

ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2023-074

*Annexing 118 Bluff Road, 118 ½ Bluff Road, 126 Bluff Road, 132 Bluff Road and 138 Bluff Road,
Richland County TMS #11204-02-35, TMS #11204-02-34, TMS #11204-02-33 and TMS #11204-02-32*

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 18th day of July, 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 Residential Two-Family – Mill Village District (RD-MV), a portion within the Floodplain Overlay District (OV-FP), apportioned to City Council District 3, Census Tract 28, contains 2.1 acres, and shall be assigned an interim land use classification of Urban Core Mixed Residential Type 3 (UCMR-3).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

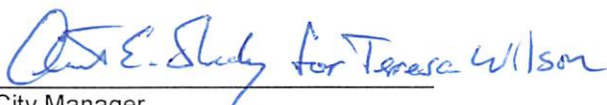
Richland County TMS NOS.: 11204-02-35, 11204-02-34, 11204-02-33 and 11204-02-32

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: 7/18/2023


Mayor

ATTEST:


City Clerk

ORDINANCE NO.: 2023-074
EXHIBIT "A"
PROPERTY DESCRIPTION

All those certain pieces, parcels, or lots of land, together with any improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, together containing 2.1 acres, more or less, and shown and designated as lots 32, 33, 34, and 35, block 02, of Richland County Tax Map 11204. Said parcels having such boundaries and measurements as shown on said tax map.

MEMORANDUM

Office of the City Manager

TO: Department Heads
FROM: Teresa Wilson, City Manager
DATE: May 31, 2023
RE: **Property Addresses:** 118, 118 1/2, 126, 132, and 138 Bluff Road
Richland County TMS#: 11204-02-35, 11204-02-34, 11204-02-33, 11204-02-32
Owner(s): Foxfire Management Company, LLC/City of Columbia
Current Use: Vacant Residential Zoned
Proposed Use: Institutional
Current County Land Use: Mixed Residential (High Density)
Proposed City Land Use: Urban Core Mixed Residential – Type 3 (UCMR-3)
Current County Zoning: Residential Multifamily - Medium Density (RM-MD) and Residential Multifamily - High Density (RM-HD)
Proposed City Zoning: Residential Two-Family - Mill Village District (RD-MV), a portion within the Floodplain Overlay District (OV-FP)
Reason for Annexation: Municipal Services; Donut Hole - Primary
City Council District: 3
Census Tract: 28

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 **June 8, 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 Liaison
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: Interim UCMR-3 (Land Use classification) by 7-0

on 6/8/23 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: Interim RD-MV, pr OV-FP (Zoning classification) by 7-0

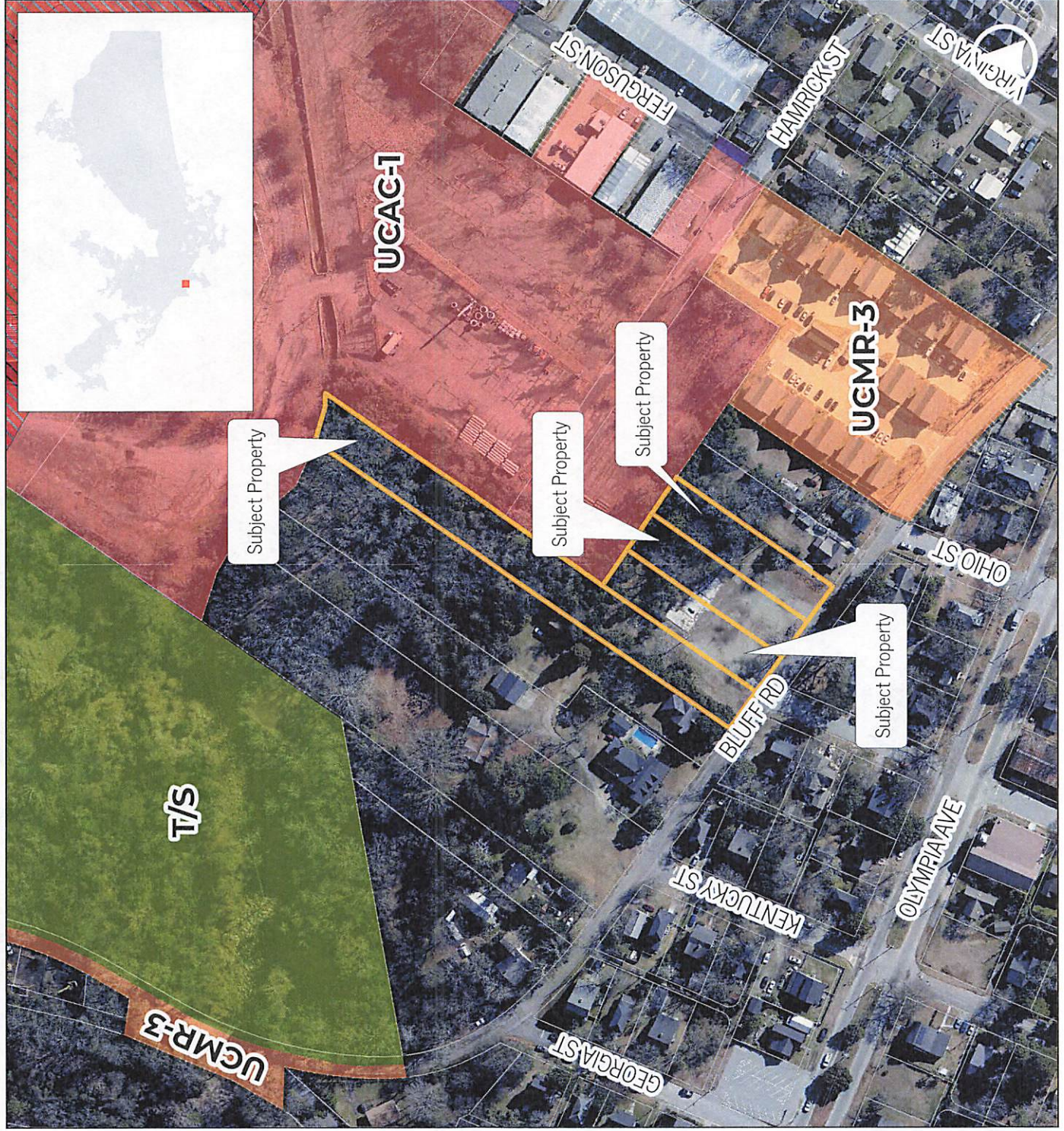
on 6/8/23 (mm/dd/yyyy).


(Signature of Annexation Coordinator)



Future Land Use

118, 118 1/2, 126, 132, and 138 Bluff Road, TMS# 11204-02-35, 11204-02-34, 11204-02-33, 11204-02-32
 Current Richland Co. Future Land Use: Mixed Residential (High Density)
 Proposed City Future Land Use: Urban Core Mixed Residential Type 3 (UCMR-3)



Legend

- UCMR-1 - Urban Core Mixed Residential - 1
- UCMR-2 - Urban Core Mixed Residential - 2
- UCMR-3 - Urban Core Mixed Residential - 3
- UEMR - Urban Edge Mixed Residential
- UEMF - Urban Core Multi-family
- 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 Regional Activity Center
- UEAC-1 - Urban Edge Community 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
- S/A - Sports/Amusement
- C/I - Civic/Institutional
- CBA - Central Business Area
- ZOO - Riverbanks Zoo & Garden
- U/C - Universities/Colleges
- FJ - Fort Jackson
- T/S - Transitional/Sensitive Lands
- Parcels
- City Limits



Planning & Development Services Department

Created by: ladeforth Date: 5/11/2023

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We Are Columbia

Zoning

- Legend**
- CAC: Community Activity Center/Corridor
 - MC: Mixed Commercial District
 - RM-2: Residential Medium Density
 - EC: Employment Campus District
 - LL-R: Large Lot - Reserve District
 - OV-FW: Floodway Overlay District
 - OV-FP: Floodplain Overlay District
 - Parcels
 - City Limits



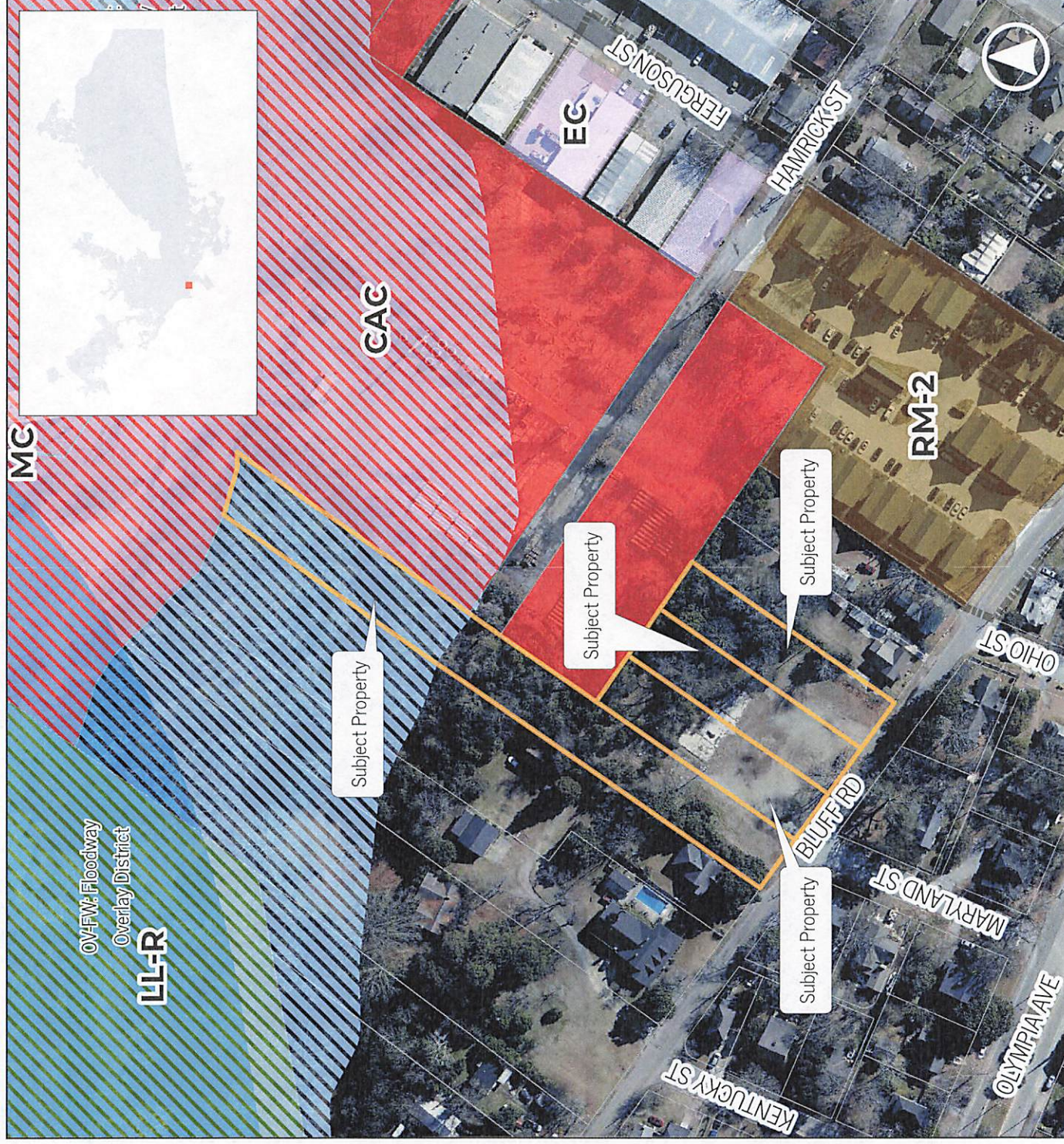
Planning & Development Services Department

Created by: ladeforth Date: 4/28/2023



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118, 118 1/2, 126, 132, and 138 Bluff Road, TMS# 11204-02-35, 11204-02-34, 11204-02-33, 11204-02-32
Current Richland Co. Zoning: Residential Multifamily - Medium Density (RM-MD) and Residential Multifamily - High Density (RM-HD)
Proposed City Zoning: Residential Two-Family - Mill Village District (RD-MV)



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, together with any improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, together containing 2.1 acres, more or less, and shown and designated as lots 32, 33, 34, and 35, block 02, of Richland County Tax Map 11204. Said parcels having such boundaries and measurements as shown on said tax map.

Richland County TMS: 11204-02-35, 11204-02-34, 11204-02-33, 11204-02-32
Property Address: 118, 118 ½, 126, 132, and 138 Bluff Road

Seller:

Foxfire Management Company, LLC

DocuSigned by:
BY: Ben Whited
DB1E750FB3BD48D...
(Signature)

Date: 5/31/2023

Ben Whited
(Print or type name)

ITS: Manager
(Print or type title)

Buyer:

City of Columbia

BY: Teresa B. Wilson
Teresa B. Wilson

Date: 5/31/2023

ITS: City Manager

