

ORIGINAL

ORDINANCE NO.: 2025-034

Annexing 84, 92, and 94 Bluff Road, Richland County TMS #11204-02-40 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 10th day of June, 2025, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.

2. The property identified as 84, 92, and 94 Bluff Road, Richland County TMS # 11204-02-40 containing 1.28 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-3) and zoning of Residential Two-Family - Mill Village District (RD-MV), portions within the Floodplain Overlay District (OV-FP).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 11204-02-40

Also included in the territory hereby annexed are all contiguous portions of all public rights of way, streets and highways.

Requested by:

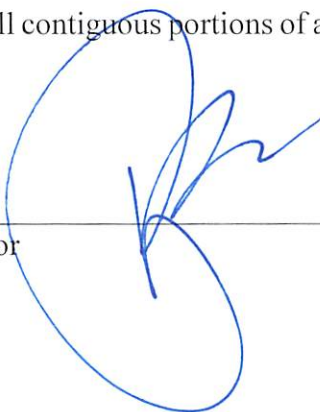
Assistant City Manager Palen

Approved by:


City Manager

Approved as to form:


City Attorney


Mayor

ATTEST:


City Clerk

Introduced: 05/20/2025
Final Reading: 06/10/2025

ORDINANCE NO.: 2025-034

EXHIBIT "A"
PROPERTY DESCRIPTION

All those certain pieces, parcels or lots of land, together with improvements thereon, if any, situate, lying and being located near the City of Columbia, in the County of Richland, State of South Carolina, containing 1.28 acres, and shown as TMS# 11204-02-40, Parcels 1, 2A, and 2B on a Plat prepared for Sandlapper Management Company, by Cox and Dinkins, Inc., dated January 14, 2025 and revised February 13, 2025, (the "Plat"). Said Plat being incorporated by reference for a more complete description of the property.



MEMORANDUM
Office of the City Manager

Date: March 20, 2025
To: Department Heads
From: Teresa Wilson, City Manager
RE:

Property Address: 84, 92, and 94 Bluff Road
Richland County TMS#: 11204-02-40
Owner(s): 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)
Reason for Annexation: Municipal Services - New Construction; Donut Hole - Primary
City Council District: 3
Census Tract: 28

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 April 10, 2025 Planning Commission agenda. Planning & Development Services staff will notify the City Attorney of the Planning Commission's zoning recommendation by forwarding a completed copy of this form after the Planning Commission has met.

/atl
Attachments

- cc: Assistant City Managers / Police & Fire Chiefs
Harry Tinsley, Emergency Management
Kelly Smith, Business License Administrator
Economic Development
Tiffany Latimer, Customer Care Administrator
Todd Beiers, Building Official
Michelle Brazell, Engineering
Police Planning & Research
Richland County Administrator's Office
Richland Co. 911 Addressing
Aric Jensen, Richland Co. Assistant County Administrator
Richland County Planning & Development
Teresa Knox, City Attorney
George Adams, Fire Marshal
Dollie Herron, Community Development
David Hatcher, Director of Code Enforcement
Andrew Livengood, Zoning Administrator
Brandon Burnette, Development Center Administrator
Lucinda Statler, Planning Administrator
S.W. Hudson, Information Resource Coordinator
Wendy Royal, Columbia-Richland 911
Richland County Engineering
Richland County Solid Waste Collection

Planning Commission Recommendations:

Table with 3 columns: Classification, Vote, Date. Row 1: Land Use, UCMR-3, 5 to 0, 4/10/25. Row 2: Zoning, RD-MV, portion, 5 to 0, 4/10/25. Includes handwritten 'OV-FP' below the second row.

(Signature of Annexation Coordinator)



HEYWARD ST

WAYNE ST

HEYWARD ST

PARKER ST

GADSDEN ST

HEYWARD ST

S PARKER ST

SILVER ST

OLYMPIA AVE

CAROLINA ST

FLORIDA ST

DELAWARE ST

GEORGIA ST

KENTUCKY ST

MARYLAND ST

OHIO ST

TEXAS ST

BLUFF RD

DREYFUS RD

S ASSEMBLY ST

FERGUSON ST

HAMRICK ST

VIRGINIA ST

Subject Parcel

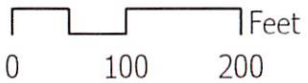


Future Land Use

92 Bluff Road, TMS# 11204-02-40
 Current Richland County Future Land Use: Mixed Residential (High Density)
 Proposed City Future Land Use: Urban Core Mixed Residential (UCMR-3)

Legend

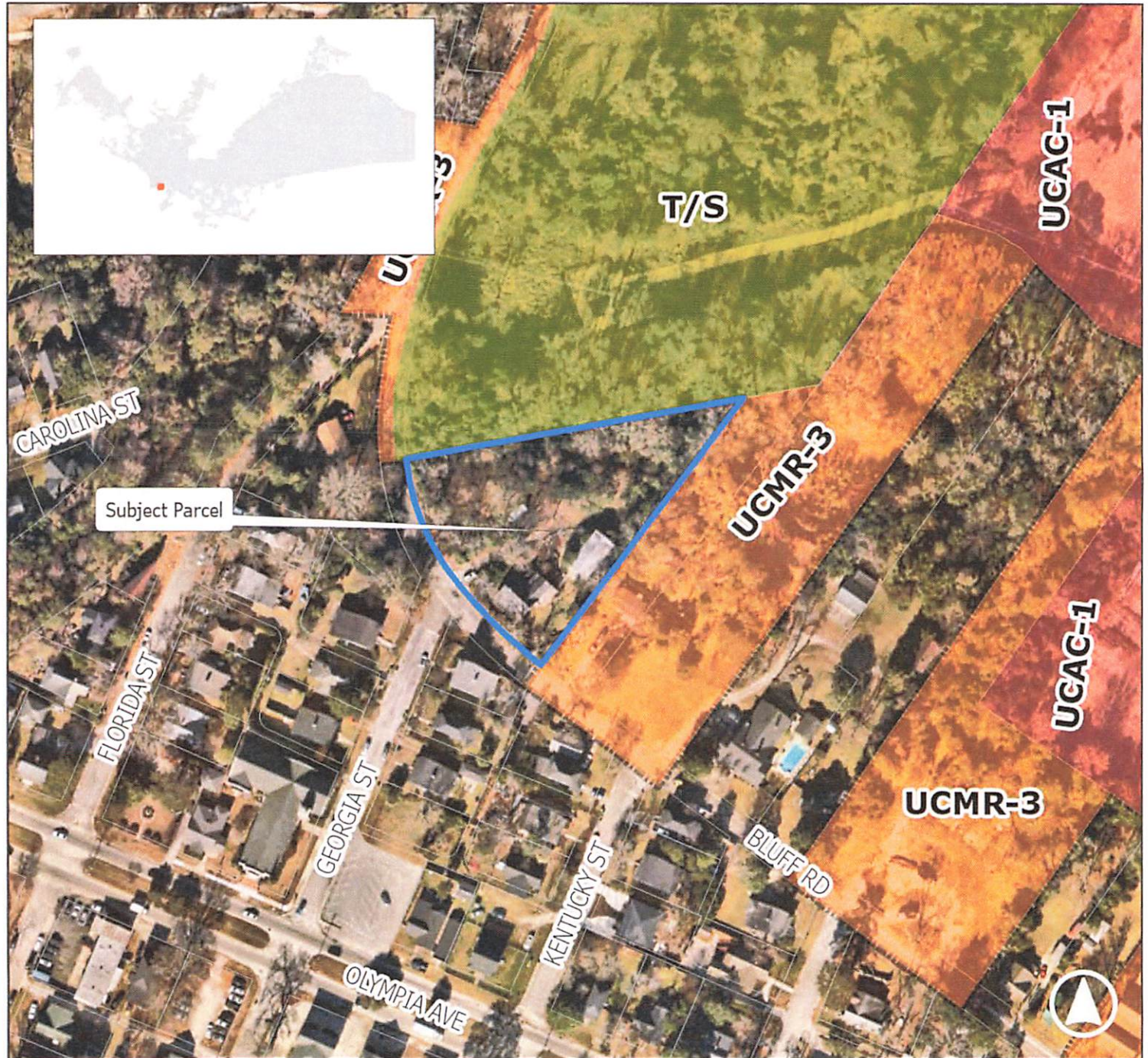
- UCMR-1 - Urban Core Mixed Residential - 1
- UCMR-2 - Urban Core Mixed Residential - 2
- UCMR-3 - Urban Core Mixed Residential - 3
- UEMR - Urban Edge Mixed Residential
- UCMF - Urban Core Multi-family
- UEMF - Urban Edge Multi-family
- UCR-1 - Urban Core Residential Small Lot
- UCR-2 - Urban Core Residential 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
- <all other values>
- Parcels
- City Limits



Planning & Development
 Services Department

Created by: swudson Date: 3/18/2025

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Zoning

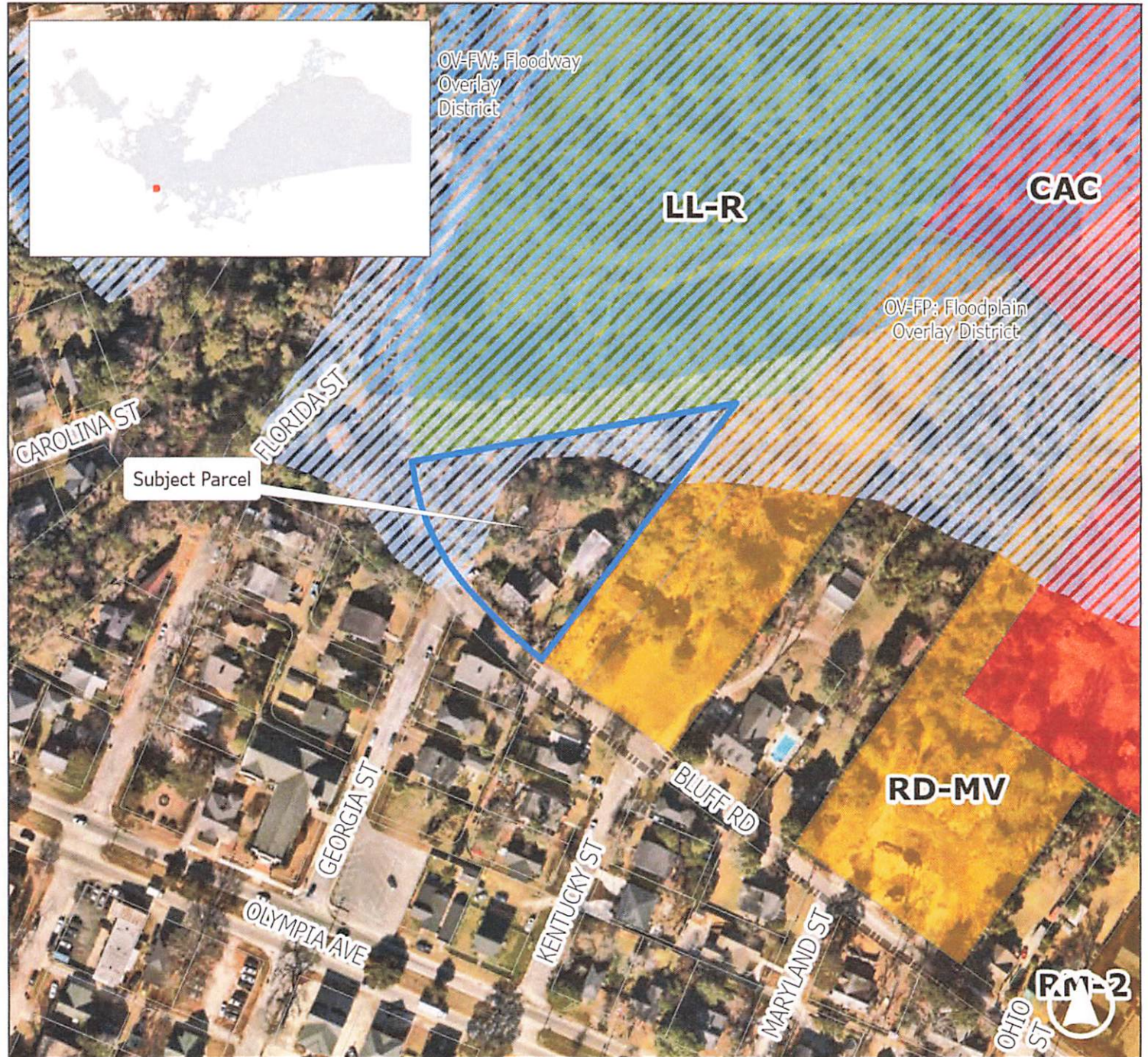
92 Bluff Road, TMS# 11204-02-40

Current Richland County Zoning: R6

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

Legend

- CAC: Community Activity Center/Corridor
- RM-2: Residential Mixed
- RD-MV: Residential Two-Family - Mill Village 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: swudson Date: 3/18/2025

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