

ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2021-015

*Annexing and Incorporating 1307 Mason Road, Richland County TMS #11813-01-02
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, this 20th day of April, 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 Urban Edge Multi-Family (UEMF), zoned General Residential District (RG-2), apportioned to City Council District 1, Census Tract 106 and contains 36.5 acres.

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 11813-01-02

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:

Jenna B. Wilson
City Manager

Approved as to form:

[Handwritten Signature]
City Attorney

ATTEST:

Erika D. M. Hammond
City Clerk

Introduced: 3/16/2021

Final Reading: 4/20/2021

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2021-015

All that certain piece, parcel or lot of land, with any improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing 36.50 acres, more or less, and shown as TMS 11813-01-02 on a Plat prepared for WAT Properties of Columbia, Inc. by Inman Land Surveying Company, Inc. dated December 18, 2014, and last revised July 28, 2017. Said parcel having such boundaries and measurements as are shown on said plat.

MEMORANDUM

Office of the City Manager

TO: Department Heads
FROM: Teresa Wilson, City Manager
DATE: December 10, 2020
RE: **Property Address:** 1307 Mason Road
Richland County TMS#: 11813-01-02
Owner(s): WAT Properties, Inc. of Columbia
Current Use: Residential
Proposed Use: Residential
Current County Land Use: Mixed Residential (High Density); a portion is within a Community Activity Center Node
Proposed City Land Use: Urban Edge Multifamily (UEMF)
Current County Zoning: Rural (RU)
Proposed City Zoning: General Residential (RG-2)
Reason for Annexation: Municipal Services; Secondary Area
City Council District: 1
Census Tract: 106

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 **January 4, 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 Liaison
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: UEMF (Land Use classification) by 5 - 3
on 2/1/2021 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: RG-2 (Zoning classification) by 5 - 3
on 2/1/2021 (mm/dd/yyyy).

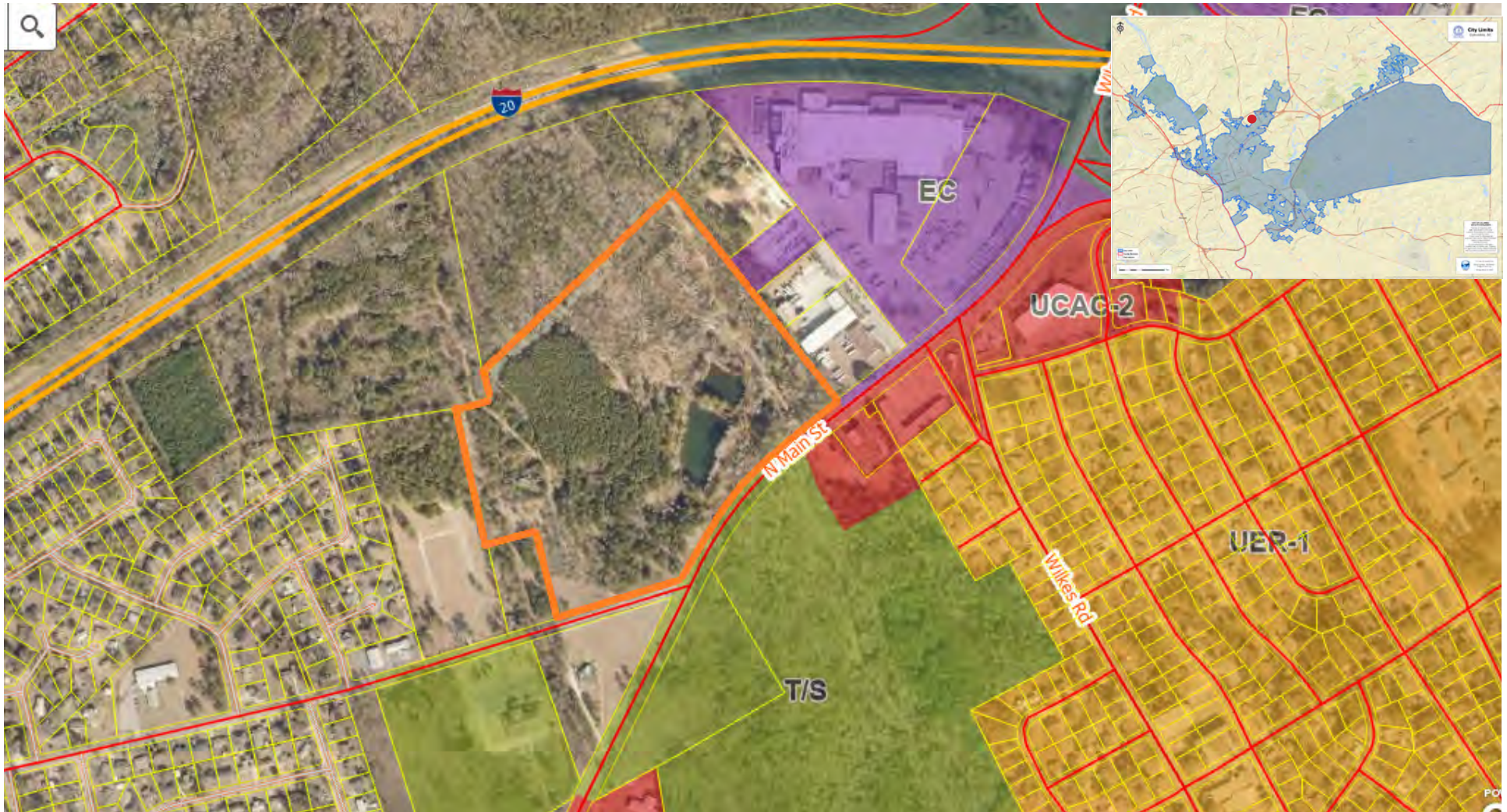

(Signature of Annexation Coordinator)



Land Use Map

1307 Mason Road, TMS# 11813-01-02

Existing Rich. Co. FLU: Mixed Residential (High Density); Proposed FLU: UEMF



We Are Columbia

Prepared by: Shane Shaughnessy
December 9, 2020



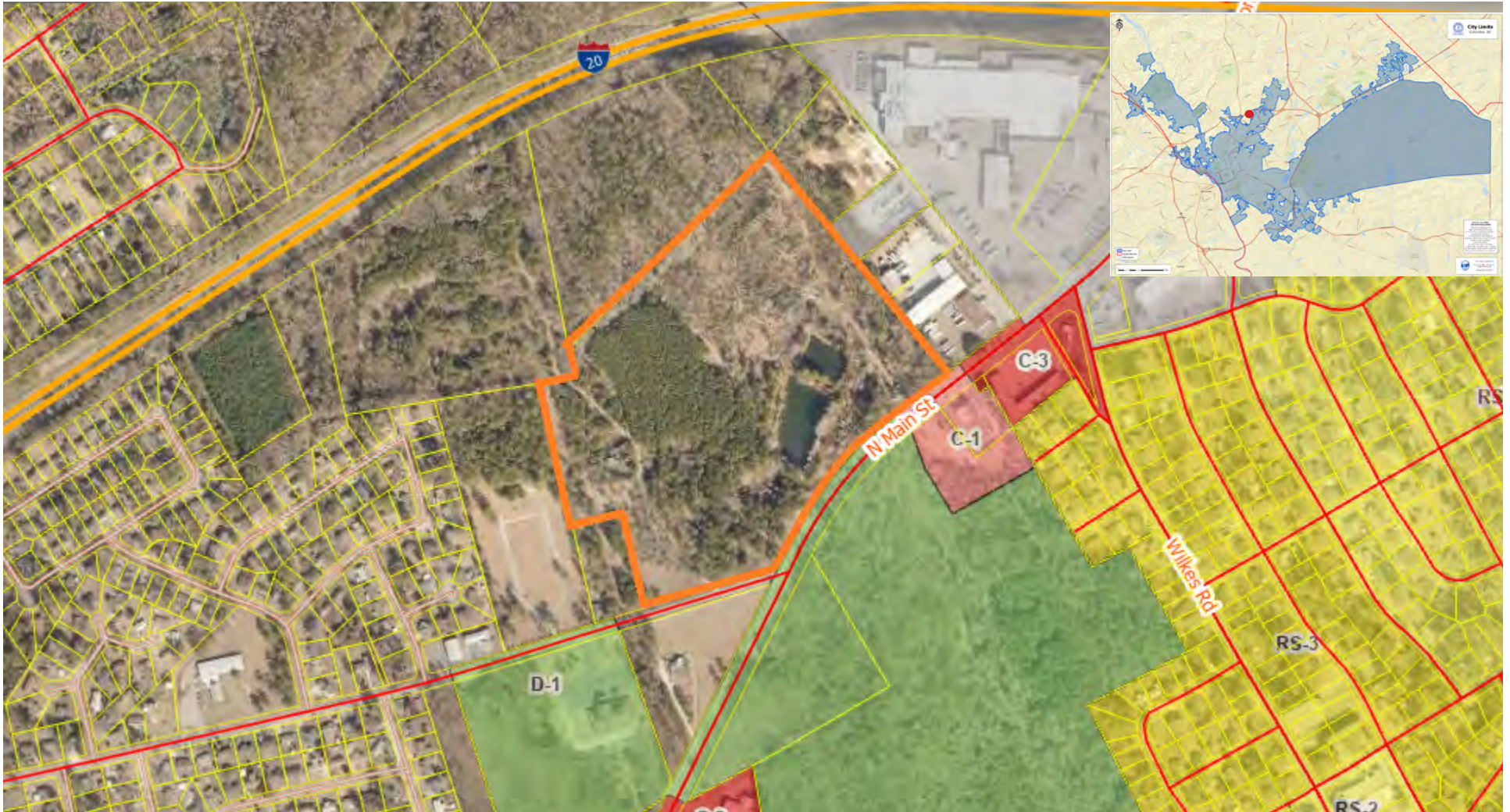
UCMR-1 - Urban Core Mixed Residential - 1	UCR-2 - Urban Core Residential Large Lot	UEAC-2 - Urban Edge Regional Activity Center	S/A - Sports/Amusement
UCMR-2 - Urban Core Mixed Residential - 2	UER-1 - Urban Edge Residential Small Lot	AC-1 - Neighborhood Activity Corridor	CI - Civic/Institutional
UCMR-3 - 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
UEMF - Urban Core Multi-family	UCAC-2 - Urban Core Community Activity Center	EC - Employment Campus	UIC - 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	UEAD-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

1307 Mason Road, TMS# 11813-01-02
Existing Rich. Co. Zoning: RU; Proposed Zoning: RG-2



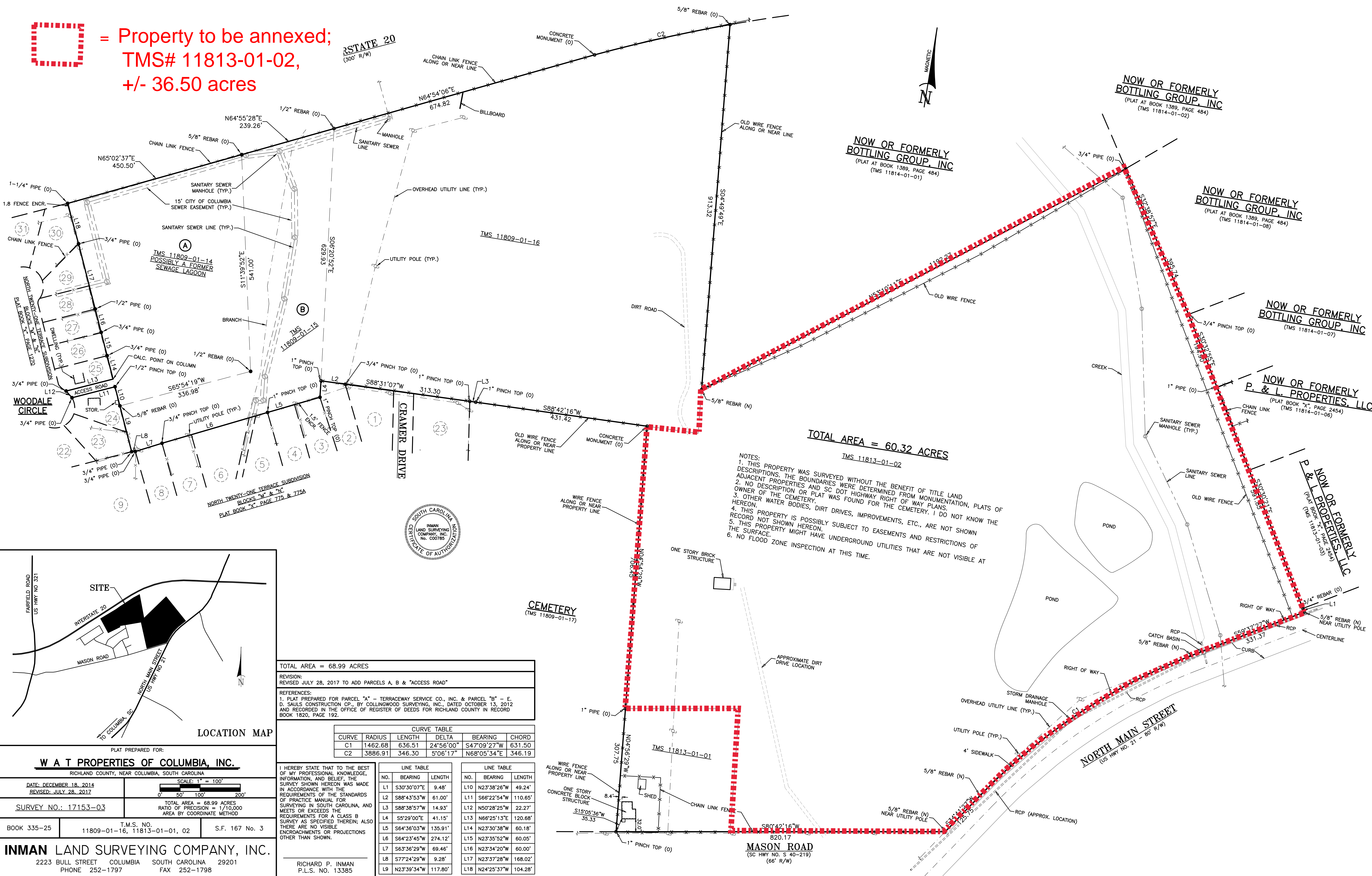
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Prepared by: Shane Shaughnessy
December 9, 2020

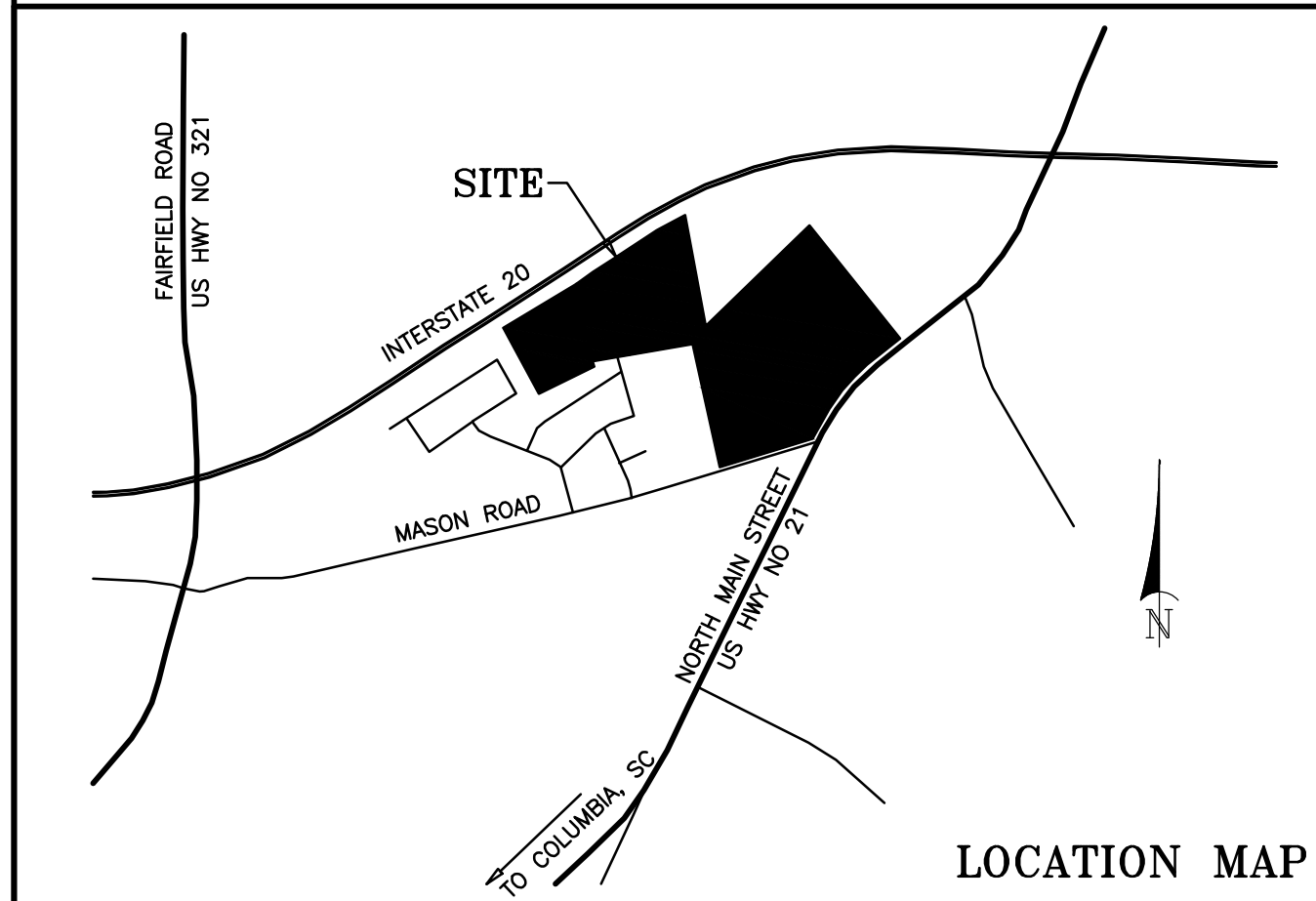
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**= Property to be annexed;
TMS# 11813-01-02,
+/- 36.50 acres**



TOTAL AREA = 60.32 ACRES
TMS 11813-01-02

- NOTES:
1. THIS PROPERTY WAS SURVEYED WITHOUT THE BENEFIT OF TITLE LAND DESCRIPTIONS. THE BOUNDARIES WERE DETERMINED FROM MONUMENTATION, PLATS OF ADJACENT PROPERTIES AND SC DOT HIGHWAY RIGHT OF WAY PLANS.
 2. NO DESCRIPTION OR PLAT WAS FOUND FOR THE CEMETERY. I DO NOT KNOW THE OWNER OF THE CEMETERY.
 3. OTHER WATER BODIES, DIRT DRIVES, IMPROVEMENTS, ETC., ARE NOT SHOWN RECORD NOT SHOWN HEREON.
 4. THIS PROPERTY IS POSSIBLY SUBJECT TO EASEMENTS AND RESTRICTIONS OF THE SURFACE.
 5. THIS PROPERTY MIGHT HAVE UNDERGROUND UTILITIES THAT ARE NOT VISIBLE AT THE SURFACE.
 6. NO FLOOD ZONE INSPECTION AT THIS TIME.



TOTAL AREA = 68.99 ACRES
REVISION: REVISED JULY 28, 2017 TO ADD PARCELS A, B & "ACCESS ROAD"
REFERENCES:
1. PLAT PREPARED FOR PARCEL "A" - TERRACEWAY SERVICE CO., INC. & PARCEL "B" - E. D. SAULS CONSTRUCTION CO., BY COLLINGWOOD SURVEYING, INC., DATED OCTOBER 13, 2012 AND RECORDED IN THE OFFICE OF REGISTER OF DEEDS FOR RICHLAND COUNTY IN RECORD BOOK 1820, PAGE 192.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	1462.68	636.51	24°56'00"	S47°09'27"W	631.50
C2	3886.91	346.30	5°06'17"	N68°05'34"E	346.19

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S30°30'07"E	9.48'	L10	N23°38'26"W	49.24'
L2	S88°43'53"W	61.00'	L11	S66°22'54"W	110.65'
L3	S88°38'57"W	14.93'	L12	N50°28'25"W	22.27'
L4	S5°29'00"E	41.15'	L13	N66°25'13"E	120.68'
L5	S84°36'03"W	135.91'	L14	N23°30'38"W	60.18'
L6	S64°23'45"W	274.12'	L15	N23°35'52"W	60.05'
L7	S63°36'29"W	69.46'	L16	N23°34'20"W	60.00'
L8	S77°24'29"W	9.28'	L17	N23°37'28"W	168.02'
L9	N23°39'34"W	117.80'	L18	N24°25'37"W	104.28'

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 VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

RICHARD P. INMAN
P.L.S. NO. 13385

PLAT PREPARED FOR:

W A T PROPERTIES OF COLUMBIA, INC.
RICHLAND COUNTY, NEAR COLUMBIA, SOUTH CAROLINA

DATE: DECEMBER 18, 2014
REVISED: JULY 28, 2017

SURVEY NO.: 17153-03

BOOK 335-25 | T.M.S. NO. 11809-01-16, 11813-01-01, 02 | S.F. 167 No. 3

INMAN LAND SURVEYING COMPANY, INC.
2223 BULL STREET COLUMBIA SOUTH CAROLINA 29201
PHONE 252-1797 FAX 252-1798

