

ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2022-102

Annexing and Incorporating 1903 Hazelwood Road and 1842 Pressley Street, Richland County TMS# 19205-03-12 into the City of Columbia, South Carolina, 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 1903 Hazelwood Road and 1842 Pressley Street and TMS# 19205-03-12 containing 0.48 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 #4, Census Tract 116.08, and assigned a future land use classification of Urban Edge Residential Large Lot (UER-2) and zoning of Residential Single Family Large Lot (RSF-1).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NOS.: 19205-03-12

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

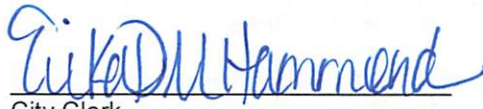
Approved as to form:


City Attorney

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

Mayor

ATTEST:


City Clerk

ORDINANCE NO.: 2022-102
EXHIBIT "A"
PROPERTY DESCRIPTION

ALL that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being on the Northeastern corner of the intersection of Hazelwood Road and Pressley Street, near the City of Columbia, in the County of Richland, State of South Carolina, being composed of and embracing Lot Number Five (5) as shown on a land sub-division plat prepared for Alpha W. Ayers by Columbia Engineering Co. dated March 23, 1954, revised June 29, 1954 and recorded July 31, 1954 in Plat Book 5 at page 63 in the Office of the ROD for Richland County; and having such boundaries and measurements as are shown on said plat, referenced to which is hereby craved for a more complete and accurate description, be all measurements a little more or less.

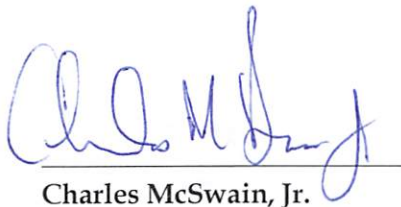
STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND) PETITION FOR ANNEXATION

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.

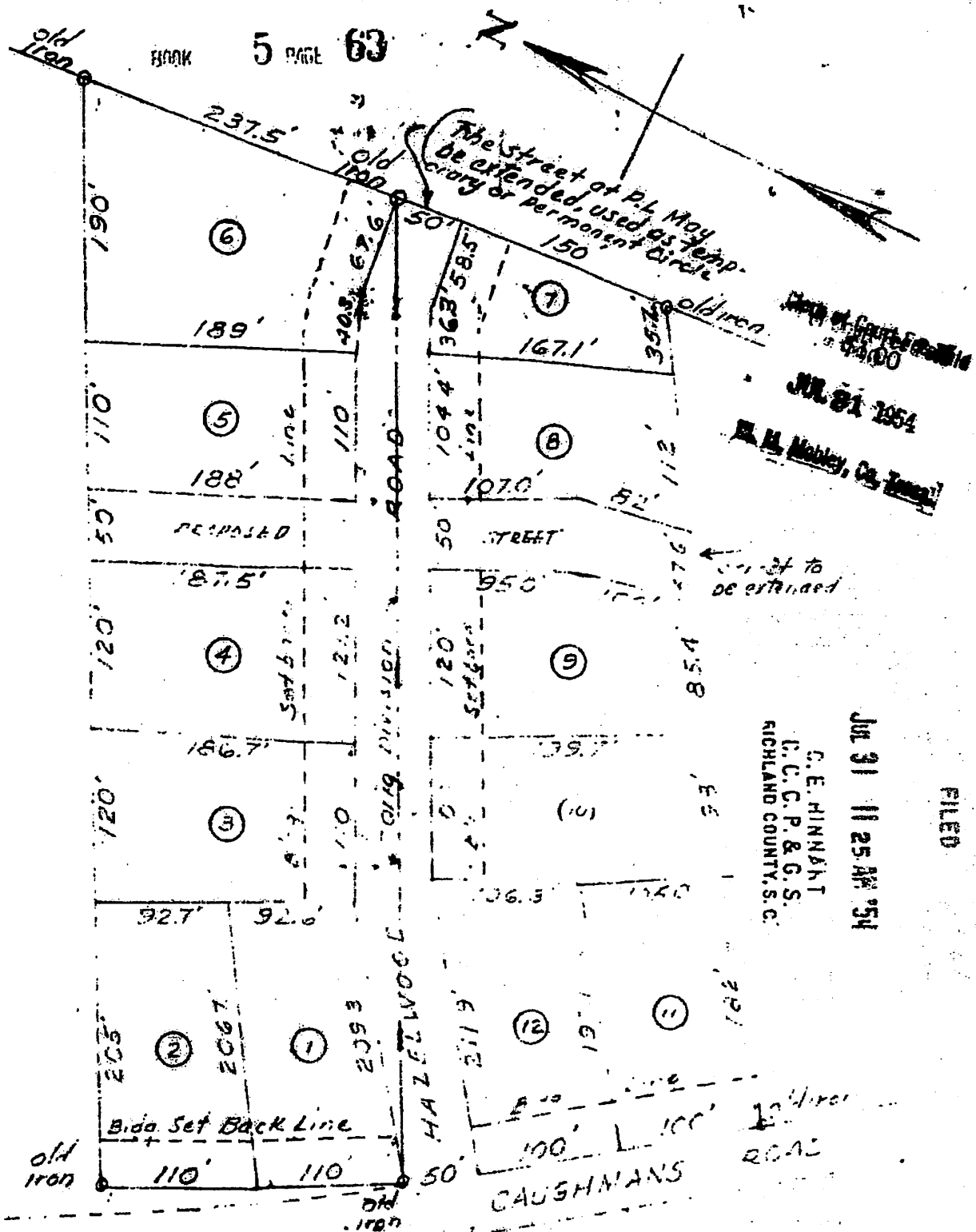
Property Description: All that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being on the Northeastern corner of the intersection of Hazelwood Road and Pressley Street, near the City of Columbia, in the County of Richland, State of South Carolina, being composed of and embracing Lot Number Five (5) as shown on a land sub-division plat prepared for Alpha W. Ayers by Columbia Engineering Co. dated March 23, 1954, revised June 29, 1954 and recorded July 31, 1954 in Plat Book 5 at page 63 in the Office of the ROD for Richland County; and having such boundaries and measurements as are shown on said plat, reference to which is hereby craved for a more complete and accurate description, be all measurements a little more or less.

Richland County TMS: 19205-03-12

Property Addresses: 1903 Hazelwood Road and 1842 Pressley Street


Charles McSwain, Jr.

Date: 24 AUG 2022



FILED

JUL 31 11 25 AM '54

C. E. MINNANT
C. C. P. & C. S.
RICHLAND COUNTY, S. C.

FAIRVIEW DRIVE

Note: Revised June 29, 1954 to
Show Bldg Set Back Line of 35'
minimum.

NOT: The sub-division as shown herein incl. lots
27 & 28, Block 'G' as shown on "The Waisto states
Plat of sub-division for the Waisto Company near
Columbia, S.C. by Tomlinson Eng. Co. 11-1-53
This Plat supercedes Columbia Eng. Co. Plat of 11-1-53

• LAND SUB-DIVISION •

STRAVEY FOR

• ALPHA W. AYERS •

YEAR COLUMBIA, S.C.

SCALE 1"=100' MAR. 23, 1954

COLUMBIA ENGINEERING CO.

COLUMBIA, S.C.

37-B-5

MEMORANDUM

Office of the City Manager

TO: Department Heads
FROM: Teresa Wilson, City Manager
DATE: August 31, 2022
RE: **Property Address:** 1903 Hazelwood Road and 1842 Pressley Street
Richland County TMS#: 19205-03-12
Owner(s): Charles McSwain, Jr.
Current Use: Residential
Proposed Use: Residential
Current County Land Use: Neighborhood (Medium Density)
Proposed City Land Use: Urban Edge Residential Large Lot (UER-2)
Current County Zoning: Residential Single Family Low Density (RS-LD)
Proposed City Zoning: Residential Single Family Large Lot (RSF-1)
Reason for Annexation: Municipal Services; Primary Area
City Council District: 4
Census Tract: 116.08

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

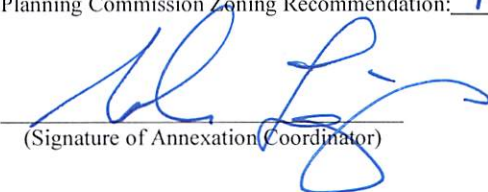
cc:

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 Liaison
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: UER-2 (Land Use classification) by 6-0
on 10/13/22 (mm/dd/yyyy).

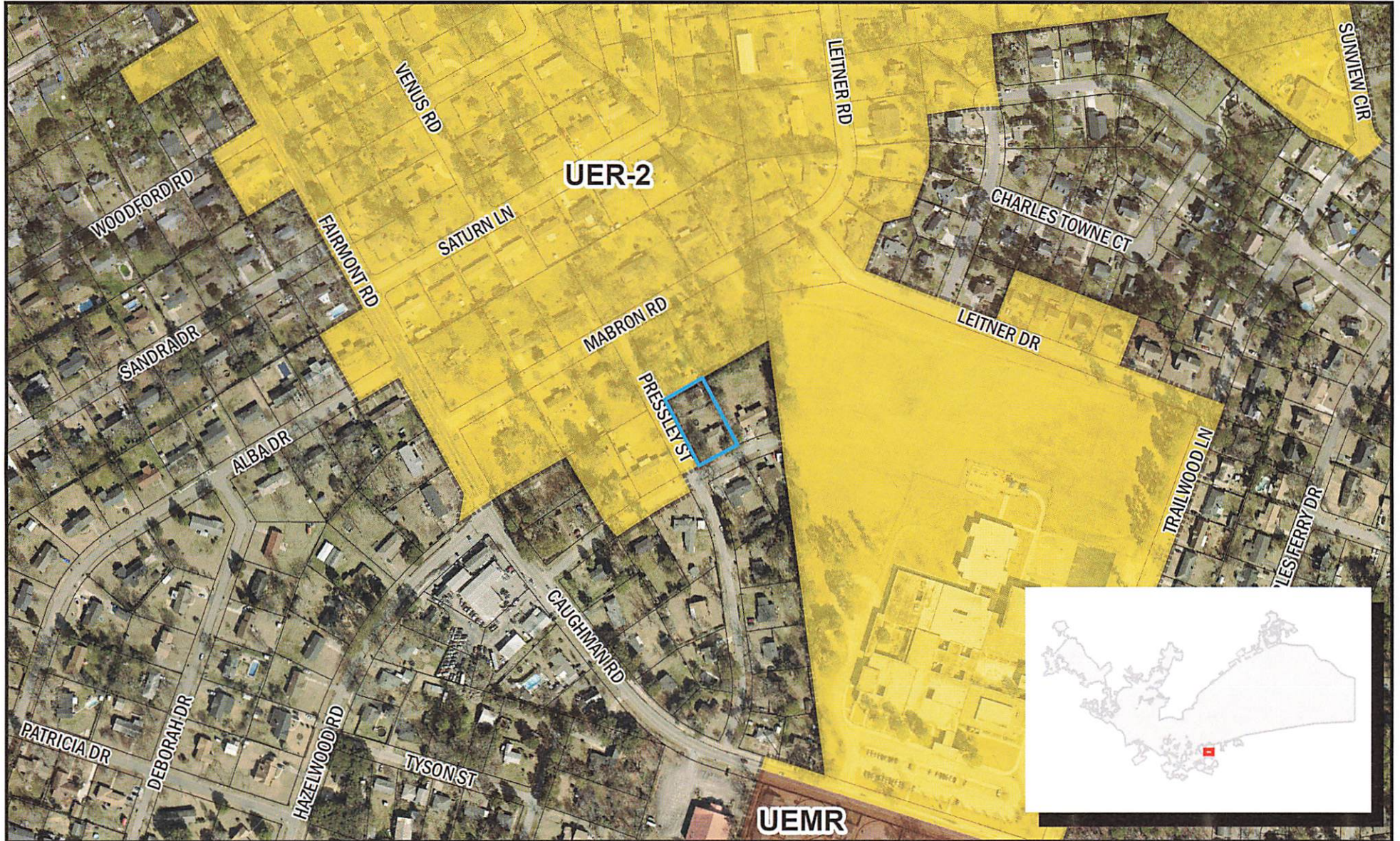
Planning Commission Zoning Recommendation: RSF-1 (Zoning classification) by 6-0
on 10/13/22 (mm/dd/yyyy).


(Signature of Annexation Coordinator)



Future Land Use Map

1903 Hazelwood Road and 1842 Pressley Street, TMS# 19205-03-12,
Current Rich. Co. FLU: Neighborhood (Medium Density), Proposed City FLU: UER-2



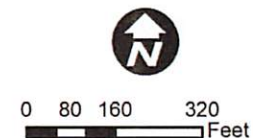
Department of Planning &
Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 8/29/2022



We Are Columbia



CITY OF COLUMBIA PLANNING DEPARTMENT
THIS MAP IS THE PRODUCT OF COMPILATION,
OR WAS PRODUCED BY OTHERS. IT IS FOR
INFORMATION ONLY AND THE CITY OF COLUMBIA
MAKES NO REPRESENTATIONS AS TO ITS ACCURACY
OR USE WITHOUT FIELD VERIFICATION
IS AT THE SOLE RISK OF THE USER.

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

1903 Hazelwood Road and 1842 Pressley Street, TMS# 19205-03-12,
Current Rich. Co. Zoning: RS-LD, Proposed City Zoning: RSF-1



Department of Planning &
Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 8/29/2022



We Are Columbia



0 75 150 300
Feet

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.

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION