

**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 10th day of December, 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:

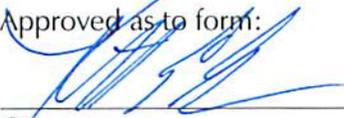
Planning and Development Services

  
\_\_\_\_\_  
Mayor

Approved by:

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

Approved as to form:

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

ATTEST:  
  
\_\_\_\_\_  
City Clerk

Introduced: 11/19/2013  
Final Reading: 12/10/2013

ORIGINAL  
STAMPED IN RED

**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 20 on 9/9/2013 (mm/dd/yyyy).

(Signature of Annexation Coordinator)

# Zoning Map

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

Department of Planning &  
Development Services

**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



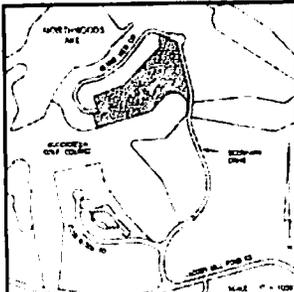
ORIGINAL PREPARATION DATE:  
This map was prepared by:

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



NOTE: THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE SURVEYING ACT OF 1962 AND THE SURVEYING REGULATIONS OF THE STATE OF SOUTH CAROLINA. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE DEPARTMENT OF LAND AND WATER CONTROL AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEY OF THIS AREA. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE DEPARTMENT OF LAND AND WATER CONTROL AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEY OF THIS AREA. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE DEPARTMENT OF LAND AND WATER CONTROL AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEY OF THIS AREA.

WATER PROVIDER:  
CITY OF COLUMBIA  
P.O. BOX 147  
COLUMBIA, SC 29217  
(803)745-3400

SEWER PROVIDER:  
PALMETTO UTILITIES  
1710 WOODCREEK FARMS ROAD  
COLUMBIA, SC 29645  
(803)781-1400

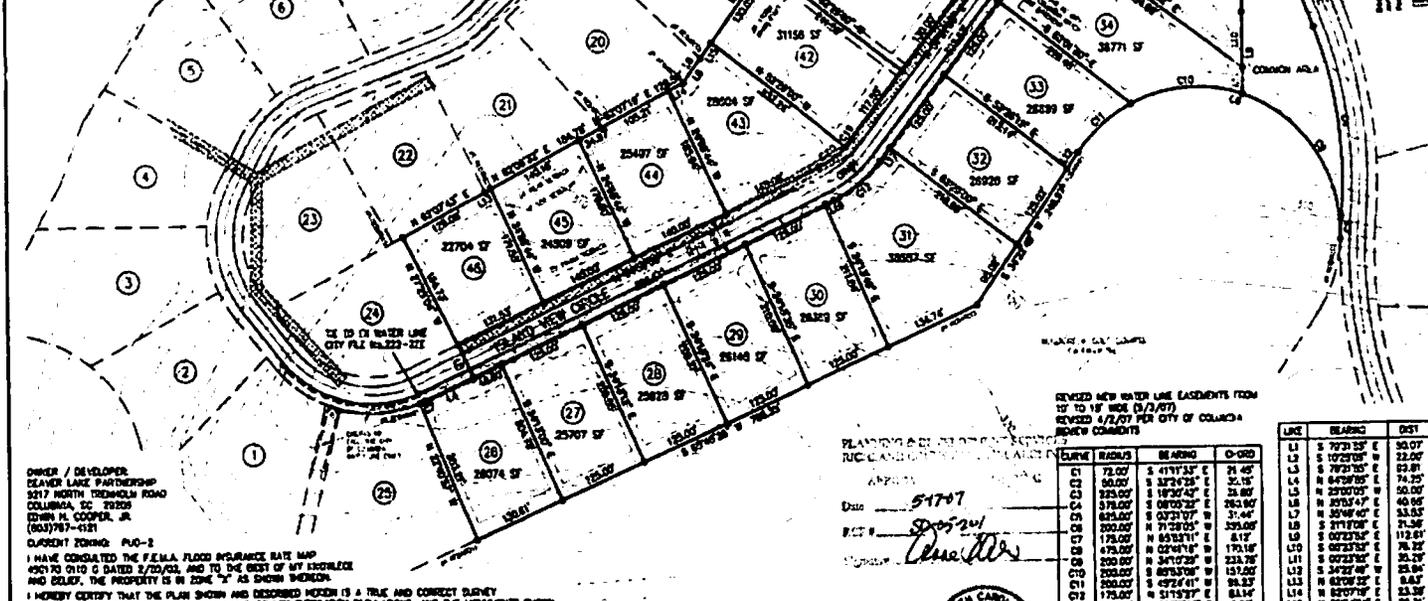
**VICINITY MAP**

18.87 AC IN PHASE 2  
14.51 AC IN 21 SINGLE FAMILY RESIDENTIAL LOTS  
0.67 AC IN COMMON AREA  
1.70 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 FOR ZONING:  
25' FRONT  
25' REAR  
10' SIDE



OWNER / DEVELOPER:  
DELANER LAKE PARTNERSHIP  
2617 NORTH TRENHOLM ROAD  
COLUMBIA, SC 29209  
EDWIN H. COOPER, JR.  
(803)781-0181

CURRENT ZONING: PUD-2

I HAVE CONSULTED THE F.E.M.A. FLOOD INSURANCE RATE MAP 450170 010 D 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 HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE RICHLAND COUNTY SUBDIVISION REGULATIONS, AND THE MEASUREMENTS 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 HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MURKIN STRONGARM MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SET FORTH THEREIN. ALSO THERE ARE NO VISIBLE ENCUMBRANCES OR DEFICIENCIES OTHER THAN SHOWN.

WILLIAM E. LINDSEY, PROFESSIONAL LAND SURVEYOR - 16327

CURVE #1  
R=135.00'  
D=77.25°  
T=84.83'  
L=71.85'  
C L=104.75'  
O=104.75'

CURVE #2  
R=195.00'  
D=107.01°  
T=124.87'  
L=134.83'  
C L=104.75'  
O=104.75'

CURVE #3  
R=105.00'  
D=127.00°  
T=124.87'  
L=134.83'  
C L=104.75'  
O=104.75'

PLANNED AND PERFORMED BY:  
RICHLAND COUNTY LAND SURVEYING  
APPROVED:  
DATE: 5/17/07  
BY: [Signature]  
TITLE: [Signature]



REVISED NEW WATER LINE EASEMENTS FROM 15' TO 10' WIDE (5/17/07)  
REVISED 4/27/07 PER CITY OF COLUMBIA SERVICE COMMENTS

LINE	BEARING	DIST
L1	S 70°23'00" E	50.07
L2	S 10°29'00" E	22.00
L3	N 78°23'00" E	52.81
L4	N 64°30'00" E	74.25
L5	N 23°00'00" E	50.00
L6	N 30°34'47" E	40.95
L7	N 30°48'40" E	33.55
L8	N 27°15'00" E	71.38
L9	N 02°23'00" E	112.81
L10	N 02°23'00" E	76.25
L11	N 02°23'00" E	52.28
L12	N 34°22'48" E	25.84
L13	N 62°08'22" E	8.87
L14	N 82°07'00" E	53.38
L15	N 37°15'00" E	30.21
L16	N 64°30'00" E	13.81
L17	N 37°15'00" E	33.25
L18	N 27°15'00" E	14.82
L19	N 21°23'00" E	128.82
L20	N 24°23'00" E	23.07
L21	N 20°23'00" E	25.57
L22	N 21°23'00" E	10.87



WOODCREEK FARMS DEVELOPMENT  
AREA B2 - PHASE 2

RECEIVED  
MAY 16 2007  
RICHLAND COUNTY  
ZONING OFFICE



DATE: 4 OCT 2008  
T.M.S.# 22000-01-16  
DWG.# US-431-B  
SHEET  
1 of 1

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