



CITY OF COLUMBIA
AGENDA MEMORANDUM

MEETING DATE: May 17, 2016

DEPARTMENT: Planning and Development Services

FROM: *Krista Hampton, Director*

SUBJECT: ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT & ZONING MAP AMENDMENT

PRESENTER: Krista Hampton

FINANCIAL IMPACT: see case summary

825 Abernathy Street and 7660- Garners Ferry Road, TMS#16314-01-02 and 16314-01-03; request to annex, assign land use classification Community Activity Corridor (AC-2) and assign zoning of RG-2 (General Residential). The property is currently classified as undeveloped and zoned GC (General Commercial) in Richland County.

Council District: 3
Proposal: Annex, assign land use classification AC-2 and zone property RG-2
Applicant: Shandon Terrace, LLC
PC Recommendation: Approve (6-0); 03/07/16
Staff Recommendation: Annex, assign AC-2 Land Use Classification and RG-2 Zoning

ATTACHMENTS:

- 5-17-2016_ZPH_Case_Summary_ANNEX_COMPPLANMA_ZoningMA_825-Abernathy_and_7660-GarnersFerry(PDF)
- Abernathy Place _ Executed Annexation Petition _ 02.11.2016 (PDF)
- Notice - Signed (PDF)
- Annexation - Abernathy and Garners Ferry Road (TXT)



**CITY COUNCIL
ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT,
AND ZONING MAP AMENDMENT CASE SUMMARY**

**825 ABERNATHY STREET AND 7660 GARNERS FERRY ROAD
ANNEX, ASSIGN LAND USE CLASSIFICATION AC-2
(COMMUNITY ACTIVITY CORRIDOR)
AND ZONING OF RG-2(GENERAL RESIDENTIAL DISTRICT)**

Zoning Public Hearing - May 17, 2016 at 7:00pm
City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

Subject Property:	825 Abernathy Street and 7660 Garners Ferry Road, TMS#16314-01-02 and 16314-01-03		
Applicant:	Shandon Terrace, LLC		
Council District:	3	Census Tract:	116.08
County Land Use Plan:	Neighborhood (Medium Density)	Proposed Land Use Plan:	Community Activity Corridor (AC-2)
County Zoning:	GC	Proposed Zoning:	RG-2
Current Land Use:	Undeveloped	Proposed Use:	Multi-Family Residential
Reason for Annexation:	Donut Hole / Municipal Services		

CASE HISTORY

Staff Recommendation:	Annex, Assign AC-2 Land Use Classification and RG-2 Zoning	APPROVE
PC Recommendation: 03/07/16	Annex, Assign AC-2 Land Use Classification and RG-2 Zoning	APPROVE (6-0)
Zoning Public Hearing: 05/17/16	Annex, Assign AC-2 Land Use Classification and RG-2 Zoning (to be effective 9/1/17)	PENDING

APPLICATION REQUEST

Applicant is requesting annexation to receive City services. The applicant has pursued permits with Richland County and requests that this annexation, assignment of land use classification, and assignment of zoning be effective September 1, 2017, which is reflected within the prepared ordinance.

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

The subject parcels are a total of 4.74 acres, and are located on Garners Ferry Road east of the intersection with Abernathy Street, at 825 Abernathy Street and 7660 Garners Ferry Road. Both parcels are currently being annexed in their entirety.

DETERMINATION FOR CITY SERVICES

The following determination is an estimate of the benefits and costs associated with the annexation of the subject property.

Police

We find that the proposed annexations and assumed development will result in an increase number of calls for services and will cost the CPD **\$29,377.37** annually to provide service.

Fire

The proposed annexation **will not result in additional costs or impact services** being provided by this department. Annexation would lower the ISO rating of this property to a Class 2 from a Class 4.

Solid Waste

The cost associated with solid waste service for this property is **\$0.00** as solid was services are not provided to multi-family uses.

Engineering

Because water and sewer lines currently exist in this area, the Utilities and Engineering Division **will not incur any costs** associated with this annexation. There is a tap fee for the property owner.

Water Customer Care

Annexation will result in an approximately **40% reduction** in water and sewer service rates for the customer.

Planning & Development Services

We recommend annexation of this property. The estimated annual city property tax revenue after annexation of these properties will generate approximately **\$38,027.60**.

*Estimated City Tax Revenue calculated as: (Tax Value*Tax Rate)*City Millage Rate (.0981)) - (Tax Value*Local Option Sales Tax Credit (.002)).

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject parcels are in a “Donut Hole” as identified in the Urban Service Area Map Principles and Goals of the Urban Service Area

The Urban Service Area identifies those areas it wishes to provide with urban services. Primary emphasis will be given to annexing developed areas adjoining the city limits and “islands” of unincorporated territory surrounded by the city. Primary, secondary, and long-range annexation priorities for specific areas may be identified. Secondary areas may include higher value properties which assist the City in achieving a more balanced economic base.

Donut Holes are unincorporated areas that are completely surrounded by the City of Columbia and/or another municipality. These areas pose a number of challenges to the City that can be addressed through annexation. They can often cause inefficiencies in the delivery of services due to confusion about jurisdiction. Also, if the land is in a jurisdiction with a different approach to code enforcement, these areas can negatively impact the quality of life for adjacent City residents. Such inefficiencies and the costs to taxpayers are germane to City and County property both, which results in a greater impact to City residents since they pay City and County taxes.

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

Staff recommends subject parcels be designated “Community Activity Corridor” (AC-2) in The Columbia Plan 2018 Future Land Use Map.

Community Activity Corridors are a linear extension of a Community Activity Center. They contain nearly identical building types and uses to a Community Activity Center; the primary difference is the configuration of the lots and the lack of an internal subdivision or street network. Uses are built on frontage lots along principal and minor arterial roadways. They serve surrounding neighborhoods within a three to five mile drive and typically consist of a variety of commercial and service uses.

Primary Types

- Small and Medium Business/Employment (excl. Flex)
- Multi-family Small and Medium Mixed Use

Secondary Types

- Multi-family Small and Medium

Tertiary Types

- Civic/Institutional
- Large Format Business/Employment (excl. Flex)
- Single-family attached
- Cemeteries & Mausoleums
- Parking Structures and Lots

Existing Neighborhood, Small Area, Community, and/or Corridor Plans

The subject parcel is not covered by an area plan which has been adopted by the City of Columbia or Richland County.

PROPOSED ZONING DISTRICT SUMMARY

The parcel and surrounding parcels are currently zoned GC (General Commercial) in Richland County and adjacent parcels within the City of Columbia are zoned RG-2 and C-3.

The parcel is proposed to be zoned RG-2 (General Residential District) within the City of Columbia. The RG-2 district is intended as medium and high density residential area permitting progressively higher population densities, characterized by single-family detached, two-family detached and multiple-family structures, and garden type apartments. Certain structures and uses required to serve governmental, educational, religious, noncommercial recreational, and other needs of the area are permitted outright or are permissible as special exceptions subject to restrictions and requirements intended to preserve and protect the residential character of the district.

STAFF RECOMMENDATION

Annex, assign AC-2 land use classification and RG-2 zoning with an effective date of September 1, 2017.



NO NAME

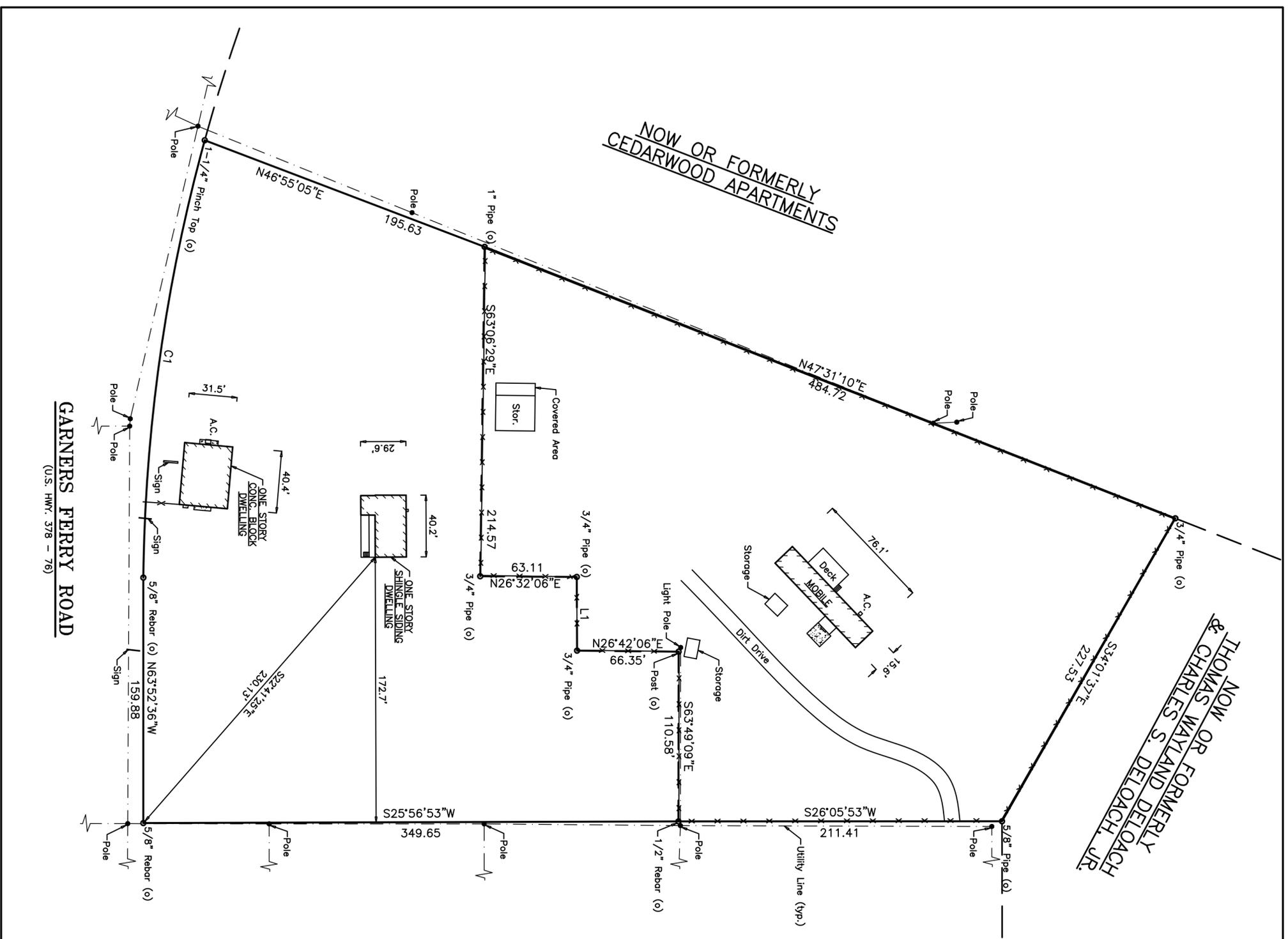
HAIR

ABERNATHY

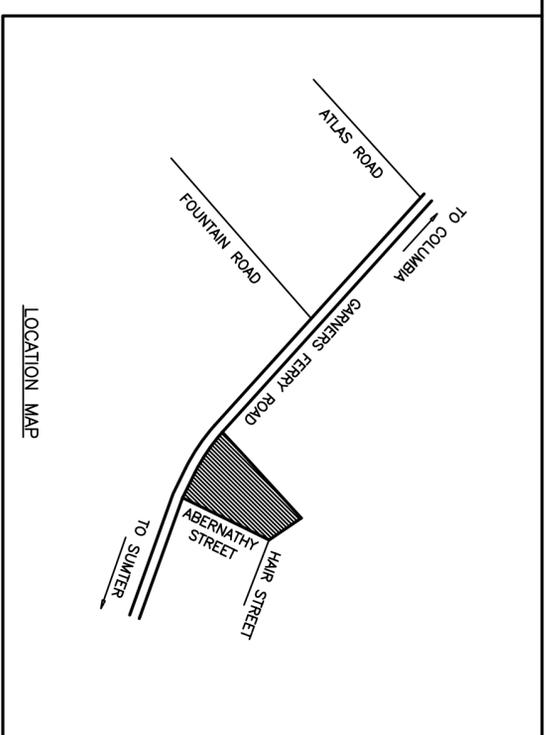
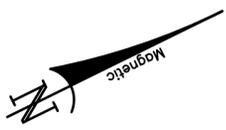
GARNERS FERRY

GARNERS FERRY

© 2011 Pictometry



ABERNATHY STREET
(40' R/W)



CURVE TABLE

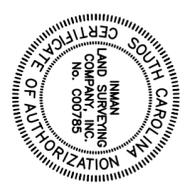
CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BRG.
C1	1122.38	288.50	144°33'39"	287.71	N55°51'40"W

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

SCALE: 1" = 50'

TOTAL AREA = 4.74 ACRES
 RATIO OF PRECISION = 1/10,000
 AREA BY COORDINATE METHOD

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

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.

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

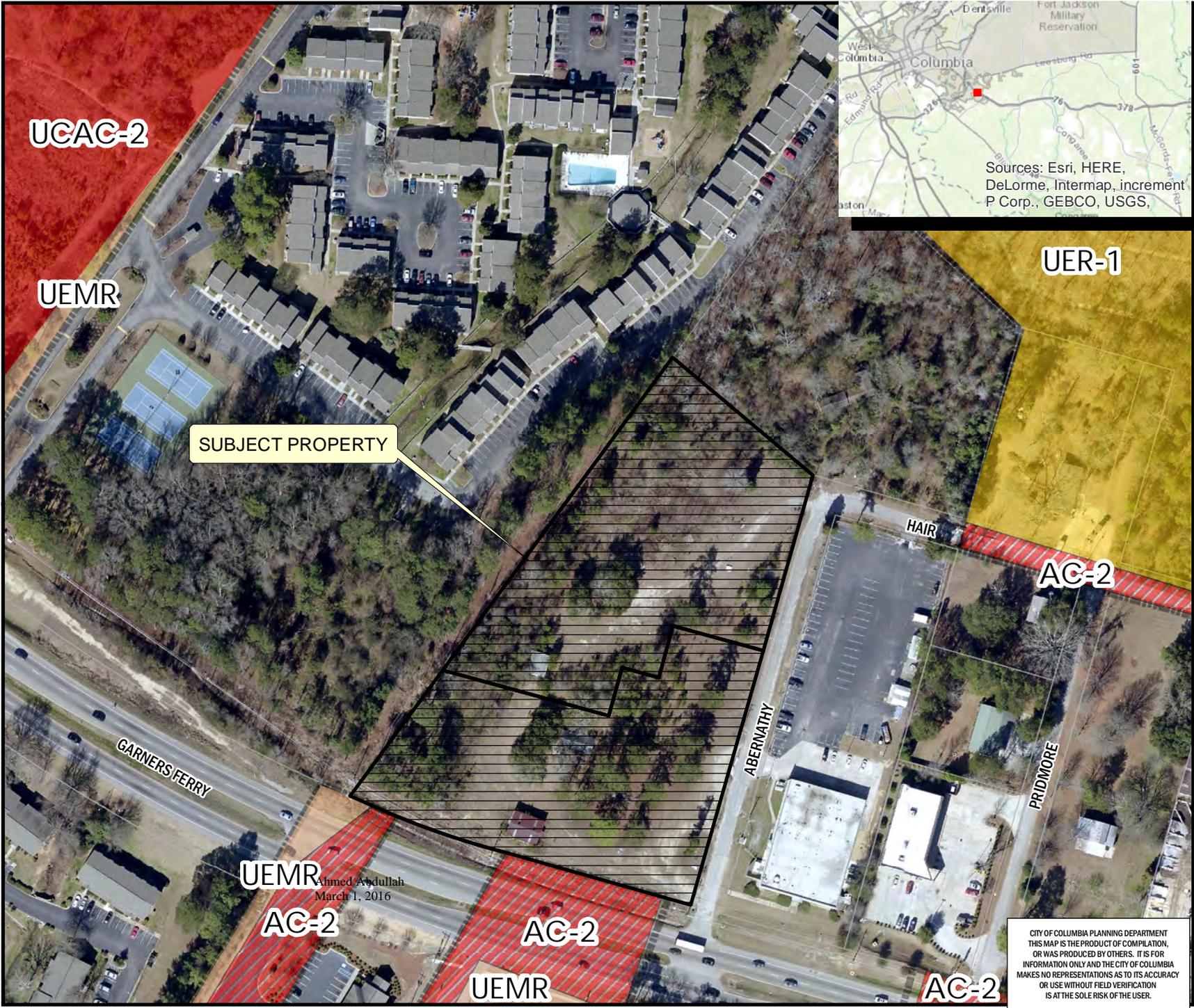
Legend

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
- UEAC-1 Urban Edge Community Activity Center
- UCAC-3 Urban Core 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

0 30 60 120 Feet

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



Ahmed Abdullah
March 1, 2016

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

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

Department of Planning & Development Services

Legend

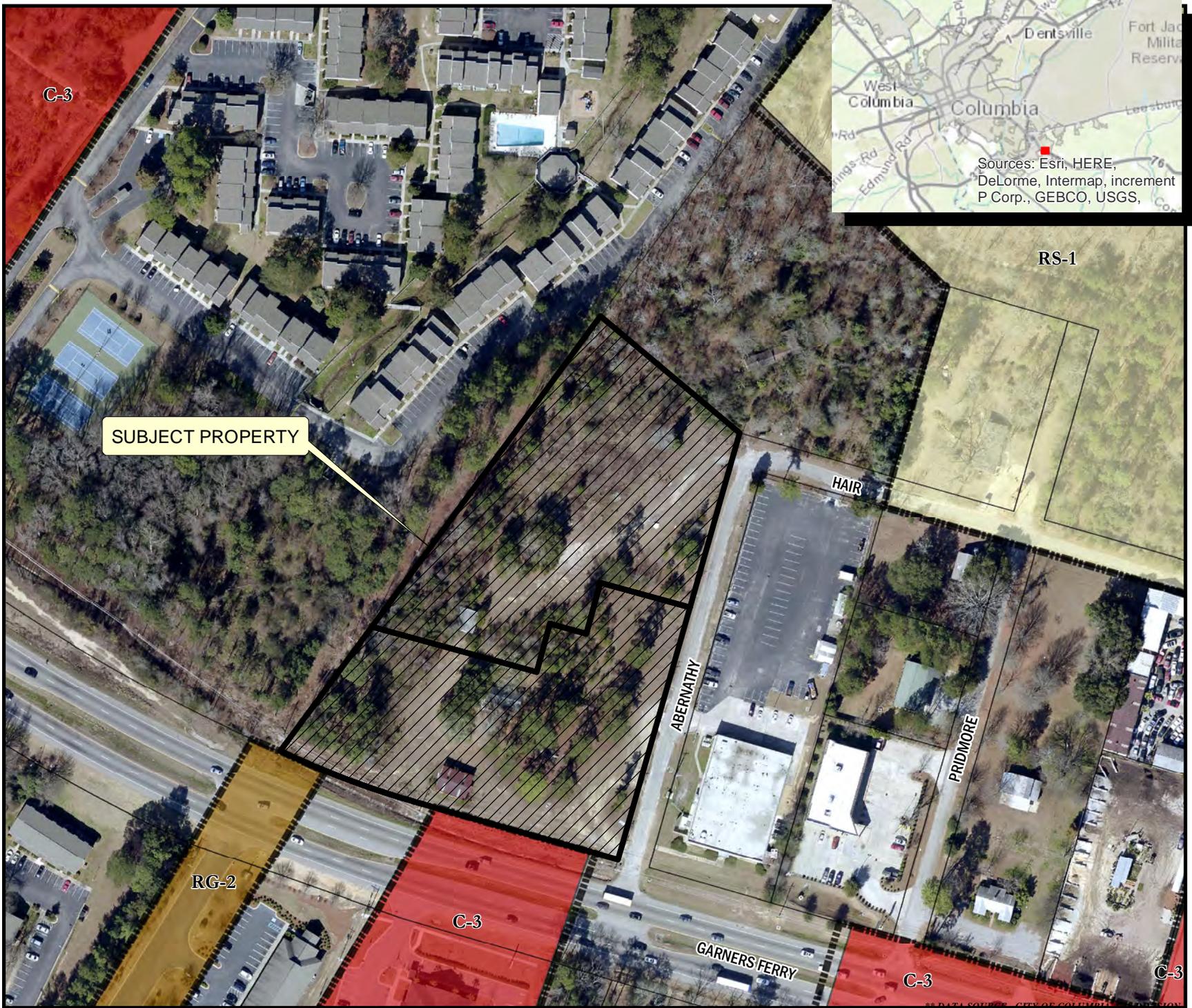
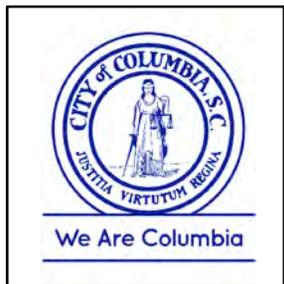
	CITY LIMITS
	PARCELS

	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		Ft Jackson Overlay

0 25 50 100 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Ahmed Abdullah
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.



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

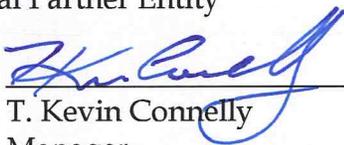
The undersigned, being the owner(s) of the property described below hereby petition(s) the Mayor and City Council for annexation to the City of Columbia, South Carolina pursuant to S.C. Code Ann. Section 5-3-150, 1976, as amended.

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: February 11, 2016

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 03/07/16 (mm/dd/yyyy).

Planning Commission Land Use Recommendation: AC-2 (Land Use classification) by 6-0 on 03/07/16 (mm/dd/yyyy).


(Signature of Interim Annexation Coordinator)