ORDINANCE NO.: 2019-068

Annexing and Incorporating 400 Beltline Boulevard and 0.07 acre East Chapel Drive, Richland County
TMS #13810-02-16 and 13810-02-15 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 1st day
of June, 2019, 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 District
(C-3), apportioned to City Council District 3, Census Tract 26.04, contains 0.48 acre, and shall be assigned a
land use classification of Urban Core Community Activity Center (UCAC-2).

PROPERTY DESCRIPTION: See Attached Exhibit “A”
Richland County TMS NO.: 13810-02-16 and 13810-02-15

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

Approved by:
City Manager

Approved as to form:
City Attorney

Attest:
City Clerk

Introduced: 9/17/2019
Final Reading: 10/1/2019
EXHIBIT “A”
PROPERTY DESCRIPTION
ORDINANCE NO.: 2019-068

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 0.50 acres, more or less, and being shown and designated as TMS 13810-02-16, 0.43 acre; and TMS 13810-02-15, 0.07 acre; on a plat prepared for Shaffin Valimohamed by Civil Engineering of Columbia, dated August 2, 2016, revised August 3, 2016, and recorded in the Office of the Register of Deeds for Richland County in Plat Book 2135 page 3155.
MEMORANDUM
Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: July 3, 2019

RE: Property Address: 400 N. Beltline Boulevard and 0.07 acres, East Chapel Drive
Richland County TMS#: 13810-02-16 and 13810-02-15
Owner(s): Shaffin Valimohamed
Use: Commercial
Proposed Use: Commercial
Current County Land Use: Mixed Use Corridor
Proposed City Land Use: Urban Core Community Activity Center (UCAC-2)
Current County Zoning: General Commercial District (GC)
Proposed City Zoning: General Commercial District (C-3)
Reason for Annexation: Municipal Services; Donut Hole
City Council District: 3
Census Tract: 26.04

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 5, 2019 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.

/atf

Attachments

cc: Clint Shealy, Assistant City Manager
Jeff Palen, Assistant City Manager/CFO
Aubrey Jenkins, Fire Chief
Joseph Jaco, Director, Utility Operations
Robert Anderson, Public Works Director
Krista Hampton, Planning & Development Services
Lakesha Shannon, Business License Administrator
Greg Williams, Deputy Business License Administrator
Angela Adams, Customer Care Administrator
Jerry Thompson, Building Official
Michelle Brazell, Engineering
Donny Daniels, Engineering
Police Planning & Research
Alfreda Tindal, Richland Co. 911 Addressing Coordinator

Missy Gentry, Assistant City Manager
Teresa Knox, City Attorney
William Holbrook, Police Chief
Dana Higgins, Director, Engineering
Jan Alonso, Finance Director
Gloria Saaed, Community Development Director
George Adams, Fire Marshal
Rachel Bailey, Zoning Administrator
Jacquelyn Richburg, Columbia-Richland 911
David Hatcher, Housing Official
Richland County Solid Waste Collection
John Fellows, Planning Administrator
Tori Salvant, Dev. Center Administrator

Planning Commission Land Use Recommendation: \[ \text{UCAC-2} \] (Land Use classification) by 5-0 on 8/5/19 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: \[ \text{C-3} \] (Zoning classification) by 5-0 on 8/5/19 (mm/dd/yyyy).

(Signature of Annexation Coordinator)
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 near the City of Columbia, in the County of Richland, State of South Carolina, containing 0.50 acres, more or less, and being shown and designated as TMS 13810-02-16, 0.43 acre; and TMS 13810-02-15, 0.07 acre; on a plat prepared for Shaffin Valimohamed by Civil Engineering of Columbia, dated August 2, 2016, revised August 3, 2016, and recorded in the Office of the Register of Deeds for Richland County in Plat Book 2135 page 3155.

Richland County TMS: 13810-02-16 and 13810-02-15

Property Addresses: 400 Beltline Boulevard and 0.07 acres, East Chapel Drive

BY: Shaffin Valimohamed

Date: 20 June 2019