

ORDINANCE NO.: 2020-042

Annexing and Incorporating 14.4 acres N/S Garners Ferry Road, 17.91 acres N/S Garners Ferry Road, 11.08 acres W/S Benson Road (Parcel E), 11.08 acres W/S Benson Road (Parcel F), 17.2 acres W/S Benson Road, 4.96 acres E/S Benson Road, 44.55 acres N/S Garners Ferry Road and 45.15 acres N/S Garners Ferry Road, Richland County TMS# 19100-04-15, 19100-04-25, 19100-04-28, 19100-04-29, 19100-04-30, 19100-04-31, 19100-04-19 and 19100-04-22 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), Office and Institutional District (C-1), Single Family Residential District (RS-3), and Single Family Residential District in a Flood Protective Overlay (RS-3, -FP), apportioned to City Council District 4, Census Tract 116.03, contains 0.35 acres, and shall be assigned an interim land use classification of Community Activity Corridor (AC-2), Urban Edge Residential Small Lot (UER-1), and Urban Edge Residential Large Lot (UER-2).

PROPERTY DESCRIPTION: See Attached Exhibit "A"
Richland County TMS NO.: 19100-04-15, 19100-04-25, 19100-04-28, 19100-04-29, 19100-04-30, 19100-04-31, 19100-04-19 and 19100-04-22

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.: 2020-042

All those certain pieces, parcels or lots 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, containing 76.63 acres, more or less, and shown and designated as block 04, lot 05, lot 25, lot 28, lot 29, lot 30 and lot 31 on Richland County Tax Map 19100. Said parcels having such boundaries and measurements as are shown on said tax map.

AND

All those certain pieces, parcels or lots 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, containing 89.7 acres, more or less, and shown and designated as block 04, lot 19 and lot 22 on Richland County Tax Map 19100. Said parcels having such boundaries and measurements as are shown on said tax map.

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: March 12, 2020

RE: **Property Address:** 14.4 acres N/S Garners Ferry Road, 17.91 acres N/S Garners Ferry Road, 11.08 acres W/S Benson Road (Parcel E), 11.08 acres W/S Benson Road (Parcel F), 17.2 acres W/S Benson Road, 4.96 acres E/S Benson Road, 44.55 acres, N/S Garners Ferry Road and 45.15 acres, N/S Garners Ferry Road
Richland County TMS#: 19100-04-15, 19100-04-25, 19100-04-28, 19100-04-29, 19100-04-30, 19100-04-31, 19100-04-19 and 19100-04-22
Owner(s): Marion T. Burnside, Mary Blakely Hendricks Burnside, Bunrich Partners, Security Federal Bank, as Trustee of the Testamentary Trust U/W of Harriet Burnside Richmond dated May 20, 2009 Kendrick Hubbard Richmond, III, Security Federal Bank, as Trustee of the Testamentary Trust U/W of Harriet Burnside Richmond dated May 20, 2009 Kendrick Hubbard Richmond, IV
Current Use: Agricultural
Proposed Use: Residential / Vacant
Current County Land Use: Neighborhood (Medium Density)
Proposed City Land Use: Community Activity Corridor (AC-2), Urban Edge Residential Small Lot (UER-1), and Urban Edge Residential Large Lot (UER-2)
Current County Zoning: General Commercial (GC) and Rural (RU)
Proposed City Zoning: General Commercial (C-3), Office and Institutional (C-1), Single Family Residential with portion in a Flood Protective Overlay (RS-3 with portion in -FP)
Reason for Annexation: Municipal Services; Secondary Area
City Council District: 3
Census Tract: 116.08

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'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	Missy Gentry, Assistant City Manager
	Jeff Palen, Assistant City Manager/CFO	Teresa Knox, City Attorney
	Aubrey Jenkins, Fire Chief	William Holbrook, Police Chief
	Joseph Jaco, Director, Utility Operations	Dana Higgins, Director, Engineering
	Robert Anderson, Public Works Director	Jan Alonso, Finance Director
	Krista Hampton, Planning & Development Services	Gloria Saaed, Community Development Director
	Lakesha Shannon, Business License Administrator	George Adams, Fire Marshal
	Greg Williams, Deputy Business License Administrator	Rachel Bailey, Zoning Administrator
	Tiffany Latimer, Customer Care Administrator	Jacquelyn Richburg, Columbia-Richland 911
	Jerry Thompson, Building Official	David Hatcher, Housing Official
	Michelle Brazzell, Engineering	Richland County Solid Waste Collection
	Denny Daniels, Engineering	John Fellows, Planning Administrator
	Police Planning & Research	Tori Salvant, Dev. Center Administrator
	Alfreda Tindal, Richland Co. 911 Addressing Coordinator	

Planning Commission Land Use Recommendation: AC-2 / UER-1 / UER-2 (Land Use classification) by 6-0 on 5/4/22 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: C-3 / C-1 / RS-3 w/ Port. -FP (Zoning classification) by 6-0 on 5/4/22 (mm/dd/yyyy).

(Signature of Annexation Coordinator)



Future Land Use Map

+/- 166.33 acres Garners Ferry Road, TMS# 19100-04-15, 19100-04-25, 19100-04-28, 19100-04-29, 19100-04-30, 19100-04-31, 19100-04-19 and 19100-04-22;
 Current Rich. Co. FLU: Neighborhood Medium Density, Proposed FLU: AC-2, UER-1, and UER-2

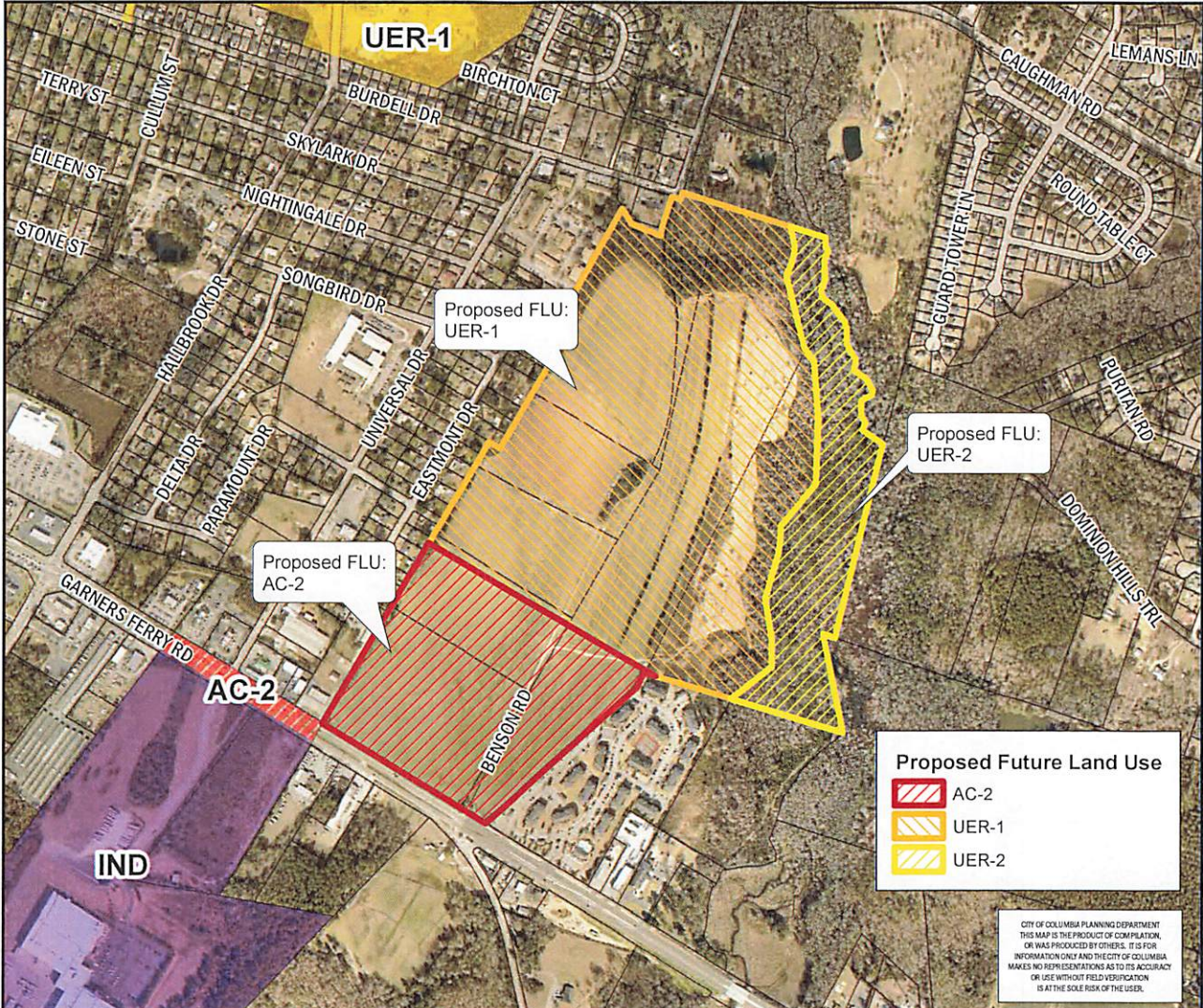
Department of Planning & Development Services

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
- UEAC-1 - Urban Edge Community 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 District
- SD-3 - Central Business District
- SD-4 - Riverbanks Zoo and Garden
- SD-5 - Universities/Colleges
- SD-6 - Fort Jackson

0 195 390 780 Feet



Proposed Future Land Use

- AC-2
- UER-1
- UER-2

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



CITY OF COLUMBIA PLANNING DEPARTMENT
 THIS MAP IS THE PRODUCT OF COMPLIANCE,
 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

Department of Planning & Development Services

+/- 166.33 acres Garners Ferry Road, TMS# 19100-04-15, 19100-04-25, 19100-04-28, 19100-04-29, 19100-04-30, 19100-04-31, 19100-04-19 and 19100-04-22;
Current Rich. Co. Zoning: GC and RU, Proposed Zoning: C-3, C-1, and RS-3 with portion in -FP

Legend

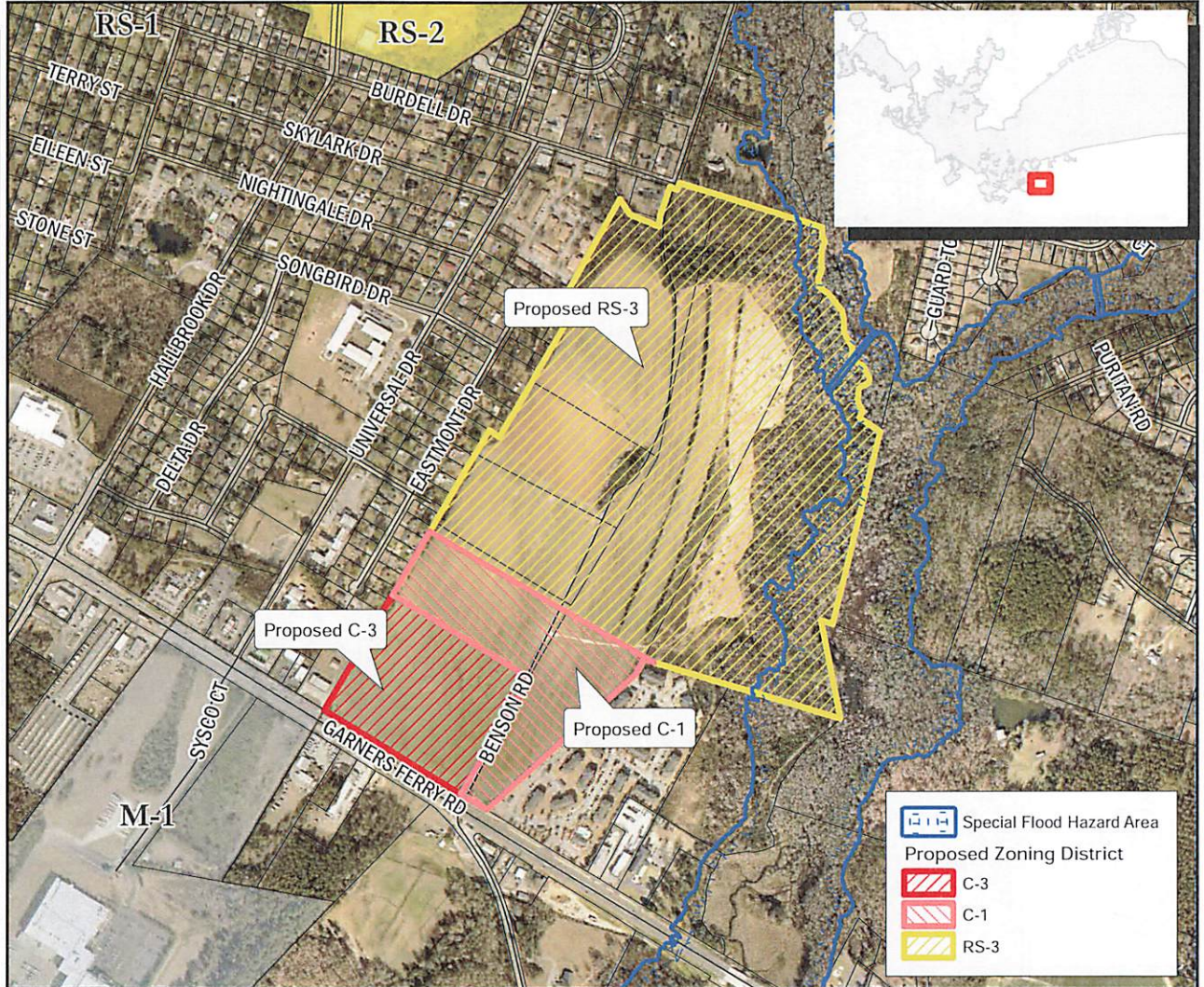
PARCELS

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	

0 200 400 800 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.



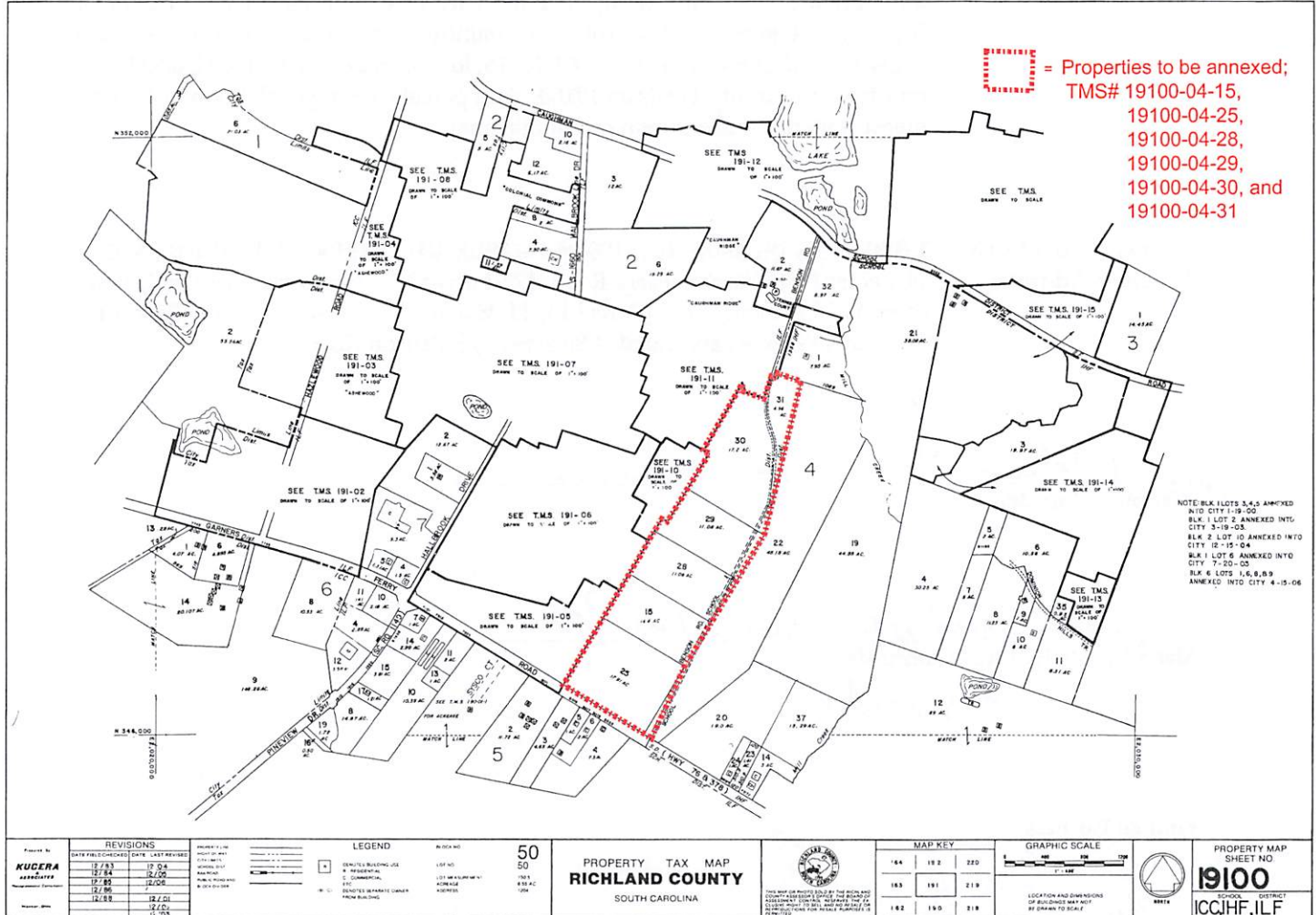
Special Flood Hazard Area

Proposed Zoning District

- C-3
- C-1
- RS-3

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

19100



= Properties to be annexed;
**TMS# 19100-04-15,
 19100-04-25,
 19100-04-28,
 19100-04-29,
 19100-04-30, and
 19100-04-31**

NOTE: BLK. LOTS 3, 4, 5 ANNEXED INTO CITY 1-19-00
 BLK. 1 LOT 2 ANNEXED INTO CITY 3-19-03
 BLK. 2 LOT 10 ANNEXED INTO CITY 12-15-04
 BLK. 1 LOT 6 ANNEXED INTO CITY 7-20-05
 BLK. 6 LOTS 1, 6, 8, 9 ANNEXED INTO CITY 4-15-06

<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DATE FILED/CHANGED</th> <th>DATE</th> <th>LAST REVISION</th> </tr> </thead> <tbody> <tr> <td>12/7/83</td> <td>12/04</td> <td></td> </tr> <tr> <td>12/7/84</td> <td>12/06</td> <td></td> </tr> <tr> <td>12/7/86</td> <td>12/06</td> <td></td> </tr> <tr> <td>12/8/88</td> <td>12/01</td> <td></td> </tr> <tr> <td>12/8/88</td> <td>12/01</td> <td></td> </tr> </tbody> </table>	DATE FILED/CHANGED	DATE	LAST REVISION	12/7/83	12/04		12/7/84	12/06		12/7/86	12/06		12/8/88	12/01		12/8/88	12/01		<p>LEGEND</p> <table border="0" style="width: 100%;"> <tr> <td> RESIDENTIAL BUILDING USE</td> <td>ACREAGE</td> </tr> <tr> <td> RESIDENTIAL</td> <td>LOT NO.</td> </tr> <tr> <td> COMMERCIAL</td> <td>LOT NO. (SQUARE)</td> </tr> <tr> <td> INDUSTRIAL</td> <td>ACREAGE</td> </tr> <tr> <td> UNDEVELOPED</td> <td>ACREAGE</td> </tr> </table>	 RESIDENTIAL BUILDING USE	ACREAGE	 RESIDENTIAL	LOT NO.	 COMMERCIAL	LOT NO. (SQUARE)	 INDUSTRIAL	ACREAGE	 UNDEVELOPED	ACREAGE	<p>50</p> <p>PROPERTY TAX MAP</p> <p>RICHLAND COUNTY</p> <p>SOUTH CAROLINA</p>	<p>MAP KEY</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>184</td> <td>192</td> <td>200</td> </tr> <tr> <td>183</td> <td>191</td> <td>219</td> </tr> <tr> <td>182</td> <td>190</td> <td>218</td> </tr> </table>	184	192	200	183	191	219	182	190	218	<p>GRAPHIC SCALE</p> <p>1" = 100'</p> <p>LOCATION AND DIMENSIONS OF BUILDINGS MAY VARY BY DRAWING TO SCALE</p>	<p>PROPERTY MAP SHEET NO. 19100</p> <p>SCHOOL DISTRICT ICCJHF, ILF</p>
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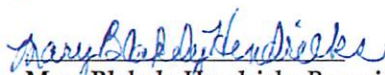
STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND) PETITION FOR ANNEXATION

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 those certain pieces, parcels or lots 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, containing 89.7 acres, more or less, and shown and designated as block 04, lot 19 and lot 22 on Richland County Tax Map 19100. Said parcels having such boundaries and measurements as are shown on said tax map.

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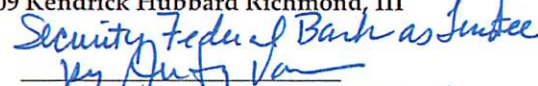

Marion T. Burnside Date: 2/20/20


Mary Blakely Hendricks Burnside Date: 2/20/20

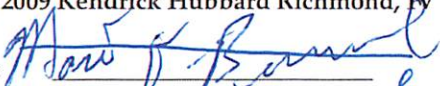
Bunrich Partners

BY: 
(Signature) Date: 2/20/20
Marion T. Burnside
(Print or Type Name) ITS: Manager
(Print or Type Title)

Security Federal Bank, as Trustee of the Testamentary Trust U/W of Harriet Burnside Richmond dated May 20, 2009 Kendrick Hubbard Richmond, III

BY: 
(Signature) Date: 2/20/20
Security Federal Bank as Trustee
by Audrey Varn
(Print or Type Name) ITS: _____
(Print or Type Title)

Security Federal Bank, as Trustee of the Testamentary Trust U/W of Harriet Burnside Richmond dated May 20, 2009 Kendrick Hubbard Richmond, IV

BY: 
(Signature) Date: 2/20/20
Security Federal Bank as Trustee
by Audrey Varn
(Print or Type Name) ITS: _____
(Print or Type Title)

