

ORDINANCE NO. 2010-123

Annexing 13 Redbay Court, Richland County TMS #28812-02-15

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.: 28812-02-15

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

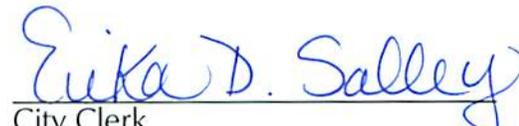
Approved by:


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.: 2010-123

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 Fifteen (15), 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:** 13 Redbay Court
Richland County TMS: 28812-02-15
Owner(s): Brenda M. Pippin
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

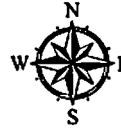
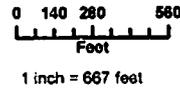
Joe Jaco, City Engineer
Finance Director
Jerry Thompson, Building Official
Missy Gentry, Public Services Director
Carl Burke, Interim Chief of Police
911 Communications
Aubrey Jenkins, Interim Fire Chief
Ted Morgan, Water Distribution
Denny Daniels, Engineering
Carmen Floyd, Fire Marshal
Lloyd Brown,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

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

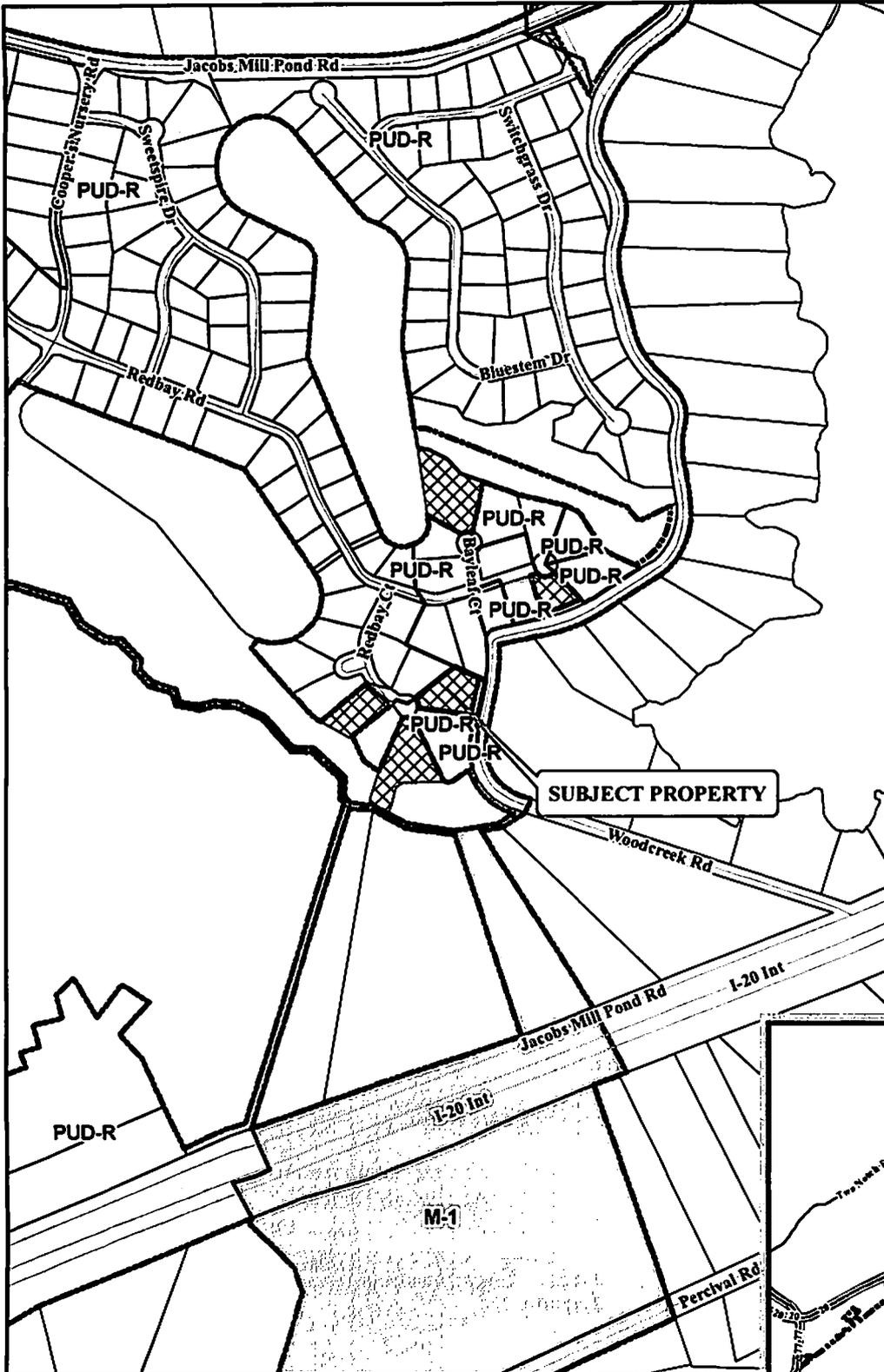

(Signature)

ANNEXATION

13 Redbay 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

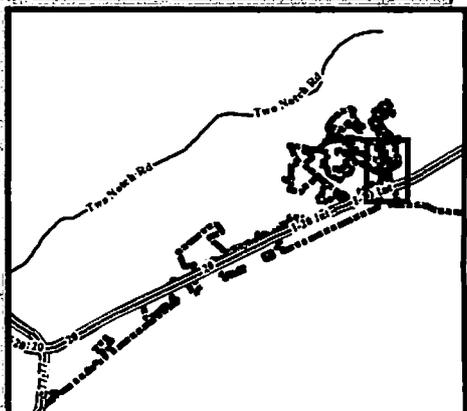
ORIGINAL PREPARATION/DATE:

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

REVISION NUMBER/DATE:

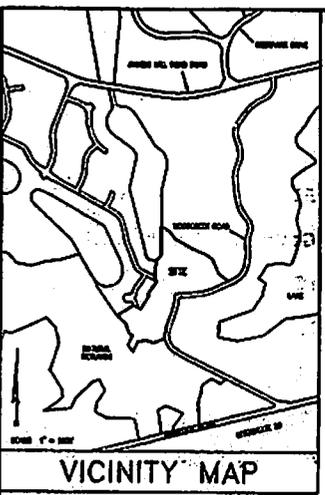
DISCLAIMER

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

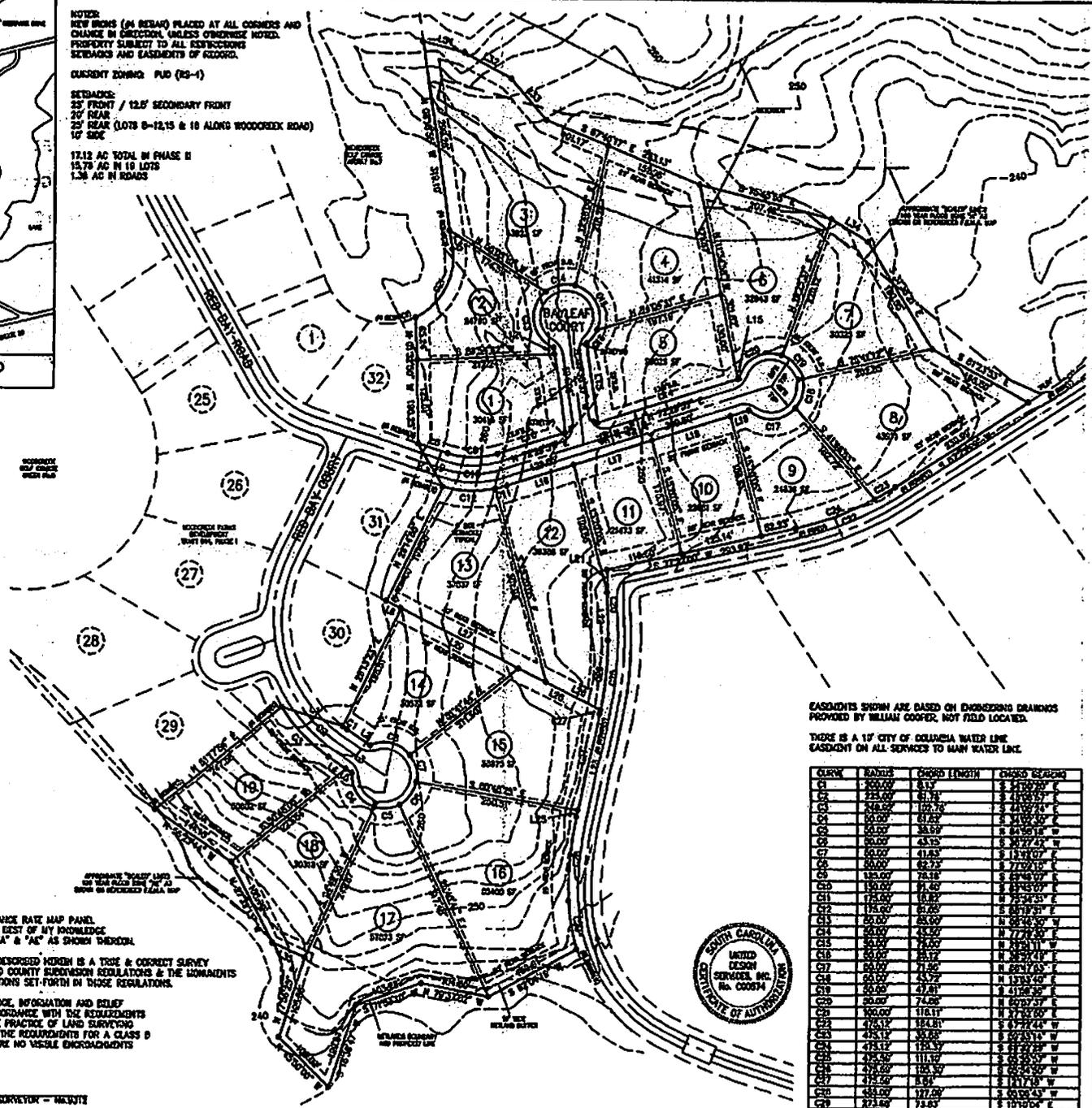
Book 1144-1752
 200000110 0100000 14000115
 Part 510.00 County Tax 00.00 State Tax 00.00
 For Ownership
 2000000115 John G. Moore
 Richard County, MO



OWNER/DEVELOPER:
 DEANER LANE PARTNERSHIP
 6017 BERRY COLUMBIA ROAD
 COLUMBIA, SC 29206
 EDWIN H. COOPER, JR.
 (803)727-4121

LINE	BEARING	DISTANCE
1	S 212.72° E	67.00
2	S 000.00° E	43.91
3	S 000.00° E	68.11
4	S 000.00° E	112.00
5	S 000.00° E	112.00
6	S 000.00° E	112.00
7	S 000.00° E	112.00
8	S 000.00° E	112.00
9	S 000.00° E	112.00
10	S 000.00° E	112.00
11	S 000.00° E	112.00
12	S 000.00° E	112.00
13	S 000.00° E	112.00
14	S 000.00° E	112.00
15	S 000.00° E	112.00
16	S 000.00° E	112.00
17	S 000.00° E	112.00
18	S 000.00° E	112.00
19	S 000.00° E	112.00
20	S 000.00° E	112.00
21	S 000.00° E	112.00
22	S 000.00° E	112.00
23	S 000.00° E	112.00
24	S 000.00° E	112.00
25	S 000.00° E	112.00
26	S 000.00° E	112.00
27	S 000.00° E	112.00
28	S 000.00° E	112.00
29	S 000.00° E	112.00
30	S 000.00° E	112.00
31	S 000.00° E	112.00
32	S 000.00° E	112.00

NOTES:
 NEW IRONS (IN BEARS) PLACED AT ALL CORNERS AND
 CHANGE IN CURVED, UNLESS OTHERWISE NOTED.
 PROPERTY SUBJECT TO ALL RESTRICTIONS,
 EASEMENTS AND EASEMENTS OF RECORD.
 CURRENT ZONING: PUD (20-1)
 SETBACKS:
 25' FRONT / 12.5' SECONDARY FRONT
 20' REAR
 25' REAR (LOTS 9-12, 15 & 16 ALONG WOODCREEK ROAD)
 10' SIDE
 17.12 AC TOTAL IN PHASE II
 15.79 AC IN 10 LOTS
 1.36 AC IN ROADS



EASEMENTS SHOWN ARE BASED ON ENGINEERING DRAWINGS
 PROVIDED BY WILLIAM COOPER, NOT FIELD LOCATED.
 THERE IS A 10" CITY OF COLUMBIA WATER LINE
 EASEMENT ON ALL SERVICES TO MAIN WATER LINE.

CURV	BEARING	CHORD (LENGTH)	CROSS BEARING
C1	S 000.00° E	67.00	S 212.72° E
C2	S 000.00° E	43.91	S 000.00° E
C3	S 000.00° E	68.11	S 000.00° E
C4	S 000.00° E	112.00	S 000.00° E
C5	S 000.00° E	112.00	S 000.00° E
C6	S 000.00° E	112.00	S 000.00° E
C7	S 000.00° E	112.00	S 000.00° E
C8	S 000.00° E	112.00	S 000.00° E
C9	S 000.00° E	112.00	S 000.00° E
C10	S 000.00° E	112.00	S 000.00° E
C11	S 000.00° E	112.00	S 000.00° E
C12	S 000.00° E	112.00	S 000.00° E
C13	S 000.00° E	112.00	S 000.00° E
C14	S 000.00° E	112.00	S 000.00° E
C15	S 000.00° E	112.00	S 000.00° E
C16	S 000.00° E	112.00	S 000.00° E
C17	S 000.00° E	112.00	S 000.00° E
C18	S 000.00° E	112.00	S 000.00° E
C19	S 000.00° E	112.00	S 000.00° E
C20	S 000.00° E	112.00	S 000.00° E
C21	S 000.00° E	112.00	S 000.00° E
C22	S 000.00° E	112.00	S 000.00° E
C23	S 000.00° E	112.00	S 000.00° E
C24	S 000.00° E	112.00	S 000.00° E
C25	S 000.00° E	112.00	S 000.00° E
C26	S 000.00° E	112.00	S 000.00° E
C27	S 000.00° E	112.00	S 000.00° E
C28	S 000.00° E	112.00	S 000.00° E
C29	S 000.00° E	112.00	S 000.00° E
C30	S 000.00° E	112.00	S 000.00° E
C31	S 000.00° E	112.00	S 000.00° E
C32	S 000.00° E	112.00	S 000.00° E

I HAVE CONSULTED THE F.E.M.A. FLOOD INSURANCE RATE MAP PANEL
 450170 D1D H REVISED 6/5/88, AND TO THE BEST OF MY KNOWLEDGE
 AND BELIEF, THE PROPERTY IS IN ZONES "X", "A" & "AC" AS SHOWN THEREON.

I HEREBY CERTIFY THAT THE PLAN SHOWN & DESCRIBED HEREIN IS A TRUE & CORRECT SURVEY
 TO THE ACCURACY REQUIRED BY THE RICHLAND COUNTY SUBDIVISION REGULATIONS & THE EASEMENTS
 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 WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS
 OF THE MICHIGAN STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING
 IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B
 SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS
 OR PROJECTIONS OTHER THAN SHOWN.

WILLIAM M. BRANTON, PROFESSIONAL LAND SURVEYOR - 161517

PLANNING & DEVELOPMENT SERVICES
 RICHLAND COUNTY SOUTH CAROLINA

APPROVED FOR RECORDING

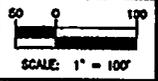
Date 1-18-06

RCF # SD-05-201

Signature *John G. Moore*



WOODCREEK FARMS DEVELOPMENT
 TRACT D14, PHASE III



DATE: 7 SEPT 2005

L.A.S.#: 20000-03-09

DWG.#: US-393

SHEET

340 ST. ANDREW ROAD, COLUMBIA, SC 29208 (803)727-4121

RICHLAND COUNTY CIVIC CENTER COLUMBIA, SOUTH CAROLINA

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 Fifteen (15), 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: 28812-02-15

Property Address: 13 Redbay Court


BREND A. M. PIPPIN

DATE: 6/2/10