

ORDINANCE NO.: 2014-048

Annexing 4250 Beltline Boulevard, Richland County TMS #11613-12-26

ORIGINAL  
STAMPED IN RED

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 10th day of June, 2014, that the property described herein is hereby annexed to and becomes a part of the City of Columbia effective immediately. This property shall be zoned C-3, and apportioned to City Council District 2, Census Tract 009.00 and contains 1.36 acres.

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Lexington County TMS NO.: 11613-12-26

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

Requested by:

Planning and Development Services

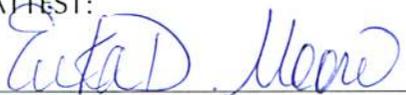
  
\_\_\_\_\_  
Mayor

Approved by:

  
\_\_\_\_\_  
City Manager

Approved as to form:

  
\_\_\_\_\_  
City Attorney  
Introduced: 5/20/2014  
Final Reading: 6/10/2014

ATTEST:  
  
\_\_\_\_\_  
City Clerk

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**  
**ORDINANCE NO.: 2014-048**

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 1.362 acres, more or less, on a plat prepared for Robeal of Charleston, Inc. by Isaac B. Cox and Son dated May 31, 1972 and recorded in the Office of the Register of Deeds for Richland County in Plat Book X at Page 1954, further shown on a plat prepared for Rhoce Partners by Cox and Dinkins, Inc. dated September 18, 1998, and recorded in the Office of the Register of Deeds for Richland County in Plat Book 189 at Page 275. Said parcel being described and having such boundaries and measurements as are shown on said plat.

# MEMORANDUM

## Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: March 18, 2014

RE: **Property Address:** 4250 Beltline Boulevard  
**Richland County TMS:** 11613-12-26  
**Owner(s):** RED FDS II, Inc.  
**Current Use:** Commercial **Current County Zoning:** GC  
**Proposed Use:** Commercial **Proposed City Zoning:** C-3  
**Reason for Annexation:** Contiguous, Donut Hole, Owner Requests City Services  
**City Council District:** 2 **Census Tract:** 9.00

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.

Time is of the essence and you must act promptly with regard to this matter. Planning & Development Services staff will see to it that this matter is placed on the 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.

/smz

Attachments

cc: Missy Gentry, Assistant City Manager  
Melron Kelly, Acting Police Chief  
Ken Gaines, City Attorney  
Dana Higgins, City Engineer  
Krista Hampton, Planning & Development Services  
Deborah Livingston, Community Development Director  
Roger Myers, Business License Administrator  
Angela Adams, Water Customer Service  
Jerry Thompson, Building Official  
Susan Leitner, Engineering  
Denny Daniels, Engineering  
Carolyn Wilson, Police Planning & Research  
Alfreda Tindall, Richland County 911 Addressing Coordinator

S. Allison Baker, Assistant City Manager  
Aubrey Jenkins, Fire Chief  
Joseph Jaco, Utilities and Engineering  
Robert Anderson, Public Works Director  
Jeff Palen, Finance Director  
George Adams, Fire Marshal  
Brian Cook, Zoning Administrator  
Kimberly Gathers, Columbia-Richland 911  
David Hatcher, Housing Official  
Richland County Solid Waste Collection  
John Fellows, Planning Administrator

Planning Commission Zoning Recommendation: C-3 (Zoning classification) by 6-0 on 04/07/2014 (mm/dd/yyyy).

  
(Signature of Annexation Coordinator)

# Zoning Map

4250 Beltline Boulevard  
TMS# 11613-12-26 ZONED: GC

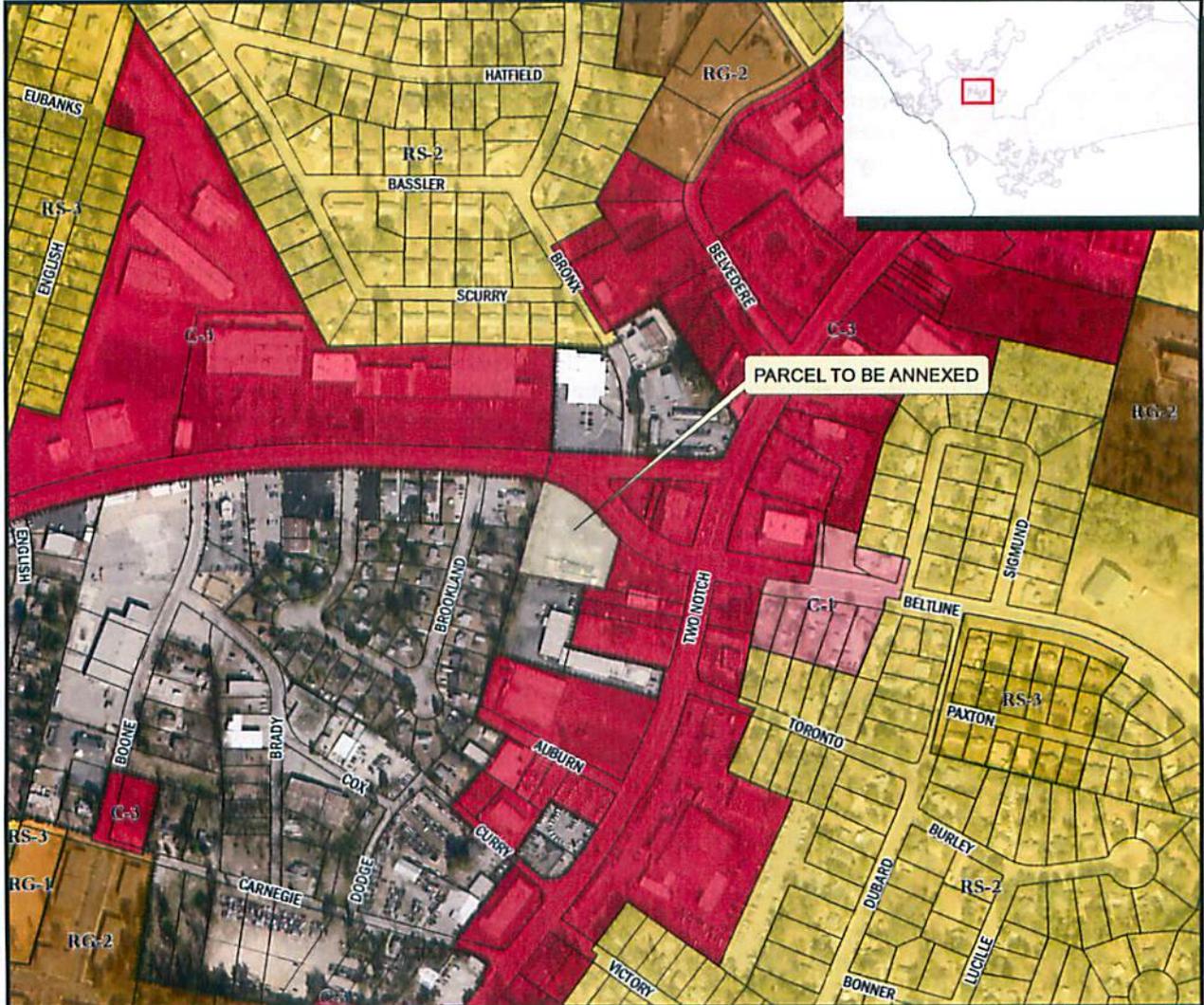
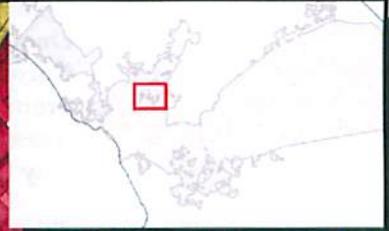
Department of Planning & Development Services

**Legend**

- CITY LIMITS
- PARCELS
- Flood Plain Overlay
- Pending Annexation

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	

0 75 150 300 Feet

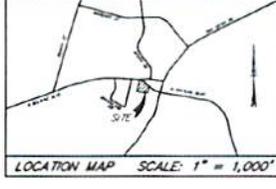
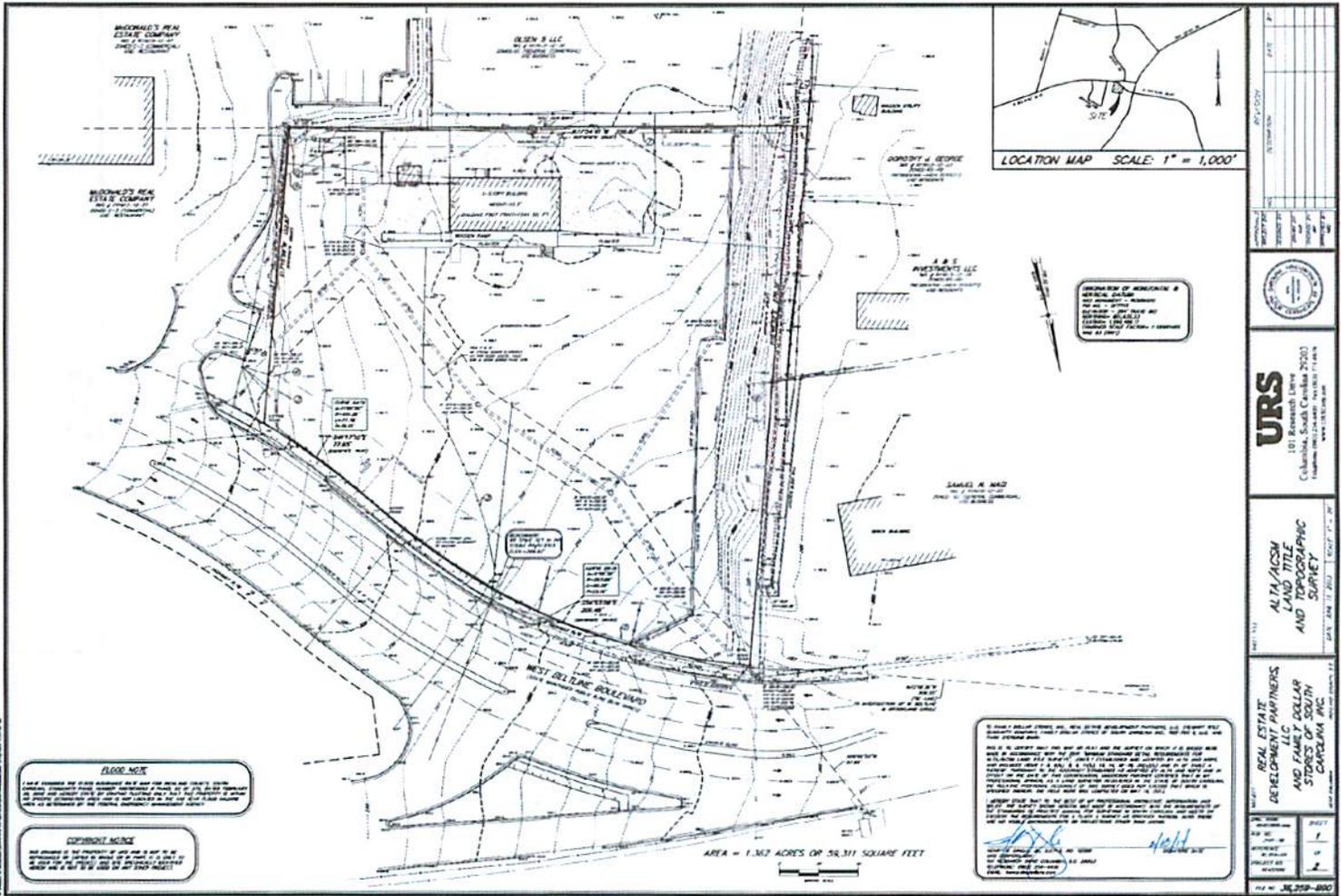


**ORIGINAL PREPARATION DATE:**  
This map was prepared by:  
S. Zigmund  
March 18, 2014

**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



**PROVISION OF RECORDS & INSTRUMENTS**  
 This instrument is a true and correct copy of the original as recorded in the public records of the State of North Carolina, and is subject to the provisions of the Public Records Law of the State of North Carolina, Chapter 87, as amended.

**FLOOD NOTE**  
 This instrument is a true and correct copy of the original as recorded in the public records of the State of North Carolina, and is subject to the provisions of the Public Records Law of the State of North Carolina, Chapter 87, as amended.

**CONVEYANCE NOTICE**  
 This instrument is a true and correct copy of the original as recorded in the public records of the State of North Carolina, and is subject to the provisions of the Public Records Law of the State of North Carolina, Chapter 87, as amended.

**STATEMENT OF WORK**  
 This instrument is a true and correct copy of the original as recorded in the public records of the State of North Carolina, and is subject to the provisions of the Public Records Law of the State of North Carolina, Chapter 87, as amended.

PROJECT NO.	DATE
CLIENT	
DESCRIPTION	
LOCATION	
SCALE	
DATE	
<b>URS</b> 101 Research Drive Columbia, South Carolina 29203 Telephone: (803) 734-4400 Fax: (803) 714-8100 www.urscorp.com	
<b>ALTA/ACSM</b> <b>LAND TITLE</b> <b>AND TOPOGRAPHIC</b> <b>SURVEY</b>	
<b>REAL ESTATE</b> <b>DEVELOPMENT PARTNERS</b> <b>LLC</b> <b>AND FAMILY DOLLAR</b> <b>STORES OF SOUTH</b> <b>CAROLINA</b>	
NO. OF SHEETS	TOTAL SHEETS
1	1
DATE	
PROJECT NO.	
SCALE	
DATE	

UNCLASSIFIED  
EXCEPT WHERE SHOWN OTHERWISE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.

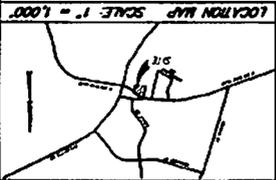
NO.	DESCRIPTION	QUANTITY
1	Excavation	1000
2	Foundation	500
3	Structure	2000
4	Roofing	1000
5	Interior Finishes	1500
6	Exterior Finishes	1000
7	Site Work	500
8	Utilities	1000
9	Drainage	500
10	Landscaping	1000

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**REAL ESTATE DEVELOPMENT PARTNERS AND STATE'S DELTA STORES OF SOUTH CAROLINA, INC.**

**ALM/ACSB LAND TITLE AND CONSTRUCTION SERVICES**

**URS**  
101 Research Drive  
Charlotte, South Carolina 28203  
704.376.7000

NO.	DESCRIPTION	QUANTITY
1	Excavation	1000
2	Foundation	500
3	Structure	2000
4	Roofing	1000
5	Interior Finishes	1500
6	Exterior Finishes	1000
7	Site Work	500
8	Utilities	1000
9	Drainage	500
10	Landscaping	1000

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 1.362 acres, more or less, on a plat prepared for Robeal of Charleston, Inc. by Isaac B. Cox and Son dated May 31, 1972 and recorded in the office of the register of deeds for Richland County in Plat Book "X" at page 1954, being further shown on a plat prepared for Rhoce Partners by Cox and Dinkins, Inc. dated September 18, 1998, recorded in Record Book 189 at Page 275. Said parcel being described and having such boundaries and measurements as are shown on said plat.

Richland County TMS: 11613-12-26

Property Address: 4250 Beltline Boulevard

RED FDS II, LLC

BY: \_\_\_\_\_

Signature

DATE: \_\_\_\_\_

3/12/14

Douglas A. Hammond  
(Print or Type Name)

Its: \_\_\_\_\_

Manager  
(Print or Type Title)