

ORDINANCE NO. 2013-008

Annexing 931 Spears Creek Court  
Richland County TMS #28802-02-05

WHEREAS, a proper petition has been filed with the City Council by one hundred (100%) per cent of the property owners of the within described property under the provisions of South Carolina Code Ann. Section 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; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and Council of the City of Columbia, South Carolina, this 5<sup>th</sup> day of February, 2013, that the property described herein is hereby annexed to and becomes part of the City of Columbia effective immediately. This property shall be zoned M-1, and apportioned to City Council District 4, Census Tract 114.14, and contains 2.20 acres.

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 28802-02-05

Also included in the territory hereby annexed are all contiguous portions of all public rights of way, streets and highways.

Requested by:

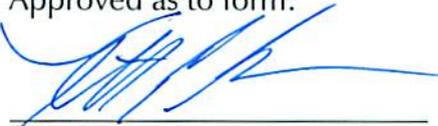
Planning and Development Services

  
MAYOR

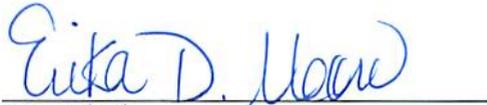
Approved by:

  
City Manager

Approved as to form:

  
City Attorney

ATTEST:

  
City Clerk

Introduced: 1/15/2013  
Final Reading: 2/5/2013

ORIGINAL  
STAMPED IN RED

**EXHIBIT A**  
**PROPERTY DESCRIPTION**  
**ORDINANCE NO.: 2013-008**

All that certain piece, parcel or tract of land, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing 2.20 acres, more or less, being shown and delineated as Lot 1 on a Plat prepared for CC Development Group I, LLC by Associated E & S, Inc. Dated July 27, 2007 and recorded in the Office of the Register of Deeds for Richland County in Plat Book 1375 at Page 338. Said parcel having such boundaries and measurements as are shown on said plat.

# MEMORANDUM

## Office of the City Manager

TO: Department Heads

FROM: Steven A. Gantt, City Manager

DATE: October 11, 2012

RE: **Property Address:** 931 Spears Creek Ct  
**Richland County TMS:** 28802-02-05  
**Owner(s):** Columbia Valued Partners, LLC  
**Current Use:** Hotel **Current County Zoning:** M-1  
**Proposed Use:** Hotel **Proposed City Zoning:** M-1  
**Reason for Annexation:** Contiguous, primary area, covenant, existing city services  
**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.

Time is of the essence and you must act promptly with regard to this matter. Planning & Development Services staff will see to it that this matter is placed on the Planning Commission's 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.

/swh  
Attachments

cc: Missy Gentry, Assistant City Manager  
Joseph Jaco, Utilities and Engineering  
Krista Hampton, Planning & Development Services  
Deborah Livingston, Community Dev. Administrator  
S. Allison Baker, Parks and Recreation Director  
Brenda Kyzer, Business License Administrator  
Angela Adams, Water Customer Service  
Jerry Thompson, Building Official  
Robert Anderson, Interim Public Works Director  
Jan Alonso, Accounting  
S. W. Hudson, Planner  
James Johnson, Utilities  
Johnathan Chambers, Zoning  
Carolyn Wilson, Police Planning & Research  
Alfreda Tindall, Richland County 911 Addressing Coordinator

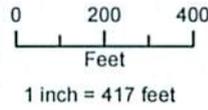
Ken Gaines, City Attorney  
Dana Higgins, City Engineer  
Bill Ellis, Finance Director  
Randy Scott, Chief of Police  
Aubrey Jenkins, Fire Chief  
George Adams, Fire Marshal  
Kimberly Gathers, Columbia-Richland 911  
David Hatcher, Housing Official  
Richland County Solid Waste Collection  
Susan Leitner, Engineering  
Denny Daniels, Engineering  
Ted Morgan, Water Distribution  
Lloyd Brown, Water Distribution

Planning Commission Zoning Recommendation: M-1 (Zoning classification) by 7-0 on 11-5-2012 (mm/dd/yyyy).

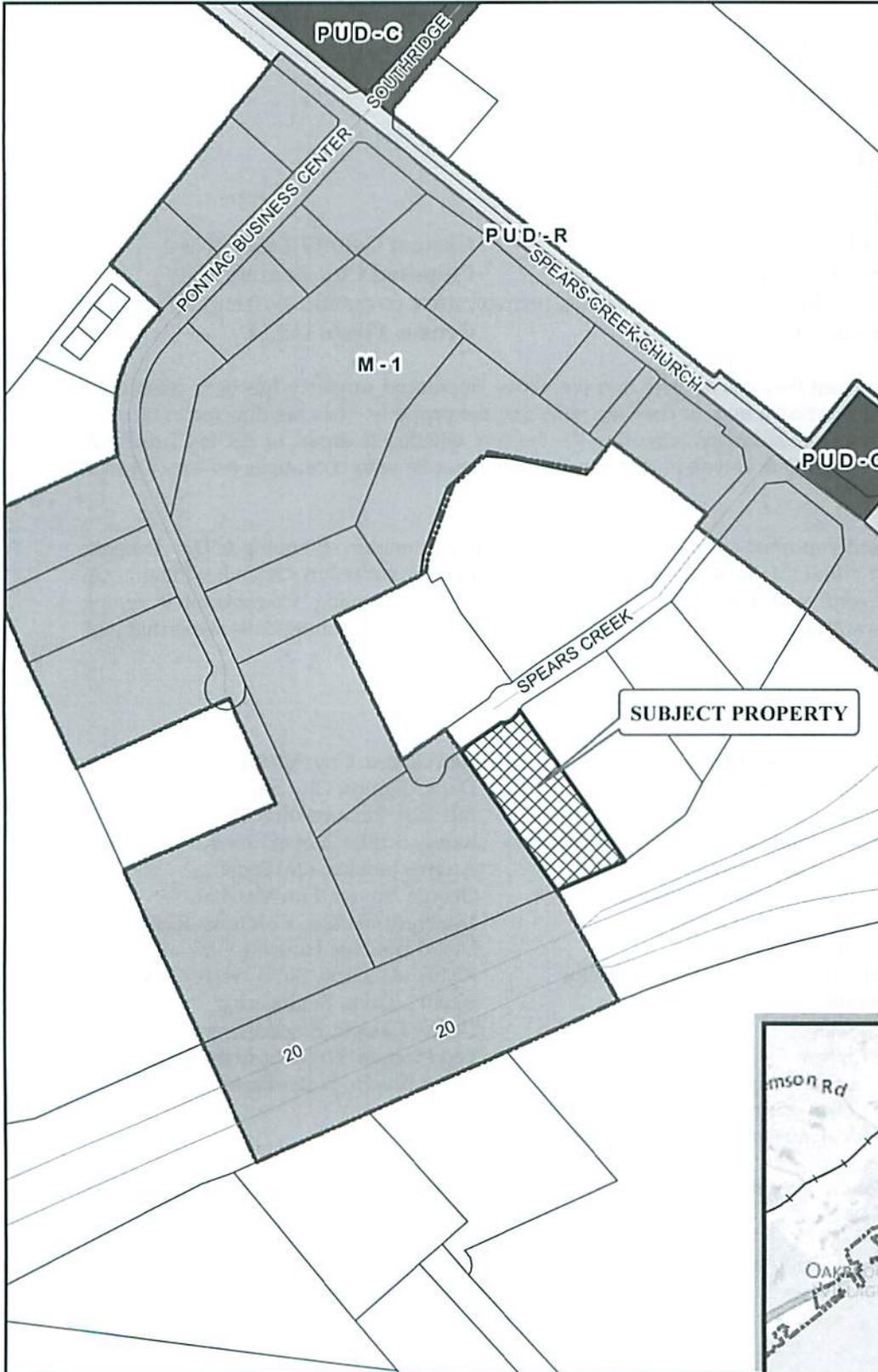
  
(Signature of Annexation Coordinator)

# ANNEXATION

**931 SPEARS CREEK COURT**  
**Zoned: M-1 (Light Industrial)**



Planning & Development Services



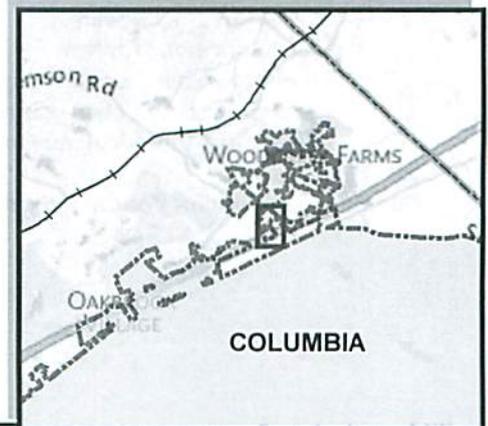
- RAILROADS
- STREETS
- ▬ COLUMBIA CITY LIMITS
- ▭ PARCELS
- ZONING**
- ▭ C-1
- ▭ C-2
- ▭ C-3
- ▭ C-3A
- ▭ C-4
- ▭ C-5
- ▭ D-1
- ▭ M-1
- ▭ M-2
- ▭ MX-1
- ▭ MX-2
- ▭ PUD-C
- ▭ PUD-LS
- ▭ PUD-LS-E
- ▭ PUD-LS-R
- ▭ PUD-R
- ▭ RD
- ▭ RD-2
- ▭ RG-1
- ▭ RG-1A
- ▭ RG-2
- ▭ RG-3
- ▭ RS-1
- ▭ RS-1A
- ▭ RS-1B
- ▭ RS-2
- ▭ RS-3
- ▭ UTD
- ▭ PROPOSED ANNEXATION

**ORIGINAL PREPARATION/DATE:**

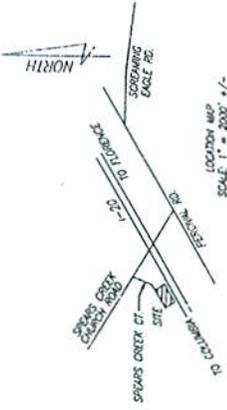
This map was prepared by:  
 S. W. Hudson, III  
 Planning & Development Services  
 October 11, 2012

**REVISION NUMBER/DATE:**

**DISCLAIMER:**  
 The City of Columbia Department of Engineering and Development Services Department 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.



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



PLAN PREPARED FOR  
**CC DEVELOPMENT GROUP I, LLC**  
SITE LOCATED IN RICHLAND COUNTY, SOUTH CAROLINA  
SCALE: 1" = 60'  
DATE: JULY 27, 2007  
SEE REVISIONS

- REFERENCES:
1. RICHLAND COUNTY: 244 MAP SHEET 25714-01-PORTION OF LOT 7.
  2. BOUNDARY AND TOPOGRAPHIC MAP PREPARED FOR CC DEVELOPMENT GROUP I, LLC BY ASSOCIATED E & S, INC. DATED APRIL 27, 2005 PREPARED FOR CONTINENTAL DEVELOPMENT, LLC BY ASSOCIATED E & S, INC. DATED APRIL 24, 2003 AND LAST REVISED DEC. 22, 2004.

CERTIFICATIONS:  
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE RICHLAND COUNTY SUBDIVISION REGULATIONS AND THE REQUIREMENTS SHOWN HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN THOSE REGULATIONS.  
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE QUANTITY SHOWN ON THIS PLAN IS CORRECT AND ACCURATE AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF SOUTH CAROLINA AND AM NOT PROVIDING ANY SERVICES FOR A CLASS OF SURVEY AS SPECIFIED THEREIN.  
*[Signature]*  
ASSOCIATED E & S, INC.  
600 VIOLET STREET, WEST COLUMBIA, SOUTH CAROLINA 29169 - PH: 791-1550

THIS IS TO CERTIFY THAT I HAVE COMPLETED THE SURVEY AND FOUND THAT THE PROPERTY DESCRIBED HEREON IS NOT LOCATED ON A FEDERAL FLOOD HAZARD ZONING MAP OR A SPECIAL FLOOD HAZARD ZONING MAP. MAP NO. 40599C 0110 N, DATED FEB. 20, 2002.  
REVISION: THE NEW EXTENSION OF SPARS CREEK COURT.

