

ORDINANCE NO. 2001-106

Annexing 7716 Leitner Road, Richland County TMS #19206-09-78

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 20th day of March, 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.

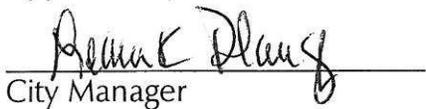
PROPERTY DESCRIPTION: See attached EXHIBIT A  
Richland County TMS NO.: 19206-09-78

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

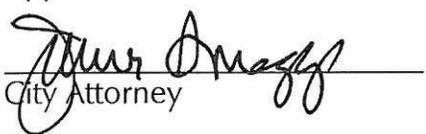
Requested by:

  
MAYOR

Approved by:

  
City Manager

Approved as to form:

  
City Attorney

ATTEST:  
  
City Clerk

Introduced: 3/13/2002  
Final Reading: 3/20/2002

ORIGINAL  
STAMPED IN RED

EXHIBIT A  
PROPERTY DESCRIPTION  
ORDINANCE NO.: 2001-106

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 13712, Block 01, Lot 35. Said parcel having such boundaries and measurements as are shown on said map.

# MEMORANDUM

Office of the City Manager



TO: Department Heads

FROM: *LP* Leona Plaugh, City Manager

DATE: October 8, 2001

**TO BE COMPLETED BY  
DEVELOPMENT DIRECTOR:**

**County Zoning:**

**Proposed City Zoning:**

**Proposed Use:** *RS-1*

**RE: Property Address:** 7716 Leitner Road  
**Richland County TMS:** 19206-09-78  
**Owner(s):** BB&B Builders, Inc.  
**City District:** 4

**Current Use:** vacant

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

Planning Commission Zoning Recommendation: Approved on 5 Nov '01 (date) *RS-1*

*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: 7716 Leitner Road

APPLICANT: BB&B Builders Inc.

REFERENCE: Richland County TMS 19206-09-78

COUNCIL DISTRICT: 4 CENSUS TRACT: 116.05

EXISTING COUNTY ZONING: RS-1

PROPOSED CITY ZONING: RS-1

PROPOSED USE OF PROPERTY: Residential

LOT SIZE: .26 acres/11,325.6 square feet

SURROUNDING LAND USE/ZONING:

NORTH: Residential

SOUTH: Caughman Road Elementary School

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" according to 1994 FIRM maps.

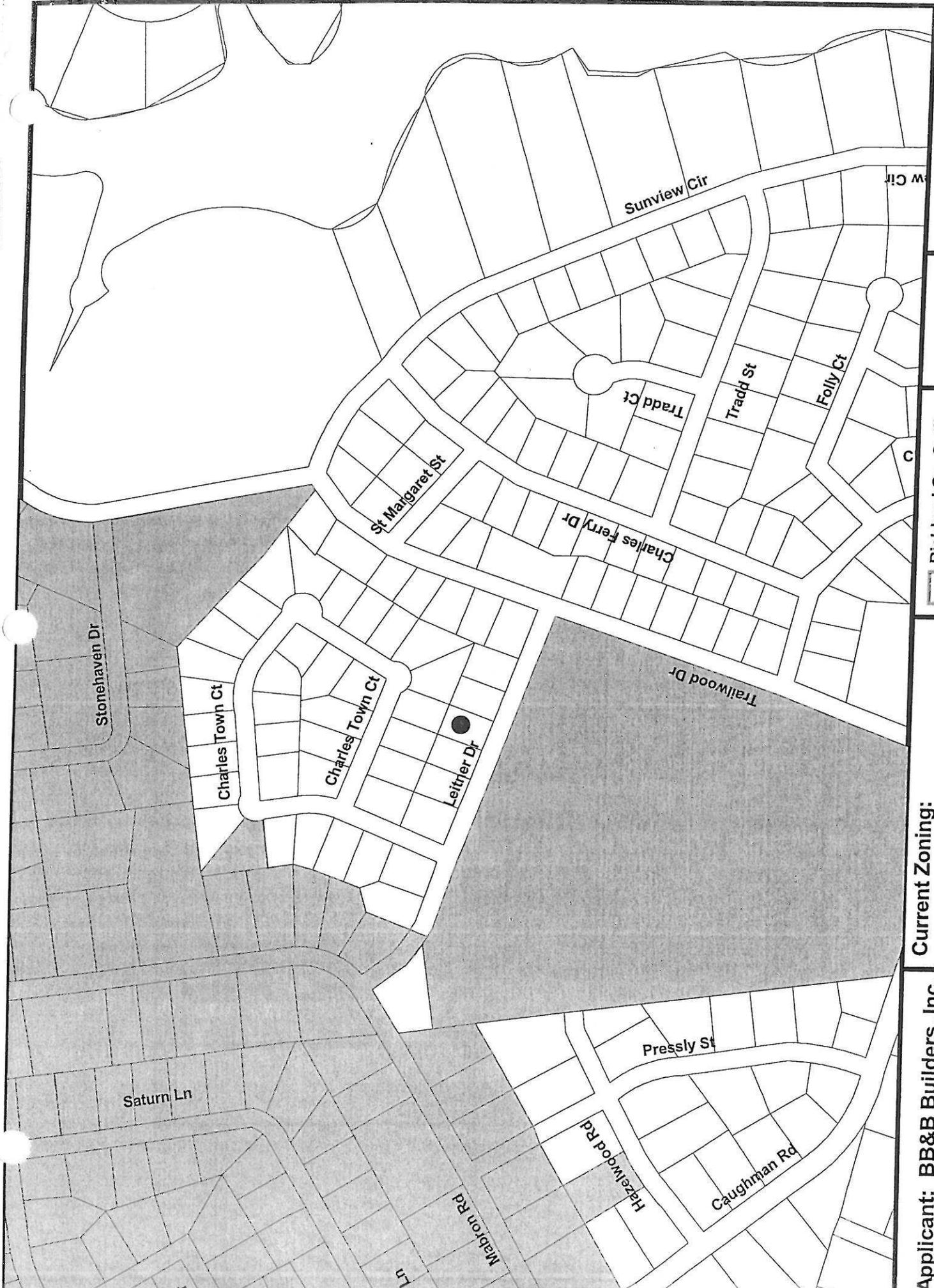
ANALYSIS: Property is located in residential neighborhood.

STAFF RECOMMENDATIONS: Annexation agrees with neighboring parcels.

PLANNING COMMISSION RECOMMENDATIONS:

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

***\*\*\*No agency provided any costs analyses. \*\*\****



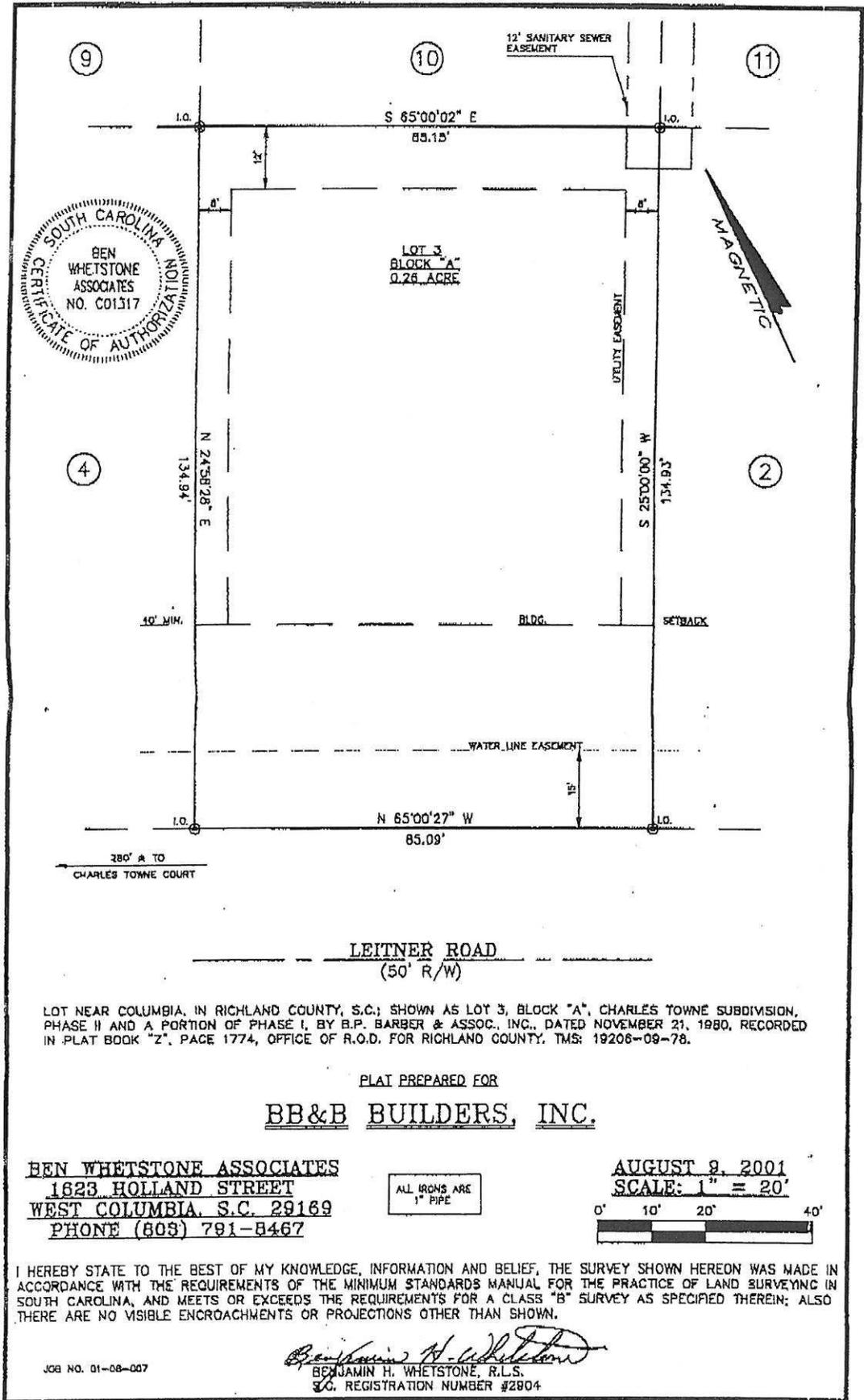
19206-09-78  
 Tax Map Number - Block - Lot



- Richland Co. Outline
- Annexation Pending
- Parcel Outlines

**Current Zoning:**  
**Request: Annexation**

**Applicant: BB&B Builders, Inc.**  
**Location: 7716 Leitner Road**



LOT NEAR COLUMBIA, IN RICHLAND COUNTY, S.C.; SHOWN AS LOT 3, BLOCK "A", CHARLES TOWNE SUBDIVISION, PHASE II AND A PORTION OF PHASE I, BY B.P. BARBER & ASSOC., INC., DATED NOVEMBER 21, 1980, RECORDED IN PLAT BOOK "Z", PAGE 1774, OFFICE OF R.O.D. FOR RICHLAND COUNTY, TMS: 19206-09-78.

PLAT PREPARED FOR  
**BB&B BUILDERS, INC.**

**BEN WHETSTONE ASSOCIATES**  
 1623 HOLLAND STREET  
 WEST COLUMBIA, S.C. 29169  
 PHONE (803) 791-8467

ALL IRONS ARE  
 1" PIPE

AUGUST 9, 2001  
 SCALE: 1" = 20'  
 0' 10' 20' 40'

I HEREBY STATE 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; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

JOB NO. 01-08-007

*Benjamin H. Whetstone*  
 BENJAMIN H. WHETSTONE, R.L.S.  
 S.C. REGISTRATION NUMBER #2804

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, and being shown and delineated on Richland County Tax Map Sheet 19206 Block 09, Lot 78. Said property having such boundaries and measurements as are shown on said tax map sheet

Richland County TMS: 19206-09-78

Property Address:    7716 Leitner Road  
  Columbia, SC

**BB&B BUILDERS, INC.**

BY: 

**LaDain B. Owens**

ITS:    President

Date: 9/27/01