



**ORDINANCE NO.: 2020-097**

*Annexing and Incorporating 1.45 acre portion of 940 Gracern Road,  
Richland County TMS#07301-02-01(pt) into Columbia Compass: Envision 2036 adopted by  
Ordinance No.: 2020-028 on August 4, 2020*

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 Columbia Compass: Envision 2036 as the City of Columbia Comprehensive Plan by Ordinance No.: 2020-028 adopting Columbia Compass: Envision 2036 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 (Title 6, Chapter 29 of the SC Code); NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, 1st day of December, 2020, that the property described herein is hereby annexed to, incorporated into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2020-028 on August 4, 2020, and becomes a part of the City of Columbia effective immediately. This property shall be assigned a future land use classification of Employment Campus (EC), zoning of General Commercial District (C-3), apportioned to City Council District 2, Census Tract 104.03 and contains 1.45 acres.

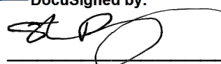
PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 07301-02-01 (pt)

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

DocuSigned by:  
  
Mayor  
D10DF264F...

Approved by:

DocuSigned by:  
  
City Manager

Approved as to form:

DocuSigned by:  
  
City Attorney

ATTEST:

DocuSigned by:  
  
City Clerk  
D1859284E...

Introduced: 11/17/2020  
Final Reading: 12/1/2020

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**  
**ORDINANCE NO.: 2020-097**

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, and shown as Tract A on a Zoning Sketch prepared for Carolina Paint & Body, by Howard R. Boyd, II, P.E., Southeastern Land Management and Surveying, LLC, dated January 28, 2020, and containing 1.45 acres. Said tract having such boundaries and measurements as are shown on said Zoning Sketch hereby incorporated by reference for a more complete description of the property.

# MEMORANDUM

## Office of the City Manager

TO: Department Heads  
FROM: Teresa Wilson, City Manager  
DATE: March 11, 2020  
RE: **Property Address:** 940 Gracern Road  
**Richland County TMS#:** 07301-02-01  
**Owner(s):** American Home Renovations, LLC / Julius Brazell  
**Current Use:** Vacant  
**Proposed Use:** Commercial / Vacant  
**Current County Land Use:** Mixed Residential (High Density)  
**Proposed City Land Use:** Employment Campus (EC)  
**Current County Zoning:** Residential Single Family Low Density (RS-LD)  
**Proposed City Zoning:** General Commercial (C-3)  
**Reason for Annexation:** Municipal Services; Donut Hole  
**City Council District:** 2  
**Census Tract:** 104.03

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 **April 6, 2020** 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

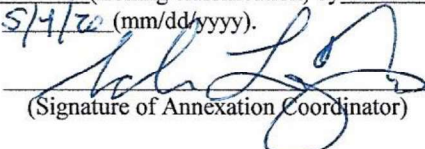
### Attachments

cc: Clint Shealy, Assistant City Manager  
Jeff Palen, Assistant City Manager/CFO  
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  
Tiffany Latimer, Customer Care Administrator  
Jerry Thompson, Building Official  
Michelle Brazell, Engineering  
Denny 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: EC (Land Use classification) by 70 on 5/4/20 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: C-3 (Zoning classification) by 7-0 on 5/4/20 (mm/dd/yyyy).

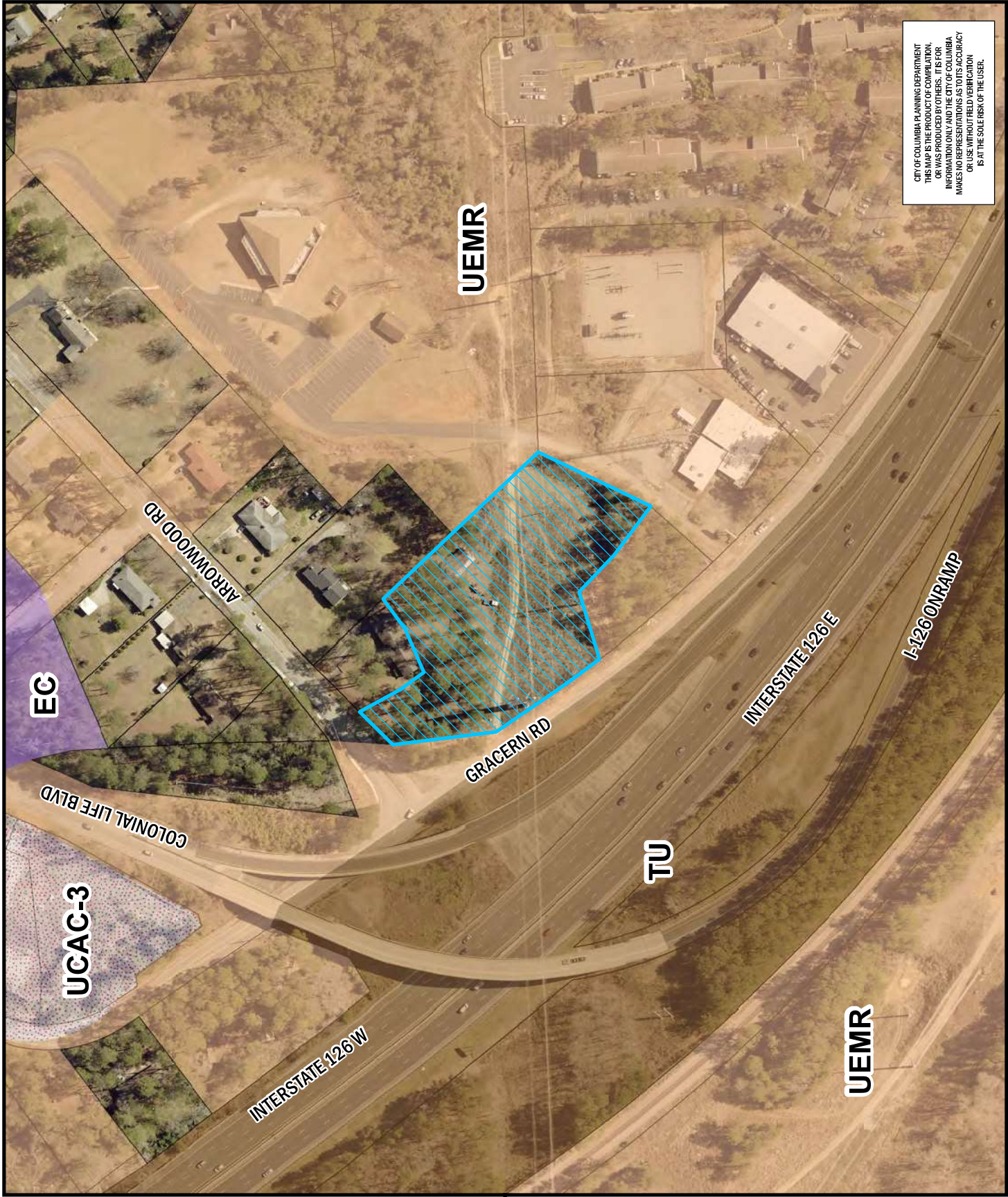
  
(Signature of Annexation Coordinator)



# Future Land Use Map

Department of Planning & Development Services

940 Gracern Road, TMS# 07301-02-01;  
Current Rich. Co. FLU: Mixed Residential (High Density), Proposed FLU: EC



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 REPRESENTATIONS AS TO ITS ACCURACY  
OR USE WITHOUT FIELD VERIFICATION  
IS AT THE SOLE RISK OF THE USER.

**Legend**

**CITY LIMITS**

**PARCELS**

- UC1R-1 - Urban Core Mixed Residential 1
- UC1R-2 - Urban Core Mixed Residential 2
- UC1R-3 - Urban Core Mixed Residential 3
- UEMR - Urban Edge Mixed Residential
- UEMF - Urban Edge Multi-Family
- UCF-1 - Urban Core Residential Small Lot
- UCF-2 - Urban Core Residential Large Lot
- UER-1 - Urban Edge Residential Small Lot
- UER-2 - Urban Edge Residential Large Lot
- UCAC-1 - Urban Core Neighborhood Activity Center
- UCAC-2 - Urban Core Community Activity Center
- UEAC-1 - Urban Edge Community Activity Center
- UEAC-2 - Urban Edge Regional Activity Center
- UEAC-3 - Urban Edge 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 Jackson

0 50 100 200 Feet

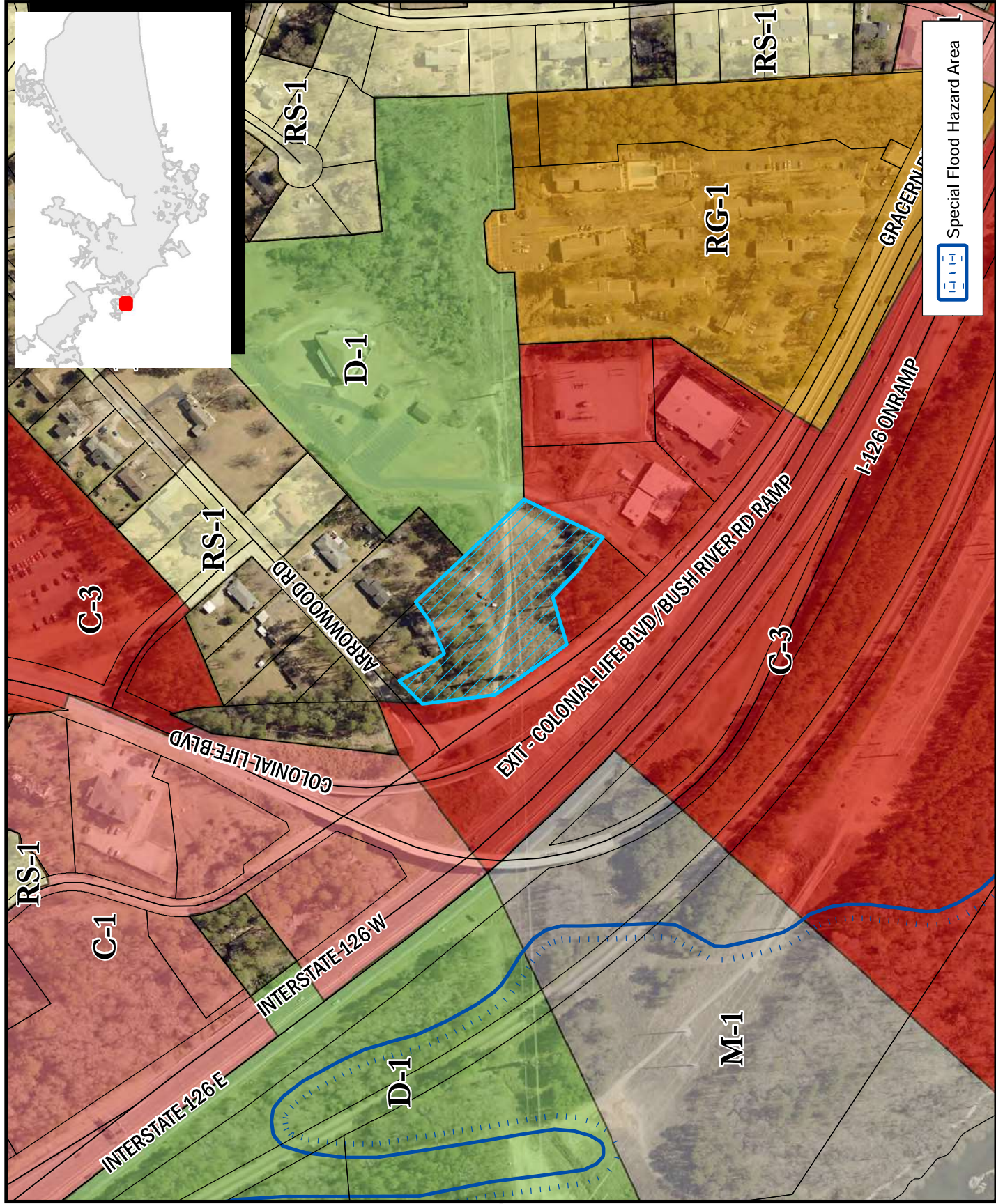
**ORIGINAL PREPARATION/DATE:**  
This map was prepared by:  
Shane Shaughnessy  
March 11, 2020



# Zoning Map

Department of Planning & Development Services

940 Gracern Road, TMS# 07301-02-01;  
Current Rich. Co. Zoning: RS-LD, Proposed Zoning: C-3



**Legend**

- PARCELS
- D-1
- RS-1
- RS-1A
- RS-1B
- RS-2
- RS-3
- RD
- RD-2
- M-2
- PUD-C
- PUD-LS
- PUD-LS-E
- PUD-LS-R
- PUD-R
- MX-1
- MX-2
- OUT OF CITY

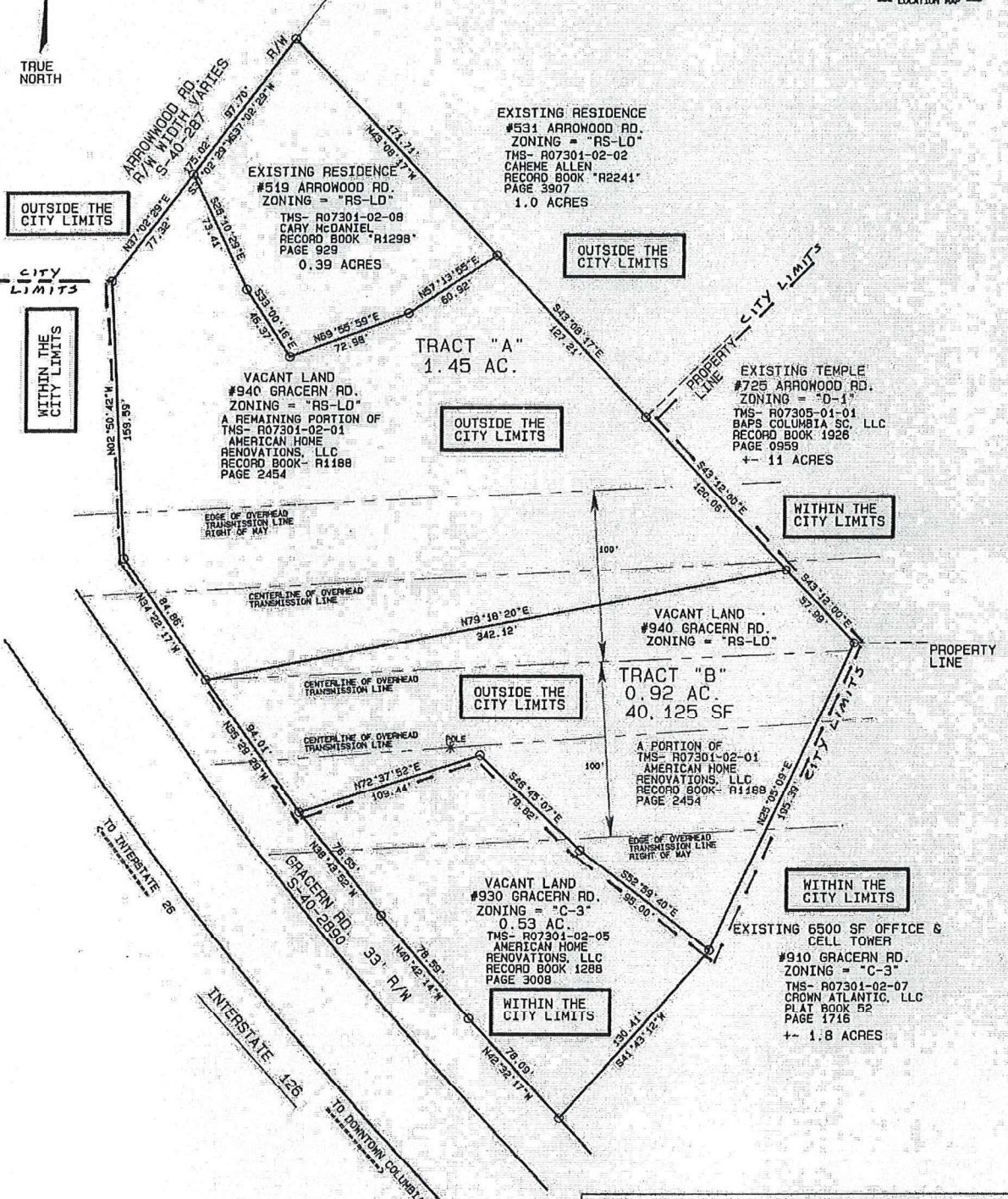
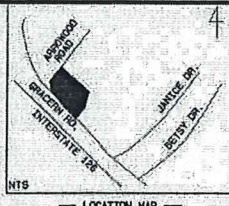
0 75 150 300 Feet

**ORIGINAL PREPARATION/DATE:**  
This map was prepared by:  
Shane Shaughnessy  
March 11, 2020

**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.



Special Flood Hazard Area



ZONING SKETCH PREPARED BY HOWARD R. BOYD, II, P.E.

**CAROLINA PAINT & BODY**

CITY OF COLUMBIA    RICHLAND COUNTY  
STATE OF SOUTH CAROLINA

TAX MAP #: AS SHOWN

REFERENCES: RECORD BOOK- 1288 PG. 3008, RECORD BOOK- R1188 PG. 2454

SCALE: 1"=60'    DATE: 01/28/2020    JOB # GRACERN7

**SOUTHEASTERN LAND MANAGEMENT AND SURVEYING, LLC**  
1224 PICKENS ST., SUITE 200  
COLUMBIA, S.C. 29201  
(803) 360-8965

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 any improvements thereon, situate, lying and being near the City of Columbia, in Richland County, State of South Carolina, and shown as Tract A on a Zoning Sketch prepared for Carolina Paint & Body, by Howard R. Boyd, II, P.E., Southeastern Land Management and Surveying, LLC, dated January 28, 2020, and containing 1.45 acres. Said tract having such boundaries and measurements as are shown on said Zoning Sketch hereby incorporated by reference for a more complete description of the property.

Richland County TMS:        07301-02-01 (portion)

Property Address:           1.45 acre portion of 940 Gracern Road

American Home Renovations, LLC

BY: *Cary W. McDaniel*           Date: MARCH 4, 2020  
(Signature)

CARY W. McDANIEL           ITS: *Dana*  
(Print or Type Name)           (Print or Type Title)