

ORDINANCE NO. 2010-092

Annexing 120 Fairforest Road, Richland County TMS #04911-01-08

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 28th day of July, 2010, 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-LS, and apportioned to City Council District 1, Census Tract 103.04

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 04911-01-08

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

Requested by:

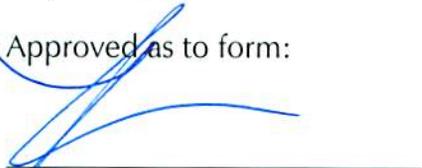
Planning and Development Services

  
MAYOR

Approved by:

  
City Manager

Approved as to form:

  
City Attorney

ATTEST:

  
City Clerk

Introduced: 7/21/2010  
Final Reading: 7/28/2010

ORIGINAL  
STAMPED IN RED

**EXHIBIT A**  
**PROPERTY DESCRIPTION**  
**ORDINANCE NO.: 2010-092**

SEE ATTACHED EXHIBIT "A"

Exhibit A

Columbia, SC

LAND DESCRIPTION

All that certain place, parcel, or tract of land, situate, lying and being in the City of Columbia, County of Richland, State of South Carolina, and being designated as Parcel "J" on the reference plat prepared for Edengardens Columbia L.P. by Bestick Surveying dated 5-27-97.

Commencing at a PK nail found in the pavement of Fairforest Drive, east of its intersection with Woodcross Drive; Thence N 49°25'27"W for a distance of 25.54 feet to an iron pin found, 7/8" pipe at the right-of-way intersection of said roads, this being the P.O.B. (Point of Beginning).

THENCE North 38 degrees 32 minutes 21 seconds West for a distance of 5.15 feet to an IPF 1-1/4" PIPE;  
THENCE along a curve to the left having a radius of 284.53 feet and an arc length of 186.73 feet, being subtended by a chord of N 56°56'04"W for a distance of 183.39 feet to an iron pin found, 7/8" pipe with cap;

THENCE North 5 degrees 23 minutes 48 seconds East for a distance of 128.02 feet to an IPS 1/2" REBAR WITH CAP;  
THENCE North 21 degrees 43 minutes 02 seconds East for a distance of 142.86 feet to an IPF 1-3/4" PIPE;

THENCE North 24 degrees 57 minutes 36 seconds East for a distance of 115.19 feet to an IPF 1-3/4" PIPE;  
THENCE North 59 degrees 26 minutes 58 seconds East for a distance of 68.39 feet to an IPF 1-1/4" PIPE;  
THENCE North 41 degrees 31 minutes 45 seconds East for a distance of 44.12 feet to an IPF 1-1/4" PIPE;  
THENCE North 56 degrees 13 minutes 38 seconds East for a distance of 112.21 feet to an IPF 1-1/4" PIPE;  
THENCE South 81 degrees 01 minutes 12 seconds East for a distance of 87.80 feet to an IPF 1-1/4" PIPE;  
THENCE North 78 degrees 27 minutes 04 seconds East for a distance of 102.13 feet to an IPF 1-1/4" PIPE;  
THENCE South 89 degrees 46 minutes 49 seconds East for a distance of 8.84 feet to an IPF 1-1/4" PIPE;  
THENCE South 43 degrees 47 minutes 55 seconds East for a distance of 56.82 feet to an IPF 1-3/4" PIPE;  
THENCE South 34 degrees 43 minutes 14 seconds East for a distance of 50.24 feet to an IPF 1-1/4" PIPE;  
THENCE South 11 degrees 17 minutes 24 seconds West for a distance of 58.95 feet to an IPF 1-1/4" PIPE;  
THENCE South 00 degrees 44 minutes 36 seconds West for a distance of 245.14 feet to an IPF 1-1/4" PIPE;  
THENCE along a curve to the left having a radius of 547.53 feet and an arc length of 251.69 feet, being subtended by a chord of South 68 degrees 03 minutes 12 seconds West for a distance of 249.48 feet to an IPF 7/8" PIPE;  
THENCE South 53 degrees 05 minutes 31 seconds West for a distance of 198.53 feet to an IPF 7/8" PIPE, this being the P.O.B.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 5.096 acres more or less.

Being the same property conveyed in Title to Real Estate by Summit Place of Columbia, LLC to EdenGardens - Columbia, L.P. dated June 24, 1997 and recorded June 24, 1997 in Book 1390, Page 649, in the Office of the Richland County Register of Deeds.

# MEMORANDUM

## Office of the City Manager

TO: Department Heads

FROM: Steven A. Gantt, City Manager

DATE: April 8, 2010

RE: **Property Address:** 120 Fairforest Road  
**Richland County TMS:** 04911-01-08  
**Owner(s):** CNL RETIREMENT EDEN2 B PACK LP  
**Current Use:** Assisted Living Facility      **Current County Zoning:** PDD  
**Proposed Use:** Assisted Living Facility      **Proposed City Zoning:** PUD-LS  
**Reason for Annexation:** Contiguous, Covenant, primary area, existing City services  
**City Council District:** 1      **Census Tract:** 103.04

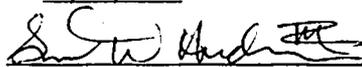
The Planning & Development Services advises that the above referenced property has been offered for annexation. Attached, please find a map or drawing reflecting the property. You are directed to forward your comments and/or recommendations regarding the issue of whether to annex or not to Planning & Development Services. Planning & Development Services will compile your comments for City Council consideration.

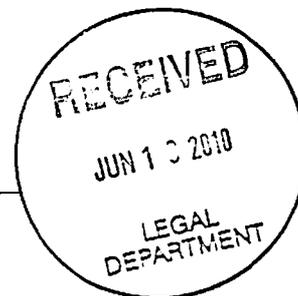
Time is of the essence and you must act promptly with regard to this matter. Planning & Development Services staff will see to it that this matter is placed on the Planning Commission's agenda. Planning & Development Services staff will notify the City Attorney of the Planning Commission's zoning recommendation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

/swh  
Attachments

cc:	John Dooley, Engineering & Utilities Director	Joe Jaco, City Engineer
	Marc Mylott, Planning & Development Services	Finance Director
	Tony Lawton, Community Dev. Admin.	Jerry Thompson, Building Official
	S. Allison Baker, Parks and Recreation Director	Missy Gentry, Public Services Director
	Business License Admin.	Tandy Carter, Chief of Police
	Water Customer Service	911 Communications
	Ken Gaines, City Attorney	Fire Chief
	Accounting	Ted Morgan, Water Distribution
	S. W. Hudson, Planner	Denny Daniels, Engineering
	James Johnson, Utilities	Carmen Floyd, Fire Marshal
	Johnathan Chambers, Zoning	Lloyd Brown, Water Distribution
	Carolyn Wilson, Police Planning & Research	Susan Leitner, Engineering
	Richland County Solid Waste Collection	
	Alfreda Tindall, Richland County 911 Addressing Coordinator	

Planning Commission Zoning Recommendation: PUD-LS (Zoning classification)  
7-0 (Approved)  
on 05/03/2010

  
(Signature)



# ANNEXATION

**120 Fairforest Road  
Zoned: PDD (Harbison)**

0 3,125, 250 12,500  
Foot  
1 inch = 15,417 feet



Planning & Development Services



**LEGEND**

- TMS# 04911-01-08
- 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
- MX-1
- MX-2
- C-1
- C-2
- C-3
- C-3A
- C-4
- C-5
- M-1
- M-2
- PUD-C
- PUD-LS
- PUD-R
- PUD-LS-R
- PUD-LS-E
- Out of City

**ORIGINAL PREPARATION/DATE:**  
This map was prepared by:  
S. W. Hudson, III  
Planning & Development Services  
April 9, 2010

**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





# Exhibit A

Columbia, SC

## LAND DESCRIPTION

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