

ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2021-055

Annexing and Incorporating 291 Harbison Boulevard, Lexington County TMS# 001941-01-015 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 3rd day of August, 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 zoning of Planned Unit Development-Commercial District (PUD-C), apportioned to City Council District 1, Census Tract 211.12, contains 1.07 acres, and shall be assigned a land use classification of Urban Edge Regional Activity Center (UEAC-2).


PROPERTY DESCRIPTION: See Attached Exhibit "A"

Lexington County TMS NO.: 001941-01-015

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:



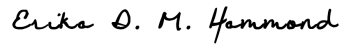
City Manager

Approved as to form:

ATTEST:



City Attorney
Introduced: 7/20/2021
Final Reading: 8/3/2021



City Clerk

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2021-055

All that certain piece, parcel or tract of land, with improvements thereon, situate, lying and being located near the City of Columbia, in Lexington County, South Carolina, as shown and delineated on a plat prepared for Branch Banking and Trust Company of South Carolina, Inc. by Cox and Dinkins, Inc., Surveyors, dated April 2, 1993 and recorded in Plat Book 259, Page 169; and, according to said plat, having the following metes and bounds, to-wit:

BEGINNING at a ½" Rod (o), the Point of Beginning, at the southeastern corner of the property where the northern right-of-way of Harbison Boulevard intersects with a sight right-of-way for Harbison Boulevard and Columbiana Drive; thence running along the northern right-of-way of Harbison Boulevard, South 62° 12' 12" West, for a distance of 88.29 feet to a ½" Rod (o); thence turning and running along the northern right-of-way of Harbison Boulevard, South 63° 34' 01" West, for a distance of 79.06 feet to a ½" Rod (o); thence turning and running along property now or formerly of Firestone Tire & Rubber Company, North 26° 25' 00" West, for a distance of 225.05 feet to a ¾" Pipe (o); thence turning and running along property now or formerly of Meridian Trust Company, North 63° 37' 01" East, for a distance of 204.96 feet to a ½" Rod (o); thence turning and running along the western right-of-way of Columbiana Drive (formerly known as Mall Road), South 29° 36' 17" East, for a distance of 171.96 feet to a ½" Rod (o); thence turning and running along a sight right-of-way for Harbison Boulevard and Columbiana Drive (formerly known as Mall Road), South 16° 19' 14" West, for a distance of 69.55 feet to a ½" Rod (o) at the Point of Beginning.

MEMORANDUM

Office of the City Manager

TO: Department Heads
FROM: Teresa Wilson, City Manager
DATE: May 28, 2021
RE: **Property Address:** 291 Harbison Boulevard
Lexington County TMS#: 001941-01-015
Owner(s): Branch Banking and Trust of South Carolina / Harbison MO, LLC
Current Use: Commercial
Proposed Use: Commercial
Proposed City Land Use: Urban Edge Regional Activity Center (UEAC-2)
Current County Zoning: Planned Development (PD)
Proposed City Zoning: Planned Unit Development - Commercial (PUD-C)
Reason for Annexation: Municipal Services; Donut Hole - Primary
City Council District: 1
Census Tract: 211.12

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 **June 7, 2021** 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
Police Planning & Research
Walt McPherson, Lexington County Zoning

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
Lucinda Statler, Planning Administrator
Tori Salvant, Dev. Center Administrator
Holland Leger, Lexington County Planning

Planning Commission Land Use Recommendation: UEAC-2 (Land Use classification) by 8-0
on 6/7/2021 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: PUD-C (Zoning classification) by 8-0
on 6/7/2021 (mm/dd/yyyy).


(Signature of Annexation Coordinator)



01/31/2019































© All Pictometry


Future Land Use Map

291 Harbison Blvd., TMS# 001941-01-015;
Proposed City FLU: UEAC-2

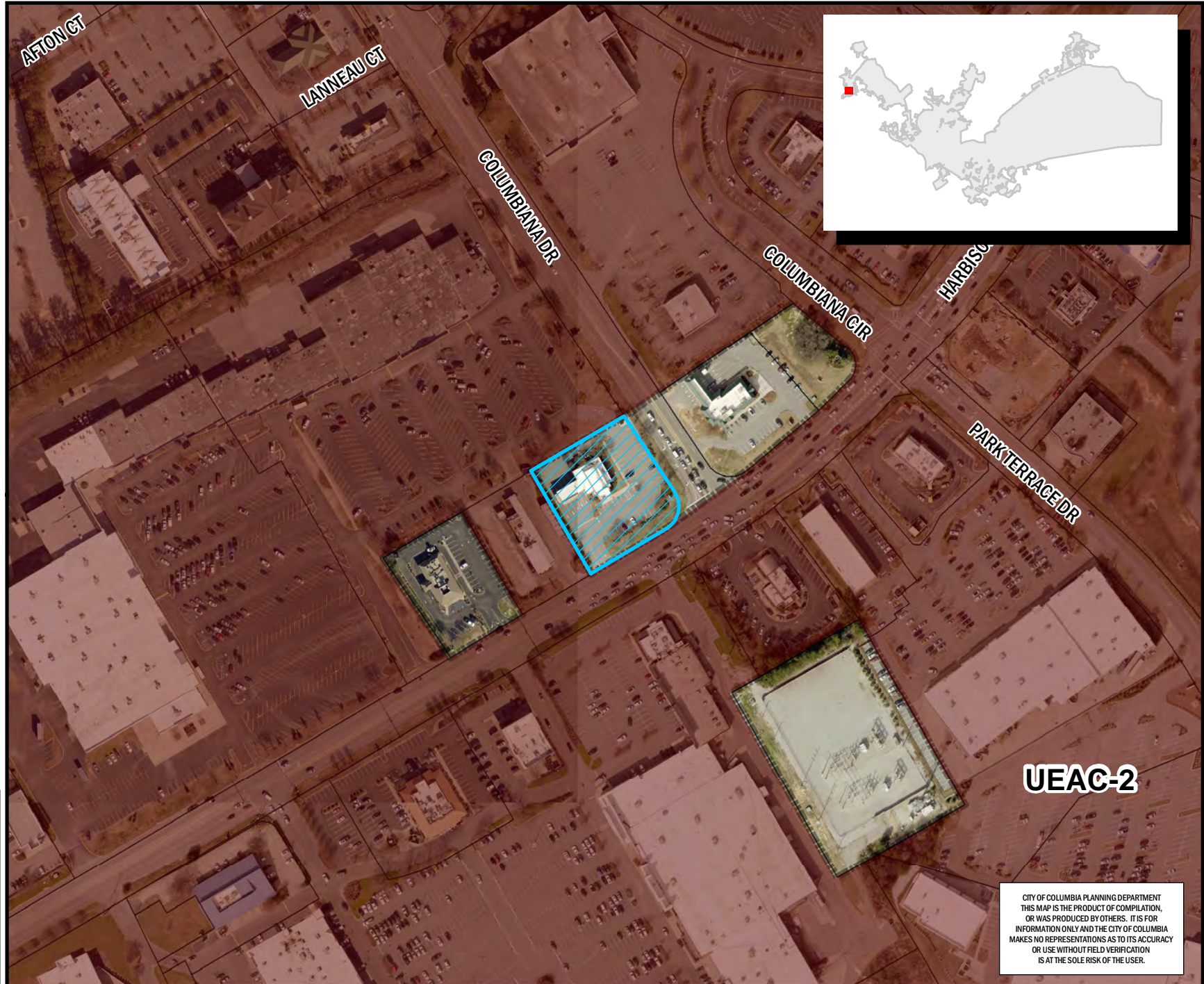
Department of Planning &
Development Services

Legend

-  CITY LIMITS
-  PARCELS
-  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
-  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 60 120 240
Feet



ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
Date: 5/26/2021



UEAC-2

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

291 Harbison Blvd., TMS# 001941-01-015;
 Current Lex. Co. Zoning: PD, Proposed City Zoning: PUD-C

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	FUD-C
RG-1A	FUD-LS
RG-2	FUD-LS-E
RG-3	FUD-LS-R
UTD	FUD-R
MX-1	OUT OF CITY
MX-2	

0 60 120 240 Feet

ORIGINAL PREPARATION/DATE:
 This map was prepared by:
 Shane Shaughnessy
 May 26, 2021

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 LEXINGTON) PETITION FOR ANNEXATION

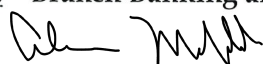
The undersigned, being the owner(s) of the property described below hereby petition(s) the Mayor and City Council for annexation to the City of Columbia, South Carolina pursuant to S.C. Code Ann. Section 5-3-150, 1976, as amended.

Property Description: All that certain piece, parcel or tract of land, with improvements thereon, situate, lying and being located near the City of Columbia, in Lexington County, South Carolina, as shown and delineated on a plat prepared for Branch Banking and Trust Company of South Carolina, Inc. by Cox and Dinkins, Inc., Surveyors, dated April 2, 1993 and recorded in Plat Book 259, Page 169; and, according to said plat, having the following metes and bounds, to-wit:

BEGINNING at a 1/2" Rod (o), the Point of Beginning, at the southeastern corner of the property where the northern right-of-way of Harbison Boulevard intersects with a sight right-of-way for Harbison Boulevard and Columbiana Drive; thence running along the northern right-of-way of Harbison Boulevard, South 62° 12' 12" West, for a distance of 88.29 feet to a 1/2" Rod (o); thence turning and running along the northern right-of-way of Harbison Boulevard, South 63° 34' 01" West, for a distance of 79.06 feet to a 1/2" Rod (o); thence turning and running along property now or formerly of Firestone Tire & Rubber Company, North 26° 25' 00" West, for a distance of 225.05 feet to a 3/4" Pipe (o); thence turning and running along property now or formerly of Meridian Trust Company, North 63° 37' 01" East, for a distance of 204.96 feet to a 1/2" Rod (o); thence turning and running along the western right-of-way of Columbiana Drive (formerly known as Mall Road), South 29° 36' 17" East, for a distance of 171.96 feet to a 1/2" Rod (o); thence turning and running along a sight right-of-way for Harbison Boulevard and Columbiana Drive (formerly known as Mall Road), South 16° 19' 14" West, for a distance of 69.55 feet to a 1/2" Rod (o) at the Point of Beginning.

Lexington County TMS: 001941-01-015
Property Address: 291 Harbison Boulevard

Seller: Truist Bank, successor in interest to
Branch Banking and Trust of South Carolina

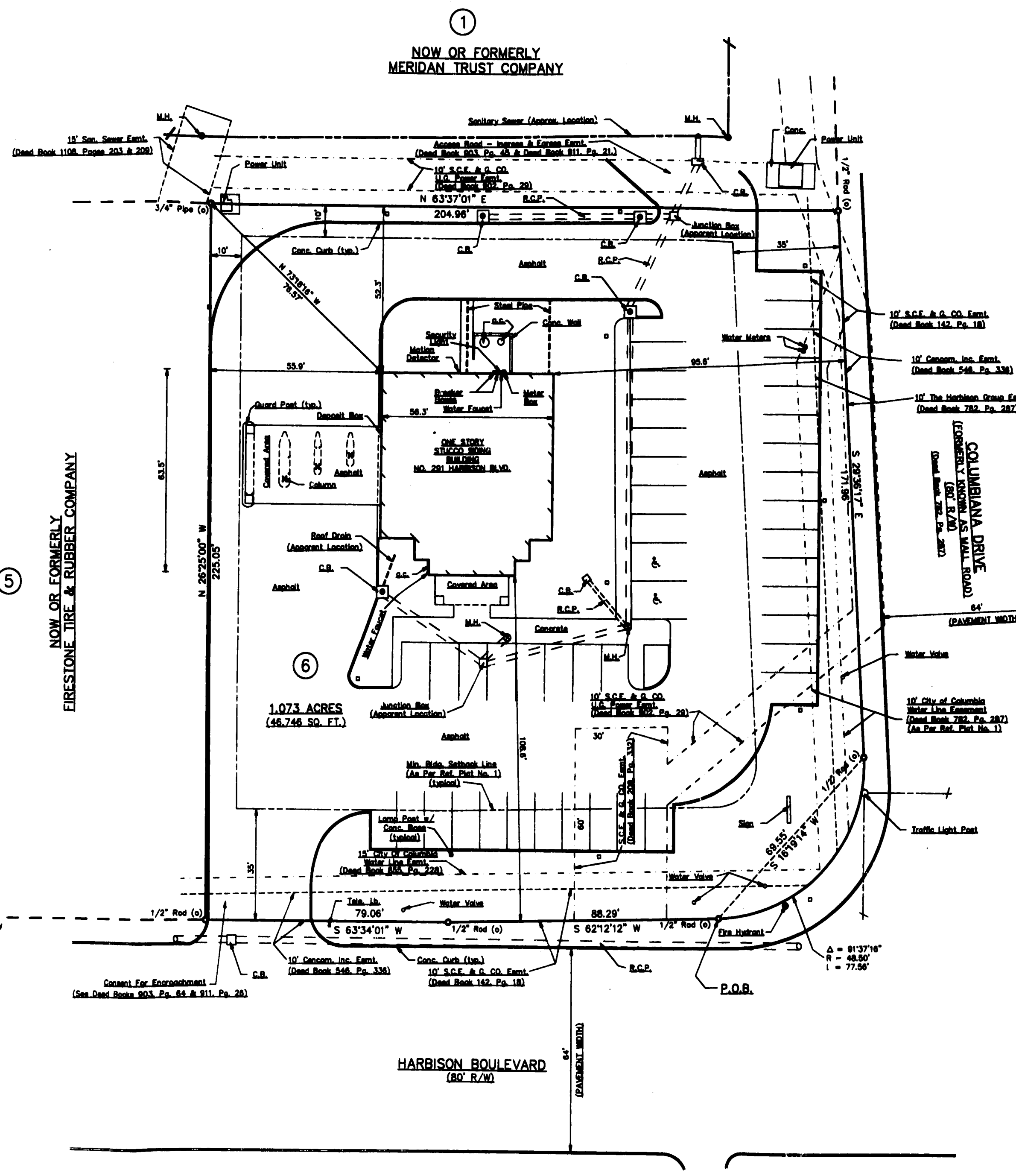
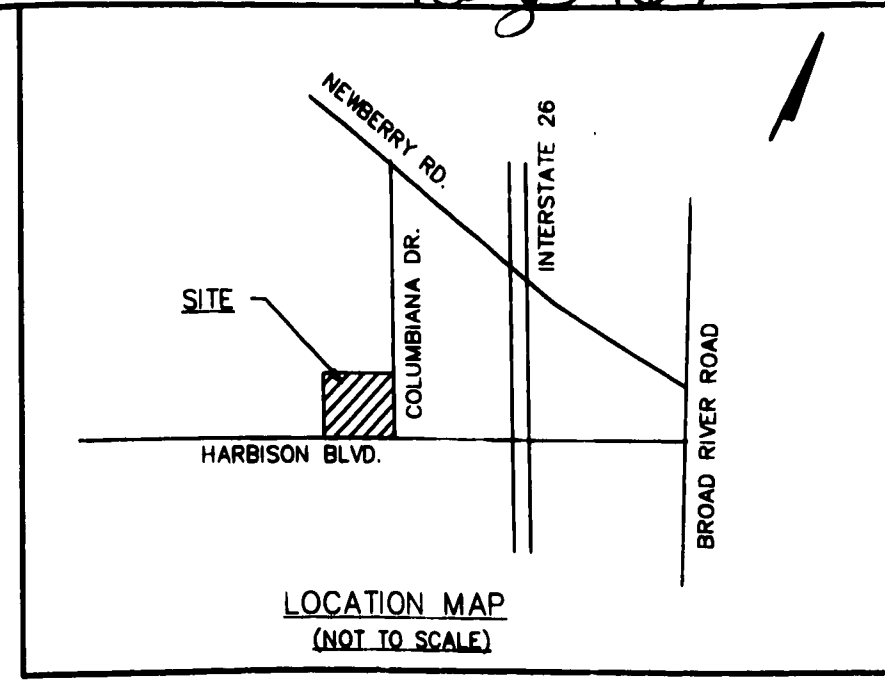
BY:  Date: May 27, 2021
(Signature)
Alan McNabb Its: Senior Vice President
(Print or Type Name) (Print or Type Title)

Buyer: HARBISON MO, LLC
(Print or Type Name of Owner as it Will Appear on Deed)

BY:  Date: MAY 26, 2021
(Signature)
WILLIAM H. STERN Its: MEMBER
(Print or Type Name) (Print or Type Title)

Plot Book 259

FILED
APR 23 3 23 PM '93
JOHN J. TRIGGLE
SAC
LEXINGTON COUNTY



THIS COPY IS FOR RECORDING PURPOSES
J. Frank Baker

LAND DESCRIPTION
Beginning at a 1/2" Rod (a), the POB (Point of Beginning), at the southeastern corner of the property, then the northern right-of-way of Harbison Boulevard intersects with a right right-of-way for Harbison Boulevard and Columbianna Drive; thence running along the northern right-of-way of Harbison Boulevard S 62°12'12" W for a distance of 88.29 feet to a 1/2" Rod (a); thence turning and running along the northern right-of-way of Harbison Boulevard S 83°34'01" W for a distance of 78.06 feet to a 1/2" Rod (a); thence turning and running along property now or formerly of Firestone Tire & Rubber Company N 28°25'00" W for a distance of 225.05 feet to a 3/4" Pipe (a); thence turning and running along property now or formerly of Meridan Trust Company N 83°37'01" E for a distance of 204.96 feet to a 1/2" Rod (a); thence turning and running along the western right-of-way of Columbianna Drive (formerly known as East Road) S 28°28'17" E for a distance of 171.98 feet to a 1/2" Rod (a); thence turning and running along a right right-of-way for Harbison Boulevard and Columbianna Drive (formerly known as East Road) S 18°18'14" W for a distance of 69.55 feet to a 1/2" Rod (a) at the POB (Point of Beginning).

TO BRANCH BANKING AND TRUST COMPANY OF SOUTH CAROLINA, INC., AND CHICAGO TITLE INSURANCE COMPANY
THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992, AND MEETS THE ACCURACY REQUIREMENTS OF A CLASS A SURVEY, AS DEFINED THEREIN.

DATED: APRIL 6, 1993
SIGNED: *J. Frank Baker*
REG. LAND SURVEYOR
NO. 107998

ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION ON OCTOBER 17, 1992.
ADOPTED BY THE BOARD OF DIRECTION, AMERICAN CONGRESS ON SURVEYING AND MAPPING ON NOVEMBER 11, 1992.

LEXINGTON COUNTY
PLANNING COMMISSION
APR 23 1993
B. Waters

ALTA \ ACSM LAND TITLE SURVEY
PLAT PREPARED FOR
BRANCH BANKING AND TRUST COMPANY OF SOUTH CAROLINA, INC.
LEXINGTON COUNTY, NEAR COLUMBIA, S.C.
DATE: APRIL 2, 1993
Scale: 1" = 20'
COX and DINKINS, INC.
ENGINEERS & SURVEYORS
614 Holly Street, Columbia, South Carolina - 29205
(803) 254-0518
Project No: _____ Sheet No. 1 of 1

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARD 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.
J. Frank Baker
REG. LAND SURVEYOR
NO. 107998

- NOTES:**
- 1) THE LOCATIONS OF OTHER UNDERGROUND UTILITIES ARE UNKNOWN.
 - 2) PROPERTY IS SUBJECT TO EASEMENTS NOTED IN THE FOLLOWING LEXINGTON COUNTY DEED BOOKS: 877, PG. 57; 782, PG. 287; 210, PG. 31; 821, PG. 81; 782, PG. 284; 782, PG. 276.

- REFERENCES:**
- 1) PLAT OF "AS-BUILT" SURVEY PREPARED FOR ST. ANDREWS DEVELOPMENT CO., BY ASSOCIATED ENGINEERS & SURVEYORS, INC., DATED JUNE 13, 1988, REVISED MAY 10, 1990, AND RECORDED IN THE OFFICE OF REGISTER OF DEEDS CONVEYANCES FOR LEXINGTON COUNTY IN PLAT BOOK NO. 237, PAGE 131.
 - 2) TOPOGRAPHIC MAP PREPARED FOR NORTH SOUTH CAROLINA, BY WILLIAM WINGFIELD, DATED MAY 21, 1987, REVISED JUNE 11, 1987, AND RECORDED IN PLAT BOOK 216-Q, PAGE 188, PLAT NO. 2.
 - 3) PLAT PREPARED FOR FIRESTONE TIRE & RUBBER CO., BY ASSOCIATED ENGINEERS AND SURVEYORS, INC., DATED FEBRUARY 16, 1988, REVISED MAY 31, 1988, AND RECORDED IN PLAT BOOK NO. 224, PAGE 173.

15811

Plot Book 259



BUSINESS RECORDS CORPORATION