

ORDINANCE NO. 2004-062

Annexing 315 South Beltline Boulevard, Richland County TMS #13805-05-24

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 18th day of August, 2004, that the property described herein is hereby annexed to and becomes part of the City of Columbia effective immediately. This property shall be zoned RG-2.

ORIGINAL  
STAMPED IN RED

PROPERTY DESCRIPTION: See attached EXHIBIT A  
Richland County TMS NO.: 13805-05-24

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

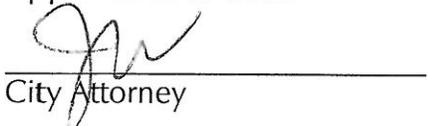
Requested by:

  
MAYOR

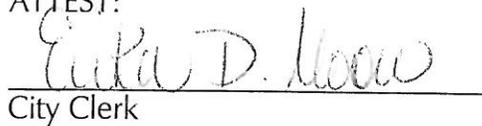
Approved by:

  
City Manager

Approved as to form:

  
City Attorney

ATTEST:

  
City Clerk

Introduced: 8/4/2004  
Final Reading: 8/18/2004

**EXHIBIT A**  
**PROPERTY DESCRIPTION**  
**ORDINANCE NO.: 2004-062**

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 on Richland County Tax Map Sheet 13805, Block 05, Lot 24. Said parcel having such boundaries and measurements as are shown on said map.

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# MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: *[Signature]* Charles P. Austin, Sr., City Manager

DATE: April 13, 2004

**TO BE COMPLETED BY  
DEVELOPMENT DIRECTOR:**

County Zoning:  
Proposed City Zoning:  
Proposed Use: residential

RE: **Property Address:** 313 South Beltline Boulevard  
**Richland County TMS:** 13805-05-24  
**Owner(s):** Premier Investment Properties, Inc.  
**Reason for Annexation:** Contiguous; water service

**Current Use:** vacant  
**City District:** 3

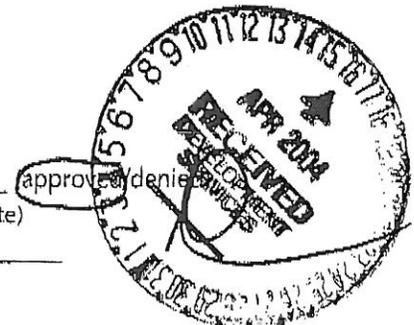
The City Attorney advises that the above referenced property has been offered for annexation. Attached please find a map or drawing reflecting the property. You are directed to forward your comments and/or recommendations regarding the issue of whether to annex or not to the Planning Department. The 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.

**Attachments**

- |   |  |
|---|--|
| cc: David Johnson, Engineering Director                     | John Dooley, Utilities Director        |
| Marc Mylott, Zoning Administrator                           | Cathy Alexander, Finance Director      |
| Rick Semon, Community Dev. Admin.                           | Donny Phipps, Building Official        |
| S. Allison Baker, Parks and Recreation Director             | Missy Gentry, Public Services Director |
| Janet LaSchuma, Business License Admin.                     | J.R. Swisher, Acting Chief of Police   |
| Sonya Covington, Water Customer Service                     | Judy Spell, 911 Communications         |
| Nathaniel Land, Deputy Planning Director                    | Office of the Fire Chief               |
| Tawana Shine, Accounting                                    | Ted Morgan, Water Distribution         |
| Skip Hudson, Community Planner                              | Denny Daniels, Engineering             |
| James Johnson, Utilities                                    | Fire Department                        |
| Howard Boyd, Engineering                                    | Tony Westmoreland, Engineering         |
| Mamie Gibbs, Engineering                                    | Lloyd Brown, Water Distribution        |
| Carolyn Wilson, Police Planning & Research Analyst          |  |
| Wendy Brawn, South Carolina Electric & Gas                  |  |
| Marlin C. Henderson, Richland County Solid Waste Collection |  |
| Alfreda Tindall, Richland County 911 Addressing Coordinator |  |

Planning Commission Zoning Recommendation: RG-2 (zoning classification) approved/denied  
 on June 7, 2004 (date)  
*[Signature]*  
 (Signature)



# CITY OF COLUMBIA

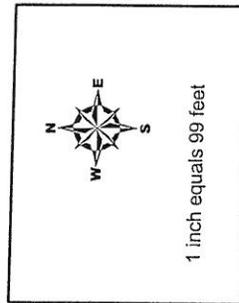
Address: 315 South Beltline Blvd.

TMS: 13805-05-24

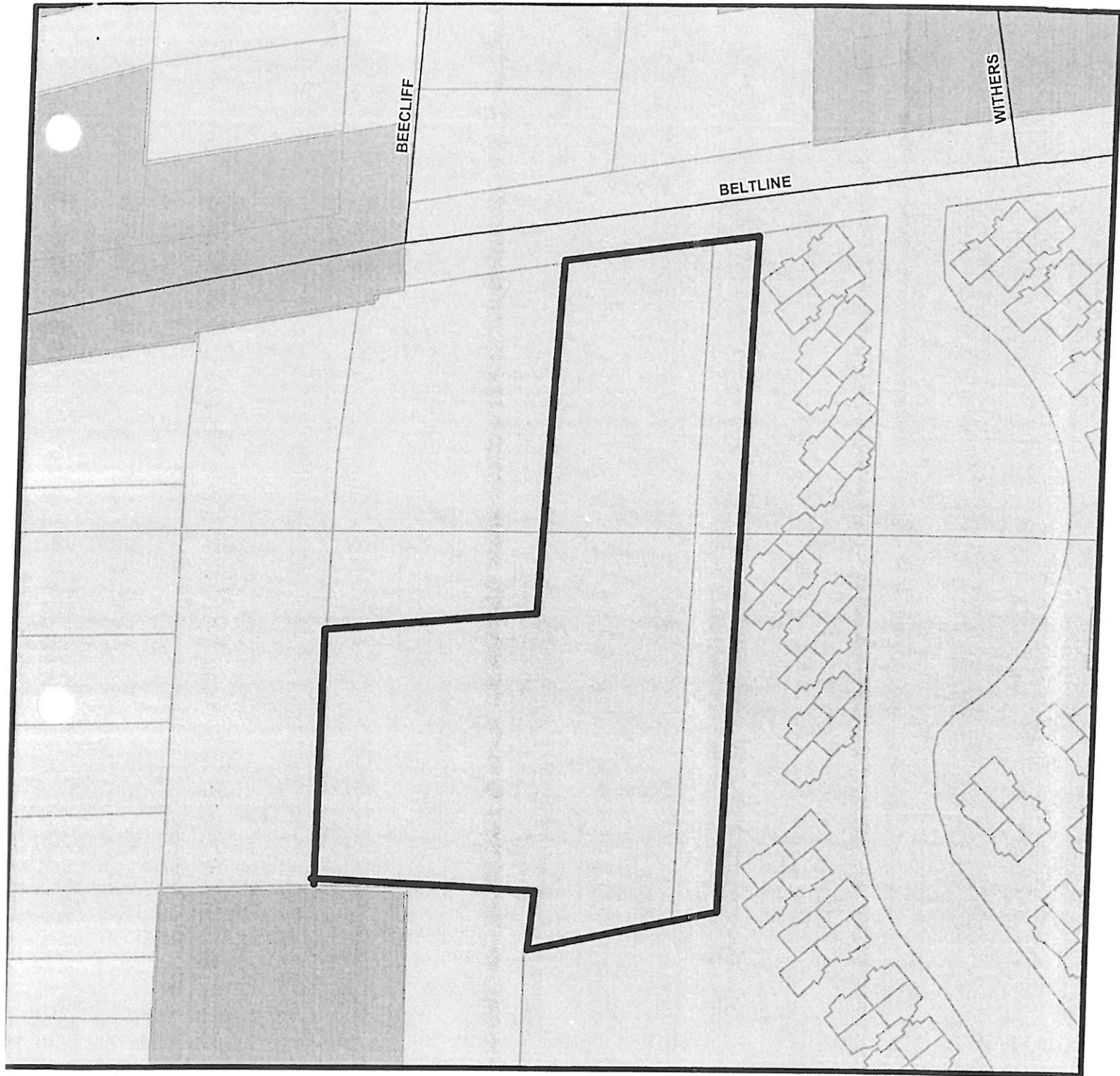
Proposed Use of Property:

Purpose of Annexation: water

Council District: 3



City of Columbia - Department of Engineering  
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.



NOW OR FORMERLY  
BONSON, JR. & DORIS F. VEREEN

NOW OR FORMERLY  
FOUR ROSES GENERAL PARTNERSHIP

NOW OR FORMERLY  
BUILDINGS AND LANDS  
LIMITED PARTNERSHIP

NOW OR FORMERLY  
DEERWOOD KNOLL HORIZONTAL  
PROPERTY REGIME

PLAT PREPARED FOR  
**PREMIER INVESTMENT PROPERTIES, INC.**

PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED EASEMENTS OR RESTRICTIONS NOT OBSERVED AND TO INFORMATION REVEALED IN A COMPLETE TITLE SEARCH. THE SURVEYOR DID NOT PERFORM A TITLE SEARCH AND UNDERGROUND UTILITIES MAY BE PRESENT, BUT THEIR LOCATION WAS NOT DETERMINED.

REFERENCES:  
1) COMPILED PLAT PREPARED FOR JAMES C. DOZIER, BY UNITED DESIGN SERVICES, INC., DATED JUNE 21, 1989, AND RECORDED IN THE OFFICE OF REGISTER OF DEEDS FOR RICHLAND COUNTY IN PLAT BOOK 52, PAGE 7116.  
2) PLAT PREPARED FOR BETTY C. DOZIER, BY COX & DINKINS, INC., DATED SEPTEMBER 11, 2002.

**BAXTER LAND SURVEYING CO., INC.**  
533 HARDEN STREET  
COLUMBIA, SC 29205  
PH(803)252-6564 FAX(803)252-2610  
BAXLAND@aol.com

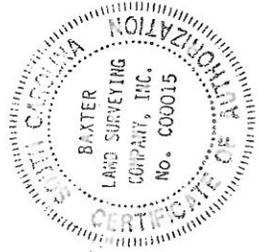
RICHLAND COUNTY, NEAR COLUMBIA, SOUTH CAROLINA

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, ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

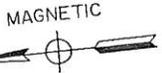
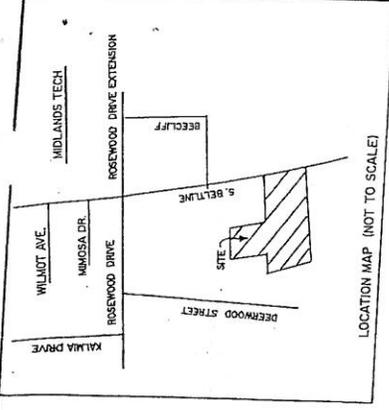
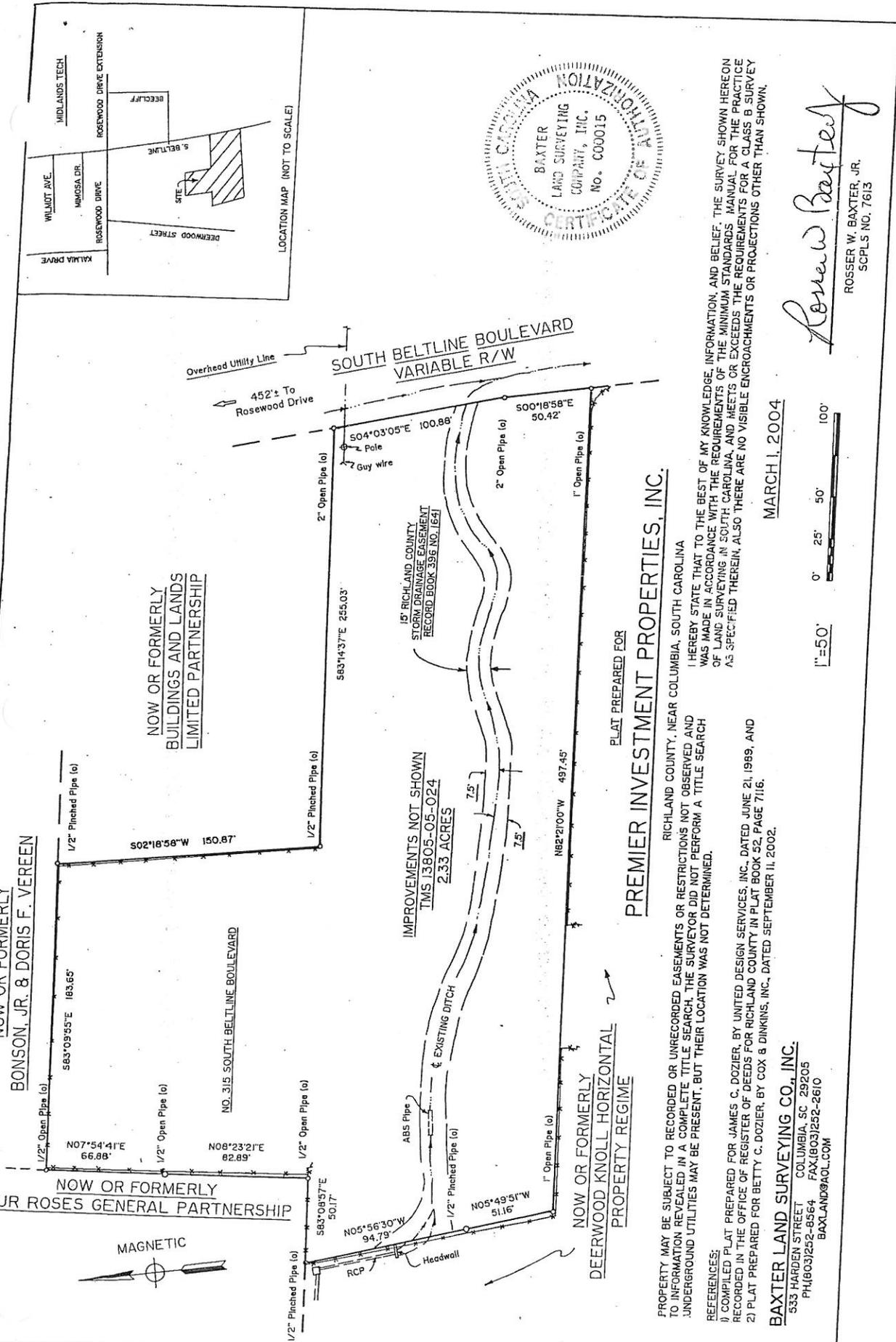
MARCH 1, 2004

1"=50'  
0' 25' 50' 100'

*Roscoe Baxter, Jr.*  
ROSSER W. BAXTER, JR.  
SCPLS NO. 7613



*Roscoe Baxter, Jr.*





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 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, and being shown and delineated on Richland County Tax Map Sheet 13805 Block 05, Lot 24. Said parcel having such boundaries and measurements as are shown on said tax map sheet.

Richland County TMS:       13805-05-24

Property Address:           315 South Beltline Boulevard

**PREMIER INVESTMENT PROPERTIES, INC.**

BY: William C. Gray  
      William C. Gray

Its:   Owner

