

ORDINANCE NO. 2006-072

Annexing 3.5 +/- acres, E/S Scotch Pine Road,
Richland County TMS #22004-01-38 (f/k/a 22004-01-23 (portion))

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 September, 2006, that the property described herein is hereby annexed to and
becomes part of the City of Columbia effective immediately. This property shall be zoned
PUD-R.

ORIGINAL
STAMPED IN REC

PROPERTY DESCRIPTION: See attached EXHIBIT A
Richland County TMS NO.: 22004-01-38 (f/k/a 22204-01-23 (portion))

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

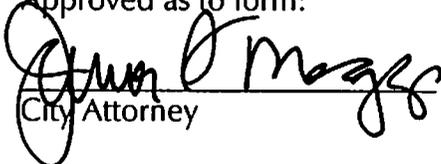
Requested by:


MAYOR

Approved by:


City Manager

Approved as to form:


City Attorney

ATTEST:


City Clerk

Introduced: 9/13/2006
Final Reading: 9/20/2006

EXHIBIT A
PROPERTY DESCRIPTION
ORDINANCE NO.: 2006-072

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 as 3.5 acres, Tract "D-2" on a plat prepared for Palmetto Trust Mortgage, Inc. by Douglas E. Platt, Sr dated July 28, 2005, revised December 22, 2005 and recorded in the Register of Deeds for Richland County in Book 1130 at Page 1451; Richland County Tax Map Sheet 22204, Block 01, Lot 38 (f/k/a 22004-01-23(portion)). Said parcel having such boundaries and measurements as are shown on said plat.

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Charles P. Austin, Sr., City Manager

DATE: June 23, 2006

RE: Property Address: E/S Scotch Pine Road
Richland County TMS: 22004-01-23(portion)
Owner(s): Chesterfield Express, LLC
Current Use: Undeveloped Current County Zoning: RS-HD/C-2
Proposed Use: Townhomes, 52 Units Proposed City Zoning: PUD-R
Reason for Annexation: Contiguous (portion already in City); water
City Council District: 4

The Planning Department 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.

/swh

Attachments

cc: John Dooley, Utilities Director
Marc Mylott, Development Services Director
Rick Semon, Community Dev. Admin.
S. Allison Baker, Parks and Recreation Director
Janet LaSchuma, Business License Admin.
Sonya Covington, Water Customer Service
James Meggs, City Attorney
Accounting
Skip Hudson, Community Planner
James Johnson, Utilities
Johnathan Chambers, Zoning
Barrie Walters, Zoning
Carolyn Wilson, Police Planning & Research
Marlin C. Henderson, Richland County Solid Waste Collection
Alfreda Tindall, Richland County 911 Addressing Coordinator

City Engineer
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
Franklin Maples, Fire Department
Lloyd Brown, Water Distribution
Susan Leitner, Engineering

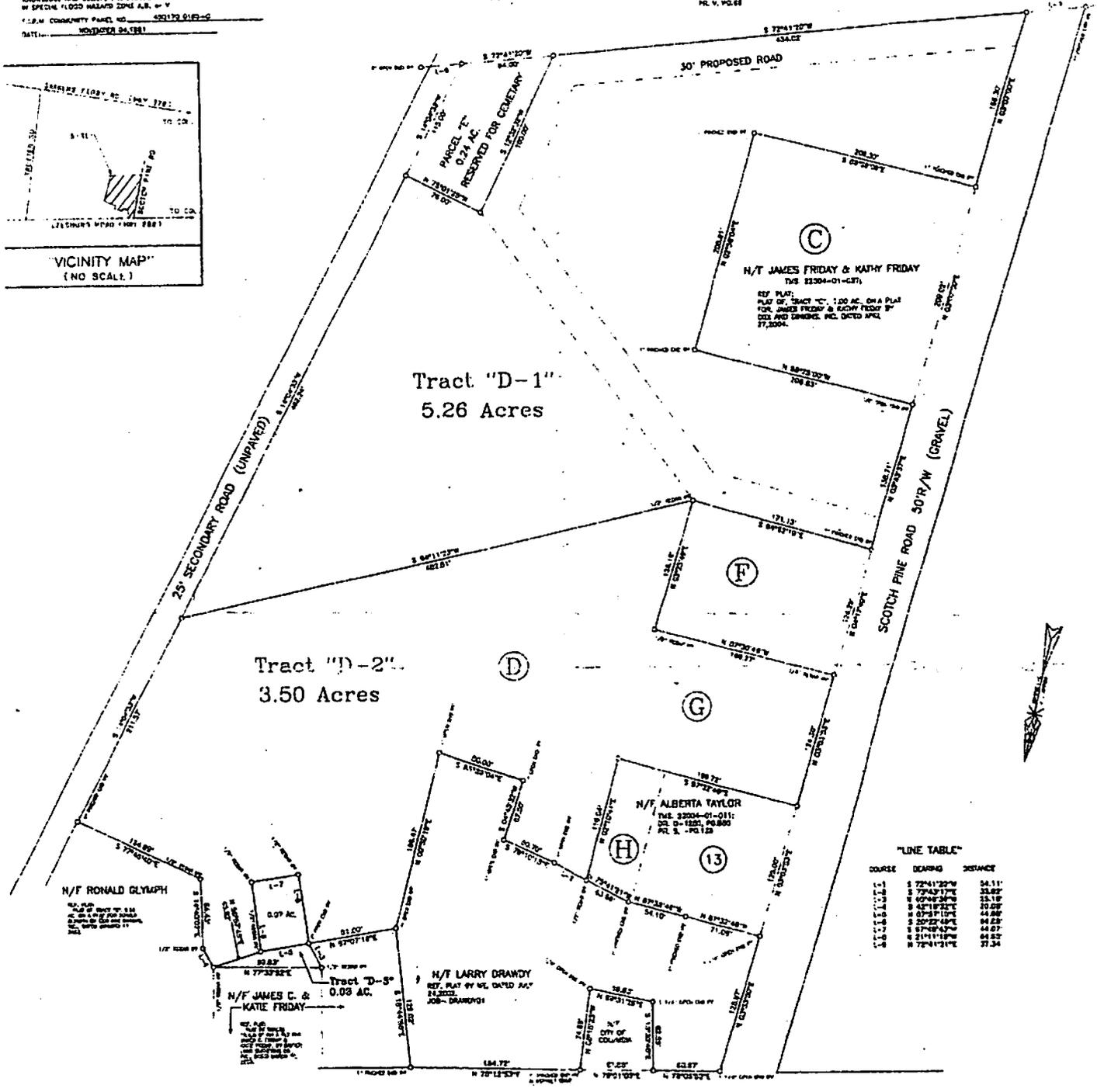
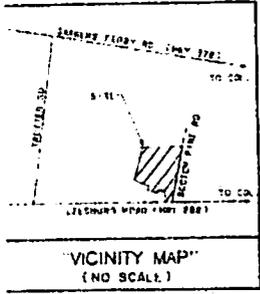
Planning Commission Zoning Recommendation: PUD-R (Zoning classification)
Approved (Approved/Denied)
on 07/10/2006 (mm/dd/yyyy)

Nathaniel B. Hand, Jr.
(Signature)

I HAVE CAREFULLY DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY INSURANCE RATE MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SUBJECT PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD ZONE A, B, OR V.
 S.C.M. COMMUNITY PANEL NO. 620179 0125-02
 DATE: NOVEMBER 26, 1981

LEGEND
 ...
 ...

N/F FLORIDA KIENK
 TEL. 220-04-01-030
 DR. 68-03, PG. 300
 PL. 5, PG. 68



"LINE TABLE"

COURSE	BEARING	DISTANCE
L-1	S 72°41'20"W	54.11'
L-2	S 79°43'17"E	25.82'
L-3	N 87°48'24"E	25.16'
L-4	S 45°19'22"E	20.22'
L-5	N 87°48'24"E	44.86'
L-6	S 20°22'48"E	64.23'
L-7	S 87°48'43"E	64.67'
L-8	N 21°11'18"E	64.82'
L-9	N 72°41'21"E	27.34'

NOTE:
 TRACT "D-3", 0.03 AC., TO BE COMBINED WITH
 LAND ALREADY OWNED BY JAMES C. & KATHY
 FRIDAY.

NOTE:
 THIS PLAT REVISED OCTOBER 22
 1981 TO SHOW CHANGES IN PLAT.

PLAT PREPARED FOR
PALMETTO TRUST MORTGAGE, INC.
 DATE: DECEMBER 22, 2005
 RICHLAND COUNTY, NEAR COLUMBIA, S.C.
 SCALE 1"=60'

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 SURVEYORS HANDBOOK 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 ENCUMBRANCES OR PROJECTIONS
 OTHER THAN SHOWN.
 TAX MAP NO. 22004-01-023
 DATE BOOK "B", PG. 125, 129
 PLAT REFERENCE:
 1981 PLAT REFERENCE!

Douglas B. Platt, Sr.
 S.C.P.L.S. NO. 0041
 1823-A AIRPORT BOULEVARD
 WEST COLUMBIA, S.C. 29172
 PHONE & FAX: 803-703-0874



FIELD BOOK #110 JOB: GRAPTYCE

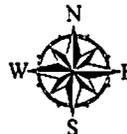
ANNEXATION WITH REZONING

*Leesburg Place Townhomes
Zoned RS-HD*

0 1,650, 3,000 6,600

Feet

1 inch equals 8,579 feet

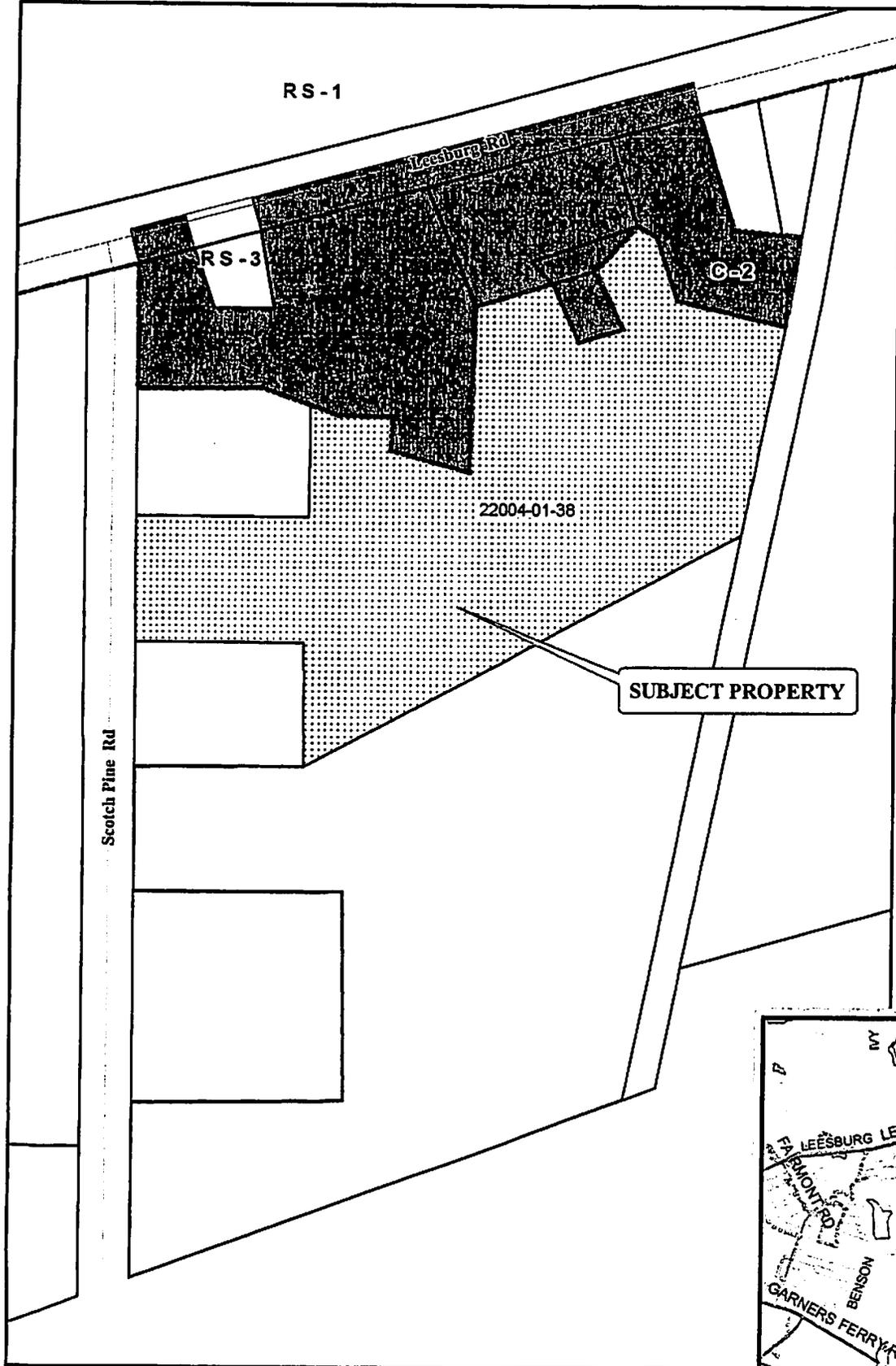


COLUMBIA

A Capital Place To Be



Planning Department



LEGEND

- 3.5 Acres
- Railroads
- Streets
- City Limits
- Parcels
- D-1
- RS-1
- RS-1A
- RS-1B
- RS-2
- RS-3
- RD
- RG-1
- RG-1A
- RG-2
- RG-3
- UTD
- C-1
- C-2
- C-3
- C-3A
- C-4
- C-5
- M-1
- M-2
- PUD-R
- PUD-C
- PUD-LS (Harblson)
- PUD-LS
- Out of City

ORIGINAL PREPARATION/DATE:

This map was prepared by:

S. W. Hudson, III
Planning Department
June 23, 2006

REVISION NUMBER/DATE:

1/September 1, 2006

DISCLAIMER

The City of Columbia Department of Engineering and Development Services Department 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.

