



Richland County Council
Special Called Meeting
MINUTES
September 10, 2024 – 6:00 PM
Council Chambers
2020 Hampton Street, Columbia, SC 29204

COUNCIL MEMBERS PRESENT: Jesica Mackey, Chair; Derrek Pugh, Vice-Chair (via Zoom); Jason Branham, Yvonne McBride (via Zoom), Paul Livingston, Allison Terracio, Don Weaver, Gretchen Barron, Cheryl English, and Chakisse Newton

NOT PRESENT: Overture Walker

OTHERS PRESENT: Michelle Onley, Aric Jensen, Leonardo Brown, Anette Kirylo, Lori Thomas, Stacey Hamm, Susan O’Cain, Kyle Holsclaw, Angela Weathersby, Patrick Wright, Ashley Fullerton, John Thompson, Jackie Hancock, Dante Roberts, Sandra Haynes, Ashiya Myers, Jeff Ruble, Kenny Bowen, Todd Money, Phillip Harris, Jennifer Wladischkin, Tamar Black, Synthia Williams, Thomas Gilbert, Michael Byrd, and Judy Carter

1. **CALL TO ORDER** – Chairwoman Jesica Mackey called the meeting to order at approximately 6:00 PM.

Ms. Mackey noted that Mr. Walker, Mr. Pugh, and Ms. McBride notified her that they would not attend tonight’s meeting in person and would attend online as allowed by the Council Rules.

2. **INVOCATION** – The Invocation was led by Apostle Renaldo Turner, New Destiny Church International.
3. **PLEDGE OF ALLEGIANCE** – The Pledge of Allegiance was led by the Honorable Gretchen Barron.
4. **APPROVAL OF MINUTES**

- a. Special Called Meeting: August 27, 2024 – Ms. Barron moved to approve the minutes as distributed, seconded by Mr. Weaver.

In Favor: Branham, Pugh, McBride, Livingston, Terracio, Weaver, Barron, Mackey, English, and Newton

Not Present: Walker

The vote in favor was unanimous.

5. **ADOPTION OF AGENDA** – Mr. Branham requested to defer Item 14(b): “Case #24-014MA, Erik Norton, RT to MU1 (2.60 Acres), 1301 Three Dog Road & E/S Dutch Fork Road, TMS #R01507-02-03 & R01507-02-04” to the September 17th Council meeting.

Mr. Branham moved to adopt the agenda as amended, seconded by Ms. Barron.

In Favor: Branham, Pugh, McBride, Livingston, Terracio, Weaver, Barron, Mackey, English, and Newton

Not Present: Walker

The vote in favor was unanimous.

POINT OF PERSONAL PRIVILEGE – Ms. English wished Mr. Geo Price, Deputy Community Planning and Development Director/Zoning Administrator, a happy birthday.

6. **PRESENTATION OF PROCLAMATIONS**

- a. A Proclamation Recognizing September as Sickle Cell Disease Awareness Month – Ms. Susan O’Cain, Director of Communications and Public Information, read the proclamation into the record.

Special Called Meeting Minutes
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Ms. Barron encouraged residents to participate in the Sickle Cell Disease Walk on September 14, 2024.

Ms. Newton noted there is currently a shortage of blood, which is critical to individuals with sickle cell disease. She urged people to donate blood.

Ms. McBride thanked the James R. Clark Sickle Cell Foundation for all the work they do in the community.

7. **REPORT OF THE ATTORNEY FOR EXECUTIVE SESSION (Pursuant to SC Code 30-4-70)** – County Attorney Patrick Wright noted the following items were eligible for Executive Session:

- a. Legal Advice: Tourism Development Fee [Pursuant to S.C. Code of Laws, Sec. 30-4-70(a)(2)]

8. **CITIZENS' INPUT**

- a. For Items on the Agenda Not Requiring a Public Hearing

1. Anna Herron, 21 Oak Lake Court, Blythewood, SC 29016 – Affordable Housing

9. **CITIZENS' INPUT**

- a. Must Pertain to Richland County Matters Not on the Agenda (Items for which a public hearing is required or a public hearing has been scheduled cannot be addressed at this time.)

1. Anna Herron, 21 Oak Lake Court, Blythewood, SC 29016 – Agenda distribution and difficulty staying informed of the various meetings.

10. **REPORT OF THE COUNTY ADMINISTRATOR**

- a. Updates for Consideration:

1. *General Updates*

- a. Goal 6 Objectives – The County Administrator Leonardo Brown stated Objective 6 is “Establishing Operational Excellence.” Under this goal, we have:

- Initiative 6.2 – “Encourage Investment in Employee and County Development”
- Initiative 6.4 – “Address Employee Related Matters”
- Initiative 6.5 – “Develop Methods of Accountability to Stay the Course”
- Initiative 6.7 – “Address Current and Future Resource Needs”

He noted that we are conducting an “Employee Climate Survey” to encourage employees to discuss working conditions at Richland County. We want to continue to ensure a better understanding of what we can do to serve our employees. Additionally, employee resource groups will be established.

2. *National Day of Service and Remembrance – September 11th* – Mr. Brown noted September 11th had a drastic impact on many lives in our country. We want to take the time to recognize the men and women who serve at Richland County who were directly impacted. Whether it was family members or service members who were serving, individuals face ongoing impacts during this time of year.

- b. Administrator’s Nomination: (Items in this section require action that may prejudice the County’s interest in a discernable way [i.e., time-sensitive, exigent, or of immediate importance])

1. *Requesting authorization to transfer the County’s interest in the property identified by tax map number TMS# R30600-01-05* – Mr. Brown indicated this is a request to authorize the transfer of the County’s interest in the property identified as TMS #R30600-01-05. The property owners are requesting that the County not do any maintenance on their property and remove their property from its maintenance roster.

Ms. Newton moved to give first reading by title only to “An Ordinance Authorizing a quitclaim deed to Mary Alice Butler Walker, Aretha B. Pigford, and Isaac B. Butler’s heirs and assigns for a parcel of land located in Richland County, known as Butler Road, over which the County may have a prescriptive easement, and further identified on the Richland County Tax Maps as TMS #30600-01-05”, seconded by Ms. English.

In Favor: Branham, Pugh, McBride, Livingston, Terracio, Weaver, Barron, Mackey, English, and Newton

Not Present: Walker

The vote in favor was unanimous.

11. **REPORT OF THE CLERK OF COUNCIL** – The Clerk of Council, Anette Kirylo, noted that several town hall meetings have been scheduled to keep the community informed. The meetings are as follows:

- a. District 11 Town Hall – September 19, 2024, 6:00-7:00 PM, Garners Ferry Adult Activity Center
b. District 10 Town Hall – September 23, 2024, 6:00-7:30 PM, Bluff Road Park

- c. Districts 2 and 7 Town Hall – September 26, 6:00-7:30 PM, Doko Manor
- d. Transportation Penny Referendum Public Hearing – October 15, 3:30 PM, Council Chambers
- e. District 1 Town Hall – October 21, 6:00-7:30 PM, Friarsgate Park
- f. Districts 8 and 9 Town Hall – October 23, 6:00-7:30 PM.

12. **REPORT OF THE CHAIR** – No report was given.

13. **OPEN/CLOSE PUBLIC HEARINGS**

- g. An Ordinance Authorizing an easement to the City of Columbia for a sanitary sewer main located at 1871 Omarest Drive, Richland County TMS #07415-01-01(p)—No one signed up to speak.
- h. An Ordinance Authorizing an easement to the City of Columbia for a storm drainage line at 1403 Jim Hamilton Boulevard; Richland County TMS #13702-01-30(p) – No one signed up to speak.
- i. An Ordinance Authorizing an easement to the City of Columbia for a sanitary sewer main located at the South Side of Plowden Road; Richland County TMS #13608-01-13(p) – No one signed up to speak.

14. **APPROVAL OF CONSENT ITEMS**

- a. Case #24-004MA, John T. Bakhaus, RT to GC (1.16 Acres), 10336 Wilson Blvd., TMS #R14900-03-01 {District 2} [THIRD READING] [Ordinance #031-24HR] – Ms. Newton moved to approve this item, seconded by Ms. Terracio.

In Favor: Branham, Pugh, McBride, Livingston, Terracio, Weaver, Barron, Mackey, English, and Newton

Not Present: Walker

The vote in favor was unanimous.

Ms. Newton moved to reconsider this item, seconded by Ms. Terracio.

Opposed: Branham, Pugh, McBride, Livingston, Terracio, Weaver, Barron, Mackey, English, and Newton

Not Present: Walker

The motion for reconsideration failed.

- b. Case #24-014MA, Erik Norton, RT to MU1 (2.60 Acres), 1301 Three Dog Road & E/S Dutch Fork Road, TMS #R01507-02-03 & R01507-02-04 {District 1} [THIRD READING] – This item was deferred during the Adoption of the Agenda.

- c. An Ordinance Authorizing easement to Dominion Energy South Carolina, Inc. for the installation, operation, and maintenance of DESC facilities at 1403 Jim Hamilton Boulevard, Richland County TMS #13702-01-30(p) [SECOND READING] – Ms. English moved to approve this item, seconded by Ms. Barron.

In Favor: Branham, Pugh, McBride, Livingston, Terracio, Weaver, Barron, Mackey, English, and Newton

Not Present: Walker

The vote in favor was unanimous.

15. **THIRD READING ITEMS**

- a. An Ordinance Authorizing an easement to the City of Columbia for a sanitary sewer main located at 1871 Omarest Drive, Richland County TMS #07415-01-01(p) [Ordinance #028-24HR]
- b. An Ordinance Authorizing an easement to the City of Columbia for a storm drainage line located at 1403 Jim Hamilton Boulevard; Richland County TMS #13702-01-30(p) [Ordinance #029-24HR]
- c. An Ordinance Authorizing an easement to the City of Columbia for a sanitary sewer main located at the South Side of Plowden Road; Richland County TMS #13608-01-13(p) [Ordinance #030-24HR]

Ms. Newton moved to approve Items 14(a)-14(c), seconded by Ms. Barron.

In Favor: Branham, Pugh, McBride, Livingston, Terracio, Weaver, Barron, Mackey, English, and Newton

Not Present: Walker

The vote in favor was unanimous.

Ms. English moved to reconsider Items 14(a)-14(c), seconded by Ms. Barron.

Opposed: Branham, Pugh, McBride, Livingston, Terracio, Weaver, Barron, Mackey, English, and Newton

Not Present: Walker

The motion for reconsideration failed.

16. **REPORT OF THE ECONOMIC DEVELOPMENT COMMITTEE**

- a. Project Connect Blythewood Road Widening Contract – Mr. Livingston stated the committee recommended approval of this item.

In Favor: Branham, Pugh, McBride, Livingston, Terracio, Weaver, Barron, Mackey, English, and Newton

Not Present: Walker

The vote in favor was unanimous.

17. **REPORT OF THE RULES AND APPOINTMENTS COMMITTEE**

- a. NOTIFICATION OF VACANCIES – Ms. Barron stated the committee recommended advertising for the following vacancies:

1. Accommodations Tax Committee – Four (4) Vacancies (TWO applicants must have a background in the lodging industry, ONE applicant must have a background in the hospitality industry, and ONE applicant must have a cultural background)
2. Airport Commission – One (1) Vacancy
3. Board of Assessment Appeals Board – One (1) Vacancy
4. Board of Zoning Appeals – One (1) Vacancy
5. Building Codes Board of Appeals – Seven (7) Vacancies (ONE applicant must be from the Architecture Industry, ONE applicant must be from the Gas Industry, ONE applicant must be from the Contracting Industry, ONE applicant must be from the Plumbing Industry, ONE applicant must be from the Electrical Industry, and TWO applicants must be from the Fire Industry as alternates)
6. Business Service Center Appeals Board – Three (3) Vacancies (ONE applicant must be from the Business Industry, and TWO applicants must be CPAs)
7. East Richland Public Service Commission – One (1) Vacancy
8. Employee Grievance Committee – Two (2) Vacancies (Applicants must be Richland County Government employees; applicants will serve as alternates)
9. Hospitality Tax Committee – Five (5) Vacancies (TWO applicants must be from the Restaurant Industry)
10. Lexington-Richland Alcohol and Drug Abuse Council (LRADAC) – One (1) Vacancy
11. Richland Memorial Hospital Board – Three (3) Vacancies
12. River Alliance – One (1) Vacancy
13. Township Auditorium – One (1) Vacancy

In Favor: Branham, Pugh, McBride, Livingston, Terracio, Weaver, Barron, Mackey, English, and Newton

Not Present: Walker

The vote in favor was unanimous.

18. **OTHER ITEMS**

- a. FY25- District 5 Hospitality Tax Allocations: (Jam Room Foundation -- \$8,800)
- b. FY25 – District 8 Hospitality Tax Allocations (Lower Richland Veterans Formation -- \$15,000; Pink & Green Community Service Foundation -- \$18,000)

Ms. Barron moved to approve Items 18(a) and (b), seconded by Ms. Newton.

In Favor: Branham, Pugh, McBride, Livingston, Terracio, Weaver, Barron, Mackey, English, and Newton

Not Present: Walker

The vote in favor was unanimous.

Ms. Barron moved to reconsider Items 18(a) and (b), seconded by Ms. Terracio.

Opposed: Branham, Pugh, McBride, Livingston, Terracio, Weaver, Barron, Mackey, English, and Newton

Not Present: Walker

The motion for reconsideration failed.

19. **EXECUTIVE SESSION**

Ms. English moved to go into Executive Session, seconded by Ms. Barron.

In Favor: Branham, Pugh, McBride, Livingston, Terracio, Weaver, Barron, Mackey, English, and Newton

Not Present: Walker

The vote in favor was unanimous.

***Council went into Executive Session at approximately 6:45 PM
and came out at approximately 7:16 PM***

Ms. Barron moved to come out of Executive Session, seconded by Ms. English.

In Favor: Branham, Pugh, McBride, Livingston, Terracio, Weaver, Barron, Mackey, English, and Newton

Not Present: Walker

The vote in favor was unanimous.

Ms. Mackey indicated Council entered into Executive Session to receive legal advice for the item listed below. No action was taken in Executive Session.

- a. Legal Advice: Tourism Development Fee [Pursuant to S.C. Code of Laws, Sec. 30-4-70(a)(2)] – No action was taken.

17. **MOTION PERIOD**

- a. Ms. Mackey submitted the following motion:
I move that 15% of each prior year's collections of accommodations tax be allocated for affordable housing in alignment with Sec. 6-1-530(7) of the S.C. code of Laws, workforce housing and home ownership promotion requirement and Act 57 of 2023's "mortgage assistance" requirement. This allocation is to directly focus on down payment assistance for homeownership for Richland County employees, public safety, EMS and Richland One and Two teachers. [MACKEY] – Ms. Barron and Ms. Terracio requested to be added as sponsors of the motion.

Chair Mackey referred this motion to the Administration and Finance Committee.

- b. Ms. Newton submitted the following motion:
I move to direct the County Administrator to commission an analysis of the County's residential development permitting processes and standards related to noise, flooding, air pollution and other environmental impacts, in order to ensure that the County has adopted and is following the most current industry best practices to reduce negative environmental impacts. This may include recommendations for improving and enhancing the County's Land Development Code, Land Development Design Manual, Comprehensive Plan, Zoning Map, and related documents. [NEWTON] – Mr. Pugh and Ms. Barron requested to be added as sponsors of the motion.

Chair Mackey referred this motion to the Development and Services Committee.

18. **ADJOURNMENT** – Ms. Newton moved to adjourn the meeting, seconded by Mr. Livingston.

In Favor: Branham, Pugh, McBride, Livingston, Terracio, Weaver, Barron, Mackey, English, and Newton

Not Present: Walker

The vote in favor was unanimous.

The meeting adjourned at approximately 7:20 PM.

STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. 031-24HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED AS TMS # R14900-03-01 FROM RESIDENTIAL TRANSITION DISTRICT (RT) TO GENERAL COMMERCIAL DISTRICT (GC); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Pursuant to the authority granted by the Constitution of the State of South Carolina and the General Assembly of the State of South Carolina, BE IT ENACTED BY RICHLAND COUNTY COUNCIL:

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described as TMS # R14900-03-01 from Residential Transition District (RT) to General Commercial District (GC).

Section II. Severability. If any section, subsection, or clause of this Ordinance shall be deemed to be unconstitutional, or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

Section III. Conflicting Ordinances Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section IV. Effective Date. This ordinance shall be effective from and after September 10, 2024.

RICHLAND COUNTY COUNCIL

By: _____
Jesica Mackey, Chair

Attest this 10th day of

September, 2024

Anette A. Kirylo
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

Approved As To LEGAL Form Only.
No Opinion Rendered As To Content.

Public Hearing: July 23, 2024
First Reading: July 23, 2024
Second Reading: August 27, 2024
Third Reading: September 10, 2024



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: April 1, 2024
RC PROJECT: 24-004MA
APPLICANT: John T. Bakhaus

LOCATION: Wilson Boulevard

TAX MAP NUMBER: R14900-03-01
ACREAGE: 1.16 acres
EXISTING ZONING: RT
PROPOSED ZONING: GC

ZPH SIGN POSTING: July 8, 2024

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Rural District (RU).

With the adoption of the November 16, 2021 Lane Development Code and the accompanying zoning district map in 2023, the subject property was rezoned to Rural Transition (RT) District.

Zoning District Summary

The GC: General Commercial District provides lands for a broad range of commercial uses, characterized primarily by retail, office, and service establishments, in a primarily automobile-oriented environment along corridors. Allowed uses include retail sales, personal and business services, recreation/entertainment, eating and drinking establishments, lodging, vehicle sales and services, and multi-family residential development.

Direction	Existing Zoning	Use
<u>North:</u>	M-1	Bank
<u>South:</u>	RT	Undeveloped
<u>East:</u>	M-1	Warehouse
<u>West:</u>	GC	SCDMV Headquarters

Discussion

Parcel/Area Characteristics

The subject parcel contains a Child Licensed Center. The parcel has frontage along Wilson Boulevard. Wilson Boulevard is a two-lane undivided minor arterial without sidewalks and streetlights along this section. The area is primarily characterized by a commercial, office and industrial properties. West of the property is SCDMV headquarters with multiple parcels and structures. North of the site is a Bank. South of the site is development. East of the site is a warehouse.

Public Services

The subject parcels are within the boundaries of Richland School District Two. Westwood High School is located approximately .79 miles southwest of the subject parcel on Sharpe Road West. Records indicate that the parcel is in the City of Columbia's water and sewer service areas. There is a fire hydrant located north of the site on Jenkins Brothers Road. The Killian fire station (station number 27) is located on Farrow Road, approximately 3.2 miles southeast of the subject parcel.

Being within a service area is not a guarantee that services are available to the parcel.

Plans & Policies

The 2015 Richland County Comprehensive Plan, "***PUTTING THE PIECES IN PLACE***", designates this area as ***Economic Development Center/Corridor***.

Land Use and Design

Concentrated areas of high quality employment facilities, integrated with or adjacent to complementary retail and commercial uses and/or medium- and high-density residential uses. This category encourages development of manufacturing, industrial, flex space, and office uses in locations that will minimally affect surrounding properties. Commercial and residential uses are secondary to employment uses.

Desired Development Pattern

Master planned industrial and business parks should include a mix of uses within single developments, including employment, convenience commercial and dining, and housing. These mixed-use employment "campuses" provide opportunities for employees to conveniently shop and dine during normal business hours. Smaller scale, single-use employment developments located along major roads should be designed to appropriately buffer manufacturing and industrial uses from adjacent properties. Secondary commercial and residential uses should be located along primary road corridors proximate to employment centers.

The subject parcel falls within **Priority Investment Area 7 (I-77 Wilson Blvd Interchange)**, which consists of a commercial and industrial node within the economic development corridor. The PIA is intended as a regional corridor that offers a prime location for future industrial and business park users, as well as for visiting tourists. Investments should ensure that adequate infrastructure is in place to support future economic development efforts.

Traffic Characteristics

The 2022 SCDOT traffic count (Station #137) located north of the subject parcel on Wilson Boulevard identifies 16,000 Average Daily Trips (ADTs). This section of Wilson Boulevard is classified as a five-lane undivided Major Collector, maintained by SCDOT with a design capacity of 19,600 ADTs. Wilson Boulevard is currently operating at Level of Service (LOS) "B".

The ADT's are the total volume of traffic passing a point on a roadway during a 24-hour period. ADT's data is collected by SCDOT.

There are no planned or programmed improvements for this section of Wilson Blvd through the County Penny Sales Tax program or SCDOT.

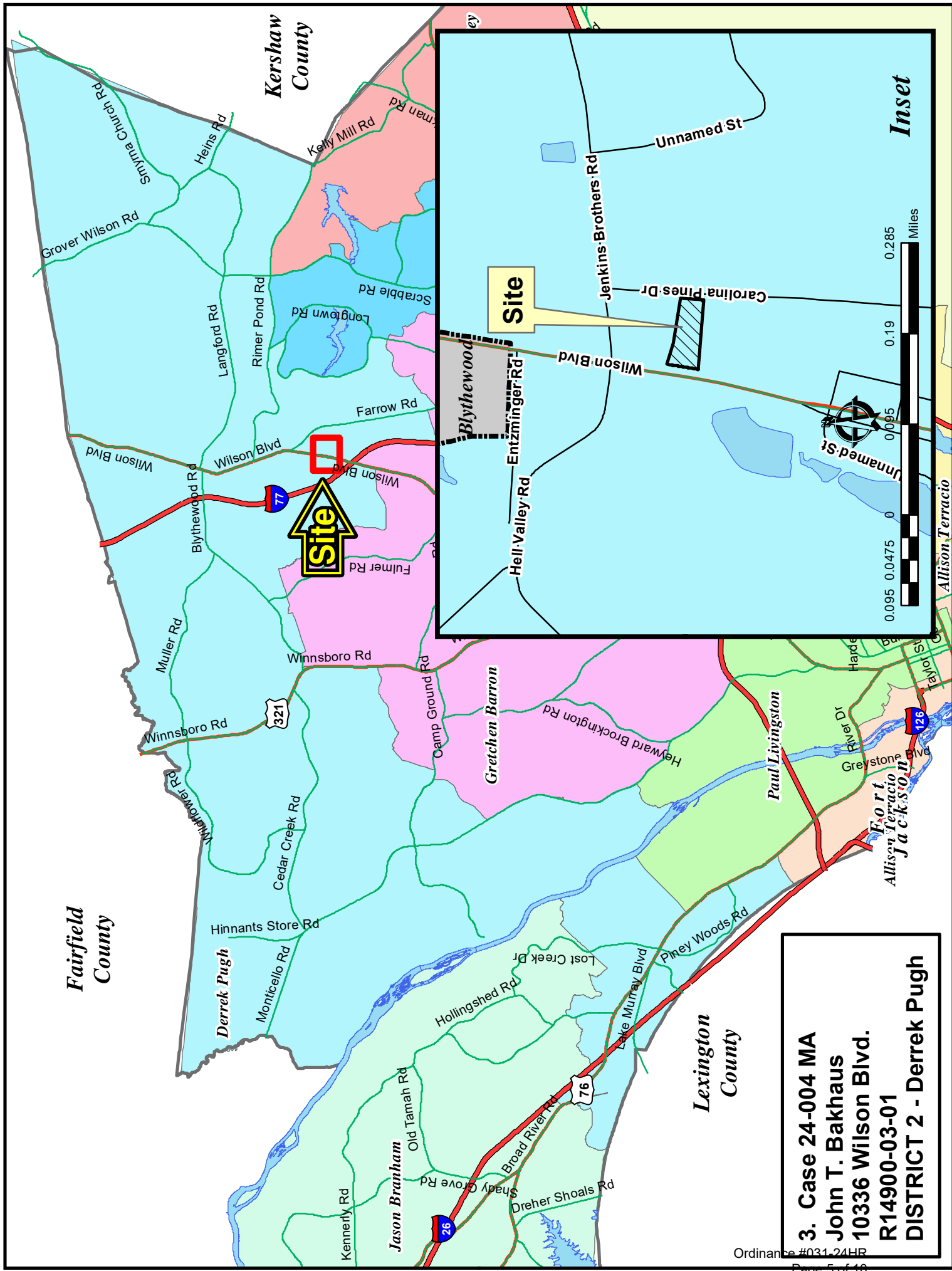
Conclusion

Staff recommends **Approval** of this map amendment as it is consistent with the 2015 Comprehensive Plan recommendations

The proposed map amendment would allow for complementary retail and commercial uses along a primary road corridor, proximate to employment centers as prescribed by the Comprehensive Plan.

Planning Commission Action

At their **April 1, 2024** meeting, the Richland County Planning Commission agreed with the PDSD recommendation and recommends the County Council approve the proposed amendment for RC Project # **24-004 MA**.



3. Case 24-004 MA
John T. Bakhaus
10336 Wilson Blvd.
R14900-03-01
DISTRICT 2 - Derrek Pugh

Blythewood **Case 24-004 MA**
RT to GC
TMS R14900-03-01

Entzminger Rd

Hell Valley Rd

Jenkins Brothers Rd

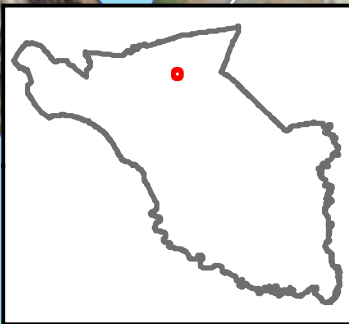
Wilson Blvd

Site →

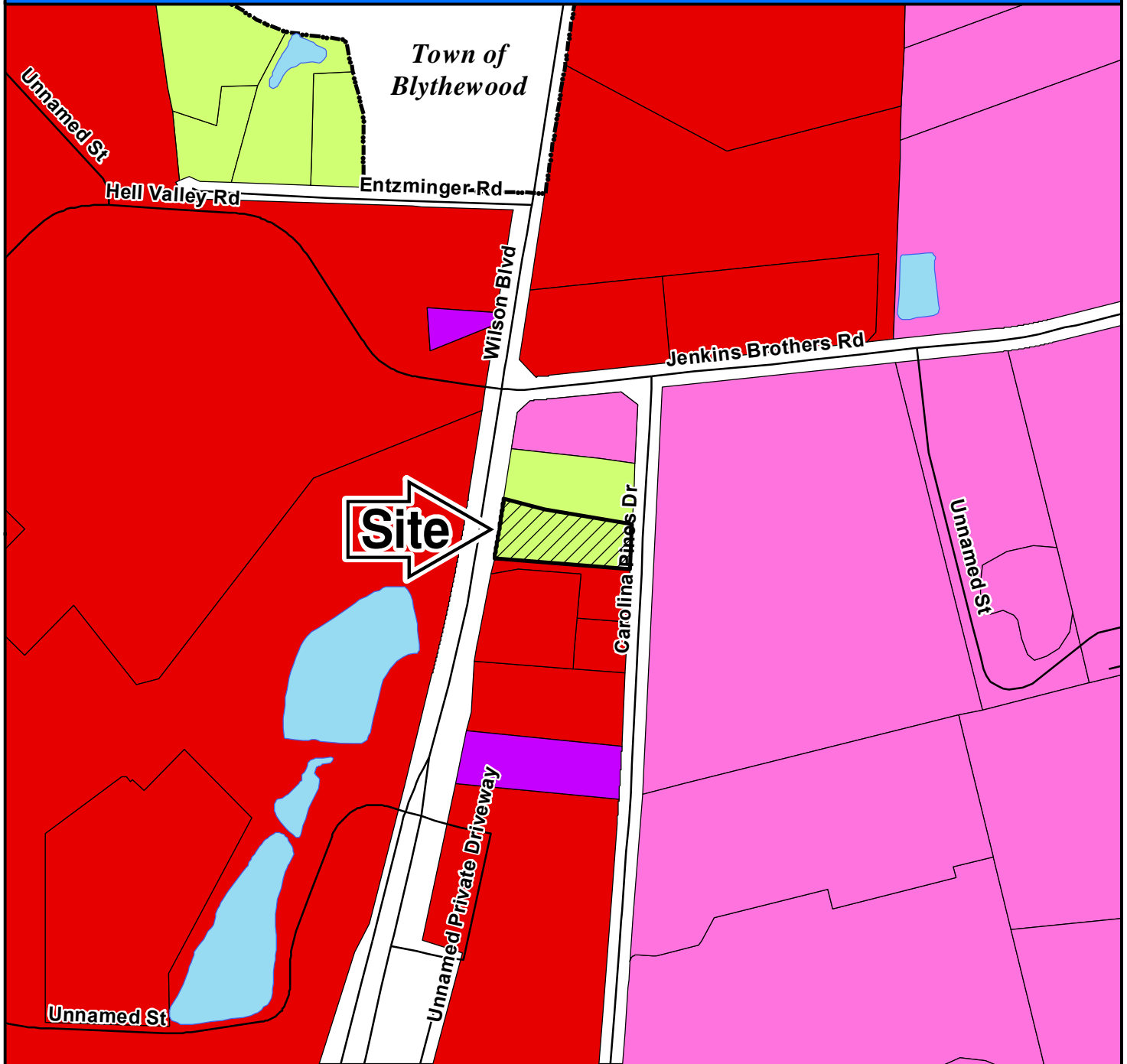
Carolina Pines Dr

 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



Case 24-004 MA RT to GC



ZONING CLASSIFICATIONS

	OS		R1		R5		GC		HI		CC-4
	AG		R2		R6		M-1		CC-1		PD
	HM		R3		RC		INS		CC-2		Subject Property
	RT		R4		MU1		LI		CC-3		



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

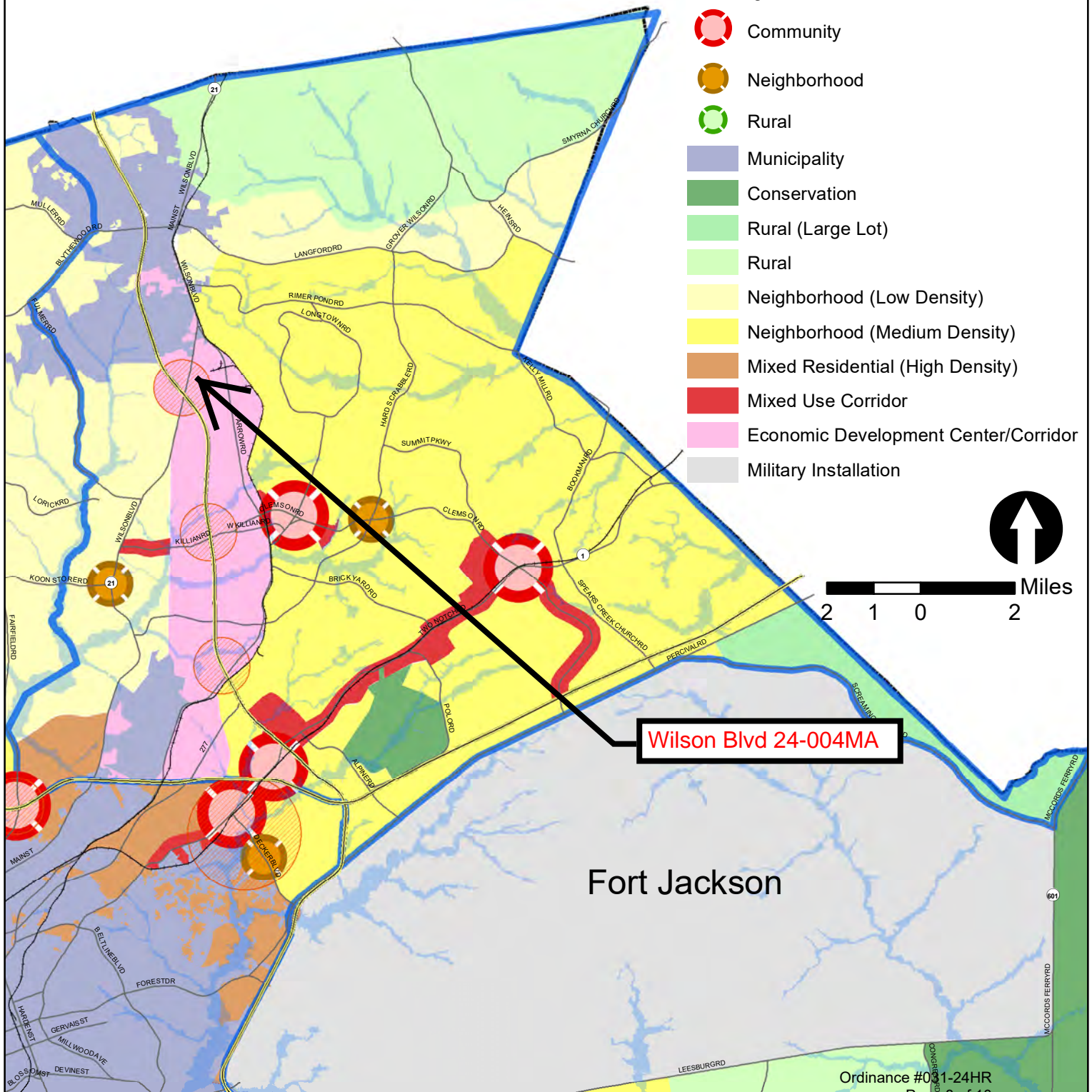


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Legend

- 100 Year Floodplain
- Priority Investment Area
- Planning Area Boundary
- Activity Center**
- Community
- Neighborhood
- Rural
- Municipality
- Conservation
- Rural (Large Lot)
- Rural
- Neighborhood (Low Density)
- Neighborhood (Medium Density)
- Mixed Residential (High Density)
- Mixed Use Corridor
- Economic Development Center/Corridor
- Military Installation



Fort Jackson

Case #24-004 MA - Zoning Districts

Current Zoning District

Residential Transition (RT) District

Use Classification, Category, Type	RT
Agricultural	
Agriculture and Forestry	
Agriculture	P
Community garden	SR
Forestry	P
Agriculture and Forestry Related	
Agritourism	SR
Equestrian center	SR
Farm winery	SR
Produce stand	SR
Riding or boarding stable	P
Rural retreat	SE
Residential	
Household Living	
Dwelling, Single-family detached	P
Group home, Family	SR
Manufactured home	SR
Manufactured home park	SR
Group Living	
Children’s residential care home	SE
Continuing care community	SE
Group home, Large	SE
Rooming or boarding house	SR
Community Service	
Community recreation center	SR
Day care facility	SR
Library	SR
Membership organization facility	SE
Nursing care facility	SE
Place of worship	SR
Public recreation facility	SR
Public safety facility	P
Education	
Elementary, middle, or high school	SR
Funeral and Mortuary Services	
Cemetery	SR
Parks and Open Space	
Arboretum or botanical garden	SE
Park or greenway	SR
Transportation	
Transit stop	SR
Utilities and Communication	
Antenna	P
Communication tower	SE
Solar energy conversion system, Large scale	SR
Utility, minor	SR

Commercial	
Kennel	SR
Recreation/Entertainment	
Golf course	SR
Hunt club	P
Traveler Accommodations	
Bed and breakfast	SR
Campground	SR
Home-based lodging	SR
Industrial	
Extraction	
Borrow pit	SE

a. Permitted Uses

A “P” indicates that the use is allowed by right in the zoning district at the head of that column.

b. Special Requirements Uses

An “SR” indicates that the use is allowed in the zoning district at the head of that column only if the Zoning Administrator determines the use complies with the use-specific standards.

c. Special Exception Uses

An “SE” indicates that the use is allowed in the zoning district only if the Board of Zoning Appeals approves a special exception permit for the use.

Case #24-004 MA - Zoning Districts

Proposed Zoning District

General Commercial (GC) District

Use Classification, Category, Type	GC
Agricultural	
Agriculture and Forestry	
Community garden	SE
Agriculture and Forestry Related	
Farm supply and machinery sales and service	P
Produce stand	P
Residential	
Household Living	
Dwelling, Live-Work	SR
Dwelling, Multi-family	P
Group home, Family	SR
Group Living	
Group home, Large	SE
Rooming or boarding house	P
Community Service	
Animal shelter	SR
Community food services	P
Community recreation center	P
Cultural facility	P
Day care facility	SR
Government office	P
Hospital	P
Library	P
Membership organization facility	P
Nursing care facility	P
Place of worship	P
Public recreation facility	SR
Public safety facility	P
Short-term or transitional housing	SE
Education	
College or university	P
Elementary, middle, or high school	P
School, business or trade	P
Funeral and Mortuary Services	
Cemetery	SR
Funeral home or mortuary	P
Parks and Open Space	
Arboretum or botanical garden	P
Park or greenway	SR
Zoo	SR
Transportation	
Transit stop	SR
Fleet terminal	P
Passenger terminal, surface transportation	P
Utilities and Communication	
Antenna	P
Broadcasting studio	P
Communication tower	SE
Utility, minor	SR

Commercial	
Kennel	SR
Pet grooming	P
Veterinary hospital or clinic	SR
Commercial Services	
Artist studio	P
Auction house	P
Bank, Retail	P
Catering	P
Commercial services	P
Consumer goods repair	SR
Contractor's office	P
Lawn, tree, or pest control services	P
Linen or uniform supply	P
Medical, dental, and health practitioner	P
Non-depository personal credit institution	SR
Office	SR
Personal services	P
Rental center	SR
Self-service storage facility	SR
Sightseeing tour services	P
Tattoo or body piercing facility	SR
Bar or other drinking place	SR
Restaurant	SR
Restaurant, Carry-out	P
Restaurant, Drive-through	P
Recreation/Entertainment	
Arena, stadium, or outdoor theater	SR
Commercial recreation, Indoor	P
Commercial recreation, Outdoor	SR
Fitness or training center/studio	P
Golf course	SR
Marina	P
Performing arts center	P
Sexually Oriented Business	SR
Shooting range, Indoor	P
Shooting range, Outdoor	
Smoking place	SR
Retail Sales	
Bakery	P
Building supply sales	P
Consumer goods store	SR
Consumer goods store, Large	P
Convenience store	P
Drugstore	P
Farmers' market	P
Flea market	P
Garden center or retail nursery	P
Grocery/Food store	P
Manufactured home sales	SR
Outdoor power equipment store	P
Pawnshop	P

Traveler Accommodations	
Bed and breakfast	P
Home-based lodging	P
Hotel or motel	P
Vehicle Sales and Services	
Car wash	P
Heavy vehicle wash	P
Parking, Commercial	P
Vehicle fueling station	P
Vehicle parts and accessories store	P
Vehicle repair, minor	P
Vehicle sales and rental	P
Vehicle towing	SR
Industrial	
Freight Movement, Warehousing, and Wholesale Distribution	
Warehouse/Distribution facility	SR
Production of Goods	
Artisan goods production	SR
Manufacturing, assembly, and fabrication, Light	P
Waste and Recycling Facilities	
Recycling collection station	P

a. Permitted Uses

A "P" indicates that the use is allowed by right in the zoning district at the head of that column.

b. Special Requirements Uses

An "SR" indicates that the use is allowed in the zoning district at the head of that column only if the Zoning Administrator determines the use complies with the use-specific standards.

c. Special Exception Uses

An "SE" indicates that the use is allowed in the zoning district only if the Board of Zoning Appeals approves a special exception permit for the use.

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. 028-24HR

AN ORDINANCE AUTHORIZING AN EASEMENT TO THE CITY OF COLUMBIA FOR SANITARY SEWER MAIN LOCATED AT 1871 OMAREST DRIVE; RICHLAND COUNTY TMS #07415-01-01(P).

Pursuant to the authority granted by the Constitution of the State of South Carolina and the General Assembly of the State of South Carolina, BE IT ENACTED BY RICHLAND COUNTY COUNCIL:

SECTION I. The County of Richland and its employees and agents are hereby authorized to grant an easement to a sanitary sewer main to The City of Columbia located at 1871 Omarest Drive; also identified as a portion of Richland County TMS #07415-01-01; as specifically described in the Easement, which is attached hereto and incorporated herein.

SECTION II. Severability. If any section, subsection, or clause of this ordinance shall be deemed unconstitutional or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

SECTION III. Conflicting Ordinances. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION IV. Effective Date. This ordinance shall be enforced from and after September 10, 2024.

RICHLAND COUNTY COUNCIL

By: _____
Jesica Mackey, Chair

Attest this 10th day of
September, 2024.

Anette Kirylo
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

Approved As To LEGAL Form Only
No Opinion Rendered As To Content

First Reading: July 2, 2024
Second Reading: July 16, 2024
Public Hearing: September 10, 2024
Third Reading: September 10, 2024

STATE OF SOUTH CAROLINA)

EASEMENT

COUNTY OF RICHLAND)

For and in consideration of the sum of One (\$1.00) Dollar, each to the other paid, the receipt of which is hereby acknowledged, **RICHLAND COUNTY** (also hereinafter referred to as "Grantor") does hereby grant unto the said **CITY OF COLUMBIA** (also hereinafter referred to as "Grantee"), its successors and assigns (I) a permanent, exclusive easement, **twenty-five (25) feet in width**, (II) a permanent, non-exclusive access easement, **twenty-five (25) feet in width**, also a 10' temporary easement for construction purpose only, and with the right of access, ingress and egress at all times for the purpose of constructing, operating, reconstructing and maintaining a **sanitary sewer main**, and with the right to remove shrubbery, trees and other growth from the easement area and any trees which must be removed shall be moved from the premises and any damages that are incurred due to the performance of work by the City of Columbia shall be restored to as nearly as practicable to the original condition upon completion of the construction, said easement to run through the property which Grantor owns or in which Grantor has an interest, situate, lying and being

In the State of South Carolina, County of Richland, in the City of Columbia, located on the southwestern side of the Broad River, Columbia, SC 29212 and being further identified as a portion of Richland County tax map number 07415-01-01, as shown on tax maps prepared by the Office of the Richland County Tax Assessor, 2022 Edition.

A permanent, exclusive easement for a sanitary sewer main, twenty-five (25) feet in width; beginning on the southeastern property line of the subject property at the southwestern boundary of an existing 25' City of Columbia Sanitary Sewer Easement (CF#60-35) at a point seventy-six and thirty-five hundredths (76.35) feet southwest of the southeastern property corner of the subject property and extending therefrom N08°32'16.54"W along the subject property and adjacent to the southwestern boundary of the aforesaid 25' City Sewer Easement, for a distance of ninety-four and twenty-six hundredths (94.26) feet to a point; thence turning and extending therefrom N13°50'55.42"W along the subject property and adjacent to the southwestern boundary of the aforesaid 25' City Sewer Easement, for a distance of four hundred forty-four and sixty-eight hundredths (444.68) feet to a point; thence turning and extending therefrom N25°59'08.15"W along the subject property and adjacent to the southwestern boundary of the aforesaid 25' City Sewer Easement, for a distance of two hundred ninety-one and forty-eight hundredths (291.48) feet to a point; thence turning and extending therefrom N12°09'41.90"W along the subject property and adjacent to the southwestern boundary of the aforesaid 25' City Sewer Easement, for a distance of two hundred thirty-two and eight hundredths (232.08) feet to a point; thence turning and extending therefrom N12°57'18.79"W along the subject property and adjacent to the



northwestern boundary of the aforesaid 25' City Sewer Easement, for a distance of three hundred three and one hundredth (303.01) feet to a point; thence turning and extending therefrom N13°15'09.59"W along the subject property and adjacent to the southwestern boundary of the aforesaid 25' City Sewer Easement, for a distance of two hundred seventy-eight and eighty-one hundredths (278.81) feet to a point; thence turning and extending therefrom N17°50'18.00"W along the subject property and adjacent to the northwestern boundary of the aforesaid 25' City Sewer Easement, for a distance of seventy-eight and eleven hundredths (78.11) feet to a point to intersect the northwestern property line of the subject property; thence turning and extending therefrom S81°50'57.26"W along the northwestern property line of the subject property, for a distance of twenty-five and thirty-six hundredths (25.36) feet to a point; thence turning and extending therefrom S17°50'18.00"E along the subject property, for a distance of eighty-one and thirty-seven hundredths (81.37) feet to a point; thence turning and extending therefrom S13°15'09.59"E along the subject property, for a distance of two hundred seventy-seven and seventy-four hundredths (277.74) feet to a point; thence turning and extending therefrom S12°57'18.79"E along the subject property, for a distance of three hundred two and seventy-seven hundredths (302.77) feet to a point; thence turning and extending therefrom S12°09'41.90"E along the subject property, for a distance of two hundred thirty-four and ninety-four hundredths (234.94) feet to a point; thence turning and extending therefrom S25°59'08.15"E along the subject property, for a distance of two hundred ninety-one and eighty-five hundredths (291.85) feet to a point; thence turning and extending therefrom S13°50'55.42"E along the subject property, for a distance of four hundred forty and eighty-seven hundredths (440.87) feet to a point; thence turning and extending therefrom S08°32'16.54"E along the subject property, for a distance of ninety-five and eighty-nine hundredths (95.89) feet to intersect the southeastern property line of the subject property; thence turning and extending therefrom N75°04'59.80"E along the southeastern property line of the subject property, for a distance of twenty-five and sixteen hundredths (25.16) feet to a point, also being the point of beginning; thence terminating. Be all measurements a little more or less.

A permanent, non-exclusive access easement for access to a sanitary sewer main, twenty-five (25') feet in width; beginning on the subject property at a point one hundred one and ninety-seven hundredths (101.97) feet southwest of the southeastern property corner of the subject property and extending therefrom N08°32'16.54"W along the subject property, for a distance of twenty-five and twenty-two hundredths (25.22) feet to a point; thence turning and extending therefrom S73°56'45.73"W along the subject property, for a distance of one hundred forty-five and eighty-eight hundredths (145.88) feet to intersect the southwestern property line of the subject property and the northeastern right-of-way of Omarest Drive cul-de-sac (Richland County); thence turning and extending therefrom in a southeasterly curvilinear direction along the southwestern property line of the subject property and the northeastern right-of-way of Omarest Drive cul-de-sac, for a distance of forty and twenty-three hundredths (40.23) feet to a point; thence turning and extending therefrom N73°56'45.73"E along the subject property, for a distance of one

hundred twelve and forty-five hundredths (112.45) feet to a point, also being the point of beginning; thence terminating, Be all measurements a little more or less.

Also, a 10' temporary construction easement as more clearly shown on the attached Exhibit "A". Said temporary construction easement shall expire upon completion of this project, subject to resurrection upon circumstances posing a danger to health and safety.

This easement being more clearly shown and delineated on an easement drawing for Broad River Sanitary Sewer Force Main Replacement and Gravity Sewer Capacity Improvements, Phase 2, CIP Project #SS7589-02, drawings 2A and 2B of 7, dated March 23, 2022, prepared by Stantec Consulting Service, Inc. for the City of Columbia, South Carolina, and being on file in the Office of the Department of Engineering, City of Columbia, South Carolina under City file reference #250-544.

A copy of said easement drawings being attached hereto and made a part hereof as Exhibit "A".

(VAL)
EASEMENT #2 of 7

(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)

TO HAVE AND TO HOLD the aforesaid rights to the Grantee, its successors and assigns, as aforesaid, forever.

And the Grantor does hereby bind the Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the said premises unto the Grantee, its successors and assigns against the Grantor and Grantor's successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the hand and seal of the Grantor by the undersigned this _____ day of _____, 2022.

RICHLAND COUNTY

(Witness #1 Signature)

BY: _____
(Signature)

(Witness #2 Signature)

Name: _____
(Print Name)

Title: _____
(Print Title)

STATE OF SOUTH CAROLINA)
COUNTY OF RICHLAND) ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this _____ day of _____, 2022 by _____
(Name & Title of Officer)

of _____ on behalf of the within-named Grantor.
(City & State)

(Notary's Signature)

NOTARY PUBLIC FOR: _____
(State)

MY COMMISSION EXPIRES: _____
(Date)

ATTORNEY CERTIFICATION

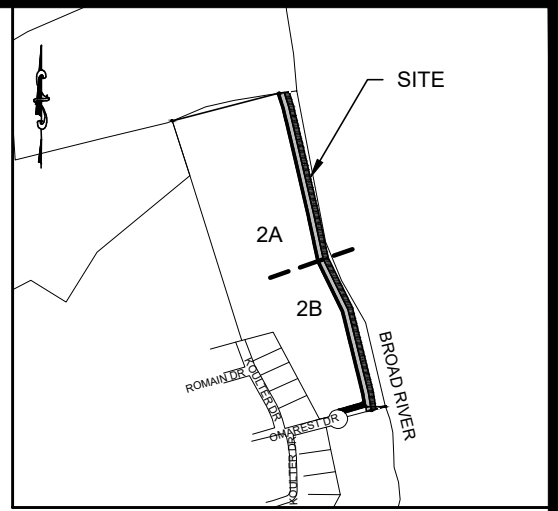
I, _____, an attorney licensed to practice in the State of _____ does hereby certify that I supervised the execution of the attached Easement for CIP#SS7589-02 Phase 2, Broad River Sanitary Sewer Force Main Replacement and Gravity Sewer Capacity Improvements, with Richland County, as Grantor and the City of Columbia, as Grantee this _____ day of _____, 2022.

_____ State Bar Number _____

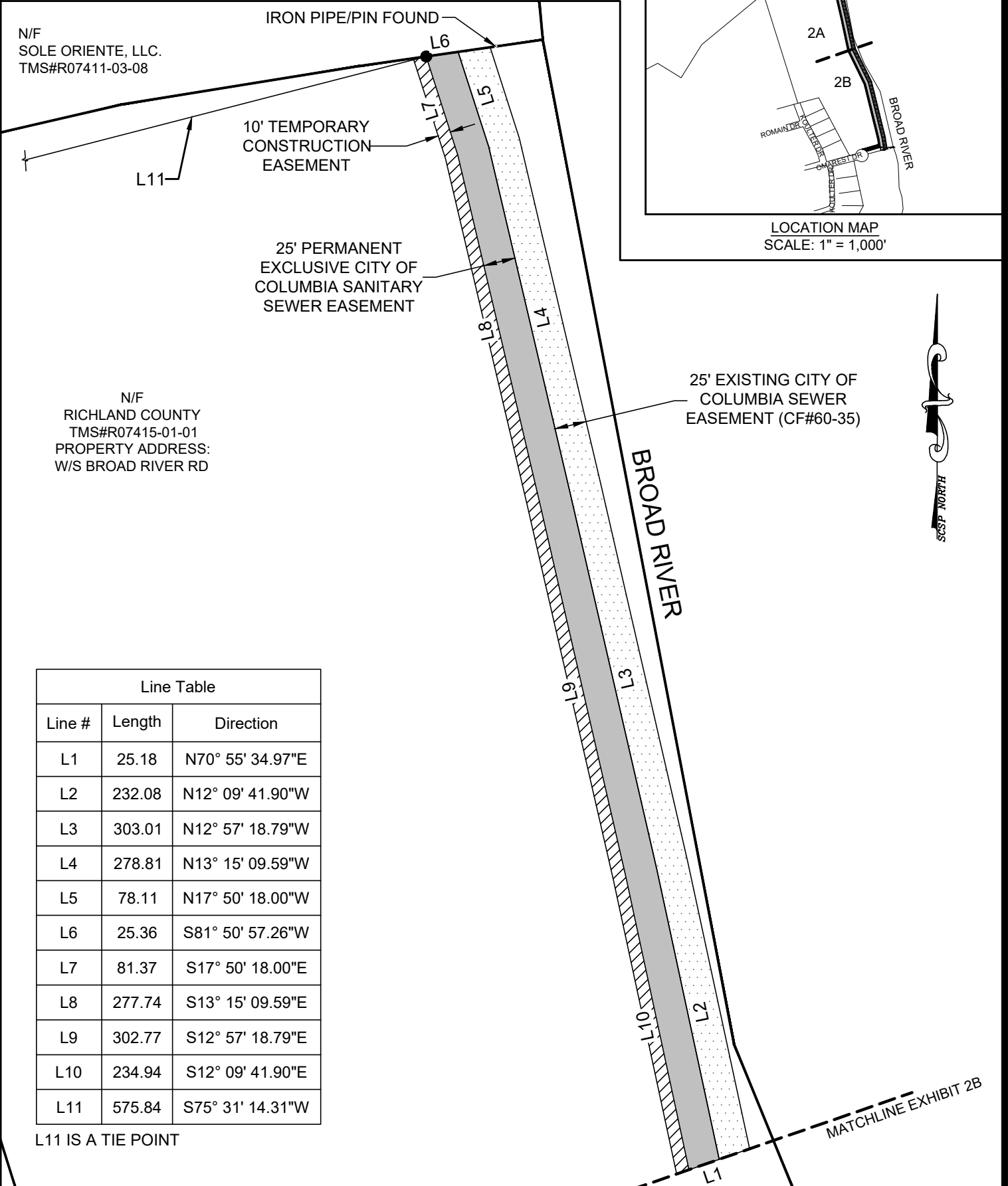
(SIGNATURE)

REFERENCES:

- DEED BOOK D597 PAGE 348.
- HORIZONTAL COORDINATES (NAD 83) AND ELEVATIONS (NAVD 88) BASED ON SC VRS NETWORK.
- RICHLAND COUNTY TAX MAP SHEET R07415; 2022 EDITION.
- DRAWING BASED ON COMPILATIONS ONLY. NO BOUNDARY SURVEY PERFORMED.



LOCATION MAP
SCALE: 1" = 1,000'

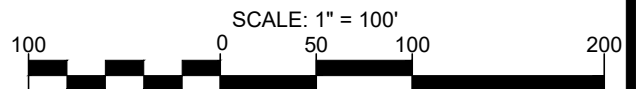


N/F
SOLE ORIENTE, LLC.
TMS#R07411-03-08

N/F
RICHLAND COUNTY
TMS#R07415-01-01
PROPERTY ADDRESS:
W/S BROAD RIVER RD

Line Table		
Line #	Length	Direction
L1	25.18	N70° 55' 34.97"E
L2	232.08	N12° 09' 41.90"W
L3	303.01	N12° 57' 18.79"W
L4	278.81	N13° 15' 09.59"W
L5	78.11	N17° 50' 18.00"W
L6	25.36	S81° 50' 57.26"W
L7	81.37	S17° 50' 18.00"E
L8	277.74	S13° 15' 09.59"E
L9	302.77	S12° 57' 18.79"E
L10	234.94	S12° 09' 41.90"E
L11	575.84	S75° 31' 14.31"W

L11 IS A TIE POINT



RICHLAND COUNTY TMS# R07415-01-01
OWNER: RICHLAND COUNTY
ADDRESS: PO BOX 192
COLUMBIA, SC 29202

- TEMPORARY CONSTRUCTION EASEMENT (Total: 0.39 AC)
- 25' PERMANENT NON-EXCLUSIVE CITY OF COLUMBIA SANITARY SEWER EASEMENT (Total: 0.072 AC)
- 25' PERMANENT EXCLUSIVE CITY OF COLUMBIA SANITARY SEWER EASEMENT (Total: 0.99 AC)
- EXISTING CITY OF COLUMBIA SANITARY SEWER EASEMENT

CF#250-544

EASEMENT EXHIBIT

CITY OF COLUMBIA
DEPARTMENT OF ENGINEERING
COLUMBIA, SOUTH CAROLINA

SCALE: 1" = 100'
DATE: 3/23/2022

PREPARED BY
STANTEC CONSULTING SERVICES, INC.
SURVEYED BY
CHAO AND ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS

DRAWN BY:
KWR

PROJECT NAME
BROAD RIVER SANITARY SEWER FORCE MAIN REPLACEMENT
AND GRAVITY SEWER CAPACITY IMPROVEMENTS

PHASE 2 - I-20 TO BROAD RIVER PUMP STATION - 7 EASEMENTS EXHIBIT 2A OF 7
CIP # SS7589-02






Ordinance # 2022-011 DATE: 03/23/2022

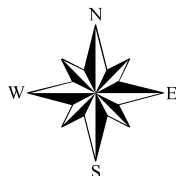
1871 Omarest Drive



EagleView

Roads Maintenance

-  Interstate
-  SCDOT
-  County Paved
-  Private or Other
-  Columbia



1 inch = 675 feet



STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. 029-24HR

AN ORDINANCE AUTHORIZING EASEMENT TO THE CITY OF COLUMBIA FOR A STORM DRAINAGE LINE LOCATED AT 1403 JIM HAMILTON BOULEVARD; RICHLAND COUNTY TMS #13702-01-30(P).

Pursuant to the authority by the Constitution of the State of South Carolina and the General Assembly of the State of South Carolina, BE IT ENACTED BY RICHLAND COUNTY COUNCIL:

SECTION I. The County of Richland and its employees and agents are hereby authorized to grant an easement for a storm drainage line to The City of Columbia, located at 1403 Jim Hamilton Boulevard; a portion of Richland County TMS #13702-01-30, as specifically described in the Easement, which is attached hereto and incorporated herein.

SECTION II. Severability. If any section, subsection, or clause of this ordinance shall be deemed unconstitutional or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

SECTION III. Conflicting Ordinances. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION IV. Effective Date. This ordinance shall be enforced from and after September 10, 2024.

RICHLAND COUNTY COUNCIL

By: _____
Jesica Mackey, Chair

Attest this 10th day of
September, 2024.

Anette Kirylo
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

Approved As To LEGAL Form Only
No Opinion Rendered As To Content

First Reading: July 2, 2024
Second Reading: July 16, 2024
Public Hearing: September 10, 2024
Third Reading: September 10, 2024

STATE OF SOUTH CAROLINA)

EASEMENT

COUNTY OF RICHLAND)

For and in consideration of the sum of One (\$1.00) Dollar, each to the other paid, the receipt of which is hereby acknowledged, **RICHLAND COUNTY** (also hereinafter referred to as "Grantor") does hereby grant unto the **CITY OF COLUMBIA** (also hereinafter referred to as "Grantee"), its successors and assigns, a permanent, exclusive easement **variable (0' to 4.51') feet in width**, also a 12.5' temporary construction easement, together with the right of ingress and egress at all times for the purpose of constructing, operating, reconstructing and maintaining a **storm drainage line** and with the right to remove shrubbery, trees and other growth from the easement area provided that the property will be restored as nearly as practicable to its original condition upon completion of the construction and any trees which must be removed shall be moved from the premises, and any damaged shrubbery will be replaced with the same variety from nursery stock, said easement to run through the property which Grantor owns or in which Grantor has an interest, situate, lying and being:

In the State of South Carolina, County of Richland, in the city of Columbia, located at 1403 Jim Hamilton Boulevard, Columbia, SC 29205, Owens Field Park, and being further identified as a portion of Richland County tax map number 13702-01-30, as shown on tax maps prepared by the office of the Richland County Tax Assessor, 2022 Edition.

A permanent, exclusive easement for a storm drainage line, variable feet in width and having the following perimeter measurements: beginning on the common boundary of the easternmost / northwestern property line of the subject property and the southeastern property line of Richland County TMS#13703-01-03, n/f Julian at a point fifty-six and forty hundredths (56.40) feet northeast of the southeastern property corner of said TMS#13703-01-03; thence extending therefrom in a southwesterly direction along the easternmost / northwestern property line of the subject property, for a distance four and fifty-one hundredths (4.51) feet to a point; thence turning and extending therefrom in a southeasterly direction along the subject property, for a distance of seventy-seven and sixty-two hundredths (77.62) feet to a point; thence turning and extending therefrom in a northwesterly direction along the subject property, for a distance of seventy-nine and forty-eight hundredths (79.48) feet to intersect the easternmost / northwestern property line of the subject property, also being the point of the beginning; thence terminating. Be all measurements a little more or less.

Also, a 12.5' temporary construction easement as more clearly shown on the attached Exhibit "A". Said temporary easement shall expire upon completion of the project, subject to resurrection upon circumstances posing a danger to health and safety.

This easement being more clearly shown and delineated on an easement drawing for Storm Drainage Improvements to Shandon West Watershed South, Phase 2, CIP Project #SD8325, drawing 4 of 24, dated May 16, 2022, prepared by Cox and Dinkins for the City of Columbia, South Carolina and being on file in the office of the Department of Engineering, City of Columbia, South Carolina under CF# 250-558.

A copy of said easement drawing being attached hereto and made a part hereof as Exhibit "A".

AO

Easement 4 of 24

APPROVED AS TO FORM

Legal Department City of Columbia, SC
9/20/2022

To have and to hold the aforesaid rights to the Grantee, its successors and assigns, as aforesaid, forever.

And the Grantor does hereby bind the Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the said premises unto the Grantee, its successors and assigns against the Grantor and Grantor's, successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

Witness the hand and seal of the Grantor by the undersigned this _____ day of _____, 20____.

WITNESSES:

RICHLAND COUNTY

(1st Witness Signature)

By: _____

Name: _____
(Print Name)

(2nd Witness Signature)

Title: _____
(Print Title)

STATE OF SOUTH CAROLINA)

ACKNOWLEDGMENT

COUNTY OF)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by _____
(NAME & TITLE OF OFFICER)

of _____ on behalf of the within-named Grantor.
(CITY & STATE)

(Notary's Signature)

NOTARY PUBLIC FOR STATE OF _____
(State)

MY COMMISSION EXPIRES _____
(Date)

ATTORNEY CERTIFICATION

I, _____, an attorney licensed to practice in the State of _____ do hereby certify that I supervised the execution of the attached Easement for Storm Drainage Improvements to Shandon West Watershed South, Phase 2; CIP#SD8325 with Richland County, as Grantor and the City of Columbia, as Grantee this ____ day of _____, 20____.

_____ State Bar Number: _____
(Signature)




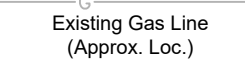
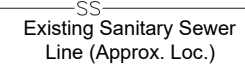
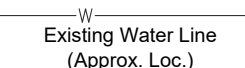
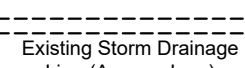
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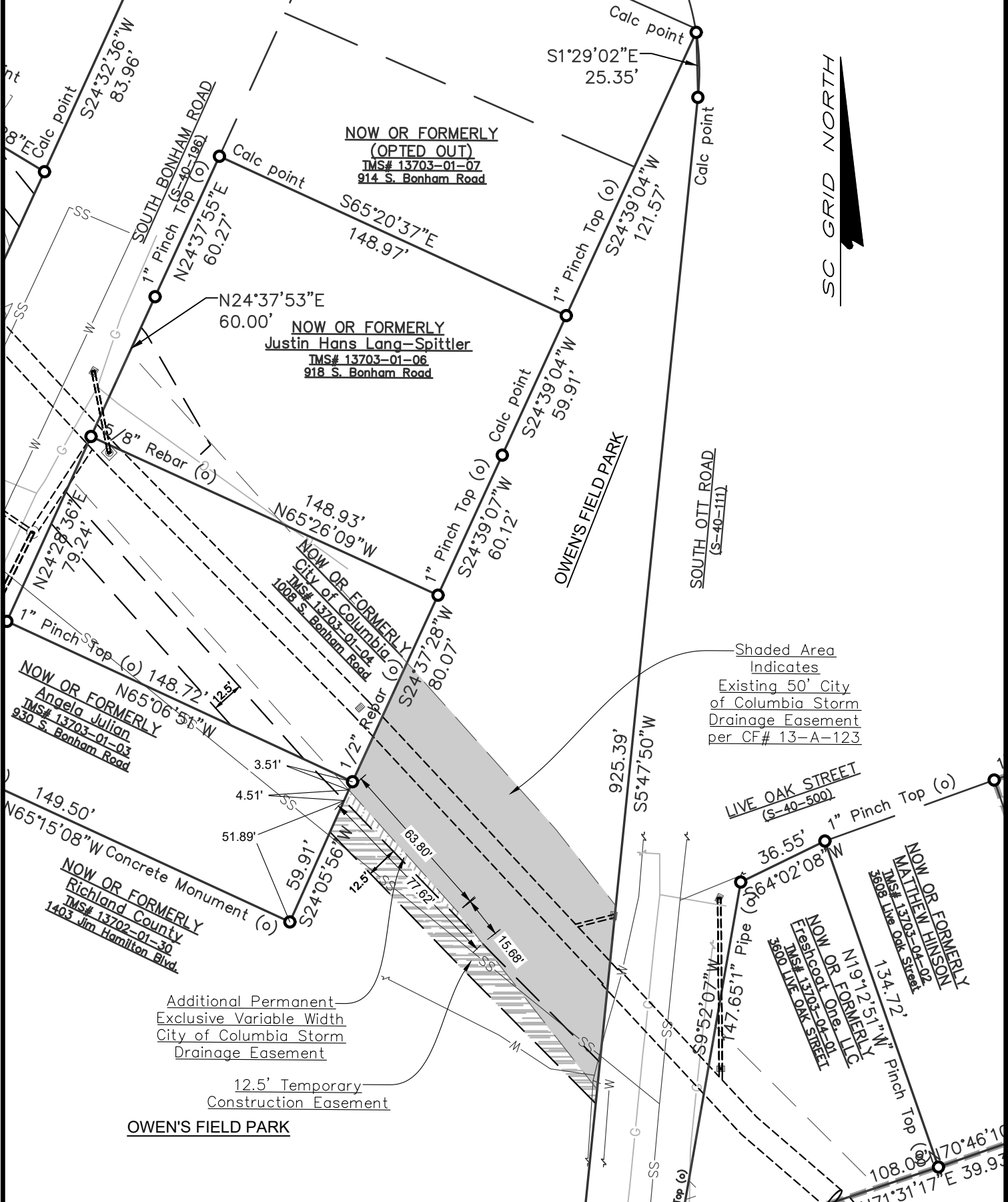
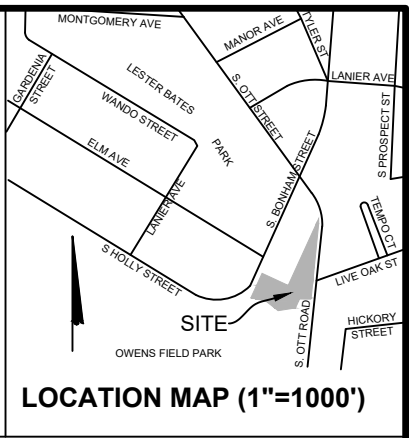
1. THIS EXHIBIT IS FOR THE CONVEYANCE OF STORM DRAINAGE AND CONSTRUCTION EASEMENTS. IT IS NOT TO BE USED FOR THE CONVEYANCE OF REAL PROPERTY.
2. OWNERSHIP AND TAX MAP INFORMATION IS TAKEN FROM THE RICHLAND COUNTY GIS WEBSITE (2022).
3. OTHER IMPROVEMENTS AND UTILITIES ARE NOT SHOWN.
4. BOUNDARY LINES ARE COMPILED FROM PLATS AND DEEDS ON FILE IN OUR OFFICE. SOME PROPERTY CORNERS ARE COMPUTED POINTS AND ARE NOT SURVEYED.
5. RICHLAND COUNTY TMS# 13702, 2022 EDITION.

REFERENCES:

1. RICHLAND COUNTY DEED BOOK 2109, PAGE 3206
2. RICHLAND COUNTY PLAT BOOK 2102, PAGE 1223

LEGEND:

-  Proposed Additional Permanent Exclusive City of Columbia Storm Drainage Easement (Total: 0.004 AC)
-  Proposed Temporary Construction Easement (Total: 0.036 AC)
-  Existing Exclusive City of Columbia Variable Width Storm Drainage Easement
-  Existing Gas Line (Approx. Loc.)
-  Existing Sanitary Sewer Line (Approx. Loc.)
-  Existing Water Line (Approx. Loc.)
-  Existing Storm Drainage Line (Approx. Loc.)



PROPERTY INFORMATION:
 OWNER: RICHLAND COUNTY
 ADDRESS: P.O. Box 192
 Columbia, SC 29202
 TMS Number: 13702-01-30

1" = 50'

CIP# SD8325



COX AND DINKINS
 ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS
 724 BELTLINE BLVD.
 COLUMBIA, SC 29205
 803.254.0618
 COXANDINKINS.COM

EASEMENT EXHIBIT PREPARED FOR

CITY OF COLUMBIA
 DEPARTMENT OF ENGINEERING
 COLUMBIA, SOUTH CAROLINA

STORM DRAINAGE IMPROVEMENTS TO
 SHANDON WEST WATERSHED SOUTH PHASE 2

MAY 16, 2022 SHEET 4 OF 24

CF# 250-558

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. 030-24HR

AN ORDINANCE AUTHORIZING AN EASEMENT TO THE CITY OF COLUMBIA FOR SANITARY SEWER MAIN LOCATED AT THE SOUTH SIDE OF PLOWDEN ROAD; RICHLAND COUNTY TMS #13608-01-13(P).

Pursuant to the authority granted by the Constitution of the State of South Carolina and the General Assembly of the State of South Carolina, BE IT ENACTED BY RICHLAND COUNTY COUNCIL:

SECTION I. The County of Richland and its employees and agents are hereby authorized to grant an easement to a sanitary sewer main to The City of Columbia located on the south side of Plowden Road; also identified as a portion of Richland County TMS #13608-01-13; as specifically described in the Easement, which is attached hereto and incorporated herein.

SECTION II. Severability. If any section, subsection, or clause of this ordinance shall be deemed unconstitutional or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

SECTION III. Conflicting Ordinances. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION IV. Effective Date. This ordinance shall be enforced from and after September 10, 2024.

RICHLAND COUNTY COUNCIL

By: _____
Jesica Mackey, Chair

Attest this 10th day of

September, 2024.

Anette Kirylo
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

Approved As To LEGAL Form Only
No Opinion Rendered As To Content

First Reading: July 2, 2024
Second Reading: July 16, 2024
Public Hearing: September 10, 2024
Third Reading: September 10, 2024

STATE OF SOUTH CAROLINA)

EASEMENT

COUNTY OF RICHLAND)

For and in consideration of the sum of One (\$1.00) Dollar, each to the other paid, the receipt of which is hereby acknowledged, **RICHLAND COUNTY** (also hereinafter referred to as "Grantor") does hereby grant unto the said **CITY OF COLUMBIA** (also hereinafter referred to as "Grantee"), its successors and assigns, a permanent, exclusive easement variable **(16.84' to 56.24') feet in width**, also a variable (0' to 56') feet in width temporary easement for construction purposes only, also a variable (8.14' to 11.18') feet in width temporary easement for construction purposes only, together with the right of ingress and egress at all times for purpose of constructing, operating, reconstructing and maintaining a **sanitary sewer main**, and with the right to remove shrubbery, trees and other growth from the easement area and any trees which must be removed shall be moved from the premises and any damages that are incurred due to the performance of work by the City of Columbia shall be restored to as nearly as practicable to the original condition upon completion of the construction, said easement to run through the property which Grantor owns or in which Grantor has an interest, situate, lying and being

In the State of South Carolina, County of Richland, in the City of Columbia, located south of Plowden Road, Columbia, SC 29201 and being further identified as a portion of Richland County tax map number 13608-01-13, as shown on tax maps prepared by the Office of the Richland County Tax Assessor, 2022 Edition.

A permanent, exclusive easement for a sanitary sewer main, variable feet in width; beginning on the common boundary of the southwestern property line of the subject property and the northeastern boundary of Richland County Tax Map Number 13608-01-02, n/f Southern Region Industrial Realty, at a point two hundred seventy-seven and forty-eight hundredths (277.48) feet northwest of the southeastern property corner of the subject property and extending therefrom in a northwesterly direction along the subject property, for a distance of one hundred twenty-four and ninety-six hundredths (124.96) feet to a point; thence turning and extending therefrom in a northeasterly direction along the subject property, for a distance of fifty-four and seventeen hundredths (54.17) feet along the subject property to intersect the southwestern boundary of an existing variable width City of Columbia Sanitary Sewer Easement (CF#-37-12 and CF#37-04); thence turning and extending therefrom in a northwesterly direction along the southwestern boundary of said existing City Sewer Easement, for a distance of eight and twenty-eight hundredths (8.28) feet to a point; thence turning and extending therefrom in a northeasterly direction along the subject property and the northwestern boundary of the said City Sewer Easement, for a distance of twelve and fifty-nine hundredths (12.59) feet to intersect the northeastern property line of the subject property and the southwestern right-of-way of S. Beltline Boulevard (S-40-48); thence turning and extending therefrom in a northwesterly direction along the northeastern property line of the subject property and the southwestern right-of-way of

APPROVED AS TO FORM



Legal Department City of Columbia, SC

S. Beltline Boulevard (S-40-48), for a distance of sixteen and eighty-four hundredths (16.84) feet at a point; thence turning and extending therefrom in a southwesterly direction along the subject property, for a distance of sixty-six and sixty-six hundredths (66.66) feet to a point; thence turning and extending therefrom in a southeasterly direction along the subject property, for a distance of ninety and thirty-seven hundredths (90.37) feet to intersect the southwestern property line of the subject property; thence turning and extending therefrom in a southeasterly direction along the southwestern property line of the subject property, for a distance of fifty-six and twenty-four hundredths (56.24) feet to the point of beginning; thence terminating. Be all measurements a little more or less.

Also, two variable feet in width temporary construction easements as more clearly shown on the attached Exhibit "A". Said temporary easements shall expire upon completion of this project, subject to resurrection upon circumstances posing a danger to health and safety.

This easement being more clearly shown and delineated on an easement drawing for Gills Creek Relief Sewer, Phase I, CIP Project #SS7562, drawing 10 of 11, dated June 2, 2022, last revised September 12, 2022, prepared by Michael Baker International for the City of Columbia, South Carolina, and being on file in the Office of the Department of Engineering, City of Columbia, South Carolina under City file reference #250-582.

A copy of said easement drawing being attached hereto and made a part hereof as Exhibit "A".

(VAL)
EASEMENT #10 of 11

(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)

TO HAVE AND TO HOLD the aforesaid rights to the Grantee, its successors and assigns, as aforesaid, forever.

And the Grantor does hereby bind the Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the said premises unto the Grantee, its successors and assigns against the Grantor and Grantor's successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the hand and seal of the Grantor by the undersigned this _____ day of _____, 2022.

WITNESSES:

RICHLAND COUNTY

(Witness #1 Signature)

BY: _____
(Signature)

(Witness #2 Signature)

Name: _____
(Print Name)

Title: _____
(Print Title)

STATE OF SOUTH CAROLINA)

ACKNOWLEDGEMENT

COUNTY OF RICHLAND)

The foregoing instrument was acknowledged before me this _____ day of _____, 2022 by _____
(Name & Title of Officer)

of _____ on behalf of the within-named Grantor.
(City & State)

(Notary's Signature)

NOTARY PUBLIC FOR: _____
(State)

MY COMMISSION EXPIRES: _____
(Date)




ATTORNEY CERTIFICATION

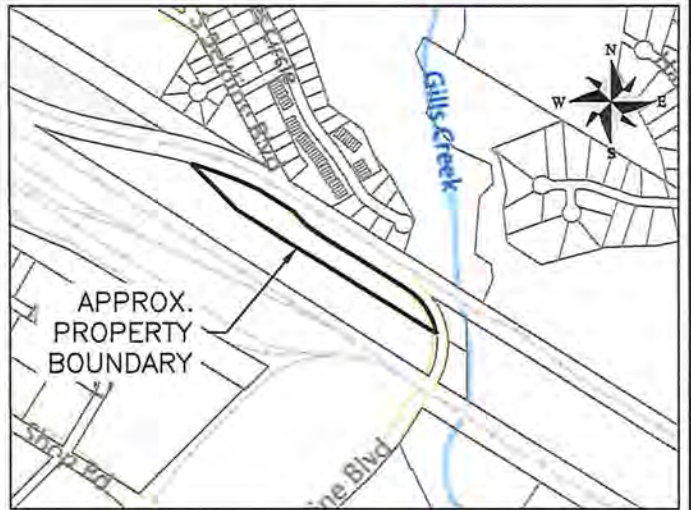
I, _____, an attorney licensed to practice in the State of _____ does hereby certify that I supervised the execution of the attached Easement for CIP#SS7562 Phase 1, Gills Creek Relief Sewer, with Richland County, as Grantor and the City of Columbia, as Grantee this _____ day of _____, 2022.

SIGNATURE State Bar Number: _____

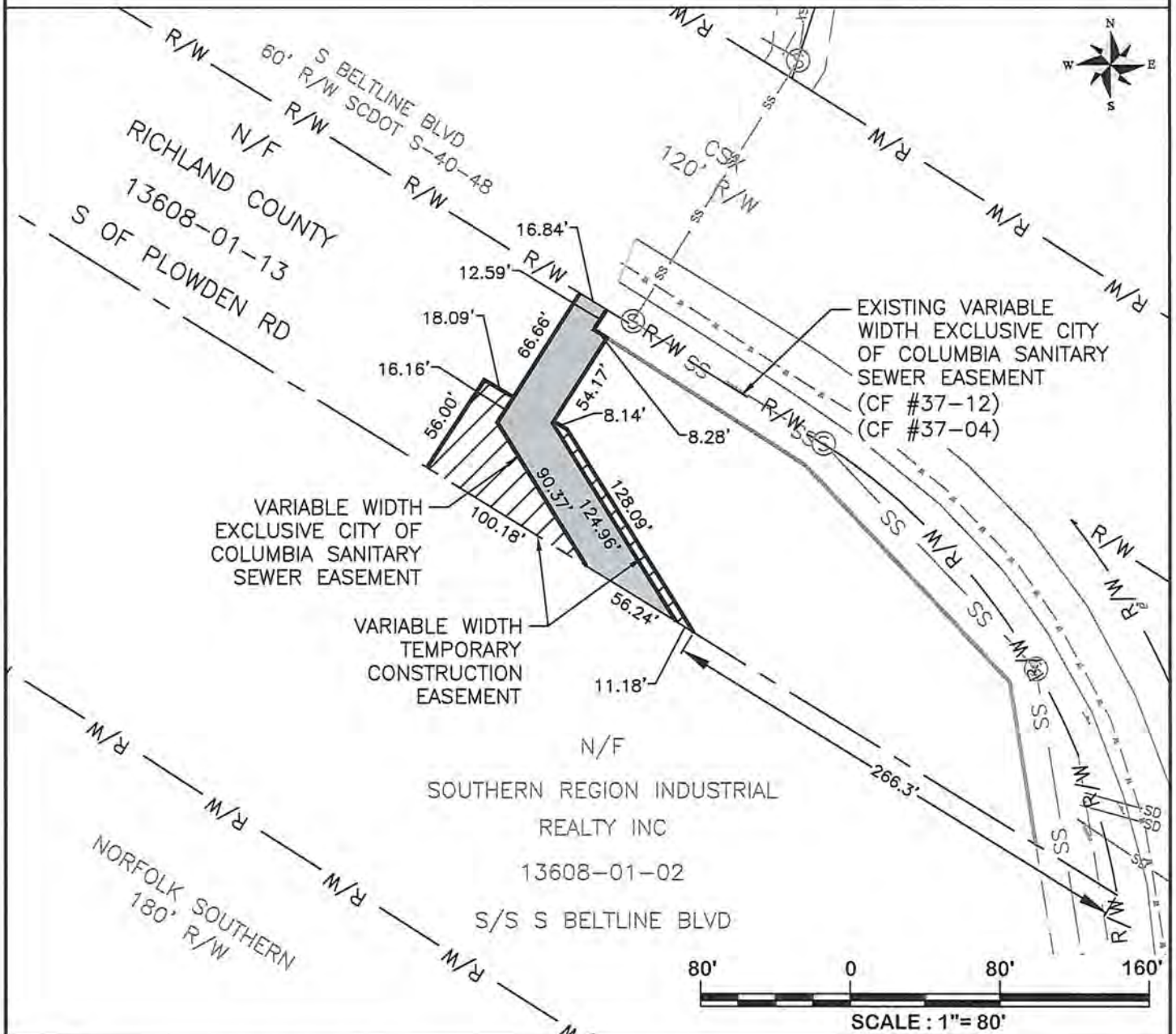
REFERENCES:

1. COORDINATES PROVIDED ARE BASED ON SC STATE PLAN, NAD83, NGVD88, INTERNATIONAL FOOT.
2. RICHLAND COUNTY TAX MAP SHEET R13608; 2022 EDITION.

-  VARIABLE WIDTH EXISTING EXCLUSIVE CITY OF COLUMBIA SANITARY SEWER EASEMENT (0.188 ACRE) CF#37-12 & CF#37-04
-  VARIABLE WIDTH EXCLUSIVE CITY OF COLUMBIA SANITARY SEWER EASEMENT (0.102 ACRE)
-  VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT (0.075 ACRE)



LOCATION MAP
SCALE: 1"= 1000'



NOTES:

1. DRAWING PROVIDED TO THE CITY OF COLUMBIA BASED ON TOPOGRAPHIC SURVEY PROVIDED BY VAUGHN & MELTON CONSULTING ENGINEERS DATED FEBRUARY 4, 2022.
2. OWNERSHIP AND TAX MAP INFORMATION TAKEN FROM RICHLAND COUNTY GIS WEBSITE.
3. THIS EXHIBIT WAS BASED ON MAP COMPILATIONS ONLY. NO GROUND SURVEY WAS PERFORMED.
4. SEE CF #37-12 AND CF #37-04 FOR EXISTING EASEMENT INFORMATION.

N/F

RICHLAND COUNTY
PO BOX 192
COLUMBIA, SC 29202
TMS#13608-01-13
CF #250-582



CITY OF COLUMBIA DEPARTMENT OF ENGINEERING COLUMBIA, SOUTH CAROLINA		
SCALE: 1"=80'	APPROVED BY:	DRAWN BY: BJF
DATE: 06-02-2022		
GILLS CREEK RELIEF SEWER PHASE 1		
PROJECT NO. : SS7562	DWG. 10 OF 11	
REVISION NO: 1	DATE: 09-12-2022	