

ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2020-096

Annexing and Incorporating 1314 Rosewood Drive, Richland County TMS #11208-02-10 into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2020-028 on August 4, 2020

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 Columbia Compass: Envision 2036 as the City of Columbia Comprehensive Plan by Ordinance No.: 2020-028 adopting Columbia Compass: Envision 2036 along with all the maps and policies contained therein, and amended from time to time, in accordance with the South Carolina Comprehensive Planning Act of 1994 (Title 6, Chapter 29 of the SC Code); NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, 1st day of December, 2020, that the property described herein is hereby annexed to, incorporated into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2020-028 on August 4, 2020, and becomes a part of the City of Columbia effective immediately. This property shall be assigned a future land use classification of Community Activity Corridor (AC-2), zoning of General Commercial District (C-3), apportioned to City Council District 3, Census Tract 117.01 and contains 0.90 acres.

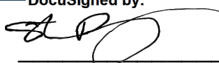
PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 11208-02-10

Also included in the territory hereby annexed are all contiguous portions of all public rights of way, streets and highways.

Requested by:

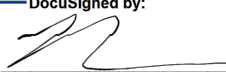
Assistant City Manager Gentry

DocuSigned by:

Mayor
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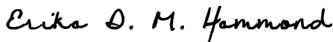
Approved by:


City Manager
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Approved as to form:

DocuSigned by:

City Attorney
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ATTEST:

DocuSigned by:

City Clerk
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Introduced: 11/17/2020
Final Reading: 12/1/2020

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2020-096

All that certain piece, parcel or lot of land, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing 0.90 acres, more or less, and shown and designated as block 02, lot 10 on Richland County Tax Map 11208. Said parcel having such boundaries and measurements as are shown on said tax map.

MEMORANDUM

Office of the City Manager

TO: Department Heads
FROM: Teresa Wilson, City Manager
DATE: September 2, 2020
RE: **Property Address:** 1314 Rosewood Drive
Richland County TMS#: 11208-02-10
Owner(s): Realty Haven, LLC
Current Use: Commercial
Proposed Use: Commercial
Current County Land Use: Mixed Residential (High Density)
Proposed City Land Use: Community Activity Corridor (AC-2)
Current County Zoning: Heavy Industrial (HI) (Pending General Commercial; GC)
Proposed City Zoning: General Commercial (C-3) within a Flood Protective Area (-FP)
Reason for Annexation: Municipal Services; Donut Hole - Primary
City Council District: 3
Census Tract: 117.01

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 **October 5, 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

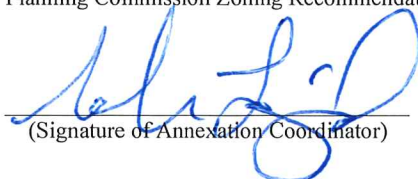
cc:

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
Henry M. Simons, 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: AC-2 (Land Use classification) by 8-0
on 10/5/20 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: C-3 (Zoning classification) by 8-0
on 10/5/20 (mm/dd/yyyy).


(Signature of Annexation Coordinator)



Land Use Map

1314 Rosewood Drive, TMS# 11208-02-10
Existing Rich. Co. FLU: Mixed Residential (High Density); Proposed FLU: AC-2



We Are Columbia



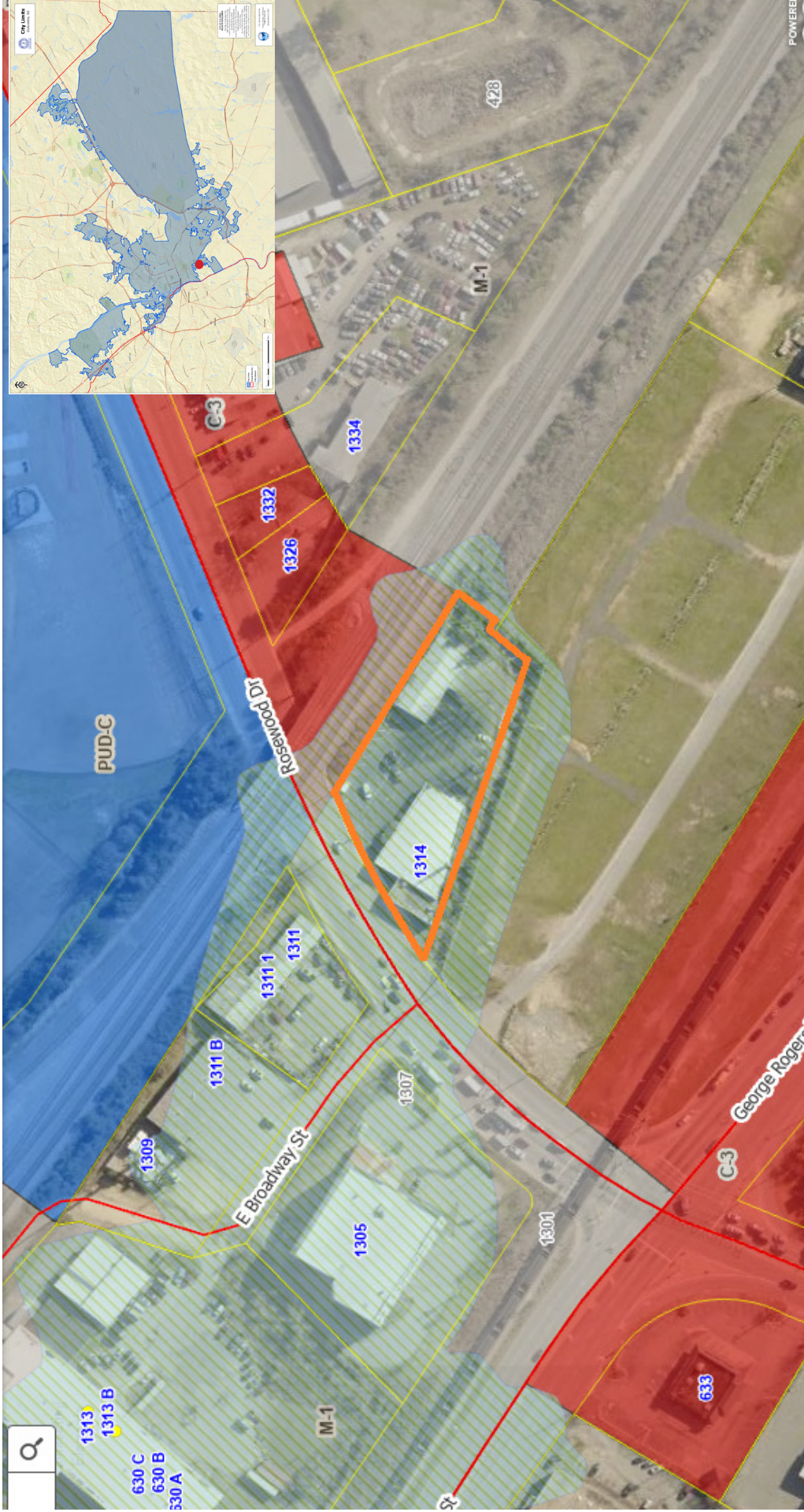
Prepared by: Shane Shaughnessy
September 2, 2020

UCMR-1 - Urban Core Mixed Residential - 1	UCR-2 - Urban Core Residential Large Lot	SIA - Sports/Amusement
UCMR-2 - Urban Core Mixed Residential - 2	UER-1 - Urban Edge Residential Small Lot	C1 - Civic/Institutional
UCMR-3 - Urban Core Mixed Residential - 3	UER-2 - Urban Edge Residential Large Lot	GBA - Central Business Area
UEMR - Urban Edge Mixed Residential	UCAC-1 - Urban Core Neighborhood Activity Center	ZOO - Riverbanks Zoo & Garden
UCMF - Urban Core Multi-family	UCAC-2 - Urban Core Community Activity Center	UC - Universities/Colleges
UEMF - Urban Edge Multi-family	UCAC-3 - Urban Core Regional Activity Center	FJ - Fort Jackson
UCR-1 - Urban Core Residential Small Lot	UEAC-1 - Urban Edge Community Activity Center	TIS - Transitional/Sensitive Lands
UEAC-2 - Urban Edge Regional Activity Center	UEAC-3 - Urban Edge Regional Activity Center	
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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

1314 Rosewood Drive, TMS# 11208-02-10
Current Rich. Co. Zoning: HI; Proposed Zoning: C-3, -FP



We Are Columbia

Prepared by: Shane Shaughnessy
September 2, 2020

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 -FP: Floodplain Overlay District

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 lot of land, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing 0.90 acres, more or less, and shown and designated as block 02, lot 10 on Richland County Tax Map 11208. Said parcel having such boundaries and measurements as are shown on said tax map.

Richland County TMS: 11208-02-10

Property Address: 1314 Rosewood Drive

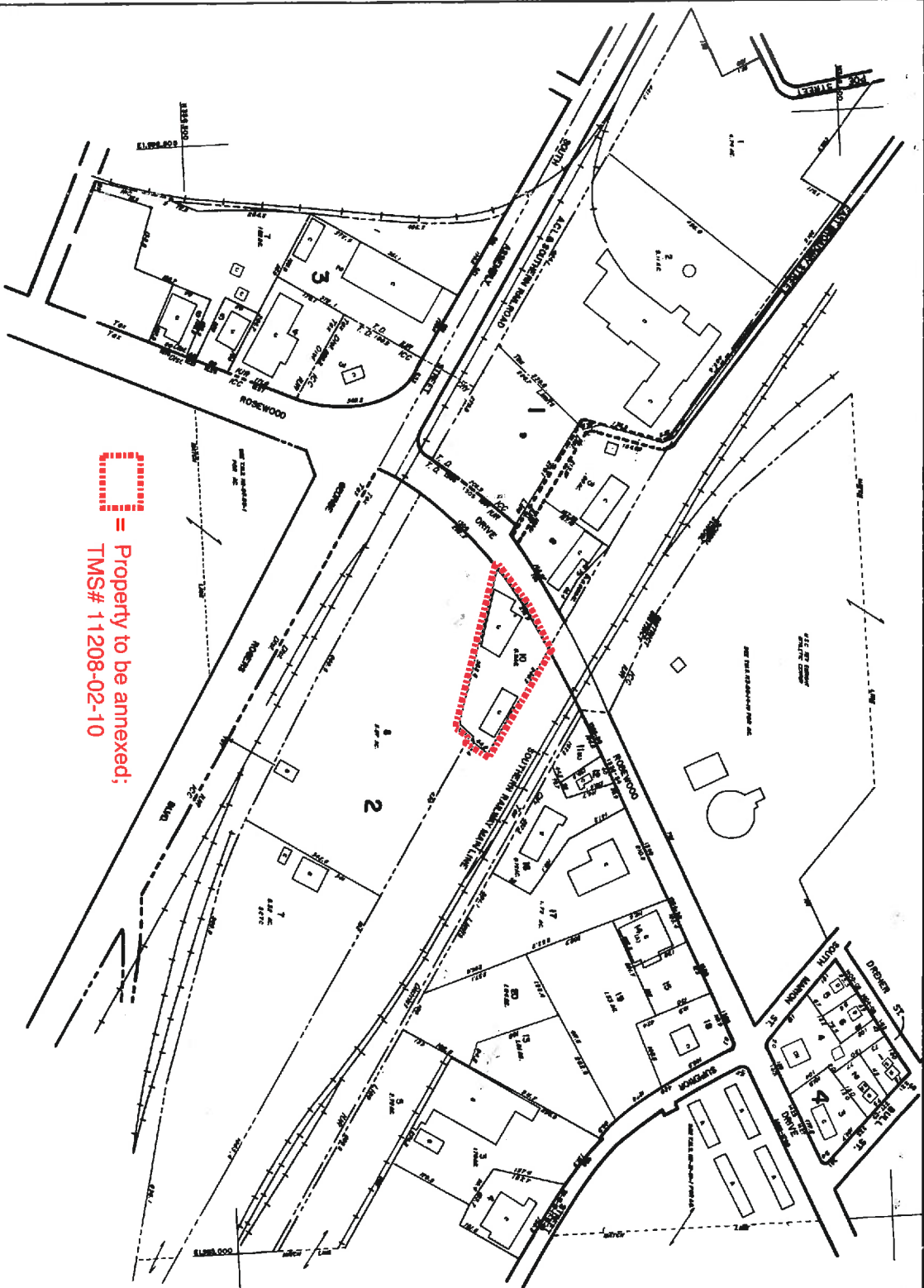
Realty Haven, LLC

BY:  _____
(Signature)

Date: 8/25/20

Lauren Taylor
(Print or Type Name)

ITS: Principle / Member
(Print or Type Title)



 = Property to be annexed;
TMS# 11208-02-10

NOTE: LOTS 2 & 3 OF LOT 3 ANNEXED INTO THE CITY OF RICHLAND BY RESOLUTION 7-18-00

<p>PROPERTY MAP SHEET NO. 11208 SOUTH CAROLINA</p>	<p>PROPERTY TAX MAP SOUTH CAROLINA</p>	<p>50 SCALE</p>	<p>LEGEND</p> <ul style="list-style-type: none"> LOT LOT BOUNDARY LOT AREA LOT NUMBER LOT DIMENSIONS LOT CORNER LOT AREA LOT NUMBER LOT DIMENSIONS LOT CORNER 	<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>8/28</td> <td>...</td> </tr> <tr> <td>2</td> <td>8/28</td> <td>...</td> </tr> <tr> <td>3</td> <td>8/28</td> <td>...</td> </tr> <tr> <td>4</td> <td>8/28</td> <td>...</td> </tr> </table>	NO.	DATE	DESCRIPTION	1	8/28	...	2	8/28	...	3	8/28	...	4	8/28	...
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