

ORDINANCE NO.: 2008-027

*Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina,
Chapter 17, Planning, Land Development and Zoning, Article III, Zoning,
Division 4, Amendments, Sec. 17-138 Notice of hearings*

BE IT ORDAINED by the Mayor and Council this 4th day of June, 2008, that the 1998 Code of Ordinances of The City of Columbia, South Carolina, Chapter 17, Planning, Land Development and Zoning, Article III, Zoning, Division 4, Amendments, Sec. 17-138, Notice of hearings is amended to read as follows:

Sec. 17-138. Notice of hearings.

(a) Publication.

- (1) In scheduling a public hearing for proposed zoning map and text amendments, the city council shall publish two notices, one at least 30 days and one at least 15 days prior to the public hearing, in a newspaper of general circulation in the city.
- (2) When a proposed zoning amendment affects the district classification of property, such notice shall contain the following information:
 - a. The date, time and place of the hearing.
 - b. A description to inform the public of the location of the property for which action is pending, including but not limited to use of a map or street address and a metes and bounds description or the tax map reference.
 - c. The substance of the proposed ordinance, specifying the nature of the issue being considered.
 - d. The sections of the Code that are pertinent to the hearing procedure.
 - e. Where information may be examined and when and how written comments addressing findings required for a decision by the hearing body may be submitted. A copy of the proposed ordinance shall be available in the office of the city clerk and zoning administrator.

(b) Posting of property.

- (1) When a proposed amendment affects the district classification of particular pieces of property, the zoning administrator shall cause to be conspicuously located, on or adjacent to the property affected, one hearing notice for every 100 feet of street frontage or portion thereof. At least one such notice shall be visible from each public thoroughfare that abuts the property. Such notice shall be posted at least 30 days prior to the hearing and shall indicate the nature of the change proposed, identification of the property affected, and the time, date and place of the hearing.
- (2) Written notice of the hearing shall be mailed by the zoning administrator at least 30 days before the date of the public hearing to all owners of property within, contiguous to and directly across the thoroughfare from such area proposed to be rezoned to the address of such owners appearing on the latest published tax list, to neighborhood associations, and to such other lists that may be specified by the city council. The notice shall contain the same information as required of notices published in newspapers.

(c) Notice to property owners and neighborhood associations.

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- (1) Before holding the public hearing as required by this article on a map amendment, written notice of the hearing shall be mailed by the zoning administrator, by first class mail, at least 30 days before the day of the public hearing to all owners of property within, contiguous to or directly across the street from such area to the address of such owner appearing on the latest published tax map ownership list, and to other groups such as neighborhood associations requesting that they receive such notification, and to other such lists that may be specified by the council.
- (2) The failure to deliver the notification as provided in this section shall not invalidate any such amendment. The notice shall contain the same information as required of notices published in newspapers as specified in subsection (a)(2) of this section.

Requested by:

Development Center Administrator



MAYOR

Approved by:



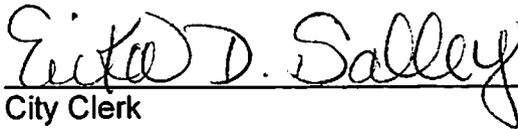
City Manager

Approved as to form:



City Attorney

ATTEST:



City Clerk

Introduced: 5/21/2008
Final Reading: 6/4/2008