

ORDINANCE NO.: 2015-108

*Annexing and Incorporating 1750 Andrews Road, Richland County TMS #13701-01-17  
into the Plan Columbia Land Use Plan Putting the Pieces Together  
adopted by Ordinance No.: 2015-014 on February 17, 2015*

ORIGINAL  
STAMPED IN RED

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 15th day of December, 2015, 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 M-1, apportioned to City Council District 3, Census Tract 117.01, contains .589 acres, and shall be assigned a land use classification of IND-Industrial.

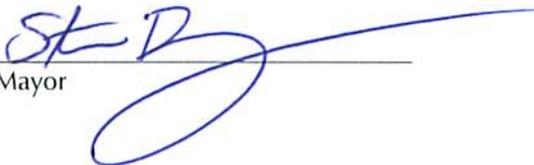
PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 13701-01-17

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

Requested by:

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

  
\_\_\_\_\_  
Mayor

Approved by:

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

Approved as to form:

  
\_\_\_\_\_  
City Attorney

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

Introduced: 12/1/2015  
Final Reading: 12/15/2015

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**  
**ORDINANCE NO.: 2015-108**

**ORIGINAL**  
**STAMPED IN RED**

All that certain piece, parcel or lot lying and being situated near the City of Columbia, in the County of Richland, State of South Carolina, containing 0.589 acres, more or less, on a plat prepared for Pro Tow, Inc. by Southeastern Land Management and Surveying, LLC dated and recorded July 31, 2015 in the Office of the ROD for Richland County in Book 2046, at Page 3392. Said parcel being described 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: September 10, 2015

RE: **Property Address:** 1750 Andrews Road  
**Richland County TMS:** 13701-01-17  
**Owner(s):** PRO TOW OF COLUMBIA, INC.,  
**Current Use:** Industrial/Commerical      **Current County Zoning:** RM-MD  
**Proposed Use:** Industrial      **Proposed City Zoning:** M-1  
**Current Land Use:** Mixed Res. (High Den.)      **Proposed Land Use:** IND- Industrial  
**Reason for Annexation:** Ability to Conduct Buisness within City Limits  
**City Council District:** 3      **Census Tract:** 117.01

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.

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.

/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: RM-1 (Zoning classification) by 70 on 11/02/2015 (mm/dd/yyyy).

Planning Commission Land Use Recommendation: IND (Land Use classification) by 1-0 on 11/02/2015 (mm/dd/yyyy).

  
(Signature of Interim Annexation Coordinator)



# Future Land Use Map

1750 Andrews Road  
TMS# 13701-01-17 FLU: IND

Department of Planning & Development Services

**Legend**

CITY LIMITS  
 PARCELS

- UCMR-1 - Urban Core Mixed Residential-1
- UCMR-2 - Urban Core Mixed Residential-2
- UCMR - Urban Core Mixed Residential
- UEMF - Urban Edge Multi-Family
- UCR-1 - Urban Core Residential Small Lot
- UCR-2 - Urban Core Residential Large Lot
- UEB-1 - Urban Edge Residential Small Lot
- UEB-2 - 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
- 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 - Civic/Institutional Districts
- SD-3 - Central Business District
- SD-4 - Riverbanks Zoo and Garden
- SD-5 - Universities/Colleges
- SD-6 - Fort Hobson

0 95 190 380 Feet

ORIGINAL PREPARATION/DATE:  
This map was prepared by:  
S. W. Hudson, III  
September 10, 2015



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 WARRANTIES OR REPRESENTATIONS  
AS TO THE ACCURACY OR COMPLETENESS  
OF THE INFORMATION OR DATA HEREON  
OR AT THE SCALE RISK OF THE USER.

# Zoning Map

Department of Planning & Development Services

1750 Andrews Road  
TMS# 13701-01-17 ZONED: RM-MD



Sources: Esri, DeLorme, NAVTEQ, TomTom, Intermap, increment P Corp., GEBCO

Sources: Esri, DeLorme, HERE, USGS, Intermap, increment P Corp., NRCAN, Esri, Japan, METI, Esri (China), Swire Hong Kong, Esri (India), Esri (Japan), Swire Hong Kong, Esri (Korea), Esri (Taiwan), Esri (Thailand), TomTom

\*\* DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

**Legend**

CITY LIMITS  
PARCELS

D-1	C-1
RS-1	C-2
RS-1A	C-3
RS-1B	C-3A
RS-2	C-4
RS-3	C-5
RD	M-1
RD-2	M-2
RG-1	PUD-C
RG-1A	PUD-L
RG-2	PUD-L-E
RG-3	PUD-L-R
UTD	PUD-R
MX-1	OUT OF CITY
MX-2	Ft. Jackson Overlay

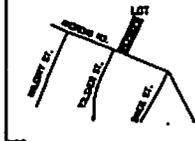
0 85 170 340 Feet

**ORIGINAL PREPARATION DATE:**  
This map was prepared by:  
S. W. Hudson, III  
September 10, 2015

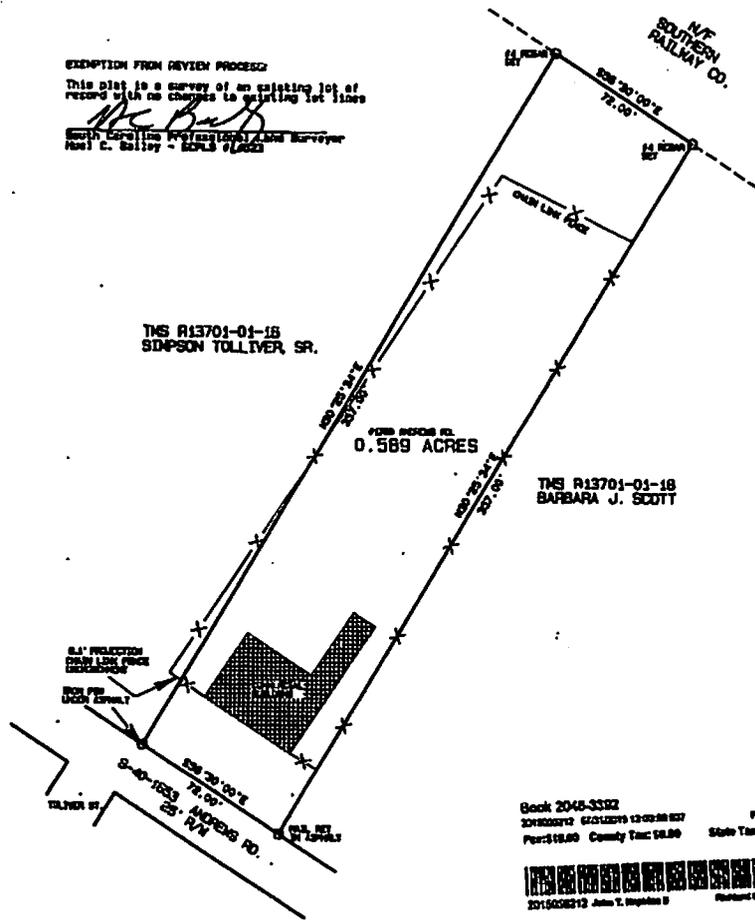
**DISCLAIMER**  
The City of Columbia Department of Planning and Development Services data represented on this map or plan is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Columbia makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY DATA HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.



**EXEMPTION FROM REVIEW PROCESS**  
 This plat is a survey of an existing lot of record with no changes to existing lot lines.  
*McBee*  
 South Carolina Professional Land Surveyor  
 Paul C. Bailey - 60418 9/2022



TMS R13701-01-18  
 SIMPSON TOLLIVER, SR.

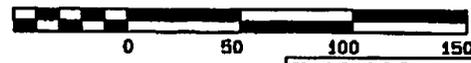
0.569 ACRES

TMS R13701-01-18  
 BARBARA J. SCOTT

Book 2045-3332  
 201800012 62012019 12-02-20 837  
 Per: \$18.00 County Tax: \$8.00 State Tax: \$8.00  
 201503212 John T. Hughes II Richard County R.C.O.

NOTE: REFERENCE IS MADE TO THAT UNRECORDED PLAT BY WILLIAM WINEFIELD, RLS FOR TWO MAY RADDIO OF SOUTH CAROLINA DATED SEPTEMBER 1, 1972

GRAPHIC SCALE 1"=50'



LEGEND: [Symbol] - CORNER PIN FOUND  
 [Symbol] - CORNER PIN SET  
 NOTES:



BOUNDARY SURVEY FOR	
<b>PRO TOW, INC.</b>	
CITY OF COLUMBIA	RICHLAND COUNTY
STATE OF SOUTH CAROLINA	
TAX MAP #: R13701-01-17	OFT: 444
REFERENCE: O.B. 3820 Pg. 3563	
SCALE: 1"=50'	DATE: 07/31/2019 JOB # PROTOW
<b>SOUTHEASTERN LAND MANAGEMENT AND SURVEYING, LLC</b>	
1824 PINEBUSH ST., SUITE 200 COLUMBIA, S.C. 29201 (803) 733-1225	

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 0.589 acres, more or less, on a plat prepared for Pro Tow, Inc., by Southeastern Land Management and Surveying, LLC, dated and recorded July 31, 2015 in the Office of the ROD for Richland County in Book 2046, at Page 3392. Said parcel being described and having such boundaries and measurements as are shown on said plat.

**Richland County TMS:** 13701-01-17

**Property Address:** 1750 Andrews Road, Columbia, SC 29201

**PRO TOW OF COLUMBIA, INC.,**

**BY:** *James A. Muntz*  
Signature

**DATE:** 9/9/15

James Allen Muntz  
(Print or Type Name)

**Its:** President/owner  
(Print or Type Title)