

ORDINANCE NO.: 2022-086

*Annexing and Incorporating 79.26 acres N/S Percival Road, 4407 Percival Road and 0.775 acres E/S Newland Road, Richland County TMS# 25600-03-04 and TMS# 25600-03-30 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 4<sup>th</sup> day of October, 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 N/S Percival Road and 4407 Percival Road and TMS# 25600-03-04 containing 79.26 acres and E/S Newland Road and TMS# 25600-03-30 containing 0.775 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 114.14, and assigned a future land use classification of Urban Edge Residential Small Lot (UER-1), Urban Edge Multi-Family (UEMF) and Urban Edge Community Activity Center (UEAC-1) and zoning of Residential Mixed (RM-1), Residential Mixed (RM-2) and Light Industrial (L1) Districts.

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NOS.: 25600-03-04 and 25600-03-30

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:

Quiana D. Hammond  
City Clerk

Introduced: 9/20/2022  
Final Reading: 10/4/2022

**ORDINANCE NO.: 2022-086**  
**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**

All that certain piece, parcel or tract of land with all improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, and shown as Tract A, Tract B, Tract C, Tract D, and Wetlands, 79.26 acres, on a Plat prepared for VVV, LLC, by Belter & Associates, Inc., and dated May 27, 2022. The Plat being incorporated by reference for a more complete description of the property.

All that certain piece, parcel, lot or tract of land situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, being shown and delineated as "Lot 2" comprising 0.775 acres on a plat entitled "Reconfiguration Survey" dated August 3, 2021, last revised October 26, 2021, prepared by Walker Land Surveying, Inc., and recorded in Plat Book 2699, Page 444 in the Office of the Richland County Register of Deeds, and having such boundaries and measurements as shown on the plat described herein, which is specifically incorporated by reference.

# MEMORANDUM

## Office of the City Manager

TO: Department Heads  
FROM: Teresa Wilson, City Manager  
DATE: August 10, 2022  
RE: **Property Address:** 79.05 acres N/S Percival Road, 4407 Percival Road, and 0.775 acre E/S Newland Road  
**Richland County TMS#:** 25600-03-04 and 25600-03-30  
**Owner(s):** C. Ray Miles and VWV, LLC  
**Current Use:** Undeveloped  
**Proposed Use:** Residential and Commercial  
**Current County Land Use:** Neighborhood (Medium Density)  
**Proposed City Land Use:** Urban Edge Residential Small Lot (UER-1), Urban Edge Multi-Family (UEMF), and Urban Edge Community Activity Center (UEAC-1)  
**Current County Zoning:** Light Industrial (M-1)  
**Proposed City Zoning:** Residential Mixed (RM-1), Residential Mixed (RM-2), and Light Industrial (LI) Districts  
**Reason for Annexation:** Municipal Services; Donut Hole - Secondary  
**City Council District:** 4  
**Census Tract:** 114.14

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 **September 8, 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.

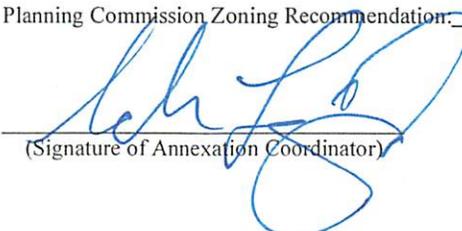
/atl  
Attachments

cc:

Clint Shealy, Assistant City Manager	Missy Gentry, Assistant City Manager
Jeff Palen, Assistant City Manager/CFO	Henry M. Simons, Assistant City Manager
Dana Higgins, Director, Engineering	Teresa Knox, City Attorney
Frank Eskridge, Director, Utilities	William Holbrook, Police Chief
Robert Anderson, Public Works Director	Aubrey Jenkins, Fire Chief
Krista Hampton, Planning & Development Services	Gloria Saaed, Community Development Director
Kelly Smith, Business License Administrator	George Adams, Fire Marshal
Greg Williams, Business Liaison	Hope Hasty, Zoning Administrator
Tiffany Latimer, Customer Care Administrator	Jacquelyn Richburg, Columbia-Richland 911
Todd Beiers, Building Official	David Hatcher, Housing Official
Michelle Brazell, Engineering	Richland County Solid Waste Collection
Police Planning & Research	Lucinda Statler, Planning Administrator
Alfreda Tindal, Richland Co. 911 Addressing Coordinator	Brandon Burnette, Development Center Administrator

Planning Commission Land Use Recommendation: UER-1, UEMF, UEAC-1 (Land Use classification) by 6-0 on 9/8/2022 (mm/dd/yyyy).

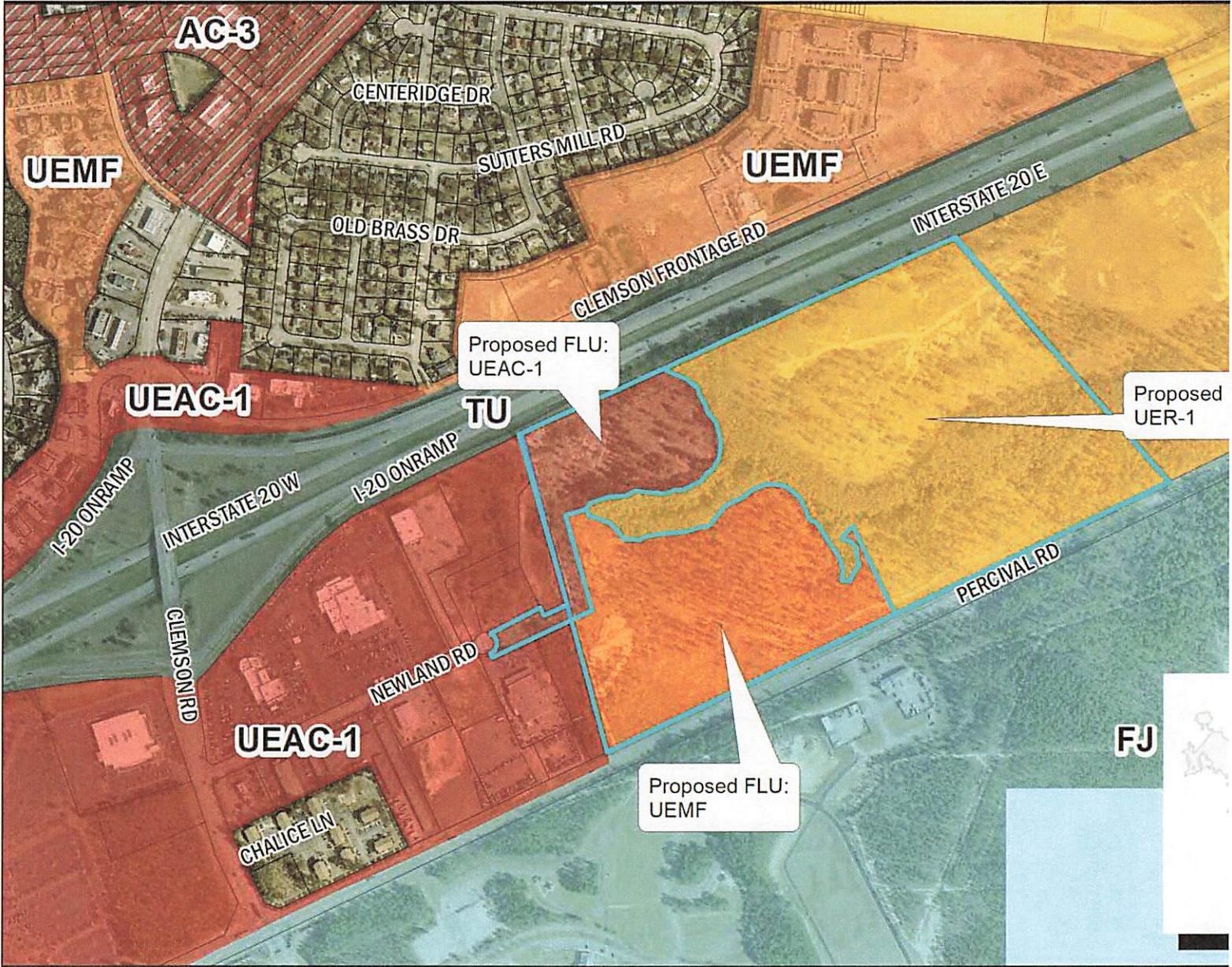
Planning Commission Zoning Recommendation: RM-1, RM-2, LI (Zoning classification) by 6-0 on 9/8/2022 (mm/dd/yyyy).

  
(Signature of Annexation Coordinator)



# Future Land Use Map

19.05 acres N/S Percival Ka, 440' Percival Ka, and 0.115 E/S Newland Ka  
TMS# 25600-03-04 and 25600-03-30;  
Current Rich. Co. FLU: Neighborhood (Medium Density), Proposed City 1



Department of Planning &  
Development Services

ORIGINAL PREPARATION DATE:  
This map was prepared by:

Shane Shaughnessy  
Date: 8/9/2022

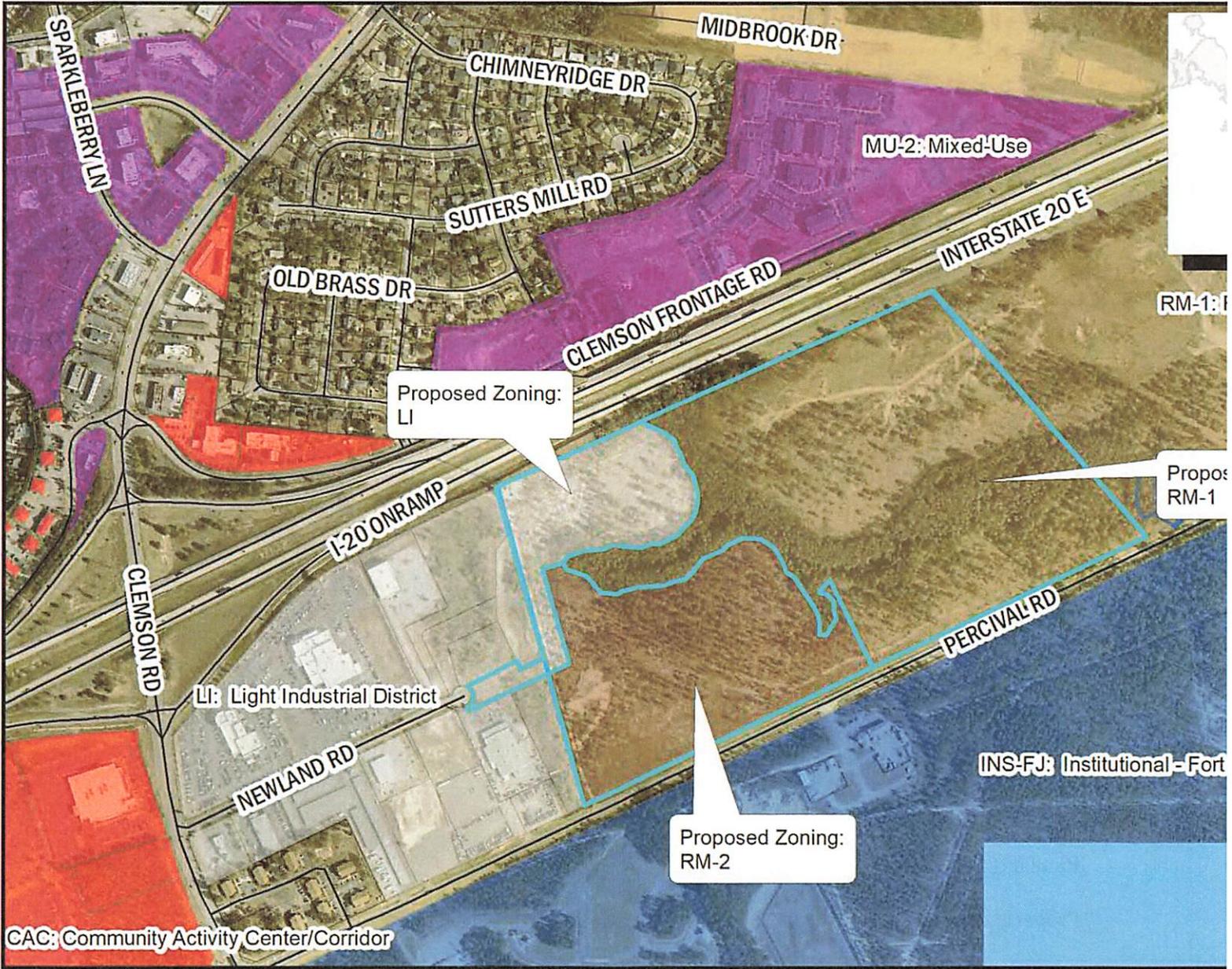


We Are Columbia

0 165 330

# Zoning Map

17.05 acres 175 Percival Rd, 4407 Percival Rd.  
TMS# 25600-03-04 and 25600-03-30;  
Current Rich. Co. Zoning: M-1, Proposed C



Department of Planning &  
Development Services

ORIGINAL PREPARATION DATE:  
This map was prepared by:

Shane Shaughnessy  
Date: 8/9/2022



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, lot or tract of land situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, being shown and delineated as "Lot 2" comprising 0.775 acres on a plat entitled "Reconfiguration Survey" dated August 3, 2021, last revised October 26, 2021, prepared by Walker Land Surveying, Inc., and recorded in Plat Book 2699, Page 444 in the Office of the Richland County Register of Deeds, and having such boundaries and measurements as shown on the plat described herein, which is specifically incorporated by reference.

Richland County TMS:       25600-03-30

Property Address:           0.775 acre E/S Newland Road

VWV, LLC

BY:   
\_\_\_\_\_  
Harold V. Pickrel III

Date: 5/16/22

Harold V Pickrel III  
(Print or type name)

ITS: Managing Member  
(Print or type title)

**SUMMARY**  
 THIS IS A RECONFIGURATION SURVEY OF  
 TWS No. R25600-03 IS A R25600-03-03  
 LOT 1A IS IN THE CITY OF COLLEGE. LOT 1B & LOT 2 ARE  
 IN RICHLAND COUNTY. LOTS 1B & 2 PLAT BOOK 803 PG  
 2787-2811. DC ANNEXED INTO THE CITY OF COLLEGE.  
 LOTS 1A & 1B WILL BECOME ONE LOT LOT 1. LOT 2 WILL BE  
 COMBINED WITH THE ADJOINING PROPERTY OF THE  
 CURRENT OWNER, TWS No. R25600-03-21

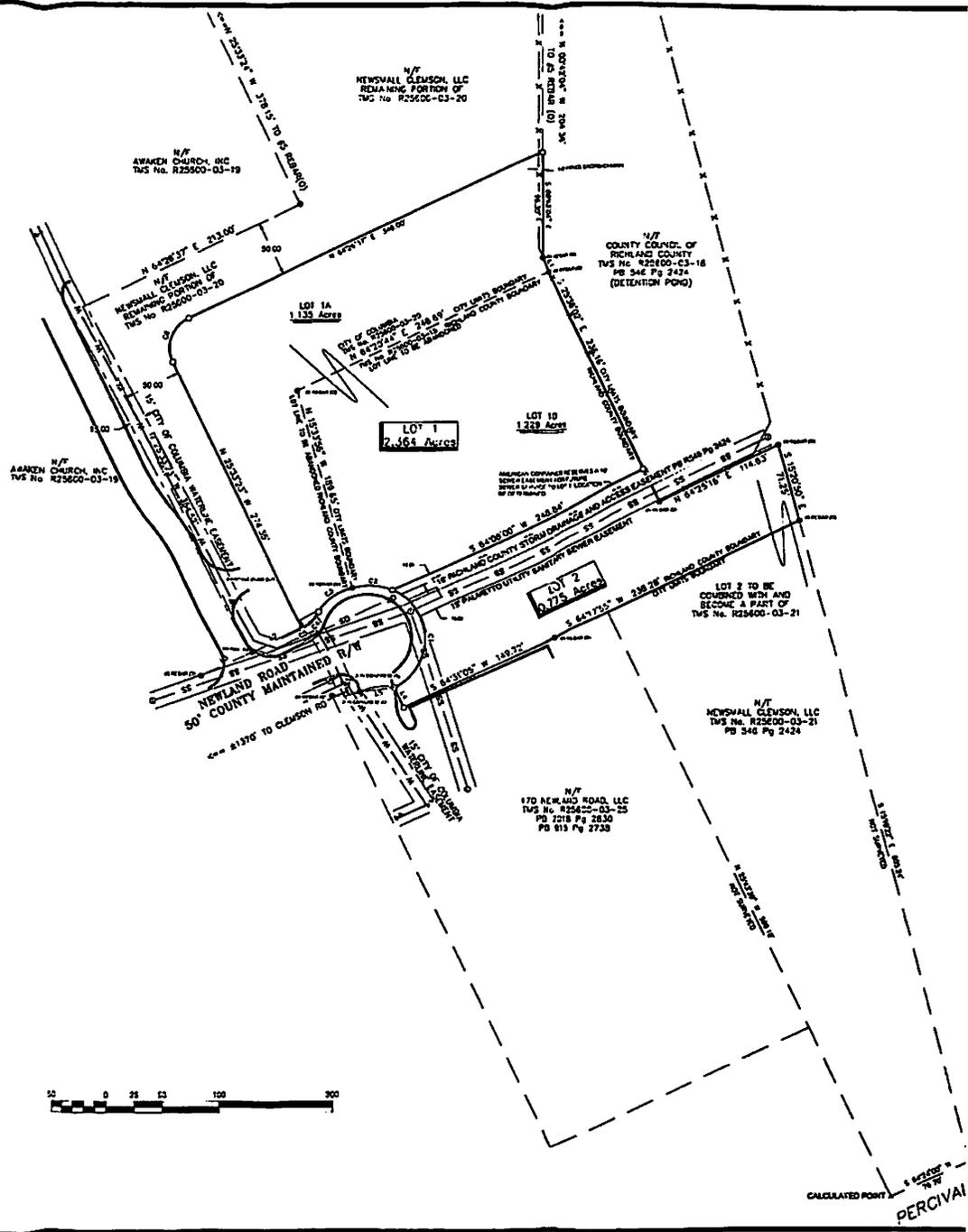
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- LEGEND**
- STORM DRAIN LINE
  - SANITARY SEWER LINE
  - OVERHEAD ELECTRIC LINE
  - UNDERGROUND ELECTRIC LINE
  - CHAIN LINK FENCE
  - (S) = SET
  - (O) = OLD
  - (R) = IR REBAR (S)
  - (M) = STORM DRAIN MANHOLE
  - (SM) = SAN SEWER MANHOLE
  - (C) = CATCH BASIN
  - (P) = FIRE HYDRANT
  - (M) = WATER METER
  - (M) = WATER VALVE
  - (P) = POWER POLE



WALKER LAND SURVEYING, INC.  
 1214 S. W. 11th Street  
 Gaines, FL 32607  
 (904) 455-1111



PERCIVAL