

ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2020-083

*Annexing and Incorporating 3801 Eureka Street, Richland County TMS #13708-09-22
into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2020-028 on August 4, 2020*

WHEREAS, a proper petition has been filed with the City Council by one hundred (100%) percent of the property owners of the within described property under the provisions of South Carolina Ann. Sec. 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; and,

WHEREAS, City Council adopted Columbia Compass: Envision 2036 as the City of Columbia Comprehensive Plan by Ordinance No.: 2020-028 adopting Columbia Compass: Envision 2036 along with all the maps and policies contained therein, and amended from time to time, in accordance with the South Carolina Comprehensive Planning Act of 1994 (Title 6, Chapter 29 of the SC Code); NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, 6th day of October, 2020, that the property described herein is hereby annexed to, incorporated into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2020-028 on August 4, 2020, and becomes a part of the City of Columbia effective immediately. This property shall be assigned a future land use classification of Urban Core Residential Small Lot (UCR-1), zoning of Single Family Residential District (RS-3), apportioned to City Council District 3, Census Tract 26.03, and contains 0.27 acres.

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 13708-09-22

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

Requested by:

Assistant City Manager Gentry



Mayor

Approved by:



City Manager

Approved as to form:



City Attorney

ATTEST:



City Clerk

Introduced: 9/15/2020
Final Reading: 10/6/2020

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2020-083

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 0.27 acres, and shown on a plat prepared for Terrance P. Cooper, Sr., by Baxter Land Surveying Co., dated August 21, 2012 and recorded August 27, 2012 in Book 1790 at Page 3394 in the Office of the Register of Deeds for Richland County, the property having the metes and bounds as shown on said plat.

MEMORANDUM

Office of the City Manager

TO: Department Heads
FROM: Teresa Wilson, City Manager
DATE: July 16, 2020
RE: **Property Address:** 3801 Eureka Street
Richland County TMS#: 13708-09-22
Owner(s): Kevin Patrick Pazdernik
Current Use: Residential
Proposed Use: Residential
Current County Land Use: Mixed Residential (High Density)
Proposed City Land Use: Urban Core Residential Small Lot (UCR-1)
Current County Zoning: Residential Single Family - High Density (RS-HD)
Proposed City Zoning: Single Family Residential (RS-3)
Reason for Annexation: Municipal Services; Donut Hole
City Council District: 3
Census Tract: 26.03

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.

Planning & Development Services staff will see to it that this matter is placed on the **July 13, 2020** Planning Commission 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.

/atl

Attachments

cc:

Clint Shealy, Assistant City Manager
Jeff Palen, Assistant City Manager/CFO
Aubrey Jenkins, Fire Chief
Joseph Jaco, Director, Utility Operations
Robert Anderson, Public Works Director
Krista Hampton, Planning & Development Services
Lakesha Shannon, Business License Administrator
Greg Williams, Deputy Business License Administrator
Tiffany Latimer, Customer Care Administrator
Jerry Thompson, Building Official
Michelle Brazell, Engineering
Denny Daniels, Engineering
Police Planning & Research
Alfreda Tindal, Richland Co. 911 Addressing Coordinator

Missy Gentry, Assistant City Manager
Teresa Knox, City Attorney
William Holbrook, Police Chief
Dana Higgins, Director, Engineering
Jan Alonso, Finance Director
Gloria Saaed, Community Development Director
George Adams, Fire Marshal
Rachel Bailey, Zoning Administrator
Jacquelyn Richburg, Columbia-Richland 911
David Hatcher, Housing Official
Richland County Solid Waste Collection
John Fellows, Planning Administrator
Tori Salvant, Dev. Center Administrator

Planning Commission Land Use Recommendation: UCR-1 (Land Use classification) by 6 - 0
on 8/3/20 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: RS-3 (Zoning classification) by 6 - 0
on 8/3/20 (mm/dd/yyyy).


(Signature of Annexation Coordinator)

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, containing 0.27 acres, and shown on a plat prepared for Terrence P. Cooper, Sr., by Baxter Land Surveying Co., dated August 21, 2012 and recorded August 27, 2012 in Book 1790 at Page 3394 in the Office of the Register of Deeds for Richland County, the property having the metes and bounds as shown on said plat.

Richland County TMS: 13708-09-22

Property Addresses: 3801 Eureka Street

BY: 
Kevin Patrick Pazdernik

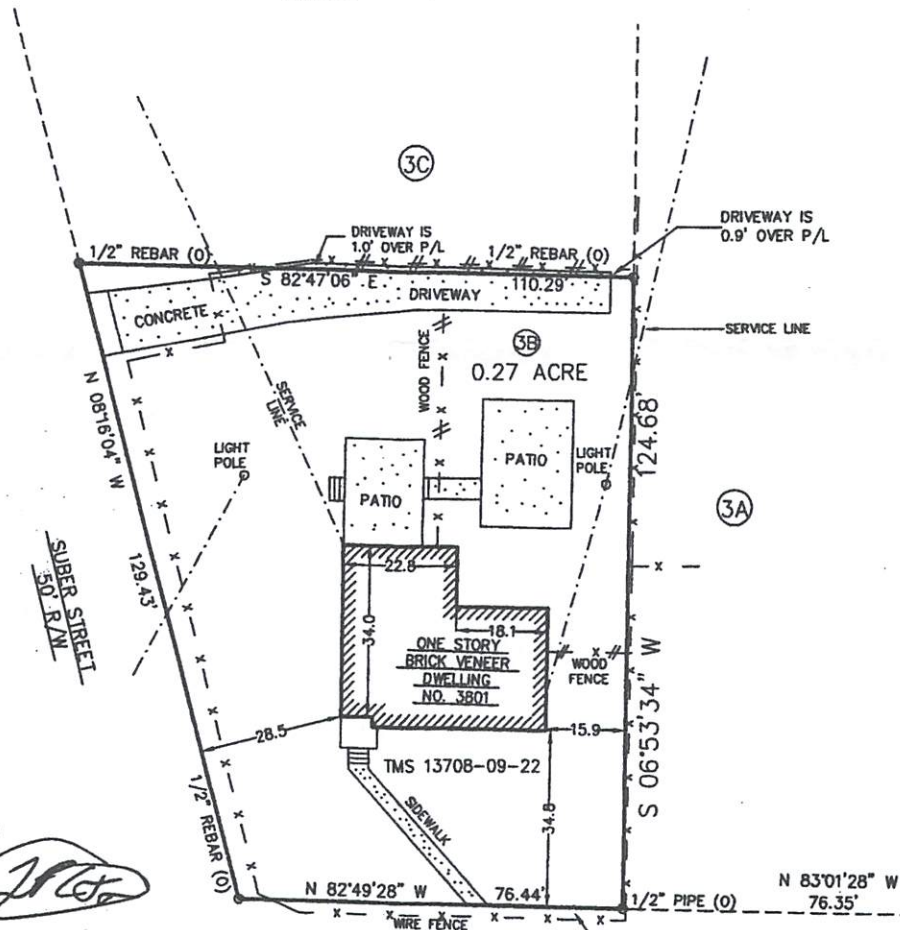
Date: 7/7/20

PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED EASEMENTS OR RESTRICTIONS NOT OBSERVED AND TO INFORMATION REVEALED IN A COMPLETE TITLE SEARCH. THE SURVEYOR DID NOT PERFORM A TITLE SEARCH. UNDERGROUND UTILITIES MAY BE PRESENT BUT THEIR LOCATION WAS NOT DETERMINED.

Book 1790-3394
2012069025 08/27/2012 14:00:16.870 Plat Standard
Fee: \$5.00 County Tax: \$0.00 State Tax: \$0.00



2012069025 John T. Hopkins II Richland County R.O.D.



EXEMPTION FROM REVIEW PROCESS
This plat is a Resurvey of an existing lot of record with no changes to existing lot lines.

ROSSER W. BAXTER, JR. SCPLS NO. 7613

PLAT PREPARED FOR
TERRENCE P. COOPER, SR.

RICHLAND COUNTY, NEAR COLUMBIA, SC

THE SAME BEING SHOWN AS LOT NO. 3B ON PLAT PREPARED FOR JANIE BENSON-WEBB BY BAXTER LAND SURVEYING CO., INC., DATED SEPTEMBER 15, 2004, AND RECORDED IN THE OFFICE OF REGISTER OF DEEDS FOR RICHLAND COUNTY IN BOOK 987, PAGE 444.

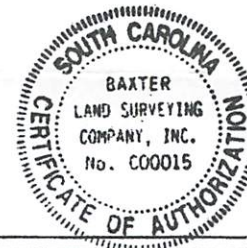
I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN,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



AUGUST 21, 2012

BAXTER LAND SURVEYING CO., INC.
2204 DEVINE STREET
COLUMBIA, SC 29205
(803)-252-8564

ROSSER W. BAXTER, JR. SCPLS NO. 7613



803-525-8984
COLUMBIA SC 29502
3009 DELAWE STREET

BAVLER LAND SURVEYING CO., INC.

BAVLER LAND SURVEYING CO., INC.

Handwritten signature



3105 W 15TH ST

ENCLOSURE IS FOR RECORDS ONLY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY KIND. THE SURVEYOR'S LIABILITY IS LIMITED TO THE BEST OF HIS KNOWLEDGE, INFORMATION AND BELIEF. THE SURVEYOR'S LIABILITY IS LIMITED TO THE BEST OF HIS KNOWLEDGE, INFORMATION AND BELIEF. THE SURVEYOR'S LIABILITY IS LIMITED TO THE BEST OF HIS KNOWLEDGE, INFORMATION AND BELIEF.

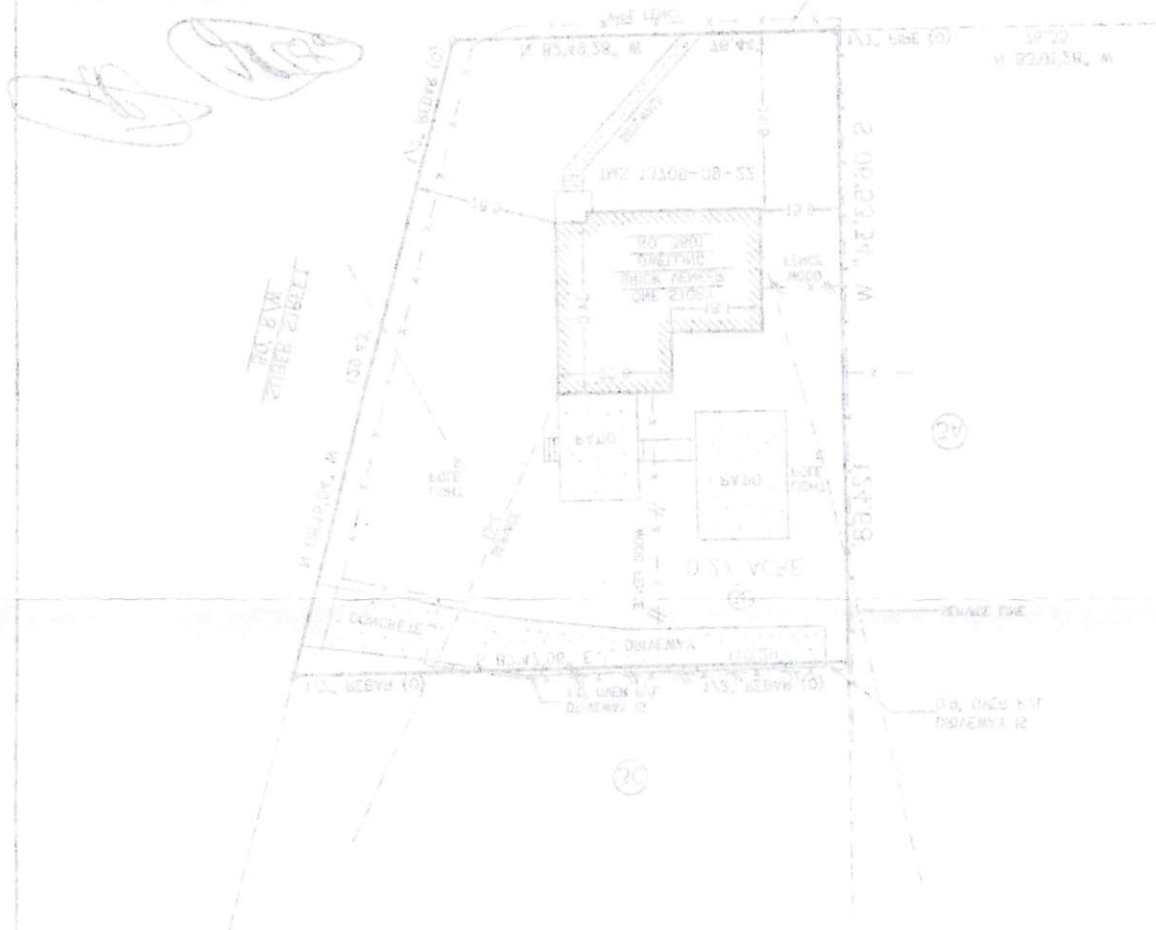
944
DATED SEPTEMBER 12, 2004 AND RECORDED IN THE OFFICE OF RECORDER OF DEEDS FOR WICHITA COUNTY IN BOOK 861 PAGE 1508. THE SAME BEING SHOWN AS LOT NO. 28 ON PLAN RECORDED FOR TONY DEKOR-NEBB BY BAVLER LAND SURVEYING CO., INC. WICHITA COUNTY, NEBRASKA 67201.

TERENCE P. COOPER, SR.
BY: BAVLER LAND SURVEYING CO., INC.



BAVLER LAND SURVEYING CO., INC.

ENCLOSURE IS FOR RECORDS ONLY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY KIND. THE SURVEYOR'S LIABILITY IS LIMITED TO THE BEST OF HIS KNOWLEDGE, INFORMATION AND BELIEF.



159-22100 - Comput. 1/11/05
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