

ORDINANCE NO. 2004-106

Annexing 735 Deerwood Street, Richland County TMS #13708-08-11

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 15th day of December, 2004, that the property described herein is hereby annexed to and becomes part of the City of Columbia effective immediately. This property shall be zoned RS-3.

ORIGINAL  
STAMPED IN RED

PROPERTY DESCRIPTION: See attached EXHIBIT A  
Richland County TMS NO.: 13708-08-11

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

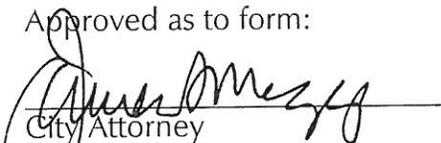
Requested by:

  
MAYOR

Approved by:

  
City Manager

Approved as to form:

  
City Attorney

ATTEST:

  
City Clerk

Introduced: 12/8/2004  
Final Reading: 12/15/2004

**EXHIBIT A**  
**PROPERTY DESCRIPTION**  
**ORDINANCE NO.: 2004-106**

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 13708, Block 08, Lot 11. Said parcel having such boundaries and measurements as are shown on said map.

# CITY OF COLUMBIA

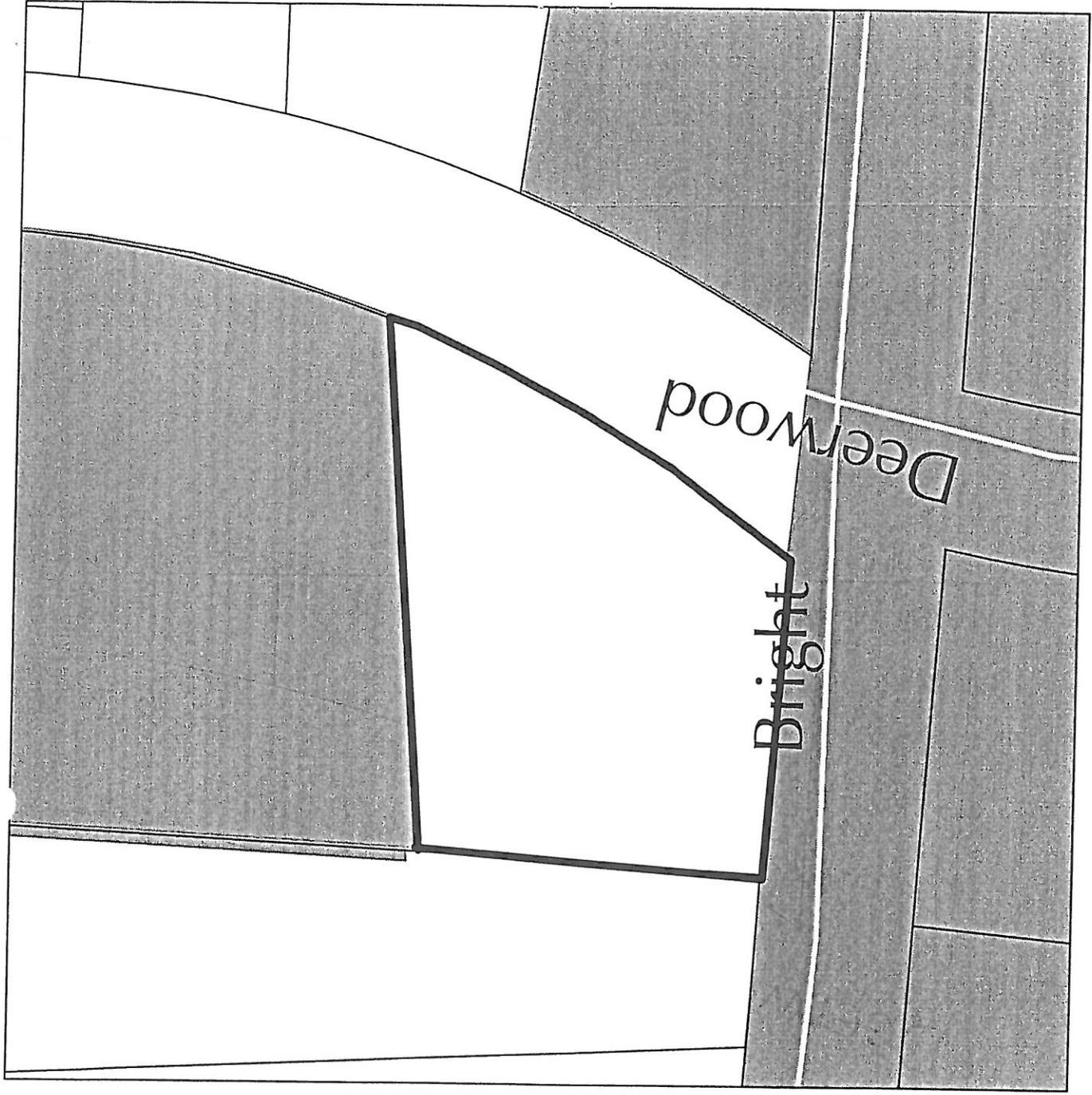
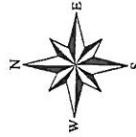
Address: 735 Deerwood Street

TMS: 13708-08-11

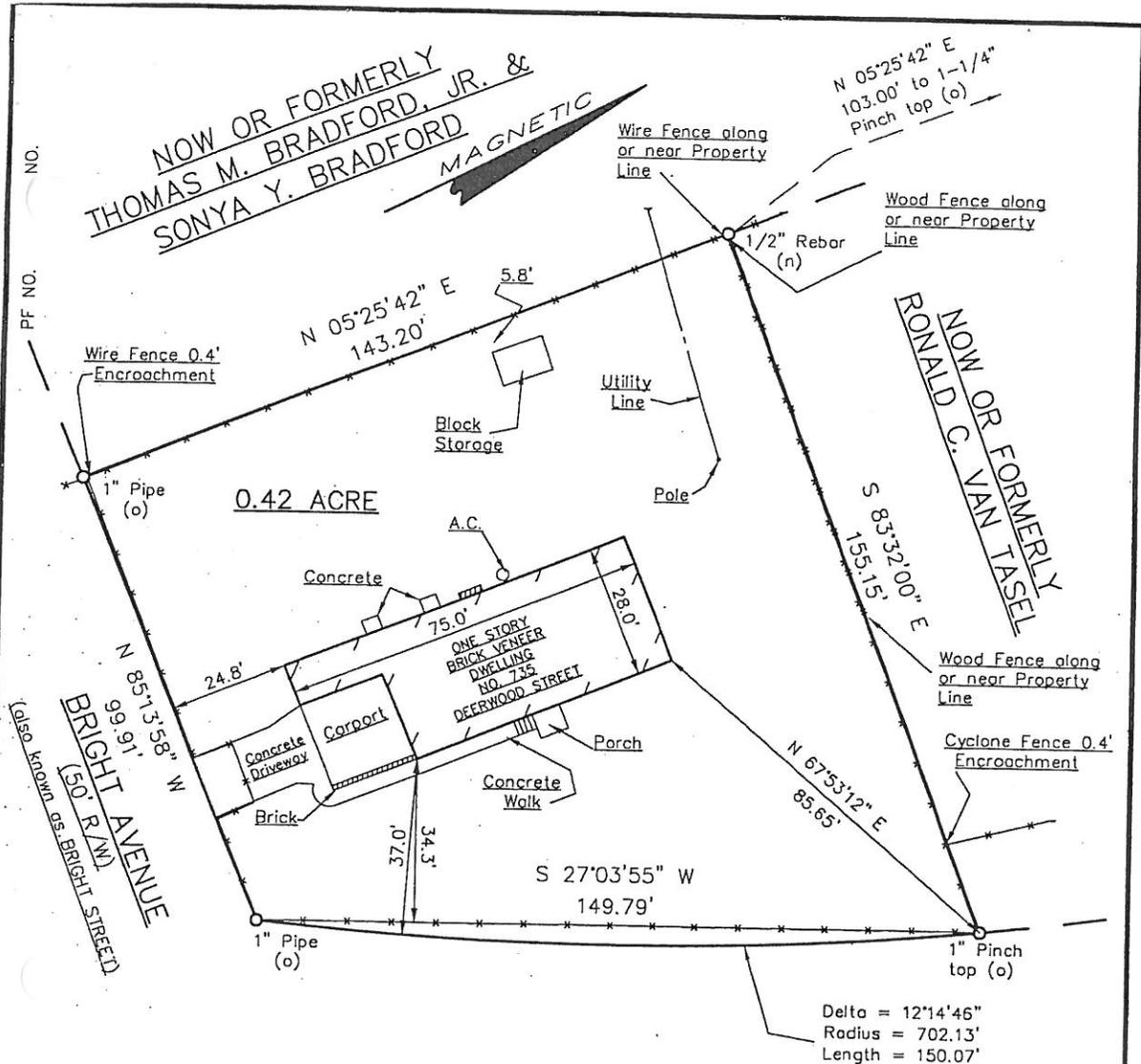
Proposed Use of Property: SFR

Purpose of Annexation: sewer

Council District: 3



City of Columbia - Department of Engineering  
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.



**DEERWOOD STREET**  
 (50' R/W)  
 (also known as DEERWOOD DRIVE)

PLAT PREPARED FOR  
**SHANNON L. VARLEY**

RICHLAND COUNTY, NEAR COLUMBIA, S.C.

**REFERENCES:**

- 1) PLAT OF PROPERTY OF J.H. SHULL, DATED FEBRUARY 3, 1953, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RICHLAND COUNTY IN PLAT BOOK NO. 3, PAGE 249.
- 2) PLAT OF PROPERTY SURVEYED FOR SAM R. PEAKE, BY B.P. BARBER & ASSOCIATES, DATED FEBRUARY 6, 1962, AND RECORDED IN PLAT BOOK NO. 19, PAGE 80.
- 3) PLAT PREPARED FOR RONALD C. VAN TASEL & W.C. SNELGROVE, JR., BY CLAUDE R. McMILLAN, JR., DATED AUGUST 23, 1988, AND RECORDED IN PLAT BOOK NO. 52, PAGE 2990.
- 4) RICHLAND COUNTY DEED BOOK D124, PAGE 705.

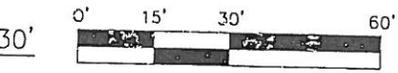
JANUARY 28, 2000

**COX and DINKINS, INC.**  
 ENGINEERS • SURVEYORS

614 HOLLY STREET ; COLUMBIA, S.C. - 29205

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.

I HEREBY CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP ; AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SUBJECT PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD ZONE A OR X(SHADED).



*Ronald W. Fisher*  
 REG. LAND SURVEYOR NO. 17926  
 RONALD W. FISHER

DMI44-67

# MEMORANDUM

Office of the City Manager

TO: Department Heads  
FROM: *CAP* Charles P. Austin, Sr., City Manager

DATE: September 16, 2004

RE: **Property Address:** 735 Deerwood Street  
**Richland County TMS:** 13708-08-11  
**Owner(s):** Shannon L. Varley  
**Current Use:** SFR  
**Reason for Annexation:** Contiguous; sewer

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

City District: 3

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 the Planning Department. The Planning Department will compile your comments for City Council consideration.

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

Attachments

- cc: John Dooley, Utilities Director
- Marc Mylott, Zoning Administrator
- Rick Semon, Community Dev. Admin.
- S. Allison Baker, Parks and Recreation Director
- Janet LaSchuma, Business License Admin.
- Sonya Covington, Water Customer Service
- Nathaniel Land, Deputy Planning Director
- Tawana Shine, Accounting
- Skip Hudson, Community Planner
- James Johnson, Utilities
- Howard Boyd, Engineering
- Mamie Gibbs, Engineering
- Carolyn Wilson, Police Planning & Research Analyst
- Wendy Brawn, South Carolina Electric & Gas
- Marlin C. Henderson, Richland County Solid Waste Collection
- Alfreda Tindall, Richland County 911 Addressing Coordinator
- Shahid Kahn, Engineering
- Cathy Alexander, Finance Director
- Donny Phipps, Building Official
- Missy Gentry, Public Services Director
- H. Dean Crisp, Chief of Police
- Judy Spell, 911 Communications
- Office of the Fire Chief
- Ted Morgan, Water Distribution
- Denny Daniels, Engineering
- Fire Department
- Lloyd Brown, Water Distribution

Planning Commission Zoning Recommendation: RS-3 (zoning classification) approved (approved/denied)

on 11-1-04 (date)

(Signature)



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 as Richland County Tax Map Sheet 13708 Block 08, Lot 11. Said parcel having such boundaries and measurements as are shown on said tax map sheet.

Richland County TMS:        13708-08-11

Property Address:            735 Deerwood Street  
  Columbia, SC 29205

  
\_\_\_\_\_  
SHANNON L. VARLEY

Date:     9-16-04