

ORDINANCE NO.: 2019-052

ORIGINAL  
STAMPED IN RED

*Annexing and Incorporating 3937 Bluff Road, Richland County TMS #13500-01-04(p) into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015*

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 6th day of August, 2019, 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 117.02, contains 1.52 acres, and shall be assigned a land use classification of Urban Edge Community Activity Center (UEAC-1).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 13500-01-04(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: 7/16/2019  
Final Reading: 8/6/2019

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**  
**ORDINANCE NO.: 2019-052**

All that certain piece, parcel or lot 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, the same being shown and delineated as 1.52 acres on a plat prepared for Columbia Bluff DG, LLC by Cox & Dinkins, Inc., dated September 11, 2018, recorded in the Richland County ROD in Book 2343 at Page 120, and having such measurements and boundaries as shown on the above described survey.

# MEMORANDUM

## Office of the City Manager

TO: Department Heads  
FROM: Teresa Wilson, City Manager  
DATE: April 16, 2019  
RE: **Property Address:** 3937 Bluff Road  
**Richland County TMS#:** 13500-01-04 (portion)  
**Owner(s):** Columbia Bluff DG, LLC  
**Current Use:** Commercial  
**Proposed Use:** Commercial  
**Current County Land Use:** Conservation  
**Proposed City Land Use:** Urban Edge Community Activity Center (UEAC-1)  
**Current County Zoning:** Light Industrial (M-1)  
**Proposed City Zoning:** General Commercial (C-3)  
**Reason for Annexation:** Municipal Services; Primary Area  
**City Council District:** 3  
**Census Tract:** 117.02

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 **May 6, 2019** 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.

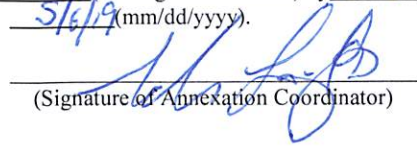
/atl  
Attachments

cc: Clint Shealy, Assistant City Manager  
Jeff Palen, Assistant City Manager/CFO  
Aubrey Jenkins, Fire Chief  
Joseph Jaco, Director, Utility Operations  
Robert Anderson, Public Works Director  
Krista Hampton, Planning & Development Services  
Lakesha Shannon, Business License Administrator  
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 Tindal, Richland Co. 911 Addressing Coordinator

Missy Gentry, Assistant City Manager  
Teresa Knox, City Attorney  
William Holbrook, Police Chief  
Dana Higgins, Director, Engineering  
Jan Alonso, Finance Director  
Gloria Saaed, Community Development Director  
George Adams, Fire Marshal  
Rachel Bailey, Zoning Administrator  
Jacquelyn Richburg, Columbia-Richland 911  
David Hatcher, Housing Official  
Richland County Solid Waste Collection  
John Fellows, Planning Administrator  
Tori Salvant, Dev. Center Administrator

Planning Commission Land Use Recommendation: UEAC-1 (Land Use classification) by 7-0 on 5/6/19 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: C-3 (Zoning classification) by 7-0 on 5/6/19 (mm/dd/yyyy).


  
(Signature of Annexation Coordinator)



# Future Land Use Map

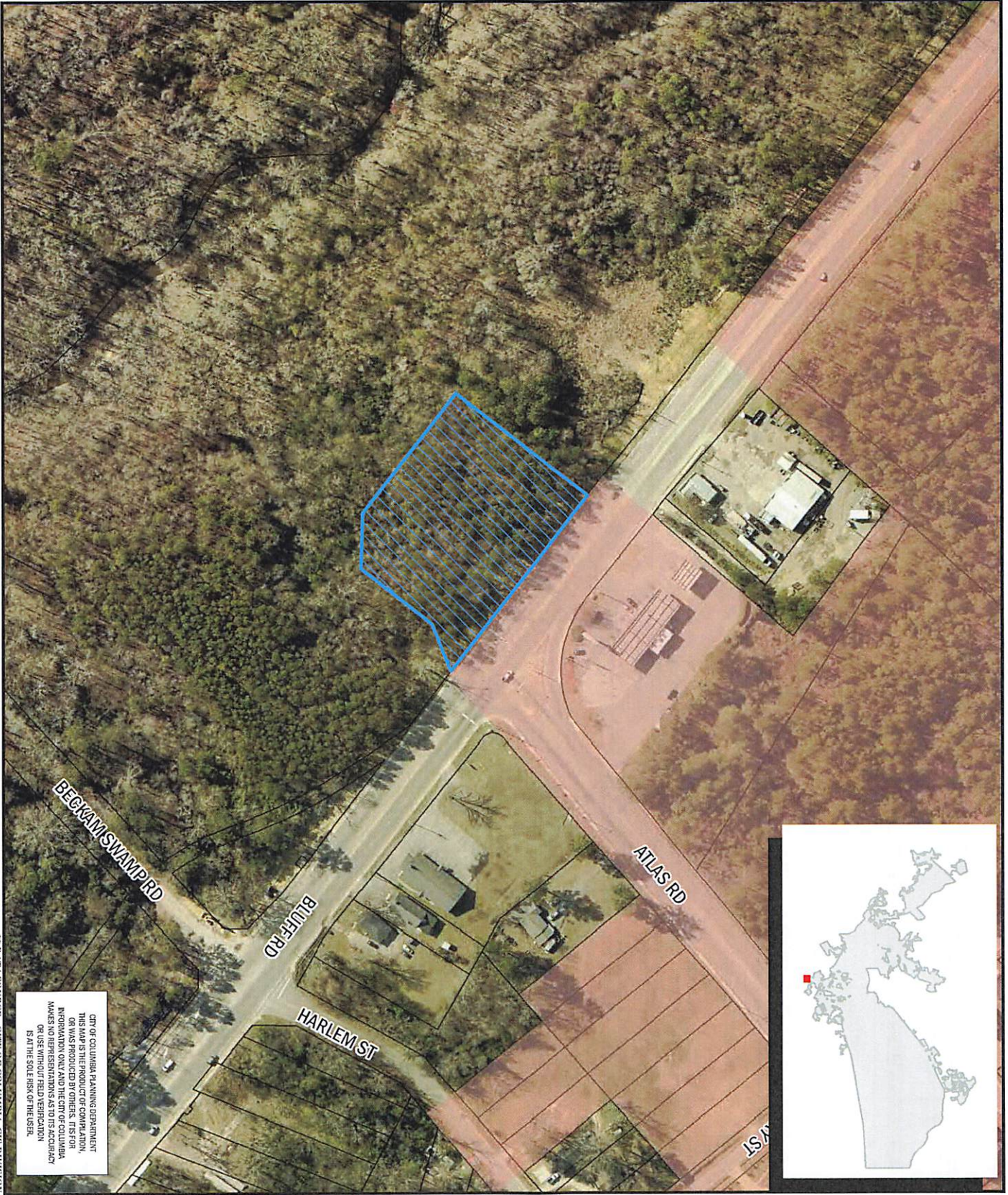
Department of Planning & Development Services

**Legend**  
 CITY LIMITS  
 PARCELS

-  UOHR-1 - Urban Core Mixed Residential-1
-  UOHR-2 - Urban Core Mixed Residential-2
-  UOHR-3 - Urban Core Mixed Residential-3
-  UERH - Urban Edge Mixed Residential
-  UERF - Urban Edge Multi-Family
-  UCR1 - Urban Core Residential Small Lot
-  UCR2 - Urban Core Residential Large Lot
-  UER1 - Urban Edge Residential Small Lot
-  UER2 - Urban Edge Residential Large Lot
-  UOC-1 - Urban Core Neighborhood Activity Center
-  UOC-2 - Urban Core Community Activity Center
-  UOC-3 - Urban Edge Community Activity Center
-  UOC-4 - Urban Core Regional Activity Center
-  UOC-5 - Urban Edge Regional Activity Center
-  AC1 - Neighborhood Activity Center
-  AC2 - Community Activity Center
-  AC3 - Regional Activity Center
-  EC - Employment Campus
-  ND - Industrial
-  TU - Transportation & Utilities
-  SD1 - Sprawlmanagement District
-  SD2 - Christstribunal District
-  SD3 - Central Business District
-  SD4 - Riverbanks Zoo and Garden
-  SD5 - University Colleges
-  SD6 - Fort Jackson



**ORIGINAL PREPARATION DATE:**  
 This map was prepared by:  
 Shane Shaughnessy  
 April 15, 2019



3937 Bluff Road, TMS# 13500-01-04(p);  
 Current Rich. Co. FLU: Conservation, Proposed FLU: UEAC-1

CITY OF COLUMBIA PLANNING DEPARTMENT  
 THIS MAP IS THE PRODUCT OF COMPARISON,  
 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  
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\*\* DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION



**HOW OR EMBERY**  
 BUILD ROAD ASSOCIATION, LLC  
 2014 LINDSEY BLVD  
 COLUMBIA, SC 29204

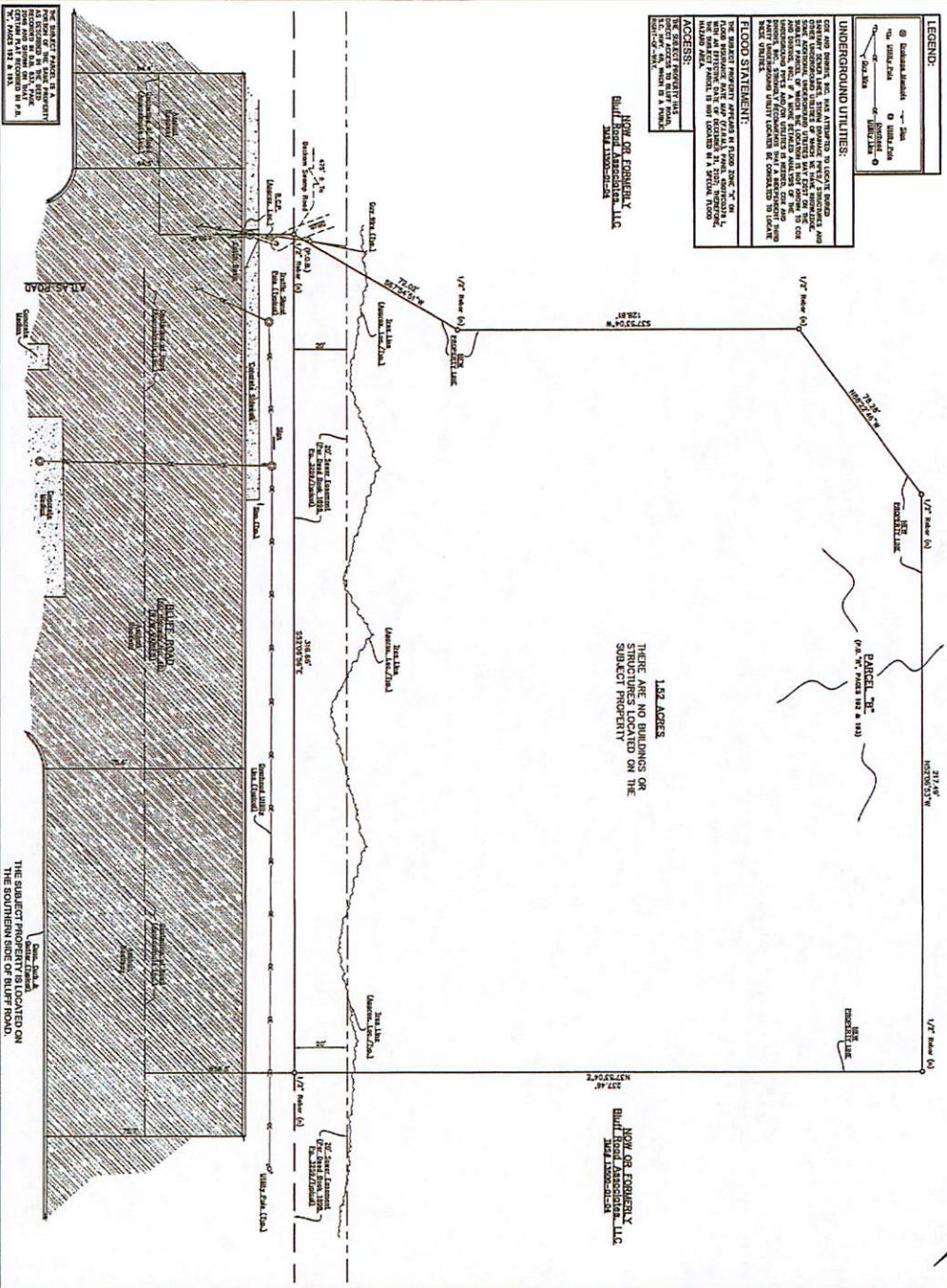
**LEGEND:**  
 ○ Existing Structure  
 ○ Utility Pole  
 ○ Utility Line  
 ○ Easement  
 ○ Right of Way  
 ○ Other

**UNDERGROUND UTILITIES:**  
 CONCRETE AND METAL PIPES ARE NOT SHOWN. ALL UTILITIES ARE SHOWN AS APPROXIMATE LOCATIONS. THE LOCATION OF UTILITIES IS BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE LOCATION OF UTILITIES IS NOT GUARANTEED. THE LOCATION OF UTILITIES IS NOT GUARANTEED. THE LOCATION OF UTILITIES IS NOT GUARANTEED.

**FLOOD STATEMENT:**  
 THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

**ACCESS:**  
 THE SUBJECT PROPERTY HAS ACCESS TO THE PUBLIC HIGHWAY FROM THE WEST.

**HOW OR EMBERY**  
 BUILD ROAD ASSOCIATION, LLC  
 2014 LINDSEY BLVD  
 COLUMBIA, SC 29204



THERE ARE NO BUILDINGS OR STRUCTURES LOCATED ON THE SUBJECT PROPERTY

**HOW OR EMBERY**  
 BUILD ROAD ASSOCIATION, LLC  
 2014 LINDSEY BLVD  
 COLUMBIA, SC 29204

| NO. | DATE               | DESCRIPTION  | REVISIONS |
|-----|--------------------|--------------|-----------|
| 1   | SEPTEMBER 11, 2018 | PREPARED FOR |           |
| 2   | SEPTEMBER 11, 2018 | REVISIONS    |           |
| 3   | SEPTEMBER 11, 2018 | REVISIONS    |           |
| 4   | SEPTEMBER 11, 2018 | REVISIONS    |           |
| 5   | SEPTEMBER 11, 2018 | REVISIONS    |           |
| 6   | SEPTEMBER 11, 2018 | REVISIONS    |           |
| 7   | SEPTEMBER 11, 2018 | REVISIONS    |           |
| 8   | SEPTEMBER 11, 2018 | REVISIONS    |           |
| 9   | SEPTEMBER 11, 2018 | REVISIONS    |           |
| 10  | SEPTEMBER 11, 2018 | REVISIONS    |           |

**ALTAINSPS LAND TITLE SURVEY**  
 PREPARED FOR  
**COLUMBIA BLUFF DG, LLC**  
 2014 LINDSEY BLVD  
 COLUMBIA, SC 29204

**COX AND DINKINS**  
 1000 W. BROADWAY  
 COLUMBIA, SC 29201  
 (803) 733-1111  
 www.coxanddinkins.com

**REGISTERED PROFESSIONAL SURVEYOR**  
 STATE OF SOUTH CAROLINA  
 NO. 12120  
 SEPTEMBER 11, 2018

**NOTES:**  
 1) THE LOCATION OF THIS SURVEY IS TO BE ACCORDING TO THE RECORD DRAWING OF THIS SURVEY.  
 2) THE LOCATION OF THIS SURVEY IS TO BE ACCORDING TO THE RECORD DRAWING OF THIS SURVEY.  
 3) THE LOCATION OF THIS SURVEY IS TO BE ACCORDING TO THE RECORD DRAWING OF THIS SURVEY.

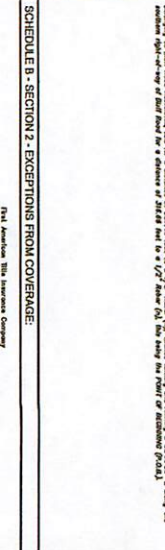
**CERTIFICATION:**  
 I, the undersigned, being a duly licensed and sworn Professional Surveyor in the State of South Carolina, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the client, and that the same is a true and correct copy of the original survey as shown to me by the client, and that the same is a true and correct copy of the original survey as shown to me by the client.

SEPTEMBER 11, 2018

**COX AND DINKINS**  
 1000 W. BROADWAY  
 COLUMBIA, SC 29201  
 (803) 733-1111  
 www.coxanddinkins.com

**SCHEDULE B - SECTION 2 - EXCEPTIONS FROM COVERAGE:**  
 This policy does not cover the following:  
 1. The cost of any repairs or replacement of any property damaged by fire, lightning, explosion, riot, civil commotion, aircraft or motor vehicle, theft, vandalism, malicious mischief, or sabotage, unless the property is insured under a separate policy or endorsement for such risks.  
 2. The cost of any repairs or replacement of any property damaged by fire, lightning, explosion, riot, civil commotion, aircraft or motor vehicle, theft, vandalism, malicious mischief, or sabotage, unless the property is insured under a separate policy or endorsement for such risks.  
 3. The cost of any repairs or replacement of any property damaged by fire, lightning, explosion, riot, civil commotion, aircraft or motor vehicle, theft, vandalism, malicious mischief, or sabotage, unless the property is insured under a separate policy or endorsement for such risks.

**LAND DESCRIPTION:**  
 This policy covers the following:  
 1. The cost of any repairs or replacement of any property damaged by fire, lightning, explosion, riot, civil commotion, aircraft or motor vehicle, theft, vandalism, malicious mischief, or sabotage, unless the property is insured under a separate policy or endorsement for such risks.  
 2. The cost of any repairs or replacement of any property damaged by fire, lightning, explosion, riot, civil commotion, aircraft or motor vehicle, theft, vandalism, malicious mischief, or sabotage, unless the property is insured under a separate policy or endorsement for such risks.  
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02/04/2019

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# Future Land Use Map

Department of Planning & Development Services

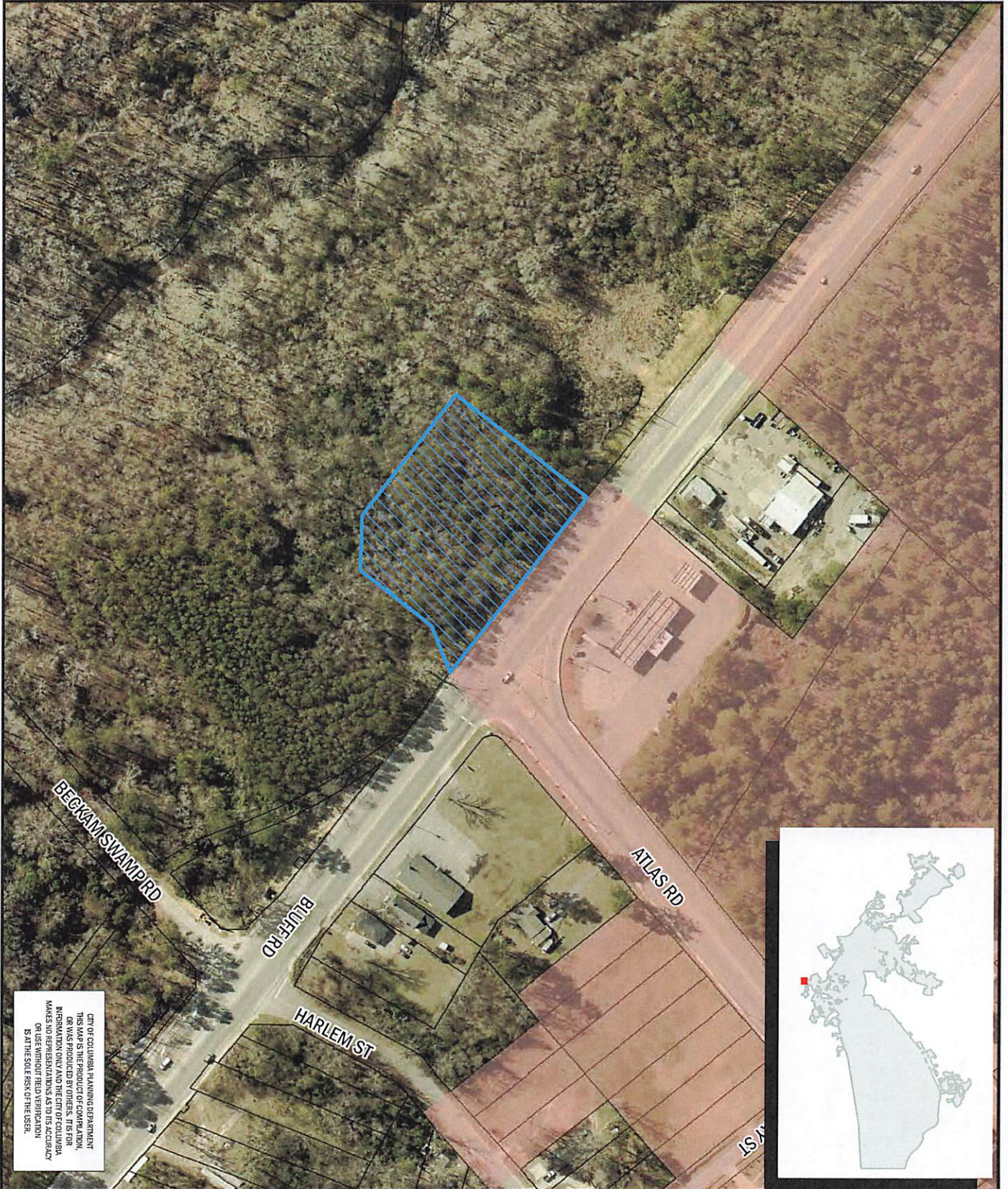
Legend  
CITY LIMITS  
PARCELS

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- URAC-2 - Urban Edge Regional Activity Center
- URAC-3 - Urban Edge 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 - Sports/Recreation District
- SD-2 - Civic/Institutional District
- SD-3 - Central Business District
- SD-4 - Riemann's Zoo and Garden
- SD-5 - Universities/Colleges
- SD-6 - Fort Johnson

0 40 80 160 Feet



ORIGINAL PREPARATION DATE:  
This map was prepared by:  
Shane Shaughnessy  
April 15, 2019



3937 Bluff Road, TMS# 13500-01-04(p);  
Current Rich. Co. FLU: Conservation, Proposed FLU: UEAC-1

CITY OF COLUMBIA PLANNING DEPARTMENT  
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\*\* DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION



# Zoning Map

Department of Planning & Development Services

3937 Bluff Road. TMS# 13500-01-04(p);  
Current Rich. Co. Zoning: M-1, Proposed Zoning: C-3

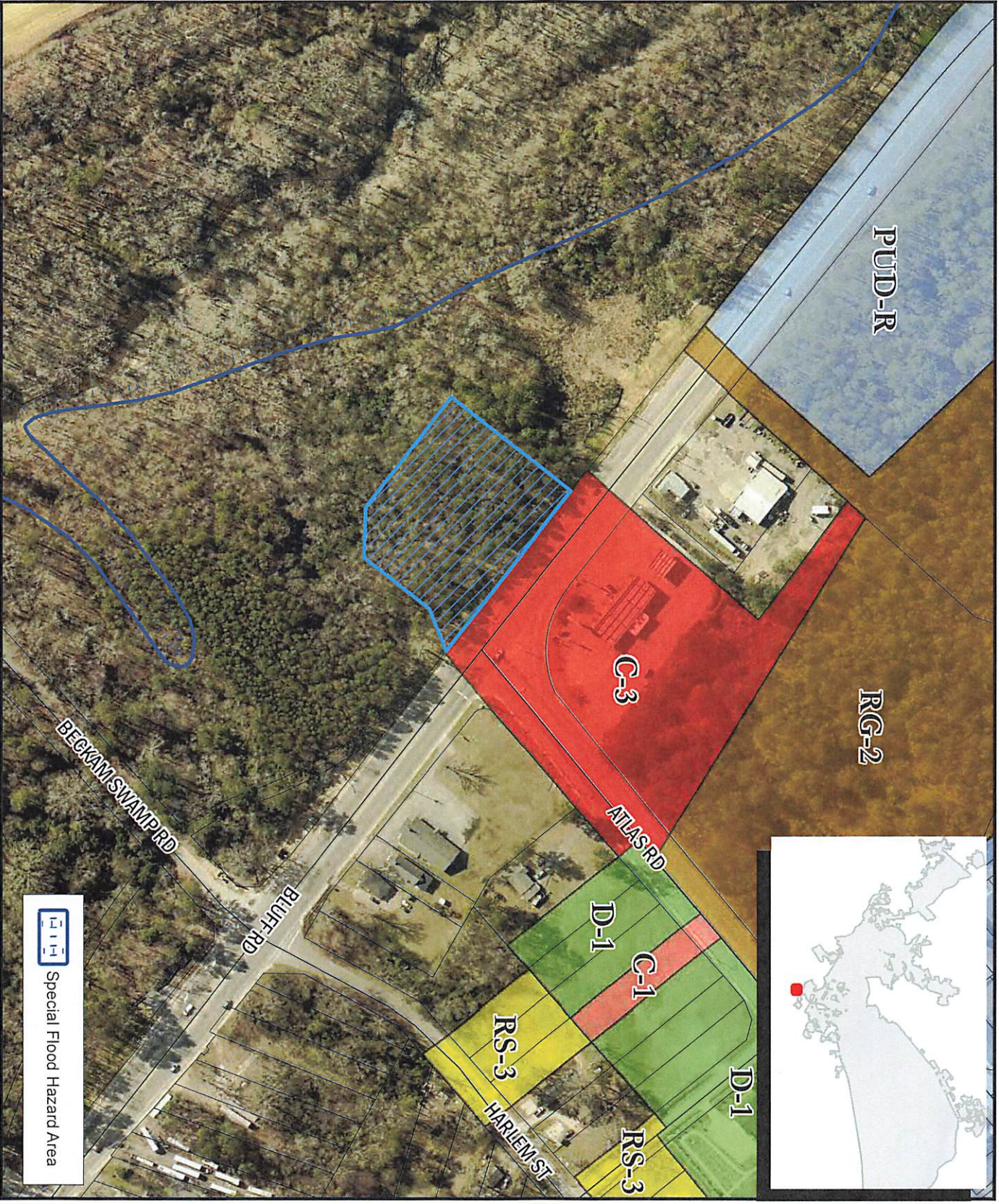
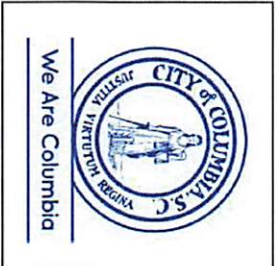
**Legend**

- PARCELS
- D-1
- RS-1
- RS-1A
- RS-1B
- RS-2
- RS-3
- RD
- RD-1
- RD-2
- RD-1A
- RD-2
- RD-3
- URD
- MM-1
- MM-2
- C-1
- C-2
- C-3
- C-3A
- C-4
- C-5
- M-1
- M-2
- PUD-C
- PUD-1S
- PUD-1SE
- PUD-1SR
- PUD-R
- OUT OF CITY

0 50 100 200 Feet

**ORIGINAL PREPARATION DATE:**  
This map was prepared by:  
Shane Shaughnessy  
April 15, 2019

**DISCLAIMER:**  
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\*\* DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION







