

ORDINANCE NO.: 2017-079

Annexing and Incorporating 334 Harbison Boulevard and 334 B Harbison Boulevard, Lexington County TMS# 002898-01-013 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 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 Planned Unit Development-Large Scale (PUD-LS), apportioned to City Council District 1, Census Tract 211.11, contains 0.867 acres, and shall be assigned a land use classification of Urban Edge Regional Activity Center (UEAC-2).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Lexington County TMS NO.: 002898-01-013

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.: 2017-079

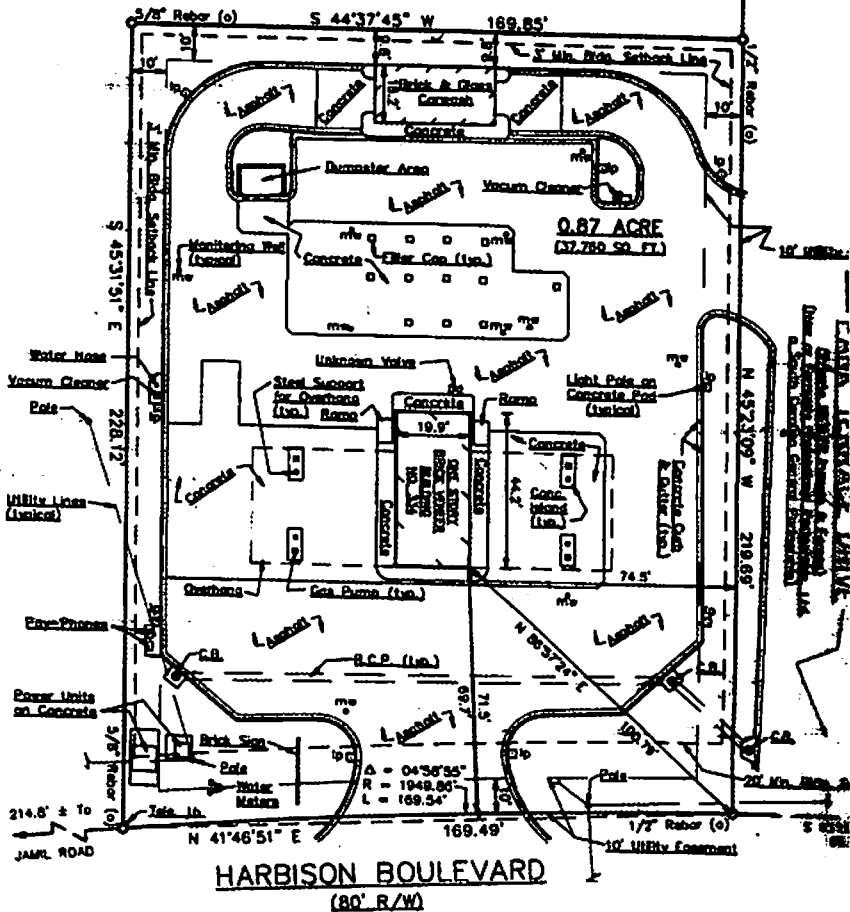
All that certain piece, parcel or tract of land, together with improvements thereon, situate, lying and being near the City of Columbia, in the County of Lexington, State of South Carolina, being shown and delineated on a plat prepared for Corner Pantry, Inc. by Cox and Dinkins, Inc., dated September 30, 1994, and recorded in the Office of the Register of Deeds for Lexington County in Plat Slide 58, Plat 9, and having the following courses and distances as shown on said plat, to wit: Beginning at an existing 5/8" rebar at the intersection of the southeasterly right-of-way of Harbison Boulevard and the northern corner of the subject property approximately 214.8' from Jamil Road and running S45°31'51" E along property now or formerly of Lowes Investment Corporation for a distance of 228.12' to an existing 5/8" rebar; thence turning and running S44°37'45"W along the private 30' driveway now or formerly of Lowes Investment Corporation for a distance of 169.85' to an existing 1/2" rebar; thence turning and running N45°23'09"W along Park Terrace Drive for a distance of 219.69' to an existing 5/8" rebar; thence turning and running in a curved line along Harbison Boulevard for a chord bearing of N41°46'51"E and a chord distance of 169.49' to the point of beginning.

MAGNETIC

NOW OR FORMERLY
LOWES INVESTMENT CORPORATION

(PRIVATE WY DRIVEWAY)

NOW OR FORMERLY
LOWES INVESTMENT CORPORATION



THIS COPY IS FOR
RECORDING PURPOSES

Handwritten signature

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR LEXINGTON COUNTY COMMUNITY PANEL NUMBER 450129 0135 B, PANEL 135 OF 525, DATED JUNE 15, 1981, AND HEREBY CERTIFY THAT THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

THE UNDERSIGNED HEREBY CERTIFIES TO MATRONS BANK OF SOUTH CAROLINA, N.A., AND TITLE GUARANTEE COMPANY, AS OF SEPTEMBER 30, 1994, THAT HE IS A DULY REGISTERED LI OF THE STATE OF SOUTH CAROLINA; THAT THE PLAT OF SURVEY TO WHICH THIS CERTIFICATE ATTACHED IS MADE AT LEAST IN ACCORDANCE WITH THE MINIMUM STANDARDS ESTABLISHED BY THE STATE OF SOUTH CAROLINA FOR SURVEYS AND LAND SURVEYORS; THAT SUCH PLAT OF SURVEY CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER ENCROACHMENTS ON THE SUBJECT PREMISES; AND THAT, EXCEPT AS SHOWN, THERE ARE NO ENCROACHMENTS OR RIGHTS OF WAY ACROSS THE SUBJECT PROPERTY OR ANY OTHER EASEMENTS, RIGHTS OF WAY, PARTY WALLS, NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS, ALLEYS, OR RIGHTS OF WAY, OR ACROSS ANY SETBACKS, BY ANY SUCH BUILDINGS, STRUCTURES OR ENCROACHMENTS AND NO ENCROACHMENTS ONTO SAID PREMISES BY BUILDINGS, STRUCTURES OR OTHER PREMISES SITUATED ON ADJOINING PREMISES.

J. Frank Baker
REG. LAND SURVEYOR
NO. 10798

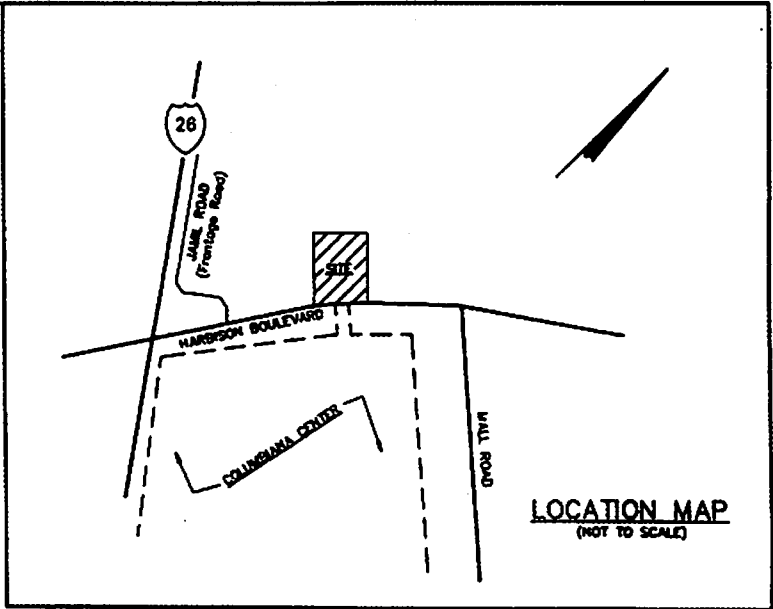
DATE: SEPTEMBER 30, 1994

43761

J. Frank Baker
REG. LAND SURVEYOR
NO. 10798

Slide 58 Plat 9

FILED
 Oct 13 11 02 AM '94
 LEXINGTON COUNTY



3 DAYS BEFORE EXPIRING IN
 SOUTH CAROLINA
 CALL 1-800-922-0983

UNDERGROUND LOCATORS
 CONTRACTOR SHALL CONTACT
 THE UNDERGROUND LOCATORS
 EVERY 10 DAYS FOR AN UPDATE
 TO UTILITY LOCATIONS.

INFORMATION REGARDING THE REPORTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES WAS OBTAINED FROM LOCAL UTILITY COMPANIES AND AVAILABLE DRAWINGS SUPPLIED BY THE OWNER AND IS SHOWN HEREIN THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THE DRAWING. HOWEVER, THE SURVEYOR HAS NO NOTICE OR KNOWLEDGE OF ANY FACTS THAT WOULD LEAD HIM TO CONCLUDE THAT THE INFORMATION IS NOT ACCURATE. UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYER, HIS CONSULTANTS, HIS ASSIGNS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF UNDERGROUND INFORMATION INFORMATION WITH RESPECT TO ABOVE GROUND MONUMENTS OF SUCH UTILITIES IS BASED UPON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS, AND IS SHOWN HEREIN.

REFERENCE:

THE SAME BEING SHOWN ON PLAT OF SURVEY FOR AMOCO OIL COMPANY, BY HARGREAVES AND ASSOC., INC., DATED MAY 1, 1987, AND RECORDED IN THE OFFICE OF REGISTER OF MESSE CONVEYANCE FOR LEXINGTON COUNTY IN PLAT BOOK 219-G, PAGES 33 & 34.

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 A survey as specified therein; also there are no visible encroachments or projections other than shown.

LEXINGTON COUNTY
 PLANNING COMMISSION
 OCT 13 1994
B. White

Blank Line
 1/2" Rebar (o)
 W

STEWART
 IS SURVEYOR
 IN IS
 BY THE
 TY
 SITUATED
 S OR
 PAY, NO
 RIGHTS
 MONUMENTS,
 VEINENTS

Baker

PLAT PREPARED FOR
CORNER PANTRY, INC.
 LEXINGTON COUNTY, NEAR IRMO, S.C.

DATE: SEPTEMBER 30, 1994 Scale: 1" = 30' -

COX and DINKINS, INC.
 ENGINEERS • SURVEYORS
 614 Holly Street; Columbia, South Carolina - 29205
 (803) 254-0518

Project No: _____ Sheet No. _____ of _____

J. Frank Baker
 REG. LAND SURVEYOR
 NO. 10796D

NO. 14
 SF NO. 241
 TAB 2000-1-13
 BOOK 403-08 TO 02
 4/03-08

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: July 18, 2017

RE: **Property Address:** 334 Harbison Boulevard and 334 B Harbison Boulevard
Lexington County TMS#: 002898-01-013
Owner(s): Circle K Stores Inc.
Current Use: Commercial (Gas Station/Convenience)
Proposed Use: Commercial (Gas Station/Convenience)
Current County Zoning: Planned Development District (PD)
Proposed City Zoning: Planned Unit Development – Large Scale (PUD-LS)
Proposed City Land Use: Urban Edge Regional Activity Center (UEAC-2)
Reason for Annexation: Adjacent/Donut Hole
City Council District: 1
Census Tract: 211.11

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 **August 7, 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.

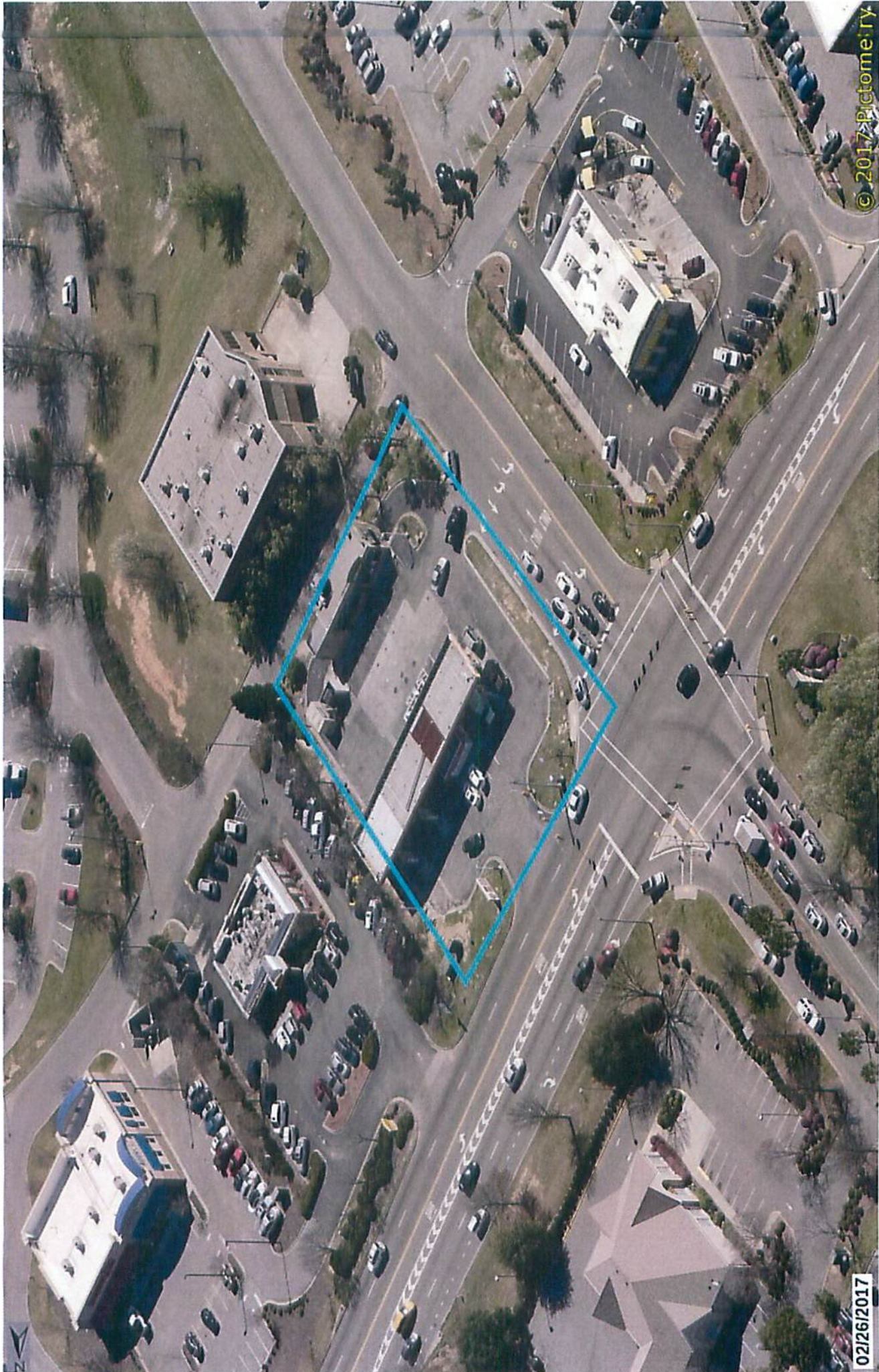
/atl
Attachments

cc:	S. Allison Baker, Sr. Assistant City Manager	Missy Gentry, Assistant City Manager
	Clint Shealy, Assistant City Manager	William Holbrook, Police Chief
	Aubrey Jenkins, Fire Chief	Teresa Knox, City Attorney
	Joseph Jaco, Director, Utility Operations	Dana Higgins, Director, Engineering
	Robert Anderson, Public Works Director	Jan Alonso, Finance Director
	Krista Hampton, Planning & Development Services	Jeff Palen, Assistant City Manager/CFO
	Gloria Saaed, Community Development Director	George Adams, Fire Marshal
	Sidra Nelson, Business License Administrator	Brian Cook, Zoning Administrator
	Angela Adams, Customer Care Administrator	Kimberly Gathers, Columbia-Richland 911
	Jerry Thompson, Building Official	David Hatcher, Housing Official
	Michelle Brazell, Engineering	Denny Daniels, Engineering
	Zach Kay, Dev. Center Administrator	John Fellows, Planning Administrator
	Carolyn Wilson, Police Planning & Research	Holland Leger, Lexington County Planning
	Walt McPherson, Lexington County Zoning	Alison Sengupta, Lexington County Planning

Planning Commission Land Use Recommendation: UEAC-2 (Land Use classification) by 7-0 on 07-01-2017 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: PUD-LS (Zoning classification) by 7-0 on 07-01-2017 (mm/dd/yyyy).

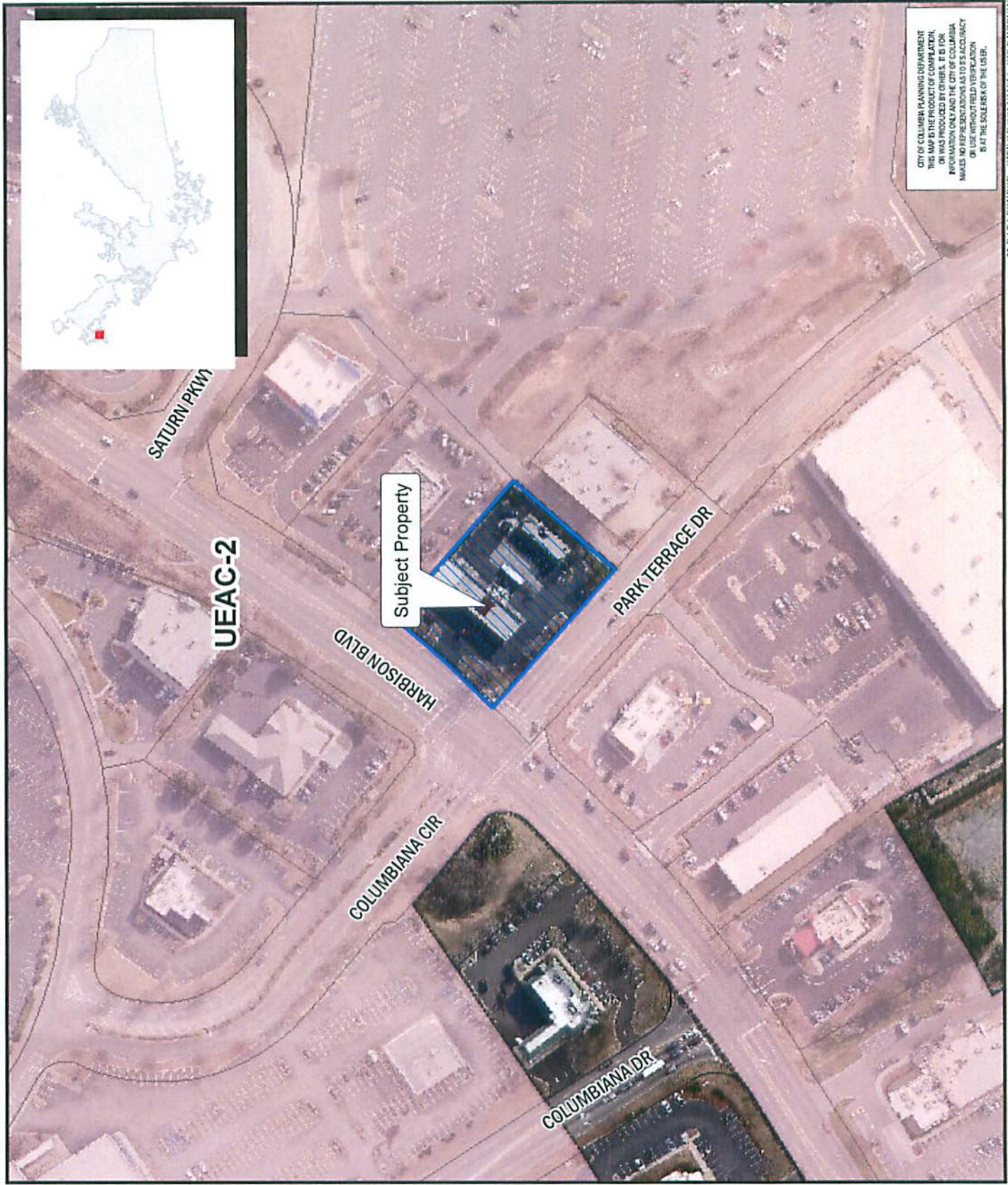

(Signature of Annexation Coordinator)



334 Harbison Blvd and 334B Harbison Blvd; TMS# 002898-01-013;
Proposed FLU: UEAC-2

Future Land Use Map

Department of Planning & Development Services



CITY OF COLUMBIA PLANNING DEPARTMENT
THIS MAP IS THE PRODUCT OF COMPLETION
OR WAS PRODUCED BY OTHERS. IT IS FOR
YOUR INFORMATION ONLY. THE CITY OF COLUMBIA
MAKES NO REPRESENTATIONS AS TO THE ACCURACY
OR USE WITHOUT FIELD VERIFICATION
BY THE SOLEBORN OF THE USER.

Legend

CITY LIMITS
PARCELS

- UCMR-1 - Urban Core Mixed Residential-1
- UCMR-2 - Urban Core Mixed Residential-2
- UMMR - Urban Edge Mixed Residential
- UMRF - Urban Edge Medium Density
- 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
- UEAC-1 - Urban Edge Community 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
- RD - Residential
- TU - Transportation & Utilities
- SD-1 - Sports/Amusement District
- SD-2 - Civic/Institutional District
- SD-3 - Central Business District
- SD-4 - Riverbank Zone and Garden
- SD-5 - Universities/Colleges
- SD-6 - Fort Jackson

0 37.5 75 150 Feet

ORIGINAL PREPARATION/DATE:
Shane Shaughnessy
July 18, 2017

Zoning Map

Department of Planning & Development Services



Legend

CITY LIMITS
 PARCELS

	C-1
	C-2
	C-3
	C-3A
	C-4
	C-5
	M-1
	M-2
	PUD-C
	PUD-LS
	PUD-LS-E
	PUD-LS-R
	PUD-R
	OUT OF CITY
	MX-1
	MX-2

0 50 100 200 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
July 17, 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.

CITY OF COLUMBIA, S.C.
We Are Columbia