

ORDINANCE NO.: 2015-004

Annexing 5501 Forest Drive, 5505 Old Forest Drive, 5525 Old Forest Drive,
and 5511 Old Forest Drive, Richland County TMS #16706-02-05,
16706-02-01, 16706-02-02 and 16706-02-04

ORIGINAL
STAMPED IN RED

WHEREAS, a proper petition has been filed with the City Council by one hundred (100%) percent of the property owners of the within described property under the provisions of South Carolina Ann. Sec. 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 City Council of the City of Columbia, South Carolina, this 10th day of February, 2015, that the property described herein is hereby annexed to and becomes a part of the City of Columbia effective immediately. This property shall be zoned C-3, and apportioned to City Council District 4, Census Tract 113.01 and contains 4.11 acres.

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: #16706-02-05, 16706-02-01, 16706-02-02 and 16706-02-04

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

Requested by:

Assistant City Manager Gentry



Mayor

Approved by:



City Manager

Approved as to form:



City Attorney

ATTEST:



City Clerk

Introduced: 1/27/2015
Final Reading: 2/10/2015

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2015-004

All that certain piece of parcel or lot lying and being situated near the City of Columbia, the County of Richland, and the State of South Carolina, containing 0.83 acres and being designated as parcel2 on ALTA/ ACSM land title survey prepared for CRP-Fort Jackson, LLC, by Baxter Land Surveying Co., Inc., dated August 3, 2013, revised October 7, 2014, and having the following boundaries and courses: Beginning at a no. 4 rebar (0), the point of beginning located in the southern right-of-way of Percival Road, said rebar being the northernmost point of the sight right-of-way of Forest Drive (relocated) and the right-of-way of Percival Road and running north 45 degrees 20 minutes 35 seconds east a distance of 19.16 feet along the southern right-of-way north 44 degrees 38 minutes 28 seconds east of a distance of 285.25 feet to a 1 inch rod (0), thence turning and running south 03 degrees 00 minutes 41 seconds east a distance of 189.64 feet 15 seconds east a distance of 90.09 feet along the right-of-way of Old Forest Drive to a no. 5 rebar (0), thence turning and running south 87 degrees 37 minutes 36 seconds west a distance of 75.68 feet passing the property of parcel1, thence turning and running north 76 degrees 40 minutes 08 seconds west a distance of 139.85 feet along the right-of-way of Forest Drive (relocated_ to a no. 4 rebar (N) thence continuing along sight right-of-way north 26 degrees 33 minutes 21 seconds west a distance of 37.76 feet, to the point of beginning.

AND:

All that certain piece of parcel or lot lying and being situated near the City of Columbia, the County of Richland, and the State of South Carolina, containing 2.12 acres and being designated as parcel3 on ALTA/ ACSM land title survey prepared for CRP-Fort Jackson, LLC, by Baxter Land Surveying Co., Inc., dated August 3, 2013, revised October 7, 2014, and having the following boundaries and courses: Beginning at a nail and cap (0), the point of beginning the common point of said parcel, parcel2 and the northern right of way of Old Forest Drive and running north 03 degrees 00 minutes 41 seconds west a distance of 189.64 feet along parcel2 to a 1 inch rod (0). Thence turning and running north 44 degrees 41 minutes 01 seconds east a distance of 371.40 feet along the southern right of way of Percival Road to a 1" pipe (0), thence turning and running south 24 degrees 30 minutes 49 seconds east a distance of 326.67 feet along parcel 4 to a no. 5 rebar (0), thence turning and running south 88 degrees 05 minutes 01 seconds west a distance of 69.01 feet along property of ALL TELL ASSOCIATES of South Carolina, LP, thence turning and running north 01 degrees 40 minutes 34 seconds east a distance of 150.;00 feet along parcel S to a no. 5 rebar (0), thence turning and running south 88 degrees 21 minutes 35 seconds west a distance of 189.24 feet along the northern right of way of Old Forest Drive to a nail and cap (0), the point of beginning.

AND:

All that certain piece of parcel or lot lying and being situated near the City of Columbia, the County of Richland, and the State of South Carolina, containing 0.70 acres and being designated as parcel4 on ALTA/ ACSM land title survey prepared for CRP-Fort Jackson, LLC, by Baxter Land Surveying Co., Inc., dated August 3, 2013, revised October 7, 2014, and having the following boundaries and courses: Beginning at a no. 4 rebar (0), the point of beginning the common point of said parcel, property of ALL TELL ASSOCIATES of South Carolina, LP and the northern right of

way of Old Forest Drive, the point of beginning and running north 01 degrees 59 minutes 43 seconds west a distance of 125.22 feet along property of ALL TELL ASSOCIATES of South Carolina, LP to a no. 5 rebar (0), thence turning and running north 24 degrees 30 minutes 49 seconds west a distance of 326.67 feet along parcel3 to a 1 inch pipe (0), thence turning and running south 02 degrees 54 minutes 27 seconds east a distance of 238.74 feet along property of ELMER R. HENDRIX to a no. 4 rebar (0), thence turning and running south 88 degrees 17 minutes 56 seconds west a distance of 49.62 feet along the northern right of way of Old Forest Drive to a no. 4 rebar (0), the point of beginning.

AND:

All that certain piece of parcel or lot lying and being situated near the City of Columbia, the County of Richland, and the State of South Carolina, containing 0.46 acres and being designated as parcel S on ALTA/ ACSM land title survey prepared for CRP-Fort Jackson, LLC, by Baxter Land Surveying Co., Inc., dated August 3, 2013, revised October 7, 2014, and having the following boundaries and courses: Beginning at a nail and cap (0) the point of beginning the common point of said parcel, parcel3 and the northern right of way of Old Forest Drive and running north 01 degrees 40 minutes 34 seconds west a distance of 150.00 feet along parcel3 to a no. 4 rebar (0), thence turning and running north 88 degrees 27 minutes 49 seconds east a distance of 132.90 feet along parcel3 to a no. 5 rebar (0), thence turning and running south 01 degrees 49 minutes 36 seconds east a distance of 5.00 feet along parcel3 to a no. 4 rebar (0), thence continuing south 01 degrees 40 minutes 35 seconds east a distance of 144.76 feet along property of ALLTELL ASSOCIATES of South Carolina, LP, to a no. 5 rebar (0), thence turning and running south 88 degrees 21 minutes 35 seconds west a distance of 132.90 feet along the northern right of way of Old Forest Drive to a no. 5 rebar (0), the point of beginning.

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: November 19, 2014

RE: **Property Addresses:** 5505, 5525, 5511 Old Forest Drive; 5501 Forest Drive
Richland County TMS: 16706-02-01, 16706-02-02, 16706-02-04; 16706-02-05
Owner(s): CRP-Fort Jackson, LLC
Current Use: Vacant/Commercial **Current County Zoning:** GC
Proposed Use: Commercial **Proposed City Zoning:** C-3
Reason for Annexation: Contiguous, Primary Area, Owner Requests City Services
City Council District: 4 **Census Tract:** 113.01

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.

/smz
Attachments

<p>cc: Missy Gentry, Assistant City Manager William Holbrook, Police Chief Teresa Knox, City Attorney Dana Higgins, City Engineer Krista Hampton, Planning & Development Services Deborah Livingston, Community Development Director Roger Myers, Business License Administrator Angela Adams, Water Customer Service Jerry Thompson, Building Official Susan Leitner, Engineering Denny Daniels, Engineering Carolyn Wilson, Police Planning & Research Alfreda Tindall, Richland County 911 Addressing Coordinator</p>	<p>S. Allison Baker, Assistant City Manager Aubrey Jenkins, Fire Chief Joseph Jaco, Utilities and Engineering Robert Anderson, Public Works Director Jeff Palen, Finance Director George Adams, Fire Marshal Brian Cook, Zoning Administrator Kimberly Gathers, Columbia-Richland 911 David Hatcher, Housing Official Richland County Solid Waste Collection John Fellows, Planning Administrator</p>
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Planning Commission Zoning Recommendation: C-3 (Zoning classification) by S-D on 12/01/2014 (mm/dd/yyyy).


(Signature of Annexation Coordinator)

Zoning Map

Department of Planning & Development Services

- Legend**
- City Limits
 - Tax Parcel
 - Flood Plain Overlay
 - Pending Annexation

- D-1
- RS-1
- RS-1A
- RS-1B
- RS-2
- RS-3
- RD
- M-1
- M-2
- RD-1
- RD-2
- RD-3
- PUD-1A
- PUD-1B
- PUD-1C
- PUD-1E
- PUD-1S-R
- PUD-1R
- UTD
- MX-1
- MX-2
- OUT OF CITY



ORIGINAL PREPARATION DATE:
S. Zigmund

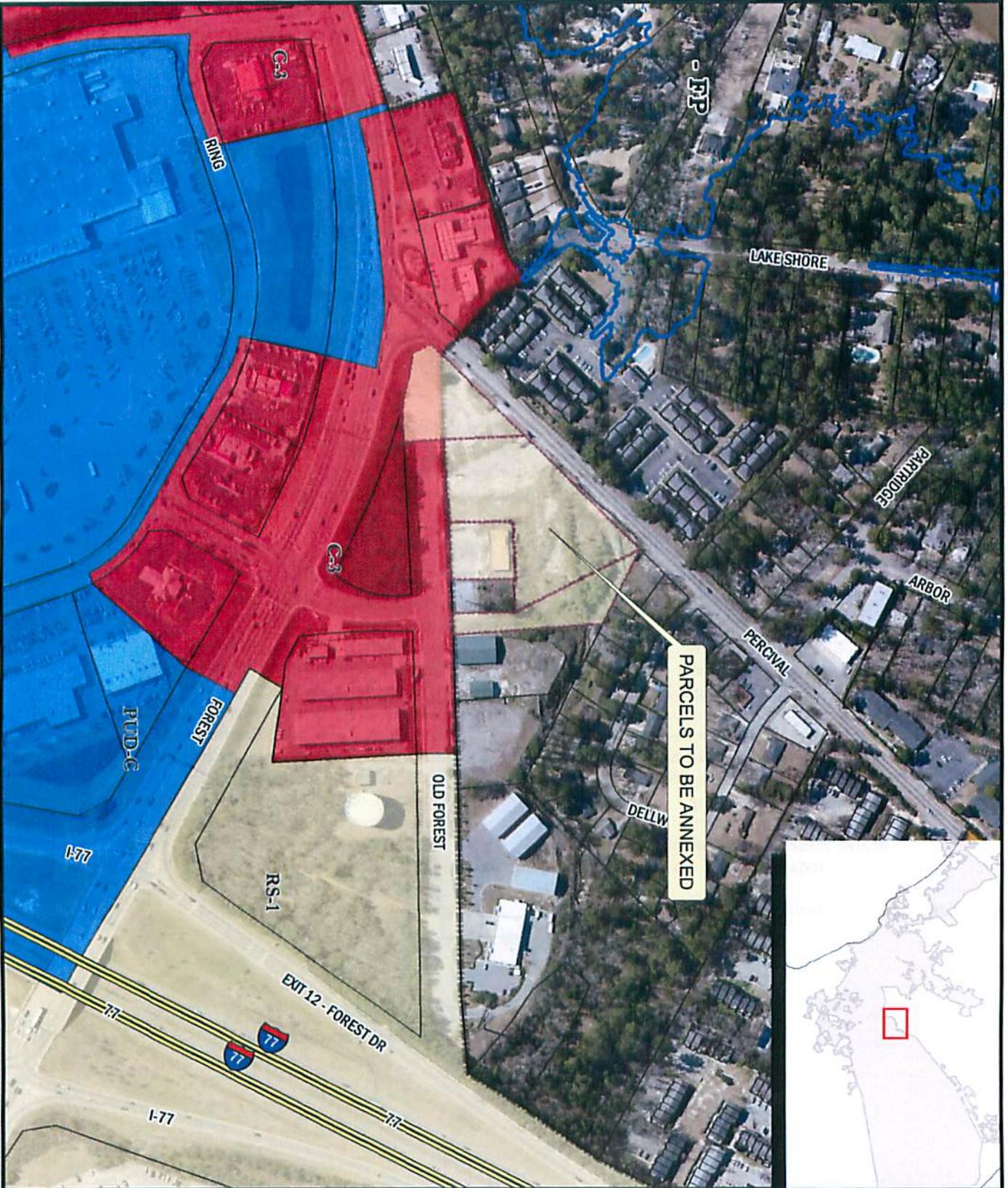
November 18, 2014

DISCLAIMER:

The City of Columbia Department of Planning and Development Services 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.



We Are Columbia



5505, 5525, 5511 Old Forest Drive; 5501 Forest Drive
TMS# 16706-02-01, 16706-02-02, 16706-02-04; 16706-02-05 ZONED: GC

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

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: SEE EXHIBIT "A"

Richland County TMS: 16706-02-05

Property Address: 5501 Forest Drive

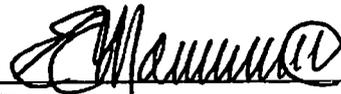
Also;

Property Description: SEE EXHIBITS "B", "C", and "D"

Richland County TMS: 16706-02-01, 16706-02-02, 16706-02-04

Property Address: 5505, 5525, 5511 Old Forest Drive

CRP-FORT JACKSON, LLC

BY: 
Signature

DATE: 11/17/14

E.C. MANN III
(Print or Type Name)

Its: M. PARTNER
(Print or Type Title)

EXHIBIT "A"
PROPERTY DESCRIPTION

All that certain piece of parcel or lot lying and being situated near the City of Columbia, the County of Richland, and the State of South Carolina, containing 0.83 acres and being designated as parcel 2 on ALTA/ACSM land title survey prepared for CRP-Fort Jackson, LLC, by Baxter Land Surveying Co., Inc., dated August 3, 2013, revised October 7, 2014, and having the following boundaries and courses:

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EXHIBIT "B"
PROPERTY DESCRIPTION

All that certain piece of parcel or lot lying and being situated near the City of Columbia, the County of Richland, and the State of South Carolina, containing 2.12 acres and being designated as parcel 3 on ALTA/ACSM land title survey prepared for CRP-Fort Jackson, LLC, by Baxter Land Surveying Co., Inc., dated August 3, 2013, revised October 7, 2014, and having the following boundaries and courses:

Beginning at a nail and cap (0), the point of beginning the common point of said parcel, parcel 2 and the northern right of way of Old Forest Drive and running north 03 degrees 00 minutes 41 seconds west a distance of 189.64 feet along parcel 2 to a 1 inch rod (0). Thence turning and running north 44 degrees 41 minutes 01 seconds east a distance of 371.40 feet along the southern right of way of Percival Road to a 1" pipe (0), thence turning and running south 24 degrees 30 minutes 49 seconds east a distance of 326.67 feet along parcel 4 to a no. 5 rebar (0), thence turning and running south 88 degrees 05 minutes 01 seconds west a distance of 69.01 feet along property of ALLTELL ASSOCIATES of South Carolina, LP, thence turning and running north 01 degrees 40 minutes 34 seconds east a distance of 150.00 feet along parcel 5 to a no. 5 rebar (0), thence turning and running south 88 degrees 21 minutes 35 seconds west a distance of 189.24 feet along the northern right of way of Old Forest Drive to a nail and cap (0), the point of beginning.

EXHIBIT "C"
PROPERTY DESCRIPTION

All that certain piece of parcel or lot lying and being situated near the City of Columbia, the County of Richland, and the State of South Carolina, containing 0.70 acres and being designated as parcel 4 on ALTA/ACSM land title survey prepared for CRP-Fort Jackson, LLC, by Baxter Land Surveying Co., Inc., dated August 3, 2013, revised October 7, 2014, and having the following boundaries and courses:

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EXHIBIT "D"
PROPERTY DESCRIPTION

All that certain piece of parcel or lot lying and being situated near the City of Columbia, the County of Richland, and the State of South Carolina, containing 0.46 acres and being designated as parcel 5 on ALTA/ACSM land title survey prepared for CRP-Fort Jackson, LLC, by Baxter Land Surveying Co., Inc., dated August 3, 2013, revised October 7, 2014, and having the following boundaries and courses:

Beginning at a nail and cap (0) the point of beginning the common point of said parcel, parcel 3 and the northern right of way of Old Forest Drive and running north 01 degrees 40 minutes 34 seconds west a distance of 150.00 feet along parcel 3 to a no. 4 rebar (0), thence turning and running north 88 degrees 27 minutes 49 seconds east a distance of 132.90 feet along parcel 3 to a no. 5 rebar (0), thence turning and running south 01 degrees 49 minutes 36 seconds east a distance of 5.00 feet along parcel 3 to a no. 4 rebar (0), thence continuing south 01 degrees 40 minutes 35 seconds east a distance of 144.76 feet along property of ALLTELL ASSOCIATES of South Carolina, LP, to a no. 5 rebar (0), thence turning and running south 88 degrees 21 minutes 35 seconds west a distance of 132.90 feet along the northern right of way of Old Forest Drive to a no. 5 rebar (0), the point of beginning.