

ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2022-040

Annexing 2311 Percival Road and 2301 Percival Road, Richland County TMS# 19711-06-14 and TMS# 19711-06-15 into the City of Columbia, South Carolina Columbia, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map

WHEREAS, a proper petition has been filed with the City Council by one hundred (100%) percent of the property owners of the within described property under the provisions of South Carolina Code Ann. § 5-3-150; and,

WHEREAS, it appears to City Council that the annexation of the property would be in the best interest of the property owners and the City of Columbia; and,

WHEREAS, City Council adopted Columbia Compass: Envision 2036 as the City of Columbia Comprehensive Plan by Ordinance No.: 2020-028 along with all the maps and policies contained therein, and amended from time to time, in accordance with the South Carolina Comprehensive Planning Act of 1994 (§6-29 of the SC Code); and,

WHEREAS, the City of Columbia has adopted the Unified Development Ordinance (UDO) by Ordinance No.: 2019-013 and Official Zoning Map of the City of Columbia, S.C. by Ordinance No.: 2021-001, both amended from time to time, in accordance with the authority in Title VI of the SC Code; and

WHEREAS, pursuant to Sec. 17-1.7(c) of the UDO, annexation may be considered concurrent with amendments to the Comprehensive Plan and the Zoning Map; and

WHEREAS, the City of Columbia Planning Commission has reviewed the proposed future land use and zoning classifications of the property, and made a recommendation to City Council in accordance with §6-29 of the SC Code and §17-2.5 of the UDO; and

WHEREAS, the Columbia City Council has held a public hearing in accordance with §17-2.4(f) of the UDO and §6-29-760 of the SC Code; and

WHEREAS, the Columbia City Council has determined that the proposed land use classification is appropriate for the property, and the proposed zoning district meets one or more of the criteria set forth by §17-2.5(c)(4), Zoning Map Amendment Decision Standards, of the UDO; NOW THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina this 7th day of June, 2022, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.
2. The property identified as 2311 Percival Road and 2301 Percival Road and TMS# 19711-06-14 and TMS# 19711-06-15 containing 11.93 acres, further identified in Attachment A, is hereby annexed to and becomes a part of the City of Columbia, and is incorporated into Columbia Compass: Envision 2036 and the Official Zoning Map, effective immediately.
3. This property shall be apportioned to City Council District #4, Census Tract 113.05, and assigned a future land use classification of Urban Edge Multi-Family (UEMF) and zoning of Residential Mixed District (RM-2).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NOS.: 19711-06-14 and 19711-06-15

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

Approved by:

Cheresa B. Wilcox
City Manager

Approved as to form:

[Signature]
City Attorney

[Signature]
Mayor

ATTEST:

[Signature]
City Clerk

Introduced: 5/17/2022
Final Reading: 6/7/2022

ORDINANCE NO.: 2022-040
EXHIBIT "A"
PROPERTY DESCRIPTION

All that certain piece, parcel or lot of land, together with any improvements thereon, if any, situate, lying and being located near the City of Columbia, in the County of Richland, State of South Carolina, containing 11.93 acres, more or less, and shown on ALTA survey prepared for Dominion Inc., by Surveying and Mapping, LLC (SAM), dated October 13, 2021 and revised October 29, 2021. Reference being made to said survey for a more complete and accurate description; all measurements being a little more or less.

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

PETITION FOR ANNEXATION

The undersigned, being the owner(s) of the property described below hereby petition(s) the Mayor and City Council for annexation to the City of Columbia, South Carolina pursuant to S.C. Code Ann. Section 5-3-150, 1976, as amended.

Property Description: All that certain piece, parcel, or lot of land, with the improvements thereon, if any, situate, lying and being located near the City of Columbia, in the County of Richland, State of South Carolina, containing 11.93 acres, more or less, and shown on an ALTA survey prepared for Dominion Inc, by Surveying and Mapping, LLC (SAM), dated October 13, 2021 and revised October 29, 2021. Reference being made to said survey for a more complete and accurate description; all measurements being a little more or less.

Richland County TMS: 19711-06-14 and 19711-06-15

Property Address: 2311 Percival Road and 2301 Percival Road


Samantha Eargle

Date: 2/24/22


Caroline Powell

Date: 2/24/22

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

PETITION FOR ANNEXATION

The undersigned, being the owner(s) of the property described below hereby petition(s) the Mayor and City Council for annexation to the City of Columbia, South Carolina pursuant to S.C. Code Ann. Section 5-3-150, 1976, as amended.

Property Description: All that certain piece, parcel, or lot of land, with the improvements thereon, if any, situate, lying and being located near the City of Columbia, in the County of Richland, State of South Carolina, containing 11.93 acres, more or less, and shown on an ALTA survey prepared for Dominion Inc, by Surveying and Mapping, LLC (SAM), dated October 13, 2021 and revised October 29, 2021. Reference being made to said survey for a more complete and accurate description; all measurements being a little more or less.

Richland County TMS: 19711-06-14 and 19711-06-15

Property Address: 2311 Percival Road and 2301 Percival Road



Samantha Eargle

Date: 2/24/22



Caroline Powell

Date: 2/24/22

MEMORANDUM

Office of the City Manager

TO: Department Heads
FROM: Teresa Wilson, City Manager
DATE: March 8, 2022
RE: **Property Address:** 2311 and 2301 Percival Road
Richland County TMS#: 19711-06-14 and 19711-06-15
Owner(s): Samantha Eargle and Caroline Powell
Current Use: Vacant Land
Proposed Use: Residential
Current County Land Use: Neighborhood (Medium Density)
Proposed City Land Use: Urban Edge Multifamily (UEMF)
Current County Zoning: Residential Multi-Family High Density (RM-HD)
Proposed City Zoning: Residential Mixed (RM-2)
Reason for Annexation: Municipal Services; Secondary
City Council District: 4
Census Tract: 113.05

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 **April 14, 2022** Planning Commission 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
Dana Higgins, Director, Engineering
Robert Anderson, Public Works Director
Krista Hampton, Planning & Development Services
Denoi Fields, Deputy Business License Administrator
Greg Williams, Business Liaison
Tiffany Latimer, Customer Care Administrator
Todd Beiers, Building Official
Michelle Brazell, Engineering
Police Planning & Research
Alfreda Tindal, Richland Co. 911 Addressing Coordinator

Missy Gentry, Assistant City Manager
Henry M. Simons, Assistant City Manager
Teresa Knox, City Attorney
William Holbrook, Police Chief
Aubrey Jenkins, Fire Chief
Gloria Saaed, Community Development Director
George Adams, Fire Marshal
Hope Hasty, Interim Zoning Administrator
Jacquelyn Richburg, Columbia-Richland 911
David Hatcher, Housing Official
Richland County Solid Waste Collection
Lucinda Statler, Planning Administrator
Brandon Burnette, Development Center Administrator

Planning Commission Land Use Recommendation: UEMF (Land Use classification) by 5 - 0
on 4/14/2022 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: RM-2 (Zoning classification) by 5 - 0
on 4/14/2022 (mm/dd/yyyy).


(Signature of Annexation Coordinator)



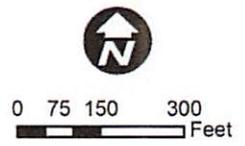
Future Land Use Map

2311 and 2301 Percival Road, TMS# 19711-06-14 and 19711-06-15;
Current Rich. Co. FLU: Neighborhood Medium Density, Proposed City FLU: UEMF



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
Date: 3/7/2022

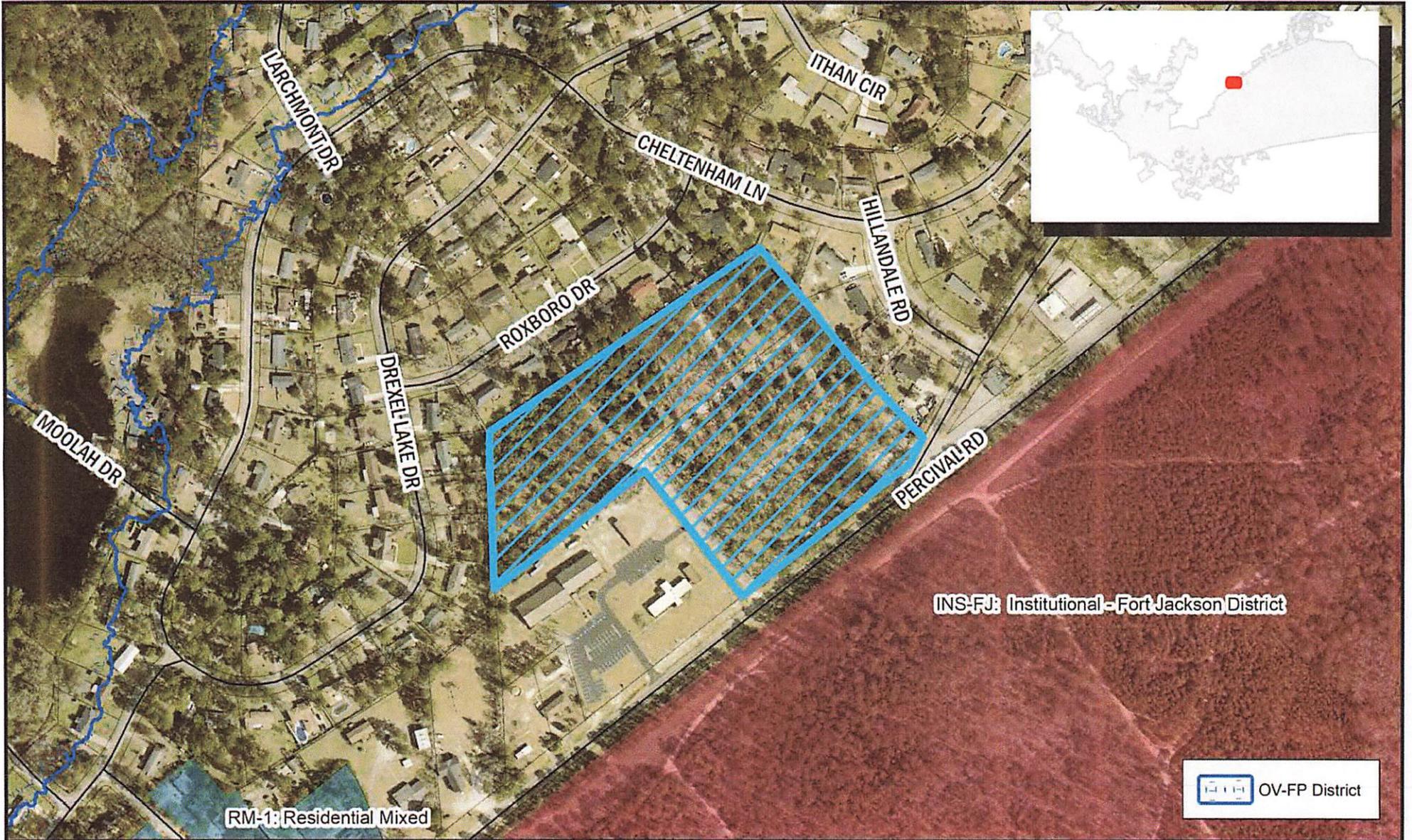


CITY OF COLUMBIA PLANNING DEPARTMENT
THIS MAP IS THE PRODUCT OF COMPILATION,
OR WAS PRODUCED BY OTHERS. IT IS FOR
INFORMATION ONLY AND THE CITY OF COLUMBIA
MAKES NO REPRESENTATIONS AS TO ITS ACCURACY
OR USE WITHOUT FIELD VERIFICATION
IS AT THE SOLE RISK OF THE USER.

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

2311 and 2301 Percival Road, TMS# 19711-06-14 and 19711-06-15;
 Current Rich. Co. Zoning: RM-HD, Proposed City Zoning: RM-2



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
 This map was prepared by:

Shane Shaughnessy
 Date: 3/7/2022



We Are Columbia



0 80 160 320 Feet

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.

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION