

ORDINANCE NO. 2006-028

Annexing 1828 Pineview Road, Richland County TMS #19000-01-08

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,

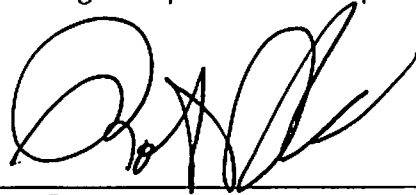
BE IT ORDAINED by the Mayor and Council of the City of Columbia, South Carolina, this 7th day of May, 2006, that the property described herein is hereby annexed to and becomes part of the City of Columbia effective immediately. This property shall be zoned C-3.

ORIGINAL  
STAMPED IN RED

PROPERTY DESCRIPTION: See attached EXHIBIT A  
Richland County TMS NO.: 19000-01-08

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

Requested by:



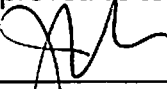
MAYOR

Approved by:



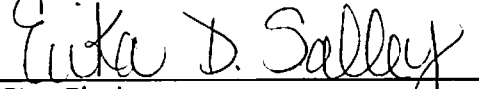
City Manager

Approved as to form:



City Attorney

ATTEST:



City Clerk

Introduced: 5/10/2006  
Final Reading: 5/17/2006

**EXHIBIT A**  
**PROPERTY DESCRIPTION**  
**ORDINANCE NO.: 2006-028**

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 on Richland County Tax Map Sheet 19000, Block 01, Lot 08. Said parcel having such boundaries and measurements as are shown on said map.

# MEMORANDUM

## Office of the City Manager

TO: Department Heads

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

DATE: March 9, 2006

RE: Property Address: 1828 Pineview Road  
Richland County TMS: 19000-01-08  
Owner(s): Terminix Service, INC.  
Current Use: Undeveloped                      Current County Zoning: GC  
Proposed Use: Commercial Office              Proposed City Zoning: C-3  
Reason for Annexation: Contiguous; 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  
Tawana Shine, Accounting  
Skip Hudson, Community Planner  
James Johnson, Utilities  
Howard Boyd, Engineering  
Andrew Livengood, Zoning  
Carolyn Wilson, Police Planning & Research  
Wendy Brawn, South Carolina Electric & Gas  
Marlin C. Henderson, Richland County Solid Waste Collection  
Alfreda Tindall, Richland County 911 Addressing Coordinator

Shahid Khan, Engineering  
Cathy Alexander, 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  
Mid Carolina Electric Cooperative

Planning Commission Zoning Recommendation: RS-3 (Zoning classification)  
Approved (Approved/Denied)  
on April 3, 2006 (mm/dd/yyyy)  
Nathaniel B. Land, Jr.  
(Signature)

**FIRST READING CONSIDERATION for**

**ANNEXATION OF  
1828 PINEVIEW ROAD  
WITH C-3 INTERIM ZONING**

May 3, 2006 at 10:00 a.m.  
City Council Chambers, 3<sup>rd</sup> Floor, City Hall, 1737 Main Street  
Columbia, South Carolina

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**Subject Property:** 1828 Pineview Road, TMS# 19000-01-08.  
**Council District:** 4  
**Requested Action:** Annexation for new water and sewer service.  
**Applicant:** Terminix Service, INC  
**PC Recommendation:** Approve.  
**Staff Recommendation:** Approve.

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**Additional Detail:** Terminix Service, a national chain extermination company, is building an office on this one-acre parcel of land to service the fast-growing area south of downtown Columbia. Water and sewer services are currently available to this property. This property is contiguous to the city limits north by the recently annexed and rezoned Burnside Farm property. The proposed use is compatible with the character of development on adjoining properties, and is in keeping with the City of Columbia Comprehensive Plan Future Land Use section. There are no objections or concerns with this annexation request.

**Case History:** 4/03/06 Planning Commission recommends approval of requested annexation (9-0).

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**PENDING ISSUES:** None.

**Staff Contacts:** Nathaniel B. Land, Jr., AICP; Director of Planning  
Marc Mylott, AICP; Director of Development Services/Zoning Administrator

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Persons expressing support or concern about this application submitted the documents outlined below to staff. All documents are attached hereto and made a part of the record of the public hearing.

None.

STAFF COMMENTS

Building Official - Has no objection.

Judy Spell, 911 Communications - Has no objection.

Denny Daniels, Engineering - Water and sewer services are currently available to this property. Pineview Road is a State maintained road. This property is located in Flood Zone "X" by 1994 FIRM maps.

Franklin Maples, Fire Department - This property is currently serviced by the Columbia Richland Fire Service with an ISO rating of class 5. Annexation of this property would lower the ISO rating to a class 2 with services being provided by the Columbia Fire Department.

Recommend annexation, as this action would not impact current services provided by this department.

Allison Baker, Public Services - Department of Parks and Recreation has no objection.

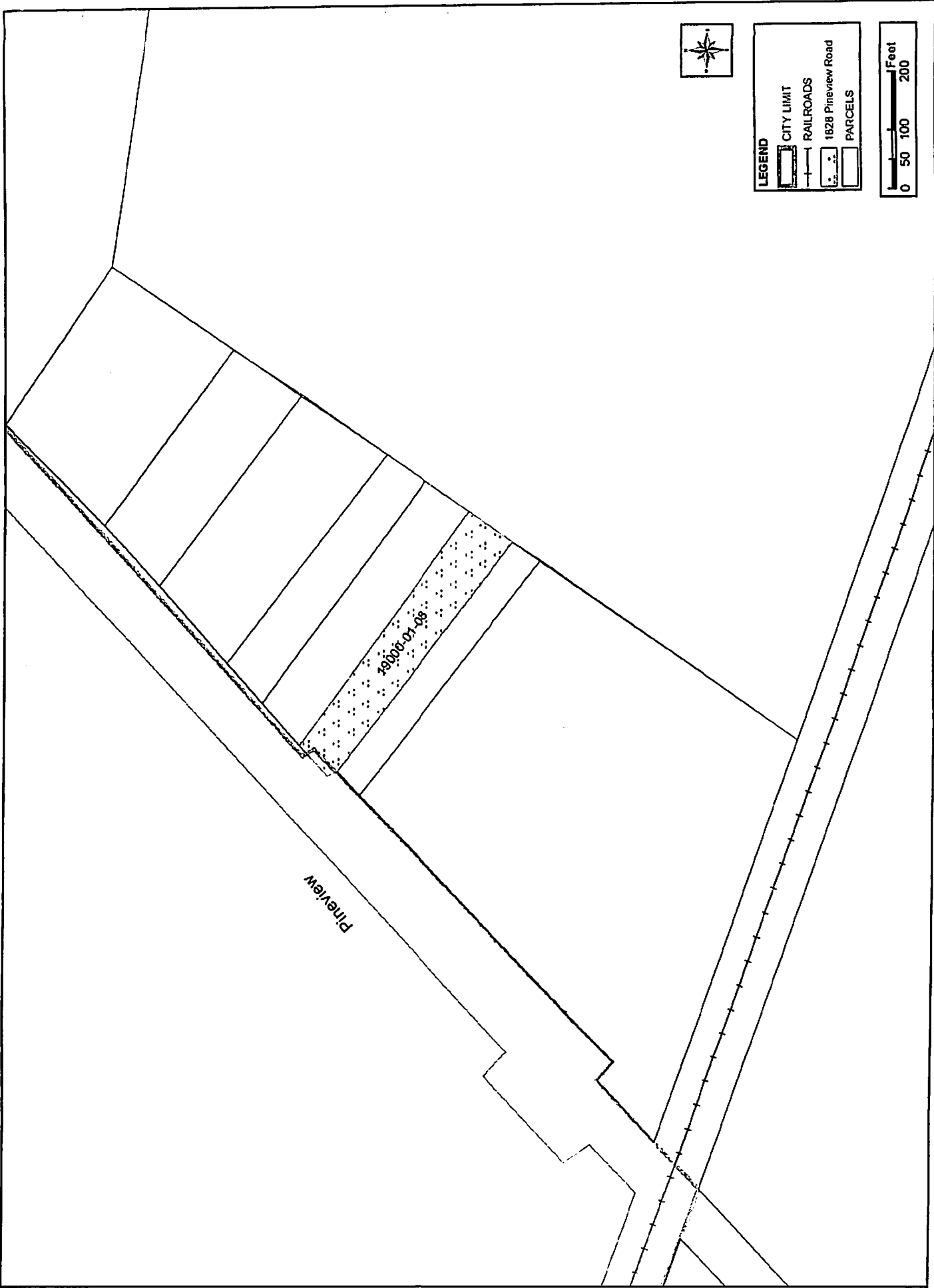
Rick Hines, Police Administrative Services Division Administrator - No response to date.

Missy Gentry, Public Services Director - Has no objection.

John Dooley, Director of Utilities & Engineering - Has no objection.

Johnathan Chambers, Deputy Zoning Administrator - This property is 1 acre of vacant land that is currently zoned C-3 (General Commercial). This property is contiguous to the city limits north by the recently rezoned Burnside Farms property which is zoned PUD-LS (Planned Unit Development - Large Scale). The property is bounded east and west by Richland County C-3 zoning and south by Richland County RU (Rural) zoning. Our office recommends approval of this annexation.

# MUNICIPAL BOUNDARIES OF THE CITY OF COLUMBIA



Map provided by the City of Columbia Planning Department. SVH 04/19/03  
Disclaimer: Some parcels as represented may not be accurate. Refer to Richland County Tax Assessor for updated parcel information. Map derived from data provided by City of Columbia GIS Division.



BENCHMARK:  
 1L IN POWER POLE  
 44.14' (NAVD 83)

SEWER MANHOLE  
 TOP = 185.70  
 IN = 170.31  
 OUT = 170.26

15' CITY OF COLUMBIA  
 SANITARY SEWER  
 EASEMENT

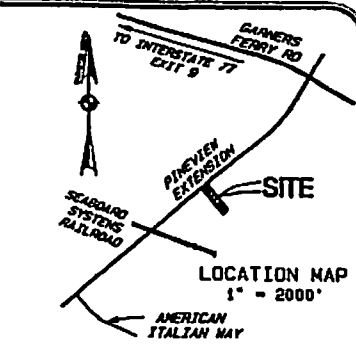
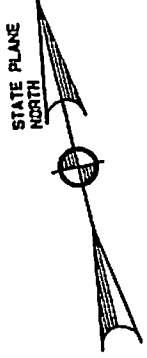
12" P.V.C.  
 SANITARY  
 SEWER LINE

SEWER MANHOLE  
 TOP = 177.19  
 IN = 168.31  
 OUT = 168.25

N/F BLUE MOON  
 LANDSCAPING, INC.  
 T.M.S. 19000-01-07

N/F C.W. HAYNES  
 & CO., INC.  
 T.M.S. 19000-01-09

**BOUNDARY SURVEY AND  
 TOPOGRAPHIC MAP OF**  
**T.M.S. 19000-01-08**  
 RICHLAND COUNTY, S.C.



**NOTES & REFERENCES:**

1. RICHLAND COUNTY TAX MAP 19000 BLOCK 01 LOT 08. ZONED: C-3.
2. BEING THE SAME AS 1.00 AC. ON A CLOSING SURVEY FOR TERESA A. JONES BY GARRYL V. CRIBB, DATED MARCH 03, 2000, RECORDED IN THE RICHLAND COUNTY R.O.D. AT BOOK 408 PAGE 1330.
3. I HEREBY CERTIFY THAT I HAVE CONSULTED THE FEMA FLOOD INSURANCE RATE MAP #45079C 0179 0, EFFECTIVE DATE JANUARY 19, 1994, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SUBJECT PROPERTY IS WITHIN UNSHADED ZONE X, NOT A DESIGNATED 100-YEAR FLOOD PHONE AREA.
4. THE INFORMATION SHOWN ON THIS SHEET WAS DERIVED FROM A FIELD RUN SURVEY. OBVIOUS AND APPARENT FEATURES ENCOUNTERED ARE INCLUDED ON THIS SHEET. RELATED, REFERENCED INFORMATION WAS ALSO USED. UNLESS STATED HEREON, NO TITLE SEARCH WAS PERFORMED BY CIVIL ENGINEERING OF COLUMBIA, AND SOME EASEMENTS OR OTHER MATTERS OF RECORD MAY NOT APPEAR. THIS SHEET WAS PREPARED FOR A SPECIFIC CLIENT TO BE USED FOR A SPECIFIC PURPOSE. USE BY ANY OTHER PARTY, WITHOUT WRITTEN CONSENT, IS UNAUTHORIZED.
5. BENCHMARK: USGS MARKER DESIGNATION RC072717 ELEVATION = 208.33' (NAVD 83) CONTOUR INTERVAL = 1.0'
6. AS-BUILT PLAN AND PROFILE FOR 12" SANITARY SEWER LINE PREPARED FOR C.W. HAYNES & CO. BY CIVIL ENGINEERING OF COLUMBIA, DATED OCTOBER 12, 1989, LAST REVISED NOVEMBER 02, 1989 (CEC #87040)

I HEREBY CERTIFY THAT THIS PLAT DEPICTS ONLY EXISTING PARCELS OR LOTS OF LAND WHICH WERE PLATTED AND RECORDED IN THE OFFICE OF REGISTER OF DEEDS / MESSE CONVEYANCE PRIOR TO THE SURVEY UPON WHICH THIS PLAT IS BASED, HAVING SUBSTANTIALLY THE SAME SHAPE AND DIMENSIONS AS SHOWN HEREON, AND THAT NO NEW DIVISIONS CREATING NEW OR DIFFERENT LOTS OR TRACTS WERE MADE IN PREPARING THIS PLAT OR APPEAR HEREON.

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 MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY.

*Charles D. Meeler 7-14-05*  
 CHARLES D. MEELER P.L.S. #12246

PREPARED FOR

**Terminix Service, Inc.**  
 COLUMBIA, SOUTH CAROLINA

**CIVIL ENGINEERING OF COLUMBIA**  
 CONSULTING ENGINEERING SURVEYING AND PLANNING  
 3608 FERNANDINA ROAD COLUMBIA, SOUTH CAROLINA 29210



NO.	DATE	REVISION DESCRIPTION	BY

DATE: JULY 14, 2005  
 JOB NUMBER: 05062  
 DRAWN: N. DELOACH



