

ORDINANCE NO. 2001-096

Annexing 7708 Leitner Road,
Richland County TMS #19206-09-76

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,

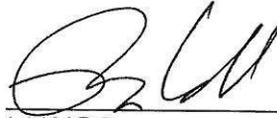
WHEREAS, it appears to City Council that the annexation of the property would be in the best interest of the property owners and the City of Columbia; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and Council of the City of Columbia, South Carolina, this 10th day of February, 2002, that the property described herein is hereby annexed to and becomes part of the City of Columbia on **April 15, 2002**. This property shall be zoned RS-1.

PROPERTY DESCRIPTION: See attached EXHIBIT A
Richland County TMS NO.: 19206-09-76

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

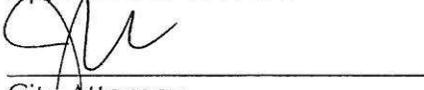
Requested by:


MAYOR

Approved by:


City Manager

Approved as to form:


City Attorney

ATTEST:

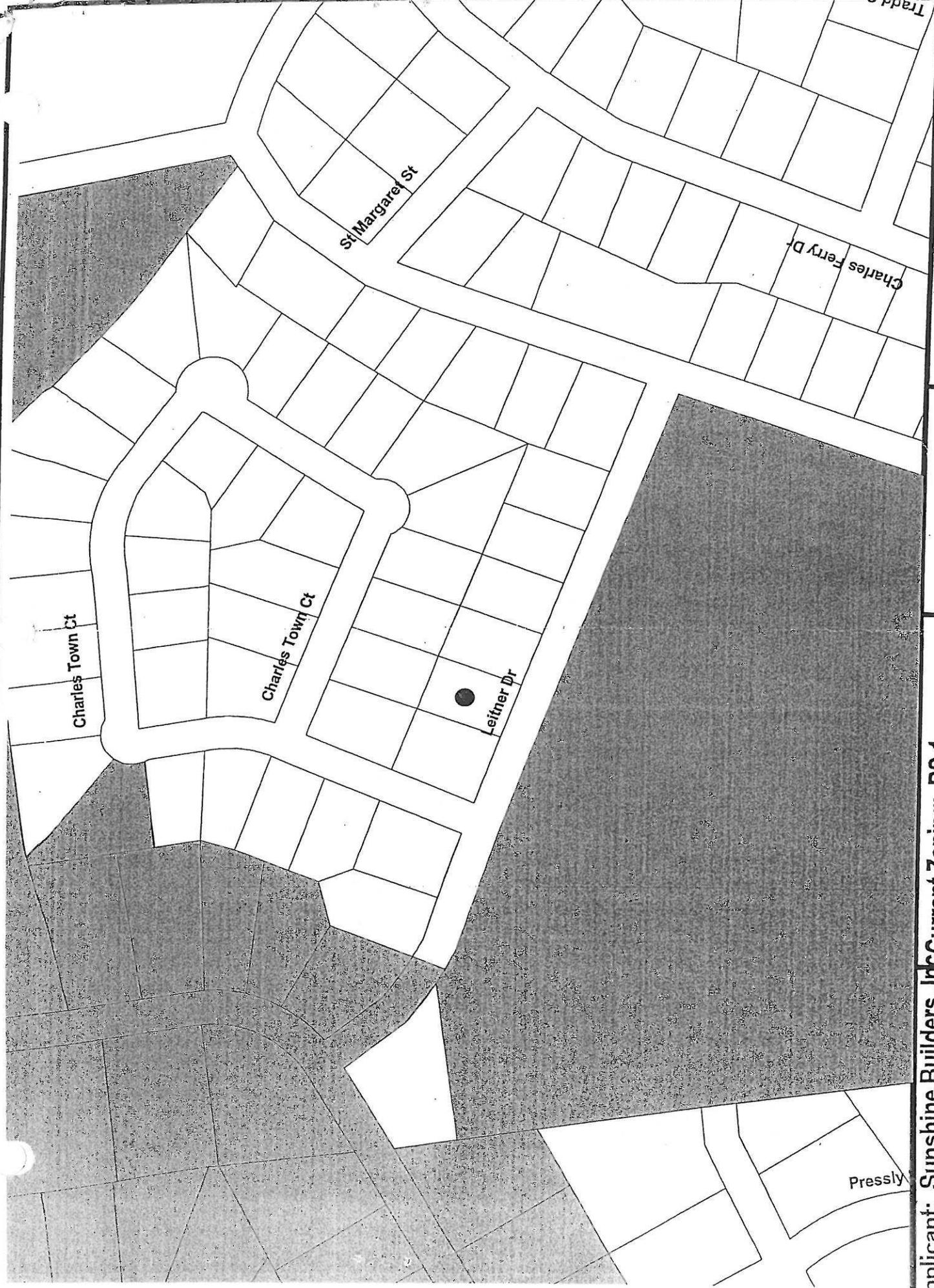
City Clerk

Introduced: 2/6/2002
Final Reading: 2/20/2002

ORIGINAL
STAMPED IN RED

EXHIBIT A
PROPERTY DESCRIPTION
ORDINANCE NO.: 2001-096

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, being shown and delineated on Richland County Tax Map Sheet 19206, Block 09, Lot 76. Said parcel having such boundaries and measurements as are shown on said map.



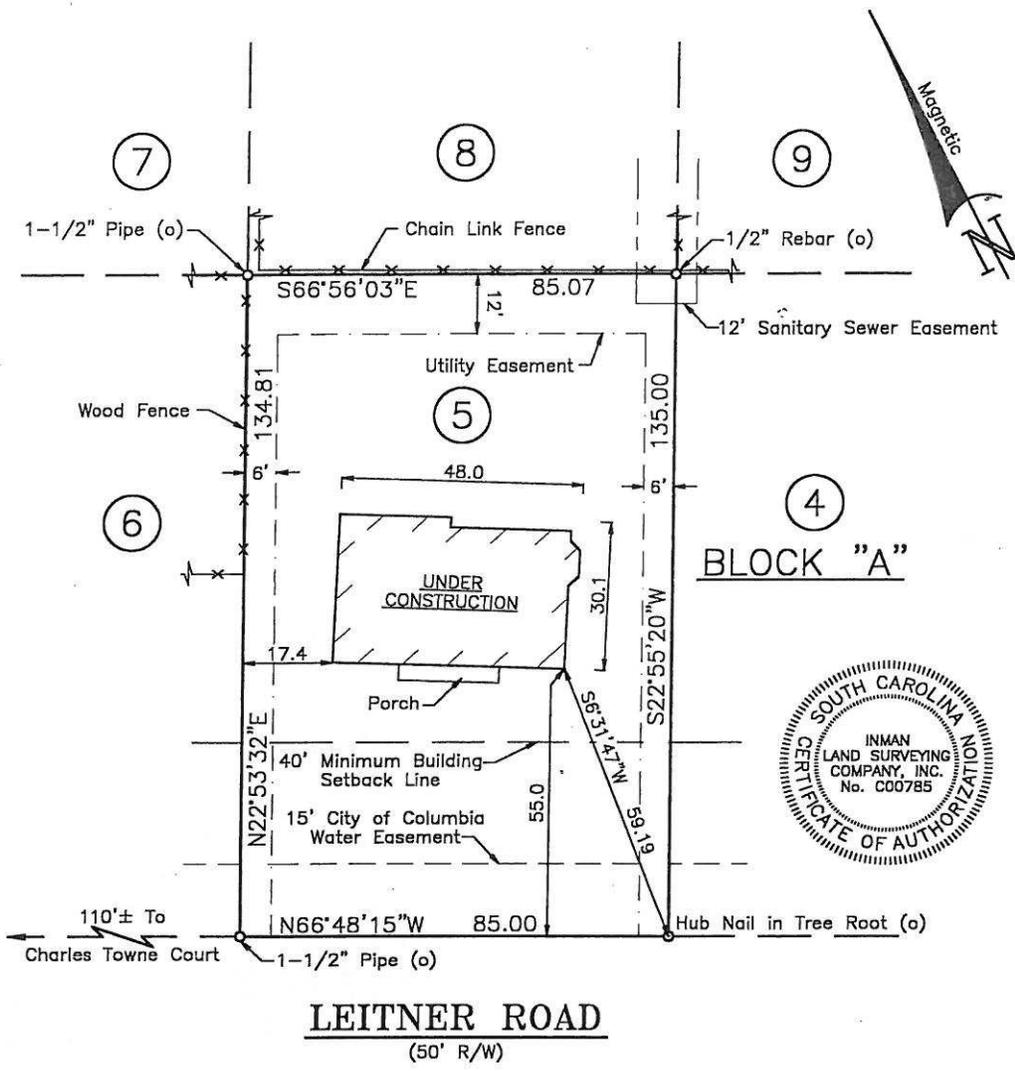
Applicant: Sunshine Builders, Inc Current Zoning: RS-1

Richland Co. Outline
Annexation Pending



19206-09-76

Tax Map Number - Block - Lot



LEITNER ROAD
(50' R/W)

PLAT PREPARED FOR:

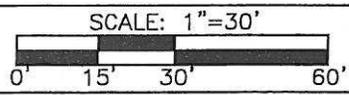
SUNSHINE BUILDERS, INC.
RICHLAND COUNTY, NEAR COLUMBIA, SOUTH CAROLINA

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN 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; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN:

Richard P. Inman
RICHARD P. INMAN, P.L.S. NO. 13385

DATE: JULY 24, 2001

PROJECT NO.: B07049



TOTAL AREA = 0.26 ACRE
RATIO OF PRECISION = 1/10,000
AREA BY COORDINATE METHOD

REFERENCE:

THE SAME BEING SHOWN AND DESIGNATED AS LOT NO. 5, BLOCK "A", ON MAP OF CHARLES TOWNE, PHASE II AND A PORTION OF CHARLES TOWNE, PHASE I, BY B. P. BARBER AND ASSOCIATES, INC., DATED NOVEMBER 21, 1980 AND RECORDED IN THE OFFICE OF REGISTER OF DEEDS FOR RICHLAND COUNTY IN PLAT BOOK "Z", PAGE 1774.

NOTES:

1. THIS PROPERTY IS POSSIBLY SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD NOT SHOWN HEREON.
2. THIS PROPERTY MIGHT HAVE UNDERGROUND UTILITIES THAT ARE NOT VISIBLE AT THE SURFACE.
3. NO FLOOD ZONE INSPECTION AT THIS TIME.

I HEREBY CERTIFY THAT THIS PLAT DEPICTS ONLY EXISTING PARCELS OR LOTS OF LAND WHICH WERE PLATTED AND DULY RECORDED IN THE REGISTER OF DEEDS AT PLAT BOOK "Z", PAGE 1774, PRIOR TO THE SURVEY UPON WHICH THIS PLAT IS BASED, HAVING SUBSTANTIALLY THE SAME SHAPE AND DIMENSIONS AS SHOWN HEREON, AND THAT NO NEW DIVISIONS CREATING NEW OR DIFFERENT LOTS OR TRACTS WERE MADE IN PREPARING THIS PLAT OR APPEAR HEREON.

INMAN LAND SURVEYING COMPANY, INC.

2223 BULL STREET COLUMBIA SOUTH CAROLINA 29201
PHONE 252-1797 FAX 252-1798

MEMORANDUM

Office of the City Manager



TO: Department Heads
FROM: *ML* Leona Plaugh, City Manager
DATE: August 24, 2001

**TO BE COMPLETED BY
DEVELOPMENT DIRECTOR:**
County Zoning:
Proposed City Zoning:
Proposed Use:

RE: **Property Address:** 7708 Leitner Road
Richland County TMS: 19206-09-76
Owner(s): Sunshine Builders, Inc.
City District: 4 **Current Use:** vacant lot

The City Attorney 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 Sean Matthews, with the Planning Department. Mr. Matthews will compile your comments for City Council consideration.

Time is of the essence and you must act promptly with regard to this matter. Mr. Matthews will see to it that this matter is placed on the Planning Commission's agenda. He 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.

Attachments

cc: Erica Richardson, Engineering
Cathy Alexander, Finance Director
Donny Phipps, Building Official
Wanda Dunn, Public Services
Charles Clark, Interim Chief of Police
Doug Stamps, 911 Communications
John Jansen, Fire Chief
Ted Morgan, Water Distribution
John Dooley, Utilities
James Johnson, Engineering
Marlin C. Henderson, Richland County Solid Waste Collection
Lee Harrell, Richland County Assessor's Office
Alfreda Tindall, Richland County 911 Addressing Coordinator
Nathaniel Land, Development Director
Rick Semon, Community Dev. Admin.
S. Allison Baker, Parks and Recreation Director
Janet LaSchuma, Business License Admin.
Sonya Covington, Water Customer Service
Sean Matthews, Planning
Maria Melonas, Collections Administrator
Jim Meggs, City Attorney
Robert Anderson, Solid Waste
Phong Hoang, Engineering

Planning Commission Zoning Recommendation: Approved on 1 Oct 2001 (date)

1/25/2001
Sean Matthews
(Signature)

ANNEXATION REQUEST

NATURE OF REQUEST: This annexation is due to the requirement the non-contiguous properties seeking City services sign a covenant with the City agreeing to petition for annexation when they become contiguous.

ADDRESS: 7708 Leitner Road

APPLICANT: Sunshine Builders

REFERENCE: 19206-09-76

COUNCIL DISTRICT: 4 CENSUS TRACT: 116.05

EXISTING COUNTY ZONING: RS-1

PROPOSED CITY ZONING: RS-1

PROPOSED USE OF PROPERTY: RS-1

LOT SIZE: .26 acres

SURROUNDING LAND USE/ZONING:

NORTH: Residential

SOUTH: Institutional-Caughman Road Elementary

EAST: Residential

WEST: Residential

IMPACTS: City of Columbia water and sewer service are currently available to the property. Leitner Road is a state maintained road and the property is located in Flood Zone "X".

ANALYSIS: Lot agrees with surrounding area.

STAFF RECOMMENDATIONS: Annex with RS-1 zoning.

PLANNING COMMISSION RECOMMENDATIONS:

****There are no additional costs required for this site****

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 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, and being shown and delineated on Richland County Tax Map Sheet 19206 Block 09, Lot 76. Said property having such boundaries and measurements as are shown on said tax map sheet

Richland County TMS: 19206-09-76

Property Address: 7708 Leitner Road
Columbia, SC

SUNSHINE BUILDERS, INC.

By: *Ferny Tabon*
Its: *V. President*

Date: *8/21/01*