

ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2021-032

*Annexing and Incorporating 504 Percival Road, Richland County TMS# 16712-05-05
into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2020-028 on August 4, 2020*

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 Ann. Sec. 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 adopting Columbia Compass: Envision 2036 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 (Title 6, Chapter 29 of the SC Code); NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this 1st day of June, 2021, that the property described herein is hereby annexed to, incorporated into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2020-028 on August 4, 2020, and becomes a part of the City of Columbia effective immediately. This property shall be assigned a future land use classification of Urban Edge Mixed Residential (UEMR), zoned General Commercial District (C-3), apportioned to City Council District 4, Census Tract 113.01 and contains 0.7 acres.


PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 16712-05-05

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 _____



Mayor


Approved by:



City Manager

Approved as to form:

ATTEST:



City Attorney



City Clerk

Introduced: 5/18/2021
Final Reading: 6/1/2021

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2021-032

All that certain piece, parcel or lot of land, with improvement thereon, situate, lying and being on the southeastern side of Percival Road, near the City of Columbia, in the County of Richland, in the State of South Carolina and being more particularly shown and delineated as 0.703 acre on a plat of property surveyed and a topographic survey for Texaco, Inc., prepared by Dewey H. Campbell, Jr., dated April 4, 1971 and recorded in the Office of the Register of Deeds for Richland County in Plat Book "X" at Page 1835; be all measurements a little more or less, reference being made to said aforementioned Plat for a more complete and accurate description.

MEMORANDUM

Office of the City Manager

TO: Department Heads
FROM: Teresa Wilson, City Manager
DATE: February 11, 2021
RE: **Property Address:** 504 Percival Road
Richland County TMS#: 16712-05-05
Owner(s): Pete's Mobile Auto & Truck Repairs LLC
Current Use: Commercial
Proposed Use: Commercial
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: General Commercial (C-3)
Reason for Annexation: Zoning; Donut Hole - Primary
City Council District: 4
Census Tract: 113.01

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 **March 1, 2021** 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
Joseph Jaco, Director, Utility Operations
Robert Anderson, Public Works Director
Krista Hampton, Planning & Development Services
Lakesha Shannon, Business License Administrator
Greg Williams, Business Liaison
Tiffany Latimer, Customer Care Administrator
Jerry Thompson, Building Official
Michelle Brazell, Engineering
Denny Daniels, 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
Jan Alonso, Finance Director
Gloria Saaed, Community Development Director
George Adams, Fire Marshal
Rachel Bailey, Zoning Administrator
Jacquelyn Richburg, Columbia-Richland 911
David Hatcher, Housing Official
Richland County Solid Waste Collection
Lucinda Statler, Interim Planning Administrator
Tori Salvant, Dev. Center Administrator

Planning Commission Land Use Recommendation: UEMR (Land Use classification) by 7-0
on 3/1/21 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: C-3 (Zoning classification) by 7-0
on 3/1/21 (mm/dd/yyyy).


(Signature of Annexation Coordinator)



02/04/2019

© All Pictometry

Future Land Use Map

504 Percival Road, TMS# 16712-05-05,
Existing Rich. Co. FLU: Mixed Residential (High Density), Proposed FLU: UEMR

Department of Planning &
Development Services

Legend

CITY LIMITS
 PARCELS

- 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
- CI - Civic/Institutional
- CBA - Central Business Area
- ZOO - Riverbanks Zoo & Garden
- UC - Universities/Colleges
- FJ - Fort Jackson
- T/S - Transitional/Sensitive Lands

N

0 50 100 200 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
Date: 2/10/2021



CITY OF COLUMBIA PLANNING DEPARTMENT
THIS MAP IS THE PRODUCT OF COMPILATION,
OR WAS PRODUCED BY OTHERS. IT IS FOR
INFORMATION ONLY AND THE CITY OF COLUMBIA
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IS AT THE SOLE RISK OF THE USER.

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

504 Percival Road, TMS# 16712-05-05;
 Current Rich. Co. Zoning: RM-HD, Proposed Zoning: C-3

Department of Planning &
 Development Services

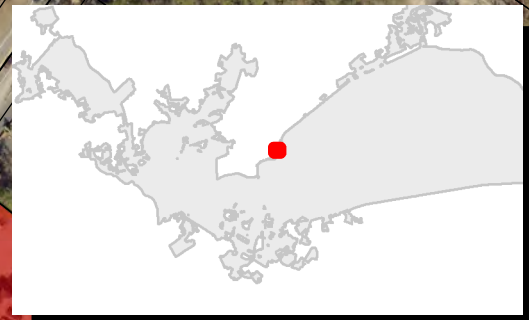
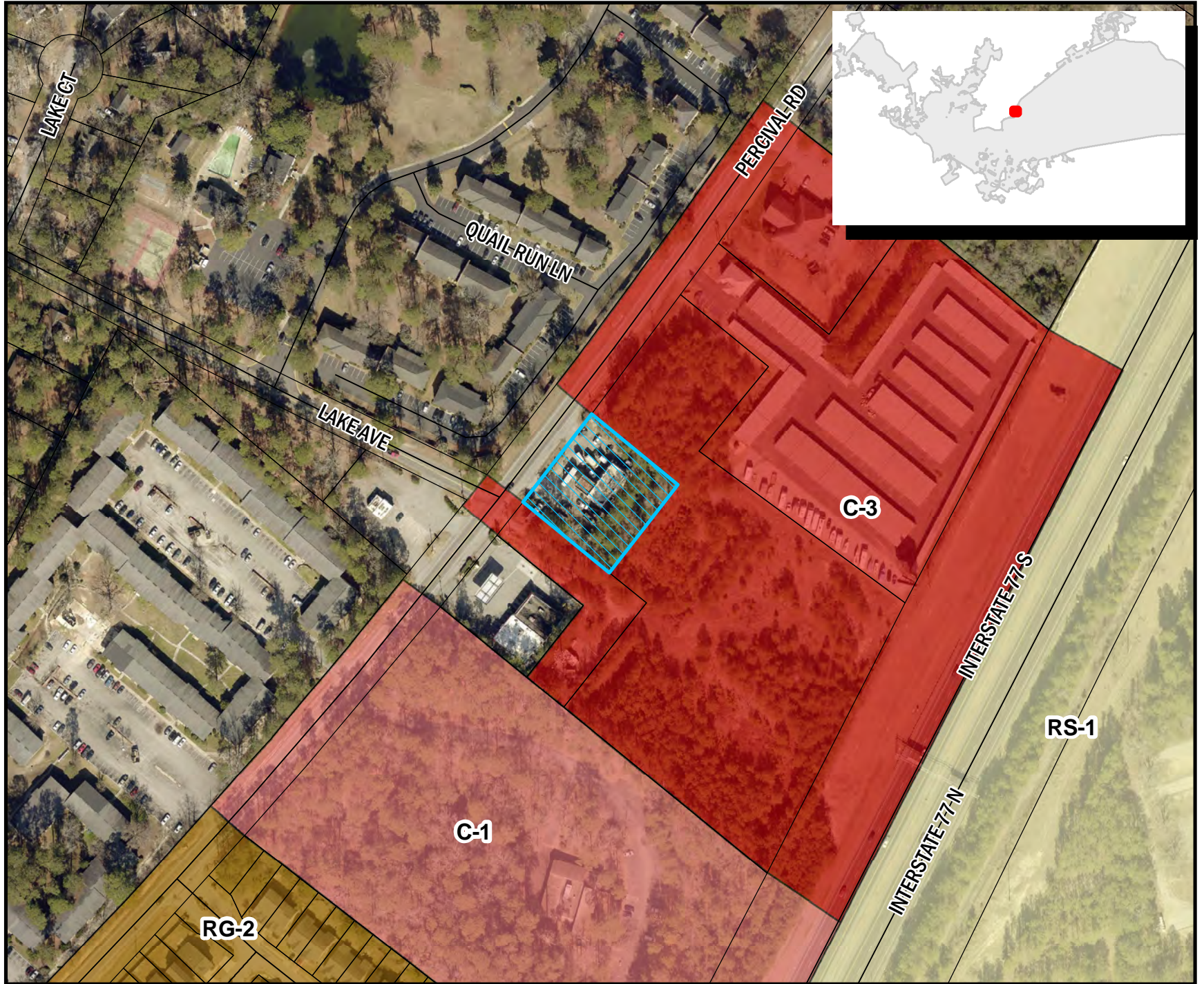
Legend

PARCELS	D-1	C-1
RS-1	C-2	
RS-1A	C-3	
RS-1B	C-3A	
RS-2	C-4	
RS-3	C-5	
RD	M-1	
RD-2	M-2	
RG-1	FUD-C	
RG-1A	FUD-LS	
RG-2	FUD-LS-E	
RG-3	FUD-LS-R	
UTD	FUD-R	
MX-1	OUT OF CITY	
MX-2		

0 45 90 180 Feet

ORIGINAL PREPARATION/DATE:
 This map was prepared by:
 Shane Shaughnessy
 February 10, 2021

DISCLAIMER:
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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

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 improvement thereon, situate, lying and being on the southeastern side of Percival Road, near the City of Columbia, in the County of Richland, in the State of South Carolina and being more particularly shown and delineated as 0.703 acre on a plat of property surveyed and a topographic survey for Texaco, Inc., prepared by Dewey H. Campbell, Jr., dated April 4, 1971 and recorded in the Office of the Register of Deeds for Richland County in Plat Book "X" at Page 1835; be all measurements a little more or less, reference being made to said aforementioned Plat for a more complete and accurate description.

Richland County TMS: 16712-05-05

Property Address: 504 Percival Road

Pete's Mobile Auto & Truck Repairs LLC

BY: Melvin Wells
(Print Name)

Date: 1-27-21

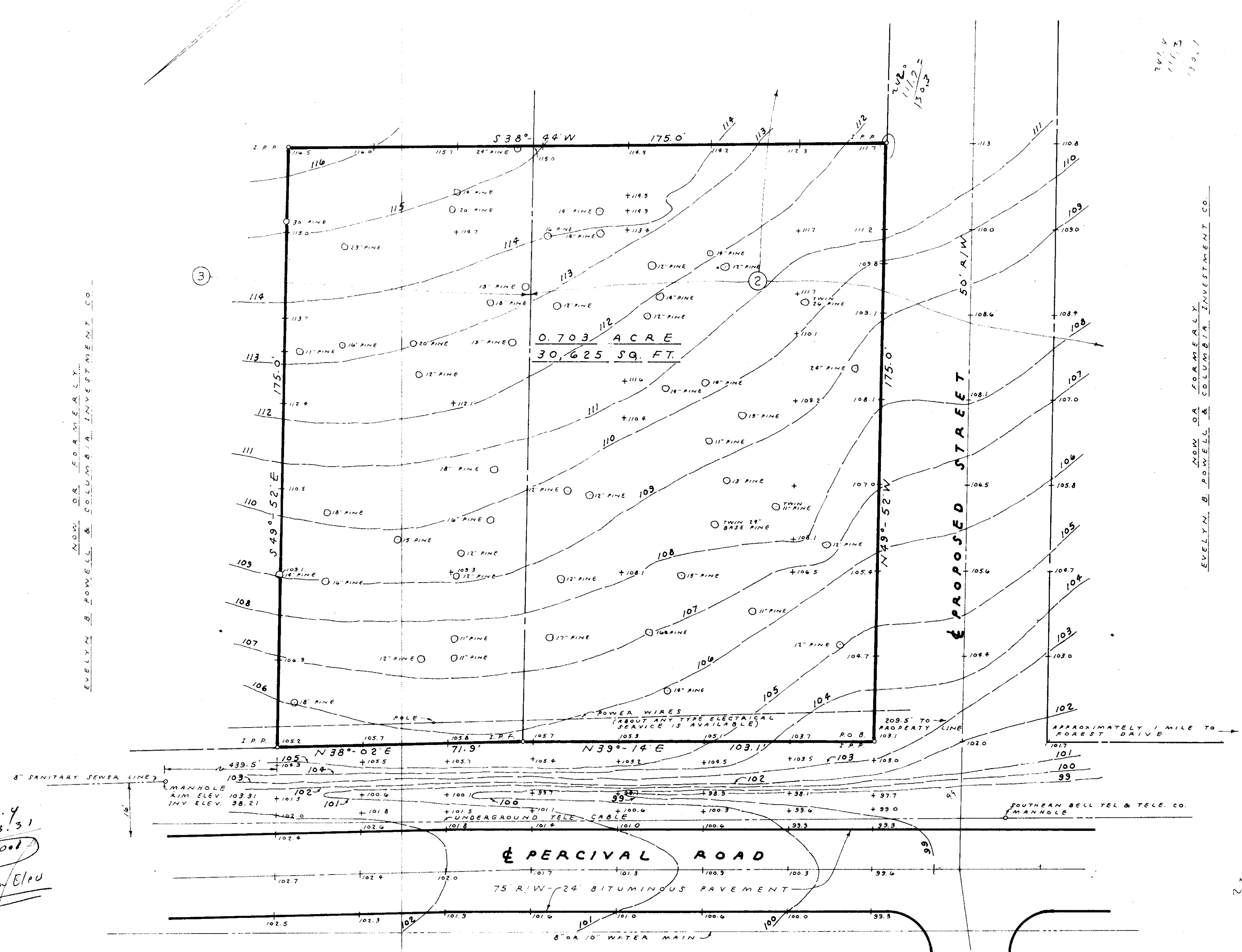
Melvin Wells
(Signature)

ITS: Melvin Wells

X-1835

X-1835

FORM. OR FORMERLY
EVELYN B. POWELL & COLUMBIA INVESTMENT CO.



Rim = 233.4
103.51
130.01
Diff in Elev

NOTE: THERE ARE NO REASONS WHICH WOULD PREVENT NORMAL CONSTRUCTION.
NOTE: AT PRESENT, NO BUILDING CODE HAS BEEN IMPOSED.

REF: THE SAME SHOWN REPRESENTS PORTIONS OF LOTS 2 & 3 ON "PLAT PREPARED FOR EVELYN B. POWELL & COLUMBIA INVESTMENT CO." BY WILLIAM WINGFIELD DATED MAY 13, 1944 & RECORDED IN THE OFFICE OF THE CLERK OF COURT FOR RICHLAND COUNTY IN PLAT BOOK AT PAGE (NOT RECORDED)

261.4
111.2
119.1

FORM. OR FORMERLY
EVELYN B. POWELL & COLUMBIA INVESTMENT CO.

103.1

103.2
102.1
102.5

103.1
102.1
102.5



MAR 10 4 07 PM '77
JAN 10 1977
C. S.

PROPERTY SURVEYED & TOPOGRAPHIC SURVEY FOR TEXACO, INC.

NEAR COLUMBIA, RICHLAND COUNTY, S. C.
BY DEWEY H. CAMPBELL, JR., COLUMBIA, S. C. SCALE: 1" = 20' APRIL 9, 1971

I, DEWEY H. CAMPBELL, JR., REG. LAND SURVEYOR #1376 IN THE STATE OF SOUTH CAROLINA HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT PLAT OF THE PROPERTY INDICATED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Dewey H. Campbell, Jr.
REG. LAND SURVEYOR #1376