

ORDINANCE NO.: 2019-086

Annexing and Incorporating 113 McLeod Road, 117 McLeod Road, and 121 McLeod Road,
Richland County TMS# 14303-02-36 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, 7th day of January, 2020, 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 assigned interim zoning of Light Industrial District (M-1), apportioned to City Council District 1, Census Tract 108.06, contains 1.73 acres, and shall be assigned an interim land use classification of Employment Campus (EC).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 14303-02-36

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: 12/17/2019
Final Reading: 1/7/2020

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2019-086

All that certain piece, parcel, or tract of land, containing 1.80 acres, with any improvements thereon, situate, lying and being on the eastern side of U. S. Highway No. 21, near the City of Columbia, in the County of Richland, State of South Carolina, and being more particularly shown as "Parcel B" on a plat prepared for Shealy Vending by Charles D. Meeler, dated July 19, 2007, and recorded herewith in the Office of the Register of Deeds for Richland County in Plat Book 1371 page 220; and having such courses and distances as will appear by reference to said plat. Less and excepting a 25-foot strip designated as N/S McLeod Road, TMS # 14303-02-30 (formerly a portion of TMS#14303-02-01), annexed into the City of Columbia on August 13, 2003 by Ordinance No. 2003-059.

MEMORANDUM

Office of the City Manager

TO: Department Heads
FROM: Teresa Wilson, City Manager
DATE: August 12, 2019
RE: **Property Address:** 113, 117, and 121 McLeod Road
Richland County TMS#: 14303-02-36
Owner(s): 113 McLeod Road, LLC
Current Use: Commercial (Warehouse/Storage)
Proposed Use: Commercial (Warehouse/Storage)
Current County Land Use: Economic Development Corridor
Proposed City Land Use: Employment Campus (EC)
Current County Zoning: General Commercial (GC)
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 **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: EC (Land Use classification) by 7-0 on 9/9/19 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: M-1 (Zoning classification) by 7-0 on 9/9/19 (mm/dd/yyyy).


(Signature of Annexation Coordinator)



Future Land Use Map

113, 117, and 121 McLeod Road, TMS# 14303-02-36;

Current FLU: Economic Development Corridor, Proposed FLU: Employment Campus (EC)

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
-  UEAC-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



0 60 120 240 Feet

ORIGINAL PREPARATION/DATE:

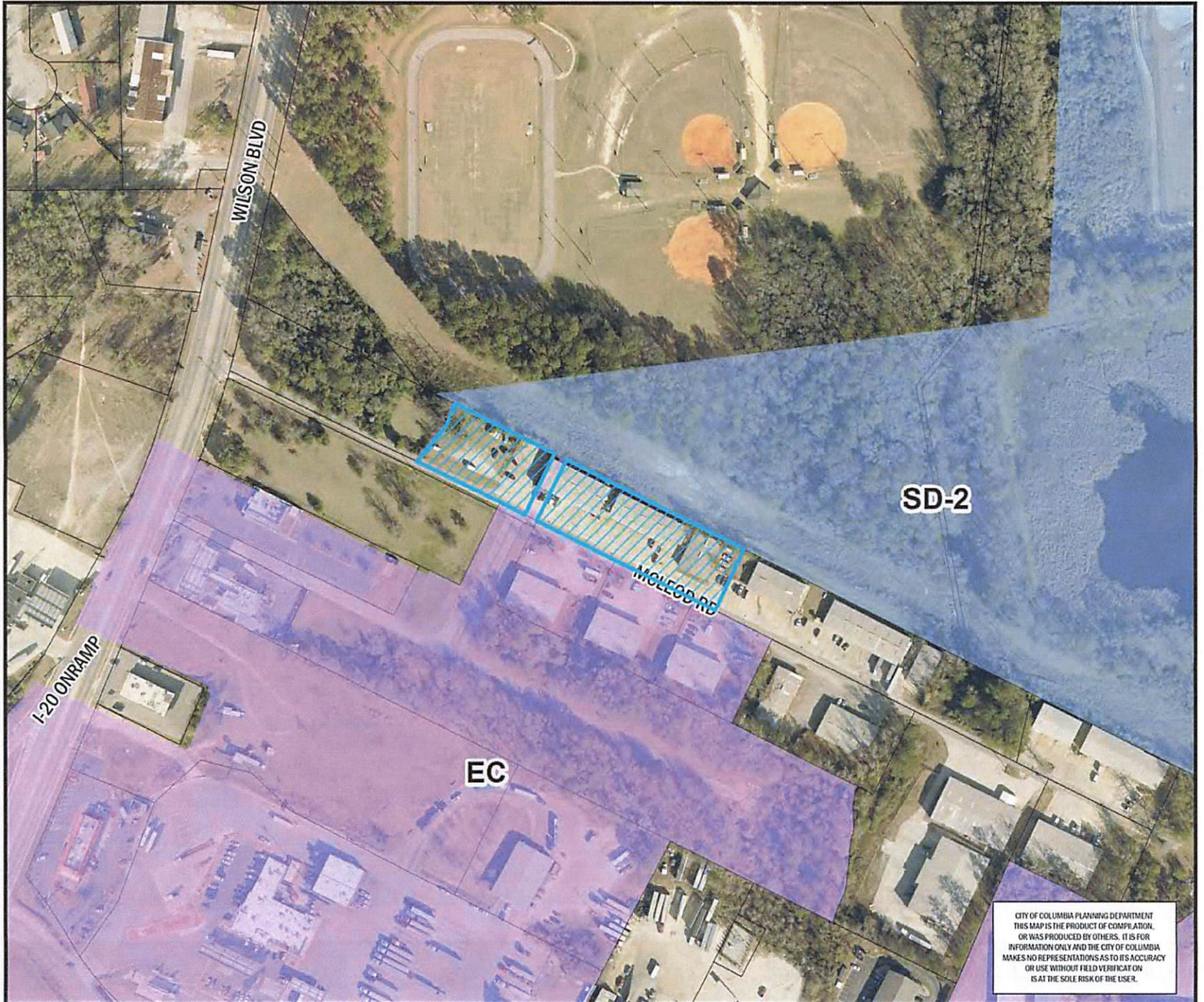
This map was prepared by:

Shane Shaughnessy

August 9, 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

Department of Planning & Development Services

113, 117, and 121 McLeod Road, TMS# 14303-02-36;
Current Zoning: GC, Proposed Zoning: M-1

Legend

PARCELS	C-1
D-1	C-2
RS-1	C-3
RS-1A	C-3A
RS-1B	C-4
RS-2	C-5
RS-3	M-1
RD	M-2
RD-2	PUD-C
RG-1	PUD-LS
RG-1A	PUD-LS-E
RG-2	PUD-LS-R
RG-3	PUD-R
UTD	OUT OF CITY
MX-1	
MX-2	

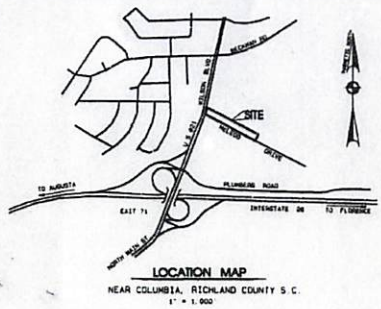
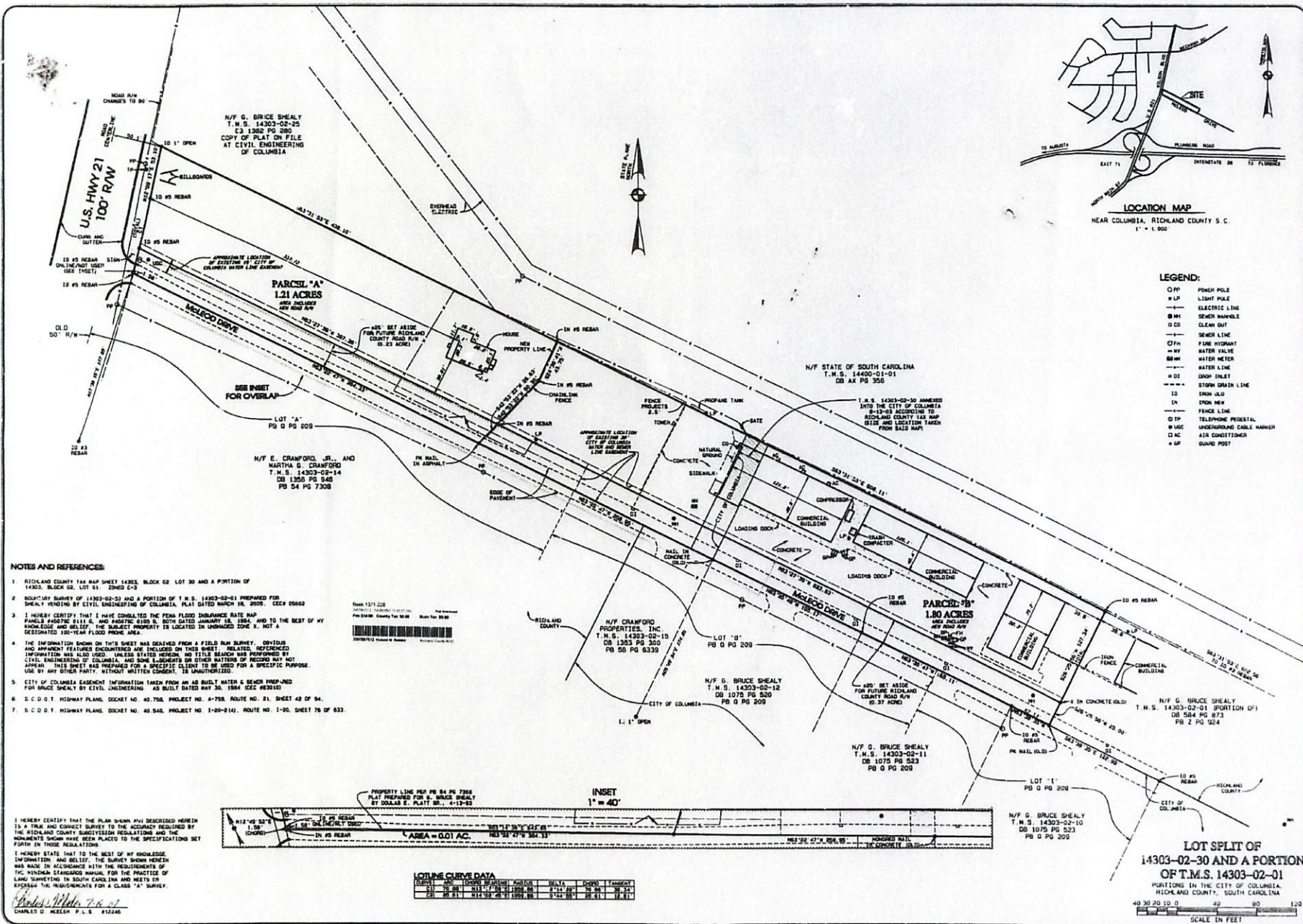
N

0 55 110 220 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
August 9, 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.





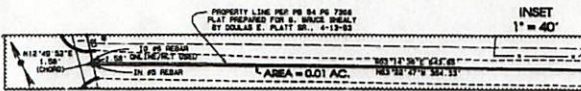
- LEGEND:**
- PP POWER POLE
 - LP LIGHT POLE
 - E ELECTRIC LINE
 - S SEWER MAIN/OLE
 - C CLEAN OUT
 - S SEWER LINE
 - F FIRE HYDRANT
 - W WATER VALVE
 - M WATER METER
 - W WATER LINE
 - I DRAIN INLET
 - S STORM DRAIN LINE
 - I DRAIN JUNCTION
 - F FENCE LINE
 - P TELEPHONE PRESTAL
 - M UNDERGROUND CABLE MANHOLE
 - C AIR CONDITIONER
 - G GUARD POST

- NOTES AND REFERENCES:**
- RICHLAND COUNTY TAX MAP SHEET 14303, BLOCK 02, LOT 30 AND A PORTION OF 14303, BLOCK 02, LOT 01 ZONED C-3
 - SUBDIVISION SURVEY OF 14303-02-30 AND A PORTION OF T.M.S. 14303-02-01 PREPARED FOR SHEELY HEINING BY CIVIL ENGINEERING OF COLUMBIA, PLAT DATED MARCH 08, 2009. CEE 05060
 - I HEREBY CERTIFY THAT I HAVE COMPLETED THE FEMA FLOOD INSURANCE RATE MAP PANELS PAR670C 0111 G AND PAR670C 0100 G, BOTH DATED JANUARY 08, 1994, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SUBJECT PROPERTY IS LOCATED IN UNDESIGNED ZONE 2, NOT A DESIGNATED 100-YEAR FLOOD PRONE AREA.
 - THE INFORMATION SHOWN ON THIS SHEET WAS DERIVED FROM A FIELD SURVEY, DEEDS AND APPROPRIATE FEATURES ENCOUNTERED ARE INCLUDED ON THIS SHEET. RELATED, REFERENCED INFORMATION HAS ALSO BEEN USED. UNLESS STATED OTHERWISE, NO TITLE 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.
 - CITY OF COLUMBIA EASEMENT (INFORMATION TAKEN FROM AN AS BUILT WATER & SEWER PROP. AND FOR BRUCE SHEELY BY CIVIL ENGINEERING AS BUILT DATED MAY 30, 1994 (CEE #03010)
 - S.C.D.O.T. HIGHWAY PLANS, DOCKET NO. 40-758, PROJECT NO. 4-758, ROUTE NO. 21, SHEET 42 OF 54.
 - S.C.D.O.T. HIGHWAY PLANS, DOCKET NO. 40-546, PROJECT NO. 1-20-014, ROUTE NO. 1-20, SHEET 76 OF 833.

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 MINNEDA STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND BEST EFFORTS TO EXPRESS THE MEASUREMENTS FOR A CLASS "A" SURVEY.

Charles D. Heiser, P.L.S.
 CHARLES D. HEISER, P.L.S. #12246



LOTLINE CURVE DATA

STATION	CHORD BEARING	CHORD LENGTH	DELTA	CORD	TANGENT
1+00.00	S 89° 58' 11" W	114.14	174.14	12.61	39.21
2+00.00	S 81° 12' 51" W	100.00	174.14	12.61	39.21

LOT SPLIT OF 14303-02-30 AND A PORTION OF T.M.S. 14303-02-01
 PORTIONS IN THE CITY OF COLUMBIA, RICHLAND COUNTY, SOUTH CAROLINA

SCALE 1" = 40'
 DATE: JULY 15, 2023
 DRAWN BY: DELSACH
 CHECKED BY: N/A
 DRAWING NUMBER: 05602
 SHEET NUMBER: 1 OF 1

CIVIL ENGINEERING OF COLUMBIA
 CONSULTING ENGINEERING, SURVEYING AND PLANNING
 3005 WASHINGTON ROAD, COLUMBIA, SOUTH CAROLINA 29203
 PHONE: 803.733.1111 FAX: 803.733.1112
 WWW.CIVIL-ENGINEERING-OF-COLUMBIA.COM

LOT SPLIT
 PREPARED FOR: SHEELY HEINING
 COLUMBIA, SOUTH CAROLINA
 CHECKED BY: JON HAMMER
 DATE: JULY 15, 2023
 SHEET NUMBER: 1 OF 1