

ORDINANCE NO.: 2019-032

Annexing 111 Sparkleberry Crossing Road, Richland County TMS# 25705-07-26

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 4th day of June, 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 2.22 acres, and shall be assigned an interim land use classification of Regional Activity Corridor (AC-3).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 25705-07-26

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



Mayor

Approved by:



City Manager

Approved as to form:



City Attorney

ATTEST:


City Clerk

Introduced: 5/21/2019
Final Reading: 6/4/2019

ORIGINAL
STAMPED IN RED

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2019-032

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 9, 96,907 Sq. Ft., 2.22 Acres on a survey prepared for Lakeview Investments, LLC, prepared by WK Dickson, Karl E. Alewine, SC Prof. Land Surveyor No. 22740, dated November 18, 2005 and recorded December 23, 2005 in the Office of the Register of Deeds for Richland County in Record Book 1135, at Page 1447, and having such metes, bounds, courses, and distances as shown upon said plat.

MEMORANDUM

Office of the City Manager

TO: Department Heads
FROM: Teresa Wilson, City Manager
DATE: April 16, 2019
RE: **Property Address:** 111 Sparkleberry Crossing Road
Richland County TMS#: 25705-07-26
Owner(s): Frost Partners, 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 Corridor (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 **May 6, 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

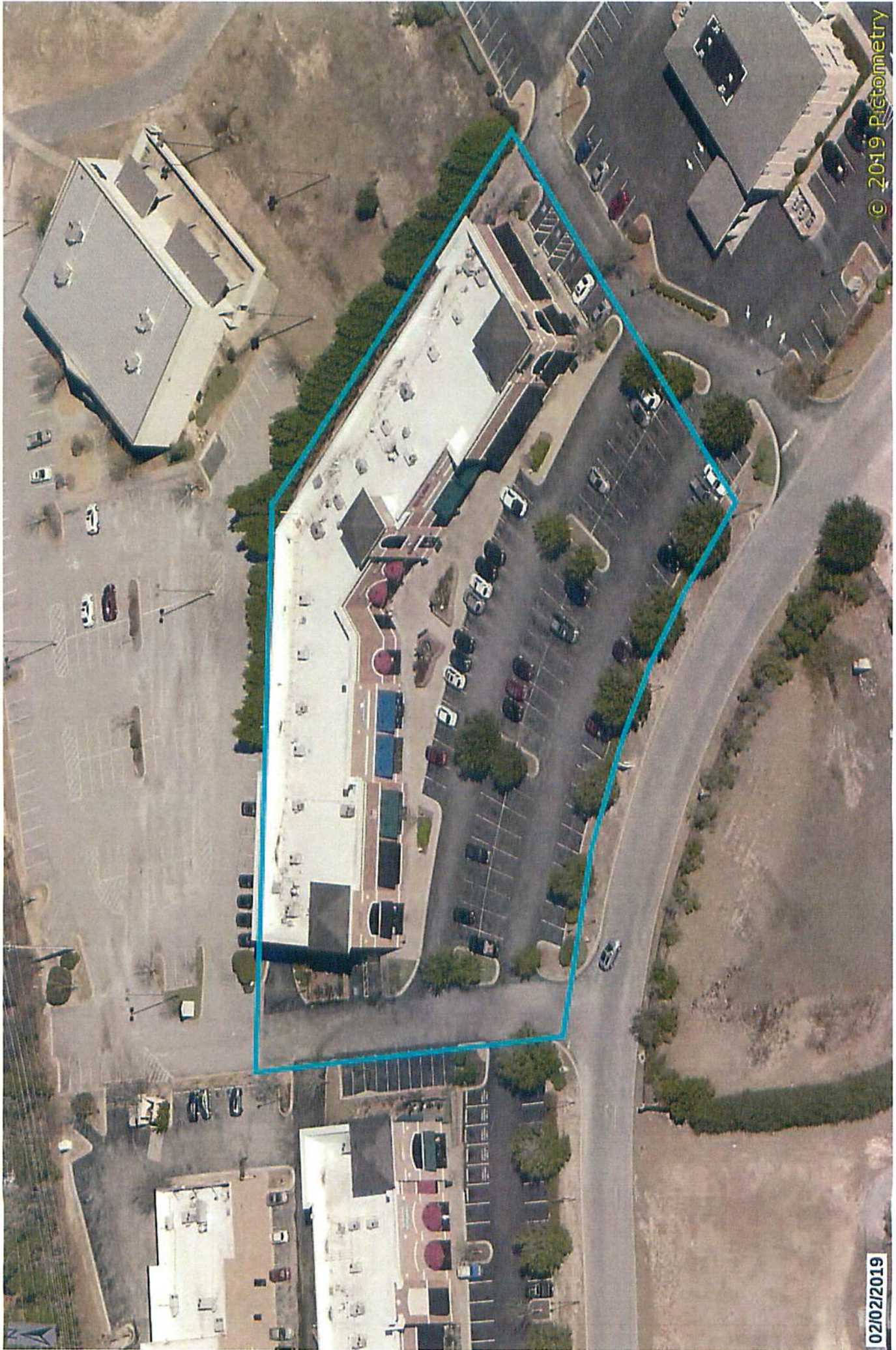
cc: Clint Shealy, Assistant City Manager
Jeff Palen, Assistant City Manager/CFO
Aubrey Jenkins, Fire Chief
Joseph Jaco, Director, Utility Operations
Robert Anderson, Public Works Director
Krista Hampton, Planning & Development Services
Lakesha Shannon, Business License Administrator
Greg Williams, Deputy 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: AC-3 (Land Use classification) by 7-0 on 5/6/19 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: C-3 (Zoning classification) by 7-0 on 5/6/19 (mm/dd/yyyy).


(Signature of Annexation Coordinator)



© 2019 Pictometry

02/02/2019

Future Land Use Map

111 Sparkleberry Crossing Road, TMS# 25705-07-26;
Current Rich. Co. 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
- UEUR - 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
- UCAC-3 - Urban Core Regional Activity Center
- UEAC-1 - Urban Edge Community Activity Center
- UEAC-2 - Urban Edge Regional Activity Center
- UEAC-3 - 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 - Cinematographical 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
April 15, 2019



We Are Columbia

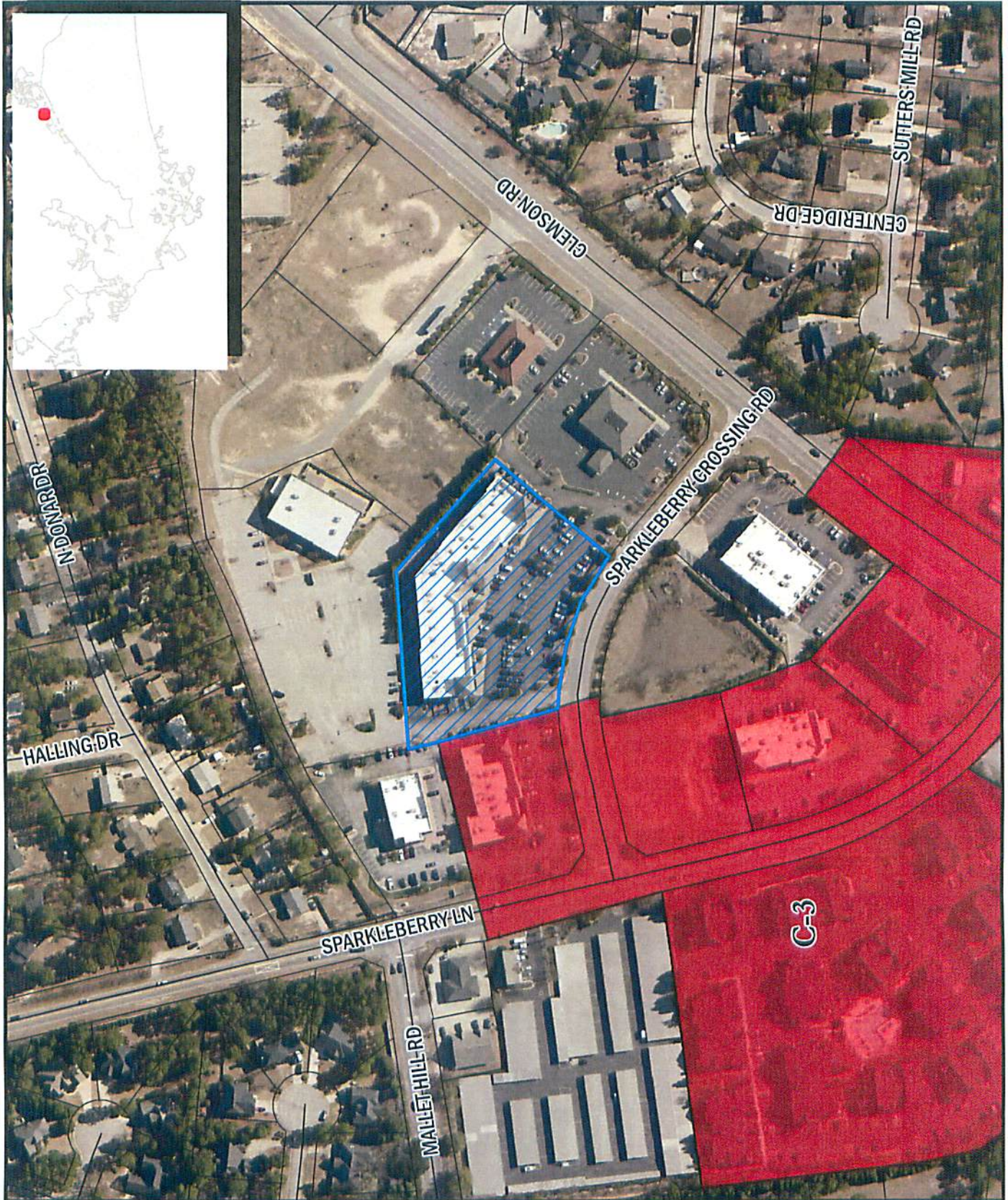


CITY OF COLUMBIA PLANNING DEPARTMENT
THIS MAP IS THE PRODUCT OF COMPILED
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INFORMATION ONLY AND THE CITY OF COLUMBIA
MAKES NO REPRESENTATIONS AS TO ITS ACCURACY
OR USE WITHOUT FIELD VERIFICATION
IS AT THE SOLE RISK OF THE USER.

Zoning Map

Department of Planning & Development Services

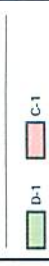
111 Sparkleberry Crossing Road, TMS# 25705-07-26;
Current Rich. Co. Zoning: GC, Proposed Zoning: C-3



Legend

PARCELS

[Green Box]	D-1
[Light Green Box]	C-1
[Light Blue Box]	RS-1
[Light Red Box]	C-2
[Light Yellow Box]	C-3
[Light Purple Box]	RS-1A
[Light Orange Box]	C-3A
[Light Blue Box]	RS-1B
[Light Red Box]	C-4
[Light Yellow Box]	RS-2
[Light Purple Box]	C-5
[Light Orange Box]	RD
[Light Blue Box]	M-1
[Light Red Box]	M-2
[Light Yellow Box]	RD-2
[Light Purple Box]	RG-1
[Light Orange Box]	PUD-C
[Light Blue Box]	RG-1A
[Light Red Box]	PUD-LS
[Light Yellow Box]	RG-2
[Light Purple Box]	PUD-LS-E
[Light Orange Box]	RG-3
[Light Blue Box]	PUD-LS-R
[Light Red Box]	UTD
[Light Yellow Box]	PUD-R
[Light Purple Box]	MX-1
[Light Orange Box]	OUT OF CITY
[Light Blue Box]	MX-2



ORIGINAL PREPARATION DATE:
This map was prepared by:
Shane Staughnessy
April 15, 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.



** 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 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 9, 96,907 Sq. Ft., 2.22 Acres on a survey prepared for Lakeview Investments, LLC, prepared by WK Dickson, Karl E. Alewine, SC Prof. Land Surveyor No. 22740, dated November 18, 2005 and recorded December 23, 2005 in the Office of the Register of Deeds for Richland County in Record Book 1135, at Page 1447, and having such metes, bounds, courses, and distances as shown upon said plat.

Richland County TMS: 25705-07-26

Property Addresses: 111 Sparkleberry Crossing Road

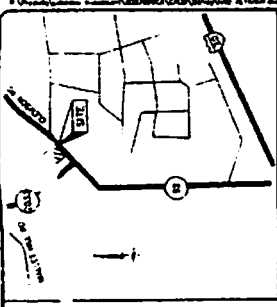
Frost Partners, LLC

BY:  _____

Date: 4/5/19 _____

Tim Frost
(Print or Type Name)

ITS: Owner
(Print or Type Title)



LOCATION MAP

DEVELOPING JURISDICTIONS: LOCAL, STATE, FEDERAL, AND TERRITORY

1. LOCAL JURISDICTIONS: LOCAL, STATE, FEDERAL, AND TERRITORY

2. STATE JURISDICTIONS: LOCAL, STATE, FEDERAL, AND TERRITORY

3. FEDERAL JURISDICTIONS: LOCAL, STATE, FEDERAL, AND TERRITORY

4. TERRITORY JURISDICTIONS: LOCAL, STATE, FEDERAL, AND TERRITORY

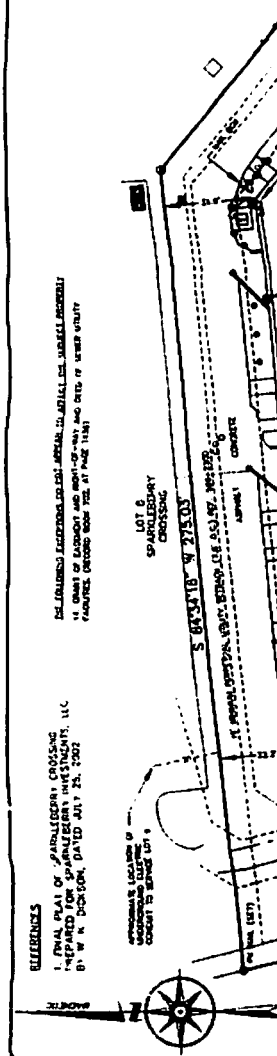
REFERENCES

1. FINAL PLAN OF SPARKLEBERRY CROSSING PREPARED FOR SPARKLEBERRY INVESTMENTS, LLC BY W. N. DICKSON, DATED JULY 25, 2007

2. PRELIMINARY ENGINEERING REPORT FOR SPARKLEBERRY CROSSING PREPARED FOR SPARKLEBERRY INVESTMENTS, LLC BY W. N. DICKSON, DATED JULY 25, 2007

3. SURVEY MAP OF SPARKLEBERRY CROSSING PREPARED FOR SPARKLEBERRY INVESTMENTS, LLC BY W. N. DICKSON, DATED JULY 25, 2007

4. SURVEY MAP OF SPARKLEBERRY CROSSING PREPARED FOR SPARKLEBERRY INVESTMENTS, LLC BY W. N. DICKSON, DATED JULY 25, 2007



LEGEND

1. SPARKLEBERRY CROSSING

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3. SPARKLEBERRY CROSSING

4. SPARKLEBERRY CROSSING

5. SPARKLEBERRY CROSSING

6. SPARKLEBERRY CROSSING

7. SPARKLEBERRY CROSSING

8. SPARKLEBERRY CROSSING

9. SPARKLEBERRY CROSSING

10. SPARKLEBERRY CROSSING

NOTES

1. THIS MAP IS PREPARED FOR THE PURPOSES OF THE SPARKLEBERRY CROSSING PROJECT AND IS NOT TO BE USED FOR ANY OTHER PURPOSES.

2. THE BOUNDARIES SHOWN ON THIS MAP ARE BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT AND ARE SUBJECT TO THE ACCURACY OF SUCH DATA.

3. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

4. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS-OF-WAY FROM THE APPROPRIATE OWNERS.

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DEEDS

1. DEED OF CONVEYANCE FROM SPARKLEBERRY INVESTMENTS, LLC TO SPARKLEBERRY CROSSING, INC., DATED JULY 25, 2007.

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ACKNOWLEDGMENT

I, the undersigned, being the duly authorized representative of the undersigned, do hereby certify that the foregoing is a true and correct copy of the original instrument as the same appears in the public records of the State of South Carolina.

W. N. DICKSON, Surveyor

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SPARKLEBERRY INVESTMENTS, LLC

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W. N. DICKSON, Surveyor

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SPARKLEBERRY INVESTMENTS, LLC

DATE: DECEMBER 20, 2005

PREPARED FOR

LAKEMVIEW INVESTMENTS, LLC

NEAR COLUMBIA, RICHLAND COUNTY, SOUTH CAROLINA

DATE: DECEMBER 20, 2005

PREPARED FOR

LAKEMVIEW INVESTMENTS, LLC

NEAR COLUMBIA, RICHLAND COUNTY, SOUTH CAROLINA

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NEAR COLUMBIA, RICHLAND COUNTY, SOUTH CAROLINA

DATE: DECEMBER 20, 2005

PREPARED FOR

LAKEMVIEW INVESTMENTS, LLC

NEAR COLUMBIA, RICHLAND COUNTY, SOUTH CAROLINA

WK DICKSON
Community Infrastructure Consultants

301 CONDUCK DRIVE NE
COLUMBIA, SC 29913
(803) 768-4215

Office Locations:
Miami
South Carolina
Tampa

DATE: DECEMBER 20, 2005
PREPARED FOR
LAKEMVIEW INVESTMENTS, LLC
NEAR COLUMBIA, RICHLAND COUNTY, SOUTH CAROLINA

ALTA/ACSM LAND TITLE SURVEY
OF
LOT 9 SPARKLEBERRY CROSSING

DATE: DECEMBER 20, 2005
PROFESSIONAL LAND SURVEY FOR NO. 27740
KARL C. ALLEN, P.E.
DATE: DECEMBER 21, 2005