

ORDINANCE NO. 2006-022

Annexing 620 Riverhill Circle and 624 Riverhill Circle,
Richland County TMS #07314-01-03 and 07314-01-01

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-1.

PROPERTY DESCRIPTION: See attached EXHIBIT A
Richland County TMS NO.: 07314-01-03 and 07314-01-01

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

EXHIBIT A
PROPERTY DESCRIPTION
ORDINANCE NO.: 2006-022

All those certain pieces, parcels or lots 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 07314, Block 01, Lot 03 and 07314, Block 01, Lot 01. Said parcels having such boundaries and measurements as are shown on said map.

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, and being shown and delineated on Richland County Tax Map Sheet 07314, Block 01, Lot 03. Said parcel having such boundaries and measurements as are shown on said tax map sheets.

Richland County TMS: 07314-01-03

Property Address: 620 Riverhill Circle


DAVID F. SCHMIDT

DATE: 1/27/2006


JANET R. SCHMIDT

DATE: 01/27/2006

RECEIVED

JAN 27 2006

PLANNING DEPARTMENT
RECEIVED BY SWH

RECEIVED
MAR 24 2006
LEGAL
DEPARTMENT

MEMORANDUM

Office of the City Manager

TO: Department Heads

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

DATE: January 27, 2006

RE: Property Address: 620 & 624 Riverhill Circle
Richland County TMS: 07314-01-03 and 07314-01-01
Owner(s): David and Janet Schmidt; Nancy Matthews
Current Use: Single Family Residential Current County Zoning: RS-LD
Proposed Use: Single Family Residential Proposed City Zoning: RS-1
Reason for Annexation: Contiguous; new water service, sewer service
City Council District: 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-1 (Zoning classification)
Approval (Approved/Denied)
on March 6, 2006 (mm/dd/yyyy)
Nathaniel B. Land, Jr.
(Signature)

FIRST READING CONSIDERATION for
ANNEXATION OF 620 & 624 RIVERHILL CIRCLE,
WITH RS-1 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#: 07314-01-01 and 07314-01-03
Council District: 2
Requested Action: Annex property with interim RS-1 (Single Family Residential) zoning to acquire new water and sanitary sewer service for 2 existing single-family residences.
Applicant: Nancy R. Matthews; David F. and Janet R. Schmidt
PC Recommendation: Approve.
Staff Recommendation: Approve.

Additional Detail: These properties are contiguous to the City of Columbia on both the front and back portions of their lots. The owners are requesting annexation for new water service for irrigation purposes and to receive City of Columbia services. Engineering estimates a cost of \$131,161.00 to extend sewer service to these properties, which are currently on septic. This annexation will help to fill one of many "doughnut holes".

Case History: 3/6/2006 – Planning Commission recommends approval of annexation with interim RS-1 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.

STAFF COMMENTS

Building Official - Has no objection.

Judy Spell, 911 Communications - Has no objection.

Denny Daniels, Engineering - Water service is currently available to this property. Sanitary sewer service is not currently available to this property. The estimated cost to extend sewer to this property is \$131,161.00.

The above is being furnished for informational purposes only. The City does not warrant or guarantee any specific level of service or that there is sufficient capacity in the City's systems to meet any specific level of service. It is the responsibility of the property owner to retain an engineer to determine if there is sufficient capacity in the City's systems to meet the specific level of service required for the referenced property.

Riverhill Circle is a County maintained road. This property is located in Flood Zone "X" by 1994 FIRM maps.

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 - The proposed annexation 620 & 624 Riverhill Circle would not adversely affect the City of Columbia's Department of Parks and Recreation.

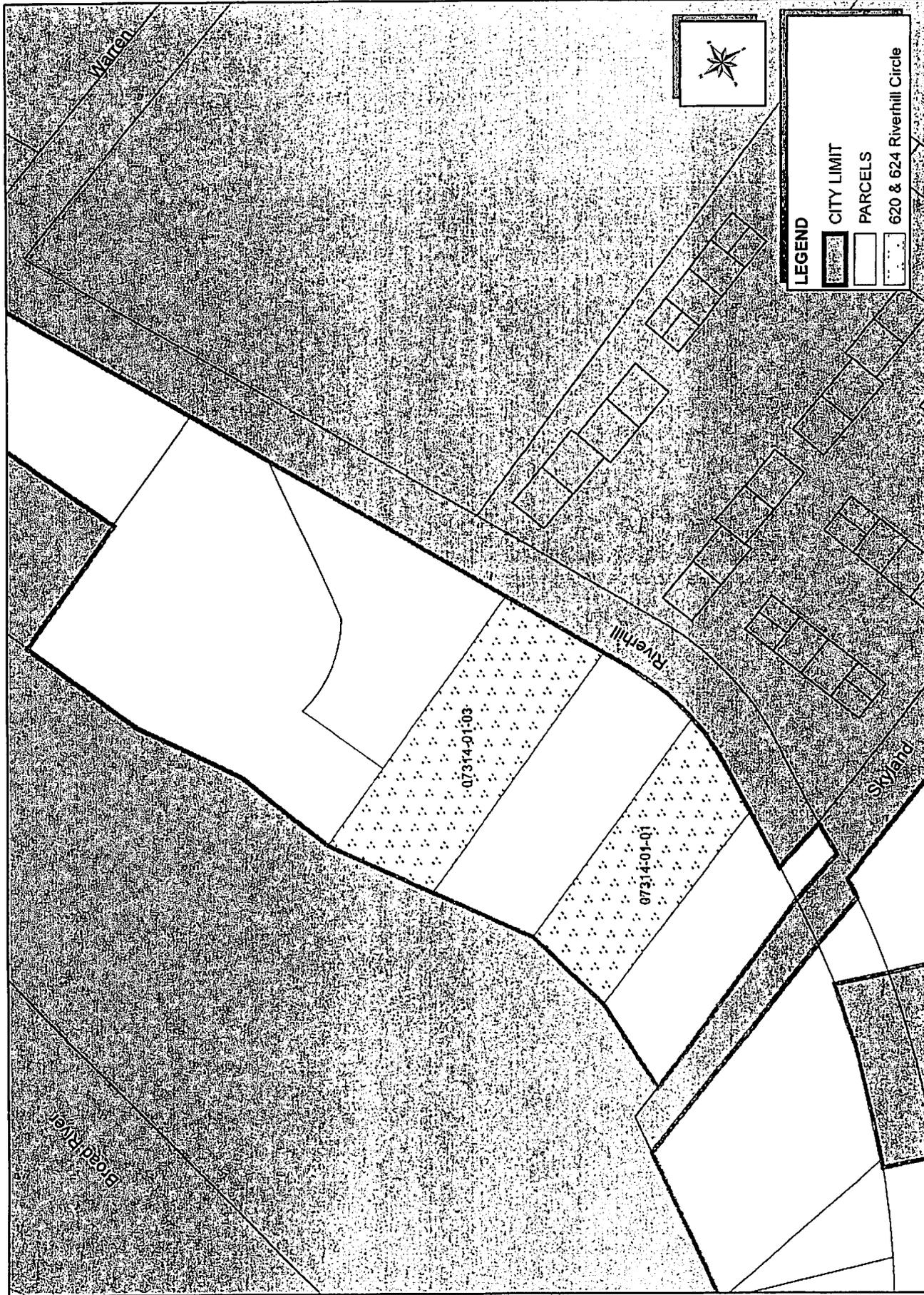
Rick Hines, Police Administrative Services Division Administrator - It has been determined that 620 and 624 Riverhill Circle will not require an increase of police services. The Department should have no objections to this annexation.

Missy Gentry, Public Services Director - Has no objection.

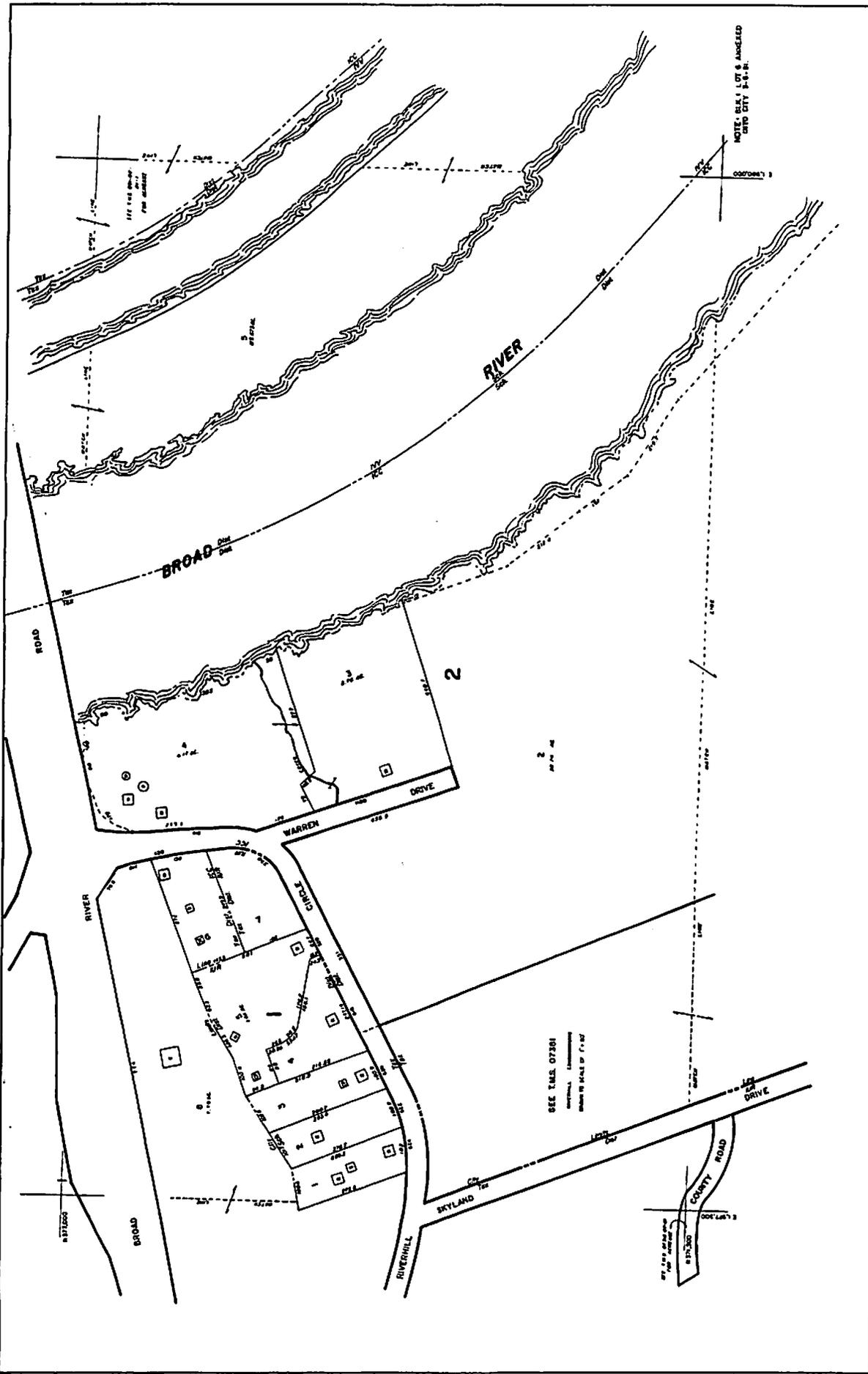
John Dooley, Director of Utilities & Engineering - Has no objection.

Johnathan Chambers, Deputy Zoning Administrator - These properties are currently zoned RS-1 (Single Family Residential) in Richland County. The properties are adjacent to the city by way of the Wray Automotive property to the north (Zoned C-3, General Commercial), and the Riverhill Condos to the south (RG-2, General Residential). The properties to the east and west are all zoned RS-1 in Richland County. The Zoning Division has no objection to this annexation request in that the existing use is conforming to the zoning district and this would fill in a "doughnut hole" in the City's fabric.

MUNICIPAL BOUNDARIES OF THE CITY OF COLUMBIA PROPOSED ANNEXATION



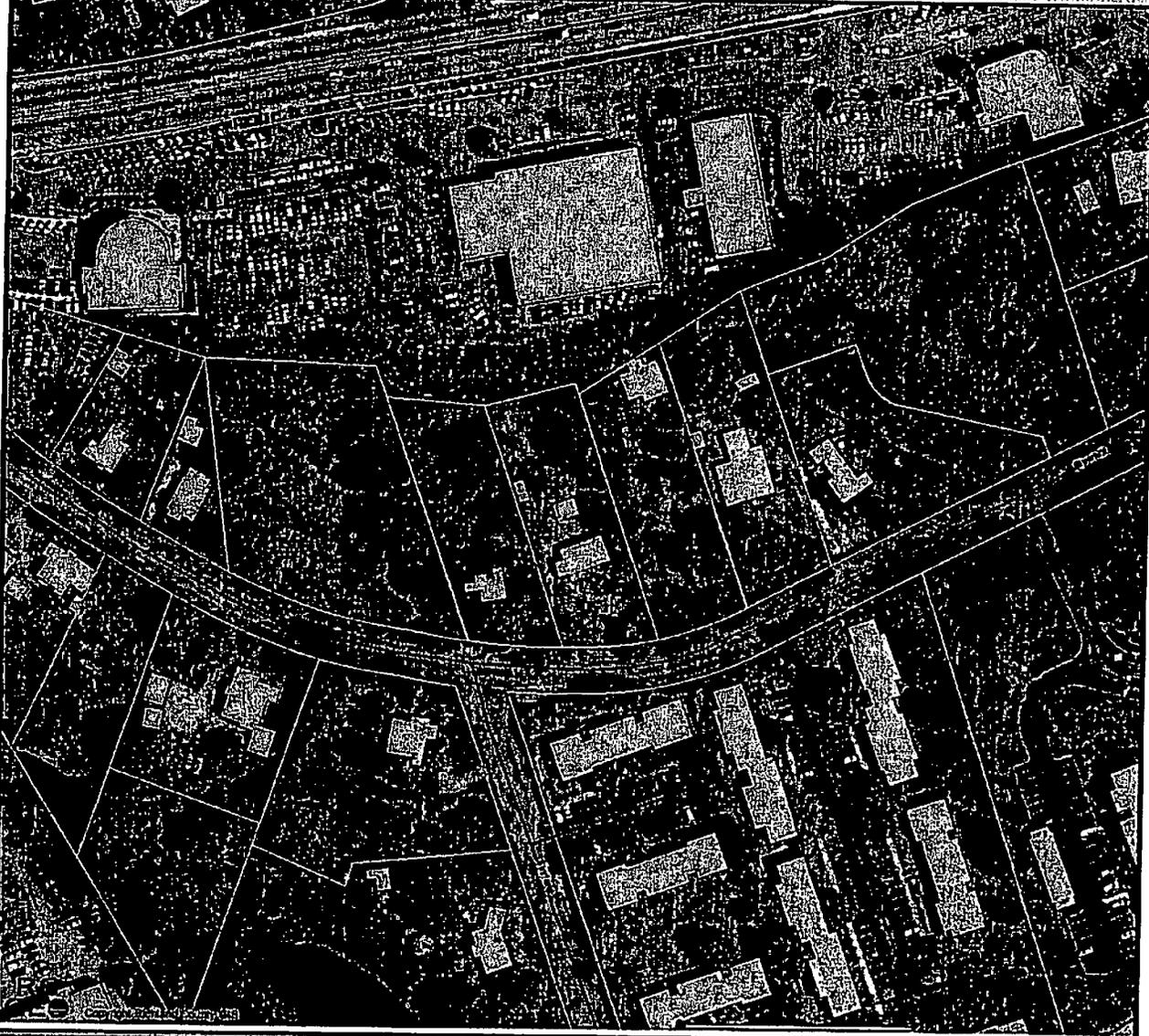
Disclaimer: Some parcels as represented may not be accurate. Refer to Richland County Tax Assessor for updated parcel information. Map derived from data provided by City of Columbia GIS Division.
Map provided by the City of Columbia Planning Department. SIM# 01/27/05



PROPERTY MAP SHEET NO. 07314 COUNTY RICHLAND		GRAPHIC SCALE 	MAP KEY <table border="1"> <tr> <td>073-11</td> <td>073-15</td> <td>081-05</td> </tr> <tr> <td>073-10</td> <td>073-14</td> <td>081-06</td> </tr> <tr> <td>073-09</td> <td>073-13</td> <td>081-01</td> </tr> </table>	073-11	073-15	081-05	073-10	073-14	081-06	073-09	073-13	081-01	PROPERTY MAP TAX MAP RICHLAND COUNTY SOUTH CAROLINA	50 50 100 150 200 250 300 350 400 450 500 550 600 650 700 750 800 850 900 950 1000 1050 1100 1150 1200 1250 1300 1350 1400 1450 1500 1550 1600 1650 1700 1750 1800 1850 1900 1950 2000	LEGEND □ BULKY LOT ○ OPEN SPACE △ CONCRETE ■ FLOOR SLAB ○ 4.4.	REVISIONS <table border="1"> <tr> <th>DATE</th> <th>BY</th> <th>REVISION</th> </tr> <tr> <td>11/87</td> <td>ELB</td> <td>12/01</td> </tr> <tr> <td>11/88</td> <td>ELB</td> <td>12/01</td> </tr> <tr> <td>11/89</td> <td>ELB</td> <td>12/01</td> </tr> </table>	DATE	BY	REVISION	11/87	ELB	12/01	11/88	ELB	12/01	11/89	ELB	12/01	PROPERTY MAP SHEET NO. 07314 COUNTY RICHLAND
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07314

624 Riverhill Circle



JOHNSTON COUNTY
2020
COLUMBIAN ST. 270



Legend

- County Boundary
- Streets
- Private Schools
- Buildings
- Public Schools
- 2 Ft. Contours
- Police Stations
- Streams
- Fire Stations
- Lakes
- County Assets
- Council Districts
- Daycares
- Zip Codes

DISCLAIMER: This map is provided for informational purposes only. It is not intended to be used as a legal document. The information on this map is derived from public records and is subject to change without notice. The County is not responsible for any errors or omissions on this map.

620 Riverhill Circle



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 Richmond County GIS
 2200 Main Street
 Columbus, GA 31904



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Legend

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- ▲ Private Schools
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