

ORIGINAL  
STAMPED IN RED

**ORDINANCE NO.: 2017-076**

*Annexing and Incorporating 1080 Shop Road, Richland County TMS #11211-07-06 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 17th day of October, 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 2.31 acres, and shall be assigned a land use classification of Employment Campus (EC).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 11211-07-06

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: 10/3/2017

Final Reading: 10/17/2017

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**  
**ORDINANCE NO.: 2017-076**

All that certain piece, parcel or tract of land, together with improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing 2.31 acres and shown as Parcel A on a plat prepared for Pavilion BHP-Columbia, LLC, by Lindler Surveying, Inc., dated November 22, 2016, and recorded in the Register of Deeds Office for Richland County in Plat Book 2173 at Page 3913. The plat is incorporated into this description by this reference and the tract has the size, shape, metes, bounds, location and dimensions as shown on the plat.

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 tract of land, together with improvements thereon, situate, lying and being on Shop Road near the City of Columbia, County of Richland, State of South Carolina, containing 2.31 acres and shown as Parcel A on a plat prepared for Pavilion BHP-Columbia, LLC, by Lindler Surveying, Inc. dated November 22, 2016, and recorded in the Register of Deeds Office for Richland County in Plat Book 2173 at page 3913. The plat is incorporated into this description by this reference and the tract has the size, shape, metes, bounds, location and dimensions as shown on the plat.

Richland County TMS:        11211-07-06

Property Address:            1080 Shop Road

**ARG BHCLMSC001, LLC**

By: American Finance Operating Partnership, L.P., its sole member  
By: American Finance Trust, Inc., its managing member

BY: \_\_\_\_\_  


Date: August 29, 2017

Jesse C. Galloway  
\_\_\_\_\_  
(Print or Type Name)

Its: Authorized Signatory  
\_\_\_\_\_  
(Print or Type Title)



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# MEMORANDUM

## Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: May 26, 2017

RE: **Property Address:** 1080 Shop Road  
**Richland County TMS#:** 11211-07-06  
**Owner(s):** Pavilion BHP-Columbia, LLC  
**Current Use:** Vacant Warehouse  
**Proposed Use:** Warehouse/Service  
**Current County Land Use:** Mixed Residential – High Density  
**Proposed City Land Use:** Employment Campus (EC)  
**Current County Zoning:** Light Industrial District (M-1)  
**Proposed City Zoning:** Light Industrial District (M-1)  
**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 **July 10, 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 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

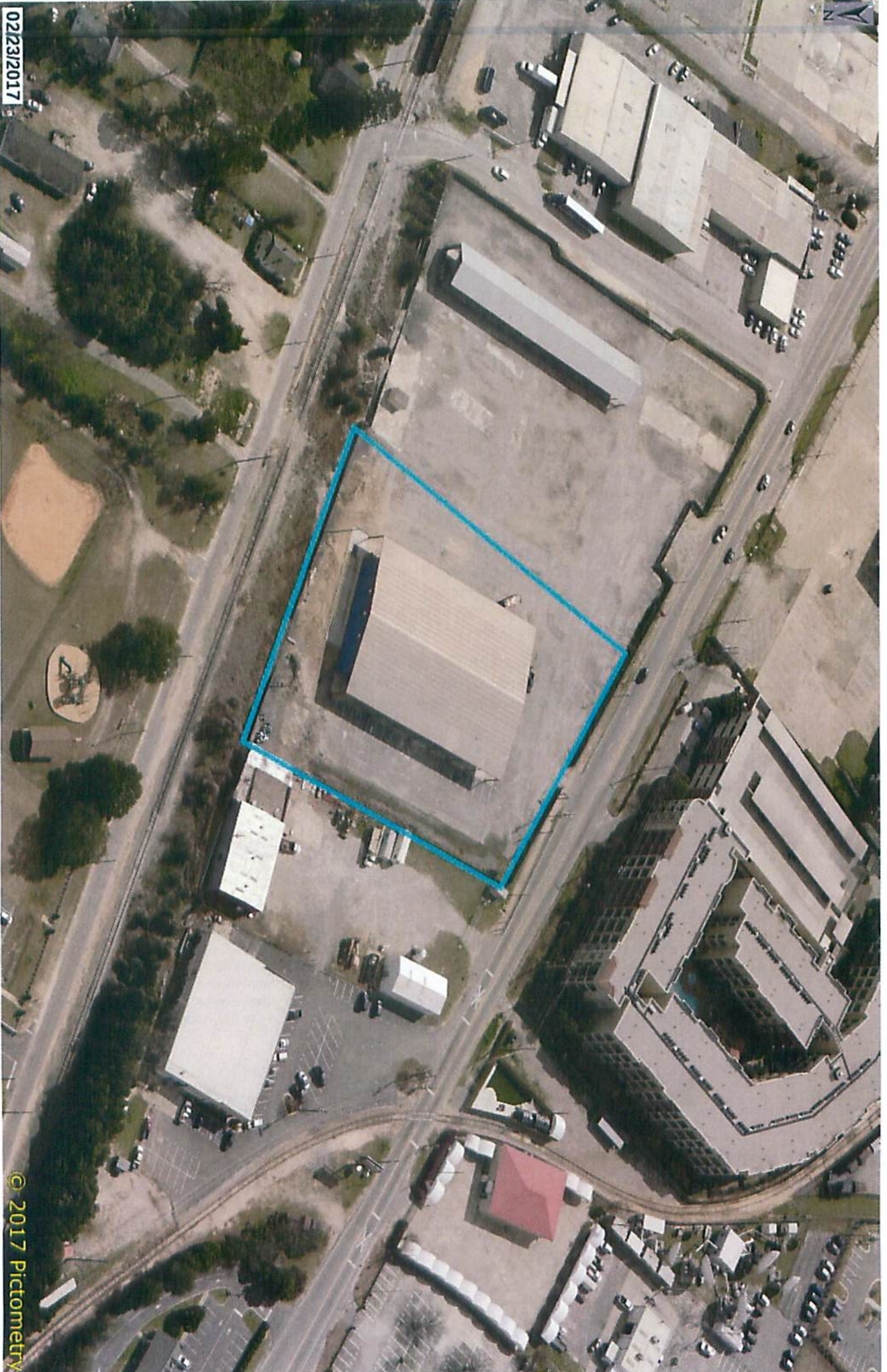
Planning Commission Land Use Recommendation: EC (Land Use classification) by 9.0 on 07-10-2017 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: M-1 (Zoning classification) by 9.0 on 07-10-2017 (mm/dd/yyyy).

  
(Signature of Annexation Coordinator)



02/23/2017



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# Future Land Use Map

1080 Shop Road; TMS# 11211-07-06;

Existing Richland FLU: Mixed Residential-High Density; Proposed FLU: Employment Campus (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
-  UEAC - Urban Edge Community Activity Center
-  UCAC-3 - Urban Core Regional 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
-  SD-1 - Sports/Amusement District
-  SD-2 - Civic/Institutional Districts
-  SD-3 - Central Business District
-  SD-4 - Riverbanks Zoo and Garden
-  SD-5 - Universities/Colleges
-  SD-6 - Fort Jackson



0 37.5 75 150 Feet

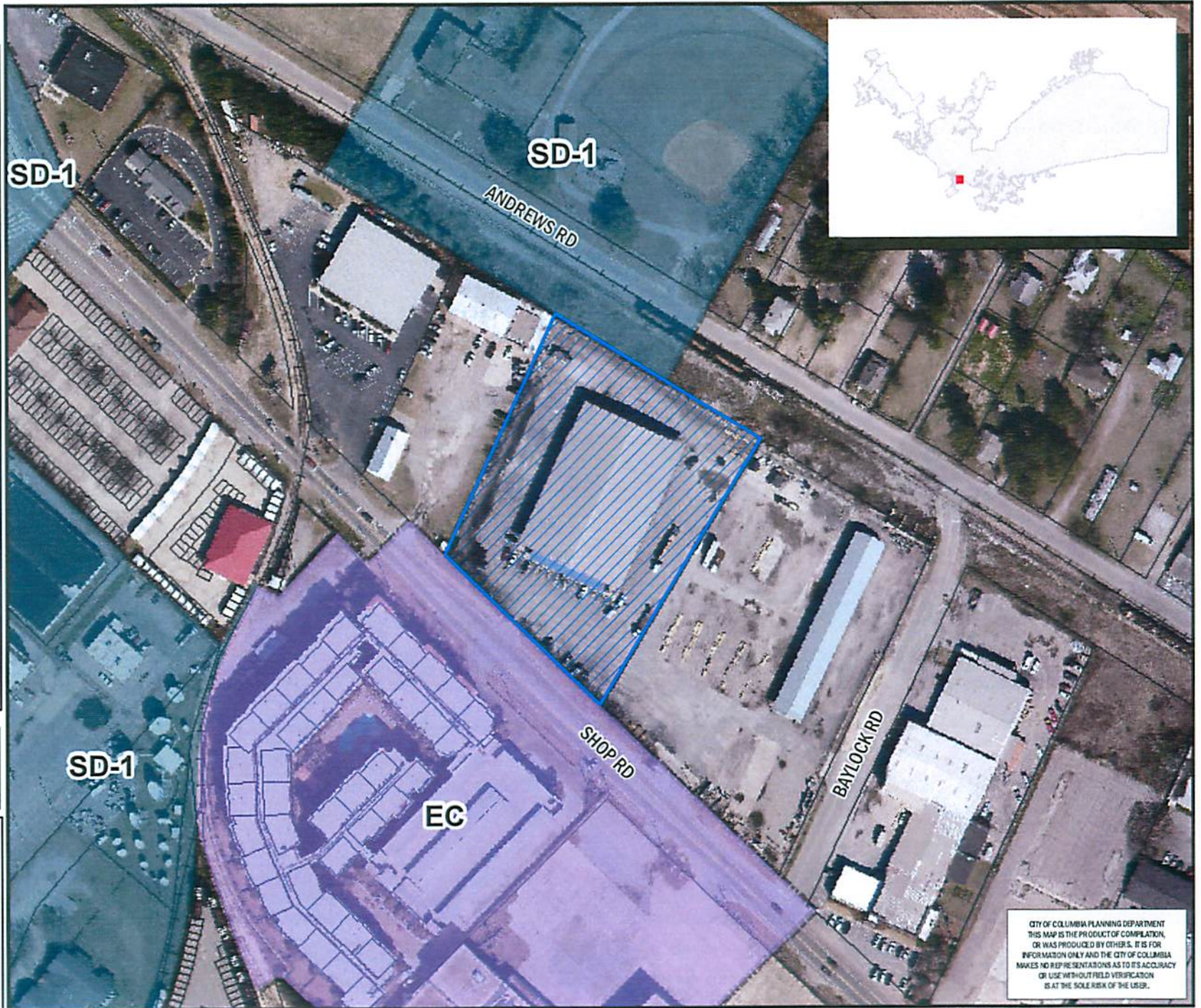
### ORIGINAL PREPARATION/DATE:

This map was prepared by:

Shane Shaughnessy  
May 26, 2017



We Are Columbia



CITY OF COLUMBIA PLANNING DEPARTMENT  
THIS MAP IS THE PRODUCT OF COMPILED,  
OR WAS PRODUCED BY OTHERS. IT IS FOR  
INFORMATION ONLY AND THE CITY OF COLUMBIA  
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# Zoning Map

Department of Planning & Development Services

**Legend**

CITY LIMITS

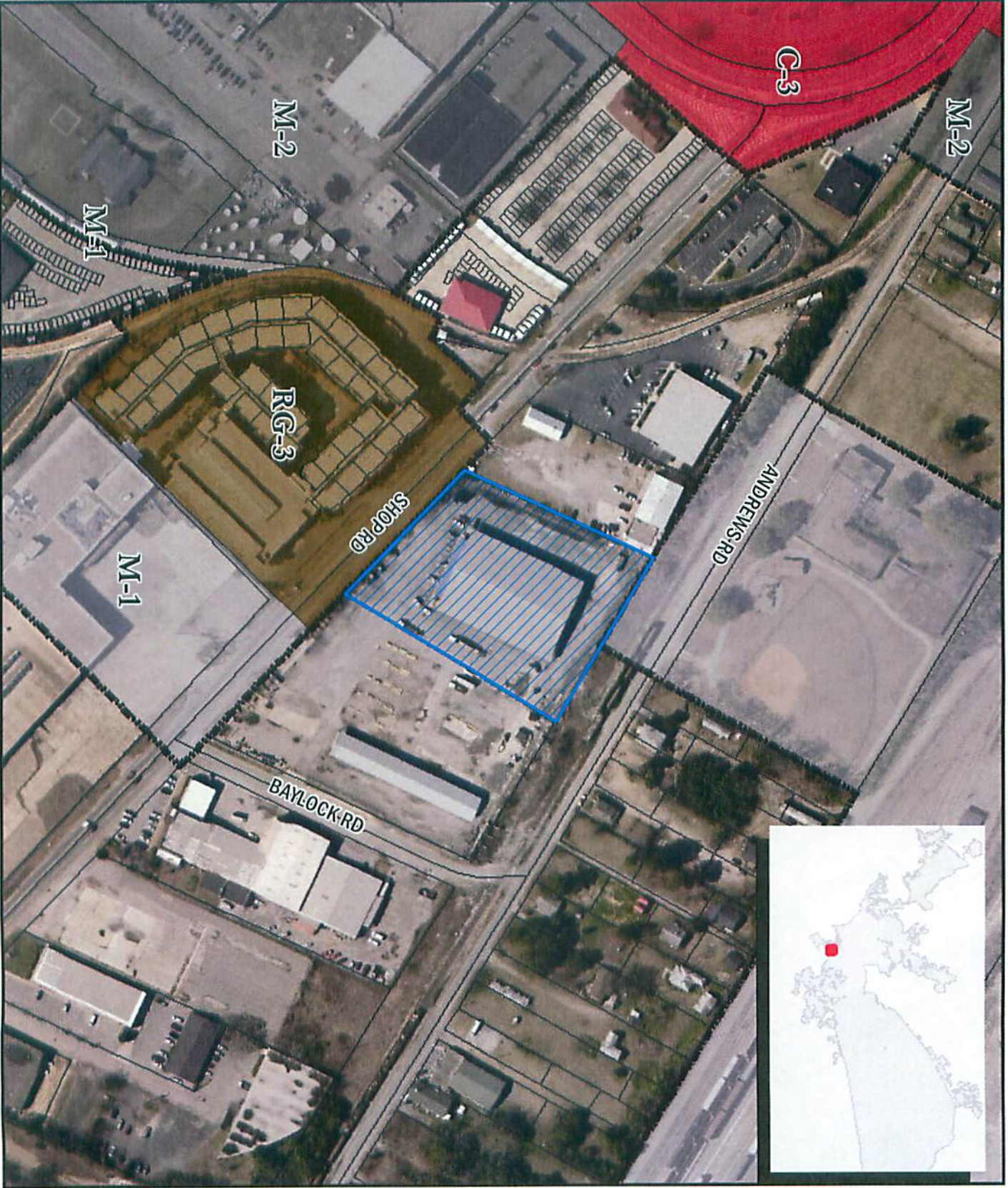
PARCELS

	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  
May 26, 2017

**DISCLAIMER:**  
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1080 Shop Road; TMS# 11211-07-06;  
Existing Richland Zoning: M-1; Proposed Zoning: M-1