



CITY OF COLUMBIA
AGENDA MEMORANDUM

MEETING DATE: May 17, 2016

DEPARTMENT: Legal

FROM: *Shari Ardis, Legal Administrator*

SUBJECT: **ORDINANCE NO.: 2016-021 Annexing and Incorporating Annexing 825 Abernathy Street and 7660 Garners Ferry Road, Richland County TMS #16314-01-02 and 16314-01-03 into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015 5 Abernathy 7660 Garners Ferry**

FINANCIAL IMPACT:

ATTACHMENTS:

- 2016-021 annex-incorporate 825 Abernathy 7660 Garners Ferry (PDF)

ORDINANCE NO.: 2016-021

Annexing and Incorporating Annexing 825 Abernathy Street and 7660 Garners Ferry Road, Richland County TMS #16314-01-02 and 16314-01-03 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 ___ day of _____, 2016, 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 **as of September 1, 2017.** This property shall be zoned RG-2, apportioned to City Council District 3, Census Tract 116.08, contains 4.74 acres, and shall be assigned a land use classification of AC-2.

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 16314-01-02 and 16314-01-03

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:

Janne Lisowski
Senior Assistant City Attorney

ATTEST:

City Clerk

Introduced:
Final Reading:

LEGAL DEPARTMENT DRAFT

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2016-021

All that certain piece, parcel or tract 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, being shown and delineated as 4.74 acres, more or less, on a plat prepared for Shandon Terrace, LLC, by Inman Land Surveying Company, Inc. dated June 19, 2004 and having such boundaries and measurements as are shown on the above described plat.

LEGAL DEPARTMENT DRAFT

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: February 11, 2016

RE: **Property Address:** 825 Abernathy Street and 7660 Garners Ferry Road
Richland County TMS: 16314-01-02 and 16314-01-03
Owner(s): Shandon Terrace, LLC
Current Use: Undeveloped **Proposed Use:** Multifamily Residential
Current County Land Use: Neighborhood (Medium)
Proposed Land Use: Activity Corridor (AC-2)
Current County Zoning: GC **Proposed City Zoning:** RG-2
Reason for Annexation: Municipal Services
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.

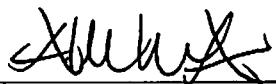
Planning & Development Services staff will see to it that this matter is placed on the March 2016 Planning Commission's agenda, the annexation hearing is scheduled for City Council on March 15, 2016. Confirmation of interim land use and zoning is tentatively planned for the zoning public hearing in May of 2016. 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.

/dle
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, Finance Director
Deborah Livingston, 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
Alfreda Tindall, Richland County 911 Addressing Coordinator

Planning Commission Zoning Recommendation: RG-2 (Zoning classification) by 6-0 on 3/7/2016 (mm/dd/yyyy).

Planning Commission Land Use Recommendation: AC-2 (Land Use classification) by 6-0 on 3/7/2016 (mm/dd/yyyy).


(Signature of Interim Annexation Coordinator)

Future Land Use Map

7660 Garners Ferry Road and 825 Abernathy Street
TMS# 116314-01-02 and 16314-01-03 FLU: AC-2

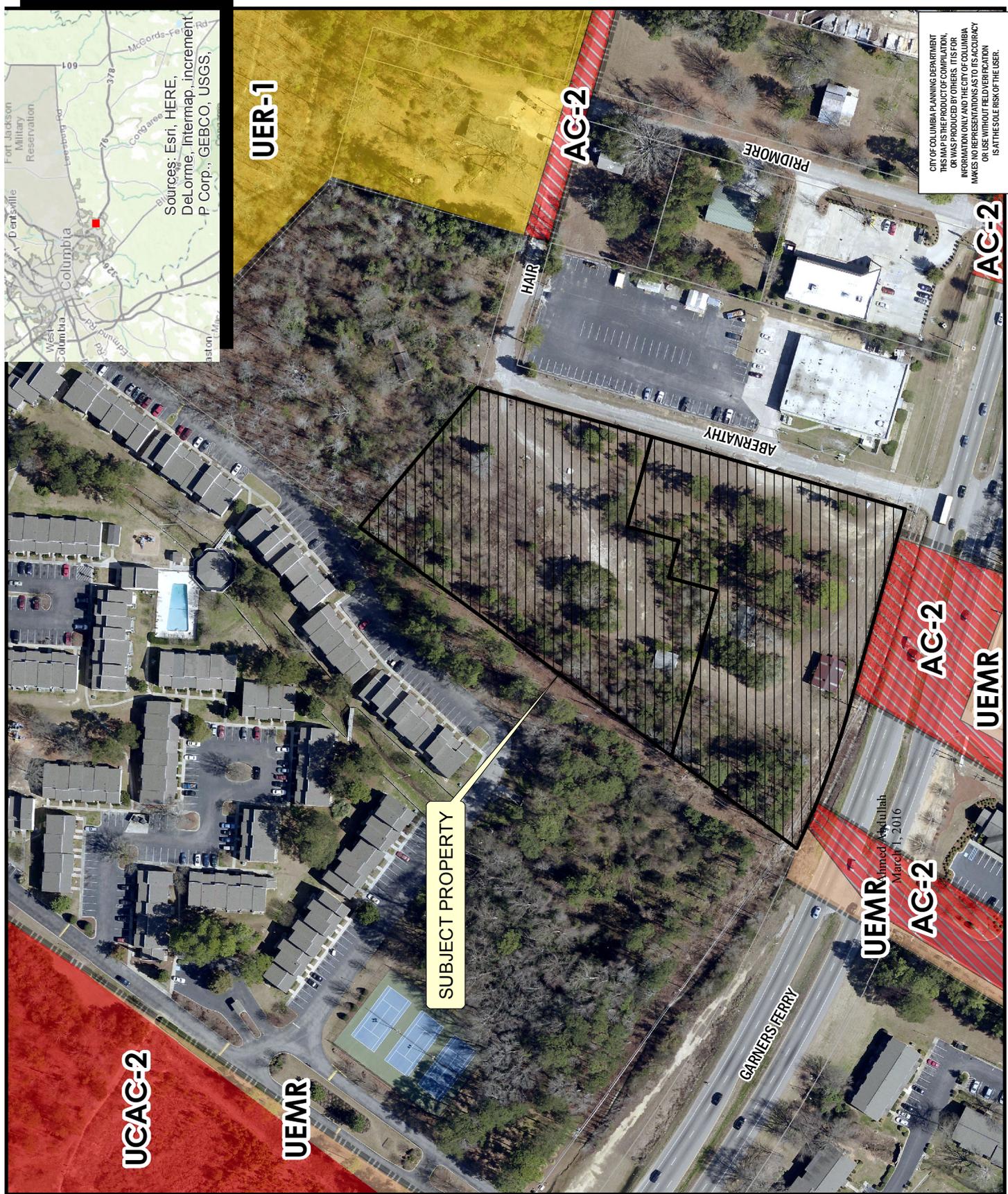
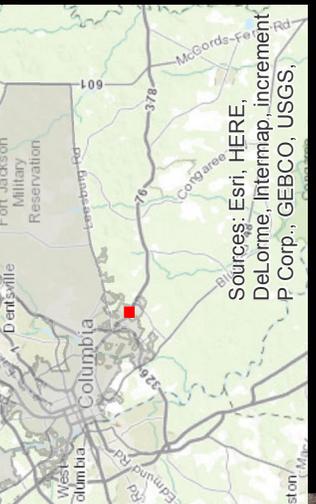
Department of Planning & Development Services

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
	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 Community Activity Center
	UEAC-1 - Urban Edge 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

ORIGINAL PREPARATION/DATE:
Ahmed Abdullah
February 11, 2016



We Are Columbia

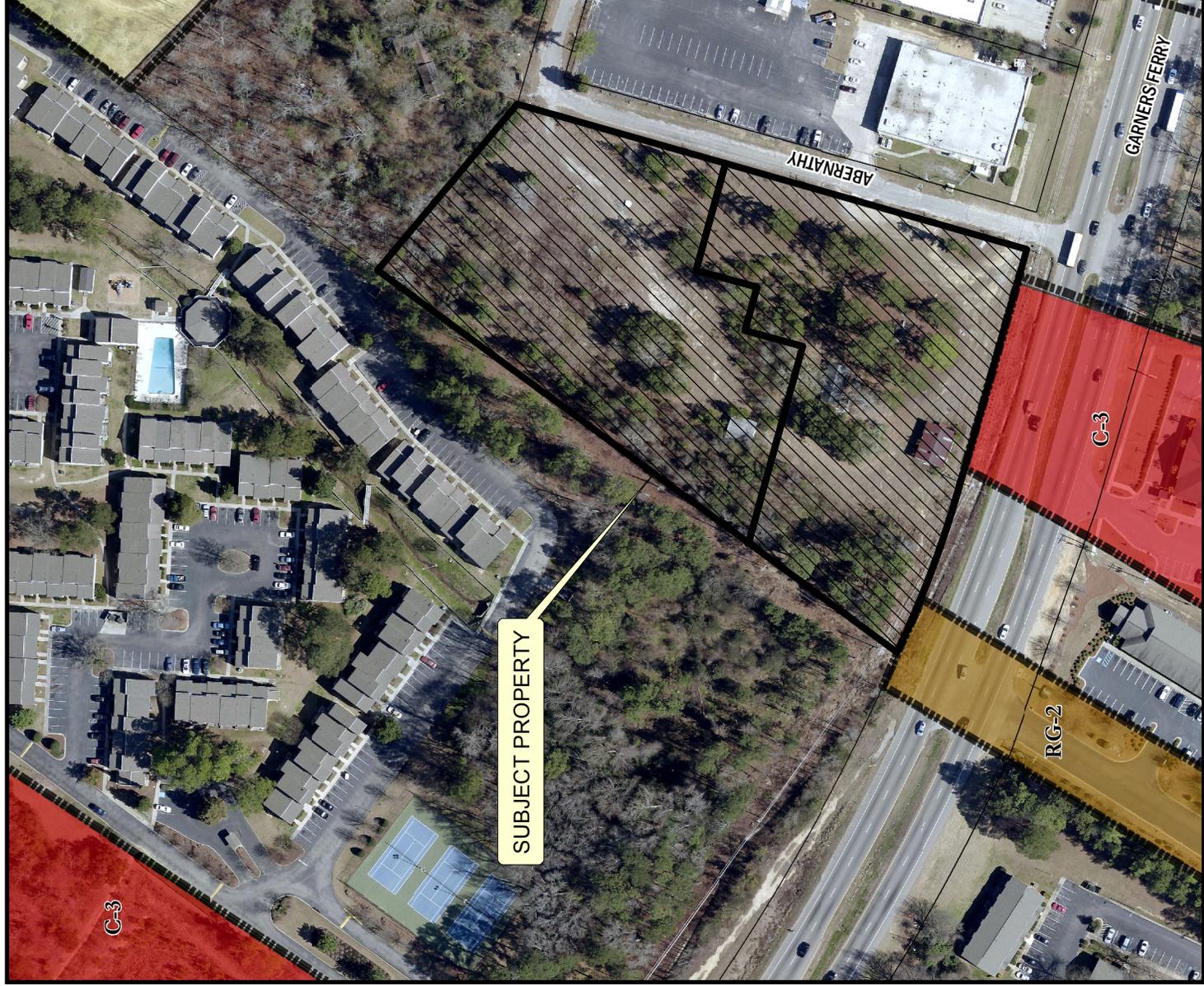
Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, ...

CITY OF COLUMBIA PLANNING DEPARTMENT
THIS MAP IS THE PRODUCT OF COMPILED, 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.

Zoning Map

Department of Planning & Development Services

7660 Garners Ferry Road and 825 Abernathy Street
TMS# 116314-01-02 and 16314-01-03 ZONED: GC



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
	OUT OF CITY
	Ft. Jackson Overlay

0 25 50 100 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Ahmed Abdullillah
February 11, 2016

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.

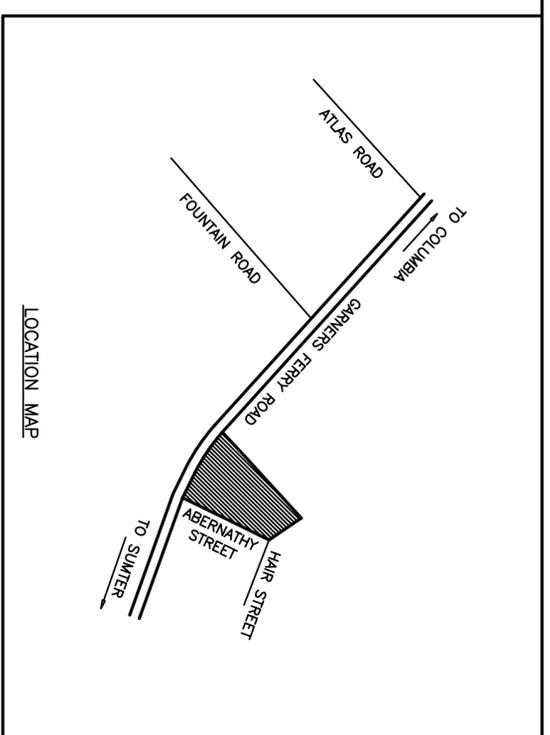
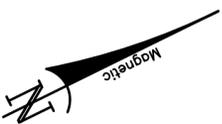
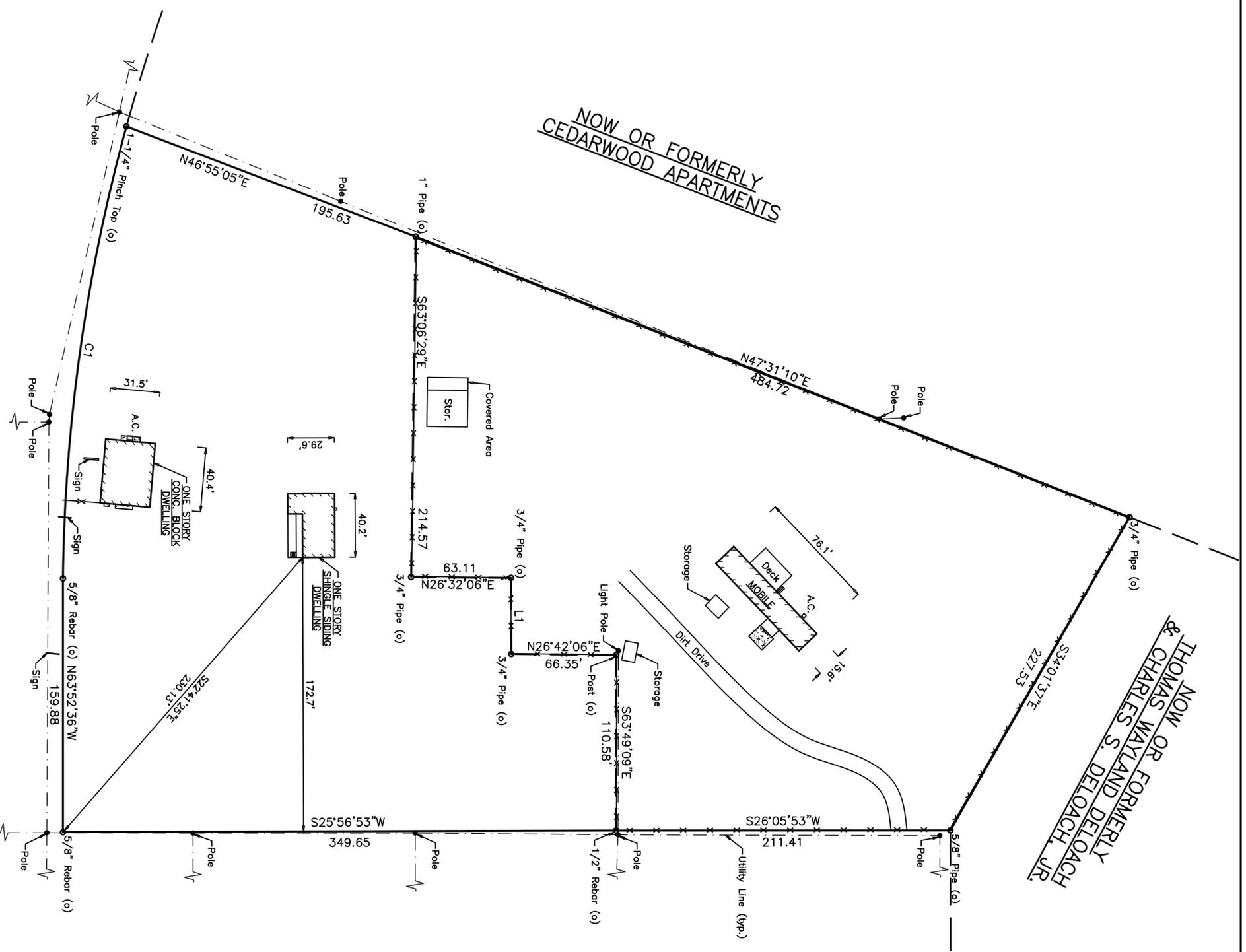


NOW OR FORMERLY
CEDARWOOD APARTMENTS

NOW OR FORMERLY
THOMAS WAYLAND DELOACH
& CHARLES S. DELOACH, JR.

ABERNATHY STREET
(40' R/W)

GARNERS FERRY ROAD
(U.S. HWY. 378 - 76)



CURVE TABLE

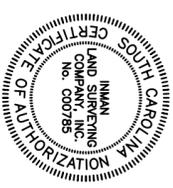
CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BRG.
C1	1122.38	288.50	144°33'39"	287.71	N55°51'40"W

LINE TABLE

LINE	LENGTH	BEARING
L1	48.01	S64°05'49"E

NOTES:
 1. THIS PROPERTY IS POSSIBLY SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD NOT SHOWN HEREON.
 2. THIS PROPERTY MIGHT HAVE UNDERGROUND UTILITIES THAT ARE NOT VISIBLE AT THE SURFACE.
 3. NO FLOOD ZONE INSPECTION AT THIS TIME.

REFERENCES:
 1. CLOSING SURVEY FOR BROKERS REALTY, INC., BY DANIEL RIDDICK & ASSOCIATES, INC., DATED MAY 14, 1997, AND RECORDED IN THE OFFICE OF REGISTER OF DEEDS FOR RICHLAND COUNTY IN PLAT BOOK 56, PAGE 8883.
 2. PROPERTY SURVEYED FOR HARRY E. COOK, BY W. FRANK McAULAY, JR., DATED SEPTEMBER 8, 1981, AND RECORDED IN THE OFFICE OF REGISTER OF DEEDS FOR RICHLAND COUNTY IN PLAT BOOK "Z", PAGE 1275.
 3. PLAT RECORDED IN THE OFFICE OF REGISTER OF DEEDS FOR RICHLAND COUNTY IN PLAT BOOK "H", PAGE 128.



PLAT PREPARED FOR:
SHANDON TERRACE, LLC
 RICHLAND COUNTY, NEAR COLUMBIA, SOUTH CAROLINA

DATE: JUNE 19, 2004

SURVEY NO.: E05010

BOOK 210-54 T.M.S. NO. 16314-1-2 & 16314-1-3 S.F. 127 No. 13

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, I HAVE ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

INMAN LAND SURVEYING COMPANY, INC.
 2223 BULL STREET COLUMBIA SOUTH CAROLINA 29201
 PHONE 252-1797 FAX 252-1798

RICHARD P. INMAN
 P.L.S. NO. 13385

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND) PETITION FOR ANNEXATION

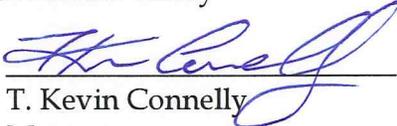
The undersigned, being the owner(s) of the property described below hereby petition(s) the Mayor and City Council for annexation to the City of Columbia, South Carolina pursuant to S.C. Code Ann. Section 5-3-150, 1976, as amended.

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, County of Richland, State of South Carolina, being shown and delineated as 4.74 acres, more or less, on a plat prepared for Shandon Terrace, LLC, by Inman Land Surveying Company, Inc., dated June 19, 2004, and having such boundaries and measurements as shown on the above described plat.

Richland County TMS: 16314-01-02 and 16314-01-03
Property Address: 7660 Garners Ferry Road and 825 Abernathy Street

ABERNATHY PLACE, LP
a South Carolina limited partnership

BY: Abernathy One, LLC
ITS: General Partner Entity

BY: 
T. Kevin Connelly
ITS: Manager

DATE: 3-3-16