

ORDINANCE NO. 2010-122

Annexing 27 Bayleaf Court, Richland County TMS #28812-02-03

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 October, 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-R and apportioned to City Council District 4, Census Tract 114.07

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 28812-02-03

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



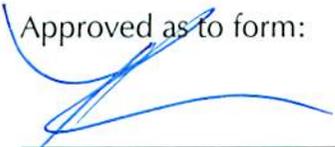
MAYOR

Approved by:



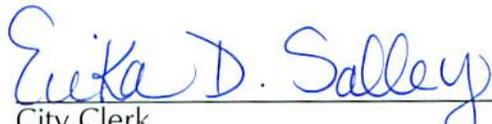
City Manager

Approved as to form:



City Attorney

ATTEST:



City Clerk

Introduced: 9/15/2010
Final Reading: 10/6/2010

ORIGINAL
STAMPED IN RED

EXHIBIT A
PROPERTY DESCRIPTION
ORDINANCE NO.: 2010-122

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, containing 0.7018 acres, more or less, being shown and delineated as Lot Three (3), Tract D14, Phase III on a Bonded Subdivision Plat of Woodcreek Farms Development, Tract D14, Phase III, prepared by United Design Services, Inc. dated September 7, 2005, recorded in the Office of the Register of Deeds for Richland County in Book 1144, page 1752, and being bounded and measuring as shown thereon.

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Steven A. Gantt, City Manager

DATE: June 17, 2010

RE: **Property Address: 27 Bayleaf Court**
Richland County TMS: 28812-02-03
Owner(s): Karl C. and Leesa J. Kemmerlin
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, covenants
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: John Dooley, Engineering & Utilities Director
Marc Mylott, Planning & Development Services
Tony Lawton, Community Dev. Admin.
S. Allison Baker, Parks and Recreation Director
Business License Admin.
Water Customer Service
Ken Gaines, City Attorney
Accounting
S. W. Hudson, Planner
James Johnson, Utilities
Johnathan Chambers, Zoning
Carolyn Wilson, Police Planning & Research
Richland County Solid Waste Collection
Alfreda Tindall, Richland County 911 Addressing Coordinator

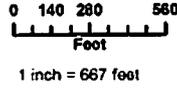
Joe Jaco, City Engineer
Finance Director
Jerry Thompson, Building Official
Missy Gentry, Public Services Director
Carl Burke, Interim Chief of Police
911 Communications
Aubrey Jenkins, Interim Fire Chief
Ted Morgan, Water Distribution
Denny Daniels, Engineering
Carmen Floyd, Fire Marshal
Lloyd Brown, Water Distribution
Susan Leitner, Engineering

Planning Commission Zoning Recommendation: PUD-R (Zoning classification)
5-0 (Approved/Denied)
on 7-12-2010 (mm/dd/yyyy)

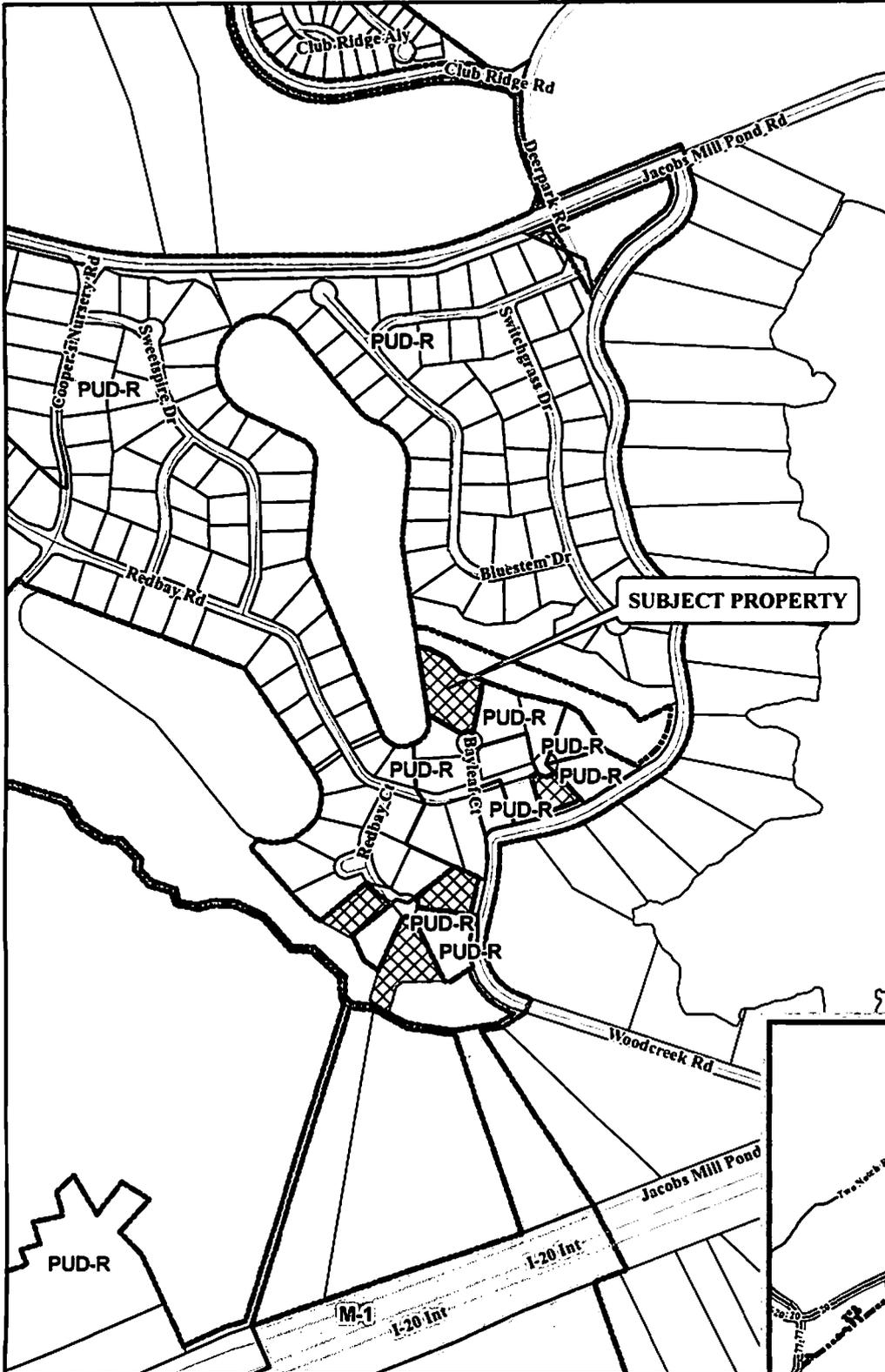

(Signature)

ANNEXATION

27 Bayleaf Court
Zoned: PUD-R



Planning & Development Services



LEGEND

- Railroads
- STREETS
- COLUMBIA CITY LIMITS
- PARCELS
- OTHER MUNICIPALITIES
- ZONING**
- C-1
- C-2
- C-3
- C-4
- C-5
- D-1
- M-1
- M-2
- MX-1
- MX-2
- OUT OF CITY
- PUD-C
- PUD-LS
- PUD-LS-E
- PUD-LS-R
- PUD-R
- RD
- RG-1
- RG-1A
- RG-2
- RG-3
- RS-1
- RS-1A
- RS-1B
- RS-2
- RS-3
- UTD
- PENDING ANNEXATIONS

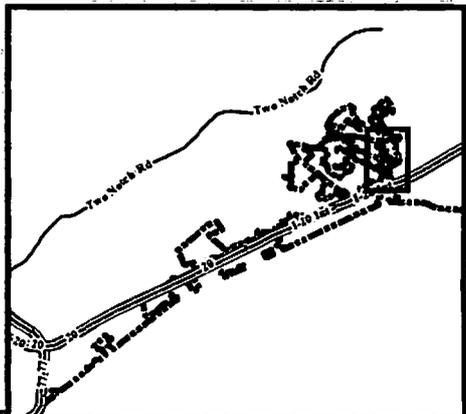
ORIGINAL PREPARATION/DATE:

This map was prepared by:
S. W. Hudson, III
Planning & Development Services
June 17, 2010

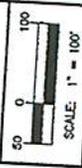
REVISION NUMBER/DATE:

DISCLAIMER:

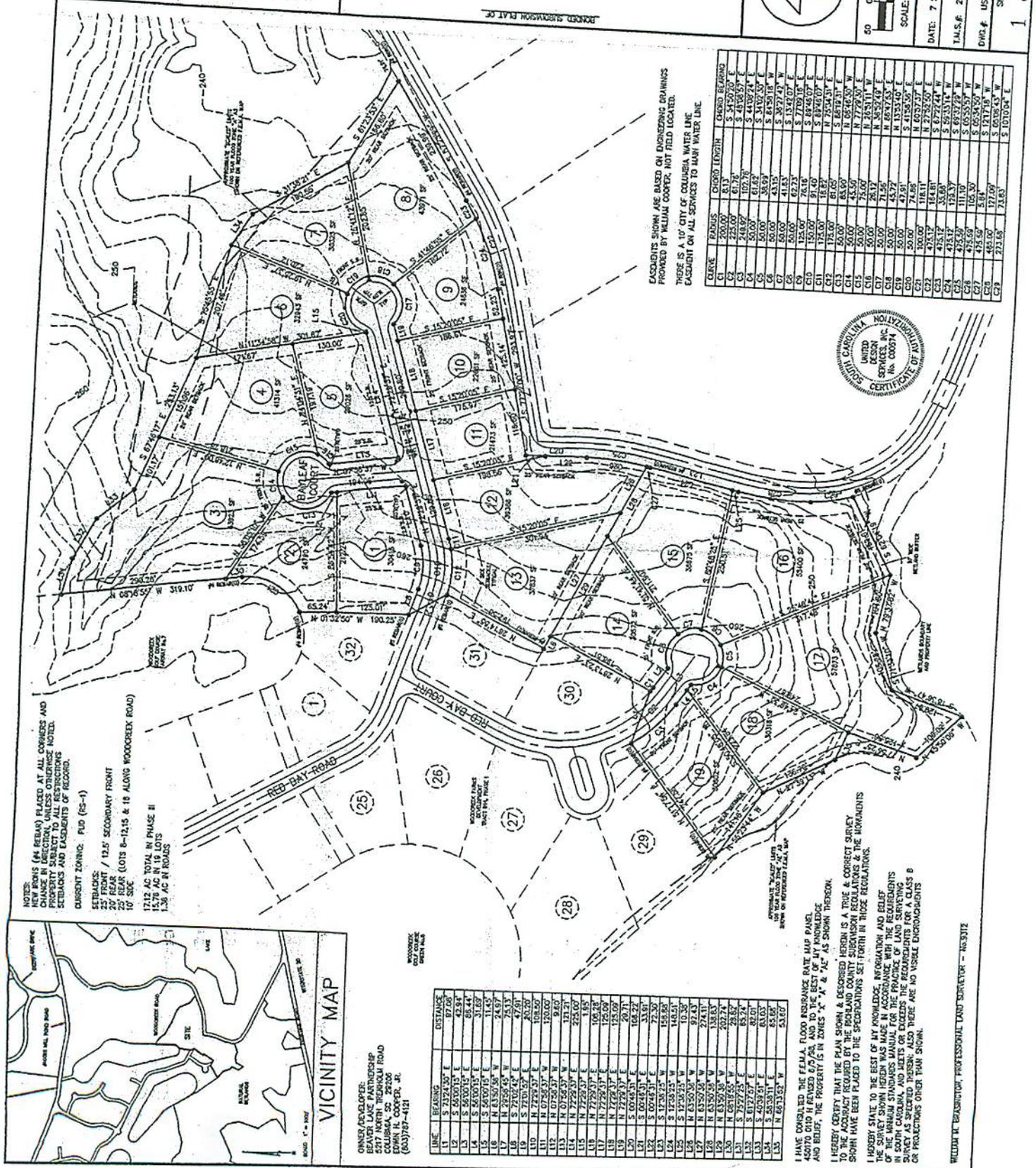
The City of Columbia Department of Engineering and Development Services Department data represented on this map or plan is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Columbia makes no representation as to its accuracy. Its use without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



** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION



SCALE: 1" = 100'
 DATE: 7 SEPT 2003
 T.M.S.#. 20800-03-09
 DWG.#. US-383
 SHEET
 1 of 1

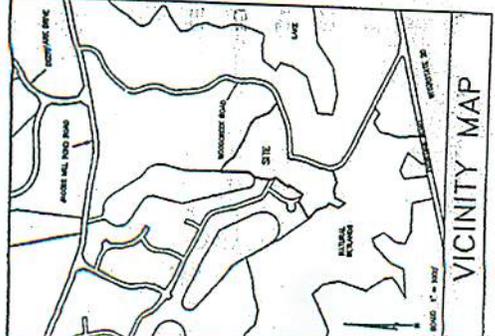


EASMENTS SHOWN ARE BASED ON ENGINEERING DRAWINGS PROVIDED BY WILLIAM COOPER, NOT FIELD LOCATED. EASMENT ON ALL SERVICES TO MAIN WATER LINE.

CL	RADIUS	CHORD LENGTH	CHORD BEARING
C1	200.00	83.74	S 54.50° 07' E
C2	225.00	91.74	S 48.00° 57' E
C3	248.67	102.76	S 41.03° 24' E
C4	50.00	61.82	S 84.50° 10' W
C5	50.00	38.93	S 84.50° 10' W
C6	50.00	43.15	S 30.27° 42' W
C7	50.00	41.83	S 13.42° 07' E
C8	124.00	32.72	S 77.00° 15' E
C9	150.00	81.40	S 89.45° 07' E
C10	175.00	182.62	S 89.45° 07' E
C11	175.00	81.40	S 13.42° 07' E
C12	175.00	81.40	S 13.42° 07' E
C13	50.00	65.00	S 89.45° 07' E
C14	50.00	45.50	N 77.00° 15' W
C15	50.00	28.17	N 85.51° 14' W
C16	50.00	28.17	N 85.51° 14' W
C17	50.00	45.57	N 89.45° 07' E
C18	50.00	47.51	N 89.45° 07' E
C19	50.00	74.86	N 89.45° 07' E
C20	100.00	148.11	N 89.45° 07' E
C21	100.00	148.11	N 89.45° 07' E
C22	42.50	18.41	S 62.72° 44' W
C23	42.50	18.41	S 62.72° 44' W
C24	42.50	35.60	S 62.72° 44' W
C25	42.50	35.60	S 62.72° 44' W
C26	42.50	71.20	S 62.72° 44' W
C27	42.50	71.20	S 62.72° 44' W
C28	42.50	142.40	S 62.72° 44' W
C29	42.50	142.40	S 62.72° 44' W
C30	42.50	142.40	S 62.72° 44' W
C31	42.50	142.40	S 62.72° 44' W
C32	42.50	142.40	S 62.72° 44' W
C33	42.50	142.40	S 62.72° 44' W
C34	42.50	142.40	S 62.72° 44' W
C35	42.50	142.40	S 62.72° 44' W
C36	42.50	142.40	S 62.72° 44' W
C37	42.50	142.40	S 62.72° 44' W
C38	42.50	142.40	S 62.72° 44' W
C39	42.50	142.40	S 62.72° 44' W
C40	42.50	142.40	S 62.72° 44' W
C41	42.50	142.40	S 62.72° 44' W
C42	42.50	142.40	S 62.72° 44' W
C43	42.50	142.40	S 62.72° 44' W
C44	42.50	142.40	S 62.72° 44' W
C45	42.50	142.40	S 62.72° 44' W
C46	42.50	142.40	S 62.72° 44' W
C47	42.50	142.40	S 62.72° 44' W
C48	42.50	142.40	S 62.72° 44' W
C49	42.50	142.40	S 62.72° 44' W
C50	42.50	142.40	S 62.72° 44' W
C51	42.50	142.40	S 62.72° 44' W
C52	42.50	142.40	S 62.72° 44' W
C53	42.50	142.40	S 62.72° 44' W
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C55	42.50	142.40	S 62.72° 44' W
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C59	42.50	142.40	S 62.72° 44' W
C60	42.50	142.40	S 62.72° 44' W
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C62	42.50	142.40	S 62.72° 44' W
C63	42.50	142.40	S 62.72° 44' W
C64	42.50	142.40	S 62.72° 44' W
C65	42.50	142.40	S 62.72° 44' W
C66	42.50	142.40	S 62.72° 44' W
C67	42.50	142.40	S 62.72° 44' W
C68	42.50	142.40	S 62.72° 44' W
C69	42.50	142.40	S 62.72° 44' W
C70	42.50	142.40	S 62.72° 44' W
C71	42.50	142.40	S 62.72° 44' W
C72	42.50	142.40	S 62.72° 44' W
C73	42.50	142.40	S 62.72° 44' W
C74	42.50	142.40	S 62.72° 44' W
C75	42.50	142.40	S 62.72° 44' W
C76	42.50	142.40	S 62.72° 44' W
C77	42.50	142.40	S 62.72° 44' W
C78	42.50	142.40	S 62.72° 44' W
C79	42.50	142.40	S 62.72° 44' W
C80	42.50	142.40	S 62.72° 44' W
C81	42.50	142.40	S 62.72° 44' W
C82	42.50	142.40	S 62.72° 44' W
C83	42.50	142.40	S 62.72° 44' W
C84	42.50	142.40	S 62.72° 44' W
C85	42.50	142.40	S 62.72° 44' W
C86	42.50	142.40	S 62.72° 44' W
C87	42.50	142.40	S 62.72° 44' W
C88	42.50	142.40	S 62.72° 44' W
C89	42.50	142.40	S 62.72° 44' W
C90	42.50	142.40	S 62.72° 44' W
C91	42.50	142.40	S 62.72° 44' W
C92	42.50	142.40	S 62.72° 44' W
C93	42.50	142.40	S 62.72° 44' W
C94	42.50	142.40	S 62.72° 44' W
C95	42.50	142.40	S 62.72° 44' W
C96	42.50	142.40	S 62.72° 44' W
C97	42.50	142.40	S 62.72° 44' W
C98	42.50	142.40	S 62.72° 44' W
C99	42.50	142.40	S 62.72° 44' W
C100	42.50	142.40	S 62.72° 44' W



NOTES:
 NEW IRONS (4 REBAR) PLACED AT ALL CORNERS AND
 CENTER OF SECTION, UNLESS OTHERWISE NOTED.
 PROPERTY SUBJECT TO ALL RESTRICTIONS,
 EASEMENTS AND EASMENTS OF RECORD.
 CURRENT ZONING: PUD (R-1)
 SETBACKS:
 25' FRONT / 12.5' SECONDARY FRONT
 20' REAR
 10' SIDE
 12.18 AC TOTAL IN PHASE III
 12.18 AC IN 15 LOTS
 1.30 AC #1 ROADS



OWNER/DEVELOPER:
 BEAVER LAKE PARTNERSHIP
 1000 WOODCREEK ROAD
 COLUMBIA, SC 29208
 EDWIN H. COOPER, JR.
 (803)797-4121

LINE	BEARING	DISTANCE
L1	S 71.20° 03' E	87.00
L2	S 65.00° 15' E	42.84
L3	S 55.00° 15' E	31.69
L4	S 26.00° 15' E	31.65
L5	S 56.00° 15' E	24.97
L6	N 83.50° 08' W	24.97
L7	N 29.50° 45' W	25.33
L8	S 72.00° 45' E	47.91
L9	S 72.00° 45' E	28.20
L10	N 72.00° 37' E	108.60
L11	N 07.45° 31' W	9.40
L12	N 07.45° 31' W	121.31
L13	N 07.45° 31' W	225.07
L14	N 72.00° 37' E	108.60
L15	N 72.00° 37' E	1.85
L16	N 72.00° 37' E	106.12
L17	N 72.00° 37' E	125.09
L18	N 72.00° 37' E	23.70
L19	N 72.00° 37' E	23.70
L20	S 09.45° 31' E	168.27
L21	S 09.45° 31' E	33.61
L22	S 09.45° 31' E	72.20
L23	S 72.00° 37' E	158.80
L24	S 72.00° 37' E	146.51
L25	N 15.50° 34' W	10.35
L26	N 15.50° 34' W	27.43
L27	N 83.50° 08' W	138.63
L28	N 83.50° 08' W	202.74
L29	N 83.50° 08' W	29.82
L30	N 83.50° 08' W	85.74
L31	S 72.00° 37' E	82.01
L32	S 72.00° 37' E	82.01
L33	S 72.00° 37' E	82.01
L34	S 72.00° 37' E	82.01
L35	N 62.72° 44' W	53.69
L36	N 62.72° 44' W	53.69

I HAVE CONSULTED THE FEMA FLOOD INSURANCE RATE MAP PANEL 45070 OHIO IN REVISION 6/7/99, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE PROPERTY IS IN ZONES "A", "A-1", "A-2" AS SHOWN THEREON.
 I HEREBY CERTIFY THAT THE PLAN SHOWN & DESCRIBED HEREIN IS A TRUE & CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE BRANCH OF RICHLAND COUNTY SUBDIVISION REGULATIONS AND THE ORDINANCES SHOWN HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN THOSE REGULATIONS.
 I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE SURVEY SHOWN HEREIN IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MANUAL STANDARDS MANUAL FOR THE PROFESSION OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SHOWN THEREON; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

WILLIAM H. TRAHAN, PROFESSIONAL LAND SURVEYOR - NO. 63974

PLANNING & DEVELOPMENT SERVICES
 RICHLAND COUNTY SOUTH CAROLINA

APPROVED FOR RECORDING

Date 1-18-06

RCF # SD-05-201

Signature Anna D. Alid

Book 1144-1752
 2006005118 01/20/2008 14:00:34:113
 Fee:\$10.00 County Tax:\$0.00 State Tax:\$0.00



STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

PETITION FOR ANNEXATION

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: 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, containing 0.7018 acres, more or less, being shown and delineated as Lot Three (3), Tract D14, Phase III, on a Bonded Subdivision Plat of Woodcreek Farms Development, Tract D14, Phase III, prepared by United Design Services, INC., dated September 7, 2005, recorded in the Office of the Register of Deeds for Richland County in Book 1144, Page 1752, and being bounded and measuring as shown thereon.

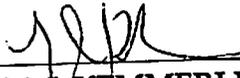
Richland County TMS: 28812-02-03

Property Address: 27 Bayleaf Court



KARL C. KEMMERLIN

DATE: 6/15/10



LEESA J. KEMMERLIN

DATE: 6/15/10