

ORDINANCE NO.: 2018-019

Annexing and Incorporating 638 Bluff Road(portion), Richland County TMS# 11203-05-04(p)  
into the Plan Columbia Land Use Plan Putting the  
Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015

ORIGINAL  
STAMPED IN RED

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 Ann. Sec. 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 the City of Columbia Comprehensive Plan 2018 by Ordinance No.: 2008-085 on October 1, 2008, and amended from time to time, in accordance with South Carolina Comprehensive Planning Act of 1994 (Title 6, Chapter 29 of the SC Code) and heard public comments on this amendment; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this 5th day of June, 2018, that the property described herein is hereby annexed to, incorporated into Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015, and becomes a part of the City of Columbia effective immediately. This property shall be zoned General Commercial District (C-3), apportioned to City Council District 3, Census Tract 28, contains 0.05acres, and shall be assigned a land use classification of Urban Core Neighborhood Activity Center (UCAC-1).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 11203-05-04(p)

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 Gentry

  
\_\_\_\_\_  
Mayor

Approved by:

  
\_\_\_\_\_  
City Manager

Approved as to form:

  
\_\_\_\_\_  
City Attorney

ATTEST:

  
\_\_\_\_\_  
City Clerk

Introduced: 5/15/2018  
Final Reading: 6/5/2018

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**  
**ORDINANCE NO.: 2018-019**

All that certain piece, parcel and tract of land, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, and shown as 0.05 acre, 2,203 square feet on that certain plat prepared for 638 Bluff Road LLC, prepared by William M. Brasington, SCPLS#9312, Belter & Associates, Inc., dated March 28, 2017, revised August 30, 2017 and having the following metes and bound description:

BEGINNING at a mag nail located at Bluff Road and Rosewood Drive and running along Bluff Road in a northwesterly direction N43°57'50"W at a distance of 181.08 feet to a ½" rebar; thence N42°03'07"W a distance of 189.78 feet to a ½" rebar, said ½ " rebar being the point and place of Beginning; thence continuing along the curve of Bluff Road N42°01'54"W a distance of 10.52 feet, an arc of 10.52 feet and radius of 2844.19 feet to a ½" rebar; thence turning and running in a northeasterly direction along Seaboard Coastline Railroad siding N32°15'27"E a distance of 115.33 feet to a ½" rebar, thence turning and running in a southeasterly direction along property now or formerly of Seawell & Sons LLC S61°43'15"E a distance of 27.31 feet to a ½" rebar; thence turning and running in a southwesterly direction S40°22'11"W a distance of 121.29 feet to a ½" rebar, said ½" rebar being the point and place of Beginning.

Said plat is recorded in the Office of the Register of Deeds for Richland County in Plat Book 2241 at page 2845 and is incorporated into this description by this reference.

# MEMORANDUM

## Office of the City Manager

**TO:** Department Heads  
**FROM:** Teresa Wilson, City Manager  
**DATE:** February 13, 2018  
**RE:** Property Addresses: 2,203 square foot portion of 638 Bluff Road  
Richland County TMS#: 11203-05-04 (portion)  
Owner(s): 638 Bluff Road, LLC  
Current Use: Restaurant (parking)  
Proposed Use: Restaurant (parking/landscaping)  
Current County Land Use: Mixed Residential – High Density  
Proposed City Land Use: Urban Core Neighborhood Activity Center (UCAC-1)  
Current County Zoning: General Commercial (GC)  
Proposed City Zoning: General Commercial (C-3)  
Reason for Annexation: Redevelopment/Donut Hole  
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 March 5, 2018 Planning Commission's 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  
Aubrey Jenkins, Fire Chief  
Joseph Jacob, Director, Utility Operations  
Robert Anderson, Public Works Director  
Krista Hampton, Planning & Development Services  
Gloria Saad, Community Development Director  
Gloria Saad, Community Development Director  
Greg Williams, Deputy Business License Administrator  
Angela Adams, Customer Care Administrator  
Jerry Thompson, Building Official  
Michelle Brazell, Engineering  
Denny Daniels, Engineering  
Carolyn Wilson, Police Planning & Research  
Alfreda Tindall, Richland Co. 911 Addressing Coordinator

Missy Gentry, Assistant City Manager  
William Holbrook, Police Chief  
Teresa Knox, City Attorney  
Dana Higgins, Director, Engineering  
Jan Alonso, Finance Director  
Jeff Palen, Assistant City Manager/CFO  
George Adams, Fire Marshal  
Rachel Bailey, Deputy Zoning Administrator  
Kimberly Gathers, Columbia-Richland 911  
David Hatcher, Housing Official  
Richland County Solid Waste Collection  
John Fellows, Planning Administrator  
Zach Kay, Dev. Center Administrator

Planning Commission Land Use Recommendation: UCAC-1 (Land Use classification) by 5-0 on 3/5/18 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: C-3 (Zoning classification) by 5-0 on 3/5/18 (mm/dd/yyyy).

  
(Signature of Annexation Coordinator)



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02/05/2017

# Future Land Use Map

638 Bluff Road(p), TMS# 11203-05-04(p);  
Existing Richland County FLU: Mixed Residential-High Density; Proposed FLU: UCAC-1

Department of Planning &  
Development Services

**Legend**

CITY LIMITS  
 PARCELS

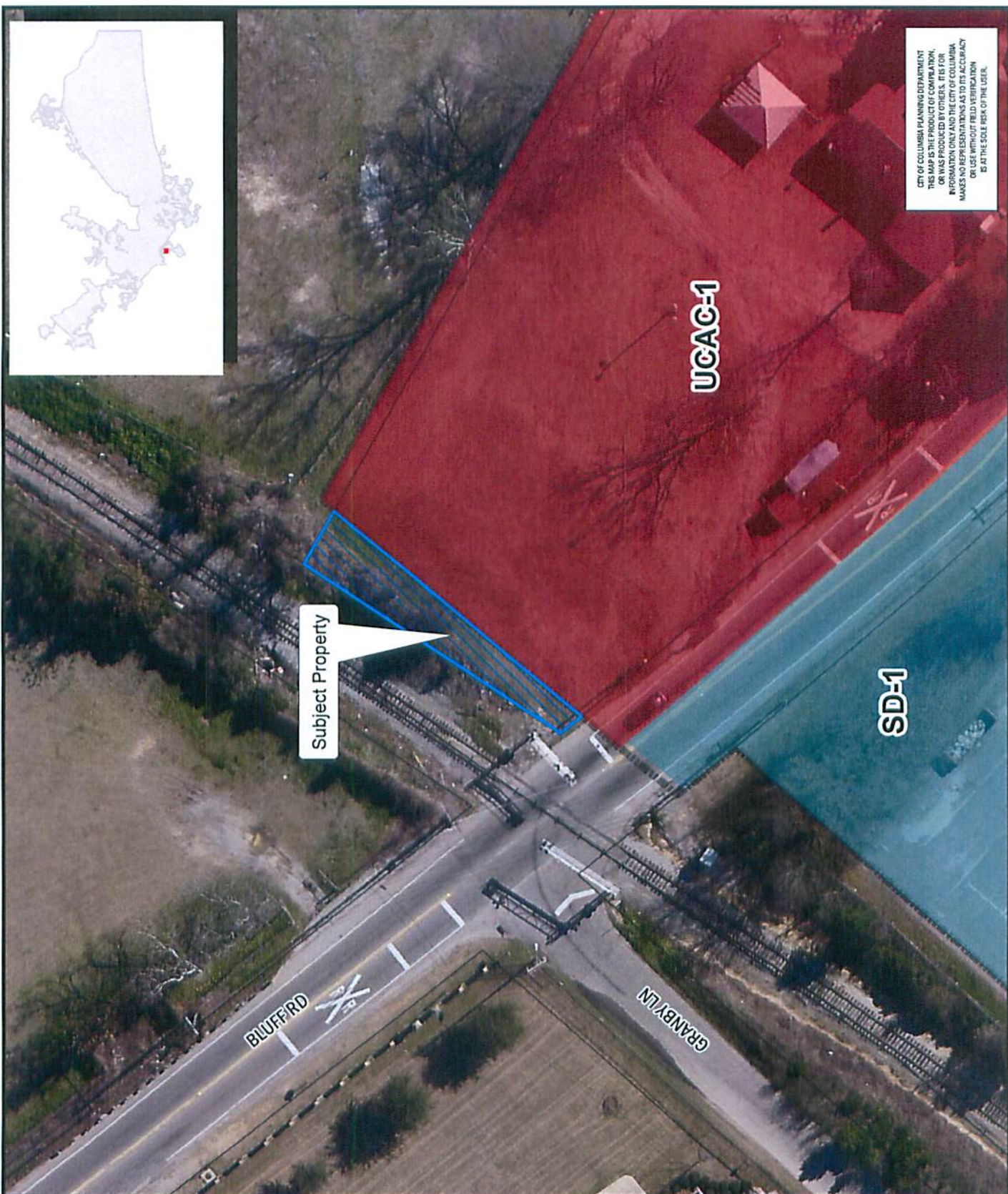
- UCMR-1 - Urban Core Mixed Residential-1
- UCMR-2 - Urban Core Mixed Residential-2
- UEMR - Urban Edge Mixed Residential
- UEMF - Urban Edge Multi-Family
- UCR-1 - Urban Core Residential Small Lot
- UCR-2 - Urban Core Residential Large Lot
- UER-1 - Urban Edge Residential Small Lot
- UER-2 - Urban Edge Residential Large Lot
- UCAC-1 - Urban Core Neighborhood Activity Center
- UCAC-2 - Urban Core Community Activity Center
- UCAC-3 - Urban Core Regional Activity Center
- AC-1 - Neighborhood Activity Center
- AC-2 - Community Activity Center
- AC-3 - Regional Activity Center
- EC - Employment Campus
- IND - Industrial
- TU - Transportation & Utilities
- SD-1 - Specialty Amusement District
- SD-2 - City/Institutional District
- SD-3 - Central Business District
- SD-4 - Riverbanks Zoo and Garden
- SD-5 - University/Colleges
- SD-6 - Fort Jackson

0 12.5 25 50 Feet

**ORIGINAL PREPARATION/DATE:**  
This map was prepared by:  
Shane Shaughnessy  
February 12, 2018



**We Are Columbia**

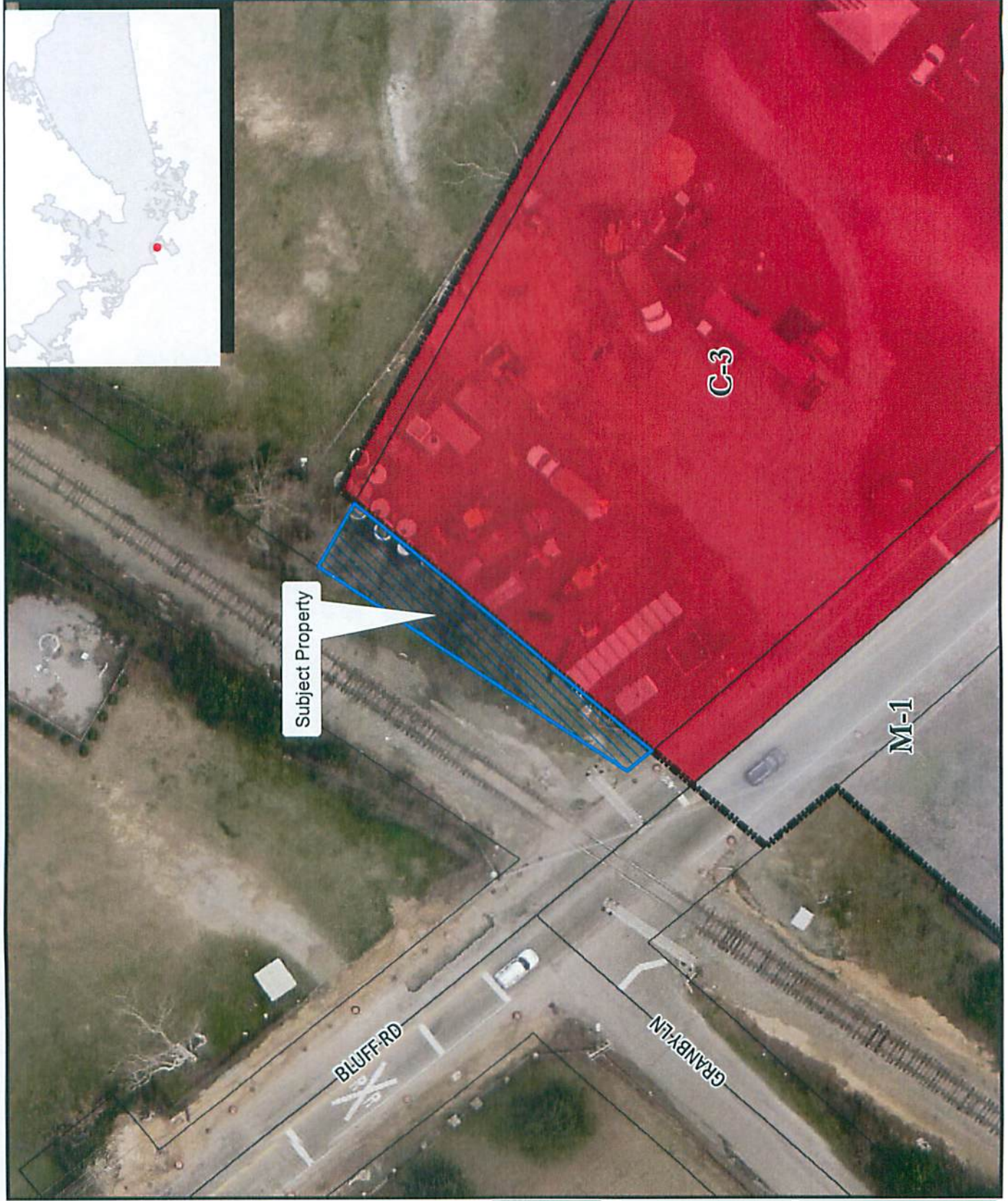


CITY OF COLUMBIA PLANNING DEPARTMENT  
THIS MAP IS THE PRODUCT OF COMPILED,  
OR WAS PRODUCED BY OTHERS, IT IS FOR  
INFORMATIONAL PURPOSES ONLY AND DOES NOT  
MAKES NO REPRESENTATIONS AS TO ACCURACY  
OR USE WITHOUT FIELD VERIFICATION  
IS AT THE SOLE RISK OF THE USER.

# Zoning Map

Department of Planning & Development Services

638 Bluff Road(p), TMS# 11203-05-04(p);  
Existing Richland County Zoning: GC, Proposed Zoning: C-3



**Legend**

CITY LIMITS

PARCELS

	C-1
	C-2
	C-3
	C-3A
	C-4
	C-5
	M-1
	M-2
	PUD-C
	PUD-LS
	PUD-LS-E
	PUD-LS-R
	PUD-R
	UTD
	MX-1
	MX-2
	OUT OF CITY

0 10 20 40 Feet

**ORIGINAL PREPARATION DATE:**  
This map was prepared by:  
Shane Shaughnessy  
February 12, 2018

**DISCLAIMER:**  
The City of Columbia Department of Planning and Development Services data represented on this map or plan is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Columbia makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.

**We Are Columbia**

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 tract of land, situate, lying and being near the City of Columbia, County of Richland, State of South Carolina, and shown as 0.05 acre, 2,203 square feet on that certain plat prepared for 638 Bluff Road LLC, prepared by William M. Brasington, SCPLS#9312, Belter & Associates, Inc. dated March 28, 2017, revised August 30, 2017 and having the following metes and bound description:

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Richland County TMS:       11203-05-04 (portion)  
  
Property Address:         2,203 square foot portion of 638 Bluff Road  
  
638 Bluff Road, LLC

BY: James F. Kirkham

Date: 2/2/2018

JAMES F. KIRKHAM  
(Print or Type Name)

Its: OWNER  
(Print or Type Title)

