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2019-003

*Annexing and Incorporating 209 Plumbers Road, Richland County TMS#14303-02-04
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 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 Light Industrial District (M-1) apportioned to City Council District 1, Census Tract 108.06, contains 1.50 acres, and shall be assigned a land use classification of Economic Development Corridor.

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 14303-02-04

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.: 2019-003

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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, consisting of 1.50 acres, more or less, with street address of 209 Plumbers Road, and being fully shown and delineated on that certain Plat prepared for Deese Properties, LLC by Associated E & S, Inc., dated January 24, 2002, and recorded in the Office of the Register of Deeds for Richland County in Record Book 635 at page 1797. Reference being made to said plat, the same being incorporated herein, for a more complete and accurate description thereof.

MEMORANDUM

Office of the City Manager

TO: Department Heads
FROM: Teresa Wilson, City Manager
DATE: October 18, 2018
RE: **Property Address:** 209 Plumbers Road
Richland County TMS#: 14303-02-04
Owner(s): Robert L. Cohen, as trustee of the Cohen Family Trust dated February 14, 2001
Current Use: Industrial (Warehouse)
Proposed Use: Industrial (Warehouse)
Current County Land Use: Economic Development Corridor
Proposed City Land Use: Employment Campus (EC)
Current County Zoning: Light Industrial (M-1)
Proposed City Zoning: Light Industrial (M-1)
Reason for Annexation: Municipal Services; Donut Hole
City Council District: 1
Census Tract: 108.06

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.

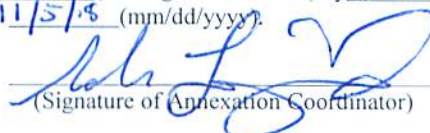
Planning & Development Services staff will see to it that this matter is placed on the **November 5, 2018** Planning Commission's agenda. Planning & Development Services staff will notify the City Attorney of the Planning Commission's zoning recommendation by forwarding a copy of this form, completed, 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: EC (Land Use classification) by 9-0 on 11/5/18 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: M-1 (Zoning classification) by 9-0 on 11/5/18 (mm/dd/yyyy).


(Signature of Annexation Coordinator)

02/21/2013



© 2013 Pictometry

Future Land Use Map

209 Plumbers Road, TMS# 14303-02-04;
 Current FLU: Economic Development Corridor, Proposed FLU: EC

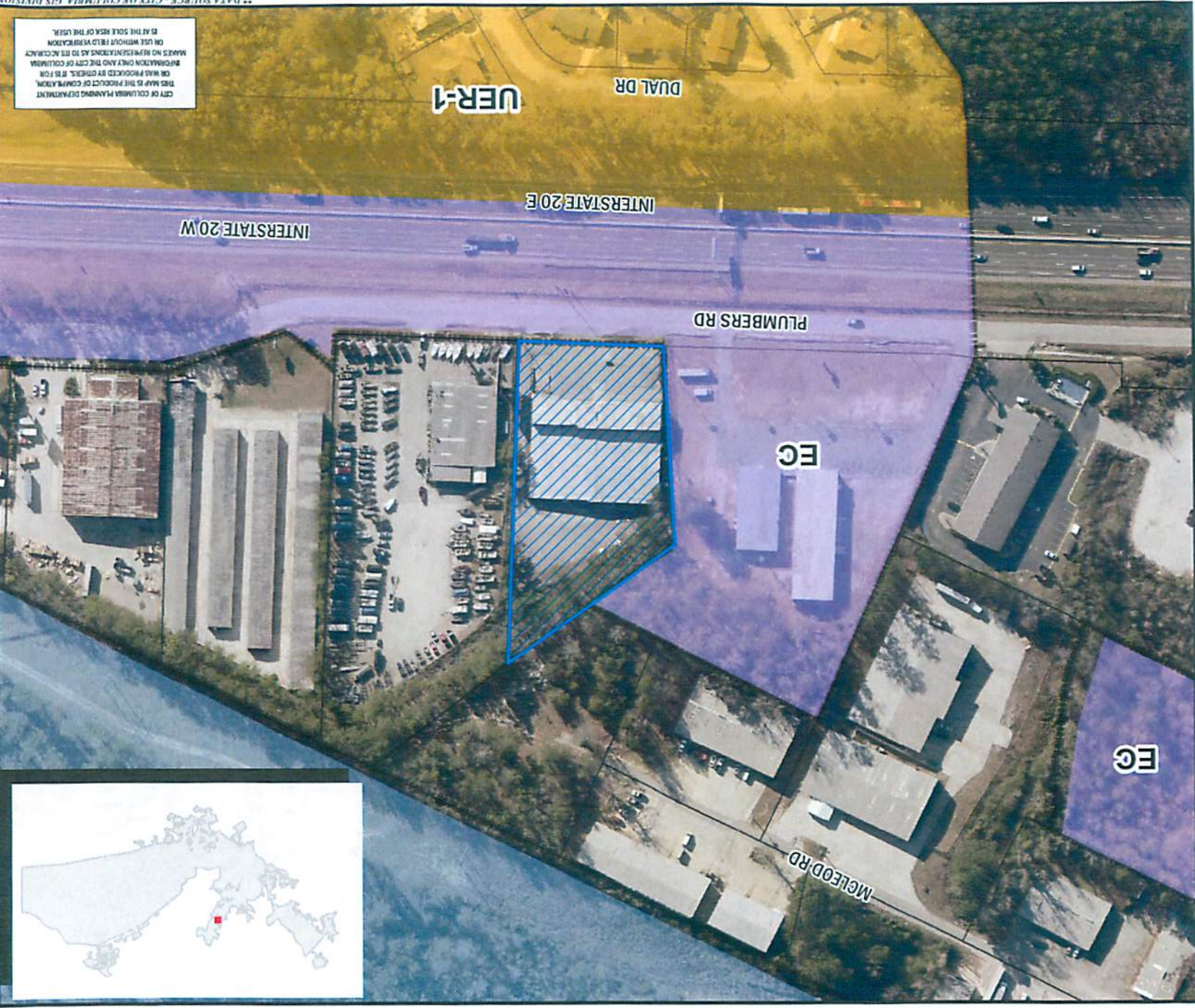
Department of Planning &
 Development Services

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
- UR-1 - Urban Edge Residential Small Lot
- UR-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
- URAC-2 - Urban Edge Regional Activity Center
- URAC-3 - Urban Core Regional Activity Center
- AC-1 - Neighborhood Activity Center
- AC-2 - Community Activity Center
- AC-3 - Regional Activity Center
- EC - Employment Campus
- IND - Industrial
- TU - Transportation & Utilities
- SD-1 - Sports/Amusement District
- SD-2 - CMU/Institutional District
- SD-3 - Central Business District
- SD-4 - Banks/Zone and Garden
- SD-5 - Universities/Colleges
- SD-6 - Fort Jackson



ORIGINAL PREPARATION/DATE:
 Shane Shaughnessy
 October 12, 2018



CITY OF COLUMBIA PLANNING DEPARTMENT
 THIS MAP IS THE PRODUCT OF COMPARISON,
 OR WAS PRODUCED BY OTHER, 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

209 Plumbers Road, TMS# 14303-02-04;
Current Richland Co. Zoning: M-1, Proposed Zoning: M-1

Legend

CITY LIMITS

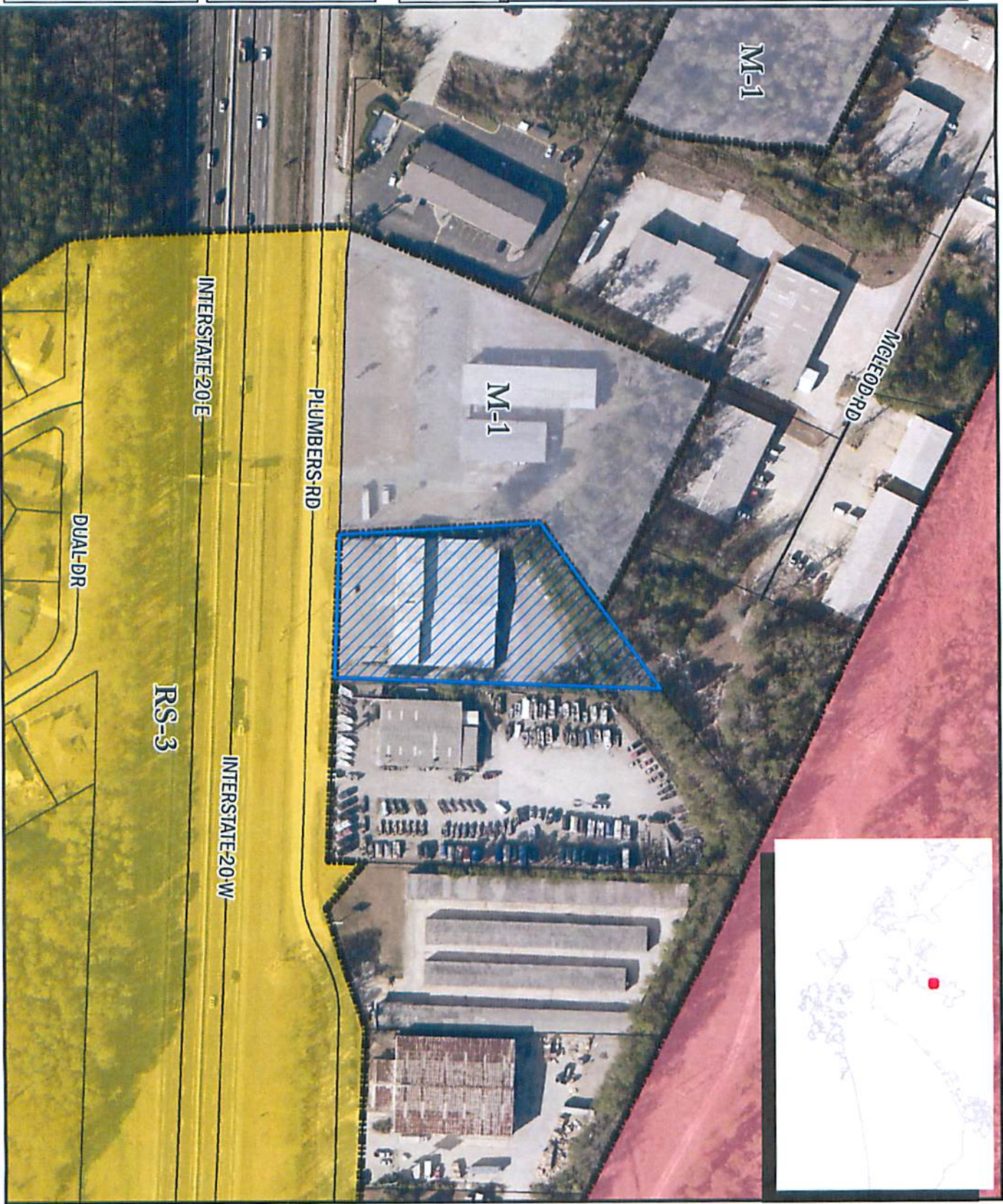
PARCELS

	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-S
	RG-2		PUD-S-E
	RG-3		PUD-S-R
	UTD		PUD-R
	MX-1		OUT OF CITY
	MX-2		

0 37.5 75 150 Feet

ORIGINAL PREPARATION DATE:
This map was prepared by:
Shane Shanghnessy
October 9, 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 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, consisting of 1.50 acres, more or less, with street address of 209 Plumbers Road, and being fully shown and delineated on that certain Plat prepared for Deese Properties, LLC, by Associated E & S, Inc. dated January 24, 2002, and recorded in the Office of the Register of Deeds for Richland County in Record Book 635 at page 1797. Reference being made to said plat, the same being incorporated herein, for a more complete and accurate description thereof.

Richland County TMS: 14303-02-04

Property Address: 209 Plumbers Road

BY: 
Robert L. Cohen, as trustee of the
Cohen Family Trust dated February 14, 2001

Date: 10-4-18

ASSOCIATED E & S, INC.

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

REFERENCES:
 RICHLAND COUNTY TAX MAP SHEET 14303, BLOCK 02, LOT 04
 PLAT PREPARED FOR CRAIG HENSON & MINTI & BOINEAU SURVEYING CO. INC. DATED FEB. 21, 1973
 PLAT PREPARED FOR DEESE PROPERTIES, LLC BY ASSOCIATED E & S, INC. DATED JANUARY 08, 2002
 CERTIFICATION:
 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 MINIMUM 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.

SCALE: 1" = 50' = 50' 0" 50' 100'
 GRAPHIC SCALE IN FEET
 DATE: JANUARY 24, 2002

SITE LOCATED IN RICHLAND COUNTY, SOUTH CAROLINA

DEESE PROPERTIES, LLC

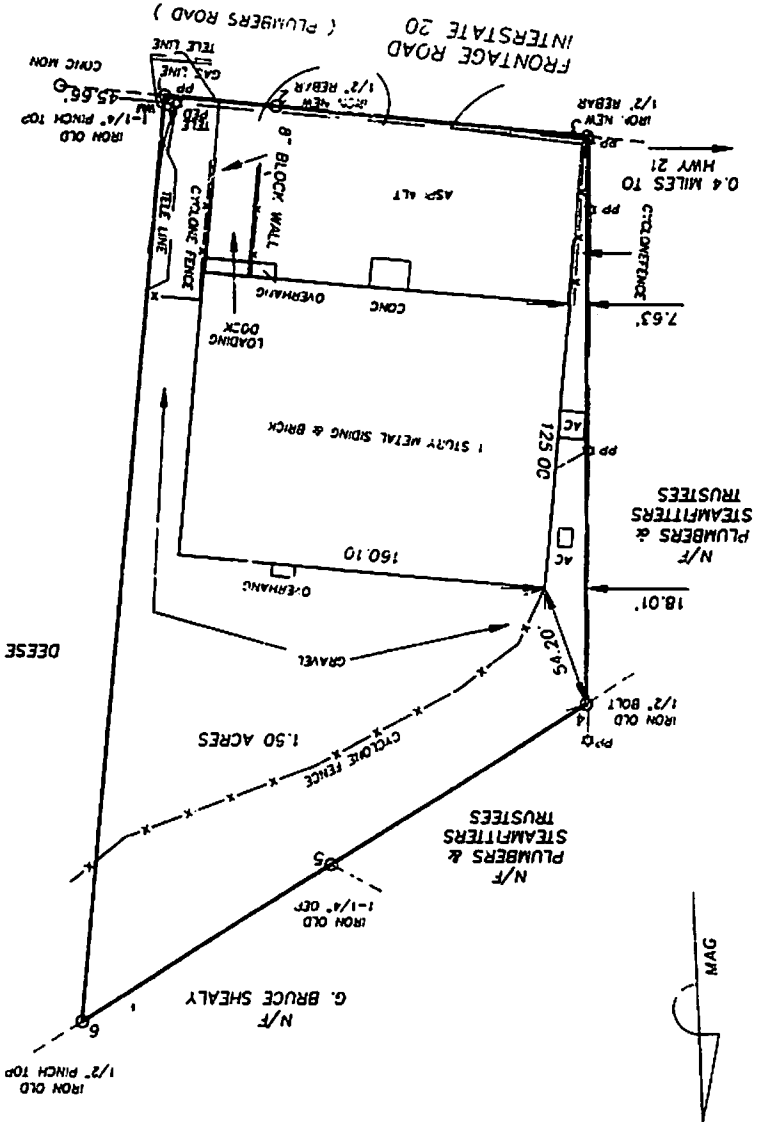
PLAT PREPARED FOR



Book 00635-1797
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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
 PANEL NO. 45078C 0111 G, DATED
 JANUARY 17, 1997

1-2 N 82°47'23" W 49.07'
 2-3 N 92°43'32" W 136.00'
 3-4 N 02°19'02" E 250.41'
 4-5 N 59°20'27" E 31.42'
 5-6 N 59°47'48" E 179.10'
 6-1 S 071°29' W 408.76'



DEESE PROPERTIES, LLC.

