

ORDINANCE NO. 2007-009

Annexing 247 Plumbers Road, Richland County TMS #14306-01-04

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 7th day of March, 2007, that the property described herein is hereby annexed to and becomes part of the City of Columbia effective immediately. This property shall be zoned M-1 and apportioned to City Council District 1.

PROPERTY DESCRIPTION: See attached EXHIBIT A

Richland County TMS NO.: 14306-01-04

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

Requested by:

  
MAYOR

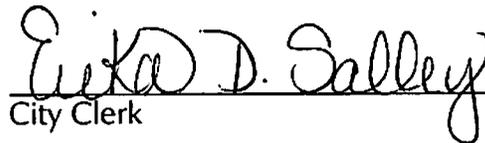
Approved by:

  
City Manager

Approved as to form:

  
City Attorney

ATTEST:

  
City Clerk

Introduced: 2/21/2007  
Final Reading: 3/7/2007

ORIGINAL  
STAMPED IN REC

**EXHIBIT A**  
**PROPERTY DESCRIPTION**  
**ORDINANCE NO.: 2007-009**

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 designated as 1.00 acre on a plat prepared for Burns Properties, LLC by Baxter Land Surveying Company, Inc. dated March 1, 2006 and recorded in the Office of Register of Deeds for Richland County in Book 1171 at Page 400. Said parcel having such boundaries and measurements as shown on the above described plat.

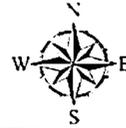
# ANNEXATION

247 Plumbers Road  
Zoned M-1

0 1,650,300 6,600

Feet

1 inch equals 8,579 feet

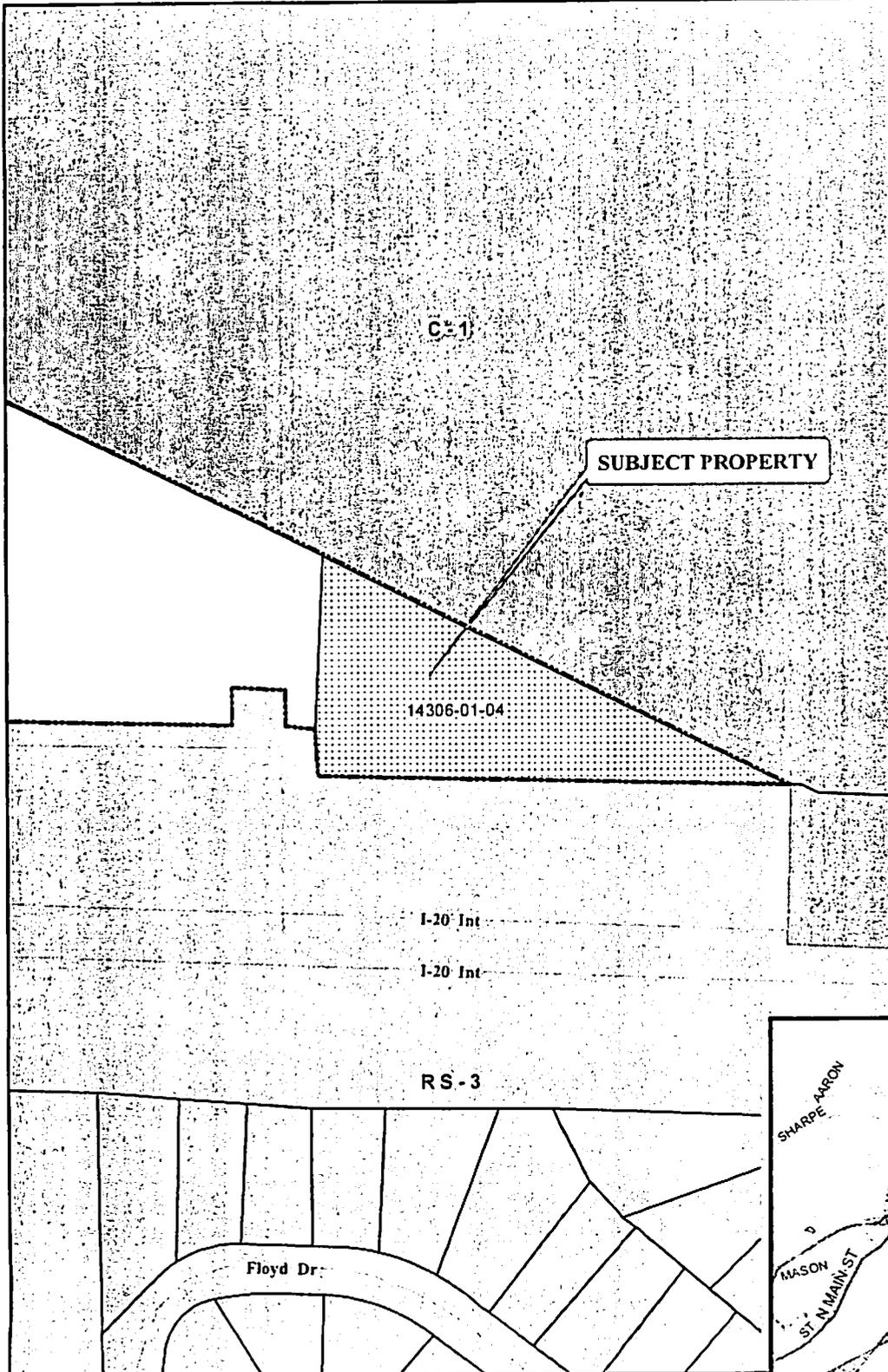


## COLUMBIA

A Capital Place To Be



Planning Department



### LEGEND

- +— 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 (Harbison)
- ▭ PUD-LS
- ▭ Out of City
- ▭ 247 Plumbers Road

### ORIGINAL PREPARATION/DATE:

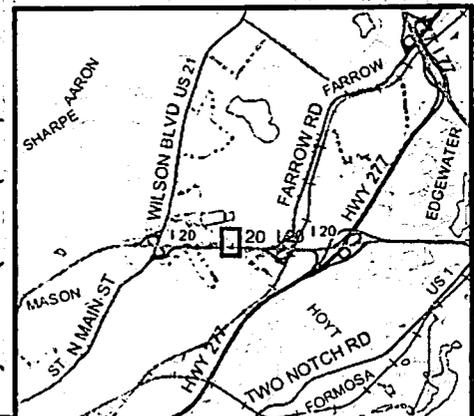
This map was prepared by:

S. W. Hudson, III  
Planning Department  
December 11, 2006

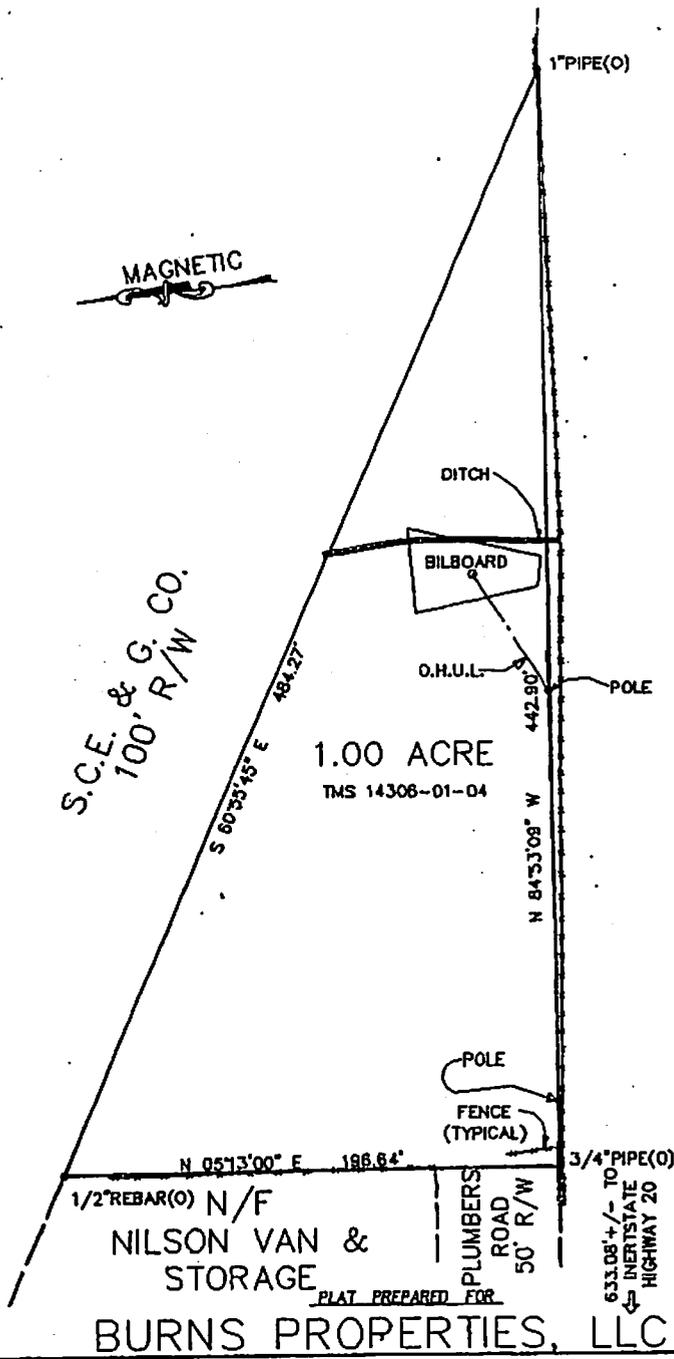
### REVISION NUMBER/DATE:

### 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.



• INFORMATION REVEALED IN A COMPLETE TITLE SEARCH. THE SURVEYOR DID NOT PERFORM A TITLE SEARCH.  
• UNDERGROUND UTILITIES MAY BE PRESENT BUT THEIR LOCATION WAS NOT DETERMINED.



U.S. INTERSTATE HIGHWAY 20  
300' R/W

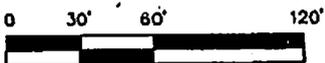


7b250-16

BURNS PROPERTIES, LLC

RICHLAND COUNTY, NEAR COLUMBIA, SC

THE SAME BEING SHOWN ON PLAT PREPARED FOR JULIAN H. PRICE BY ARANT AND BOINEAU SURVEYING COMPANY, INC. DATED MARCH 31, 1973, AND RECORDED IN THE OFFICE OF REGISTER OF DEEDS FOR RICHLAND COUNTY IN PLAT BOOK 43 PAGE 888.



1' = 60'

MARCH 1, 2006

I HEREBY STATE THAT 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 HEREON.

BAXTER LAND SURVEYING CO., INC.  
 533 HARDEN STREET  
 COLUMBIA, SC 29205  
 (803)-252-8564

*Ross W. Baxter, Jr.*  
 ROSSER W. BAXTER, JR. SCPLS NO. 7813

# MEMORANDUM

## Office of the City Manager

TO: Department Heads

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

DATE: December 13, 2006

RE: Property Address: 247 Plumbers Road  
Richland County TMS: 14306-01-04  
Owner(s): Burns Properties, LLC (Joe M. Burns, Jr., President)  
Current Use: HVAC Business (under construction) Current County Zoning: M-1  
Proposed Use: HVAC Business Proposed City Zoning: M-1  
Reason for Annexation: Contiguous; Water Service  
City Council District: 1

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, Engineering & 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  
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  
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: M-1 (Zoning classification)  
6-0 (Approved/Denied)  
on 2/3/2007 (mm/dd/yyyy)

Northland B. Rand, Jr.  
(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, being shown and designated as 1.00 ACRE on a plat prepared for Burns Properties, LLC by Baxter Land Surveying Company, INC., dated March 1, 2006, and recorded in the Office of the Register of Deeds for Richland County in Book 1171 at Page 400. Said parcel having such boundaries and measurements as shown on the above described plat.

Richland County TMS: 14306-01-04

Property Address: 247 Plumbers Road

BURNS PROPERTIES, LLC

BY: Joe M. Burns, Jr.  
Joe M. Burns, Jr.  
Its: President

Date: 12-12-06

**RECEIVED**

DEC 12 2006

PLANNING DEPARTMENT  
RECEIVED BY [Signature]