

ORIGINAL  
STAMPED IN RED

ORDINANCE NO.: 2017-006

*Annexing and Incorporating 5800 Fairfield Road, Richland County TMS# 11708-05-18,  
into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by  
Ordinance No.: 2015-014 on February 17, 2015*

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 the City of Columbia Comprehensive Plan 2018 by Ordinance No.: 2008-085 on October 1, 2008, and amended from time to time, in accordance with South Carolina Comprehensive Planning Act of 1994 (Title 6, Chapter 29 of the SC Code) and heard public comments on this amendment; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this 7th day of February, 2017, that the property described herein is hereby annexed to, incorporated into Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015, and becomes a part of the City of Columbia effective immediately. This property shall be zoned C-2 (Neighborhood Commercial District), apportioned to City Council District 1, Census Tract 106, contains 0.516 acres, and shall be assigned a land use classification of Community Activity Corridor (AC-2).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 11708-05-18

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: 1/10/2017  
Final Reading: 2/7/2017

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**  
**ORDINANCE NO.: 2017-006**

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 being shown and delineated as 0.516 acres, more or less, on a plat prepared for Charles A. Kusko, Jr. and Nelson E. Barham, Jr., by Collingwood Surveying, Inc. dated March 10, 1992 and recorded in the Office of the Register of Deeds for Richland County in Plat Book 55, at Page 1210. Reference being made to the said plat for a more complete and accurate description.

# MEMORANDUM

## Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: November 1, 2016

RE: **Property Address: 5800 Fairfield Road**  
**Richland County TMS#: 11708-05-18**  
**Owner(s): Capital Bank Corporation**  
**Current Use: Vacant lot**  
**Proposed Use: Vacant lot – eventual commercial development**  
**Current County Land Use: Mixed Residential (High Density)**  
**Proposed City Land Use: Community Activity Corridor (AC-2)**  
**Current County Zoning: GC (General Commercial District)**  
**Proposed City Zoning: C-2 (Neighborhood Commercial District)**  
**Reason for Annexation: Municipal Services/Secondary**  
**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 **December 5, 2016** Planning Commission's 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.

/dle

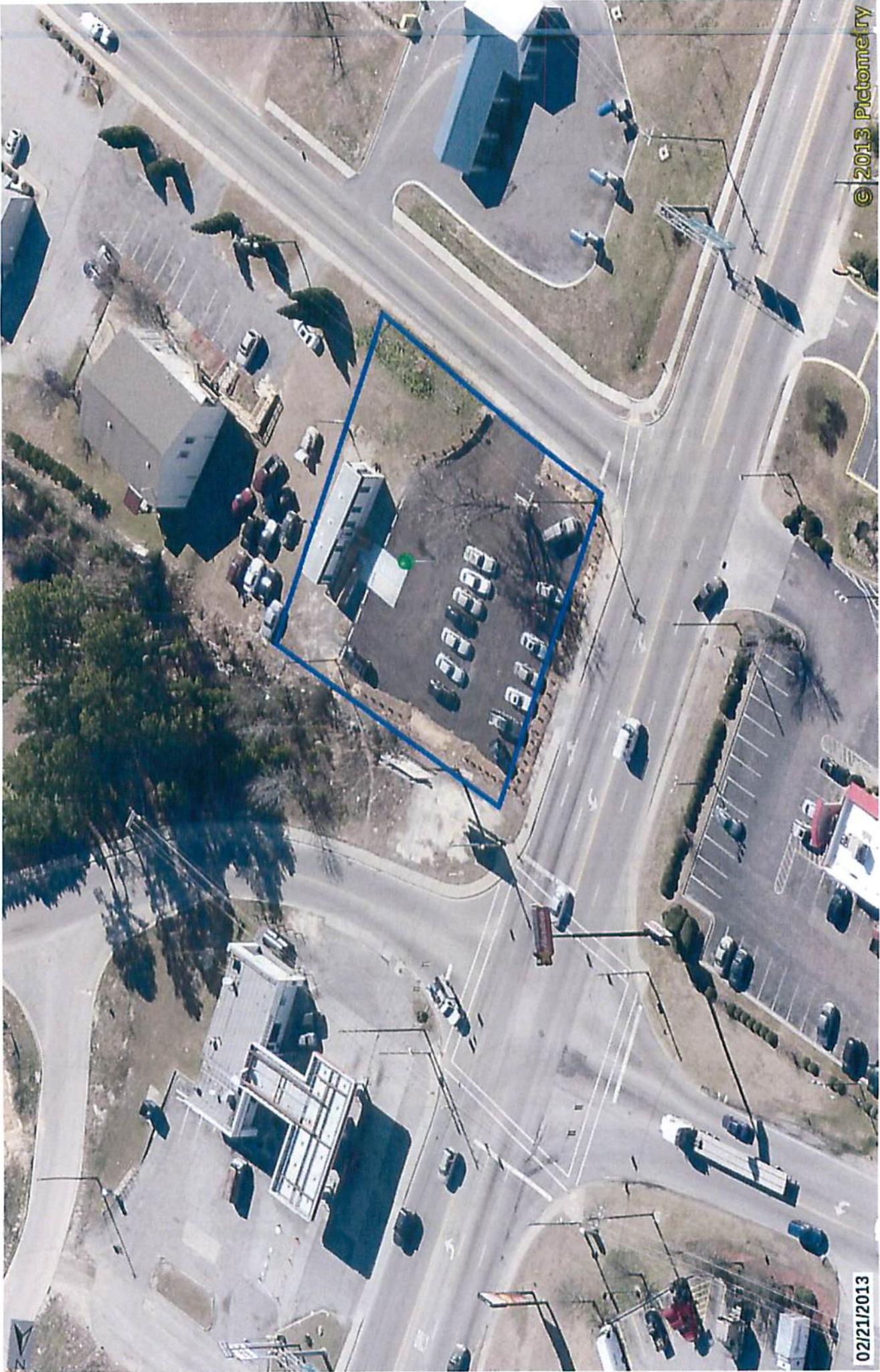
Attachments

cc:	S. Allison Baker, Sr. Assistant City Manager	Missy Gentry, Assistant City Manager
	William Holbrook, Police Chief	Aubrey Jenkins, Fire Chief
	Teresa Knox, City Attorney	Joseph Jaco, Utilities and Engineering
	Dana Higgins, City Engineer	Robert Anderson, Public Works Director
	Krista Hampton, Planning & Development Services	Jeff Palen, Assistant City Manager/CFO
	Gloria Saaed, Community Development Director	George Adams, Fire Marshal
	Roger Myers, Business License Administrator	Brian Cook, Zoning Administrator
	Angela Adams, Water Customer Service	Kimberly Gathers, Columbia-Richland 911
	Jerry Thompson, Building Official	David Hatcher, Housing Official
	Susan Leitner, Engineering	Richland County Solid Waste Collection
	Denny Daniels, Engineering	John Fellows, Planning Administrator
	Carolyn Wilson, Police Planning & Research	Zach Kay, Dev. Center Administrator
	Jan Alonso, Finance Director	Alfreda Tindall, Richland Co. 911 Addressing Coordinator

Planning Commission Zoning Recommendation: C-2 (Zoning classification) by 8-0 on 12/5/2016 (mm/dd/yyyy).

Planning Commission Land Use Recommendation: AC-2 (Land Use classification) by 8-0 on 12/5/2016 (mm/dd/yyyy).

  
(Signature of Interim Annexation Coordinator)



© 2013 Pictometry

02/21/2013

# Future Land Use Map

5800 Fairfield Road; TMS# 11708-05-18  
Existing Richland County FLU: Mixed Residential (High Density); Proposed FLU: AC-2

Department of Planning & Development Services

**Legend**  
CITY LIMITS  
PARCELS

- UCMR-1 - Urban Core Mixed Residential 1
- UCMR-2 - Urban Core Mixed Residential 2
- UEMR - Urban Edge Mixed Residential
- UEMF - Urban Edge Multi-Family
- UCR-1 - Urban Core Residential Small Lot
- UCR-2 - Urban Core Residential Large Lot
- UEB-1 - Urban Edge Residential Small Lot
- UEB-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
- UCR-1 - Urban Core Neighborhood Activity Center
- AC-1 - Neighborhood Activity Center
- AC-2 - Community Activity Center
- AC-3 - Regional Activity Center
- EC - Employment Campus
- IND - Industrial
- TU - Transportation & Utilities
- SD-1 - Sports/Amusement District
- SD-2 - Civic/Neighborhood District
- SD-3 - Central Business District
- SD-4 - Riverbank Zone and Garden
- SD-5 - Universities/Colleges
- SD-6 - Fort Jackson



0 50 100 200 Feet

ORIGINAL PREPARATION/DATE:

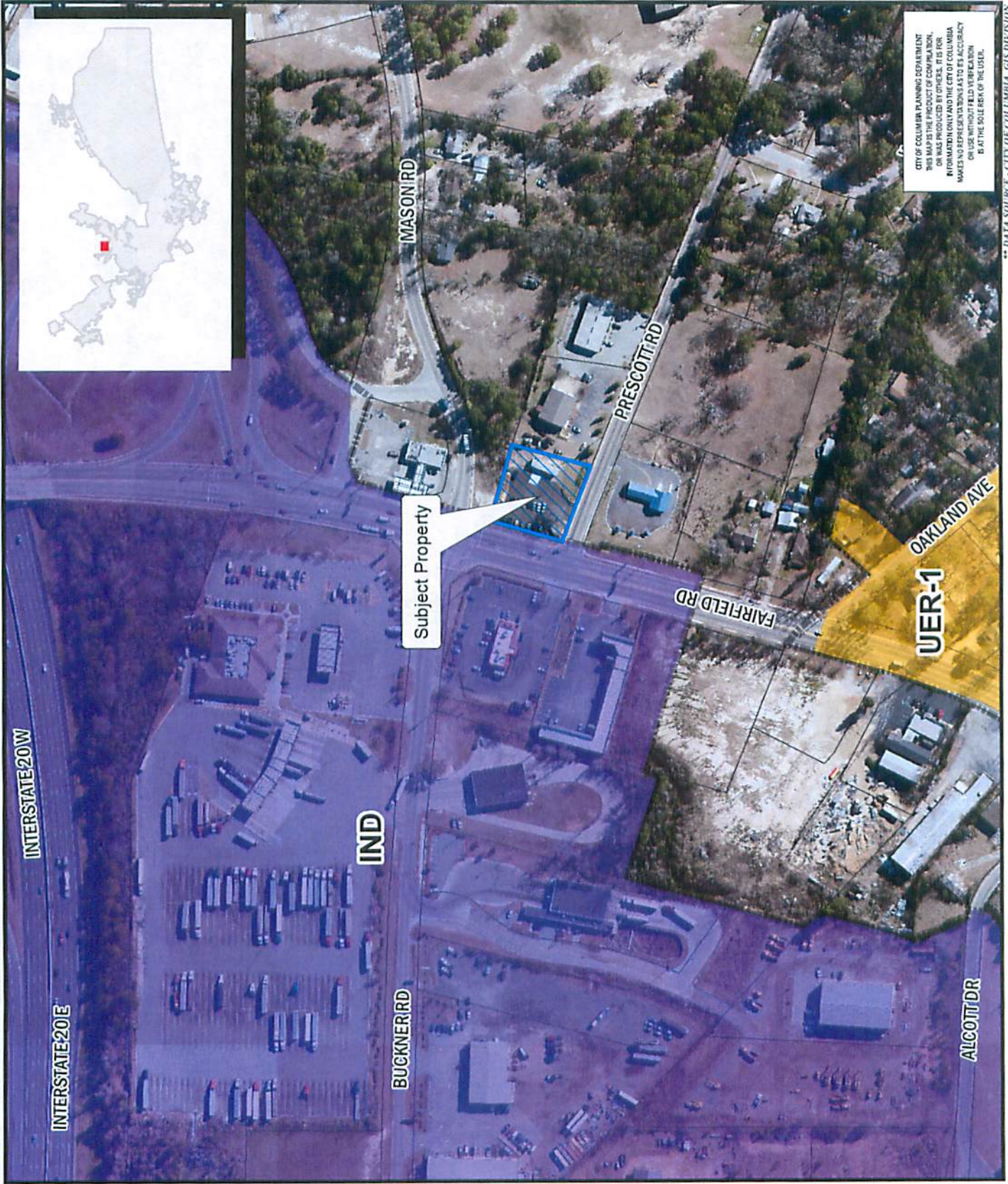
This map was prepared by:

Shane Shanghnessy

October 31, 2016



We Are Columbia



CITY OF COLUMBIA PLANNING DEPARTMENT  
THIS MAP IS THE PRODUCT OF COMPARISON,  
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  
BY THE SOLE USER OF THE USER.

\*\* DATA SOURCE - CITY OF COLUMBIA, GIS DEPARTMENT

# Zoning Map

Department of Planning & Development Services

5800 Fairfield Road; TMS# 11708-05-18; Existing Richland County Zoning: GC; Proposed Zoning: C-2



**Legend**

- CITY LIMITS
- PARCELS

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	C-2
	C-3
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	RS-1B
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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 the improvements thereon, situate, lying and being in the County of Richland, State of South Carolina, being shown and delineated as 0.516 acres, more or less, on a plat prepared for Charles A. Kusko, Jr. and Nelson E. Barham, Jr. by Collingwood Surveying, Inc., dated March 10, 1992 and recorded March 9, 1994 in the Office of the Register of Deeds for Richland County in Plat Book 55, at Page 1210. Reference being made to the said plat for a more complete and accurate description.

Richland County TMS: 11708-05-18  
Property Address: 5800 Fairfield Road

Capital Bank Corporation

BY:  Date: 10/31/16  
Signature Capital Bank Corporation  
Randy Foster, Vice-President  
\_\_\_\_\_  
(Print or Type Name) Its: \_\_\_\_\_  
(Print or Type Title)

Book 2161-144  
2016085783 11/01/2016 14:11:06 883  
Fee: \$0.00 County Tax: \$0.00 Notice  
State Tax: \$0.00  
  
2016085783 John T. Hopkins II Richland County R.O.D

SECTION FOUR AMENDMENTS

SECTION FIVE

The Board of Directors of the City of Columbia, South Carolina, do hereby certify that the following is a true and correct copy of the original as recorded in the office of the County Clerk of Columbia County, South Carolina, in Book 10, Page 100.

and that certain parts thereof are hereby amended to read as follows: The Board of Directors of the City of Columbia, South Carolina, do hereby certify that the following is a true and correct copy of the original as recorded in the office of the County Clerk of Columbia County, South Carolina, in Book 10, Page 100.

SECTION FIVE (1) The Board of Directors of the City of Columbia, South Carolina, do hereby certify that the following is a true and correct copy of the original as recorded in the office of the County Clerk of Columbia County, South Carolina, in Book 10, Page 100.

12/18/05-16  
1000 Parkfield Road

10/11/05

Randy Foster, Vice-President  
Capital Bank Corporation

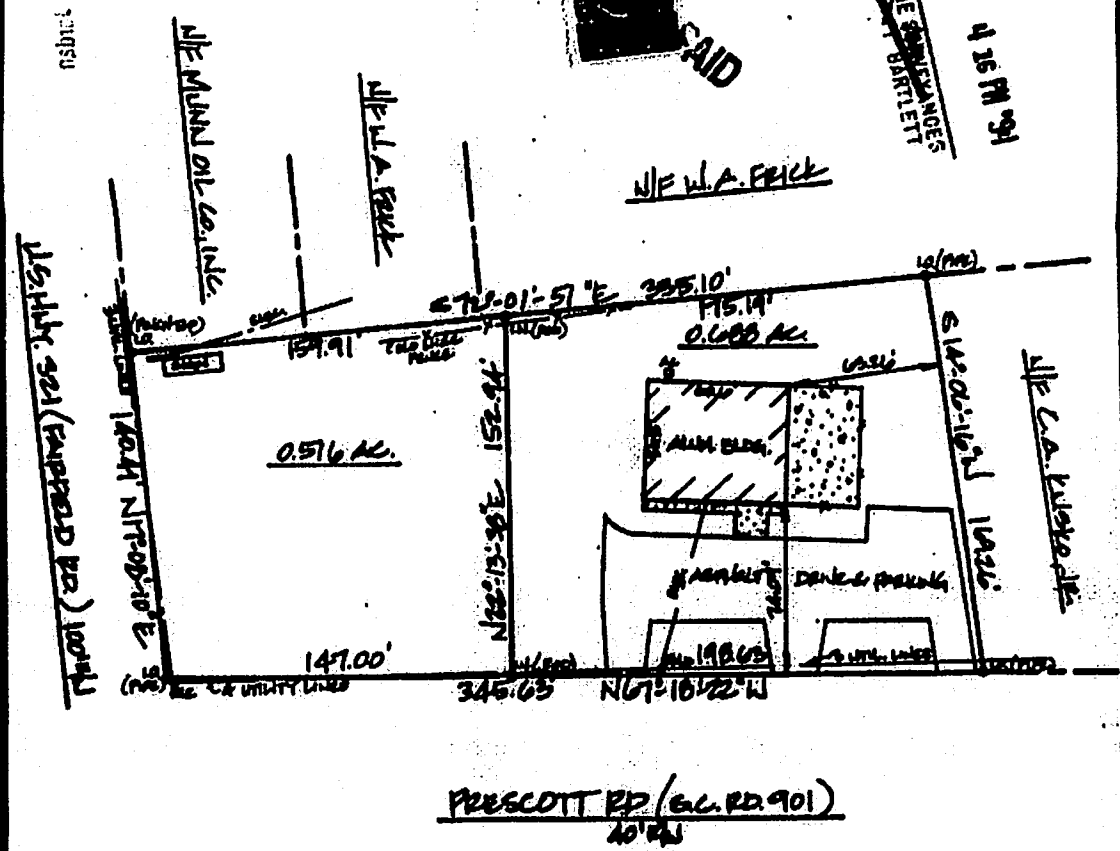
(Printed Name)

(Printed Name)



REC SAID

MAR 9 4 16 PM '91  
JESSE BRITTELL



PRESCOTT RD (CAL. RD. 901)  
40' W

BOOK 55 PAGE 1210  
PLAT PREPARED FOR  
CHARLES A. KUSKO, JR.  
& NELSON E. BARTHAM, JR.

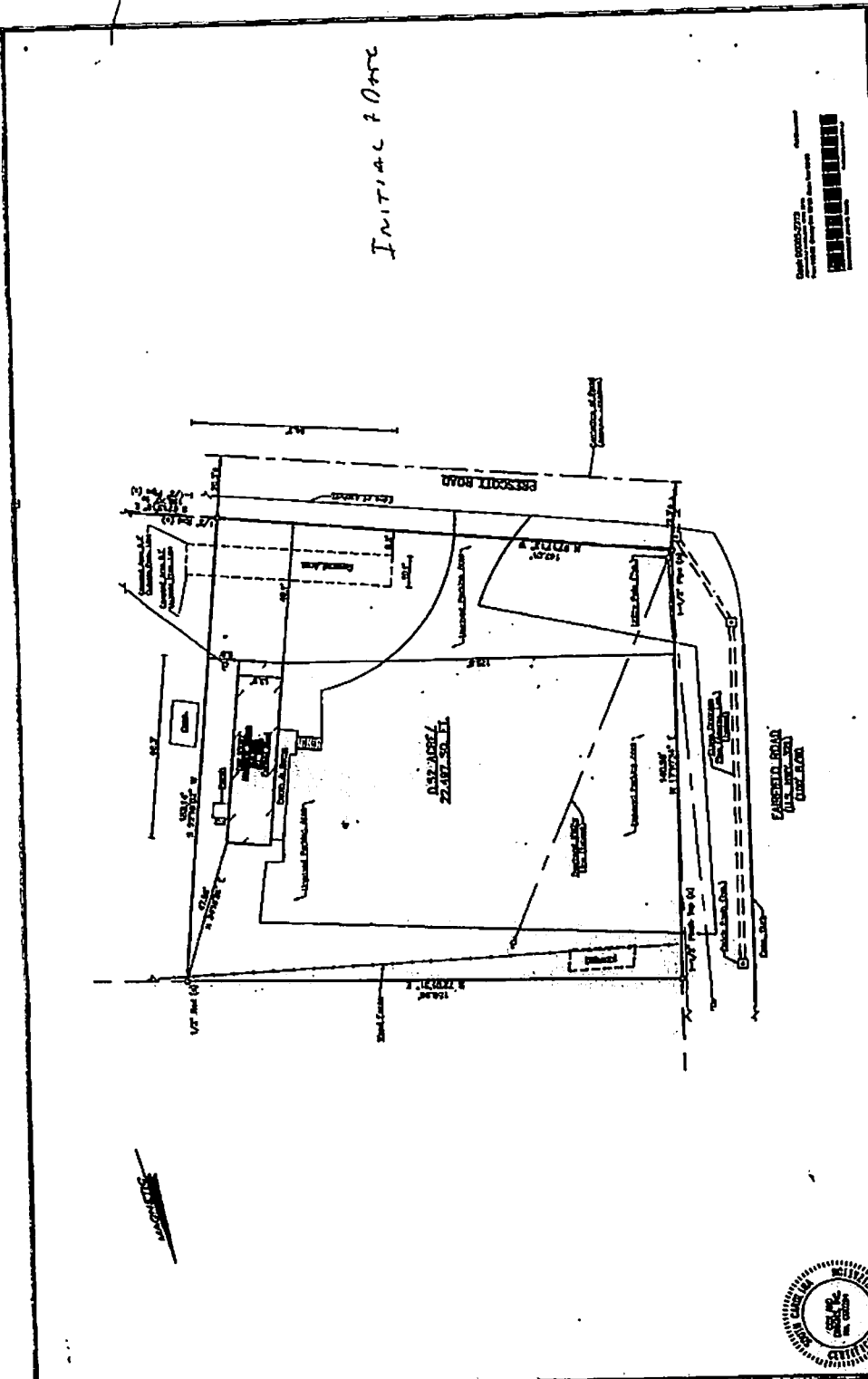
THIS PLAT BEING PART OF A PLAT PREPARED FOR 'GARY H. EVANS',  
BY COLLINGSWOOD & ASSOC., DATED JULY 9, 1981, RECORDED  
RECORDED IN THE R.M.C. OFFICE FOR RICHLAND COUNTY IN PLAT BOOK '51' AT PAGE 1134.  
AND  
T.M.S. 11008-05-15-816

SUBMITTED BY:  
COLLINGSWOOD & ASSOC. ENGINEERING FIRM  
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 STANDARDS MANUAL  
FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS  
FOR A CLASS 'B' SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO VISIBLE ENCRUMPTIONS OR  
PROJECTIONS OTHER THAN SHOWN.

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD  
Hazard Boundary Maps AND FOUND THAT THE ABOVE DESCRIBED IS NOT LOCATED IN A SPECIAL  
FLOOD HAZARD AREA.  
RELEASED JANUARY 18, 1992, TO UPDATE & CANCEL  
ORIGIN.



SCALE: 1" = 60'  
MARCH 10, 1992  
Robert E. Collinswood, Jr.  
REGISTERED PROFESSIONAL SURVEYOR  
SOUTH CAROLINA  
LICENSE NO. 16105



Initial Date



<p><b>REFERENCES:</b></p> <p>1. PLAT PREPARED FOR CHARLES A. KUSKO, JR. AS SHOWN ON RECORD MAP NO. 11770-0-18 OF RICHLAND COUNTY, SOUTH CAROLINA, DATED SEPTEMBER 1, 2004.</p> <p>2. PLAT PREPARED FOR CHARLES A. KUSKO, JR. AS SHOWN ON RECORD MAP NO. 11770-0-18 OF RICHLAND COUNTY, SOUTH CAROLINA, DATED SEPTEMBER 1, 2004.</p> <p>3. RECORD MAP NO. 11770-0-18 OF RICHLAND COUNTY, SOUTH CAROLINA, DATED SEPTEMBER 1, 2004.</p>		<p><b>NOTES:</b></p>	
<p><b>CERTIFICATION:</b></p> <p>I, the undersigned, being a duly qualified and licensed Surveyor in the State of South Carolina, do hereby certify that the foregoing is a true and correct copy of the original survey as shown on the record map.</p> <p>Surveyor: <i>[Signature]</i>          State of South Carolina: _____          License No.: _____</p>		<p><b>PLAT:</b></p> <p>PREPARED FOR:  <b>CHARLES A. KUSKO, JR.</b>          RICHLAND COUNTY, NEAR COLUMBIA, S.C.</p> <p>DATE: _____          SHEET NO.: _____ OF _____          SCALE: _____</p>	