

ORIGINAL

ORDINANCE NO.: 2024-080

Annexing 713 Percival Road, Richland County TMS #16813-03-05 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 19th day of November, 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 713 Percival Road, Richland County TMS #16813-03-05 containing .49 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 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.: 16813-03-05

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: 10/15/2024
Final Reading: 11/19/2024



Mayor

ATTEST:



City Clerk



CITY COUNCIL

October 15, 2024 at 4:00 P.M.

City Hall, 3rd Floor, Council Chambers, 1737 Main Street, Columbia, S.C., 29201

ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY

713 Percival Road, TMS# 16813-03-05

Council District:	4
Proposal:	Request to annex the property, assign a land use classification of Urban Edge Mixed Residential (UEMR) and assign zoning of Residential Mixed District (RM-1) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned Residential 2 (R2) by Richland County.
Applicant:	Dessi Gricelda Morales
Staff Recommendation:	Approval
PC Recommendation:	09/12/2024; Approval, (7-0)
ZPH, 1 st Reading:	10/15/2024; Pending
2 nd Reading:	11/05/2024; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 0.49 acres
Current Use: Undeveloped
Proposed Use: Residential
Reason for Annexation: Municipal Services
Urban Service Area: Donut Hole - Secondary
Current County Land Use Classification: Mixed Residential (High Density)
Proposed City Land Use Classification: Urban Edge Mixed Residential (UEMR)
Current County Zoning: Residential 2 (R2)
Proposed City Zoning: Residential Mixed District (RM-1)
Census Tract: 113.07

DETERMINATION FOR CITY SERVICES

The following determination is an estimate of the benefits and costs associated with the annexation of the subject property:

Police

As with most annexations, we find that the proposed annexation may result in an increased number of calls for service. The estimated cost to serve this proposed 8-unit townhome-style rental development would be approximately \$1,700 per year, based on calls to similar nearby residential areas within the City limits.

Fire

The proposed annexation will not result in significant additional costs or impact services being provided by this department. Annexation would lower the ISO rating of this property to a Class 1 from a Class 2.

Solid Waste

A rental development would require a private dumpster service.

Engineering

Because water lines currently exist in this area, Utilities and Engineering will not incur any costs associated with this annexation. Sanitary sewer service is provided by the East Richland County Public Service District.

Water Customer Care

Any new units would represent new customers, who will pay water rates approximately 40% lower than out-of-city customers.

Planning & Development Services

We recommend approval of the annexation of this property, which is within an area designated as a Donut Hole - Secondary Area within the Urban Service Area plan. An 8-unit townhome-style rental development is proposed for this site, though about half of the development is on a parcel that is already within the City of Columbia. Based upon the estimated taxable value of the development, the real estate tax revenue generated for the City would be **approximately \$6,200 per year** when comparing similar developments. **Please note** that both revenues and expenses are calculated on the entire development, even though about half is already within the City.

* Estimated City Tax Revenue is based on 2023 millage for real property and calculated as: $(\text{Taxable Value} \times \text{Tax Rate}) \times \text{City Millage Rate} (.0938)$. The actual additional taxes paid by the property owner will generally be substantially lower than this number, as some millage items do not apply to in-City properties and an increased Local Option Sales Tax credit factor applies to in-City properties (an additional .002571 for the 2023 tax year).

PLANS, POLICIES, AND LAND USE

Urban Service Area

The subject property is identified as a "Donut Hole - Secondary" in the Urban Service Area Plan.

Principles and Goals of the Urban Service Area

The Urban Service Area plan provides a prioritization tool for City Council, staff, and the public to consider about the areas that present the best opportunities for the City's long-term growth, while minimizing both short-term and long-term challenges. A review of existing infrastructure as well as the reach of our community facilities and services helps define how we classify areas within the Urban Service Area plan. Areas have been classified as Primary, Secondary, and Long Range areas - or as Donut Holes - in order to represent the general level of priority based on this review.

Importantly, this Urban Service Area plan is a policy guide, and not a determination about annexation on any individual property.

Donut Holes - Secondary

Donut Holes - Secondary are the donut holes where the ability to provide all services and/or the condition of existing infrastructure may not be at optimal levels for annexation at this time. For example, it may be that the storm drainage and/or road system is substandard or that the area is in an overburdened service area.

Annexation within an area classified as Donut Hole - Secondary should be considered, but an assessment of the impact on the City's revenue and ability to serve the property/area in question is needed. In areas lacking infrastructure or serviceability, the City should work towards improving these conditions in collaboration with the communities, the County, and other organizations if possible.

Donut Holes are unincorporated areas that are completely surrounded by the City of Columbia and/or another municipality, or areas surrounded by the City of Columbia and a major geographical feature, such as a river. These areas pose a number of challenges to the City that can be addressed through annexation. Often, these are areas that were developed before the City or any municipality became adjacent, and may lack easy access to City utilities or other services.

Donut Holes can often cause inefficiencies in the delivery of services due to confusion about jurisdiction, and if the land is in a jurisdiction with a different approach to code enforcement, these areas can negatively impact the quality of life for adjacent City residents. Such inefficiencies can impact property owners and residents, both within and outside of the municipal boundaries, through confusion over services as well as added operational costs to local government. This results in a greater financial impact to City residents, who pay both City and County taxes.

Comprehensive Plan Land Use Classification

The proposed future land use for the subject property in the *Columbia Compass: Envision 2036* Future Land Use Map is Urban Edge Mixed Residential (UEMR). The property is currently designated as Mixed Residential (High Density) by Richland County.

Refer to the attached land use classification descriptions for existing Richland County and proposed City of Columbia land use classifications.

Existing Neighborhood, Small Area, Community, and/or Corridor Plans

The subject property is not located within the study area of an existing neighborhood, small area, community, or corridor plan adopted by the City of Columbia or Richland County.

ZONING

The property is currently zoned Residential 2 (R2) by Richland County. The adjacent parcel to the north is under the same ownership as this application, is within the City of Columbia, and is zoned Residential Mixed District (RM-1). Adjacent parcels in unincorporated Richland County, to the south and to the east across Percival Road are currently zoned Residential 6 (R6). The parcel to the west is inside Forest Acres and is zoned Single Family Residential District (R-1).

The proposed City of Columbia Zoning is Residential Mixed District (RM-1).

Refer to the attached zoning district descriptions for more information on the proposed City of Columbia zoning.

STAFF RECOMMENDATION

Staff recommends the assignment of the future land use classification of Urban Edge Mixed Residential (UEMR) and zoning of Residential Mixed District (RM-1) at the time of annexation.

Current Future Land Use Classification

Proposed Future Land Use Classification

Proposed Zoning District

ORDINANCE NO.: 2024-080
EXHIBIT "A"
PROPERTY DESCRIPTION

All that certain piece, parcel or lot of land 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 delineated as Lot 16 on a plat of ROCKYFORD LAKE ESTATES prepared by William Wingfield, RS dated November 19, 1958, revised January 17 and 25, 1959, and recorded in the Office of the ROD for Richland County in Plat Book 12 at Page 458. Said lot being more particularly shown as Lot 16 on a plat prepared for Dessi Gricelda Morales by Ben Whetstone Associates, dated September 22, 2022, and recorded in the Office of the Register of Deeds for Richland County in Plat book 2782, at page 1453; reference being made to said latter plat for more complete and accurate description; be all measurements a little more or less.

MEMORANDUM

Office of the City Manager

TO: Department Heads
FROM: Teresa Wilson, City Manager
DATE: August 16, 2024
RE: **Property Address:** 713 Percival Road
Richland County TMS#: 16813-03-05
Owner(s): Dessi Gricelda Morales
Current Use: Undeveloped
Proposed Use: Residential
Current County Land Use: Mixed Residential (High Density)
Proposed City Land Use: Urban Edge Mixed Residential (UEMR)
Current County Zoning: Residential 2 (R2)
Proposed City Zoning: Residential Mixed District (RM-2)
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 **September 12, 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
Arie Jensen, Assistant County Administrator – Richland County

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
Shiriani Fuller, Richland County Engineering

Planning Commission Land Use Recommendation: UEMR (Land Use classification) by 7.0
on 9/12/24 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: RM-2 (Zoning classification) by 7.0
on 9/12/24 (mm/dd/yyyy).


(Signature of Annexation Coordinator)



OVERCREEK RD

GILLCREEK RD

GROSSEPOINT DR

PERCIVAL RD

Subject Property

BROCKINGTON DR

QUAIL RUN LN

INTERSTATE 77 S

I-77 ONRAMP

EXIT 13 DECKER BLVD RAMP

INTERSTATE 77 N



Future Land Use

713 Percival Road, TMS# 16813-03-05

Current Richland County 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
- 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: 8/13/2024

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

713 Percival Road, TMS# 16813-03-05
Current Richland County Zoning: R2
Proposed City Zoning: Residential Mixed District (RM-1)

- Legend
- RM-1: Residential Mixed
 - OV-FP: Floodplain Overlay District
 - Parcels
 - City Limits



Planning & Development
Services Department

Created by: swhudson Date: 8/13/2024

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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 or lot of land 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 delineated as Lot 16 on a plat of ROCKYFORD LAKE ESTATES prepared by William Wingfield, RS dated November 19, 1958, revised January 17 and 25, 1959, and recorded in the Office of the ROD for Richland County in Plat Book 12 at Page 458. Said lot being more particularly shown as Lot 16 on a plat prepared for Dessi Gricelda Morales by Ben Whetstone Associates, dated September 22, 2022, and recorded in the Office of the Register of Deeds for Richland County in Plat book 2782, at page 1453; reference being made to said latter plat for more complete and accurate description; be all measurements a little more or less.

Richland County TMS: 16813-03-05

Property Address: 713 Percival Road

DocuSigned by:

 Dessi Gricelda Morales

Date: 7/31/2024 | 12:51 PDT

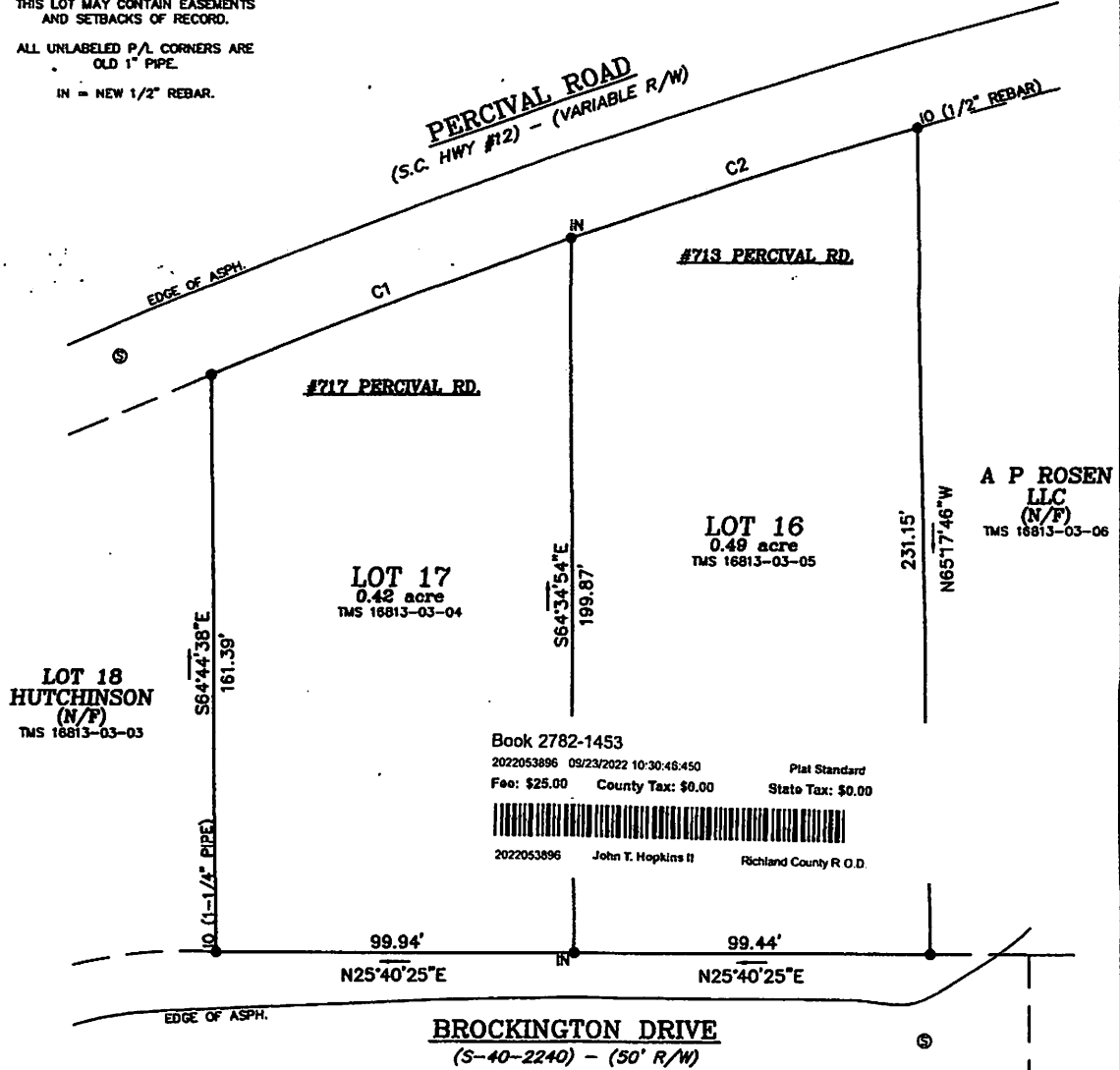


CURVE TABLE				
CURVE	BEARING	CHORD	LENGTH	RADIUS
C1	N04°40'14"E	107.36	107.37	1965.50
C2	N07°42'47"E	101.36	101.37	1965.50

EXEMPTION FROM REVIEW PROCESS
 This plat is a RESURVEY of an existing lot of record with no changes to existing lot lines.

Benjamin H. Whetstone
 Registered Surveyor
 Benjamin H. Whetstone
 PLS # 2904 SC

NOTES:
 THIS LOT MAY CONTAIN EASEMENTS AND SETBACKS OF RECORD.
 ALL UNLABELED P/L CORNERS ARE OLD 1" PIPE.
 IN = NEW 1/2" REBAR.



Book 2782-1453
 2022053896 09/23/2022 10:30:46:450 Plat Standard
 Fee: \$25.00 County Tax: \$0.00 State Tax: \$0.00
 2022053896 John T. Hopkins II Richland County R.O.D.

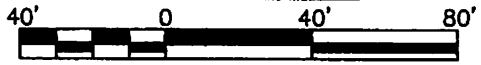
A P ROSEN
 LLC
 (N/F)
 TMS 16813-03-06

LOTS IN COLUMBIA, IN RICHLAND COUNTY, SC; SHOWN AS LOTS 16 & 17, ON A PLAT OF ROCKYFORD LAKE ESTATES, BY WILLIAM WINGFIELD, DATED NOVEMBER 19, 1958, REVISED JANUARY 25, 1959, AND RECORDED IN PLAT BOOK 12, PAGE 458, IN THE R.O.D. OFFICE FOR RICHLAND COUNTY. TMS 16813-03-04 & TMS 16813-03-05

PLAT PREPARED FOR
DESSI GRICELDA MORALES

BEN WHETSTONE ASSOCIATES
1321 AUGUSTA ROAD
WEST COLUMBIA, SC 29169
PHONE (803) 791-8467

SEPTEMBER 22, 2022
 SCALE: 1" = 40'



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 B SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

Benjamin H. Whetstone
 BENJAMIN H. WHETSTONE, R.L.S.
 S.C. REGISTRATION NUMBER 2904