

ORDINANCE NO.: 2017-015

*Annexing and Incorporating 821 Pepper Street, 831 Pepper Street, 835 Pepper Street,
819 Leesburg Road and 821 Leesburg Road, Richland County TMS# 16407-07-06 and 16407-08-04
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 4th day of April, 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 M-1 for TMS #16407-07-06 and C-3 for TMS #16407-08-04, apportioned to City Council District 4, Census Tract 116.03, contains 5.33 acres, and shall be assigned a land use classification of Industrial (IND) for TMS# 16407-07-06 and Community Activity Corridor (AC-2) for TMS# 16407-08-04.

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 16407-07-06 and 16407-08-04

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

Introduced: 3/21/2017

Final Reading: 4/4/2017

ATTEST:

City Clerk

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2017-015

ORIGINAL
STAMPED IN RED

All those certain pieces, parcels or lots 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 being shown and delineated as Parcel A of Block A containing Lots 5 and 18 and Parcel B of Block A containing lots 5, 7, 16 and 17 as shown on a plat prepared for RDS Associates, LLC by Baxter Land Surveying Co., Inc. dated March 10, 2016 and recorded on April 7, 2016 in the Office of the Register of Deeds for Richland County in Record Book 2101 at Page 3838. Said parcels having such boundaries and measurements as are shown thereon.

ALSO:

All those certain pieces, parcels or lots 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 being shown and delineated as Parcel A of Block B containing Lot 5 and Parcel B of Block B containing lots 6, 7, 16, 17 and 18 as shown on a plat prepared for RDS Associates, LLC by Baxter Land Surveying Co., Inc. dated March 11, 2016 and recorded on May 18, 2016 in the Office of the Register of Deeds for Richland County in Record Book 2113 at Page 893. Said parcels having such boundaries and measurements as are shown thereon.

MEMORANDUM
Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: January 3, 2017

RE: **Property Address:** 821 Pepper Street, 831 Pepper Street, 835 Pepper Street, 819 Leesburg Road, 821 Leesburg Road
Richland County TMS#: 16407-07-06, 16407-08-04
Owner(s): RDS Associates, LLC
Current Use: Vacant commercial buildings
Proposed Use: Automotive services
Current County Land Use: Neighborhood (Medium Density)
Proposed City Land Use: Industrial (IND), Community Activity Corridor (AC-2)
Current County Zoning: M-1 (Light Industrial District, LI (Light Industrial District)
Proposed City Zoning: M-1 (Light Industrial District), C-3 (General Commercial District)
Reason for Annexation: Municipal Services/Donut Hole
City Council District: 4
Census Tract: 116.03

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 9, 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.

/atl
Attachments

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

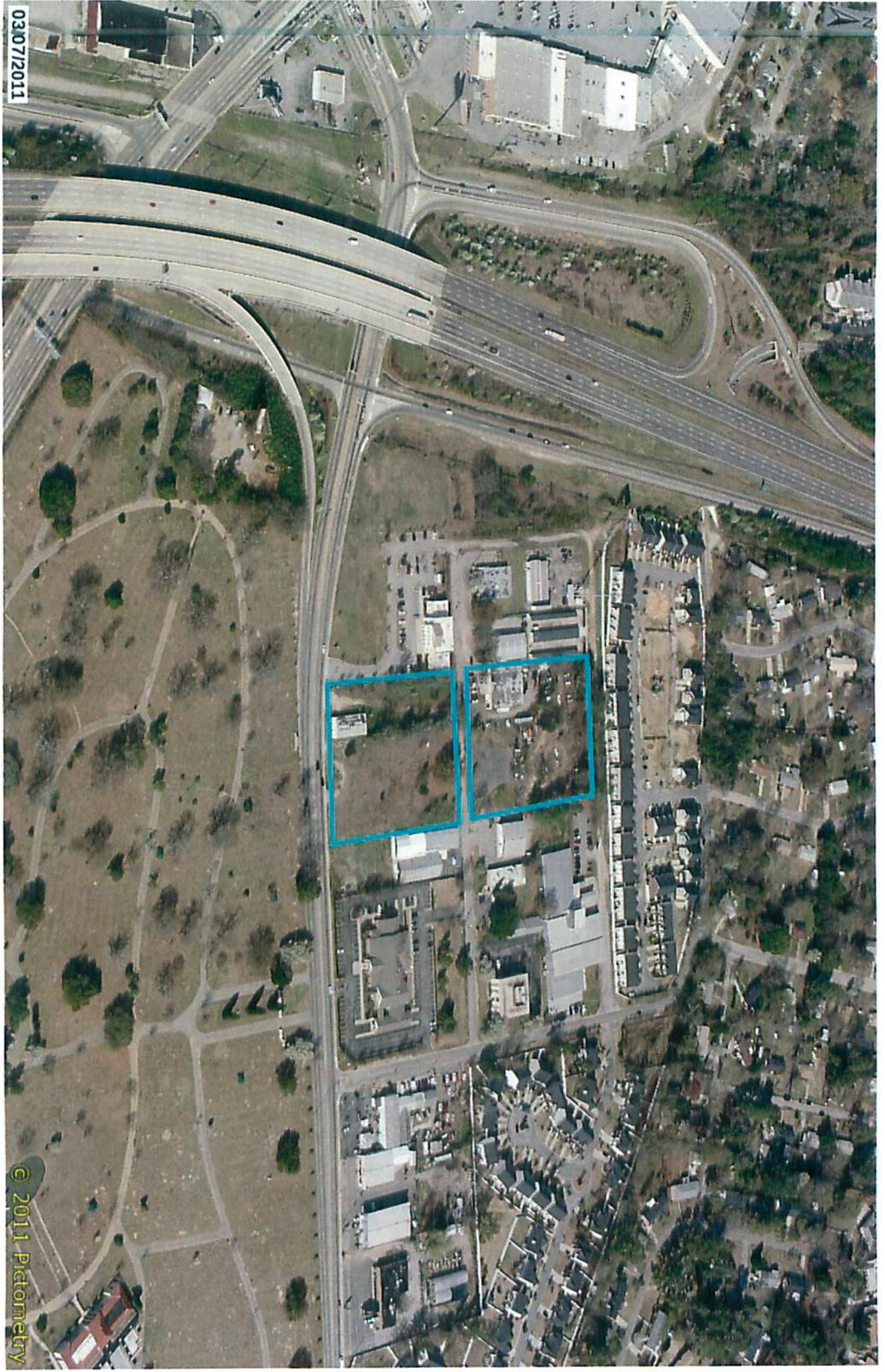
Planning Commission Zoning Recommendation: M-1/C-3 (Zoning classification) by 9-0 on 01/09/2017 (mm/dd/yyyy).

Planning Commission Land Use Recommendation: IND/AC-2 (Land Use classification) by 9-0 on 01/09/2017 (mm/dd/yyyy).



(Signature of Annexation Coordinator)

03/07/2011



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Zoning Map

Department of Planning & Development Services

821 Pepper Street, 831 Pepper Street and 835 Pepper Street & 819 Leesburg Road and 821 Leesburg Road;
 TMS#: 16407-07-06 and 16407-08-04;
 Existing Richland County Zoning: M-1 & LI; Proposed Zoning: M-1 & C-3

Legend

- CITY LIMITS
- PARCELS

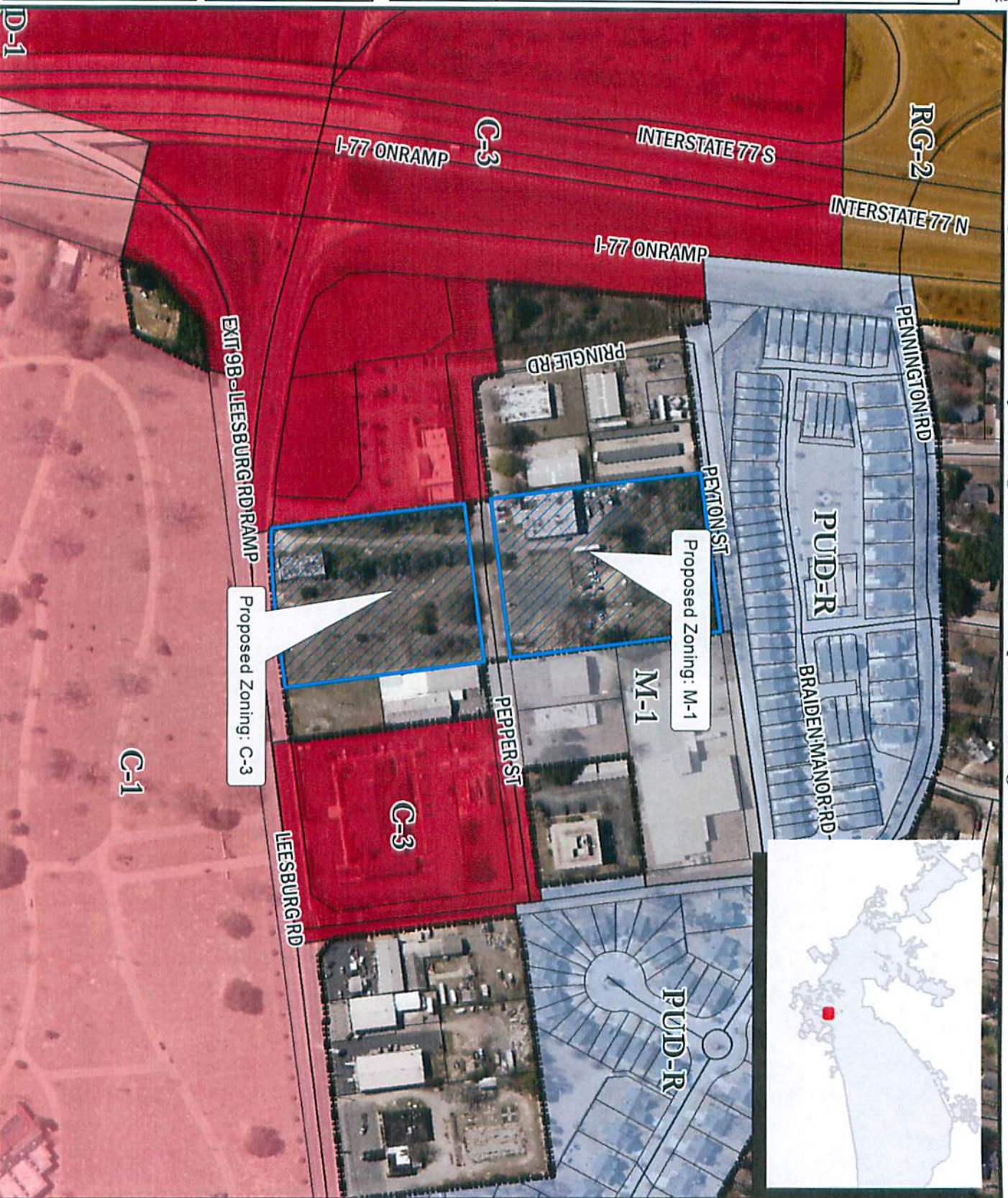
| | | | |
|--|-------|--|-------------|
| | D-1 | | C-1 |
| | RS-1 | | C-2 |
| | RS-1A | | C-3 |
| | RS-1B | | C-3A |
| | RS-2 | | C-4 |
| | RS-3 | | C-5 |
| | RD | | M-1 |
| | RD-2 | | M-2 |
| | RG-1 | | PUD-C |
| | RG-1A | | PUD-S |
| | RG-2 | | PUD-S-E |
| | RG-3 | | PUD-S-R |
| | UTD | | PUD-R |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

0 50 100 200 Feet

ORIGINAL PREPARATION/DATE:
 This map was prepared by:
 Shane Shaughnessy
 December 9, 2016

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.

CITY OF COLUMBIA, S.C.
 We Are Columbia



** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

12/6/11
SKB

RB 2113 p 893



RECEIVED
BAXTER LAND SURVEYING CO., INC.
2204 Devine Street
Columbia, SC 29205
(803)-252-8564



BAXTER LAND SURVEYING CO., INC.
2204 Devine Street
Columbia, SC 29205
(803)-252-8564
BAXLAND@AOL.COM



Scale bar showing 0, 10, 20, 30, 40, 50 feet.

THIS IS TO CERTIFY THAT THE SURVEY WAS MADE AND THE BOUNDARIES AS SHOWN ON THIS MAP WERE CORRECTLY LOCATED AND MEASURED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOUTH CAROLINA SURVEYING ACT OF 1971 AND THE BOUNDARIES AS SHOWN ON THIS MAP WERE CORRECTLY LOCATED AND MEASURED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOUTH CAROLINA SURVEYING ACT OF 1971.

TOTAL AREA PARCELS A & B IS 2.78 ACRES
THE PORTION OF THIS PLAT IS FOR PARCELS A AND B TO BE COMBINED INTO ONE TAX MAP PARCEL AFTER RECONSIDERATION OF THIS PLAT

RDS ASSOCIATES, LLC

Map title and project information.

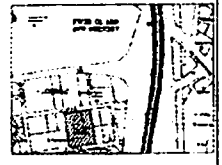
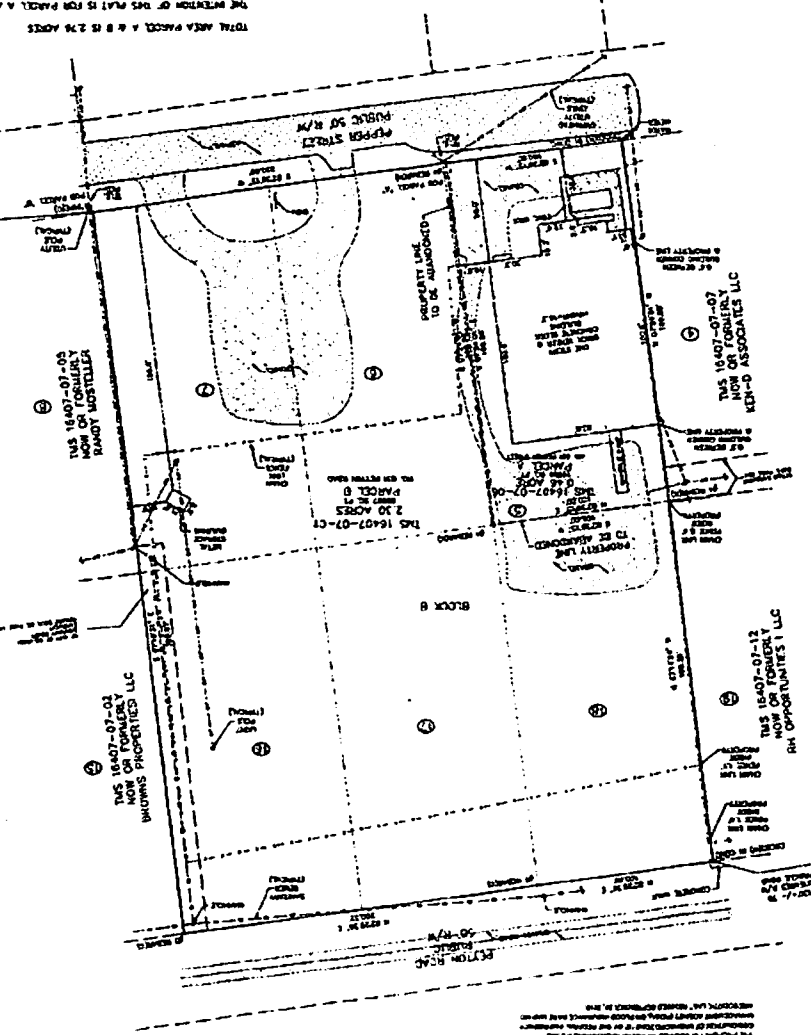


Table with 2 columns: REVISIONS, and 5 rows for recording changes.

REVISIONS
1. THE 16407-07-03 BAXTER PROPERTY LDC
2. THE 16407-07-03 BAXTER PROPERTY LDC
3. THE 16407-07-03 BAXTER PROPERTY LDC
4. THE 16407-07-03 BAXTER PROPERTY LDC
5. THE 16407-07-03 BAXTER PROPERTY LDC

