

ORIGINAL  
STAMPED IN RED

**ORDINANCE NO.: 2023-002**

*Annexing 7611 Garners Ferry Road, 7611 ½ Garners Ferry Road and 0.40 acre S/S Fountain Lake Road, Richland County TMS #16315-03-02 and TMS #16315-03-05 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map*

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 Code Ann. § 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 Columbia Compass: Envision 2036 as the City of Columbia Comprehensive Plan by Ordinance No.: 2020-028 along with all the maps and policies contained therein, and amended from time to time, in accordance with the South Carolina Comprehensive Planning Act of 1994 (§6-29 of the SC Code); and,

WHEREAS, the City of Columbia has adopted the Unified Development Ordinance (UDO) by Ordinance No.: 2019-013 and Official Zoning Map of the City of Columbia, S.C. by Ordinance No.: 2021-001, both amended from time to time, in accordance with the authority in Title VI of the SC Code; and

WHEREAS, pursuant to Sec. 17-1.7(c) of the UDO, annexation may be considered concurrent with amendments to the Comprehensive Plan and the Zoning Map; and

WHEREAS, the City of Columbia Planning Commission has reviewed the proposed future land use and zoning classifications of the property, and made a recommendation to City Council in accordance with §6-29 of the SC Code and §17-2.5 of the UDO; and

WHEREAS, the Columbia City Council has held a public hearing in accordance with §17-2.4(f) of the UDO and §6-29-760 of the SC Code; and

WHEREAS, the Columbia City Council has determined that the proposed land use classification is appropriate for the property, and the proposed zoning district meets one or more of the criteria set forth by §17-2.5(c)(4), Zoning Map Amendment Decision Standards, of the UDO; NOW THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina this 21<sup>st</sup> day of February, 2023, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.
2. The property identified as 1611 Garners Ferry Road, 1611 ½ Garners Ferry Road and S/S Fountain Lake Road and TMS# 16315-03-02 and TMS# 16315-03-05 containing 1.73 acres, further identified in Attachment A, is hereby annexed to and becomes a part of the City of Columbia, and is incorporated into Columbia Compass: Envision 2036 and the Official Zoning Map, effective immediately.
3. This property shall be apportioned to City Council District #3, Census Tract 116.07, and assigned a future land use classification of Urban Edge Regional Activity Center (UEAC-2) and zoning of General Commercial District (GC).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NOS.: 16315-03-02 and 16315-03-05

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

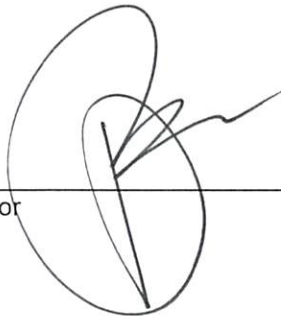
Approved by:

  
City Manager

Approved as to form:

  
City Attorney

Introduced: 2/7/2023  
Final Reading: 2/21/2023

  
Mayor

ATTEST:

  
City Clerk

**ORDINANCE NO.: 2023-002**  
**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**

All that certain piece, parcel, lot of land with the improvements thereon, situate, lying and being near the City of Columbia in the County of Richland, State of South Carolina. Same being shown and designated as 1.33 acres on that certain final plat for Global Invest Group, LLC prepared by Belter and Associates, Inc. dated March 13, 2009 and recorded in the Office of the ROD for Richland County in Record Book 1535 at Page 2564 on July 1, 2009. Said plat being adopted and incorporated herein by reference for a more complete and accurate description; all measurements being a little more or less.

All that certain piece, parcel or lot of land, being known as Parcel "A" containing 0.40 acres, more or less, on a plat prepared for Tom McTeer by Civil Engineering of Columbia dated August 18, 1986 and recorded in Plat Book 53 at page 2324 in the office of the RMC for Richland County, South Carolina. Said Parcel "A" formerly being a portion of the 6.26 acres, more or less, as shown on a boundary survey made by Wilbur Smith and Associates dated January 16, 1974 and recorded in the Office of the RMC for Richland County in Plat Book 45 at page 101.

STATE OF SOUTH CAROLINA     )  
   )  
COUNTY   OF   RICHLAND        )     PETITION FOR ANNEXATION

The undersigned, being the owner(s) of the properties 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, lot of land with the improvements thereon, situate, lying and being near the City of Columbia in the County of Richland, State of South Carolina. Same being shown and designated as 1.33 acres on that certain final plat for Global Invest Group, LLC prepared by Belter and Associates, Inc. dated March 13, 2009 and recorded in the Office of the ROD for Richland County in Record Book 1535 at Page 2564 on July 1, 2009. Said plat being adopted and incorporated herein by reference for a more complete and accurate description; all measurements being a little more or less.

Richland County TMS:       16315-03-02

Property Addresses:        7611 Garners Ferry Road and 7611 ½ Garners Ferry Road

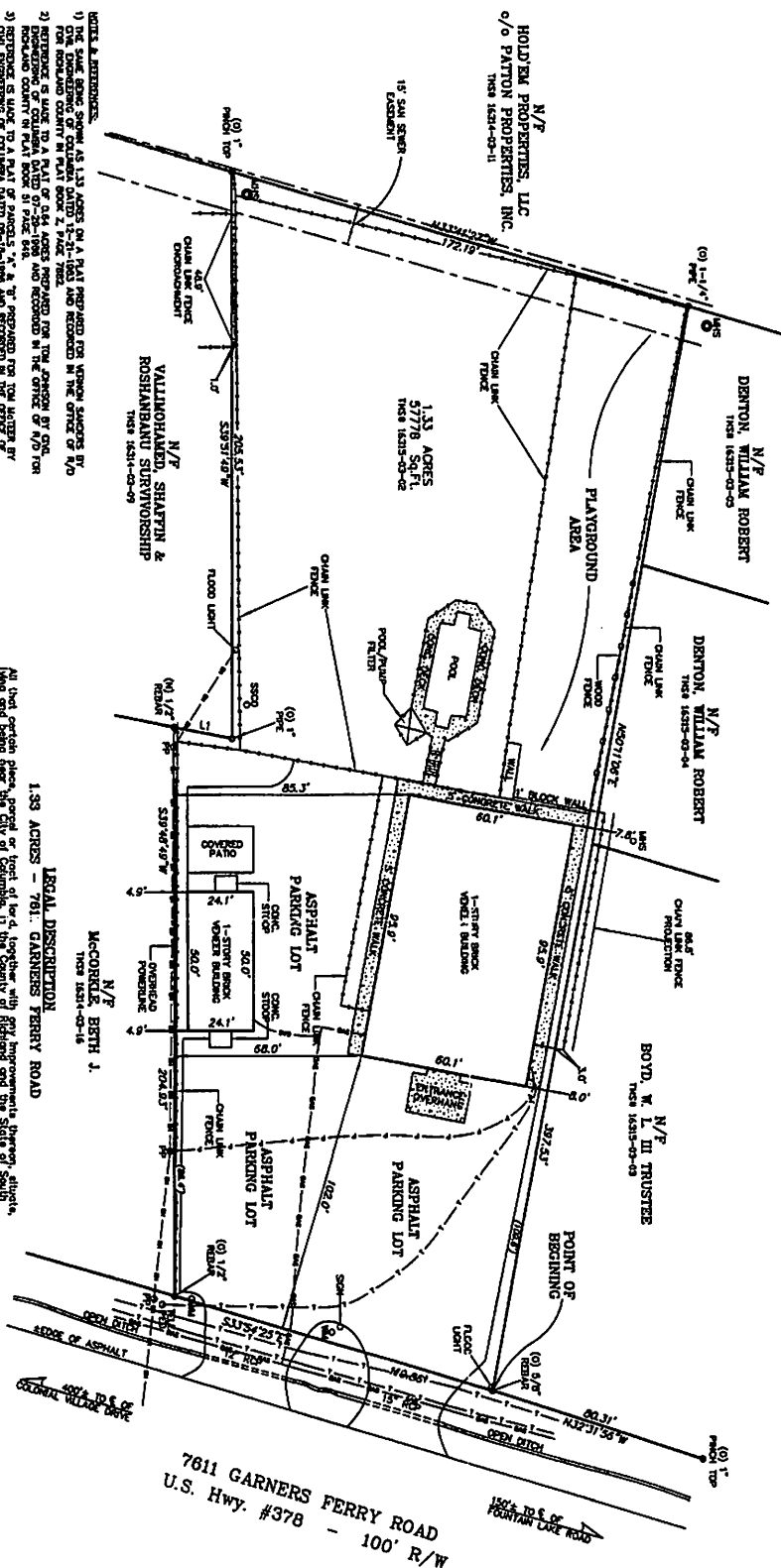
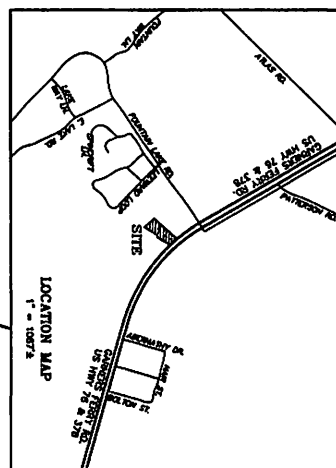
H & BJ Holdings, LLC

BY:   
(Signature)

Jzm Han  
(Print or Type Name)


Date: 11/1/22

ITS: POA of Jzm Han  
(Print or Type Title)     SOLE MEMBER



THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES, PUBLIC UTILITY PROTECTION SERVICE (PUPS) LOCATION MARKERS (CHECK THE DISTRICT) AND INFORMATION PROVIDED TO US BY THE LOCAL GOVERNMENT. THE DEPT. OF PUBLIC UTILITIES HAS NO WAY OF KNOWING THE LOCATION OF UTILITIES DEEPER THAN 10 FEET AND THEREFORE, OTHER UTILITIES NOT SHOWN.

**PALETTE UTILITY LOCATION SERVICE**



**THE UTILITY SHOWS THE SHOW THE CONTRACTOR'S CONFORMANCE WITH THE NATIONAL UTILITY CONTRACTORS ASSOCIATION'S (NUCA) STANDARDS FOR THE LOCATION SERVICE. IT IS THE ONLY SERVICE THAT PROVIDES THE CONTRACTOR WITH THE LOCATION SERVICE. IT IS THE ONLY SERVICE THAT PROVIDES THE CONTRACTOR WITH THE LOCATION SERVICE. IT IS THE ONLY SERVICE THAT PROVIDES THE CONTRACTOR WITH THE LOCATION SERVICE.**

**ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY.**

**CALL 1-800-368-3683**

**TOLL FREE 1-800-368-3683**

**OR CALL 811**

<b>BELTER &amp; ASSOCIATES, INC.</b>	144 FRIARSCAPE BOULEVARD FPO, SOUTH CAROLINA 29083	TELEPHONE: (803) 732-4004
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[illegible][illegible]

**LEGAL DESCRIPTION**  
**1.33 ACRES - 761. GARNERS FERRY ROAD**

McCORKLE, BETH J  
DOB 12-21-63-16

**TIME 16314-03-11**

[illegible]

**FINAL PLAT PREPARED FOR**

**GLOBAL INVEST  
GROUP, LLC**

NEAR COLUMBIA, S.C. IN RICHLAND COUNTY

SCALE: 1" = 30'

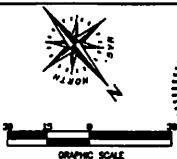
DATE: 03-13-09

OF AREA: 63739.6

1.33 ACRES

CHILAND COUNTY TR

319 BOOKS BY EBY



EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSESSION EASEMENTS THAT WOULD INTERFERE WITH THE MAKING OF SUBDIVISION DISTRICTS; TRAIL LINES; RESTRICTIVE COVENANTS; AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

ONLY THE LISTED DOCUMENTS SHOWN HEREON WERE CONSIDERED AS A PART OF THIS SURVEY.

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND VISIBLE STRUCTURES. LOCATIONS OF UNDERGROUND UTILITIES, STRUCTURES AND/OR EASEMENTS MAY VARY FROM LOCATIONS SHOWN HEREON UNLESS DESIGNATED WITH BEARINGS & DISTANCES.

[illegible]



# MEMORANDUM

## Office of the City Manager

TO: Department Heads  
FROM: Teresa Wilson, City Manager  
DATE: November 17, 2022  
RE: **Property Address:** 7611 and 7611 ½ Garners Ferry Road, and 0.40 acre S/S Fountain Lake Road  
**Richland County TMS#:** 16315-03-02 and 16315-03-05  
**Owner(s):** H & BJ Holdings, LLC and JDR, LLC / Del Lago Ventures, Inc.  
**Current Use:** Commercial  
**Proposed Use:** Commercial  
**Current County Land Use:** Neighborhood (Medium Density)  
**Proposed City Land Use:** Urban Edge Regional Activity Center (UEAC-2)  
**Current County Zoning:** General Commercial (GC)  
**Proposed City Zoning:** General Commercial (GC)  
**Reason for Annexation:** Municipal Services; Donut Hole - Secondary  
**City Council District:** 3  
**Census Tract:** 116.07

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 **December 8, 2022** Planning Commission 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  
Dana Higgins, Director, Engineering  
Frank Eskridge, Director, Utilities  
Robert Anderson, Public Works Director  
Krista Hampton, Planning & Development Services  
Kelly Smith, Business License Administrator  
Greg Williams, Business Liaison  
Tiffany Latimer, Customer Care Administrator  
Todd Beiers, Building Official  
Michelle Brazell, Engineering  
Police Planning & Research  
Alfreda Tindal, Richland Co. 911 Addressing Coordinator

Missy Gentry, Assistant City Manager  
Henry M. Simons, Assistant City Manager  
Teresa Knox, City Attorney  
William Holbrook, Police Chief  
Aubrey Jenkins, Fire Chief  
Gloria Saeed, Community Development Director  
George Adams, Fire Marshal  
Hope Hasty, Zoning Administrator  
Jacquelyn Richburg, Columbia-Richland 911  
David Hatcher, Housing Official  
Richland County Solid Waste Collection  
Lucinda Statler, Planning Administrator  
Brandon Burnette, Development Center Administrator

Planning Commission Land Use Recommendation: UEAC-2 (Land Use classification) by 7-0

on 12/8/2022 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: GC (Zoning classification) by 7-0

on 12/8/2022 (mm/dd/yyyy).

  
(Signature of Annexation Coordinator)





02/08/2021

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# Future Land Use Map

7611 and 7611 1/2 Garners Ferry Rd. and 0.40 acres, S/S Fountain Lake Rd;  
TMS# 16315-03-02 and 16315-03-05;  
Current Rich. Co. FLU: Neighborhood (Medium Density), Proposed City FLU: UEAC-2



Department of Planning &  
Development Services

ORIGINAL PREPARATION/DATE:  
This map was prepared by:

Shane Shaughnessy  
Date: 11/17/2022



We Are Columbia



0 62.5 125 250  
Feet

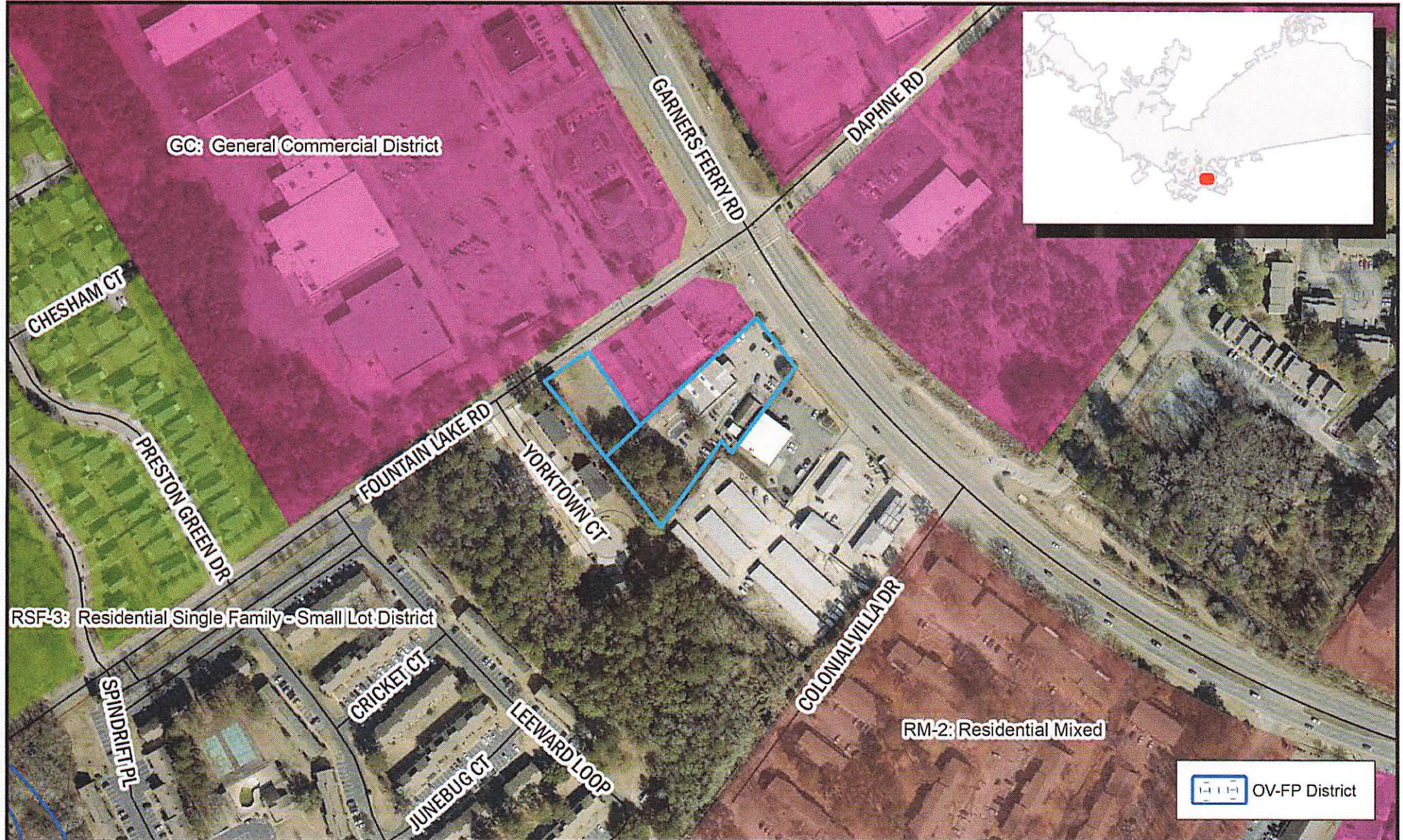
CITY OF COLUMBIA PLANNING DEPARTMENT  
THIS MAP IS THE PRODUCT OF COMPILATION,  
OR WAS PRODUCED BY OTHERS. IT IS FOR  
INFORMATION ONLY AND THE CITY OF COLUMBIA  
MAKES NO REPRESENTATIONS AS TO ITS ACCURACY  
OR USE WITHOUT FIELD VERIFICATION  
IS AT THE SOLE RISK OF THE USER.

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



# Zoning Map

7611 and 7611 1/2 Garners Ferry Rd. and 0.40 acrs, S/S Fountain Lake Rd;  
TMS# 16315-03-02 and 16315-03-05;  
Current Rich. Co. Zoning: GC, Proposed City Zoning: GC



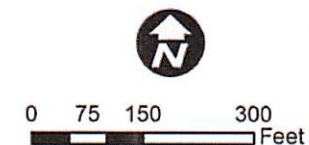
Department of Planning &  
Development Services

ORIGINAL PREPARATION/DATE:  
This map was prepared by:

Shane Shaughnessy  
Date: 11/17/2022



We Are Columbia



**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

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Richland County TMS:         16315-03-05

Property Addresses:         0.40 acre, S/S Fountain Lake Road

JDR, LLC

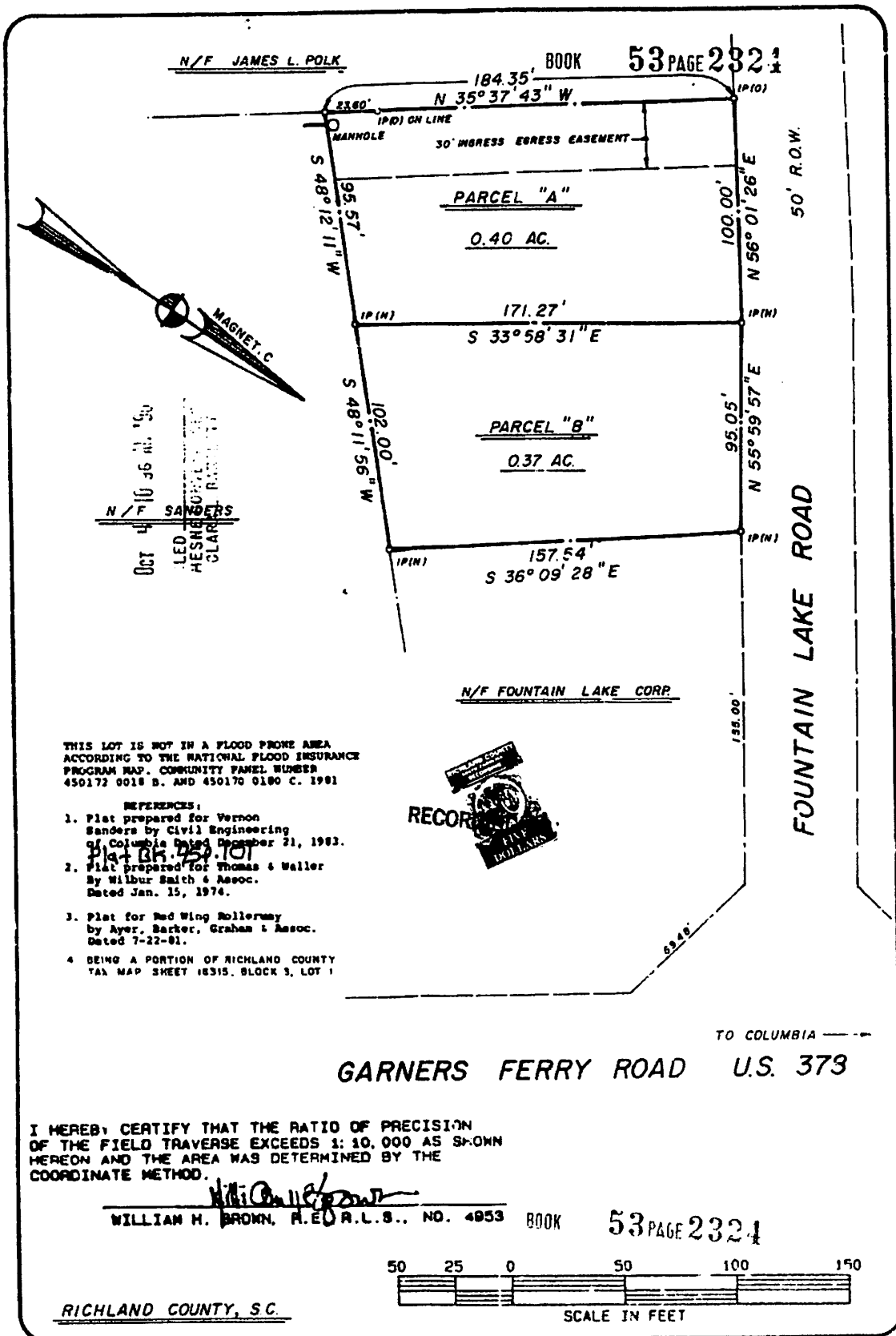
BY:   
(Signature)

Date: 11-9-22

RAVINDER KUMAR  
(Print or Type Name)

ITS: SOLE MEMBER  
(Print or Type Title)





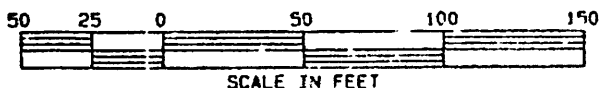
I HEREBY CERTIFY THAT THE RATIO OF PRECISION  
OF THE FIELD TRAVERSE EXCEEDS 1: 10,000 AS SHOWN  
HEREON AND THE AREA WAS DETERMINED BY THE  
COORDINATE METHOD.

*William H. Brown*

WILLIAM H. BROWN, P.E. R.L.S., NO. 4953

BOOK

53 PAGE 232 1



NO.				DATE				REVISION DESCRIPTION				BY	
DATE				AUGUST 18, 1985									
DRAWN				M. DINKINS				JOB NUMBER				86143	
SCALE				1" = 50'									

PREPARED FOR  
**TOM MCTEER**

**C** **CIVIL ENGINEERING of COLUMBIA**  
CONSULTING ENGINEERING SURVEYING AND PLANNING  
COLUMBIA, SOUTH CAROLINA