

ORDINANCE NO. 2007-033

Annexing 594 Spears Creek Church Road  
Richland County TMS #28802-01-01

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 6th day of June, 2007, 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.

PROPERTY DESCRIPTION: See attached EXHIBIT A  
Richland County TMS NO.: 28802-01-01

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:

  
Interim City Attorney

ATTEST:

  
City Clerk

Introduced: 5/16/2007  
Final Reading: 6/6/2007

ORIGINAL  
STAMPED IN REC

**EXHIBIT A**  
**PROPERTY DESCRIPTION**  
**ORDINANCE NO.: 2007-033**

All that certain piece, parcel or lot 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 as containing 18.84 acres, more or less, on a plat prepared for Centerline Development, LLC by Associated E & S, Inc. dated October 5, 2006, last revised January 3, 2007 and recorded in the Office of the Register of Deeds for Richland County in Book 1281 at Page 712, and having such boundaries and measurements as shown on the above described plat.

# MEMORANDUM

## Office of the City Manager

TO: Department Heads

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

DATE: March 8, 2007

RE: **Property Address:** 594 Spears Creek Church Road  
**Richland County TMS:** 28802-01-01  
**Owner(s):** Centerline Development, LLC (Harold Pickrel)  
**Current Use:** undeveloped  
**Current County Zoning:** M-1  
**Proposed Use:** 1.12 acres and 8 acres to be sold for commercial use  
**Proposed City Zoning:** M-1  
**Reason for Annexation:** Contiguous; Water & Sewer Service  
**City Council District:** 4 **Census Tract:** 114.08

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.

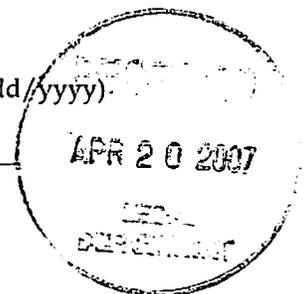
/swh  
Attachments

cc: John Dooley, Engineering & 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  
Accounting  
Skip Hudson, Community Planner  
James Johnson, Utilities  
Johnathan Chambers, Zoning  
Zoning  
Carolyn Wilson, Police Planning & Research  
Marlin C. Henderson, Richland County Solid Waste Collection  
Alfreda Tindall, Richland County 911 Addressing Coordinator

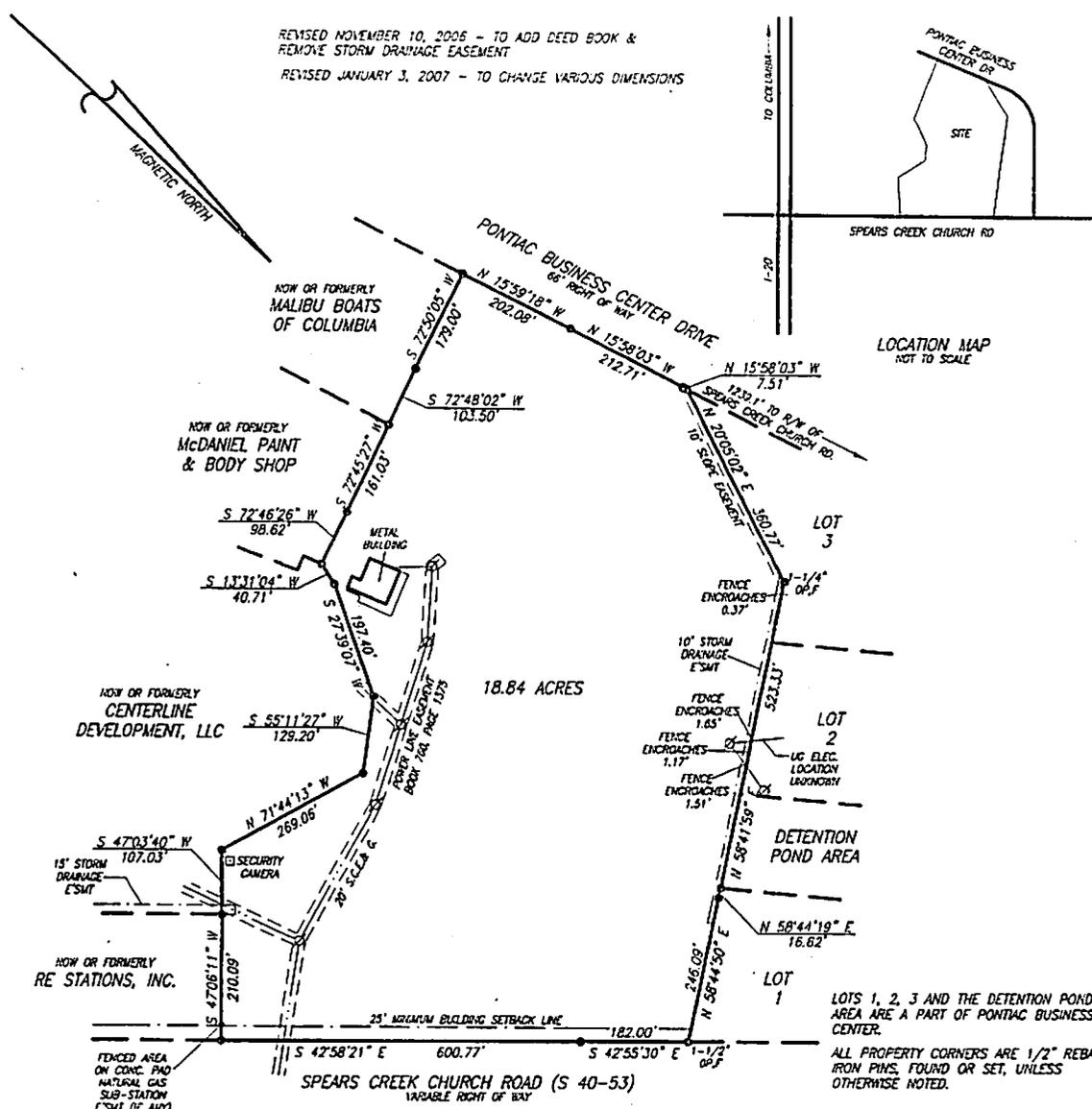
City Engineer  
Finance Director  
Office of the Building Official  
Missy Gentry, Public Services Director  
H. Dean Crisp, Chief of Police  
911 Communications  
Bradley Anderson, Fire Chief  
Ted Morgan, Water Distribution  
Denny Daniels, Engineering  
Franklin Maples, Fire Department  
Lloyd Brown, Water Distribution  
Susan Leitner, Engineering

Planning Commission Zoning Recommendation: M-1 (Zoning classification)  
7-0 (Approved/Denied)  
on 4/2/2007 (mm/dd/yyyy)

Nathaniel B. Landis  
(Signature)



REVISED NOVEMBER 10, 2005 - TO ADD DEED BOOK &  
REMOVE STORM DRAINAGE EASEMENT  
REVISED JANUARY 3, 2007 - TO CHANGE VARIOUS DIMENSIONS



NOW OR FORMERLY  
CENTERLINE  
DEVELOPMENT, LLC

NOW OR FORMERLY  
RE STATIONS, INC.

18.84 ACRES

LOCATION MAP  
NOT TO SCALE

LOTS 1, 2, 3 AND THE DETENTION POND  
AREA ARE A PART OF PONTIAC BUSINESS  
CENTER.  
ALL PROPERTY CORNERS ARE 1/2" REBAR  
IRON PINS, FOUND OR SET, UNLESS  
OTHERWISE NOTED.

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE  
ADMINISTRATION FLOOD HAZARD BOUNDARY MAP AND FOUND THAT THE  
PROPERTY DESCRIBED AND SHOWN HEREON IS NOT LOCATED IN A SPECIAL  
FLOOD HAZARD AREA AS SHOWN ON MAP NO. 45079C01110 'H', DATED  
FEBRUARY 20, 2002, COMMUNITY PANEL NO. 450170 0110 'H'.

ADDITIONAL REFERENCE IS MADE TO A  
PLAT PREPARED FOR TUCKER SPEARS  
CREEK CHURCH ROAD, LLC BY ASSOCIATED  
E & S, INC., DATED JULY 15, 2002,  
SAME BEING LAST REVISED 10/14/02.



PLAT PREPARED FOR  
**Centerline Development, LLC**  
SITE LOCATED IN RICHLAND COUNTY, SOUTH CAROLINA

SCALE: 1" = 200' GRAPHIC SCALE IN FEET

DATE: OCTOBER 5, 2006  
SEE REVISIONS

REFERENCES:

1. AN ALTA/ACSM LAND TITLE SURVEY PREPARED FOR CENTERLINE DEVELOPMENT, LLC BY ASSOCIATED E & S, INC., DATED APRIL 27, 2000, SAME BEING LAST REVISED MAY 25, 2005
2. A PLAT PREPARED FOR CENTERLINE DEVELOPMENT, LLC BY ASSOCIATED E & S, INC., DATED DECEMBER 9, 2005
3. A PLAT PREPARED FOR LAKESHORE OF COLUMBIA, LLC BY ASSOCIATED E & S, INC., DATED OCTOBER 8, 2002, SAME BEING LAST REVISED OCTOBER 28, 2002
4. A TOPOGRAPHICAL MAP FOR CENTERLINE DEVELOPMENT, LLC BY ASSOCIATED E & S, INC., DATED SEPTEMBER 20, 2006
5. A PLAT PREPARED FOR CENTERLINE DEVELOPMENT, LLC BY ASSOCIATED E & S, INC., DATED MAY 9, 2002
6. A FINAL PLAT OF PONTIAC BUSINESS CENTER PREPARED FOR PD LIMITED, LLC BY ASSOCIATED E & S, INC., DATED APRIL 20, 2000, SAME BEING LAST REVISED NOVEMBER 27, 2001
7. AN EXHIBIT OF SPEARS CREEK COMMERCE PARK & PONTIAC BUSINESS CENTER PREPARED FOR CENTERLINE DEVELOPMENT, LLC BY HERITAGE ENGINEERING, INC., DATED SEPTEMBER 26, 2008
8. SITE APPEARS ON RICHLAND COUNTY TAX MAP SHEET 28802, BLOCK 01, AS A PORTION OF LOT 01.

CERTIFICATION:

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN  
HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR  
THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS  
FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN.

LARRY W. SMITH, S.C., P.L.S. NO. 3724

**ASSOCIATED E & S, INC.**

800 VIOLET STREET, WEST COLUMBIA, SOUTH CAROLINA 29169 - PH. 791-1550

Book 1281-712  
200701173 02060007 00108 070  
Fee: \$10.00 County Tax: \$0.00 State Tax: \$0.00  
Richard County Road  
200701173 Richard W. Rodden  
Richard County Road

Richland County, South Carolina  
Approved for Recording  
Date: 02/05/07 MS-07-25  
Sean A. Bishop, Land Dev. Plans Reviewer

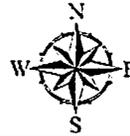
# ANNEXATION

594 Spears Creek Church Road  
Zoning: M-1

0 2,000 4,000 8,000

Feet

1 inch equals 10,000 feet



**COLUMBIA**

A Capital Place To Be



Planning Department

## LEGEND

- Railroads
- Streets
- City Limits
- Parcels
- 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
- Out of City
- 18.84 acres

## ORIGINAL PREPARATION DATE:

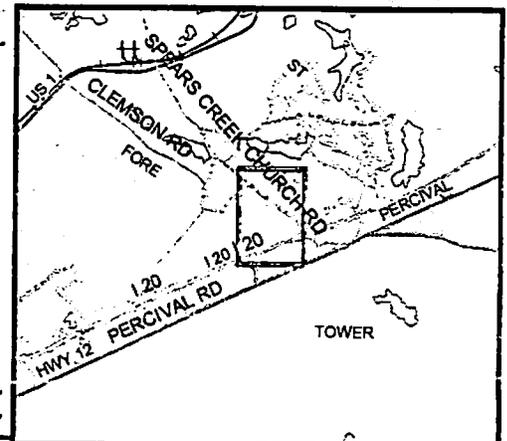
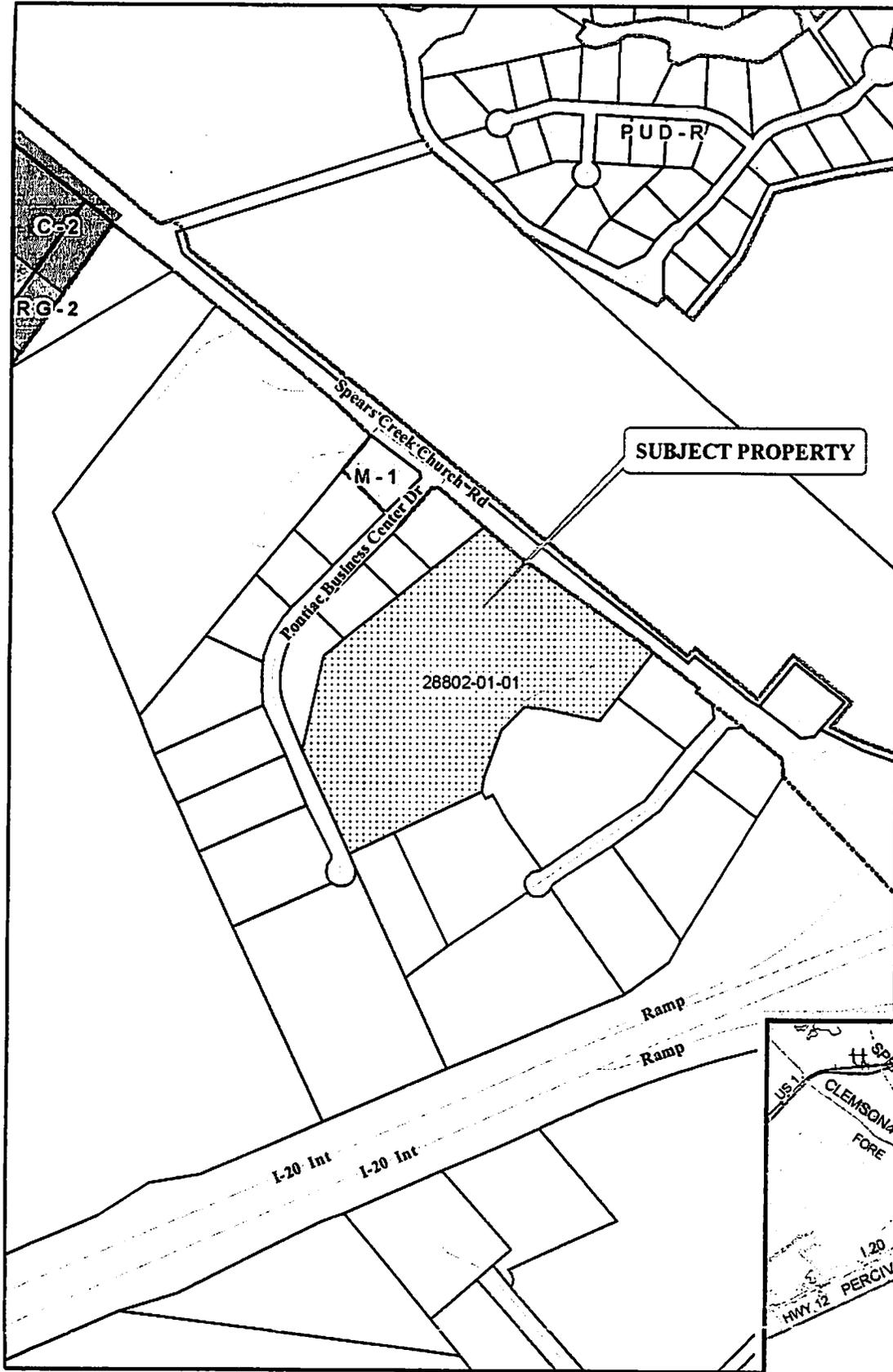
This map was prepared by:

S. W. Hudson, III  
Planning Department  
March 7, 2007

## 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.



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

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 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, being shown and delineated as containing 18.84 acres, more or less, on a plat prepared for Centerline Development, LLC, by Associated E & S, Inc., dated October 5, 2006, last revised January 3, 2007, and recorded in the Office of the Register of Deeds for Richland County in Book 1281 at Page 712, and having such boundaries and measurements as shown on the above described plat.

Richland County TMS: 28802-01-01

Property Address: 594 Spears Creek Church Road

CENTERLINE DEVELOPMENT, LLC

BY: [Signature]  
Signature of Corporate Officer

Date: 3-08-07

HAROLD V. PICCOLI, II  
(Print or Type Name)

Its: Authorized Member  
(Print or Type Title)



**RECEIVED**

MAR 08 2007

PLANNING DEPARTMENT  
RECEIVED BY [Signature]