

ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2016-015

*Annexing and Incorporating 3603 Broad River Road, Richland County TMS #06110-04-05
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 4th day of April, 2016, 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 C-3, apportioned to City Council District 1, Census Tract 104.10, contains 13.788 acres, and shall be assigned a land use classification of AC-2.

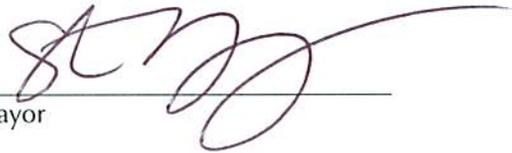
PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 06110-04-05

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: 3/15/2016
Final Reading: 4/5/2016

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2016-015

All that certain piece, parcel or lot lying and being situated near the City of Columbia, the County of Richland, and the State of South Carolina, containing 13.788 acres, more or less, being shown as 3,594 sq. ft., 13,254 sq. ft, Outparcel 1 Detention, Outparcel 1, Retail Tract, Outparcel 2 and Outparcel 3 on a Minor Subdivision Plat for Cypress Acquisitions, LLC prepared by Site Design, Inc., dated April 6, 2015, last revised January 12, 2016, and having such boundaries and measurements as are shown on said plat.

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: January 14, 2016

RE: **Property Address:** 3603 Broad River Road
Richland County TMS: 06110-04-05
Owner(s): TWISTER 5318, LLC, A DELAWARE LIMITED LIABILITY COMPANY
Current Use: Underdevelopment Commercial **Proposed Use:** Commercial
Current County Land Use: Mixed Use Corridor/Mixed Residential (High Density)
Proposed City Land Use: AC-2 (Community Activity Corridor)
Current County Zoning: GC **Proposed City Zoning:** C-3
Reason for Annexation: Municipal Services/Adjacent to the City/Water Covenant
City Council District: 1 **Census Tract:** 104.10

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 1 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.

/dle

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, Finance Director
Deborah Livingston, 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
Alfreda Tindall, Richland County 911 Addressing Coordinator

Planning Commission Zoning Recommendation approve C-3 (Zoning classification) by 6-0 on 02/01/2016 (mm/dd/yyyy).

Planning Commission Land Use Recommendation: approve AC-2 (Land Use classification) by 6-0 on 02/01/2016 (mm/dd/yyyy).



(Signature of Annexation Coordinator)

Future Land Use Map

3603 Broad Road
TMS# 06110-04-05 FLU: AC-2

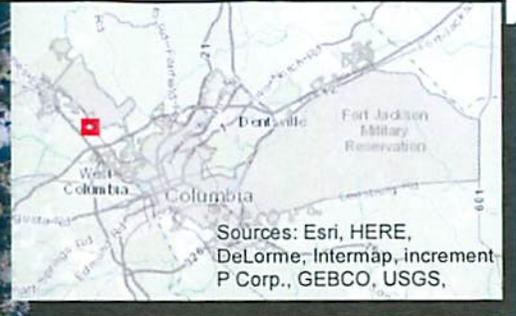
Department of Planning & Development Services

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-1 - 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 - CMU/Institutional Districts
- SD-3 - Central Business District
- SD-4 - Riverbanks Zoo and Garden
- SD-5 - Universities/Colleges
- SD-6 - Fort Jackson

0 75 150 300 Feet



ORIGINAL PREPARATION/DATE:
This map was prepared by:
Ahmed Abdullah
January 14, 2016



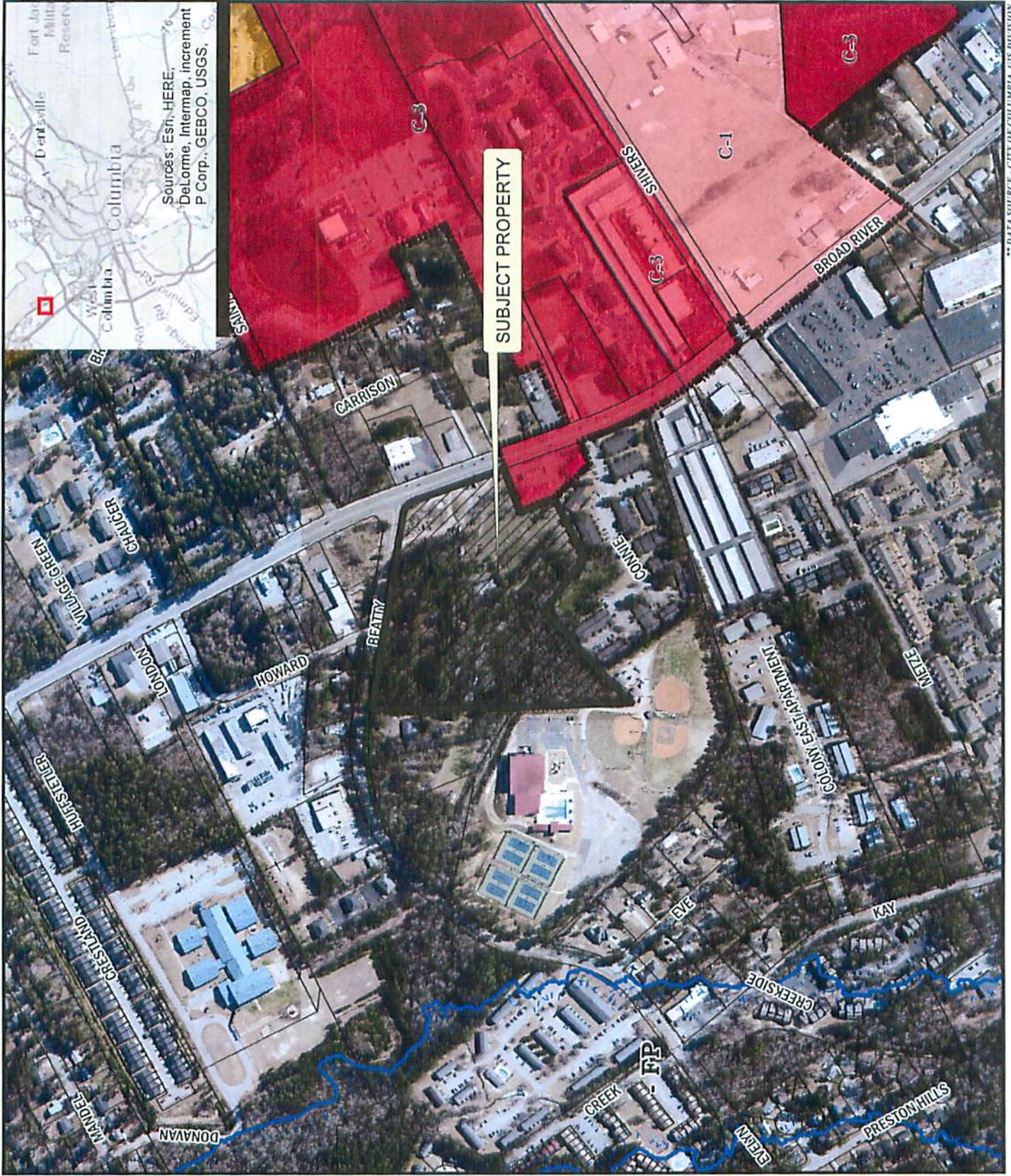
CITY OF COLUMBIA PLANNING DEPARTMENT
THIS MAP IS THE PRODUCT OF COMPILED, OR WAS PRODUCED BY OTHERS. IT IS FOR INFORMATION ONLY AND THE CITY OF COLUMBIA MAKES NO REPRESENTATIONS AS TO ITS ACCURACY OR USE WITHOUT FIELD VERIFICATION IS AT THE SOLE RISK OF THE USER.

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

Department of Planning & Development Services

3603 Broad River Road
TMS# 06110-04-05 ZONED: C-3



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, ...

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
	FI Jackson Overlay

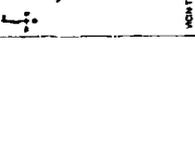
0 75 150 300 Feet

ORIGINAL PREPARATION DATE:
This map was prepared by:
Ahmed Abdullah
January 14, 2016

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

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION



SUBDIVISION CERTIFICATE

I HEREBY STATE THAT IN THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, AND TO THE BEST OF MY INFORMATION AND BELIEF, AND ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS AND PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA AND WITH THE REQUIREMENTS FOR A CLASS "B" SURVEY AS PRESCRIBED IN THE

[Signature]

A DATE OF THIS SURVEY IS TO SOUTH CAROLINA.

EXHIBIT DATA

EXHIBIT NO. SOUTH CAROLINA

EXHIBIT AREA: 17.107 ACRES

EXHIBIT NO. 17.107 ACRES

REFERENCE PLAT

PLAT DETAILS: "MAYAGAN LAND TITLE SURVEY FOR CYPRESS ACQUISITIONS, LLC," PREPARED BY SITE DESIGN, INC., DATED APR. 13, 2016, RECORDED APRIL 8, 2016.

TAX ASSESSOR: BARCELLO, INC.

10/0110-04-00

BLANKS OF READINGS

SOUTH CAROLINA STATE PLANE COORDINATES WERE USED AS THE BASIS OF READINGS FOR THIS SURVEY.

RECORD NOTES

ACCORDING TO THE FEDERAL GOVERNMENT SURVEY ACT, ANY FLOOD WITHIN AN EXISTING CITY OR TOWNSHIP IS TO BE CONSIDERED AS A FLOOD HAZARD AND ANY FLOOD WITHIN 100 FEET OF THE PROPERTY MAP IS TO BE CONSIDERED AS A FLOOD HAZARD.

ZONE "X" DEFINED AS AREAS OUTSIDE OF 500 YEAR FLOOD PLANE.

LEGAL DESCRIPTION

TO HAVE AND TO HOLD TO THE SOUTH CAROLINA STATE PLANE COORDINATES WERE USED AS THE BASIS OF READINGS FOR THIS SURVEY.

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MINOR SUBDIVISION PLAT

CYPRESS ACQUISITIONS, LLC

3433 Broad River Road
Richland County
Richland, South Carolina

SITE DESIGN, INC.

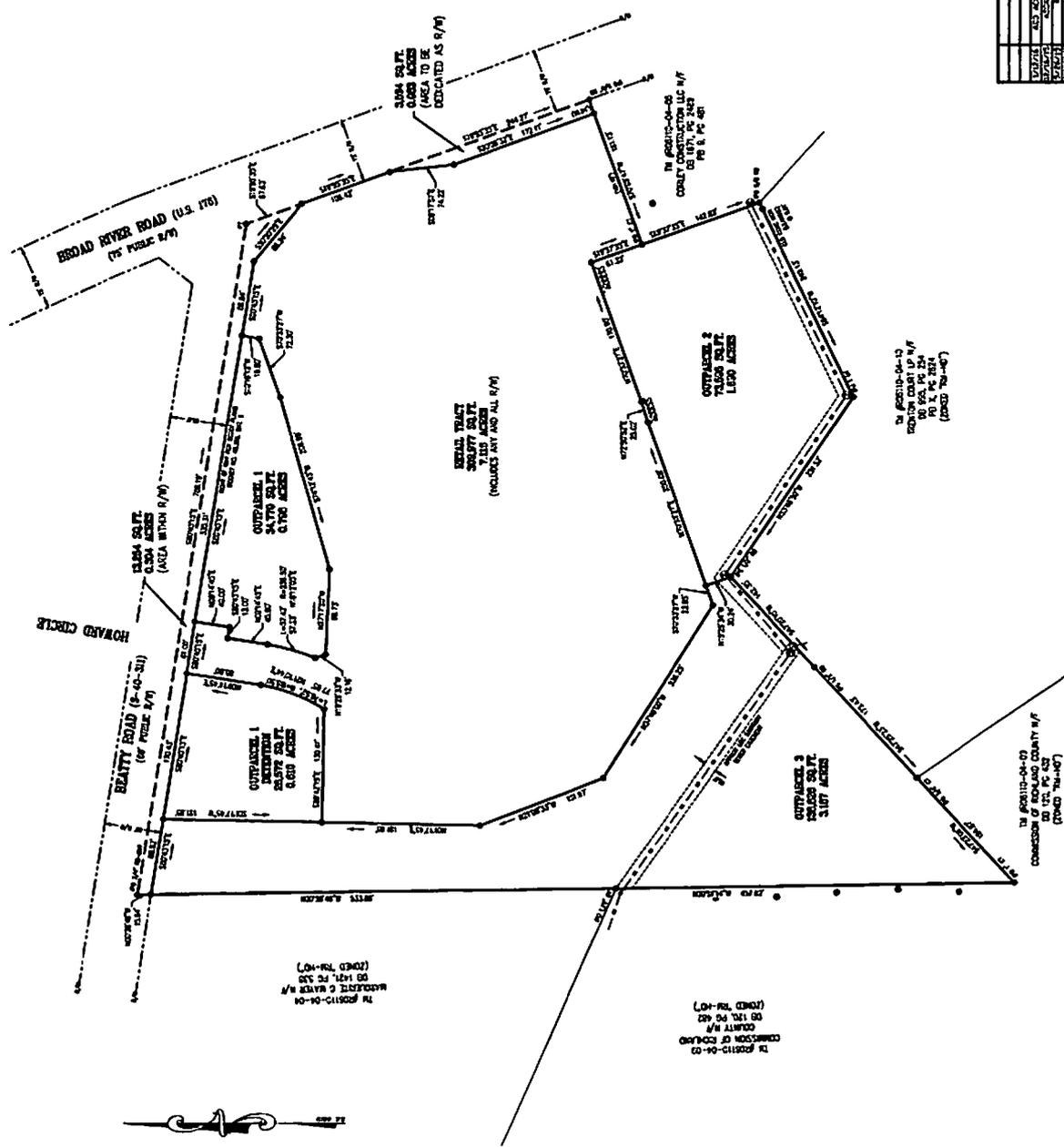
ONE CHERRY LANE, RICHMOND, SOUTH CAROLINA 29224

401 EAST WASHINGTON STREET, SUITE 100, RICHMOND, VA 23219

TEL: 803-733-1111 FAX: 803-733-1112

WWW.SITEDSIGN.COM

NO.	DATE	DESCRIPTION
1	04/13/16	ORIGINAL PLAT
2	04/13/16	REVISIONS
3	04/13/16	REVISIONS
4	04/13/16	REVISIONS
5	04/13/16	REVISIONS
6	04/13/16	REVISIONS
7	04/13/16	REVISIONS
8	04/13/16	REVISIONS
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STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND) PETITION FOR ANNEXATION

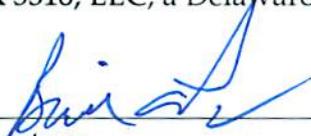
The undersigned, being the owner(s) of the property described below hereby petition(s) the Mayor and City Council for annexation to the City of Columbia, South Carolina pursuant to S.C. Code Ann. Section 5-3-150, 1976, as amended.

Property Description: All that certain piece, parcel or 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, containing 13.788 acres, more or less, being shown as "3,594 SQ.FT.", "13,254 SQ.FT.", "OUTPARCEL 1 DETENTION", "OUTPARCEL 1", "RETAIL TRACT", "OUTPARCEL 2", and "OUTPARCEL 3" on a Minor Subdivision Plat for Cypress Acquisitions, LLC, prepared by Site Design, Inc., dated April 6, 2015, last revised January 12, 2016, and having such boundaries and measurements as are shown on said plat.

Richland County TMS: 06110-04-05

Property Address: 3603 BROAD RIVER ROAD

TWISTER 5318, LLC, a Delaware limited liability company

BY: 
Signature

Date: 1/15/2016

Brian Parro
(Print or Type Name)

Steph Hooper
Witness

Its: CFO/VP
(Print or Type Title)

Renetta Gill
Witness

RECEIVED
JAN 22 2016
Legal Department

DATE: 1/22/16

BY: [Signature]

[Signature]

DATE: 1/22/16

BY: [Signature]

[Signature]