

ORIGINAL  
STAMPED IN RED

ORDINANCE NO.: 2023-120

*Annexing 9.28 acres E/S Parklane Road, 8444 Parklane Road and 1.02 acre E/S Old Legrand Road, Richland County TMS #17104-02-02, TMS #17104-02-03 and TMS #17104-02-04 into the City of Columbia, South Carolina, 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 5<sup>th</sup> day of December, 2023, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.
2. The property identified as 9.28 acres E/S Parklane Road, 8444 Parklane Road and 1.02 acre E/S Old Legrand Road and TMS #17104-02-02, TMS #17104-02-03 and TMS #17104-02-04 containing 12.13 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 #1, Census Tract 113.03, and assigned a future land use classification of Community Activity Corridor (AC-2) and zoning of Residential Mixed District (RM-1).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS Nos.: 17104-02-02, 17104-02-03 and 17104-02-04

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

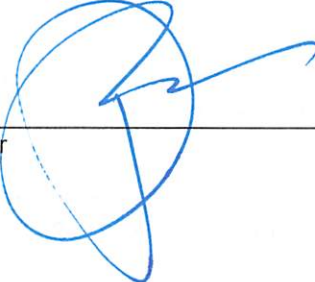
Approved by:

  
City Manager

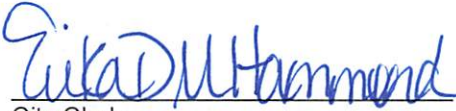
Approved as to form:

  
City Attorney

Introduced: 11/21/2023  
Final Reading: 12/5/2023

  
Mayor

ATTEST:

  
City Clerk

**ORDINANCE NO.: 2023-120**  
**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**

All those certain pieces, parcels or lots of land, together with the improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina and being shown and designated as T.M.S. No. 17104-02-02 containing 11.2641 acres, T.M.S. No. 17104-02-03 containing 1.9750 acres, and T.M.S. No. 17104-02-04 containing 1.0220 acres on plat of Property Surveyed for First Piedmont SC, LLC prepared by Steadman & Associates, Inc. dated September 17, 2007, recorded in the Office of the Register of Deeds for Richland County in Book 1363 at Page 1700, said property having such courses, metes, measurements, and boundaries as shown on the aforesaid plat, which plat is incorporated herein by reference.

**LESS AND EXCEPT:**

All that certain piece, parcel or tract of land lying and situated in Richland County, near the City of Columbia, State of South Carolina, containing 2.13 acre, more or less, and being shown on an ALTA/NSPS Land Title Survey prepared for AllSouth Federal Credit Union by Associated E & S, Inc., dated May 5, 2020, last revised November 18, 2020, and recorded in the Richland County Register of Deeds Office in Record Book 2574, Page 1363, and having the following metes and bounds, to-wit:

Beginning at an iron pin located near the southeastern intersection of the right-of-way of Old LeGrand Road and Parklane Road, shown as P.O.B., thence running along land now or formerly First Piedmont SC, LLC, N60°38'04"E for a distance of 132.73' to an iron pin; thence N60°38'04"E for a distance of 9.32' to an iron pin; thence turning and continuing along lands now or formerly First Piedmont SC, LLC, S45°34'04"E for a distance of 296.63' to an iron pin; thence turning and running along lands now or formerly The Brook, S44°25'41"W for a distance of 430.97' to an iron pin on the eastern right-of-way of Parklane Road; thence turning and running along the eastern right-of-way of Parklane Road, N04°20'51"W for a distance of 423.35' to an iron pin; thence N04°26'45"W for a distance of 23.70' to the point of beginning. Said tract containing 2.13 acres, more or less.

# MEMORANDUM

## Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: August 25, 2023

RE: **Property Address:** 9.28 acres E/S Parklane Road, 8444 Parklane Road, and 1.02 acre E/S Old LeGrand Road  
**Richland County TMS#:** 17104-02-02, 17104-02-03, 17104-02-04  
**Owner(s):** First Piedmont SC, LLC / Haven Communities  
**Current Use:** Undeveloped  
**Proposed Use:** Residential  
**Current County Land Use:** Neighborhood (Medium Density), a portion within a Priority Investment Area  
**Proposed City Land Use:** Community Activity Corridor (AC-2)  
**Current County Zoning:** General Commercial (GC)  
**Proposed City Zoning:** Residential Mixed District (RM-1)  
**Reason for Annexation:** Municipal Services; Long Range Area  
**City Council District:** 1  
**Census Tract:** 113.03

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 14, 2023** 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  
Dollie Herron, Community Development  
George Adams, Fire Marshal  
Hope Hasty, Zoning Administrator  
Wendy Royal, 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: AC-2 (Land Use classification) by                       
Per S.C. Code Sec. 6-29-760 on                      (mm/dd/yyyy).

Planning Commission Zoning Recommendation: RM-1 (Zoning classification) by                       
Per S.C. Code Sec. 6-29-760 on                      (mm/dd/yyyy).

                      
(Signature of Annexation Coordinator)







# Future Land Use

8444 Parklane Road; TMS# 17104-02-02, -03, -04

Current Richland Co. Future Land Use: Neighborhood Medium Density w/in a Priority Invest Area

Proposed City Future Land Use: Community Activity Corridor (AC-2)

## Legend

- UCMR-1 - Urban Core Mixed Residential - 1
- UCMR-2 - Urban Core Mixed Residential - 2
- UCMR-3 - Urban Core Mixed Residential - 3
- UEMR - Urban Edge Mixed Residential
- UCMF - Urban Core Multi-family
- UEMF - Urban Edge Multi-family
- UCR-1 - Urban Core Residential Small Lot
- UCR-2 - Urban Core Residential Large Lot
- UER-1 - Urban Edge Residential Small Lot
- UER-2 - Urban Edge Residential Large Lot
- UCAC-1 - Urban Core Neighborhood Activity Center
- UCAC-2 - Urban Core Community Activity Center
- UCAC-3 - Urban Core Regional Activity Center
- UEAC-1 - Urban Edge Community Activity Center
- UEAC-2 - Urban Edge Regional Activity Center
- AC-1 - Neighborhood Activity Corridor
- AC-2 - Community Activity Corridor
- AC-3 - Regional Activity Corridor
- EC - Employment Campus
- IND - Industrial
- TU - Transportation & Utilities
- S/A - Sports/Amusement
- C/I - Civic/Institutional
- CBA - Central Business Area
- ZOO - Riverbanks Zoo & Garden
- U/C - Universities/Colleges
- FJ - Fort Jackson
- T/S - Transitional/Sensitive Lands
- Parcels
- City Limits

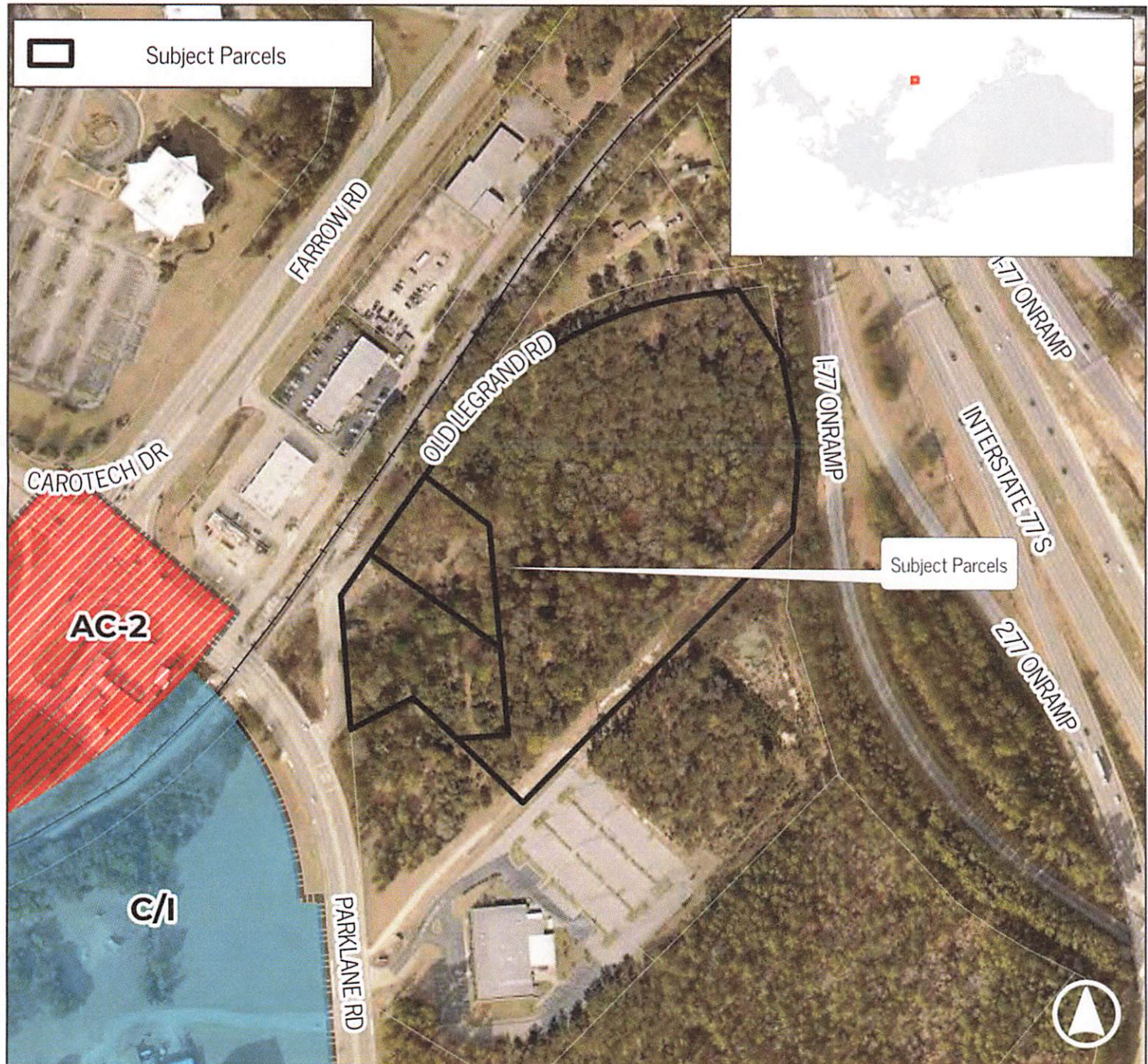
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## Planning & Development Services Department

Created by: sw Hudson Date: 8/24/2023



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# Zoning

8444 Parklane Road; TMS# 17104-02-02, -03, -04  
Current Richland Co. Zoning: General Commercial (GC)  
Proposed City Zoning: Residential Mixed District (RM-1)

## Legend

- LI: Light Industrial District
- INS-GEN: Institutional - General District
- Parcels
- City Limits

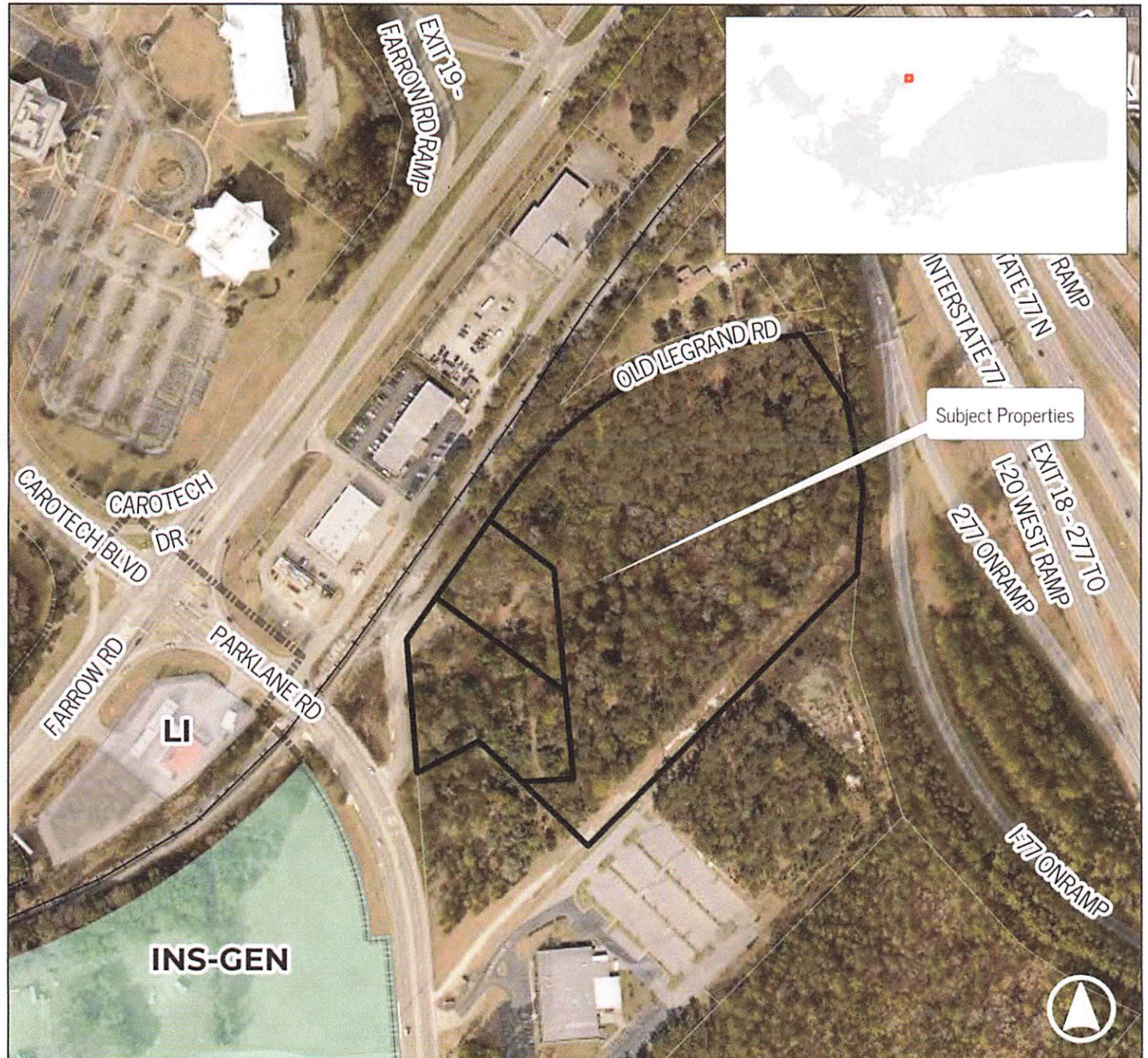
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Planning & Development  
Services Department

Created by: swhudson Date: 8/24/2023



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STATE OF SOUTH CAROLINA        )  
  )  
COUNTY OF RICHLAND            )     PETITION FOR ANNEXATION

The undersigned, being the owner(s) of the properties 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: See attached Exhibit "A"

Richland County TMS: 17104-02-02, 17104-02-03, 17104-02-04

Property Addresses: 9.28 acres E/S Parklane Road, 8444 Parklane Road, 1.02 acre E/S Old LeGrand Road

First Piedmont SC, LLC

BY: merid  
(Signature)

Date: 07/17/23

Brad Lail  
(Print or Type Name)

ITS: manager  
(Print or Type Title)



## EXHIBIT "A"

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