

ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2023-095

Amending the Official Zoning Map to confirm the zoning for 800 Dutch Square Boulevard, Richland County TMS# 07401-07-21; annexed by Ordinance No.: 2023-050 enacted May 16, 2023

WHEREAS, an application has been made to amend the Official Zoning Map of the City of Columbia, S.C. to confirm the zoning for 800 Dutch Square Boulevard, Richland County TMS# 07401-07-21; 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, the City of Columbia Planning Commission has reviewed the application and made a recommendation to City Council regarding the application in accordance with §17-2.5(c)(3)(f) 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 rezoning 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 this 5th day of September, 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 800 Dutch Square Boulevard and TMS# 07401-07-21 containing 6.43 acres and as shown in Attachment A, is hereby confirmed as Community Activity/Corridor District (CAC). The Official Zoning Map of the City of Columbia, S.C. is hereby amended to conform to this change.

Requested by:

Assistant City Manager Gentry

Approved by:

Genessa B. Wilson
City Manager

Approved as to form:

[Signature]
City Attorney

Mayor

ATTEST:

[Signature]
City Clerk

Introduced: 8/15/2023
Final Reading: 9/5/2023

Zoning

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

Current Zoning: Interim Community Activity Center/Corridor (C/
Proposed Zoning: Community Activity Center/Corridor (CAC)

Legend

- RAC: Regional Activity Center/Corridor
- CAC: Community Activity Center/Corridor
- RSF-2: Residential Single Family - Medium Lot District
- EC: Employment Campus District
- Parcels
- City Limits



0 200 400 Feet

Planning & Development Services Department

Created by: ladeforth Date: 5/11/2023



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

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: See Attached Exhibit "A"

Richland County TMS: 04910-01-06

Property Addresses: 408 Piney Woods Road and 418 Piney Woods Road

South Carolina Electric & Gas Company, n/k/a Dominion Energy South Carolina, Inc.

BY: Keller Kissam

Date: May 30, 2023

Keller Kissam
(Print or Type Name)

Its: President
(Print or Type Title)

For: DESC
Reviewed by
Legal
JB

Apr 24, 2023

Exhibit "A"

PROPERTY DESCRIPTION

All that certain piece, parcel or tract of land, lying and being situate near the City of Columbia, in Richland County, South Carolina, containing 10.51 acres, more or less, as shown on South Carolina Electric and Gas Co. plat for Piney Wood Road Substation and Service Center site, certified by J. Marshall Murphy, RLS, dated February 27, 1980, last revised August 14, 1980, recorded in plat book Y at page 9523, and being more particularly described as follows:

Beginning at an iron at the northeasternmost corner of the subject property whereat said property corners with property designated as "Midland Trane" along the right-of-way of S. C. Road S-40-674, and running along said right-of-way S 22° 19' E for a distance of 120.41 feet to an iron; thence turning and continuing along said right-of-way S 25° 59' E for a distance of 205.43 feet to an iron; thence turning and running along property designated as "Hardaway Conc." S 69° 38' W for a distance of 50.37 feet to an iron; thence continuing in the same direction along said property for a distance of 1,045.51 feet to an iron; thence turning and running along property designated as "Gemini Assoc." N 26° 15' W for a distance of 251.82 feet to an iron; thence turning and running across the right-of-way of Carolina Pipeline Co. and along property now or formerly of A. Free, Jr. N 26° 12' W for a distance of 178.20 feet to an iron; thence turning and running along property designated as "Harbison State College" N 70° 02' E for a distance of 1,016.46 feet to an iron; thence turning and running along property designated as "Midland Trane" S 30° 19' E for a distance of 96.24 feet to an iron; thence turning and continuing along said property N 70° 25' E for a distance of 82.51 feet to an iron, this being the point of beginning, be all measurements a little more or less.

LESS AND EXCEPT:

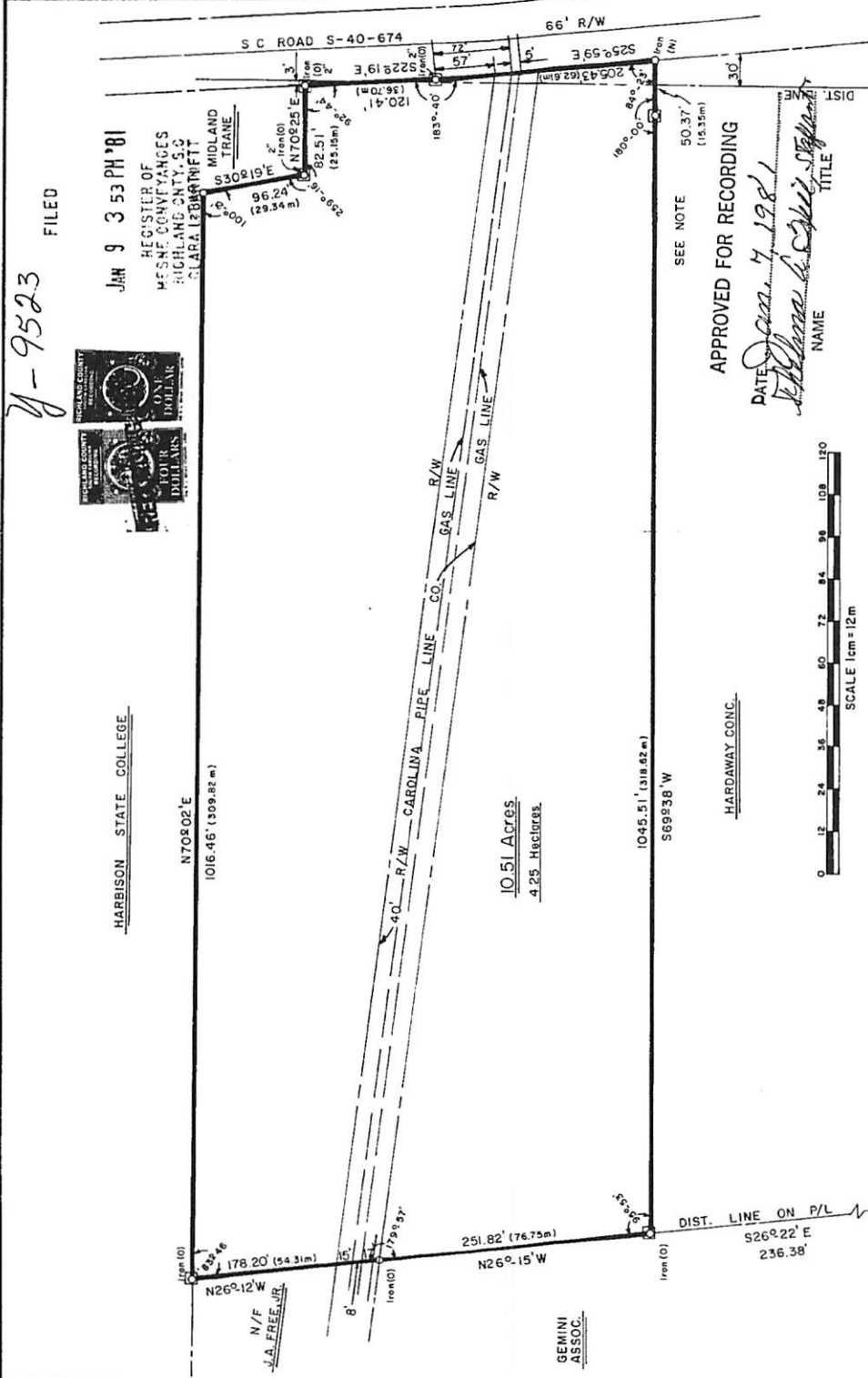
All that certain parcel of land containing 0.012 acre/527 square feet, more or less, and all improvements thereon, if any, conveyed to the South Carolina Department of Transportation, by deed of South Carolina Electric & Gas Company n/k/a Dominion Energy South Carolina, Inc., recorded August 3, 2020 in the Office of the Register of Deeds for Richland County in Record Book 2514 Page 1509. Said parcel being a shown as the "Area of Acquisition" on Exhibit A, attached to said deed in Record Book 2514 Page 1510 and made a part hereof.



LOCATION MAP
SCALE 1"=200'

RICHLAND COUNTY

NOTE:
☐ 2" Iron driven over
Iron (O) found



SEE NOTE

APPROVED FOR RECORDING

DATE Jan. 4, 1981
NAME William L. Murphy
TITLE Surveyor



SCALE 1cm = 12m



SCALE 1"=100'

I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF
THE FIELD SURVEY IS 1/8500' AND THE AREA WAS
DETERMINED BY D.M.D. METHOD OF AREA CALCULATION.

J. Marshall Murphy R.L.S. NO 3780

SOUTH CAROLINA ELECTRIC & GAS CO.

FOR PINEY WOOD RD. SUBSTATION & SERVICE CENTER SITE
DETAIL PROP. PURCH. FROM MORRIS A. KLINE, STEPHEN J. KOOSA, CHALMERS W. POSTON
MARVIN L. MCGRATH, 121 NAT. BANK S.C. TRUSTEE FOR J.H. SHELLEY, SR. EST.

DATE 2-28-80
CK GAB
DATE 10-3-80
APP. JMM
DATE 10-7-80
APP. CAW
DATE 10-10-80
APP. MHT

SCALE 1"=100'
M.F. INDEX CODE CARD NO. SHEET 1 OF 1 SHEETS
REV. 2

NO. DATE BY REVISION
2 8-14-80 J.H.P. Revised angles, acres
1 7-8-80 G.A.B. REVISED BEARINGS & DISTANCES