

ORIGINAL  
STAMPED IN RED

**ORDINANCE NO.: 2024-066**

*Annexing 100 and 108 Bluff Road, Richland County TMS #11204-02-39 and TMS #11204-02-38 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 3rd day of September, 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 100 and 108 Bluff Road, Richland County TMS #11204-02-39 and TMS #11204-02-38 containing 2.77 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 Mixed Residential Type 3 (UCMR-



**ORDINANCE NO.: 2024-066**  
**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**

All that certain piece, parcel or lot of land, with any improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, and designated as LOT THREE (3), containing 0.63 Acre, fronting on Bluff Road, as shown upon a plat of The Estate of B. E. Davis, Sr. prepared by Arthur J. Weed, dated June 22, 1978, recorded on June 6, 1995 in the Office of the Register of Deeds for Richland County in Book 55 Page 7899, and having such metes and bounds as shown on said plat. The lot of land is bounded on the North by property now or formerly of R. H. Elliott, whereon it measures 106.0 feet; on the East by Lot 4 whereon it measures 434.4 feet; on the South by Bluff Road whereon it fronts and measures 59.6 feet; and on the West by Lot 2 whereon it measures 360.15 feet; be all measurements a little more or less.

Also, All that certain piece, parcel or lot 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 as 100,990 sq. ft., 2.318 acres, on a boundary survey of the property of Betty F. Davis by Survey Matters, LLC, and dated May 4, 2016. Said parcel having such boundaries and measurements as are shown on said boundary survey.

# MEMORANDUM

## Office of the City Manager

TO: Department Heads  
FROM: Teresa Wilson, City Manager  
DATE: 6/26/2024  
RE: **Property Address:** 100 and 108 Bluff Road  
**Richland County TMS#:** 11204-02-39 and 11204-02-38  
**Owner(s):** James L. Hilliard and Benjamin Elbert Davis III / Sandlapper Management Company, LLC  
**Current Use:** Residential  
**Proposed Use:** Residential  
**Current County Land Use:** Mixed Residential (High Density)  
**Proposed City Land Use:** Urban Core Mixed Residential Type 3 (UCMR-3)  
**Current County Zoning:** Residential 6 (R6)  
**Proposed City Zoning:** Residential Two-Family – Mill Village District (RD-MV), portions within the Floodplain Overlay District (OV-FP) and Floodway Overlay Districts (OV-FW)  
**Reason for Annexation:** Municipal Services – New Development; 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 **July 18, 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  
Aric Jensen, Assistant County Administrator – Richland County

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  
Shiriani Fuller, Richland County Engineering

Planning Commission Land Use Recommendation: UCMR-3 (Land Use classification) by S-O  
on 7/18/24 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: RD-MV, OV-FP + OV-FW (Zoning classification) by S-O  
on 7/18/24 (mm/dd/yyyy).

  
(Signature of Annexation Coordinator)



Subject Properties

WAYNE ST

HEYWARD ST

S PARKER ST

SILVER ST

HEYWARD ST

DREYFUS RD

S ASSEMBLY ST

ALABAMA ST

CAROLINA ST

GEORGIA ST

FLORIDA ST

DELAWARE ST

KENTUCKY ST

MARYLAND ST

OLYMPIA AVE

OHIO ST

TEXAS ST

BLUFF RD

FERGUSON ST

HAMRICK ST

VIRGINIA ST

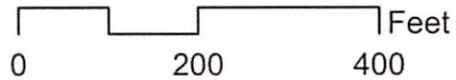


# Future Land Use

100 and 108 Bluff Road; TMS# 11204-02-39 and 11204-02-38  
 Current Richland County Future Land Use: Mixed Residential (High Density)  
 Proposed City Future Land Use: Urban Core Residential (UCR-3)

## Legend

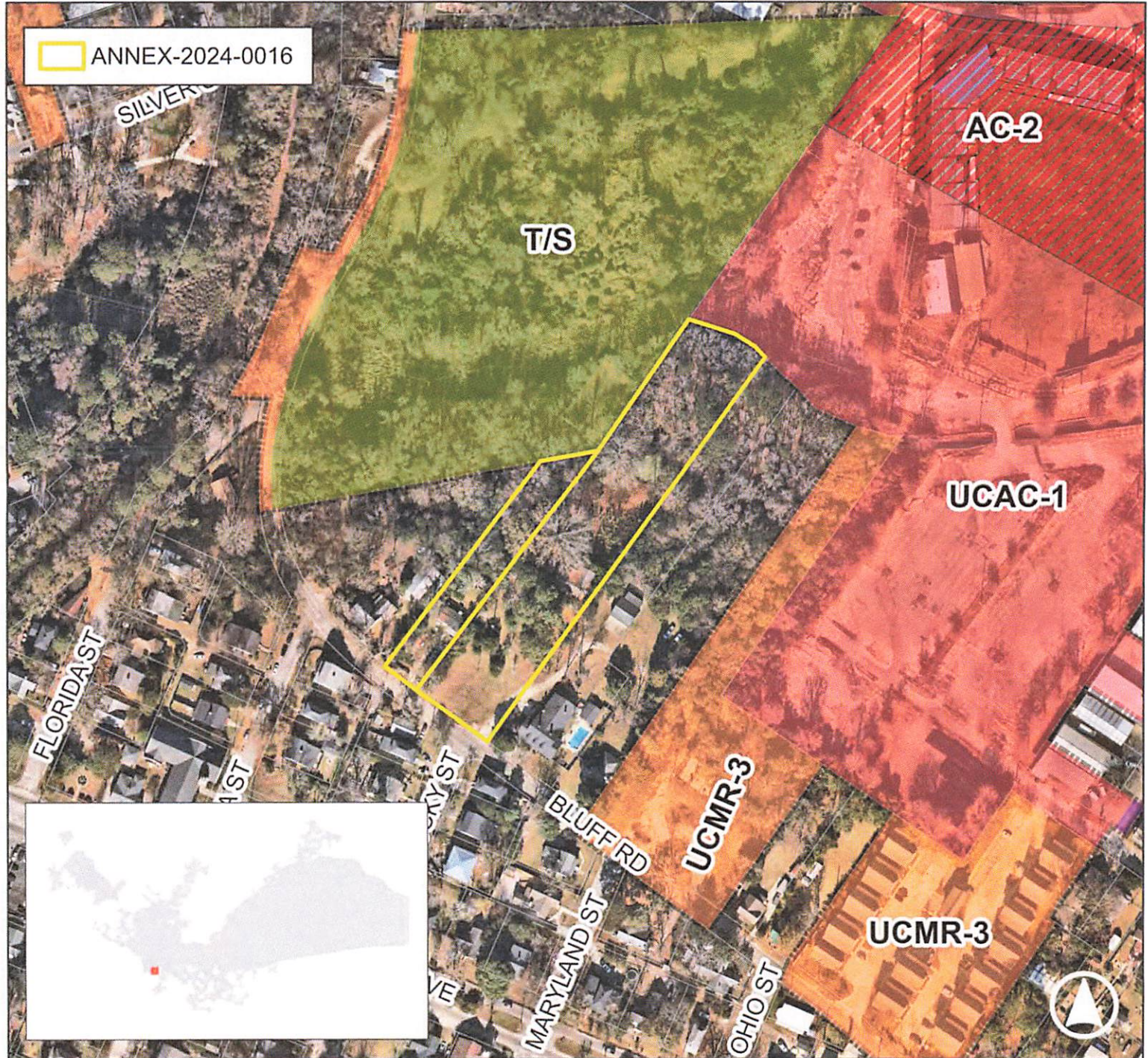
- UCMR-1 - Urban Core Mixed Residential - 1
- UCMR-2 - Urban Core Mixed Residential - 2
- UCMR-3 - Urban Core Mixed Residential - 3
- UEMR - Urban Edge Mixed Residential
- UCMF - Urban Core Multi-family
- UEMF - Urban Edge Multi-family
- UCR-1 - Urban Core Residential Small Lot
- UCR-2 - Urban Core Residential 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: swudson Date: 6/18/2024

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# Zoning

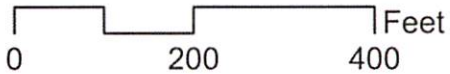
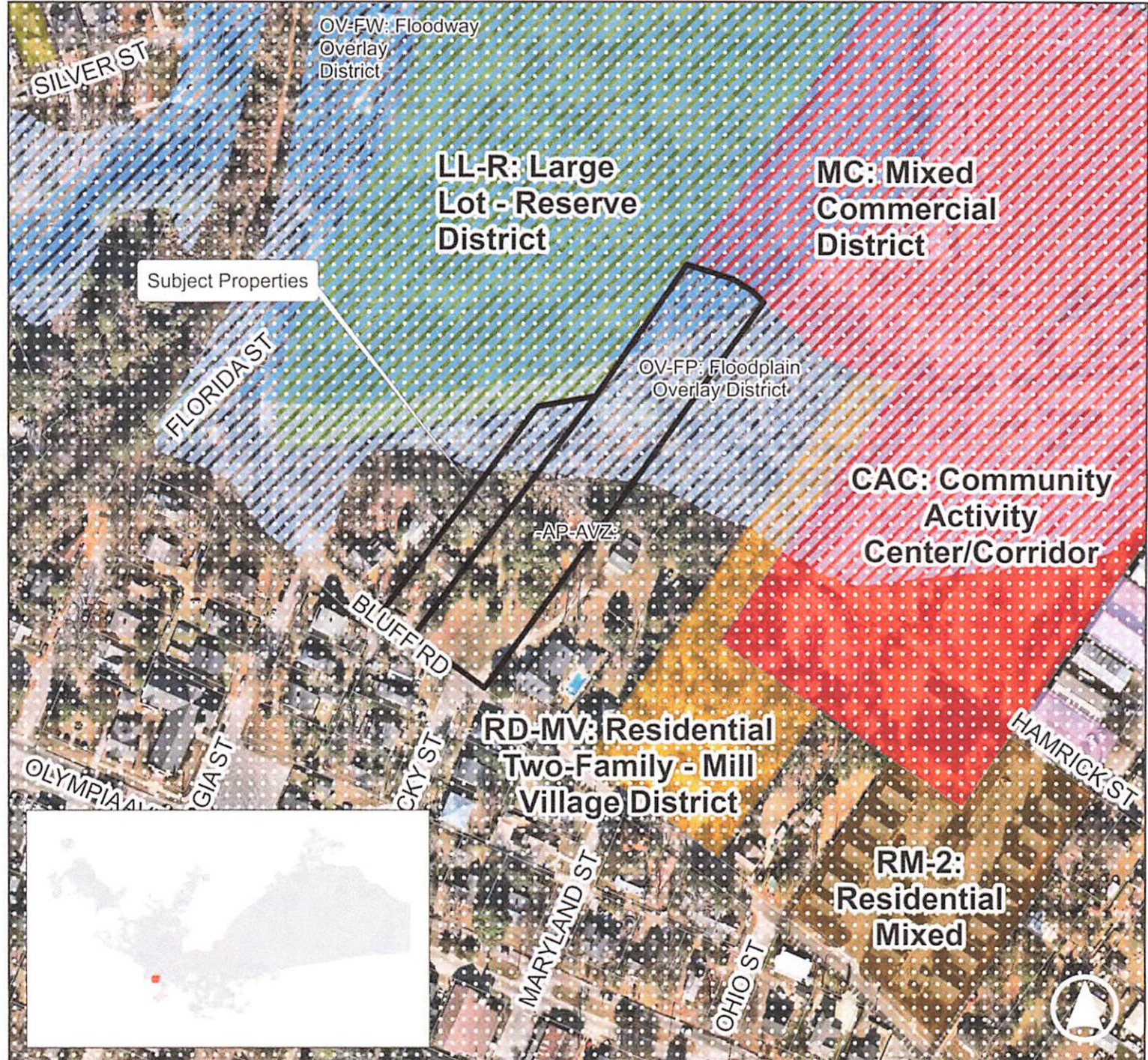
100 and 108 Bluff Road; TMS# 11204-02-39 and 11204-02-38

Current Richland County Zoning: R6

Proposed City Zoning: Residential Two-Family-Mill Village(RD-MV), portion within OV-FP and OV-FW

## Legend

- CAC: Community Activity Center/Corridor
- MC: Mixed Commercial District
- RSF-3: Residential Single Family - Small Lot District
- RM-2: Residential Mixed
- RD-MV: Residential Two-Family - Mill Village District
- EC: Employment Campus District
- LL-R: Large Lot - Reserve District
- OV-A: Airport Safety Overlay District
- OV-FW: Floodway Overlay District
- OV-FP: Floodplain Overlay District
- Parcels
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Planning & Development Services Department

Created by: swhudson Date: 6/18/2024

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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 that certain piece, parcel or lot 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 as 100,990 sq. ft., 2.318 acres, on a boundary survey of the property of Betty F. Davis by Survey Matters, LLC, and dated May 4, 2016. Said parcel having such boundaries and measurements as are shown on said boundary survey.

Richland County TMS: 11204-02-38

Property Addresses: 108 Bluff Road

**Seller:**

Benjamin Elbert Davis, III  
Benjamin Elbert Davis, III

Date: 6-17-24

**Buyer:**

Sandlapper Management Company, LLC

BY: Jason E. Holliday  
(Signature)

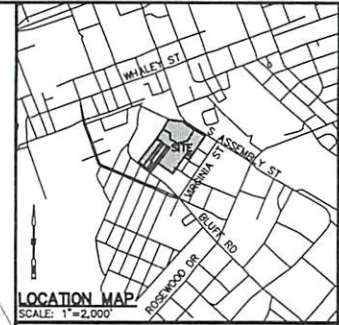
Date: 06/17/24

Jason E. Holliday  
(Print or Type Name)

ITS: Member  
(Print or Type Title)

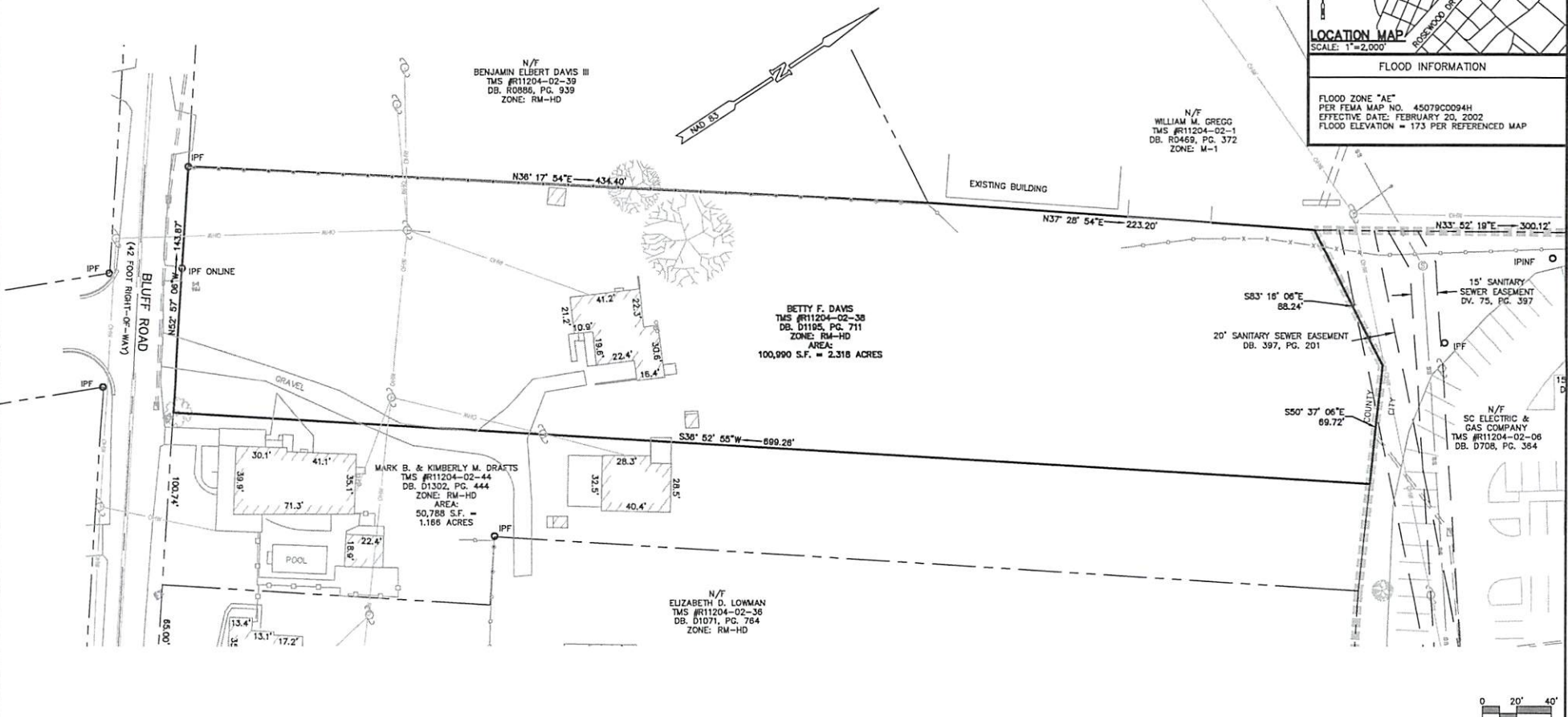
**LEGEND**

	PROPERTY LINE		DRAINAGE MANHOLE
	WATER LINE		SANITARY MANHOLE
	OVERHEAD UTILITY LINES		UTILITY POLE
	WIRE FENCE		IRON PIPE FOUND
	WOOD FENCE		IRON PIN FOUND
	CHAIN LINK FENCE		IRON PIN SET



**FLOOD INFORMATION**

FLOOD ZONE "AE"  
 PER FEMA MAP NO. 45079C0094H  
 EFFECTIVE DATE: FEBRUARY 20, 2002  
 FLOOD ELEVATION = 173 PER REFERENCED MAP



**NOTES:**

1. NORTH ARROW AND BEARINGS ARE BASED UPON SC GRID NAD 83.
2. THIS SURVEY MEETS THE REQUIREMENT FOR A CLASS "A" SURVEY (1:10,000) AS DEFINED FOR THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF SOUTH CAROLINA.
3. THE AREA WAS DETERMINED BY DMD METHOD.
4. ALL HORIZONTAL DISTANCES ARE GROUND DISTANCES.
5. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
6. ZONING PROVIDED BY THE CITY OF COLUMBIA TO BE USED FOR INFORMATIONAL PURPOSES ONLY.



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

*Nicholas L. Mansfield*  
 NICHOLAS L. MANSFIELD

DATE: 5/4/2016 PLS #27454

**BOUNDARY SURVEY**

PROPERTY OF:  
**BETTY F. DAVIS**  
 108 BLUFF ROAD  
 RICHLAND COUNTY, CITY OF COLUMBIA, SOUTH CAROLINA

NLM	NLM	SURVEY MATTERS, LLC LAND SURVEYING SERVICE 103 East Butler Road, Suite J Mauldin, South Carolina 29662 (864) 451-0176 nick@survey-matters.com	13-054
DRAWN	CHECKED		PROJECT NO.
SCALE 1" = 40'		1 OF 1	SHEET NO.
DATE 5/4/2016			

# Zoning

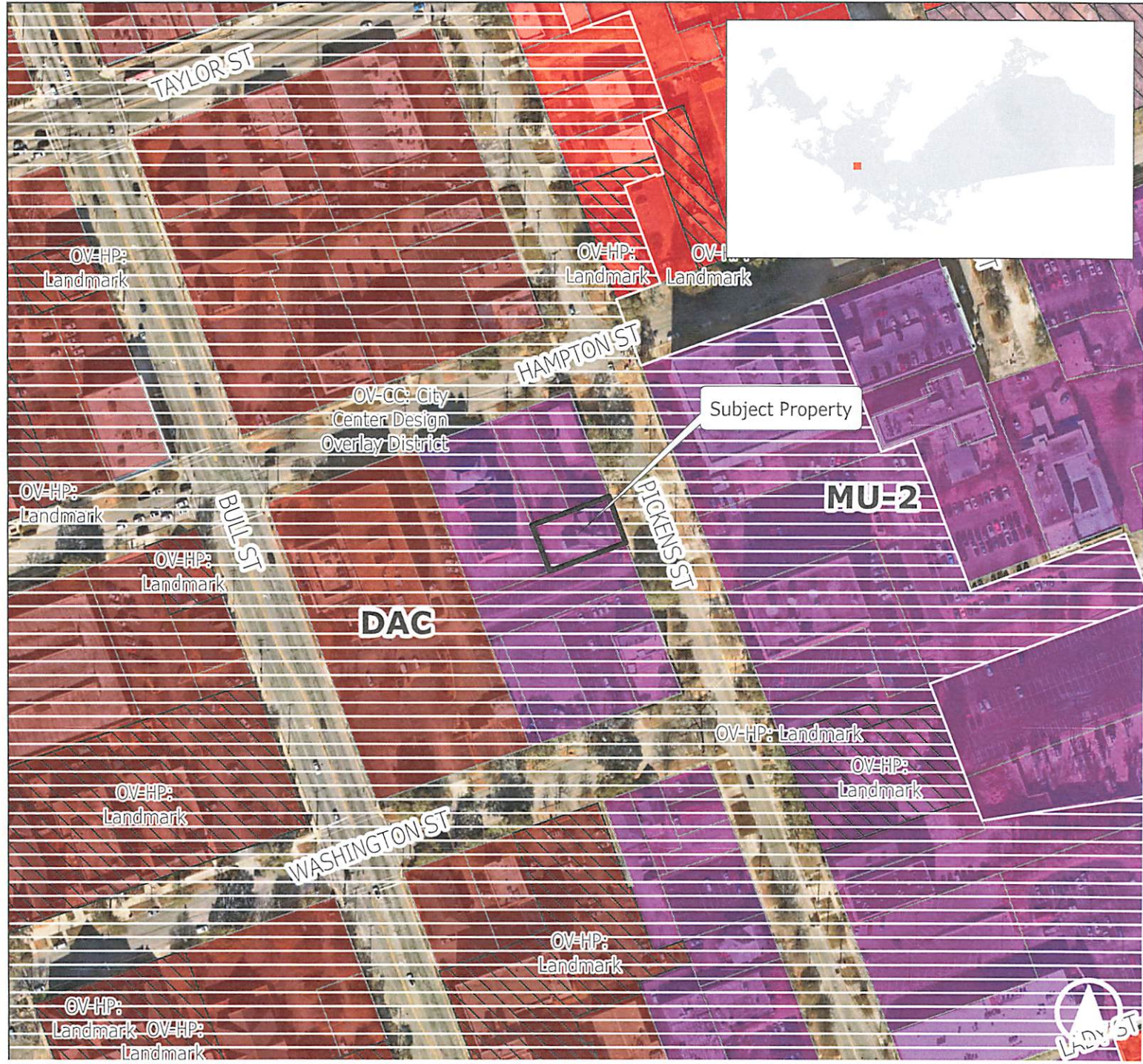
1417 Pickens Street; TMS# 11402-13-06

Current Zoning: Mixed Use District (MU-2) with City Center Design Overlay District (OV-CC)

Proposed Zoning: MU-2 with OV-CC and Historic Preservation Overlay (OV-HP)

### Legend

- DAC: Downtown Activity Center/Corridor
- CAC: Community Activity Center/Corridor
- O-I: Office and Institutional District
- MU-2: Mixed-Use
- Design Overlay Districts
- OV-HP: Individual Landmark
- Parcels
- City Limits



Planning & Development  
Services Department

Created by: swudson Date: 7/9/2024

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