

ORDINANCE NO.: 2017-019

Annexing and Incorporating 24.138 acres N. of Sunbelt Boulevard also known as 115 Sunbelt Boulevard, Richland County TMS# 09409-01-03 into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015

ORIGINAL  
STAMPED IN RED

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 Light Industrial District, -Flood Protective Area (M-1, -FP), apportioned to City Council District 1, Census Tract 107.01, contains 24.138 acres, and shall be assigned a land use classification of Industrial (IND).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 09409-01-03

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: 3/21/2017  
Final Reading: 4/4/2017

EXHIBIT "A"  
PROPERTY DESCRIPTION  
ORDINANCE NO.: 2017-019

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, consisting of approximately 24.138 acres, as shown as "TM# R09409-01-03" on a general property survey prepared for Columbia United FC by Dennis G. Johns, PLS, dated July 2, 2012 and recorded in the Office of the Register of Deeds for Richland County in Plat Book 1847, at Page 1448 (the "Plat"); said Plat being incorporated herein by reference.

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# MEMORANDUM

## Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: January 3, 2017

RE: **Property Address:** 24.138 acres N of Sunbelt Boulevard, also known as 115 Sunbelt Boulevard  
**Richland County TMS#:** 09409-01-03  
**Owner(s):** Columbia United FC  
**Current Use:** Vacant land  
**Proposed Use:** Membership sports and recreation  
**Current County Land Use:** Neighborhood (Medium Density)  
**Proposed City Land Use:** Industrial (IND)  
**Current County Zoning:** CC-3 (Crane Creek Neighborhood District – Activity Center Mixed Use)  
**Proposed City Zoning:** M-1 (Light Industrial District), -FP (Flood Protective Overlay)  
**Reason for Annexation:** Municipal Services/Secondary Area  
**City Council District:** 1  
**Census Tract:** 107.01

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 February 6, 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	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: M-1, -FP (Zoning classification) by 9-0 on 02/06/2017 (mm/dd/yyyy).

Planning Commission Land Use Recommendation: IND (Land Use classification) by 9-0 on 02/06/2017 (mm/dd/yyyy).

  
(Signature of Annexation Coordinator)

02/08/2015



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# Future Land Use Map

24.138 acres, N of Sunbelt Blvd aka 115 Sunbelt Blvd; TMS# 09409-01-03;  
 Current Richland County FLU: Neighborhood-Medium Density; Proposed FLU: Industrial (IND)


Department of Planning & Development Services

**Legend**

**CITY LIMITS**  
**PARCELS**

- LCMR-1 - Urban Core Mixed Residential-1
- LCMR-2 - Urban Core Mixed Residential-2
- LEMR-1 - Urban Edge Mixed Residential
- LEMR-2 - Urban Edge Multi-Family
- LCR-1 - Urban Core Residential Small Lot
- LCR-2 - Urban Core Residential Large Lot
- LEB-1 - Urban Edge Residential Small Lot
- LEB-2 - Urban Edge Residential Large Lot
- LCAC-1 - Urban Core Neighborhood Activity Center
- LCAC-2 - Urban Core Community Activity Center
- LEAC-1 - Urban Edge Community Activity Center
- LEAC-2 - Urban Edge Regional Activity Center
- AC-1 - Neighborhood Activity Center
- AC-2 - Community Activity Center
- AC-3 - Regional Activity Center
- EC - Employment Campus
- IND - Industrial
- TU - Transportation & Logistics
- SD-1 - Sports/Amusement District
- SD-2 - Civic/Institutional District
- SD-3 - Central Business District
- SD-4 - Riverbanks Zoo and Garden
- SD-5 - Universities/Colleges
- SD-6 - Fort Jackson

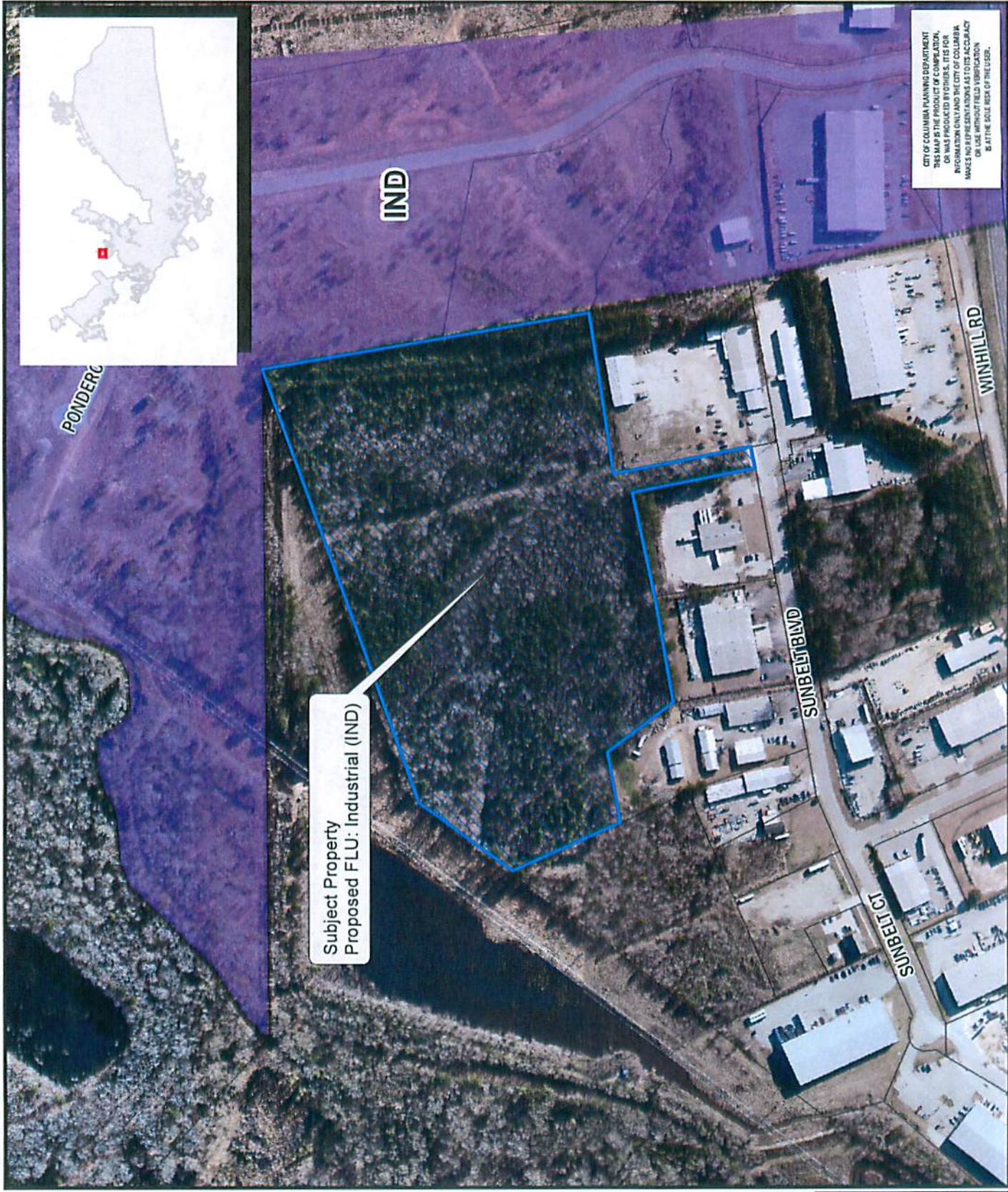
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ORIGINAL PREPARATION/DATE:  
 This map was prepared by:  
 Andrew Livegood  
 January 3, 2017



**We Are Columbia**



CITY OF COLUMBIA PLANNING DEPARTMENT  
 THIS MAP IS THE PRODUCT OF COMPILED,  
 OR FIELD DATA FROM THE CITY OF COLUMBIA.  
 IT DOES NOT REPRESENT AN OFFICIAL  
 OR USE WITHOUT FIELD VERIFICATION  
 BY THE SOLE USER OF THE USER.

# Zoning Map

24.138 acres, N of Sunbelt Blvd aka 115 Sunbelt Blvd; TMS# 09409-01-03;  
Existing Richland County Zoning: M-1; Proposed Zoning: M-1, -FP

Department of Planning &  
Development Services

### Legend

	CITY LIMITS
	PARCELS
	D-1
	RS-1
	RS-1A
	RS-1B
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	RS-3
	RD
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	RG-1
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	PUD-C
	PUD-LS
	PUD-LS-E
	PUD-LS-R
	PUD-R
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ORIGINAL PREPARATION/DATE:  
This map was prepared by:

Shane Shaughnessy  
December 9, 2017

### 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.



We Are Columbia



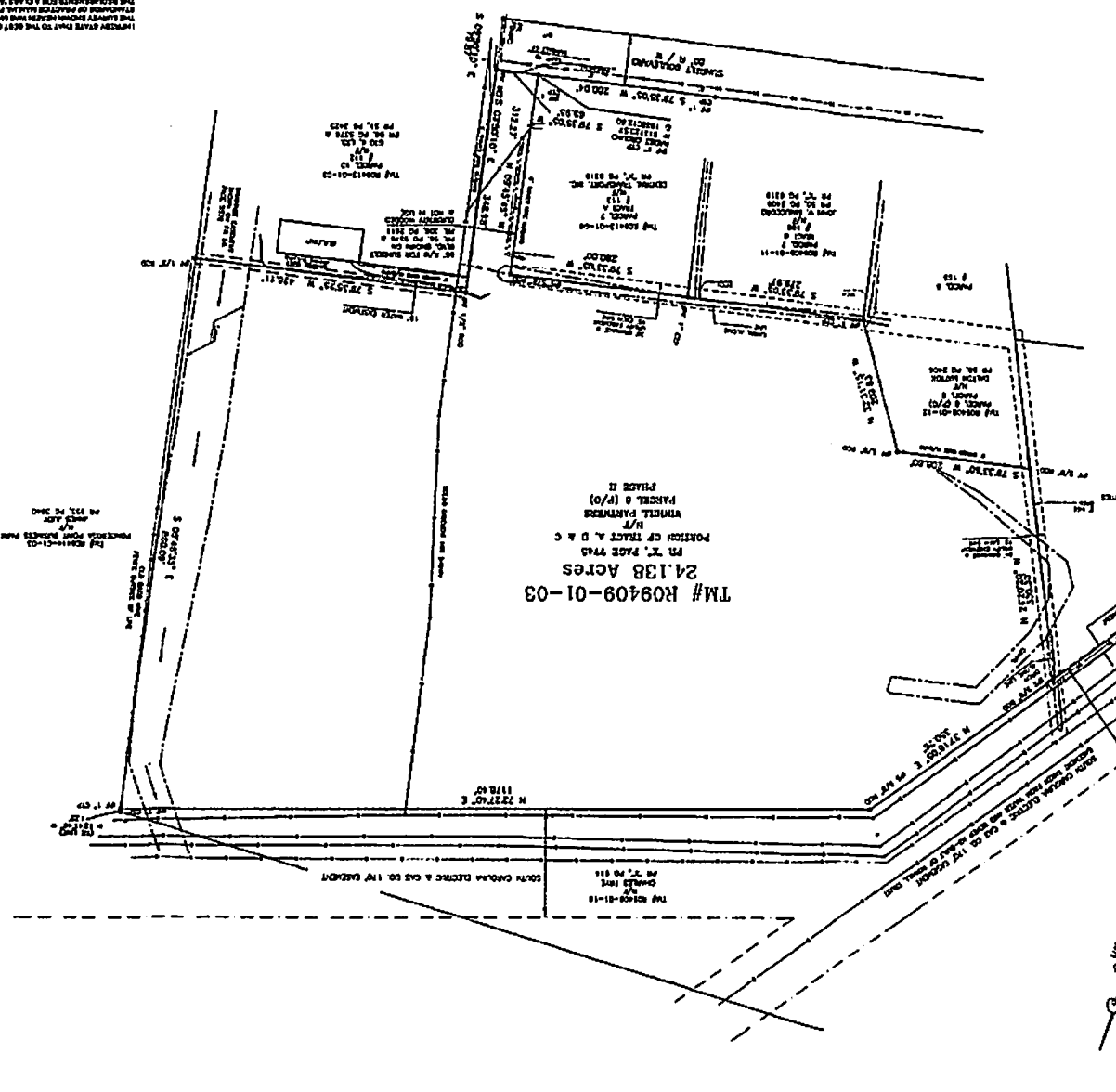
Special Flood Hazard Area





SCALE: 1" = 100'

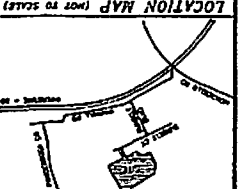
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THESE PLANS SHOW THE RESULTS OF A SURVEY MADE BY THE SURVEYOR AND HIS ASSISTANTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ENGINEERING ACT OF 1908 AND THE ENGINEERING ACT OF 1932. THE SURVEYOR HAS BEEN ADVISED BY THE OWNER THAT THE PROPERTY IS NOT SUBJECT TO ANY EASEMENTS OR ENCUMBRANCES OTHER THAN THOSE SHOWN.

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LOCATION MAP (NOT TO SCALE)  
 STATE OF SOUTH CAROLINA  
 COUNTY OF RICHLAND  
 TAX MAP NO. R09409-01-03



General Property Survey  
 COLUMBIA UNITED FC

NO.	DESCRIPTION	DATE	BY
1	Original Survey	11/11/03	J. H. HARRIS
2	Revised Survey	11/11/03	J. H. HARRIS
3	Final Survey	11/11/03	J. H. HARRIS

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