

ORDINANCE NO.: 2017-034

Annexing and Incorporating 1115 Shop Road, Richland County TMS #11210-01-01 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 18th day of July, 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, (M-1), apportioned to City Council District 3, Census Tract 117.01, contains 7.31 acres, and shall be assigned a land use classification Employment Campus (EC).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 11210-01-01

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: 5/16/2017; deferred 6/13/2017
Final Reading: 7/18/2017

ORIGINAL
STAMPED IN RED

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2017-034

All that certain piece, parcel or lot of land, with improvements thereon, if any, situate, lying and being on the southwest side of Shop Road near the southern limits of the City of Columbia, in the County of Richland, State of South Carolina, containing 7.31 acres, being designated as Parcel "A" as shown on a plat of Property Surveyed for William M. Gregg, II made by B.P. Barber & Associates, dated November 25, 1957, last revised November 23, 1988, and filed for record in the Office of the Register of Deeds for Richland County, South Carolina in Plat Book 52 at Page 4211. Said tract of land containing the same butting, boundings and dimensions as shown on said plat.

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: February 27, 2017

RE: **Property Address:** 1115 Shop Road
Richland County TMS#: 11210-01-01
Owner(s): 1115 & 1087 Shop Rd, LLC / Reign Living, LLC
Current Use: Warehouse
Proposed Use: Student Housing / Apartments
Current County Land Use: Neighborhood (Medium Density)
Proposed City Land Use: Employment Campus (EC)
Current County Zoning: M-1 (Light Industrial District)
Proposed City Zoning: M-1 (Light Industrial District)
Reason for Annexation: Municipal Services/Primary Area
City Council District: 3
Census Tract: 117.01

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 **March 6, 2017** 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 Jacob, Utilities and Engineering
	Dana Higgins, City Engineer	Robert Anderson, Public Works Director
	Krista Hampton, Planning & Development Services	Jeff Palen, Assistant City Manager/CFO
	Gloria Saeed, 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 (Zoning classification) by 6-0 on 03/20/2017 (mm/dd/yyyy).

Planning Commission Land Use Recommendation: EC (Land Use classification) by 6-0 on 03/20/2017 (mm/dd/yyyy).


(Signature of Annexation Coordinator)



02/08/2015

© 2015 Pictometry

Future Land Use Map

1115 Shop Road; TMS# 11210-01-01;

Current FLU: Mixed Residential (High Density); Proposed FLU: EC

Department of Planning & Development Services

Legend

CITY LIMITS
PARCELS

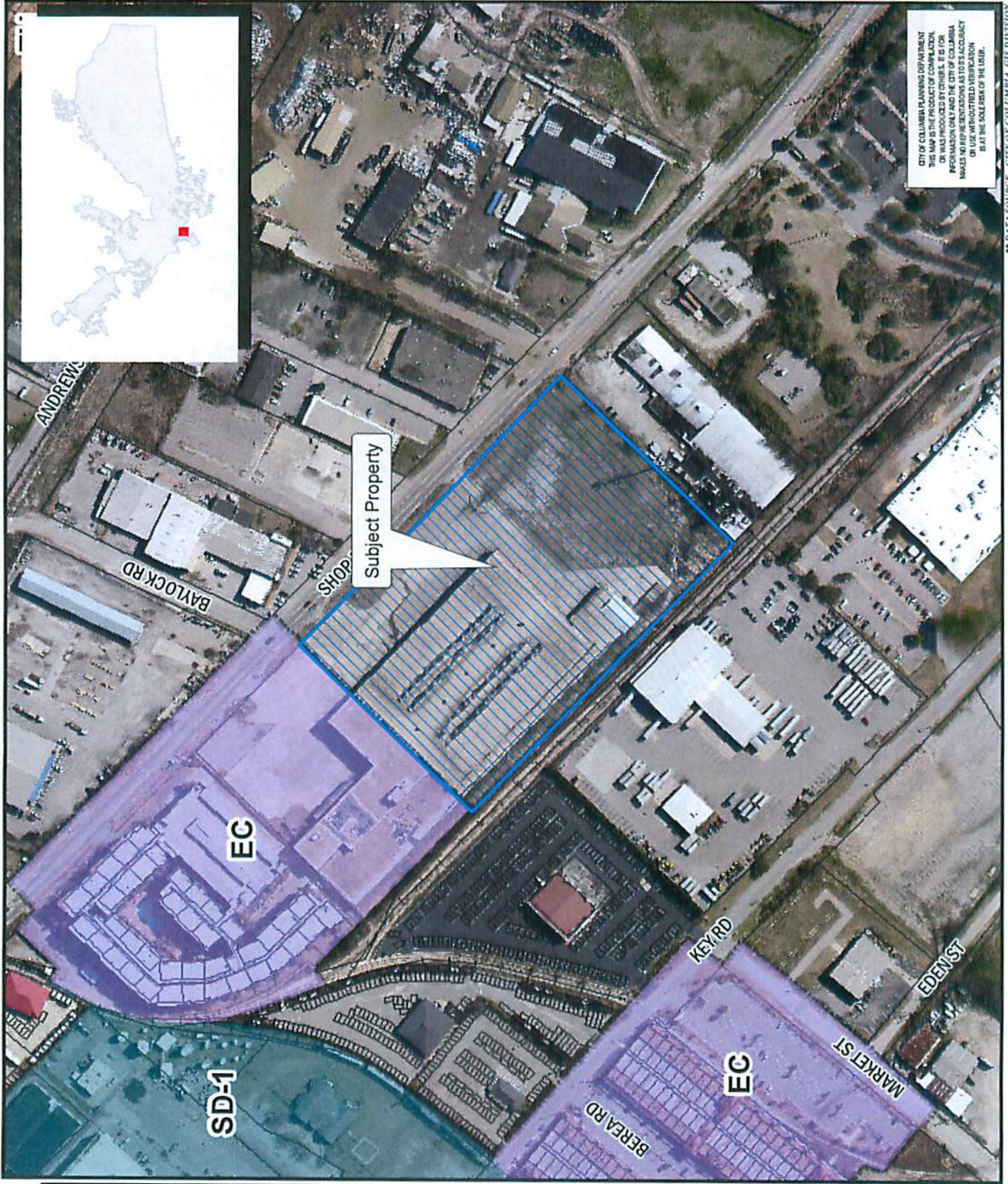
- UCMR-1 - Urban Core Mixed Residential-1
- UCMR-2 - Urban Core Mixed Residential-2
- UEMR - Urban Edge Mixed Residential
- UEMF - Urban Edge Multi-Family
- UCR-1 - Urban Core Residential Small Lot
- UCR-2 - Urban Core Residential Large Lot
- UER-1 - Urban Edge Residential Small Lot
- UER-2 - Urban Edge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

0 37.575 150 Feet

ORIGINAL PREPARATION/DATE:
 This map was prepared by:
 Shane Shaughnessy
 February 16, 2017

CITY OF COLUMBIA, S.C.
 YOUNG BLOOD
 JUSTICE
 FORTITUDE

We Are Columbia



CITY OF COLUMBIA PLANNING DEPARTMENT
 THIS MAP IS THE PRODUCT OF COMPLEXION
 OR WAS PROVIDED BY OTHERS. IT IS FOR
 INFORMATION ONLY AND THE CITY OF COLUMBIA
 MAKES NO REPRESENTATION OR WARRANTY
 OF ANY KIND, INCLUDING MERCHANTABILITY
 OR FITNESS FOR A PARTICULAR PURPOSE,
 BY THE SALESMEN OF THE USER.

Zoning Map

1115 Shop Road; TMS# 11210-01-01;
Existing Richland County Zoning: M-1; Proposed Zoning: M-1

Department of Planning & Development Services

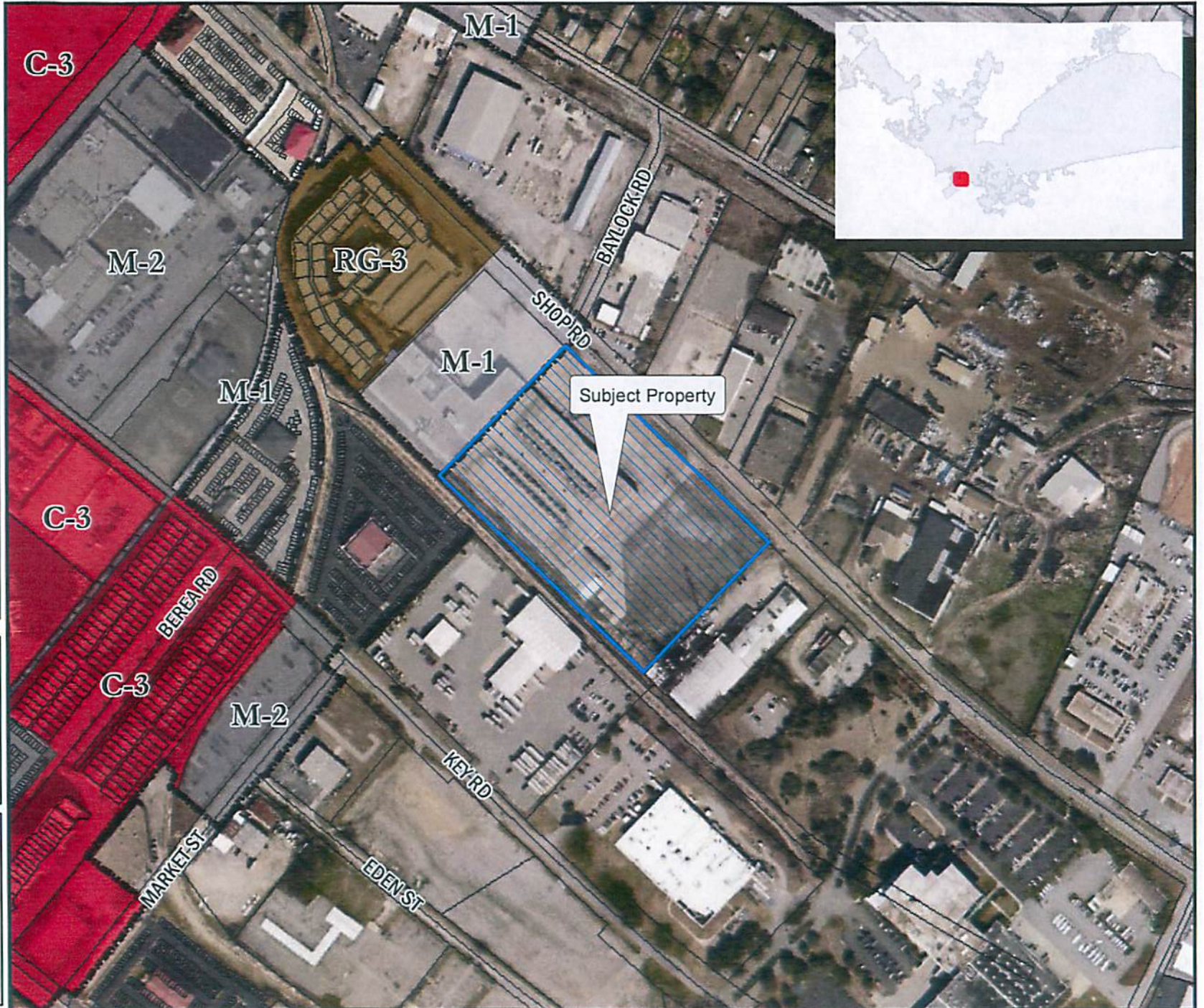
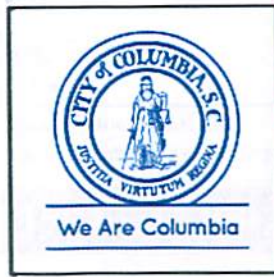
Legend

CITY LIMITS
 PARCELS

0 75 150 300 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
February 16, 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.



STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)
) PETITION FOR ANNEXATION

The undersigned, being the owner(s) of the property described below hereby petitions 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 the improvements thereon, if any, situate, lying and being on the southwest side of Shop Road near the southern limits of the City of Columbia, in the County of Richland, State of South Carolina, containing 7.31 acres, being designated as Parcel "A" as shown on a plat of Property Surveyed for William M. Gregg, II made by B.P. Barber & Associates, dated November 25, 1957, last revised November 23, 1988, and filed for record in the Office of the Register of Deeds for Richland County, South Carolina, in Plat Book 52 at Page 4211. Said tract of land containing the same buttings, boundings and dimensions as shown on said plat.

Richland County TMS: 11210-01-01

Property Address: 1115 Shop Road

OWNER/ SELLER:

1115 & 1087 Shop Rd, LLC
a South Carolina limited liability company

By: Truluck Industries, Inc.,
 a South Carolina corporation

Its: Manager

By: 
 Charles E. Truluck, Director

Date: _____

By: 
 Douglas H. Truluck, Director

Date: _____

By: 
 Charles E. Truluck, Jr., Director


Date: _____

By: 
 Brad L. Truluck, Director

Date: _____

BUYER:

Reign Living, LLC

By: 

 Scott R. Shag
 (Print or Type Name)

Its: President
 (Print or Type Title)

Date: 2-23-17

STATE OF SOUTH CAROLINA)
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COUNTY OF RICHLAND) PETITION FOR ANNEXATION

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OWNER/SELLER:
1115 & 1087 Shop Rd, LLC
a South Carolina limited liability company

BUYER:
Reign Living, LLC

By: Truluck Industries, Inc.,
a South Carolina corporation

By: _____

Its: Manager

(Print or Type Name)

By: 
Charles E. Truluck, Director

Its: _____

(Print or Type Title)

Date: 4-12-17

By: 
Douglas H. Truluck, Director

Date: _____

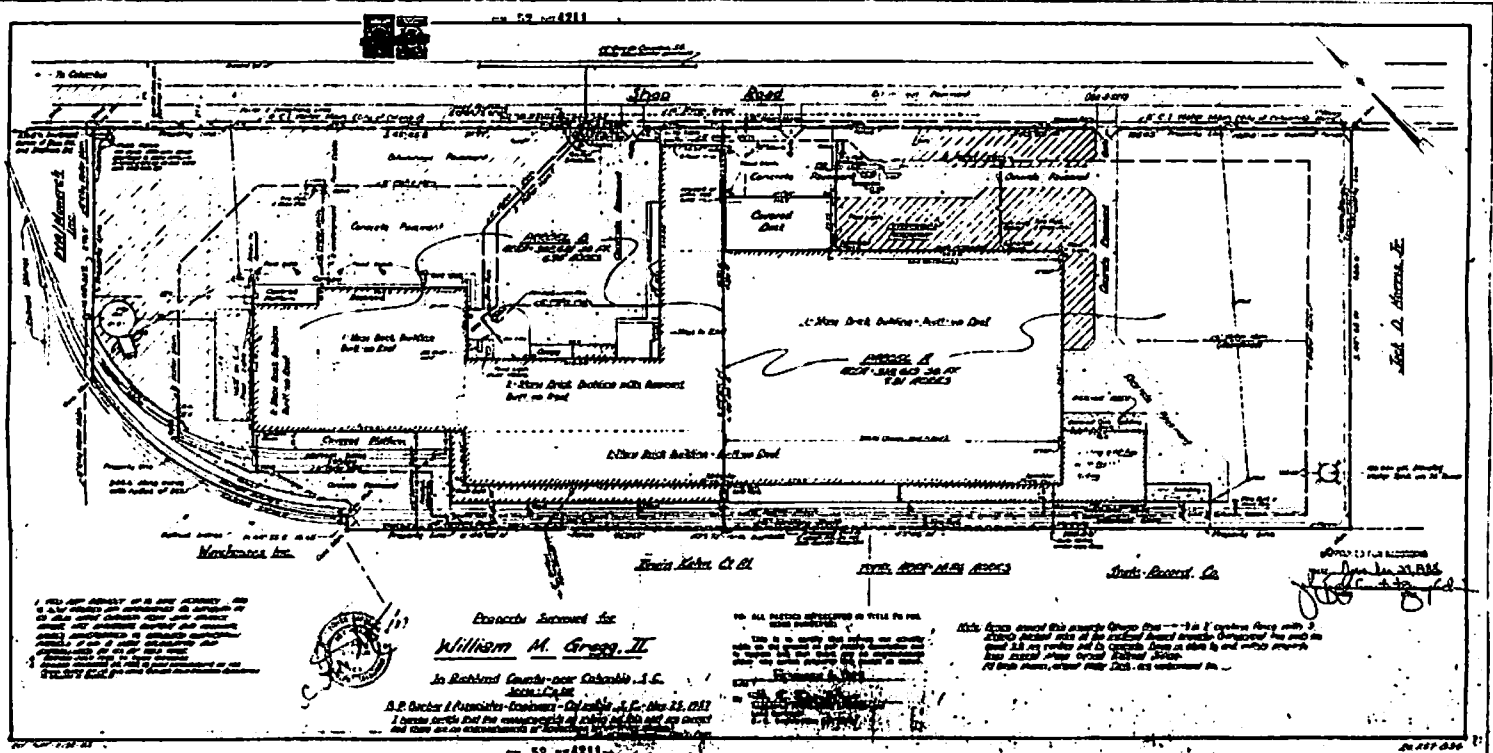
Date: 4-12-17

By: 
Charles E. Truluck, Jr., Director

Date: 4-12-17

By: 
Brad L. Truluck, Director

Date: 4-12-17



I, the undersigned, being a duly qualified surveyor and engineer, do hereby certify that the foregoing is a true and correct copy of the original plan as the same appears on file in my office.



Plat No. 11111
Estate of
William M. Gregg, II

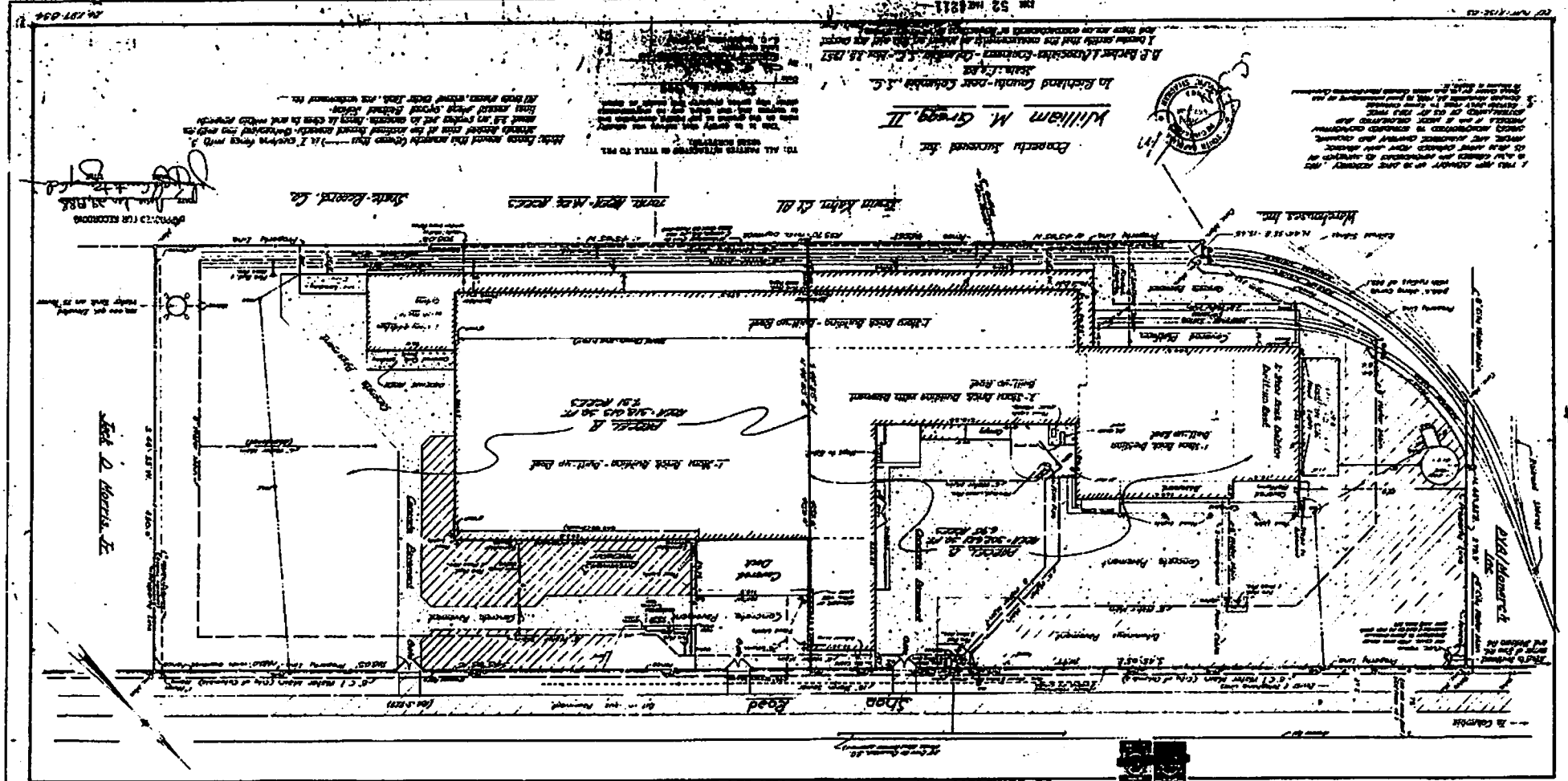
In Raleigh County, near Salisbury, S.C.
State of S.C.

S.P. Beck & Associates - Engineers - Salisbury, S.C. - May 11, 1951
I hereby certify that the measurements of this plan are true and correct and that an original copy of this plan is on file in the office of the Register of Deeds for Raleigh County, North Carolina.

TO ALL WHOM THESE PRESENTS SHALL COME, I, the undersigned, being a duly qualified surveyor and engineer, do hereby certify that the foregoing is a true and correct copy of the original plan as the same appears on file in my office.

This plan shows the location of the proposed bridge over the road between the two lots shown on this plan. The bridge is to be 225 feet long and 10 feet wide. The bridge is to be built on the right side of the road, and the road is to be widened to 40 feet. The bridge is to be built on the right side of the road, and the road is to be widened to 40 feet.

Surveyed by
J.H.S.
J.A.S.



William M. Gregg, II

Bosch's Successor, Inc.

In Echling Laundry-Desk Columbia, S.C.

A.F. Baker & Sons

1-2nd Floor Addition - Bellum Bank

1-3rd Floor Addition - Bellum Bank

1-4th Floor Addition - Bellum Bank

1-5th Floor Addition - Bellum Bank

1-6th Floor Addition - Bellum Bank

1-7th Floor Addition - Bellum Bank

1-8th Floor Addition - Bellum Bank

1-9th Floor Addition - Bellum Bank

1-10th Floor Addition - Bellum Bank

1-11th Floor Addition - Bellum Bank

1-12th Floor Addition - Bellum Bank

1-13th Floor Addition - Bellum Bank

1-14th Floor Addition - Bellum Bank

1-15th Floor Addition - Bellum Bank

1-16th Floor Addition - Bellum Bank

1-17th Floor Addition - Bellum Bank

1-18th Floor Addition - Bellum Bank

1-19th Floor Addition - Bellum Bank

1-20th Floor Addition - Bellum Bank

1-21st Floor Addition - Bellum Bank

1-22nd Floor Addition - Bellum Bank

1-23rd Floor Addition - Bellum Bank

1-24th Floor Addition - Bellum Bank

1-25th Floor Addition - Bellum Bank

1-26th Floor Addition - Bellum Bank

1-27th Floor Addition - Bellum Bank

1-28th Floor Addition - Bellum Bank

1-29th Floor Addition - Bellum Bank

1-30th Floor Addition - Bellum Bank

1-31st Floor Addition - Bellum Bank

1-32nd Floor Addition - Bellum Bank

1-33rd Floor Addition - Bellum Bank

1-34th Floor Addition - Bellum Bank

1-35th Floor Addition - Bellum Bank



ALL PARTS NOTED ON THIS PLAN TO BE...
I, THE ARCHITECT, HEREBY CERTIFY THAT THE SEALS AND SIGNED DRAWINGS AND SPECIFICATIONS ARE TRUE AND CORRECT AND THAT I AM A LICENSED ARCHITECT IN THE STATE OF SOUTH CAROLINA.
W. M. GREGG, II
ARCHITECT