

ORDINANCE NO.: 2017-116

Annexing and Incorporating 405 Greenlawn Drive, Richland County TMS#16308-07-02  
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 6th day of February, 2018, 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 (M-1), apportioned to City Council District 3, Census Tract 116.07, contains 2.04 acres, and shall be assigned a land use classification of Industrial (IND).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 16308-07-02

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

  
\_\_\_\_\_  
Mayor

Approved by:

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

Approved as to form:

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

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

Introduced: 1/16/2018  
Final Reading: 2/6/2018

ORIGINAL  
STAMPED IN RED

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**  
**ORDINANCE NO.: 2017-116**

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

All that certain piece, parcel and tract of land, with improvements thereon, if any, situate, lying and being located near the City of Columbia, in the County of Richland, State of South Carolina, containing 2.04 acres, and being designated as Parcel "A" as shown on a Plat prepared for Marion Burnside by Wilbur Smith & Associates, dated October 11, 1978, and recorded in the Office of the Register of Deeds for Richland County, South Carolina, in Plat Book Y at Page 2827, the Plat being 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: November 1, 2017  
RE: **Property Addresses:** 405 Greenlawn Drive  
**Richland County TMS#:** 16308-07-02  
**Owner(s):** John L. Jackson and Leola J. Jackson / The Humane Society for the Prevention of Cruelty to Animals  
**Current Use:** Institutional/Vacant  
**Proposed Use:** Institutional  
**Current County Land Use:** Economic Development Corridor  
**Proposed City Land Use:** Industrial (IND)  
**Current County Zoning:** General Commercial (GC)  
**Proposed City Zoning:** Light Industrial (M-1)  
**Reason for Annexation:** Municipal Services/Donut Hole  
**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 4, 2017** 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.

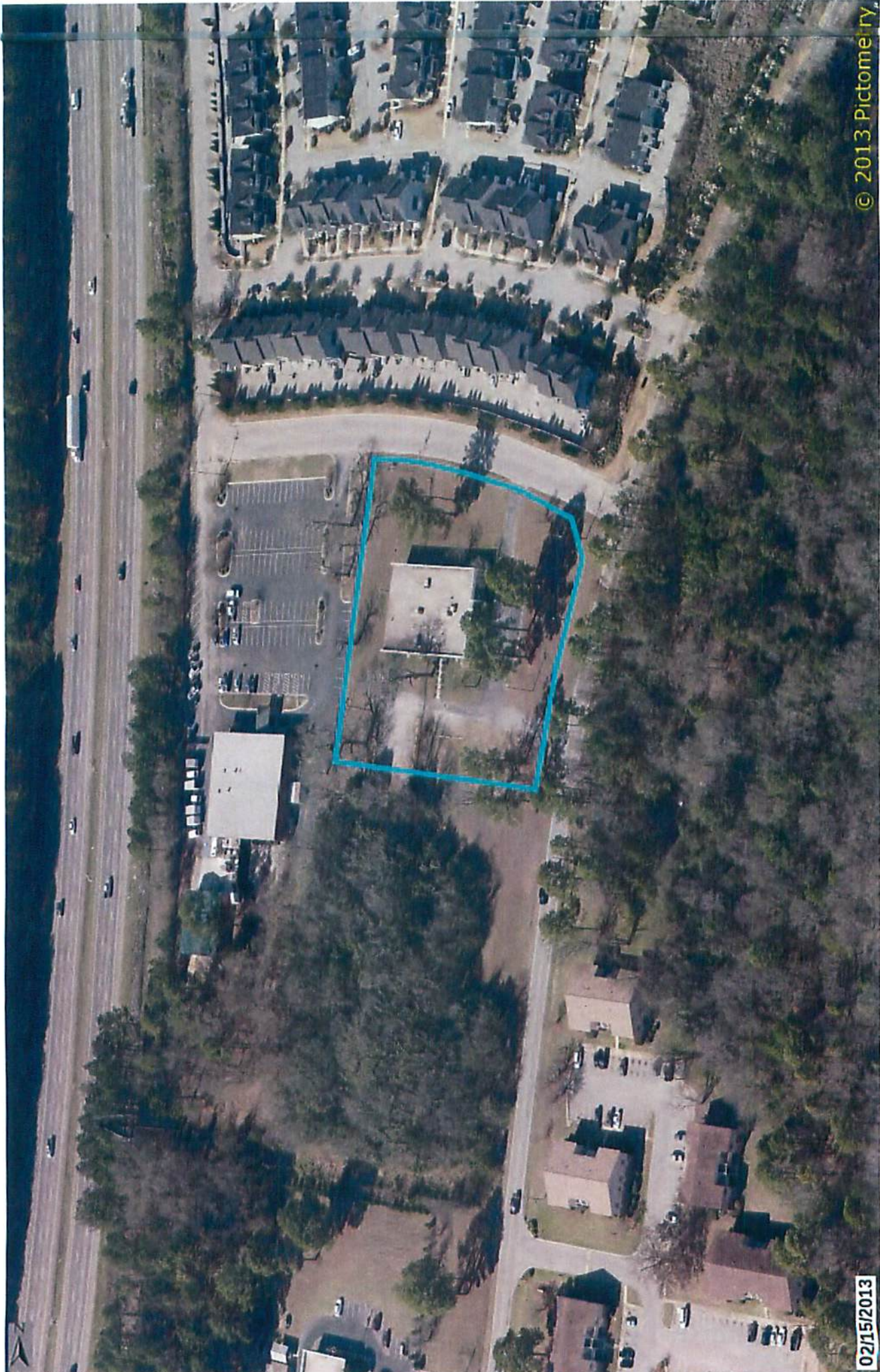
/atl  
Attachments

cc:	S. Allison Baker, Sr. Assistant City Manager	Missy Gentry, Assistant City Manager
	Clint Shealy, Assistant City Manager	William Holbrook, Police Chief
	Aubrey Jenkins, Fire Chief	Teresa Knox, City Attorney
	Joseph Jaco, Director, Utility Operations	Dana Higgins, Director, Engineering
	Robert Anderson, Public Works Director	Jan Alonso, Finance Director
	Krista Hampton, Planning & Development Services	Jeff Palen, Assistant City Manager/CFO
	Gloria Saaed, Community Development Director	George Adams, Fire Marshal
	Sidra Nelson, Business License Administrator	Brian Cook, Zoning Administrator
	Angela Adams, Customer Care Administrator	Kimberly Gathers, Columbia-Richland 911
	Jerry Thompson, Building Official	David Hatcher, Housing Official
	Michelle Brazell, 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 Co. 911 Addressing Coordinator	

Planning Commission Land Use Recommendation: IND (Land Use classification) by 8-0 on 12/4/17 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: M-1 (Zoning classification) by 8-0 on 12/4/17 (mm/dd/yyyy).

  
(Signature of Annexation Coordinator)



# Future Land Use Map

405 Greenlawn Drive; TMS# 16308-07-02;  
Existing FLU: Economic Development Corridor; Proposed FLU: IND

Department of Planning & Development Services

**Legend**

**CITY LIMITS**  
 CITY LIMITS  
 PARCELS

	UCMR-1 - Urban Core Mixed Residential-1
	UCMR-2 - Urban Core Mixed Residential-2
	UEMR - Urban Edge Mixed Residential
	UEMF - Urban Edge Multi-Family
	UCR-1 - Urban Core Residential Small Lot
	UCR-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
	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 - Port/Jackson

**Scale:** 0 25 50 100 Feet

**North Arrow:**

**ORIGINAL PREPARATION DATE:**  
 This map was prepared by:  
 Shane Shaughnessy  
 October 31, 2017



**We Are Columbia**

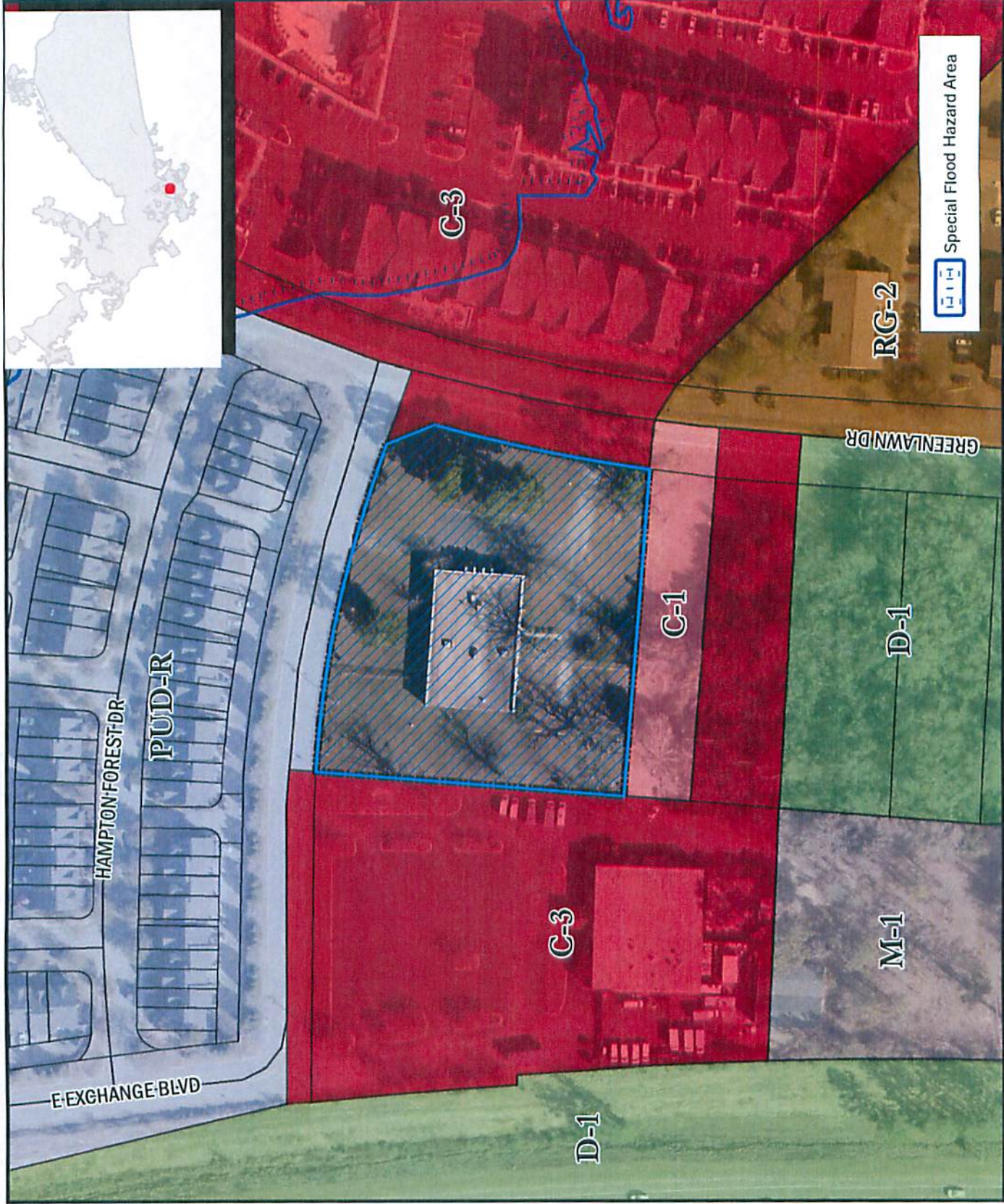


CITY OF COLUMBIA PLANNING DEPARTMENT  
 THIS MAP IS THE PRODUCT OF COMPILED  
 OR WAS PROVIDED BY OTHERS. IT IS FOR  
 INFORMATION ONLY AND THE CITY OF COLUMBIA  
 MAKES NO REPRESENTATIONS AS TO ITS ACCURACY  
 OR USE WITHOUT FIELD VERIFICATION  
 IS AT THE SOLE RISK OF THE USER.

# Zoning Map

Department of Planning & Development Services

405 Greenlawn Drive; TMS# 16308-07-02  
Existing Zoning: GC, Proposed Zoning: M-1



**Legend**

**CITY LIMITS**  
 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-LS
	RG-2		PUD-LS-E
	RG-3		PUD-LS-R
	UTD		PUD-R
	MX-1		OUT OF CITY
	MX-2		

**0 25 50 100 Feet**

**ORIGINAL PREPARATION DATE:**  
 This map was prepared by:  
 Shane Shaughnessy  
 October 31, 2017

**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.

**We Are Columbia**

Special Flood Hazard Area

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

The undersigned, being the owner(s) of the property described below hereby petitions 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 the improvements thereon, if any, situate, lying and being located near the City of Columbia, in the County of Richland, State of South Carolina, containing 2.04 acres, and being designated as Parcel "A" as shown on a Plat prepared for Marion Burnside by Wilbur Smith & Associates, dated October 11, 1978, and recorded in the Office of the Register of Deeds for Richland County, South Carolina, in Plat Book Y at Page 2827, the Plat being incorporated by reference for a more complete description of the property.

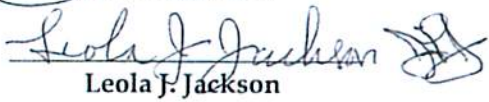
Richland County TMS:        16308-07-02

Property Addresses:         405 Greenlawn Drive

OWNER/SELLER:

  
John L. Jackson

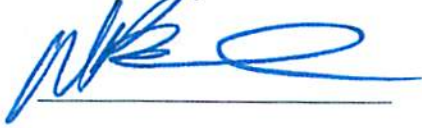
Date: 10/25/2017

  
Leola J. Jackson

Date: 10/25/2017

BUYER:

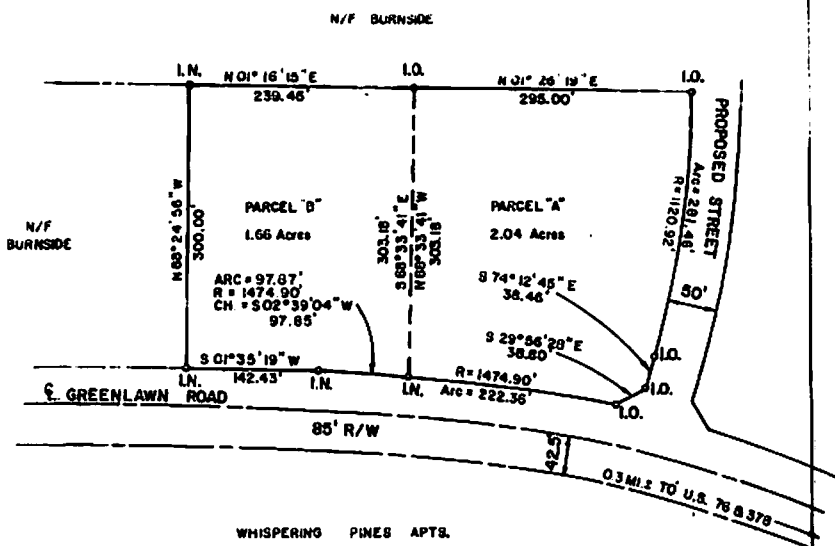
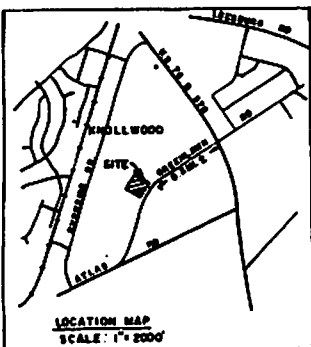
The Humane Society for the Prevention of Cruelty to Animals

BY: 

Date: 10/25/17

Wayne Brennessel

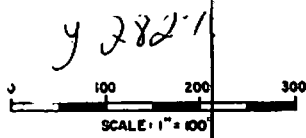
Its: Executive Director



FILED  
 Oct 19 2 00 PM '78  
 REC'D  
 CLERK OF COURTS  
 RICHLAND COUNTY, S.C.  
 CLERK T. MARSH

The Subdivision Map shows front lot 2001 found to be exempt from the City of Columbia Subdivision Regulations.

*Oct 13 1978*  
*Jay D. Stumpf, Staff Engineer*  
 Name, Title



PROPERTY MAP FOR  
**MARION BURNSIDE**  
 IN RICHLAND COUNTY, NEAR COLUMBIA, S.C.

THIS MAP IS A COMPOSITE OF TWO PLATS DRAWN FOR MARION BURNSIDE. PARCEL "A" WAS SURVEYED BY WARREN H. MACKAY, REGISTRATION NO. 442, AND IS SHOWN ON A PLAT DATED APRIL 20, 1972. PARCEL "B" WAS SURVEYED BY ME, AND I HEREBY CERTIFY THAT THE MEASUREMENTS AS SHOWN ON PARCEL "B" ARE CORRECT AND THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. THE RATIO OF PRECISION OF THE FIELD SURVEY IS 1/10,000 AS SHOWN HEREON AND THE AREA WAS DETERMINED BY D.M.D. METHOD OF AREA CALCULATION.

SURVEYED FOR  
**MARION BURNSIDE**

*Wilbur Smith and Associates*  
 4500 JACKSON BLVD.  
 COLUMBIA, S.C. 29209

CONSULTING ENGINEERS  
 DATE: 10/11/78

EMEREE S. GRIDER, JR.  
 WILBUR SMITH AND ASSOCIATES  
 4500 JACKSON BLVD.  
 S.C. REGISTRATION NO. 5215

*Emmerie S. Grider, Jr.*  
 EMEREE S. GRIDER, JR.