

ORDINANCE NO. 2007-098

Annexing 1055 Berea Road, Richland County TMS #11206-03-03

ORIGINAL  
STAMPED IN RED

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 12th day of December, 2007, 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-2 and apportioned to City Council District 4, Census Tract 117.01


PROPERTY DESCRIPTION: See attached EXHIBIT A  
Richland County TMS NO.: 11206-03-03

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

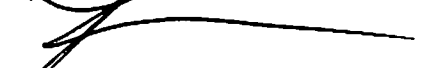
Requested by:

  
MAYOR

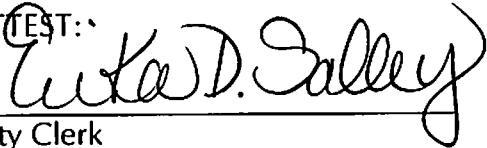
Approved by:

  
City Manager

Approved as to form:

  
Interim City Attorney

ATTEST:

  
City Clerk

Introduced: 11/28/2007  
Final Reading: 12/12/2007

**EXHIBIT A**  
**PROPERTY DESCRIPTION**  
**ORDINANCE NO.: 2007-098**

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 0.90 acres, being shown and delineated on a plat prepared for B & B, LLC by Associated E & S, Inc. and dated August 17, 2005. Reference is made to said plat for a more complete and accurate description.

# MEMORANDUM

## Office of the City Manager

TO: Department Heads

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

DATE: September 6, 2006

RE: Property Address: 1055 Berea Road  
Richland County TMS: 11206-03-03  
Owner(s): Market Center III, LLC  
Current Use: cleared lot Current County Zoning: HI (Heavy Industrial)  
Proposed Use: 100 Gameday Parking Spaces with restrooms and open air pavilion  
Proposed City Zoning: M-2  
Reason for Annexation: Contiguous; water  
City Council District: 3 Census Tract: 117.01

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  
Tawana Shine, Accounting  
Skip Hudson, Community Planner  
James Johnson, Utilities  
Johnathan Chambers, Zoning  
Barrie Walters, Zoning  
Carolyn Wilson, Police Planning & Research  
Wendy Brawn, South Carolina Electric & Gas  
Marlin C. Henderson, Richland County Solid Waste Collection  
Alfreda Tindall, Richland County 911 Addressing Coordinator

Shahid Khan, Engineering  
Cathy Alexander, 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  
Mid Carolina Electric Cooperative

Planning Commission Zoning Recommendation: M-2 (Zoning classification)  
9-0 (Approved/ Denied)  
on 11/5/2007 (mm/dd/yyyy)

Nathaniel B. Hand  
(Signature)



**ASSOCIATED E & S, INC.**

LARRY W. SMITH, S.C., P.L.S. NO. 3724

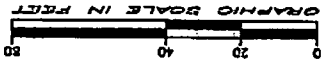
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN.

**CERTIFICATION:**

1. RICHLAND COUNTY TAX MAP SHEET NO. 11206-03-003  
 2. TOPOGRAPHIC SURVEY PREPARED FOR WTB REAL ESTATE, LLC BY ASSOC. E & S, INC.  
 DATED JAN. 28, 2005.

**REFERENCES:**

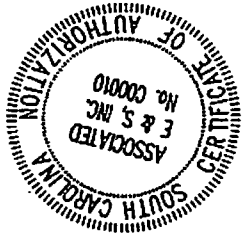
DATE: AUG. 17, 2005  
 SCALE: 1" = 40'



SITE LOCATED IN RICHLAND COUNTY, SOUTH CAROLINA

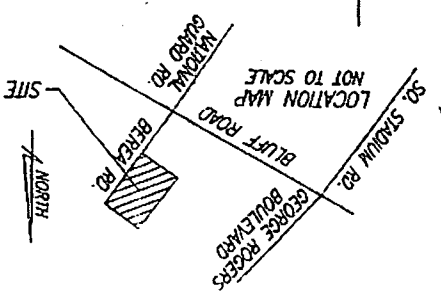
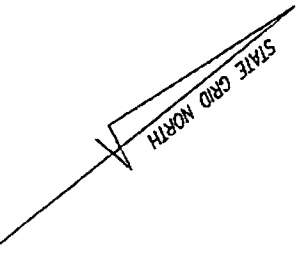
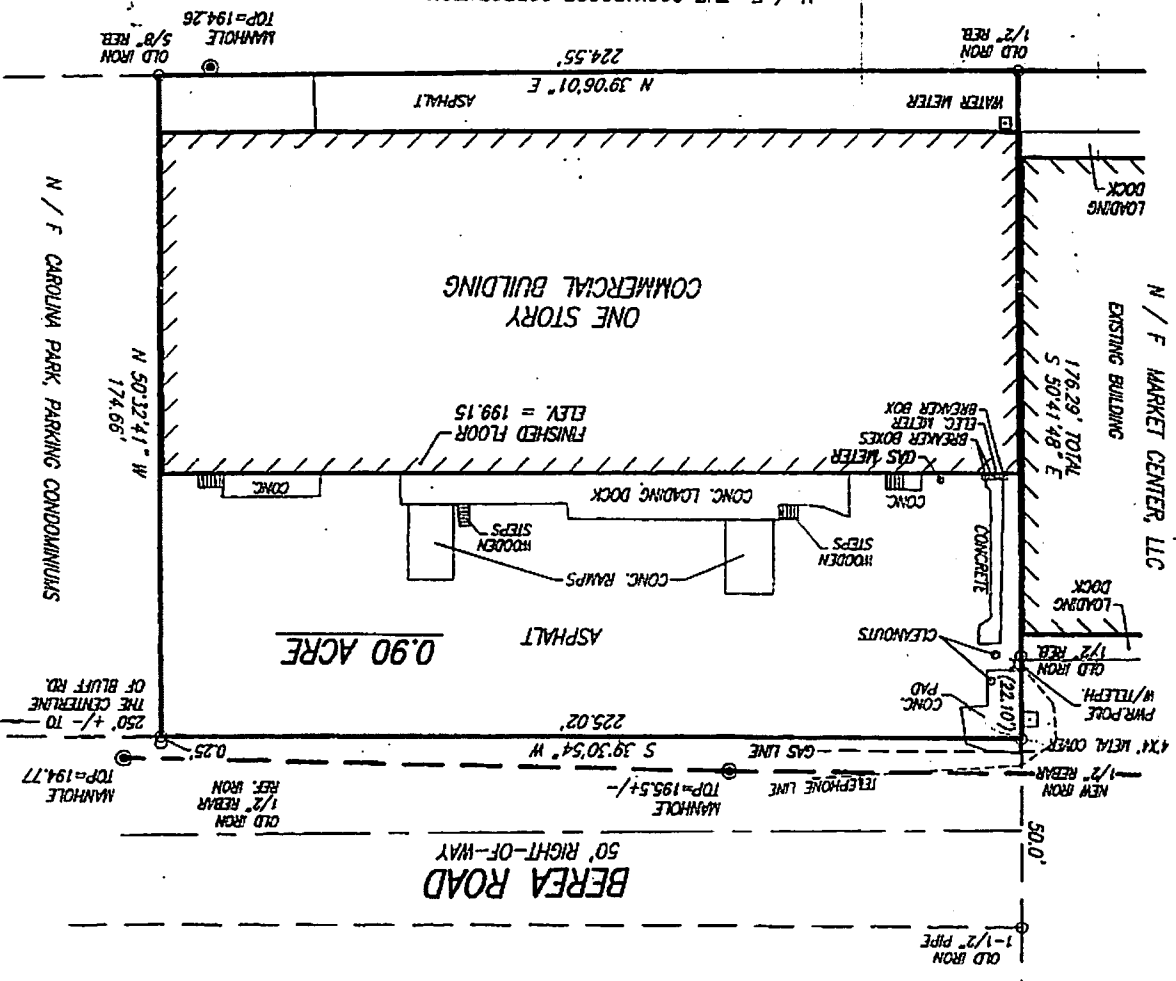
**B & B, LLC**

PLAT PREPARED FOR



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 COMMUNITY PANEL NO. 450170, MAP NO. 45079C 0094H, DATED FEB. 20, 2002.

N / F THE COCKABOOSE CORPORATION



250' +/- TO THE CENTRELINE OF BLUFF RD.

MANHOLE TOP=194.77  
 1/2" REBAR REF. IRON  
 OLD IRON  
 0.25'

N 50°22'41" W  
 174.66'

N / F CAROLINA PARK PARKING CONDOMINIUMS

N / F MARKET CENTER, LLC  
 EXISTING BUILDING

176.29' TOTAL  
 S 50°41'48" E

224.55'

N 39°06'01" E

225.02'

S 39°30'54" W

**BERREA ROAD**  
 50' RIGHT-OF-WAY

50.0'

1-1/2" PIPE  
 OLD IRON

CONC. PAD  
 (22.107)

1/2" REBAR  
 OLD IRON

LOADING DOCK

PARAPET W/ TELEPH.

1/2" REBAR  
 OLD IRON

CONCRETE

WOODEN STEPS

CONC. LOADING DOCK

WOODEN STEPS

CONC.

BREAKER BOXES

BREAKER BOX

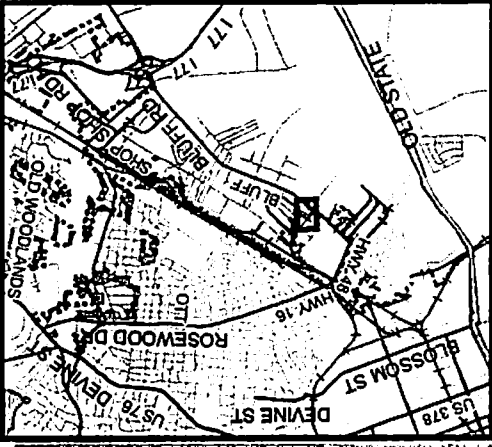
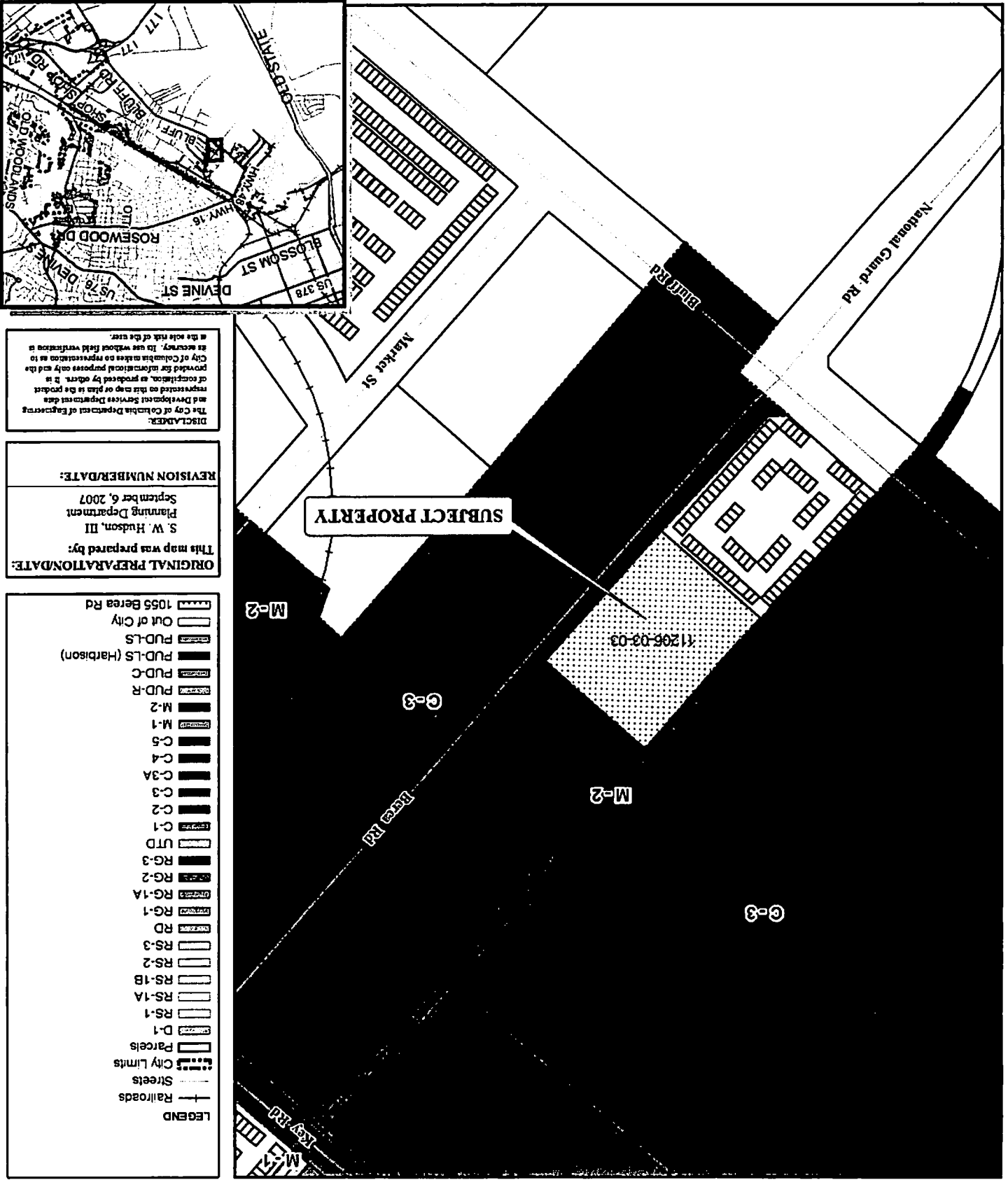
WATER METER

LOADING DOCK

ASPHALT

OLD IRON  
 1/2" REBAR

MANHOLE TOP=194.26  
 5/8" REBAR  
 OLD IRON



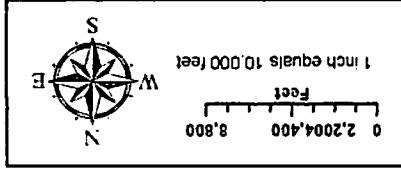
**DISCLAIMER:**  
 The City of Columbia Department of Engineering and Development Services Department data represented on this map or plan is the product of a professional survey. It is not intended for use for any other purpose. It is provided for informational purposes only and the City of Columbia makes no representation as to its accuracy. It is not a field verification as at the sole risk of the user.

**ORIGINAL PREPARATION DATE:**  
 This map was prepared by:  
 S. W. Hudson, III  
 Planning Department  
 September 6, 2007

**REVISION NUMBER/DATE:**

**LEGEND**

	1055 Berea Rd
	Out of City
	PUD-L
	PUD-L (Harbison)
	PUD-C
	PUD-R
	M-2
	M-1
	C-5
	C-4
	C-3A
	C-3
	C-2
	C-1
	UTD
	RG-3
	RG-2
	RG-1A
	RG-1
	RD
	RS-3
	RS-2
	RS-1B
	RS-1A
	RS-1
	D-1
	Parcels
	City Limits
	Streets
	Railroads



**ANNEXATION**  
 1055 Berea Road  
 Zoning: HI (Heavy Industrial)

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 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 0.90 acres, being shown and delineated on a plat prepared for B & B, LLC by Associated E & S, INC., and dated August 17, 2005. Reference is made to said plat for a more complete and accurate description.

Richland County TMS: 11206-03-03

Property Address: 1055 BEREA RD

MARKET CENTER III, LLC.

BY: Barry Brantley  
Barry Brantley, Sr.  
Its: Member

Date: 9/10/07

**RECEIVED**

SEP 10 2007

PLANNING DEPARTMENT  
RECEIVED BY S. J. Williams