

ORDINANCE NO. 2010-104

Annexing 29.79 acres E/S Spears Creek Church Road, Richland County TMS #25700-05-01

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 16th day of November, 2010, that the property described herein is hereby annexed to and becomes part of the City of Columbia effective upon issuance of a Certificate of Occupancy from Richland County or December 31, 2010, whichever shall occur first. This property shall be zoned PUD-C and apportioned to City Council District 4, Census Tract 114.07

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 25700-05-01

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

Requested by:

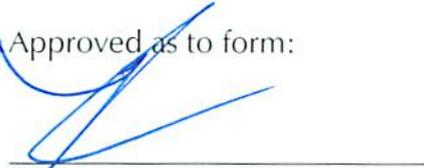
Planning and Development Services


MAYOR

Approved by:


City Manager

Approved as to form:


City Attorney

ATTEST:


City Clerk

Introduced: 7/21/2010
Final Reading: 11/16/2010

ORIGINAL
STAMPED IN RED

EXHIBIT A
PROPERTY DESCRIPTION
ORDINANCE NO.: 2010-104

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, containing 29.79 acres, more or less, being shown and delineated on a boundary survey prepared for The Nelson Southeast Operating Company, LLC by W.K. Dickson & Company, Inc. dated October 20, 2009 and recorded in the Office of the Register of Deeds for Richland County in Book 1568 at Page 1019. 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: May 13, 2010

RE: **Property Address:** E/S Spears Creek Church Road
Richland County TMS: 25700-05-01
Owner(s): Spears Creek Realty, LLC
Current Use: Call Center (under construction) **Current County Zoning:** PDD
Proposed Use: Call Center **Proposed City Zoning:** PUD-C
Reason for Annexation: Contiguous, donut hole, covenants, new service
City Council District: 4 **Census Tract:** 114.07

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.

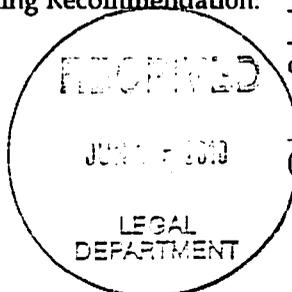
/swh

Attachments

cc: John Dooley, Engineering & Utilities Director
Marc Mylott, Planning & Development Services
Tony Lawton, Community Dev. Admin.
S. Allison Baker, Parks and Recreation Director
Business License Admin.
Water Customer Service
Ken Gaines, City Attorney
Accounting
S. W. Hudson, 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
Carl Burke, Interim Chief of Police
911 Communications
Aubrey Jenkins, Interim Fire Chief
Ted Morgan, Water Distribution
Denny Daniels, Engineering
Carmen Floyd, Fire Marshal
Lloyd Brown, Water Distribution
Susan Leitner, Engineering

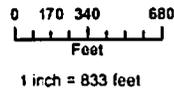
Planning Commission Zoning Recommendation: PUD-C (Zoning classification)
7-0 (Approved/Denied)
on 6/7/2010 (mm/dd/yyyy)



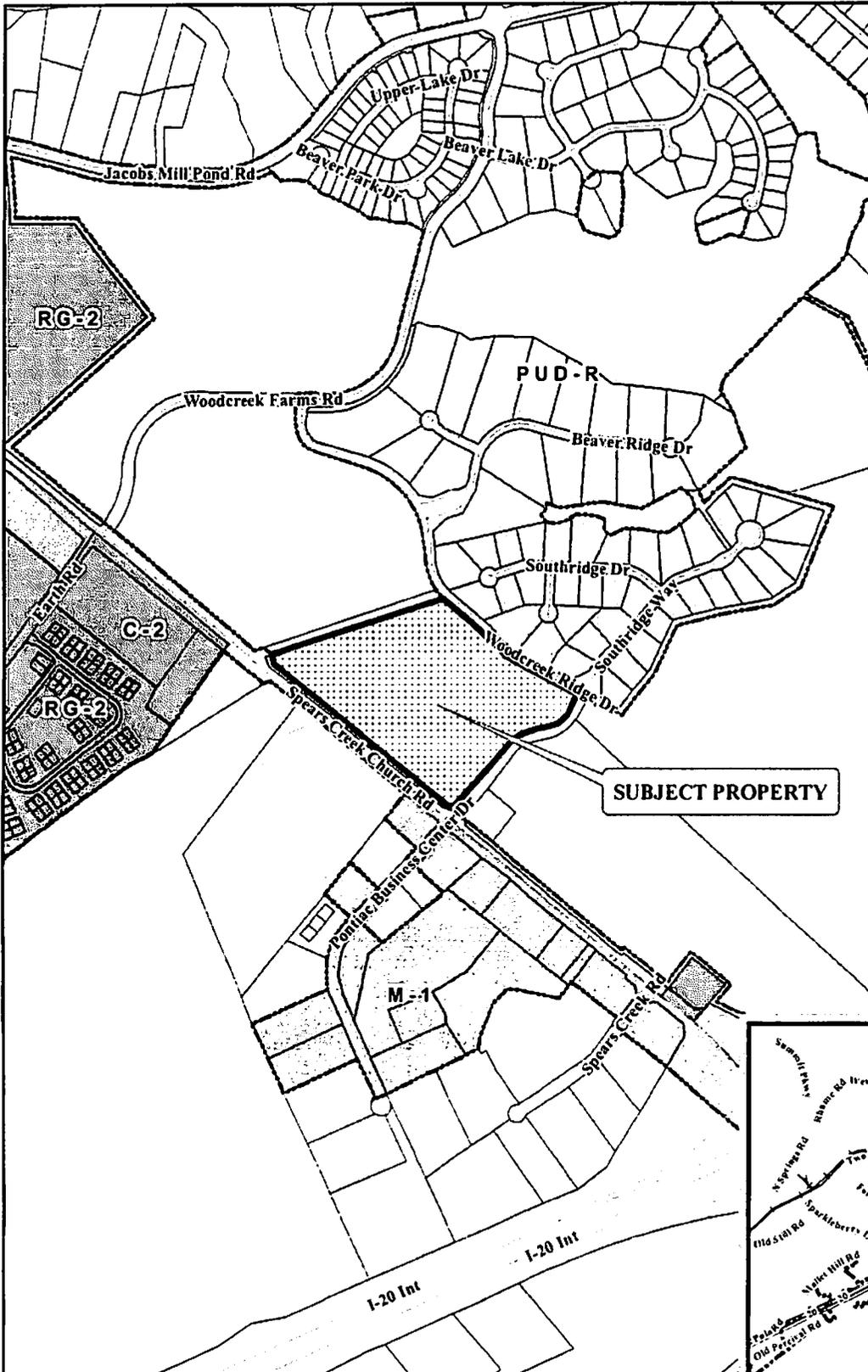
[Signature]
(Signature)

ANNEXATION

E/S Spears Creek Church Road
Zoned: PDD



Planning & Development Services



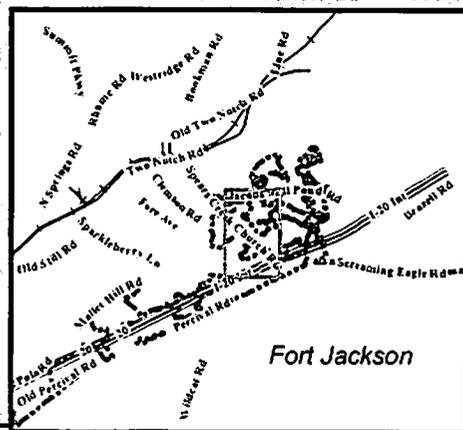
LEGEND

- TMS# 25700-05-01
- 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
- MX-1
- MX-2
- C-1
- C-2
- C-3
- C-3A
- C-4
- C-5
- M-1
- M-2
- PUD-C
- PUD-LS
- PUD-R
- PUD-LS-R
- PUD-LS-E
- Out of City

ORIGINAL PREPARATION/DATE:
This map was prepared by:
S. W. Hudson, III
Planning & Development Services
May 7, 2010

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

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

The undersigned, being the owner of the property described below hereby petitions 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, containing 29.79 acres, more or less, being shown and delineated on a boundary survey prepared for The Nelson Southeast Operating Company, LLC by W. K. Dickson & Company, Inc., date October 20, 2009, and recorded in the Office of the Register of Deeds for Richland County in Book 1568, at page 1019. Said parcel having such boundaries and measurements as are shown on said plat.

Richland County TMS: 25700-05-01

Property Address: E/S Spears Creek Church Road

SPEARS CREEK REALTY, LLC

BY: 

DATE: April 5, 2010

Scott M. Anderson
ITS: Member

Richland County Commercial Certificate of Occupancy



This Certificate issued pursuant to the requirements of the International Codes certifying that at the time of issuance this structure was in compliance with the various ordinances of the County regulating building construction or use. For the following:

Richland County, SC
Planning & Development Services
2020 Hampton Street
P.O. Box 192
Columbia, SC 29202
(803) 576-2190

Proposed Use **NEW OPERATIONS CENTER**

Permit # **0903981**

Type of Occupancy **B Business**

Permit Type **BLDG-COM - Commercial Building Permit**

Construction Type **VB**

C.O. Issue Date **11/16/2010**

Owner of Building **Nelco Architecture Inc**

Building Address **565 Spears Creek Church Rd
Columbia, SC**

Owner Address **1349 W Peachtree St Ste 1300
Atlanta GA 30309**

Map Number **28800-01-03/19**

Code Edition **2003 IBC**

Parcel Number **28800-01-03/19**

Melvin Bell Spivey
Fire Marshal

Tony Shipp
Building Official

Greg. Tolson
Zoning Department

11/16/2010
Date