

## FIRST READING CONSIDERATION for

### ANNEXATION OF 121 SHOP ROAD EXTENSION WITH M-1 INTERIM ZONING

June 17, 2009 at 9:00 a.m.  
City Council Chambers, 3<sup>rd</sup> Floor, City Hall, 1737 Main Street  
Columbia, South Carolina

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<b>Subject Property:</b>	121 Shop Road Ext., Richland County TMS# 16200-04-18
<b>Council District:</b>	4
<b>Requested Action:</b>	Annexation for new water and sewer service.
<b>Applicant:</b>	Shop Road Holdings, LLC
<b>PC Recommendation:</b>	Approve.
<b>Staff Recommendation:</b>	Approve.

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<b>Additional Detail:</b>	It is proposed that this property, containing approximately 130 acres, be subdivided into 55 light industrial parcels and sold for further development. The proposed uses are in keeping with the existing/proposed zoning and the character of the area. This site falls within the proposed City Urban Service Area – Secondary. City services are available to this property, and annexation is recommended.
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<b>Fiscal Analysis:</b>	Once reclassified by the County Assessor as commercial property from agricultural, we estimate that this property will generate for the City approximately \$13,000 in property taxes, prior to subdivision, based on the market value.
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<b>Case History:</b>	05/04/09 Planning Commission recommends approval of requested annexation (7-0).
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<b>Staff Contacts:</b>	Marc S. Mylott, AICP, Planning & Development Services Director/ZA
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**CITY AGENCY COMMENTS FOR ANNEXATION REVIEW**

<b>Marc S. Mylott, Planning &amp; Development Services/ZA</b>	Recommend approval.
<b>Johnathan E. Chambers, Zoning/DZA</b>	<p>This 129.56 acre tract is zoned M-1 (Light Industrial) and LI (Light Industrial) within Richland County which is comparable to M-1 (Light Industrial) zoning. The property is contiguous to the City limits west across Harlem Street with properties that are zoned RS-3 (Single Family Residential). The remainder of the parcel is bounded by properties that contain single-family residences and commercial businesses that are zoned RS-HD (Residential, Single Family - High Density) and M-1 within Richland County.</p> <p>In that the parcel will be developed as an industrial park that will be required to comply with the landscape ordinance to provide buffer yards for adjacent residential properties and an industrial park is a permitted use within the M-1 zoning district, staff recommends approval of this annexation request.</p>
<b>Denny Daniels, Engineering &amp; Utilities</b>	<p>Water and sanitary sewer service are currently available to this property.</p> <p>Shop Road Ext. is a State maintained road. This property is located in Flood Zone "X" by 1994 FIRM maps.</p>
<b>Carmen Floyd, Fire Marshal</b>	<p>This property is currently serviced by the Columbia Richland Fire Service with an ISO rating of class 4. Annexation of this property would lower the ISO rating to a class 2 with services being provided be the Columbia Fire Department.</p> <p>Recommend annexation as this action would not impact current services being provided by this department.</p>
<b>Capt. R. J. Hines, Police Administrative Services</b>	<p>Based upon the proposed use and location of the annexations, it has been determined that two (2) additional officers with appropriate resources will be necessary to maintain an adequate level of police services. Staff has estimated the cost at \$237,316.06. With the requested manpower and resources, the Department should have no objections to this annexation.</p>
<b>David Brewer, Traffic Engineering</b>	Recommend Approval.
<b>Robert Anderson, Sanitation</b>	Recommend Approval.

ORDINANCE NO. 2009-055

Annexing 121 Shop Road Extension,  
Richland County TMS #16200-04-18

WHEREAS, a proper petition has been filed with the City Council by one hundred (100%) per cent of the property owners of the within described property under the provisions of South Carolina Code Ann. Section 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; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and Council of the City of Columbia, South Carolina, this \_\_\_ day of \_\_\_\_\_, 2009, that the property described herein is hereby annexed to and becomes part of the City of Columbia effective immediately. This property shall be zoned M-1 and apportioned to City Council District 4, Census Tract 117.02.

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 16200-04-18

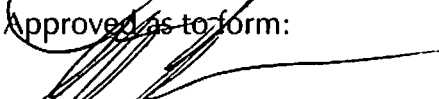
Also included in the territory hereby annexed are all contiguous portions of all public rights of way, streets and highways.

Requested by:

\_\_\_\_\_  
MAYOR

Approved by:

\_\_\_\_\_  
Interim City Manager

Approved as to form:  


\_\_\_\_\_  
City Attorney  
Introduced:  
Final Reading:

ATTEST:  
\_\_\_\_\_  
City Clerk

LEGAL DEPARTMENT DRAFT

**EXHIBIT A**  
**PROPERTY DESCRIPTION**  
**ORDINANCE NO.: 2009-055**

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, containing 129.56 acres, more or less, being shown and delineated on a plat prepared for Ben Brantley by Associated E & S, Inc., dated October 17, 2008. Said parcel having such boundaries and measurements as are shown on said plat.

# MEMORANDUM

## Office of the City Manager

TO: Department Heads

FROM: Steven A. Gantt, Interim City Manager

DATE: April 5, 2009

RE: **Property Address:** 121 Shop Road Ext  
**Richland County TMS:** 16200-04-18  
**Owner(s):** Shop Road Holdings, LLC  
**Current Use:** undeveloped      **Proposed Use:** 55 industrial lots  
**Current County Zoning:** M-1/LI      **Proposed City Zoning:** M-1  
**Reason for Annexation:** Contiguous; new water & sewer service  
**City Council District:** 4      **Census Tract:** 117.02

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 Planning & Development Services. Planning & Development Services will compile your comments for City Council consideration.

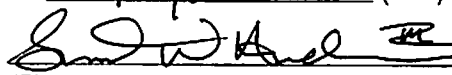
Time is of the essence and you must act promptly with regard to this matter. Planning & Development Services staff will see to it that this matter is placed on the Planning Commission's agenda. Planning & Development Services staff will notify the City Attorney of the Planning Commission's zoning recommendation by forwarding a copy of this form, completed, as soon as the Planning Commission has met.

/swh  
Attachments

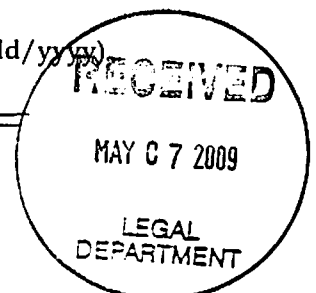
cc: John Dooley, Engineering & Utilities Director  
Marc Mylott, Planning & Development Services  
Tony Lawton, Community Dev. Admin.  
S. Allison Baker, Parks and Recreation Director  
Business License Admin.  
Water Customer Service  
Ken Gaines, City Attorney  
Accounting  
Skip Hudson, Planning  
James Johnson, Utilities  
Johnathan Chambers, Zoning  
Carolyn Wilson, Police Planning & Research  
Richland County Solid Waste Collection  
Alfreda Tindall, Richland County 911 Addressing Coordinator

Joe Jaco, City Engineer  
Finance Director  
Jerry Thompson, Building Official  
Missy Gentry, Public Services Director  
Tandy Carter, Chief of Police  
911 Communications  
Bradley Anderson, Fire Chief  
Ted Morgan, Water Distribution  
Denny Daniels, Engineering  
Carmen Floyd, Fire Marshall  
Lloyd Brown, Water Distribution  
Susan Leitner, Engineering

Planning Commission Zoning Recommendation: M-1 (Zoning classification)  
7-0 (Approved/ Denied)  
on 05/04/2009 (mm/dd/yyyy)

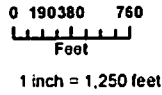
  
(Signature)

Matter No.: 090507.2.2  
Attorney: JEB/SLK  
Date In: 05/10/09  
File No.: 2009-055  
Date Out: \_\_\_\_\_

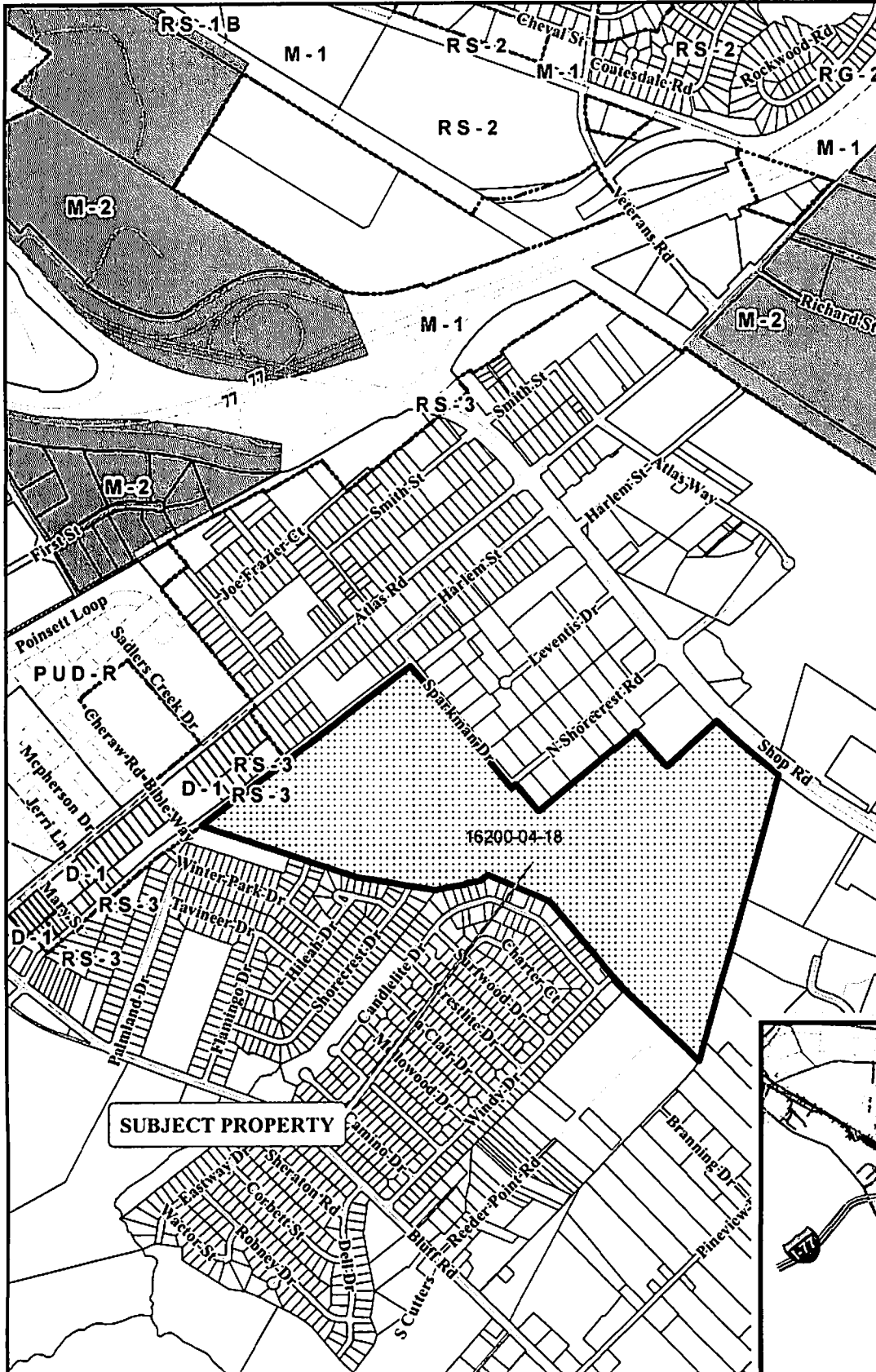


# ANNEXATION W/REZONING

121 Shop Road Extention  
Zoned: M-1 / LI



Planning & Development Services



### LEGEND

- 121 Shop Road Ext
- Richland Streets
- City Limits
- Parcels
- D-1
- RS-1
- RS-1A
- RS-1B
- RS-2
- RS-3
- RD
- RG-1
- RG-1A
- RG-2
- RG-3
- UTD
- C-1
- C-2
- C-3
- C-3A
- C-4
- C-5
- M-1
- M-2
- PUD-R
- PUD-C
- PUD-LS (Harbison)
- PUD-LS
- Out of City

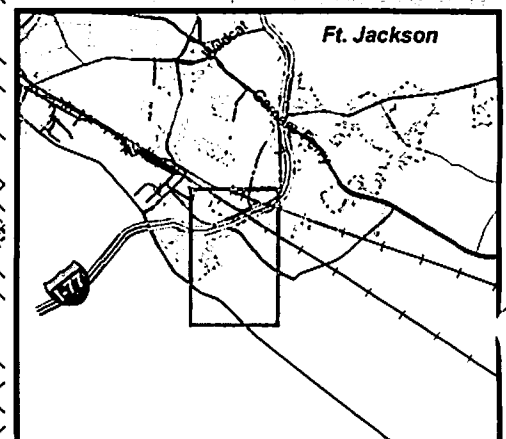
### ORIGINAL PREPARATION/DATE:

This map was prepared by:  
S. W. Hudson, III  
Planning & Development Services  
March 17, 2009

### REVISION NUMBER/DATE:

### DISCLAIMER

The City of Columbia Department of Engineering and Development Services Department 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.





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 improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, being shown and delineated as containing 129.56 acres, more or less, on a plat prepared for Ben Brantley by Associated E & S, INC., and dated October 17, 2008. Said parcel having such boundaries and measurements as are shown on said plat.

Richland County TMS: 16200-04-18

Property Address: 121 Shop Road Ext

SHOP ROAD HOLDINGS, LLC

BY: Benjamin E. Brantley  
Benjamin E. Brantley

March 27, 2009  
Date

Its: Member

RECEIVED

MAR 30 2009

PLANNING DEPARTMENT  
RECEIVED BY Smith