

ORDINANCE NO. 2011-060

Annexing 4 Buckthorn Court, 5 Buckthorn Court, 200 Buckthorn Circle, 201 Buckthorn Circle, 202 Buckthorn Circle, 206 Buckthorn Circle, 210 Buckthorn Circle, 116 Coopers Nursery Road, and 120 Coopers Nursery Road, Richland County TMS #28906-01-08, 28906-01-06, 28906-01-04, 28906-02-01, 28906-01-03, 28906-01-05, 28902-01-31, 28905-02-11 and 28905-02-10

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 11th day of October, 2011 that the property described herein is hereby annexed to and becomes part of the City of Columbia effective April 30, 2012. The properties shall be zoned RS-2 and apportioned to City Council District 4, Census Tract 114.07, and contain a total of 7.9 acres.

PROPERTY DESCRIPTION: See Attached Exhibit "A"
Richland County TMS NO.: 28906-01-08; 28906-01-06; 28906-01-04; 28906-02-01; 28906-01-03; 28906-01-05; 28902-01-31; 28905-02-11 and 28905-02-10

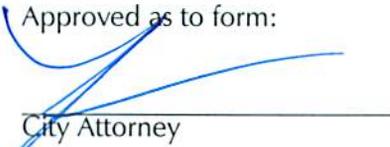
Also included in the territory hereby annexed are all contiguous portions of all public rights of way, streets and highways.

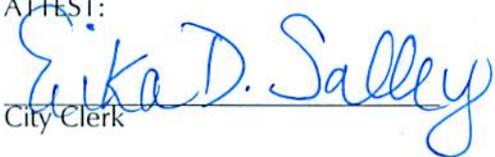
Requested by:
Planning and Development Services


MAYOR

Approved by:

City Manager

Approved as to form:

City Attorney

ATTEST:

City Clerk

Introduced: 9/20/2011
Final Reading: 10/11/2011

ORIGINAL
STAMPED IN RED

**EXHIBIT A
PROPERTY DESCRIPTION
ORDINANCE NO.: 2011-060**

Address: 4 Buckthorn Court TMS #: 28906-01-08 Acreage: 0.89 ac.
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 Lot 31, Tract D15, Phase III on a Bonded Plat of Woodcreek Farms Development, Area D15-Phase 3, prepared by United Design Services, Inc. Dated December 10, 2003, recorded on April 16, 2004 in the Office of the Register of Deeds for Richland County in Book 924, Page 2744, and being bounded and measuring as shown thereon.

ALSO:

Address: 5 Buckthorn Court TMS #: 28906-01-06 Acreage: 0.87 ac.
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 Lot 29, Tract D15, Phase III on a Bonded Plat of Woodcreek Farms Development, Area D15-Phase 3, prepared by United Design Services, Inc. Dated December 10, 2003, recorded on April 16, 2004 in the Office of the Register of Deeds for Richland County in Book 924, Page 2744, and being bounded and measuring as shown thereon.

ALSO:

Address: 200 Buckthorn Circle TMS #: 28906-01-04 Acreage: 0.59 ac.
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 Lot 28, Tract D15 on a Revised Final Plat of Woodcreek Farms Development, Area D15-Phase II, prepared by United Design Services, Inc. dated January 21, 200, last revised on February 26, 2003, and being bounded and measuring as shown thereon.

ALSO:

Address: 201 Buckthorn Circle TMS #: 28906-02-01 Acreage: 1.18 ac.
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 Lot 37, Tract D15 on a Revised Final Plat of Woodcreek Farms Development, Area D15-Phase II, prepared by United Design Services, Inc. dated January 21, 200, last revised on February 26, 2003, and being bounded and measuring as shown thereon.

ALSO:

Address: 202 Buckthorn Circle TMS #: 28906-01-03 Acreage: 0.79 ac.
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 Lot 27, Tract D15 on a Revised Final Plat of Woodcreek Farms Development, Area D15-Phase II, prepared by United Design Services, Inc. dated January 21, 200, last revised on February 26, 2003, and being bounded and measuring as shown thereon.

ALSO:

Address: 206 Buckthorn Circle TMS #: 28906-01-05 Acreage: 0.75 ac.
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 Lot 25, Tract D15 on a Revised Final Plat of Woodcreek Farms Development, Area D15-Phase II, prepared by United Design Services, Inc. dated January 21, 200, last revised on February 26, 2003, and being bounded and measuring as shown thereon.

ALSO:

Address: 210 Buckthorn Circle TMS #: 28902-01-31 Acreage: 0.85 ac.
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 Lot 23, Tract D15 on a Revised Final Plat of Woodcreek Farms Development, Area D15-Phase II, prepared by United Design Services, Inc. dated January 21, 200, last revised on February 26, 2003, and being bounded and measuring as shown thereon.

ALSO:

Address: 116 Coopers Nursery Road TMS #: 28905-02-11 Acreage: 0.87 ac.
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 Lot 52, Tract D15, Phase III on a Bonded Plat of Woodcreek Farms Development, Area D15-Phase 3, prepared by United Design Services, Inc. Dated December 10, 2003, recorded on April 16, 2004 in the Office of the Register of Deeds for Richland County in Book 924, Page 2744, and being bounded and measuring as shown thereon.

ALSO:

Address: 120 Coopers Nursery Road TMS #: 28905-02-10 Acreage: 1.11 ac.
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 Lot 51, Tract D15, Phase III on a Bonded Plat of Woodcreek Farms Development, Area D15-Phase 3, prepared by United Design Services, Inc. Dated December 10, 2003, recorded on April 16, 2004 in the Office of the Register of Deeds for Richland County in Book 924, Page 2744, and being bounded and measuring as shown thereon.

MEMORANDUM

Office of the City Manager

TO: Department Heads
FROM: Steven A. Gantt, City Manager
DATE: July 12, 2011

RE: **Property Address:** 4 Buckthorn Court, 5 Buckthorn Court, 200 Buckthorn Circle, 201 Buckthorn Circle, 202 Buckthorn Circle, 206 Buckthorn Circle, 210 Buckthorn Circle, 116 Coopers Nursery Road, 120 Coopers Nursery Road
Richland County TMS: 28906-01-08, 28906-01-06, 28906-01-04, 28906-02-01, 28906-01-03, 28906-01-05, 28902-01-31, 28905-02-11, and 28905-02-10
Owner(s): Andrew T Abrams, Billy W & Tammy C Magee, Pamela A Christmas & Dennis R Resendez, Thomas M & Patricia B Fields, Christopher S & Katrina G Shuman, Taylor D & Melissa D Cole, Donette A & Gerald Isreal Jr, Daniel C Brown & Jacqueline A Emery, and James S & Lindsay B Agostini
Current Use: single family residences **Current County Zoning:** PDD
Proposed Use: single family residences **Proposed City Zoning:** PUD-R
Reason for Annexation: Contiguous, donut hole area, covenants
City Council District: 4 **Census Tract:** 114.07

The Planning & Development Services 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 Planning & Development Services. Planning & Development Services will compile your comments for City Council consideration.

Time is of the essence and you must act promptly with regard to this matter. Planning & Development Services staff will see to it that this matter is placed on the Planning Commission's agenda. Planning & Development Services 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: Joseph Jaco, Utilities and Engineering
Krista Hampton, Planning & Development Services
Missy Gentry, Public Services Director
Tony Lawton, Community Dev. Administrator
S. Allison Baker, Parks and Recreation Director
Brenda Kyzer, Business License Administrator
Angela Adams, Water Customer Service
Jerry Thompson, Building Official
Robert Anderson, Solid Waste
Jan Alonso, Accounting
S. W. Hudson, Planner
James Johnson, Utilities
Johnathan Chambers, Zoning
Carolyn Wilson, Police Planning & Research
Alfreda Tindall, Richland County 911 Addressing Coordinator

Dana Higgins, City Engineer
Ken Gaines, City Attorney
Bill Ellis, Finance Director
Randy Scott, Chief of Police
Aubrey Jenkins, Interim Fire Chief
George Adams, Fire Marshal
Kimberly Gathers, Columbia-Richland 911
David Hatcher, Housing Official
Richland County Solid Waste Collection
Susan Leitner, Engineering
Denny Daniels, Engineering
Ted Morgan, Water Distribution
Lloyd Brown, Water Distribution

Planning Commission Zoning Recommendation: PUD-R (Zoning classification) by 7-0 on
8/11/2011 (mm/dd/yyyy).
[Signature]
(Signature of Annexation Coordinator)



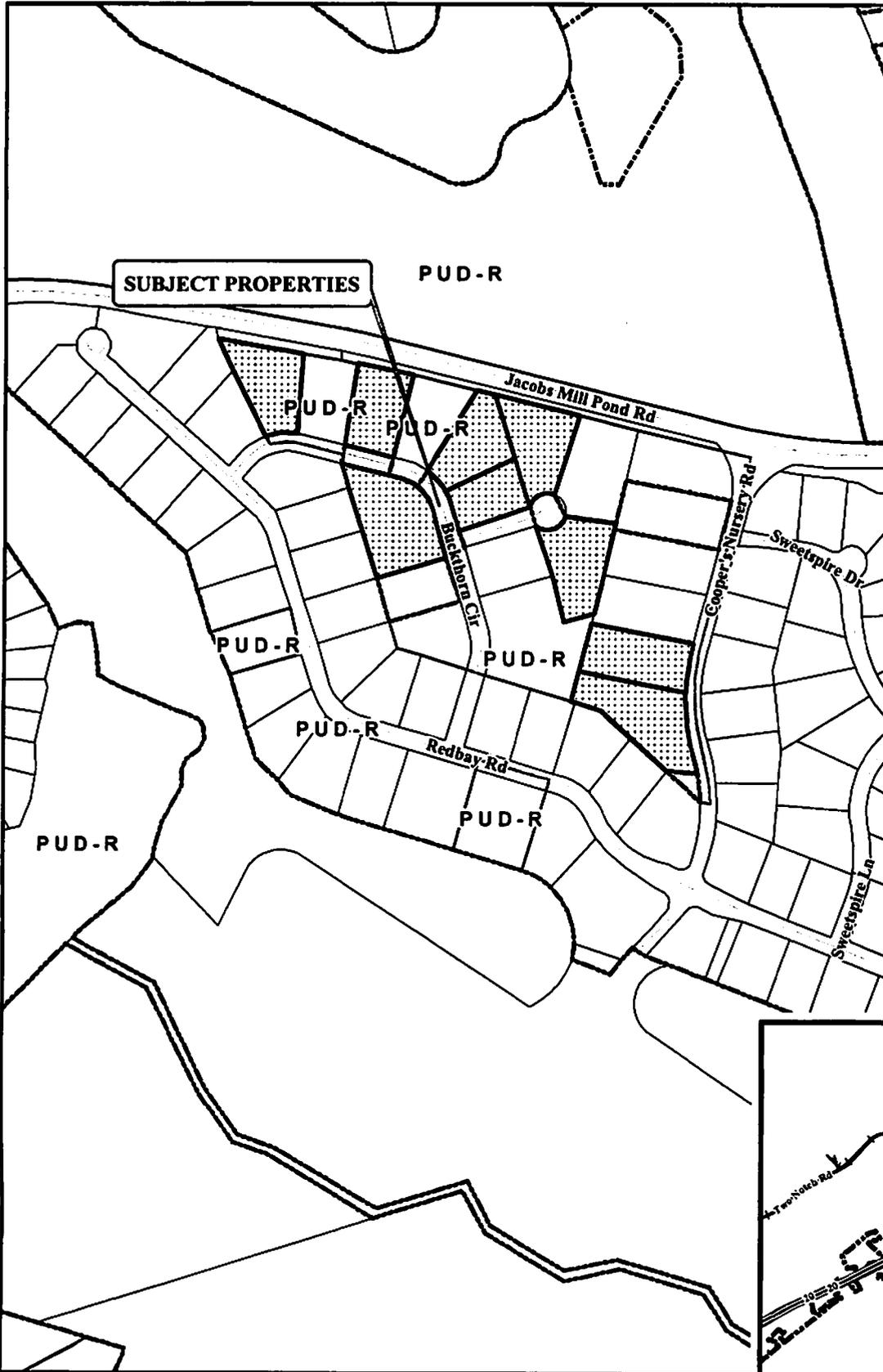
ANNEXATION

Woodcreek Area D15, Ph2-3
Zoned: PDD

0 3,750,500 15,000
Feet
1 inch = 16,667 feet



Planning & Development Services



LEGEND

- Subject Properties
- RAILROADS
- STREETS
- COLUMBIA CITY LIMITS
- PARCELS

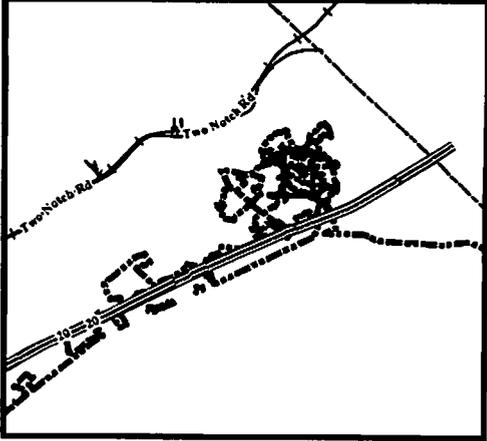
ZONING

- C-1
- C-2
- C-3
- C-3A
- C-4
- C-5
- D-1
- M-1
- M-2
- MX-1
- MX-2
- PUD-C
- PUD-LS
- PUD-LS-E
- PUD-LS-R
- PUD-R
- RD
- RD-2
- RG-1
- RG-1A
- RG-2
- RG-3
- RS-1
- RS-1A
- RS-1B
- RS-2
- RS-3
- UTD

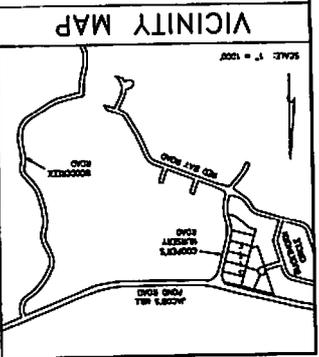
ORIGINAL PREPARATION/DATE:
This map was prepared by:
S. W. Hudson, III
Planning & Development Services
July 12, 2011

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.



** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

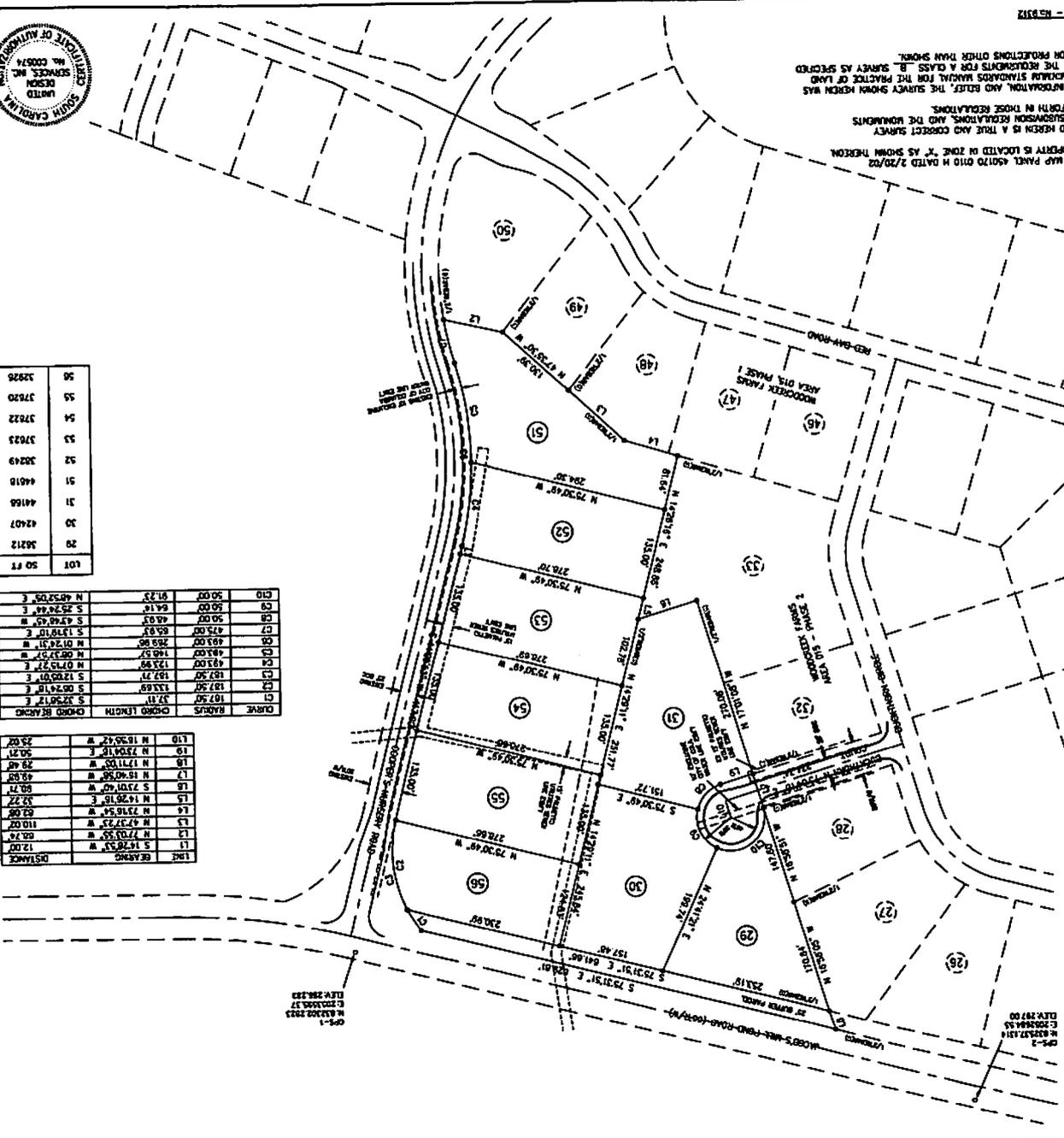


CONTACT:
WOODCREEK FARMS PARTNERSHIP
1713-B WOODCREEK FARMS ROAD
ECON, SC 29045
WILLIAM C. COOPER (803)989-7728

NOTES:
PROPERTY SUBJECT TO ALL RESTRICTIONS, EASEMENTS AND RECORDS.
RECORDS AND EASEMENTS OF RECORD.
0.267 AC TOTAL IN PHASE 3 DEVELOPMENT
0.193 AC IN QUANTON COURT
0.007 AC IN 9 SHARPE FAMILY LOTS
ZONE: PUD-2
NEW BIRDS (IN REAR) PLACED AT ALL CORNERS
AND CHANGE IN DIRECTION, UNLESS OTHERWISE NOTED.

I HAVE CONSULTED THE F.E.M.A. FLOOD HAZARD RATE MAP PANEL 45010 0110 D DATED 2/20/02 AND TO THE BEST OF MY KNOWLEDGE & BELIEF, THE PROPERTY IS LOCATED IN ZONE "X" AS SHOWN THEREON.
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE RICHMOND COUNTY SUBDIVISION REGULATIONS, AND THE REQUIREMENTS SHOWN HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN THOSE REGULATIONS.
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND DOES NOT EXCEED THE REQUIREMENTS FOR A CLASS "B" SURVEY. THERE ARE ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

WILLIAM M. BRONKHORST, PROFESSIONAL LAND SURVEYOR - REG. 3112



LOT	50 FT	29	30	31	32	33	34	35	36
50	37826								
50	37820								
54	37822								
53	37823								
52	38249								
51	44610								
50	42407								
29	36212								
50 FT									

DATE	BACKS	CHORD LENGTH	CHORD BEARING
C1	187.50'	37.81'	S 125°01' E
C2	187.50'	133.68'	S 06°24'18" E
C3	187.50'	182.77'	S 12°00'01" E
C4	483.00'	123.99'	N 07°19'27" E
C5	483.00'	148.97'	N 08°23'37" E
C6	483.00'	269.98'	N 07°24'51" W
C7	483.00'	65.81'	S 13°10'18" E
C8	483.00'	48.93'	S 47°48'45" W
C9	50.00'	64.16'	S 25°24'44" E
C10	50.00'	91.23'	N 48°37'09" E

LINE	BEARING	DISTANCE
L1	N 16°28'33" W	12.00'
L2	N 71°03'55" W	69.76'
L3	N 47°23'23" W	110.02'
L4	N 73°16'54" W	62.08'
L5	N 14°28'16" E	32.72'
L6	S 23°01'40" W	88.77'
L7	N 15°40'58" W	48.98'
L8	N 17°11'05" W	28.48'
L9	N 22°04'16" E	58.27'
L10	N 18°30'42" W	25.07'



WOODCREEK FARMS
AREA D15 - PHASE 3

UNITED DESIGN SERVICES, INC.
LAND SURVEYING SERVICES

540 ST. AUGUSTINE ROAD, COLUMBIA, SC 29210 ■ (803)750-0142

DATE: 10 DEC 2003
T.M.S.#: 28905-02-01
DWG.#: US-292

SCALE: 1" = 100'
50 0 100

1 of 1
SHEET