

ORDINANCE NO.: 2017-095

*Annexing and Incorporating 1051 Market Street and 1055 Market Street,
Richland County TMS# 11206-04-05 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 5th day of December, 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 General Commercial (C-3), apportioned to City Council District 3, Census Tract 117.01, contains 1.03 acres, and shall be assigned a land use classification of Employment Campus (EC).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 11206-04-05

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: 11/21/2017

Final Reading: 12/5/2017

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2017-095

All that certain piece, parcel and tract of land, with improvements thereon, situate, lying and being in the County of Richland, State of South Carolina, near the City of Columbia, shown as Parcel "A" containing 1.026 acres, and being more particularly shown on a Site Survey prepared for Warehouses, Inc. by B. P. Barber & Associates, Inc. dated July 6, 2003, last revised October 7, 2003, recorded in Book 872 at Page 406, and having the following metes and bounds, to wit: Beginning at a 5/8" Rebar in the easternmost corner of said property; thence turning and proceeding along Market Street S40°06'25"W for a distance of 111.69 feet to a 1" Pinched Top Pipe; then continuing along Market Street S40° 10'39"W for a distance of 82.69 feet to a 1" Pinched Top Pipe; thence continuing along Market Street S40°01'40"W for a distance of 73.84 feet to a 1-1/4" Pipe; thence turning and proceeding along Property of William P. Price N49°47'06"W for a distance of 160.44 feet to a 5/8" Rebar; thence turning and proceeding along Property of Betty L. Jackson and Warehouses, Inc. N40°15'23"E for a distance of 224.52 feet to a 1" Pinched Top Pipe; thence continuing along Property of Warehouses, Inc. N40°04'23"E for a distance of 80.62 feet to a 5/8" Rebar; thence turning and proceeding along Parcel "B" (Property of Warehouses, Inc.) S49°40'48"E for a distance of 41.45 feet to a 5/8" Rebar; thence turning and proceeding along Railroad R/W (Property of Advanced Door Systems) S18°35'35"W for a chord distance of 39.94 feet to a 5/8" Rebar; thence turning and proceeding along Railroad R/W (Property of Advanced Door Systems) S49°56'56"E for a distance of 21.80 feet to a 5/8" Rebar; thence turning and proceeding along Property of Advanced Door Systems S49°56'56"E for a distance of 82.00 feet to a 5/8" Rebar, this being the point of beginning.

MEMORANDUM

Office of the City Manager

TO: Department Heads
FROM: Teresa Wilson, City Manager
DATE: August 18, 2017
RE: **Property Addresses:** 1051 Market Street and 1055 Market Street
Richland County TMS#: 11206-04-05
Owner(s): Boyce R. Haigler
Current Use: Commercial
Proposed Use: Commercial and Residential
Current County Land Use: Mixed Residential – High Density
Proposed City Land Use: Employment Campus (EC)
Current County Zoning: General Commercial (GC)
Proposed City Zoning: General Commercial (C-3)
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 **October 2, 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

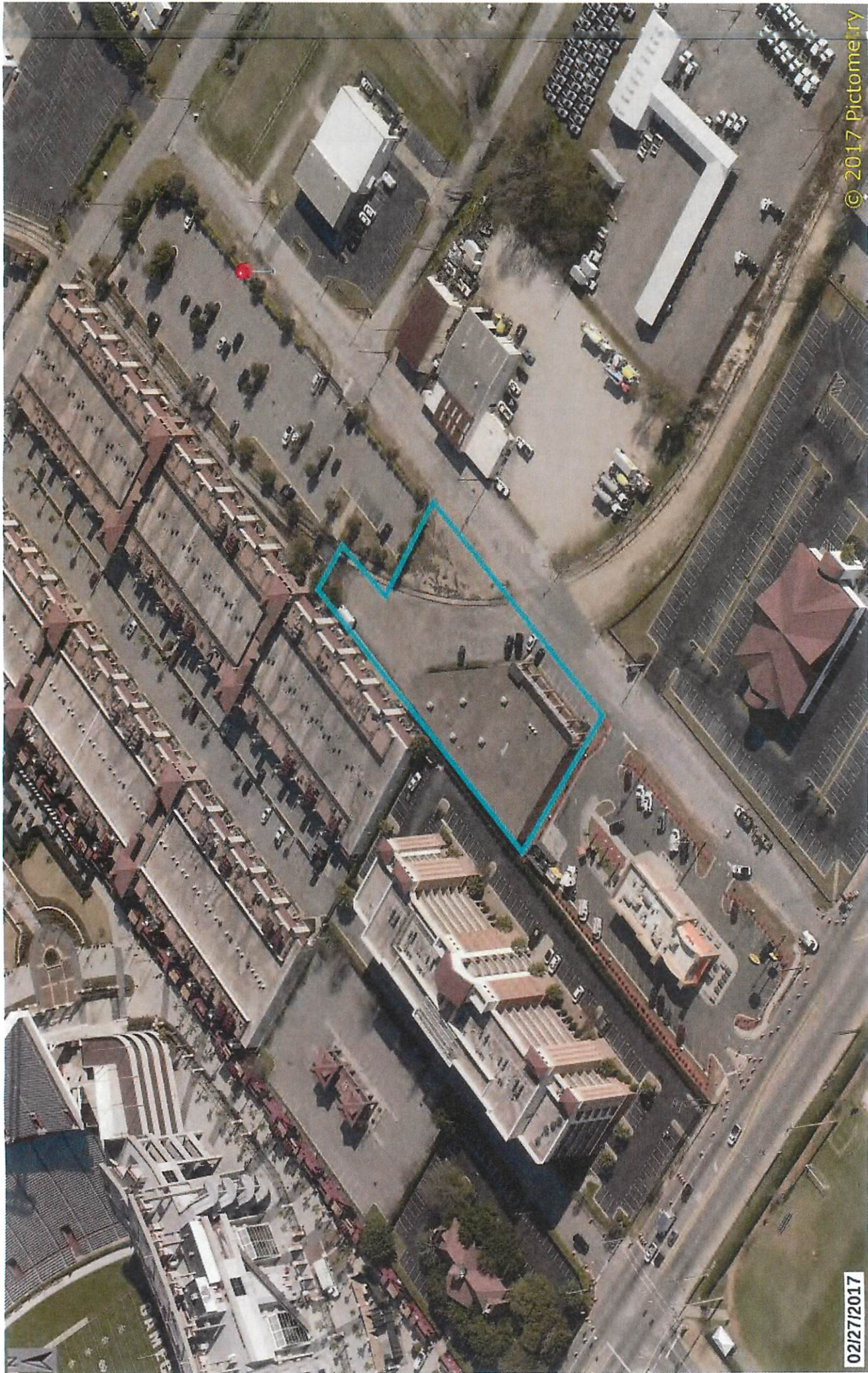
cc: S. Allison Baker, Sr. Assistant City Manager
Clint Shealy, Assistant City Manager
Aubrey Jenkins, Fire Chief
Joseph Jaco, Director, Utility Operations
Robert Anderson, Public Works Director
Krista Hampton, Planning & Development Services
Gloria Saaed, Community Development Director
Sidra Nelson, Business License Administrator
Angela Adams, Customer Care Administrator
Jerry Thompson, Building Official
Michelle Brazell, Engineering
Denny Daniels, Engineering
Carolyn Wilson, Police Planning & Research
Alfreda Tindall, Richland Co. 911 Addressing Coordinator

Missy Gentry, Assistant City Manager
William Holbrook, Police Chief
Teresa Knox, City Attorney
Dana Higgins, Director, Engineering
Jan Alonso, Finance 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

Planning Commission Land Use Recommendation: EC (Land Use classification) by 7-0 on 10/02/2017 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: C-3 (Zoning classification) by 7-0 on 10/02/2017 (mm/dd/yyyy).


(Signature of Annexation Coordinator)



Future Land Use Map

1051 Market Street and 1055 Market Street; TMS# 11206-04-05;
Existing Richland County FLU: Mixed Residential-High Density; Proposed FLU: Employment Campus (EC)

Department of Planning & Development Services


Legend

CITY LIMITS
 CITY LIMITS
PARCELS
 PARCELS

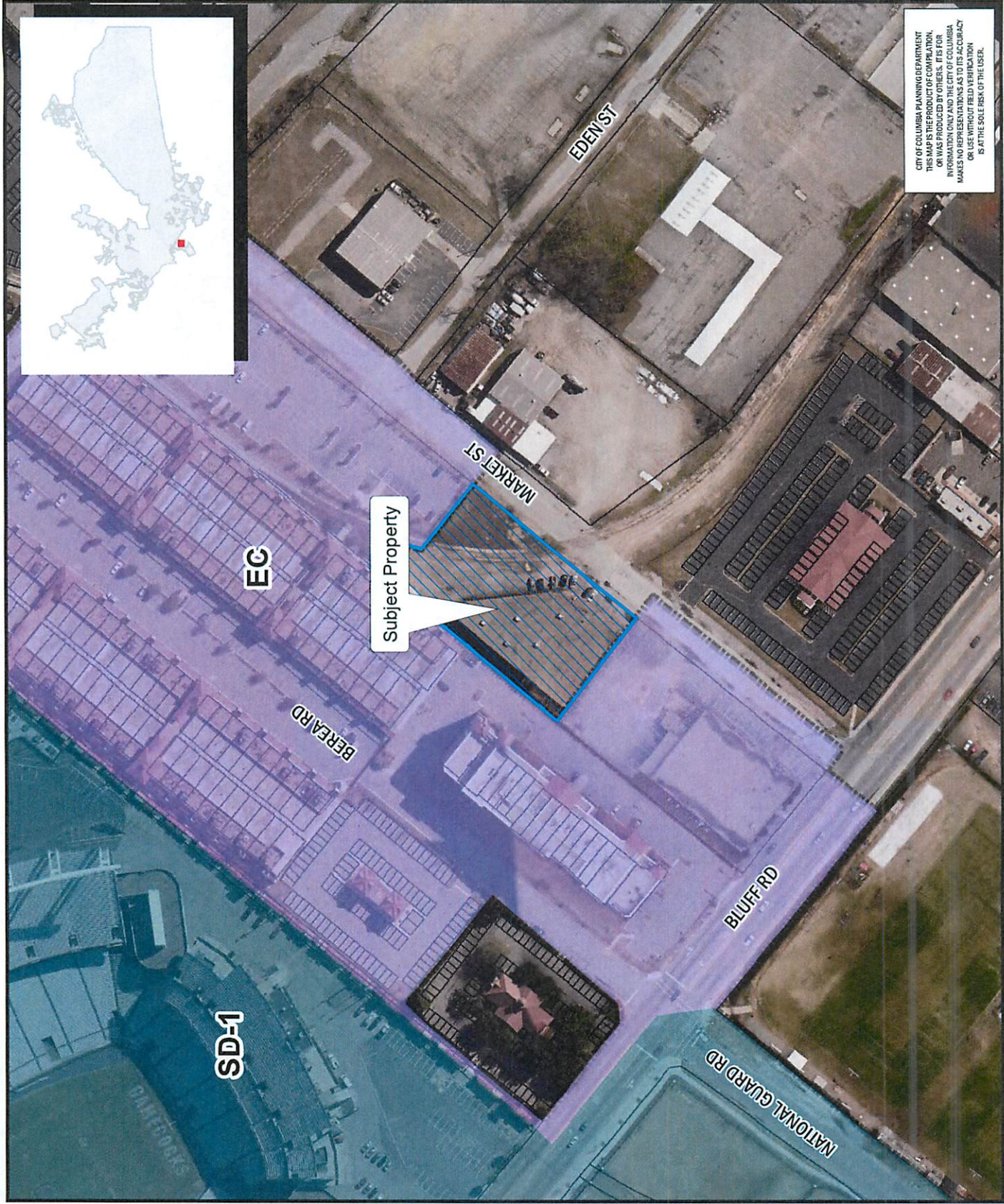
	UCMR-1 - Urban Core Mixed Residential-1
	UCMR-2 - Urban Core Mixed Residential-2
	UEMF - Urban Edge Mixed Residential
	UEMF-F - Urban Edge Multi-Family
	UCR-1 - Urban Core Residential Small Lot
	UCR-2 - Urban Core Residential Large Lot
	UER-1 - Urban Edge Residential Small Lot
	UER-2 - Urban Edge Residential Large Lot
	UCAC-1 - Urban Core Neighborhood Activity Center
	UCAC-2 - Urban Core Community Activity Center
	UCAC-3 Urban Core Regional Activity Center
	AC-1 - Neighborhood Activity Center
	AC-2 - Community Activity Center
	AC-3 - Regional Activity Center
	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
 August 18, 2017



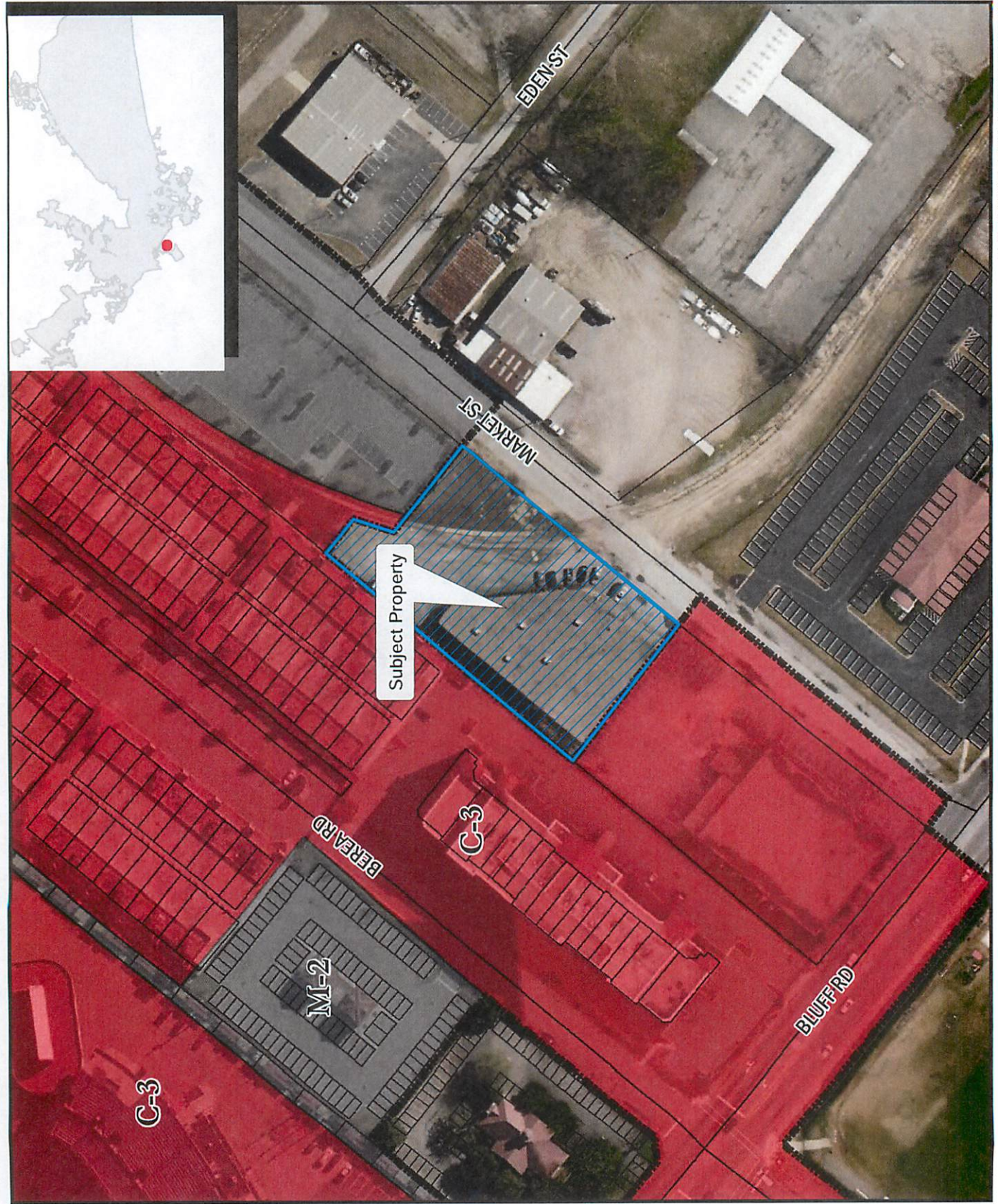
We Are Columbia



CITY OF COLUMBIA PLANNING DEPARTMENT
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 MAKES NO REPRESENTATION OR WARRANTY
 OF THE ACCURACY OF THE INFORMATION
 IS AT THE SOLE RISK OF THE USER.

Zoning Map

Department of Planning & Development Services



Legend	
	CITY LIMITS
	PARCELS
	D-1
	RS-1
	RS-1A
	RS-1B
	RS-2
	RS-3
	RD
	RD-2
	RG-1
	RG-1A
	RG-2
	RG-3
	UTD
	MX-1
	MX-2
	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

0 25 50 100 Feet
 ORIGINAL PREPARATION/DATE:
 This map was prepared by:
 Shane Shaughnessy
 August 18, 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.

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WAREHOUSES, INC.
SITE SURVEY
bpb
B. P. BARBER & ASSOCIATES, INC.
 ENGINEERS - PLANNERS - SURVEYORS
 COLUMBIA • SPARTANBURG • CHARLESTON • FLORENCE

NO.	REVISIONS	DATE	BY
1	ISSUED FOR PERMIT	08/14/03	WJ
2	REVISED PER COMMENTS	09/10/03	WJ
3	REVISED PER COMMENTS	09/10/03	WJ
4	REVISED PER COMMENTS	09/10/03	WJ
5	REVISED PER COMMENTS	09/10/03	WJ
6	REVISED PER COMMENTS	09/10/03	WJ
7	REVISED PER COMMENTS	09/10/03	WJ
8	REVISED PER COMMENTS	09/10/03	WJ
9	REVISED PER COMMENTS	09/10/03	WJ
10	REVISED PER COMMENTS	09/10/03	WJ

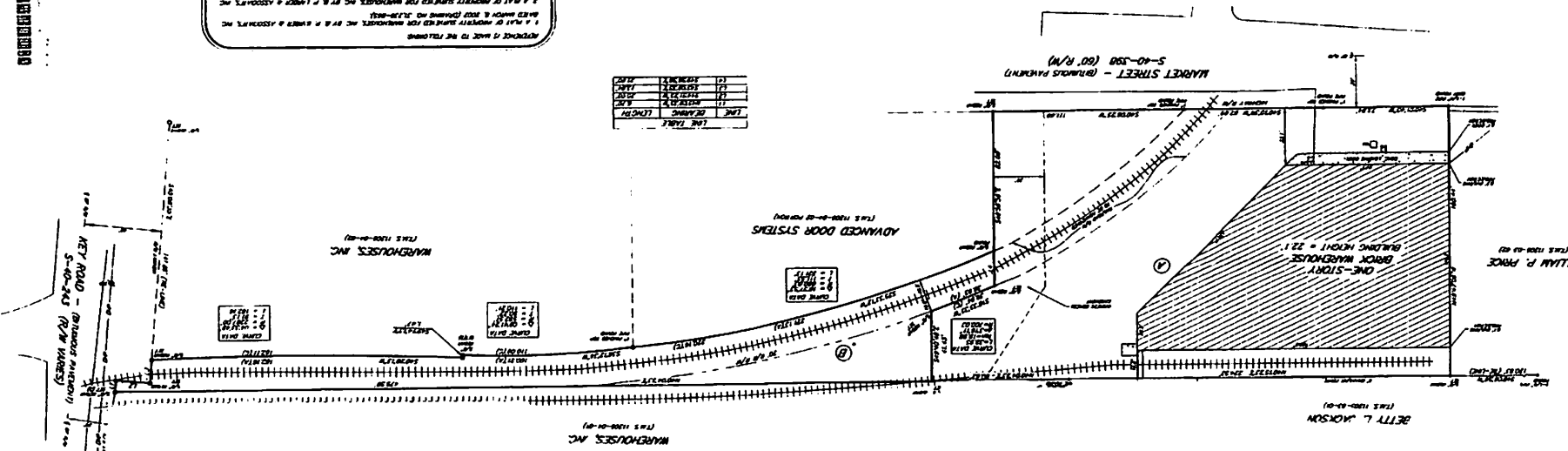
10/10/03
 50-03-55
 50-03-55

REFERENCE IS MADE TO THE FOLLOWING:
 1. A PLAT OF PROPERTY SPLITTED FOR WAREHOUSES, INC. BY B. P. BARBER & ASSOCIATES, INC. DATED JANUARY 8, 2002 (CHANGING NO. 11208-04-01).
 2. A PLAT OF PROPERTY SPLITTED FOR WAREHOUSES, INC. BY B. P. BARBER & ASSOCIATES, INC. DATED JANUARY 8, 2002 (CHANGING NO. 11208-04-01).
 3. A PLAT OF PROPERTY SPLITTED FOR WAREHOUSES, INC. BY B. P. BARBER & ASSOCIATES, INC. DATED JANUARY 8, 2002 (CHANGING NO. 11208-04-01).
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PARCEL A AREA = 1.026 ACRES OR 44,744 SQ. FT.
 PARCEL B AREA = 0.204 ACRES OR 8,924 SQ. FT.

1. THIS IS NOT A TITLE CURVE OF THE SUBJECT PLATS. IT SHOWS THE PROPOSED DEVELOPMENT OF THE SUBJECT PLATS AND THE ADJACENT PLATS. THE USER ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT.

LINE	DESCRIPTION	LENGTH
1	LINE 1	11.11
2	LINE 2	11.11
3	LINE 3	11.11
4	LINE 4	11.11
5	LINE 5	11.11
6	LINE 6	11.11
7	LINE 7	11.11
8	LINE 8	11.11
9	LINE 9	11.11
10	LINE 10	11.11



UPON RECORDATION OF THIS PLAT, PARCEL B WILL BECOME AN UNDIVIDED PORTION OF RICHLAND COUNTY TAX PARCEL 11208-04-01.

