

ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2023-070

Annexing 711 Bluff Road and 950 Rosewood Drive, Richland County TMS # 11202-06-01 (1.25 acre portion) into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map

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; and,

WHEREAS, City Council adopted Columbia Compass: Envision 2036 as the City of Columbia Comprehensive Plan by Ordinance No.: 2020-028 along with all the maps and policies contained therein, and amended from time to time, in accordance with the South Carolina Comprehensive Planning Act of 1994 (§6-29 of the SC Code); and,

WHEREAS, the City of Columbia has adopted the Unified Development Ordinance (UDO) by Ordinance No.: 2019-013 and Official Zoning Map of the City of Columbia, S.C. by Ordinance No.: 2021-001, both amended from time to time, in accordance with the authority in Title VI of the SC Code; and

WHEREAS, pursuant to Sec. 17-1.7(c) of the UDO, annexation may be considered concurrent with amendments to the Comprehensive Plan and the Zoning Map; and

WHEREAS, the City of Columbia Planning Commission has reviewed the proposed future land use and zoning classifications of the property, and made a recommendation to City Council in accordance with §6-29 of the SC Code and §17-2.5 of the UDO; and

WHEREAS, the Columbia City Council has held a public hearing in accordance with §17-2.4(f) of the UDO and §6-29-760 of the SC Code; and

WHEREAS, the Columbia City Council has determined that the proposed land use classification is appropriate for the property, and the proposed zoning district meets one or more of the criteria set forth by §17-2.5(c)(4), Zoning Map Amendment Decision Standards, of the UDO; NOW THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina this 5th day of December, 2023, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.
2. The property identified as 711 Bluff Road and 950 Rosewood Drive and TMS# 11202-06-01 (portion) containing approximately 1.25 acres, further identified in Attachment A, is hereby annexed to and becomes a part of the City of Columbia, and is incorporated into Columbia Compass: Envision 2036 and the Official Zoning Map, effective immediately.
3. This property shall be apportioned to City Council District #3, Census Tract 117.01, and assigned a future land use classification of Industrial (IND) and zoning of Light Industrial District (LI).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NOS.: 11202-06-01 (portion)

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: 6/20/2023
Final Reading: 12/5/2023

Mayor



ATTEST:


City Clerk

ORDINANCE NO.: 2023-070
EXHIBIT "A"
PROPERTY DESCRIPTION

All that certain piece, parcel, or lot of land, with the improvements thereon, if any, situate, lying and being located near the City of Columbia, in the County of Richland, State of South Carolina, containing 44.38 acres, more or less, and shown on a plat prepared for Sandy Oaks Development LLC, by Belter & Associates, Inc., on survey date August 5, 2021. Reference being made to said plat for a more complete and accurate description; all measurements being a little more or less.

MEMORANDUM

Office of the City Manager

TO: Department Heads
FROM: Teresa Wilson, City Manager
DATE: March 21, 2023
RE: **Property Address:** 711 Bluff Road and 950 Rosewood Drive
Richland County TMS#: 11202-06-01 (1.25-acre portion)
Owner(s): 711 Bluff II, LLC
Current Use: Light Industrial
Proposed Use: Commercial
Current County Land Use: Mixed Residential (High Density)
Proposed City Land Use: Industrial (IND)
Current County Zoning: Light Industrial (M-1)
Proposed City Zoning: Light Industrial (LI)
Reason for Annexation: Municipal Services; Donut Hole - Primary
City Council District: 3
Census Tract: 117.01

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 **May 11, 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

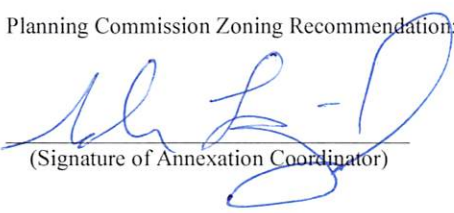
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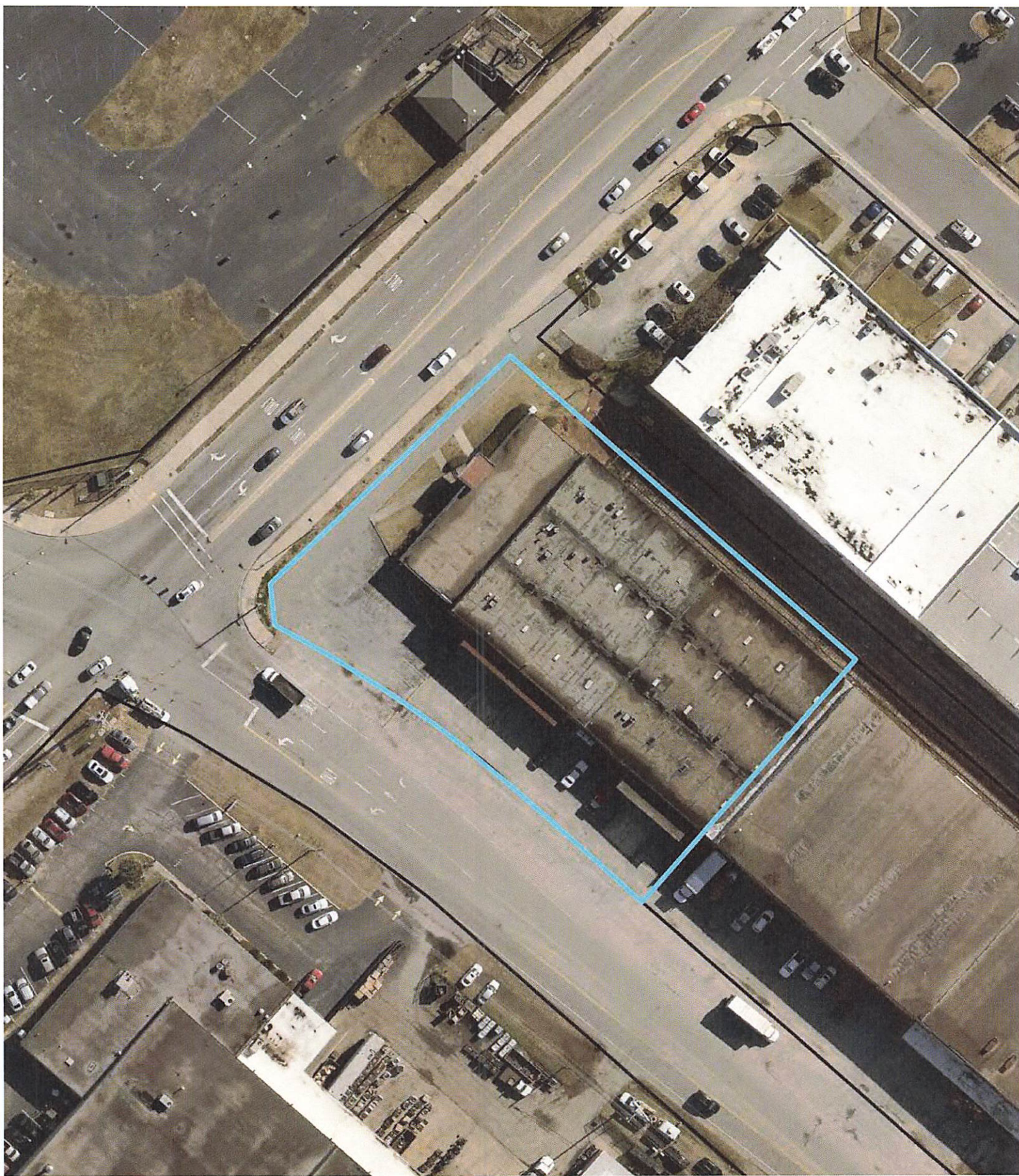
Clint Shealy, Assistant City Manager
Jeff Palen, Assistant City Manager/CFO
Dana Higgins, Director, Engineering
Frank Eskridge, Director, Utilities
Robert Anderson, Public Works Director
Krista Hampton, Planning & Development Services
Kelly Smith, Business License Administrator
Greg Williams, Business 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: IND (Land Use classification) by 7-0
on 5/11/2023 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: LI (Zoning classification) by 7-0
on 5/11/2023 (mm/dd/yyyy).


(Signature of Annexation Coordinator)



Future Land Use Map

711 Bluff Road and 950 Rosewood Drive, TMS# 11202-06-01(p);
Current Rich. Co. FLU: Mixed Residential (High Density), Proposed City FLU: IND



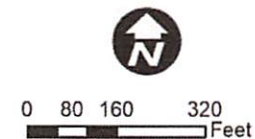
Department of Planning &
Development Services

ORIGINAL PREPARATION DATE:
This map was prepared by:

Shane Shaughnessy
Date: 2/8/2023



We Are Columbia



CITY OF COLUMBIA PLANNING DEPARTMENT
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OR WAS PRODUCED BY OTHERS. IT IS FOR
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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

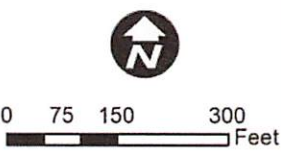
Zoning Map

711 Bluff Road and 950 Rosewood Drive, TMS# 11202-06-01(p);
Current Rich. Co. Zoning: M-1, Proposed City Zoning: LI



Department of Planning &
Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
Date: 2/8/2023



DISCLAIMER:
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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

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: 11202-06-01 (1.25 acre portion)

Property Addresses: 711 Bluff Road and 950 Rosewood Drive

711 Bluff II, LLC

By Cason Development Group, LLC, Manager

BY:

(Signature)

Date:

1/20/23

Frank W. Cason

(Print or Type Name)

ITS:

Manager

(Print or Type Title)

EXHIBIT "A"

PROPERTY DESCRIPTION

All that certain piece, parcel or lot of land, together with improvements thereon, if any, situate, lying and being located near the City of Columbia, in the County of Richland, State of South Carolina, containing 1.25 acres, and shown as Tract A on a Plat of Survey prepared for Murphy Oil USA, by Keck & Wood, Inc., dated August 6, 2021, and being more particularly described as follows:

COMMENCING FROM A SCGS MONUMENT "RC979711AZ" HAVING THE FOLLOWING SOUTH CAROLINA GRID COORDINATES NORTING 776,862.55 AND EASTING 1,995,454.56 ALSO BEING THE POINT OF COMMENCEMENT; THENCE A BEARING OF S 57°20'06" E AND A DISTANCE OF 3,883.54 FEET TO A 5/8" REBAR, THENCE A BEARING OF N 41° 27' 16" E AND A DISTANCE OF 255.05 FEET TO A 1-1/4" ROD, THENCE A BEARING OF N 41° 27' 48" E AND A DISTANCE OF 36.41 FEET TO A 5/8" REBAR ALSO BEING THE POINT OF BEGINNING; THENCE IN A CLOCKWISE DIRECTION THE FOLLOWING (7) COURSES;

(1) A BEARING OF N 48° 30' 53" W AND A DISTANCE OF 194.06 FEET TO A 5/8" REBAR ON THE SOUTHERN RIGHT-OF-WAY OF ROSEWOOD DRIVE; (2) CONTINUING ALONG THE SOUTHERN RIGHT-OF-WAY OF ROSEWOOD DRIVE A BEARING OF N 39° 50' 56" E AND A DISTANCE OF 144.24 FEET TO A MAG NAIL; (3) CONTINUING ALONG THE SOUTHERN RIGHT-OF-WAY OF ROSEWOOD DRIVE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 900 FEET A ARC LENGTH OF 119.25 FEET A CHORD BEARING N 36°01'20" E A CHORD DISTANCE OF 119.16 FEET TO A 5/8" REBAR (4) A BEARING OF N 83° 42' 14" E AND A DISTANCE OF 6.07 FEET TO A R/R SPIKE; (5) A BEARING OF N 83° 42' 12" E AND A DISTANCE OF 18.50 FEET TO A 5/8" REBAR ON THE SOUTHWESTERN RIGHT-OF-WAY OF BLUFF ROAD; (6) ALONG THE SOUTHWESTERN RIGHT-OF-WAY OF BLUFF ROAD; A BEARING OF S 44° 11' 19" E AND A DISTANCE OF 193.46 FEET TO A MAG NAIL; (7) A BEARING OF S 41° 27' 48" W AND A DISTANCE OF 266.40 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL CONTAINS 54,514 SQUARE FEET 1.25 ACRES, MORE OR LESS.

