

**ORDINANCE NO.: 2020-062**

*Annexing and Incorporating 120 Metal Park Drive, Richland County TMS# 16200-04-12 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, 4th day of August, 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 3, Census Tract 117.02, contains 6.00 acres, and shall be assigned an interim land use classification of Industrial (IND).

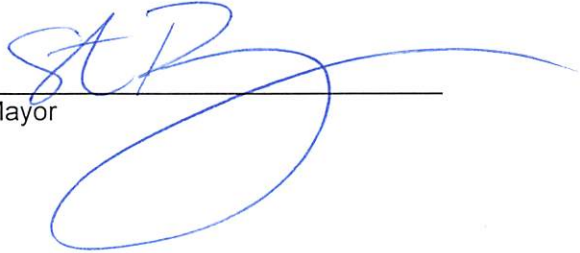
PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 16200-04-12

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  
Introduced: 7/21/2020  
Final Reading: 8/4/2020

ATTEST:

  
\_\_\_\_\_  
City Clerk

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**  
**ORDINANCE NO.: 2020-062**

All that certain piece, parcel, or tract of land, with improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, shown as 4.88 acres and 1.12 acres on a Plat prepared for Metal Park Investors, LLC, by Baxter Land Surveying Co., Inc., dated September 27, 1018, (the "Plat") and recorded in the office of the Richland County ROD in Book 2341, page 3080, 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: April 21, 2020  
RE: **Property Address:** 120 Metal Park Drive  
**Richland County TMS#:** 16200-04-12  
**Owner(s):** Metal Park Investors, LLC  
**Current Use:** Vacant  
**Proposed Use:** Industrial  
**Current County Land Use:** Economic Development Center  
**Proposed City Land Use:** Industrial (IND)  
**Current County Zoning:** Light Industrial (M-1)  
**Proposed City Zoning:** Light Industrial (M-1)  
**Reason for Annexation:** Municipal Services; Secondary  
**City Council District:** 3  
**Census Tract:** 117.02

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 **June 1, 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: IND (Land Use classification) by 6-0  
on 6/1/2020 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: M-1 (Zoning classification) by 6-0  
on 6/1/2020 (mm/dd/yyyy).

  
(Signature of Annexation Coordinator)



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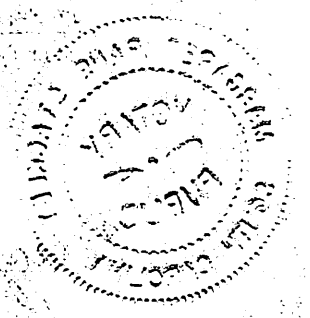
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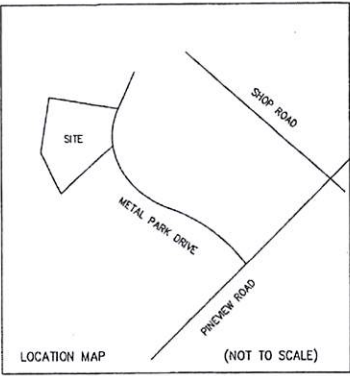
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PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED EASEMENTS OR RESTRICTIONS NOT OBSERVED AND TO INFORMATION REVEALED IN A COMPLETE TITLE SEARCH. THE SURVEYOR DID NOT PERFORM A TITLE SEARCH. UNDERGROUND UTILITIES MAY BE PRESENT BUT THEIR LOCATION WAS NOT DETERMINED.

LINE TABLE				
Id	Radius	Arc Length	Chord	Chord Bearing
C1	103.30'	71.98'	70.53'	S 06°27'59" E

TOTAL AREA: 6.00 ACRES



SHOP GROVE WAREHOUSES LLC  
TMS 16202-03-03

FRANCES S. SMOAK  
TMS 16200-04-04  
REMAINING ACREAGE: 5.61 ACRES

1.12 ACRES  
TMS 16200-04-04 (P)

4.88 ACRES  
TMS 16200-04-12

EMS AUTO SERVICES LLC  
TMS 16200-04-013

CAMP110 LLC  
TMS 16200-04-011

PLAT PREPARED FOR  
METAL PARK INVESTORS, LLC

RICHLAND COUNTY, NEAR COLUMBIA, SC

REFERENCE: PLAT OF PROPERTY SURVEYED FOR FRANCES S. SMOAK, JR., BY E.F. OMOH, DATED DECEMBER 6, 1975, AND RECORDED IN THE OFFICE OF REGISTER OF DEEDS FOR RICHLAND COUNTY BY PLAT BOOK 14, PAGE 87E.  
THE INTENTION OF THIS PLAT IS FOR ENTERING TMS 16200-04-12 AND A PORTION OF TMS 16200-04-04 TO BE CONVEYED INTO ONE TAX MAP PARCEL, AFTER RECORDED OF THIS PLAT AND PROPERTY IS SIZED.

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARD OF PRACTICE MANUAL FOR SURVEYS IN SOUTH CAROLINA, AND NEEDS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO MOBILE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.



*Rosser W. Baxter, Jr.*  
ROSSER W. BAXTER, JR. SCRLS NO. 7613



SEPTEMBER 27, 2018

BAXTER LAND SURVEYING CO., INC.  
2204 Devine Street Columbia, SC 29205 (803)-252-8564  
BAXLAND@AOL.COM

*Handwritten:* 3/30/20

RECEIVED  
JUL 23 2020  
LEGAL  
DEPARTMENT

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