

ORDINANCE NO.: 2020-047

Annexing 215 Bush River Road, Richland County TMS# 07308-01-07

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; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this 2nd day of June, 2020, 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 (C-3), apportioned to City Council District 2, Census Tract 104.03, contains .604 acres, and shall be assigned an interim land use classification of Urban Core Regional Activity Center (UCAC-3).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 07308-01-07

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:

T. A. Knox

City Attorney

ATTEST:



City Clerk

Introduced:

Final Reading:

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2020-047

All that certain piece, parcel or lot of land, together with any improvements thereon, situate, lying and being near the City of Columbia, in Richland County, State of South Carolina, and being shown as ".604 acre" on a plat prepared for Barbara B. Mann by Lucius D. Cobb, Sr., dated May 18, 1999, and recorded in the ROD Office fir Richland County in Record Book 312 at page 80, and having such boundaries and measurements as shown on the referenced plat.

MEMORANDUM

Office of the City Manager

TO: Department Heads
FROM: Teresa Wilson, City Manager
DATE: March 5, 2020
RE: **Property Address:** 215 Bush River Road
Richland County TMS#: 07308-01-07
Owner(s): Boozer Shopping Center, Inc.
Current Use: Vacant
Proposed Use: Commercial
Current County Land Use: Mixed Residential (High Density)
Proposed City Land Use: Urban Core Regional Activity Center (UCAC-3)
Current County Zoning: General Commercial (GC)
Proposed City Zoning: General Commercial (C-3)
Reason for Annexation: Municipal Services; Primary Area
City Council District: 2
Census Tract: 104.03

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 **April 6, 2020** Planning Commission 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

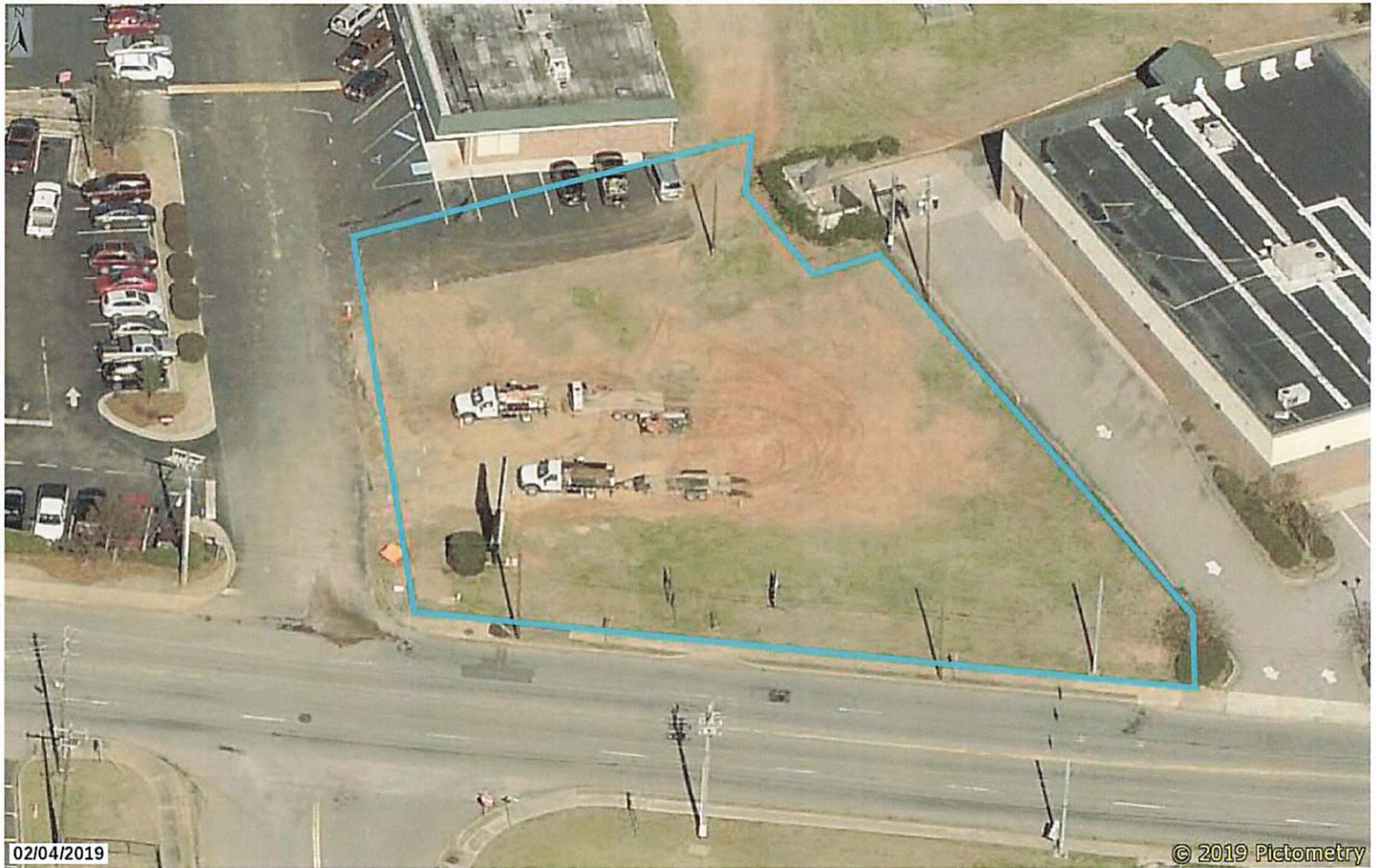
Attachments

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
Tiffany Latimer, 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-3 (Land Use classification) by 7-0 on 5/4/20 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: C-3 (Zoning classification) by 7-0 on 5/4/20 (mm/dd/yyyy).


(Signature of Annexation Coordinator)

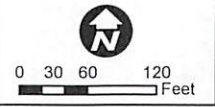


Future Land Use Map

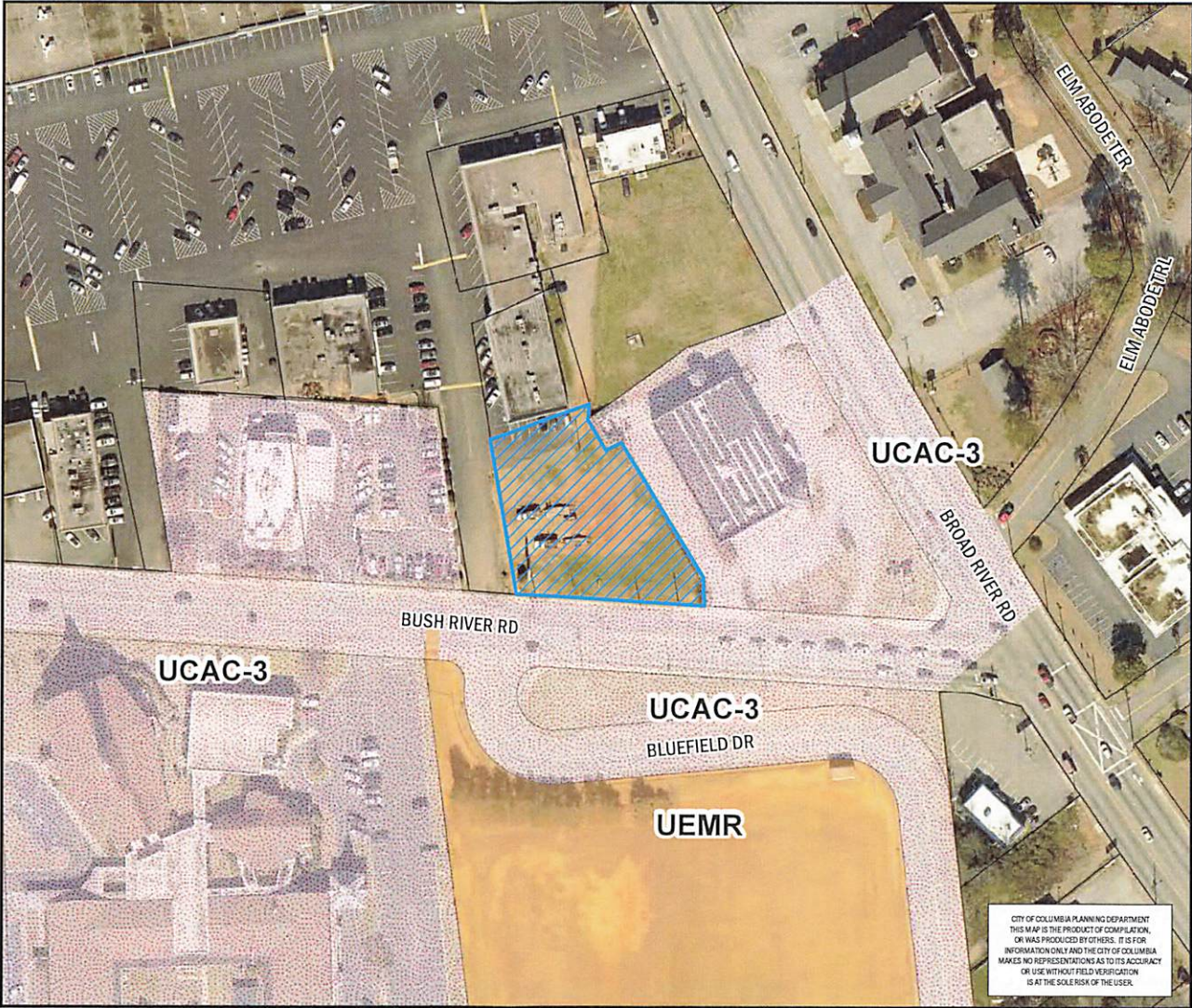
215 Bush River Road, TMS# 07308-01-07;
 Current Rich. Co. FLU: Mixed Residential (High Density), Proposed FLU: UCAC-3

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



ORIGINAL PREPARATION DATE:
 This map was prepared by:
 Shane Shaughnessy
 March 4, 2020



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

Zoning Map

215 Bush River Road, TMS# 07308-01-07;
 Current Rich. Co. Zoning: GC, Proposed Zoning: C-3

Department of Planning &
 Development Services

Legend

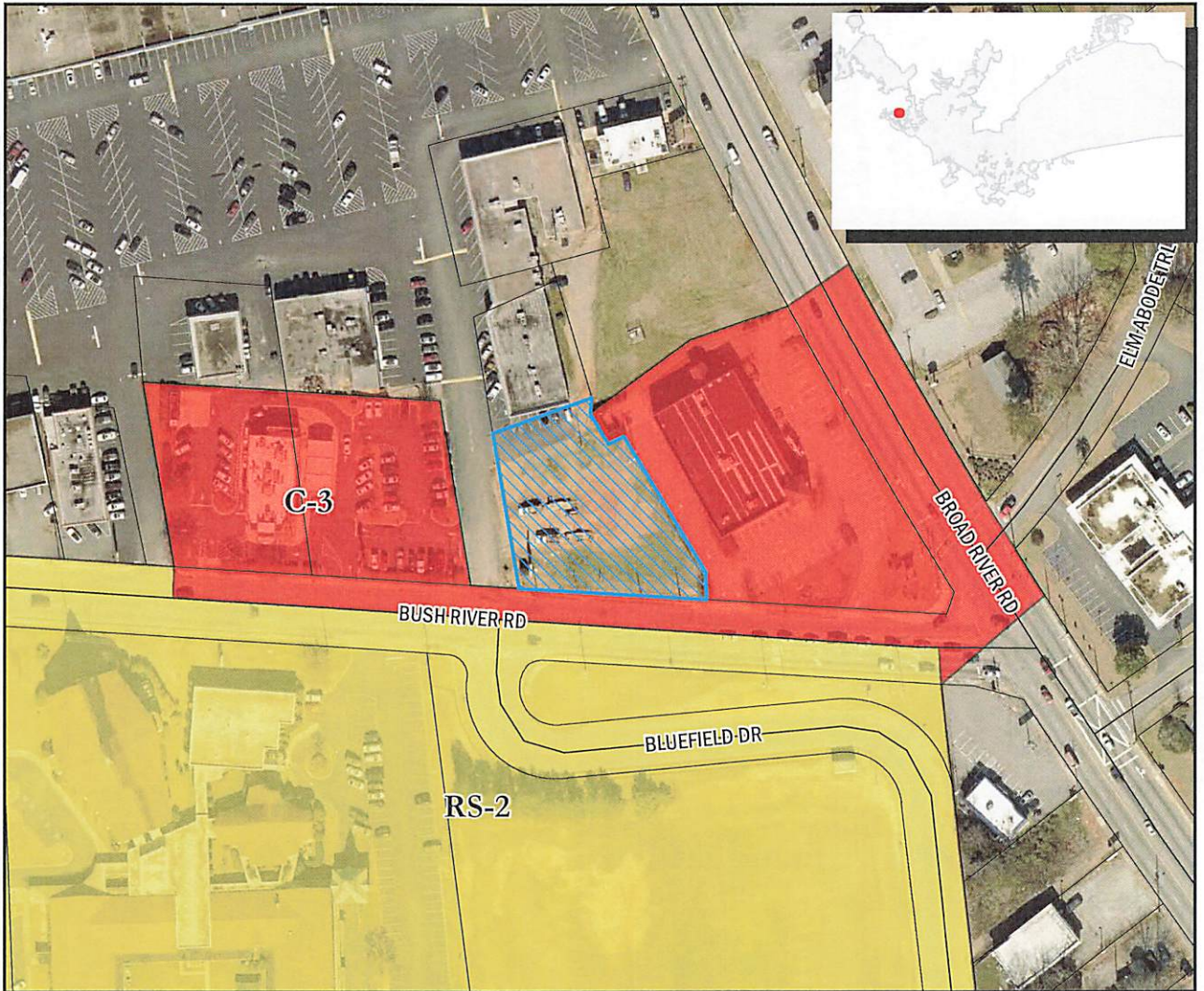
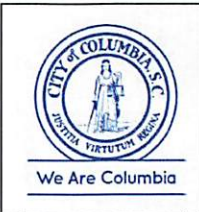
PARCELS

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 30 60 120 Feet

ORIGINAL PREPARATION/DATE:
 This map was prepared by:
 Shane Shaughnessy
 March 4, 2020

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 tract of land, together with any improvements thereon, situate, lying and being near the City of Columbia, in Richland County, State of South Carolina, and being shown as ".604 Acre" on a plat prepared for Barbara B. Mann by Lucius D. Cobb, Sr., dated May 18, 1999, and recorded in the ROD Office for Richland County in Record Book 312 at page 80, and having such boundaries and measurements as shown on the referenced plat.

Richland County TMS: 07308-01-07

Property Address: 215 Bush River Road

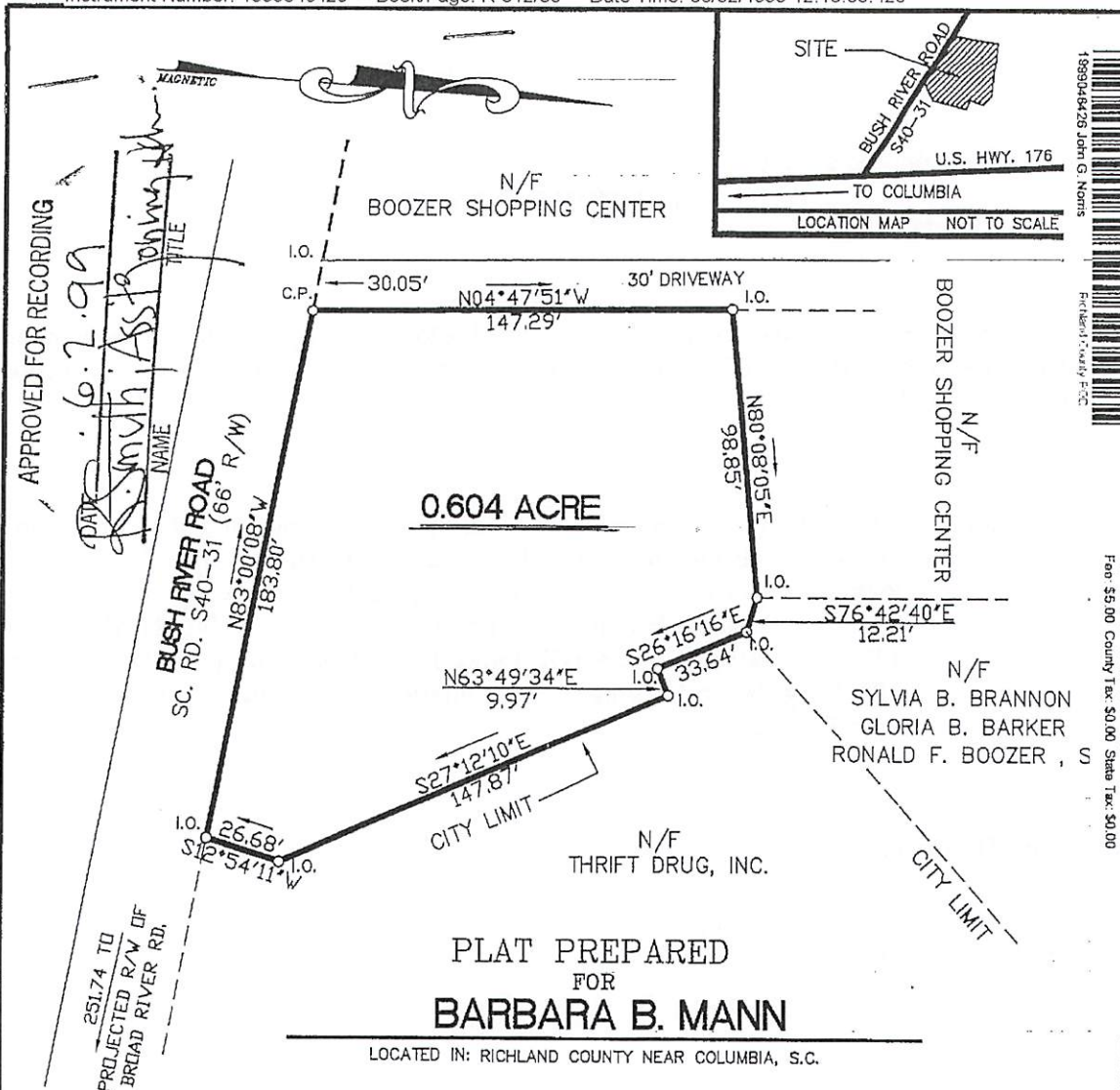
Boozer Shopping Center, Inc.

BY: Sylvia B. Brannon
(Signature)

Date: March 3, 2020

Sylvia B. Brannon
(Print or Type Name)

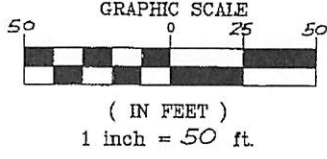
ITS: Secretary
(Print or Type Title)



1899046426 John G. Norms
 Book 00312-0080
 State Fee: \$5.00 County Tax: \$0.00 State Tax: \$0.00
 Plat Standard

NOTES:

1. REFERENCE MADE TO MAP PREPARED FOR BOOZER SHOPPING CENTER, INC. BY MELVIN J. BELTER, LAND SURVEYOR DATED NOV. 27, 1969 AND RECORDED IN PLAT BOOK 18 AT PG. 104, LAST REVISED FEB. 25, 1980.
2. PLAT OF 2.51 AC. FOR S. WYMAN BOOZER BY BELTER AND ASSOCIATES, INC., DATED MAY 11 1984.
3. PLAT FOR BOOZER SHOPPING CENTER, INC. BY McMILLAN ENGINEERING CO., DATED JULY 31, 1968, REVISED SEPT. 20, 1969, AND RECORDED IN PLAT BOOK "X" AT PAGE 932.
4. PLAT FOR BOOZER SHOPPING CENTER, INC. BY BELTER AND SMITH, INC. DATED AUG. 27, 1971, AND RECORDED IN PLAT BOOK 40 AT PAGE 374.
5. ALTA/ACSM LAND TITLE SURVEY PLAT PREPARED FOR THRIFT DRUG, INC. BY COX AND DINKINS, INC., DATED DEC. 19, 1996.
6. TMS. 07308- 01- 07.
7. I.O. DENOTES 1/2" ROD AND #4 REBAR FOUND. C.P. DENOTES COMPUTED POINT.



I CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREIN IS 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.
 REGISTRATION NUMBER # 6039

Lucius D. Cobb, Sr.
 REGISTERED LAND SURVEYOR, STATE OF SOUTH CAROLINA

DATED: MAY 18, 1999

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. THAT THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN HEREON. THAT THE SUBJECT PROPERTY HAS BEEN CHECKED AGAINST HUD/FIA MAPS AND SAID PROPERTY (IS NOT) LOCATED IN A SPECIAL FLOOD HAZARD AREA.



I HEREBY CERTIFY THAT I HAVE CONSULTED THE F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM), AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SUBJECT PROPERTY IS LOCATED IN ZONE X AS SHOWN HEREON, MAP OR FIRM COMMUNITY PANEL NO: 45079C00256
 DATED: JAN. 19, 1994

Lucius D. Cobb, Sr.
 LUCIUS D. COBB, SR.
 LAND SURVEYOR, INC.
 S.C. PROFESSIONAL LAND SURVEYOR NO. 6039
 110 FIRETOWER ROAD
 IRMO, S.C. 29063
 (803) 781-6080 FAX (803) 781-5811