

ORDINANCE NO. 2003-075

Annexing parcels at Spears Creek Church Road, Earth Road and Clemson Road,  
Richland County TMS #25700-04-02 and 25700-02-01

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 October, 2003, that the property described herein is hereby annexed to and  
becomes part of the City of Columbia effective immediately. This property shall be zoned C-1,  
C-2, C-3 and RG-2.

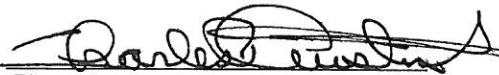
PROPERTY DESCRIPTION: See attached EXHIBIT A  
Richland County TMS NO.: 25700-04-02 and 25700-02-01

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

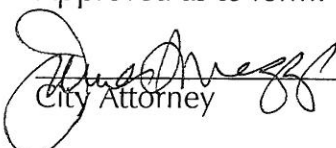
Requested by:

  
MAYOR

Approved by:

  
City Manager

Approved as to form:

  
City Attorney

ATTEST:

  
City Clerk

Introduced: 10/8/2003  
Final Reading: 10/15/2003

ORIGINAL  
STAMPED IN REC

**EXHIBIT A**  
**PROPERTY DESCRIPTION**  
**ORDINANCE NO.: 2003-075**

All those certain pieces, parcels or lots 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 Tax Map Sheet 25700, Block 04, Lot 02 and Block 02, Lot 01. Said parcels having such boundaries and measurements as are shown on said map.



# MEMORANDUM

Office of the City Manager



TO: Department Heads  
FROM: *CA* Charles P. Austin, Sr., Interim City Manager  
DATE: April 28, 2003

TO BE COMPLETED BY:  
DEVELOPMENT DIRECTOR:  
County Zoning: **RS1**  
Proposed City Zoning: **C1, C2, C3, R22**  
Proposed Use: **NONO**

RE: **Property Address:** Spears Creek Church Road, Earth Road and Clemson Road  
**Richland County TMS:** 25700-04-02 and 25700-02-01  
**Owner(s):** NAROMI, L.P. and Peach Farm Limited Partnership  
**City District:** 4 **Current Use:** vacant

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
- John Dooley, Utilities Director
- Cathy Alexander, Finance Director
- Donny Phipps, Building Official
- I.D. Hook, Public Services
- Office of the Chief of Police
- Judy Spell, 911 Communications
- John Jansen, Fire Chief
- Ted Morgan, Water Distribution
- Denny Daniels, Engineering
- James Johnson, Utilities
- Howard Boyd, Engineering
- Mamie Gibbs, Engineering
- Rick Hines, Police Department Administrator
- Marlin C. Henderson, Richland County Solid Waste Collection
- Alfreda Tindall, Richland County 911 Addressing Coordinator
- Robert Anderson, Solid Waste
- 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
- Pam Ferst, Acting City Clerk
- Missy Smith, Engineering
- John Reich, Fire Department
- Tony Westmoreland, Engineering
- Lloyd Brown, Water Distribution
- Wendy Brawn, South Carolina Electric & Gas

Planning Commission Zoning Recommendation **C1, C2** (approved/denied)  
on **7/2/03** (date)  
*W. S. [Signature]*  
(Signature)

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 25700, Block 04, Lot 02. Said parcel having such boundaries and measurements as are shown on said tax map sheet. Said property being more particularly described on the attached Exhibit "A".

Richland County TMS: 25700-04-02

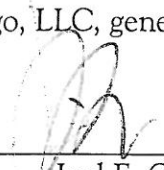
Property Address: Spears Creek Church Road, Earth Road, Clemson Road

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 25700, Block 02, Lot 01. Said parcel having such boundaries and measurements as are shown on said tax map sheet. Said property being more particularly described on the attached Exhibit "B".

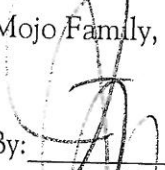
Richland County TMS: 25700-02-01

Property Address: Spears Creek Church Road, Earth Road, Clemson Road

NAROMI, LP

By: Jogo, LLC, general partner  
By:   
Joel E. Gottlieb, member

PEACH FARM LIMITED PARTNERSHIP

By: Mojo Family, LLC, general partner  
By:   
Joel E. Gottlieb, manager

Date: March 7, 2003

**EXHIBIT "A"**

Owner: Naromi, LP

That tract of land in Richland County, South Carolina, being shown and designated as "29.27 acres" on Plat Prepared for Morris A. Kline by Cox and Dinkins, Inc. dated November 1, 1988, recorded in the Office of the Register of Deeds for Richland County on March 28, 1997, in Plat Book 56 at page 7837, said plat being incorporated herein by reference for a more complete description of the property, said property being bounded on the northeast by Spears Creek Church Road, on the southeast and south by property designated on the plat as "Proposed Right-of-Way" (same now being known as Earth Road), on the west by Clemson Road Extension and property now or formerly Richland County.

DERIVATION: This being the same property conveyed to Naromi, LP by Morris A. Kline and Claire E. Kline by deed dated June 6, 1997, recorded in the Office of the Register of Deeds for Richland County on June 9, 1997, in Deed Book D-1387 at page 543.

TMS #25700-04-02

**EXHIBIT "B"**

Owner: Peach Farm Limited Partnership

Those certain parcels of land situate in Richland County, South Carolina, containing 46.15 acres and 3.38 acres as shown on Plat Prepared for Morris A. Kline by Cox and Dinkins, Inc. dated November 1, 1988, revised January 5, 1989, recorded in the Office of the Register of Deeds for Richland County in Plat Book 56 at page 7837, said plat being incorporated herein by reference for a more complete description of the property. Together with the parcel shown as "Undesignated" and containing approximately 0.14 acre, adjacent to the northern boundary of the aforesaid 46.15 acre tract.

Less and excluding that parcel of land conveyed from Morris A. Kline to Robert C. Sessions pursuant to deed dated November 9, 1994, recorded in the Office of the Register of Deeds for Richland County on December 16, 1994, in Deed Book D-1229 at page 464.

DERIVATION: This being the same property conveyed to Peach Farm Limited Partnership by Morris A. Kline by deed dated December 30, 1999, recorded in the Office of the Register of Deeds for Richland County on December 30, 1999, in Book 372 at page 2191.

TMS #25700-02-01