

ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2022-051

*Annexing 8325 Old Percival Road
Richland County TMS# 19813-01-02*

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; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this 20th day of September, 2022, that the property described herein is hereby annexed to and becomes a part of the City of Columbia effective immediately. This property shall be assigned interim zoning of Residential Mixed District (RM-1), apportioned to City Council District 4, Census Tract 114.12, contains 4.37 acres, and shall be assigned an interim land use classification of Urban Edge Residential Small Lot (UER-1).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 19813-01-02

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. Wilson
City Manager

Approved as to form:

[Signature]
City Attorney

[Signature]
Mayor

ATTEST:
Erika D. Hammond
City Clerk

Introduced: 6/7/2022

Final Reading: 9/20/2022

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2022-051

All that lot, parcel, or piece of land, together with improvements thereon, situate, lying, and being located near the City of Columbia, in the County of Richland, State of South Carolina, containing approximately 4.731 Acres, more or less, being shown and delineated on that Boundary Survey prepared for J. Reid Boyleston, III, by B.P. Barber & Associates, Inc., dated February 22, 2005, and recorded in the Office of the Register of Deeds for Richland County in Plat Book 1037 at Page 2914. Reference to said plat(s) is hereby made for a more complete and accurate description, with all measurements being a little more or less.

MEMORANDUM

Office of the City Manager

TO: Department Heads
FROM: Teresa Wilson, City Manager
DATE: April 22, 2022
RE: **Property Address:** 8325 Old Percival Road
Richland County TMS#: 19813-01-02
Owner(s): Hurricane Construction, Inc.
Current Use: Undeveloped
Proposed Use: Residential
Current County Land Use: Neighborhood (Medium Density)
Proposed City Land Use: Urban Edge Residential Small Lot (UER-1)
Current County Zoning: Residential Multifamily High Density (RM-HD)
Proposed City Zoning: Residential Mixed District (RM-1)
Reason for Annexation: Municipal Services; Secondary Area
City Council District: 4
Census Tract: 114.12

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 12, 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

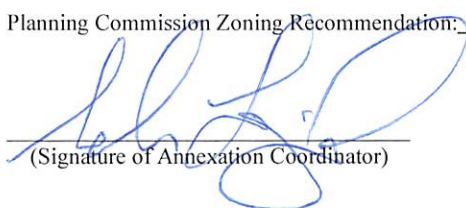
cc:

Clint Shealy, Assistant City Manager
Jeff Palen, Assistant City Manager/CFO
Dana Higgins, Director, Engineering
Frank Eskridge, Director, Utilities
Robert Anderson, Public Works Director
Krista Hampton, Planning & Development Services
Kelly Smith, 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: UER-1 (Land Use classification) by 4-0
on 5/12/2022 (mm/dd/yyyy).

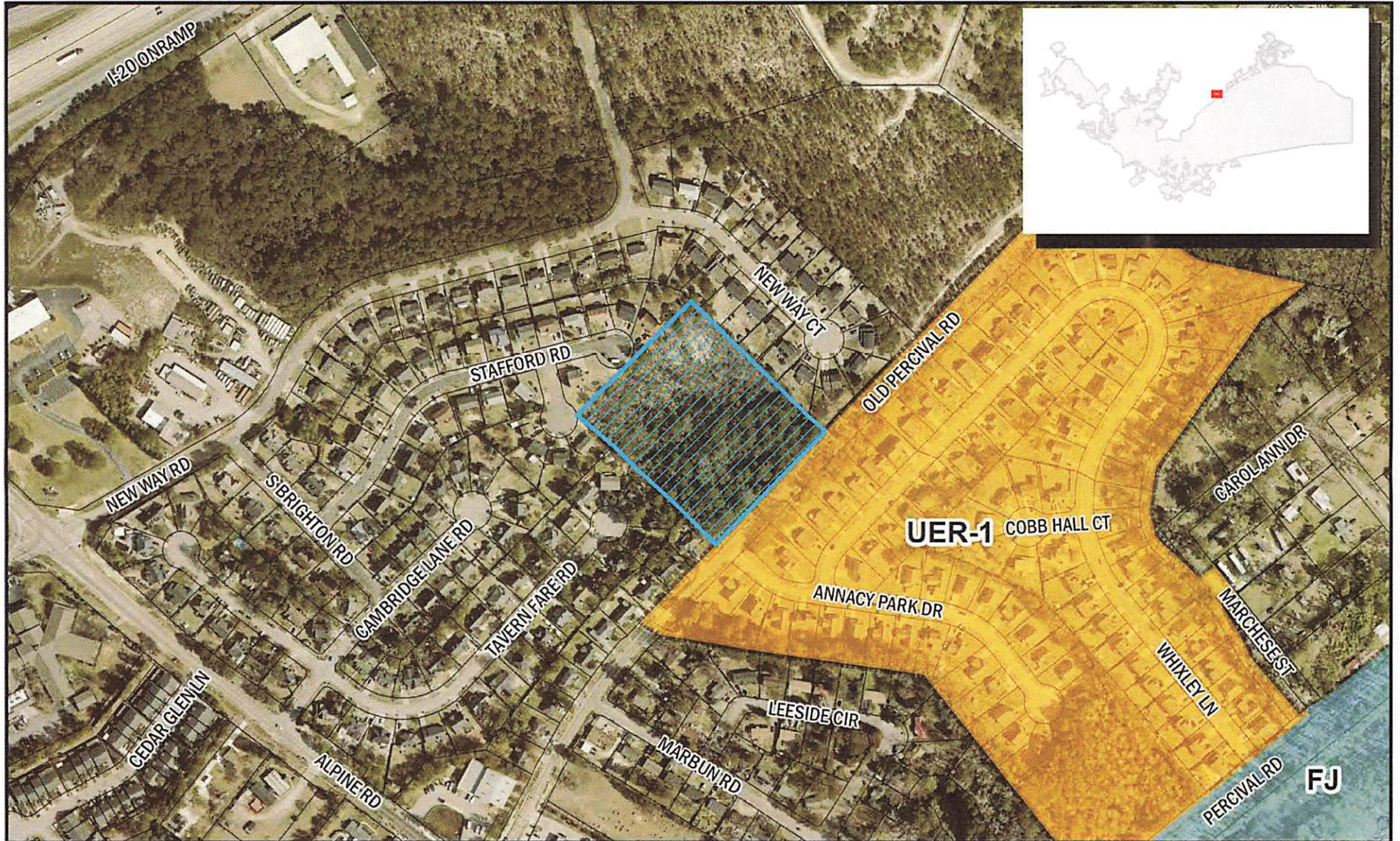
Planning Commission Zoning Recommendation: RM-1 (Zoning classification) by -
on 5/12/2022 (mm/dd/yyyy).


(Signature of Annexation Coordinator)



Future Land Use Map

8325 Old Percival Road, TMS# 19813-01-02;
Current Rich. Co. FLU: Neighborhood (Medium Density), Proposed City Interim FLU: UER-1



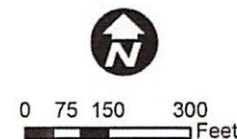
Department of Planning &
Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 4/22/2022



We Are Columbia

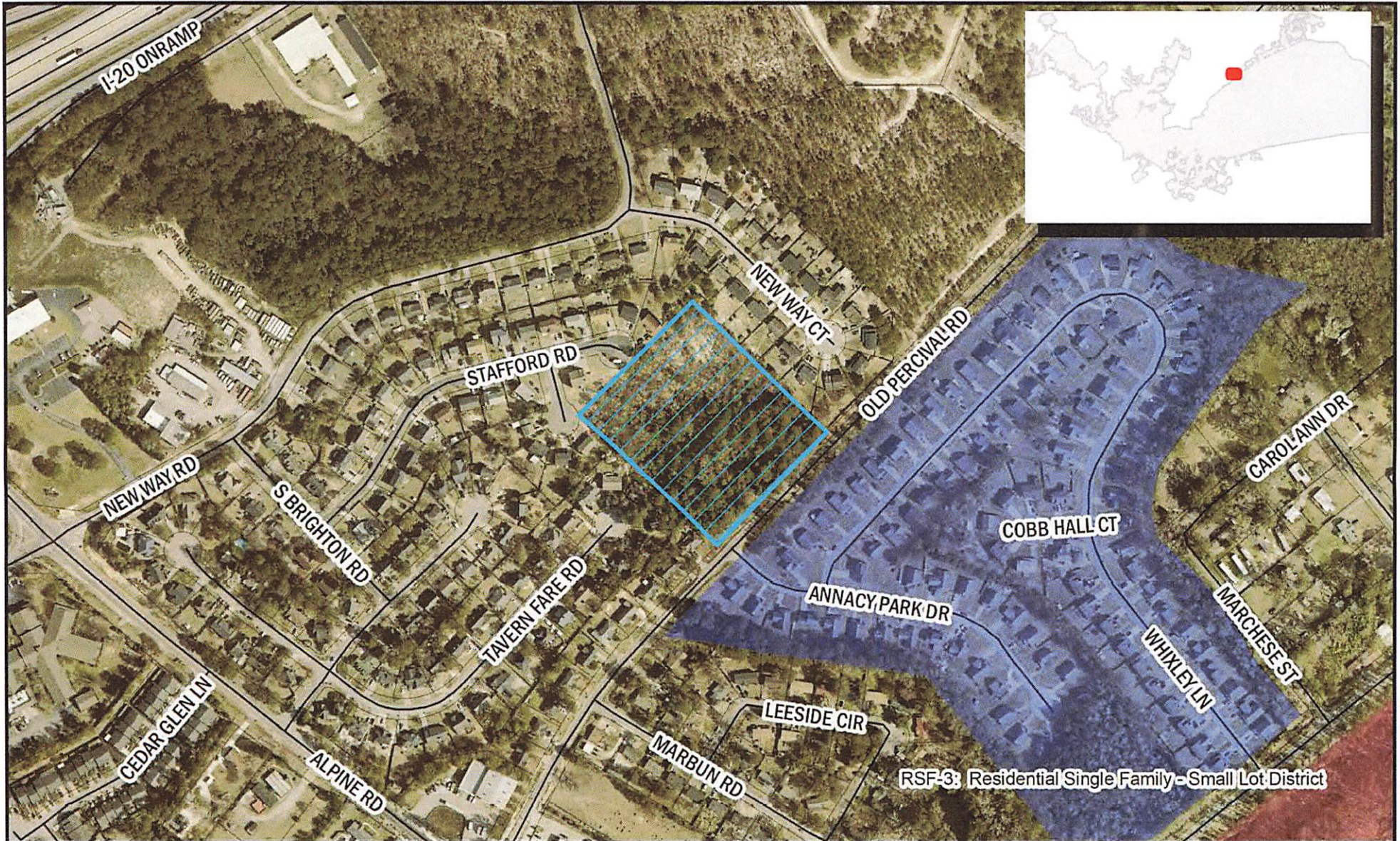


CITY OF COLUMBIA PLANNING DEPARTMENT
THIS MAP IS THE PRODUCT OF COMPILATION,
OR WAS PRODUCED BY OTHERS. IT IS FOR
INFORMATION ONLY AND THE CITY OF COLUMBIA
MAKES NO REPRESENTATIONS AS TO ITS ACCURACY
OR USE WITHOUT FIELD VERIFICATION
IS AT THE SOLE RISK OF THE USER.

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

8325 Old Percival Road, TMS# 19813-01-02;
Current Rich. Co. Zoning: RM-HD, Proposed City Interim Zoning: RM-1



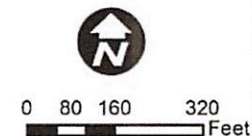
Department of Planning &
Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 4/22/2022



We Are Columbia



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

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 lot, parcel, or piece of land, together with improvements thereon, situate, lying, and being located near the City of Columbia, in the County of Richland, State of South Carolina, containing approximately 4.731 Acres, more or less, being shown and delineated on that Boundary Survey prepared for J. Reid Boyleston, III, by B.P. Barber & Associates, Inc., dated February 22, 2005, and recorded in the Office of the Register of Deeds for Richland County in Plat Book 1037 at Page 2914. Reference to said plat(s) is hereby made for a more complete and accurate description, with all measurements being a little more or little less.

Richland County TMS: 19813-01-02

Property Address: 8325 Old Percival Road

Hurricane Construction, Inc.

BY: 
(Signature)

Date: 4/6/2022

Eric Fannin
(Print or type name)

ITS: Land Development Manager
(Print or type title)

11000 CIRCULAR

AREA = 4.371 ACRES OR 190.413 SQ. FT.

NO.	DATE	REVISION
1	1/2/95	1
2		2
3		3

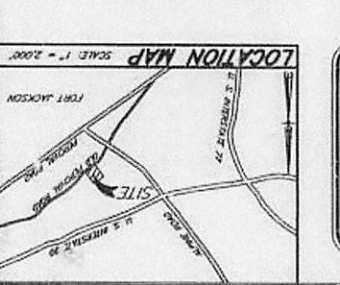
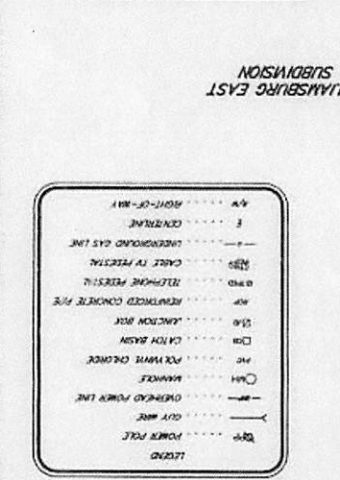
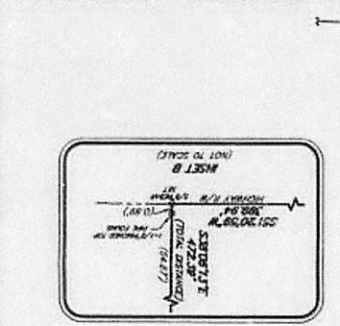
1. REID BOYSTON, III
BOUNDARY SURVEY

B. P. BARBER & ASSOCIATES, INC.
ENGINEERS - PLANNERS - SURVEYORS
COLUMBIA • MEMPHIS • CHARLOTTE
TODD • SAVANNAH • CHARLOTTE

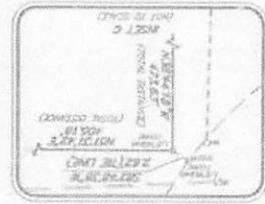


DATE	REVISION
1/2/95	1
	2
	3

1. HAVE EXAMINED THE ABOVE INSTRUMENT AND HAVE FOUND THAT THE SAME IS IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THE STATE OF MISSISSIPPI, AND THE SAME IS VALID AND EFFECTIVE.



1. THIS IS NOT A TRUE COPY OF THE INSTRUMENT UNLESS IT BEARS THE ORIGINAL SIGNATURE, SIGNATURE DATE, AND THE WITNESSES' SIGNATURES AND DATE. THE INSTRUMENT IS VALID AND EFFECTIVE.



1. HAVE EXAMINED THE ABOVE INSTRUMENT AND HAVE FOUND THAT THE SAME IS IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THE STATE OF MISSISSIPPI, AND THE SAME IS VALID AND EFFECTIVE.

