

ORDINANCE NO. 2012-086

Annexing 104 Coopers Nursery Road
Richland County TMS #28906-01-10

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 16th day of October, 2012, that the property described herein is hereby annexed to and becomes part of the City of Columbia effective immediately. This property shall be zoned PUD-R, and apportioned to City Council District 4, Census Tract 114.07, and contains 0.91 acres.

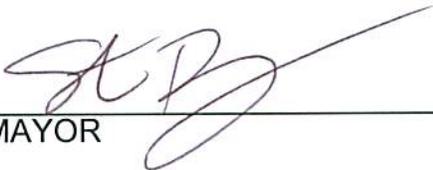
PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 28906-01-10

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

Requested by:

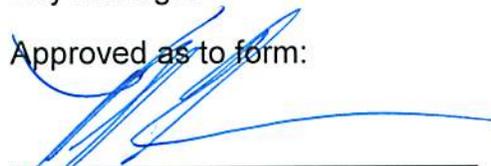
Planning and Development Services


MAYOR

Approved by:


City Manager

Approved as to form:


City Attorney

ATTEST:


City Clerk

Introduced: 10/2/2012
Final Reading: 10/16/2012

ORIGINAL
STAMPED IN RED

1

EXHIBIT A
PROPERTY DESCRIPTION
ORDINANCE NO.: 2012-086

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 55, 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 23, 2012

RE: **Property Address:** 104 Coopers Nursery Road
Richland County TMS: 28906-01-10
Owner(s): Capogrossi Construction, Inc.
Current Use: single family residence **Current County Zoning:** PDD
Proposed Use: single family residence **Proposed City Zoning:** PUD-R
Reason for Annexation: Contiguous, donut hole area, covenant
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.

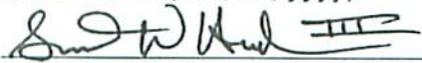
Time is of the essence and you must act promptly with regard to this matter. Planning & Development Services staff will see to it that this matter is placed on the Planning Commission's agenda. Planning & Development Services staff will notify the City Attorney of the Planning Commission's zoning recommendation by forwarding a copy of this form, completed, as soon as the Planning Commission has met.

/swh
Attachments

cc: Missy Gentry, Asst. City Manager
Ken Gaines, City Attorney
Krista Hampton, Planning & Development Services
Robert Anderson, Public Services Director
Brenda Kyzer, Business License Administrator
Angela Adams, Water Customer Service
Jerry Thompson, Building Official
Bill Ellis, Finance Director
Deborah Livingston, Community Dev. Administrator
S. Allison Baker, Parks and Recreation Director
S. W. Hudson, Planner
Johnathan Chambers, Zoning
James Johnson, Utilities
Carolyn Wilson, Police Planning & Research
Alfreda Tindall, Richland County 911 Addressing Coordinator

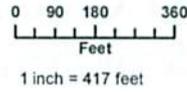
Joseph Jaco, Utilities and Engineering
Dana Higgins, City Engineer
Randy Scott, Chief of Police
Aubrey Jenkins, Fire Chief
George Adams, Fire Marshal
Kimberly Gathers, Columbia-Richland 911
David Hatcher, Housing Official
Jan Alonso, Accounting
Susan Leitner, Engineering
Denny Daniels, Engineering
Lloyd Brown, Water Distribution
Ted Morgan, Water Distribution
Richland County Solid Waste Collection

Planning Commission Zoning Recommendation: PUD-R (Zoning classification) by 6-0 on 8-6-2012 (mm/dd/yyyy).

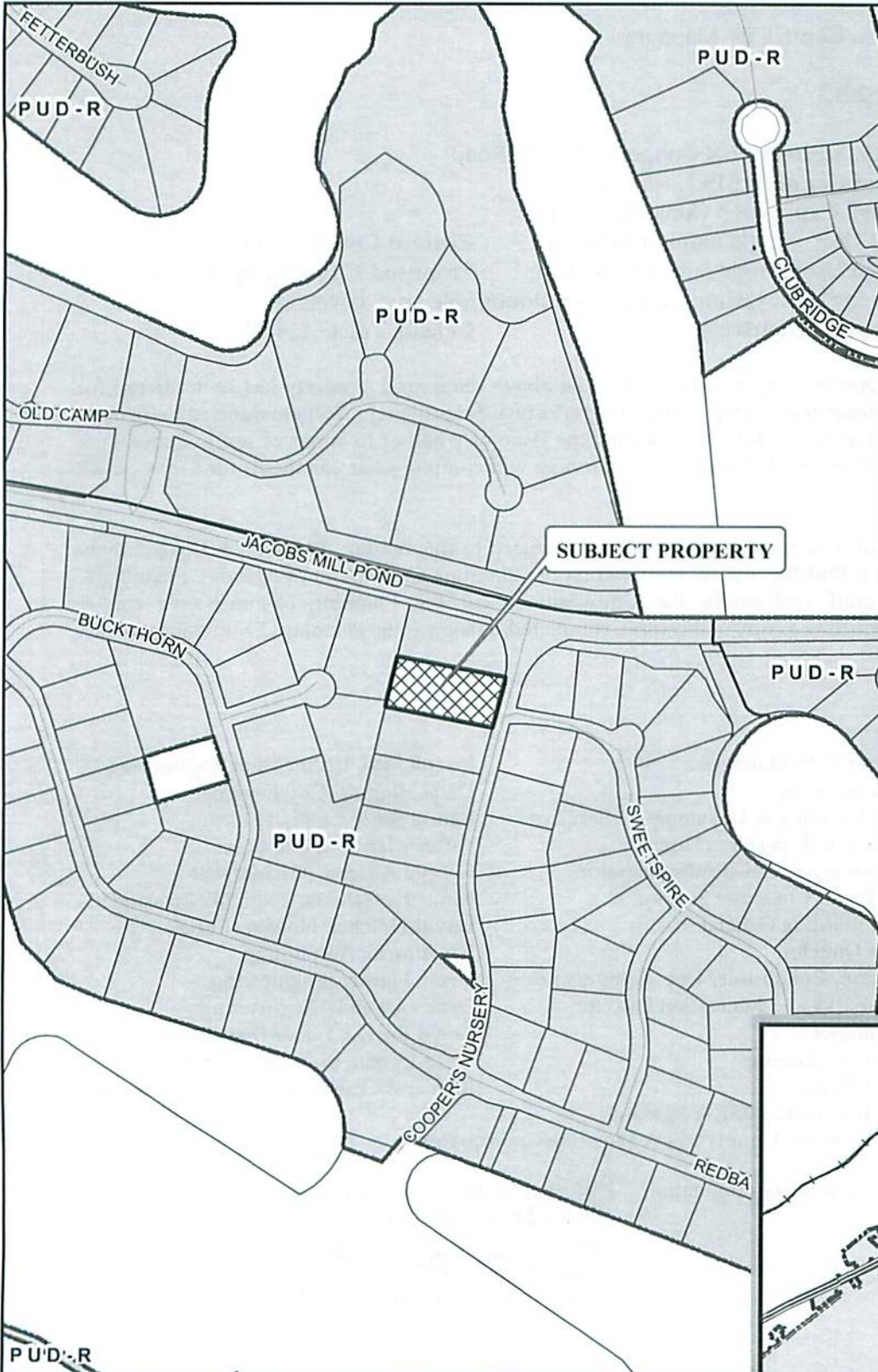

(Signature of Annexation Coordinator)

ANNEXATION

104 Coopers Nursery Road
Zoned: PDD (Planned Development District)



Planning & Development Services



- RAILROADS
- STREETS
- ▬ COLUMBIA CITY LIMITS
- ▭ PARCELS
- ▭ OTHER MUNICIPALITIES
- 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
- ▭ PENDING ANNEXATIONS
- ▭ PROPOSED ANNEXATION

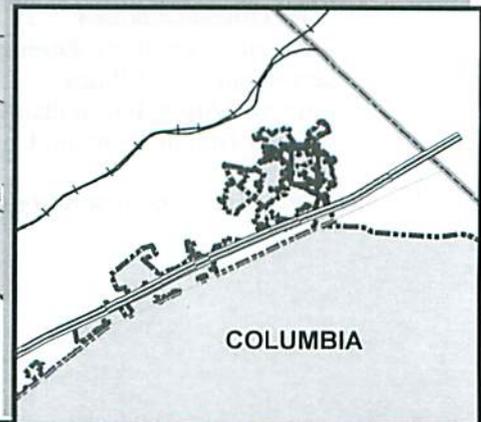
ORIGINAL PREPARATION/DATE:

This map was prepared by:
S. W. Hudson, III
Planning & Development Services
July 23, 2012

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.



PUD-R

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION



LINE	BEARING	DISTANCE
L1	N 142°52'53" W	12.00'
L2	N 77°03'55" W	86.74'
L3	N 47°17'23" W	110.07'
L4	N 73°30'49" W	82.09'
L5	N 142°52'53" W	25.22'
L6	N 142°52'53" W	43.88'
L7	N 142°52'53" W	29.48'
L8	N 171°11'07" W	29.48'
L9	N 73°30'49" E	50.21'
L10	N 142°52'53" W	25.02'

CHAIN	RADIUS	CHORD LENGTH	CHORD BEARING
C1	183.50'	37.11'	S 37°24'17" E
C2	183.50'	133.69'	S 00°24'18" E
C3	183.50'	163.79'	S 12°05'01" E
C4	483.00'	123.99'	N 07°15'21" E
C5	483.00'	208.96'	N 07°24'31" W
C6	483.00'	208.96'	N 07°24'31" W
C7	483.00'	65.93'	S 13°19'07" E
C8	50.00'	48.93'	S 43°46'45" W
C9	50.00'	64.14'	S 25°21'44" E
C10	50.00'	91.23'	N 48°52'05" E

LOT	50 FT
29	36212
30	42407
31	44186
31	44818
32	38249
33	37623
34	37622
35	37620
36	35236

CONTACT:
WOODCREEK FARMS PARTNERSHIP
1713-B WOODCREEK FARMS ROAD
ELON, SC 27004
MELANIE C. COOPER (803)699-7728

NOTES:
PROPERTY SUBJECT TO ALL RESTRICTIONS, EASEMENTS AND ENCUMBRANCES OF RECORD.
WOODCREEK FARMS PARTNERSHIP IS THE RECORD OWNER OF THE PROPERTY.
0.327 AC IN ZONING DISTRICT R-105.
0.193 AC IN RICHMOND COUNTY ZONING DISTRICT R-105.
8.067 AC IN 9 SINGLE FAMILY LOTS ZONED R00-2.

NEW SIGNS (44 REAR) PLACED AT ALL CORNERS AND CHANGED IN DIRECTION, UNLESS OTHERWISE NOTED.

I HAVE CONSULTED THE FEMA FLOOD INSURANCE RATE MAP PANEL 45070 D10 H DATED 2/20/02 AND TO THE BEST OF MY KNOWLEDGE & BELIEF, THE PROPERTY IS LOCATED IN ZONE "V" AS SHOWN HEREON.

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT SURVEY AND THAT THE PROPERTY LINES AND CORNERS SHOWN ARE THE RESULT OF A CAREFUL SURVEY.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCUMBRANCES OR PROTECTIONS OTHER THAN SHOWN.

UNITED DESIGN SERVICES, INC.
LAND SURVEYING SERVICES

540 ST. ANDREWS ROAD, COLUMBIA, SC 29210 ■ (803)750-9142

BONDED PLAT OF
WOODCREEK FARMS
AREA D15 - PHASE 3

RICHLAND COUNTY, COLUMBIA, SOUTH CAROLINA

DATE: 10 DEC 2003
T.M.S.# 28895-02-01
DMG.# US-392

SCALE: 1" = 100'

MAG NORTH

1 of 1 SHEET

