

ORDINANCE NO. 2010-124

Annexing 171 Island View Circle, Richland County TMS #28908-02-09

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.: 28908-02-09

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

Requested by:

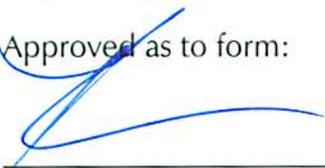
Planning and Development Services

  
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.: 2010-124**

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 40, Area B2, Phase 2 on a Bonded Subdivision Plat of Woodcreek Farms Development, Area B2, Phase 2, prepared by United Design Services, Inc. dated October 4, 2006, last revised May 3, 2007, and recorded in the Office of the Register of Deeds for Richland County in Book 1315, page 168, 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:** 171 Island View Circle  
**Richland County TMS:** 28908-02-09  
**Owner(s):** Andrew V. and Cheryl A. Masterman  
**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.

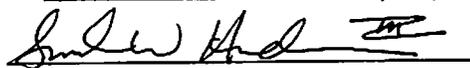
Time is of the essence and you must act promptly with regard to this matter. Planning & Development Services staff will see to it that this matter is placed on the Planning Commission's agenda. Planning & Development Services staff will notify the City Attorney of the Planning Commission's zoning recommendation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

/swh

Attachments

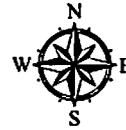
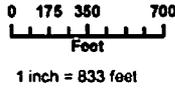
cc: John Dooley, Engineering & Utilities Director	Joe Jaco, City Engineer
Marc Mylott, Planning & Development Services	Finance Director
Tony Lawton, Community Dev. Admin.	Jerry Thompson, Building Official
S. Allison Baker, Parks and Recreation Director	Missy Gentry, Public Services Director
Business License Admin.	Carl Burke, Interim Chief of Police
Water Customer Service	911 Communications
Ken Gaines, City Attorney	Aubrey Jenkins, Interim 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-R (Zoning classification)  
S-O (Approved/Denied)  
on 7-12-2010 (mm/dd/yyyy)

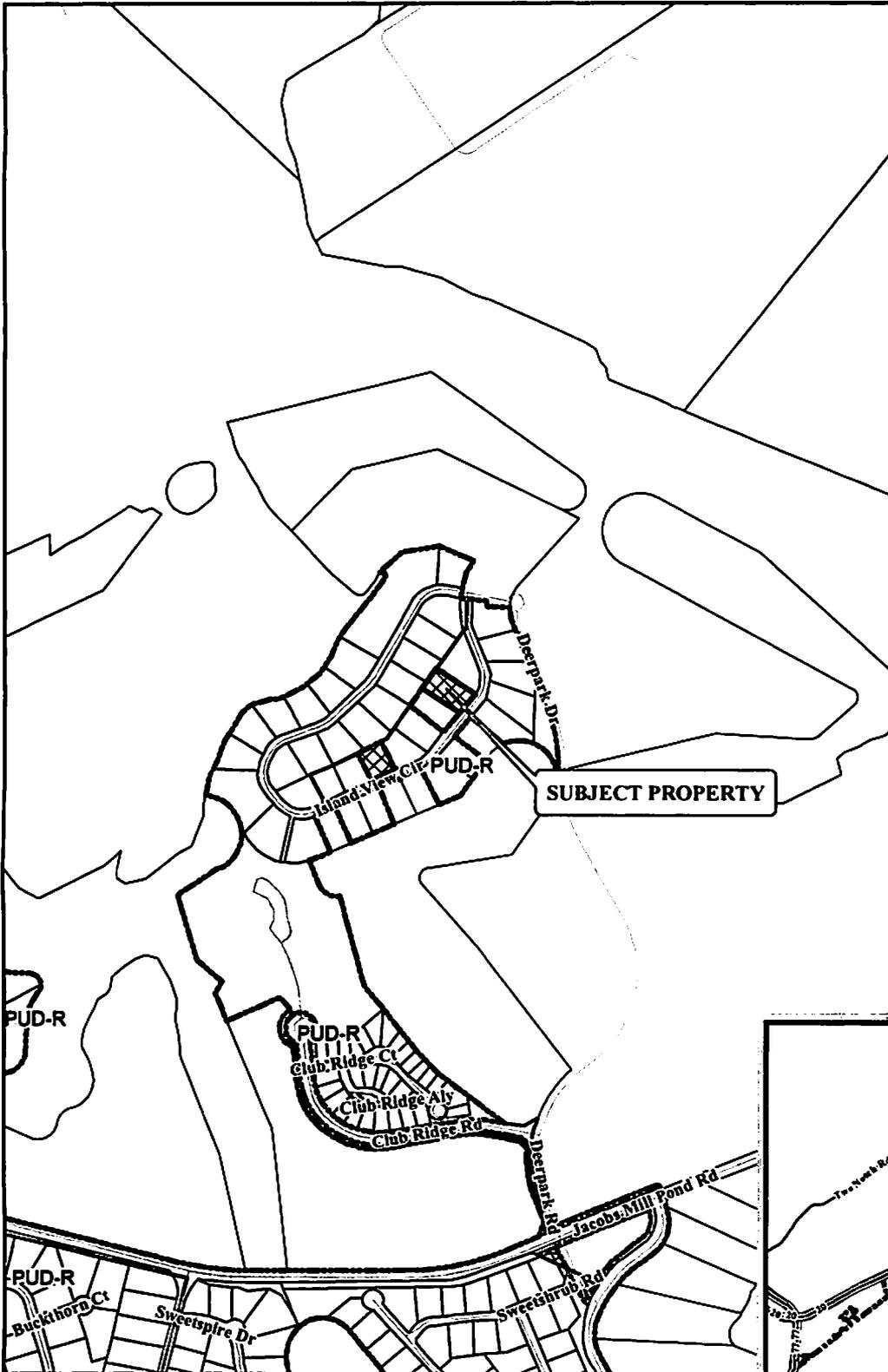
  
(Signature)

# ANNEXATION

171 Island View Circle  
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

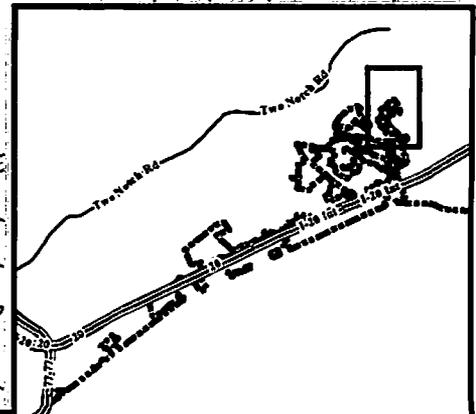
**ORIGINAL PREPARATION/DATE:**

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

UNITED DESIGN SERVICES, INC.  
LAND SURVEYING SERVICES

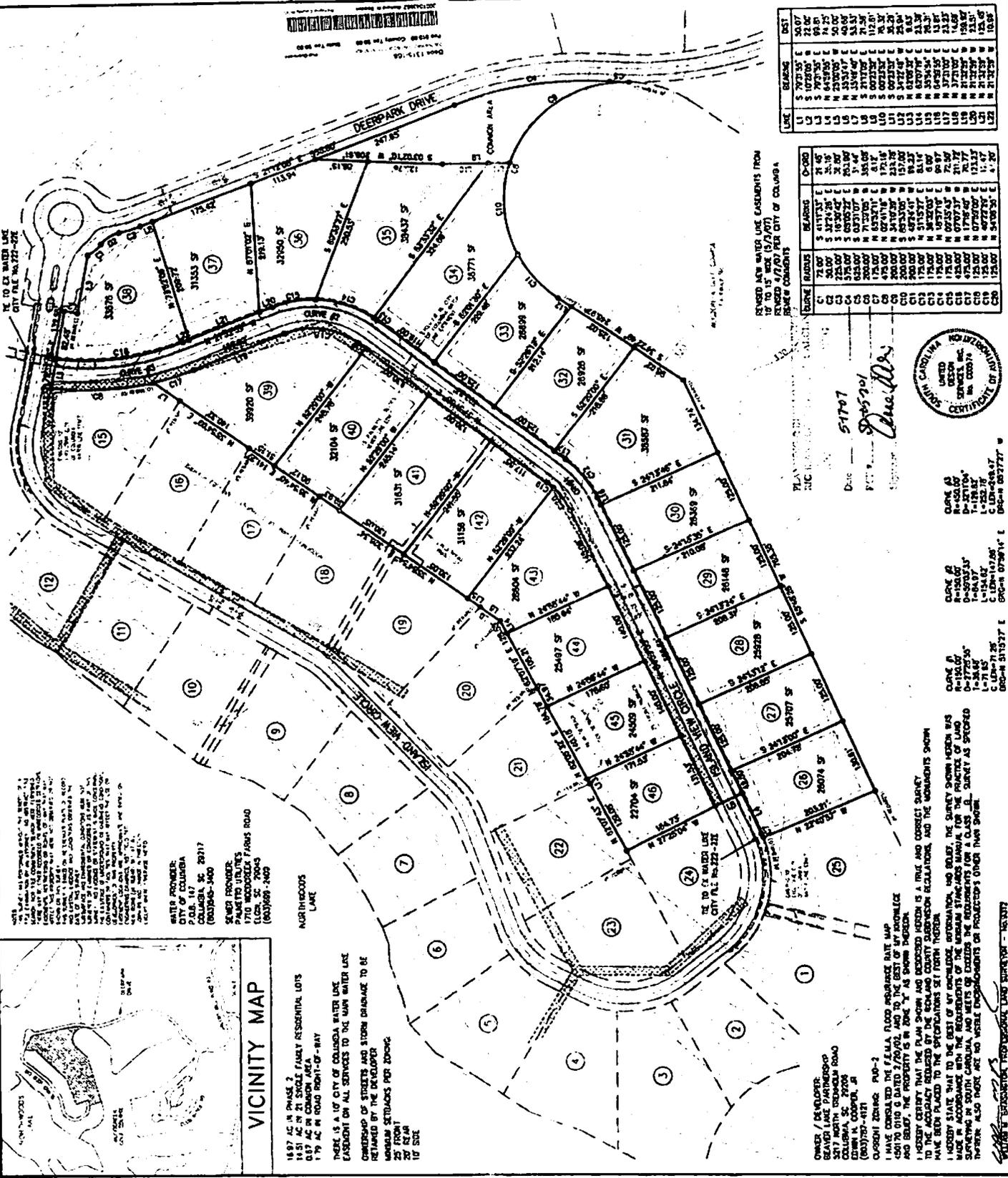


WOODCREEK FARMS DEVELOPMENT  
AREA B2 - PHASE 2

RECEIVED  
MAY 16 2007  
ROCKLAND COUNTY  
ZONING OFFICE



SCALE: 1" = 100'  
DATE: 4 OCT 2006  
DWG. # US-431-B  
SHEET  
1 of 1



REMOVED NEW WATER USE EASEMENTS FROM  
TO 15 TO 18 TO 20 OF CITY OF COLUMBIA  
FRAME COMMENTS

BEARING	DIST	DATE
S 70°23'35" E	1	10/07
S 72°00' E	2	10/07
S 10°28'00" E	3	10/07
S 64°58'00" E	4	10/07
S 74°25' E	5	10/07
S 40°00' E	6	10/07
S 33°33'47" E	7	10/07
N 15°48'48" E	8	10/07
S 21°17'00" E	9	10/07
S 00°23'00" E	10	10/07
S 00°00' E	11	10/07
S 34°22'48" E	12	10/07
S 03°00' E	13	10/07
S 03°00' E	14	10/07
S 03°00' E	15	10/07
S 03°00' E	16	10/07
S 03°00' E	17	10/07
S 03°00' E	18	10/07
S 03°00' E	19	10/07
S 03°00' E	20	10/07
S 03°00' E	21	10/07
S 03°00' E	22	10/07
S 03°00' E	23	10/07
S 03°00' E	24	10/07
S 03°00' E	25	10/07
S 03°00' E	26	10/07
S 03°00' E	27	10/07
S 03°00' E	28	10/07
S 03°00' E	29	10/07
S 03°00' E	30	10/07
S 03°00' E	31	10/07
S 03°00' E	32	10/07

BEARING	DIST	DATE
S 81°17'35" E	1	10/07
S 81°17'35" E	2	10/07
S 81°17'35" E	3	10/07
S 81°17'35" E	4	10/07
S 81°17'35" E	5	10/07
S 81°17'35" E	6	10/07
S 81°17'35" E	7	10/07
S 81°17'35" E	8	10/07
S 81°17'35" E	9	10/07
S 81°17'35" E	10	10/07
S 81°17'35" E	11	10/07
S 81°17'35" E	12	10/07
S 81°17'35" E	13	10/07
S 81°17'35" E	14	10/07
S 81°17'35" E	15	10/07
S 81°17'35" E	16	10/07
S 81°17'35" E	17	10/07
S 81°17'35" E	18	10/07
S 81°17'35" E	19	10/07
S 81°17'35" E	20	10/07
S 81°17'35" E	21	10/07
S 81°17'35" E	22	10/07
S 81°17'35" E	23	10/07
S 81°17'35" E	24	10/07
S 81°17'35" E	25	10/07
S 81°17'35" E	26	10/07
S 81°17'35" E	27	10/07
S 81°17'35" E	28	10/07
S 81°17'35" E	29	10/07
S 81°17'35" E	30	10/07
S 81°17'35" E	31	10/07
S 81°17'35" E	32	10/07

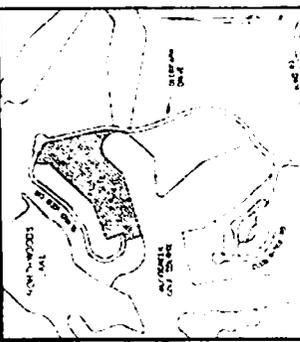


51797  
51797  
Due

CURVE A3  
R=424.00'  
D=371.00'  
I=1.2513°  
C.L.D.=424.00'  
B.C.D.=424.00'  
D.C.D.=424.00'

CURVE A2  
R=150.00'  
D=277.00'  
I=1.2513°  
C.L.D.=150.00'  
B.C.D.=150.00'  
D.C.D.=150.00'

CURVE A1  
R=150.00'  
D=277.00'  
I=1.2513°  
C.L.D.=150.00'  
B.C.D.=150.00'  
D.C.D.=150.00'



VICINITY MAP  
1897 AC IN PHASE 2  
1451 AC IN 21 SINGLE FAMILY RESIDENTIAL LOTS  
0.87 AC IN 10 SINGLE FAMILY RESIDENTIAL LOTS  
1.79 AC IN ROAD RIGHT-OF-WAY

THERE IS A 10' CITY OF COLUMBIA WATER LINE  
EASEMENT ON ALL SERVICES TO THE MAIN WATER LINE  
CONNECTION OF STREETS AND STORM DRAINAGE TO BE  
DETAILED BY THE DEVELOPER  
MINIMUM SETBACKS PER ZONING  
25 FEET  
20 FEET  
10 FEET

OWNER / DEVELOPER:  
BEAVER LAKE PARTNERSHIP  
1710 WOODCREEK FARMS ROAD  
COLUMBIA, SC 29117  
EDWIN H. COOPER, JR.  
(803)793-4871

OWNER ZONING: PUD-2

I HAVE CONSULTED THE FLEMA FLOOD INSURANCE RATE MAP  
45010 0110 G DATED 7/26/02 AND TO THE BEST OF MY KNOWLEDGE  
AND BELIEF, THE PROPERTY IS IN ZONE "1" AS SHOWN THEREON  
AND IS NOT PLACED TO THE SPECIALIZATION OF FLOOD INSURANCE

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DECORATED HEREON IS A TRUE AND CORRECT SURVEY  
AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF SOUTH CAROLINA

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS  
MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ARABIAN 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 WRITING ENCUMBRANCES OR PROJECTS OTHER THAN SHOWN

EDWIN H. COOPER, JR.  
SURVEYOR  
STATE OF SOUTH CAROLINA  
LICENSE NO. 20037

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF RICHLAND )

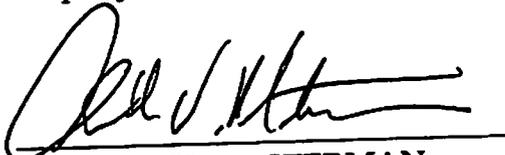
PETITION FOR ANNEXATION

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.

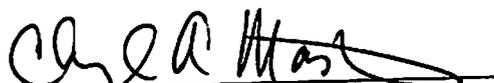
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**Richland County TMS:** 28908-02-09

**Property Address:** 171 Island View Circle

  
ANDREW V. MASTERMAN

DATE: May 30, 2010

  
CHERYL A. MASTERMAN

DATE: May 30, 2010