

ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2022-099

Annexing and Incorporating Unincorporated portions of 3815 Ayrshire Avenue and 0.56 acre NE/S Clement Road, Richland County TMS# 09201-09-07 (portion) and TMS# 09201-09-08 (portion) into the City of Columbia, South Carolina Columbia, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map

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 Code Ann. § 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 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 (§6-29 of the SC Code); and,

WHEREAS, the City of Columbia has adopted the Unified Development Ordinance (UDO) by Ordinance No.: 2019-013 and Official Zoning Map of the City of Columbia, S.C. by Ordinance No.: 2021-001, both amended from time to time, in accordance with the authority in Title VI of the SC Code; and

WHEREAS, pursuant to Sec. 17-1.7(c) of the UDO, annexation may be considered concurrent with amendments to the Comprehensive Plan and the Zoning Map; and

WHEREAS, the City of Columbia Planning Commission has reviewed the proposed future land use and zoning classifications of the property, and made a recommendation to City Council in accordance with §6-29 of the SC Code and §17-2.5 of the UDO; and

WHEREAS, the Columbia City Council has held a public hearing in accordance with §17-2.4(f) of the UDO and §6-29-760 of the SC Code; and

WHEREAS, the Columbia City Council has determined that the proposed land use classification is appropriate for the property, and the proposed zoning district meets one or more of the criteria set forth by §17-2.5(c)(4), Zoning Map Amendment Decision Standards, of the UDO; NOW THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina this 6th day of December, 2022, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.
2. The property identified as 3815 Ayshire Avenue and TMS# 09201-09-07(portion) containing 0.17 acres and NE/S Clement Road and TMS# 09201-09-08 (portion) containing 0.56 acres, further identified in Attachment A, is hereby annexed to and becomes a part of the City of Columbia, and is incorporated into Columbia Compass: Envision 2036 and the Official Zoning Map, effective immediately.

3. This property shall be apportioned to City Council District #1, Census Tract 4, and assigned a future land use classification of Urban Core Residential Small Lot (UCR-1) and zoning of Residential Single Family Large Lot (RSF-1).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

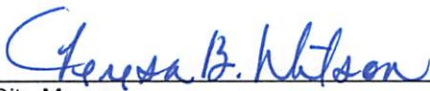
Richland County TMS NOS.: 09201-09-07 (portion) and 09201-09-08 (portion)

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

Approved by:


City Manager

Approved as to form:


City Attorney

Introduced: 11/15/2022
Final Reading: 12/6/2022

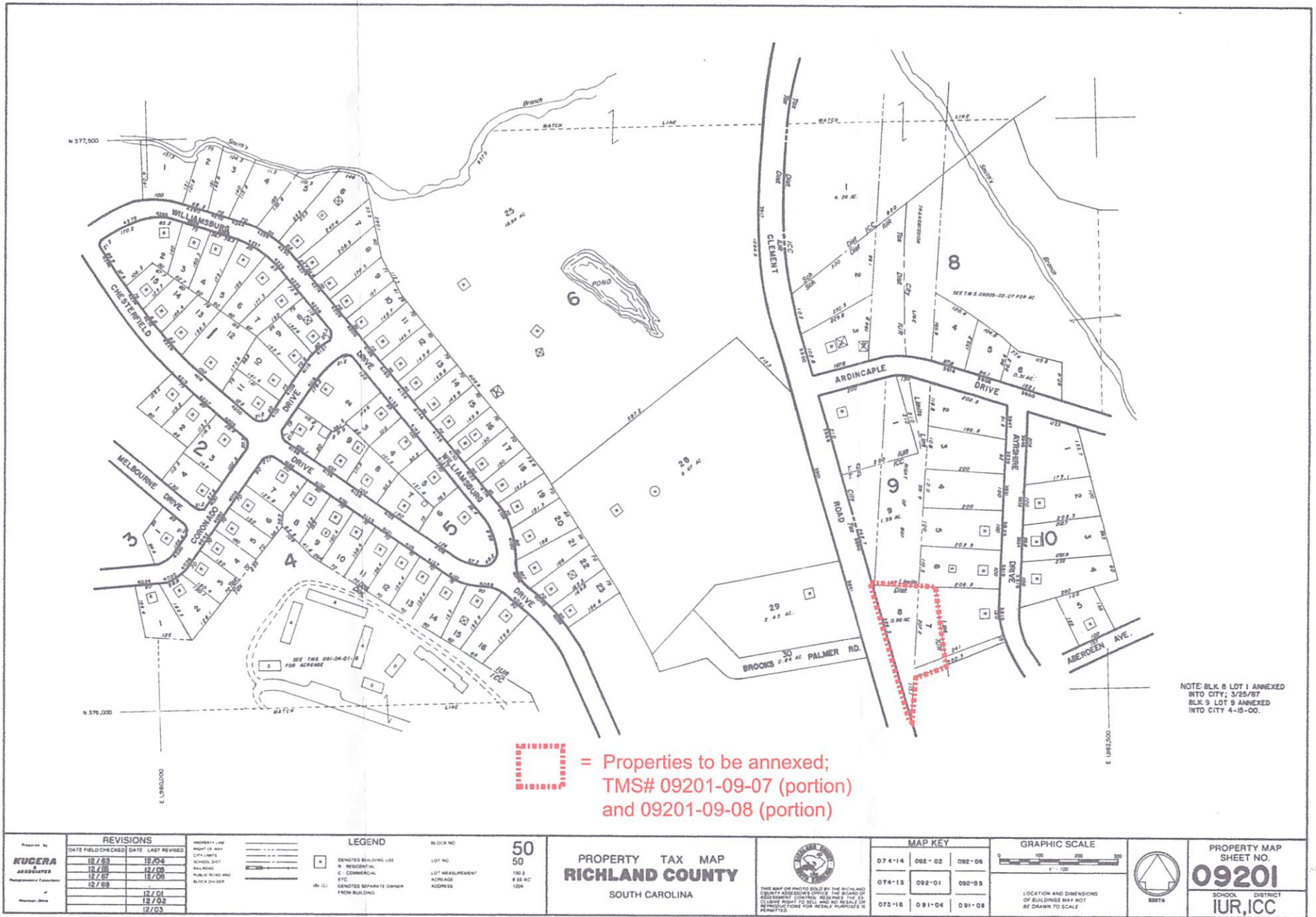
Mayor

ATTEST:


City Clerk

ORDINANCE NO.: 2022-099
EXHIBIT "A"
PROPERTY DESCRIPTION

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, containing 1.33 acres, more or less, and shown and designated as block 09, lots 07 and 08 on Richland County Tax Map 09201. Said parcels having such boundaries and measurements as are shown on said tax map. Less and excepting an approximately 0.6-acre portion of the aforementioned properties, formerly within the Town of Eau Claire and annexed into the City of Columbia on December 2, 1955.



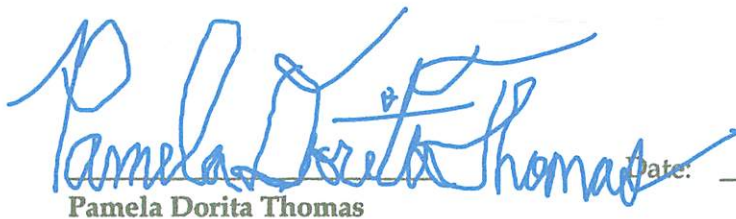
STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND) PETITION FOR ANNEXATION

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 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, containing 1.33 acres, more or less, and shown and designated as block 09, lots 07 and 08 on Richland County Tax Map 09201. Said parcels having such boundaries and measurements as are shown on said tax map. Less and excepting an approximately 0.6-acre portion of the aforementioned properties, formerly within the Town of Eau Claire and annexed into the City of Columbia on December 2, 1955.

Richland County TMS: 09201-09-07 (portion) and 09201-09-08 (portion)

Property Addresses: Unincorporated portions of 3815 Ayrshire Avenue and 0.56 acre NE/S Clement Road


Pamela Dorita Thomas

Date: 08/26/2022

MEMORANDUM

Office of the City Manager

TO: Department Heads
FROM: Teresa Wilson, City Manager
DATE: August 31, 2022
RE: **Property Address:** Unincorporated portions of 3815 Ayrshire Avenue and 0.56 acre NE/S Clement Road
Richland County TMS#: 09201-09-07 (portion) and 09201-09-08 (portion)
Owner(s): Pamela Dorita Thomas.
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: Residential Single Family Large Lot (RSF-1)
Reason for Annexation: Property Consolidation; Primary Area
City Council District: 1
Census Tract: 4

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 **October 13, 2022** 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
Dana Higgins, Director, Engineering
Frank Eskridge, Director, Utilities
Robert Anderson, Public Works Director
Krista Hampton, Planning & Development Services
Kelly Smith, Business License Administrator
Greg Williams, Business Liasion
Tiffany Latimer, Customer Care Administrator
Todd Beiers, Building Official
Michelle Brazell, Engineering
Police Planning & Research
Alfreda Tindal, Richland Co. 911 Addressing Coordinator

Missy Gentry, Assistant City Manager
Henry M. Simons, Assistant City Manager
Teresa Knox, City Attorney
William Holbrook, Police Chief
Aubrey Jenkins, Fire Chief
Gloria Saaed, Community Development Director
George Adams, Fire Marshal
Hope Hasty, Zoning Administrator
Jacquelyn Richburg, Columbia-Richland 911
David Hatcher, Housing Official
Richland County Solid Waste Collection
Lucinda Statler, Planning Administrator
Brandon Burnette, Development Center Administrator

Planning Commission Land Use Recommendation: UCR-1 (Land Use classification) by 6-0
on 10/13/2022 (mm/dd/yyyy).

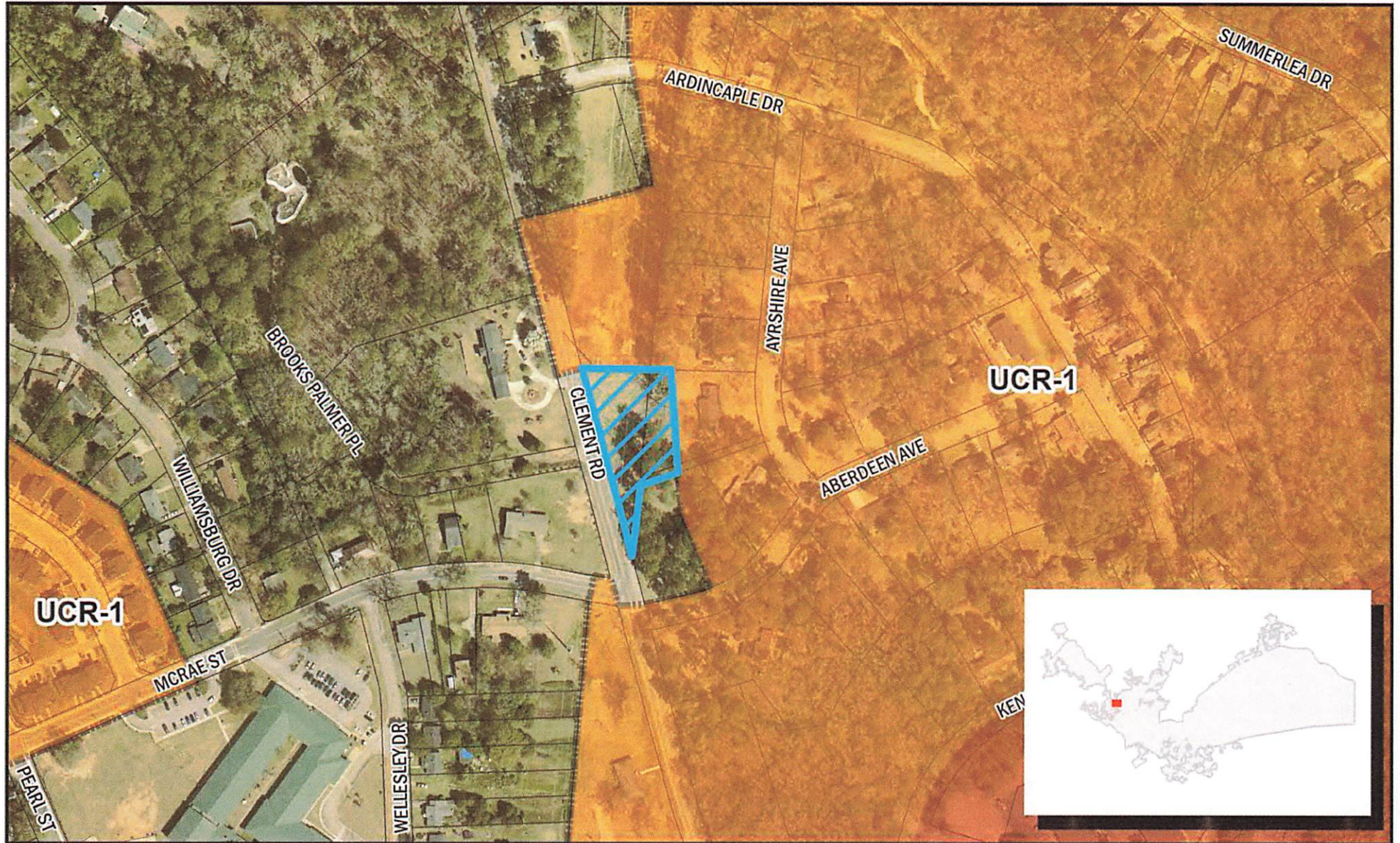
Planning Commission Zoning Recommendation: RSF-1 (Zoning classification) by 6-0
on 10/13/2022 (mm/dd/yyyy).


(Signature of Annexation Coordinator)



Future Land Use Map

3815 Ayrshire Ave(p) and 0.56 acres NE/S Clement Rd(p), TMS# 09201-09-07(p) and 09201-09-08(p),
Current Rich. Co. FLU: Mixed Residential (High Density), Proposed City FLU: UCR-1



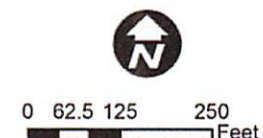
Department of Planning &
Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 8/30/2022



We Are Columbia

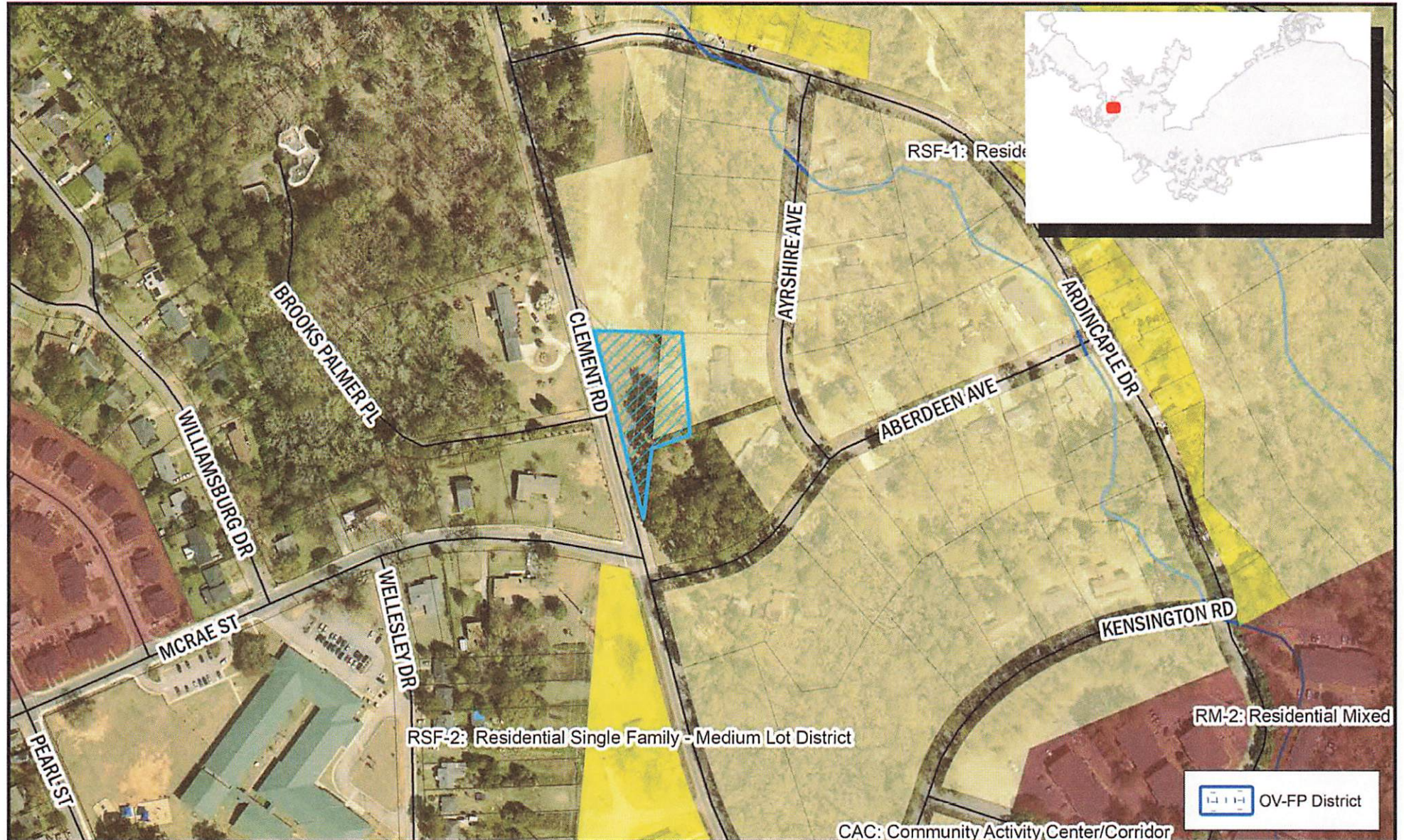


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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

3815 Ayrshire Ave(p) and 0.56 acres NE/S Clement Rd(p), TMS# 09201-09-07(p) and 09201-09-08(p);
Current Rich. Co. Zoning: RS-HD, Proposed City Zoning: RSF-1



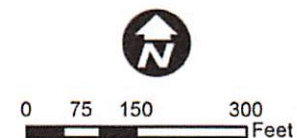
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We Are Columbia



DISCLAIMER:
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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION