

ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2021-036

Annexing and Incorporating an 80-acre portion N/S Percival Road known as 4621 Percival Road, 4635 Percival Road, 4651 Percival Road and 4655 Percival Road, Richland County TMS# 25600-03-04(p) 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, 17th 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 Urban Edge Residential effective immediately. This property shall be assigned a future land use classification Small Lot (UER-1), zoned General Residential District (RG-1), a portion within the Flood Protective Overlay (-FP), apportioned to City Council District 4, Census Tract 114.14 and contains 80 acres.

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 25600-03-04(p)

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: 5/18/2021
Final Reading: 8/17/2021



City Clerk

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2021-036

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, an 80-acre portion of Richland County TMS# 25600-03-04 as shown on a Plat prepared for HVP3 Development, LLC by Belter & Associates, Inc., dated March 10, 2021. Said parcel having such boundaries and measurements as are shown on said exhibit.

MEMORANDUM

Office of the City Manager

TO: Department Heads
FROM: Teresa Wilson, City Manager
DATE: March 18, 2021
RE: **Property Address:** 80 acres N/S Percival Road – 4621, 4635, 4651, and 4655 Percival Road
Richland County TMS#: 25600-03-04 (portion)
Owner(s): C. Ray Miles / HVP3 Development, LLC
Current Use: Commercial/Largely 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)
Proposed City Zoning: General Residential (RG-1), a portion within the Flood Protective (-FP) overlay
Reason for Annexation: Municipal Services; Donut Hole - Secondary
City Council District: 4
Census Tract: 114.14

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 5, 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
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: UER-1 (Land Use classification) by 8-0
on 4/5/21 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: RG-1, RG-1-FP (Zoning classification) by 8-0
on 4/5/21 (mm/dd/yyyy).


(Signature of Annexation Coordinator)



Future Land Use Map

80 acre portion of N/S Percival Road, TMS# 25600-03-04(p)
 Existing Rich. Co. FLU: Neighborhood (Medium Density), Proposed FLU: UER-1

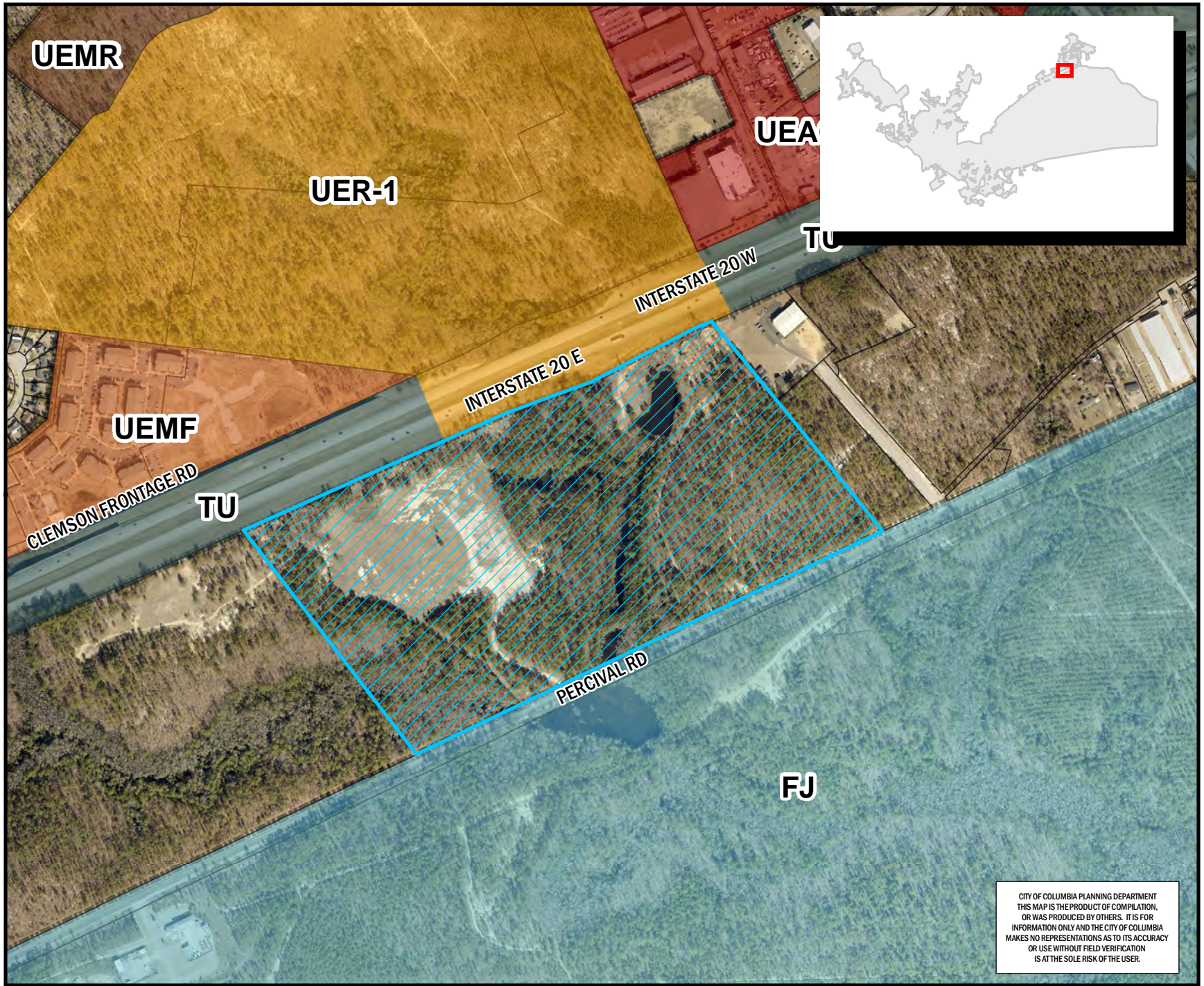
Department of Planning &
 Development Services

Legend

- CITY LIMITS
- PARCELS
- Percival80ac_ColonetsCreek
- 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

0 165 330 660 Feet



ORIGINAL PREPARATION/DATE:
 This map was prepared by:
 Shane Shaughnessy
 Date: 3/12/2021



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

Department of Planning & Development Services

80 acre portion, N/S Percival Road, TMS# 25600-03-04(p)
Current Rich. Co. Zoning: M-1, Proposed Zoning: RG-1, -FP

Legend

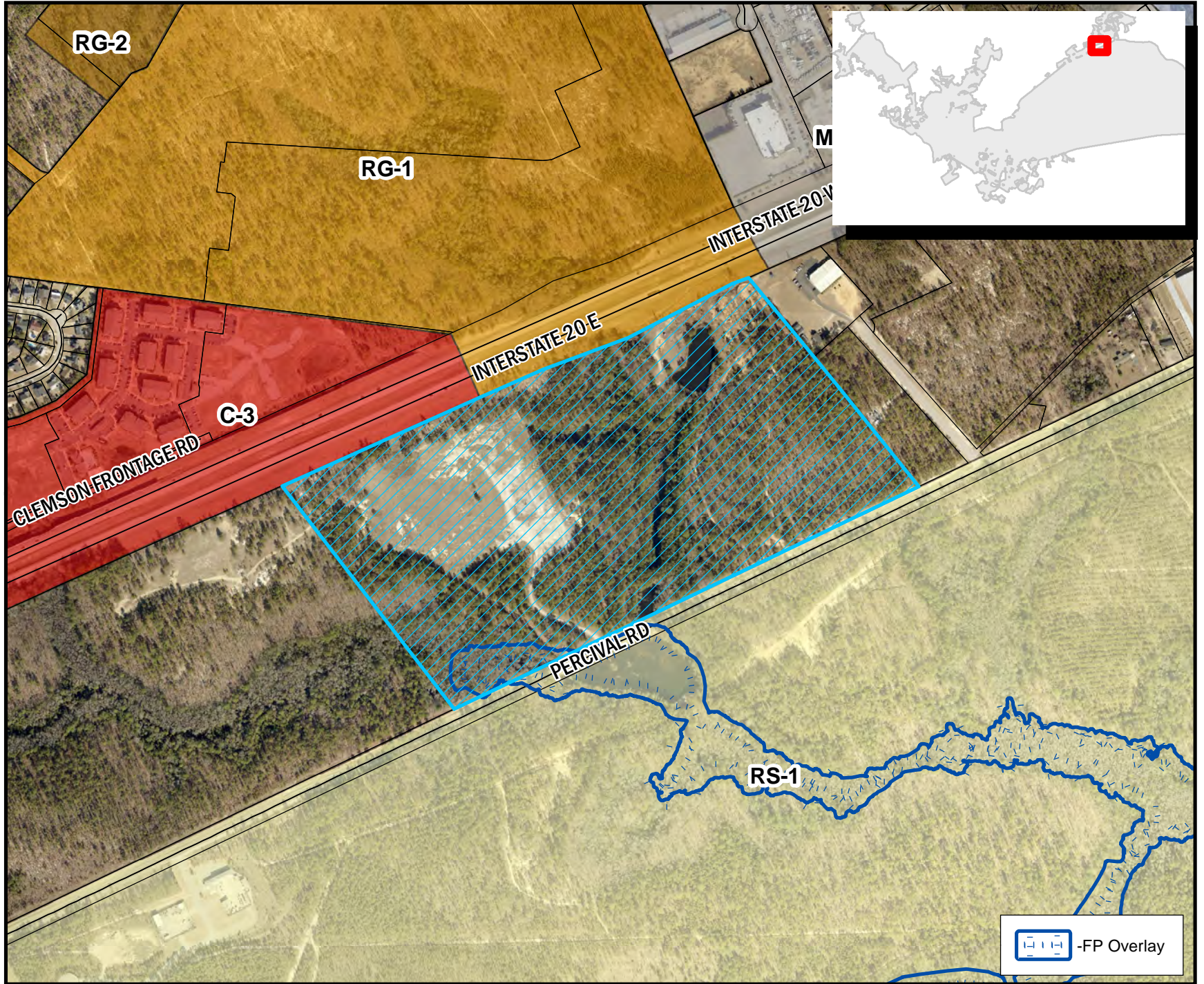
PARCELS

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	

0 150 300 600 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
March 12, 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)

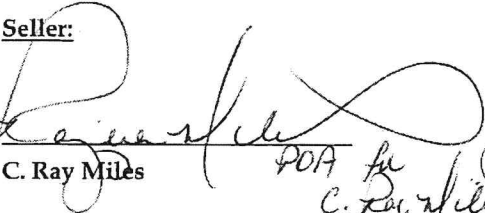
PETITION FOR ANNEXATION

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, an 80-acre portion of Richland County TMS# 25600-03-04 as shown on a Plat prepared for HVP3 Development, LLC by Belter & Associates, Inc., dated March 10, 2021. Said parcel having such boundaries and measurements as are shown on said exhibit.

Richland County TMS: 25600-03-04 (portion)

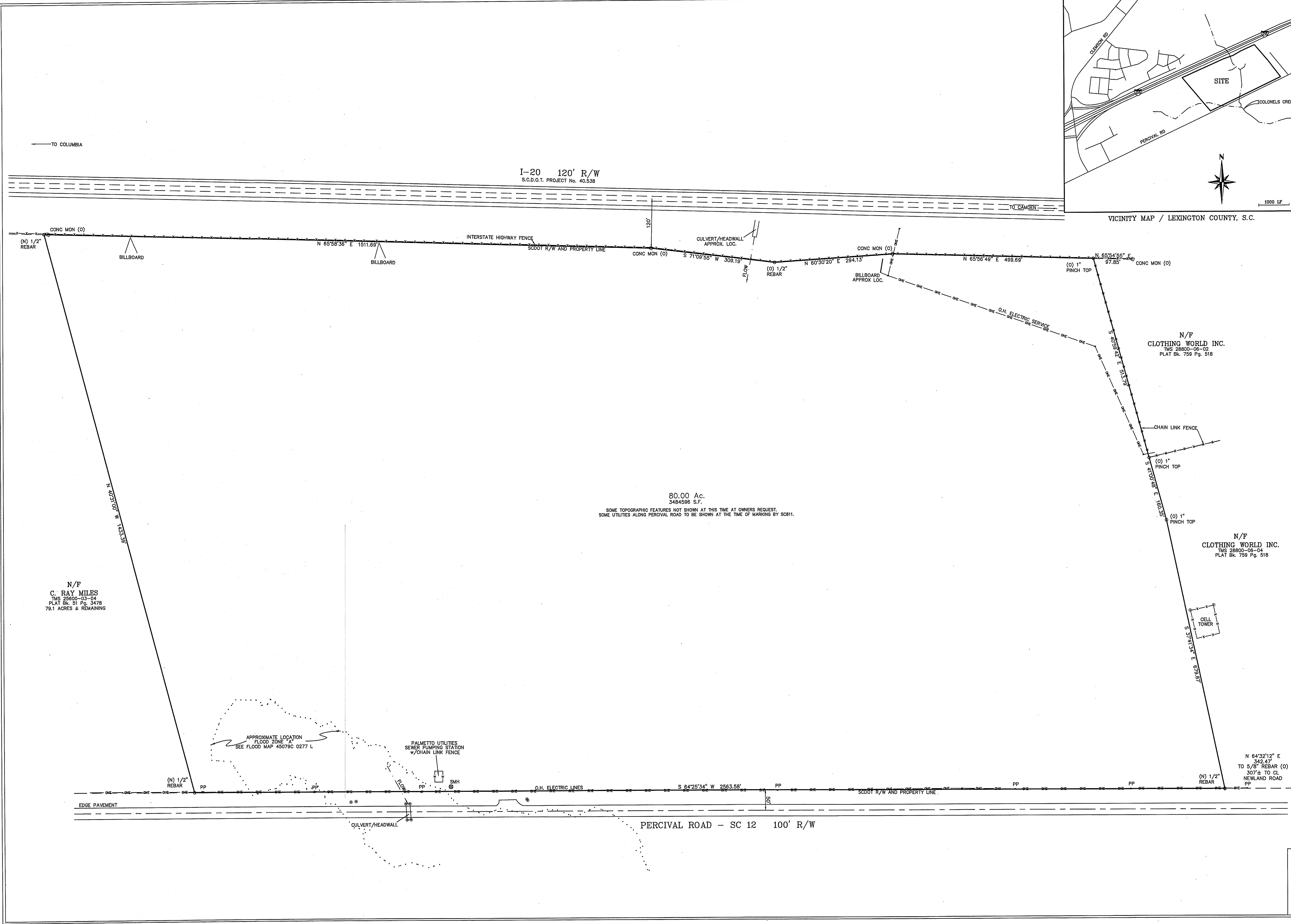
Property Addresses: 80 acres N/S Percival Road - 4621 Percival Road, 4635 Percival Road, 4651 Percival Road, 4655 Percival Road

Seller:

C. Ray Miles *POA for C. Ray Miles*
Date: 3-23-21

Buyer:
HVP3 Development, LLC


Harold V. Pickrel III
Date: 3-26-21

ITS: Over



P.L.R.M. MAP PANEL #45079C 027840271 L DATED 12-21-17
THE UNDERSIGNED STATES THAT TO THE BEST OF HIS KNOWLEDGE AND BELIEF THE LOCATION OF THE SUBJECT PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA.

LEGHERY STATE, INC. TO/HIS BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE AS SET FORTH IN THE PROFESSIONAL ENGINEERING ACT AND THE REGULATIONS OF THE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

DATE 3-22-2021
WILLIAM M. BRASINGTON
SEALS # 8312

BELTER & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS
3505 WISCONSIN ROAD
COLUMBIA, SOUTH CAROLINA 29212
TELEPHONE (803) 732-2804
FAX (803) 732-2881

STATE OF SOUTH CAROLINA
COUNTY OF LEXINGTON

BELTER & ASSOCIATES, INC.
No. 030787

GRAPHIC SCALE
1" = 100'

1190

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAN, THIS SURVEY IS BASED ON THE ASSUMPTIONS OF THE UNDERSIGNED ENGINEER AND SURVEYOR. THE ASSOCIATIONS OF UNDERSIGNED UTILITIES AS SHOWN HEREON ARE BASED ON THE ASSOCIATIONS OF UNDERSIGNED UTILITIES AS SHOWN FROM LOCATIONS UTILITIES, STRUCTURES AND/OR EASEMENTS MAY VARY FROM LOCATIONS SHOWN HEREON UNLESS DESIGNATED WITH BEARINGS & DISTANCES.

THIS SURVEY IS BASED ON THE ASSUMPTIONS OF THE UNDERSIGNED ENGINEER AND SURVEYOR. THE ASSOCIATIONS OF UNDERSIGNED UTILITIES AS SHOWN HEREON ARE BASED ON THE ASSOCIATIONS OF UNDERSIGNED UTILITIES AS SHOWN FROM LOCATIONS UTILITIES, STRUCTURES AND/OR EASEMENTS MAY VARY FROM LOCATIONS SHOWN HEREON UNLESS DESIGNATED WITH BEARINGS & DISTANCES.

SCALE: 1" = 100'
DATE: 03-10-2021
LOT AREA: 80.00 ACRES
RICHLAND COUNTY, S.C.
#9600-03-04 (PORTION)
JOB NO. 2103026

PLAT PREPARED FOR
HVPS DEVELOPMENT LLC
NEAR COLUMBIA, S.C. IN RICHLAND COUNTY

EEE-071