

ORDINANCE NO. 2007-097

Annexing 3396 Broad River Road, Richland County TMS No.: 06114-01-03

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 12th day of December, 2007, 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-3 and apportioned to City Council District 1, Census Tract 104.09


PROPERTY DESCRIPTION: See attached EXHIBIT A
Richland County TMS NO.: 06114-01-03

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

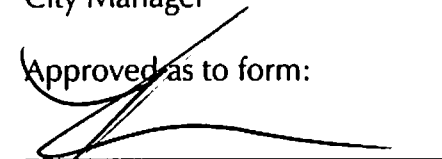
Requested by:


MAYOR

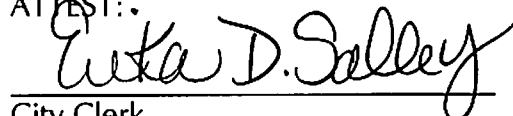
Approved by:


City Manager

Approved as to form:


Interim City Attorney

ATTEST:


City Clerk

Introduced: 11/28/2007
Final Reading: 12/12/2007

ORIGINAL
STAMPED IN REC

EXHIBIT A
PROPERTY DESCRIPTION
ORDINANCE NO.: 2007-097

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 0.90 acres, being shown and delineated as containing 4.747 acres, more or less, on a plat prepared for Oak Tree Development, LLC by Lucius D. Cobb, Sr., Registered Land Surveyor No. 6039, dated June 25, 2007. Reference is hereby craved to said plat for a more complete and accurate description of the metes and bounds of subject property.

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Charles P. Austin, Sr., City Manager

DATE: September 6, 2007

RE: **Property Address:** 3396 Broad River Road
Richland County TMS: 06114-01-03
Owner(s): Oak Tree Development, LLC
Current Use: mini-warehouses/undeveloped
Proposed Use: mini-warehouses/gas station
Reason for Annexation: Contiguous; Water Service
City Council District: 1

Current County Zoning: GC
Proposed City Zoning: C-3
Census Tract: 104.09

The Planning Department 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.

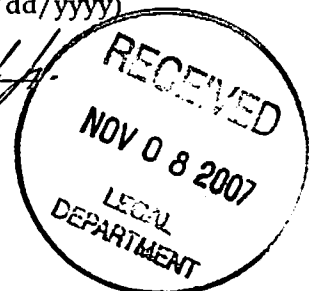
/swh
Attachments

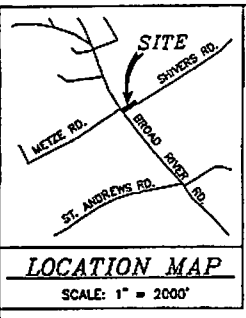
cc: John Dooley, Engineering & Utilities Director
Marc Mylott, Development Services Director
Rick Semon, Community Dev. Admin.
S. Allison Baker, Parks and Recreation Director
Janet LaSchuma, Business License Admin.
Sonya Covington, Water Customer Service
James Meggs, City Attorney
Accounting
Skip Hudson, Community Planner
James Johnson, Utilities
Johnathan Chambers, Zoning
Zoning
Carolyn Wilson, Police Planning & Research
Marlin C. Henderson, Richland County Solid Waste Collection
Alfreda Tindall, Richland County 911 Addressing Coordinator

City Engineer
Finance Director
Office of the Building Official
Missy Gentry, Public Services Director
H. Dean Crisp, Chief of Police
911 Communications
Bradley Anderson, Fire Chief
Ted Morgan, Water Distribution
Denny Daniels, Engineering
Franklin Maples, Fire Department
Lloyd Brown, Water Distribution
Susan Leitner, Engineering

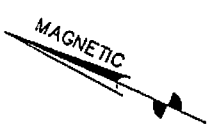
Planning Commission Zoning Recommendation:

C-3 (Zoning classification)
9-0 (Approved/Denied)
on 11/5/2007 (mm/dd/yyyy)
Nathaniel B. Hand
(Signature)





N/F COLUMBIA APARTMENTS, LLC
(TMS 08114-01-02)



- LEGEND**
- IPS - IRON PIN SET #5 REBAR
 - IO - IRON OLF FOUND
 - CB MH - CATCH BASIN MANHOLE
 - PP - POWER POLE
 - TEL. PED. - TELEPHONE PEDESTAL
 - WV - WATER VALVE
 - E — ELECTRICAL LINE

N/F COLUMBIA APARTMENTS, LLC
(TMS 08114-01-02)

(TMS 08114-01-03)
(D.B. D1047 PG. 642)
4.747 AC.

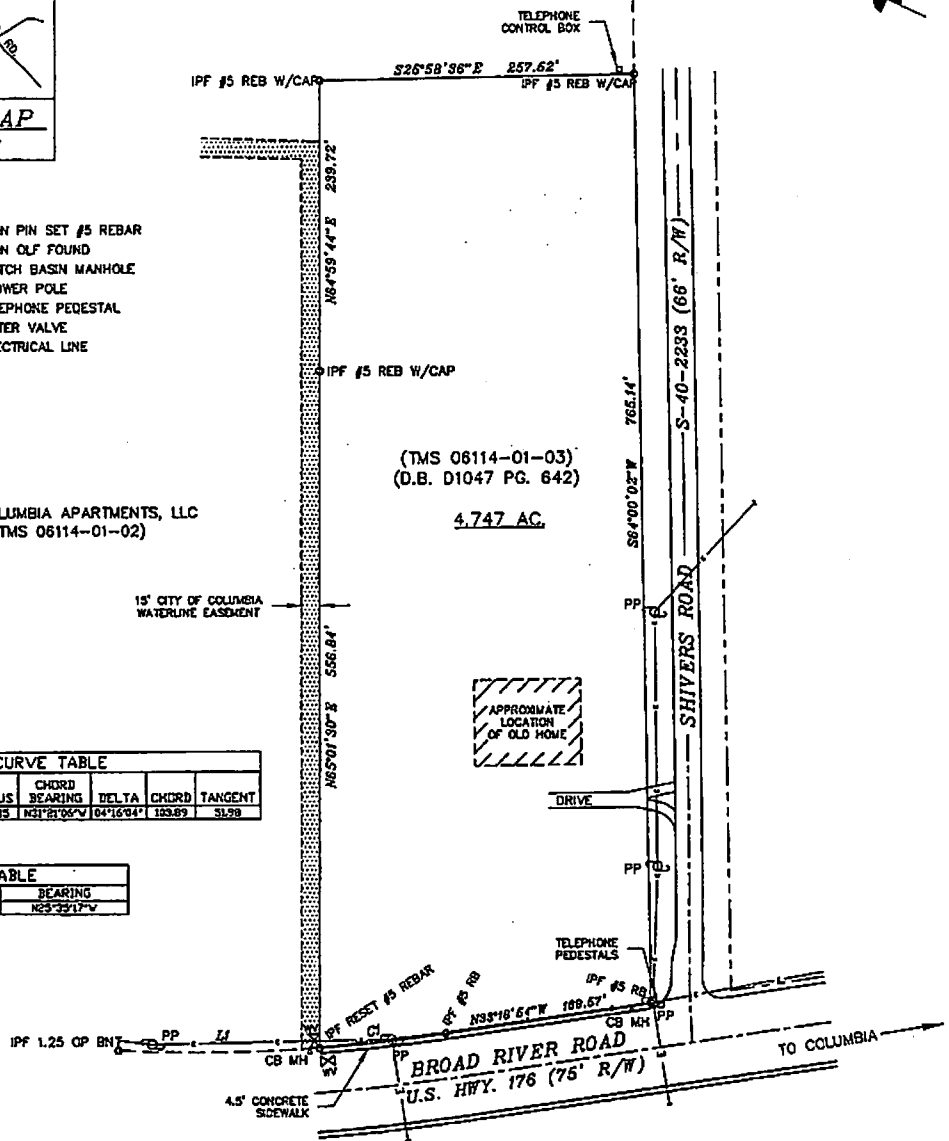
15' CITY OF COLUMBIA
WATERLINE EASEMENT

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	DELTA	CHORD	TANGENT
C1	103.92	1392.15	N31°21'06"V	04°16'04"	120.87	31.59

LINE TABLE

LINE	LENGTH	BEARING
L1	163.16	N23°32'17"W



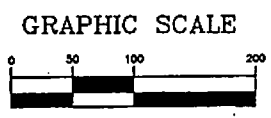
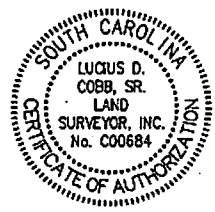
PLAT PREPARED FOR
OAK TREE DEVELOPMENT, LLC
IN RICHLAND COUNTY, NEAR COLUMBIA, SOUTH CAROLINA

NOTES:

1. THE ABOVE BEING THE REMAINING SOUTHERN 4.747 ACRES OF A 14.0 ACRE TRACT AS SHOWN ON PLAT FOR PERMELIA MONTS HARKEY BY KARL B. SHULER, SURVEYOR, DATED DEC. 28, 1962, AND RECORDED IN PLAT BOOK "9" AT PG. 218.
2. ALTA/ACSM ASBUILT SURVEY OF COLUMBIA APARTMENTS, LLC, (CYPRESS RUN APARTMENT COMPLEX - PHASES I & II) BY J.H. WALKER & ASSOCIATES, DATED FEB. 12, 1999, LAST REVISED AUGUST 6, 1999.
3. S.C.D.O.T. ROAD PLANS: U.S. 176; DOCKET No. 40.647, PROJECT F-847, SHEET 28 OF 128 SHEETS AND SHIVERS ROAD; DOCKET No. 40.960, SHEET 1.
4. REFERENCE MADE TO PLAT OF SAME SITE FOR WACHOVIA BANK NA. BY LUCIUS D. COBB, SR.-LAND SURVEYOR, INC., DATED JULY 5, 2002.

CERTIFICATION:
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 MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN. THAT THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN HEREON. THAT THE AREA SHOWN HEREON IS NOT LOCATED IN A FLOOD HAZARD AREA.

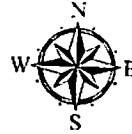
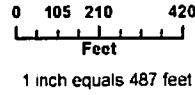
Lucius D. Cobb, Sr.
LUCIUS D. COBB, SR.
LAND SURVEYOR, INC.
S.C. REG. LAND SURVEYOR NO. 6039
110 FIRETOWER ROAD
IRMO, S.C. 29063
(803) 781-8080



SCALE: 1" = 100'
DATE: JUNE 25, 2002

ANNEXATION W/REZONING

3396 Broad River Road
 Zoning: GC (General Commercial) to M-1

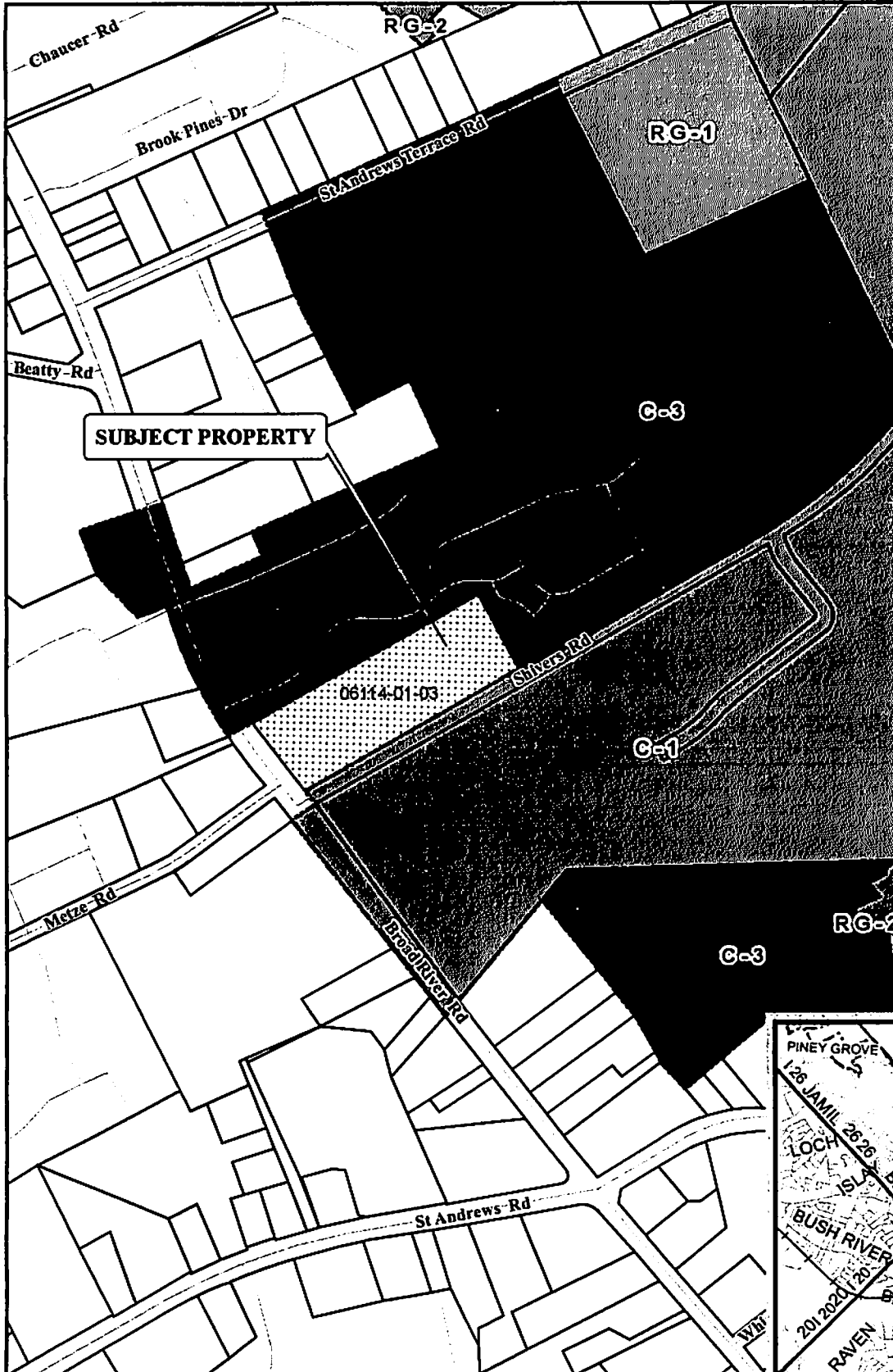


COLUMBIA

A Capital Place To Be



Planning Department



LEGEND

- Railroads
- Streets
- City Limits
- Parcels
- 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)
- PUD-LS
- Out of City
- 3396 Board River Road

ORIGINAL PREPARATION/DATE:

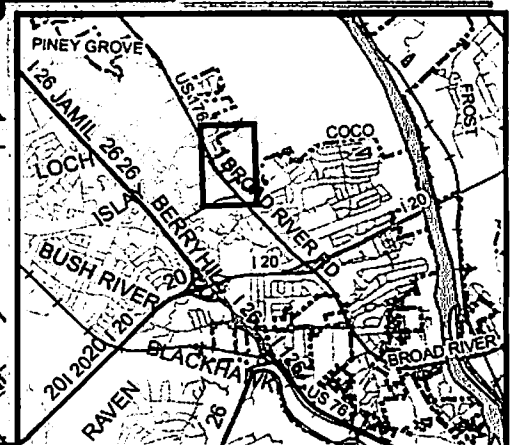
This map was prepared by:

S. W. Hudson, III
 Planning Department
 August 17, 2007

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

