

ORDINANCE NO. 2011-025

ORIGINAL
STAMPED IN RED

Annexing 100 Coopers Nursery Road, 108 Coopers Nursery Road,
112 Coopers Nursery Road, 6 Buckthorn Court, 102 Buckthorn Circle,
103 Buckthorn Circle, 208 Buckthorn Circle, 106 Buckthorn Circle and 204 Buckthorn Circle,
Richland County TMS #28906-01-09, 28906-01-11, 28905-02-12, 28906-01-07,
28905-02-07, 28905-01-05, 28902-01-30, 28905-02-09 and 28906-01-02

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,

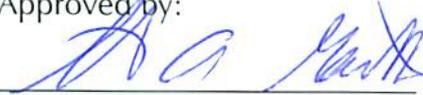
BE IT ORDAINED by the Mayor and Council of the City of Columbia, South Carolina, this
24th day of May, 2011 that the property described herein is hereby annexed to and becomes
part of the City of Columbia effective immediately. This property shall be zoned PUD-R and
apportioned to City Council District 4, Census Tract 114.07

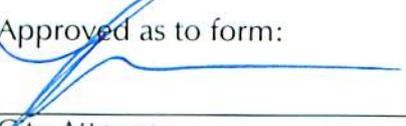
PROPERTY DESCRIPTION:	See Attached Exhibit "A"
Richland County TMS NO.:	28906-01-09, 28906-01-11, 28905-02-12, 28906-01-07, 28905-02-07, 28905-01-05, 28902-01-30, 28905-02-09 and 28906-01-02

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: 5/17/2011
Final Reading: 5/24/2011

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2011-025

Property Address: 100 Coopers Nursery Road Richland County TMS: 28906-01-09

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 56, Tract D15, Phase III** on a Bonded Plat of Woodcreek Farms Development, Area D15 – Phase 3, prepared by United Design Services, INC., dated December 10, 2003, recorded on April 16, 2004, in the Office of the Register of Deeds for Richland County in Book 924, Page 2744, and being bounded and measuring as shown thereon.

Property Address: 108 Coopers Nursery Road Richland County TMS: 28906-01-11

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 54, Tract D15, Phase III** on a Bonded Plat of Woodcreek Farms Development, Area D15 – Phase 3, prepared by United Design Services, INC., dated December 10, 2003, recorded on April 16, 2004, in the Office of the Register of Deeds for Richland County in Book 924, Page 2744, and being bounded and measuring as shown thereon.

Property Address: 112 Coopers Nursery Road Richland County TMS: 28905-02-12

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 53, Tract D15, Phase III** on a Bonded Plat of Woodcreek Farms Development, Area D15 – Phase 3, prepared by United Design Services, INC., dated December 10, 2003, recorded on April 16, 2004, in the Office of the Register of Deeds for Richland County in Book 924, Page 2744, and being bounded and measuring as shown thereon.

Property Address: 6 Buckthorn Court Richland County TMS: 28906-01-07

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 30, Tract D15, Phase III** on a Bonded Plat of Woodcreek Farms Development, Area D15 – Phase 3, prepared by United Design Services, INC., dated December 10, 2003, recorded on April 16, 2004, in the Office of the Register of Deeds for Richland County in Book 924, Page 2744, and being bounded and measuring as shown thereon.

Property Address: 102 Buckthorn Circle Richland County TMS: 28905-02-07

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 33, Tract D15**, on a Revised Final Plat of Woodcreek Farms Development, Area D15 – Phase II, prepared by United Design Services, INC., dated January 21, 2000, last revised on February 26, 2003, and being bounded and measuring as shown thereon.

Property Address: 103 Buckthorn Circle Richland County TMS: 28905-01-05

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 35, Tract D15**, on a Revised Final Plat of Woodcreek Farms Development, Area D15 – Phase II, prepared by United Design Services, INC., dated January 21, 2000, last revised on February 26, 2003, and being bounded and measuring as shown thereon.

Property Address: 208 Buckthorn Circle Richland County TMS: 28902-01-30

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 24, Tract D15**, on a Revised Final Plat of Woodcreek Farms Development, Area D15 – Phase II, prepared by United Design Services, INC., dated January 21, 2000, last revised on February 26, 2003, and being bounded and measuring as shown thereon.

Property Address: 106 Buckthorn Circle Richland County TMS: 28905-02-09

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 32, Tract D15**, on a Revised Final Plat of Woodcreek Farms Development, Area D15 – Phase II, prepared by United Design Services, INC., dated January 21, 2000, last revised on February 26, 2003, and being bounded and measuring as shown thereon.

Property Address: 204 Buckthorn Circle Richland County TMS: 28906-01-02

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 26, Tract D15**, on a Revised Final Plat of Woodcreek Farms Development, Area D15 – Phase II, prepared by United Design Services, INC., dated January 21, 2000, last revised on February 26, 2003, and being bounded and measuring as shown thereon.

MEMORANDUM

Office of the City Manager

TO: Department Heads
FROM: Steven A. Gantt, City Manager
DATE: April 20, 2011

RE: **Property Address:** 100 Coopers Nursery Road, 108 Coopers Nursery Road, 112 Coopers Nursery Road, 6 Buckthorn Court, 102 Buckthorn Circle, 103 Buckthorn Circle, 106 Buckthorn Circle, 204 Buckthorn Circle, and 208 Buckthorn Circle
Richland County TMS: 28906-01-09, 28906-01-11, 28905-02-12, 28906-01-07, 28905-02-07, 28905-01-05, 28905-02-09, 28906-01-02, and 28902-01-30
Owner(s): Edmond and Jenny Rawls, Mary and Sylvester Wright, Greg and Janette Taste, Costi Ashi and Sandra Garzon, Eddie and Robin Fogler, Bettie Wilson, Bernard G. and Theresa L. Kirol, Robert S. and Catherine G. McNamaara, and Terence and Pamela Wade
Current Use: single family residences **Current County Zoning:** PDD
Proposed Use: single family residences **Proposed City Zoning:** PUD-R
Reason for Annexation: Contiguous, donut hole area, 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: | Joseph Jaco, Utilities and Engineering | Dana Higgins, City Engineer |
| | Krista Hampton, Planning & Development Services | Ken Gaines, City Attorney |
| | Missy Gentry, Public Services Director | Bill Ellis, Finance Director |
| | Tony Lawton, Community Dev. Administrator | Randy Scott, Chief of Police |
| | S. Allison Baker, Parks and Recreation Director | Aubrey Jenkins, Interim Fire Chief |
| | Brenda Kyzer, Business License Administrator | George Adams, Fire Marshal |
| | Angela Adams, Water Customer Service | Kimberly Gathers, Columbia-Richland 911 |
| | Jerry Thompson, Building Official | David Hatcher, Housing Official |
| | Robert Anderson, Solid Waste | Richland County Solid Waste Collection |
| | Jan Alonso, Accounting | Susan Leitner, Engineering |
| | S. W. Hudson, Planner | Denny Daniels, Engineering |
| | James Johnson, Utilities | Ted Morgan, Water Distribution |
| | Johnathan Chambers, Zoning | Lloyd Brown, Water Distribution |
| | Carolyn Wilson, Police Planning & Research | |
| | Alfreda Tindall, Richland County 911 Addressing Coordinator | |

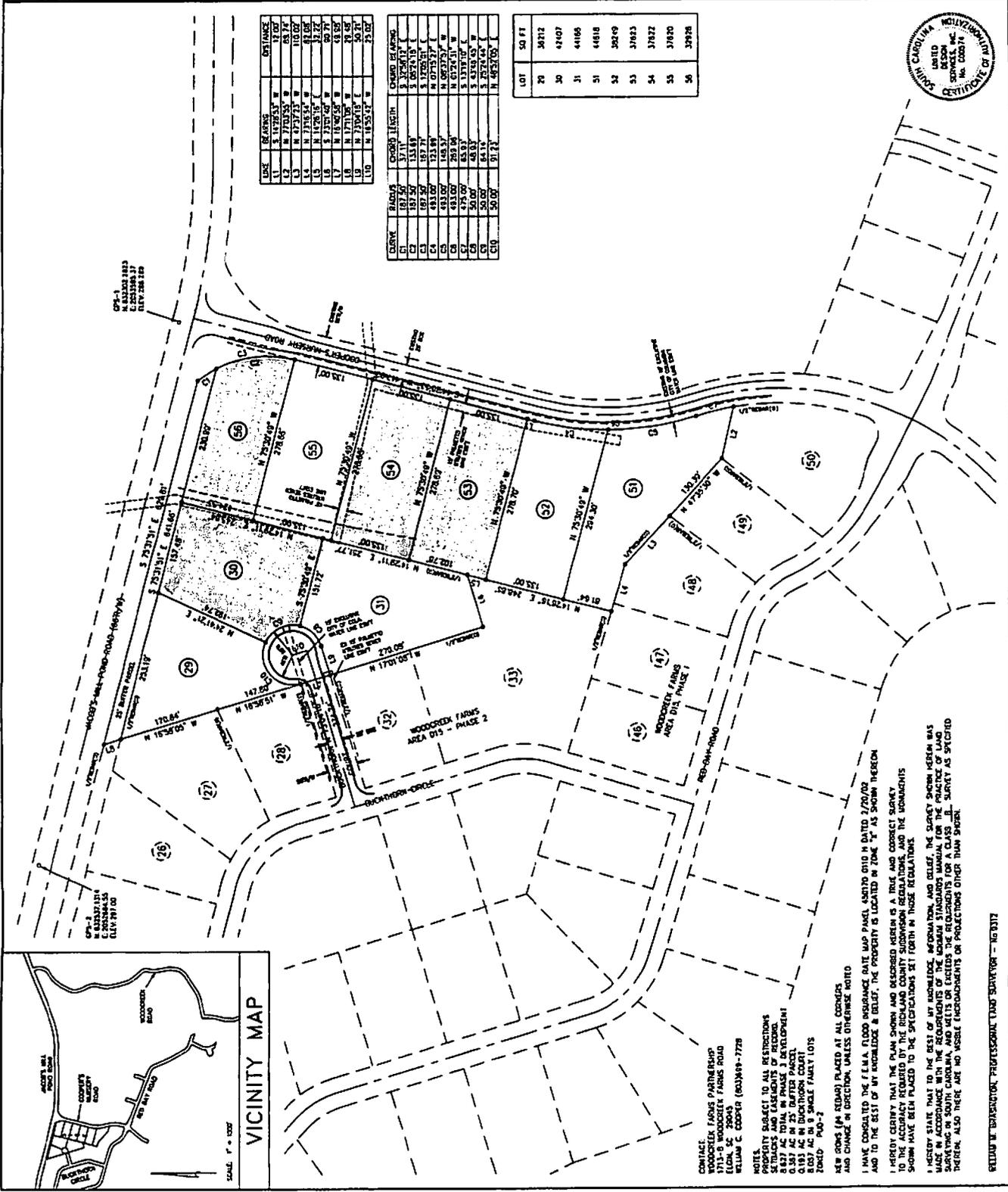
Planning Commission Zoning Recommendation: PUD-R (Zoning classification) by 6-0 on 5/2/2011 (mm/dd/yyyy)
[Signature]
(Signature of Annexation Coordinator)

**WOODCREEK FARMS
 AREA D15 - PHASE 3**



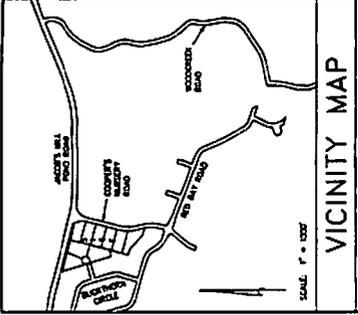
SCALE: 1" = 100'
 DATE: 10 DEC 2003
 T.M.S.#. 28900-02-01
 DWG.#. US-392

1 20 1
 SHEET



LINE	BEARING	DISTANCE	CUMULATIVE LENGTH	CUMULATIVE AREA
1	N 75°20'40" W	103.00	103.00	10300.00
2	S 75°20'40" E	103.00	206.00	20600.00
3	N 14°55'47" W	25.00	231.00	23100.00
4	S 75°20'40" E	103.00	334.00	33400.00
5	N 14°55'47" W	25.00	309.00	30900.00
6	S 75°20'40" E	103.00	412.00	41200.00
7	N 14°55'47" W	25.00	387.00	38700.00
8	S 75°20'40" E	103.00	485.00	48500.00
9	N 14°55'47" W	25.00	460.00	46000.00
10	S 75°20'40" E	103.00	563.00	56300.00
11	N 14°55'47" W	25.00	538.00	53800.00
12	S 75°20'40" E	103.00	641.00	64100.00
13	N 14°55'47" W	25.00	616.00	61600.00
14	S 75°20'40" E	103.00	719.00	71900.00
15	N 14°55'47" W	25.00	694.00	69400.00
16	S 75°20'40" E	103.00	797.00	79700.00
17	N 14°55'47" W	25.00	772.00	77200.00
18	S 75°20'40" E	103.00	875.00	87500.00
19	N 14°55'47" W	25.00	850.00	85000.00
20	S 75°20'40" E	103.00	953.00	95300.00
21	N 14°55'47" W	25.00	928.00	92800.00
22	S 75°20'40" E	103.00	1031.00	103100.00
23	N 14°55'47" W	25.00	1006.00	100600.00
24	S 75°20'40" E	103.00	1109.00	110900.00
25	N 14°55'47" W	25.00	1084.00	108400.00
26	S 75°20'40" E	103.00	1187.00	118700.00
27	N 14°55'47" W	25.00	1162.00	116200.00
28	S 75°20'40" E	103.00	1265.00	126500.00
29	N 14°55'47" W	25.00	1240.00	124000.00
30	S 75°20'40" E	103.00	1343.00	134300.00
31	N 14°55'47" W	25.00	1318.00	131800.00
32	S 75°20'40" E	103.00	1421.00	142100.00
33	N 14°55'47" W	25.00	1396.00	139600.00
34	S 75°20'40" E	103.00	1499.00	149900.00
35	N 14°55'47" W	25.00	1474.00	147400.00
36	S 75°20'40" E	103.00	1577.00	157700.00
37	N 14°55'47" W	25.00	1552.00	155200.00
38	S 75°20'40" E	103.00	1655.00	165500.00
39	N 14°55'47" W	25.00	1630.00	163000.00
40	S 75°20'40" E	103.00	1733.00	173300.00
41	N 14°55'47" W	25.00	1708.00	170800.00
42	S 75°20'40" E	103.00	1811.00	181100.00
43	N 14°55'47" W	25.00	1786.00	178600.00
44	S 75°20'40" E	103.00	1889.00	188900.00
45	N 14°55'47" W	25.00	1864.00	186400.00
46	S 75°20'40" E	103.00	1967.00	196700.00
47	N 14°55'47" W	25.00	1942.00	194200.00
48	S 75°20'40" E	103.00	2045.00	204500.00
49	N 14°55'47" W	25.00	2020.00	202000.00
50	S 75°20'40" E	103.00	2123.00	212300.00
51	N 14°55'47" W	25.00	2098.00	209800.00
52	S 75°20'40" E	103.00	2201.00	220100.00
53	N 14°55'47" W	25.00	2176.00	217600.00
54	S 75°20'40" E	103.00	2279.00	227900.00
55	N 14°55'47" W	25.00	2254.00	225400.00
56	S 75°20'40" E	103.00	2357.00	235700.00

LOT	50 FT
26	38712
27	42407
28	44185
29	44818
30	46262
31	47833
32	49520
33	51333
34	53272
35	55348
36	57562



CONTACT:
 WOODCREEK FARMS PARTNERSHIP
 WOODCREEK FARMS ROAD
 LUNA, SC 29043
 WILLIAM C. COOPER (803)949-7728

NOTES:
 PROPERTY SUBJECT TO ALL RESTRICTIONS
 SETBACKS AND EASEMENTS OF RECORD.
 0.277 AC TOTAL W/ THIS DEVELOPMENT
 0.183 AC IN THIS PHASE
 0.093 AC IN BUSHYWOOD COLONY
 0.007 AC IN 9 SINGLE FAMILY LOTS
 ZONED: PUD-7

NEW DOWNS (AS SHOWN) PLACED AT ALL CORNERS
 AND CHANGE IN DIRECTION, UNLESS OTHERWISE NOTED
 I HAVE CONSULTED THE F.L.M.A. FLOOD INSURANCE RATE MAP HAS PANEL 48020 0110 IN DATE 3/20/03
 AND TO THE BEST OF MY KNOWLEDGE & BELIEF, THE PROPERTY IS LOCATED IN ZONE "X" AS SHOWN THEREON
 I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT SURVEY
 AND THAT THE PROPERTY SHOWN AND DESCRIBED HEREIN IS THE PROPERTY OF THE PARTNERSHIP
 SHOWN HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN THESE REGULATIONS.
 I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN HAS
 SURVEYING IN SOUTH CAROLINA AND BELIEVES THESE REGULATIONS FOR A CLASS "B" SURVEY AS SPECIFIED
 THEREIN. ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

WILLIAM W. BRANTON, PROFESSIONAL LAND SURVEYOR - NO. 0173



STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

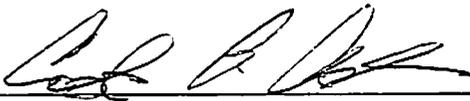
PETITION FOR ANNEXATION

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, being shown and delineated as **Lot 30, Tract D15, Phase III** on a Bonded Plat of Woodcreek Farms Development, Area D15 - Phase 3, prepared by United Design Services, INC., dated December 10, 2003, recorded on April 16, 2004, in the Office of the Register of Deeds for Richland County in Book 924, Page 2744, and being bounded and measuring as shown thereon.

Richland County TMS: 28906-01-07

Property Address: 6 Buckthorn Court



COSTI P. ASHI

DATE: 4/11/11



SANDRA P. GARZON

DATE: 4/11/11

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, being shown and delineated as **Lot 32, Tract D15**, on a Revised Final Plat of Woodcreek Farms Development, Area D15 - Phase II, prepared by United Design Services, INC., dated January 21, 2000, last revised on February 26, 2003, and being bounded and measuring as shown thereon.

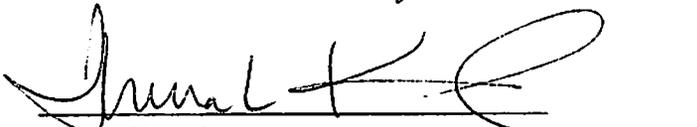
Richland County TMS: 2890~~2~~-02-09
5

Property Address: 106 Buckthorn Circle



BERNARD G. KIROL

DATE: 4/17/2011



THERESA L. KIROL

DATE: 4/17/2011

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.

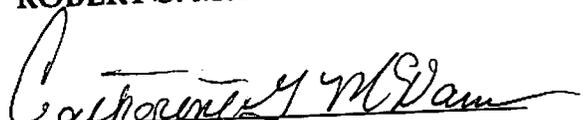
Property Description: All that certain piece, parcel or lot of land, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, being shown and delineated as Lot 26, Tract D15, on a Revised Final Plat of Woodcreek Farms Development, Area D15 - Phase II, prepared by United Design Services, INC., dated January 21, 2000, last revised on February 26, 2003, and being bounded and measuring as shown thereon.

Richland County TMS: 28906-01-02

Property Address: 204 Buckthorn Circle


ROBERT S. McNAMARA

DATE: 4/15/11


CATHERINE G. McNAMARA

DATE: 4/15/11