

ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2021-006

Annexing and Incorporating 1 East Broadway Street 11 Poe Street, 15 East Broadway Street, 12 East Broadway Street, 16 Poe Street, 10 Poe Street, 108 South Evans Street, 108 South Evans Street, 109 South Evans Street, 202 South Evans Street, 204 South Evans Street, 205 Sumter Street, 214 South Evans Street, 216 South Evans Street, and 130 South Assembly Street, Richland County TMS# 11208-01-01, 11301-12-01, 11301-12-04, 11301-13-01, 11301-13-02, 11301-09-07, 11301-10-02, 11301-11-01, 11301-11-02, 11301-11-05, and 11301-04-13 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, 2nd day of February, 2021, 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), Urban Core Neighborhood Activity Center (UCAC-1), and Urban Core Mixed Residential Type 3 (UCMR-3), zoned Light Industrial District (M-1) with a portion within a Flood Protective Area (-FP) and Neighborhood Commercial District (C-2) with a portion within a Flood Protective Area (-FP), apportioned to City Council District 2, Census Tract 28 and 27, and contains 8.43 acres.

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 11208-01-01, 11301-12-01, 11301-12-04, 11301-13-01, 11301-13-02, 11301-09-07, 11301-10-02, 11301-11-01, 11301-11-02, 11301-11-05, and 11301-04-13

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: 1/19/2021
Final Reading: 2/2/2021

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2021-006

ALL those certain eleven (11) pieces, parcels, or tracts of land, together with the improvements thereon, situate, lying and being near the City of Columbia in Richland County, South Carolina, and being more fully shown and delineated as "PARCEL A", containing 0.51 acres, more or less, "PARCEL C", containing 0.32 acre, more or less, "Parcel D", containing 0.16 acre, more or less, "PARCEL E", containing 0.55 acre, more or less, "PARCEL F", containing 0.22 acre, more or less, "PARCEL G", containing 5.62 acres, more or less, "Parcel H", containing 0.13 acre, more or less, "PARCEL I", containing 0.39 acre, more or less, "PARCEL J", containing 0.23 acre, more or less, "PARCEL K", containing 0.24 acre, more or less, and "PARCEL L", containing 0.06 acre, more or less, on that certain plat prepared for University of South Carolina by Larry W. Smith, S.C. P.L.S. No. 3724, with Associated E&S, Inc. dated November 30, 2017, recorded on February 16, 2018 in the Richland County Register of Deeds Office in Book 2281 at Page 71 (the "Plat"). Reference to said Plat being craved for a more complete and accurate description, be all measurements a little more or less.

MEMORANDUM

Office of the City Manager

TO: Department Heads
FROM: Teresa Wilson, City Manager
DATE: November 19, 2020
RE: **Property Address:** 1 East Broadway Street, 11 Poe Street, 15 East Broadway Street, 12 East Broadway Street, 16 Poe Street, 10 Poe Street, 108 South Evans Street, 108 South Evans Street, 109 South Evans Street, 202 South Evans Street, 204 South Evans Street, 205 Sumter Street, 214 South Evans Street, 216 South Evans Street, 130 South Assembly Street
Richland County TMS#: 11208-01-01, 11301-12-01, 11301-12-04, 11301-13-01, 11301-13-02, 11301-09-07, 11301-10-02, 11301-11-01, 11301-11-02, 11301-11-05, 11301-04-13
Owner(s): University of South Carolina
Current Use: Institutional
Proposed Use: Institutional
Current County Land Use: Mixed Residential (High Density)
Proposed City Land Use: Community Activity Corridor (AC-2), Urban Core Mixed Residential (UCMR-3), and Urban Core Neighborhood Activity Center (UCAC-1)
Current County Zoning: Light Industrial (M-1)
Proposed City Zoning: Light Industrial (M-1), a portion within a Flood Protection Area (-FP) and Neighborhood Commercial (C-2), a portion within a Flood Protection Area (-FP)
Reason for Annexation: Municipal Services; Donut Hole - Primary
City Council District: 2
Census Tract: 28 and 27

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 **December 7, 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

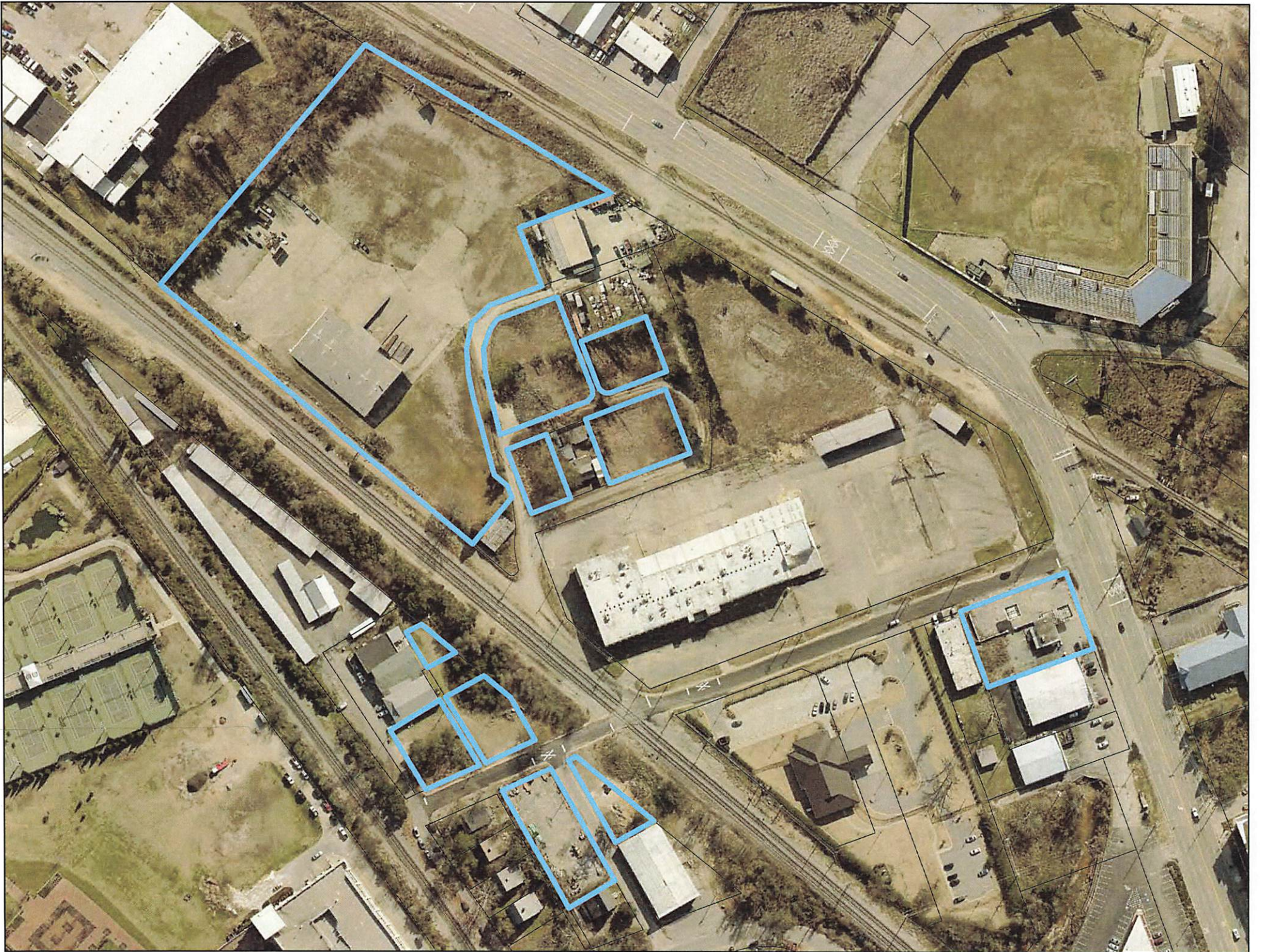
cc:

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, Business Liasion
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
Lucinda Statler, Interim Planning Administrator
Tori Salvant, Dev. Center Administrator

Planning Commission Land Use Recommendation: AC-2, UCMR-3, UCAC-1 (Land Use classification) by 8-0
M-1; M-1, -FP; on 12/7/20 (mm/dd/yyyy).
Planning Commission Zoning Recommendation: C-2, C-2-FP (Zoning classification) by 8-0
on 12/7/20 (mm/dd/yyyy).


(Signature of Annexation Coordinator)



Future Land Use Map

Department of Planning & Development Services

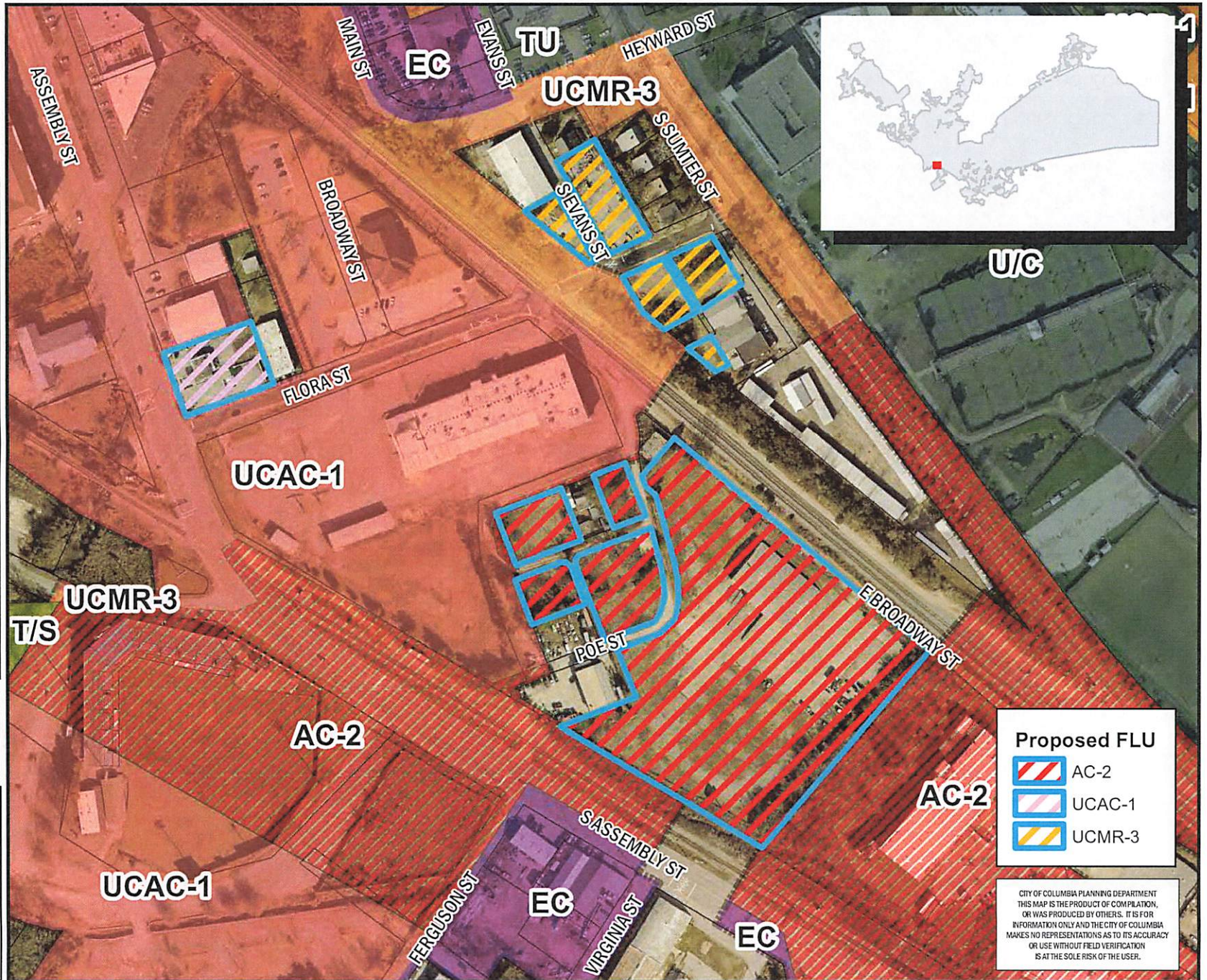
1 E Broadway St, 11 Poe St, 15 E Broadway St, 12 Et Broadway St, 16 Poe St, 10 Poe St, 108 S Evans St, 108 S Evans St, 109 S Evans St, 202 S Evans St, 204 S Evans St, 205 Sumter St, 214 S Evans St, 216 S Evans St, and 130 S Assembly St; TMS# 11208-01-01, 11301-12-01, 11301-12-04, 11301-13-01, 11301-13-02, 11301-09-07, 11301-10-02, 11301-11-01, 11301-11-02, 11301-11-05, and 11301-04-13
Existing Rich. Co. FLU: Mixed Residential (High Density), Proposed FLU: AC-2, UCAC-1, and UEMR-3

- Existing FLU
- Proposed FLU
- CITY LIMITS
- PARCELS
- Proposed FLU**
- AC-2
- UCAC-1
- UCMR-3
- Candidate 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
- UCAC-1 - Urban Core Neighborhood Activity Center
- UCAC-2 - Urban Core Community Activity Center
- UCAC-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
- SIA - 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 55 110 220 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
Date: 11/18/2020



Proposed FLU

- AC-2
- UCAC-1
- UCMR-3

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

Department of Planning & Development Services

1 E Broadway St, 11 Poe St, 15 E Broadway St, 12 Et Broadway St, 16 Poe St, 10 Poe St, 108 S Evans St, 108 S Evans St, 109 S Evans St, 202 S Evans St, 204 S Evans St, 205 Sumter St, 214 S Evans St, 216 S Evans St, and 130 S Assembly St;
 TMS# 11208-01-01, 11301-12-01, 11301-12-04, 11301-13-01, 11301-13-02, 11301-09-07, 11301-10-02, 11301-11-01, 11301-11-02, 11301-11-05, and 11301-04-13
 Existing Rich. Co. Zoning: M-1, Proposed Zoning: M-1 and M-1, -FP and C-2, -FP

Legend

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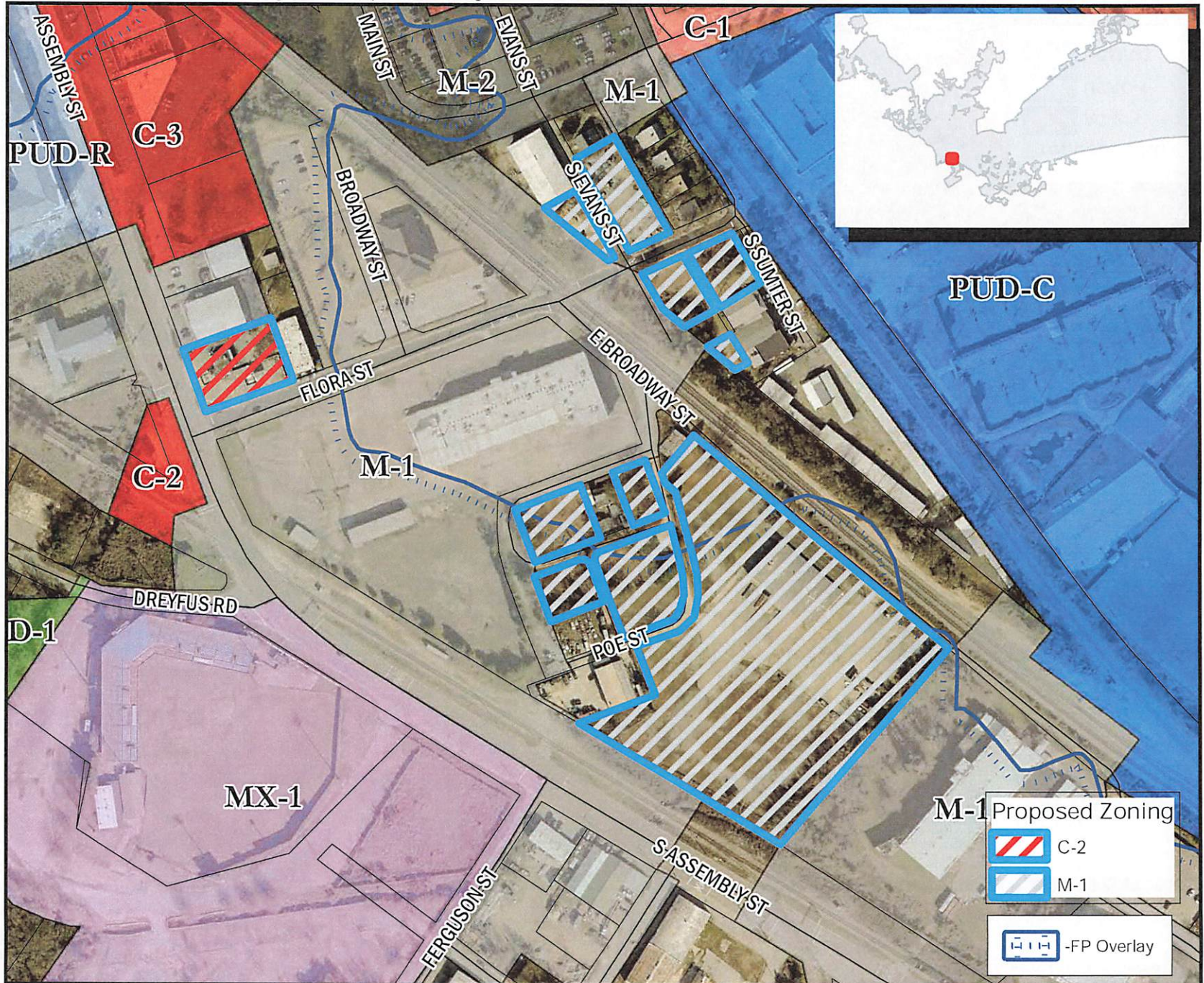
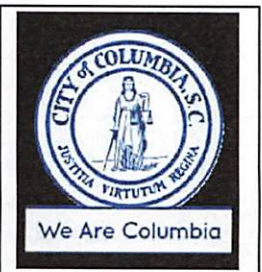
	D-1		C-1
	RS-1		C-2
	RS-1A		C-3
	RS-1B		C-3A
	RS-2		C-4
	RS-3		C-5
	RD		M-1
	RD-2		M-2
	RG-1		PUD-C
	RG-1A		PUD-LS
	RG-2		PUD-LS-E
	RG-3		PUD-LS-R
	UTD		PUD-R
	MX-1		OUT OF CITY
	MX-2		

0 60 120 240 Feet

ORIGINAL PREPARATION/DATE:
 This map was prepared by:

Shane Shaughnessy
 November 18, 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 those certain eleven (11) pieces, parcels, or tracts of land, together with the improvements thereon, situate, lying and being near the City of Columbia in Richland County, South Carolina, and being more fully shown and delineated as "PARCEL A", containing 0.51 acres, more or less, "PARCEL C", containing 0.32 acre, more or less, "Parcel D", containing 0.16 acre, more or less, "PARCEL E", containing 0.55 acre, more or less, "PARCEL F", containing 0.22 acre, more or less, "PARCEL G", containing 5.62 acres, more or less, "Parcel H", containing 0.13 acre, more or less, "PARCEL I", containing 0.39 acre, more or less, "PARCEL J", containing 0.23 acre, more or less, "PARCEL K", containing 0.24 acre, more or less, and "PARCEL L", containing 0.06 acre, more or less, on that certain plat prepared for University of South Carolina by Larry W. Smith, S.C. P.L.S. No. 3724, with Associated E&S, Inc. dated November 30, 2017, recorded on February 16, 2018 in the Richland County Register of Deeds Office in Book 2281 at Page 71 (the "Plat"). Reference to said Plat being craved for a more complete and accurate description, be all measurements a little more or less.

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University of South Carolina

BY: DEREK S. GRUNER
(Print Name)

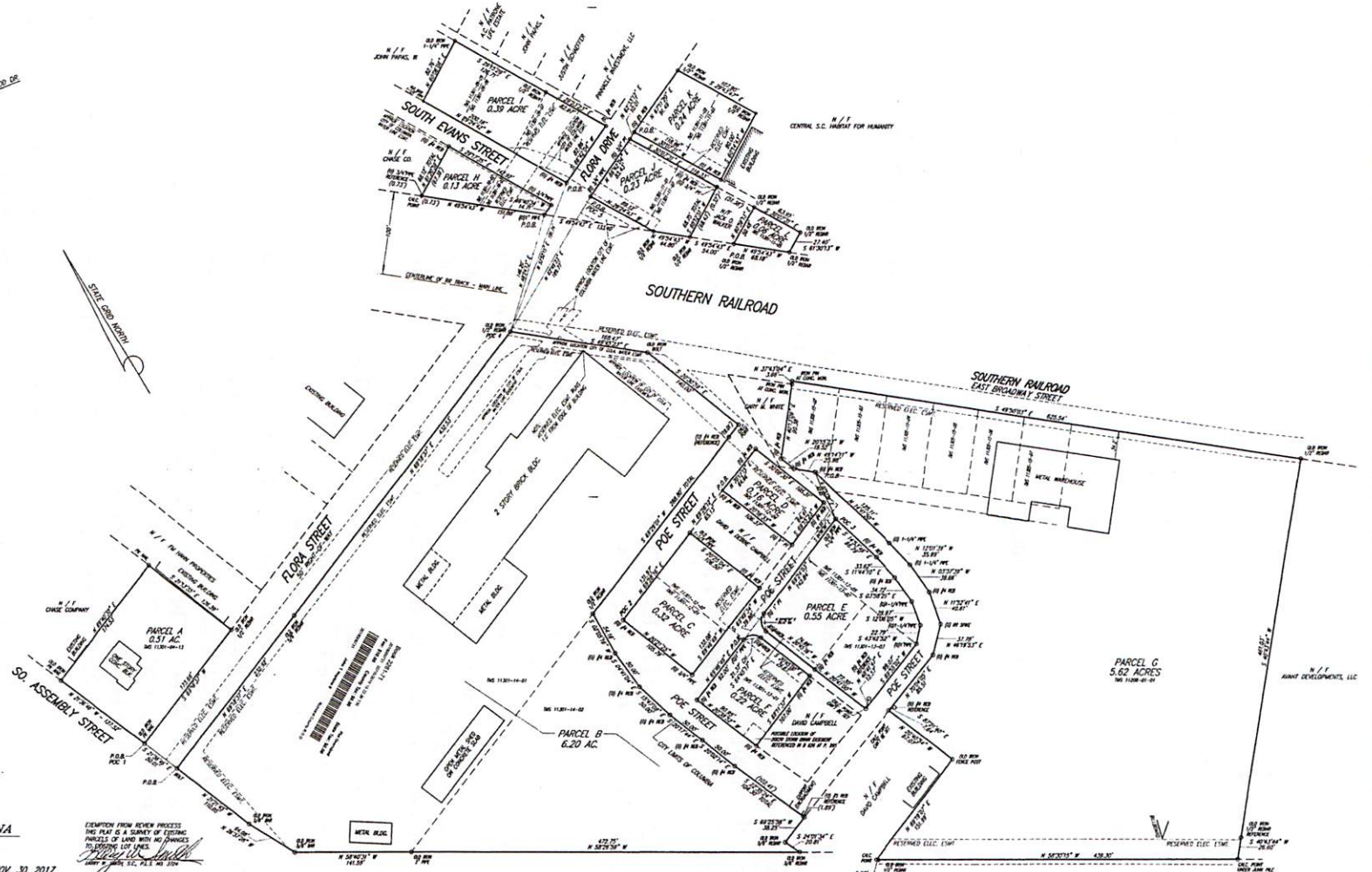
Date: 11/12/2020


(Signature)

ITS: UNIVERSITY ARCHITECT
AYP OF PLANNING, DESIGN
AND CONSTRUCTION



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



PLAT PREPARED FOR
UNIVERSITY OF SOUTH CAROLINA

SITE LOCATED IN RICHLAND COUNTY, SOUTH CAROLINA
PARCEL 50' IN THE CITY LIMITS OF COLUMBIA

SCALE: 1" = 60'

DATE: NOV. 30, 2017

- REFERENCES:
- 1. RICHLAND COUNTY DECS 11/20/11-04-11, 11/20/11-14-01 & 02, 11/20/11-12-01 & 02, 11/20/11-10-04, 11/20/11-10-02, 03 & 04, 11/20/11-10-01, 11/20/11-10-01, 11/20/11-10-02, 03 & 04, 11/20/11-09-03, 04 & 05, 11/20/11-11-01 & 02, 11/20/11-11-02, 03, 04, AND 11/20/11-11-02
 - 2. PLAT FOR SLOAR BY ASSOC. & S. INC. DATE 21, 2011.

CERTIFICATION:

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 STATUTES OF THE STATE OF SOUTH CAROLINA AND BESTS OF COURSE. THE REQUIREMENTS OF A CLASS 50' ZONING AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCUMBRANCES OR PROJECTIONS OTHER THAN SHOWN.

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

ASSOCIATED G & S, INC.
800 WOLEY STREET, WEST COLUMBIA, SOUTH CAROLINA 29119 - PH. 791-1250



EXEMPTION FROM REVIEW PROCESS
THIS PLAT IS A SURVEY OF EXISTING
PARCELS OF LAND WITH NO ADJACENT
SURVEYING LIST LINES.
[Signature]
LARRY N. SMITH, S.C. P.L.S. NO. 3724

NOTE:
SOME UNKNOWN UTILITIES SHOWN BY LOCATION SERVICE.
NOT ALL IMPROVEMENTS ARE SHOWN.
NOT ALL UTILITIES ARE SHOWN.
WATER LINE EXEMPTION TAKEN FROM CITY OF COLUMBIA
APPROVED AS-BUILT RECORD DRAWINGS
DATED JAN. 10, 1998 AND JAN. 18, 1998.

FLOOD CERTIFICATION
THE G.S. IS TO CERTIFY THAT I HAVE CONSULTED THE FLOODING AGENCY ADMINISTRATION
FLOOD HAZARD INFORMATION MAP AND FOUND THAT THE PROPERTY DESCRIBED HEREON
IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON GOVERNMENT PAGES
NAMED "FLOOD" AND NUMBER "FLOOD" EAST 1, DATED DEC. 21, 2012.

- (1) - OLD HIGH
- (2) - NEW HIGH
- (3) - FLOOD TYP
- (4) - 1.5' FEMA
- (5) - 2.5' FEMA

A.C.L., SOUTHERN RAILROAD
AND SO. ASSEMBLY STREET