

ORIGINAL  
STAMPED IN RED

**ORDINANCE NO.: 2023-132**

*Annexing a 0.04-acre portion of 702 Percival Road, Richland County TMS #16813-04-01 (portion) 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 23<sup>rd</sup> day of January, 2024, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.
2. The property identified as 702 Percival Road and TMS# 16813-04-01 (portion) containing 0.04 acre, 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 113.07, and assigned a future land use classification of Urban Edge Mixed Residential (UEMR) and zoning of Residential Mixed District (RM-1).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 16813-04-01 (portion)

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:

Chresa B. Wilson  
City Manager

Approved as to form:

[Signature]  
City Attorney

Introduced: 12/19/2023  
Final Reading: 1/23/2024

Mayor

ATTEST:

[Signature]  
City Clerk

**ORDINANCE NO.: 2023-132**  
**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**

All that certain piece, parcel or lot of land, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, a 0.04 acre portion of Richland County TMS# 16813-04-01, and shown as "1887 S.F." on a survey prepared for Connelly Development by Civil Engineering of Columbia, and dated October 5, 2023. Said survey being incorporated by reference for a more complete description of the property

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.

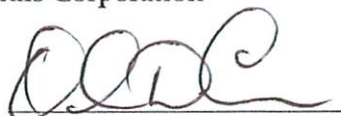
Property Description:     All that certain piece, parcel or lot of land, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, a 0.04 acre portion of Richland County TMS# 16813-04-01, and shown as "1887 S.F." on a survey prepared for Connelly Development by Civil Engineering of Columbia, and dated October 5, 2023. Said survey being incorporated by reference for a more complete description of the property

Richland County TMS:         16813-04-01 (portion)

Property Address:             0.04-acre portion of 702 Percival Road

**Seller:**

**Outlandis Corporation**

BY:   
(Signature)

Date: 10/5/2023

Oliver Landis  
(Print or Type Name)

ITS: CEO Outlandis Corp.  
(Print or Type Title)

**Buyer:**

**Addison Pointe, LP**

BY:   
(Signature)

Date: 10/5/2023

Kevin Connelly  
(Print or Type Name)

Addison Pointe, LP  
Manager for Addison One, LLC  
ITS: General Partner  
(Print or Type Title)



# CURVE TABLE

CURVE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
C1	402.90'	N06° 28' 19"W	3869.72'	5° 57' 55"	402.72'	201.63'
C2	111.32'	S02° 39' 54"E	3869.72'	1° 38' 54"	111.32'	55.67'
C3	590.47'	N12° 46' 51"E	2814.79'	12° 01' 09"	589.39'	296.32'

## NOTES AND REFERENCES:

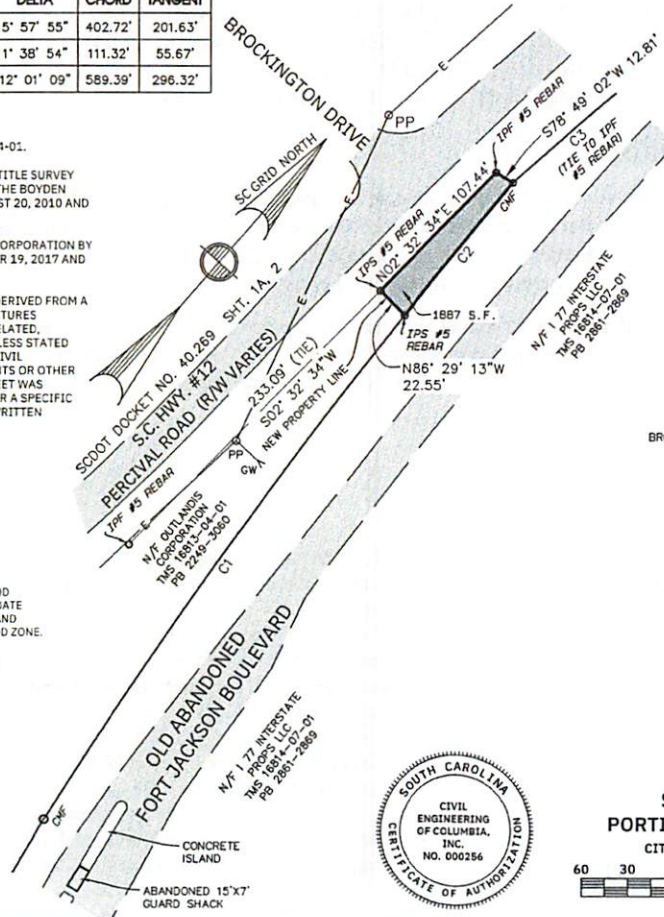
1. A PORTION OF RICHLAND COUNTY TMS# 16813-04-01.
2. US ARMY BASE, FORT JACKSON ALTA/ACSM LAND TITLE SURVEY MILITARY HOUSING OF DISPOSAL PARCELS 1& 2, THE BOYDEN ARBOR TRACTS BY WOOLPERT, INC. DATED AUGUST 20, 2010 AND LAST REVISED DECEMBER 8, 2011. COPY ON FILE.
3. COMBINATION PLAT PREPARED FOR OUTLANDIS CORPORATION BY STEADMAN & ASSOCIATES, INC. DATED SEPTEMBER 19, 2017 AND RECORDED IN PB 2249-3060.
4. THE INFORMATION SHOWN ON THIS SHEET WAS DERIVED FROM A FIELD RUN SURVEY. OBVIOUS AND APPARENT FEATURES ENCOUNTERED ARE INCLUDED ON THIS SHEET. RELATED, REFERENCED INFORMATION WAS ALSO USED. UNLESS STATED HEREON, NO TITLE SEARCH WAS PERFORMED BY CIVIL ENGINEERING OF COLUMBIA, AND SOME EASEMENTS OR OTHER MATTERS OF RECORD MAY NOT APPEAR. THIS SHEET WAS PREPARED FOR A SPECIFIC CLIENT TO BE USED FOR A SPECIFIC PURPOSE. USE BY ANY OTHER PARTY, WITHOUT WRITTEN CONSENT, IS UNAUTHORIZED.
5. WETLANDS DELINEATION NOT PROVIDED.

I HEREBY CERTIFY THAT I HAVE CONSULTED THE FEMA FLOOD INSURANCE RATE MAP NUMBER 45079C C262 L EFFECTIVE DATE DECEMBER 21, 2017 AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD ZONE.

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE CITY OF COLUMBIA SUBDIVISION REGULATIONS AND THE MONUMENTS SHOWN HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN THOSE REGULATIONS.

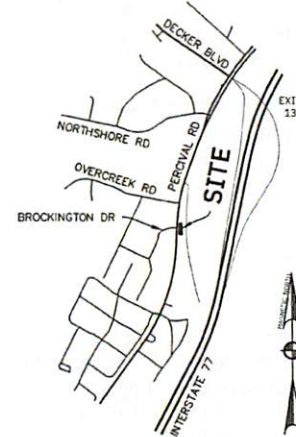
I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

*C. WALSH*  
CLAYTON H. WALSH, P.L.C. # 36748



## LEGEND:

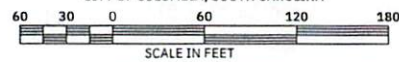
- ⊙ PP POWER POLE
- E — OVERHEAD ELECTRIC LINE
- GSW — GUY WIRE
- IPS IRON PIN SET
- IPF IRON PIN FOUND
- CMF CONCRETE MONUMENT FOUND



## LOCATION MAP

CITY OF COLUMBIA  
RICHLAND COUNTY, SOUTH CAROLINA  
1" = 100'

SURVEY OF 1887 S.F.  
PORTION OF TMS# 16813-04-01  
CITY OF COLUMBIA, SOUTH CAROLINA



PREPARED FOR  
**CONNELLY DEVELOPMENT**  
LEXINGTON SOUTH CAROLINA

**CIVIL ENGINEERING of COLUMBIA**

3740A FERNANDINA ROAD COLUMBIA, SC 29210  
TEL (803) 798-2820 FAX (803) 798-2826

NO.	DATE	REVISION DESCRIPTION	BY
1	10/5/2023		
JOB NUMBER			23081
DRAWN: N. DELGUCH			
SCALE: 1"=60'			

# MEMORANDUM

## Office of the City Manager

TO: Department Heads  
FROM: Teresa Wilson, City Manager  
DATE: October 13, 2023  
RE: **Property Address:** 0.04-acre portion of 702 Percival Road  
**Richland County TMS#:** 16813-04-01 (portion)  
**Owner(s):** Outlandis Corporation/Addison Pointe, LP  
**Current Use:** Undeveloped  
**Proposed Use:** Common Area  
**Current County Land Use:** Mixed Residential (High Density)  
**Proposed City Land Use:** Urban Edge Mixed Residential (UEMR)  
**Current County Zoning:** Residential Multifamily High Density (RM-HD)  
**Proposed City Zoning:** Residential Mixed District (RM-1)  
**Reason for Annexation:** Municipal Services; Donut Hole - Secondary  
**City Council District:** 4  
**Census Tract:** 113.07

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 **November 9, 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

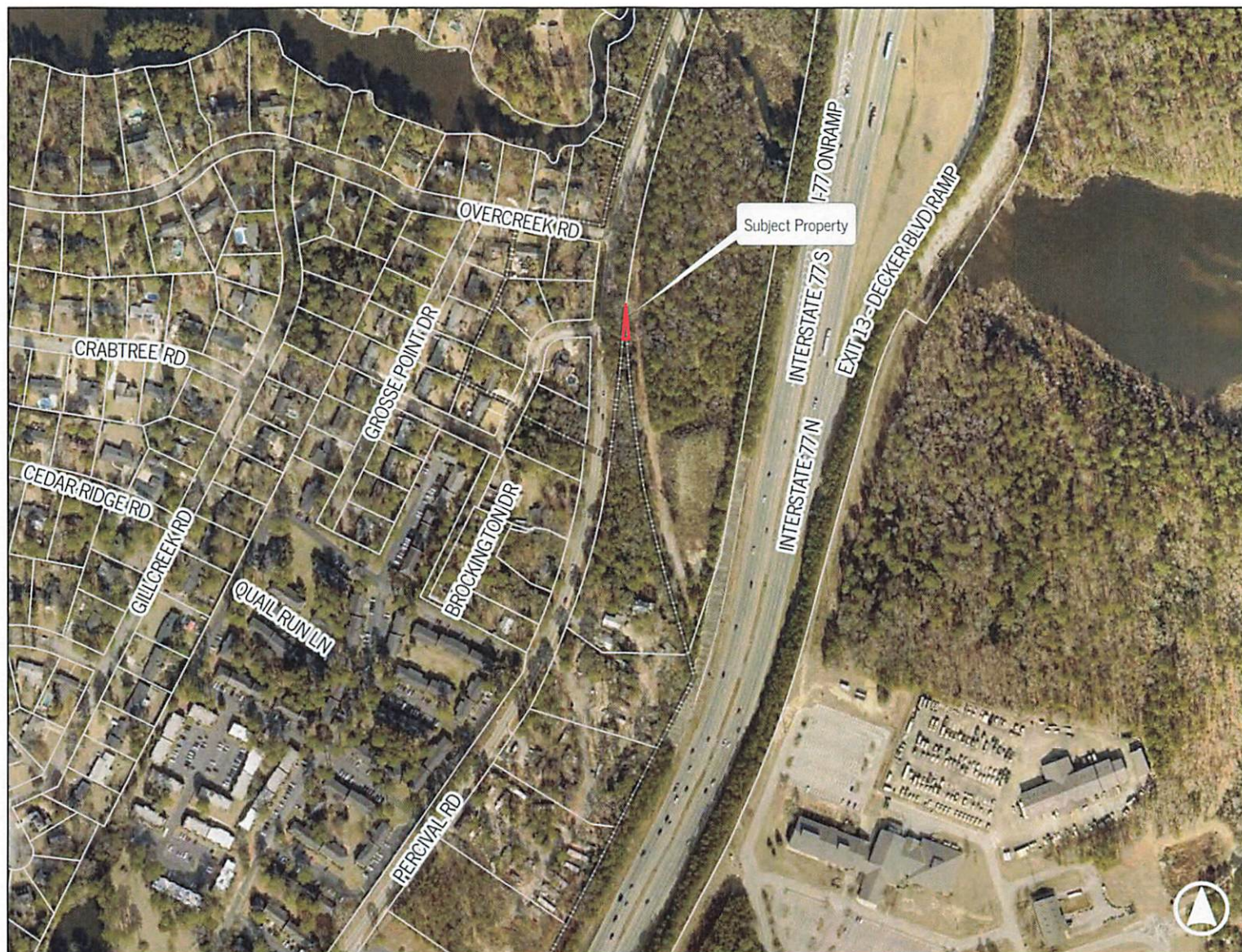
Missy Gentry, Assistant City Manager  
Henry M. Simons, Assistant City Manager  
Teresa Knox, City Attorney  
William Holbrook, Police Chief  
Aubrey Jenkins, Fire Chief  
Dollie Herron, Community Development  
George Adams, Fire Marshal  
Hope Hasty, Zoning Administrator  
Wendy Royal, Columbia-Richland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

Planning Commission Land Use Recommendation: UEMR (Land Use classification) by 7-0  
on 11/9/2023 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: RM-1 (Zoning classification) by 7-0  
on 11/9/2023 (mm/dd/yyyy).

  
(Signature of Annexation Coordinator)







## Future Land Use

702 Percival Road, TMS# 16813-04-01 (0.04 acre portion)  
 Current Richland Co. Future Land Use: Mixed Residential (High Density)  
 Proposed City Future Land Use: Urban Edge Mixed Residential (UEMR)

### 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
- C3A - Central Business Area
- ZOO - Riverbanks Zoo & Garden
- U/C - Universities/Colleges
- FJ - Fort Jackson
- T/S - Transitional/Sensitive Lands
- Parcels
- City Limits

0 200 400 Feet

## Planning & Development Services Department

Created by: swhudson Date: 10/12/2023



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## Zoning

702 Percival Road, TMS# 16813-04-01 (portion)  
 Current Richland Co. Zoning: RM-HD  
 Proposed City Zoning: Residential Mixed (RM-1)

### Legend

- RM-1: Residential Mixed
- INS-FJ: Institutional - Fort Jackson District
- OV-FW: Floodway Overlay District
- OV-FP: Floodplain Overlay District
- Parcels
- City Limits



0 200 400 Feet

## Planning & Development Services Department

Created by: sw Hudson Date: 10/12/2023



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