

ORIGINAL  
STAMPED IN RED

ORDINANCE NO.: 2020-101

*Annexing 1215 Shop Road, Richland County TMS #11210-01-02*

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, 2nd day of February, 2021, 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 an interim land use classification of Industrial (IND), interim zoning of Light Industrial District (M-1), apportioned to City Council District 3, Census Tract 117.01 and contains 1.86 acres.

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 11210-01-02

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: 11/17/2020  
Final Reading: 2/2/2021

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**  
**ORDINANCE NO.: 2020-101**

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, and designated as Parcel A, containing 1.86 acres, more or less, as shown on a plat prepared for Hood Real Estate Investments, LLC by Associated E&S, Inc., dated September 5, 2019 and recorded on 10/9/19 in Plat Book 2435 at Page 3453 of the Richland County Records.

# MEMORANDUM

## Office of the City Manager

TO: Department Heads  
FROM: Teresa Wilson, City Manager  
DATE: October 22, 2020  
RE: **Property Address:** 1215 Shop Road  
**Richland County TMS#:** 11210-01-02  
**Owner(s):** Hood Real Estate Investments, LLC  
**Current Use:** Vacant Warehouse  
**Proposed Use:** Commercial  
**Current County Land Use:** Mixed Residential (High Density)  
**Proposed City Land Use:** Industrial (IND)  
**Current County Zoning:** Light Industrial (M-1)  
**Proposed City Zoning:** Light Industrial (M-1)  
**Reason for Annexation:** Municipal Programs; 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 **November 2, 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: IND (Land Use classification) by 8-0  
on 11/2/2020 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: M-1 (Zoning classification) by 8-0  
on 11/2/2020 (mm/dd/yyyy).

  
(Signature of Annexation Coordinator)



02/18/2019

© All Pictometry

# Future Land Use Map

1215 Shop Road, TMS# 11210-01-02;  
Existing Rich. Co. FLU: Mixed Residential (High Density), Proposed Interim FLU: IND

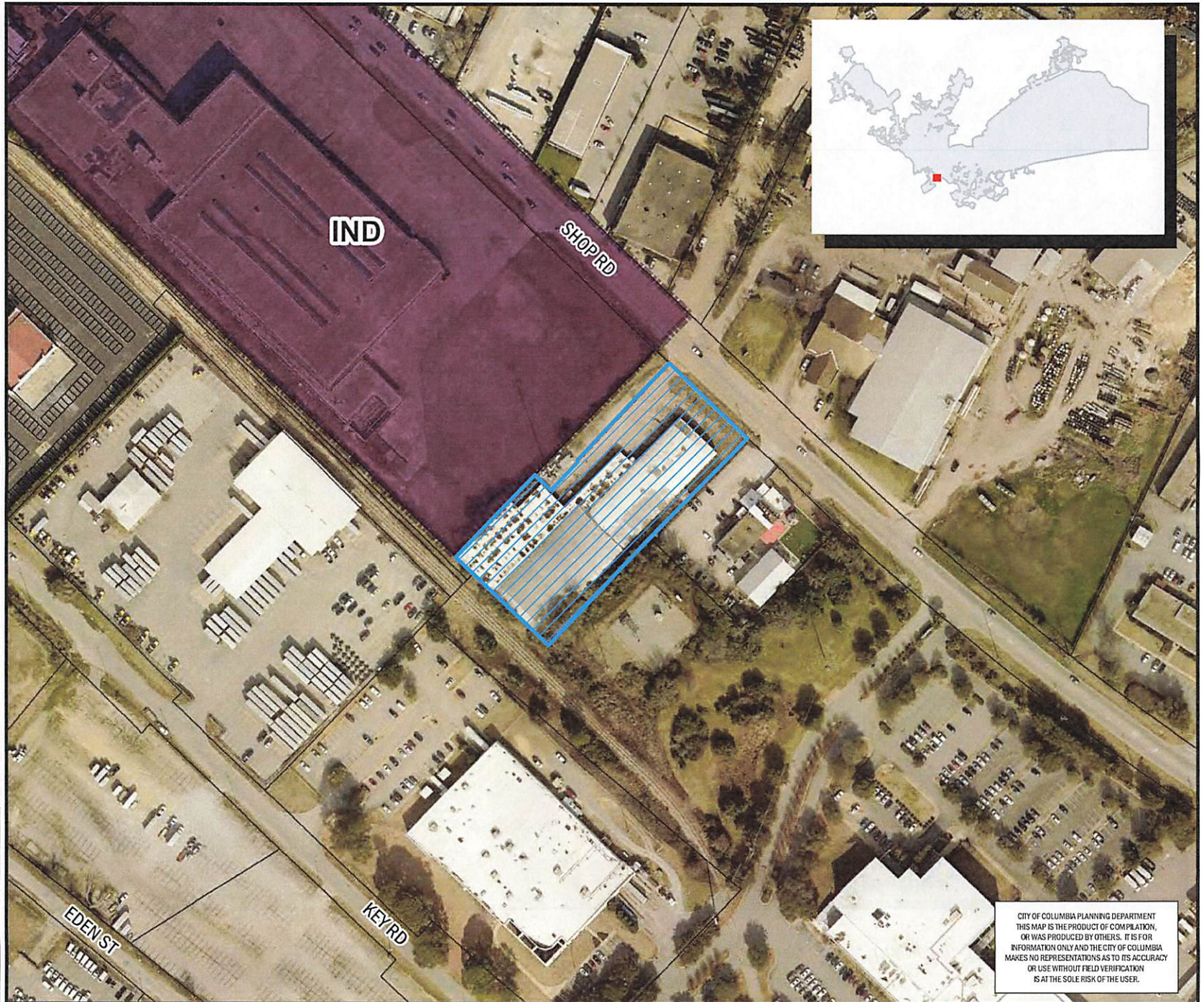
Department of Planning & Development Services

**Legend**

CITY LIMITS  
PARCELS

- Cand/680\_0\_47ac
- 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
- UCMF - Urban Core Multi-family
- 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
- UCAG-1 - Urban Core Neighborhood Activity Center
- UCAG-2 - Urban Core Community Activity Center
- UCAG-3 - Urban Core Regional Activity Center
- UEAC-1 - Urban Edge Community 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
- S/A - Sports/Amusement
- CI - Civic/Institutional
- CBA - Central Business Area
- ZOO - Riverbanks Zoo & Garden
- UC - Universities/Colleges
- FJ - Fort Jackson
- T/S - Transitional/Sensitive Lands

0 50 100 200 Feet



CITY OF COLUMBIA PLANNING DEPARTMENT  
THIS MAP IS THE PRODUCT OF COMPIATION,  
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

1215 Shop Road, TMS# 11210-01-02;  
Existing Rich. Co. Zoning: M-1, Proposed Interim Zoning: M-1

Department of Planning &  
Development Services

**Legend**

PARCELS

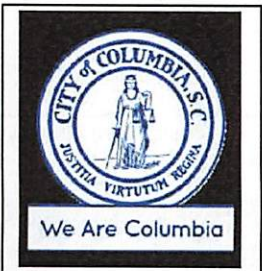
D-1	C-1
RS-1	C-2
RS-1A	C-3
RS-1B	C-3A
RS-2	C-4
RS-3	C-5
RD	M-1
RD-2	M-2
RG-1	PUD-C
RG-1A	PUD-LS
RG-2	PUD-LS-E
RG-3	PUD-LS-R
UTD	PUD-R
MX-1	OUT OF CITY
MX-2	

0 50 100 200 Feet

ORIGINAL PREPARATION/DATE:  
This map was prepared by:

Shane Shaughnessy  
October 21, 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.



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 of that 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, and designated as Parcel A, containing 1.86 acres, more or less, as shown on a plat prepared for Hood Real Estate Investments, LLC by Associated E&S, Inc dated September 5, 2019 and recorded on 10/9/19 in Plat Book 2435 at Page 3453 of the Richland County Records.

Richland County TMS:        11210-01-02

Property Address:            1215 Shop Road

Hood Real Estate Investments, LLC

BY:   
(Signature)

Date: 10-13-20

Samuel M. Hood  
(Print or Type Name)

ITS: President  
(Print or Type Title)

N / F  
VOLTAIR REAL ESTATE HOLDINGS, LLC  
TMS 11209-02-12

N / F  
ATLANTIC COASTLINE RR CO.  
TMS 11210-01-08

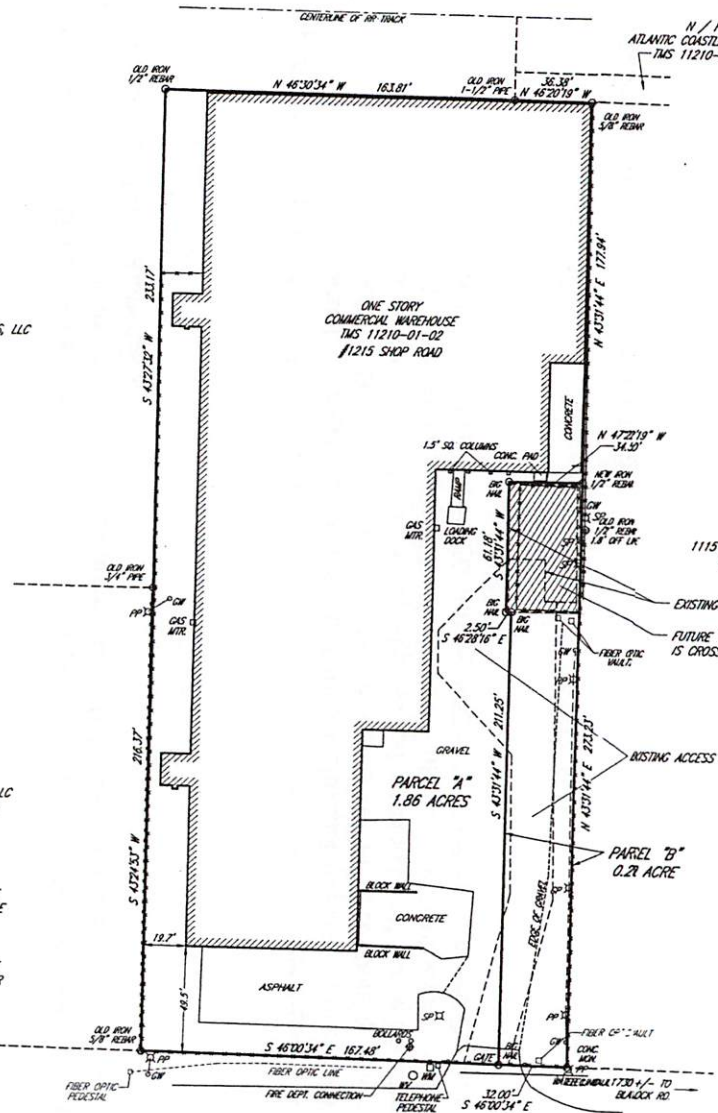
N / F  
VOLTAIR REAL ESTATE HOLDINGS, LLC  
TMS 11209-02-12

ONE STORY  
COMMERCIAL WAREHOUSE  
TMS 11210-01-02  
#1215 SHOP ROAD

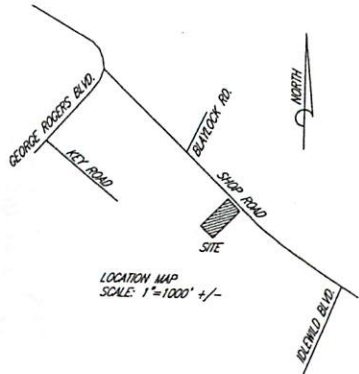
N / F  
1115 & 1087 SHOP RD, LLC  
TMS 11210-01-01

N / F  
INCESS ENTERPRISE, LLC  
TMS 11210-01-03

LEGEND:  
PP - POWER POLE  
SP - SERVICE POLE  
CP - CUR POLE  
CW - CUR WIRE  
LP - LIGHT POLE  
WV - WATER VALVE  
WM - WATER METER



SHOP ROAD  
75' RIGHT-OF-WAY



LOCATION MAP  
SCALE: 1"=1000' +/-

Book 2435-3453  
201907341 10/09/2019 10:17:12:00  
Fee: \$25.00 County Tax: \$0.00 State Tax: \$0.00



201907341 John T. Hopton II Richland County R.O.D.

EASEMENTS:  
MAY BE SUBJECT TO:  
SC&G ESMT. BK 102, P. 701  
SC&G ESMT. BK 1727, P. 1378  
SOUTHERN BELL ESMT. BK 201, P. 394

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP AND FOUND THAT THE PROPERTY DESCRIBED HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON COMMUNITY PANEL NO. 450170, MAP NO. 45063C D357L DATED DEC. 21, 2017.

PLANNING & DEVELOPMENT SERVICES  
RICHLAND COUNTY SOUTH CAROLINA

APPROVED FOR RECORDING

Date: 9/30/19  
RCF #: AD19-128  
Signature: [Signature]

PLAT PREPARED FOR  
**HOOD REAL ESTATE INVESTMENTS, LLC**

SITE LOCATED IN RICHLAND COUNTY, SOUTH CAROLINA

SCALE: 1" = 40' DATE: SEPT. 5, 2019

- REFERENCES:
- RICHLAND COUNTY TAX MAP SHEET 11210-01-02.
  - PLAT PREPARED FOR REGN LIVING WEL, LLC BY COY AND DINKINS, INC. DATED JUNE 10, 2018.

CERTIFICATIONS:  
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON 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 THESE REGULATIONS.

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 STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

[Signature]  
LARRY W. SMITH, S.C., P.L.S. NO. 3724

**ASSOCIATED E & S, INC.**

800 WOLET STREET, WEST COLUMBIA, SOUTH CAROLINA 29169 - PH. 791-1550

