

ORDINANCE NO. 2006-085

Annexing 3440 Broad River Road and 14.5 +/- acres S/S St. Andrews Terrace Road,
Richland County TMS #06110-03-17; 06110-03-20; 06115-01-07 and 06115-01-08

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,

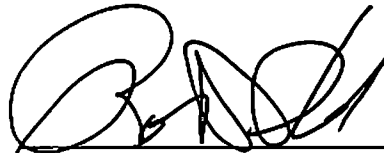
BE IT ORDAINED by the Mayor and Council of the City of Columbia, South Carolina, this
15th day of November 2006, that the property described herein is hereby annexed to and
becomes part of the City of Columbia effective immediately. This property shall be zoned C-3
and apportioned to City Council District 1.

PROPERTY DESCRIPTION: See attached EXHIBIT A

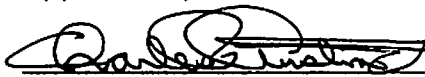
Richland County TMS NO.: 06110-03-17; 06110-03-20; 06115-01-07
and 06115-01-08

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

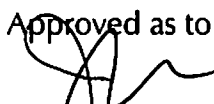
Requested by:


MAYOR

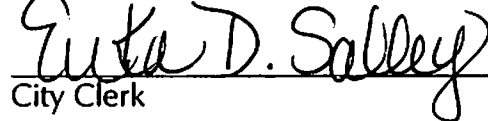
Approved by:


City Manager

Approved as to form:


City Attorney

ATTEST:


City Clerk

Introduced: 11/8/2006
Final Reading: 11/15/2006

ORIGINAL
STAMPED IN RED

EXHIBIT A
PROPERTY DESCRIPTION
ORDINANCE NO.: 2006-085

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 as Parcel B containing 9.54 acres and Parcel D containing 2.25 on a plat prepared for Carolina First Bank by Civil Engineering of Columbia dated August 20, 2001 and recorded in the Office of the Register of Deeds for Richland County in Book 755 at Page 2162; and Tract C containing 4.14 acres on a plat prepared for Right Direction Christian Center by Cox and Dinkins, Inc. dated November 30, 2004 and recorded in the Office of the Register of Deeds for Richland County in Book 1003 at Page 361; and 0.82 acres on a plat prepared for Right Direction Christian Center by Cox and Dinkins, Inc. dated November 30, 2004 and recorded in the Office of the Register of Deeds for Richland County in Book 1003 at Page 373. Said parcels having such boundaries and measurements as are shown on said maps.

MEMORANDUM

Office of the City Manager

TO: Department Heads

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

DATE: August 11, 2006

RE: Property Address: 3440 Broad River Road and 14.5 acres S/S St. Andrews Terrace Road
Richland County TMS: 06110-03-17 and 20, 06115-01-07 and 08
Owner(s): Right Direction Christian Center
Current Use: House of Worship and Undeveloped
Proposed Use: House of Worship, Preschool, and Multipurpose Space
Current County Zoning: GC and RM-HD Proposed City Zoning: C-3
Reason for Annexation: Contiguous; water & sewer
City Council District: 1

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
Accounting
Skip Hudson, Community Planner
James Johnson, Utilities
Johnathan Chambers, Zoning
Barrie Walters, 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
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

Planning Commission Zoning Recommendation: C-3 (Zoning classification)
9-0 (Approved/Denied)
on 9/11/2006 (mm/dd/yyyy)

Nathaniel B. Rand, Jr.
(Signature)

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 **Parcel B** containing 9.54 acres and **Parcel D** containing 2.25 acres on a plat prepared for Carolina First Bank by Civil Engineering of Columbia, dated August 20, 2001, and recorded in the Office of the Register of Deeds for Richland County in Book 755, Page 2162.

Richland County TMS: 06110-03-17 and 06115-01-07
Property Addresses: 3440 Broad River Road and S/S ST Andrews Terrace Road

ALSO:

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, containing 4.14 acres and being shown and delineated as **Tract C** on a plat prepared for Right Direction Christian Center by Cox and Dinkins, Inc., dated November 30, 2004, and recorded in the Office of the Register of Deeds for Richland County in Book 1003, Page 361.

Richland County TMS: 06110-03-20
Property Address: S/S ST Andrews Terrace Road

ALSO:

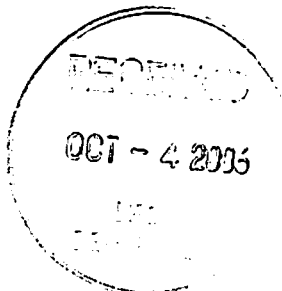
Property Description: All that certain piece, parcel or lot of land, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing 0.82 acres and being shown and delineated on a plat prepared for Right Direction Christian Center by Cox and Dinkins, Inc., dated November 30, 2004, and recorded in the Office of the Register of Deeds for Richland County in Book 1003, Page 373.

Richland County TMS: 06115-01-08
Property Address: S/S ST Andrews Terrace Road

RIGHT DIRECTION CHRISTIAN CENTER

BY: Herbert Bailey
HERBERT BAILEY
Its: Pastor

Date: 8/9/06



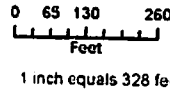
RECEIVED

AUG 11 2006

PLANNING DEPARTMENT
RECEIVED BY SWH

ANNEXATION WITH REZONING

*Right Direction Christian Center
Zoned GC and RM-HD*



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
- Parcels selection 2

ORIGINAL PREPARATION/DATE:

This map was prepared by:

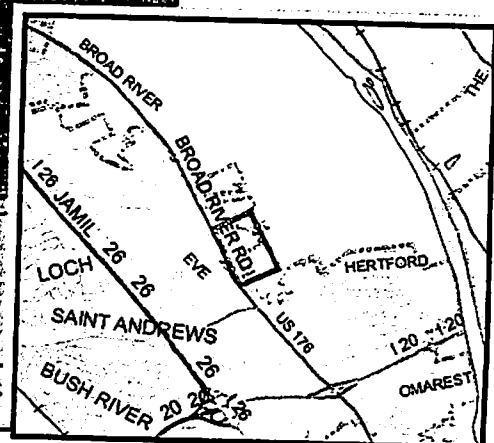
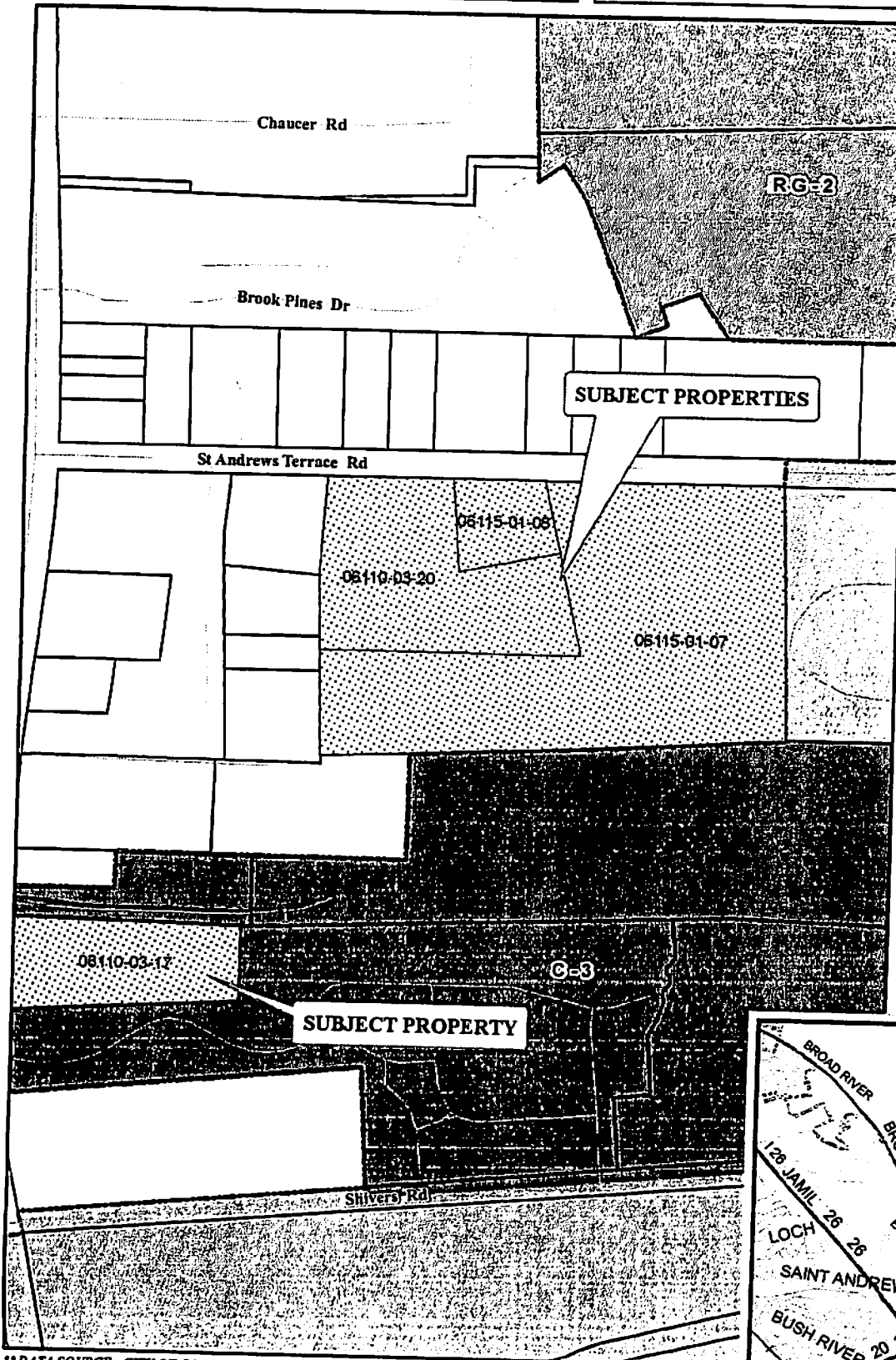
S. W. Hudson, III
Planning Department
August 3, 2006

REVISION NUMBER/DATE:

None

DISCLAIMER:

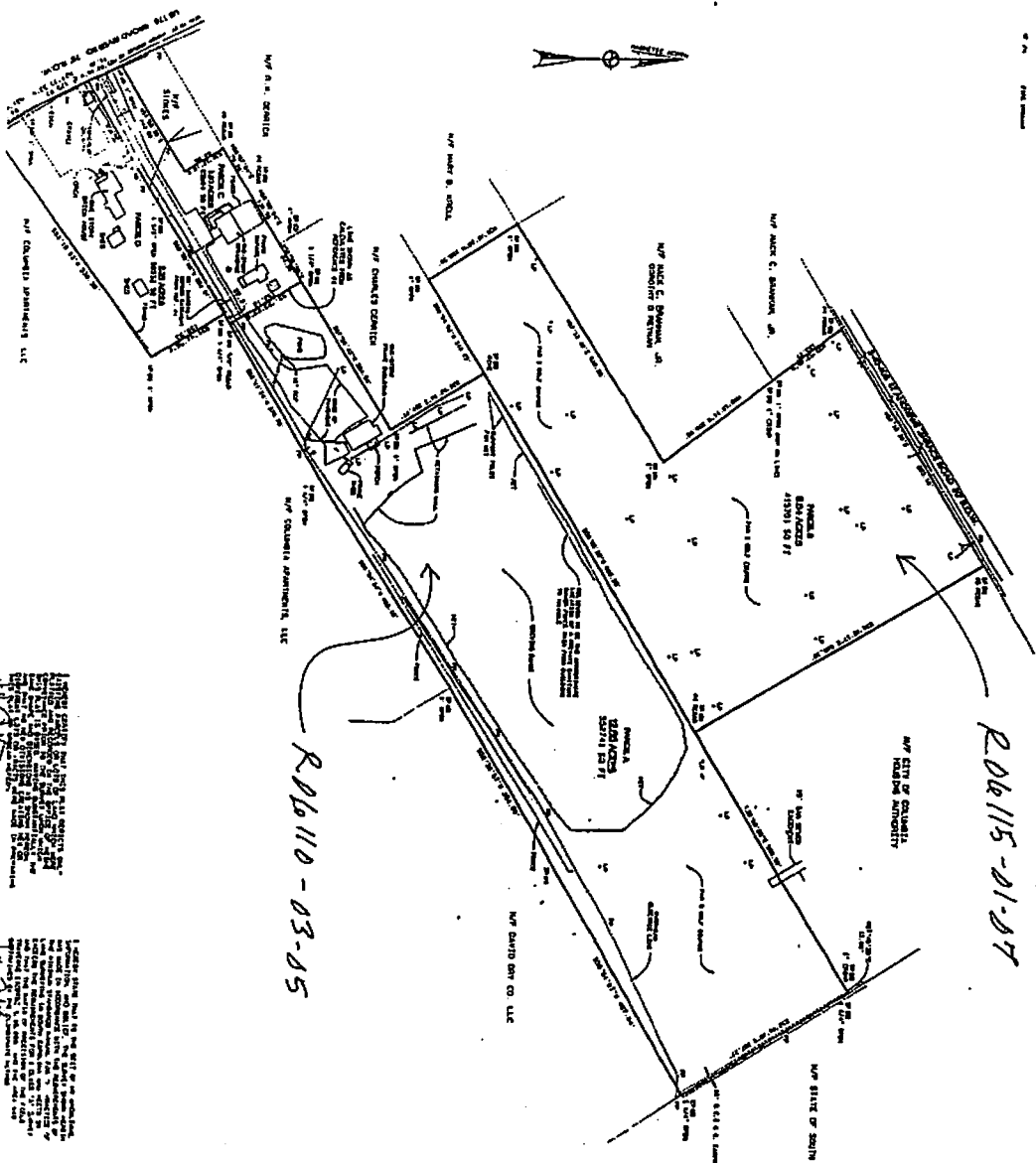
The City of Columbia Department of Engineering and Development Services Department data represented on this map or plan is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Columbia makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.



** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

LEGEND

- 1. BOUNDARY LINE
- 2. PROPERTY LINE
- 3. LOT LINE
- 4. ADJACENT PROPERTY
- 5. EASEMENT



R 06/15-01-87

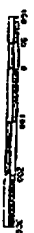
R 06/110-03-85

THIS SURVEY WAS MADE BY THE SURVEYOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOUTH CAROLINA SURVEYING ACT OF 1971, AS AMENDED, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, SOUTH CAROLINA.

THIS SURVEY WAS MADE BY THE SURVEYOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOUTH CAROLINA SURVEYING ACT OF 1971, AS AMENDED, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, SOUTH CAROLINA.

- ASSUMPTIONS**
1. PROPERTY OF ADJACENT OWNERS IS SHOWN AS PER CITY RECORDS OF COLUMBIA.
 2. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
 3. PROPERTY SHOWN AS IN S. 1. SURVEY OF THE SAME CONSTRUCTION, INC. ALL OTHER RECORDS ARE VOID.
 4. ALL DISTANCES ARE AS SHOWN BY SURVEY OF ADJACENT OWNERS.
 5. ALL DISTANCES ARE AS SHOWN BY SURVEY OF ADJACENT OWNERS.
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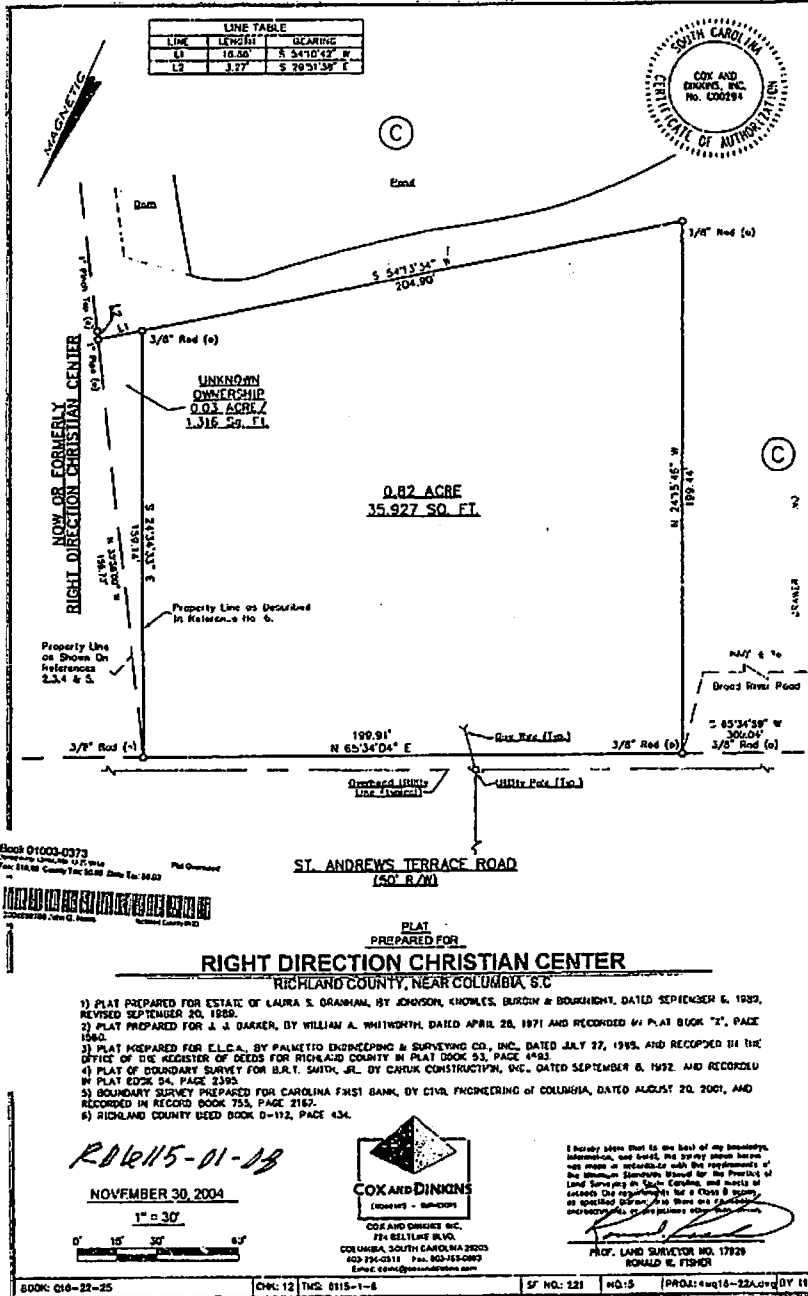
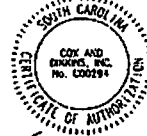
21-2-1876



THIS SURVEY WAS MADE BY THE SURVEYOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOUTH CAROLINA SURVEYING ACT OF 1971, AS AMENDED, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, SOUTH CAROLINA.

1" = 100'		BOUNDARY SURVEY			CIVIL ENGINEERING OF COLUMBIA CONSULTING ENGINEERING, SURVEYING AND PLANNING 5405 PERMANENT ROAD, COLUMBIA, SOUTH CAROLINA 29210 TELEPHONE (803) 796-0230 FAX (803) 796-0236	
NO	DATE	PREPARED FOR	PROJECT NUMBER			
NO	1/1	CAROLINA FIRST BANK COLUMBIA, SOUTH CAROLINA	01079			

LINE	LENGTH	BEARING
L1	18.56'	S 54°10'42" W
L2	3.77'	S 79°31'59" E



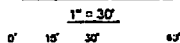
Book 01003-0373
 November 30, 2004
 Plat No. 12 of 14
 Filed for Record in the Office of the County Clerk, Richland County, South Carolina, on November 30, 2004.

PLAT PREPARED FOR
RIGHT DIRECTION CHRISTIAN CENTER
 RICHLAND COUNTY, NEAR COLUMBIA, S.C.

- 1) PLAT PREPARED FOR ESTATE OF LAURA S. GRANNAN, BY JOHNSON, HOWLES, BURGIN & BOURNIGHT, DATED SEPTEMBER 6, 1989, REVISED SEPTEMBER 20, 1989.
- 2) PLAT PREPARED FOR J. & DARRER, BY WILLIAM A. WHITWORTH, DATED APRIL 28, 1971 AND RECORDED IN PLAT BOOK "Z", PAGE 1860.
- 3) PLAT PREPARED FOR E.L.C.A. BY PALMETTO ENGINEERING & SURVEYING CO., INC., DATED JULY 27, 1985, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RICHLAND COUNTY IN PLAT BOOK 53, PAGE 4981.
- 4) PLAT OF BOUNDARY SURVEY FOR B.R.T. SMITH, JR. BY CARUK CONSTRUCTION, INC., DATED SEPTEMBER 8, 1992, AND RECORDED IN PLAT BOOK 54, PAGE 2393.
- 5) BOUNDARY SURVEY PREPARED FOR CAROLINA FIRST BANK, BY CIVIL ENGINEERING OF COLUMBIA, DATED AUGUST 20, 2001, AND RECORDED IN RECORD BOOK 753, PAGE 2167.
- 6) RICHLAND COUNTY DEED BOOK D-112, PAGE 434.

RDR115-01-18

NOVEMBER 30, 2004



COX AND DINKINS, INC.
 714 BELLE ME BLVD.
 COLUMBIA, SOUTH CAROLINA 29203
 803-734-0318 Fax: 803-733-0892
 Email: cdm@coxanddinkins.com

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 Statutes of this State for the Practice of Land Surveying in South Carolina, and hereby do certify that the same are true and correct, and that I am a duly licensed and registered Professional Engineer in the State of South Carolina.

Ronald W. Fisher
 PROF. LAND SURVEYOR NO. 17929
 RONALD W. FISHER





City Of Columbia PLANNING DEPARTMENT

ANNEXATION TRACKING FORM

PARCEL TAX MAP NUMBER(S)			
R 06110-03-20, R 06115-01-08, R 06115-01-17			
PARCEL ADDRESS(ES)			
LOCATED IN RICHLAND COUNTY			
CONTACT INFORMATION			
OWNER(S) OF RECORD			
RIGHT DIRECTION CHRISTIAN CENTER			
STREET ADDRESS		CITY	STATE ZIP
1234 ST. ANDREWS RD.		COLUMBIA	SC 29210
PHONE	HOME WORK MOBILE	EMAIL	
	803.798-1230	PASTOR@RIGHTDIRECTION.INFO	
ADDITIONAL CONTACT INFORMATION			
CONTACT PERSON (IF OTHER THAN OWNER)		MIKE ESPOSITO	
STREET ADDRESS		CITY	STATE ZIP
1401 W. MOREHEAD ST, STE 100		CHARLOTTE	NC 28208
PHONE	HOME WORK MOBILE	EMAIL	
	704.379-1919	MESPOSITO@ADMARCHITECTS.COM	
CURRENT LAND USE		CHURCH	
FUTURE LAND USE		CHURCH	
IF RESIDENTIAL: # OF DWELLING UNITS			

*** OFFICE USE ONLY ***

Original Signed Petition	Date Received
Annexation Ordinance #	Effective Date
Final Notice	Date Sent

S Blanding @

A copy of the stamped deed and the referenced survey/plat is required to prepare a petition.
Planning Department ♦ 4th Floor ♦ 1225 Laurel Street ♦ (803) 545-3222



LETTER OF AGENCY

DATE:

TO: ZONING ADMINISTRATOR, CITY OF COLUMBIA

I, the undersigned PROPERTY OWNER below, do hereby attest that I am the person that holds, or I am authorized to act on behalf of the party that holds, fee simple interest in the following property:

COMMON STREET ADDRESS(ES): _____

also known by TAX MAP NUMBER(S): R06110-03-05; R06110-03-20; R06115-01-07; R06115-01-08

Further, I hereby authorize the person listed as AUTHORIZED AGENT below to act on my behalf for the purpose of submitting documents, amending documents, meeting with staff, attending public meetings and hearings, and as otherwise may be necessary and proper to fulfill the required steps to request (CHECK ALL THAT APPLY):

- a variance from the Board of Zoning Appeals;
- a special exception from the Board of Zoning Appeals;
- an appeal of the decision of the Zoning Administrator from the Board of Zoning Appeals;
- a change to the Zoning Maps of the City of Columbia from City Council, rezoning the property listed above from RD-HD to C-3; and/or
- site plan review by the Planning Commission.

SIGNATURE OF PROPERTY OWNER: Herbert Bailey DATE: 8-1-06
 PRINT Name of Property Owner: Herbert Bailey
 Street Address of Property Owner: 3506 Broad River Rd
 City, State, ZIP of Property Owner: Columbia, SC 29210
 Telephone Number of Property Owner: 803-798-1230

SIGNATURE OF WITNESS: [Signature] DATE: 8/1/06
 PRINT Name of Witness to Signature of Property Owner: STEPHANNE BLANDIN

SIGNATURE OF AUTHORIZED AGENT: [Signature] DATE: 8/1/06
 Name of Authorized Agent: Michael A. Esposito
 Company/Firm of Authorized Agent: ADW Architects, p.a.
 Street Address of Authorized Agent: 1401 West Morehead Street, Suite 100
 City, State, ZIP of Authorized Agent: Charlotte, NC 28208
 Telephone Number of Authorized Agent: (704) 379-1919



City of Columbia

APPLICATION to

AMEND the ZONING ORDINANCE

Date Received (OFFICE USE ONLY) _____ By (OFFICE USE ONLY) _____

Applicant (PLEASE PRINT): Michael A. Esposito
 Address: 1401 West Morehead Street, Suite 100
 City, State, ZIP: Charlotte, NC 28208
 Contact Telephone Number: 704-379-1919
 Fax Number: 704-379-1920

TO THE HONORABLE MAYOR AND CITY COUNCIL,

I, the applicant named above, under signature of my own hand below, hereby request that the Zoning Ordinance of the City of Columbia, South Carolina be amended as described below:

1. This application requests a change to the:
 Zoning Map (complete only item numbers 2, 3, 4, 5, and 7); and/or
 Zoning Text (complete only item numbers 6 and 7).
2. Provide the exact address and the tax map reference number of property to be considered for rezoning:
R06115-01-08 Currently located in Richland County
3. How is this property presently zoned? RD-HD (Residential/Multi-Family)
4. What zoning do you propose for this property? C-3 (General Commercial)
5. Do you own any of the property proposed for this zoning change? Answer YES or NO; if NO, provide the address of the property that you own.
Yes.
6. What section or sections of the text of the Zoning Ordinance would be affected?

7. Describe your proposal in detail (please attach additional paper if you need more space):

Request to rezone R06115-01-08 from RD-HD (Residential/Multi-Family) to C-3 (general commercial) to allow Right Direction Christian Center Church to develop property in future for multiple building types based on masterplan.

By signing below, I understand that, while this application will be carefully reviewed and considered, the burden of proving the need for the proposed amendment rests with me.

Signature

Date

8.2.06