

ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2023-050

Annexing 800 Dutch Square Boulevard, Richland County TMS #07401-07-21

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 Code Ann. § 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 16th day of May, 2023, 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 Community Activity Center/Corridor (CAC), apportioned to City Council District 2, Census Tract 104.03, contains 6.430 acres, and shall be assigned an interim land use classification of Urban Core Community Activity Center (UCAC-2).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 07401-07-21

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

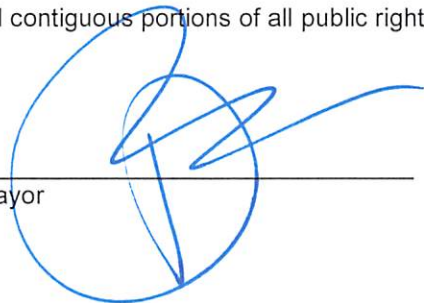
Approved as to form:


City Attorney

Introduced: 5/16/2023

Final Reading: 5/16/2023

Mayor



ATTEST:


City Clerk

ORDINANCE NO.: 2023-050
EXHIBIT "A"
PROPERTY DESCRIPTION

All that certain piece, parcel or lot of land with the improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, the same being shown as 6.430 Acres (280,085 Sq. Ft.) on an ALTA/ACSM Class "A" Final As-Built Land Title Survey of Dutch Plaza prepared for Alan B. Kahn by H.B. Dingle, Jr., S.C.P.L.S. No. 10289 of B. P. Barber & Associates, Inc., dated August 23, 1994, last revised January 10, 1995 and recorded in the Office of the R.M.C. for Richland County, South Carolina in Plat Book 55, at Page 6070; and according to said survey having the following courses and distances, to wit:

BEGINNING at a nail & cap on the northern right-of-way line of Dutch Square Boulevard, being N52°51'19"E for a distance of 384.19 feet from a 1" pinched top pipe found at the eastern right-of-way line of North Arrowood Road, thence proceeding along the property of Fort Jackson Federal Credit Union the following courses and distances: N37°23'29"W for a distance of 148.14 feet to a 1" pinched top pipe; thence S52°48'00"W for a distance of 147.25 feet to a PIK nail; thence N37°04'04"W for a distance of 60.30 feet to a 1" pinched top pipe; thence S89°24'56"W for a distance of 94.95 feet to a ½" rebar on the eastern right-of-way line of North Arrowood Road; thence turning and proceeding along the eastern right-of-way line of North Arrowood Road in a direction of N00°37'20"W for a distance of 476.60 feet to a 1" pinched top pipe; thence turning and proceeding along the northern right-of-way line on Innsbrook Drive in a direction of S89°18'47"W for a distance of 49.99 feet to a 1-1/4" pinched top pipe; thence turning and proceeding along the property of Dutch Plaza Associates, a S.C. General Partnership the following courses and distances: N44°48'00"E for a distance of 15.21 feet to a 1-1/4" pinched top pipe; thence along a curved line the chord bearing of N44°50'26"E for a chord distance of 107.37 feet (said chord having an arc distance of 119.23 feet and a radius of 76.0 feet) to a 5/8" rebar; thence N00°54'37"W for a distance of 53.70 feet to a 1" pipe; thence turning and proceeding along Belmont Estates Subdivision in a direction of N89°13'23"E for a distance of 200.50 feet to a 5/8" rebar; thence turning and proceeding along the property of Dr. Peter Schmalish in a direction of S37°08'43"E for a distance 618.90 feet to a 3/4" pinched top pipe on the northern right-of-way line of Dutch Square Boulevard; thence turning and proceeding along the northern right-of-way line of Dutch Square Boulevard the following courses and distances: S52°50'00"W for a distance of 302.35 feet to a railroad spike; thence S52°43'08"W for a distance of 31.58 feet to the nail & cap at the POINT OF BEGINNING.

MEMORANDUM

Office of the City Manager

TO: Department Heads
FROM: Teresa Wilson, City Manager
DATE: March 3, 2023
RE: **Property Address:** 800 Dutch Square Boulevard
Richland County TMS#: 07401-07-21
Owner(s): The Midlands Housing Alliance, Inc.
Current Use: Commercial
Proposed Use: Commercial and Residential
Current County Land Use: Mixed Use Corridor in Priority Investment Area and designated Community Activity Center
Proposed City Land Use: Urban Core Community Activity Center (UCAC-2)
Current County Zoning: General Commercial (GC)
Proposed City Zoning: Community Activity Center/Corridor (CAC)
Reason for Annexation: Municipal Services; Primary Area
City Council District: 2
Census Tract: 104.03

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 **April 13, 2023** 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

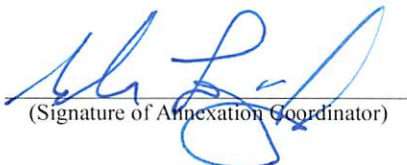
cc:

Clint Shealy, Assistant City Manager
Jeff Palen, Assistant City Manager/CFO
Dana Higgins, Director, Engineering
Frank Eskridge, Director, Utilities
Robert Anderson, Public Works Director
Krista Hampton, Planning & Development Services
Kelly Smith, Business License Administrator
Greg Williams, Business Liasion
Tiffany Latimer, Customer Care Administrator
Todd Beiers, Building Official
Michelle Brazell, Engineering
Police Planning & Research
Alfreda Tindal, Richland Co. 911 Addressing Coordinator

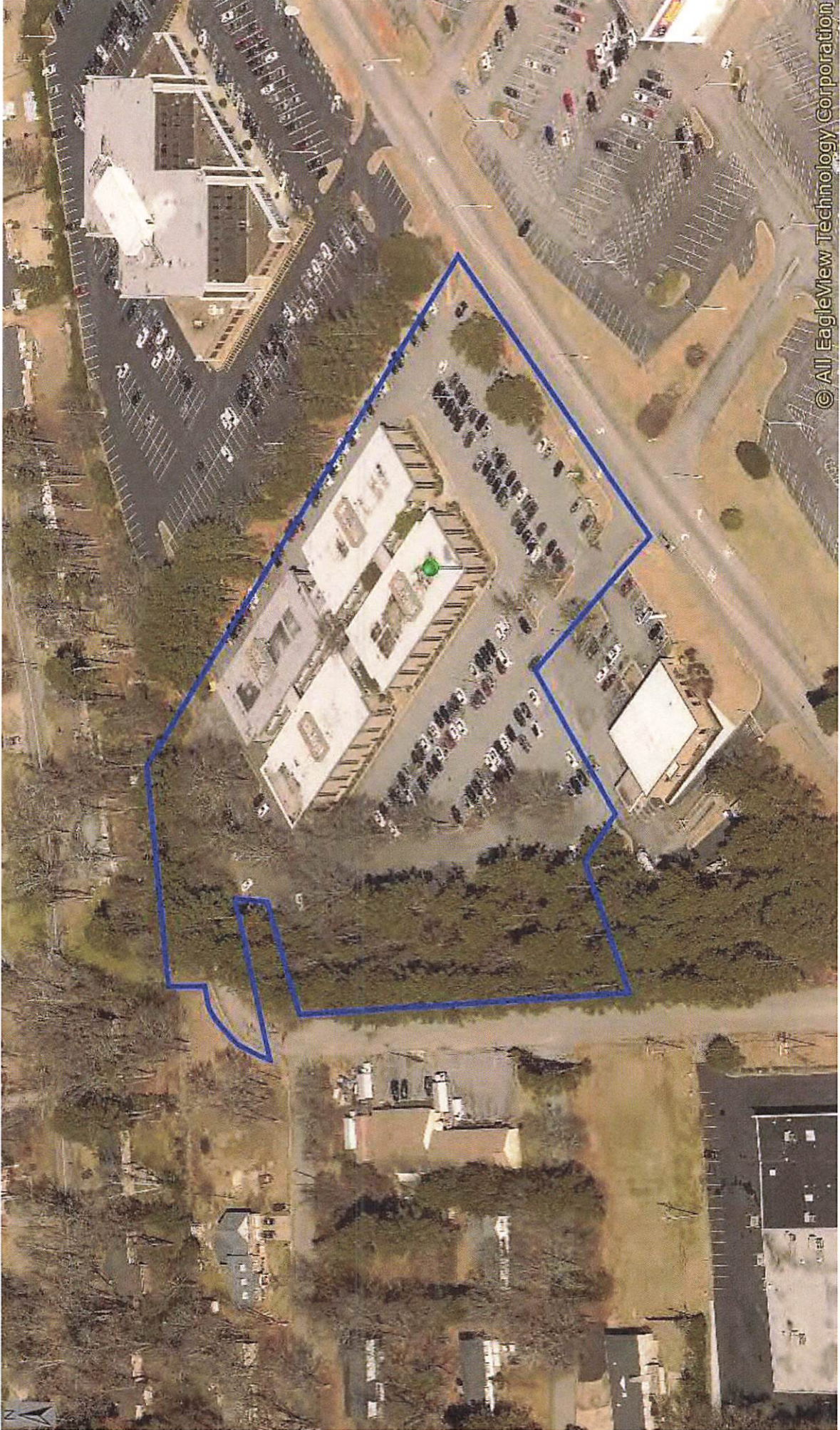
Missy Gentry, Assistant City Manager
Henry M. Simons, Assistant City Manager
Teresa Knox, City Attorney
William Holbrook, Police Chief
Aubrey Jenkins, Fire Chief
Dollie Herron, Community Development
George Adams, Fire Marshal
Hope Hasty, Zoning Administrator
Jacquelyn Richburg, Columbia-Richland 911
David Hatcher, Housing Official
Richland County Solid Waste Collection
Lucinda Statler, Planning Administrator
Brandon Burnette, Development Center Administrator

Planning Commission Land Use Recommendation: UCAC-2 (Land Use classification) by 5-0
on 4/13/2023 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: CAC (Zoning classification) by 5-0
on 4/13/2023 (mm/dd/yyyy).

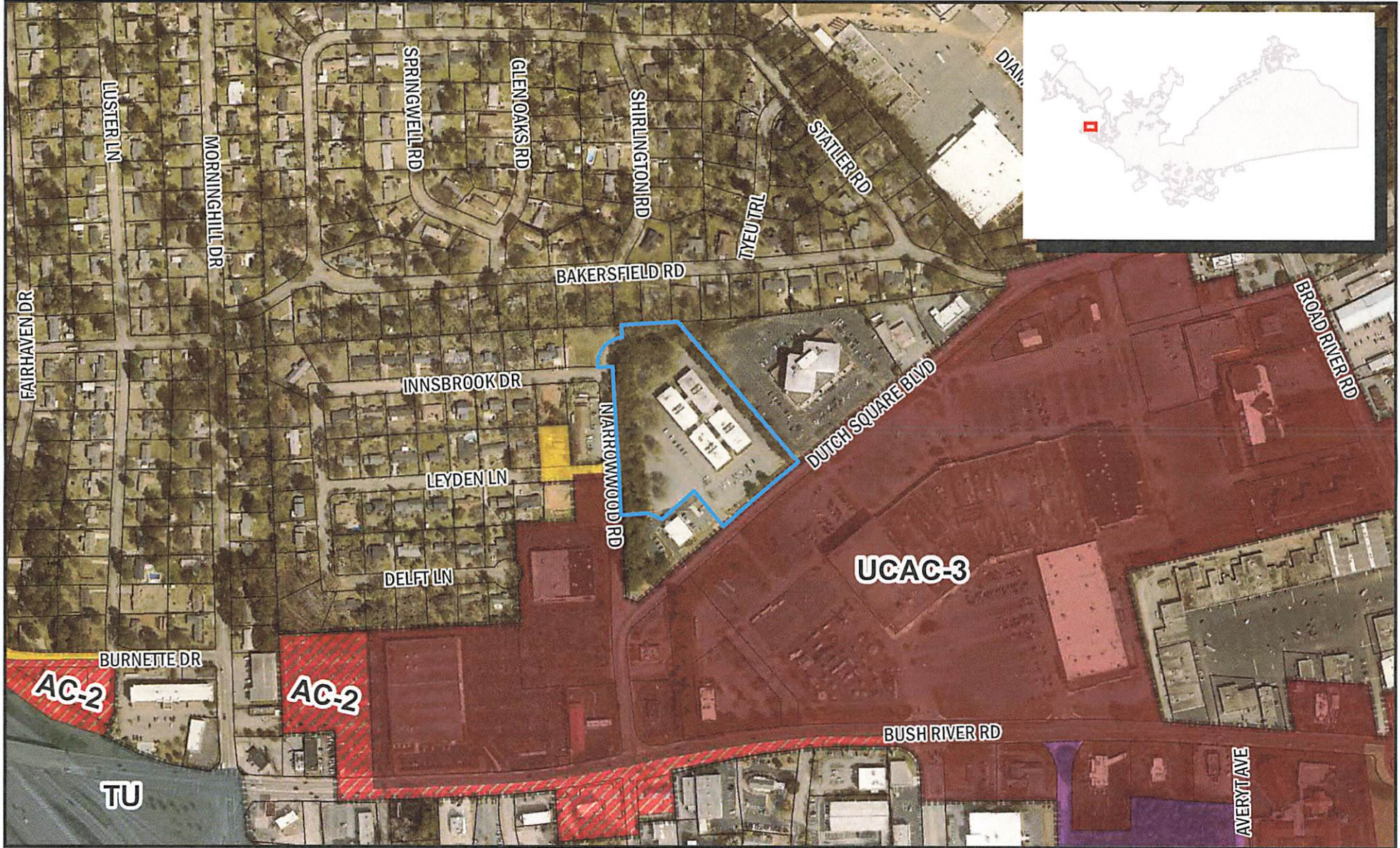

(Signature of Annexation Coordinator)

800 Dutch Square Boulevard, TMS# 07401-07-21



Future Land Use Map

800 Dutch Square Boulevard, TMS# 07401-07-21;
 Current Rich. Co. FLU: Mixed Use Corridor in Priority Investment Area and
 designated Community Activity Center, Proposed City FLU: UCAC-2



Department of Planning &
 Development Services

ORIGINAL PREPARATION/DATE:
 This map was prepared by:

Andrew Livengood
 Date: 3/2/2023

- | | | |
|---|--|------------------------------------|
| UCMR-1 - Urban Core Mixed Residential - 1 | UCAC-1 - Urban Core Neighborhood Activity Center | TU - Transportation & Utilities |
| UCMR-2 - Urban Core Mixed Residential - 2 | UCAC-2 - Urban Core Community Activity Center | S/A - Sports/Amusement |
| UCMR-3 - Urban Core Mixed Residential - 3 | UCAC-3 - Urban Core Regional Activity Center | C/I - Civic/Institutional |
| UEMR - Urban Edge Mixed Residential | UEAC-1 - Urban Edge Community Activity Center | CBA - Central Business Area |
| UCMF - Urban Core Multi-family | UEAC-2 - Urban Edge Regional Activity Center | ZOO - Riverbanks Zoo & Garden |
| UEMF - Urban Edge Multi-family | AC-1 - Neighborhood Activity Corridor | UC - Universities/Colleges |
| UCR-1 - Urban Core Residential Small Lot | AC-2 - Community Activity Corridor | FJ - Fort Jackson |
| UCR-2 - Urban Core Residential Large Lot | AC-3 - Regional Activity Corridor | T/S - Transitional/Sensitive Lands |
| UER-1 - Urban Edge Residential Small Lot | EC - Employment Campus | |
| UER-2 - Urban Edge Residential Large Lot | IND - Industrial | |



0 105 210 420
 Feet

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

800 Dutch Square Boulevard, TMS# 07401-07-21;
Current Rich. Co. Zoning: GC, Proposed City Zoning: CAC



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Andrew Livengood
Date: 3/2/2023

Zoning Districts

- CAC
- DAC
- EC
- GC: General Commercial District
- HI: Heavy Industrial District
- INS-F: Institutional - Fort Jackson District
- INS-GEN: Institutional - General District
- INS-TU: Institutional - Transportation/Utilities District
- INS-UM: Institutional - University/Medical District
- INS-ZOO: Institutional - Riverbanks Zoo and Gardens District
- LI: Light Industrial District
- LL-R: Large Lot - Reserve District
- MC: Mixed Commercial District
- MU-1: Mixed-Use
- MU-2: Mixed-Use
- NAC: Neighborhood Center/Corridor
- O4: Office and Institutional District
- PD: Planned Development
- RAC: Regional Activity Center/Corridor
- RD-MV: Residential Two-Family - Mid Village District
- RD: Residential Two-Family District
- RM-1: Residential Mixed
- RM-2: Residential Mixed
- RSF-1: Residential Single Family - Large Lot District
- RSF-2: Residential Single Family - Medium Lot District
- RSF-3: Residential Single Family - Small Lot District
- TIC: Transitional/Conservation District



0 135 270 540 Feet

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.

Exhibit "A"

Property Description

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STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

PETITION FOR ANNEXATION

The undersigned, being the owner(s) of the properties 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: See attached Exhibit "A"

Richland County TMS: 07401-07-21

Property Addresses: 800 Dutch Square Boulevard

The Midlands Housing Alliance, Inc.

BY: 
(Signature)

Date: 23 February 2023

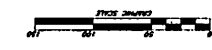
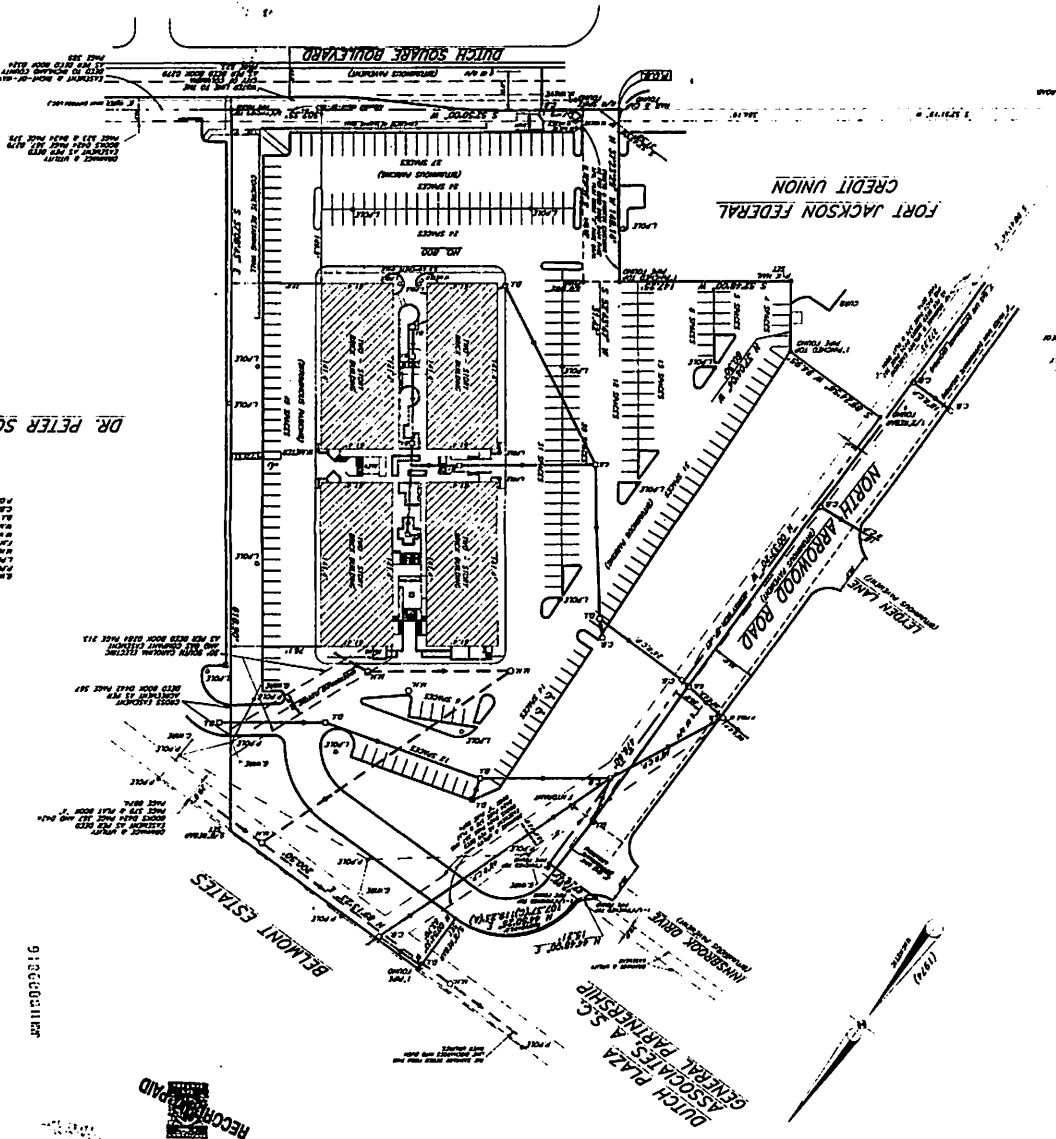
CRAIG J. CURREY
(Print or Type Name)

ITS: President + CEO
(Print or Type Title)

AREA = 280,085 SQ.FT. OR
6.430 ACRES

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT HIS WRITTEN CONSENT. ANY REPRODUCTION OR COPIING WITHOUT HIS WRITTEN CONSENT IS STRICTLY PROHIBITED.

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TOTAL PARKING SPACES = 296

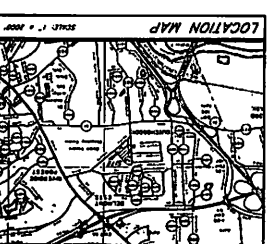
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NOTES:

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DR. PETER SCHMALSH

NO.	REVISION	DATE	BY	DESCRIPTION
1				
2				
3				
4				
5				
6				
7				
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9				
10				



<p>ALAN B. KAHN</p>	<p>ALTRASM CLASS "A" FIRM AS BUILT LAND TITLE SURVEY DUTCH PLAZA</p>	<p>BR. BARBER & ASSOCIATES, INC.</p>
<p>55486070</p>	<p>DATE: AUGUST 21, 1961</p>	<p>SCALE: 1" = 40'</p>
<p>RECORDING</p>	<p>55486070</p>	<p>11 9 1961</p>