

ORDINANCE NO. 2008-057

Annexing 4120 River Drive and R4120 River Drive,
Richland County TMS #07315-01-01 and 07315-01-02

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 6th day of August, 2008, that the property described herein is hereby annexed to and becomes part of the City of Columbia effective immediately. This property shall be zoned RS-3 and apportioned to City Council District 1, Census Tract 105.02.

PROPERTY DESCRIPTION: See Attached Exhibit "A"
Richland County TMS NO.: 07315-01-01 and 07315-01-02

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: 7/16/2008
Final Reading: 8/6/2008

ORIGINAL
STAMPED IN RED

EXHIBIT A
PROPERTY DESCRIPTION
ORDINANCE NO.: 2008-057

All that certain piece, parcel or lot of land, with improvements thereon, if any, situate, lying and being near the City of Columbia, County of Richland, State of South Carolina, being shown and delineated as Parcel "A" containing 19.11 acres, more or less and Parcel "B" containing 1.50 acres, more or less on a plat prepared for Saluda Dam, LLC and Lawyers Title Insurance Corporation by Baxter Land Surveying Co., Inc. by Rosser W. Baxter, JR., SCPLS No. 7614 dated October 22, 2007, revised February 14, 2008 and recorded in the Office of the Register of Deeds for Richland County in Book 1406, page 3490. Said property having such boundaries and measurements as are shown on said plat.

MEMORANDUM

Office of the City Manager

TO: Department Heads

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

DATE: May 8, 2008

RE: **Property Address:** 4120 River Drive and R4120 River Drive
Richland County TMS: 07315-01-01 and 07315-01-02
Owner(s): SALUDA DAM, LLC
Current Use: vacant, former lumber company
Proposed Use: 100-150 Single Family Residences
Reason for Annexation: Contiguous; water service
City Council District: 1

Current County Zoning: GC
Proposed City Zoning: RS-3
Census Tract: 105.02

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.

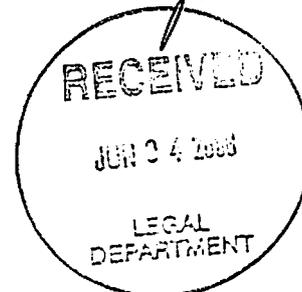
Time is of the essence and you must act promptly with regard to this matter. Planning Department staff will see to it that this matter is placed on the Planning Commission's agenda. Planning Department staff will notify the City Attorney of the Planning Commission's zoning recommendation by forwarding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

/swh
Attachments

cc: John Dooley, Engineering & Utilities Director
Marc Mylott, Development Services Director
Rick Semon, Community Dev. Admin.
S. Allison Baker, Parks and Recreation Director
Business License Admin.
Sonya Covington, Water Customer Service
Ken Gaines, City Attorney
Accounting
Skip Hudson, Community Planner
James Johnson, Utilities
Johnathan Chambers, Zoning
Carolyn Wilson, Police Planning & Research
Richland County Solid Waste Collection
Alfreda Tindall, Richland County 911 Addressing Coordinator

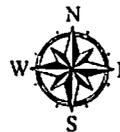
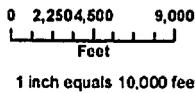
Joe Jaco, City Engineer
Finance Director
Jerry Thompson, Building Official
Missy Gentry, Public Services Director
Tandy Carter, Chief of Police
911 Communications
Bradley Anderson, Fire Chief
Ted Morgan, Water Distribution
Denny Daniels, Engineering
Carmen Floyd, Fire Marshall
Lloyd Brown, Water Distribution
Susan Leitner, Engineering

Planning Commission Zoning Recommendation: RS-3 (Zoning classification)
2-0 (Approved/Denied)
on June 2, 2008 (mm/dd/yyyy)
Northaniel B. Rand, Jr.
(Signature)

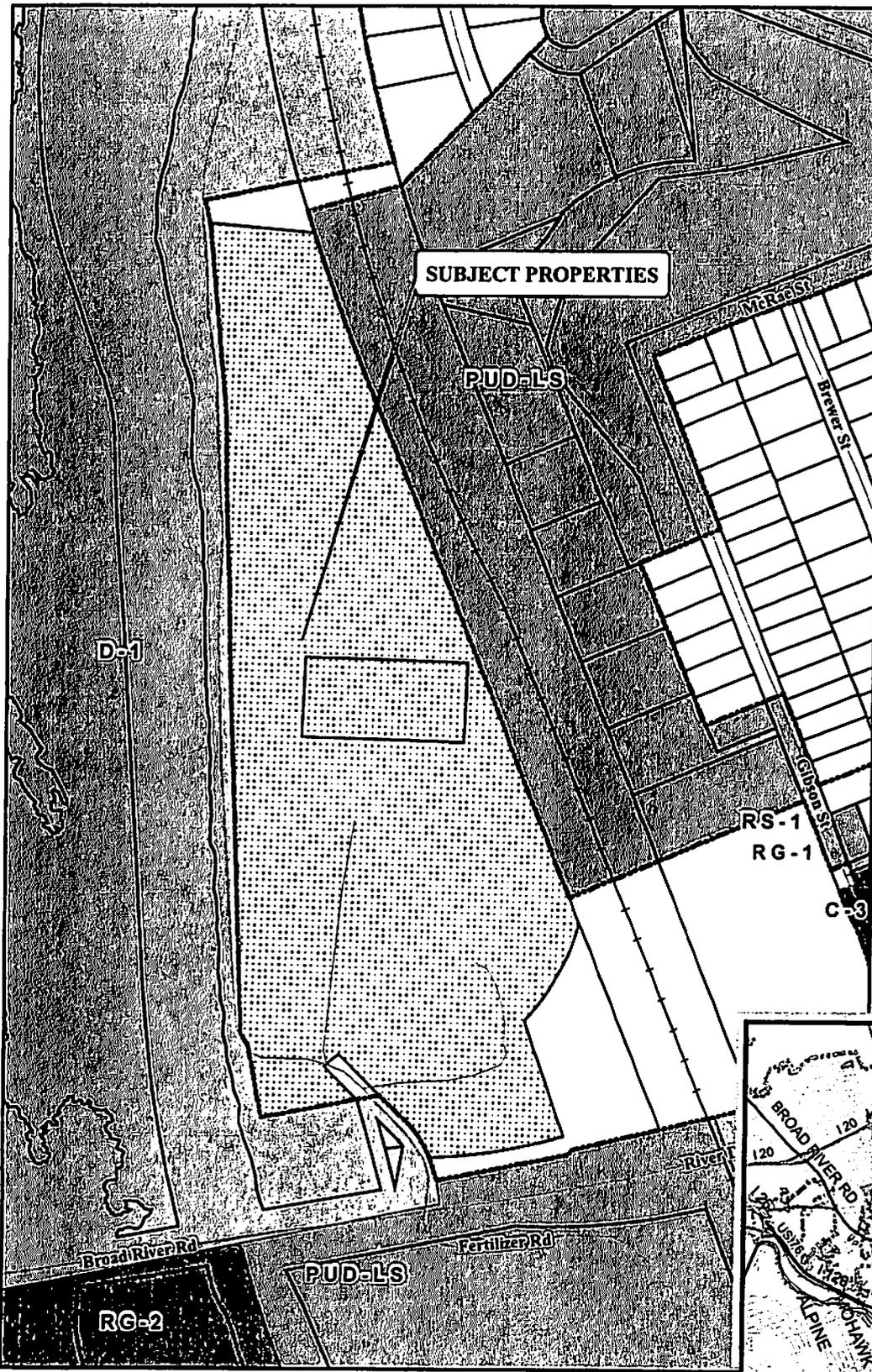


ANNEXATION W/REZONING

4120 River Drive
 Rezone: GC to RS-3



Planning Department



LEGEND

- Railroads
- Richland 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 (Harbison)
- PUD-LS
- Out of City
- 4120 River Drive

ORIGINAL PREPARATION/DATE:

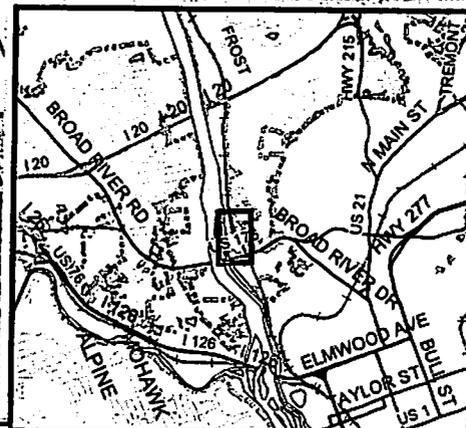
This map was prepared by:

S. W. Hudson, III
 Planning Department
 May 8, 2008

REVISION NUMBER/DATE:

DISCLAIMER:

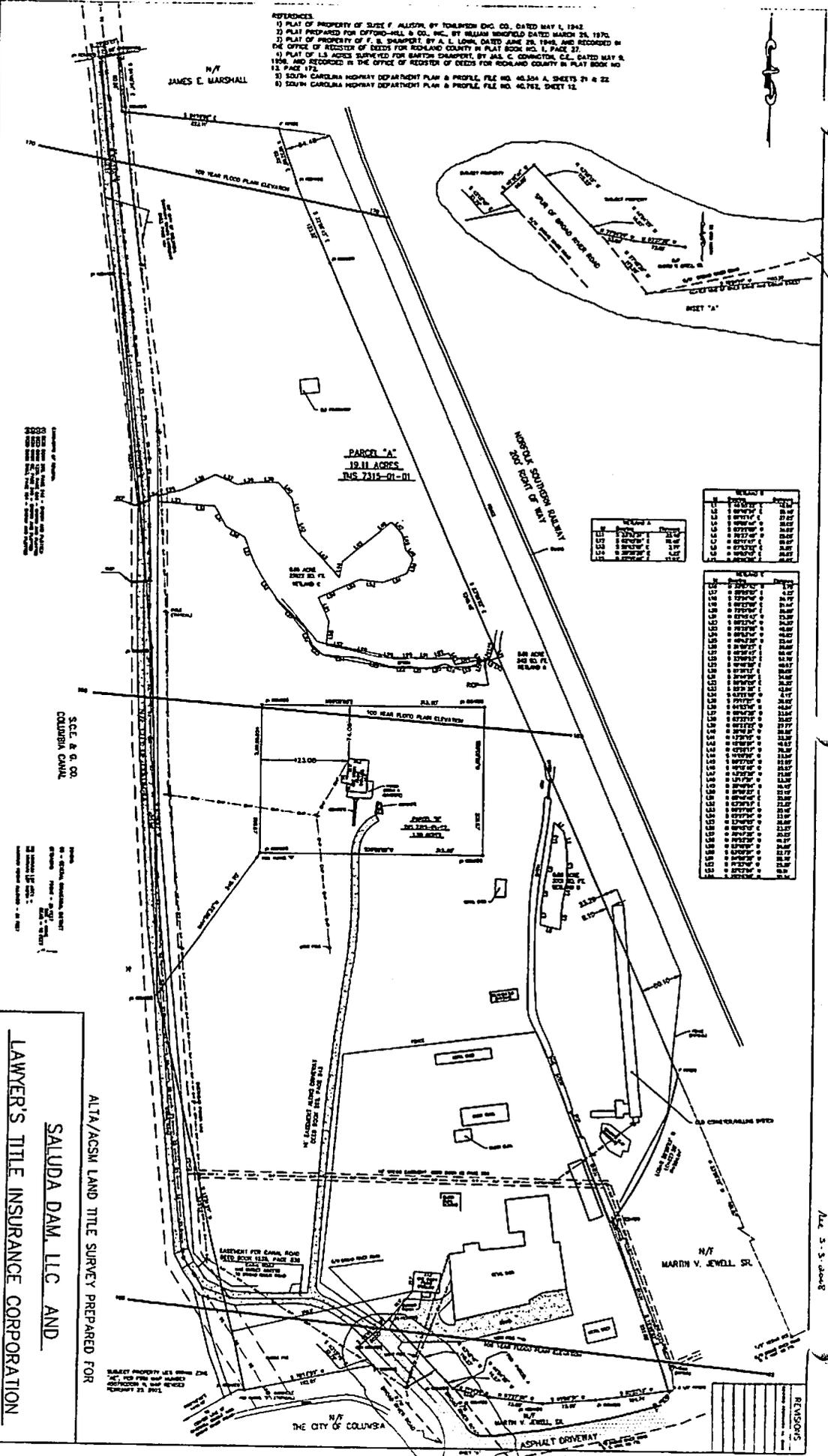
The City of Columbia Department of Engineering and Development Services Department data represented on this map or plan is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Columbia makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.



- REFERENCES
- 1) PLAT OF PROPERTY OF SLICE F ALDORA, BY TOMLINSON ENG. CO., DATED MAY 1, 1942
 - 2) PLAT PREPARED FOR OFFORD-WELLS & CO., INC., BY WILLIAM WINDFIELD DATED MARCH 24, 1970
 - 3) PLAT OF PROPERTY OF F. B. SHAWPURT, BY A. L. LOWN, DATED JUNE 28, 1949, AND RECORDED IN THE OFFICE OF REGISTER OF DEEDS FOR ROHLAND COUNTY IN PLAT BOOK NO. 1, PAGE 27.
 - 4) PLAT OF 1.8 ACRES SURVEYED FOR BARTON SHAWPURT, BY JAL. C. CONNOR, C.E., DATED MAY 8, 1956, AND RECORDED IN THE OFFICE OF REGISTER OF DEEDS FOR ROHLAND COUNTY IN PLAT BOOK NO. 12, PAGE 172.
 - 5) SOUTH CAROLINA HIGHWAY DEPARTMENT PLAN & PROFILE, FILE NO. 46,524 A, SHEETS 21 & 22
 - 6) SOUTH CAROLINA HIGHWAY DEPARTMENT PLAN & PROFILE, FILE NO. 46,762, SHEET 12.



BAXTER LAND SURVEYING CO., INC.
 2204 DEVINE STREET COLUMBIA, SC 29205
 803-252-8564



BLK	TRCT	ACRES	AREA	PERCENT
1	1	1.00	1.00	100.00
1	2	1.00	1.00	100.00
1	3	1.00	1.00	100.00
1	4	1.00	1.00	100.00
1	5	1.00	1.00	100.00
1	6	1.00	1.00	100.00
1	7	1.00	1.00	100.00
1	8	1.00	1.00	100.00
1	9	1.00	1.00	100.00
1	10	1.00	1.00	100.00
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1	98	1.00	1.00	100.00
1	99	1.00	1.00	100.00
1	100	1.00	1.00	100.00

ALTA/ACSM LAND TITLE SURVEY PREPARED FOR
 SALUDA DAM, LLC AND
 LAWYER'S TITLE INSURANCE CORPORATION
 ROHLAND COUNTY, NEAR COLUMBIA, SC

APPROVED FOR THE STATE OF SOUTH CAROLINA BY THE REGISTER OF DEEDS, ROHLAND COUNTY, SC. THIS SURVEY IS SUBJECT TO THE RECORDS OF THE REGISTER OF DEEDS, ROHLAND COUNTY, SC. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY DATA OR THE CORRECTNESS OF THE LEGAL DESCRIPTIONS THEREON. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY DATA OR THE CORRECTNESS OF THE LEGAL DESCRIPTIONS THEREON.

James H. Baxter
 JAMES H. BAXTER, JR., LICENSE # 7113



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 File 3-3-2008

RIVISON'S

