

ORDINANCE NO. 2006-027

Annexing 1046 Berea Road, 1047 Berea Road and NW/S Market Street,  
Richland County TMS #11206-04-01, 11206-04-03, 11206-03-02 and 11206-04-02

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  
10th day of May, 2006, that the property described herein is hereby annexed to and becomes  
part of the City of Columbia effective immediately. This property shall be zoned C-3.

PROPERTY DESCRIPTION:	See attached EXHIBIT A
Richland County TMS NO.:	11206-04-01; 11206-04-03; 11206-03-02 and 11206-04-02

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

Requested by:

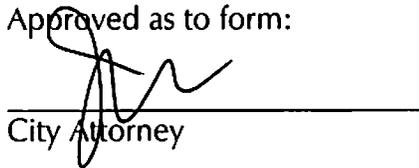


MAYOR

Approved by:

  
City Manager

Approved as to form:

  
City Attorney

ATTEST:

  
City Clerk

Introduced: 5/3/2006  
Final Reading: 5/10/2006

ORIGINAL  
STAMPED IN RECORD

**EXHIBIT A**  
**PROPERTY DESCRIPTION**  
**ORDINANCE NO.: 2006-027**

All those certain pieces, parcels or lots 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, being shown and delineated on Richland County Tax Map Sheet 11206, Block 04, Lot 01; Sheet 11206, Block 04, Lot 03, Sheet 11206, Block 03, Lot 02 and Sheet 11206, Block 04, Lot 02. Said parcels having such boundaries and measurements as are shown on said map.

# MEMORANDUM

## Office of the City Manager

TO: Department Heads

FROM: Charles P. Austin, Sr., City Manager

DATE: March 9, 2006

RE: Property Address: 1046 - 1047 Berea Road and NW/S Market Street  
Richland County TMS: 11206-03-02; 11206-04-01, 02, 03  
Owner(s): Market Center, LLC  
Current Use: Warehouses Current County Zoning: GC (General Commercial)  
Proposed Use: 119 Condominium Units Proposed City Zoning: C-3  
Reason for Annexation: Contiguous; water  
City Council District: 3

The Planning Department 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 the Planning Department. The Planning Department will compile your comments for City Council consideration.

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

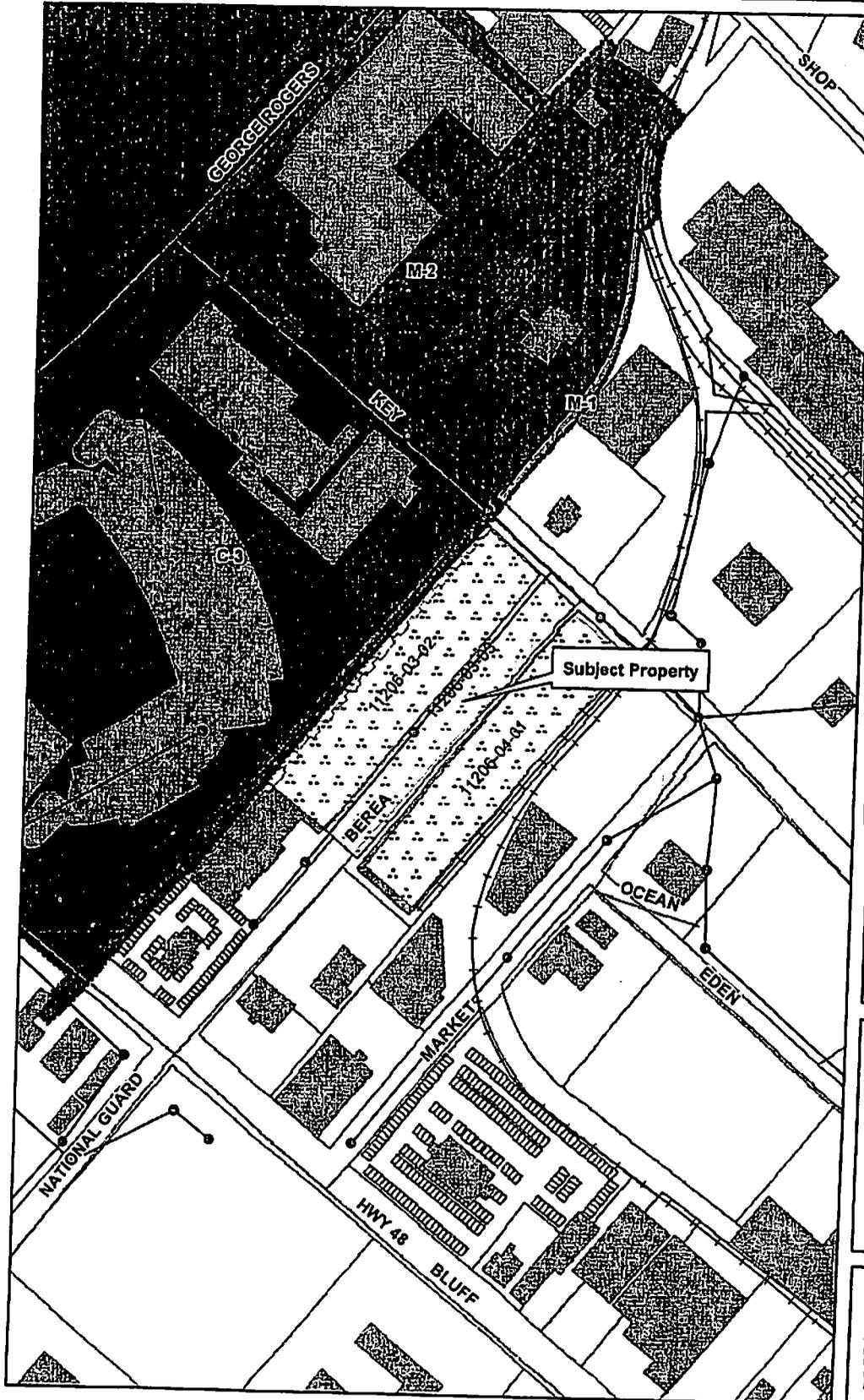
cc: John Dooley, Utilities Director  
Marc Mylott, Development Services Director  
Rick Semon, Community Dev. Admin.  
S. Allison Baker, Parks and Recreation Director  
Janet LaSchuma, Business License Admin.  
Sonya Covington, Water Customer Service  
James Meggs, City Attorney  
Tawana Shine, Accounting  
Skip Hudson, Community Planner  
James Johnson, Utilities  
Johnathan Chambers, Zoning  
Barrie Walters, Zoning  
Carolyn Wilson, Police Planning & Research  
Wendy Brawn, South Carolina Electric & Gas  
Marlin C. Henderson, Richland County Solid Waste Collection  
Alfreda Tindall, Richland County 911 Addressing Coordinator

Shahid Khan, Engineering  
Cathy Alexander, Finance Director  
Office of the Building Official  
Missy Gentry, Public Services Director  
H. Dean Crisp, Chief of Police  
Judy Spell, 911 Communications  
Bradley Anderson, Fire Chief  
Ted Morgan, Water Distribution  
Denny Daniels, Engineering  
Franklin Maples, Fire Department  
Lloyd Brown, Water Distribution  
Susan Leitner, Engineering  
Mid Carolina Electric Cooperative

Planning Commission Zoning Recommendation: C-3 (Zoning classification)  
9-0 (Approved/Denied)  
on April 3, 2006 (mm/dd/yyyy)

Nathaniel B. Landf.  
(Signature)

**Application for Annexation**  
**1046 & 1047 Berea Road**  
**NW/S Market Street**  
**Stadium Village Lofts**



**LEGEND**

- City Limits
- Parcels
- Building Footprints
- Railroads
- Street Centerlines
- Sewer Lines

**Zoning Districts**

- D-1
- RS-1
- RS-1A
- RS-1B
- RS-2
- RS-3
- RD
- RG-1
- RG-1A
- RG-2
- RG-3
- UTD
- C-1
- C-2
- C-3
- C-3A
- C-4
- C-5
- M-1
- M-2
- PUD-R
- PUD-C
- PUD-LS (Harbison)
- PUD-LS
- PUD-LS-R
- PUD-LS-TC
- PUD-LS-E
- Out of City

**ORIGINAL PREPARATION/DATE:**

This map was prepared by:  
 S. W. Hudson, III  
 March 09, 2006

**REVISION NUMBER/DATE:**

None.



0 90 180 360  
 Feet

1 inch equals 292 feet

**DISCLAIMER:**

The City of Columbia Department of Engineering and Department of 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.

**FIRST READING CONSIDERATION for**  
**ANNEXATION OF**  
**STADIUM VILLAGE LOFTS, 1046 & 1047 BERA ROAD**  
**WITH C-3 INTERIM ZONING**

May 3, 2006 at 10:00 a.m.  
City Council Chambers, 3<sup>rd</sup> Floor, City Hall, 1737 Main Street  
Columbia, South Carolina

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<b>Subject Property:</b>	1046 – 1047 Berea Road and NW/S Market Street, TMS# 11206-03-02; 11206-04-01, 02, 03.
<b>Council District:</b>	3
<b>Requested Action:</b>	<b>Annexation for new water and sewer service.</b>
<b>Applicant:</b>	Market Center, LLC
<b>PC Recommendation:</b>	<b>Approve.</b>
<b>Staff Recommendation:</b>	<b>Approve.</b>

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**Additional Detail:** These properties are part of the Stadium Village Lofts development project, which is renovating two former warehouses and converting them into 119 loft-style condominium residential units with rooftop patios for tailgating. The northern side of the property abuts the famous Cockaboose Railroad, which is in the City. Water and sanitary sewer services are currently available to these properties. Staff of Columbia Police Department has estimated the cost to provide the additional resources to handle police services for this annexation at \$152,330.32. The Solid Waste division also has some concerns about this annexation as our current residential routes are nearing capacity. This may be relieved during the budget process. This section of the City is seeing much redevelopment in the form of residential condominiums, mostly catering to USC football fans.

It is recommended that this annexation be approved.

**Case History:** 4/03/06 Planning Commission recommends approval of requested annexation (9-0).

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**PENDING ISSUES:** None.

**Staff Contacts:** Nathaniel B. Land, Jr., AICP; Director of Planning  
Marc Mylott, AICP; Director of Development Services/Zoning Administrator

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Persons expressing support or concern about this application submitted the documents outlined below to staff. All documents are attached hereto and made a part of the record of the public hearing.

None.

STAFF COMMENTS

Building Official - Has no objection.

Judy Spell, 911 Communications - Has no objection.

Denny Daniels, Engineering - Water and sanitary sewer service are currently available to these properties. Key Road is a county maintained road. This property is located in Flood Zone "X" by 1994 FIRM maps.

Franklin Maples, Fire Department - This property is currently serviced by the Columbia Richland Fire Service with an ISO rating of class 5. Annexation of this property would lower the ISO rating to a class 2 with services being provided by the Columbia Fire Department.

Recommend annexation, as this action would not impact current services provided by this department.

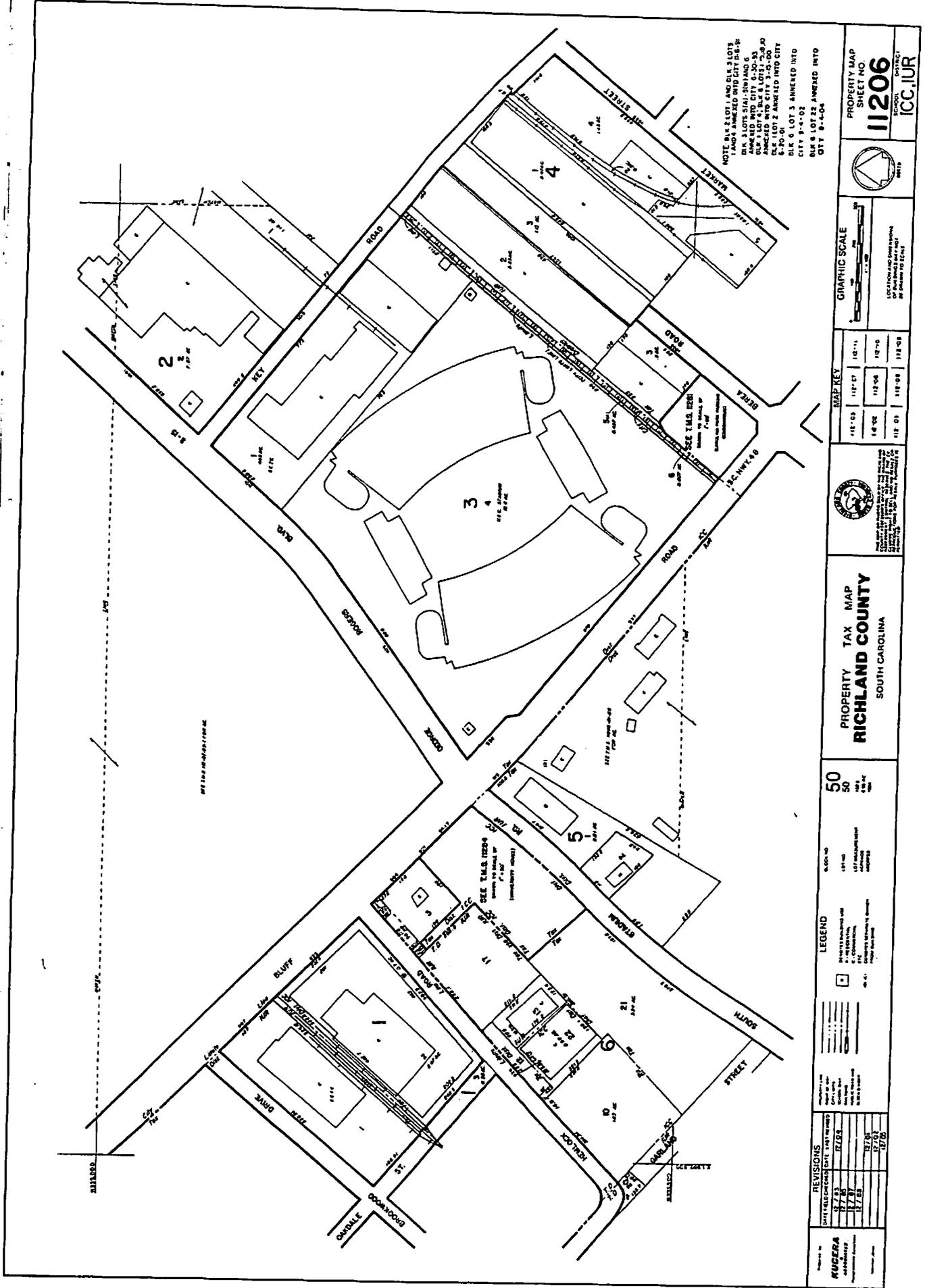
Allison Baker, Public Services - Department of Parks and Recreation has no objection.

Rick Hines, Police Administrative Services Division Administrator - It has been determined that this annexation will require two (2) additional police officers and one (1) patrol vehicle with associated equipment to provide police services to this area. Staff has estimated the cost at \$152,330.32 to provide the additional resources to handle police services for this annexation. With the requested manpower and resources, the Department should have no objections to this annexation.

Missy Gentry, Public Services Director - The Solid Waste division has some concerns about this annexation. Our current residential routes are nearing capacity. This may be relieved during the budget process.

John Dooley, Director of Utilities & Engineering - Has no objection.

Johnathan Chambers, Deputy Zoning Administrator - This property contains two warehouse buildings that are currently being renovated to accommodate 119 loft-style condominium units. The parking for these units will be located within the warehouse bay area along Berea Road. This project contains approximately 6 acres that are currently zoned C-3 (General Commercial) within Richland County. This property is contiguous to the city limits south by the Cocka-Booses and William's Brice Stadium, which are zoned C-3 (General Commercial). Our office recommends approval of this annexation.



NOTE: BLK 2 LOT 1 AND BLK 3 LOT 1  
 1 AND 3 ANNEXED INTO CITY 12-11-03  
 BLK 3 LOTS 51A1-51A10 G  
 BLK 5 LOTS 1 AND 2 ANNEXED INTO CITY 01-20-03  
 BLK 5 LOTS 3 AND 4 ANNEXED INTO CITY 01-20-03  
 BLK 5 LOT 2 ANNEXED INTO CITY 01-20-03  
 BLK 5 LOT 3 ANNEXED INTO CITY 01-20-03  
 BLK 6 LOT 3 ANNEXED INTO CITY 01-20-03  
 BLK 6 LOT 2 ANNEXED INTO CITY 01-20-03

PROPERTY MAP  
 SHEET NO.  
**11206**  
 ICC, IUR



MAP KEY

11-03	11-07	12-11
12-02	12-06	12-10
12-03	12-08	12-09



PROPERTY TAX MAP  
**RICHLAND COUNTY**  
 SOUTH CAROLINA

50

12-11	12-10	12-09
12-08	12-07	12-06
12-05	12-04	12-03

LEGEND

- 1. UNIMPROVED LAND
- 2. IMPROVED LAND
- 3. CONVEYANCE
- 4. INTERESTS WITHIN A DEED
- 5. OTHER NOTES

REVISIONS

DATE	DESCRIPTION	BY	CHKD
11/13/03	ISSUED	ICC	IUR
12/11/03	REVISION	ICC	IUR
12/10/03	REVISION	ICC	IUR
12/09/03	REVISION	ICC	IUR

Prepared by  
**KUCERA**  
 11/13/03



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 those certain pieces, parcels or lots 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, and being shown and delineated as Richland County Tax Map Sheet 11206, Block 04, Lot 01; Sheet 11206, Block 04, Lot 02; Sheet 11206, Block 04, Lot 03; and Sheet 11206, Block 03, Lot 02. Said parcels having such boundaries and measurements as shown on a plat of property prepared for Market Center, LLC by J. Don Rawls, Jr., Prof. Land Surveyor No. 13517 of Cox and Dinkins, INC., dated January 4, 2005, and filed for record in the Office of the Register of Deeds for Richland County, South Carolina, in Plat Book 01075 at Page 2045.

Richland County TMS: 11206-04-01  
11206-04-03  
11206-03-02  
11206-04-02

Property Address: 1046 BERE RD  
1046 BERE RD  
1047 BERE RD  
NW/S MARKET ST

MARKET CENTER, LLC.

BY: *Barry Brantley, Sr.*  
Barry Brantley, Sr.  
Its: *Principle*

Date: *3/8/06*

**RECEIVED**

MAR 08 2006

PLANNING DEPARTMENT  
RECEIVED BY *SWA/E*