

ORDINANCE NO. 2010-107

Annexing 715 Bluff Road, Richland County TMS #11202-06-02

WHEREAS, a proper petition has been filed with the City Council by one hundred (100%) per cent of the property owners of the within described property under the provisions of South Carolina Code Ann. Section 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; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and Council of the City of Columbia, South Carolina, this 28th day of July, 2010, that the property described herein is hereby annexed to and becomes part of the City of Columbia effective immediately. This property shall be zoned M-1 and apportioned to City Council District 3, Census Tract 117.01

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 11202-06-02

Also included in the territory hereby annexed are all contiguous portions of all public rights of way, streets and highways.

Requested by:

Planning and Development Services

MAYOR

Approved by:

City Manager

Approved as to form:

City Attorney

ATTEST:

City Clerk

Introduced: 7/21/2010  
Final Reading: 7/28/2010

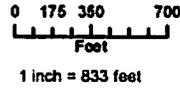
ORIGINAL  
STAMPED IN RED

**EXHIBIT A**  
**PROPERTY DESCRIPTION**  
**ORDINANCE NO.: 2010-107**

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, containing 2.36 acres, more or less, being shown and delineated on a plat prepared for Edens Bluff Road Partners by Enwright Surveying, Inc. dated May 8, 1986, revised June 17, 1986, and recorded in the Office of the Register of Deeds for Richland County in Book 50, page 9989. Said parcel having such boundaries and measurements as are shown on said plat.

# ANNEXATION

715 Bluff Road  
Zoned: M-1



Planning & Development Services



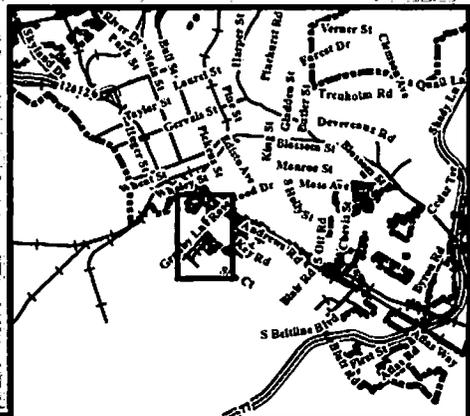
**LEGEND**

- TMS# 11202-08-02
- Railroads
- Richland Streets
- City Limits
- Parcels
- D-1
- RS-1
- RS-1A
- RS-1B
- RS-2
- RS-3
- RD
- RG-1
- RG-1A
- RG-2
- RG-3
- UTD
- MX-1
- MX-2
- C-1
- C-2
- C-3
- C-3A
- C-4
- C-5
- M-1
- M-2
- PUD-C
- PUD-LS
- PUD-R
- PUD-LS-R
- PUD-LS-E
- Out of City
- USC/Farmers Market

**ORIGINAL PREPARATION/DATE:**  
This map was prepared by:  
S. W. Hudson, III  
Planning & Development Services  
May 7, 2010

**REVISION NUMBER/DATE:**

**DISCLAIMER:**  
The City of Columbia Department of Engineering and Development Services Department data represented on this map or plan is the product of completion, 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.



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

Edens Bluff Road

PLAT NO. 148-09865  
LAND DESCRIPTION

BEGINNING at an "x" set in concrete at the southernmost corner of the parcel at the intersection of the rights-of-way of Brookwood Drive and Oakdale Street; thence turning and running along the right-of-way of Oakdale Street,  $N45^{\circ}18'25''W$  for a distance of 187.18 feet to an iron; thence turning and running along the right-of-way of Seaboard Coastline Railroad main line,  $N43^{\circ}43'25''E$  for a distance of 556.53 feet to an iron; thence turning and running along the right-of-way of Bluff Road,  $S62^{\circ}02'00''E$  for a distance of 187.67 feet to an RE Bar; thence turning and running along the right-of-way of Brookwood Drive,  $S43^{\circ}42'10''W$  for a distance of 582.67 feet to the POINT OF BEGINNING.



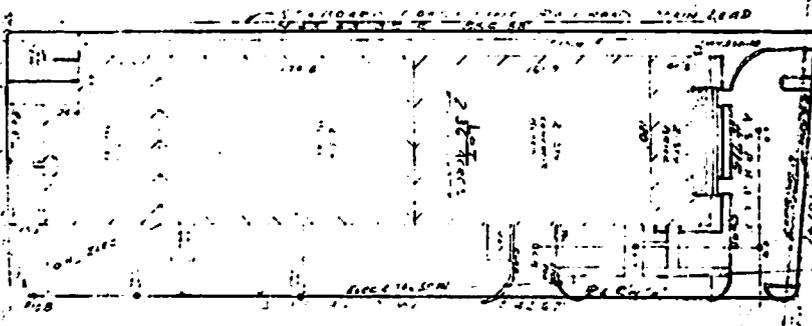
APPROVED FOR RECORDING  
JUL 17 1966  
C. A. ...

I hereby certify to Fleet National Bank, Edens Bluff Road Partners, and Flier Title Insurance Company that the survey prepared by me entitled "Plat prepared for Edens Bluff Road Partners" was actually made upon the ground and that it and the information, courses and distances shown thereon are correct, that the title lines and lines of actual possession shown on the same, that the size, location and type of buildings and improvements are as shown and all are within the boundary lines of the property, and that there are no easements, encroachments or other defects appearing from a careful physical inspection of the same, other than those shown and depicted thereon. This survey was made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by ALTA and ACSM in 1962.

William Wingfield, RLS 752  
June 17, 1966

RECEIVED  
JUL 17 1966  
C. A.

DEED Book 378, p. 610 - TRANSFER ALL WATER LINES IN THIS DEVELOPMENT TO THE CITY OF GASTON  
DEED Book D554, p. 451 - SOUTH CAROLINA ELECTRIC AND GAS CO. EASEMENT - WEST PROPERTY LINE



PLAT NO. 148-09865  
Edens Bluff Road Partners

PRINTED

B-239

# MEMORANDUM

## Office of the City Manager

TO: Department Heads

FROM: Steven A. Gantt, City Manager

DATE: May 11, 2010

RE: **Property Address:** 715 Bluff Road  
**Richland County TMS:** 11202-06-02  
**Owner(s):** Edens/Graham Partners  
**Current Use:** warehouse **Current County Zoning:** M-1  
**Proposed Use:** warehouse **Proposed City Zoning:** M-1  
**Reason for Annexation:** Contiguous, primary area, existing City services  
**City Council District:** 3 **Census Tract:** 117.01

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.

Time is of the essence and you must act promptly with regard to this matter. Planning & Development Services staff will see to it that this matter is placed on the 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.

/swh  
Attachments

cc: John Dooley, Engineering & Utilities Director  
Marc Mylott, Planning & Development Services  
Tony Lawton, Community Dev. Admin.  
S. Allison Baker, Parks and Recreation Director  
Business License Admin.  
Water Customer Service  
Ken Gaines, City Attorney  
Accounting  
S. W. Hudson, Planner  
James Johnson, Utilities  
Johnathan Chambers, Zoning  
Carolyn Wilson, Police Planning & Research  
Richland County Solid Waste Collection  
Alfreda Tindall, Richland County 911 Addressing Coordinator

Joe Jaco, City Engineer  
Finance Director  
Jerry Thompson, Building Official  
Missy Gentry, Public Services Director  
Carl Burke, Interim Chief of Police  
911 Communications  
Aubrey Jenkins, Interim Fire Chief  
Ted Morgan, Water Distribution  
Denny Daniels, Engineering  
Carmen Floyd, Fire Marshal  
Lloyd Brown, Water Distribution  
Susan Leitner, Engineering

Planning Commission Zoning Recommendation: M-1 (Zoning classification)  
6-0 (Approved/Denied)  
on 6/17/2010 (mm/dd/yyyy)

  
(Signature)



