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

Approved by: 
City Manager

Approved as to form: 
City Attorney

ATTEST: 
City Clerk

 Introduced: 12/17/2019
Final Reading: 1/7/2020
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.

/at
Attachments

cc: Clint Shealy, Assistant City Manager
    Jeff Pala, 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 Saeed, 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 12/2/14 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: C-3 (Zoning classification) by 7-0 on 12/2/14 (mm/dd/yyyy)

(Signature of Annexation Coordinator)
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: ____________________________ Date: 11/11/2019

(Larry C. McClure) ITS: President

Print or Type Name (Print or Type Title)

Buyer:

7347 Garners Ferry Road, LLC

BY: ____________________________ Date: 11/11/19

(Frank Cason) ITS: Member

Print or Type Name (Print or Type Title)