

ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2024-015

Annexing 10 Bluff Road (portion), 1035 Dreyfus Road, 1025 Dreyfus Road and 1017 Dreyfus Road, Richland County TMS #11301-16-01 (portion), TMS #11301-16-02, TMS #11301-16-03 and TMS #11301-16-04 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 2nd day of April, 2024, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.
2. The property identified as 10 Bluff Road (portion), 1035 Dreyfus Road, 1025 Dreyfus Road and 1017 Dreyfus Road, Richland County TMS #11301-16-01 (portion), TMS #11301-16-02, TMS #11301-16-03 and TMS #11301-16-04 containing 2.1 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 28, and assigned a future land use classification of Urban Core Neighborhood Activity Center (UCAC-1) and zoning of Light Industrial District (LI), portions within the Floodplain and

Floodway Overlay Districts (OV-FP and OV-FW).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NOS.: 11301-16-01 (portion), 11301-16-02, 11301-16-03 and 11301-16-04

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: 3/19/2024
Final Reading: 4/2/2024

Mayor

ATTEST:


City Clerk

ORDINANCE NO.: 2024-015
EXHIBIT "A"
PROPERTY DESCRIPTION

All those certain pieces, parcels or lots of land, together with the improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, and being shown and delineated as Parcel "A", containing 0.63 acre, Parcel "B", containing 0.66 acre, Parcel "C", containing 0.58 acre, and 0.72 Acre Vacant Lot, on a plat prepared for Cason Development Group by Cox and Dinkins, Inc., dated September 19, 2023, and recorded December 6, 2023, in Book 2884 at page 932, said plat being incorporated by reference for a more complete description of the properties.

LESS AND EXCEPT all that portion of Parcel "A" lying within the corporate limits of the City of Columbia.

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: January 17, 2024

RE: **Property Address:** 10 Bluff Road (portion), 1035 Dreyfus Road, 1025 Dreyfus Road, and 1017 Dreyfus Road
Richland County TMS#: 11301-16-01 (portion), 11301-16-02, 11301-16-03, and 11301-16-04
Owner(s): CDG Dreyfuss, LLC
Current Use: Vacant Commercial/Light Industrial
Proposed Use: Commercial/Light Industrial
Current County Land Use: Mixed Residential (High Density)
Proposed City Land Use: Urban Core Neighborhood Activity Center (UCAC-1)
Current County Zoning: Light Industrial (M-1)
Proposed City Zoning: Light Industrial District (LI), portions within within the Floodplain and Floodway Overlay Districts (OV-FP and OV-FW)
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 **February 8, 2024** 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
Wendy Royal, 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-1 (Land Use classification) by S - 0.

on 2/8/24 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: LI portions in (Zoning classification) by S - 0.

on 2/8/24 (mm/dd/yyyy).


(Signature of Annexation Coordinator)

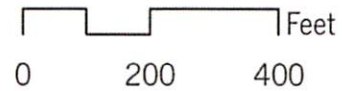


Future Land Use

1025 & 1035 Dreyfus Road; TMS# 11301-16-01, -02, -03 & -04
 Current Richland Co. Future Land Use: Mixed Residential (High Density)
 Proposed City Future Land Use: Urban Core Neighborhood Activity Center (UCAC-1)

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
- UCMF - 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

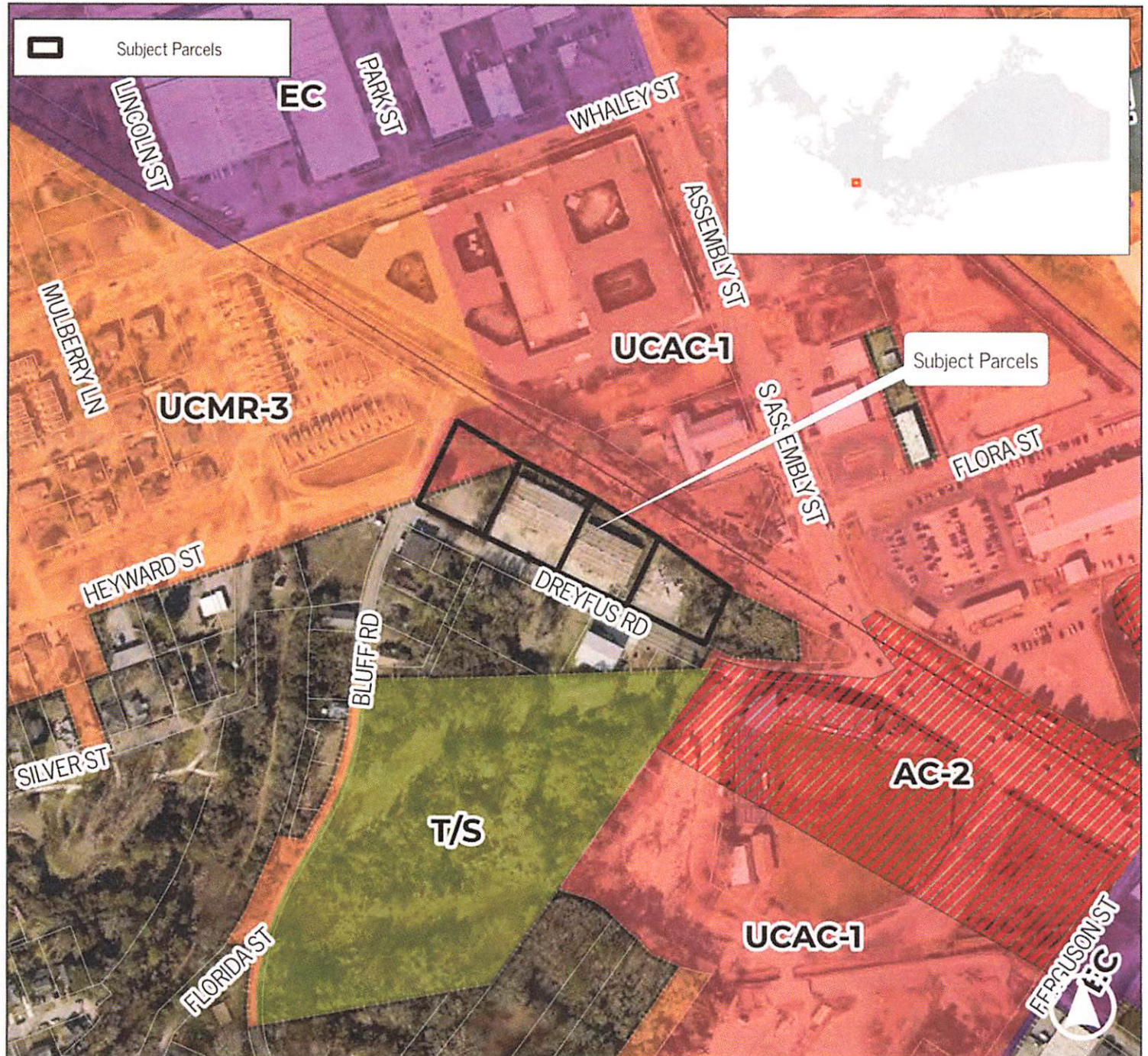


Planning & Development Services Department

Created by: sw Hudson Date: 1/12/2024



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Zoning

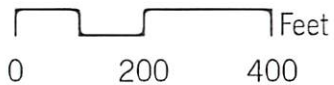
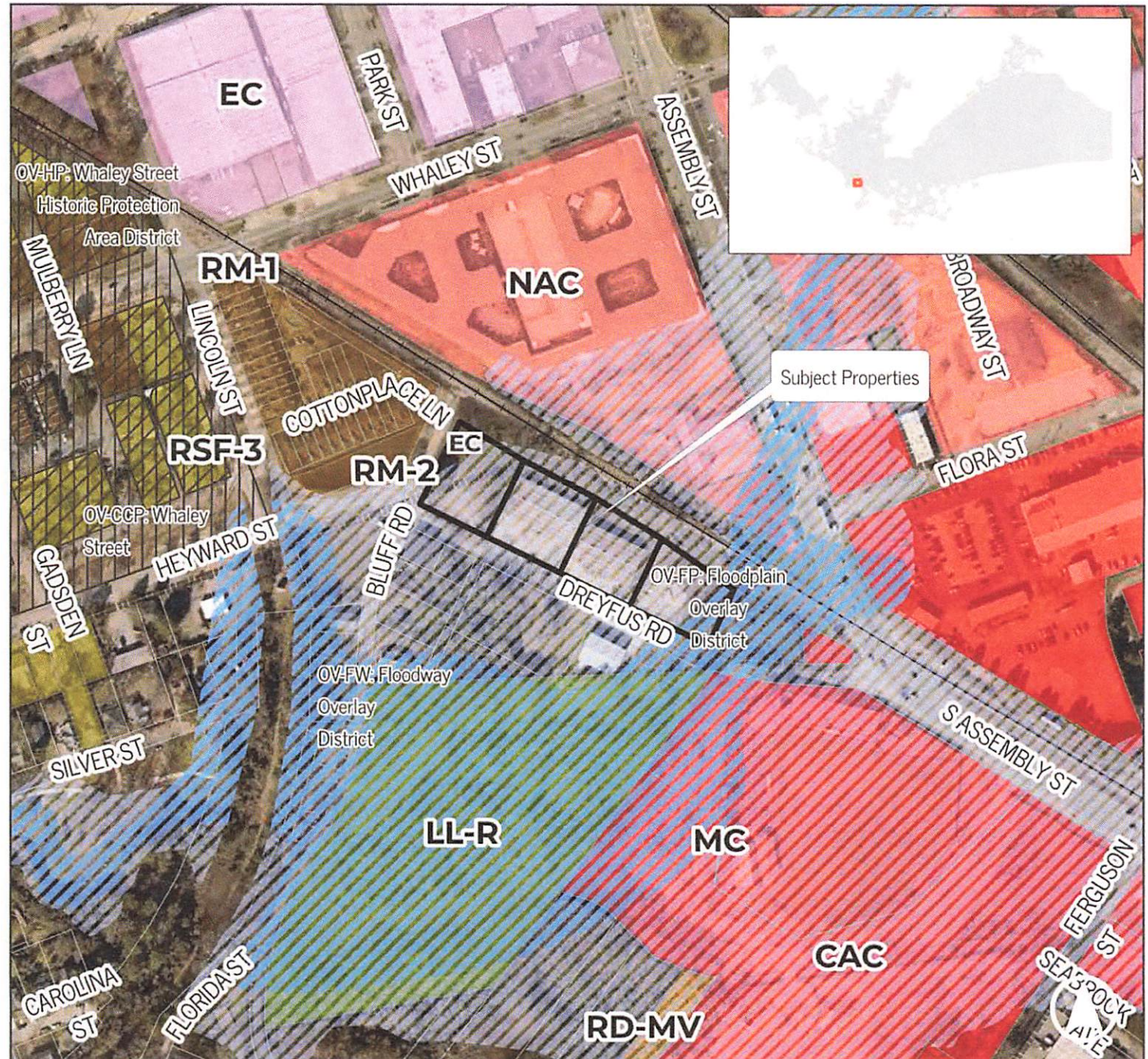
1025 & 1035 Dreyfus Road; TMS# 11301-16-01, -02, -03 & -04

Current Richland Co. Zoning: Manufacturing (M-1)

Proposed City Zoning: Light Industrial (LI), portions within OV-FP and OV-FW

Legend

- CAC: Community Activity Center/Corridor
- NAC: Neighborhood Center/Corridor
- MC: Mixed Commercial District
- RSF-3: Residential Single Family - Small Lot District
- RM-2: Residential Mixed
- RM-1: Residential Mixed
- RD-MV: Residential Two-Family - Mill Village District
- EC: Employment Campus District
- LI-R: Large Lot - Reserve District
- OV-HP: Historic Preservation Overlay Districts
- OV-CCP: Community Character Protection Overlay Districts
- OV-FW: Floodway Overlay District
- OV-FP: Floodplain Overlay District
- Parcels
- City Limits



Planning & Development
Services Department

Created by: sw Hudson Date: 1/12/2024



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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: All those certain pieces, parcels or lots of land, together with the improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, and being shown and delineated as Parcel "A", containing 0.63 acre, Parcel "B", containing 0.66 acre, Parcel "C", containing 0.58 acre, and 0.72 Acre Vacant Lot, on a plat prepared for Cason Development Group by Cox and Dinkins, Inc., dated September 19, 2023, and recorded December 6, 2023, in Book 2884 at page 932, said plat being incorporated by reference for a more complete description of the properties.

LESS AND EXCEPT all that portion of Parcel "A" lying within the corporate limits of the City of Columbia.

Richland County TMS: 11301-16-01 (portion), 11301-16-02, 11301-16-03, and 11301-16-04

Property Addresses: 10 Bluff Road (portion), 1035 Dreyfus Road, 1025 Dreyfus Road, and 1017 Dreyfus Road


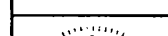

CDG Dreyfuss, LLC

BY: FS
(Signature)

Date: January 4, 2024

Frank Cason
(Print or Type Name)

ITS: Member
(Print or Type Title)

REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		NO.	DATE	DESCRIPTION				<div>  <p>COX AND DINKINS ENGINEERS-SURVEYORS-LANDSCAPE ARCHITECTS 724 BELTLINE BLVD. COLUMBIA, SC 29205 803 254-0510 COXANDINKINS.COM</p> </div>		<div> <p>PLAT</p> <p>PREPARED FOR CASON DEVELOPMENT GROUP</p> <p>RICHLAND COUNTY IN & NEAR COLUMBIA, S.C.</p> </div> <div>  </div>		<div> <p>CERTIFICATION</p> <p>I hereby certify that to the best of my professional knowledge and belief, the engineering and surveying work was done in accordance with the requirements of the Standards of the Surveyors and Landscapers of the State of South Carolina and that I am a duly Licensed Professional Engineer and a duly Licensed Professional Surveyor in the State of South Carolina.</p> <p>_____ GENE L. DINKINS, JR.</p> <p>PROF. LAND SURVEYOR NO. 24278</p> </div>		<div> <p>REFERENCES:</p> <p>1. ALL INFORMATION FOR PROFESSIONAL ENGINEERING AND SURVEYING IS BASED ON THE DATA FURNISHED BY THE CLIENT AND THE RECORDS OF THE PUBLIC RECORDS OFFICE OF RICHLAND COUNTY, SOUTH CAROLINA. THE ENGINEER AND SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER INFORMATION THAT MAY BE AVAILABLE TO THE PUBLIC RECORDS OFFICE OF RICHLAND COUNTY, SOUTH CAROLINA.</p> <p>_____ GENE L. DINKINS, JR.</p> <p>PROF. LAND SURVEYOR NO. 24278</p> </div>	
NO.	DATE	DESCRIPTION													
<div> <p>DATE SEPTEMBER 19, 2023</p> </div>		<div> <p>SCALE 1" = 40'</p>  </div>		<div> <p>PROF. MAP TRANSFER NORTHING: 711, 712, 678, 674</p> </div>		<div> <p>SOUTH 710, 714</p> </div>		<div> <p>CON. 11</p> </div>		<div> <p>PROF. LAND SURVEYOR 24278</p> </div>		<div> <p>DATE SEPTEMBER 19, 2023</p> </div>		<div> <p>NOTES</p> <p>1. THIS PLAT IS A PRELIMINARY PLAT AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF COX AND DINKINS, INC.</p> <p>2. THE PLAT IS BASED ON THE DATA FURNISHED BY THE CLIENT AND THE RECORDS OF THE PUBLIC RECORDS OFFICE OF RICHLAND COUNTY, SOUTH CAROLINA.</p> <p>3. THE PLAT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF COX AND DINKINS, INC.</p> </div>	

ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2024-016

Amending the Official Zoning Map to modify the zoning for 10 Bluff Road (portion), Richland County TMS #11301-16-01 (portion)

WHEREAS, an application has been made to amend the Official Zoning Map of the City of Columbia, S.C. to modify the zoning for 10 Bluff Road (portion), Richland County TMS# 11301-16-01 (portion); 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 2nd day of April, 2024, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.
2. The property identified as 10 Bluff Road (portion), Richland County TMS# 11301-16-01 (portion) and as shown in Attachment A, is hereby rezoned from Employment Campus District (EC), a portion with the Floodplain Overlay District (OV-FP) to Light Industrial District (LI). 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:


City Manager

Approved as to form:


City Attorney

Mayor

ATTEST:

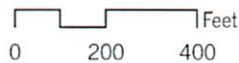

City Clerk

Introduced: 3/19/2024
Final Reading: 4/2/2024

Zoning

Legend

- CAC: Community Activity Center/Corridor
- NAC: Neighborhood Center/Corridor
- MC: Mixed Commercial District
- RSF-3: Residential Single Family - Small Lot District
- RSF-2: Residential Single Family - Medium Lot District
- RM-2: Residential Mixed
- RM-1: Residential Mixed
- RD-MV: Residential Two-Family - Mill Village District
- EC: Employment Campus District
- LL-R: Large Lot - Reserve District
- INS-CEN: Institutional - General District
- OV-HP: Historic Preservation Overlay Districts
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- OV-FW: Floodway Overlay District
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- Parcels
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Planning & Development Services Department

Created by: swudson Date: 1/23/2024



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E/S Bluff Road, TMS# 11301-16-01

Current Zoning: Employment Campus District (EC), portions within OV-FP

Proposed Zoning: Light Industrial District (LI), portions within OV-FP

