ORDINANCE NO.: 2019-003

Annexing and Incorporating 209 Plumbers Road, Richland County TMS#14303-02-04
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 5th day
of February, 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 Light Industrial
District (M-1) apportioned to City Council District 1, Census Tract 108.06, contains 1.50 acres, and shall be
assigned a land use classification of Economic Development Corridor.

PROPERTY DESCRIPTION: See Attached Exhibit “A”

Richland County TMS NO.: 14303-02-04

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

Introduced: 1/15/2019
Final Reading: 2/5/2019

Mayor

ATTEST:

City Clerk

Last revised: 12/20/2018
18002923
EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2019-003

All that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, consisting of 1.50 acres, more or less, with street address of 209 Plumbers Road, and being fully shown and delineated on that certain Plat prepared for Deese Properties, LLC by Associated E & S, Inc., dated January 24, 2002, and recorded in the Office of the Register of Deeds for Richland County in Record Book 635 at page 1797. Reference being made to said plat, the same being incorporated herein, for a more complete and accurate description thereof.
MEMORANDUM
Office of the City Manager

TO: Department Heads
FROM: Teresa Wilson, City Manager
DATE: October 18, 2018
RE: Property Address: 209 Plumbers Road
    Richland County TMS#: 14303-02-04
    Owner(s): Robert L. Cohen, as trustee of the Cohen Family Trust dated February 14, 2001
    Current Use: Industrial (Warehouse)
    Proposed Use: Industrial (Warehouse)
    Current County Land Use: Economic Development Corridor
    Proposed City Land Use: Employment Campus (EC)
    Current County Zoning: Light Industrial (M-1)
    Proposed City Zoning: Light Industrial (M-1)
    Reason for Annexation: Municipal Services; Donut Hole
    City Council District: 1
    Census Tract: 108.06

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 November 5, 2018 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: 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
    Denny Daniels, Engineering
    Carolyn Wilson, 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


(Signature of Annexation Coordinator)
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, together with any improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, consisting of 1.50 acres, more or less, with street address of 209 Plumbers Road, and being fully shown and delineated on that certain Plat prepared for Deese Properties, LLC, by Associated E & S, Inc. dated January 24, 2002, and recorded in the Office of the Register of Deeds for Richland County in Record Book 635 at page 1797. Reference being made to said plat, the same being incorporated herein, for a more complete and accurate description thereof.

Richland County TMS: 14303-02-04
Property Address: 209 Plumbers Road

BY: ________________________ Date: 10-4-18
Robert L. Cohen, as trustee of the Cohen Family Trust dated February 14, 2001