

ORIGINAL

ORDINANCE NO.: 2025-036

Annexing 100, 140, and 150 Fontaine Center Drive, Richland County TMS #14201-05-02, -08, and -07 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 100, 140, and 150 Fontaine Center Drive, Richland County TMS #14201-05-02, -08, and -07 containing 22.43 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 #2, Census Tract 108.04, and assigned a future land use classification of Urban Edge Mixed Residential (UEMR) and Employment Campus (EC) and zoning of Employment Campus District (EC).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 14201-05-02, -08, and -07

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:

Teresa B. Wilson
City Manager

Approved as to form:

[Signature]
City Attorney

[Signature]
Mayor

ATTEST:

Gina D. Hammond
City Clerk

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

ORDINANCE NO.: 2025-036

EXHIBIT "A"
PROPERTY DESCRIPTION

All those certain pieces, parcels and tracts of land, with any improvements thereon, situate, lying and being in the County of Richland, State of South Carolina shown and delineated as Parcel A, Parcel B and Parcel B-1 on a Plat prepared for Folly Fontaine Associates, a South Carolina General Partnership, dated July 26, 1988 by B. P. Barber & Associates recorded in the Office of the Register of Deeds for Richland County in Record Book 52 at page 2614 and having the metes and bounds as shown thereon, said plat is incorporated herein by this reference.

The above-described Parcels include and are a part of this conveyance those certain lots described as Lots 9 and 10 as shown on a Bonded Plat of Phase 1 Fontaine Commerce Center dated February 7, 1997 and recorded in the Office of the Register of Deeds for Richland County in Plat Book 56 at page 8110.

Excluded from this conveyance are Lots 11, 12 and 13 and the public road now known as Fontaine Center Drive as shown on a Bonded Plat of Phase 1 Fontaine Commerce Center dated February 7, 1997 and recorded in the Office of the Register of Deeds for Richland County in Plat Book 56 at page 8110. These lots and roadway were a portion of the above described parcels and have been previously conveyed by the Grantor.

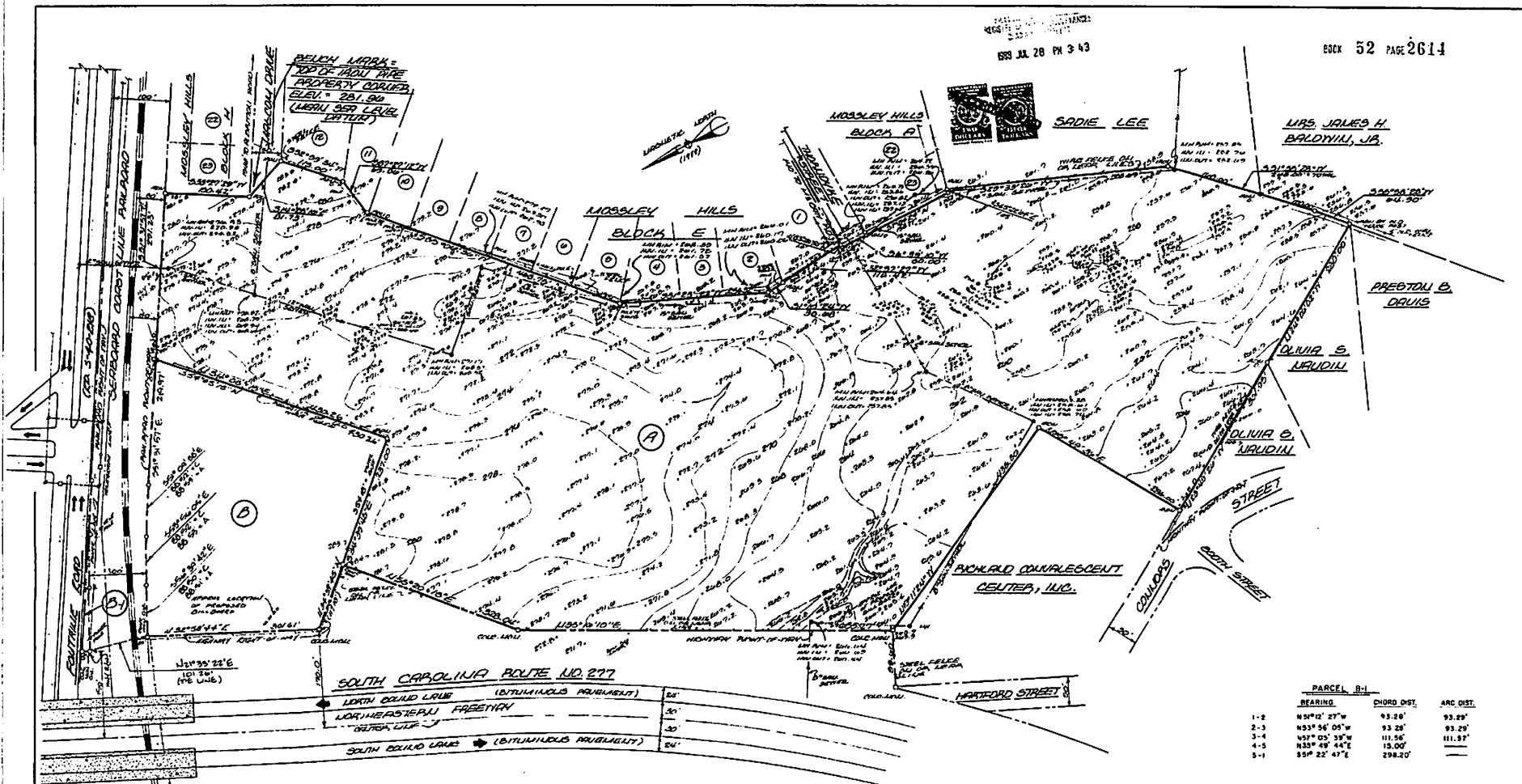
EXHIBIT "A"
PROPERTY DESCRIPTION
Parcel A, Parcel B, and Parcel B-1; less and excepting Lots 11, 12, and 13
from
Folly Fontaine Associates, a partnership
to
Winding Path, LLC

All those certain pieces, parcels and tracts of land, with any improvements thereon, situate, lying and being in the County of Richland, State of South Carolina shown and delineated as Parcel A, Parcel B and Parcel B-1 on a Plat prepared for Folly Fontaine Associates, a South Carolina General Partnership, dated July 26, 1988 by B. P. Barber & Associates recorded in the Office of the Register of Deeds for Richland County in Record Book 52 at page 2614 and having the metes and bounds as shown thereon, said plat is incorporated herein by this reference.

The above-described Parcels include and are a part of this conveyance those certain lots described as Lots 9 and 10 as shown on a Bonded Plat of Phase 1 Fontaine Commerce Center dated February 7, 1997 and recorded in the Office of the Register of Deeds for Richland County in Plat Book 56 at page 8110.

Excluded from this conveyance are Lots 11, 12 and 13 and the public road now known as Fontaine Center Drive as shown on a Bonded Plat of Phase 1 Fontaine Commerce Center dated February 7, 1997 and recorded in the Office of the Register of Deeds for Richland County in Plat Book 56 at page 8110. These lots and roadway were a portion of the above described parcels and have been previously conveyed by the Grantor.

899 JUL 28 PM 3:43



PARCEL B-I	BEARING	CHORD DIST.	ARC DIST.
1-2	N54°12' 27" W	93.29'	93.29'
2-3	N53° 56' 05" W	93.29'	93.29'
3-4	N52° 05' 59" W	111.56'	111.57'
4-5	N53° 48' 14" E	15.00'	15.00'
5-1	S59° 22' 41" E	298.20'	298.20'

NOTE: REFERENCES IS MADE TO THE FOLLOWING:

1. A MAP SHOWING SUBDIVISION OF GEORGINA M. BALDWIN ESTATE BY TOWNHILL, EUGENE P. BALDWIN, JR., DATED 1944, BOOK 29, PAGE 102 (1944-4288-61)
2. A PLAT OF PROPERTY SURVEYED FOR B.E. ELLINGER & OLIVIA, JR. BY TOWNHILL, EUGENE P. BALDWIN, JR., DATED 1944, BOOK 29, PAGE 102, RECORDED BY THE ARCHLAUD COUNTY CLERK UNDER PLAT BOOK 'C', PAGE 93, (1944-4288-61)
3. A MAP OF MOSSLEY HILLS BY WILLIAM WILKESFIELD, P.L.S. DATED 1944, BOOK 29, PAGE 102, RECORDED BY THE ARCHLAUD COUNTY CLERK UNDER PLAT BOOK 'C', PAGE 93, (1944-4288-61)
4. A PLAT OF PROPERTY SURVEYED FOR DORIS WINTER, LLC BY WILLIAM WILKESFIELD, P.L.S. DATED 1944, BOOK 29, PAGE 102, RECORDED BY THE ARCHLAUD COUNTY CLERK UNDER PLAT BOOK 'C', PAGE 93, (1944-4288-61)
5. A PLAT RECORDED FOR DORIS WINTER, LLC BY WILLIAM WILKESFIELD, P.L.S. DATED 1944, BOOK 29, PAGE 102, RECORDED BY THE ARCHLAUD COUNTY CLERK UNDER PLAT BOOK 'C', PAGE 93, (1944-4288-61)
6. SOUTH CAROLINA STATE HIGHWAY PLANS UNDER NO. 40, 714, 546779, 571, 582, AND 592.
7. ALL SOLICITARY DEEDS SHOWING ARE FIRST ARCHLAUD COUNTY PUBLIC SERVICE DISTRICTS AND HAVE CERTAIN EMBELLISHMENTS OF 2.0 FEET EACH SIDE OF THE CENTERLINE, HOWEVER, ALL EMBELLISHMENTS SHOULD BE IDENTIFIED BY THE DISTRICT OFFICE.
8. A TOWNHILL AND RECORDED FOR ARE WINTER, LLC BY B.P. BAKER & ASSOCIATES, INC. ENGINEERS DATED FEB. 1, 1979 (BOOK 14, 1476-61).

AREA
 PARCEL A = 24.470 ACRES
 PARCEL B = 3.473 ACRES
 PARCEL B-1 = 0.025 ACRES
 TOTAL = 27.968 ACRES

"I HEREBY CERTIFY THAT THE DATE OF PREPARATION OF THIS FIELD SURVEY IS 7/17/88 AND THAT THE AREA AND THE BOUNDARIES THEREOF AND THE AREA AND THE BOUNDARIES THEREOF HAVE BEEN DETERMINED BY THE APPROPRIATE METHODS OF OTHER CALCULATION."
 BY: [Signature] S.S. LD: 7883

APPROVED FOR RECORDING

DATE: July 28, 1988

[Signature]

NOTE: EASEMENT HAS BEEN OBTAINED FROM RAILROAD TO DEVELOP THIS PROPERTY. PARCEL "A" AND "B" ARE EXISTING LOTS OF RECORD. BOOK 52 PAGE 2614

FOLLY FONTAINE ASSOCIATES,
A SOUTH CAROLINA GENERAL PARTNERSHIP
 IN ARCHLAUD COUNTY - NEAR COLUMBIANA, S.C.

SCALE: 1"=100'

D. P. BORDOW & ASSOC., INC. - ENGINEERS & SURVEYORS - COLUMBIANA, S.C. - JULY 24, 1988



-ppb-

"I HEREBY CERTIFY THAT THIS PROPERTY DOES NOT LIE WITHIN A CURRENTLY DESIGNATED FLOOD PLAIN OR FLOOD HAZARD AREA."
 B. D. Barber & Associates, Inc. - Engineers

SOUTH CAROLINA ROUTE No. 277
2. DISTANCE BETWEEN CORNERS

HARTFORD STREET

FONTAINE CENTER DRIVE

FONTAINE ROAD

LINE	BEARING	DISTANCE	BEARING	DISTANCE
1	S 89° 15' 00" W	48.70	S 89° 15' 00" W	139.00
2	S 89° 15' 00" W	25.00	S 89° 15' 00" W	25.00
3	S 89° 15' 00" W	25.00	S 89° 15' 00" W	25.00
4	S 89° 15' 00" W	25.00	S 89° 15' 00" W	25.00

LINE	BEARING	DISTANCE	BEARING	DISTANCE
1	S 89° 15' 00" W	48.70	S 89° 15' 00" W	139.00
2	S 89° 15' 00" W	25.00	S 89° 15' 00" W	25.00
3	S 89° 15' 00" W	25.00	S 89° 15' 00" W	25.00
4	S 89° 15' 00" W	25.00	S 89° 15' 00" W	25.00

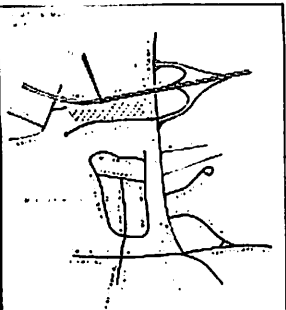
FOUNTAIN ASSOCIATE
THE DEVELOPER

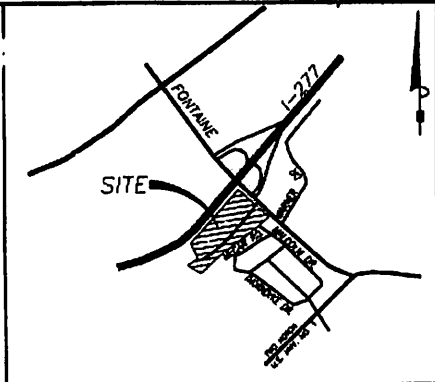
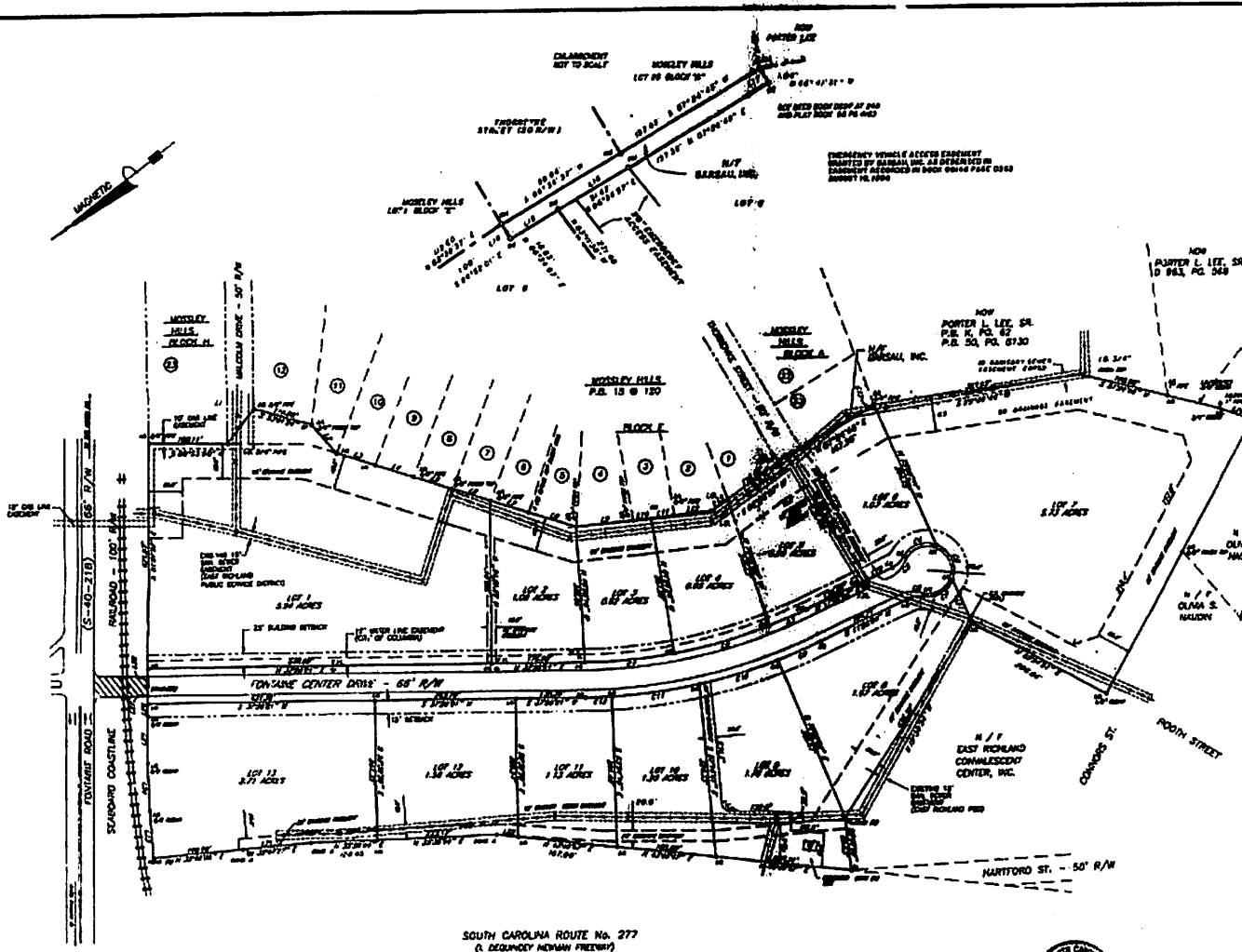
**BONDED
PLAN OF PHASE I
FONTAINE COMMERCE CENTER**

56:22 S110

THESE PLANS HAVE BEEN PREPARED BY THE ENGINEER AND ARCHITECT HEREIN NAMED FOR THE ARCHITECT AND ENGINEER AND THE ARCHITECT AND ENGINEER HAVE BEEN LICENSED UNDER THE PROFESSIONAL ACT OF THE STATE OF SOUTH CAROLINA. THE ARCHITECT AND ENGINEER HAVE BEEN LICENSED UNDER THE PROFESSIONAL ACT OF THE STATE OF SOUTH CAROLINA. THE ARCHITECT AND ENGINEER HAVE BEEN LICENSED UNDER THE PROFESSIONAL ACT OF THE STATE OF SOUTH CAROLINA.

James J. Bolton





DEED RECORDS

BOOK	PAGE	DATE	DESCRIPTION
100	100	10/10/88	...
100	101	10/10/88	...
100	102	10/10/88	...
100	103	10/10/88	...
100	104	10/10/88	...
100	105	10/10/88	...
100	106	10/10/88	...
100	107	10/10/88	...
100	108	10/10/88	...
100	109	10/10/88	...
100	110	10/10/88	...
100	111	10/10/88	...
100	112	10/10/88	...
100	113	10/10/88	...
100	114	10/10/88	...
100	115	10/10/88	...
100	116	10/10/88	...
100	117	10/10/88	...
100	118	10/10/88	...
100	119	10/10/88	...
100	120	10/10/88	...
100	121	10/10/88	...
100	122	10/10/88	...
100	123	10/10/88	...
100	124	10/10/88	...
100	125	10/10/88	...
100	126	10/10/88	...
100	127	10/10/88	...
100	128	10/10/88	...
100	129	10/10/88	...
100	130	10/10/88	...
100	131	10/10/88	...
100	132	10/10/88	...
100	133	10/10/88	...
100	134	10/10/88	...
100	135	10/10/88	...
100	136	10/10/88	...
100	137	10/10/88	...
100	138	10/10/88	...
100	139	10/10/88	...
100	140	10/10/88	...
100	141	10/10/88	...
100	142	10/10/88	...
100	143	10/10/88	...
100	144	10/10/88	...
100	145	10/10/88	...
100	146	10/10/88	...
100	147	10/10/88	...
100	148	10/10/88	...
100	149	10/10/88	...
100	150	10/10/88	...

DEED RECORDS

BOOK	PAGE	DATE	DESCRIPTION
100	100	10/10/88	...
100	101	10/10/88	...
100	102	10/10/88	...
100	103	10/10/88	...
100	104	10/10/88	...
100	105	10/10/88	...
100	106	10/10/88	...
100	107	10/10/88	...
100	108	10/10/88	...
100	109	10/10/88	...
100	110	10/10/88	...
100	111	10/10/88	...
100	112	10/10/88	...
100	113	10/10/88	...
100	114	10/10/88	...
100	115	10/10/88	...
100	116	10/10/88	...
100	117	10/10/88	...
100	118	10/10/88	...
100	119	10/10/88	...
100	120	10/10/88	...
100	121	10/10/88	...
100	122	10/10/88	...
100	123	10/10/88	...
100	124	10/10/88	...
100	125	10/10/88	...
100	126	10/10/88	...
100	127	10/10/88	...
100	128	10/10/88	...
100	129	10/10/88	...
100	130	10/10/88	...
100	131	10/10/88	...
100	132	10/10/88	...
100	133	10/10/88	...
100	134	10/10/88	...
100	135	10/10/88	...
100	136	10/10/88	...
100	137	10/10/88	...
100	138	10/10/88	...
100	139	10/10/88	...
100	140	10/10/88	...
100	141	10/10/88	...
100	142	10/10/88	...
100	143	10/10/88	...
100	144	10/10/88	...
100	145	10/10/88	...
100	146	10/10/88	...
100	147	10/10/88	...
100	148	10/10/88	...
100	149	10/10/88	...
100	150	10/10/88	...

SUBDIVISION REVIEW
 FINAL PLAN
 DATE: 10/27/88
 BY: [Signature]
 RE: 10/27/88

**SUBDIVISION PLAT OF
 FONTAINE COMMERCE CENTER**

NEAR COLUMBIA, S.C. IN RICHLAND COUNTY
 100 200 300 400

SCALE: 1" = 100' by POLSON SURVEYING COMPANY AUGUST 27, 1990

I HEREBY CERTIFY THAT THE PLAN SHOWN & DESCRIBED HEREIN IS A TRUE & CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE RICHLAND COUNTY SUBDIVISION REGULATIONS & THE MONUMENTS SHOWN HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN THESE REGULATIONS.

I hereby certify to the best of my knowledge, information & belief the survey herein was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina & sheets of maps to the requirements for Class "B" survey as specified therein; and no other circumstances or projections other than shown.

James P. Polson
 JAMES P. POLSON, RLS No. 6774
 1011 TWO HOLLOW ROAD - SUITE 70
 COLUMBIA, SC 29223 - (803) 788-1177

THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED FROM FLOOD INSURANCE RATE MAP No. 45379C0111 G DATED JANUARY 15, 1984

- LOT SETBACKS:**
- (1) FRONT BUILDING SETBACK IS 25'
 - (2) SIDE BUILDING SETBACKS ARE 0' OR 4' (LEAST 3')
 - (3) REAR BUILDING SETBACK IS 25'.

- NOTES & REFERENCES:**
- (1) PLAT FOR DUNE WATER, INC. BY B.P. BARDEN & ASSOC. DATED 6/75/81 RECORDED IN PLAT BOOK 50, PAGE 410A.
 - (2) TOPOGRAPHIC AND BOUNDARY SURVEY BY E. LAVERNE STEADMAN, PLS NO. 4883, FOR FULLY FONTAINE ASSOCIATES DATED 1/20/88, REVISED 12/22/88.
 - (3) 10" HIGH PRESSURE S.C.E.S.D. GAS EASEMENT DEED BOOK D-712, PAGE 12A.
 - (4) S&M MAP SHEET 14301 BLOODY OAK LOT 02 (FONTAINE CENTER) & PORTION OF LOT 04.
 - (5) SUBJECT PROPERTY IS ZONED "B-1".
 - (6) UNLESS NOTED OTHERWISE STORM DRAINAGE & SANITARY SEWER EASEMENTS ARE 15' WIDE (7.5 EACH SIDE OF CENTERLINE OF PIPES).
 - (7) UNLESS NOTED OTHERWISE ALL COMPUTES ARE 1/2" R/W.

LOT SCHEDULE:

LOT #	ACRES
LOT 1	0.94
LOT 2	1.06
LOT 3	0.97
LOT 4	0.85
LOT 5	0.86
LOT 6	0.86
LOT 7	1.01
LOT 8	0.92
LOT 9	1.87
LOT 10	8.52
LOT 11	1.78
LOT 12	1.50
LOT 13	1.13
LOT 14	1.56
LOT 15	2.71
ROAD R/W	1.20
TOTAL AREA	28.29 ACRES



MEMORANDUM
Office of the City Manager

Date: March 24, 2025
To: Department Heads
From: Teresa Wilson, City Manager
RE:

Property Address: 100, 140, and 150 Fontaine Center Drive
Richland County TMS#: 14201-05-02, 14201-05-08, 14201-05-07
Owner(s): Winding Path, LLC
Current Use: Undeveloped
Proposed Use: Residential
Current County Land Use: Mixed Residential (High Density)
Proposed City Land Use: Urban Edge Mixed Residential (UEMR) and Employment Campus (EC)
Current County Zoning: General Commercial (GC) and Light Industrial (M-1)
Proposed City Zoning: Employment Campus District (EC)
Reason for Annexation: Municipal Services – New Construction; Primary Area
City Council District: 2
Census Tract: 108.04

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. Rows for Land Use (UEMR + EC) and Zoning (EC). Votes are 6 to 0, dates are 4/10/25.

(Signature of Annexation Coordinator)



FONTAINE PL

SERUOGS RD

WARNER DR

ONRAMP FONTAINE RD

MALCOLM DR

MCGARR RD

BARNEART RD

Subject Parcels

ALBRITTON RD

THORIDYKE ST

FAYE AVE

MARIETTA ST

FERRELL DR

FONTAINE CENTER DR

BLUEBIRD LN

HIGHWAY 277 S

BLUEBIRD DR

CONNERS ST

HARTFORD ST

BOTH ST

HIGHLAND PARK DR

MAURICE ST

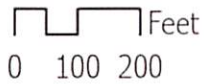
OLIVE ST



Future Land Use

100, 140, and 150 Fontaine Center Drive; TMS#s 14201-05-02, -08, and -07
 Current Richland County Future Land Use: Mixed Residential (High Density)
 Proposed City Future Land Use: Employment Campus (EC) and Urban Edge Mixed Residential (UEMR)

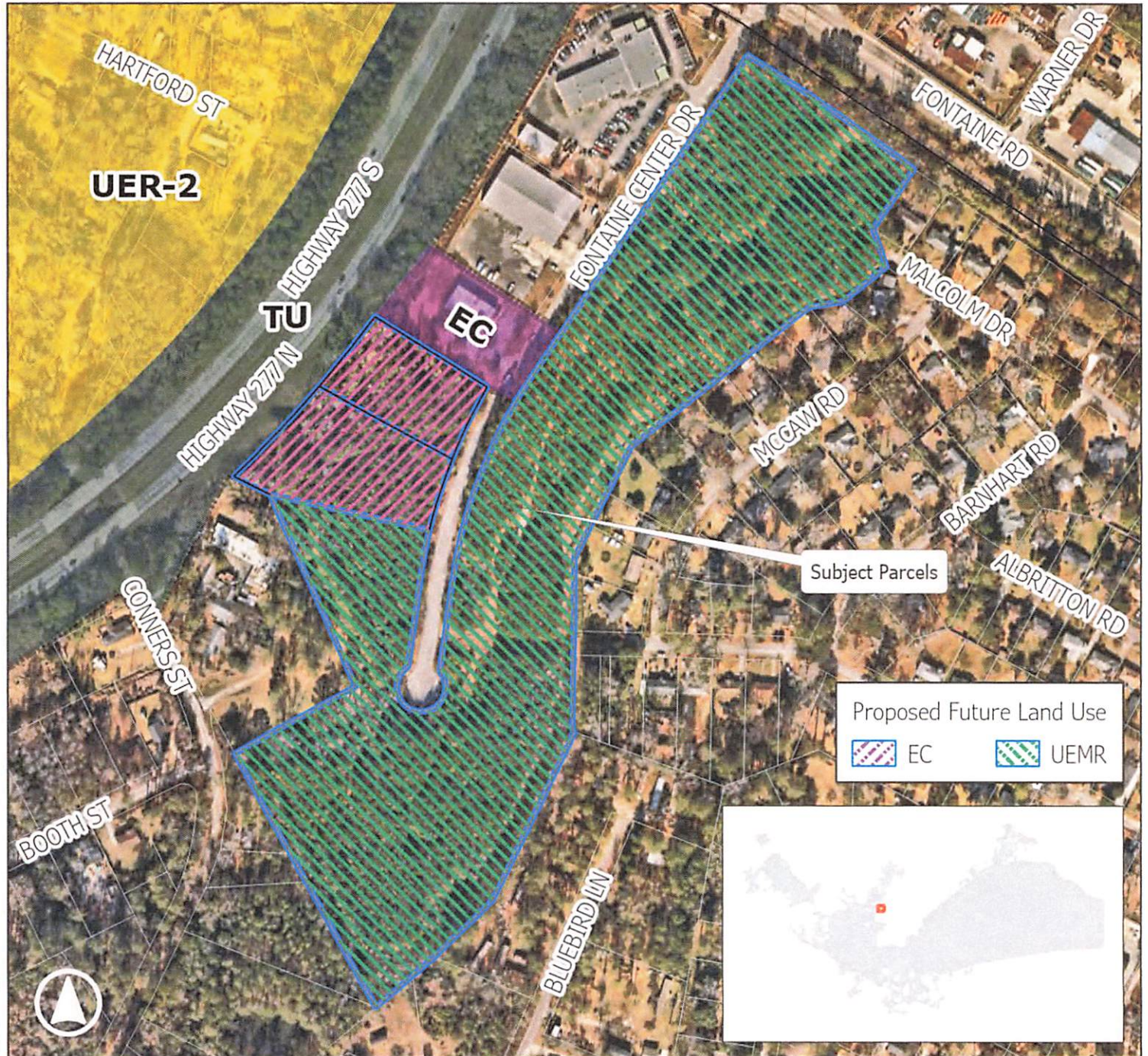
- Legend
- UCMR-1 - Urban Core Mixed Residential - 1
 - UCMR-2 - Urban Core Mixed Residential - 2
 - UCMR-3 - Urban Core Mixed Residential - 3
 - UEMR - Urban Edge Mixed Residential
 - UCMF - Urban Core Multi-family
 - UEMF - Urban Edge Multi-family
 - UCR-1 - Urban Core Residential Small Lot
 - UCR-2 - 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: 3/20/2025

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



Proposed Future Land Use

- EC
- UEMR

Zoning

100, 140, and 150 Fontaine Center Drive; TMS#s 14201-05-02, -08, and -07
Current Richland County Zoning: GC and M-1
Proposed City Zoning: Employment Campus District (EC)

- Legend
- RSF-2: Residential Single Family - Medium Lot District
 - EC: Employment Campus District
 - Parcels
 - City Limits



0 100 200 Feet



Planning & Development Services Department

Created by: swudson Date: 3/20/2025

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