

ORDINANCE NO. 2008-017

Annexing 611 and 615 Suber Street,  
Richland County TMS #13708-04-02

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 2nd day of April, 2008, 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 RG-2 and apportioned to City Council District 3, Census Tract 26.01

PROPERTY DESCRIPTION: See attached EXHIBIT A

Richland County TMS NO.: 13708-04-02

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

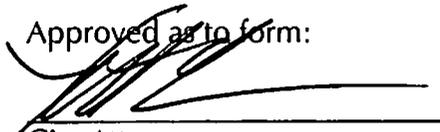
Requested by:

  
MAYOR

Approved by:

  
City Manager

Approved as to form:

  
City Attorney

ATTEST:

\_\_\_\_\_  
City Clerk

Introduced: 3/5/2008  
Final Reading:

ORIGINAL  
STAMPED IN RED

**EXHIBIT A**  
**PROPERTY DESCRIPTION**  
**ORDINANCE NO.: 2008-017**

All those certain pieces, parcels or lots of land, with improvements thereof, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing 0.37 acres, more or less, being shown and designated as Parcel "A" and Parcel "B" on a plat prepared by Yellow Hammer, LLC by Baxter Land Surveying Co., Inc. dated November 20, 2007 and recorded in the Office of the Register of Deeds for Richland County in Book 1379 at Page 2217. Said parcels having such boundaries and measurements as shown on the above described plat.

# MEMORANDUM

## Office of the City Manager

TO: Department Heads

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

DATE: December 5, 2007

RE: Property Address: 611 & 615 Suber Street  
Richland County TMS: 13708-04-02 and 13708-04-02(portion)  
Owner(s): Yellow Hammer, LLC  
Current Use: Single-family residential dwelling  
Proposed Use: new Single-family residential dwelling on subdivided lot  
Current County Zoning: RM-HD Proposed City Zoning: RG-2  
Reason for Annexation: Contiguous; water & sewer  
City Council District: 3 Census Tract: 26.01

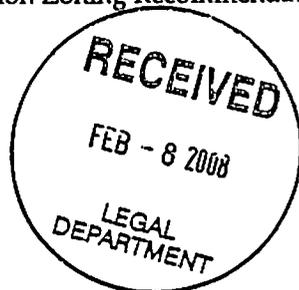
The Planning Department advises that the above referenced property has been offered for annexation. Attached, please find a map or drawing reflecting the property. You are directed to forward your comments and/or recommendations regarding the issue of whether to annex or not to the Planning Department. 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	City Engineer
Marc Mylott, Development Services Director	Finance Director
Rick Semon, Community Dev. Admin.	Office of the Building Official
S. Allison Baker, Parks and Recreation Director	Missy Gentry, Public Services Director
Janet LaSchuma, Business License Admin.	H. Dean Crisp, Chief of Police
Sonya Covington, Water Customer Service	Judy Spell, 911 Communications
James Meggs, City Attorney	Bradley Anderson, Fire Chief
Accounting	Ted Morgan, Water Distribution
Skip Hudson, Community Planner	Denny Daniels, Engineering
James Johnson, Utilities	Franklin Maples, Fire Department
Johnathan Chambers, Zoning	Lloyd Brown, Water Distribution
Barrie Walters, Zoning	Susan Leitner, Engineering
Carolyn Wilson, Police Planning & Research	
Marlin C. Henderson, Richland County Solid Waste Collection	
Alfreda Tindall, Richland County 911 Addressing Coordinator	

Planning Commission Zoning Recommendation: RG-2 (Zoning classification)  
9-0 (Approved/Denied)  
on 2/4/2008 (mm/dd/yyyy)

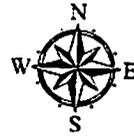
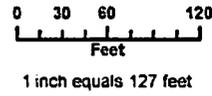


Nathaniel B. Landry  
(Signature)



# ANNEXATION

615 Suber Street, Parcels A & B  
Zoning: RG-2



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 (Hartison)
- PUD-LS
- Out of City
- 615 Suber St.

### ORIGINAL PREPARATION DATE:

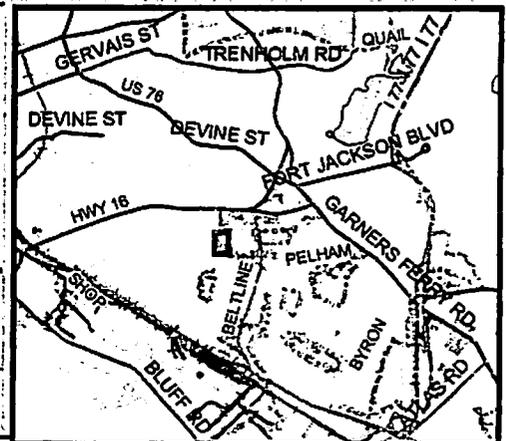
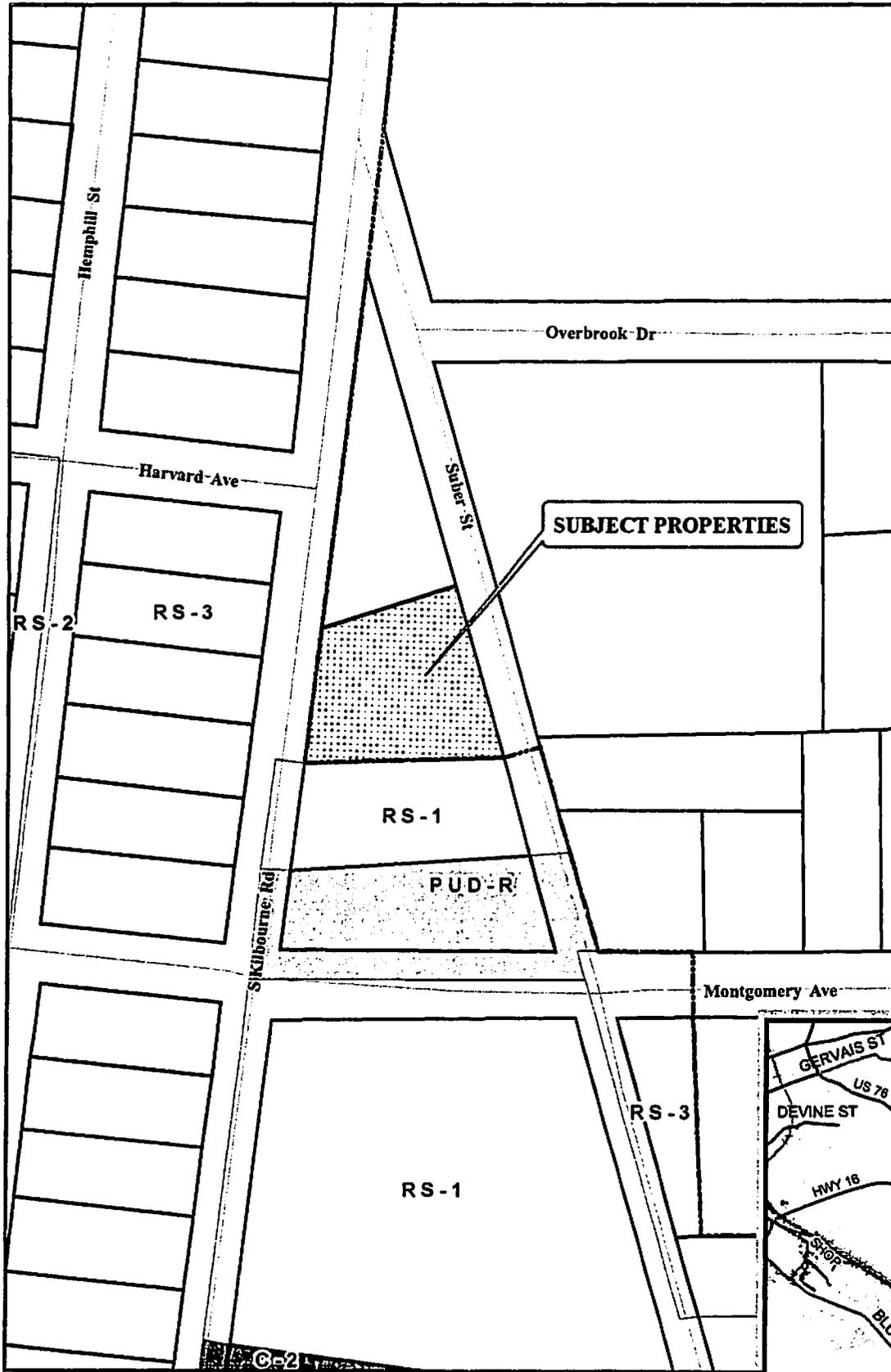
This map was prepared by:

S. W. Hudson, III  
Planning Department  
December 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.

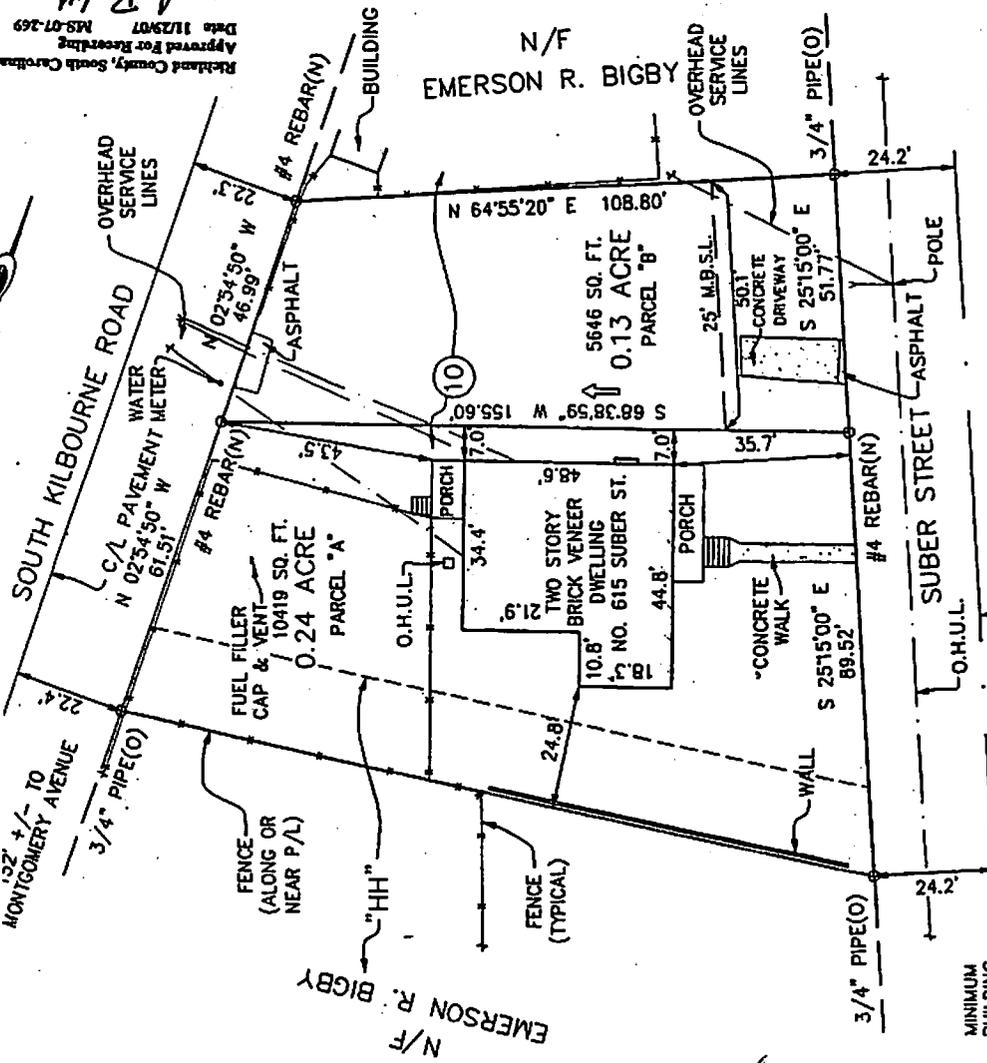


PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED EASEMENTS OR RESTRICTIONS NOT OBSERVED AND TO INFORMATION REVEALED IN A COMPLETE TITLE SEARCH. THE SURVEYOR DID NOT PERFORM A TITLE SEARCH. UNDERGROUND UTILITIES MAY BE PRESENT BUT THEIR LOCATION WAS NOT DETERMINED.

Book 1379-2217  
 2007105072 11/29/2007 11:50:47.137 Plat Standard  
 Fee: \$5.00 County Tax: \$0.00 State Tax: \$0.00



2007105072 Richard W. Riddan  
 Richard County ROD



Richard County, South Carolina  
 Approved For Recording  
 Date 11/29/07 MS-07-269  
 Sean A. Bunker, Land Dev. Plans Reviewer

MINIMUM BUILDING SETBACKS:  
 FRONT= 25'  
 SIDES= 7'  
 REAR= 20'

PARCELS "A" & "B" ARE  
 TMS 13708-04-02.  
 CURRENT ZONING IS RM-HD

I HEREBY CERTIFY THAT THIS PLAN DESCRIBED HEREON IS A TRUE AND ACCURATE SURVEY OF THE REQUIREMENTS OF THE RICHLAND COUNTY SUBDIVISION REGULATIONS AND THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED TO CONFORM WITH THE REGULATIONS OF SAID REGULATIONS.



PLAT PREPARED FOR  
**YELLOW HAMMER, LLC**

RICHLAND COUNTY, NEAR COLUMBIA, SC  
 THE SAME BEING SHOWN AS A PORTION OF LOT 10, ON PLAT OF PROPERTY OF MRS. VIRGINIA L. F. CAMP, OF JAMES C. COVINGTON, DATED SEPTEMBER 28, 1945, AND RECORDED IN THE OFFICE OF REGISTER OF DEEDS FOR RICHLAND COUNTY IN PLAT BOOK "K", PAGES 52 & 53, AND ALSO A PORTION OF LOT "HH" ON PLAT PREPARED FOR R.-I. HALLMAN, BY WILLIAM WINGFIELD, DATED JUNE 13, 1950, AND RECORDED IN THE OFFICE OF REGISTER OF DEEDS FOR RICHLAND COUNTY IN PLAT BOOK 5, PAGE 328.

0' 15' 30' 1" = 30'

NOVEMBER 20, 2007

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 UNIFORM 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

*Richard W. Baxter*  
 RICHARD W. BAXTER, JR. SONS NO. 7413

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF RICHLAND )

PETITION FOR ANNEXATION

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, containing 0.37 acres, more or less, being shown and designated as Parcel "A" and Parcel "B" on a plat prepared for Yellow Hammer, LLC by Baxter Land Surveying Co., INC., dated November 20, 2007, and recorded in the Office of the Register of Deeds for Richland County in Book 1379 at Page 2217. Said parcels having such boundaries and measurements as shown on the above described plat.

Richland County TMS: 13708-04-02 and 13708-04-02(portion)

Property Address: 615 Suber Street and 611 Suber Street

YELLOW HAMMER, LLC

BY: \_\_\_\_\_

W. Jones Andrews, Jr.

Its: \_\_\_\_\_

Member

Date: \_\_\_\_\_

1-31-08

RECEIVED

JAN 31 2008

PLANNING DEPARTMENT  
RECEIVED BY S. M. [Signature]