

ORDINANCE NO.: 2019-076

Annexing 4624, 4628, and 4830 Devine Street, Richland County TMS #13810-03-07

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; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this 15th day of October, 2019, that the property described herein is hereby annexed to and becomes a part of the City of Columbia effective immediately. This property shall be assigned interim zoning of General Commercial District, -Flood Protective Area (C-3, -FP), apportioned to City Council District 3, Census Tract 26.04, contains 0.77 acres, and shall be assigned an interim land use classification of Urban Core Community Activity Center (UCAC-2).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 13810-03-07

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: 10/1/2019

Final Reading: 10/15/2019

ORIGINAL
STAMPED IN RED

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2019-076

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, containing 0.77 acres, and being set forth and show as Parcel A on a subdivision plat prepared for Columbia Development by Chao & Associates, Inc., dated August 19, 2019; the plat being incorporated by reference for a more complete description of the property.

MEMORANDUM

Office of the City Manager

TO: Department Heads
FROM: Teresa Wilson, City Manager
DATE: August 26, 2019
RE: **Property Address:** 4624, 4628, and 4830 Devine Street
Richland County TMS#: 13810-03-07
Owner(s): Palmstar C4 Devine, LLC / CCWC Columbia 1, LLC
Current Use: Vacant
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 (GC)
Proposed City Zoning: General Commercial in a Flood Protective Area (C-3, -FP)
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 **September 9, 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 7-0 on 9/9/19 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: C-3, -FP (Zoning classification) by 7-0 on 9/9/19 (mm/dd/yyyy).


(Signature of Annexation Coordinator)



02/05/2019

© 2019 Pictometry

Future Land Use Map

4624, 4628, and 4830 Devine Street, TMS# 13810-03-07;
 Current FLU: Mixed Use Corridor, Proposed FLU: UCAC-2

Department of Planning &
 Development Services

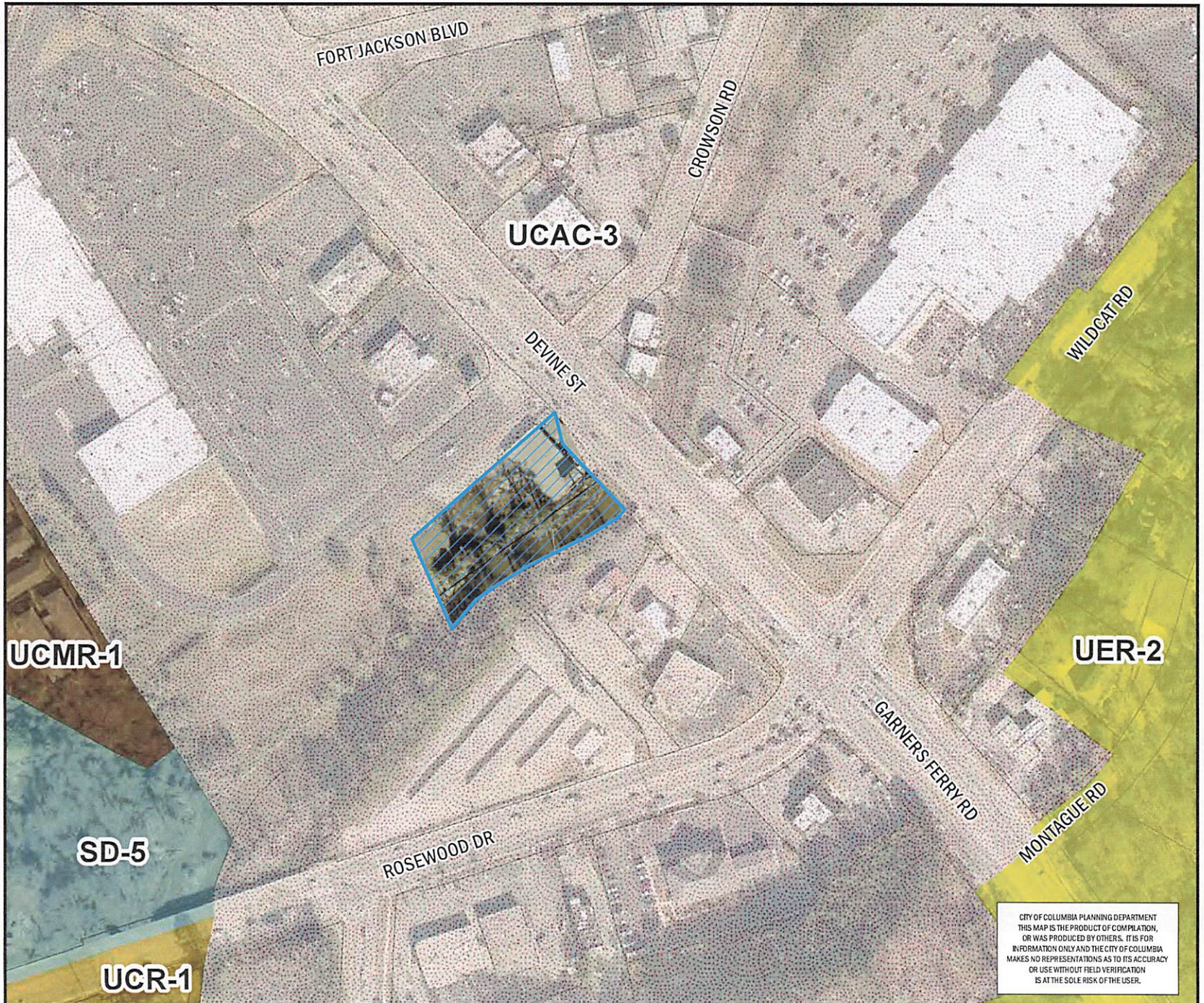
Legend

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 50 100 200
 Feet



ORIGINAL PREPARATION/DATE:
 This map was prepared by:
 Shane Shaughnessy
 August 27, 2019

We Are Columbia

CITY OF COLUMBIA PLANNING DEPARTMENT
 THIS MAP IS THE PRODUCT OF COMPILED,
 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.

Zoning Map

4624, 4628, and 4830 Devine Street, TMS# 13810-03-07;
Current Zoning: GC, Proposed Zoning: C-3, -FP

Department of Planning &
Development Services

Legend

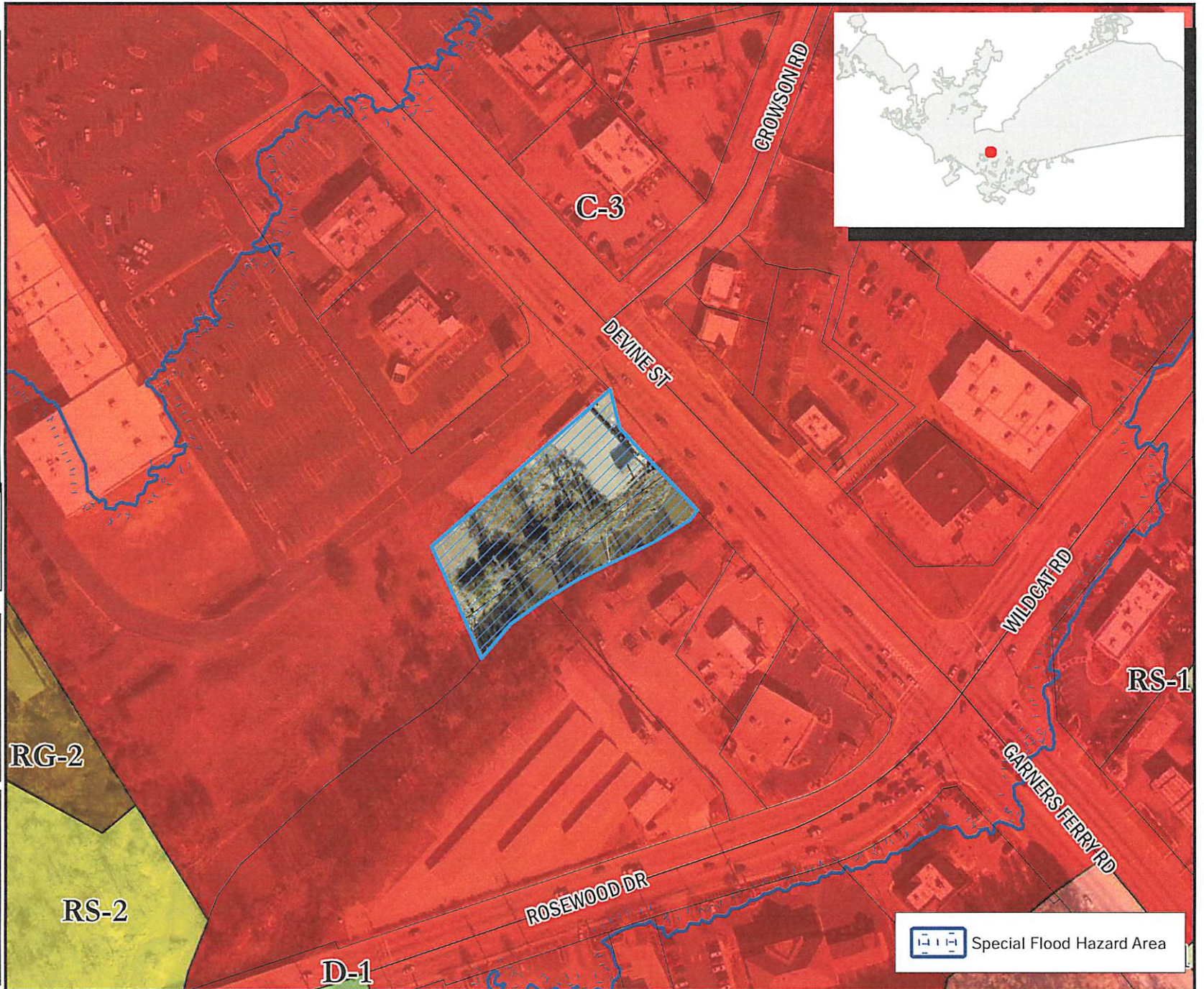
☐ PARCELS

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	

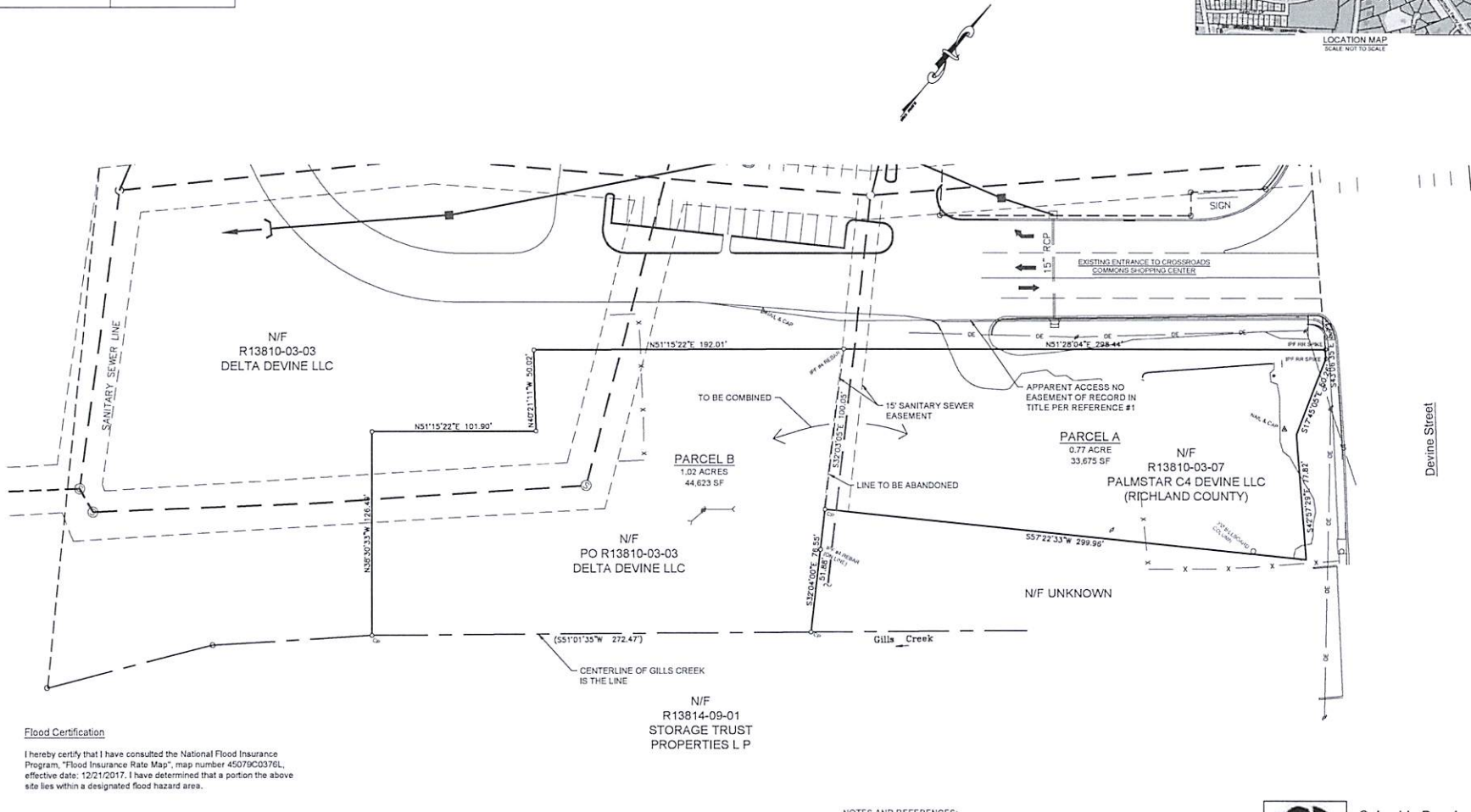
0 40 80 160 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
August 27, 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.



LEGEND			
—H—	Fire hydrant	—	Curb & gutter
—W—	Water valve	—	Junction box (JB)
—	Water meter	—	Drop inlet (DI)
—G—	Gas valve	—	Hood & grate inlet (H&GI)
—S—	Sanitary sewer manhole	—	Yard inlet (YI)
—C—	Cleanout (CO)	—	Storm drain pipe
—GAS—	Natural gas line	—	Concrete sidewalk
—SS—	Sanitary sewer line	—	Power pole & guy
—W—	Water line	—	Light pole
—F—	Fence line	—	Electrical box
—DE—	Overhead electric	—	Sign
—UT—	Underground telephone	—	Limits of disturbance
—FO—	Underground fiber optic		
—CTV—	Underground cable TV		
—	Telephone pedestal		



Flood Certification

I hereby certify that I have consulted the National Flood Insurance Program, "Flood Insurance Rate Map", map number 45079C0376L, effective date: 12/21/2017, I have determined that a portion the above site lies within a designated flood hazard area.

- NOTES AND REFERENCES:**
1. ALTA'S/PSI'S LAND TITLE SURVEY FOR HARBOUR RETAIL PARTNERS MANAGEMENT, LLC, PREPARED BY FANT, REICHERT & FOGLEMAN, INC. DATED 12/8/2016.
 2. THE PURPOSE OF THIS PLAT IS TO SHOW THE PORTION OF THE PARENT PARCEL TO BE SUBDIVIDED (PARCEL B) AND THEN COMBINED WITH PARCEL A.

Columbia Development
 1845 St Julian Place
 Columbia, SC 29204
 Tel: 803-454-1310

CHAO & ASSOCIATES, Inc.
 Civil - Structural - Survey
 7 Clusters Court
 Columbia, SC 29210
 Voice: (803) 772-8420
 Fax: (803) 772-8120
 Email: conan@chaonc.com



Subdivision Plat
 Prepared For
 Columbia Development
 City of Columbia, SC

Drawn: _____ Checked: _____
 Revised: _____
 Project No.: PROJ_NUM
 File: Subdivide.dwg

1 of 1
 Sheet Number
 August 19, 2019
 Date