

ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2024-044

Annexing 15.98 acres NE/S Old Percival Road, 8441 Old Percival Road (f/k/a 8475 Old Percival Road) and 1.5 acres S/S Old Percival Road, Richland County TMS #19814-02-04, TMS #22602-01-01 and TMS #22602-01-03 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 3rd day of September, 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 NE/S Old Percival Road, 8441 Old Percival Road (f/k/a 8475 Old Percival Road) and S/S Old Percival Road and TMS #19814-02-04, TMS #22602-01-01 and TMS #22602-01-03 containing approximately 31.65 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 114.12, and assigned a future land use classification of Urban Edge Residential Small Lot (UER-1) and zoning of Residential Single Family Small Lot (RSF-3).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NOS.: 19814-02-04, 22602-01-01 and 22602-01-03

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

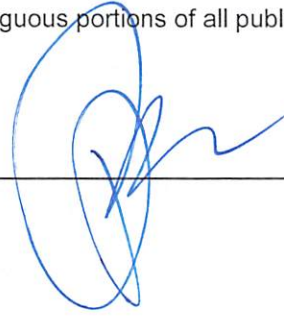
Approved by:


City Manager

Approved as to form:


City Attorney

Mayor



ATTEST:


City Clerk

Introduced: 06/18/2024
Final Reading: 09/03/2024

ORDINANCE NO.: 2024-044
EXHIBIT "A"
PROPERTY DESCRIPTION

All that certain piece, parcel or lot 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 as Tract 1 consisting of 15.9806 acres on a site plan prepared for Columbia Silica Sand Company, dated June 18, 2001, and recorded November 9, 2001, in the Office of the Register of Deeds for Richland County in Book 588 Page 1276. Said site plan being incorporated by reference for a more complete description of the property.

All that certain piece, parcel or tract of land shown as Parcels "A", "B" and "C-1 ", comprising 14.174 Acres, as indicated on a plat prepared for Ruth Mason, Taylor Properties and Margaret W. Cooper by United Design Services dated September 4, 1998, and recorded in the Office of the ROD for Richland County on June 10, 2002 in Book R672 at page 443. Said property being bounded and measuring as follows, all as is shown on said plat:

On the Southeast by Old Percival Road, whereon it fronts and measures a total distance of Seven hundred sixteen and 54/100 (716.54') feet; on the Southwest by property now or formerly of Columbia Silica Sand Co., whereon it measures Seven hundred sixty-nine and 18/100 (769.18') feet; on the Northwest by property now or formerly of S.C. Dept. Of Transportation, whereon it measures Nine hundred ninety-three and 26/100 (993.26') feet; and on the Northeast by Parcel C-2, whereon it measures Seven hundred six and 90/100 (706.90') feet, this parcel having been previously deeded to Woodcreek Farms Partnership II by deed recorded May 5, 1997 in Deed Book D1379 at page 890. All measurements being more or less.

All that certain piece, parcel or tract 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, and shown as Parcels "C-2" and "C-3", comprising 1.5 Acres, more or less, as indicated on a plat prepared for Ruth Mason, Taylor Properties and Margaret W. Cooper by United Design Services dated September 4, 1998, and recorded in the Office of the ROD for Richland County on June 10, 2002, in Book R672 at page 443; the plat being incorporated by reference for a more complete description of the property.

MEMORANDUM

Office of the City Manager

TO: Department Heads
FROM: Teresa Wilson, City Manager
DATE: March 27, 2024
RE: **Property Address:** 15.98 acres NE/S Old Percival Road, 8441 Old Percival Road (f/k/a 8475 Old Percival Road), and 1.5 acres S/S Old Percival Road
Richland County TMS#: 19814-02-04, 22602-01-01, and 22602-01-03
Owner(s): CSS Land, LLC, 8475 Old Percival Road, LLC, Estate of Robert W. Cooper, and Woodcreek Farms Partnership II
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: Light Industrial (M-1) and Institutional (INS)
Proposed City Zoning: Residential Single Family Small Lot District (RSF-3)
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 **April 11, 2024** 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 Liasion
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: UER-1 (Land Use classification) by 5-0
on 5/9/24 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: RSF-3 (Zoning classification) by 5-0
on 5/9/24 (mm/dd/yyyy).


(Signature of Annexation Coordinator)



Subject Properties

PERCIVAL WOODS RD

OLD PERCIVAL RD

GRAY FOX BLVD

INTERSTATE 20 W

INTERSTATE 20 E

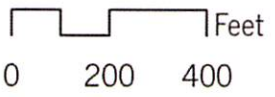
POLO RD



Future Land Use

15.98 acres NE/S Old Percival Rd, 8441 Old Percival Rd (f/k/a 8475 Old Percival Rd), and 22602-01-03
 TMS# 19814-02-04, 22602-01-01, and 22602-01-03
 Current Richland Co. Future Land Use: Neighborhood (Medium Density)
 Proposed City Future Land Use: Urban Edge Residential Small Lot (UER-1)

- 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



Planning & Development Services Department

Created by: swhudson Date: 3/21/2024



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

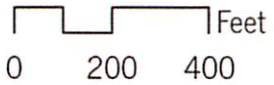
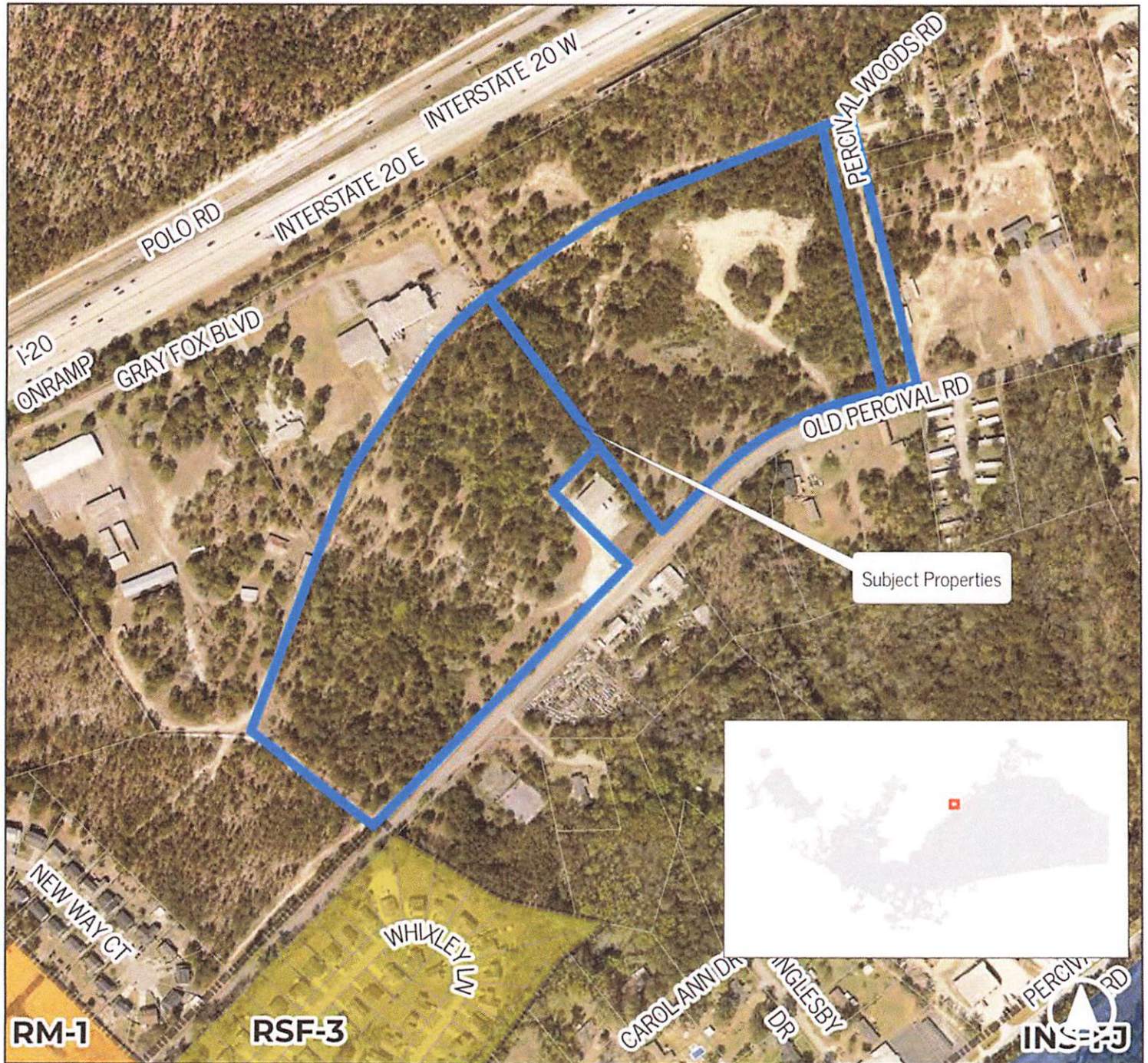


Zoning

15.98 acres NE/S Old Percival Rd, 8441 Old Percival Rd (f/k/a 8475 Old Percival Rd), and 1.5 acres S/S Old Percival Rd
TMS# 19814-02-04, 22602-01-01, and 22602-01-03
Current Richland Co. Zoning: M-1 and INS
Proposed City Zoning: Residential Single Family-Small Lot District (RSF-3)

Legend

- RSF-3: Residential Single Family - Small Lot District
- RM-1: Residential Mixed
- INS-FJ: Institutional - Fort Jackson District
- Parcels
- City Limits



Planning & Development Services Department

Created by: swhudson Date: 3/21/2024



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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: All that certain piece, parcel or tract 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, and shown as Parcels "C-2" and "C-3", comprising 1.5 Acres, more or less, as indicated on a plat prepared for Ruth Mason, Taylor Properties and Margaret W. Cooper by United Design Services dated September 4, 1998, and recorded in the Office of the ROD for Richland County on June 10, 2002, in Book R672 at page 443; the plat being incorporated by reference for a more complete description of the property.

Richland County TMS: 22602-01-03

Property Addresses: 1.5 acres S/S Old Percival Road

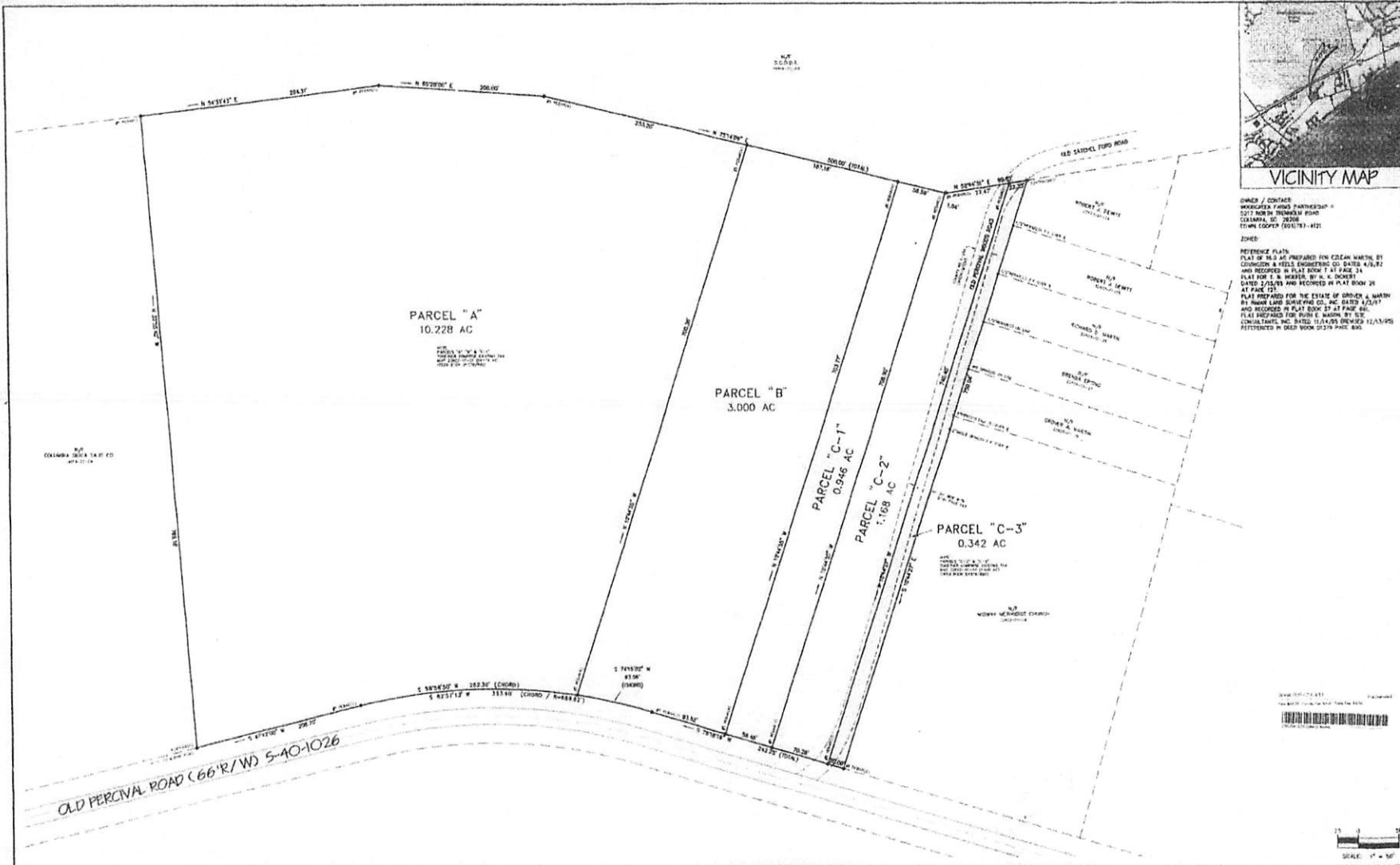
Woodcreek Farms Partnership II
(WOODCREEK FARMS II, LLC)

BY: 
AUTM (Signature)

Date: 2/29/2024

EDWIN H. COOPER, JR.
(Print or Type Name)

ITS: AUTM, REY
(Print or Type Title)



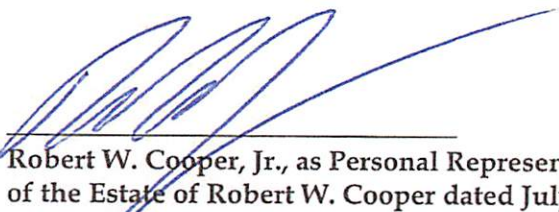
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Richland County TMS: 22602-01-01
Property Addresses: 8475 Old Percival Road


Robert W. Cooper, Jr., as Personal Representative
of the Estate of Robert W. Cooper dated July 16, 2012

Date: 2/29/24

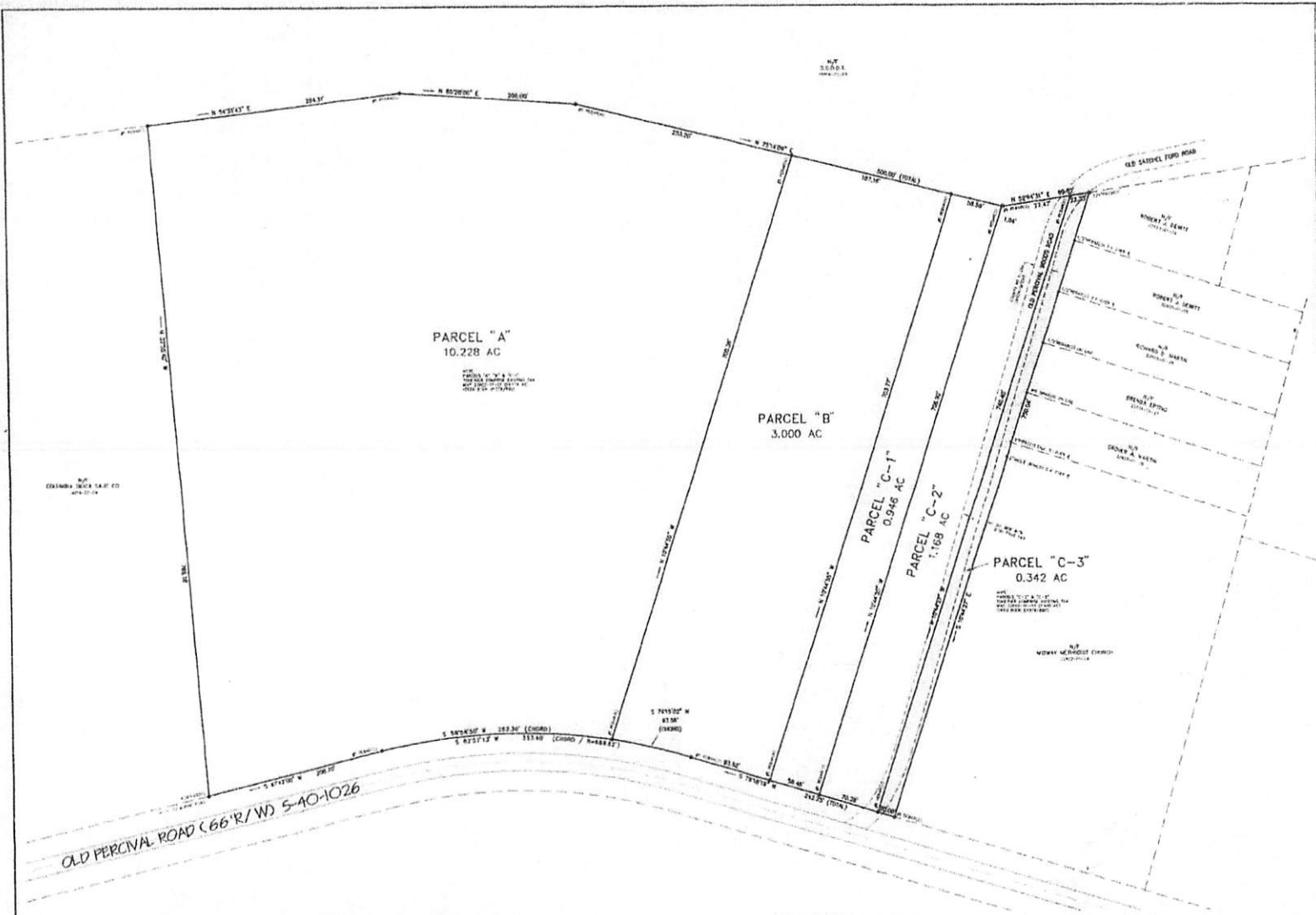
8475 Old Percival Road, LLC

BY: 
(Signature) AUTH. REP.

Date: 2/29/24

EDWIN H. COOPER, JR.
(Print or Type Name)

ITS: AUTH. REP.
(Print or Type Title)



VICINITY MAP

OWNER / CONTACT
 WOODCREEK FARMS PARTNERSHIP
 527 NORTH BRIMLEY ROAD
 COLUMBIA, SC 29308
 TERRY COOPER (803)783-4121

ZONES

REFERENCE PLANS
 PLAT OF 18.3 AC PREPARED FOR ELEAN WORTH BY
 CONNOR & WELLS ENGINEERING CO. DATED 4/15/82
 AND RECORDED IN PLAT BOOK 1 AT PAGE 24
 PLAT FOR T. B. WELLS BY R. C. SCHULTZ
 DATED 3/15/88 AND RECORDED IN PLAT BOOK 20
 AT PAGE 63
 PLAT PREPARED FOR THE ESTATE OF DONALD A. WORTH
 BY HARRIS LAND SURVEYING CO., INC. DATED 8/2/87
 AND RECORDED IN PLAT BOOK 17 AT PAGE 80
 PLAT PREPARED FOR JOHN E. WORTH BY R. C.
 SCHULTZ, INC. DATED 12/18/93 (REVISED 12/13/95)
 REFERENCED IN DEED BOOK 52174 PAGE 832

PARCEL "A"
 10.228 AC

PARCEL "B"
 3.000 AC

PARCEL "C-1"
 0.948 AC

PARCEL "C-2"
 1.168 AC

PARCEL "C-3"
 0.342 AC

WOODCREEK FARMS PARTNERSHIP

WOODWAY MEMORIAL CHURCH

OLD PERCIVAL ROAD (66' R/W) S-40-1026

OLD SAATCHI FORD ROAD



UNITED DESIGN SERVICES, INC.
 LAND SURVEYING SERVICES

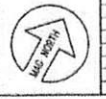
I HAVE CONSIDERED THE PLAN A FILING REQUIREMENT STATE AND HAVE HERETOBY DATED 11/19/24, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE PROPERTY IS LOCATED IN ZONE "C-3" AS SHOWN THEREON.
 I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GOVERNING COUNTY ORDINANCES, ORDINANCES AND THE NEIGHBORHOOD DESIGN PLAN THAT APPLIES TO THE DEVELOPMENT SET FORTH IN THESE REGULATIONS.
 I HEREBY WAIVE ALL RIGHTS TO THE TITLE OF ANY INSTRUMENT, INSTRUMENT AND DEED, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ANTI-SURVEYORSHIP ACT, FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A PLAT. I, SURVEYOR, AS INDICATED THEREON, CLASS THERE AS (1) MILE ENCROACHMENT OR PROJECTIONS OTHER THAN SHOWN.

REAL

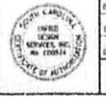
CHALLENGED SURVEY

RUTH E. MASON
TAYLOR PROPERTIES, LLC
AND MARGARET W. COOPER

ROHLAND COUNTY, S.W. COLUMBIA SOUTH CAROLINA



NO.	DATE	REVISION / DESCRIPTION	BY



DATE: 11/19/24
 TIME: 2:00:00 PM
 SHEET: 1 OF 1