

ORDINANCE NO. 2005-062

Annexing Parcel 1 (4.87 acres) and Parcel 2 (0.53 acres), Broad River Road at Kennerly Road; 1.23 acres, Kennerly Road near Broad River Road and 4.53 acres (Parcel A, Parcel D and Parcel X), Broad River Road near Kennerly Road, Richland County TMS #05004-01-04; 05004-01-05; 05004-01-07; 05004-01-12; 05004-01-13; a 0.53 acre portion of 05004-01-09; 05004-01-01; 05004-01-03; 05004-01-10 and 05004-01-11

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 June, 2005, that the property described herein is hereby annexed to and becomes part of the City of Columbia effective immediately. This property shall be zoned C-3.

PROPERTY DESCRIPTION: See attached EXHIBIT A
Richland County TMS NO.: 05004-01-04; 05004-01-05; 05004-01-07; 05004-01-12; 05004-01-13; a 0.53 acre portion of 05004-01-09; 05004-01-01; 05004-01-03; 05004-01-10 and 05004-01-11

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

Requested by:



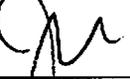
MAYOR

Approved by:



City Manager

Approved as to form:



City Attorney

ATTEST:



City Clerk

Introduced: 6/8/2005
Final Reading: 6/15/2005

ORIGINAL
STAMPED IN REC

EXHIBIT A
PROPERTY DESCRIPTION
ORDINANCE NO.: 2005-062

All those certain pieces, parcels or lots 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 05004, Block 01, Lot 04; Sheet 05004, Lot 01, Block 05; Sheet 05004, Block 01, Lot 07; Sheet 05004, Block 01, Lot 12; Sheet 05004, Block 01, Lot 13; a 0.53 acre portion of Sheet 05004, Block 01, Lot 09; Sheet 05004, Block 01, Lot 01; Sheet 05004, Block 01, Lot 03; Sheet 05004, Block 01, Lot 10 and Sheet 05004, Block 01, Lot 11. Said parcels having such boundaries and measurements as are shown on said map.

MEMORANDUM

Office of the City Manager

TO: Department Heads
 FROM:  Charles P. Austin, Sr., City Manager
 DATE: May 10, 2005

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

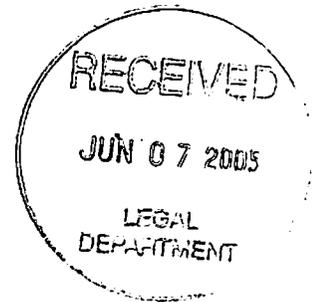
RE: **Property Address:** Parcel 1 - 4.87 acres and Parcel 2 - 0.53 acres (5.4 acres total), Broad River Road at Kennerly Road; 1.23 acres, Kennerly Road near Broad River Road; and 4.53 acres (Parcel A, Parcel D and Parcel X), Broad River Road near Kennerly Road
Richland County TMS: 05004-01-04; 05004-01-05; 05004-01-07; 05004-01-12; 05004-01-13 and a 0.53 acre portion of 05004-01-09; 05004-01-01; 05004-01-03; 05004-01-10 and 05004-01-11
Owner(s): WG Devine, LLC; The Woodlands at Kennerly, LLC and Wachovia Bank of S.C.N.A.
Current Use: vacant
Reason for Annexation: Contiguous; water service **City District:** 2

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.

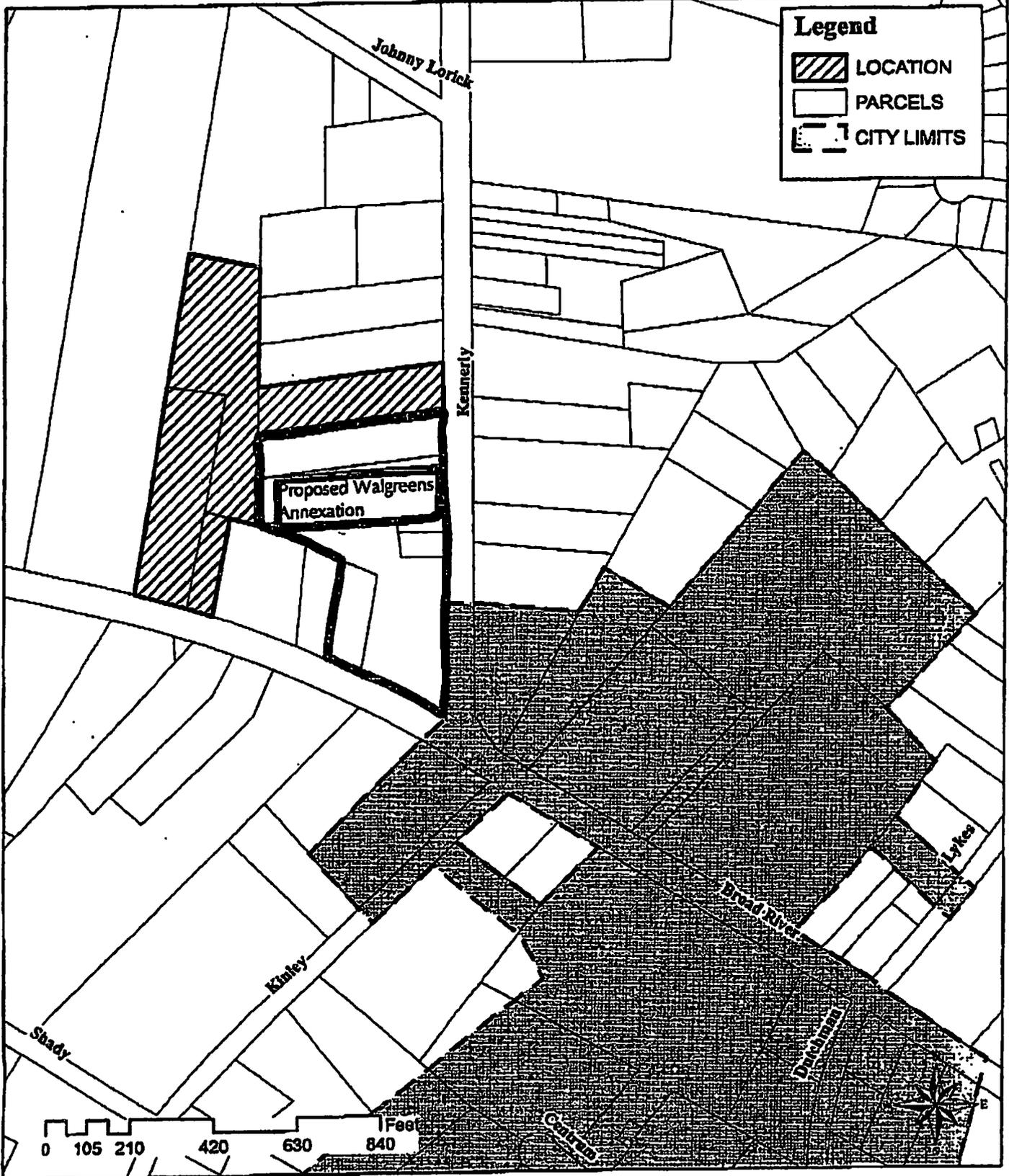
Attachments

- 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
 Andrew Livengood, Zoning
 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 Khan, Engineering
 Cathy Alexander, Finance Director
 Office of the Building Official
 Missy Gentry, Public Services Director
 H. Dean Crisp, Chief of Police
 Judy Spell, 911 Communications
 Bradley Anderson, Fire Chief
 Ted Morgan, Water Distribution
 Denny Daniels, Engineering
 Joseph Floyd, Fire Department
 Lloyd Brown, Water Distribution
 Susan Leitner, Engineering
 Mid Carolina Electric Cooperative



Planning Commission Zoning Recommendation: C-3 (zoning classification) 6-0 (approved/denied)
 on 6/6/05 (date)
 _____ (Signature)

TMS #'s 05004-01-01, 05004-01-03, 05004-01-010, & 05004-01-11

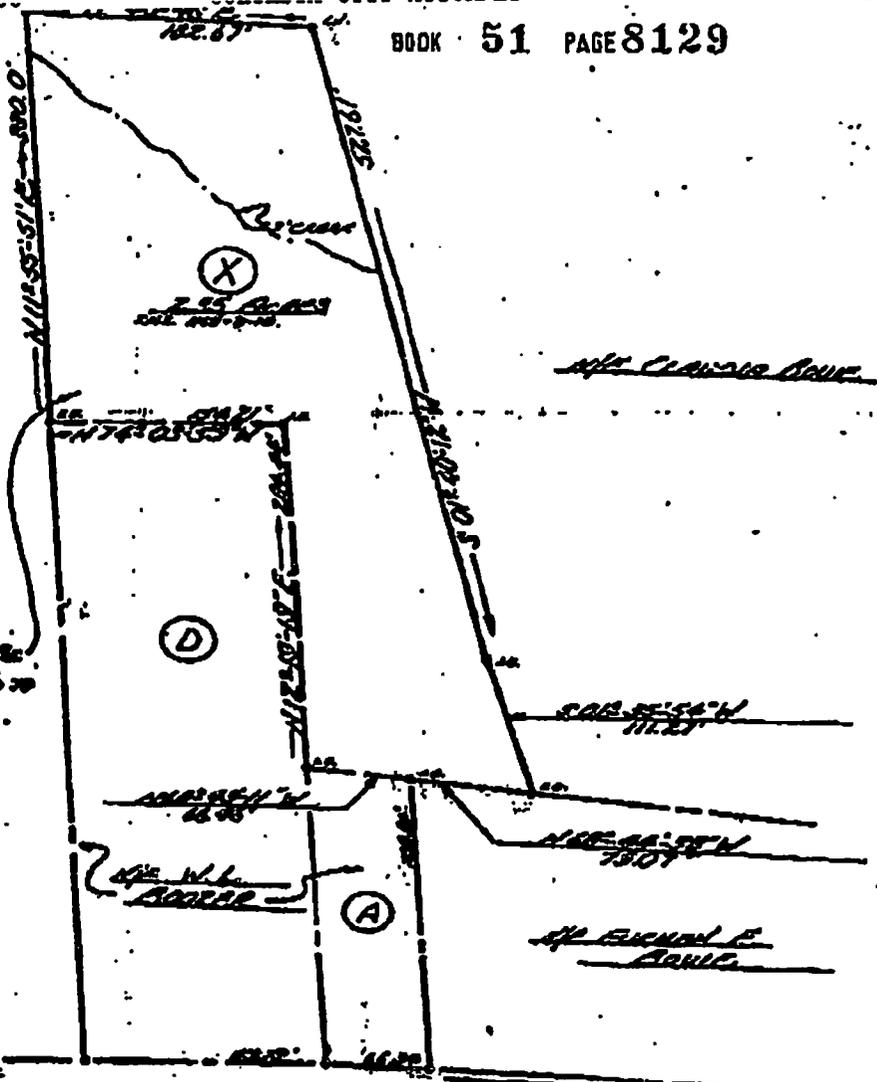


W. H. BOOZER



NOTE: THIS SURVEY WAS MADE BY THE SURVEYOR AT THE REQUEST OF THE PARTIES TO THIS DEED.

FILED IN PUBLIC RECORDS
COUNTY OF RICHMOND
VIRGINIA
1907 AUG 10 PM 4 34



U.S. HIGHWAY NO. 76

PLAT PREPARED BOOK 51 PAGE 8129

W. H. BOOZER

THIS SURVEY WAS MADE A PARTIAL PART OF 181 ACRES THAT WAS PART OF THE HOLDINGS OF RICHMOND COUNTY IN PLAT BOOK 'Y' BY ARTHUR H. KELLY DATED JAN. 30, 1893. RECORDED IN THE R.M.C. OFFICE FOR RICHMOND COUNTY IN PLAT BOOK 'Y' AT PAGE NUMBER 110.

SURVEYED BY: COLLEMAN & ASSOCIATES

W. H. BOOZER, RICHMOND, VIRGINIA

I HEREBY CERTIFY THAT THE MEASUREMENTS ARE CORRECT AND THAT THERE ARE NO ENCUMBRANCES OR RESERVATIONS OTHER THAN THOSE SHOWN.

I HEREBY CERTIFY THAT THIS SURVEY SHOWS ONLY EXISTING PARCELS OR TRACTS OF LAND WHICH WERE PLATTED AND RECORDED IN THE BOOK OR PLAT CONCERNING THIS SURVEY AND WHICH THIS SURVEY IS MADE TO CORRECTLY SHOW THE BOUNDARIES AND DIMENSIONS AS SHOWN HEREON, AND THAT NO NEW DIMENSIONS OR CORRECTIONS HAVE BEEN MADE IN ANY PART OF THIS SURVEY.

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL BUREAU OF LAND MANAGEMENT RECORDS AND FOUND THAT THE ABOVE DESCRIBED IS NOT LOCATED IN A FEDERAL FLOOD HAZARD AREA.

SCALE: 1" = 100'
AUG. 6, 1907



Robert E. Coleman & Associates
REGISTERED SURVEYORS
110 BOX 253 CAVE SPRING, VA 22711

PLAT NO. 110

**NOW OR FORMERLY
WILLIAM L. BOOZER**

**NOW OR FORMERLY
ABBIE L. WHEELER**

**NOW OR FORMERLY
PRESTON BOUIE**

**1.23 ACRES
VACANT LOT**

Richard County GIS 03/07/2008 09:40:21 Book 80817-0570
128 8225462 John O. Smith Plat Overlaid
Year: 8/12/08 County Tax: \$1.00 State Tax: \$3.00



0.15 miles to
U.S. Hwy. No. 176

KENNERLY ROAD
(Sec. 14, No. 3, 44-37)
(Sec. 8, No. 2, 44-37)

PLAT PREPARED FOR:

PATRICK B. DALEY

RICHLAND COUNTY, NEAR COLUMBIA, SOUTH CAROLINA

DATE: JUNE 3, 1988

PROJECT NO.: 8808128 R317



TOTAL AREA = 1.23 ACRES
DATE OF PRECISION = 1/10,000
AREA BY COORDINATE METHOD

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, EXPERIENCE AND BELIEF, THE SURVEY ERROR HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL STANDARD BUREAU 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 VEHICLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

REFERENCE:
1. PLAT OF PROPERTY SURVEYED FOR HENRIETTA E. BOUIE, BY ARTHUR M. KEELS, DATED SEPTEMBER 30, 1965, AND RECORDED IN THE OFFICE OF REGISTER OF DEEDS FOR RICHLAND COUNTY IN PLAT BOOK "Y", PAGE 148.

I HEREBY CERTIFY THAT I HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NO. 48817D 6065 G, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SUBJECT PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD ZONE A, D OR V.

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

INMAN LAND SURVEYING COMPANY, INC.

2000 PARK STREET SUITE 208 COLUMBIA SOUTH CAROLINA 29201
PHONE: 252-1797 FAX 252-1798

This Document is not to scale

Richland County 200

John O. Smith

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 those certain pieces, parcels or lots 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 Richland County Tax Map Sheet 05004, Block 01, Lot 01; Sheet 05004, Block 01, Lot 03; Sheet 05004, Block 01, Lot 10; and Sheet 05004, Block 01, Lot 11. Said parcels having such boundaries and measurements as are shown on said map.

Richland County TMS: 05004-01-01; 05004-01-03; 05004-01-10 and 05004-01-11

Property Address: 1.23 acres, Kennerly Road near Broad River Road
4.53 acres (Parcel A, Parcel D and Parcel X)
Broad River Road near Kennerly Road

THE WOODLANDS AT KENNERLY, LLC
BY: GREENBRANCH REALTY PARTNERS, LLC,
a South Carolina Limited Liability Company

BY: Joseph S. Wray, III
Joseph S. Wray, III
Its: President

Date: 5/6/05

WACHOVIA BANK OF SOUTH CAROLINA, N.A.
as Trustee under the Will of William L. Boozer

BY: Joe Mac Bates, Jr.
Joe Mac Bates, Jr.
Its: Vice President

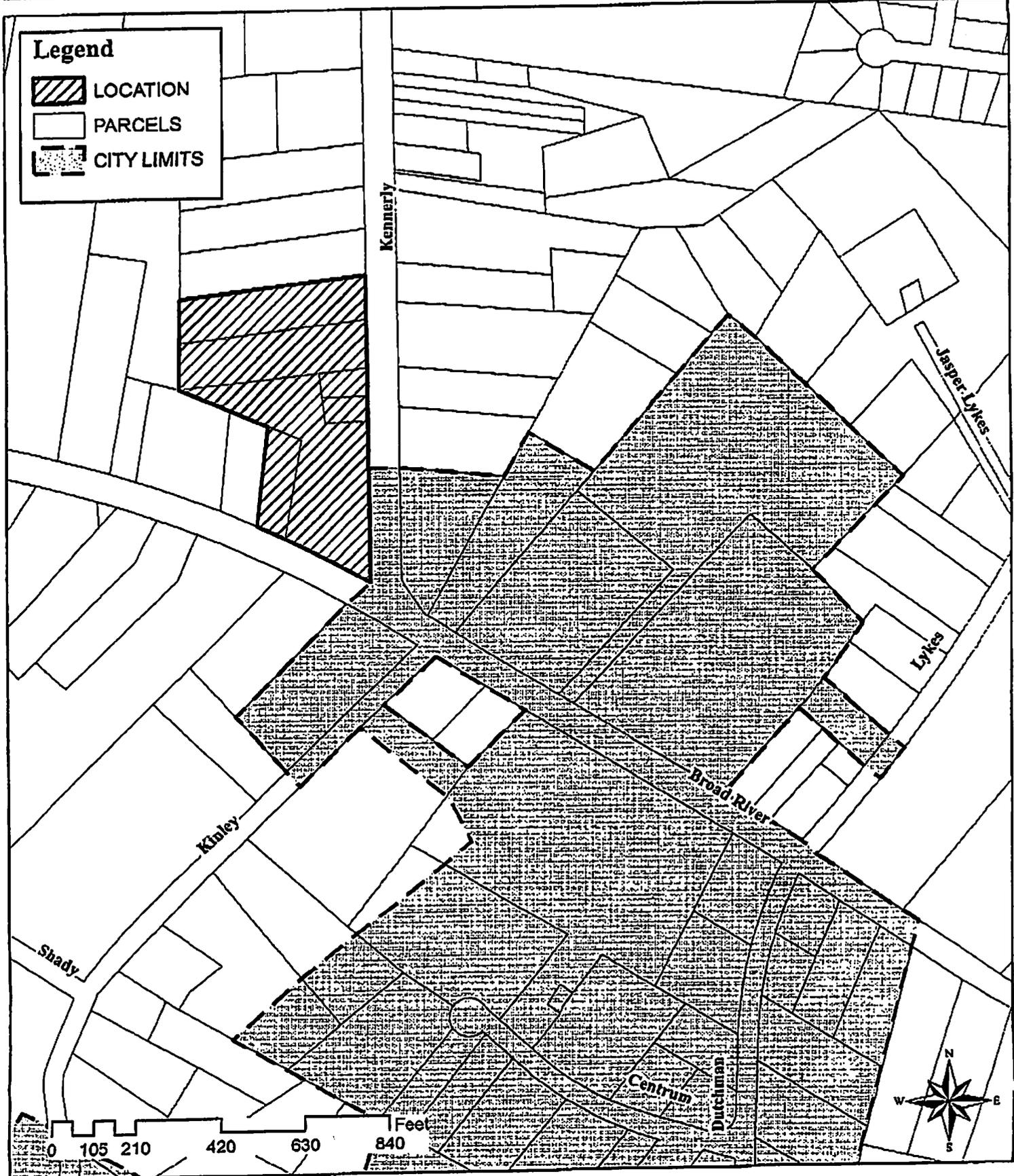
Date: 5-6-2005



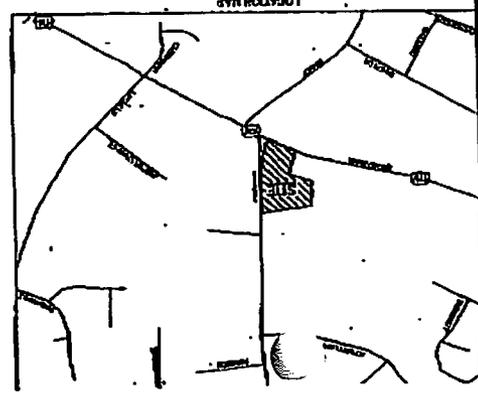
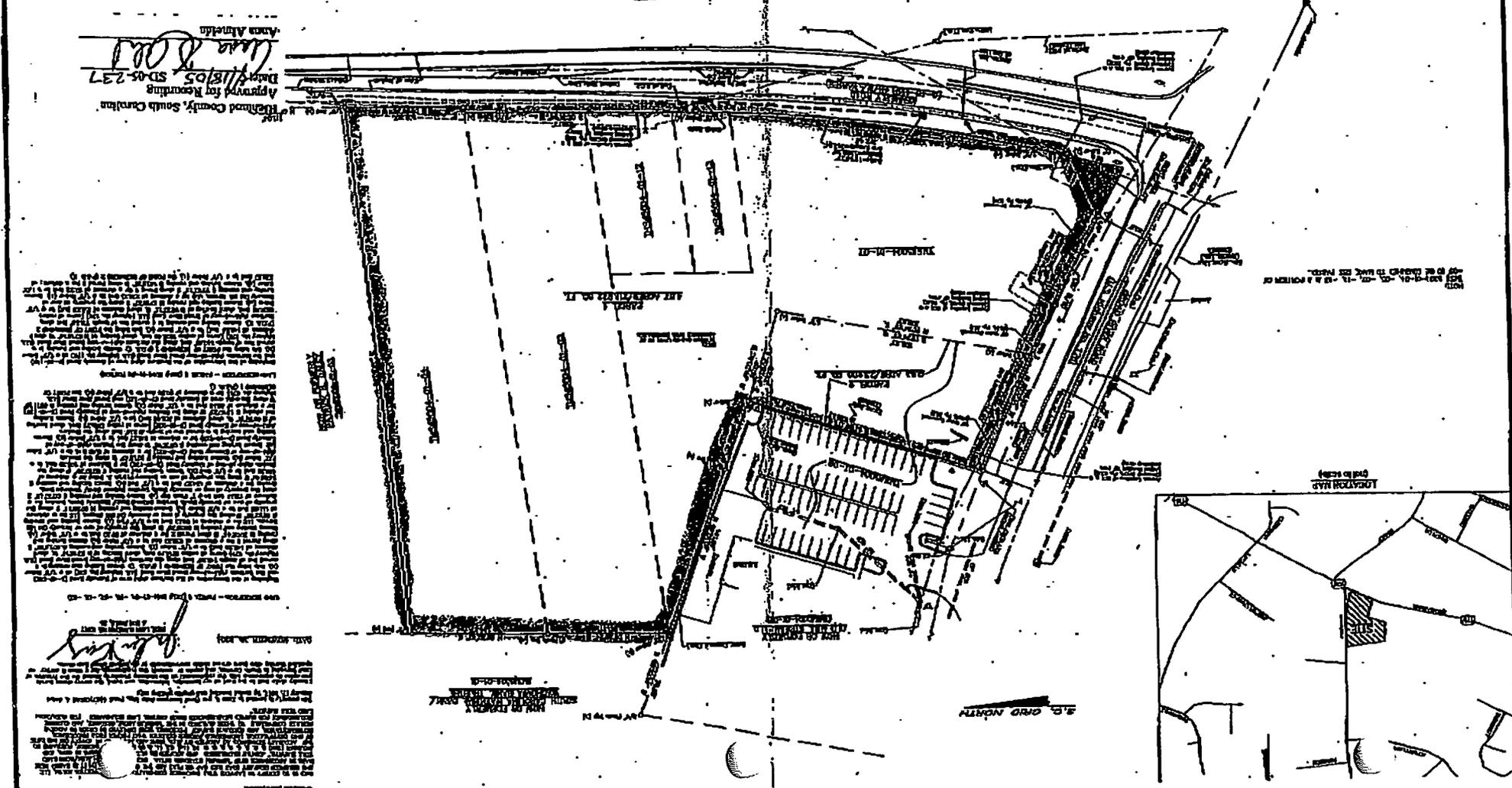
TMS #'s 05004-01-04, 05004-01-05, 05004-01-07, 05004-01-12, 5004-01-13
& PORTION OF 05004-01-09

Legend

-  LOCATION
-  PARCELS
-  CITY LIMITS



<p>APR 01 2005</p> <p>ALTA MOUNTAIN LAND TITLE SURVEY</p> <p>W.D. DEWINE, LLC</p>			<p>DATE: APR 01 2005</p> <p>BY: W.D. DEWINE, LLC</p>
<p>REDUCED</p>		<p>APPROVED FOR RECORDING</p> <p>DATE: 4/15/05 SDAS-237</p> <p>APPROVED BY: [Signature]</p> <p>RECORDING OFFICE: HIGHLAND COUNTY, SOUTH CAROLINA</p>	



NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

2. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE HIGHLAND COUNTY, SOUTH CAROLINA RECORDING OFFICE AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEYS OF THIS PROPERTY.

3. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE HIGHLAND COUNTY, SOUTH CAROLINA RECORDING OFFICE AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEYS OF THIS PROPERTY.

4. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE HIGHLAND COUNTY, SOUTH CAROLINA RECORDING OFFICE AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEYS OF THIS PROPERTY.

5. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE HIGHLAND COUNTY, SOUTH CAROLINA RECORDING OFFICE AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEYS OF THIS PROPERTY.

NOT TO SCALE - SEE PLAN FOR DIMENSIONS

STATE OF SOUTH CAROLINA)
)
 COUNTY OF RICHLAND)

PETITION FOR ANNEXATION

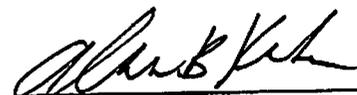
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Richland County TMS: 05004-01-04; 05004-01-05; 05004-01-07; 05004-01-12;
 05004-01-13 and a 0.53 acre portion of 05004-01-09

Property Address: Parcel 1 - 4.87 acres and Parcel 2 - 0.53 acres (5.4 acres total)
 Broad River Road at Kennerly Road

WG Devine, LLC
By: Kahn Properties South, LLC, Manager
By: Kahn Family LLC, Manager

BY: 
 Alan B. Kahn

Its: Manager

Date: 5-10-05