

**ORIGINAL**

**ORDINANCE NO.: 2025-037**

*Annexing 0.05 acre E/S Bluff Road, Richland County TMS # 13605-01-03 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 10<sup>th</sup> 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 0.05 acre E/S Bluff Road, Richland County TMS # 13605-01-03 containing 0.05 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 117.01, and assigned a future land use classification of Industrial (IND) and zoning of Heavy Industrial District (HI).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 13605-01-03

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:

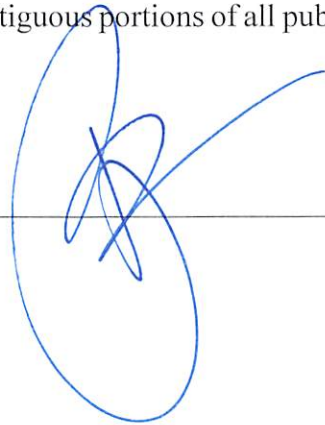
*Ceresia B. Wilson*  
City Manager

Approved as to form:

*[Signature]*  
City Attorney

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

\_\_\_\_\_  
Mayor



ATTEST:

*Erika D. Hammond*  
City Clerk

**ORDINANCE NO.: 2025-037**

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**

All that certain piece, parcel or lot 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, as shown on boundary survey, copy attached hereto and made a part hereof, for PRV Site on Bluff Road north of South Belt Line Boulevard by City of Columbia Department of Utilities and Engineering, H. R. Greenway, R. L. S., dated September 14, 1990, and recorded in the Richland County ROD in Book D1046 Page 239, as a plat attached to the deed recorded in Book D1046 Page 231, and being more particularly described as follows:

Beginning at a right-of-way monument on the northeastern right-of-way of Bluff Road (South Carolina Highway 48) at the common property line of subject property and the southeastern property line of property identified as Richland County Tax Map 13602-2-1, thence extending therefrom N 51 27' E for a distance of Forty (40') feet to a new iron; thence turning and running S 35 00' E for a distance of Fifty-five (55') feet to a new iron; thence turning and running S 51 27' W for a distance of Forty (40') feet to a new iron on the northern right-of-way of Bluff Road; thence turning and running N 35 00' W for a distance of Fifty-five (55') feet to the point of beginning; containing five-hundredths (0.05) acre; being shown on Richland County tax maps dated LR1279 as Tax Map 860, Block 7, portion Lots 5 and 2, and on Richland County tax maps dated LR1288 as Tax Map 13605, Block 1, portion Lot 2 and Tax Map 13607, Block 2, portion Lot 1.

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 improvements thereon, if any, situate, lying and being located near the City of Columbia, in the County of Richland, State of South Carolina, as shown on boundary survey, copy attached hereto and made a part hereof, for PRV Site on Bluff Road north of South Belt Line Boulevard by City of Columbia Department of Utilities and Engineering, H. R. Greenway, R. L. S., dated September 14, 1990, and recorded in the Richland County ROD in Book D1046 Page 239, as a plat attached to the deed recorded in Book D1046 Page 231, and being more particularly described as follows:

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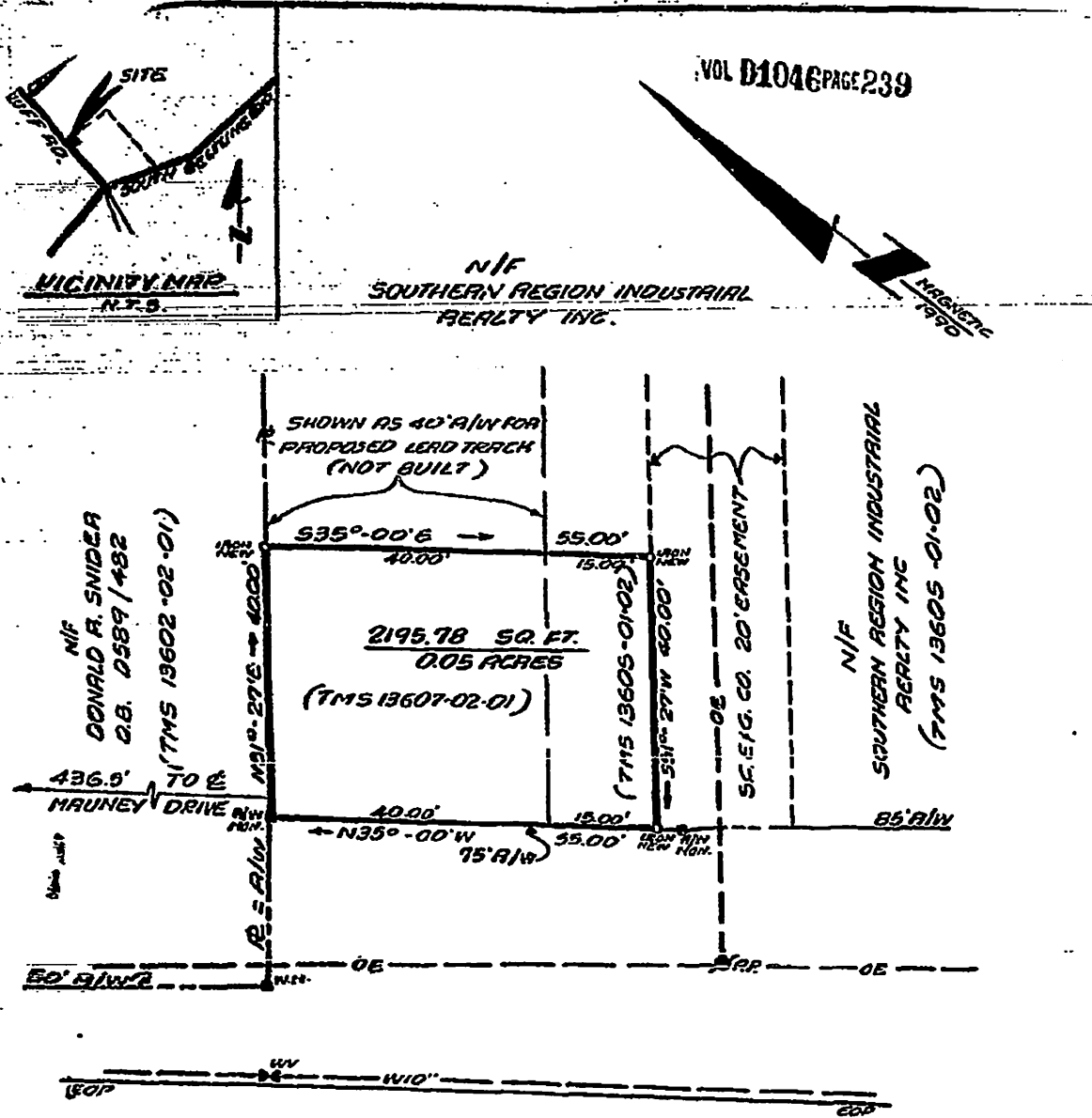
Richland County TMS:        13605-01-03  
Property Addresses:        0.05 acre E/S Bluff Road

City of Columbia

BY:   
Teresa Wilson

Date: 3/26/2025

ITS:    City Manager



BLUFF ROAD - S.C. HWY. #48

**REFERENCES**

- 1) PLAT OF PARCEL OF LAND TO BE CONVEYED TO ACME DISTRIBUTING CO. DATED: 6/22/71 - DWG NO. 2-1257 R-1 BY: SOUTHERN RAILWAY RECORDED IN PLAT BOOK "X" PG. 2814.
- 2) S.C. HWY. PLANS - ROUTE 48 BLUFF ROAD PRESENT: 20 77? ROUTE: 1-326 SHEET: 83

I HEREBY CERTIFY THAT THE MEASUREMENTS SHOWN ARE CORRECT AND THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. THE RATIO OF PRECISION OF THE FIELD SURVEY IS 1/7,500 AND THE AREA WAS DETERMINED BY D.M.D. METHOD.

H.A. GREENWAY / - A.L.S. No. 4180

GRAPHIC SCALE 89-148

<b>CITY OF COLUMBIA</b> DEPARTMENT OF UTILITIES AND ENGINEERING COLUMBIA, SOUTH CAROLINA		
SCALE: 1:20	APPROVED BY	DRAWN BY
DATE: 9/14/90		K.N.
<b>BOUNDARY SURVEY FOR PRV SITE ON BLUFF ROAD</b> <b>NORTH OF SOUTH BELT LINE BLVD.</b>		
PROJECT NO. WA605-9/0-K10	DRAWING NO. 1 OF 1	

TMS 13605-01-02  
SHERMAN COUNTY



MEMORANDUM
Office of the City Manager

Date: March 27, 2025
To: Department Heads
From: Teresa Wilson, City Manager
RE:

Property Address: 0.05 acre E/S Bluff Road
Richland County TMS#: 13605-01-03
Owner(s): City of Columbia
Current Use: Utility
Proposed Use: Utility
Current County Land Use: Mixed Residential (High Density)
Proposed City Land Use: Urban Edge Residential Large Lot (UER-2) Industrial (IND)
Current County Zoning: Heavy Industrial (HI)
Proposed City Zoning: Heavy Industrial (HI)
Reason for Annexation: City-owned property; Donut Hole - Primary
City Council District: 3
Census Tract: 117.01

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.

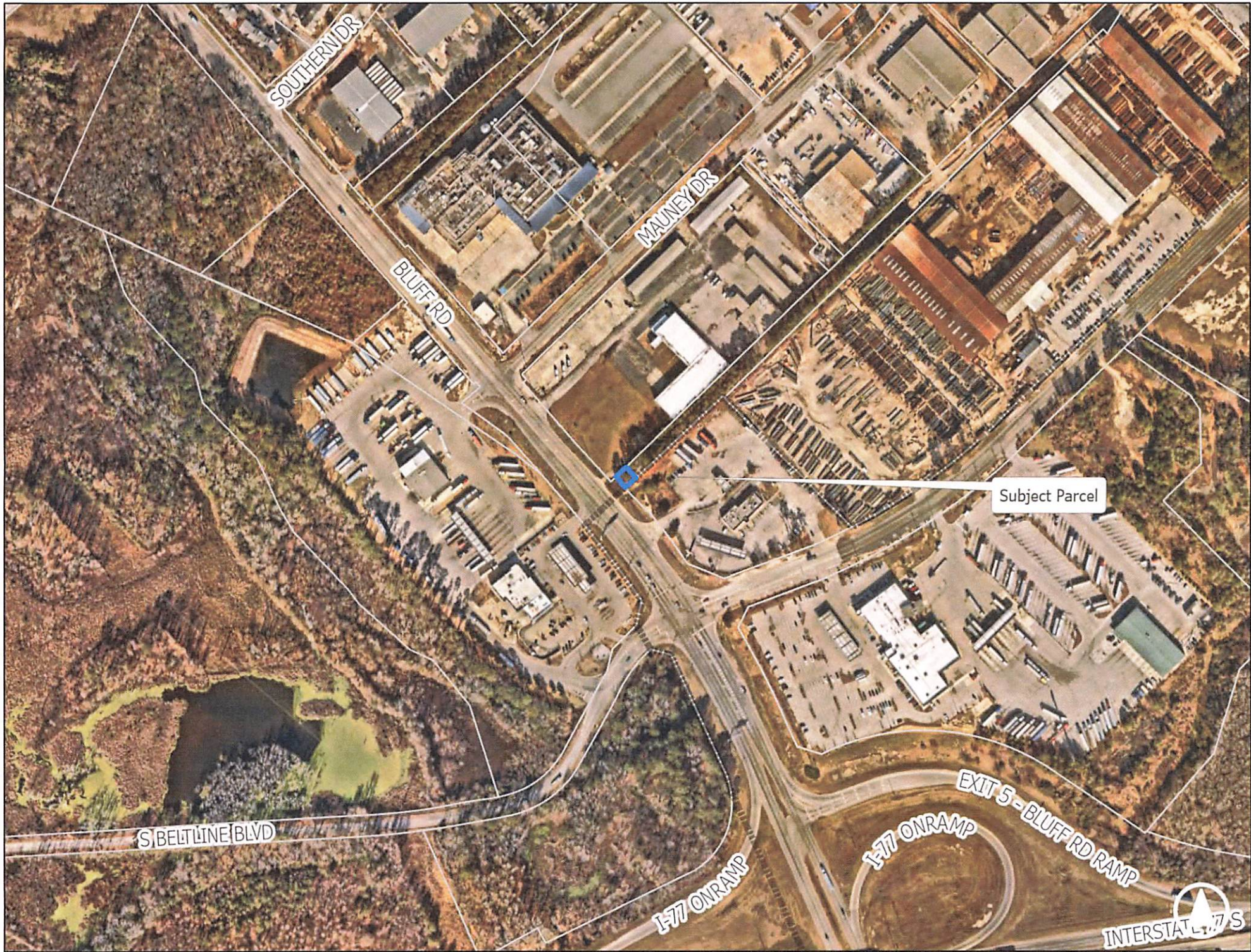
/atl
Attachments

- 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 4 columns: Land Use, Classification, Vote, Date. Row 1: Land Use, IND, 6 to 0, 4/10/25. Row 2: Zoning, HI, 6 to 0, 4/10/25.

(Signature of Annexation Coordinator)



SOUTHERN DR

MAUNEY DR

BLUFF RD

Subject Parcel

S BELTLINE BLVD

I-77 ONRAMP

I-77 ONRAMP

EXIT 5 - BLUFF RD RAMP

INTERSTATE 77 S

# Future Land Use

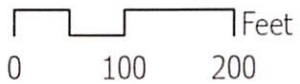
E/S Bluff Road, TMS# 13605-01-03

Current Richland County Future Land Use: Mixed Residential (High Density)

Proposed City Future Land Use: Industrial (IND)

## Legend

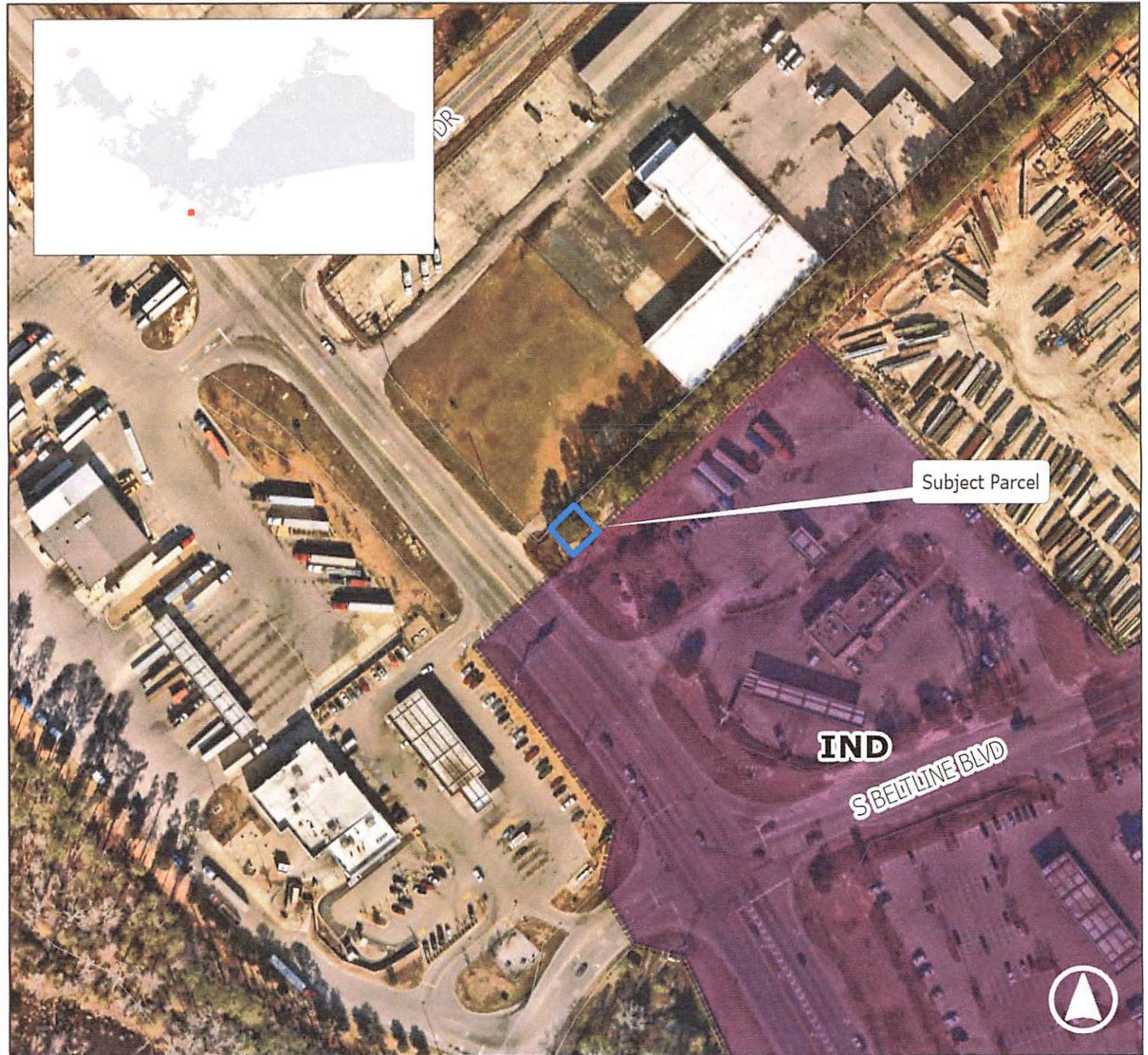
- UCMR-1 - Urban Core Mixed Residential - 1
- UCMR-2 - Urban Core Mixed Residential - 2
- UCMR-3 - Urban Core Mixed Residential - 3
- UEMR - Urban Edge Mixed Residential
- UCMF - Urban Core Multi-family
- UEMF - Urban Edge Multi-family
- UCR-1 - Urban Core Residential Small Lot
- UCR-2 - Urban Core Residential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

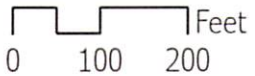
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# Zoning

E/S Bluff Road, TMS# 13605-01-03  
Current Richland County Zoning: HI  
Proposed City Zoning: Heavy Industrial District (HI)

- Legend
- HI: Heavy Industrial District
  - OV-FP: Floodplain Overlay District
  - Parcels
  - City Limits



Planning & Development  
Services Department

Created by: swudson Date: 3/20/2025

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