

ORIGINAL  
STAMPED IN RED

**ORDINANCE NO.: 2021-061**

*Annexing and Incorporating 26.36 acres S/S Technology Circle, Richland County TMS# 17200-02-11, Richland County TMS# 06200-01-07 and 06200-01-14 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 3rd day of August, 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 zoning of Office and Institutional District (C-1), apportioned to City Council District 1, Census Tract 114.04, contains 26.36 acres, and shall be assigned a land use classification of Employment Campus (EC).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 17200-02-11


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  
Introduced: 7/20/2021  
Final Reading: 8/3/2021

  
\_\_\_\_\_  
City Clerk

**ORDINANCE NO.: 2021-061**  
**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**

All that certain piece, parcel or lot of land with improvements thereon situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, being shown and delineated as 26.359 acres (Tracts B and B-1) on plat of ALTA/ACSM Land Title Survey of Wall Street Apartments prepared by B.P. Barber & Associates, Inc. dated June 25, 2008 and signed June 26, 2008 by Henry B. Dingle, Jr. S.C.P.L.S. No. 10289, recorded on June 26, 2008, in the Richland County Register of Deeds' office in Record Book 1441, page 3554; said lot having such boundaries and measurements as shown thereon, all being a little more or less.

# MEMORANDUM

## Office of the City Manager

TO: Department Heads  
FROM: Teresa Wilson, City Manager  
DATE: April 1, 2021  
RE: **Property Address:** 26.36 acres S/S Technology Circle  
**Richland County TMS#:** 17200-02-11  
**Owner(s):** South Carolina Research Authority / Hillpointe, LLC  
**Current Use:** Undeveloped  
**Proposed Use:** Residential  
**Current County Land Use:** Economic Development Center/Corridor  
**Proposed City Land Use:** Employment Campus (EC)  
**Current County Zoning:** General Commercial (GC)  
**Proposed City Zoning:** Office and Institutional (C-1)  
**Reason for Annexation:** Municipal Services; Secondary Area  
**City Council District:** 1  
**Census Tract:** 114.04

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 **May 3, 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 Liasion  
Tiffany Latimer, Customer Care Administrator  
Jerry Thompson, 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  
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: EC (Land Use classification) by 9 - 0  
on 5/3/2021 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: C-1 (Zoning classification) by 9 - 0  
on 5/3/2021 (mm/dd/yyyy).

  
(Signature of Annexation Coordinator)



# Future Land Use Map

26.36 acres S/S Technology Cir., TMS# 17200-02-11

Existing Rich. Co. FLU: Economic Development Center/Corridor, Proposed FLU: EC

Department of Planning & Development Services

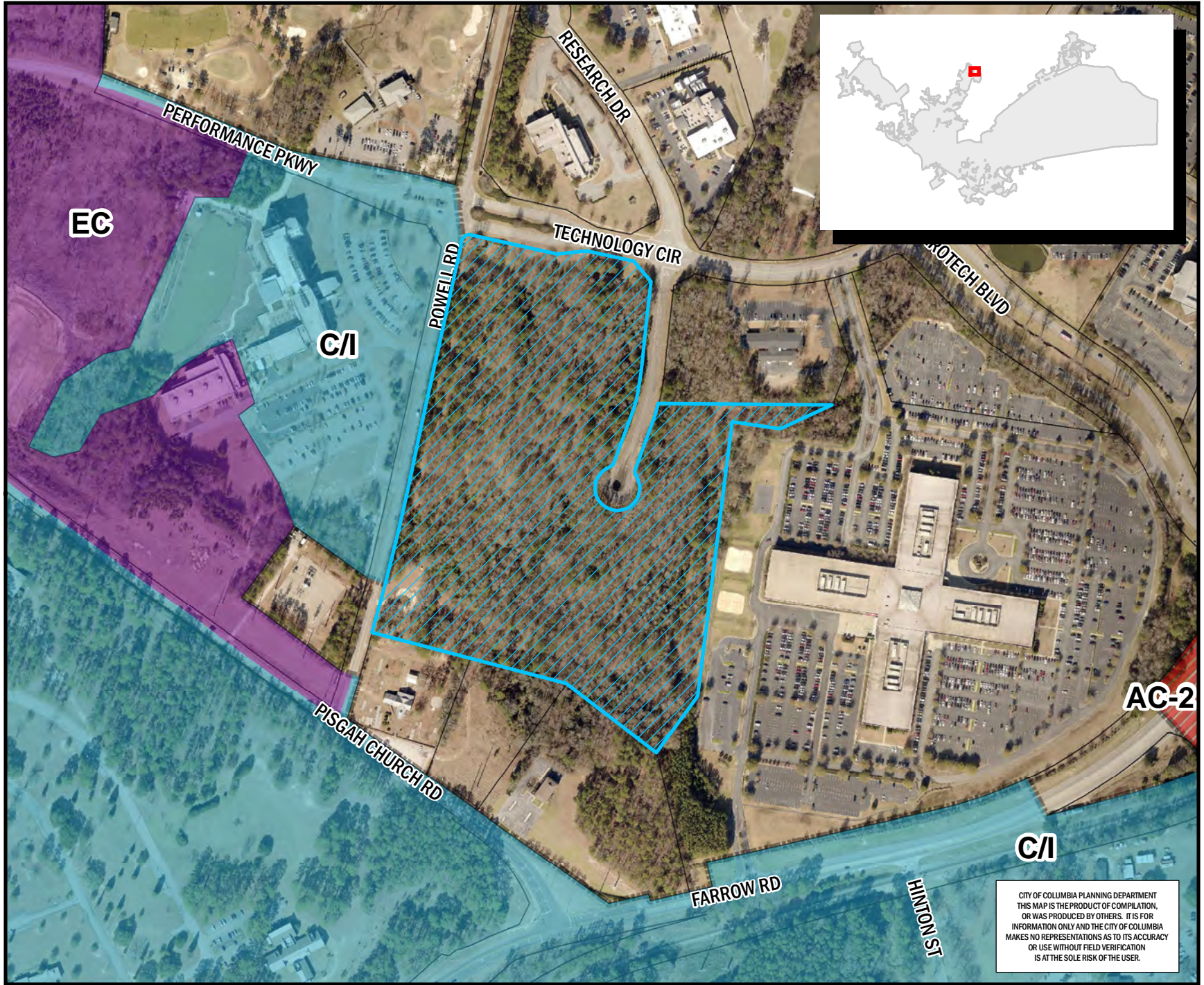
**Legend**

CITY LIMITS  
 PARCELS

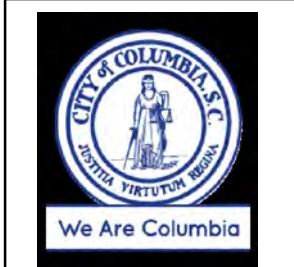
- UCMR-1 - Urban Core Mixed Residential - 1
- UCMR-2 - Urban Core Mixed Residential - 2
- UCMR-3 - Urban Core Mixed Residential - 3
- UEMR - Urban Edge Mixed Residential
- UCMF - Urban Core Multi-family
- UEMF - Urban Edge Multi-family
- UCR-1 - Urban Core Residential Small Lot
- UCR-2 - Urban Core Residential 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
- C/I - Civic/Institutional
- CBA - Central Business Area
- ZOO - Riverbanks Zoo & Garden
- UC - Universities/Colleges
- FJ - Fort Jackson
- T/S - Transitional/Sensitive Lands

N

0 105 210 420 Feet



**ORIGINAL PREPARATION/DATE:**  
 This map was prepared by:  
 Shane Shaughnessy  
 Date: 3/30/2021



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  
 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, GIS DIVISION

# Zoning Map

26.36 acres S/S Technology Cir., TMS# 17200-02-11  
 Current Rich. Co. Zoning: GC, Proposed Zoning: C-1

Department of Planning &  
 Development Services

**Legend**

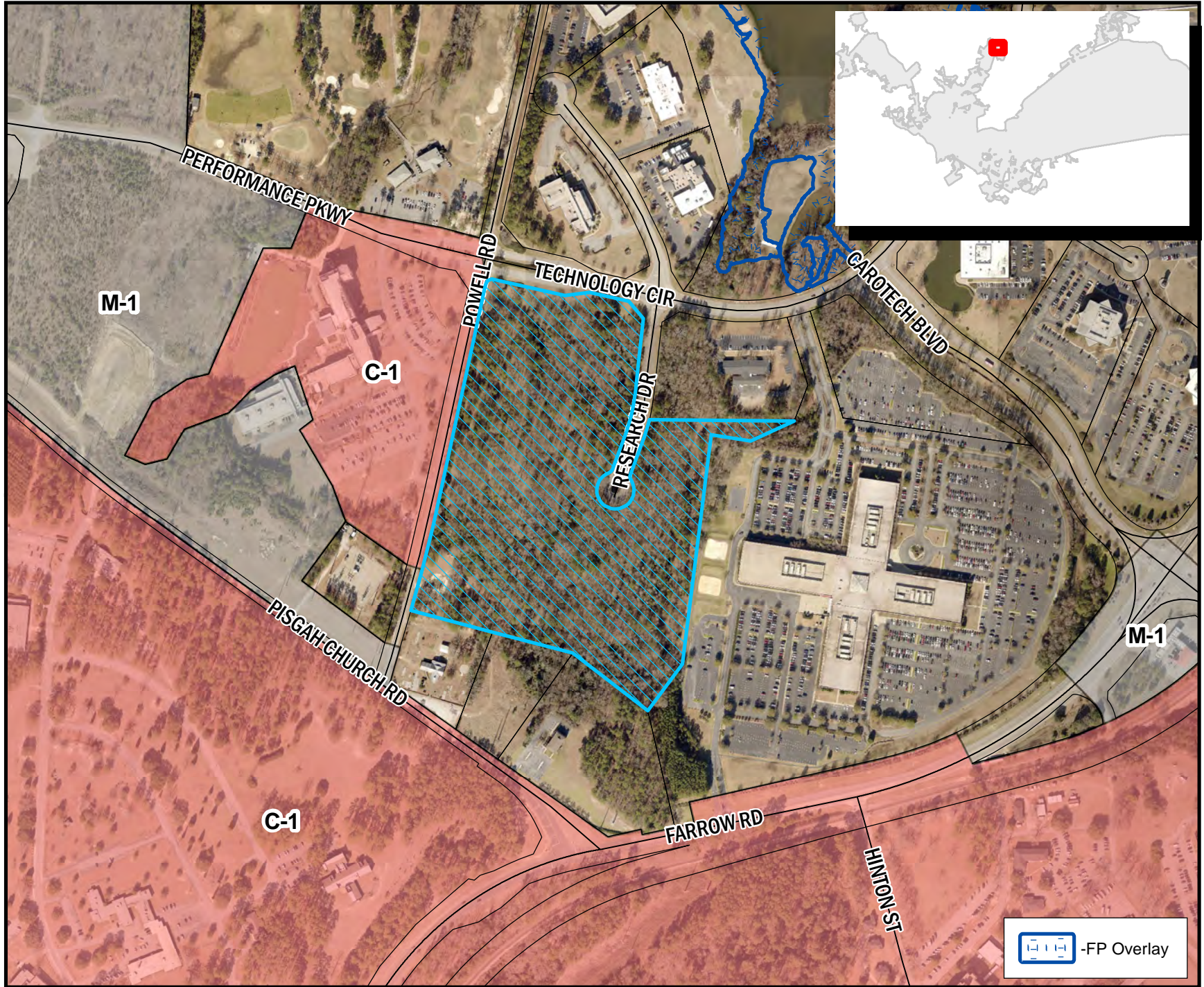
PARCELS	
D-1	C-1
RS-1	C-2
RS-1A	C-3
RS-1B	C-3A
RS-2	C-4
RS-3	C-5
RD	M-1
RD-2	M-2
RG-1	FUD-C
RG-1A	FUD-LS
RG-2	FUD-LS-E
RG-3	FUD-LS-R
UTD	FUD-R
MX-1	OUT OF CITY
MX-2	

0 120 240 480 Feet

ORIGINAL PREPARATION/DATE:  
 This map was prepared by:

Shane Shaughnessy  
 March 30, 2021

**DISCLAIMER:**  
 The City of Columbia Department of Planning and Development Services data represented on this map or plan is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Columbia makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.



-FP Overlay

\*\* DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

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

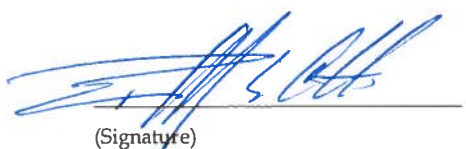
The undersigned, being the owner(s) of the property described below hereby petition(s) the Mayor and City Council for annexation to the City of Columbia, South Carolina pursuant to S.C. Code Ann. Section 5-3-150, 1976, as amended.

Property Description: All that certain piece, parcel or lot of land with improvements thereon situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, being shown and delineated as 26.359 acres (Tracts B and B-1) on plat of ALTA/ACSM Land Title Survey of Wall Street Apartments prepared by B.P. Barber & Associates, Inc. dated June 25, 2008 and signed June 26, 2008 by Henry B. Dingle, Jr. S.C.P.L.S. No. 10289, recorded on June 26, 2008, in the Richland County Register of Deeds' office in Record Book 1441, page 3554; said lot having such boundaries and measurements as shown thereon, all being a little more or less.

Richland County TMS: 17200-02-11  
Property Address: 26.36 acres S/S Technology Circle

**Seller:**

South Carolina Research Authority



(Signature)

Date: 3/22/2021

Randy C. Hays

(Print Name)

ITS: Director of Facilities

**Buyer:**

Hillpointe, LLC



(Signature)

Date: 3/19/2021

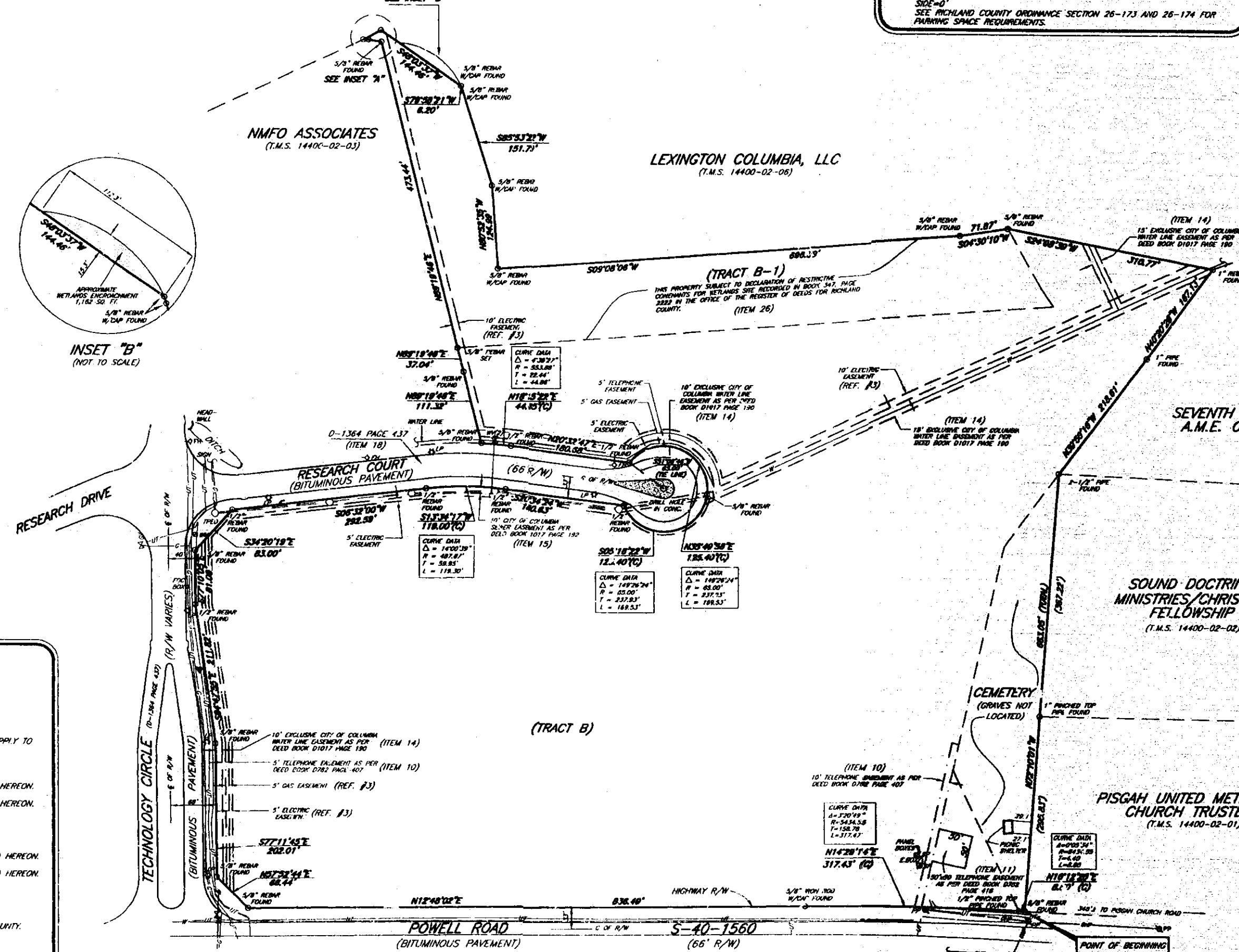
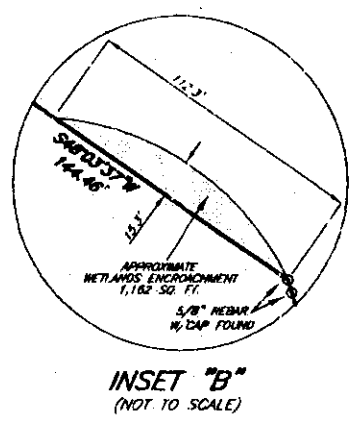
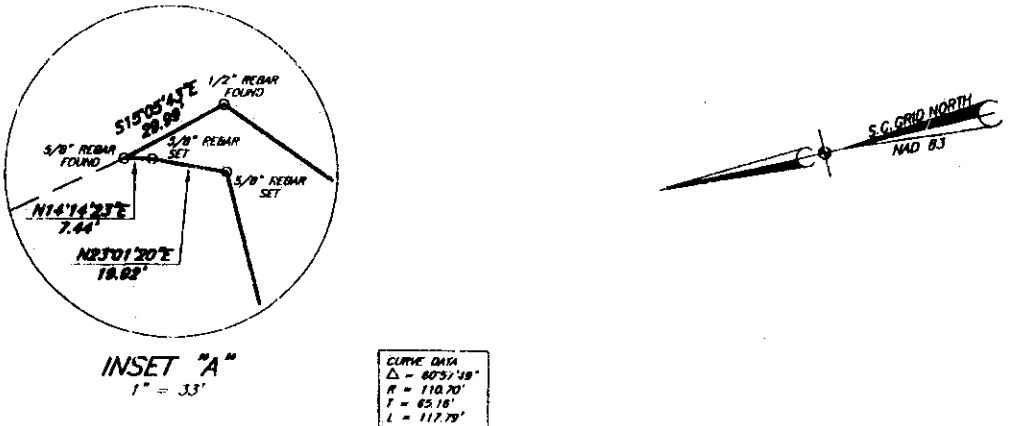
Steven Cameron

(Print Name)

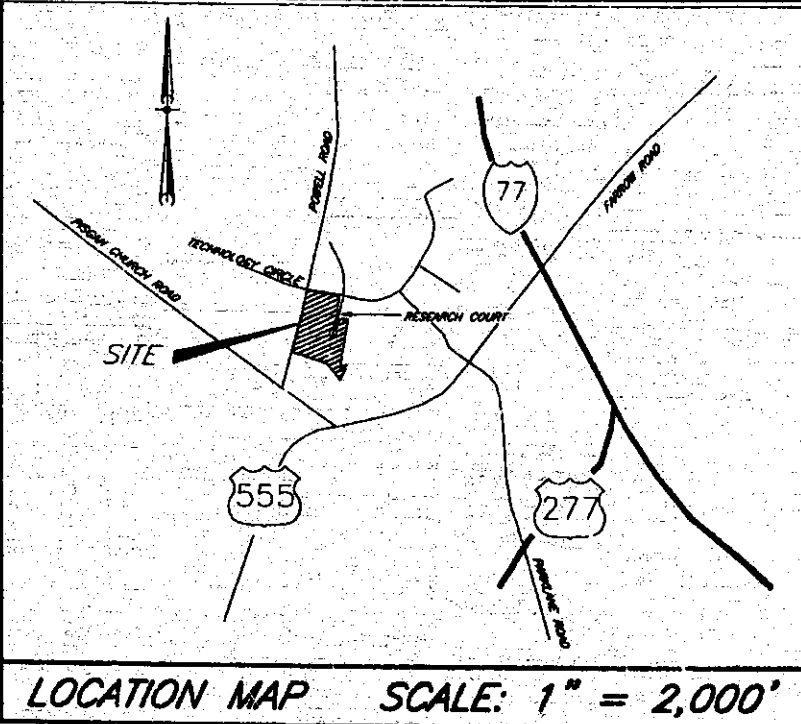
ITS: Managing Partner

LAND DESCRIPTION:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND WITH IMPROVEMENTS THEREON, SITUATED, LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF RICHLAND NEAR THE CITY OF COLUMBIA AND BEING SHOWN ON A PLAT TITLED "ALTA/ACSM LAND TITLE SURVEY" BY B.P. BARBER DATED JUNE 25, 2008, SAID PLAT HAVING THE FOLLOWING METES AND BOUNDS TO WIT: BEGINNING AT A 5/8" REBAR ON THE EASTERN RIGHT-OF-WAY OF POWELL ROAD (S-40-1560) BEING THE NORTHWEST CORNER OF THE PISGAH UNITED METHODIST CHURCH TRUSTEES (T.M.S. 14400-02-01) AND PROCEEDING ALONG THE EASTERN RIGHT-OF-WAY OF POWELL ROAD THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT IN A DIRECTION OF N11°12'25"E FOR A CHORD LENGTH OF 8.00' (SAID CURVE HAVING AN ARC LENGTH OF 8.00' AND A RADIUS OF 54.165') TO A 1/2" REBAR, THENCE ALONG A CURVE TO THE LEFT IN A DIRECTION OF N14°20'14"E FOR A CHORD LENGTH OF 317.47' (SAID CURVE HAVING AN ARC LENGTH OF 317.47' AND A RADIUS OF 541.55') TO A 5/8" REBAR, THENCE N12°40'02"E FOR A DISTANCE OF 43.84' TO A 5/8" REBAR, THENCE N12°40'02"E FOR A DISTANCE OF 65.44' TO A 5/8" REBAR, THENCE N12°40'02"E FOR A DISTANCE OF 65.44' TO A 5/8" REBAR...



NOTES: 1. THIS IS NOT A VALID TRUE COPY OF THIS DOCUMENT UNLESS IT BEARS THE ORIGINAL SIGNATURE, SIGNATURE DATE, AND THE REVISED CROSSHATCHED SEAL OF THE REGISTERED PROFESSIONAL LAND SURVEYOR NOTED HEREON. 2. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY. 3. THE EASEMENTS SHOWN HEREON ARE ALL THOSE OF WHICH THE SURVEYOR HAS AWARE AS OF THE DATE OF THIS SURVEY; THE LOCATIONS OF THOSE EASEMENTS SHOWN HEREON ARE BASED ON EVIDENCE APPARENT IN THE FIELD AND DOCUMENTS WHICH HAVE BEEN PROVIDED TO US; THERE MAY BE ADDITIONAL EASEMENTS WHICH AFFECT THIS PROPERTY BUT WERE NOT KNOWN TO US. 4. THE LOCATION OF ALL UTILITIES SHOWN HEREON ARE APPROXIMATE AND MUST BE VERIFIED BY OPERATING AUTHORITIES PRIOR TO CONSTRUCTION. 5. ALL PROPERTY CORNER SIZES ARE MEASURED TO THE OUTSIDE DIMENSION. 6. THIS PROPERTY IS ZONED LIGHT INDUSTRIAL (LI-1) WITH THE FOLLOWING BUILDING SETBACK REQUIREMENTS: FRONT-25' SIDE-10' REAR-10' SEE RICHLAND COUNTY ORDINANCE SECTION 26-173 AND 26-174 FOR PARKING SPACE REQUIREMENTS.



LEGEND: PP: POWER POLE, C: CENTERLINE, R/W: RIGHT OF WAY, W/L: WETLAND CORNER, FH: FIRE HYDRANT, LP: LIGHT POLE, TPD: TELEPHONE PEDESTAL, WV: WATER VALVE, CB: CATCH BASIN, MH: MAN HOLE, E.BOX: ELECTRICAL BOX, FOC: FIRE HYDRANT, WSP: WASTE SERVICE POLE, SL: STREET LIGHT, PVC: POLYVINYL CHLORIDE, RCP: REINFORCED CONCRETE, CMP: CORRUGATED METAL PIPE.

- REFERENCE IS MADE TO THE FOLLOWING: 1. A PLAT OF PROPERTY SURVEYED FOR HOLMES SMITH (BOBS), LLC BY POWER ENGINEERING COMPANY, INC. DATED SEPTEMBER 20, 1999, AND RECORDED IN RECORD BOOK 348, PAGE 1176. 2. A PLAT OF PROPERTY SURVEYED FOR HOLMES SMITH (BOBS), LLC BY POWER ENGINEERING COMPANY, INC. DATED SEPTEMBER 3, 1998, AND RECORDED IN RECORD BOOK 210, PAGE 424. 3. A PLAT OF PROPERTY SURVEYED FOR SOUTH CAROLINA RESEARCH AUTHORITY BY UNITED DESIGN SERVICES, INC. DATED OCTOBER 5, 1980. 4. A PLAT OF PROPERTY SURVEYED FOR WILLIAM M. YATES BY UNITED DESIGN SERVICES, INC. DATED MAY 13, 1988, AND RECORDED IN PLAT BOOK 52, PAGE 1822. 5. A PLAT OF PROPERTY SURVEYED FOR NMFO ASSOCIATES BY LEON CAMPBELL & ASSOCIATES, INC. DATED OCTOBER 21, 1998. 6. A PLAT OF PROPERTY SURVEYED FOR PISGAH UNITED METHODIST CHURCH BY B.P. BARBER & ASSOCIATES, INC. DATED APRIL 21, 1980, AND RECORDED IN PLAT BOOK 16, PAGE 40 (DRAWING NO. 11,872-C2). 7. CITY OF COLUMBIA ENGINEERING DEPARTMENT AS-BUILT UTILITY PLANS FILE NO. 177-14, SHEETS C.B. & C.S. 8. SOUTH CAROLINA RESEARCH AUTHORITY BOUNDARY SURVEY BY B.P. BARBER AND ASSOCIATES (FILE# 33,004-870) DATED DECEMBER 9, 2003. 9. RICHLAND COUNTY DEED BOOK 0-686, PAGE 291. 10. RICHLAND COUNTY TAX ASSESSOR'S MAP NO. 17200-02-11.

- ITEMS CORRESPONDING TO SCHEDULE B: LAWYERS TITLE INSURANCE CORPORATION - FILE NO. 08-LT-003 (815/9088) EFFECTIVE DATE: JANUARY 28, 2008 AT 08:00AM. ITEM 6 - DEED BOOK 0-1370 PAGE 43, DOES NOT APPLY TO THIS PROPERTY. ITEM 7 - DEED BOOK 0-943 PAGE 736, DOES NOT APPLY TO THIS PROPERTY. ITEM 8 - DEED BOOK 0-947 PAGE 608 AND DEED BOOK 993 PAGE 246 DOES NOT APPLY TO THIS PROPERTY. ITEM 9 - DEED BOOK 0-943 PAGE 730, DOES NOT APPLY TO THIS PROPERTY. ITEM 10 - DEED BOOK 0-782 PAGE 407, APPLIES TO THIS PROPERTY AND IS PLOTTED HEREON. ITEM 11 - DEED BOOK 0-782 PAGE 416, APPLIES TO THIS PROPERTY AND IS PLOTTED HEREON. ITEM 12 - DEED BOOK 0-825 PAGE 709, DOES NOT APPLY TO THIS PROPERTY. ITEM 13 - DEED BOOK 0-825 PAGE 712, DOES NOT APPLY TO THIS PROPERTY. ITEM 14 - DEED BOOK 0-1017 PAGE 190, APPLIES TO THIS PROPERTY AND IS PLOTTED HEREON. ITEM 15 - DEED BOOK 0-1017 PAGE 192, APPLIES TO THIS PROPERTY AND IS PLOTTED HEREON. ITEM 16 - DEED BOOK 0-855 PAGE 564, DOES NOT APPLY TO THIS PROPERTY. ITEM 17 - DEED BOOK 0-1124 PAGE 739, DOES NOT APPLY TO THIS PROPERTY. ITEM 18 - DEED BOOK 0-1364 PAGE 437, ROAD RIGHT OF WAY DEED TO RICHLAND COUNTY. ITEM 19 - DEED BOOK 0-845 PAGE 138, DOES NOT APPLY TO THIS PROPERTY. ITEM 20 - DEED BOOK 0-896, PAGE 810, DOES NOT APPLY TO THIS PROPERTY. ITEM 21 - PLAT BOOK 50 PAGE 5175 AND PLAT BOOK 52 PAGE 6033, DOES NOT APPLY TO THIS PROPERTY. ITEM 22 - DOES NOT APPLY TO THIS PROPERTY. ITEM 23 - HYDRO BOOK 286 PAGE 493, DOES NOT APPLY TO THIS PROPERTY. ADDITIONAL EXCEPTIONS AS TO TRACT B-1: ITEM 25 - RECORD BOOK 347 PAGE 2228, IS A BLANKET EASEMENT AND CAN NOT BE PLOTTED. ITEM 26 - RECORD BOOK 347 PAGE 2227, APPLIES TO THIS PROPERTY AND IS PLOTTED HEREON.

B-1 AREA= 3.092 ACRES OR 162,922 SQUARE FEET TOTAL AREA= 26.359 ACRES OR 1,148,213 SQUARE FEET

FLOOD NOTE

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR RICHLAND COUNTY, SOUTH CAROLINA, COMMUNITY PANEL NUMBER 450790201015, PANEL I05 OF 225, DATED JANUARY 17, 1994 AND THEREIN STATE BY GRAPHIC PLOTTING ONLY THAT THIS PROPERTY IS NOT FLOODED BY THE 100 YEAR FLOOD AREA AS DETERMINED BY THE FEDERAL FLOOD INSURANCE ADMINISTRATION.

COPYRIGHT NOTICE

THIS DRAWING IS THE PROPERTY OF B.P. BARBER & ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART, IT IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED THEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECT.

Professional seal and signature block for B.P. Barber, Registered Professional Land Surveyor No. 20289. Includes a table for REVISIONS with columns for NO., DESCRIPTION, DATE, and BY. The signature is dated 6/26/08. The project is titled 'WALL STREET APARTMENTS' and 'ALTA/ACSM LAND TITLE SURVEY'. The sheet number is 1 of 1.