

ORDINANCE NO.: 2019-068

Annexing and Incorporating 400 Beltline Boulevard and 0.07 acre East Chapel Drive, Richland County TMS #13810-02-16 and 13810-02-15 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 1st day of June, 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 Commercial District (C-3), apportioned to City Council District 3, Census Tract 26.04, contains 0.48 acre, 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.: 13810-02-16 and 13810-02-15

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: 9/17/2019

Final Reading: 10/1/2019

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2019-068

All that certain piece, parcel or tract of land, together with improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing 0.50 acres, more or less, and being shown and designated as TMS 13810-02-16, 0.43 acre; and TMS 13810-02-15, 0.07 acre; on a plat prepared for Shaffin Valimohamad by Civil Engineering of Columbia, dated August 2, 2016, revised August 3, 2016, and recorded in the Office of the Register of Deeds for Richland County in Plat Book 2135 page 3155.

MEMORANDUM

Office of the City Manager

TO: Department Heads
FROM: Teresa Wilson, City Manager
DATE: July 3, 2019
RE: **Property Address:** 400 N. Beltline Boulevard and 0.07 acres, East Chapel Drive
Richland County TMS#: 13810-02-16 and 13810-02-15
Owner(s): Shaffin Valimohamed
Use: Commercial
Proposed Use: Commercial
Current County Land Use: Mixed Use Corridor
Proposed City Land Use: Urban Core Community Activity Center (UCAC-2)
Current County Zoning: General Commercial District (GC)
Proposed City Zoning: General Commercial District (C-3)
Reason for Annexation: Municipal Services; Donut Hole
City Council District: 3
Census Tract: 26.04

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 **August 5, 2019** 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.

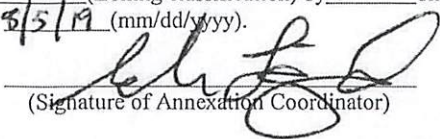
/atl

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
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: UCAC - 2 (Land Use classification) by 5 - 0 on 8/5/19 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: C-3 (Zoning classification) by 5 - 0 on 8/5/19 (mm/dd/yyyy).


(Signature of Annexation Coordinator)
































© 2019 Pictometry

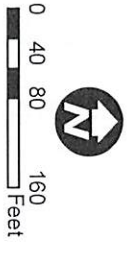
02/01/2019

Future Land Use Map

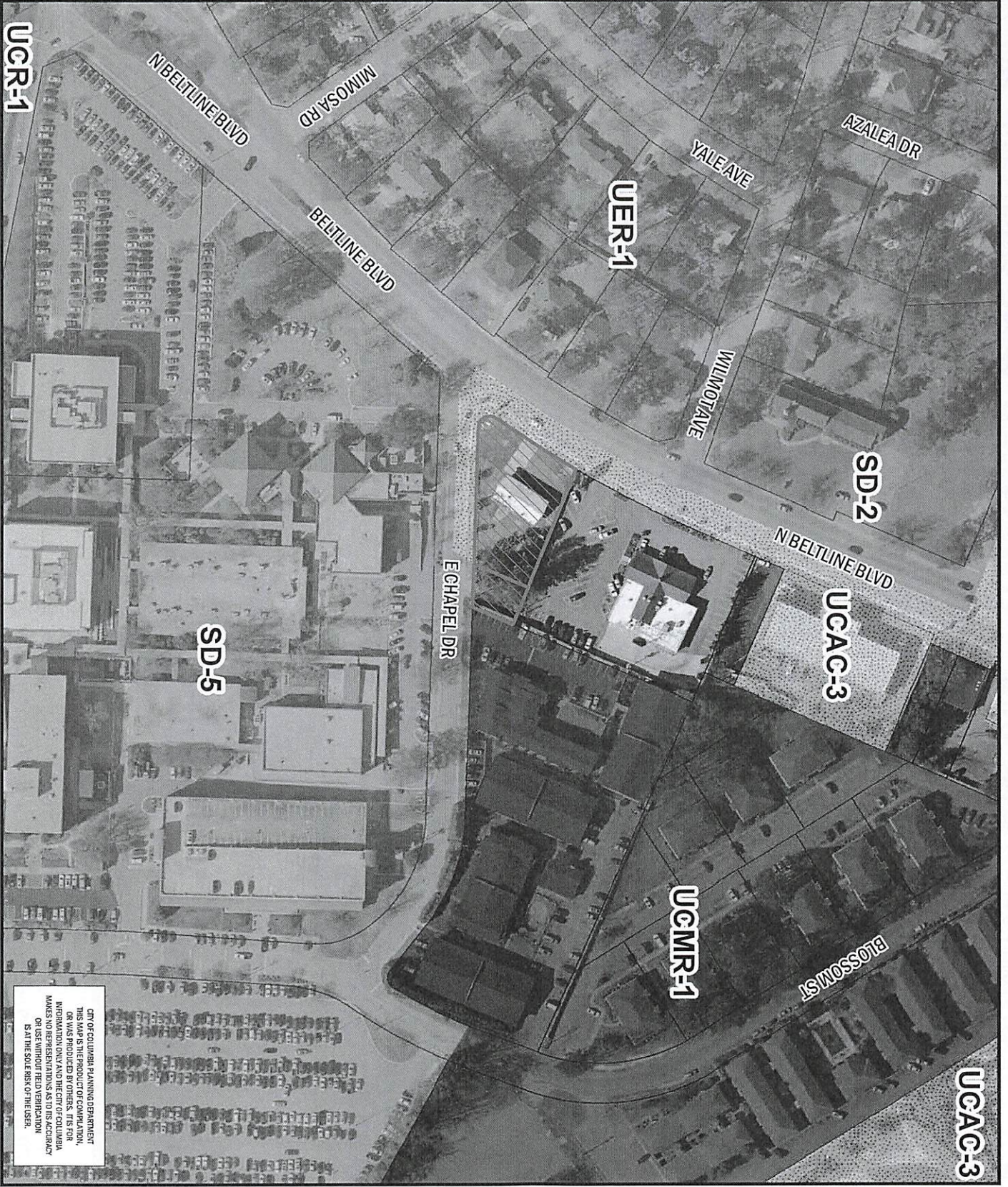
Department of Planning & Development Services

Legend
 CITY LIMITS
 PARCELS

-  UCMR-1 - Urban Core Mixed Residential
-  UCMR-2 - Urban Core Mixed Residential
-  UCMR-3 - Urban Core Mixed Residential
-  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 Core Regional Activity Center
-  UEAC-1 - Urban Edge Neighborhood Activity Center
-  UEAC-2 - Urban Edge Regional Activity Center
-  UEAC-3 - Urban Edge Regional Activity Center
-  AC-1 - Neighborhood Activity Center
-  AC-2 - Community Activity Center
-  AC-3 - Regional Activity Center
-  EC - Employment Campus
-  RD - Residential
-  TU - Transportation & Utilities
-  SD-1 - Sports/Recreation District
-  SD-2 - Civic/Institutional District
-  SD-3 - Central Business District
-  SD-4 - Riverbanks Zoo and Garden
-  SD-5 - Universities/Colleges
-  SD-6 - Fort Jackson



ORIGINAL PREPARATION DATE:
 This map was prepared by:
 Shane Shaughnessy
 July 3, 2019



400 N. Beltline Blvd and 0.07 acres E. Chapel Dr., TMS# 13810-02-16 and 13810-02-15;
 Current Rich. Co. FLU: Mixed Use Corridor, Proposed FLU: UCAC-2

CITY OF COLUMBIA PLANNING DEPARTMENT
 THIS MAP WAS PREPARED BY SHANE SHAUGHNESSY. THIS INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A WARRANTY OR REPRESENTATION 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

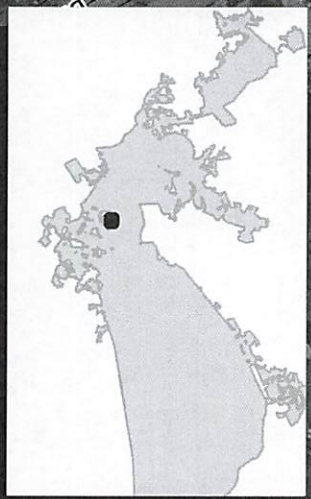
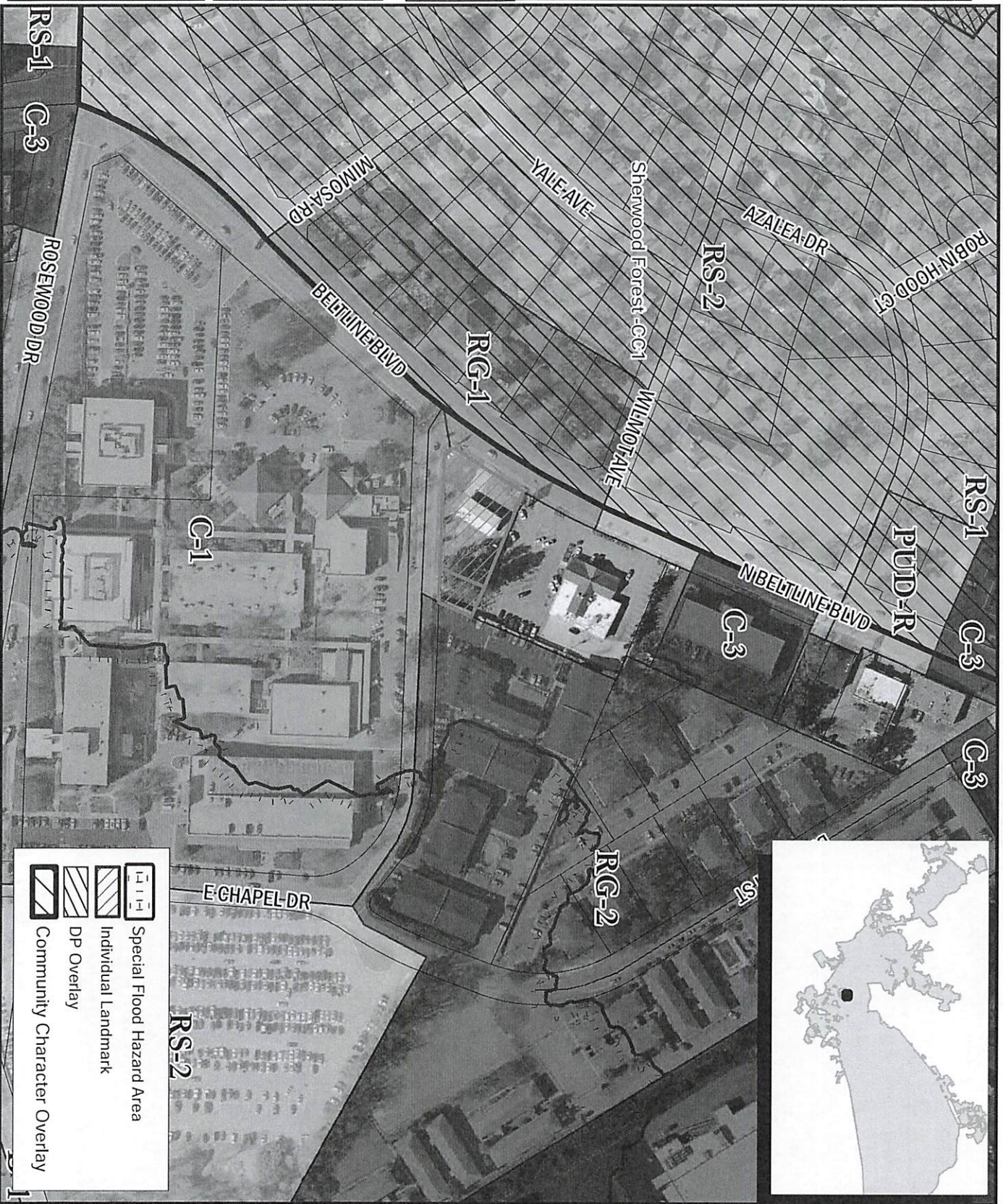
400 N. Bellline Blvd and 0.07 acres E. Chapel Dr., TMS# 13810-02-16 and 13810-02-15;
Current Rich. Co. Zoning: GC, Proposed Zoning: C-3

- Legend
- ▭ 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-LS
 - ▭ RG-2
 - ▭ PUD-LS-E
 - ▭ RG-3
 - ▭ PUD-LS-R
 - ▭ UTD
 - ▭ PUD-R
 - ▭ MX-1
 - ▭ OUT OF CITY
 - ▭ MX-2



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This map was prepared by:
Shane Shaughnessy
July 3, 2019

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.



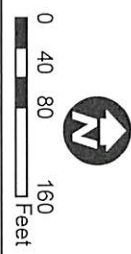
- ▭ Special Flood Hazard Area
- ▭ Individual Landmark
- ▭ DP Overlay
- ▭ Community Character Overlay

Future Land Use Map

Department of Planning & Development Services

Legend
CITY LIMITS
PARCELS

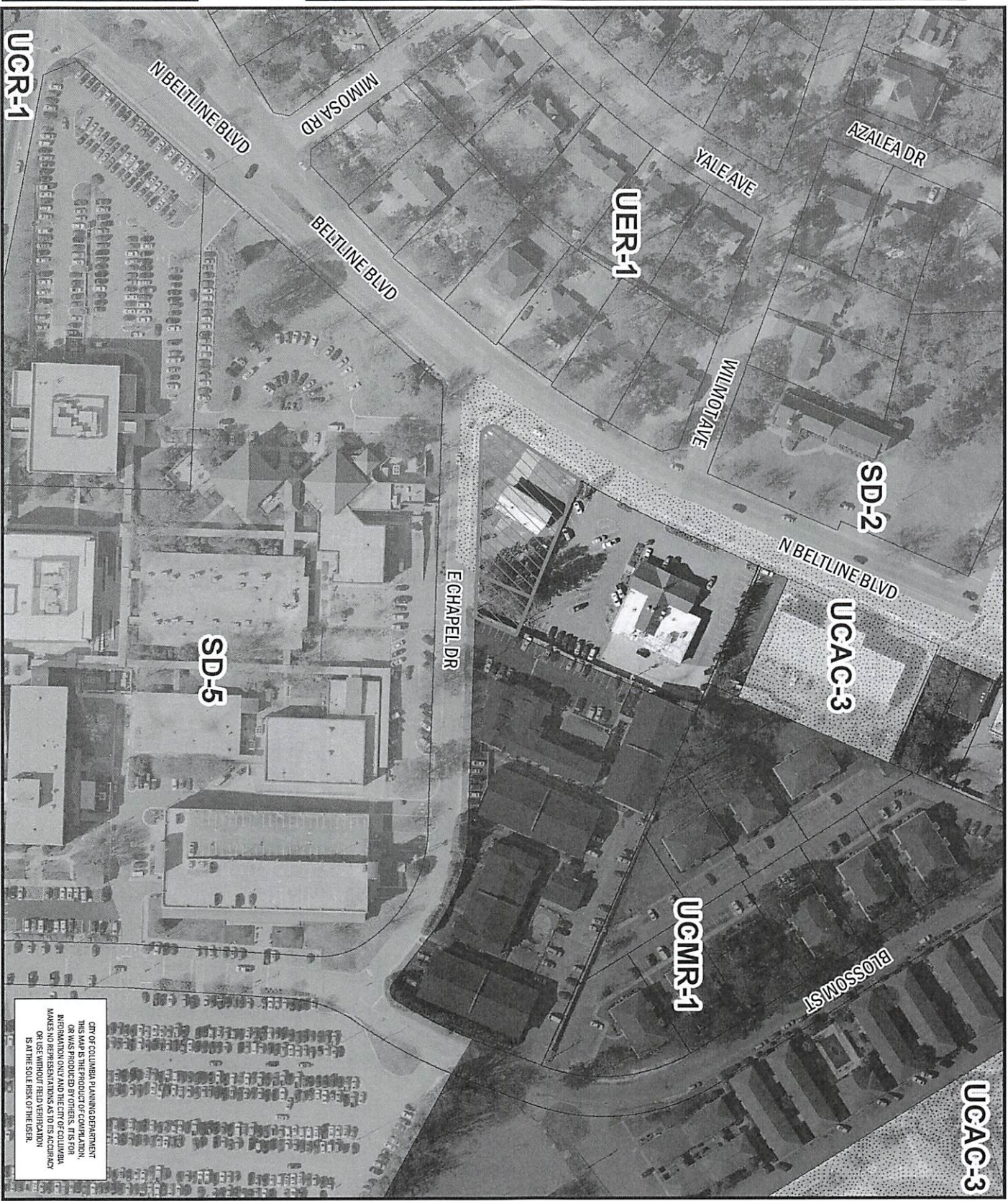
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ORIGINAL PREPARATION DATE:
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July 3, 2019



We Are Columbia



400 N. Beltline Blvd and 0.07 acres E. Chapel Dr., TMS# 13810-02-16 and 13810-02-15;
Current Rich. Co. FLU: Mixed Use Corridor, Proposed FLU: UCAC-2

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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 tract of land, together with improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing 0.50 acres, more or less, and being shown and designated as TMS 13810-02-16, 0.43 acre; and TMS 13810-02-15, 0.07 acre; on a plat prepared for Shaffin Valimohamed by Civil Engineering of Columbia, dated August 2, 2016, revised August 3, 2016, and recorded in the Office of the Register of Deeds for Richland County in Plat Book 2135 page 3155.

Richland County TMS: 13810-02-16 and 13810-02-15

Property Addresses: 400 Beltline Boulevard and 0.07 acres, East Chapel Drive

BY: 
_____ Shaffin Valimohamed

Date: 20 June 2019

NOTES AND REFERENCES:

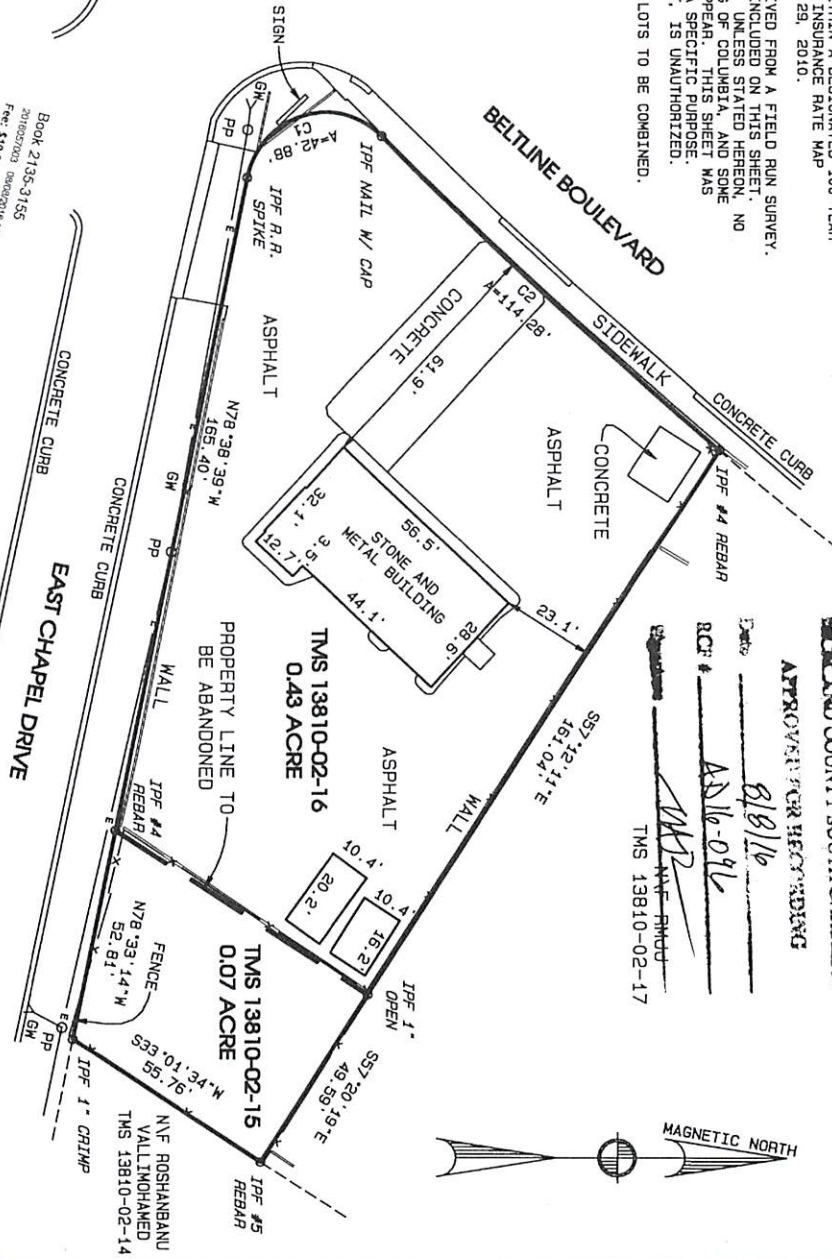
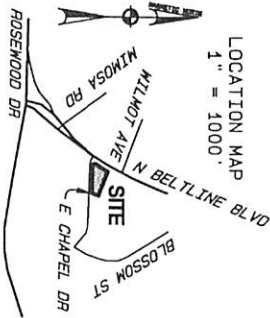
1. RICHLAND COUNTY T.M.S. 13810-02-16 AND 13810-02-15. ZONED GC.
2. SHOWN ON PLATS PREPARED FOR SHAFFIN VALIMOHAMED BY COX AND DINKINS, BOTH DATED 12-14-11. RECORDED IN PB1728-3068 AND PB1759-1360.
3. I HEREBY CERTIFY THAT THIS PROJECT IS NOT WITHIN A DESIGNATED 100-YEAR FLOOD PRONE AREA ACCORDING TO THE NATION FLOOD INSURANCE RATE MAP PANEL #45079C 0376 K, EFFECTIVE DATE SEPTEMBER 29, 2010.
4. THE INFORMATION SHOWN ON THIS SHEET WAS DERIVED FROM A FIELD RUN SURVEY. OBVIOUS AND APPARENT FEATURES ENCOUNTERED ARE INCLUDED ON THIS SHEET. RELATED, REFERENCED INFORMATION WAS ALSO USED. UNLESS STATED HEREON, NO LITTLE SEARCH WAS PERFORMED BY CIVIL ENGINEERING OF COLUMBIA, AND SOME EASEMENTS OR OTHER MATTERS OF RECORD MAY NOT APPEAR. THIS SHEET WAS PREPARED FOR A SPECIFIC CLIENT TO BE USED FOR A SPECIFIC PURPOSE. USE BY ANY OTHER PARTY, WITHOUT WRITTEN CONSENT, IS UNAUTHORIZED.
5. THE PURPOSE OF THIS PLAT IS TO SHOW THE TWO LOTS TO BE COMBINED.
6. NOT ALL IMPROVEMENTS SHOWN.

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE RICHLAND COUNTY SUBDIVISION REGULATIONS AND THE MONUMENTS SHOWN HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN THOSE REGULATIONS.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINKING STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY.

Charles D. Meiler
 CHARLES D. MEILER P.L.S. #12246

LOCATION MAP
 1" = 1000'



CURVE TABLE

CURVE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
C1	42.181°	N16°49'50"W	20.00'	122°49'53"	35.12'	36.71'
C2	114.281°	N42°37'03"E	1469.32'	4°27'23"	114.25'	57.17'

PLANNED & DEVELOPMENT SERVICES
 RICHLAND COUNTY SOUTH CAROLINA
 APPROVED FOR RECORDING
 8/18/16
 RCF # AD16-094
 TMS 13810-02-17

LEGEND:

- O PP POWER POLE
- OVERHEAD ELECTRIC LINE
- GUY WIRE
- IPF IRON PIN FOUND

Book 2135-3155
 2016057003 09/02/2016 10:45:08
 Fee: \$10.00
 County Tax: \$0.00
 State Tax: \$0.00
 Phil Overmire 11 x 17
 John E. Hephner II
 Richland County R.O.D.

0.50 TOTAL ACRES
 COMBINATION PLAT
 RICHLAND COUNTY, SOUTH CAROLINA

SCALE IN FEET

1	8-3-16	CORRECT NOW OR FORMERLY	NSD
NO.	DATE	REVISION DESCRIPTION	BY:
DATE: AUG. 2, 2016		JOB NUMBER	
DRAWN: N. DELOACH		16012	
SCALE: 1" = 30'			



PREPARED FOR
SHAFFIN VALIMOHAMED

CIVIL ENGINEERING OF COLUMBIA
 CONSULTING ENGINEERING SURVEYING AND PLANNING
 3608 FERNANDINA ROAD COLUMBIA, SOUTH CAROLINA 29210
 TELEPHONE (803) 798-2820 FAX (803) 798-2826

ANY CERTIFICATIONS, WARRANTIES, OR GUARANTEES SIGNED BY THE ENGINEER OR SURVEYOR OF RECORD FOR THIS PROJECT ARE INTENDED TO EXPRESS THAT STANDARD AND REASONABLE CARE WERE USED IN PREPARATION OF THIS DOCUMENT.