



We Are Columbia

MEMORANDUM

TO: **Krista Hampton**, Planning & Development Services Director
 From: Jeff Crick, AICP, City Planner & Stephen Zigmund, City Planner
 CC: John Fellows, AICP, Planning Administrator
 Date: 5 July 2013

RE: **Annexation History Study: 1992 to Present**

Summary: Yearly, the City of Columbia annexes approximately 299 acres. Over the last 21 years, the largest annual single annexation averages 152 acres. When comparing the Bull Street Mental Health Campus (180 acres) against these annexation records, the campus is smaller in acreage than some noted neighborhoods /subdivisions that have been brought into Columbia's city limits.

Annexations for the City of Columbia over the last 21 years have included numerous large locations throughout the bounds of the City of Columbia.

YEAR	TOTAL ACREAGE	LARGEST SINGLE ANNEXATION (ACRES)	PROPERTY ADDRESS/PROJECT NAME	PROPERTY OWNER	STATUS
1992	986.3	795.5	Rosewood - S Beltline Industrial Park	Multiple Owners	COMPLETED
1993	461.0	449.7	Chestnut Hill Plantation	Chestnut Hill Plantation HOA	COMPLETED
1994	19.3	7.2	201-226 St. Andrews Terrace	Multiple Owners	COMPLETED
1995	69.5	28.9	Paso Fino Road	Multiple Owners	COMPLETED
1996	332.3	287.3	Belvedere Community	Multiple Owners	COMPLETED
1997	57.9	21.4	Woodcreek D15 Ph.1	Multiple Owners	COMPLETED
1998	13.8	3.5	144 (121) Elwyn Lane	Multiple Owners	COMPLETED
1999	29.7	11.4	Parc 4, Columbiana Stn	N/A	COMPLETED
2000	193.5	71.5	W/S Hazelwood, A, B, C	Multiple Owners	COMPLETED
2001	211.9	79.5	4101 Percival Road	Richland County	COMPLETED
2002	250.8	39.4	Peachtree Drive	Multiple Owners	COMPLETED
2003	217.8	78.3	Spears Creek Church Road	Multiple Owners	COMPLETED
2004	330.4	81.4	Padgett Road	Pineridge LLC	COMPLETED
2005	191.5	41.7	4021 Percival Road	Sage Pointe Columbia	COMPLETED
2006	1917.1	808.3	W/S Farrow Road	SC Mental Health Commission	COMPLETED
2007	139.5	24.9	2150 S Beltline Blvd	Travel Centers of America	COMPLETED
2008	425.4	144.3	Midlands Tech NE Campus	Midlands Technical College	COMPLETED
2009	173.3	132.8	121 Shop Road	Shop Road Holdings	COMPLETED
2010	200.8	52.5	Commerce Drive	University of South Carolina	COMPLETED
2011	110.3	49.4	Bayberry Mews Subdivision	Multiple Owners	COMPLETED
2012	93.0	22.4	The Park, Phase 1	Woodcreek Development Partnership	COMPLETED
2013	149.5	103.4	131 Sysco Court	Sysco Food Services	PENDING

Figure 1: Annual Annexation Acreage & Largest Annexation Petition per Year.

On average, the largest single annexation within a single year was approximately 152 acres in size, concluding with a total yearly city-wide average annexation total of approximately 299 acres. When comparing this history against the Bull Street Mental Health Campus' 180 acres, the campus is slightly above the average, but within the standard deviation, of the historical largest single annexations for the last 21 years.

Specifically, looking at certain selected larger-scale neighborhoods /subdivisions we see that they are further away from City Hall, and on average, larger than the Bull Street Mental Health Campus.

<i>Neighborhood/Subdivision</i>	<i>Total Acres Annexed</i>	<i>Total Property Value (All Parcels)</i>	<i>Distance from City Hall (in miles, straight-line)</i>
Bull Street	180.03	\$ 139,484,300.00	1
Chestnut Hills	534.16	\$ 116,064,400.00	10
Woodcreek Farms	291.59	\$ 215,051,600.00	14
Capital Heights & Bay Berry Mews	49.44	\$ 4,531,300.00	3
Belvedere	306.08	\$ 54,443,100.00	3
Highland Park	58.34	\$ 16,667,400.00	4
King's Grant	240.47	\$ 237,112,400.00	5
Gregg Park	136.89	\$ 142,256,600.00	4.5
Burnside Farms	182.53	\$ 9,102,900.00	7
East Lake	78.17	\$ 42,836,700.00	6.5
Totals	1,877.67	\$ 838,066,400.00	

Figure 2: Table of Selected Large Neighborhoods/Subdivisions annexed partially/whole into Columbia.

Analyzing these requested neighborhoods/subdivisions, the City of Columbia has annexed 2,433 acres of land, with a total value of \$838,066,400 according to the 2012 Richland County Tax Assessors records. On average, these locations are approximately 6 miles from City Hall and an average 270 acres in size. The mean value of these annexations is \$93,118,489.

In comparison, the Bull Street Mental Health Campus is within the standard deviation of the mean in acreage and value of the selected Large Neighborhoods/Subdivisions.

Note:

These findings could vary if parcels are consolidated and/or subdivided. This analysis was conducted mathematically with regard to current measurements. The given condition of every parcel is extremely unique, and a full field survey would have to be completed for every parcel to provide the most accurate footage measurements.