

ORDINANCE NO.: 2020-038

Annexing and Incorporating 940 Gracern Road, Richland County TMS# 07301-02-01 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, 2nd day of June, 2020, 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 assigned interim zoning of General Commercial District (C-3), apportioned to City Council District 2, Census Tract 104.03, contains 2.53 acres, and shall be assigned an interim land use classification of Employment Campus (EC).


PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 07301-02-01

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:



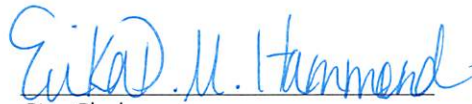
City Manager

Approved as to form:

T. A. Knox

City Attorney

ATTEST:



City Clerk

Introduced: 5/19/2020
Final Reading: 6/2/2020

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2020-038

All that certain piece, parcel, or tract of land, with improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, and shown as Tract B 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 0.92 acres. Said tract having such boundaries and measurements as are shown on said Zoning Sketch being 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

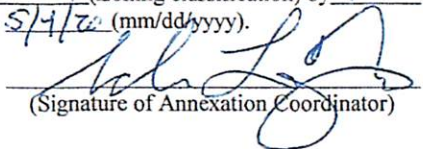
Attachments

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 TO on 5/4/20 (mm/dd/yyyy).

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


(Signature of Annexation Coordinator)



02/04/2019

© 2019 Pictometry

Future Land Use Map

940 Gracern Road, TMS# 07301-02-01;

Current Rich. Co. FLU: Mixed Residential (High Density), Proposed FLU: EC

Department of Planning & Development Services

Legend

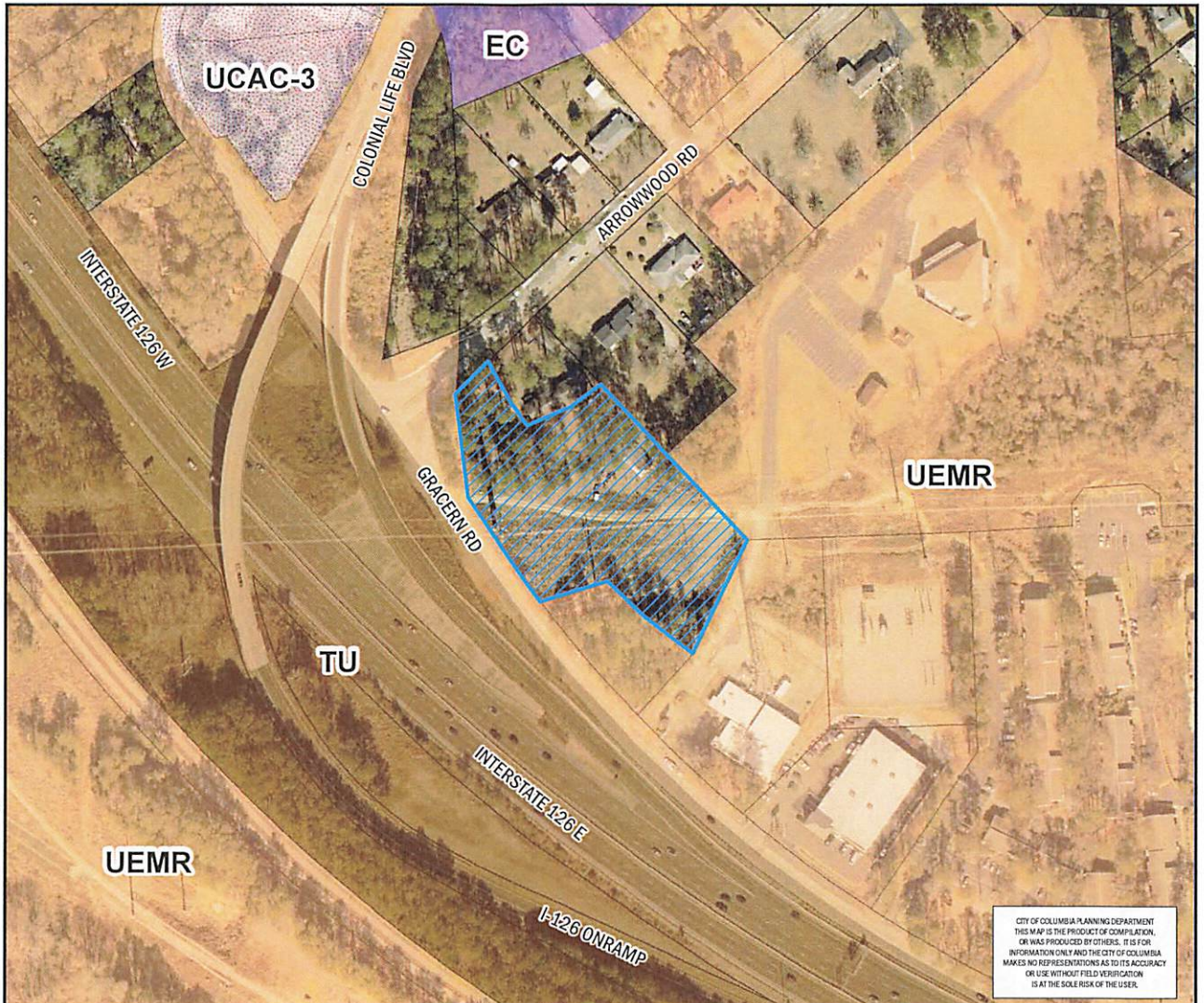
CITY LIMITS
 PARCELS

- 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
- UEAC - Urban Edge Community Activity Center
- UCAC-3 - Urban Core Regional Activity Center
- UEAC-2 - 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

N

0 50 100 200 Feet

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



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 IS AT THE SOLE RISK OF THE USER.

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

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

Department of Planning &
 Development Services

Legend

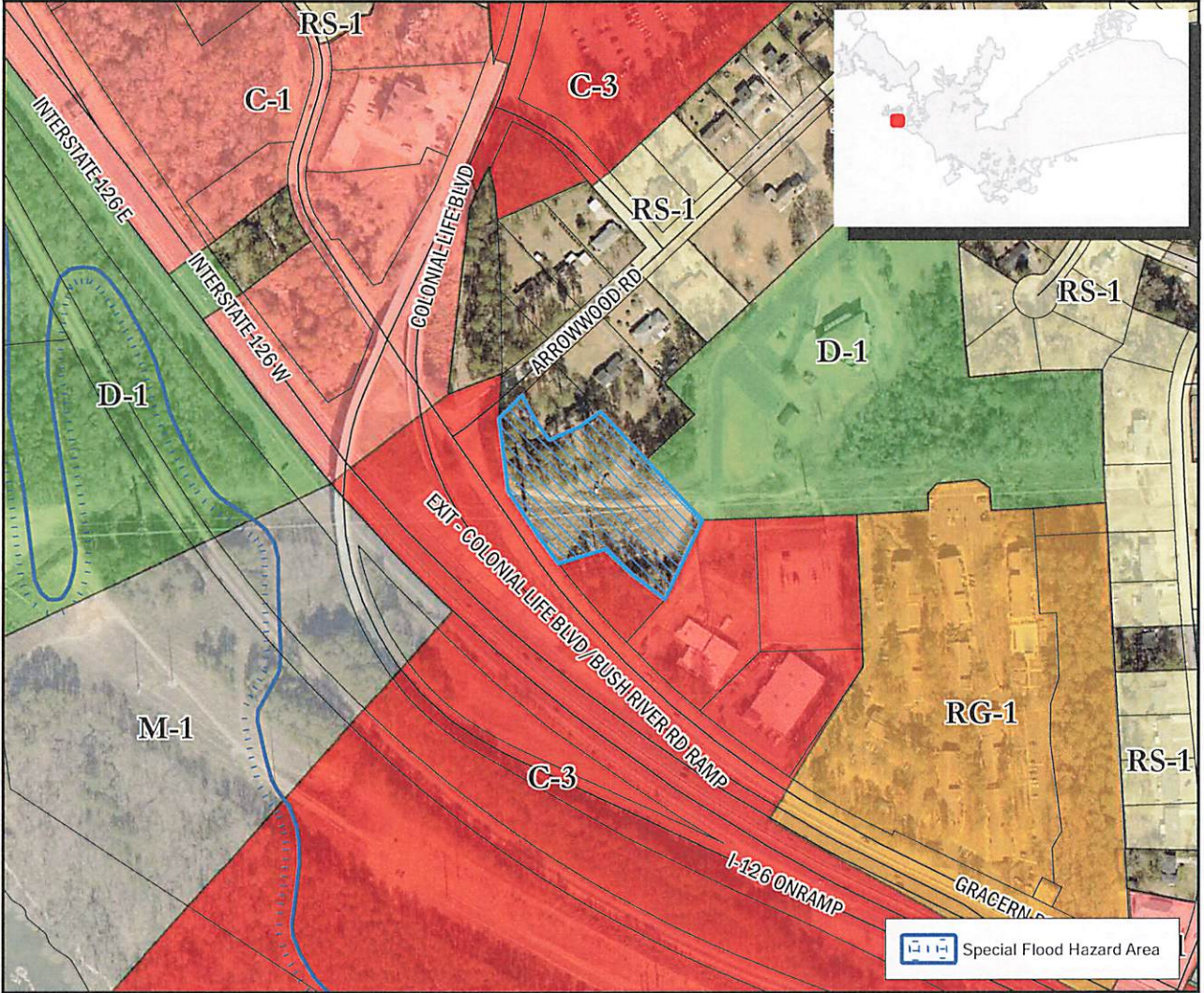
PARCELS

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 75 150 300 Feet

ORIGINAL PREPARATION/DATE:
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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

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

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 B 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 0.92 acres. Said tract having such boundaries and measurements as are shown on said Zoning Sketch being hereby incorporated by reference for a more complete description of the property.

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

Property Address: 0.92 acre portion of 940 Gracern Road

Seller:

American Home Renovations, LLC

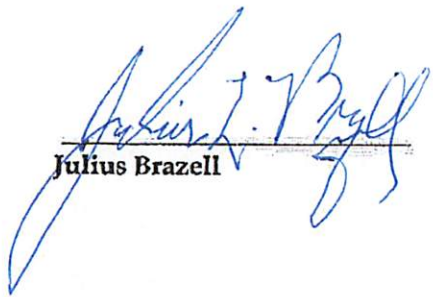
BY: 
(Signature)

Date: MARCH 4, 2020

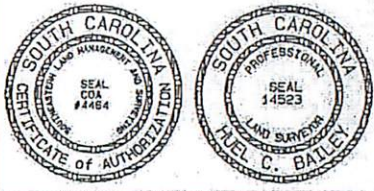
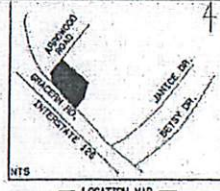
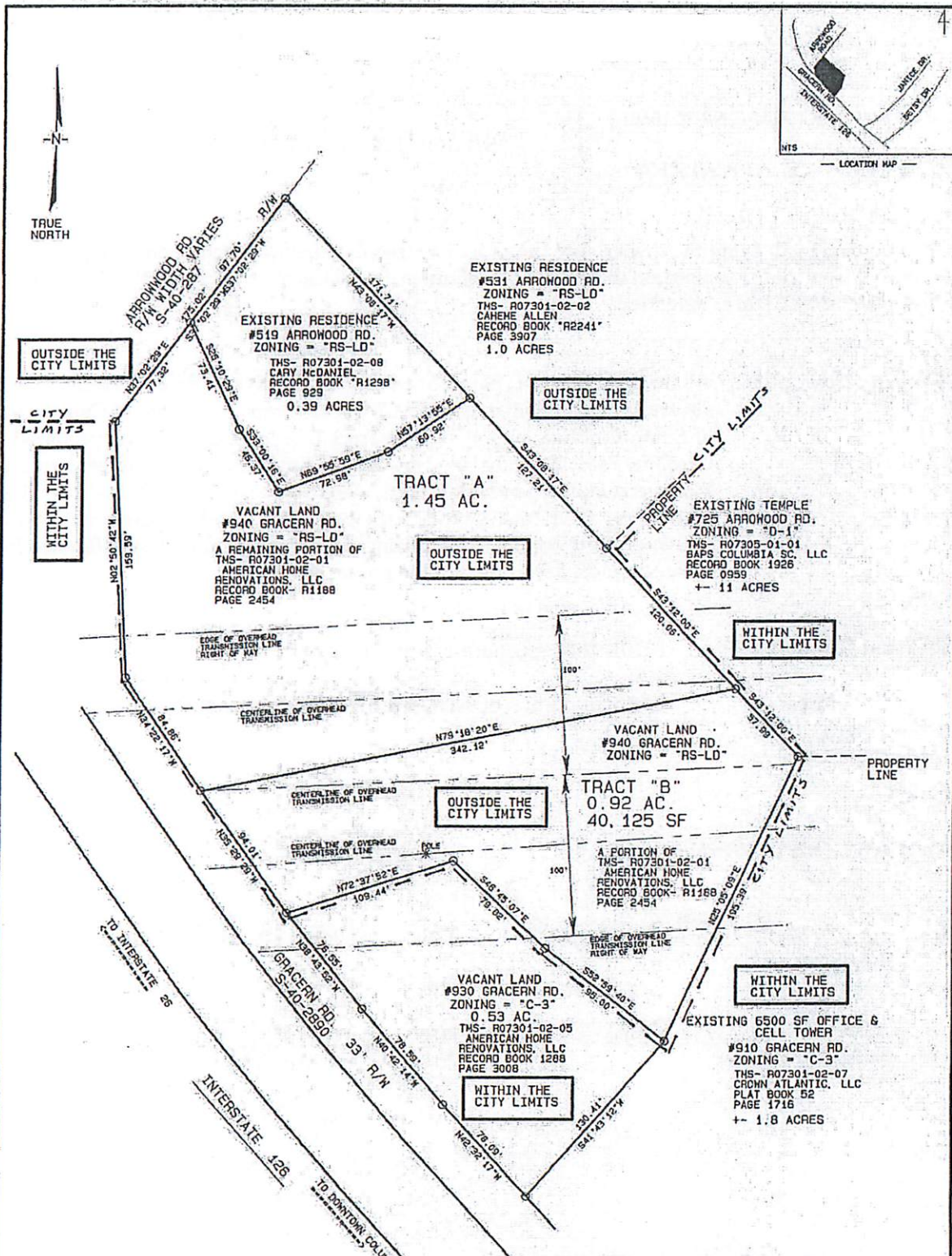
CARY W. McDANIEL
(Print or Type Name)

ITS: Owner
(Print or Type Title)

Buyer:


Julius Brazell

Date: MARCH 4, 2020



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) 360-6965

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Department of Planning & Development Services

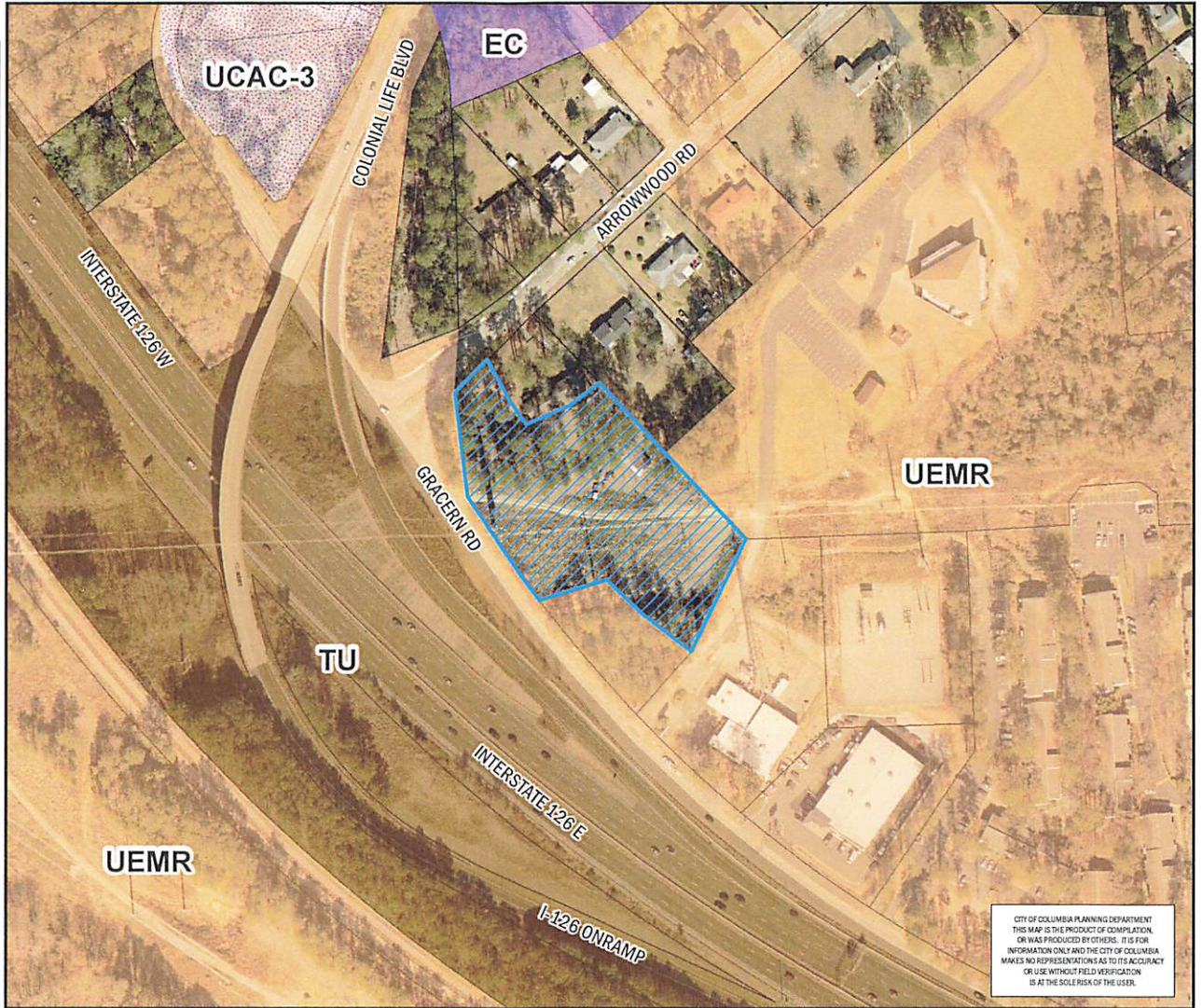
Legend

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