

ORDINANCE NO.: 2016-098

ORIGINAL
STAMPED IN RED

Annexing and Incorporating 1630 Browning Road, Richland County TMS# 06013-01-26 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 6th day of December, 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. The property shall be zoned C-3 (General Commercial District), apportioned to City Council District 2, Census Tract 104.03, contains 1.04 acres, and shall be assigned a land use classification of Community Activity Corridor (AC-2).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 06013-01-26

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

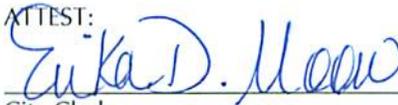

Mayor

Approved by:


City Manager

Approved as to form:


City Attorney

ATTEST:

City Clerk

Introduced: 11/15/2016
Final Reading: 12/6/2016

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2016-098

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 1.04 acres, all as more particularly shown and depicted on a plat prepared for Browning Office Investments, LLC by Associated E & S, Inc., dated November 13, 2010, and being recorded in the Office of the Register of Deeds for Richland County on July 1, 2009, in Book 1535 at page 3137; said property having such sizes, shapes, dimensions, buttings and boundaries as will be shown by reference to the aforesaid plat, together with a perpetual commercial easement for both vehicular and pedestrian ingress and egress to and from the attached 1.04-acre parcel and Browning Road (S-392) over, across and through that certain 0.11-acre, 4,823-square foot portion of the remaining property of Browning Office Investment, LLC; said ingress and egress easement parcel measuring 40.94 feet along the Browning Road boundary line, 119.28 feet along the southern boundary of the 1.04-acre parcel, 39.93 feet along its terminus and 119.28 feet along its southern boundary; the foresaid ingress and egress easement being more particularly shown and depicted on that certain plat prepared for M. Kenneth Shuler by Associated E & S, Inc. dated June 23, 2009, and being recorded in the Office of the Register of Deeds for Richland County on July 1, 2009 in Book 1535 at page 3138; said easement having such sizes, shapes, dimensions, buttings and boundaries as will be shown by reference to the aforesaid plat.

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: August 8, 2016

RE: **Property Address:** 1630 Browning Road
Richland County TMS#: 06013-01-26
Owner(s): MKS Properties, LLC
Current Use: Cosmetology school
Proposed Use: Cosmetology school
Current County Land Use: Mixed Residential (High Density)
Proposed City Land Use: Community Activity Corridor (AC-2)
Current County Zoning: RU (Rural District)
Proposed City Zoning: C-3 (General Commercial District)
Reason for Annexation: Municipal Services/Secondary
City Council District: 2
Census Tract: 104.03

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 **September 12, 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

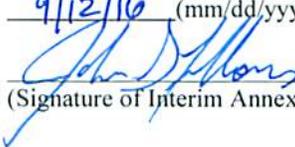
Attachments

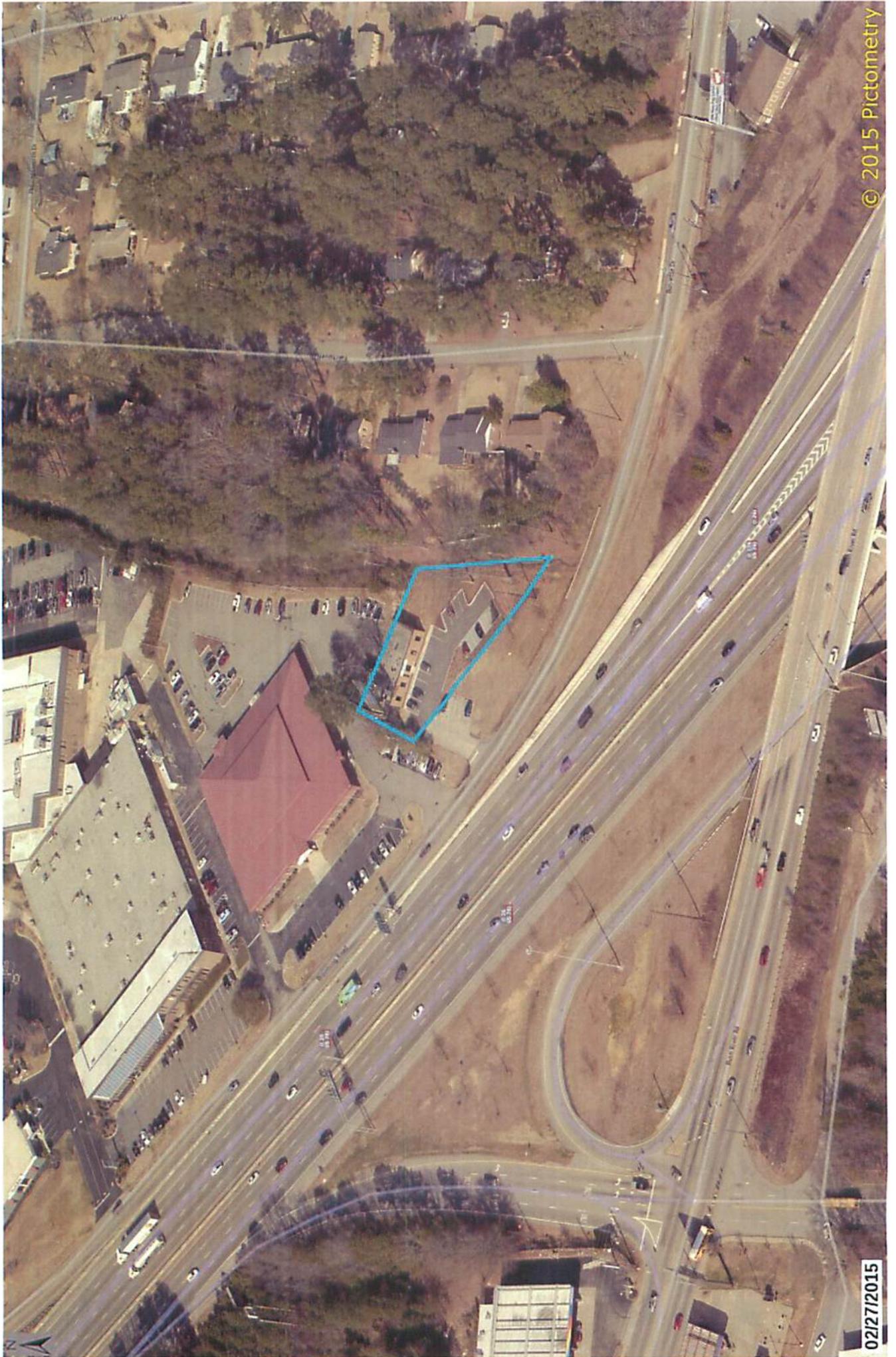
cc: S. Allison Baker, Sr. Assistant City Manager
William Holbrook, Police Chief
Teresa Knox, City Attorney
Dana Higgins, City Engineer
Krista Hampton, Planning & Development Services
Deborah Livingston, Community Development Director
Roger Myers, Business License Administrator
Angela Adams, Water Customer Service
Jerry Thompson, Building Official
Susan Leitner, Engineering
Denny Daniels, Engineering
Carolyn Wilson, Police Planning & Research
Alfreda Tindall, Richland County 911 Addressing Coordinator

Missy Gentry, Assistant City Manager
Aubrey Jenkins, Fire Chief
Joseph Jaco, Utilities and Engineering
Robert Anderson, Public Works Director
Jeff Palen, Finance Director
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 Zoning Recommendation: C-3 (Zoning classification) by td on 9/12/16 (mm/dd/yyyy).

Planning Commission Land Use Recommendation: AC-2 (Land Use classification) by td on 9/12/16 (mm/dd/yyyy).


(Signature of Interim Annexation Coordinator)



© 2015 Pictometry

02/27/2015

1630 Browning Road; TMS#: 06013-01-21
Existing Richland County FLU: Mixed Residential (High Density); Proposed FLU: AC-2

Future Land Use Map

Department of Planning & Development Services

Legend

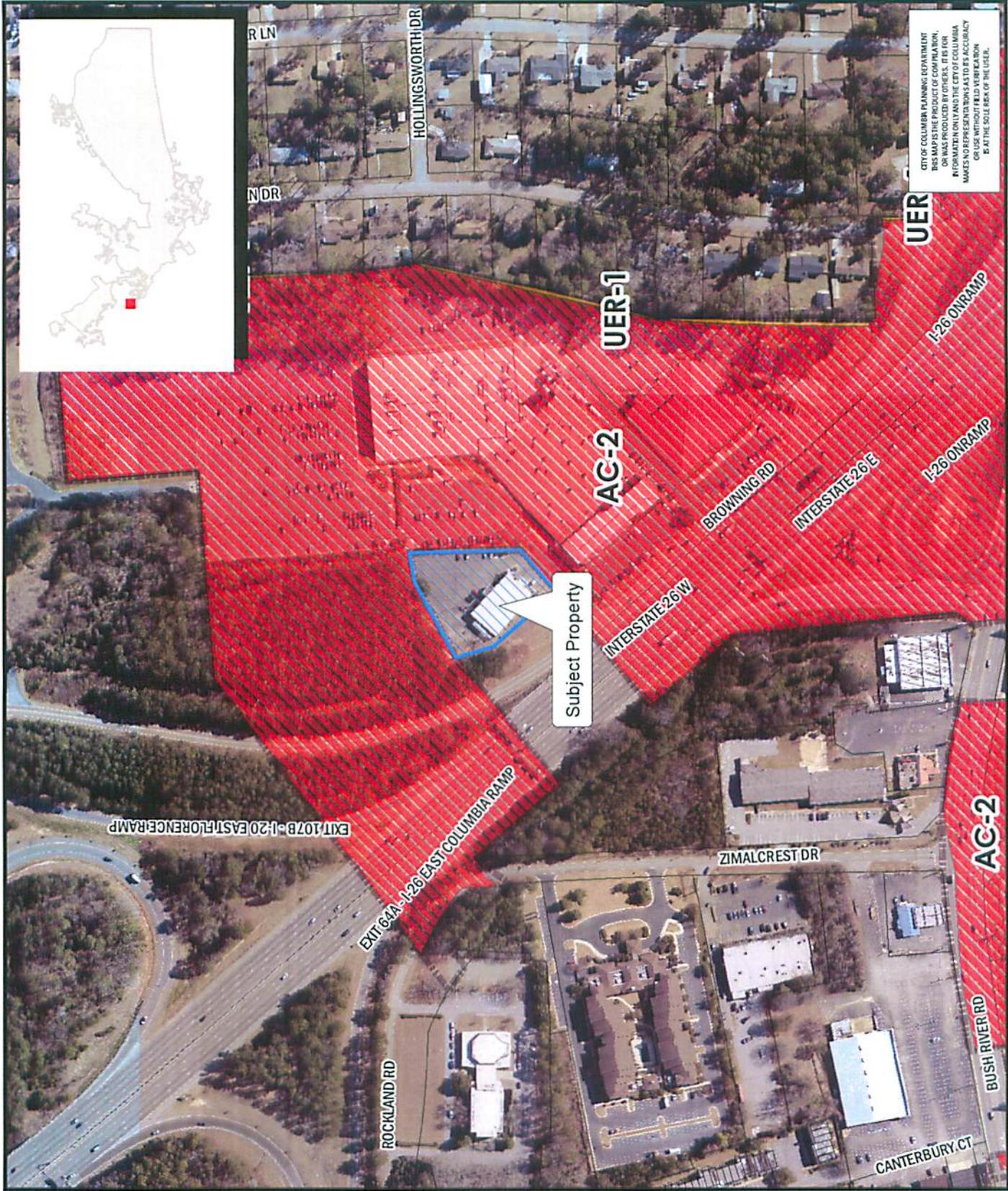
CITY LIMITS
 CITY LIMITS
 PARCELS

- UCMR-1 - Urban Core Mixed Residential 1
- UCMR-2 - Urban Core Mixed Residential 2
- UEMR - Urban Edge Mixed Residential
- URMF - Urban Edge Multi-Family
- URR-1 - Urban Core Residential Small Lot
- URR-2 - Urban Core Residential Large Lot
- URR-3 - Urban Edge Residential Small Lot
- URR-4 - Urban Edge Residential Large Lot
- URR-5 - 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
- URAC-1 - Urban Edge Community Activity Center
- URAC-2 - Urban Edge Regional Activity Center
- AC-1 - Neighborhood Activity Center
- AC-2 - Community Activity Center
- AC-3 - Regional Activity Center
- EC - Employment Campus
- IND - Industrial
- TR - Transportation & Utilities
- SO-1 - Sports/Amusement District
- SO-2 - Civic/Professional District
- SO-3 - Central Business District
- SO-4 - Enterprise Zone and Garden
- SO-5 - University/Colleges
- SO-6 - Fort Jackson

0 50 100 200 Feet

ORIGINAL PREPARATION/DATE:
 Leigh De'orth
 August 16, 2016

WE ARE COLUMBIA

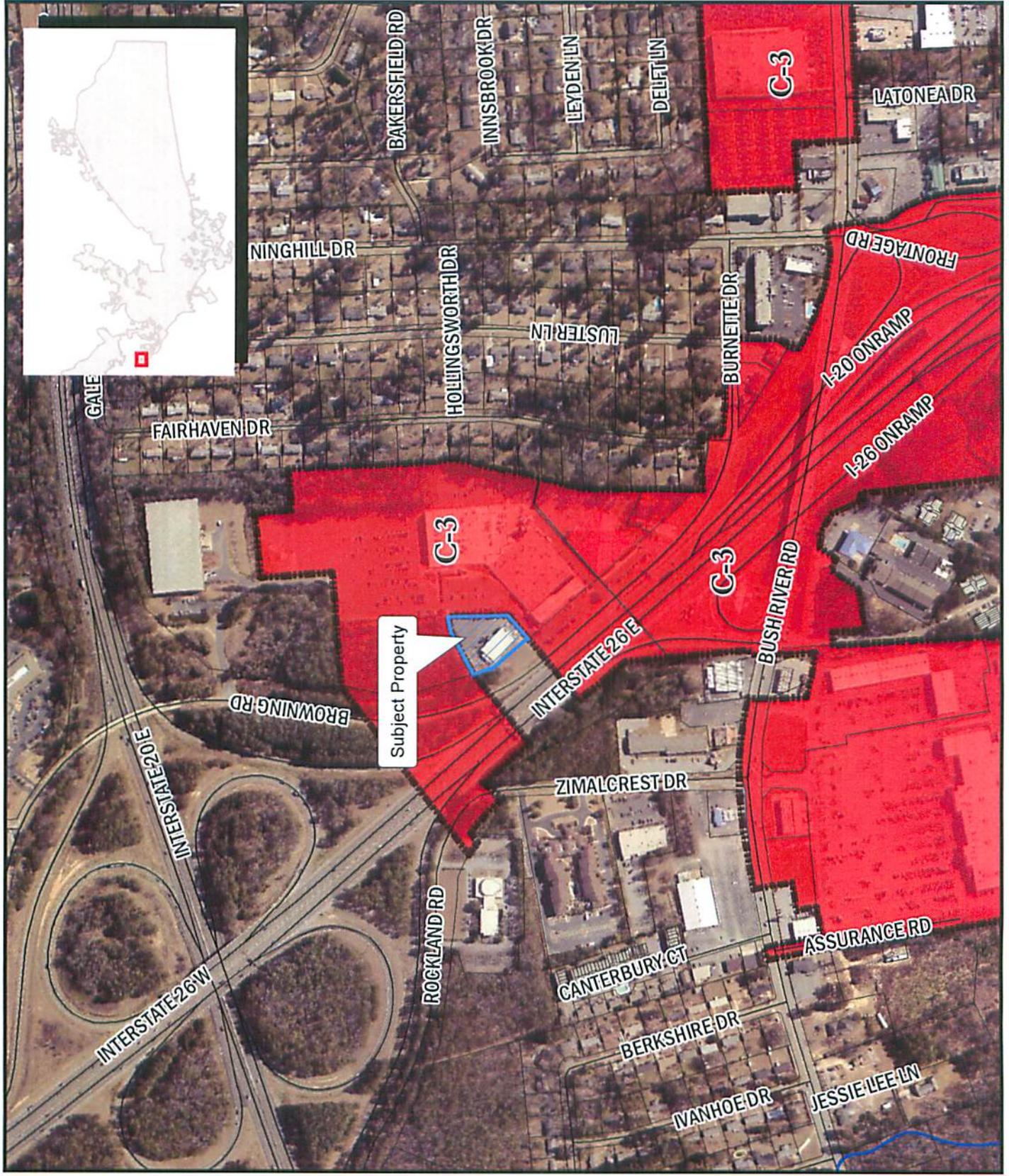


CITY OF COLUMBIA PLANNING DEPARTMENT
 THIS MAP IS THE PRODUCT OF COMPARING
 OR WAS PRODUCED BY OTHERS. IT IS FOR
 INFORMATION ONLY AND THE CITY OF COLUMBIA
 MAKES NO REPRESENTATIONS AS TO ACCURACY
 OR USE WITHOUT FIELD VERIFICATION
 BY THE SOLE USER OF THE USER.

Zoning Map

Department of Planning & Development Services

1630 Browning Road; TMS#: 06013-01-21
Existing Zoning (Richland County): RU; Proposed Zoning: C-3



Legend

	CITY LIMITS
	PARCELS
	D-1
	RS-1
	RS-1A
	RS-1B
	RS-2
	RS-3
	RD
	RD-2
	M-2
	RG-1
	RG-1A
	RG-2
	RG-3
	UTD
	MX-1
	MX-2
	OUT OF CITY

Legend

	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

0 100 200 400 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Leigh DeForth
August 16, 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.



** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

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.

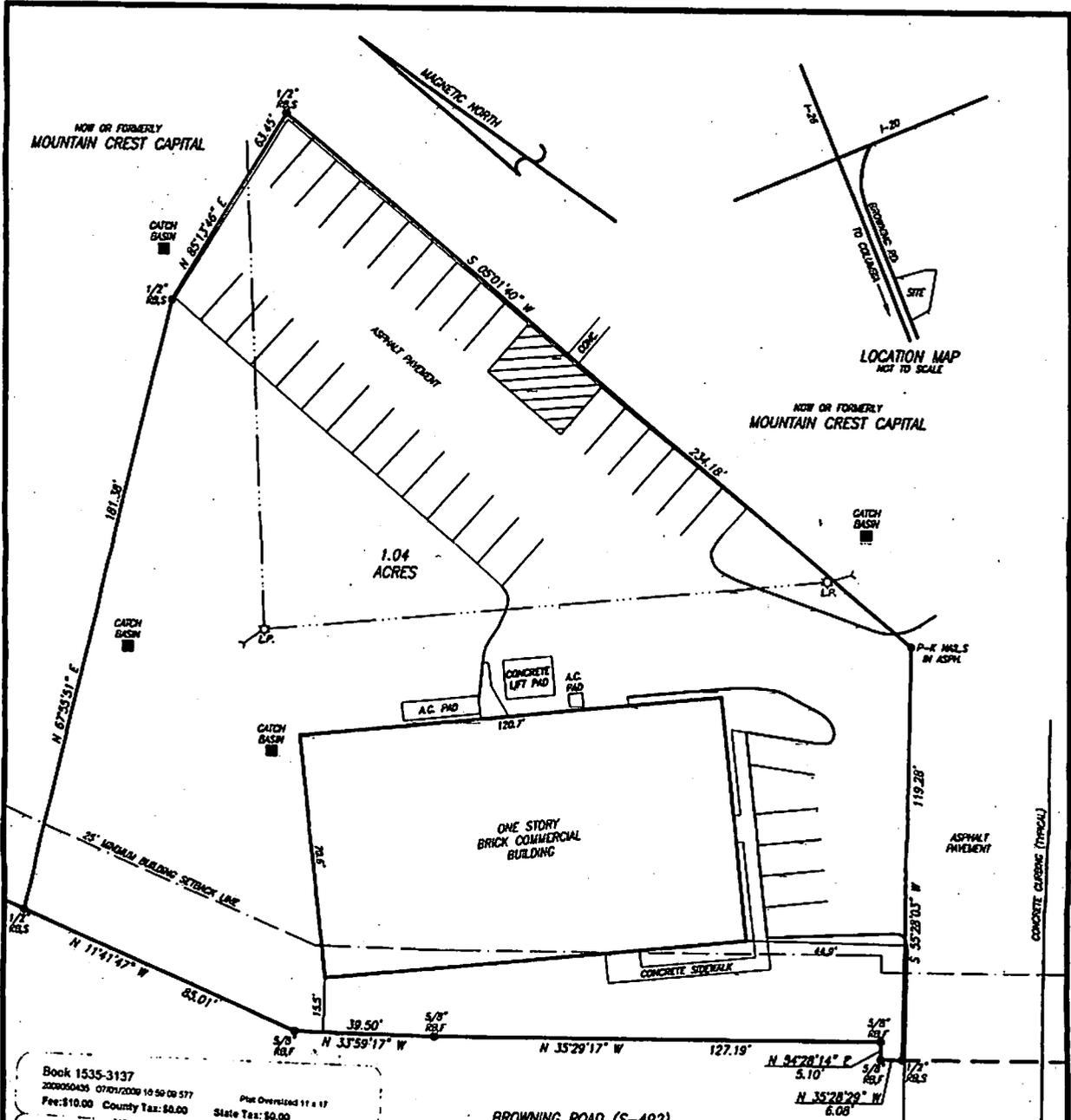
Property Description: All that certain piece, parcel or tract of land, with any and all improvements thereon, lying, being and situate in the County of Richland, State of South Carolina, containing 1.04 acres, all as more particularly shown and depicted on a plat prepared for Browning Office Investments, LLC by Associated E & S, Inc., dated November 13, 2006, and being recorded in the Office of the Register of Deeds for Richland County on July 1, 2009, in Book 1535 at page 3137; said property having such sizes, shapes, dimensions, buttings and boundaries as will be shown by reference to the aforesaid plat, together with a perpetual commercial easement for both vehicular and pedestrian ingress and egress to and from the aforesaid 1.04-acre parcel and Browning Road (S-492) over, across and through that certain 0.11-acre, 4,823-square foot portion of the remaining property of Browning Office Investment, LLC; said ingress and egress easement parcel measuring 40.94 feet along the Browning Road boundary line, 119.28 feet along the southern boundary of the 1.04-acre parcel, 39.93 feet along its terminus and 119.28 feet along its southern boundary; the aforesaid ingress and egress easement being more particularly shown and depicted on that certain plat prepared for M. Kenneth Shuler by Associated E & S, Inc., dated June 23, 2009, and being recorded in the Office of the Register of Deeds for Richland County on July 1, 2009, in Book 1535 at page 3138; said easement having such sizes, shapes, dimensions, buttings and boundaries as will be shown by reference to the aforesaid plat.

Richland County TMS: 06013-01-26
Property Addresses: 1630 Browning Road

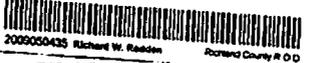
MKS Properties, LLC

BY: 
Signature
Kenneth Shuler
(Print or Type Name)

Date: 8-5-2016
Its: President
(Print or Type Title)



Book 1535-3137
 2009050435 07/01/2009 16:59:09 577
 Fee: \$10.00 County Tax: \$0.00 State Tax: \$0.00
 Plat Overlaid 11 x 17



THIS IS TO CERTIFY THAT I HAVE CONDUCTED THE GENERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP AND FOUND THAT THE PROPERTY DESCRIBED AND SHOWN HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAP NO. 45079C0091 'N', DATED FEBRUARY 20, 2002, COMADUNITY PANEL NO. 45017D 0091 'N'.



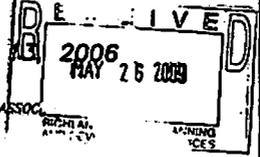
PLAT PREPARED FOR
Browning Office Investments, LLC

SITE LOCATED IN RICHLAND COUNTY, SOUTH CAROLINA

SCALE: 1" = 30'



DATE: NOVEMBER



REFERENCES:
 REFERENCE IS MADE TO AN ALTA/ACSM SITE SURVEY PREPARED FOR MOUNTAIN CREST CAPITAL BY B.P. BARBER & ASSOC. DATED FEBRUARY 8, 2006. SITE APPEARS ON THIS 06013-01-AS APORITION OF 25.

CERTIFICATION:
 I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON 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 'B' SURVEY AS SPECIFIED THEREIN.

Larry W. Smith
 LARRY W. SMITH, S.C., P.L.S. NO. 3724

ASSOCIATED E & S, INC.

800 VIOLET STREET, WEST COLUMBIA, SOUTH CAROLINA 29169 - PH. 791-1550

PLANNING & DEVELOPMENT SERVICES
 RICHLAND COUNTY, SOUTH CAROLINA

APPROVED FOR RECORDING

Date: 5/28/09
 RCF #: MS-09-51
 Signature: *L.A. Barber*