

ORIGINAL  
STAMPED IN RED

ORDINANCE NO.: 2017-057

Annexing and Incorporating 7645 Garners Ferry Road, Richland County TMS# 16314-03-04, 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 1st day of August, 2017, 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 General Residential District (RG-2), apportioned to City Council District 3, Census Tract 116.07 contains 22.86 acres, and shall be assigned a land use classification Urban Edge Mixed Residential (UEMR).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 16314-03-04

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

Introduced: 7/18/2017

Final Reading: 8/1/2017

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

EXHIBIT "A"  
PROPERTY DESCRIPTION  
ORDINANCE NO.: 2017-057

All that certain tract, parcel or piece of land, lying and being in Richland County, South Carolina, consisting of 22.982 acres, with all improvements thereon and appurtenances thereunto belonging, as shown on a plat by B.P. Barber & Associates, Inc. dated August 14, 1992, and entitled "ALTA/ACSM Class 'A' Land Title Survey of Colonial Villa Apartments, Columbia, South Carolina for United Dominion Realty Trust, Inc." a copy of the plat is recorded in the Richland County Register of Deeds Office, South Carolina, in Plat Book 54 at Page 2423, and incorporated herein by reference.

# MEMORANDUM

## Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: May 2, 2017

RE: **Property Address:** 7645 Garners Ferry Road  
**Richland County TMS#:** 16314-03-04  
**Owner(s):** BHC – Lakeshore Village, LLC  
**Current Use:** Multi-family  
**Proposed Use:** Multi-family  
**Current County Land Use:** Neighborhood-Medium Density  
**Proposed City Land Use:** Urban Edge Mixed Residential (UEMR)  
**Current County Zoning:** Mixed Residential – High Density (RM-HD)  
**Proposed City Zoning:** General Residential District (RG-2)  
**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.

This matter was placed on the May 1, 2017 Planning Commission's agenda by the Planning & Development Services staff, and is pending Public Hearing at the July 18, 2017 meeting of City Council.

/atl  
Attachments

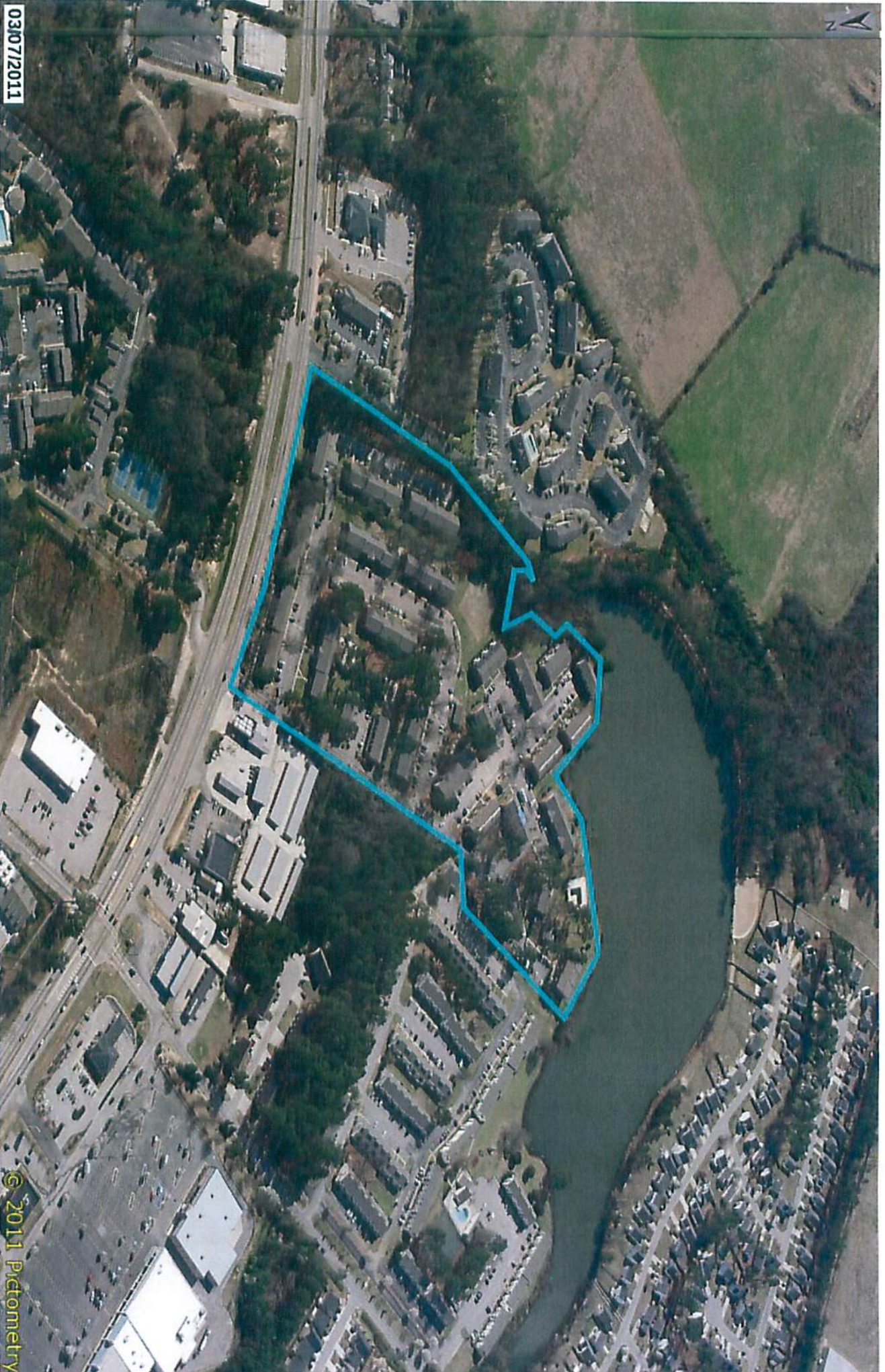
cc:	S. Allison Baker, Sr. Assistant City Manager	Missy Gentry, Assistant City Manager
	William Holbrook, Police Chief	Aubrey Jenkins, Fire Chief
	Teresa Knox, City Attorney	Joseph Jaco, Utilities and Engineering
	Dana Higgins, City Engineer	Robert Anderson, Public Works Director
	Krista Hampton, Planning & Development Services	Jeff Palen, Assistant City Manager/CFO
	Gloria Saaed, Community Development Director	George Adams, Fire Marshal
	Roger Myers, Business License Administrator	Brian Cook, Zoning Administrator
	Angela Adams, Water Customer Service	Kimberly Gathers, Columbia-Richland 911
	Jerry Thompson, Building Official	David Hatcher, Housing Official
	Susan Leitner, Engineering	Richland County Solid Waste Collection
	Denny Daniels, Engineering	John Fellows, Planning Administrator
	Carolyn Wilson, Police Planning & Research	Zach Kay, Dev. Center Administrator
	Jan Alonso, Finance Director	Alfreda Tindall, Richland Co. 911 Addressing Coordinator

Planning Commission Land Use Recommendation: UEMR (Land Use classification) by 7-0 on 5/11/2017 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: RG-2 (Zoning classification) by 7-0 on 5/11/2017 (mm/dd/yyyy).

  
(Signature of Annexation Coordinator)

03/07/2011

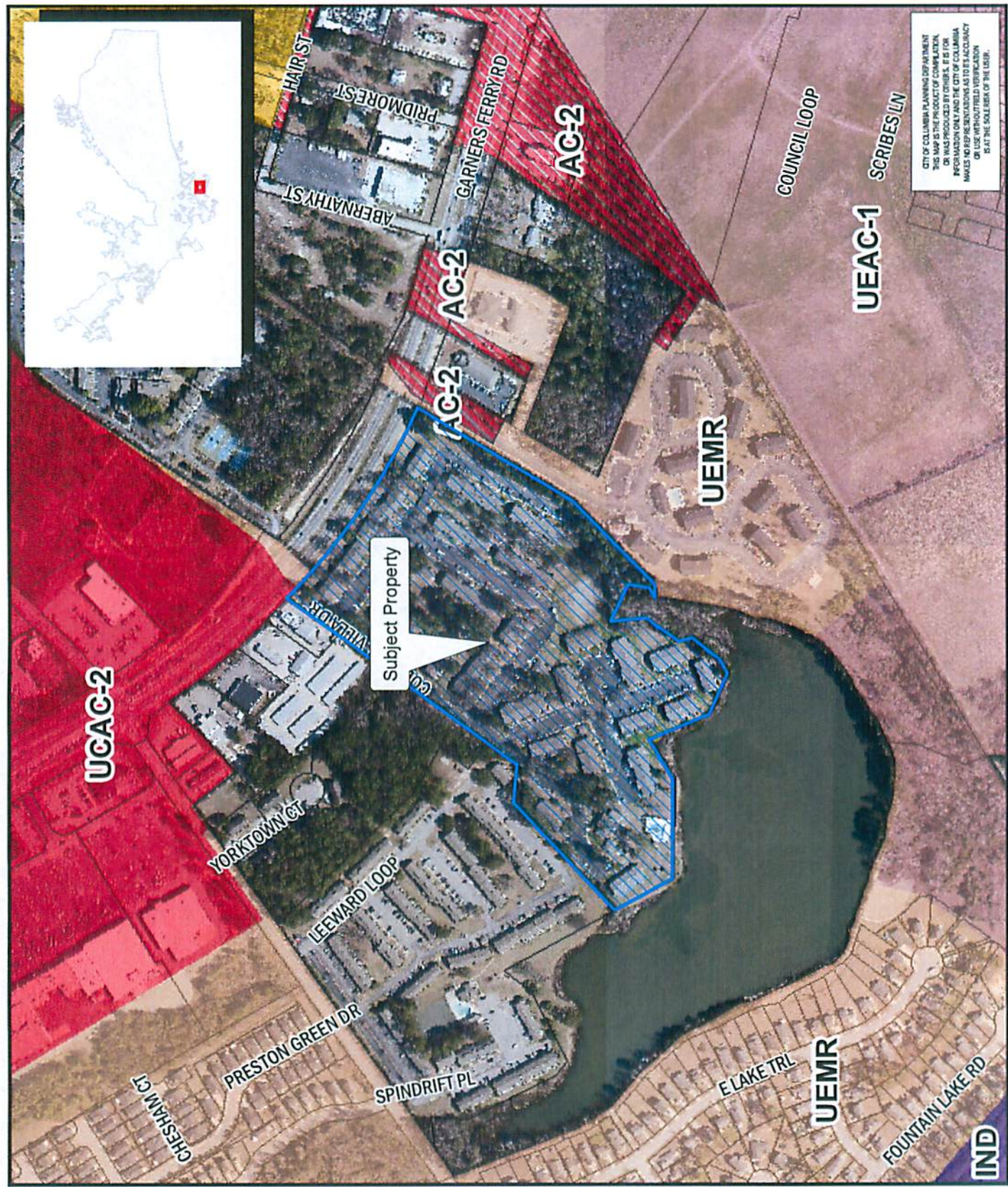


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# Future Land Use Map

7645 Garners Ferry Road; TMS# 16314-03-04;  
Existing Richland FLU: Neighborhood-Medium Density; Proposed FLU: UEMR

Department of Planning & Development Services



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 ACCURACY  
OR USE WITHOUT FURTHER VERIFICATION  
BY THE SOLE USER OF THE TOOL.

**Legend**

**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
- UCB-1 - Urban Core Residential Small Lot
- UCB-2 - Urban Core Residential Large Lot
- UEB-1 - Urban Edge Residential Small Lot
- UEB-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 Center
- AC-2 - Community Activity Center
- EC - Employment Center
- IC - Industrial
- TU - Transportation & Utilities
- SD-1 - Sports/Amusement District
- SD-2 - City/Institutional District
- SD-3 - Central Business District
- SD-4 - Business Zone and Garden
- SD-5 - Universities/Colleges
- SD-6 - Fort Jackson

0 100 200 400 Feet

**ORIGINAL PREPARATION/DATE:**  
This map was prepared by:  
Shane Shaughnessy  
April 12, 2017

**We Are Columbia**

# Zoning Map

Department of Planning & Development Services

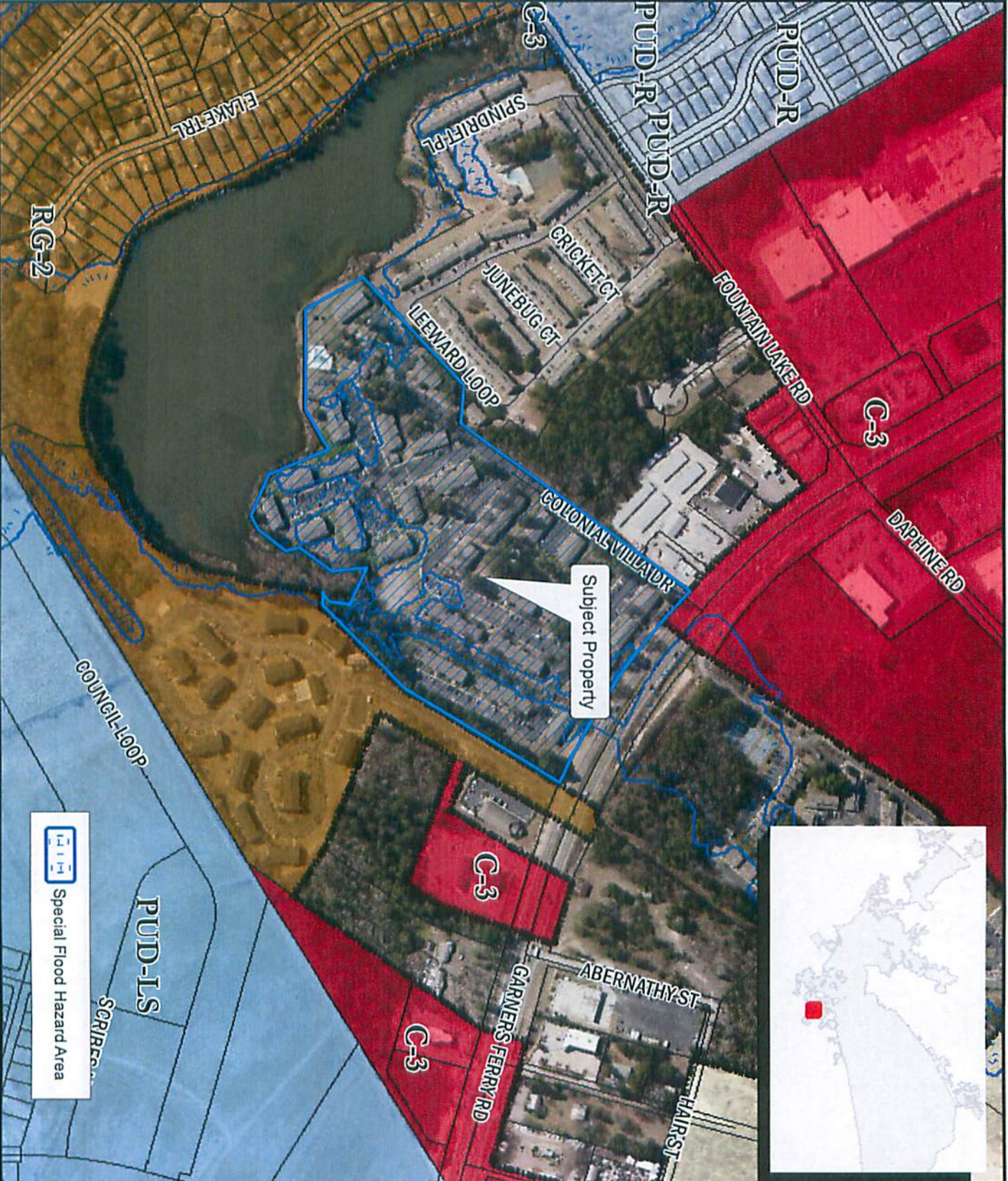
**Legend**

- CITY LIMITS
- 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 75 150 300 Feet

**ORIGINAL PREPARATION/DATE:**  
This map was prepared by:  
Shane Shaughnessy  
April 12, 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.



7645 Garners Ferry Road; TMS# 16314-03-04;  
Existing Zoning: RM-HD; Proposed Zoning: RG-2

\*\* DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION



THE UNITED STATES OF AMERICA

DEPARTMENT OF JUSTICE  
OFFICE OF THE ATTORNEY GENERAL

The undersigned, being duly sworn, deposes and says that the within and foregoing is a true and correct copy of the original of the within and foregoing as the same appears in the files of the undersigned.

All that is herein contained is true and correct to the best of my knowledge and belief.

Subscribed and sworn to before me on this 1st day of August, 1954, at the County of [blank] State of [blank].

Notary Public for the State of [blank]  
My Commission Expires [blank]

Witness my hand and seal this 1st day of August, 1954.

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten text]*

*[Handwritten text]*



