

ORDINANCE NO. 2006-021

Annexing 1111 Balsam Road, Richland County TMS #07311-08-04

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 April, 2006, that the property described herein is hereby annexed to and becomes part of the City of Columbia effective April 15, 2006. This property shall be zoned RS-2.

PROPERTY DESCRIPTION: See attached EXHIBIT A
Richland County TMS NO.: 07311-08-04

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

Requested by:


MAYOR

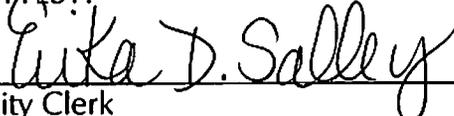
Approved by:


City Manager

Approved as to form:


City Attorney

ATTEST:

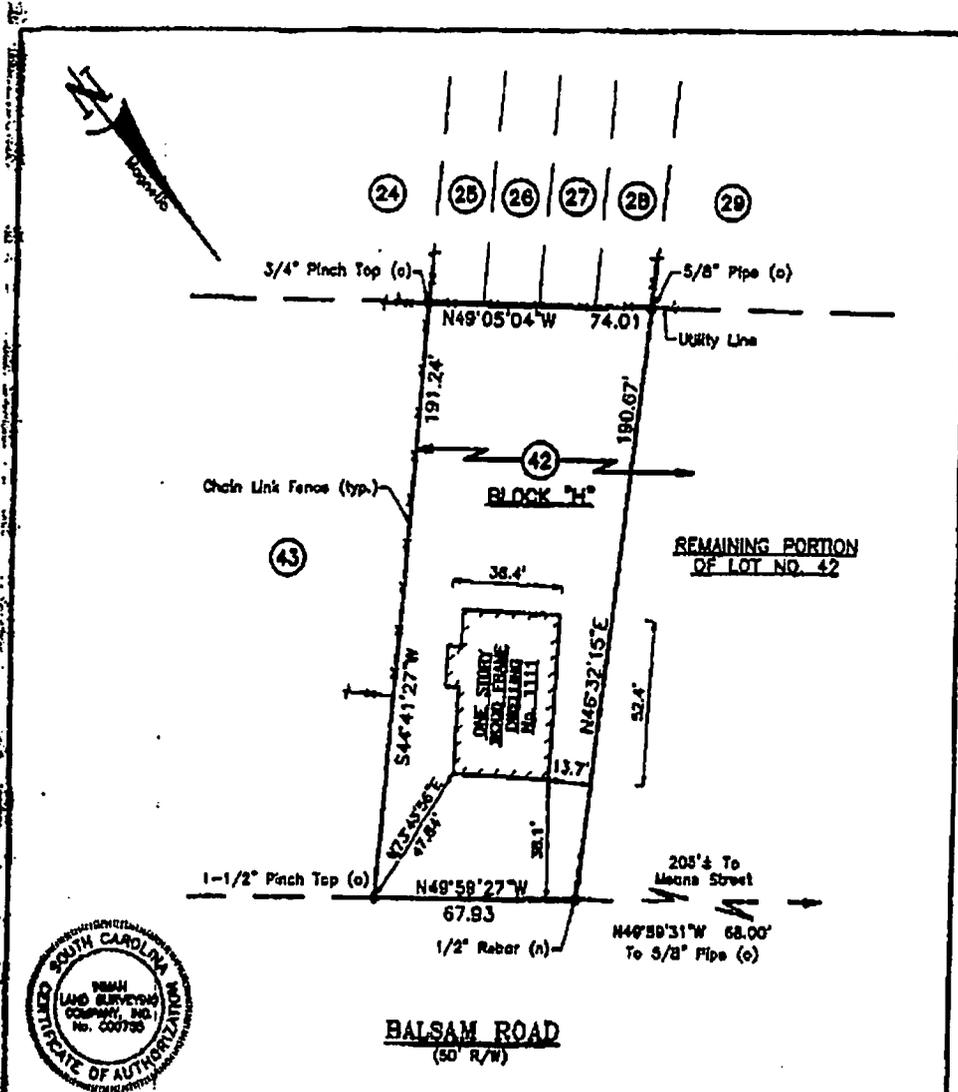

City Clerk

Introduced: 4/5/2006
Final Reading: 4/12/2006

ORIGINAL
STAMPED IN REC

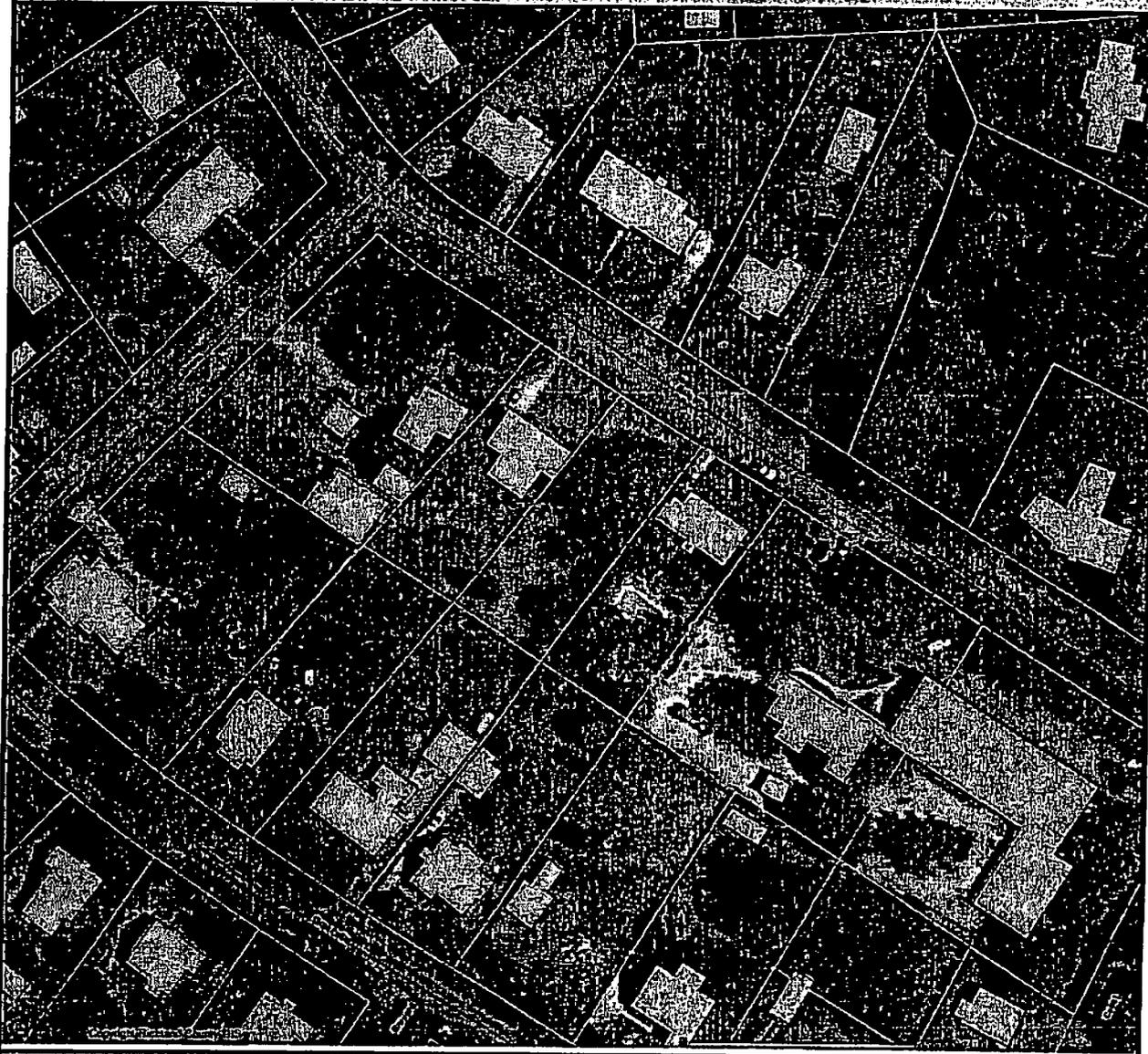
EXHIBIT A
PROPERTY DESCRIPTION
ORDINANCE NO.: 2006-021

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 on Richland County Tax Map Sheet 07311, Block 08, Lot 04. Said parcel having such boundaries and measurements as are shown on said map.



PLAT PREPARED FOR: C. BRADEN STONEBURNER, JR. RICHLAND COUNTY, NEAR COLUMBIA, SOUTH CAROLINA		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 FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. <i>Richard P. Inman</i> RICHARD P. INMAN, P.L.S. NO. 13385
DATE: AUGUST 31, 2004	PROJECT NO.: E08053	
SCALE: 1"=40' 	TOTAL AREA = 0.31 ACRE RATIO OF PRECISION = 1/10,000 AREA BY COORDINATE METHOD	
REFERENCE: THE SAME BEING SHOWN AS THE SOUTHEASTERN PORTION OF LOT NO. 42, BLOCK "H", ON A MAP OF HUFFMAN HEIGHTS, BY TOMLINSON ENGINEERING CO., DATED AUGUST 3, 1936, REVISED MARCH 3, 1947, AND RECORDED IN THE OFFICE OF REGISTER OF DEEDS FOR RICHLAND COUNTY IN PLAT BOOK "L", PAGE 124 & 125.		
NOTES: 1. THIS PROPERTY IS POSSIBLY SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD NOT SHOWN HEREON. 2. THIS PROPERTY MIGHT HAVE UNDERGROUND UTILITIES THAT ARE NOT VISIBLE AT THE SURFACE. 3. NO FLOOD ZONE INSPECTION AT THIS TIME.		
INMAN LAND SURVEYING COMPANY, INC. 2223 BULL STREET COLUMBIA SOUTH CAROLINA 29201 PHONE 252-1797 FAX 252-1798		

1111 Balsam Road



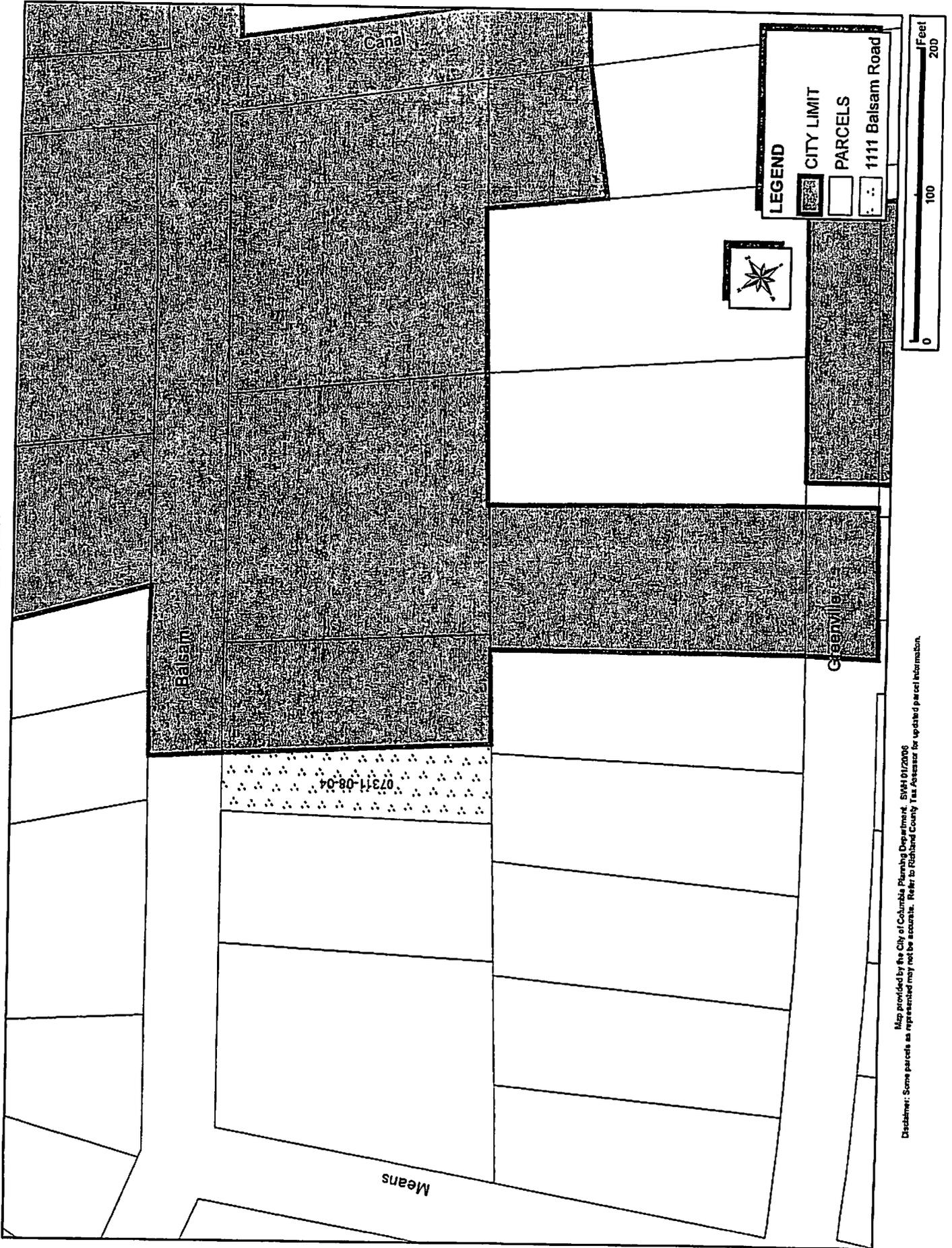
**RC
GEO**

Legend

- ⬮ County Boundary
- ▲ Private Schools
- ▲ Public Schools
- Police Stations
- Fire Stations
- County Assets
- Daycares
- ~ Streets
- ◇ Buildings
- ⋈ 2 Ft. Contours
- ~ Streams
- Lakes
- ⊙ Council Districts
- ⊙ Zip Codes

Information provided by the Robeson County GIS Department. All data is subject to change without notice. For more information, please contact the GIS Department at (910) 329-2200 or visit our website at www.robeson.gov/gis. This information is provided for informational purposes only and does not constitute a warranty of any kind. The user assumes all liability for any use of this information.

MUNICIPAL BOUNDARIES OF THE CITY OF COLUMBIA
PROPOSED ANNEXATION



Map provided by the City of Columbia Planning Department. 5/9/10/2006
Disclaimer: Some parcels as represented may not be accurate. Refer to Richland County Tax Assessor for updated parcel information.

STAFF COMMENTS

Building Official - Has no objection.

Judy Spell, 911 Communications - Has no objection.

Denny Daniels, Engineering - *Formal analysis has not yet been received by the Planning Department; however, preliminary review indicates that City of Columbia water service is available to this property. Sewer service is not currently available to this property. A cost estimate to extend sewer service to this property is pending.*

Franklin Maples, Fire Department - This property is currently serviced by the Columbia Richland Fire Service with an ISO rating of class 4. Annexation of this property would lower the ISO rating to a class 2 with services being provided by the Columbia Fire Department. Recommend annexation, as this action would not impact current services provided by this department.

Allison Baker, Public Services - Department of Parks and Recreation has no objection.

Rick Hines, Police Administrative Services Division Administrator - It has been determined that 1111 Balsam Road will not require an increase of police services. The Department should have no objections to this annexation.

Missy Gentry, Public Services Director - Has no objection.

John Dooley, Director of Utilities & Engineering - Has no objection.

Johnathan Chambers, Deputy Zoning Administrator - This property is currently zoned RS-2 (Single Family Residential) in Richland County. The property is adjacent to the city to the east, by way of a single-family residential lot, zoned RS-2. The properties on all other sides are zoned RS-2 in Richland County. The property owner is currently building a single-family residence on the property, and it is our understanding that the annexation is being requested in order to connect to city water. The Zoning Division has no objection to this annexation request in that the proposed use is conforming to the zoning district.

MEMORANDUM

Office of the City Manager

TO: Department Heads

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

DATE: January 24, 2006

RE: Property Address: 1111 Balsam Road
Richland County TMS: 07311-08-04
Owner(s): C. Braden Stoneburner, Jr.
Current Use: Single Family Residential
Proposed Use: Single Family Residential
Reason for Annexation: Contiguous; water
City Council District: 2

Current County Zoning: RS-MD
Proposed City Zoning: RS-2

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, 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
Tawana Shine, Accounting
Skip Hudson, Community Planner
James Johnson, Utilities
Howard Boyd, Engineering
Andrew Livengood, Zoning
Carolyn Wilson, Police Planning & Research
Wendy Brawn, South Carolina Electric & Gas
Marlin C. Henderson, Richland County Solid Waste Collection
Alfreda Tindall, Richland County 911 Addressing Coordinator

Shahid Khan, Engineering
Cathy Alexander, Finance Director
Office of the Building Official
Missy Gentry, Public Services Director
H. Dean Crisp, Chief of Police
Judy Spell, 911 Communications
Bradley Anderson, Fire Chief
Ted Morgan, Water Distribution
Denny Daniels, Engineering
Franklin Maples, Fire Department
Lloyd Brown, Water Distribution
Susan Leitner, Engineering
Mid Carolina Electric Cooperative

Planning Commission Zoning Recommendation: RS-2 (Zoning classification)
Approved (Approved/Denied)
on March 6, 2006 (mm/dd/yyyy)

Nathaniel B. Landis
(Signature)

**FIRST READING CONSIDERATION for
ANNEXATION OF 1111 BALSAM ROAD,
WITH RS-2 INTERIM ZONING**

April 5, 2006 at 6:00 p.m.
Pontiac Elementary School, 500 Spears Creek Church Road
Columbia, South Carolina

Subject Property: Richland County TMS#: 07311-08-04
Council District: 2
Requested Action: Annex property with interim RS-2 (Single Family Residential) zoning to acquire new water and sanitary sewer service for 1 new single-family residence.
Applicant: C. Braden Stoneburner, Jr. (owner)
PC Recommendation: Approve.
Staff Recommendation: Approve.

Additional Detail: This property is contiguous with the City of Columbia. The owner has built a new single-family residence on the property and requires new water and sewer service. The proposed use is in keeping with the City of Columbia Comprehensive Plan Future Land Use section.

Case History: 3/6/2006 – Planning Commission recommends approval of annexation with interim RS-2 zoning.

PENDING ISSUES: None.

Staff Contact: Nathaniel B. Land, Jr., AICP; Director of Planning

Persons expressing support or concern about this amendment submitted the documents outlined below to staff. All documents are attached hereto and made a part of the record of the public hearing.

None.