

**ORIGINAL**

**ORDINANCE NO.: 2025-104**

*Annexing 101 (portion), 119, and 125 Lake Murray Boulevard, Richland County TMS # 04908-01-01 (portion), 05009-01-01, and -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. § 5-3-150; 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 6<sup>th</sup> day of January, 2026, that:

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

2. The property identified as 101 (portion), 119, and 125 Lake Murray Boulevard, Richland County TMS # 04908-01-01 (portion), 05009-01-01, and -02 containing 22.6 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 103.04, and assigned a future land use classification of Urban Edge Mixed Residential (UEMR) and zoning of Residential Mixed District (RM-2).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 04908-01-01 (portion), 05009-01-01, and -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 Palen

Approved by:

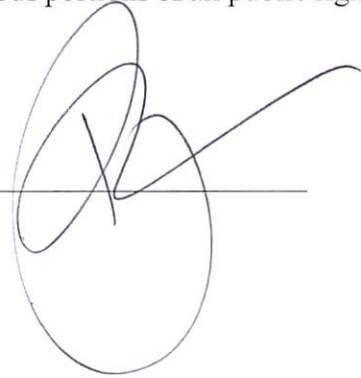
Cherese B. Wilson  
City Manager

Approved as to form:

[Signature]  
City Attorney

Introduced: 12/16/2025  
Final Reading: 01/06/2026

Mayor



ATTEST:

Guadalupe Hammond  
City Clerk

**ORDINANCE NO.: 2025-104**

**EXHIBIT "A"**  
**PROPERTY DESCRIPTIONS**

All that certain piece, parcel or tract 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 being shown and delineated as 41.4 acres on a plat prepared for Harold Boulware on April 15, 1976, by Associated Engineers and Surveyors, Inc., Registered Land Surveyors, which plat is recorded in the office of the RMC in Plat Book X at page 5764; said lot having such metes, bounds, courses and distances as are shown upon plat, reference thereto being craved for a more accurate description.

LESS AND EXCEPTING all those certain pieces, parcels or tracts 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 being shown and delineated as Parcels "A", "B", "C", "D", and "E", totaling 17.353 acres, on a plat prepared for Interfaith Land Corporation on June 6, 1983, by Wilbur Smith and Associates, which plat is recorded in the office of the RMC in Plat Book Z at page 5390; said lots having such metes, bounds, courses and distances as are shown upon plat, reference thereto being craved for a more accurate description.

FURTHER LESS AND EXCEPTING that portion of the above property first described above which begins at the southeast corner of that certain property described on a plat prepared for Harold Boulware, which plat is recorded in the office of the RMC for Richland County in Book X at page 5764, as n/f Harold R. Boulware, Jr., containing 3.1 acres, more or less, and thence running northeast along the eastern boundary of said 3.1 acre parcel 718.5 feet to Lake Murray Blvd, thence 140 feet southeast along Lake Murray Blvd, thence southwest along the existing property line approximately 723 feet, and thence to the point of beginning.

Richland County TMS:           04908-01-01  
Property Address:            101 Lake Murray Boulevard

All that certain piece, parcel or lot of land situate, lying and being near the City of Columbia, on the Southern side of State Highway #60 in the County of Richland and State of South Carolina. Said lot is set off at the property of Harolyn B. Chism and contains 2.60 acres as shown on a plat prepared for Harold Boulware on April 15, 1976, by Associated Engineers and Surveyors, Inc., Registered Land Surveyors, which plat is recorded in the office of the RMC in Plat Book X at page 5764; said lot having such metes, bounds, courses and distances as are shown upon plat, reference thereto being craved for a more accurate description.

Richland County TMS: 05009-01-02  
Property Address: 119 Lake Murray Boulevard

All that certain piece, parcel or lot of land situate, lying and being near the City of Columbia, on the Southern side of State Highway #60 in the County of Richland and State of South Carolina. Said lot is set off at the property of BARBARA B. ZIMMERMAN and contains 2.65 acres as shown on a plat prepared for Harold Boulware on April 15, 1976, by Associated Engineers and Surveyors, Inc., Registered Land Surveyors, which plat is recorded in the office of the RMC in Plat Book X at page 5764; said lot having such metes, bounds, courses and distances as are shown upon plat, reference thereto being craved for a more accurate description.

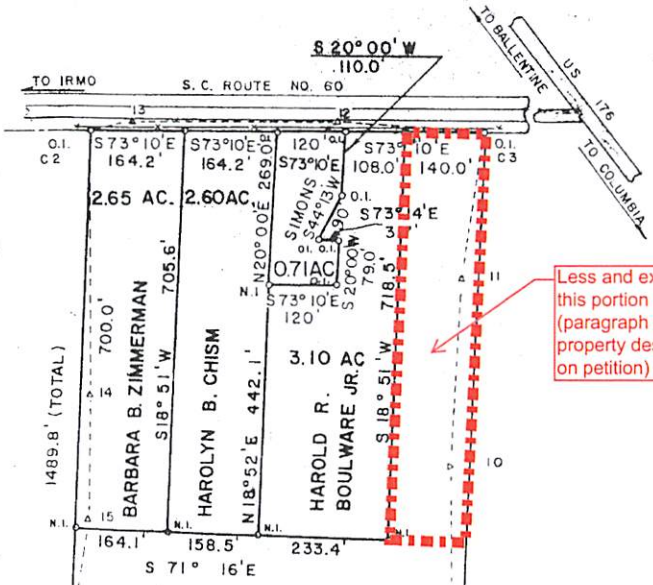
Richland County TMS: 05009-01-01  
Property Address: 125 Lake Murray Boulevard



Signed by:  
*Barbara B Zimmerman*  
SEC020DEB40E400...  
Barbara B. Zimmerman

Date: 10/4/2025 | 05:32 PDT

TRAVERSE DATA		
FROM-TO	BEARING	DIST.
C1-1	N 72° 03' W	260.5
1-C7	N 64° 39' W	391.7
C7-2	S 16° 44' W	662.6
2-3	S 18° 44' W	202.4
3-C6	S 20° 06' W	124.4
C6-4	S 73° 40' E	246.8
4-C5	S 82° 24' E	259.6
C5-5	S 78° 19' E	292.6
5-6	S 78° 05' E	184.8
6-7	S 85° 14' E	178.9
7-C4	S 69° 50' E	158.6
C4-8	N 21° 39' E	257.4
8-9	N 18° 38' E	806.1
9-10	N 16° 21' E	649.3
10-11	N 19° 39' E	331.9
11-C3	N 25° 29' E	260.6
C3-12	N 69° 13' W	258.6
12-13	N 72° 49' W	360.6
13-C2	N 87° 36' W	80.3
C2-14	S 16° 25' W	459.1
14-15	S 17° 38' W	222.0
15-16	S 25° 18' W	323.7
16-17	S 15° 33' W	366.8
17-C1	S 22° 42' W	121.6



Less and excepting this portion (paragraph 3 of property description on petition)

I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS 1/5000 AND THE AREA WAS DETERMINED BY D.M.D. METHOD OF AREA CALCULATIONS

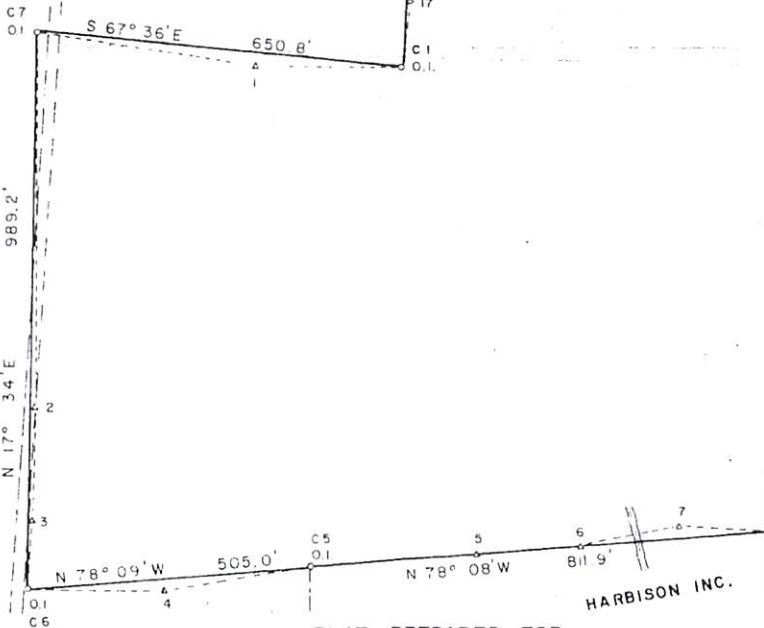
*W. A. Wilson*

R.L.S. NO. 3440

HARBISON INC.

41.4 ACRES

SOCARGA INC.

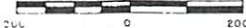


PLAT PREPARED FOR

# HAROLD BOULWARE

RICHLAND COUNTY, SOUTH CAROLINA

SCALE 1" = 200'



APRIL 15, 1976

The Subdivision Plat shown hereon has been found to be exempt from the Richland County Subdivision Regulations.



REC'D OF RECORDS  
RICHLAND COUNTY, S.C.  
CLARA L. BARTLETT

JUN 7 10 45 AM '76

FILED

X-5764

*W. A. Wilson*  
ASSOCIATED ENGINEERS & SURVEYORS, INC.

*Charles E. Davis*  
Name, Title  
Planning Coordinator

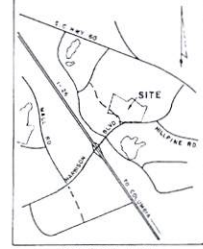
1146-3

PUD-2

Z-5390

LEGEND

- PROPERTY LINE
- - - EXISTING PROPERTY LINE
- 1.0 IRON OLD
- 1.1 IRON NEW

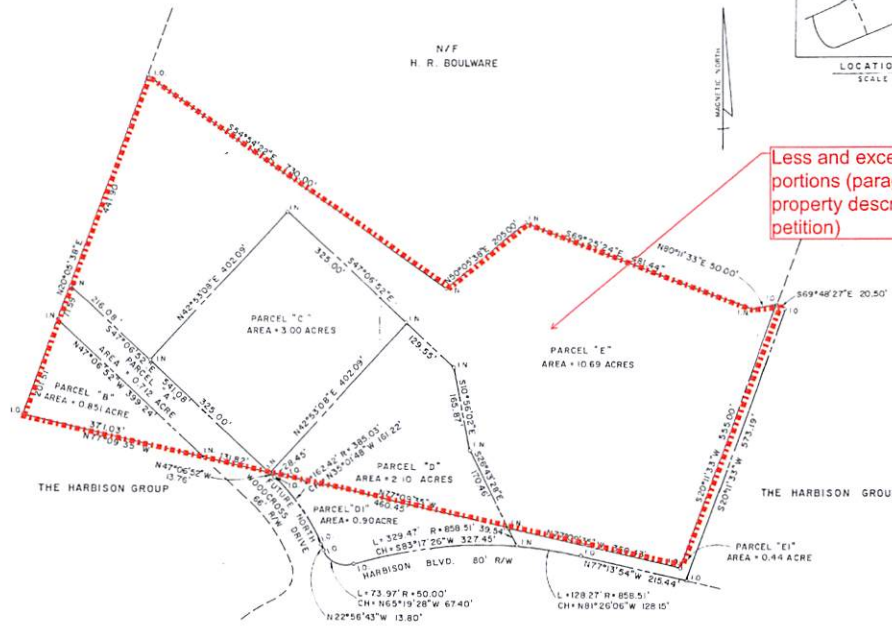


SECTION	DATE	DESCRIPTION	BY	DATE	DESCRIPTION

THE HARBISON GROUP

N/F  
H. R. BOULWARE

Less and excepting these portions (paragraph 2 of property description on petition)



I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS 1/100,000 AS SHOWN HEREIN, AND THE AREA WAS DETERMINED BY THE SMO METHOD OF AREA CALCULATION

EMMETT S. GRIMM  
4507 JACKSON BLVD  
COLUMBIA, S.C.

REFERENCE: PLAT PREPARED FOR HARBISON DEVELOPMENT CORPORATION BY ASSOCIATED ENGINEERS AND SURVEYORS, INC. DATED APRIL 3, 1992  
CONTROL TRAVERSE FOR HARBISON NEW TOWN BY HEARSH ENGINEERING CO., INC., GREENWOOD, SOUTH CAROLINA, DATED 2/7/73, REVISED 8/7/73  
PLAT OF 17.35 ACRES FOR INTERFAITH LAND CORPORATION BY WILBUR SMITH & ASSOCIATES DATED 6/6/83

APPROVED FOR RECORDING  
DATE June 23, 1983  
NAME Robert Hays Shell TITLE Attorney



WILBUR SMITH AND ASSOCIATES  
ARCHITECTS  
ENGINEERS  
PLANNERS

PLAT PREPARED FOR	INTERFAITH LAND CORPORATION
	RICHLAND COUNTY, SOUTH CAROLINA
SHEET	1
OF	1
DATE	6/6/83

Z-5390

STATE OF SOUTH CAROLINA    )  
  )  
COUNTY OF RICHLAND        )

PETITION FOR ANNEXATION

The undersigned, being the owner(s) of the property 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 situate, lying and being near the City of Columbia, on the Southern side of State Highway #60 in the County of Richland and State of South Carolina. Said lot is set off at the property of Harolyn B. Chism and contains 2.60 acres as shown on a plat prepared for Harold Boulware on April 15, 1976, by Associated Engineers and Surveyors, Inc., Registered Land Surveyors, which plat is recorded in the office of the RMC in Plat Book X at page 5764; said lot having such metes, bounds, courses and distances as are shown upon plat, reference thereto being craved for a more accurate description.

Richland County TMS:       05009-01-02

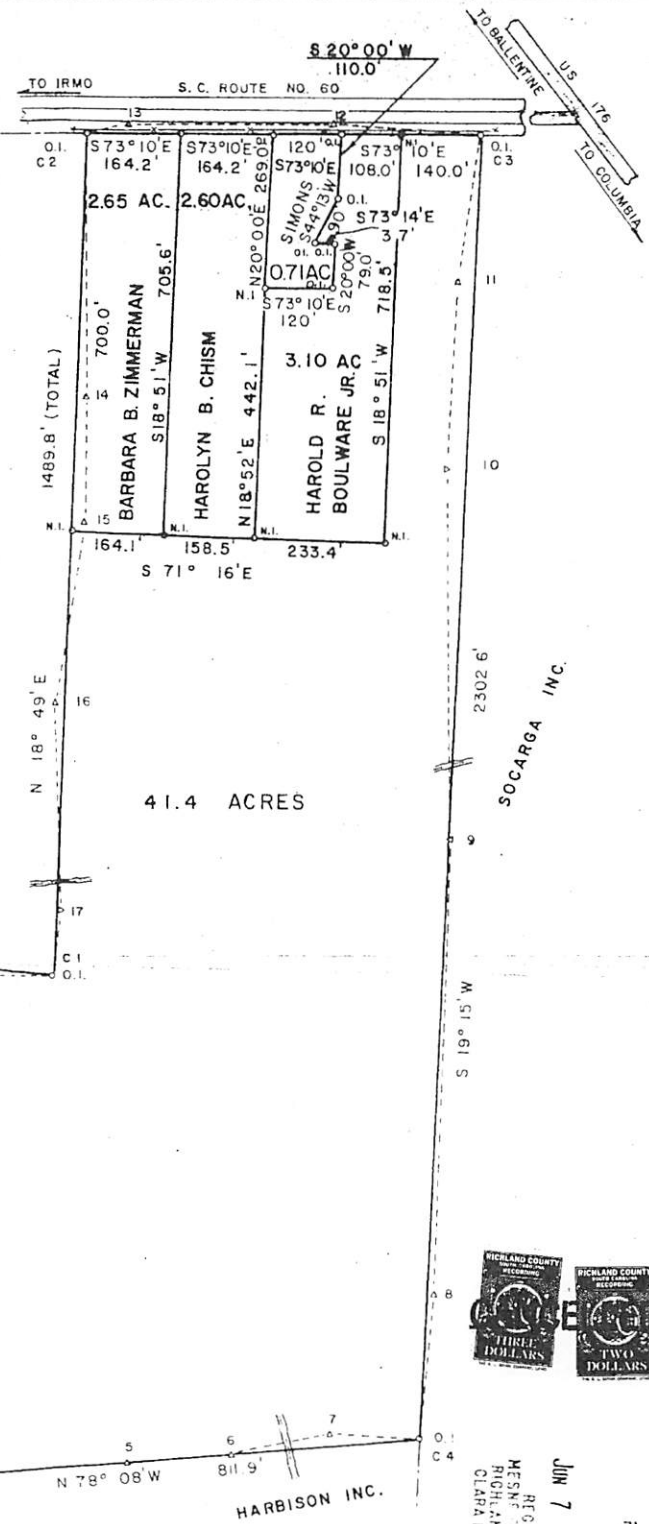
Property Address:           119 Lake Murray Boulevard

Signed by:  
*Harolyn Boulware - Trustee*  
5FE14FAC860A440...

Date: 9/18/2025 | 19:44 EDT

Harolyn Boulware, Trustee  
under the Harolyn Boulware Trust  
dated September 21, 2001

TRAVERSE DATA		
FROM-TO	BEARING	DIST.
C1-1	N 72° 03' W	260.5
1-C7	N 64° 39' W	391.7
C7-2	S 16° 44' W	662.6
2-3	S 18° 44' W	202.4
3-C6	S 20° 06' W	124.4
C6-4	S 73° 40' E	246.8
4-C5	S 82° 24' E	259.6
C5-5	S 78° 19' E	292.6
5-6	S 78° 05' E	184.8
6-7	S 85° 14' E	178.9
7-C4	S 69° 50' E	158.6
C4-8	N 21° 39' E	257.4
8-9	N 18° 38' E	806.1
9-10	N 16° 21' E	649.3
10-11	N 19° 39' E	331.9
11-C3	N 25° 29' E	260.6
C3-12	N 69° 13' W	258.6
12-13	N 72° 49' W	360.6
13-C2	N 87° 36' W	80.3
C2-14	S 16° 25' W	459.1
14-15	S 17° 38' W	222.0
15-16	S 25° 18' W	323.7
16-17	S 15° 33' W	356.8
17-C1	S 22° 42' W	121.6



I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS 1/5000 AND THE AREA WAS DETERMINED BY D.M.D. METHOD OF AREA CALCULATIONS

*W.A. Wilson* R.L.S. NO. 3440

HARBISON INC.

41.4 ACRES

SOCARGA INC.



REGISTERED  
MENSURATOR  
RICHLAND COUNTY, S.C.  
CLARA L. SHRETTLE  
JUN 7 10 45 AM '76

FILED

PLAT PREPARED FOR

# HAROLD BOULWARE

RICHLAND COUNTY, SOUTH CAROLINA

SCALE 1" = 200'



APRIL 15, 1976

The Subdivision Plat shown hereon has been found to be exempt from the Richland County Subdivision Regulations.

June 2 1976

*Charles E. Alvin*  
Name, Title  
Planning Coordinator

ASSOCIATED ENGINEERS & SURVEYORS, INC.

X-5764

STATE OF SOUTH CAROLINA    )  
  )  
COUNTY OF RICHLAND        )


PETITION FOR ANNEXATION

The undersigned, being the owner(s) of the property 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 situate, lying and being near the City of Columbia, on the Southern side of State Highway #60 in the County of Richland and State of South Carolina. Said lot is set off at the property of BARBARA B. ZIMMERMAN and contains 2.65 acres as shown on a plat prepared for Harold Boulware on April 15, 1976, by Associated Engineers and Surveyors, Inc., Registered Land Surveyors, which plat is recorded in the office of the RMC in Plat Book X at page 5764; said lot having such metes, bounds, courses and distances as are shown upon plat, reference thereto being craved for a more accurate description.

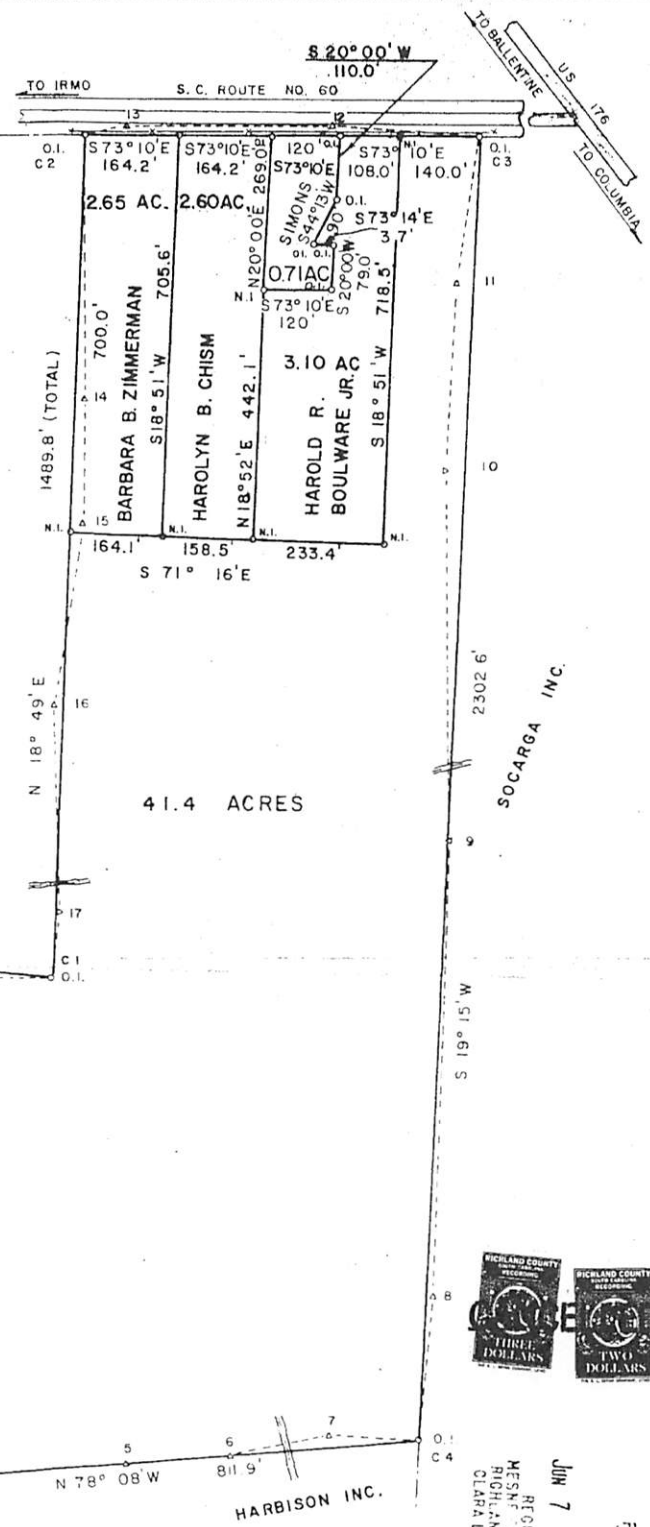
Richland County TMS:       05009-01-01

Property Address:         125 Lake Murray Boulevard

Signed by:  
  
-----  
92C02DDEB40E40B...  
**Barbara B. Zimmerman**

Date: 9/17/2025 | 00:51 PDT

TRAVERSE DATA		
FROM-TO	BEARING	DIST.
C1-1	N 72° 03' W	260.5
1-C7	N 64° 39' W	391.7
C7-2	S 16° 44' W	662.6
2-3	S 18° 44' W	202.4
3-C6	S 20° 06' W	124.4
C6-4	S 73° 40' E	246.8
4-C5	S 82° 24' E	259.6
C5-5	S 78° 19' E	292.6
5-6	S 78° 05' E	184.8
6-7	S 85° 14' E	178.9
7-C4	S 69° 50' E	158.6
C4-8	N 21° 39' E	257.4
8-9	N 18° 36' E	806.1
9-10	N 16° 21' E	649.3
10-11	N 19° 39' E	331.9
11-C3	N 25° 29' E	260.6
C3-12	N 69° 13' W	258.6
12-13	N 72° 49' W	360.6
13-C2	N 87° 36' W	80.3
C2-14	S 16° 25' W	459.1
14-15	S 17° 38' W	222.0
15-16	S 25° 18' W	323.7
16-17	S 15° 33' W	356.8
17-C1	S 22° 42' W	121.6



I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS 1/5000 AND THE AREA WAS DETERMINED BY D.M.D. METHOD OF AREA CALCULATIONS

*W.A. Williams* R.L.S. NO. 3440

HARBISON INC.

41.4 ACRES

SOCARGA INC.



RECORDER OF DEEDS  
RICHLAND COUNTY, S.C.  
CLARA L. BARTLETT  
JUN 7 10 45 AM '76

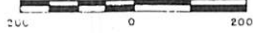
FILED

PLAT PREPARED FOR

# HAROLD BOULWARE

RICHLAND COUNTY, SOUTH CAROLINA

SCALE 1" = 200'



APRIL 15, 1976

The Subdivision Plat shown hereon has been found to be exempt from the Richland County Subdivision Regulations.

June 2 1976

X-5764

*William A. Williams*  
ASSOCIATED ENGINEERS & SURVEYORS, INC.  
*Charles E. Davis*  
Name, Title  
Planning Coordinator



**MEMORANDUM**  
Office of the City Manager

**Date:** November 7, 2025  
**To:** Department Heads  
**From:** Teresa Wilson, City Manager  
**RE:**

**Property Address:** 101 (portion), 119, and 125 Lake Murray Boulevard  
**Richland County TMS#:** 04908-01-01 (portion), 05009-01-01, 05009-01-02  
**Owner(s):** Harolyn Boulware, Harolyn Boulware Trust, and Barbara B. Zimmerman / Tyler Watson, Olympus Development Company  
**Current Use:** Undeveloped  
**Proposed Use:** Residential  
**Current County Land Use:** Mixed Residential (High Density)  
**Proposed City Land Use:** Urban Edge Mixed Residential (UEMR)  
**Current County Zoning:** Residential 3 (R3)  
**Proposed City Zoning:** Residential Mixed District (RM-2)  
**Reason for Annexation:** Municipal Services – New Development; Primary Area  
**City Council District:** 1  
**Census Tract:** 103.04

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 **November 13, 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.

/cmg  
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:**

	<u>Classification</u>	<u>Vote</u>	<u>Date</u>
<b>Land Use</b>	<u>UEMR</u>	<u>8</u> to <u>0</u>	<u>11/13/25</u>
<b>Zoning</b>	<u>RM-2</u>	<u>8</u> to <u>0</u>	<u>11/13/25</u>

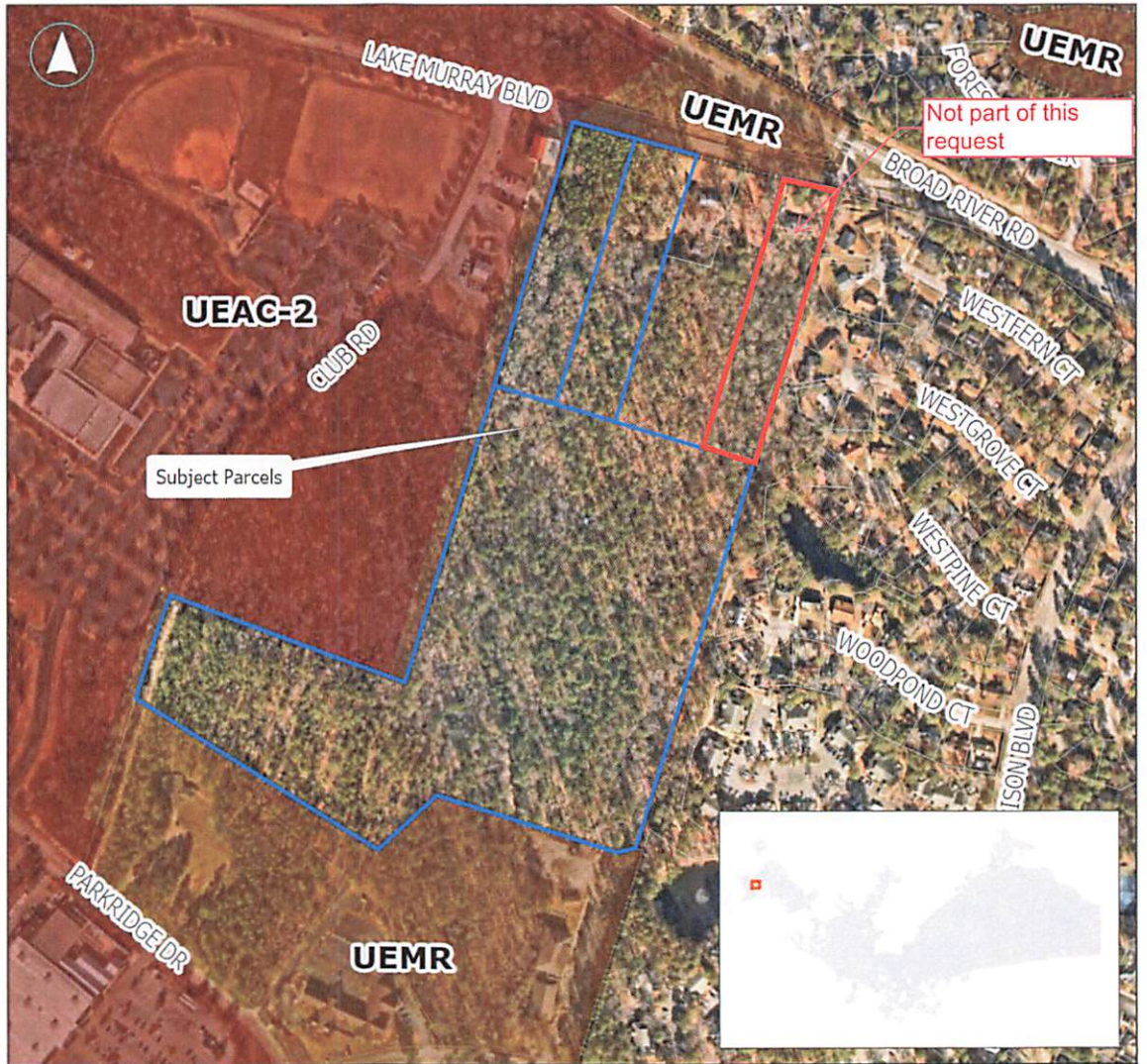
(Signature of Annexation Coordinator)



# Future Land Use

101(portion), 119, and 125 Lake Murray Blvd; TMS# 04908-01-01(p), 05009-01-01 & -02  
 Current Richland County Future Land Use: Mixed Residential (High Density)  
 Proposed City Future Land Use: 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



0 100 200 Feet



Planning & Development Services Department

Created by: swudson Date: 11/6/2025

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

# Zoning

101(portion), 119, and 125 Lake Murray Blvd; TMS# 04908-01-01(p), 05009-01-01 & -02  
 Current Richland County Zoning: Residential 3 (R3)  
 Proposed City Zoning: Residential Mixed District (RM-2)

**Legend**

- CAC: Community Activity Center/Corridor
- PD: Planned Development
- Parcels
- City Limits



0 100 200 Feet

**CITY OF Columbia**  
 Planning & Development  
 Services Department

Created by: swudson Date: 11/6/2025

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