

ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2021-056

*Annexing and Incorporating 8025 Garners Ferry Road and 8041 Garners Ferry Road, Richland County
TMS# 19100-05-04 and 19000-01-10 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 this 3rd day of August, 2021, 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 zoning of Single Family Residential District (RS-3), apportioned to City Council District 3, Census Tract 116.07, contains 94.33, and shall be assigned a land use classification of Urban Edge Residential Small Lot (UER-1).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 19100-05-04 and 19000-01-10

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:



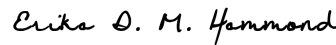
City Manager

Approved as to form:

ATTEST:



City Attorney
Introduced: 7/20/2021
Final Reading: 8/3/2021



City Clerk

ORDINANCE NO.: 2021-056
EXHIBIT "A"
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, and being shown and designated as "Properties to be Annexed" on an Annexation Exhibit titled 8025 Garners Ferry Road and 8041 Garners Ferry Road, +/- 94.33 acres, TMS#s 19100-05-04 and 19000-01-10; prepared on May 14, 2021, by Andrew Livengood, City of Columbia Planning Division. Said annexation exhibit 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: May 24, 2021
RE: **Property Address:** 8025 and 8041 Garners Ferry Road
Richland County TMS#: 19100-05-04 and 19000-01-10
Owner(s): Garners Ferry Development Company / Site Management Group, LLC
Current Use: Commercial & Undeveloped
Proposed Use: Residential
Current County Land Use: Neighborhood (Medium Density) and Economic Development Center/Corridor
Proposed City Land Use: Urban Edge Residential Small Lot (UER-1)
Current County Zoning: Rural (RU)
Proposed City Zoning: Single Family Residential (RS-3)
Reason for Annexation: Municipal Services; Secondar Area
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 **June 7, 2021** 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
Dana Higgins, Director, Engineering
Joseph Jaco, Director, Utility Operations
Robert Anderson, Public Works Director
Krista Hampton, Planning & Development Services
Lakesha Shannon, Business License Administrator
Greg Williams, Business Liasion
Tiffany Latimer, Customer Care Administrator
Jerry Thompson, Building Official
Michelle Brazell, Engineering
Police Planning & Research
Alfreda Tindal, Richland Co. 911 Addressing Coordinator

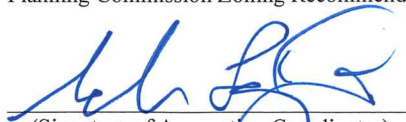
Missy Gentry, Assistant City Manager
Henry M. Simons, Assistant City Manager
Teresa Knox, City Attorney
William Holbrook, Police Chief
Aubrey Jenkins, Fire Chief
Jan Alonso, Finance Director
Gloria Saaed, Community Development Director
George Adams, Fire Marshal
Rachel Bailey, Zoning Administrator
Jacquelyn Richburg, Columbia-Richland 911
David Hatcher, Housing Official
Richland County Solid Waste Collection
Lucinda Statler, Planning Administrator
Tori Salvant, Dev. Center Administrator

Planning Commission Land Use Recommendation: UER-1 (Land Use classification) by 8-0

on 6/7/2021 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: RS-3 (Zoning classification) by 8-0

on 6/7/2021 (mm/dd/yyyy).


(Signature of Annexation Coordinator)



Future Land Use Map

8025 and 8041 Garners Ferry Road, TMS# 19100-05-04 and 19000-01-10;
 Current Rich. Co. FLU: Neighborhood (Medium Density) and Economic Development Center/Corridor
 Proposed City FLU: UER-1

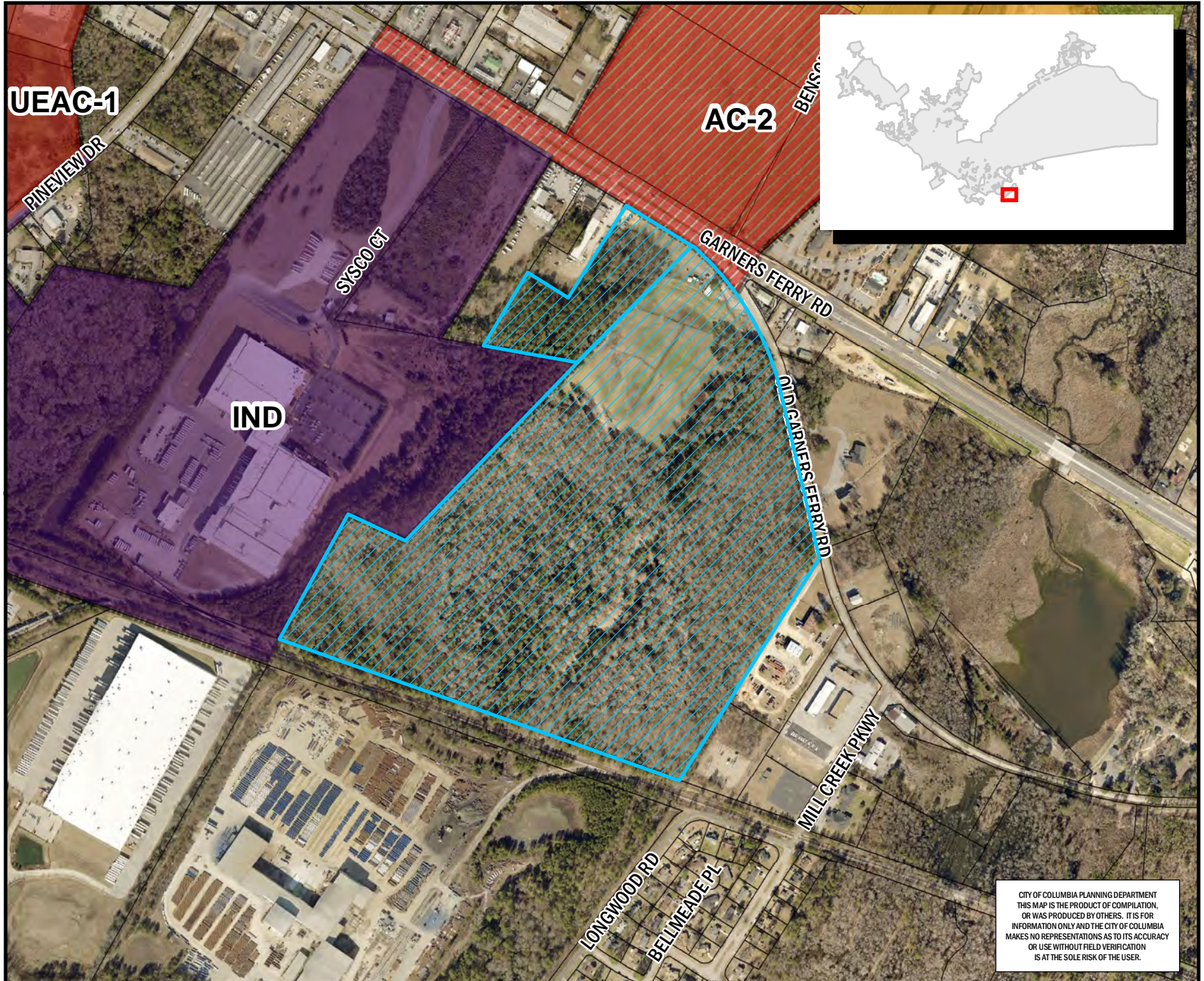
Department of Planning &
 Development Services

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
- UCMF - Urban Core Multi-family
- 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 Corridor
- AC-2 - Community Activity Corridor
- AC-3 - Regional Activity Corridor
- EC - Employment Campus
- IND - Industrial
- TU - Transportation & Utilities
- S/A - Sports/Amusement
- CI - Civic/Institutional
- CBA - Central Business Area
- ZOO - Riverbanks Zoo & Garden
- UC - Universities/Colleges
- FJ - Fort Jackson
- T/S - Transitional/Sensitive Lands

0 165 330 660 Feet



ORIGINAL PREPARATION/DATE:
 This map was prepared by:
 Shane Shaughnessy
 Date: 5/20/2021



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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

8025 and 8041 Garners Ferry Road, TMS# 19100-05-04 and 19000-01-10;
Current Rich. Co. Zoning: RU, Proposed City Zoning: RS-3

Department of Planning &
Development Services

Legend

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

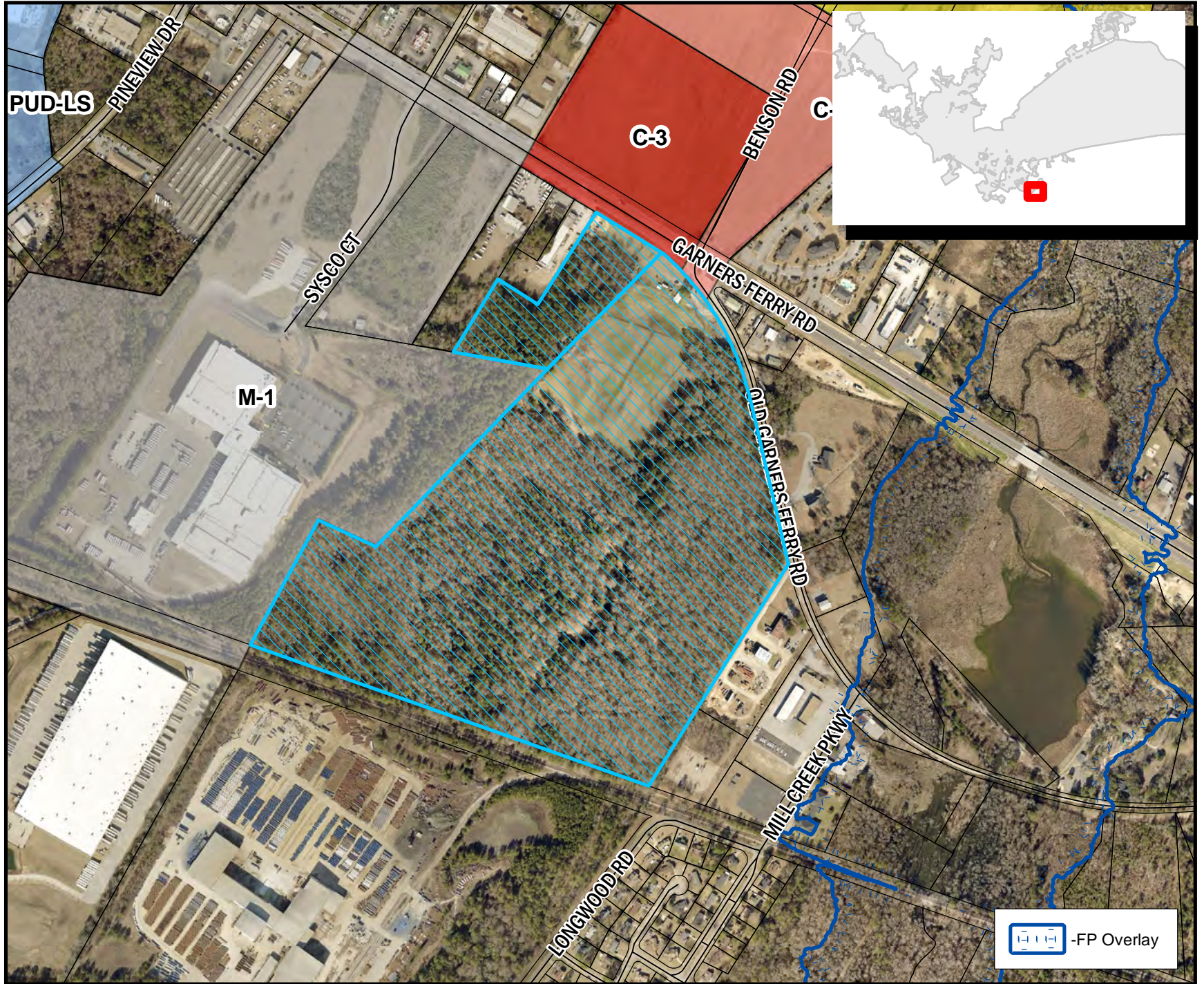
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0 165 330 660 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
May 20, 2021

DISCLAIMER:
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-FP Overlay

** 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 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, and being shown and designated as "Properties to be Annexed" on an Annexation Exhibit titled 8025 Garners Ferry Road and 8041 Garners Ferry Road, +/- 94.33 acres, TMS#s 19100-05-04 and 19000-01-10; prepared on May 14, 2021, by Andrew Livengood, City of Columbia Planning Division. Said annexation exhibit being incorporated by reference for a more complete description of the property.

Richland County TMS: 19100-05-04 and 19000-01-10
Property Address: 8025 Garners Ferry Road and 8041 Garners Ferry Road

Seller:

Garners Ferry Development Company

BY: Thurman Saus
(Signature)

Date: 5-18-21

THURMAN SAUS
(Print or Type Name)

ITS: MANAGING PARTNER
(Print or Type Title)

Buyer:

Site Management Group, LLC

BY: [Signature]
(Signature)

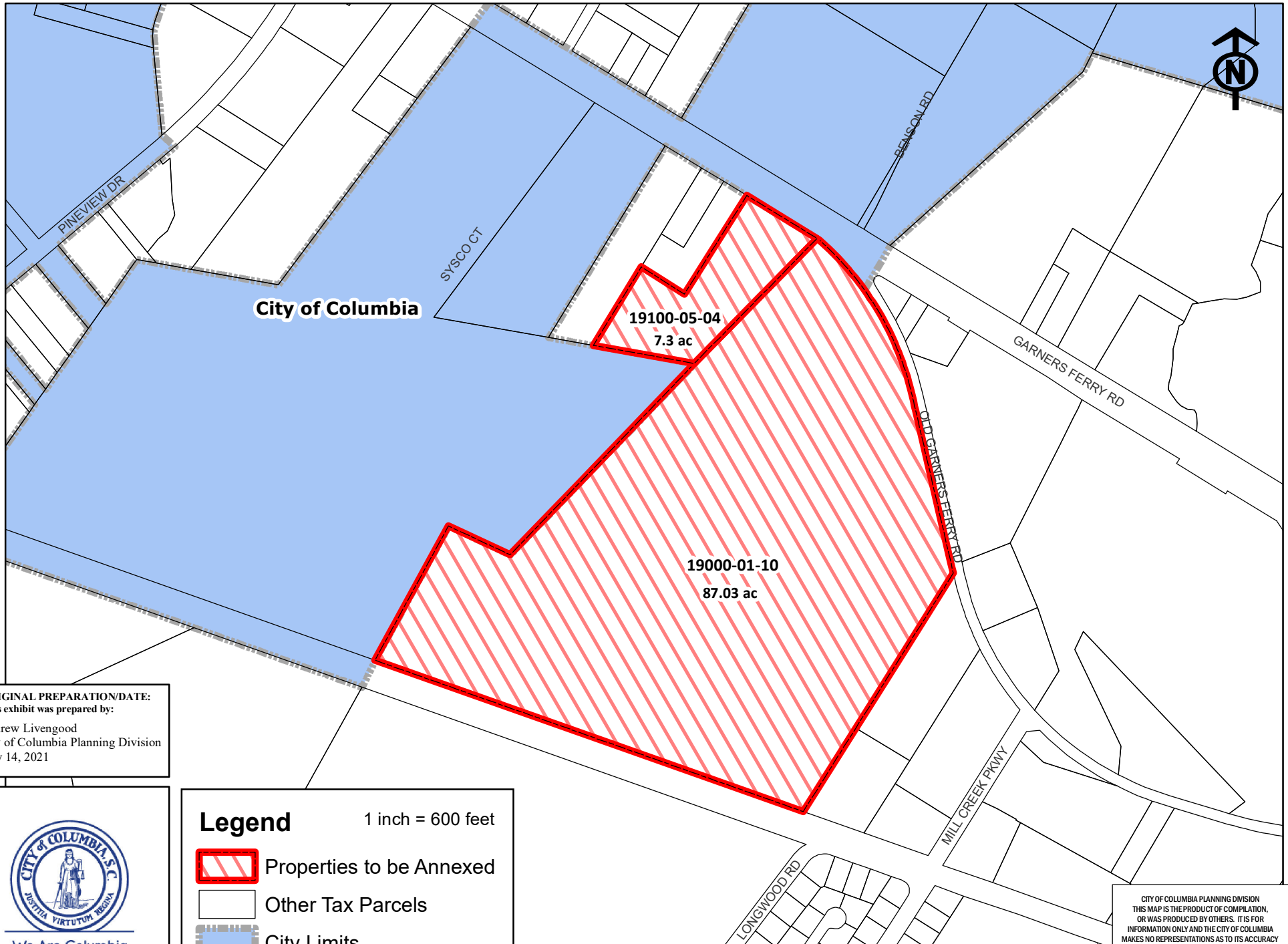
Date: 5-18-2021

John Stephenson
(Print Name)

ITS: Member
(Print or Type Title)

Annexation Exhibit




8025 Garners Ferry Road and 8041 Garners Ferry Road
+/- 94.33 acres, TMS#s 19100-05-04 and 19000-01-10



ORIGINAL PREPARATION/DATE:
This exhibit was prepared by:
Andrew Livengood
City of Columbia Planning Division
May 14, 2021



Legend 1 inch = 600 feet

-  Properties to be Annexed
-  Other Tax Parcels
-  City Limits

CITY OF COLUMBIA PLANNING DIVISION
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