

ORDINANCE NO.: 2019-108

Annexing 7347 Garners Ferry Road, Richland County TMS#16409-05-04

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; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this 7th day of January, 2020, that the property described herein is hereby annexed to and becomes a part of the City of Columbia effective immediately. This property shall be assigned interim zoning of Light Industrial District (M-1), apportioned to City Council District 1, Census Tract 108.05, contains 1.69 acres, and shall be assigned an interim land use classification of Community Activity Corridor (AC-2).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 16409-05-04

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



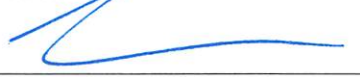
Mayor

Approved by:



City Manager

Approved as to form:



City Attorney

ATTEST:



City Clerk

Introduced: 12/17/2019

Final Reading: 1/7/2020

ORIGINAL
STAMPED IN RED

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2019-108

All that certain piece, parcel or tract of land, with all improvements thereon, situate, lying and being on the Southwestern side of U.S. Highway 76 and 378, near the City of Columbia, in the County of Richland, State of South Carolina, and being more particularly shown and delineated on a plat prepared for Larry C. McClure by Cox and Dinkins, Inc. dated November 15, 2000 and recorded in the Office of the Register of Deeds for Richland County in Plat Book 473 Page 506, 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 12, 2019
RE: **Property Address:** 7347 Garners Ferry Road
Richland County TMS#: 16409-05-04
Owner(s): Carolina Sales, Inc. of Columbia, SC / 7347 Garners Ferry Road, LLC
Current Use: Commercial
Proposed Use: Commercial
Current County Land Use: Neighborhood (Medium Density)
Proposed City Land Use: Community Activity Corridor (AC-2)
Current County Zoning: General Commercial (GC)
Proposed City Zoning: General Commercial (C-3)
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.

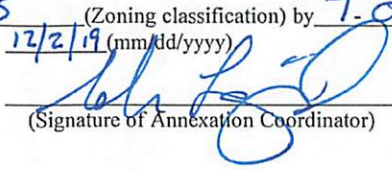
Planning & Development Services staff will see to it that this matter is placed on the **December 2, 2019** Planning Commission's agenda. Planning & Development Services staff will notify the City Attorney of the Planning Commission's zoning recommendation by forwarding a copy of this form, completed, as soon as the Planning Commission has met.

/atl
Attachments

cc: 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
Angela Adams, 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: AC-2 (Land Use classification) by 7-0 on 12/2/19 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: C-3 (Zoning classification) by 7-0 on 12/2/19 (mm/dd/yyyy)


(Signature of Annexation Coordinator)



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02/01/2019

Future Land Use Map

7347 Garners Ferry Road, TMS# 16409-05-04;
Current Rich. Co. FLU: Neighborhood (Medium Density), Proposed FLU: AC-2

Department of Planning & Development Services


Legend

CITY LIMITS


PARCELS

- UCMR-1 - Urban Core Mixed Residential-1
- UCMR-2 - Urban Core Mixed Residential-2
- UCMR-3 - Urban Core Mixed Residential-3
- 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
- UEAC-1 - Urban Edge Community Activity Center
- UEAC-2 - Urban Edge Regional Activity Center
- AC-1 - Neighborhood Activity Center
- AC-2 - Community Activity Center
- AC-3 - Regional Activity Center
- EC - Employment Campus
- IND - Industrial
- TU - Transportation & Utilities
- SDA - Sports/Amusement District
- SD2 - Civic/Institutional Districts
- SD3 - Central Business District
- SD4 - Riverbanks Zoo and Garden
- SD5 - Universities/Colleges
- SD6 - Fort Jackson

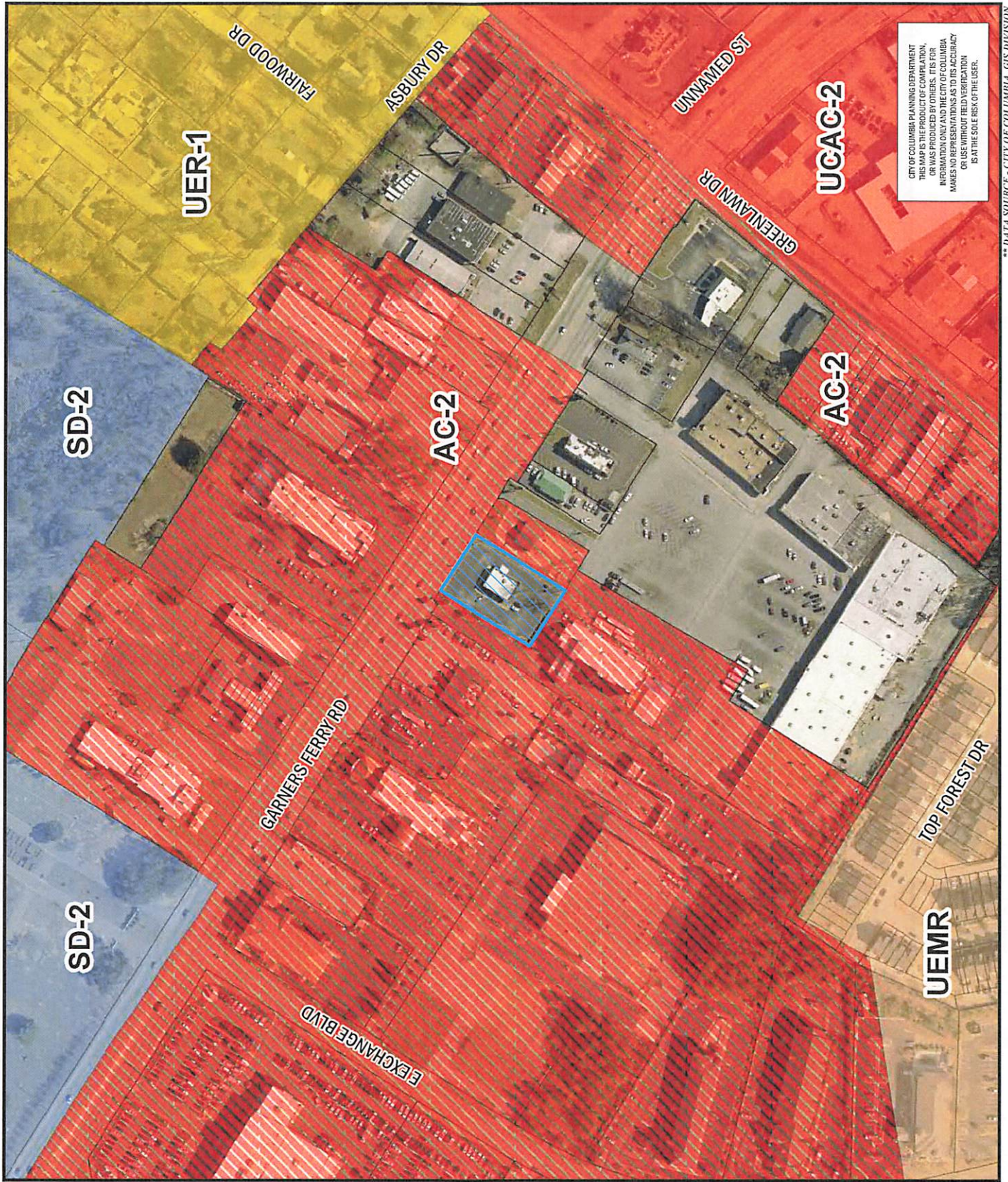
0 50 100 200 Feet



ORIGINAL PREPARATION DATE:
This map was prepared by:
Shane Shaughnessy
November 11, 2019



We Are Columbia



CITY OF COLUMBIA PLANNING DEPARTMENT
THIS MAP IS THE PRODUCT OF COMPARISON,
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.

Zoning Map

Department of Planning & Development Services

7347 Garners Ferry Road, TMS# 16409-05-04;
Current Rich. Co. Zoning: GC, Proposed Zoning: C-3



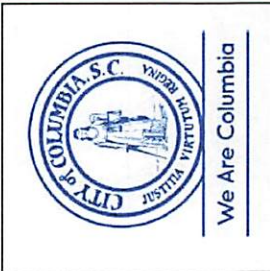
Legend

	PARCELS
	D-1
	RS-1
	RS-1A
	RS-1B
	RS-2
	RS-3
	RD
	RD-2
	RG-1
	RG-1A
	RG-2
	RG-3
	UTD
	MX-1
	MX-2
	C-1
	C-2
	C-3
	C-3A
	C-4
	C-5
	M-1
	M-2
	PUD-C
	PUD-LS
	PUD-LS-E
	PUD-LS-R
	PUD-R
	OUT OF CITY

0 35 70 140 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
November 11, 2019

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.



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 all improvements thereon, situate, lying and being on the Southwestern side of U.S. Highway 76 and 378, near the City of Columbia, in the County of Richland, State of South Carolina, and being more particularly shown and delineated on a plat prepared for Larry C. McClure by Cox and Dinkins, Inc. dated November 15, 2000 and recorded in the Office of the Register of Deeds for Richland County in Plat Book 473 Page 506, the plat being incorporated by reference for a more complete description of the property.

Richland County TMS: 16409-05-04

Property Address: 7347 Garners Ferry Road

Seller:

Carolina Sales, Inc. of Columbia, SC

BY: Larry C. McClure Date: 11-11-2019
(Signature)
Larry C. McClure ITS: President
(Print or Type Name) (Print or Type Title)

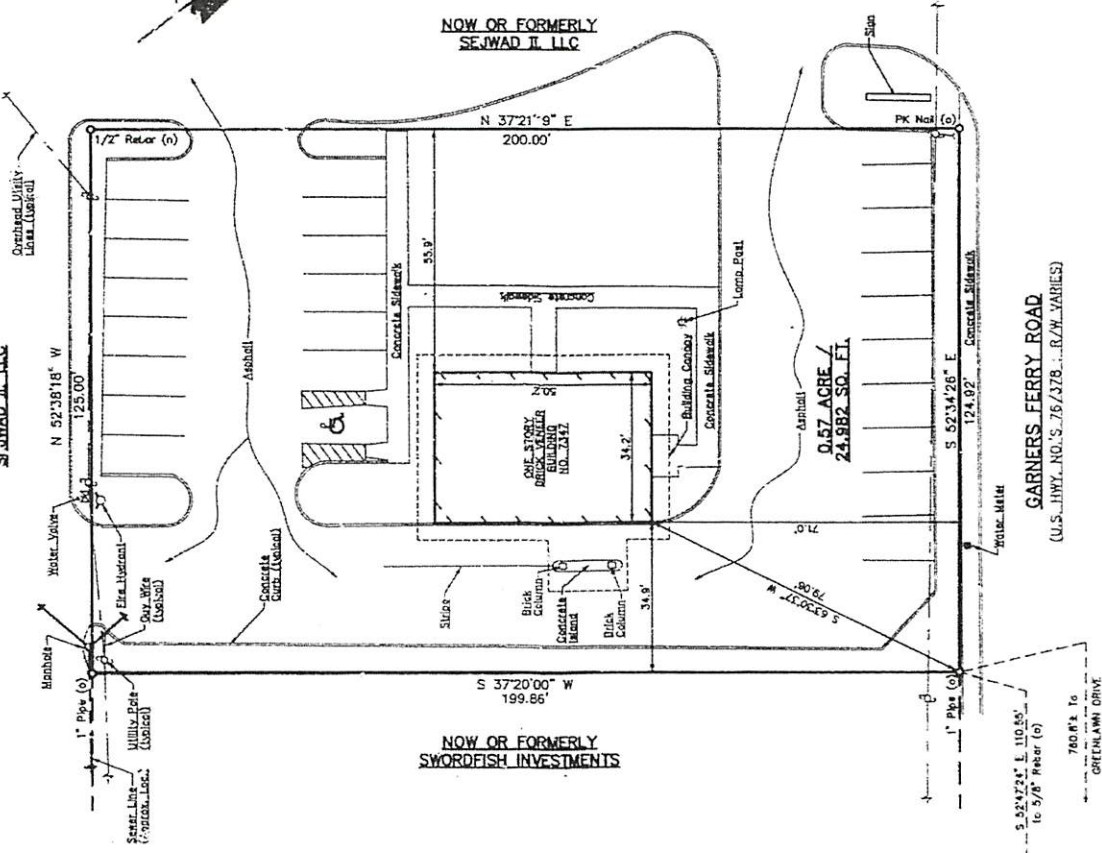
Buyer:

7347 Garners Ferry Road, LLC

BY: [Signature] Date: 11/11/19
(Signature)
Frank Cason ITS: Member
(Print or Type Name) (Print or Type Title)

473-506

NOW OR FORMERLY
SEJWAD II, LLC



NOW OR FORMERLY
SEJWAD II, LLC

NOW OR FORMERLY
SWORDFISH INVESTMENTS

REFERENCES:

- 1) PLAT PREPARED FOR PILSNER HOLDING CORPORATION, BY WILLIAM WINGFIELD, DATED OCTOBER 12, 1980, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RICHLAND COUNTY, SOUTH CAROLINA, IN PLAT BOOK NO. 356, PAGE 716.
- 2) PLAT OF PROPERTY SURVEYED FOR SWORDFISH INVESTMENTS, L.L.C. BY LARRY C. MCCLURE, DATED NOVEMBER 15, 2000, AND RECORDED IN PLAT BOOK NO. 356, PAGE 8892.
- 3) RICHLAND COUNTY DEED BOOK NO. 356, PAGE 716.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE PRECISION SPECIFIED THEREIN; ALSO THERE ARE NO UNRECORDED ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

Larry C. McClure
 LARRY C. MCCLURE
 PROFESSIONAL ENGINEER NO. 4264

PLAT PREPARED FOR
LARRY C. MCCLURE
 RICHLAND COUNTY, NEAR COLUMBIA, S.C.

DATE: NOVEMBER 15, 2000
 SCALE: 1" = 20'

COX and DINKINS, INC.
 ENGINEERS • SURVEYORS
 614 Holly Street, Columbia, South Carolina - 29205
 (803) 254-0518

Project No. _____
 Sheet No. _____ of _____

