

ORDINANCE NO. 2008-028

ORIGINAL
STAMPED IN REC

Annexing 1.5 acres, southwest side of Spears Creek Church Road,
Richland County TMS #28802-01-02

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
7th day of May, 2008, 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 114.08

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 28802-01-02

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

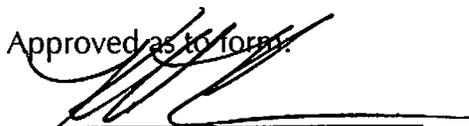
Requested by:


MAYOR

Approved by:


City Manager

Approved as to form:


City Attorney
Introduced: 4/16/2008
Final Reading: 5/7/2008

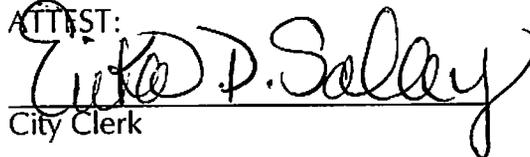
ATTEST:

City Clerk

EXHIBIT A
PROPERTY DESCRIPTION
ORDINANCE NO.: 2008-028

All those certain pieces, parcels or lots of land, with improvements thereon, if any, situate, lying and being near the City of Columbia, County of Richland, State of South Carolina, containing 1.5 acres more or less, on a plat prepared for RE-Stations, Inc. by Associated E&S, Inc., dated May 3, 2005 and recorded in the Office of the Register of Deeds for Richland County, in Book 1051 at Page 1541. Said property having such boundaries and measurements as are shown on said plat.

MEMORANDUM

Office of the City Manager

TO: Department Heads

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

DATE: February 8, 2008

RE: Property Address: 1.5 acres, SW/S Spears Creek Church Road
Richland County TMS: 28802-01-02
Owner(s): RE-STATIONS, INC.
Current Use: undeveloped/graded parcel Current County Zoning: M-1
Proposed Use: Fast food restaurant Proposed City Zoning: M-1
Reason for Annexation: Contiguous; water covenant
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
Business License Admin.
Sonya Covington, Water Customer Service
Ken Gaines, City Attorney
Accounting
Skip Hudson, Community Planner
James Johnson, Utilities
Johnathan Chambers, Zoning
Carolyn Wilson, Police Planning & Research
Richland County Solid Waste Collection
Alfreda Tindall, Richland County 911 Addressing Coordinator

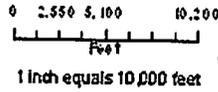
Joe Jaco, City Engineer
Finance Director
Jerry Thompson, Building Official
Missy Gentry, Public Services Director
Interim Chief of Police
911 Communications
Bradley Anderson, Fire Chief
Ted Morgan, Water Distribution
Denny Daniels, Engineering
Carmen Floyd, Fire Marshall
Lloyd Brown, Water Distribution
Susan Leitner, Engineering

Planning Commission Zoning Recommendation: M-1 (Zoning classification)
9-0 (Approved/Denied)
on 3/3/2008 (mm/dd/yyyy)

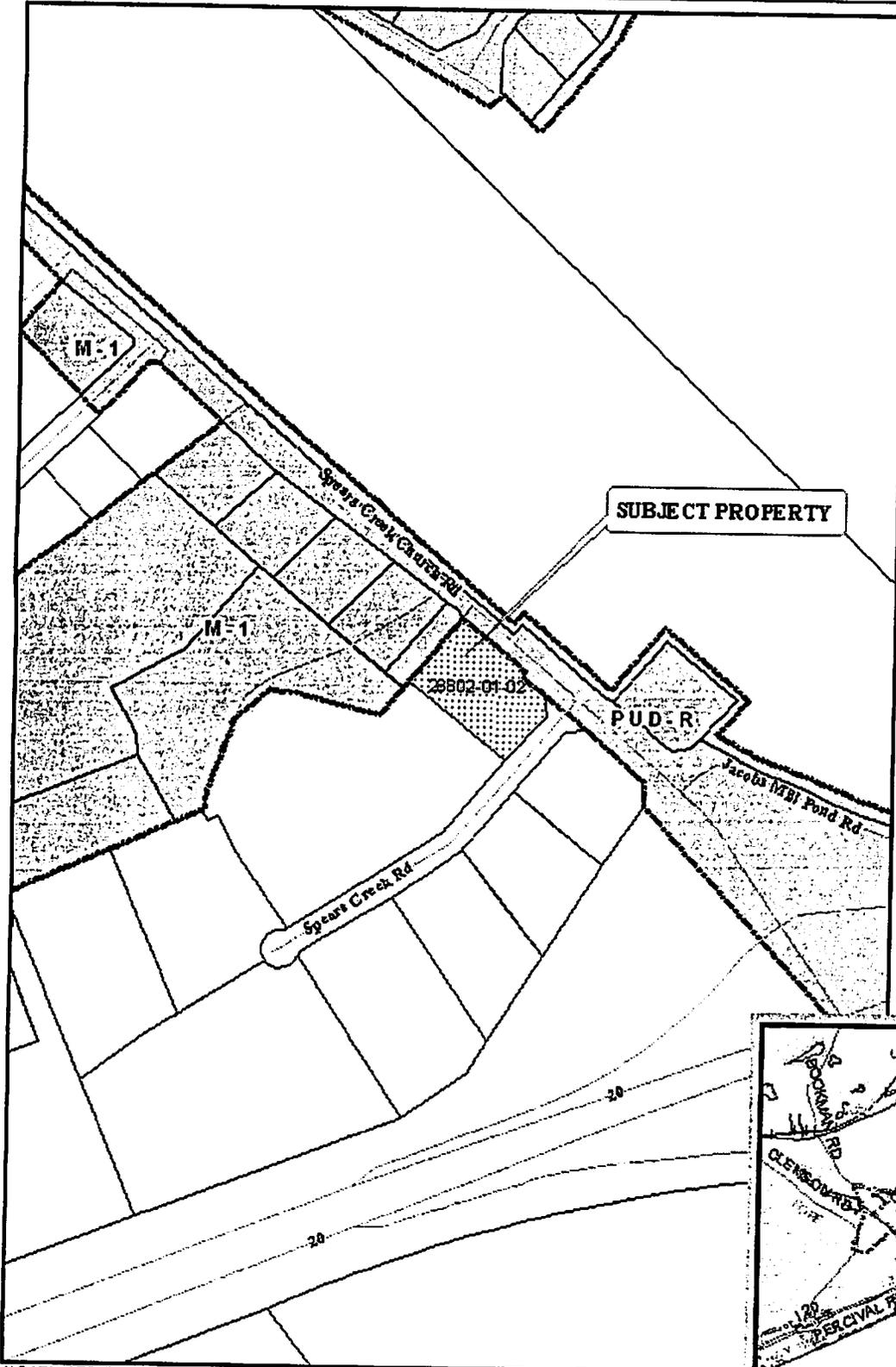
Nathaniel B. Land, Jr.
(Signature)

ANNEXATION

1.5 acres, SW S Spears Creek Church Rd
Zoning: M-1



Planning Department



LEGEND

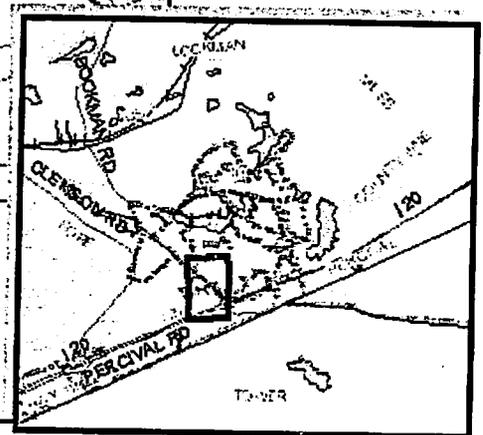
- Railroads
- Richland Streets
- City Limits
- Parcels
- D-1
- RS-1
- RS-1A
- RS-1B
- RS-2
- RS-3
- RD
- RG-1
- RG-1A
- RG-2
- RG-3
- UTD
- C-1
- C-2
- C-3
- C-3A
- C-4
- C-5
- M-1
- M-2
- PUD-R
- PUD-C
- PUD-LS (Harbison)
- PUD-LS
- Out of City
- Future Burger King

ORIGINAL PREPARATION DATE:

This map was prepared by:
S. W. Hixson, III
Planning Department
February 7, 2008

REVISION DATE: DATE:

THIS MAP IS A PRELIMINARY ZONING MAP AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE CITY OF COLUMBIA, SOUTH CAROLINA, IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE CITY OF COLUMBIA, SOUTH CAROLINA, IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS MAP. THE CITY OF COLUMBIA, SOUTH CAROLINA, IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS MAP.



** DATA SOURCE: CITY OF COLUMBIA, CITY ENGINEER

Book 01U51-1541

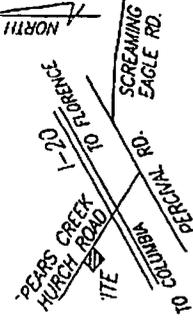
Fee \$5.00 County Tax \$0.00 Date Tar: \$0.00



20055034868 John G. Norms

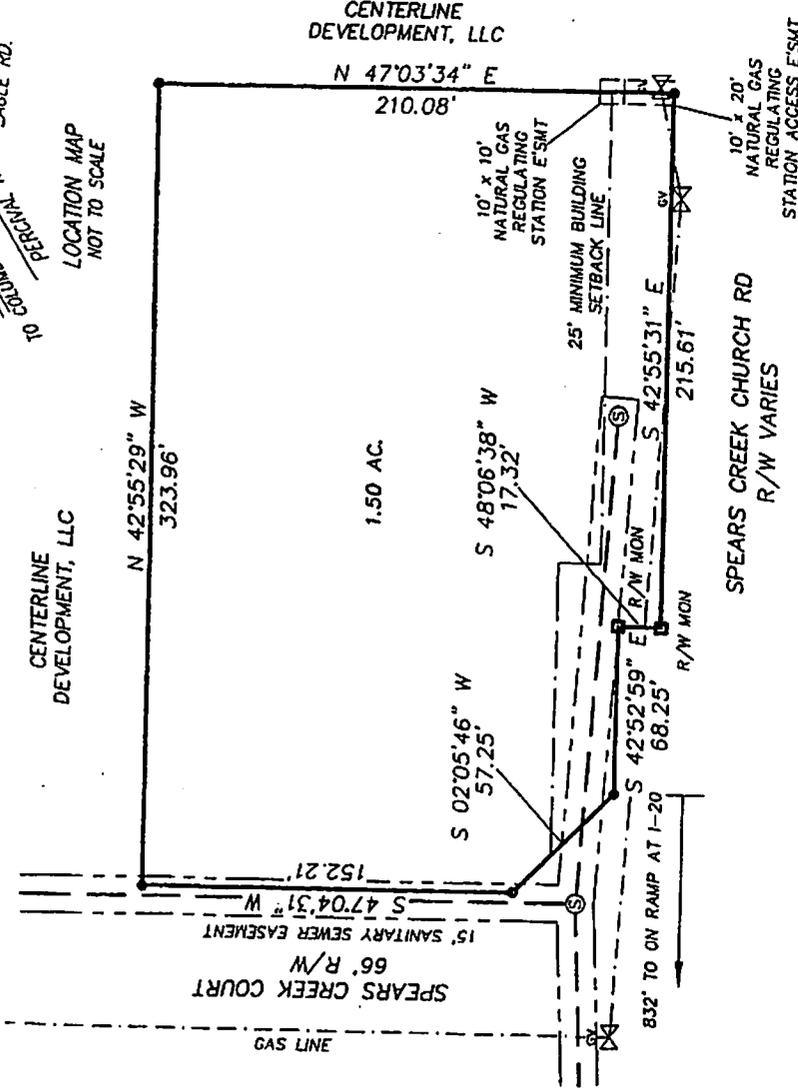
Plat Standard

MAG



CENTERLINE DEVELOPMENT, LLC

LOCATION MAP NOT TO SCALE



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

ALL IRONS ARE NEW 1/2" REBAR UNLESS NOTED

PLAT PREPARED FOR RE-STATIONS, INC.

SITE LOCATED IN RICHLAND COUNTY, SOUTH CAROLINA

SCALE: 1" = 60' 0 60 120 DATE: MAY 3, 2005



GRAPHIC SCALE IN FEET

REFERENCES: RICHLAND COUNTY TAX MAP SHEET 28800 BLOCK 07 PORTION OF LOT 01 SAME BEING SHOWN AS A PORTION OF A PLAT PREPARED FOR CENTERLINE DEVELOPMENT, LLC BY ASSOCIATED E & S, INC. DATED JUNE 07, 2002 REFERENCE IS ALSO 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 OCTOBER 14, 2002. 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 M. SMITH, S.C., P.L.S. NO. 3724

ASSOCIATED E & S, INC.

A 106-05 903 VIOLET STREET, WEST COLUMBIA, SOUTH CAROLINA 29169 - PH. 791-1550

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 1.5 acres, more or less, on a plat prepared for RE-Stations, INC. by Associated E & S, INC., dated May 3, 2005, and recorded in the Office of the Register of Deeds for Richland County in Book 1051, at page 1541. Said property having such boundaries and measurements as are show on said plat.

Richland County TMS: 28802-01-02

Property Address: SW/S Spears Creek Church Road

RE-STATIONS, INC.

BY: Robert Brandi
Signature of Corporate Officer

Date: 2/6/08

ROBERT BRANDI
(Print or Type Name)

Its: President
(Print or Type Title)

RECEIVED

FEB 07 2008

PLANNING DEPARTMENT
RECEIVED BY SDW/HR