

ORDINANCE NO. 2004-059

*Annexing 17 +/- acres, Caughman Road at Hallbrook Drive,
Richland County TMS #19100-02-01 (portion)*

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 15th day of December, 2004, 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.

PROPERTY DESCRIPTION: See attached EXHIBIT A
Richland County TMS NO.: 19100-02-01 (portion)

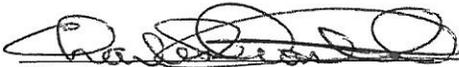
Also included in the territory hereby annexed are all contiguous portions of all public rights of way, streets and highways.

Requested by:



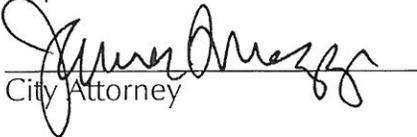
MAYOR

Approved by:



City Manager

Approved as to form:



City Attorney

ATTEST:



City Clerk

Introduced: 11/17/2004

Final Reading: 12/15/2004

ORIGINAL
STAMPED IN RED

EXHIBIT A
PROPERTY DESCRIPTION
ORDINANCE NO.: 2004-059

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 on Richland County Tax Map Sheet 19100, Block 02, Lot 01 (portion). Said parcel having such boundaries and measurements as are shown on said map.

MEMORANDUM

Office of the City Manager

TO: Department Heads
 FROM: Charles P. Austin, Sr., City Manager
 DATE: May 4, 2004

TO BE COMPLETED BY
 DEVELOPMENT DIRECTOR:
 County Zoning:
 Proposed City Zoning:
 Proposed Use: multi-residential and commercial

RE: **Property Address:** 17+/- acres, Caughman Road at Hallbrook Drive
Richland County TMS: 19100-02-01 (portion)
Owner(s): McGuinn Construction Management, Inc. and Universal Associates
Current Use: vacant **Reason for Annexation:** Contiguous; water service **City District:** 4

The City Attorney 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 the Planning Department. The Planning Department will compile your comments for City Council consideration.

Time is of the essence and you must act promptly with regard to this matter. Planning Department staff will see to it that this matter is placed on the Planning Commission's agenda. Planning Department 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.

Attachments

- cc: David Johnson, Engineering Director
 Marc Mylott, Zoning Administrator
 Rick Semon, Community Dev. Admin.
 S. Allison Baker, Parks and Recreation Director
 Janet LaSchuma, Business License Admin.
 Sonya Covington, Water Customer Service
 Nathaniel Land, Deputy Planning Director
 Tawana Shine, Accounting
 Skip Hudson, Community Planner
 James Johnson, Utilities
 Howard Boyd, Engineering
 Mamie Gibbs, Engineering
 Carolyn Wilson, Police Planning & Research Analyst
 Wendy Brawn, South Carolina Electric & Gas
 Marlin C. Henderson, Richland County Solid Waste Collection
 Alfreda Tindall, Richland County 911 Addressing Coordinator
- John Dooley, Utilities Director
 Cathy Alexander, Finance Director
 Donny Phipps, Building Official
 Missy Gentry, Public Services Director
 J.R. Swisher, Acting Chief of Police
 Judy Spell, 911 Communications
 Office of the Fire Chief
 Ted Morgan, Water Distribution
 Denny Daniels, Engineering
 Fire Department
 Tony Westmoreland, Engineering
 Lloyd Brown, Water Distribution



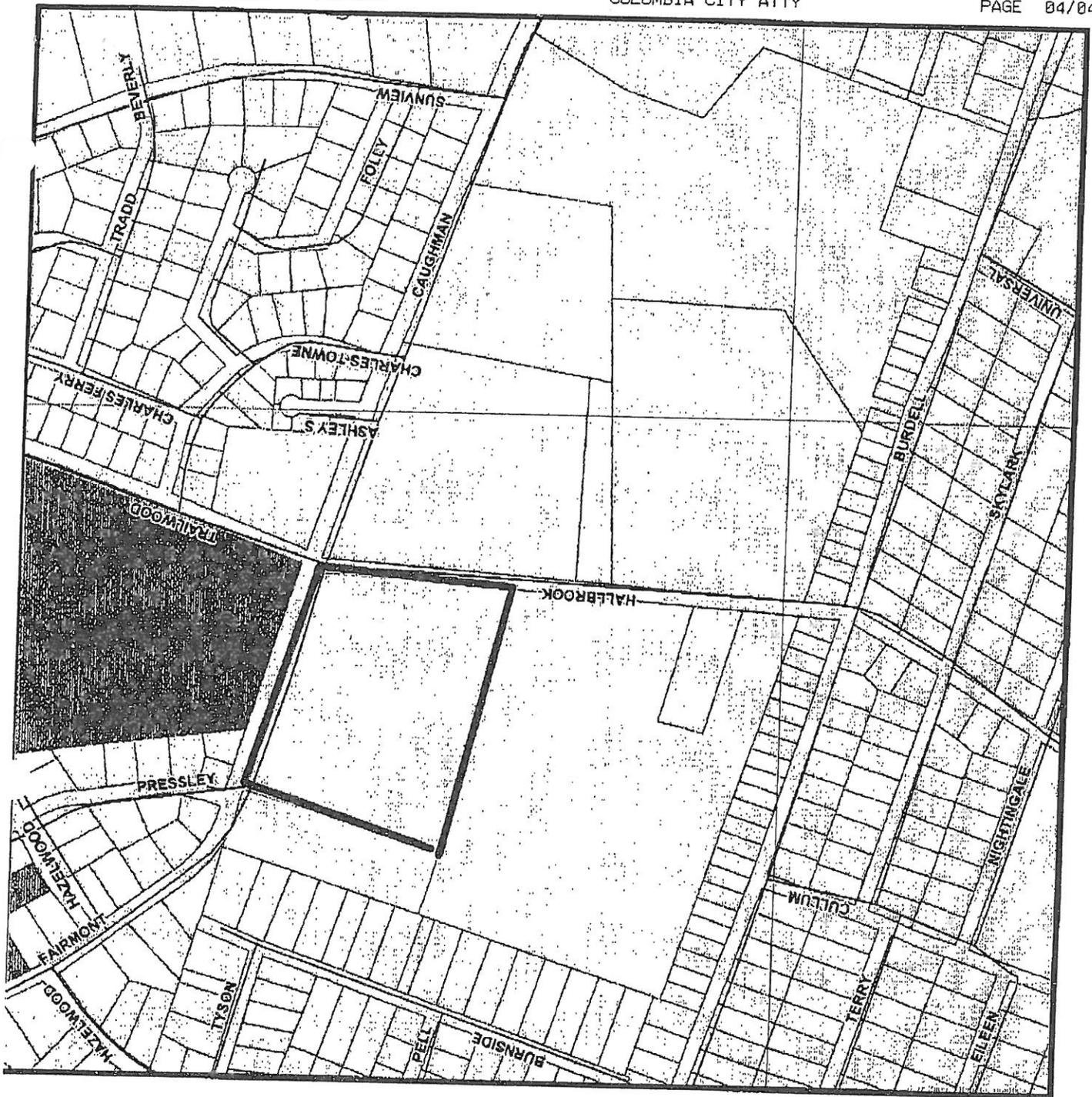
Planning Commission Zoning Recommendation: **PUD-R** (zoning classification)

on **9.13.04** (date)

approved/denied by

[Handwritten signatures and stamps]

Post-it® Fax Note	7671	Date	# of pages
SPALI ABERS		From	MOORE
URGENT!		Co.	
Phone #		Phone #	
Fax # 787.4250		Fax #	



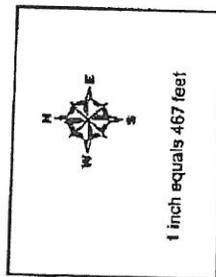
CITY OF COLUMBIA

Address: 17 +/- acres
 Caughman Road at Hallbrook Drive

TMS: 19100-02-01 (portion)

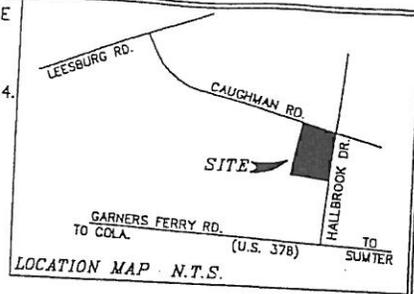
Purpose of Annexation: water

Council District: 4

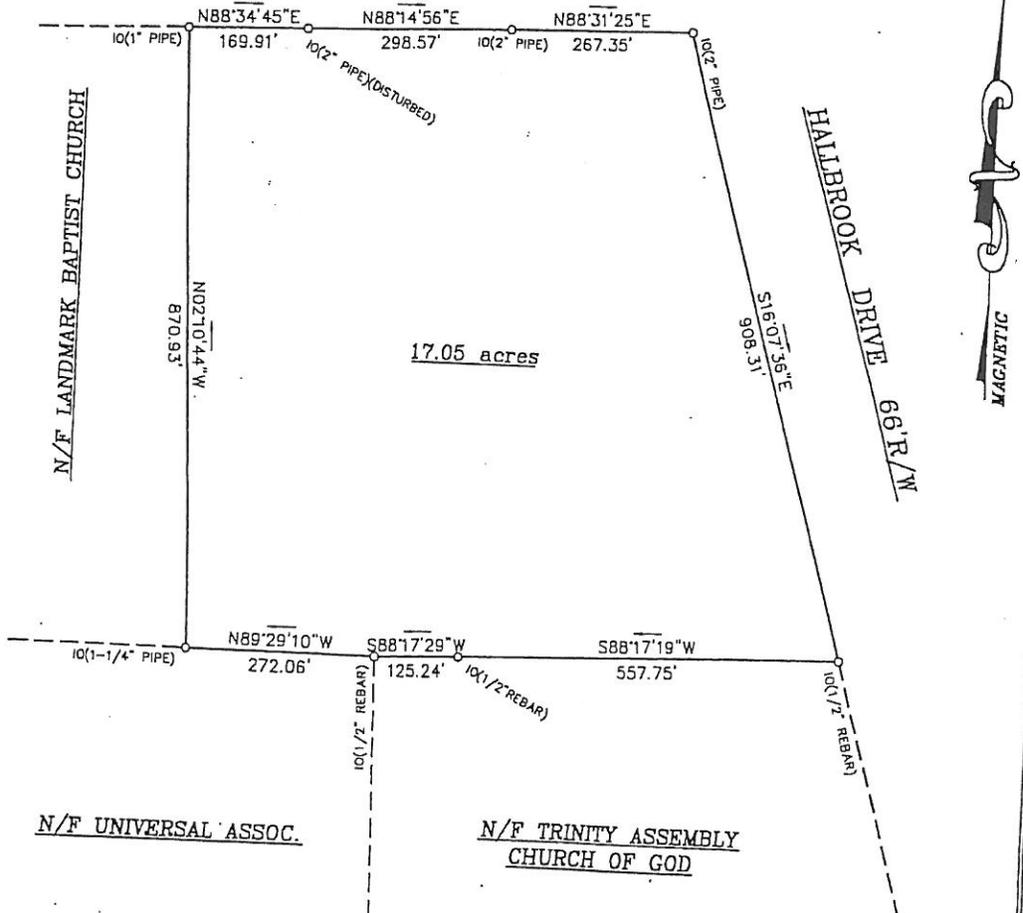


City of Columbia - Department of Engineering
 Data represented on this map or plan is the
 product of compilation, as produced by others.
 It is provided for informational purposes only
 and the City of Columbia makes no
 representation as to its accuracy. Its use
 without field verification is at the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

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, AND FOUND THAT THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE "X". MAP No. 45079C0179-G/JAN. 19, 1994.



CAUGHMAN ROAD 66'R/W



PLAT PREPARED FOR
McGUINN CONSTRUCTION & CUSTOM HOMES

REFERENCES: PLAT FOR "UNIVERSAL ASSOCIATES" BY COLLINGWOOD SURVEYING, INC. DATED SEPT. 9, 1991.
 PLAT FOR "MRS. EVA C. COBB" BY I.B. COX & SON DATED OCT. 22, 1973.
 PLAT FOR "UNIVERSAL ASSOCIATES" BY COLLINGWOOD SURVEYING, INC. DATED MARCH 26, 2001.

SURVEYED BY: COLLINGWOOD SURVEYING, INC. TMS 19100-02-01 (P.O.) NEAR COLUMBIA, S.C. IN RICHLAND COUNTY

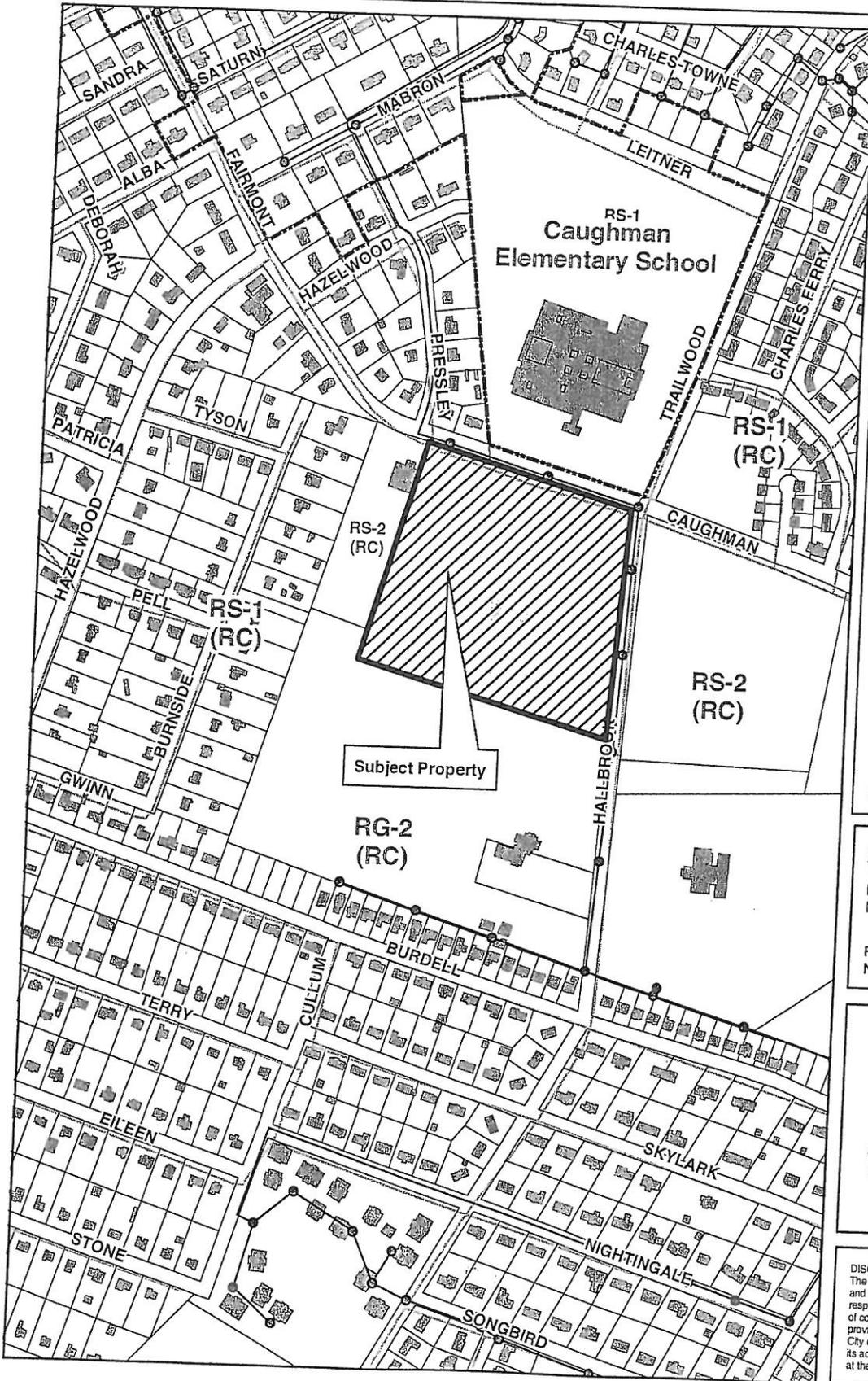
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.



DWG: D.BOLAND
 CKD: SCALE: 1" = 200'
 JOB: 23928 JUNE 3, 2004

Robert E. Collingwood
 S.C. REGISTERED SURVEYOR No. 2318
 P.O. BOX 3053 W. COLUMBIA, S.C. 29171
 TELE. No. (803) 796-3916 / SC SURVEYOR2318@AOL.COM

Annexation with Rezoning at SW Corner of Caughtman Road and Hallbrook Drive Rezone from RG-2 to PUD-R



LEGEND

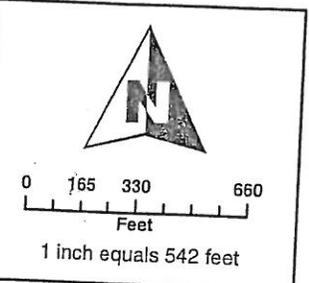
- City Limits
- Parcels
- Building Footprints
- Street Centerlines
- Sewer Lines

Zoning Districts

- D-1
- RS-1
- RS-1A
- RS-1B
- RS-2
- RS-3
- RD
- RG-1
- RG-1A
- RG-2
- RG-3
- UTD
- C-1
- C-2
- C-3
- C-3A
- C-4
- C-5
- M-1
- M-2
- PUD-R
- PUD-C
- PUD-LS (Harbison)
- Out of City

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Marc S. Mylott, AICP
November 3, 2004

REVISION NUMBER/DATE:
None.



DISCLAIMER:
The City of Columbia Department of Engineering and Department of Planning and Zoning 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.

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, and being shown and delineated on Richland County Tax Map Sheet 19100 Block 02, Lot 01 (portion). Said parcel having such boundaries and measurements as are shown on said tax map sheet.

Richland County TMS: 19100-02-01 (portion)

Property Address: 17+/- acres, Caughman Road at Hallbrook Drive

MCGUINN CONSTRUCTION MANAGEMENT, INC.

BY: 
 Wade McGuinn

Its: PRESIDENT

Date: 4/15/04

UNIVERSAL ASSOCIATES

BY: 
 Carroll E. McGee

Its: General Partner

Date: 4-15-04