

**ORDINANCE NO.: 2013-122**

*Annexing 168 Island View Circle,  
Richland County TMS #28912-01-06*

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; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this \_\_\_ day of \_\_\_\_\_, 2013, that the property described herein is hereby annexed to and becomes a 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 and contains 0.61 acre.

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 28912-01-06

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

Requested by:

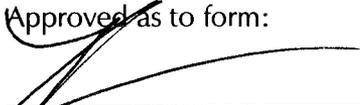
Planning and Development Services

\_\_\_\_\_ Mayor

Approved by:

\_\_\_\_\_  
City Manager

Approved as to form:

  
\_\_\_\_\_  
City Attorney

ATTEST:

\_\_\_\_\_  
City Clerk

Introduced:  
Final Reading:

LEGAL DEPARTMENT DRAFT

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**  
**ORDINANCE NO.: 2013-122**

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, Area B2, Phase 2 on a Bonded Subdivision Plat of Woodcreek Farms Development, Area B2- Phase 2, prepared by United Design Services, Inc. dated October 4, 2006, last revised May 3, 2007, recorded in the Office of the Register of Deeds for Richland County in Book 1315, Page 168, and being bounded and measuring as shown thereon.

# MEMORANDUM

## Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: August 13, 2013

RE: **Property Address:** 168 Island View Circle  
**Richland County TMS:** 28912-01-06  
**Owner(s):** Brian K. Searfoss and Liisa C. Searfoss  
**Current Use:** Residential **Current County Zoning:** PDD  
**Proposed Use:** Residential **Proposed City Zoning:** PUD-R  
**Reason for Annexation:** Contiguous, Donut Hole, Owner Requests City Services  
**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.

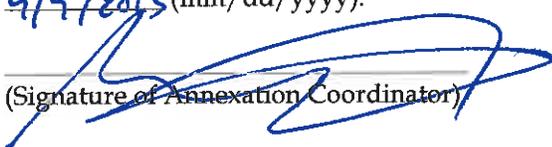
/smz

Attachments

cc: Missy Gentry, Assistant City Manager  
Ruben Santiago, Interim Police Chief  
Ken Gaines, City Attorney  
Dana Higgins, City Engineer  
Krista Hampton, Planning & Development Services  
Deborah Livingston, Community Dev. Administrator  
Roger Myers, Business License Administrator  
Angela Adams, Water Customer Service  
Jerry Thompson, Building Official  
Susan Leitner, Engineering  
Denny Daniels, Engineering  
Carolyn Wilson, Police Planning & Research  
Alfreda Tindall, Richland County 911 Addressing Coordinator

S. Allison Baker, Assistant City Manager  
Aubrey Jenkins, Fire Chief  
Joseph Jaco, Utilities and Engineering  
Robert Anderson, Public Works Director  
Jeff Palen, Finance Director  
George Adams, Fire Marshal  
Brian Cook, Zoning Administrator  
Kimberly Gathers, Columbia-Richland 911  
David Hatcher, Housing Official  
Richland County Solid Waste Collection

Planning Commission Zoning Recommendation: PUD-R (Zoning classification) by 70 on 9/5/2013 (mm/dd/yyyy).

  
(Signature of Annexation Coordinator)

# Zoning Map

Department of Planning & Development Services

168 Island View Circle  
TMS# 28912-01-06 ZONED: PDD



**Legend**

- CITY LIMITS
- PARCELS
- FLOOD PLAIN

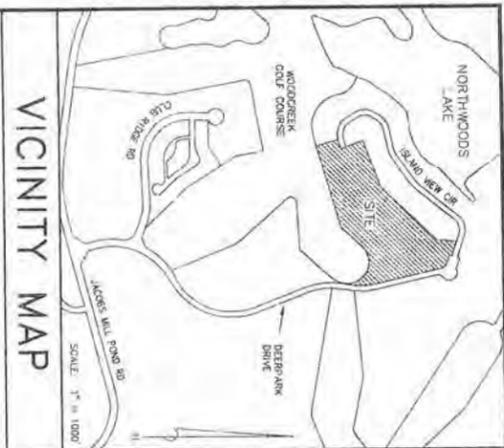
D-1	C-1
RS-1	C-2
RS-1A	C-3
RS-1B	C-3A
RS-2	C-4
RS-3	C-5
RD	M-1
RD-2	M-2
RG-1	PUD-C
RG-1A	PUD-LS
RG-2	PUD-LS-E
RG-3	PUD-LS-R
UTD	PUD-R
MX-1	OUT OF CITY
MX-2	Pending Annexation

0 200 400 600 Feet

**ORIGINAL PREPARATION/DATE:**  
This map was prepared by:  
S. Zigmund  
August 13, 2013

**DISCLAIMER:**  
The City of Columbia Department of Planning and Development Services 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.

**We Are Columbia**



NOTES:  
 THE SURVEY WAS PERFORMED UNDER THE SUPERVISION OF A LICENSED SURVEYOR. NO ADJUSTMENTS OR ABSTRACT TITLE SEARCH, NOR TITLE COMMITMENT SEARCH, WERE PERFORMED. THERE MAY BE OTHER RECORDED OR UNRECORDED EASEMENTS, ENCUMBRANCES, OR INTERESTS THAT WERE NOT DISCLOSED OR NOT SHOWN ON THIS SURVEY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE DATE OF THIS SURVEY, AND SURVEYORS ASSUME NO LIABILITY FOR SUBSEQUENT AND ENVIRONMENTAL CONDITIONS THAT MAY AFFECT THE SURVEY OR THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS. CONTRACTORS OR FACTORS THAT MAY AFFECT THE USE OR EXISTENCE OF EASEMENTS ARE APPROXIMATE AND BASED ON ENGINEERING JUDGMENT. NO FIELD TESTS OR MEASUREMENTS WERE MADE TO VERIFY THE EXISTENCE OF EASEMENTS OR CONDITIONS EXCEPT WHERE OTHERWISE NOTED.

WATER PROVIDER:  
 CITY OF COLUMBIA  
 P.O.B. 147  
 COLUMBIA, SC 29217  
 (803)546-3400

SEWER PROVIDER:  
 PALMETTO UTILITIES  
 1710 WOODCREEK FARMS ROAD  
 ELGIN, SC 29045  
 (803)989-2409

16.97 AC IN PHASE 2  
 14.51 AC IN 21 SINGLE FAMILY RESIDENTIAL LOTS  
 0.67 AC IN COMMON AREA  
 1.79 AC IN ROAD RIGHT-OF-WAY

THERE IS A 10' CITY OF COLUMBIA WATER LINE EASEMENT ON ALL SERVICES TO THE MAIN WATER LINE OWNERSHIP OF STREETS AND STORM DRAINAGE TO BE RETAINED BY THE DEVELOPER.  
 MINIMUM SETBACKS PER ZONING:  
 25' FRONT  
 20' REAR  
 10' SIDE



OWNER / DEVELOPER:  
 BEAVER LAKE PARTNERSHIP  
 5217 NORTH TREMOLI ROAD  
 COLUMBIA, SC 29206  
 EDWIN H. COOPER, JR.  
 (803)787-4121

CURRENT ZONING: PUD-2

I HAVE CONSULTED THE FEMA FLOOD INSURANCE RATE MAP 45070 0110 G DATED 2/20/02, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE PROPERTY IS IN ZONE "X" AS SHOWN THEREON.

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE RICHLAND COUNTY SUBDIVISION REGULATIONS, AND THE MONUMENTS SHOWN HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH THEREIN.

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 OF PROJECTIONS OTHER THAN SHOWN THEREIN. ALSO THERE ARE NO VISIBLE ENCUMBRANCES OR PROJECTIONS OTHER THAN SHOWN.

WILLIAM W. BRAYNINGTON, PROFESSIONAL LAND SURVEYOR - No. 93372

PLANNING & DEVELOPMENT SERVICES  
 RICHLAND COUNTY, SOUTH CAROLINA  
 APPROVED  
 DATE: 5-17-07  
 SIGNATURE: [Signature]

CURVE #1	CURVE #2	CURVE #3
R=150.00'	R=150.00'	R=450.00'
D=27.2835°	D=89.0333°	D=327.1104°
L=36.88'	L=84.97'	L=129.82'
L=71.95'	L=154.92'	L=252.78'
C LEN=71.26'	C LEN=147.86'	C LEN=249.47'
BRG=N 51.527° E	BRG=N 07.5814° E	BRG=N 03.2727° W

LINE	BEARING	DIST
L1	S 79.51.55° E	50.07'
L2	S 10.28.05° W	22.00'
L3	S 79.31.55° E	99.81'
L4	N 64.59.55° E	74.25'
L5	N 25.00.05° W	50.00'
L6	N 35.53.47° E	40.66'
L7	N 35.54.40° E	53.53'
L8	S 21.12.98° E	21.58'
L9	S 00.23.52° E	112.81'
L10	S 00.23.52° E	78.32'
L11	S 00.23.52° E	36.23'
L12	S 34.22.49° W	25.94'
L13	N 62.06.32° E	9.63'
L14	N 62.07.19° E	26.31'
L15	N 35.54.54° E	13.81'
L16	N 64.59.55° E	23.23'
L17	N 37.31.00° E	23.23'
L18	N 37.31.00° E	14.66'
L19	N 21.32.98° W	158.92'
L20	N 21.32.98° W	23.51'
L21	N 21.32.98° W	125.45'
L22	N 21.32.98° W	10.96'

CURVE	RADIUS	BEARING	CHORD
C1	72.00'	S 41.11.33° E	28.45'
C2	50.00'	S 32.74.26° E	35.16'
C3	225.00'	S 16.50.40° E	36.90'
C4	575.00'	S 08.03.22° E	280.90'
C5	625.00'	S 03.51.07° W	31.44'
C6	715.00'	N 17.39.05° W	353.08'
C7	475.00'	N 65.52.11° E	8.12'
C8	175.00'	N 02.41.16° W	170.16'
C9	200.00'	N 34.70.39° W	233.76'
C10	200.00'	S 85.53.06° E	157.00'
C11	200.00'	S 48.24.41° W	98.23'
C12	175.00'	N 36.32.03° E	6.00'
C13	175.00'	N 51.15.27° E	99.97'
C14	175.00'	N 18.57.19° E	72.50'
C15	425.00'	N 09.35.43° W	211.72'
C16	425.00'	N 17.16.40° W	70.77'
C17	475.00'	N 07.59.00° E	123.23'
C18	125.00'	N 40.22.29° E	12.47'
C19	125.00'	N 54.06.56° E	47.20'
C20	125.00'	N 54.06.56° E	47.20'

REVISED NEW WATER LINE EASEMENTS FROM 10' TO 15' WIDE (5/3/07)  
 REVISED 4/2/07 PER CITY OF COLUMBIA  
 REVISION COMMENTS

Book 1315-168  
 2007043562 05/16/2007 11:30:50:620  
 Fee:\$10.00 County Tax:\$0.00  
 State Tax:\$0.00  
 2007043562 Richard W. Rodden  
 Richland County, SC

BONDED SUBDIVISION PLAT OF

**WOODCREEK FARMS DEVELOPMENT**  
 AREA B2 - PHASE 2

RICHLAND COUNTY near COLUMBIA, SOUTH CAROLINA

**RECEIVED**  
 MAY 16 2007  
 RICHLAND COUNTY  
 ZONING OFFICE

SCALE: 1" = 100'

DATE: 4 OCT 2006

T.M.S.# 28900-01-16

DWG.# US-431-B

SHEET 1 OF 1

**UNITED DESIGN SERVICES, INC.**  
 LAND SURVEYING SERVICES

540 ST. ANDREWS ROAD, COLUMBIA, SC 29210 ■ (803)750-9142

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 33, Area B2, Phase 2**, on a Bonded Subdivision Plat of Woodcreek Farms Development, Area B2 - Phase 2, prepared by United Design Services, INC., dated October 4, 2006, last revised May 3, 2007, recorded in the Office of the Register of Deeds for Richland County in Book 1315, Page 168, and being bounded and measuring as shown thereon.

**Richland County TMS:** 28912-01-06

**Property Address:** 168 Island View Circle

  
BRIAN K. SEARFOSS

DATE: 12 August 2013

  
LISA C. SEARFOSS

DATE: August 12, 2013