

ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2024-037

Annexing B/S Circlevue Road and W/S Circlevue Road, Richland County TMS #09203-01-01, TMS #09203-01-24 and TMS #07415-02-02 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. § 5-3-100 and § 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 4th day of June, 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 B/S Circlevue Road and W/S Circlevue Road and TMS# 09203-01-24, TMS# 09203-01-24 and TMS# 07415-02-02 containing 124.97 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 #1, Census Tract 3, and assigned a future land use classification of Urban Core Residential Small Lot (UCR-1) and Transitional/Sensitive Lands (T/S) and zoning of Residential Single Family Small Lot District (RSF-3); portions within the Floodplain Overlay District (OV-FW).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NOS.: 09203-01-01, 09203-01-24 and 07415-02-02

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:

Cherise B. Wilson
City Manager

Approved as to form:

[Signature]
City Attorney

Introduced: 5/21/2024
Final Reading: 6/4/2024

[Signature]
Mayor

ATTEST:

[Signature]
City Clerk

ORDINANCE NO.: 2024-037
EXHIBIT "A"
PROPERTY DESCRIPTION

ALL that certain piece, parcel or tract of land, with any improvements thereon, situate, lying and being partially within the northwestern limits of the City of Columbia, County of Richland, State of South Carolina on the east bank of the Broad River at the confluence of Crane Creek containing a total of 138.44 acres, more or less, as shown and delineated on a plat prepared for Gene Rountree, prepared by Civil Engineering of Columbia, Inc. by Charles D. Meeler, R.L.S. # 12246, dated December 6, 2004, last revised April 20, 2005 and recorded May 19, 2005 in the Office of the Register of Deeds for Richland County in Record Book 1055, at page 1796. A reference to said survey is craved for a more complete and accurate description of the premises. Less and excepting 35.37 acres, more or less, designated as W/S Circleview Road, TMS # 07415-02-03 (formerly a portion of TMS#09203-01-01), annexed into the City of Columbia on December 20, 1989 by Ordinance No. 89-95 and on December 30, 1969 by Ordinance No. 69-25. Less and excepting all that certain piece, parcel or lot of land, situate, near the City of Columbia, in the County of Richland, State of South Carolina, being shown and delineated as CIRCLEVIEW ROAD containing 4.83 Acres adjacent to Richland County TMS# R09203-01-01 and variable (81.6' to 173.1 ') feet in width for 2019.6 lineal feet, as shown on plat of Circleview Road Widening, CIP Project #SS7560 (Crane Creek Storage Tank Project), dated December 5, 2022, prepared for the City of Columbia by Edisto Engineers & Surveyors, Inc., J. J. Jowers, Jr., S.C. RLS#23142, being on file in the office of the Department of Engineering, City of Columbia, South Carolina under CF#250-606 and recorded in the office of the Register of Deeds for Richland County in Record Book 2893 at Page 467.

ALSO:

All that certain piece, parcel or lot of land, situate, near the City of Columbia, in the County of Richland, State of South Carolina, being shown and delineated as CIRCLEVIEW ROAD containing 4.83 Acres adjacent to Richland County TMS# R09203-01-01 and variable (81.6' to 173.1 ') feet in width for 2019.6 lineal feet, as shown on plat of Circleview Road Widening, CIP Project #SS7560 (Crane Creek Storage Tank Project), dated December 5, 2022, prepared for the City of Columbia by Edisto Engineers & Surveyors, Inc., J. J. Jowers, Jr., S.C. RLS#23142, being on file in the office of the Department of Engineering, City of Columbia, South Carolina under CF#250-606 and recorded in the office of the Register of Deeds for Richland County in Record Book 2893 at Page 467.

ALSO:

ALL that certain piece, parcel or tract of land, together with any improvements located thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing 21.90 acres, more or less, as shown and delineated on that certain Boundary Survey of T.M.S. 07415-02-02 prepared for Gene Rountree, by Civil Engineering of Columbia, Inc. by Charles D. Meeler, R.L.S. #12246 dated November 27, 2006, last revised December 18, 2006, and recorded December 19, 2006, in the Office of the Register of Deeds for Richland County, South Carolina, in Book 1263 at Page 3808. A reference to said survey is craved for a more complete and accurate description of the premises.

MEMORANDUM

Office of the City Manager

TO: Department Heads
FROM: Teresa Wilson, City Manager
DATE: October 13, 2023
RE: **Property Address:** 103.07 acres B/S Circleview Road and 21.90 acres W/S Circleview Road
Richland County TMS#: 09203-01-01 and 07415-02-02
Owner(s): Contender Property Holdings, LLC; Jacob Epstein; BGNI Investments, LLC; and DMH Equities, LLC
Current Use: Undeveloped
Proposed Use: Residential
Current County Land Use: Mixed Residential (High Density)
Proposed City Land Use: Urban Core Residential Small Lot (UCR-1) and Transitional/Sensitive Lands (T/S)
Current County Zoning: Rural (RU) and Residential Single Family High Density (RS-HD)
Proposed City Zoning: Residential Single Family Small Lot (RSF-3); portions within the Floodplain Overlay District (OV-FP) and the Floodway Overlay District (OV-FW)
Reason for Annexation: Municipal Services; Secondary and Primary Areas
City Council District: 1
Census Tract: 3

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 **November 9, 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

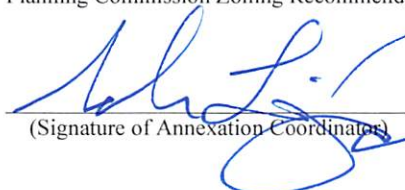
cc:

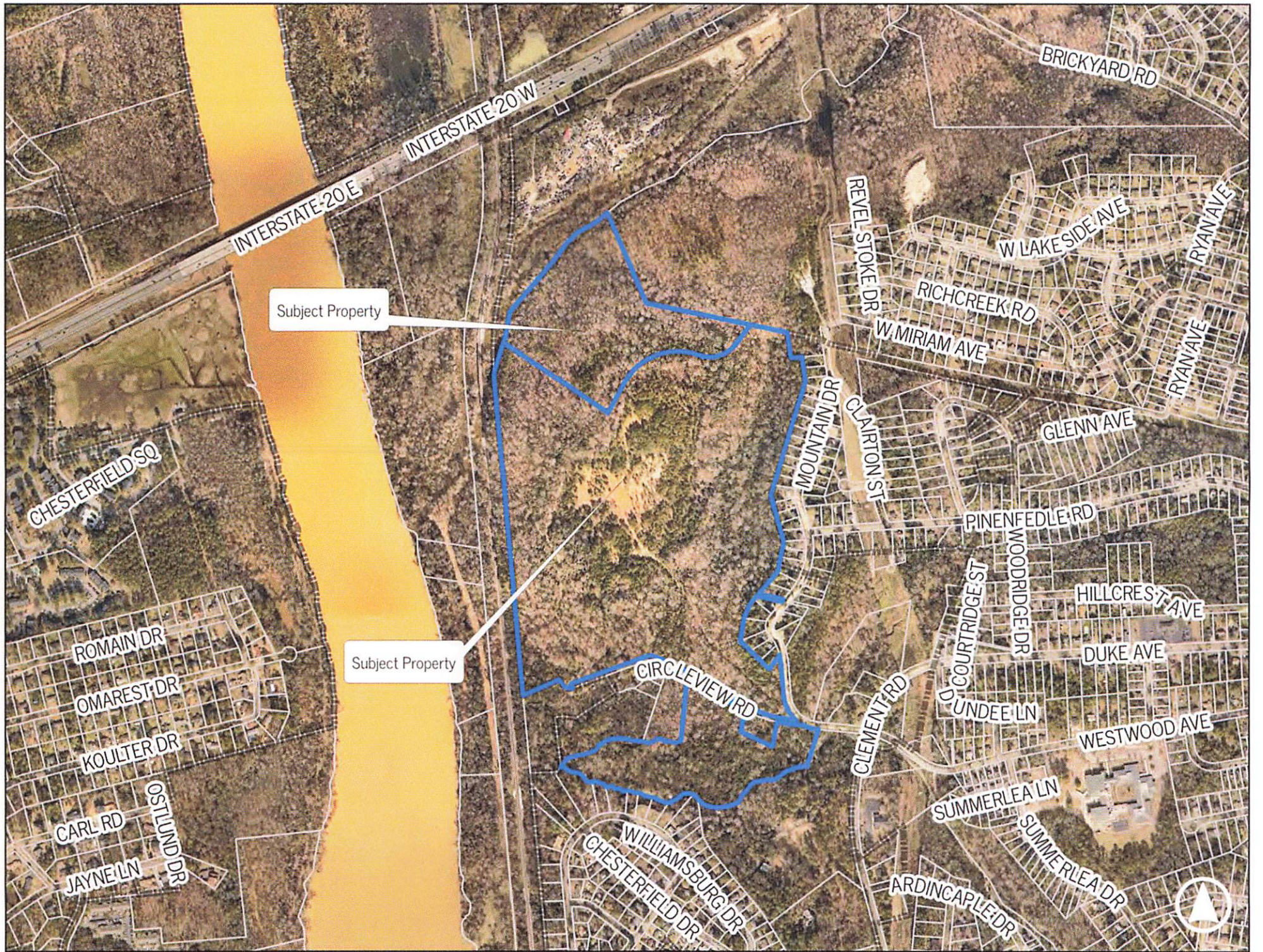
Clint Shealy, Assistant City Manager
Jeff Palen, Assistant City Manager/CFO
Dana Higgins, Director, Engineering
Frank Eskridge, Director, Utilities
Robert Anderson, Public Works Director
Krista Hampton, Planning & Development Services
Kelly Smith, Business License Administrator
Greg Williams, Business 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
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: UCR-1 & T/S (Land Use classification) by 7-0 on 11/9/2023 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: RSF-3, portions (Zoning classification) by 7-0 on 11/9/2023 (mm/dd/yyyy).
OV-FP + OV-FW


(Signature of Annexation Coordinator)



Subject Property

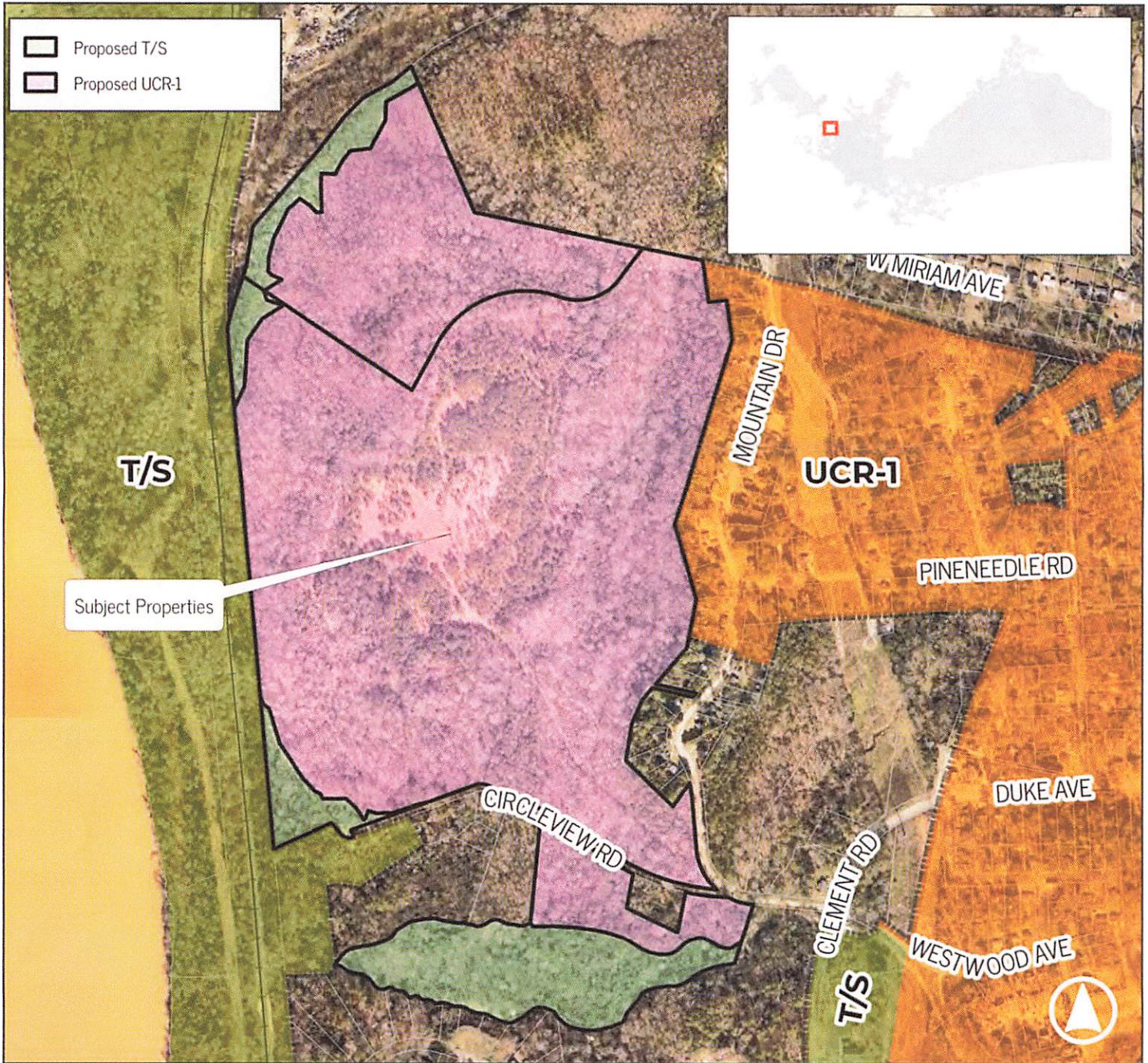
Subject Property

Future Land Use

124.97 acres Circleview Road; TMS# 09203-01-01 and 07415-02-02
 Current Richland Co. Future Land Use: Mixed Residential (High Density)
 Proposed City Future Land Use: Urban Core Residential Small Lot (UCR-1) and Transitional/Sensitive Lands (T/S)

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



0 200 400 Feet

Planning & Development Services Department

Created by: swhudson Date: 10/12/2023



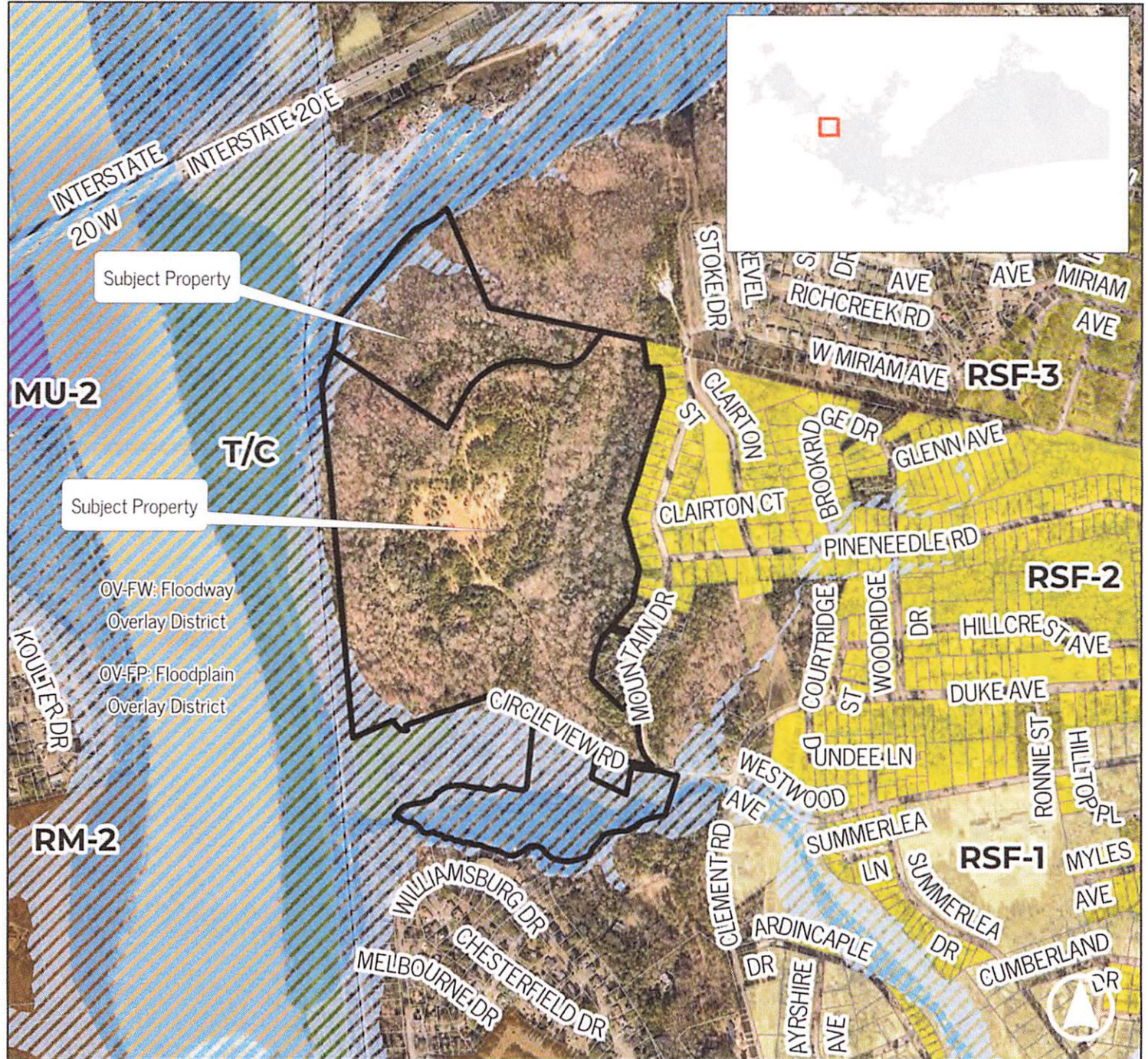
This map is the product of compilation, or was produced by others. It is for information only, and the City of Columbia makes no representations as to its accuracy or use without field verification is at the sole risk of the user. Data source: City of Columbia

Zoning

124.97 acres Circleview Road; TMS# 09203-01-01 and 07415-02-02
 Current Richland Co. Zoning: RU and RS-HD
 Proposed City Zoning: RSF-3 with portions within OV-FP and OV-FW

Legend

- MU-2: Mixed-Use
- RSF-3: Residential Single Family - Small Lot District
- RSF-2: Residential Single Family - Medium Lot District
- RSF-1: Residential Single Family - Large Lot District
- RM-2: Residential Mixed
- T/C: Transitional/Conservation District
- OV-FW: Floodway Overlay District
- OV-FP: Floodplain Overlay District
- Parcels
- City Limits



0 200 400 Feet

Planning & Development Services Department

Created by: swhudson Date: 10/12/2023



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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: 09203-01-01
Property Addresses: 103.07 acres B/S Circleview Road

Contender Property Holdings, LLC


BY: 
(Signature)
Josh Howard
(Print or Type Name)

Date: 4-10-24
ITS: Manager
(Print or Type Title)

DocuSigned by:
Jacob Epstein
802EA7FC78AE407...
Jacob Epstein


Date: 4/5/2024

BGNI Investments, LLC

BY: 
(Signature)
John W. Larkin IV
(Print or Type Name)

Date: 4/8/2024
ITS: Trustee
(Print or Type Title)

DMH Equities, LLC

BY: 
(Signature)
Douglas Hoffman
(Print or Type Name)

Date: 4/4/2024
ITS: 100% owner
(Print or Type Title)

Exhibit "A"

Property Description: ALL that certain piece, parcel or tract of land, with any improvements thereon, situate, lying and being partially within the northwestern limits of the City of Columbia, County of Richland, State of South Carolina on the east bank of the Broad River at the confluence of Crane Creek containing a total of 138.44 acres, more or less, as shown and delineated on a plat prepared for Gene Rountree, prepared by Civil Engineering of Columbia, Inc. by Charles D. Meeler, R.L.S. # 12246, dated December 6, 2004, last revised April 20, 2005 and recorded May 19, 2005 in the Office of the Register of Deeds for Richland County in Record Book 1055, at page 1796. A reference to said survey is craved for a more complete and accurate description of the premises. Less and excepting 35.37 acres, more or less, designated as W/S Circleview Road, TMS # 07415-02-03 (formerly a portion of TMS#09203-01-01), annexed into the City of Columbia on December 20, 1989 by Ordinance No. 89-95 and on December 30, 1969 by Ordinance No. 69-25.

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND) PETITION FOR ANNEXATION

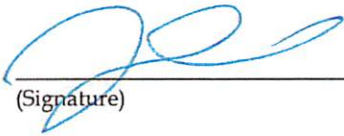
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Richland County TMS: 07415-02-02

Property Addresses: 21.90 acres W/S Circleview Road

Contender Property Holdings, LLC

BY: 
(Signature)

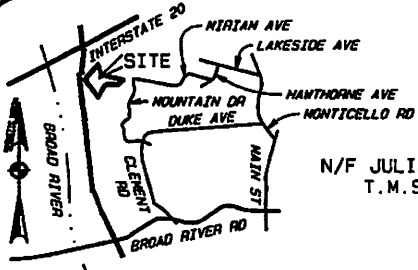
Date: 4-10-24

Josh Howard
(Print or Type Name)

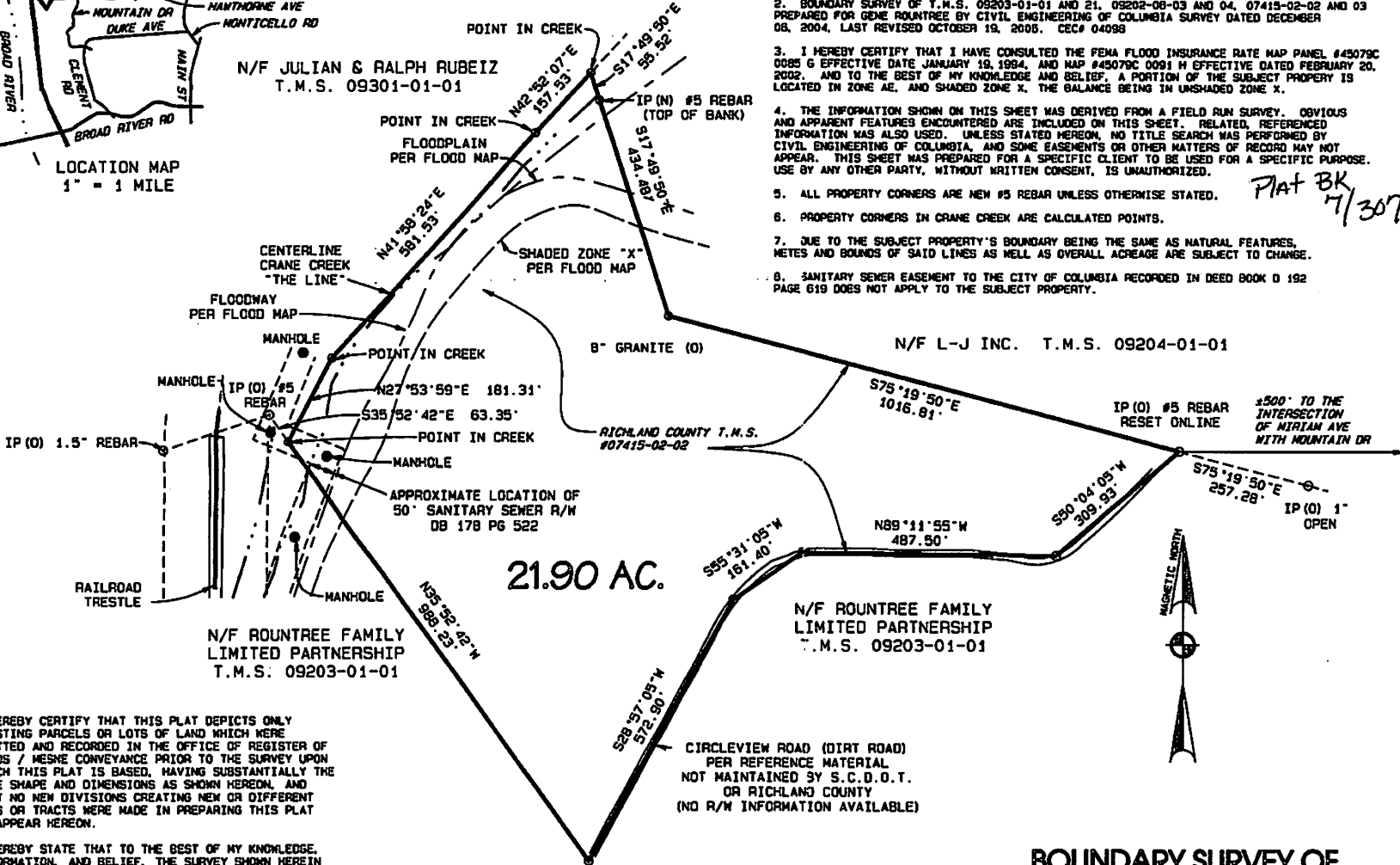
ITS: Manager
(Print or Type Title)

DocuSigned by:
Jacob Epstein
-802EA7FC78AE407...
Jacob Epstein

Date: 4/5/2024



LOCATION MAP
1" = 1 MILE



21.90 AC.

NOTES AND REFERENCES:

1. BEING THE SAME AS RICHLAND COUNTY T.M.S. 07415-02-02.
2. BOUNDARY SURVEY OF T.M.S. 09203-01-01 AND 21, 09202-08-03 AND 04, 07415-02-02 AND 03 PREPARED FOR GENE ROUNTREE BY CIVIL ENGINEERING OF COLUMBIA SURVEY DATED DECEMBER 08, 2004, LAST REVISED OCTOBER 19, 2005. CEC# 04098
3. I HEREBY CERTIFY THAT I HAVE CONSULTED THE FEMA FLOOD INSURANCE RATE MAP PANEL #45079C 0085 G EFFECTIVE DATE JANUARY 19, 1994, AND MAP #45079C 0091 H EFFECTIVE DATED FEBRUARY 20, 2002, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN ZONE AE, AND SHADED ZONE X, THE BALANCE BEING IN UNSHADED ZONE X.
4. THE INFORMATION SHOWN ON THIS SHEET WAS DERIVED FROM A FIELD RUN SURVEY. OBVIOUS AND APPARENT FEATURES ENCOUNTERED ARE INCLUDED ON THIS SHEET. RELATED REFERENCED INFORMATION WAS ALSO USED. UNLESS STATED HEREON, NO TITLE SEARCH WAS PERFORMED BY CIVIL ENGINEERING OF COLUMBIA, AND SOME EASEMENTS OR OTHER MATTERS OF RECORD MAY NOT APPEAR. THIS SHEET WAS PREPARED FOR A SPECIFIC CLIENT TO BE USED FOR A SPECIFIC PURPOSE. USE BY ANY OTHER PARTY, WITHOUT WRITTEN CONSENT, IS UNAUTHORIZED.
5. ALL PROPERTY CORNERS ARE NEW #5 REBAR UNLESS OTHERWISE STATED.
6. PROPERTY CORNERS IN CRANE CREEK ARE CALCULATED POINTS.
7. DUE TO THE SUBJECT PROPERTY'S BOUNDARY BEING THE SAME AS NATURAL FEATURES, METES AND BOUNDS OF SAID LINES AS WELL AS OVERALL ACREAGE ARE SUBJECT TO CHANGE.
8. SANITARY SEWER EASEMENT TO THE CITY OF COLUMBIA RECORDED IN DEED BOOK D 192 PAGE 619 DOES NOT APPLY TO THE SUBJECT PROPERTY.

PLAT BK 7/307

I HEREBY CERTIFY THAT THIS PLAT DEPICTS ONLY EXISTING PARCELS OR LOTS OF LAND WHICH WERE PLATTED AND RECORDED IN THE OFFICE OF REGISTER OF DEEDS / MESNE CONVEYANCE PRIOR TO THE SURVEY UPON WHICH THIS PLAT IS BASED, HAVING SUBSTANTIALLY THE SAME SHAPE AND DIMENSIONS AS SHOWN HEREON, AND THAT NO NEW DIVISIONS CREATING NEW OR DIFFERENT LOTS OR TRACTS WERE MADE IN PREPARING THIS PLAT OR APPEAR HEREON.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY.

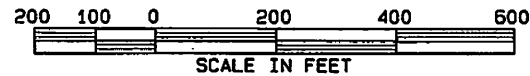
Book 1263-3808
2006114783 12/19/2006 09:55:53:377
Fee:\$16.00 County Tax:\$0.00 State Tax:\$0.00
Plat Overlaid



Charles D. Neelan 12-19-06
CHARLES D. NEELAN #12245

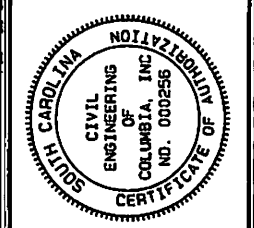
BOUNDARY SURVEY OF
T.M.S. 07415-02-02

RICHLAND COUNTY, SOUTH CAROLINA



PREPARED FOR
GENE ROUNTREE
LEXINGTON, SOUTH CAROLINA

CIVIL ENGINEERING OF COLUMBIA
CONSULTING ENGINEERING SURVEYING AND PLANNING
3608 FERNANDINA ROAD COLUMBIA, SOUTH CAROLINA 29210
TELEPHONE 803-796-2620 FAX 803-796-2625
ANY CERTIFICATIONS, WARRANTIES, OR EXPRESS OR IMPLIED WARRANTIES AND RESPONSIBLE CARE WERE GIVEN IN PREPARATION OF THIS DOCUMENT.



NO. 1	12-19-06	REVISED TO ADD SEWER EASE	NSD
DATE	NOV. 27, 2005	REVISION DESCRIPTION	BITI
DRAWN	N. DELOACH	JOB NUMBER	04098
SCALE	1" = 200'		

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

PETITION FOR ANNEXATION


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Richland County TMS: 09203-01-24

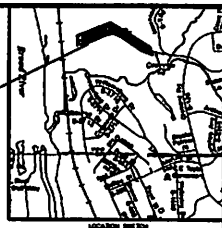
Property Address: Circleview Road

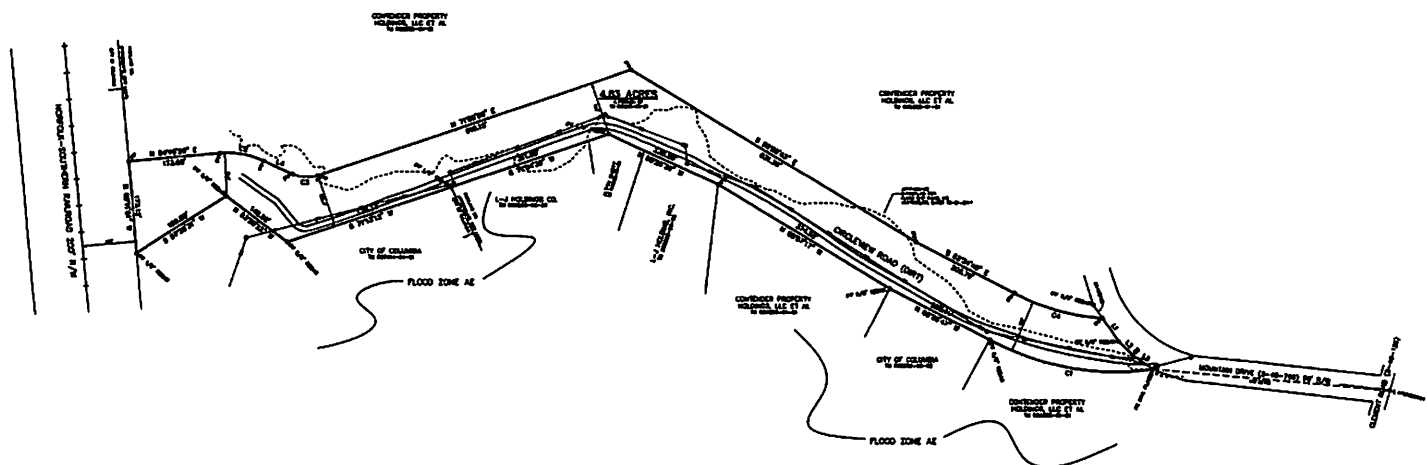
City of Columbia

BY: 
Teresa B. Wilson

Date: 4/25/2024

ITS: City Manager





PLANNING & DEVELOPMENT SERVICE
 RICHLAND COUNTY SOUTH CAROLINA

APPROVED FOR RECORDING

Date 1/4/2024

RCF # A024-005

Signature CK72

THIS PLAN IS THE PROPERTY OF EDISTO ENGINEERS & SURVEYORS, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND LOCATION SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF EDISTO ENGINEERS & SURVEYORS, INC.

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COPY REDUCED



EDISTO ENGINEERS & SURVEYORS, INC.
 1207 S. STATE STREET
 ORANGEBURG, SOUTH CAROLINA 29116
 PHONE (803) 536-1104 FAX (803) 531-1815

REVISIONS	DESCRIPTION

EDISTO ENGINEERS & SURVEYORS, INC.
 P.O. BOX 1725
 ORANGEBURG, SOUTH CAROLINA 29116
 PHONE (803) 536-1104 FAX (803) 531-1815

LOCATION
 STATE OF SOUTH CAROLINA
 COUNTY OF RICHLAND
 LOCATED ADJACENT TO THE CITY OF COLLINGA

TITLE
 A
 PLAT
 OF
CIRCLEVIEW ROAD WIDENING
 DONE UNDER THE PLANET
 PREPARED FOR CITY OF COLLINGA

SCALE 1" = 100'
 DATE: 12-5-2022
 OFF. CK: _____
 FLD. CK: _____

SHEET NO.
1 OF 1