

ORDINANCE NO.: 2020-092

Annexing 1.43 acre portion of 4030 West Bellline Boulevard, Richland County TMS #11609-10-36(pt)

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, 20th day of October, 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 zoning of General Commercial District (C-3), apportioned to City Council District 2, Census Tract 9 and contains 1.43 acres.

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 11609-10-36 (portion)

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: 10/6/2020
Final Reading: 10/20/2020

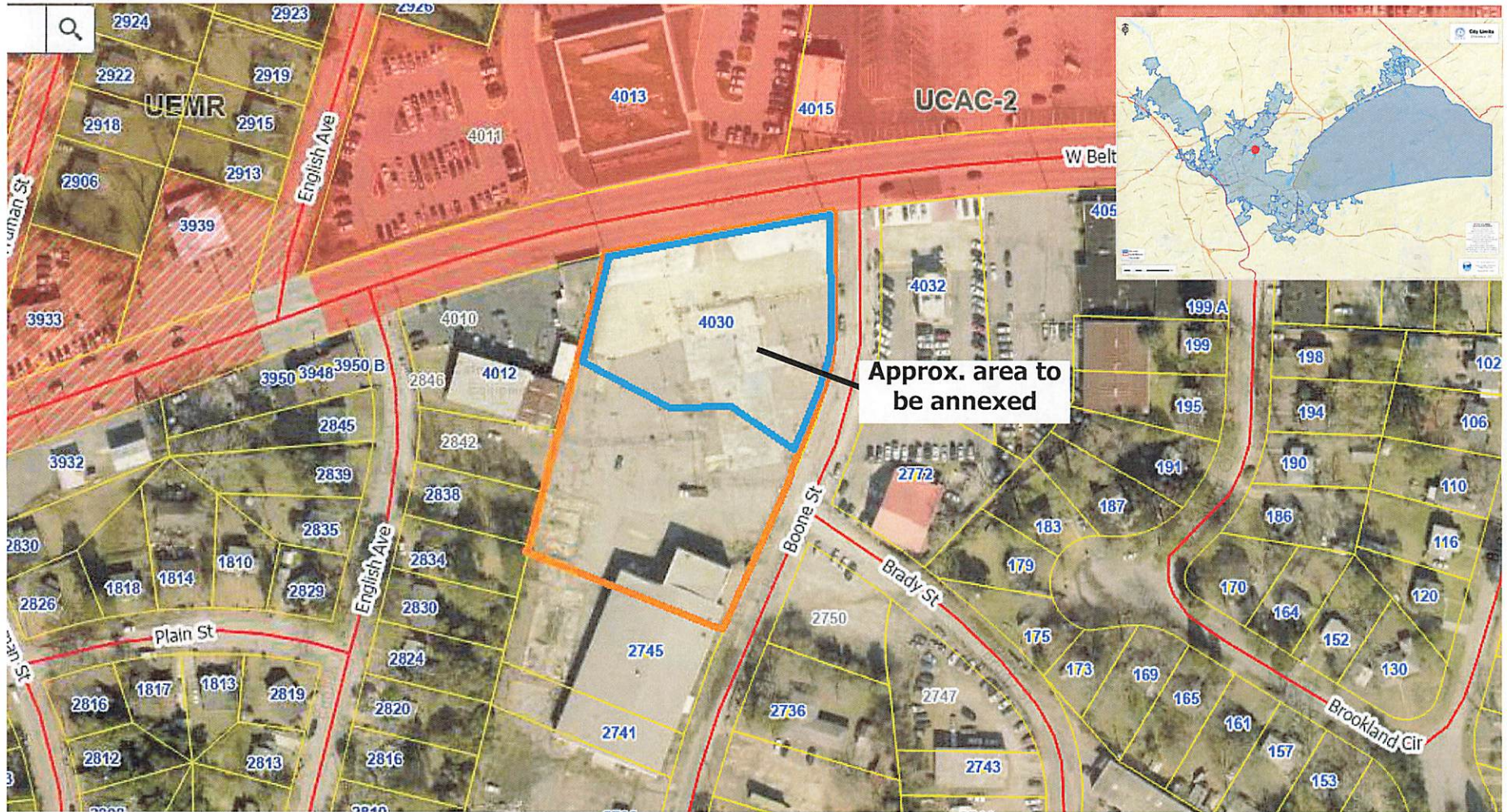
ORIGINAL
STAMPED IN RED

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2020-092

All that certain piece, parcel or tract of land with any improvements thereon, situate, lying and being near the City of Columbia, in Richland County, State of South Carolina, and shown as Tract A on a Boundary Survey prepared for WTC Enterprises, LLC, by Southern Partners, Inc., dated May 28, 2020, revised August 12, 2020, and containing 1.43 acres. Said tract having such boundaries and measurements as are shown on said Boundary Survey being hereby incorporated by reference for a more complete description of the property.

Land Use Map

1.43 acre portion of 4030 West Beltline Blvd., TMS# 11609-10-36 (p)
 Existing Rich. Co. FLU: Mixed Residential (High Density); Proposed Interim FLU: UCAC-2



We Are Columbia



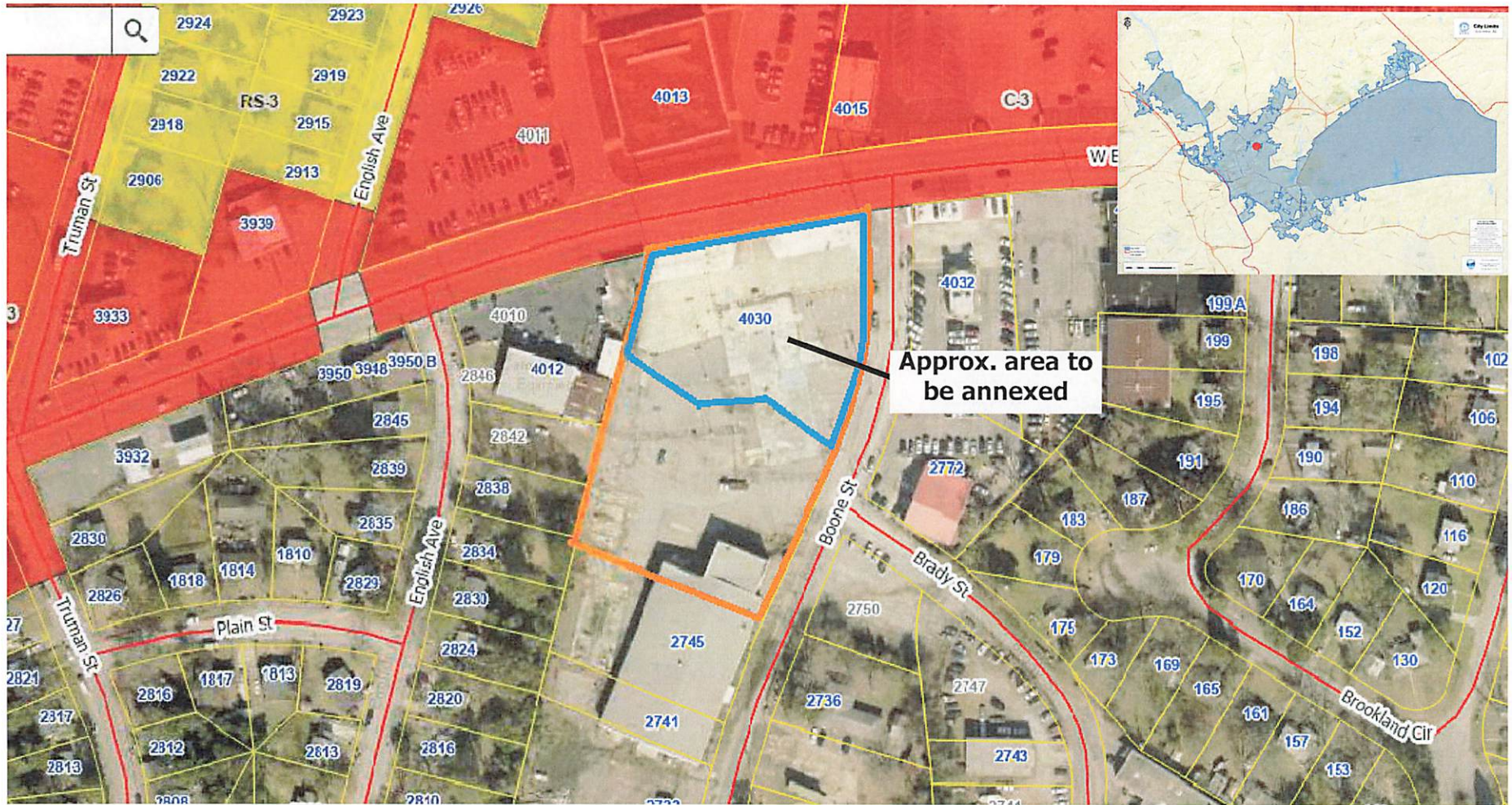
Prepared by: Shane Shaughnessy
 August 14, 2020

UCMR-1 - Urban Core Mixed Residential - 1	UCR-2 - Urban Core Residential Large Lot	UEAC-2 - Urban Edge Regional Activity Center	S/A - Sports/Amusement
UCMR-2 - Urban Core Mixed Residential - 2	UER-1 - Urban Edge Residential Small Lot	AC-1 - Neighborhood Activity Corridor	C1 - Civic/Institutional
UCMR-3 - Urban Core Mixed Residential - 3	UER-2 - Urban Edge Residential Large Lot	AC-2 - Community Activity Corridor	CBA - Central Business Area
UEMR - Urban Edge Mixed Residential	UCAC-1 - Urban Core Neighborhood Activity Center	AC-3 - Regional Activity Corridor	ZOO - Riverbanks Zoo & Garden
UCMF - Urban Core Multi-family	UCAC-2 - Urban Core Community Activity Center	EC - Employment Campus	UC - Universities/Colleges
UEMF - Urban Edge Multi-family	UCAC-3 - Urban Core Regional Activity Center	IND - Industrial	FJ - Fort Jackson
UCR-1 - Urban Core Residential Small Lot	UEAC-1 - Urban Edge Community Activity Center	TU - Transportation & Utilities	T/S - Transitional/Sensitive Lands

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.

Zoning Map

1.43 acre portion of 4030 West Beltline Blvd., TMS# 11609-10-36(p)
Current Rich. Co. Zoning: GC, Proposed Interim Zoning: C-3



We Are Columbia



Prepared by: Shane Shaughnessy
August 14, 2020

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MEMORANDUM

Office of the City Manager

TO: Department Heads
FROM: Teresa Wilson, City Manager
DATE: August 14, 2020
RE: **Property Address:** 1.43 acre portion of 4030 West Beltline Boulevard
Richland County TMS#: 11609-10-36 (portion)
Owner(s): Dick Smith Motors, Inc. / WTC of West Beltline, LLC
Current Use: Vacant Commercial Land
Proposed Use: Commercial
Current County Land Use: Mixed Residential (High Density)
Proposed City Land Use: Urban Core Community Activity Center (UCAC-2)
Current County Zoning: General Commercial (GC)
Proposed City Zoning: General Commercial (C-3)
Reason for Annexation: Municipal Services; Donut Hole
City Council District: 2
Census Tract: 9

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 14, 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
Dana Higgins, Director, Engineering
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
Henry M. Simons, Assistant City Manager
Teresa Knox, City Attorney
William Holbrook, Police Chief
Aubrey Jenkins, Fire Chief
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 8-0
on 9/14/20 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: C-3 (Zoning classification) by 8-0
on 9/14/20 (mm/dd/yyyy).


(Signature of Annexation Coordinator)

BOUNDARY SURVEY

PREPARED FOR :

WTC ENTERPRISES, LLC

P.O. BOX 249 GRANITEVILLE, SC 29829

SCALE : 1" = 60' DATE : MAY 28, 2020

REVISED DATE: 08-12-2020(ADDED 10' UTILITY EASEMENT)

PROPERTY LOCATED IN RICHLAND COUNTY AT
4030 WEST BELTLINE BLVD. COLUMBIA, SOUTH CAROLINA

PREPARED BY :

SOUTHERN PARTNERS, INC.

— ENGINEERS — LAND SURVEYORS — LAND PLANNERS —
1233 AUGUSTA WEST PARKWAY AUGUSTA GA. 30909 (706) 855-6000



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 —A— survey as specified therein; also there are no visible encroachments or projections other than shown.

— GOSPEL CHURCH OF THE LORD —
TN 11609-10-40

TRACT "B"
2.74 Acs.
119361 S.F.

— DICK SMITH MOTORS, INC. —
TN 11609-10-36,37,38 & 39
DB 1714, PAGE 992

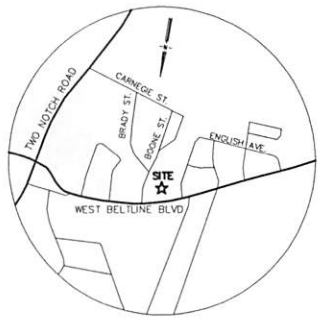
TRACT "A"
1.43 Acs.
62250 S.F.

— MARK ALLEN CATOE —
TN 11609-10-35
DB R1286/PG 2826
PB L/PG 153

Curve Table				
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	98.43'	312.53'	S11°49'04"W	98.02'

☆ = LIGHT POLE

NOTE:
According to the national flood insurance program map # 45079C0242L, December 21, 2017, available at this time, this property is in Zone "X" and does not lie in a designated flood hazard area.



LOCATION MAP (NTS)

SP No. 28615-20
DWG No. 28615/SURVEY/28615-LEGAL

