ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2019-023

Annexing 120 Sparkleberry Crossing Road, Richland County TMS# 25705-07-29

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 Ann. Sec. 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 City Council of the City of Columbia, South Carolina, this 7th day of May, 2019, that the property described herein is hereby annexed to and becomes a part of the City of Columbia effective immediately. This property shall be assigned interim zoning of General Commercial District (C-3), apportioned to City Council District 4, Census Tract 114.14, contains 1.34 acres, and shall be assigned an interim land use classification of Regional Activity Center (AC-2).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 25705-07-29

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

Requested by:

Assistant City Manager Gentry

Approved by:

Teresa Watson
City Manager

Approved as to form:

City Attorney

Mayor

ATTEST:

Erika D. Moore
City Clerk

Introduced: 4/2/2019
Final Reading: 5/7/2019

Last revised: 3/20/2019

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2019-023

All that certain lot, tract or parcel of land, with improvements thereon, situate, lying and being near the City of Columbia in the County of Richland, State of South Carolina, being shown as Lot 5, 58,169 Sq. Ft., 1. 34 Acres on a survey prepared for Sparkleberry Crossing building Two, LLC, prepared by WK Dickson, Karl E. Alewine, SC Prof. Land Surveyor No. 22740, dated December 20, 2005, and recorded in Richland County ROD Plat Book 1135, Page 1528, and having such metes, bounds, courses and distances as shown on said survey.

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: February 1, 2019

RE: **Property Address:** 120 Sparkleberry Crossing Road
Richland County TMS#: 25705-07-29
Owner(s): Sparkleberry Crossing Retail, LLC.
Current Use: Commercial (Retail Shopping Center)
Proposed Use: Commercial (Retail Shopping Center)
Current County Land Use: Mixed Use Corridor
Proposed City Land Use: Regional Activity Center (AC-3)
Current County Zoning: General Commercial (GC)
Proposed City Zoning: General Commercial (C-3)
Reason for Annexation: Municipal Services; Primary Area
City Council District: 4
Census Tract: 114.14

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.

Planning & Development Services staff will see to it that this matter is placed on the **March 4, 2019** 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.

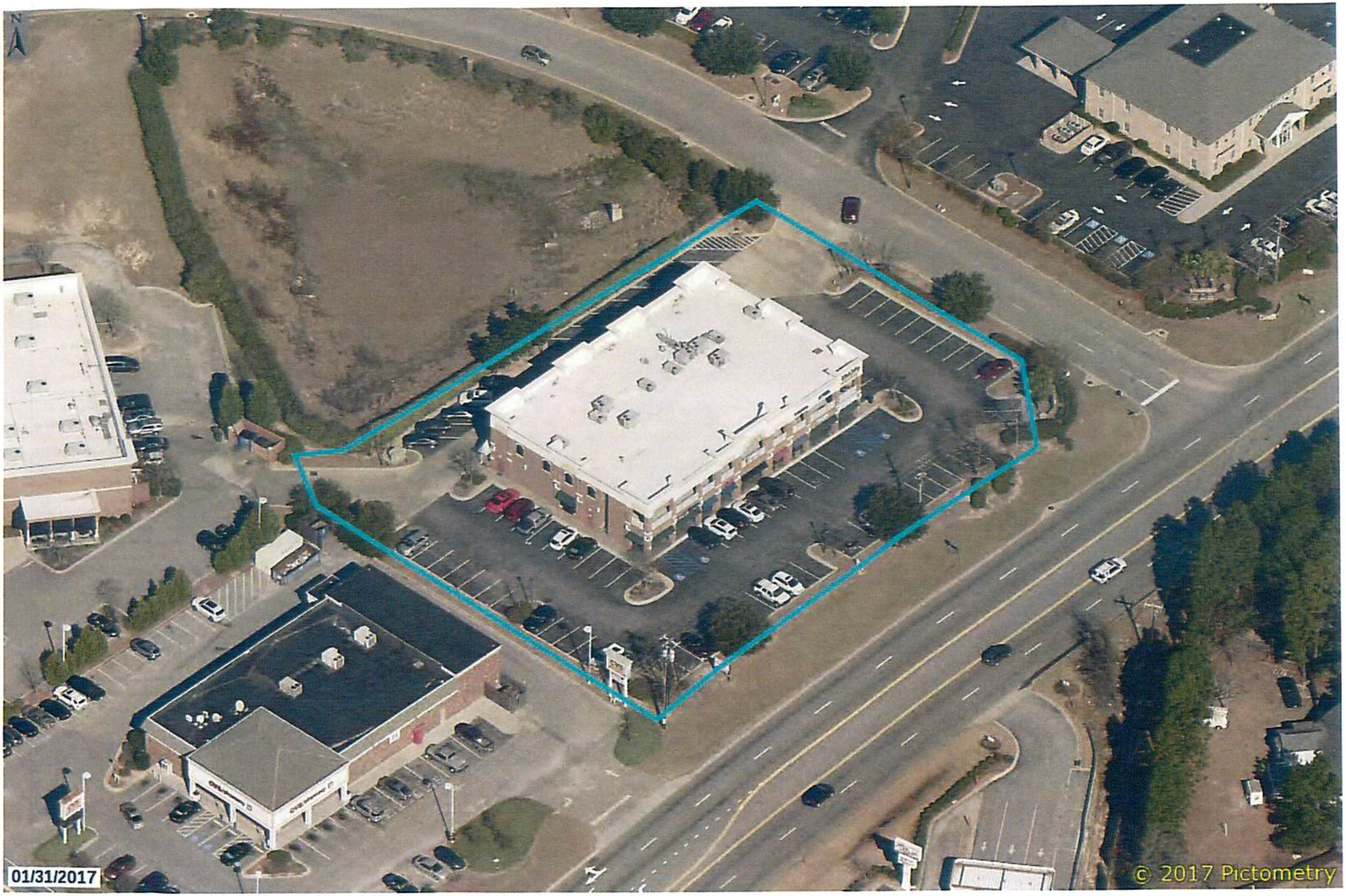
/atl
Attachments

cc: Clint Shealy, Assistant City Manager
Jeff Palen, Assistant City Manager/CFO
Aubrey Jenkins, Fire Chief
Joseph Jaco, Director, Utility Operations
Robert Anderson, Public Works Director
Krista Hampton, Planning & Development Services
Lakesha Shannon, Business License Administrator
Greg Williams, Deputy Business License Administrator
Angela Adams, Customer Care Administrator
Jerry Thompson, Building Official
Michelle Brazell, Engineering
Denny Daniels, Engineering
Carolyn Wilson, Police Planning & Research
Alfreda Tindal, Richland Co. 911 Addressing Coordinator
Missy Gentry, Assistant City Manager
Teresa Knox, City Attorney
William Holbrook, Police Chief
Dana Higgins, Director, Engineering
Jan Alonso, Finance Director
Gloria Saaed, Community Development Director
George Adams, Fire Marshal
Rachel Bailey, Zoning Administrator
Jacquelyn Richburg, Columbia-Richland 911
David Hatcher, Housing Official
Richland County Solid Waste Collection
John Fellows, Planning Administrator
Tori Salvant, Dev. Center Administrator

Planning Commission Land Use Recommendation: int. AC-3 (Land Use classification) by 7 - 0 on 3/4/19 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: int. C-3 (Zoning classification) by 7 - 0 on 3/4/19 (mm/dd/yyyy).

(Signature of Annexation Coordinator)


01/31/2017
© 2017 Pictometry

Future Land Use Map

120 Sparkleberry Crossing Road, TMS# 25705-07-29;
Current FLU: Mixed Use Corridor; Proposed FLU: AC-3

Department of Planning & Development Services

Legend

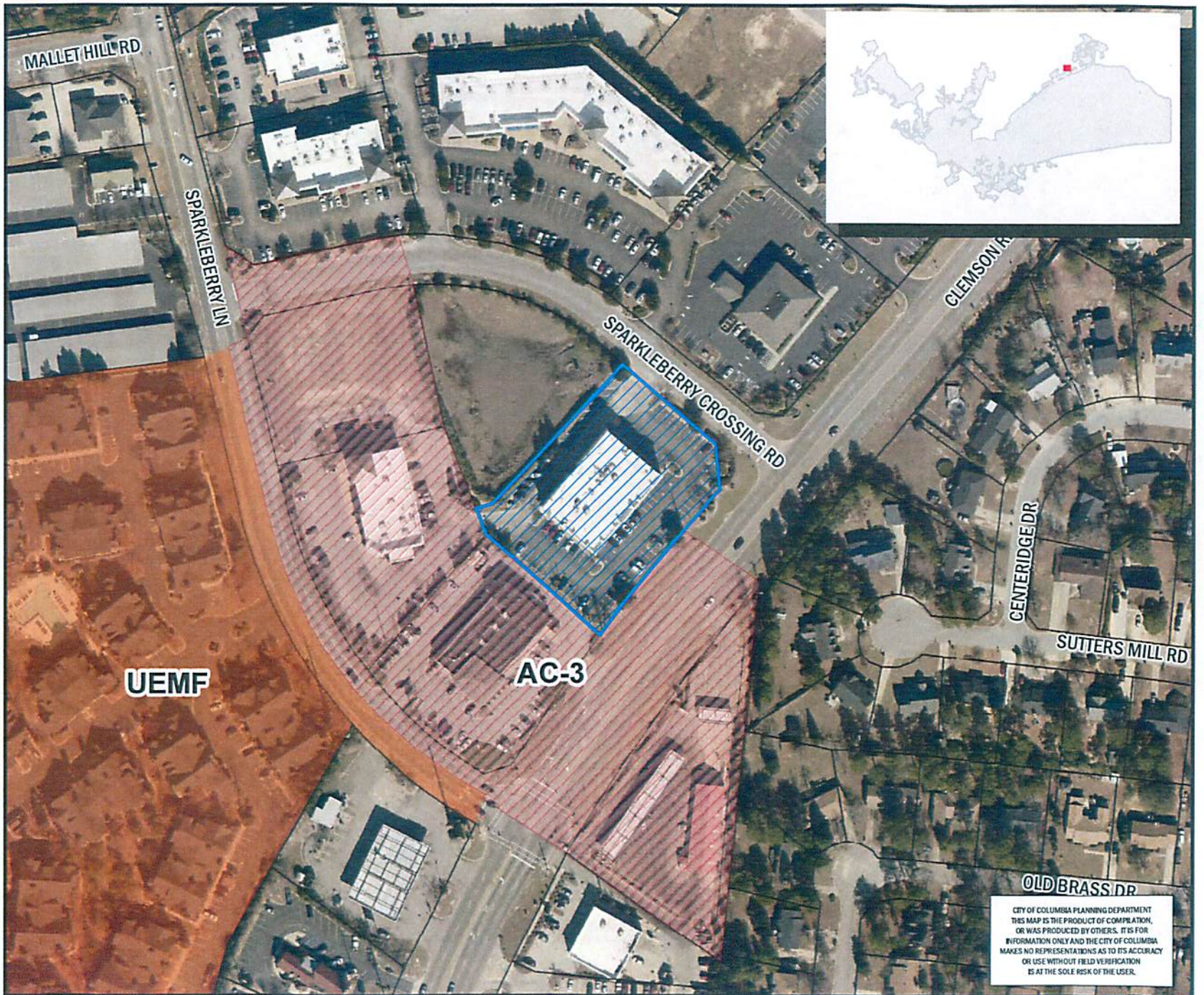
CITY LIMITS
PARCELS

- UCMR-1 - Urban Core Mixed Residential-1
- UCMR-2 - Urban Core Mixed Residential-2
- UCMR-3 - Urban Core Mixed Residential-3
- UEMR - Urban Edge Mixed Residential
- UEMF - Urban Edge Multi-Family
- UCR-1 - Urban Core Residential Small Lot
- UCR-2 - Urban Core Residential Large Lot
- UER-1 - Urban Edge Residential Small Lot
- UER-2 - Urban Edge Residential Large Lot
- UCAC-1 - Urban Core Neighborhood Activity Center
- UCAC-2 - Urban Core Community Activity Center
- UEAC-1 Urban Edge Community Activity Center
- UCAC-3 Urban Core Regional Activity Center
- UEAC-2 - Urban Edge Regional Activity Center
- AC-1 - Neighborhood Activity Corridor
- AC-2 - Community Activity Corridor
- AC-3 - Regional Activity Corridor
- EC - Employment Campus
- IND - Industrial
- TU - Transportation & Utilities
- SD-1 - Sports/Amusement District
- SD-2 - Civic/Institutional Districts
- SD-3 - Central Business District
- SD-4 - Riverbanks Zoo and Garden
- SD-5 - Universities/Colleges
- SD-6 - Fort Jackson

0 40 80 160 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
January 29, 2019

We Are Columbia



CITY OF COLUMBIA PLANNING DEPARTMENT
THIS MAP IS THE PRODUCT OF COMPILATION, OR WAS PRODUCED BY OTHERS. IT IS FOR INFORMATION ONLY AND THE CITY OF COLUMBIA MAKES NO REPRESENTATIONS AS TO ITS ACCURACY OR USE WITHOUT FIELD VERIFICATION IS AT THE SOLE RISK OF THE USER.

*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Zoning Map

120 Sparkleberry Crossing Road, TMS# 25705-07-29; Current Zoning: GC; Proposed Zoning: C-3

Department of Planning & Development Services

Legend

PARCELS

D-1	C-1
RS-1	C-2
RS-1A	C-3
RS-1B	C-3A
RS-2	C-4
RS-3	C-5
RD	M-1
RD-2	M-2
RG-1	PUD-C
RG-1A	PUD-LS
RG-2	PUD-LS-E
RG-3	PUD-LS-R
UTD	PUD-R
MX-1	OUT OF CITY
MX-2	

N

0 37.5 75 150 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
January 29, 2019

DISCLAIMER:
The City of Columbia Department of Planning and Development Services 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.

City of Columbia, S.C. — Justitia Virtutum Regina

We Are Columbia

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

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 lot, tract or parcel of land, with improvements thereon, situate, lying and being near the City of Columbia in the County of Richland, State of South Carolina, being shown as Lot 5, 58,169 Sq. Ft., 1. 34 Acres on a survey prepared for Sparkleberry Crossing building Two, LLC, prepared by WK Dickson, Karl E. Alewine, SC Prof. Land Surveyor No. 22740, dated December 20, 2005, and recorded in Richland County ROD Plat Book 1135, Page 1528, and having such metes, bounds, courses and distances as shown on said survey.

Richland County TMS: 25705-07-29

Property Addresses: 120 Sparkleberry Crossing Road

Sparkleberry Crossing Retail, LLC

BY: BV Belk Jr.
B.V. Belk, Jr.
Managing Member
(Print or Type Name)

Date: 1/14/19

ITS: Managing Member
(Print or Type Title)

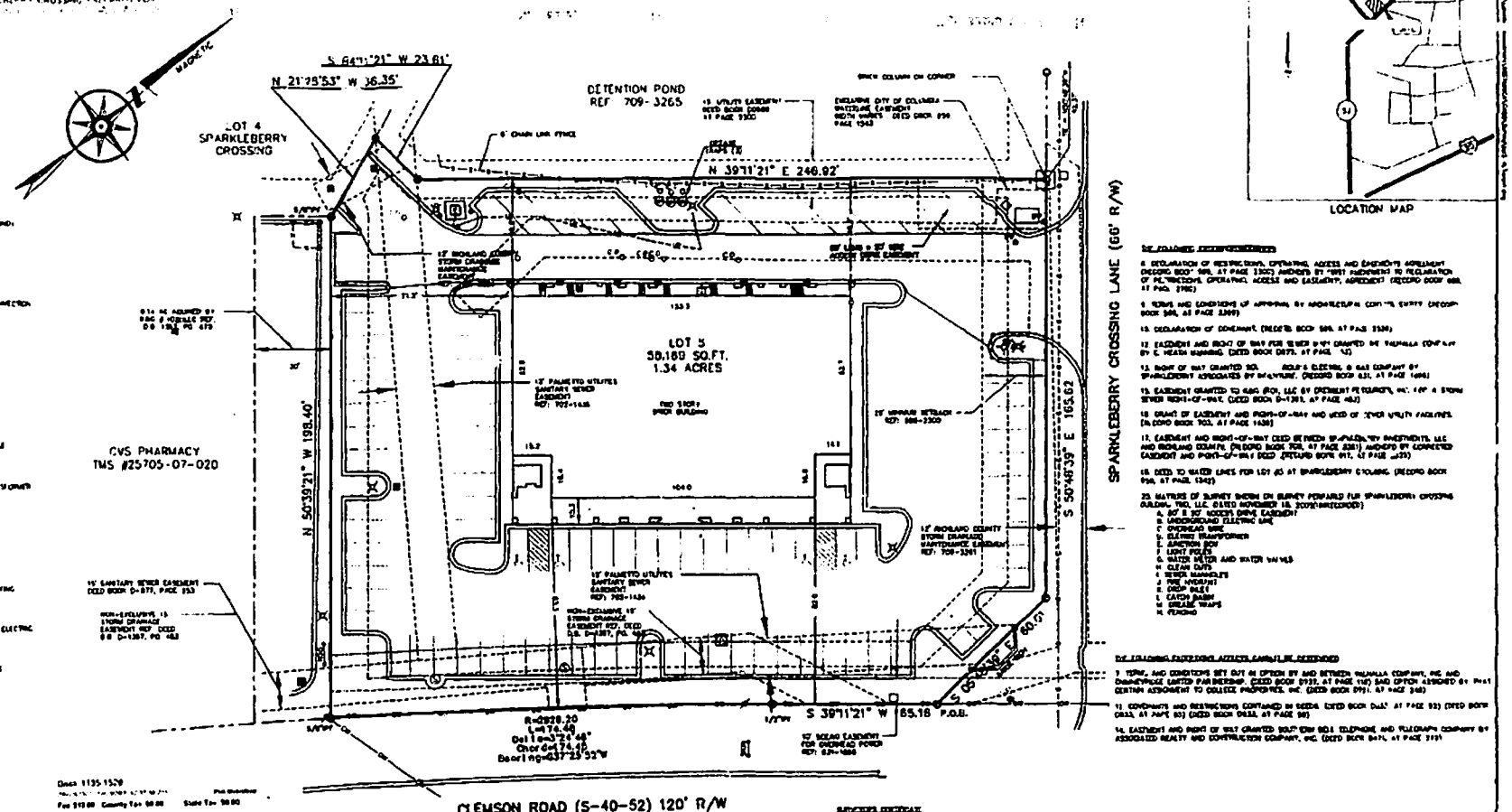
[illegible]

[illegible]

[illegible]

REFERENCES

1. FINAL PLAT OF SPARKLEBERRY CROSSING, PREPARED FOR [illegible] JULY 25, 2002



LOCATION MAP

LEGEND

- IRON (FOUND)
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- FIRE DEPT. CONNECTION
- GAS VALVE
- GAS METER
- ROOF DRAIN
- DROP INLET
- CATCH BASIN
- JUNCTION BOX
- SEWER MANHOLE
- CLEAN OUT
- ELECTRIC TRANSFORMER
- UTILITY POLE
- LIGHT POLE
- GUY WIRE
- BOLLARD
- HANDICAP PARKING
- GAS LINE
- UNDERGROUND ELECTRIC
- FENCE
- OVERHEAD WIRE

THE FOLLOWING EASEMENTS AFFECTS:

6. DECLARATION OF RESTRICTIONS, OPERATING, ACCESS AND EASEMENTS AGREEMENT (RECORD BOOK [illegible], AT PAGE [illegible]) AMENDED BY FIRST AMENDMENT TO DECLARATION OF RESTRICTIONS, OPERATING, ACCESS AND EASEMENTS AGREEMENT (RECORD BOOK [illegible], AT PAGE [illegible])
9. TERMS AND CONDITIONS OF APPROVAL BY ARCHITECTURAL CONTROL ENTITY (RECORD BOOK [illegible], AT PAGE [illegible])
10. DECLARATION OF COVENANT (RECORD BOOK [illegible], AT PAGE [illegible])
12. EASEMENT AND RIGHT OF WAY FOR SEWER WITH GRANTED BY VALHALLA CONFLAT BY C. HEATH [illegible] (DEED BOOK [illegible], AT PAGE [illegible])
13. RIGHT OF WAY GRANTED TO [illegible] ELECTRIC & GAS COMPANY BY SPARKLEBERRY ASSOCIATES BY [illegible] (RECORD BOOK [illegible], AT PAGE [illegible])
15. EASEMENT GRANTED TO [illegible] BY [illegible] FOR A STORM SEWER RIGHT-OF-WAY (DEED BOOK [illegible], AT PAGE [illegible])
16. GRANT OF EASEMENT AND RIGHTS-OF-WAY AND USED OF SEWER UTILITY FACILITIES (RECORD BOOK [illegible], AT PAGE [illegible])
17. EASEMENT AND RIGHT-OF-WAY DEED BETWEEN SPARKLEBERRY INVESTMENTS, LLC AND RICHLAND COUNTY (RECORD BOOK [illegible], AT PAGE [illegible]) AMENDED BY CORRECTED EASEMENT AND RIGHT-OF-WAY DEED (RECORD BOOK [illegible], AT PAGE [illegible])
18. DEED TO WATER LINES FOR LOT #5 AT SPARKLEBERRY CROSSING (RECORD BOOK [illegible], AT PAGE [illegible])
20. MATRIX OF SURVEY SHOWN ON SURVEY PREPARED FOR SPARKLEBERRY CROSSING BUILDING TWO, LLC, DATED NOVEMBER 18, 2005 (UNRECORDED)
   A. 50' X 50' ACCESS DRIVE EASEMENT
   B. UNDERGROUND ELECTRIC LINE
   C. OVERHEAD WIRE
   D. ELECTRIC TRANSFORMER
   E. JUNCTION BOX
   F. LIGHT POLES
   G. WATER METER AND WATER VALVES
   H. CLEAN OUTS
   I. SEWER MANHOLES
   J. FIRE HYDRANT
   K. DROP INLET
   L. CATCH BASIN
   M. SPRINKLER HEADS
   N. FENCING

THE FOLLOWING EASEMENTS AFFECTS CANNOT BE DETERMINED

7. TERMS AND CONDITIONS SET OUT IN OPTION BY AND BETWEEN VALHALLA COMPANY, INC. AND CHARLESTOWNE LIMITED PARTNERSHIP (DEED BOOK [illegible], AT PAGE [illegible]) AND OPTION ASSIGNED BY PRIOR OPTION ASSIGNMENT TO COLLEGE PROPERTIES, INC. (DEED BOOK [illegible], AT PAGE [illegible])
11. COVENANTS AND RESTRICTIONS CONTAINED IN DEEDS (DEED BOOK [illegible], AT PAGE [illegible]) (DEED BOOK [illegible], AT PAGE [illegible]) (DEED BOOK [illegible], AT PAGE [illegible])
14. EASEMENT AND RIGHT OF WAY GRANTED SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY BY ASSOCIATED REALTY AND CONSTRUCTION COMPANY, INC. (DEED BOOK [illegible], AT PAGE [illegible])

NOTES:

1. TAX MAP #25705-07-20
2. BOUNDARY SURVEY IS BASED ON EXISTING PHYSICAL EVIDENCE AND EXISTING CONDITIONS OBSERVED ON DATE OF SURVEY
3. EASEMENT LOCATIONS SHOWN ARE APPROXIMATE.
4. ALL PROPERTY CORNERS ARE #5 REBAR SET UNLESS NOTED OTHERWISE
5. TOTAL PARKING SPACES = 86
   INCLUDING 4 HANDICAP SPACES
6. THIS PROPERTY IS ZONED "C-3" EXCEPT AS NOTED

LOT 5 LEGAL DESCRIPTION

COMMENCING AT A #5 REBAR (FOUND) AT THE INTERSECTION OF THE NORTHWESTERN BARRIER OF THE RIGHT-OF-WAY OF CLEMSON ROAD (S-40-52) AND THE NORTHERN BARRIER OF THE RIGHT-OF-WAY OF SPARKLEBERRY CROSSING (PRIVATELY MAINTAINED), THENCE WITH THE NORTHWESTERN BARRIER OF THE RIGHT-OF-WAY OF CLEMSON ROAD SOUTH 39°11'21" WEST, A DISTANCE OF 150.00 FEET TO A #5 REBAR (FOUND) SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING WITH SAID RIGHT-OF-WAY THE FOLLOWING TWO COURSES AND DISTANCES, SOUTH 39°11'21" WEST, A DISTANCE OF 65.18 FEET TO A 1/2"RW AT A POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, HAVING A CHORD LENGTH 174.42 FEET AND A BEARING OF SOUTH 37°23'52" WEST; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 03°24'46", A DISTANCE OF 174.46 FEET TO A 5/8"RW AT THE INTERSECTION OF THE COMMON LINE WITH CVS PHARMACY; THENCE NORTH 50°39'21" WEST, A DISTANCE OF 198.40 FEET TO A 5/8"RW AT THE INTERSECTION WITH THE COMMON LINE WITH LOT 4 SPARKLEBERRY CROSSING; THENCE WITH SAID COMMON LINE NORTH 39°11'21" WEST, A DISTANCE OF 36.35 FEET TO A #5 REBAR (FOUND) AT THE INTERSECTION WITH THE COMMON LINE WITH A DETENTION POND; THENCE WITH SAID COMMON LINE THE FOLLOWING TWO COURSES AND DISTANCES, NORTH 64°11'21" EAST, A DISTANCE OF 23.81 FEET TO A #5 REBAR (FOUND); THENCE NORTH 39°11'21" EAST, A DISTANCE OF 246.02 FEET TO A #5 REBAR (FOUND) AT THE INTERSECTION WITH THE SOUTHERLY BARRIER OF THE RIGHT-OF-WAY OF SPARKLEBERRY CROSSING LANE; THENCE WITH SAID RIGHT-OF-WAY THE FOLLOWING TWO COURSES AND DISTANCES, SOUTH 50°48'39" EAST, A DISTANCE OF [illegible] FEET TO A #5 REBAR (FOUND); THENCE SOUTH 50°48'39" EAST, A DISTANCE OF 165.62 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF SOUTH CAROLINA, CERTIFIES TO JPMORGAN CHASE BANK, N.A., ITS SUCCESSORS AND ASSIGNS, J. P. MORGAN MORTGAGE CAPITAL INC., FIRST AMERICAN TITLE INSURANCE COMPANY & SPARKLEBERRY CROSSING BUILDING TWO, LLC AS FOLLOWS:

1. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND THE AMERICAN CONGRESS ON SURVEYING AND MAPPING IN 1999 AND MEETS THE ACCURACY REQUIREMENTS FOR AN URBAN SURVEY, AS DEFINED THEREIN.
2. THE SURVEY WAS MADE ON THE GROUND ON NOVEMBER 18, 2005 UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LEGAL DESCRIPTION AND THE LAND AREA OF THE SUBJECT PROPERTY, THE LOCATION AND TYPE OF ALL VISIBLE ABOVE-GROUND BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS STATED ON THE SUBJECT PROPERTY.
3. EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS-OF-WAY WHICH THE UNDERSIGNED HAS BEEN ADVISED.
4. EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO PARTY WALLS AND NO OBSERVABLE, ABOVE-GROUND IMPROVEMENTS (A) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS, ALLEYS, EASEMENTS OR RIGHTS-OF-WAY OR (B) BY THE IMPROVEMENTS ON ANY ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY.
5. THE LOCATION OF EACH EASEMENT, RIGHT-OF-WAY, SERVITUDE AND OTHER MATTER (ABOVE OR BELOW GROUND) AFFECTING THE SUBJECT PROPERTY AND LISTED IN THE TITLE INSURANCE COMMITMENT NO. 24000-22068, DATED OCTOBER 13, 2005, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY WITH RESPECT TO THE SUBJECT PROPERTY, HAS BEEN SHOWN ON THE SURVEY, TOGETHER WITH APPROPRIATE RECORDING REFERENCES TO THE EXTENT THAT SUCH MATTERS CAN BE LOCATED. THE PROPERTY SHOWN ON THE SURVEY IS THE PROPERTY DESCRIBED IN THAT TITLE COMMITMENT. THE LOCATION OF ALL IMPROVEMENTS ON THE SUBJECT PROPERTY, INCLUDING BUT NOT LIMITED TO BUILDINGS, PARKING AREAS, LOADING AREAS, FENCES, REAR YARD LINES, PROVISIONS AND RESTRICTIONS OF RECORD FOR THE SUBJECT PROPERTY REFERENCED IN SUCH TITLE COMMITMENT.
6. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY.
7. EXCEPT AS SHOWN ON THE SURVEY, THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, STRUCTURAL SUPPORT OR INGRESS OR EGRESS.
8. THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.
9. EXCEPT AS SHOWN ON THE SURVEY, NO PORTION OF THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN A SPECIAL HAZARD AREA AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED.

THE PARTIES LISTED ABOVE AND THEIR SUCCESSORS AND ASSIGNS ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.

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 STANDARD MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

KARL E. ALEMAN, S.C. PROFESSIONAL LAND SURVEYOR NO. 22740
DATE: DECEMBER 21, 2005

GRAPHIC SCALE

0 15 30 60 90

1 inch = 30 ft.

PROJECT MANAGER RD / HW	DRAWING SCALE 1" = 30'
DRAFTED BY [illegible]	PROJECT DATE [illegible]
APPROVED BY KEA	PROJECT NUMBER 90078.59 CA
FILE NAME 90078_SALTA	REV DATE 12/20/05

WK DICKSON
community infrastructure consultants

501 COMMERCE DRIVE NE
COLUMBIA, SC 29223
(803) 788-4261

Office Locations:
North Carolina
South Carolina
Georgia
Florida

SOUTH CAROLINA
W. K. DICKSON & COMPANY, INC.
PROFESSIONAL CERTIFICATE OF AUTHORIZATION

DATE: DECEMBER 20, 2005
PREPARED FOR
SPARKLEBERRY CROSSING BUILDING TWO, LLC
NEAR COLUMBIA, RICHLAND COUNTY, SOUTH CAROLINA

ALTA/ACSM LAND TITLE SURVEY
OF
LOT 5 SPARKLEBERRY CROSSING

1 / 1