

ORDINANCE NO. 2007-090

Annexing 36.482 acres, Clemson Frontage Road,
Richland County TMS No.: 25700-02-04 and 25700-02-10

ORIGINAL
STAMPED IN REC

WHEREAS, a proper petition has been filed with the City Council by one hundred (100%)
percent 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
28th day of November, 2007, that the property described herein is hereby annexed to and
becomes part of the City of Columbia *effective April 15, 2008*. This property shall be zoned
C-3 and apportioned to City Council District 4, Census Tract 114.08

PROPERTY DESCRIPTION: See attached EXHIBIT A
Richland County TMS NO.: 25700-02-04 and 25700-02-10

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

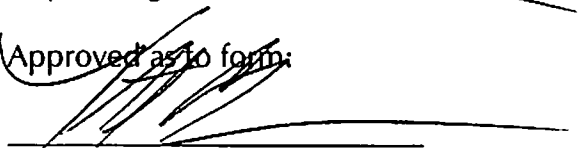
Requested by:

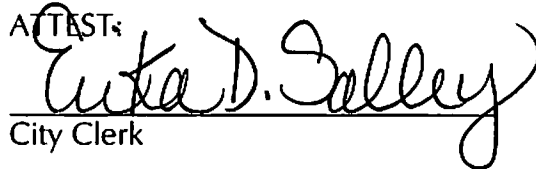

MAYOR

Approved by:


City Manager

Approved as to form:


Interim City Attorney

ATTEST:

City Clerk

Introduced: 11/7/2007
Final Reading: 11/28/2007

EXHIBIT A
PROPERTY DESCRIPTION
ORDINANCE NO.: 2007-090

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, located along the northern boundary of Interstate 20 Frontage Road also known as Clemson Frontage Road, shown and designated as Parcels 1, 2, 3, 4, 5, 6 and 7 on a Plat of Subdivision prepared for Blue Ridge Development Services, LLC by Cox and Dinkins, Inc., dated May 8, 2007, modified July 2, 2007 and recorded in the Office fo the Register of Deeds for Richland County in record Book 1341, Page 3889.

MEMORANDU

Office of the City Manager

Matter No.: 07100985
Attorney: [Signature]
Date In: 10/3/07
File No.: 2007-090
Date Out: 10/10/07

TO: Department Heads

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

DATE: August 22, 2007

RE: Property Address: 36.482 acres, Clemson Frontage Road
Richland County TMS: 25700-02-04 and 25700-02-10
Owner(s): BRC Columbia, LLC
Current Use: undeveloped Current County Zoning: GC
Proposed Use: 480 apartments and 2 commercial out-parcels Proposed City Zoning: C-3
Reason for Annexation: Contiguous; Water Service
City Council District: 4 Census Tract: 114.08

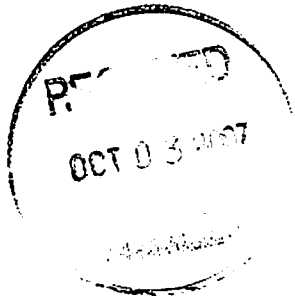
The Planning Department advises that the above referenced property has been offered for annexation. Attached, please find a map or drawing reflecting the property. You are directed to forward your comments and/or recommendations regarding the issue of whether to annex or not to the Planning Department.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

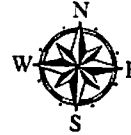
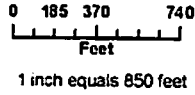
Planning Commission Zoning Recommendation: C-3 (Zoning classification)
G-0 (Approved/Denied)
on 10/01/2007 (mm/dd/yyyy)



Nathaniel B. Kandy
(Signature)

ANNEXATION

36.48 acres, E/S Clemson Frontage Road
Zoning: GC (General Commercial)

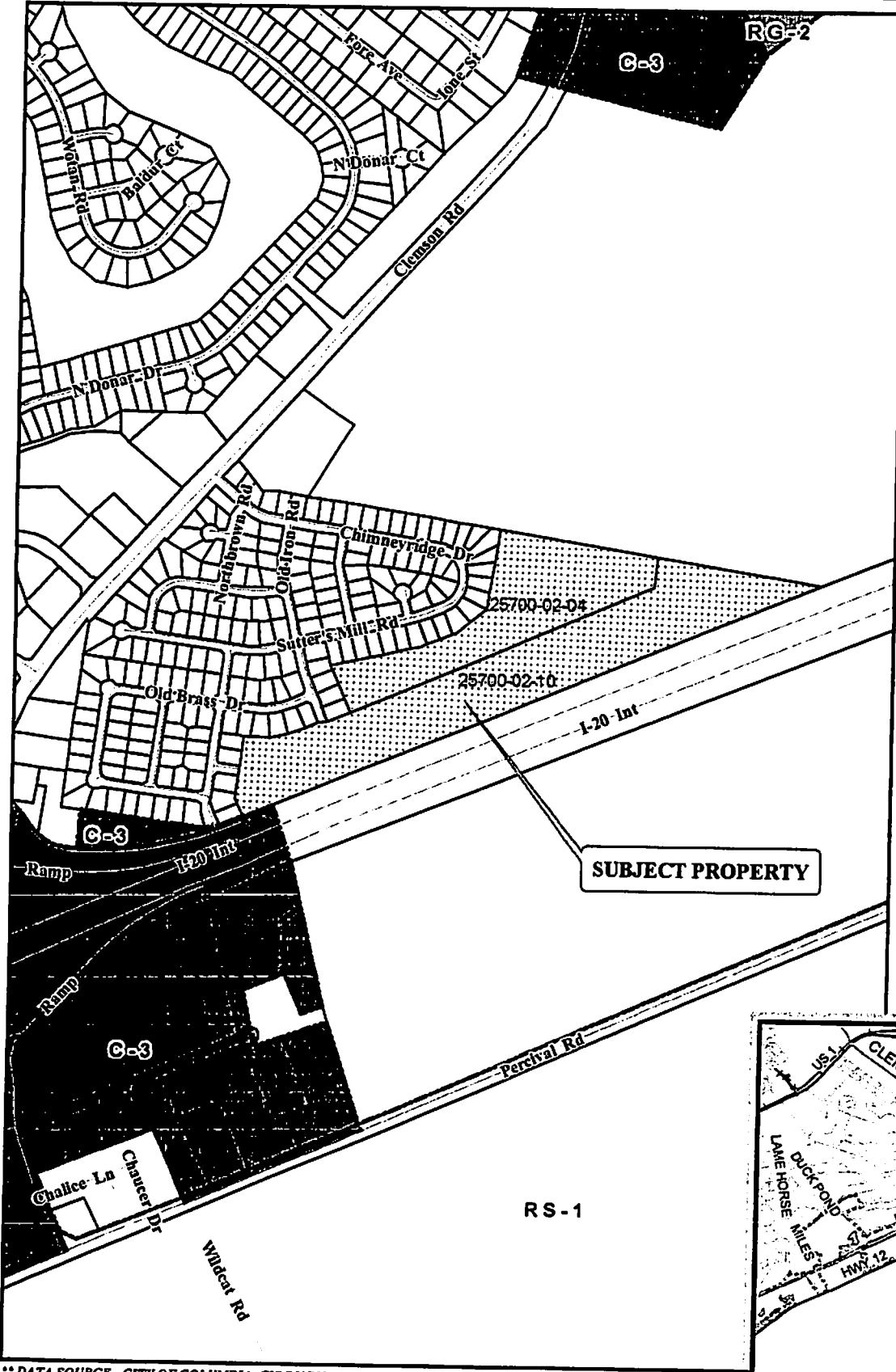


COLUMBIA

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
- 36.48 acres

ORIGINAL PREPARATION/DATE:

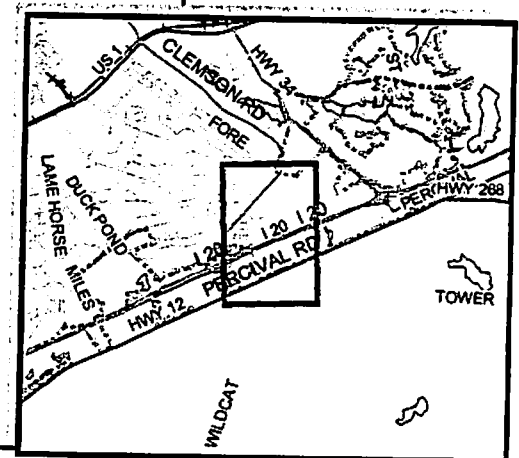
This map was prepared by:

S. W. Hudson, III
Planning Department
August 17, 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.



** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

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 tracts of land containing 36.48± acres, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, located along the northern boundary of Interstate 20 frontage road, also known as Clemson Frontage Road, shown and designated as Parcels 1, 2, 3, 4, 5, 6 and 7 on a Plat of Subdivision prepared for Blue Ridge Development Services, LLC by Cox and Dinkins, Inc., dated May 8, 2007, modified July 2, 2007, and recorded in the Office of the Register of Deeds for Richland County in Record Book 1341, Page 3889.

Richland County TMS: R25700-02-04
Property Address: E/S Clemson Rd. Ext.

Richland County TMS: R25700-02-10
Property Address: SE/S Clemson Road Ext.

[SIGNATURES BEGIN ON NEXT PAGE]

RECEIVED

AUG 17 2007

PLANNING DEPARTMENT
RECEIVED BY *S. R. Williams*

BRC COLUMBIA, LLC, a
North Carolina limited liability company.

BY: *Christopher T. Dunbar*
Christopher T. Dunbar

Its: Manager

Date: 8-16-07
B. D. Matthews
Witness
John W. Sharpe
Witness

State of North Carolina
County of Guilford

L.L.C. PROBATE

I, Deanna K. Jones, Notary Public, do hereby
certify that Christopher T. Dunbar, a Manager of BRC COLUMBIA, LLC, a
limited liability company, personally appeared before me this day and acknowledged due
execution of the foregoing instrument on behalf of the limited liability company.

Witness my hand and official seal, this the 16 day of August, 2007.

My commission expires:
8-23-10

Deanna K. Jones
Notary Public

[Notarial Seal]

DEANNA K. JONES
NOTARY PUBLIC
GUILFORD COUNTY, NC
Commission Expires 8-23-2010

RECEIVED

AUG 17 2007

PLANNING DEPARTMENT
RECEIVED BY *[Signature]*