

ORDINANCE NO.: 2019-014

Annexing and Incorporating 111 South Williams Street, 105 South Williams Street, 103 South Williams Street, 101 South Williams Street, RR101 Williams Street, R111 Williams Street, 316 Heyward Street, W/S Williams Street, and 108 South Williams Street, Richland County TMS# 08816-10-02, 08816-10-05, 08816-10-07, 08816-10-08, 08816-10-09, 08816-10-10, 08816-10-12, 08816-10-17, and 08816-10-03 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 2nd day of April, 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 General Residential District and Mill Village Two-Family Residential District in the Granby Architectural Conservation District Design Preservation Overlay (RG-2 and RD-2, -DP), apportioned to City Council District 2, Census Tract 28, contains 5.68 acres, and shall be assigned a land use classification of Urban Core Mixed Residential – Type 3 and Urban Core Neighborhood Activity Center (UCMR-3 and UCAC-1).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 08816-10-02, 08816-10-05, 08816-10-07, 08816-10-08, 08816-10-09, 08816-10-10, 08816-10-12, 08816-10-17, and 08816-10-03

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: 3/19/2019
Final Reading: 4/2/2019

ORIGINAL
STAMPED IN RED

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: December 12, 2018

RE: **Property Address:** 111 South Williams Street, 105 South Williams Street, 103 South Williams Street, 101 South Williams Street, RR101 Williams Street, R111 Williams Street, 316 Heyward Street, W/S Williams Street, and 108 South Williams Street
Richland County TMS#: 08816-10-02, 08816-10-05, 08816-10-07, 08816-10-08, 08816-10-09, 08816-10-10, 08816-10-12, 08816-10-17, and 08816-10-03
Owner(s): 135 Williams Street, LLC and Mary Frances Paris
Current Use: Vacant / Residential
Proposed Use: Residential
Current County Land Use: Mixed Residential High Density
Proposed City Land Use: Urban Core Mixed Residential and Urban Core Neighborhood Activity Center (UCMR-3 and UCAC-1)
Current County Zoning: Heavy Industrial (HI) and Residential Multifamily High Density (RM-HD)
Proposed City Zoning: General Residential District and Mill Village Two-Family Residential District in the Granby Architectural Conservation District Design Preservation Overlay (RG-2 and RD-2, -DP)
Reason for Annexation: Municipal Services; Donut Hole
City Council District: 2
Census Tract: 28

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 7, 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.

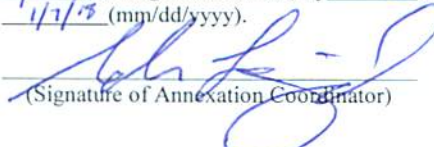
/atl
Attachments

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: UCMR-3/UCAC-1 (Land Use classification) by 8-0 on 1/7/18 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: RG-2/RD-2, -DP (Zoning classification) by 8-0 on 1/7/18 (mm/dd/yyyy).


(Signature of Annexation Coordinator)

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, with the improvements thereon, situate, lying and being in the County of Richland, State of South Carolina, the same being shown and designated on a plat prepared for 135 Williams Street, LLC & PMC Property Group, dated November 8, 2018 and recorded November 15, 2018 in the Office of the Richland County Register of Deeds in Book 2350 at Page 1506, consisting of the following: Lot 7 on Block 31 containing 0.18 acre (TMS# 08816-10-02), Lot 11 on Block 31 containing 0.15 acre (TMS# 08816-10-05), Lot 12 on Block 31 containing 0.16 acre (TMS# 08816-10-07), Lot 13 on Block 31 containing 0.21 acre (TMS# 08816-10-08), a lot bordering the southwest portion of Lot 13 on Block 31 containing 0.83 acre (TMS# 08816-10-09), a lot bordering the northwest portion of Lot 7 on Block 31 containing 1.09 acres (TMS# 08816-10-10), and Lot 2 on Block 31 containing 0.25 acre (TMS# 08816-10-12); reference to said plat is made for a more complete and accurate description, all measurements being a little more or less.

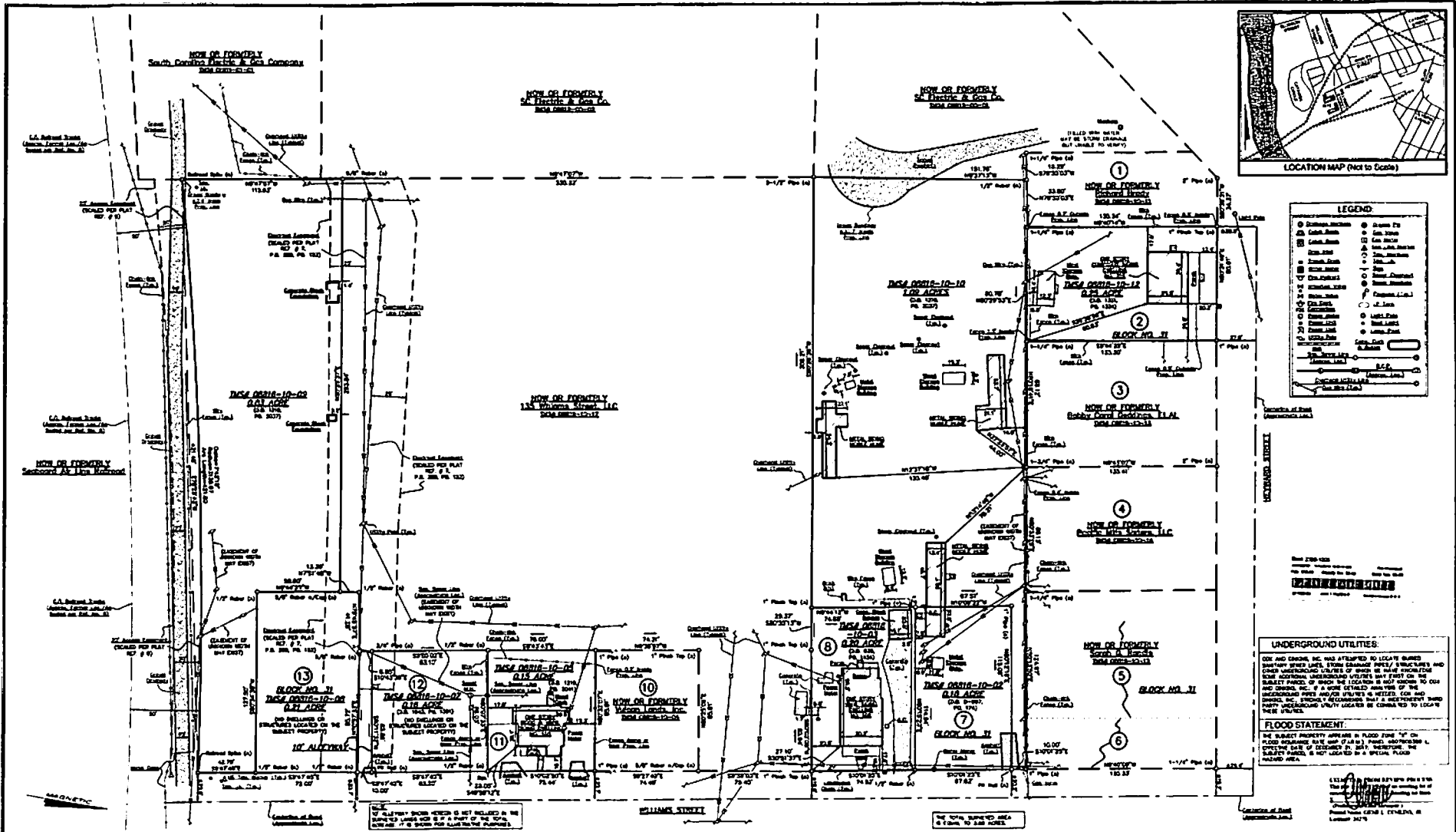
Richland County TMS: 08816-10-02, 08816-10-05, 08816-10-07, 08816-10-08, 08816-10-09, 08816-10-10, 08816-10-12

Property Address: 111 South Williams Street, 105 South Williams Street, 103 South Williams Street, 101 South Williams Street, RR101 Williams Street, R111 Williams Street, 316 Heyward Street

135 Williams Street, LLC

BY: 
(Signature)
Ronald L. Caplan
(Print or Type Name)

Date: 12/11/18
ITS: Manager
(Print or Type Title)



DATE	DESCRIPTION



PLAT

PREPARED FOR

135 WILLIAMS STREET, LLC & PMC PROPERTY GROUP

RICHLAND COUNTY, NEAR COLUMBIA, S.C.

DATE: 11-27-10
 SCALE: AS SHOWN
 SHEET: 1 OF 1
 TOTAL SHEETS: 1
 DRAWING NO: 10-23-10-01-02-01-01-13
 PROJECT: 135 S. WILLIAMS STREET, RICHLAND COUNTY, S.C.

CERTIFICATION

I, the undersigned, being a duly licensed Professional Engineer in the State of Maryland, do hereby certify that I am the author of this plat and that its contents are true and correct to the best of my knowledge and belief.

DAVID C. BROWN
 PROFESSIONAL ENGINEER
 NO. 46764

REFERENCES

- 1) MAP PREPARED FOR CREDIT RELAY COMPANY AND PACIFIC SAIL BY THOMAS DAVIS CO. DATED OCTOBER 1938, SHEETS 1176 & 1177, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RICHLAND COUNTY IN PLAT BOOK D, PAGE 104.
- 2) MAP PREPARED FOR RICHLAND COUNTY DEED BOOK 1176, PAGE 104.
- 3) MAP PREPARED FOR DEWEY L. DE WYSE & SONS, INC. DATED JANUARY 28, 1941, AND RECORDED IN RICHLAND COUNTY DEED BOOK 1176, PAGE 104.
- 4) MAP PREPARED FOR BARRY E. COX, INC. DATED JANUARY 28, 1941, AND RECORDED IN RICHLAND COUNTY DEED BOOK 1176, PAGE 104.
- 5) MAP PREPARED FOR RICHLAND COUNTY DEED BOOK 1176, PAGE 104.
- 6) MAP PREPARED FOR RICHLAND COUNTY DEED BOOK 1176, PAGE 104.
- 7) MAP PREPARED FOR RICHLAND COUNTY DEED BOOK 1176, PAGE 104.
- 8) MAP PREPARED FOR RICHLAND COUNTY DEED BOOK 1176, PAGE 104.
- 9) MAP PREPARED FOR RICHLAND COUNTY DEED BOOK 1176, PAGE 104.
- 10) MAP PREPARED FOR RICHLAND COUNTY DEED BOOK 1176, PAGE 104.
- 11) MAP PREPARED FOR RICHLAND COUNTY DEED BOOK 1176, PAGE 104.
- 12) MAP PREPARED FOR RICHLAND COUNTY DEED BOOK 1176, PAGE 104.
- 13) MAP PREPARED FOR RICHLAND COUNTY DEED BOOK 1176, PAGE 104.

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 all improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, and being shown and designated as a reservoir containing approximately 2.725 acres on a plat prepared for Sunset Medical Corporation by Power Engineering Company, Inc., dated March 3, 1999, recorded in Book 289 at page 152, Richland County Register of Deeds, and having the following measurements: Commencing at a point located on the western boundary of the right of way of Williams Street being the southeastern corner of property owned now or formerly by Mable R. Paris and running S16°40'48"E for 79.46 feet; thence turning and running S73°22'53"W for 85.91 feet; thence turning and running S16°21'54"E for 74.16 feet; thence turning and running S16°42'45"E for 169.12 feet; thence turning and running S73°20'15"W for 41.26 feet; thence turning and running S16°35'45"E for 12.50 feet; thence turning and running S73°26'51"W for 294.40 feet; thence turning and running N16°35'38"W for 335.39 feet; thence turning and running N73°31'23"E for 335.51 feet; thence turning and running N73°08'15"E for 85.89 feet to the point of beginning.

Richland County TMS: 08816-10-17

Property Address: W/S Williams Street

135 Williams Street, LLC

BY: 
(Signature)
Ronald L. Caplan
(Print or Type Name)

Date: 11/19/18
ITS: Manager
(Print or Type Title)

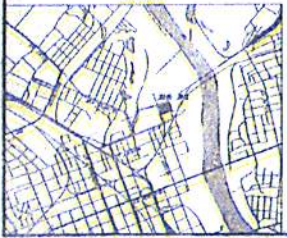
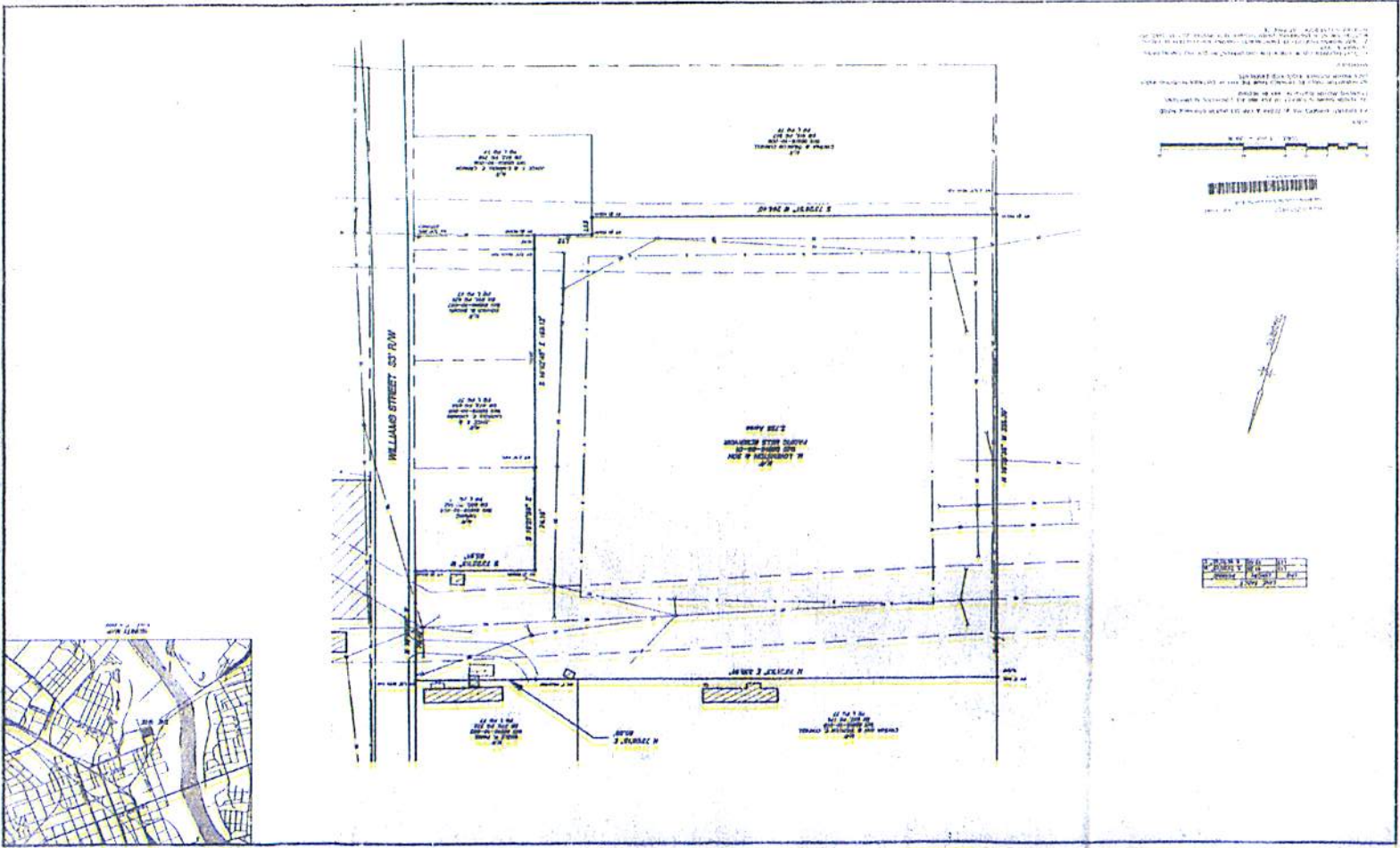


289.152

PREPARED BY
POWER ENGINEERING COMPANY, INC.
ENGINEERS - PLUMBERS - ELECTRICIANS - MECHANICAL SYSTEMS

SUNSET MEDICAL CORPORATION

1



NOTES:

1. This plan is to be used in connection with the contract for the construction of the above named building.
2. The owner is to provide all necessary permits and approvals for the construction of the building.
3. The contractor is to provide all necessary labor and materials for the construction of the building.
4. The contractor is to be responsible for the construction of the building in accordance with the contract documents.
5. The contractor is to be responsible for the safety of the construction site and the workers.
6. The contractor is to be responsible for the protection of the existing utilities and structures on the site.
7. The contractor is to be responsible for the removal and disposal of any debris or waste generated during the construction.
8. The contractor is to be responsible for the maintenance of the construction site and the surrounding area.
9. The contractor is to be responsible for the completion of the building in accordance with the contract documents.
10. The contractor is to be responsible for the final inspection and certification of the building.

NO.	DESCRIPTION
1	...
2	...
3	...

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, with the improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, the same being shown and designated as Lot 8, Block 31 consisting of 0.20 acre on a plat prepared for 135 Williams Street, LLC & PMC Property Group, dated November 8, 2018 and recorded November 15, 2018 in the Office of the Richland County Register of Deeds in Book 2350 at Page 1506; reference to said plat is made for a more complete and accurate description, all measurements being a little more or less.

Richland County TMS: 08816-10-03

Property Address: 108 South Williams Street

Seller:


Mary Frances Paris

Date: Nov. 20/18

Buyer:

135 Williams Street, LLC

BY: _____
(Signature)

Date: _____

(Print or Type Name)

ITS: _____
(Print or Type Title)

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, with the improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, the same being shown and designated as Lot 8, Block 31 consisting of 0.20 acre on a plat prepared for 135 Williams Street, LLC & PMC Property Group, dated November 8, 2018 and recorded November 15, 2018 in the Office of the Richland County Register of Deeds in Book 2350 at Page 1506; reference to said plat is made for a more complete and accurate description, all measurements being a little more or less.


Richland County TMS: 08816-10-03
Property Address: 108 South Williams Street

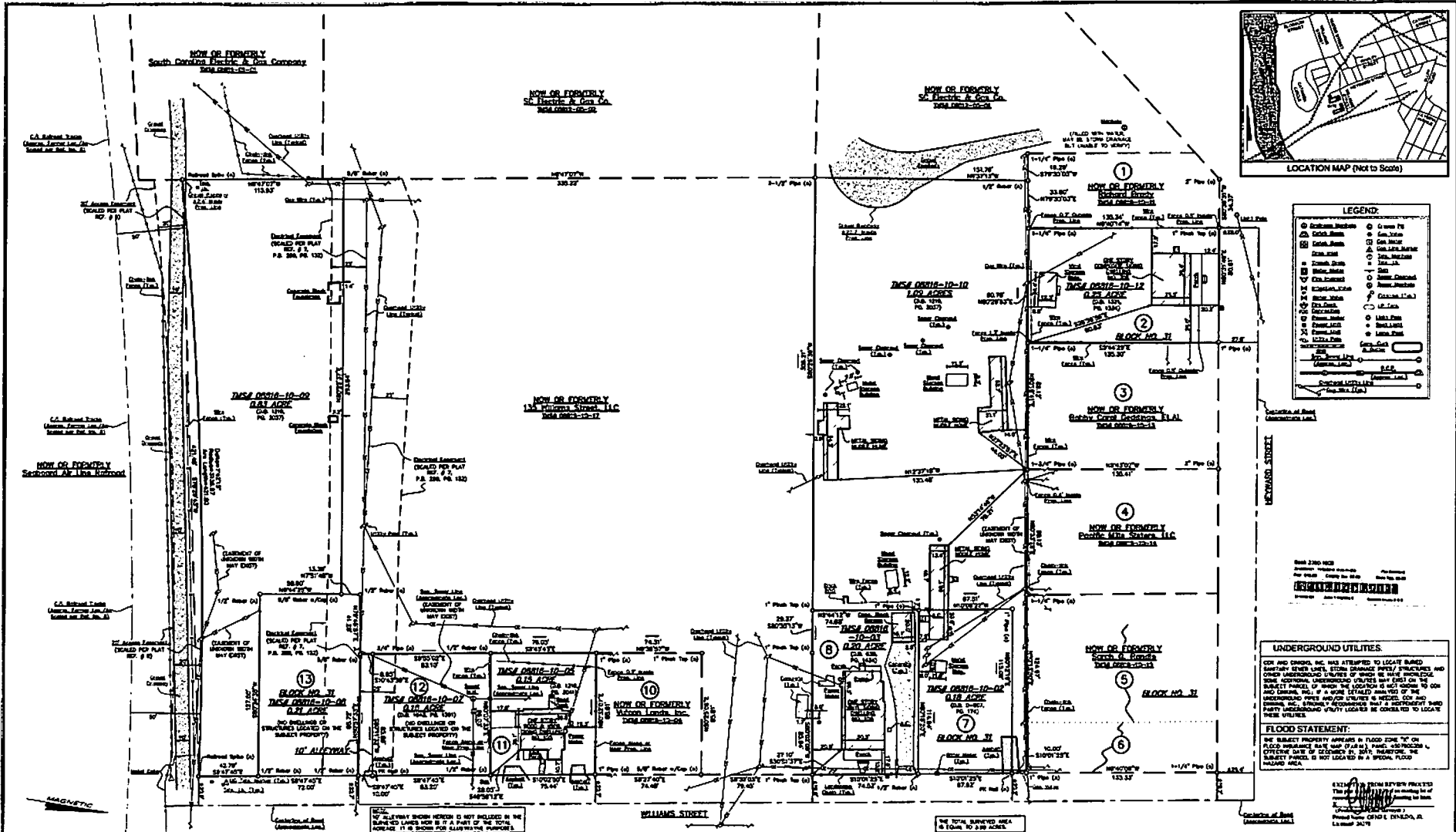
Seller:

_____ Date: _____
Mary Frances Paris

Buyer:

135 Williams Street, LLC

BY:  Date: 11/19/18
(Signature) _____
Ronald C. Caplan ITS: Manager
(Print or Type Name) _____ (Print or Type Title)



REVISIONS	
NO.	DESCRIPTION

COX AND DRING
 ENGINEERS & SURVEYORS
 10216 MISSOURI
 1000 N. GARDNER ST., SUITE 100
 COLUMBIA, MISSOURI 65201
 TEL: 646-3700 FAX: 646-3701
 WWW.COXANDDRING.COM

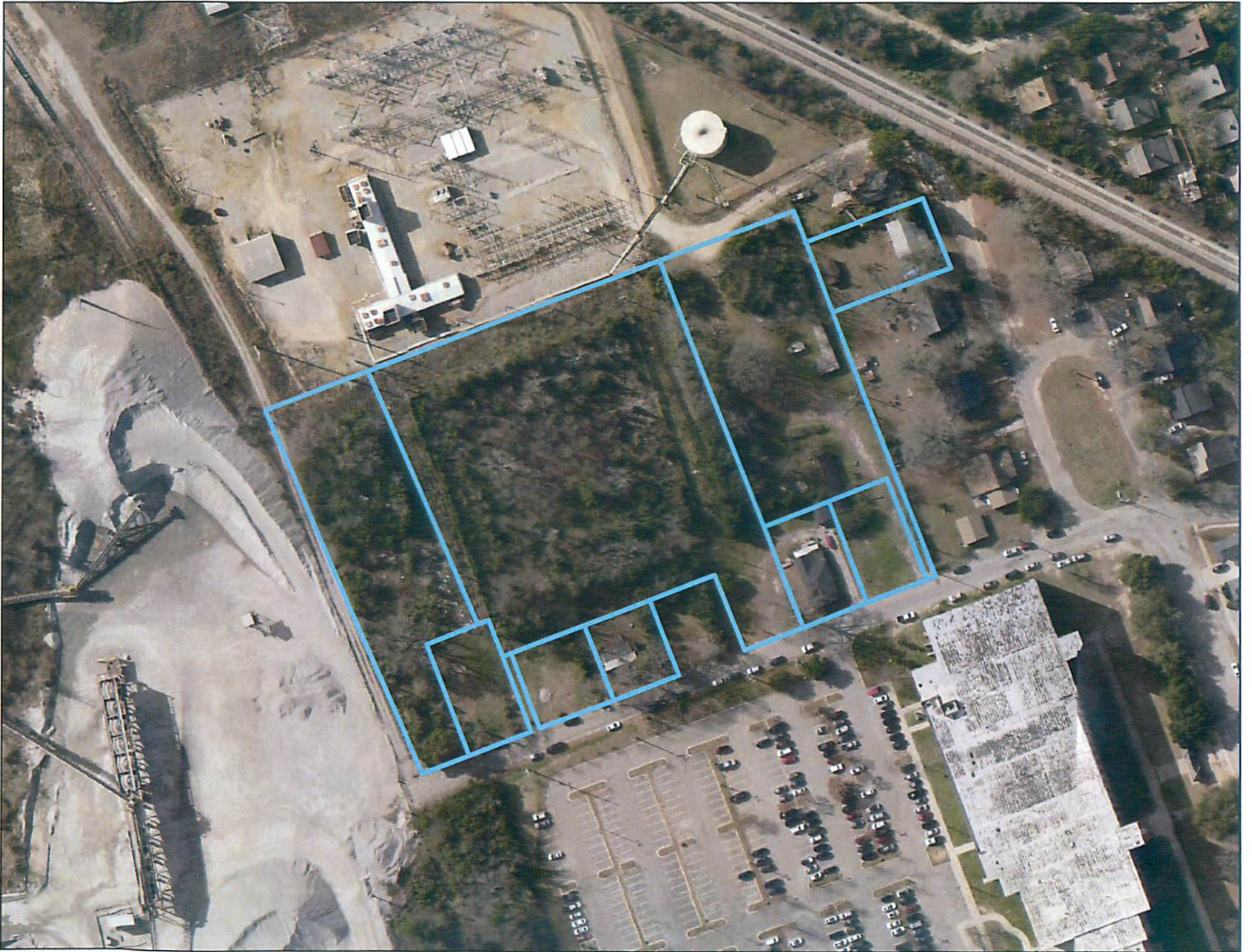
PLAT
 PREPARED FOR
135 WILLIAMS STREET, LLC & PMC PROPERTY GROUP
 RICHLAND COUNTY, NEAR COLUMBIA, S.C.

SCALE: 1" = 30'
 DRAWN: [Signature]
 DATE: NOVEMBER 8, 2015

CERTIFICATION:
 I hereby certify that to the best of my knowledge and belief, the information furnished to me by the client is true and correct, and that the plat is a true and correct representation of the same.

JOHN G. GIBSON
 LICENSE NO. 20775
 STATE OF MISSOURI

REFERENCES:
 (1) MAP PREPARED FOR GREAT REALTY COMPANY AND PACIFIC SAILS BY TOLSONSON INCORPORATED, DATED OCTOBER 1938, REVERSED AND L.S. 1938, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RICHLAND COUNTY IN PLAT BOOK 8, PAGE 390-392.
 (2) DEED RECORDED IN RICHLAND COUNTY DEED BOOK 633, PAGE 142A.
 (3) PLAT PREPARED FOR JOHNSON L. GEL, PROPOSED BY CLAUDE A. WOODLAND, JR., DATED MARCH 14, 1975, AND RECORDED IN PLAT BOOK 77, PAGE 187.
 (4) DEED RECORDED IN RICHLAND COUNTY DEED BOOK 1796, PAGE 2027 & PAGE 2126.
 (5) DEED RECORDED IN RICHLAND COUNTY DEED BOOK 1420, PAGE 182A.
 (6) DEED RECORDED IN RICHLAND COUNTY DEED BOOK 1420, PAGE 182A.
 (7) DEED RECORDED IN RICHLAND COUNTY DEED BOOK 1420, PAGE 182A.
 (8) GENERAL EASEMENT MAP PREPARED FOR PACIFIC SAILS COMPANY, INC. BY BARRY BARBER & ASSOCIATES, INC., DATED OCTOBER 1984, REVERSED MAY 31, 1985, AND RECORDED IN PLAT BOOK 77, PAGES 179A, 179B, & 179C.
 (9) DEED RECORDED IN RICHLAND COUNTY DEED BOOK 1420, DATED JULY 21, 1980, REVERSED JULY 21, 1980.
 (10) DEED RECORDED IN RICHLAND COUNTY DEED BOOK 0-907, PAGE 17A, AND DEED BOOK 1443, PAGE 186A.



111, 105, 103, 101 and 108 S. Williams St, RR101, R111 and W/S Willilams St. and 316 Heyward Street;
 TMS# 08816-10-02, 08816-10-05, 08816-10-07, 08816-10-08, 08816-10-09, 08816-10-10,
 08816-10-12, 08816-10-17, and 08816-10-03

Current FLU: Mixed Residential High Density; Proposed FLU: UCMR-3 and UCAC-1

Future Land Use Map

Department of Planning & Development Services

Legend

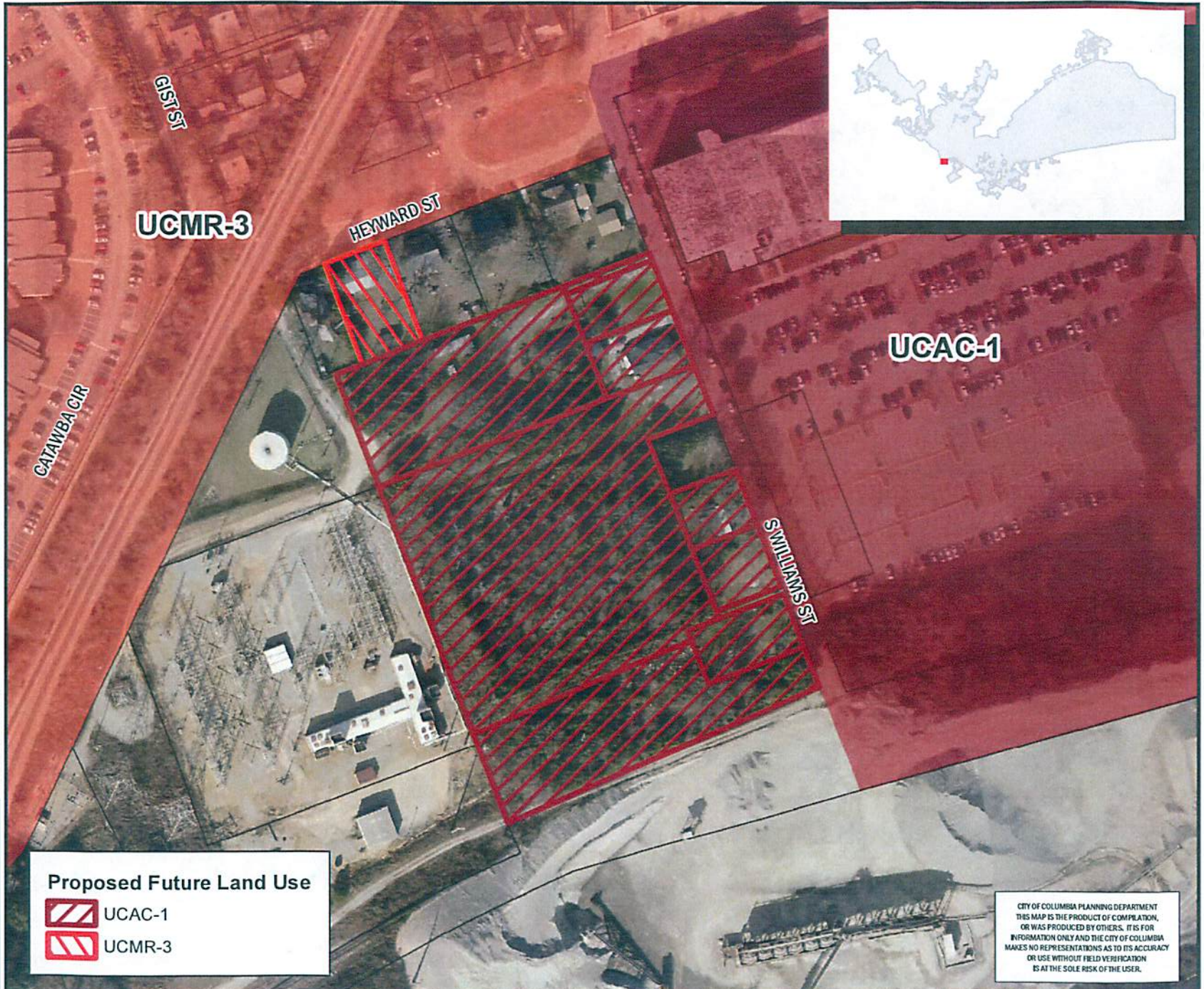
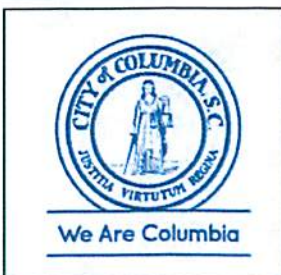
- CITY LIMITS
- PARCELS

- UCMR-1 - Urban Core Mixed Residential-1
- UCMR-2 - Urban Core Mixed Residential-2
- UCMR-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
- UCAC-3 - Urban Core Regional Activity Center
- UEAC-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
- 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

N

0 40 80 160 Feet

ORIGINAL PREPARATION/DATE:
 This map was prepared by:
 Shane Shaughnessy
 December 11, 2018



Proposed Future Land Use

- UCAC-1
- UCMR-3

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

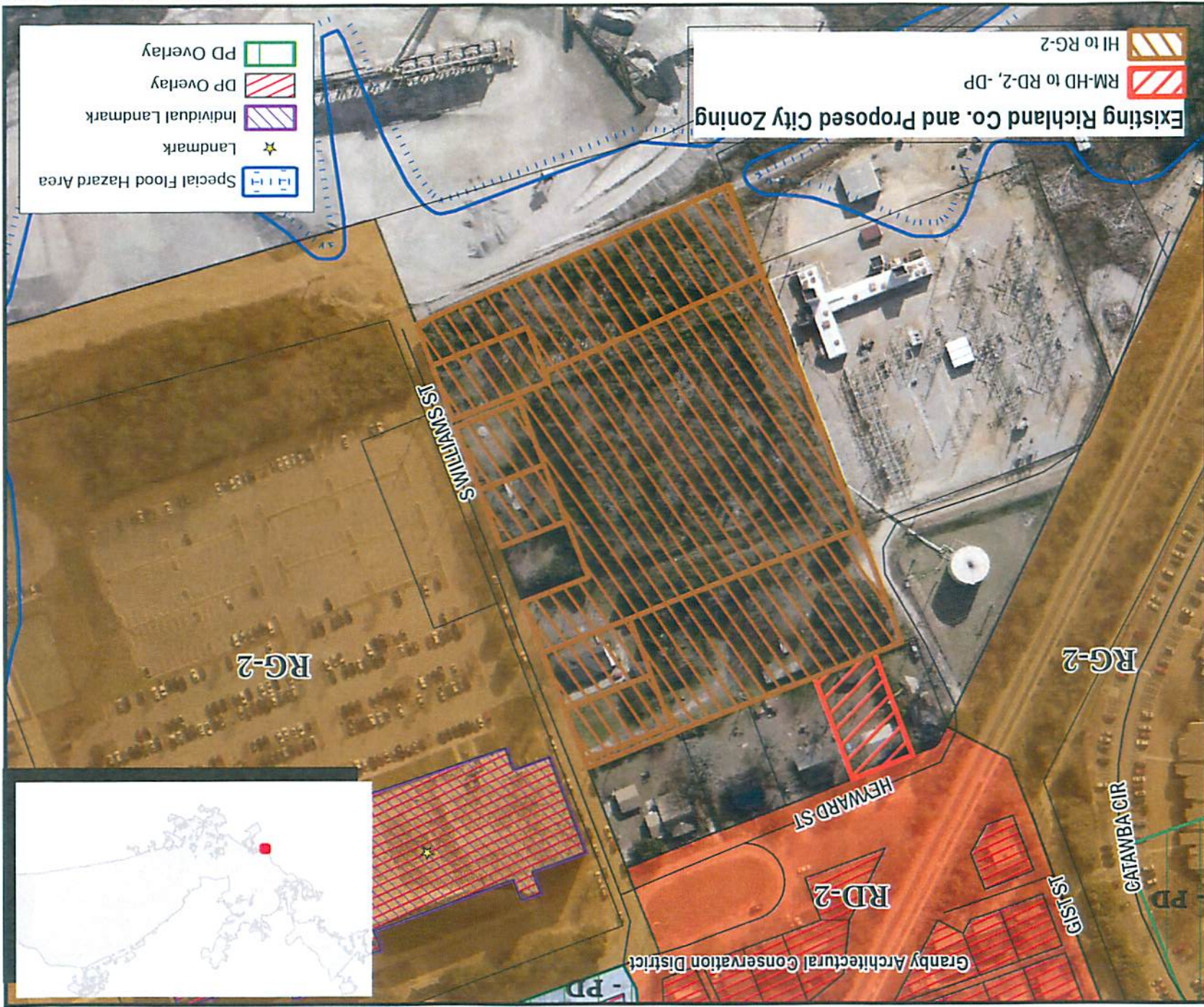
111, 105, 103, 101 and 108 S. Williams St, RR101, R111 and W/S Williams St, and 316 Heyward Street;

TMS# 08816-10-02, 08816-10-05, 08816-10-07, 08816-10-08, 08816-10-09, 08816-10-10,
08816-10-12, 08816-10-17, and 08816-10-03

Current Richland Co. Zoning: HI and RM-HD; Proposed Zoning: RG-2 and RD-2, -DP

Department of Planning & Development Services

Zoning Map



Legend

- PARCELS
- D-1
- RS-1
- RS-1A
- RS-1B
- C-3A
- C-4
- RS-2
- C-5
- RS-3
- RD
- M-1
- M-2
- RD-2
- PG-C
- PG-1A
- PG-1B
- PG-1C
- PG-1D
- PG-1E
- PG-1F
- PG-1G
- PG-1H
- PG-1I
- PG-1J
- PG-1K
- PG-1L
- PG-1M
- PG-1N
- PG-1O
- PG-1P
- PG-1Q
- PG-1R
- PG-1S
- PG-1T
- PG-1U
- PG-1V
- PG-1W
- PG-1X
- PG-1Y
- PG-1Z
- OUT OF CITY
- MX-1
- MX-2

0 40 80 160 Feet

North Arrow

ORIGINAL PREPARATION DATE: This map was prepared by: Shane Shaughnessy December 11, 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.



Existing Richland Co. and Proposed City Zoning

- RM-HD to RD-2, -DP
- HI to RG-2

Special Flood Hazard Area

Landmark

Individual Landmark

DP Overlay

PD Overlay