

ORDINANCE NO. 2007-089

ORIGINAL
STAMPED IN REG

Annexing 106.87 acres, N/S Atlas Road,
Richland County TMS No.: 13500-02-04; 13500-02-05 and 13510-01-03

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
28th day of November, 2007, that the property described herein is hereby annexed to and
becomes part of the City of Columbia **effective April 15, 2008**. This property shall be zoned
PUD and apportioned to City Council District 4, Census Tract 117.02.

PROPERTY DESCRIPTION: See attached EXHIBIT A

Richland County TMS NO.: 13500-02-04; 13500-02-05 and 13510-01-03

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

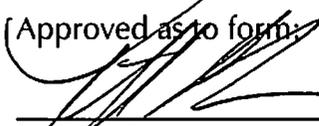
Requested by:


MAYOR

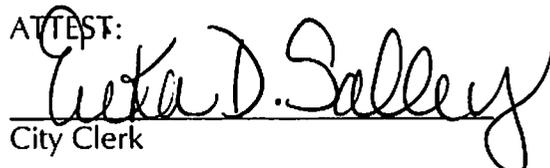
Approved by:


City Manager

Approved as to form:


Interim City Attorney

ATTEST:


City Clerk

Introduced: 11/7/2007
Final Reading: 11/28/2007

EXHIBIT A
PROPERTY DESCRIPTION
ORDINANCE NO.: 2007-089

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 Parcel 2, containing 16.67 acres, on a plat prepared for Hallmark Homes International, Inc. and Bible Way Church of Atlas Road by Baxter Land Surveying Company, Inc. dated August 26, 2007. Reference is made to said plat for a more complete and accurate description.

ALSO:

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 Parcel 1, containing 83.87 acres, on a plat prepared for Hallmark Homes International, Inc. and Bible Way Church of Atlas Road by Baxter Land Surveying Company, Inc. dated August 26, 2007. Reference is made to said plat for a more complete and accurate description.

ALSO:

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 Parcel No. 3, containing 6.33 acres, on a plat prepared for Hallmark Homes International, Inc. and Bible Way Church of Atlas Road by Baxter Land Surveying Company, Inc. dated August 26, 2007. Reference is made to said plat for a more complete and accurate description.

MEMORANDUM

Office of the City Manager

Matter No.: 07100984
Attorney: ES/SL
Date In: 10/3/07
File No.: 2007-089
Date Out: 10/10/07

TO: Department Heads

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

DATE: September 6, 2007

RE: Property Address: 106.87 acres, N/S Atlas Road
Richland County TMS: 13500-02-04, 13500-02-05, 13510-01-03
Owner(s): Bible Way Church of Atlas Road, Hallmark Land Investment, Midlands Dev. Corp
Current Use: undeveloped Current County Zoning: PDD
Proposed Use: Master planned community of 420 mixed-type single family residences and
8.8 acres of general commercial uses Proposed City Zoning: PUD
Reason for Annexation: Contiguous; Water Service
City Council District: 4 Census Tract: 117.02

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
Zoning
Carolyn Wilson, Police Planning & Research
Richland County Solid Waste Collection
Alfreda Tindall, Richland County 911 Addressing Coordinator

Joe Jaco, 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
Carmen Floyd, Fire Marshall
Lloyd Brown, Water Distribution
Susan Leitner, Engineering

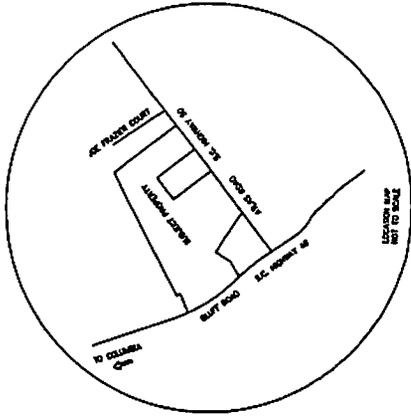
Planning Commission Zoning Recommendation: PUD (Zoning classification)
6-0 (Approved/Denied)
on 10/01/2007 (mm/dd/yyyy)

Nathanial B. Ford, Jr.
(Signature)



REVISIONS

PROPERTY MAY BE SUBJECT TO INTERESTS OF UNRECORDED ADVERSE OR
TITLE DEFECTS. THE SURVEYOR HAS NOT ADVISED AS TO WHETHER
ANY SUCH INTERESTS OR DEFECTS ARE PRESENT BUT THIS INFORMATION
MAY BE OBTAINED.



REFERENCES
SHOWN FOR WILEY BRY CHURCH OF ATLAS ROAD, BY COLLINGWOOD SURVEYOR, INC.

ASSOCIATION
REAL ESTATE - FIRM
HALLMARK HOMES INTERNATIONAL, INC.
& **BIBLE WAY CHURCH OF ATLAS ROAD**
HUNTERDON COUNTY, NEW JERSEY, NJ

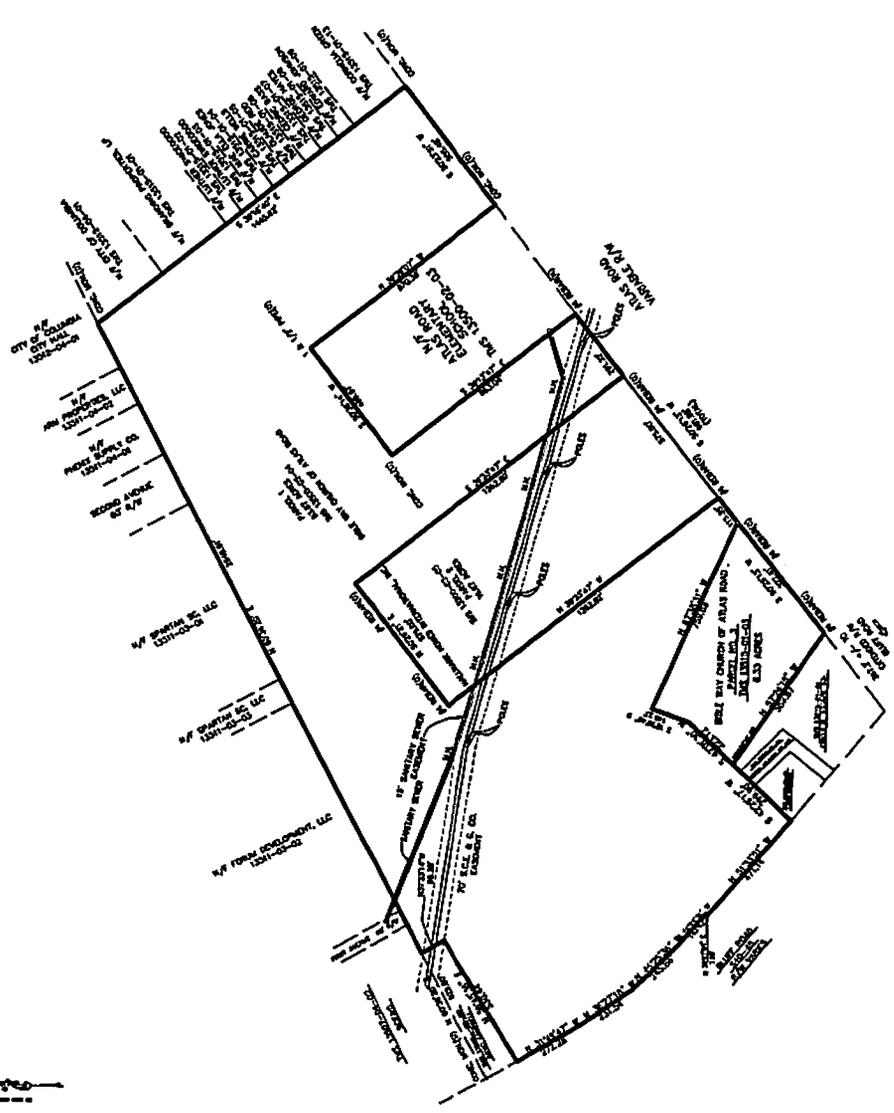
ADJUSTED PL. 2007



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MAY BE OBTAINED.

ROBERT E. BAXTER, JR. SURV. NO. 7613

PROPERTY OWNERS MAY CONTACT THE SURVEYOR AT THE FOLLOWING ADDRESS:



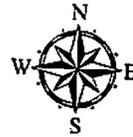
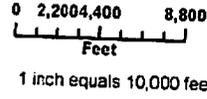
BAXTER LAND SURVEYING CO., INC.
533 Harden Street
Columbia, SC 29205
BAXLAND@AOL.COM

(803)-252-8564



ANNEXATION

106.87 acres, N/S Atlas Road
Zoning: PDD (Planned Development)



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
- 106.87 acres

ORIGINAL PREPARATION/DATE:

This map was prepared by:

S. W. Hudson, III
Planning Department
September 5, 2007

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.

SUBJECT PROPERTIES

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

