

ORIGINAL  
STAMPED IN RED

ORDINANCE NO.: 2022-073

*Annexing a 0.10 acre portion of B/S Jacobs Mill Pond Road, Richland County TMS# 28900-01-19(p) 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 2<sup>nd</sup> day of August, 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 the B/S Jacobs Mill Pond Road and TMS# 28900-01-19 (p) containing 0.10 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 114.07, and assigned a future land use classification of Urban Edge Residential Large Lot (UER-2) and zoning of Planned Development District (PD).



# MEMORANDUM

## Office of the City Manager

TO: Department Heads  
FROM: Teresa Wilson, City Manager  
DATE: May 26, 2022  
RE: **Property Address:** 0.10-acre portion, B/S Jacobs Mill Pond Road (To rear of 511 Fetterbush Road)  
**Richland County TMS#:** 28900-01-19 (portion)  
**Owner(s):** Woodcreek Development, LLC  
**Current Use:** Recreation  
**Proposed Use:** Residential  
**Current County Land Use:** Neighborhood (Medium Density)  
**Proposed City Land Use:** Urban Edge Residential Large Lot (UER-2)  
**Current County Zoning:** Planned Development District (PDD)  
**Proposed City Zoning:** Planned Development (PD) District  
**Reason for Annexation:** Municipal Services; Donut Hole - Primary  
**City Council District:** 4  
**Census Tract:** 114.07

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 **June 9, 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

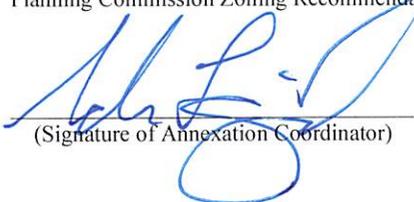
cc:

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 6/9/2022 (mm/dd/yyyy).

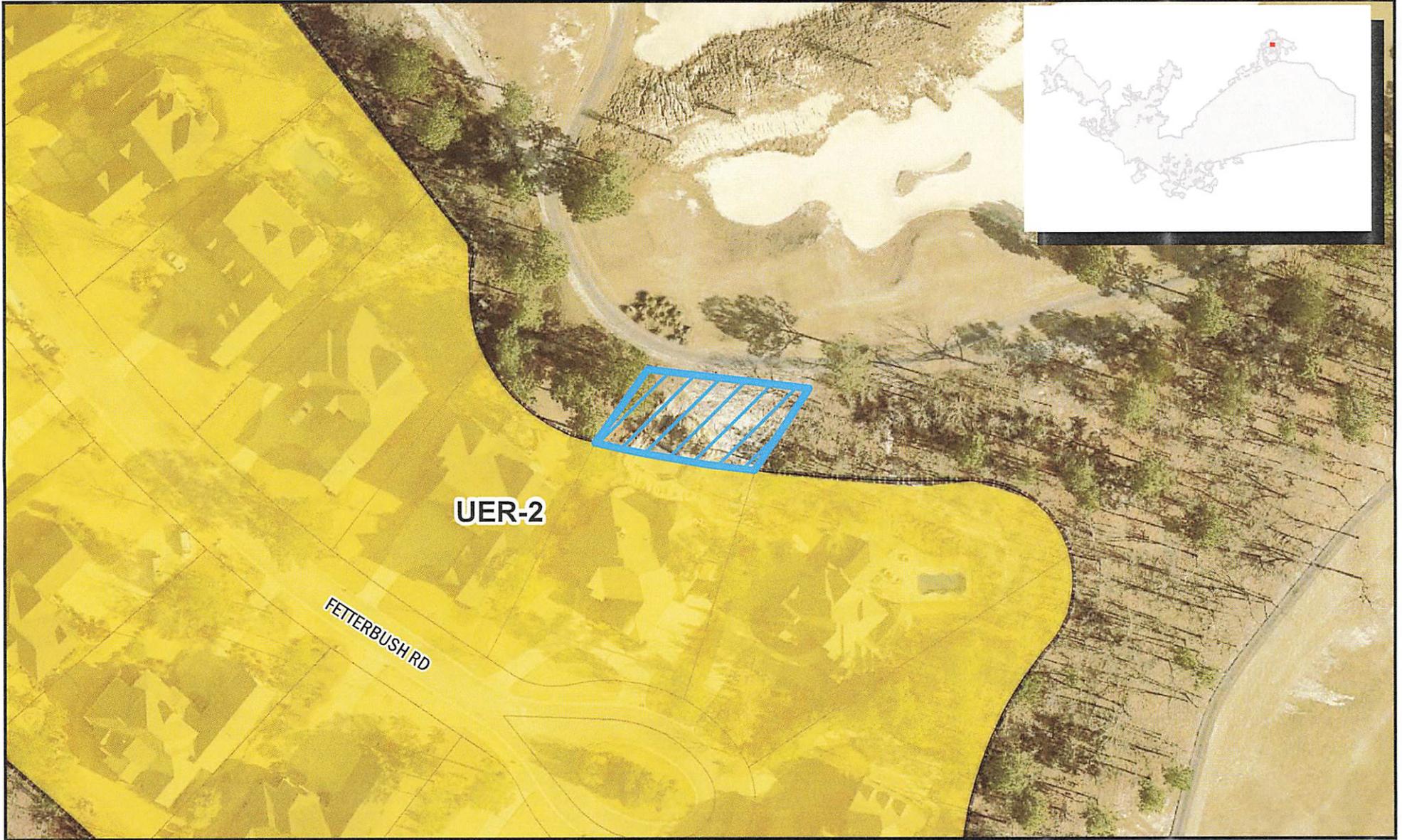
Planning Commission Zoning Recommendation: PD (Zoning classification) by 6-0  
on 6/9/2022 (mm/dd/yyyy).

  
(Signature of Annexation Coordinator)



# Future Land Use Map

0.10 acre portion, B/S Jacobs Mill Pond Road, TMS# 28900-01-19(p);  
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: 5/26/2022



We Are Columbia



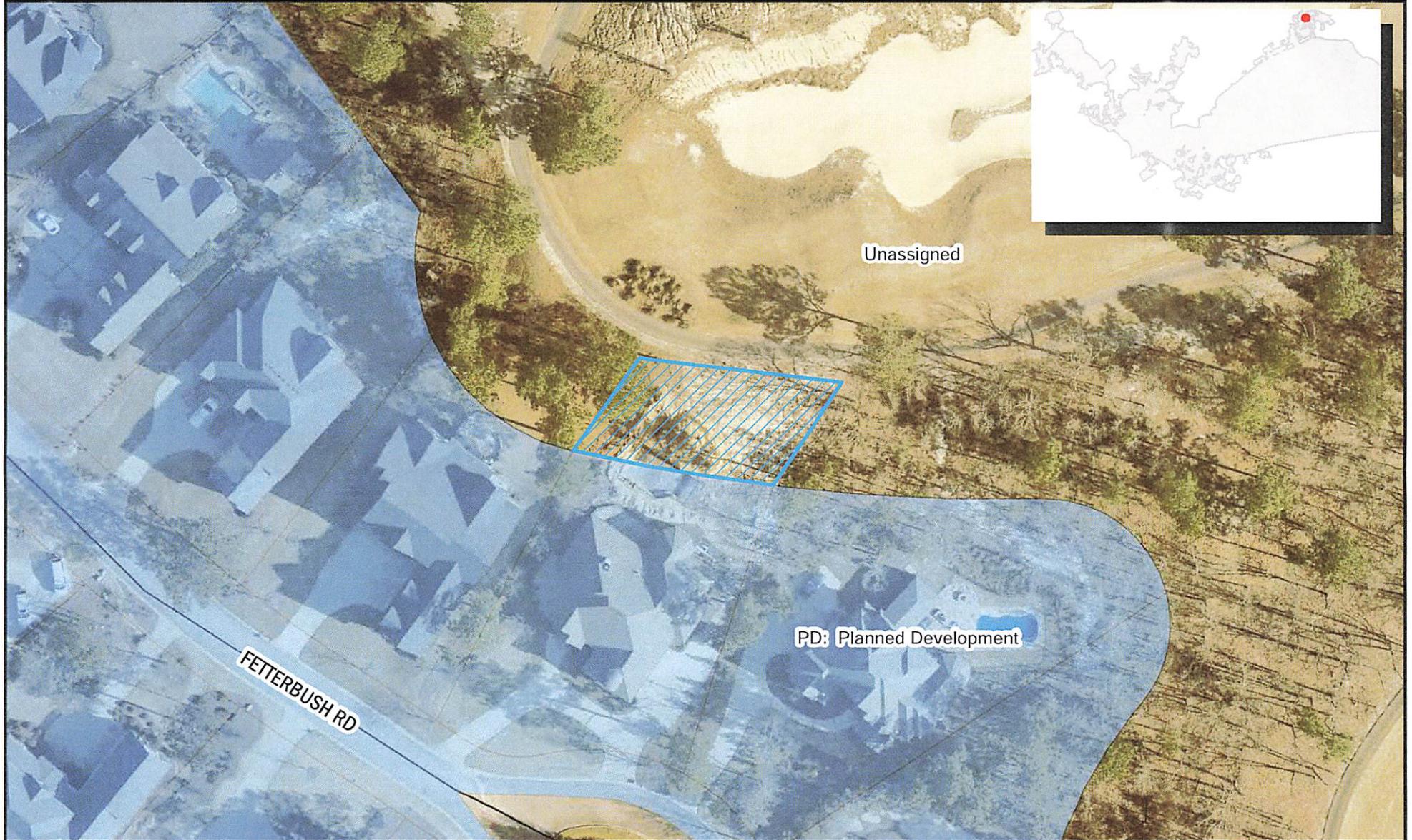
0 15 30 60  
Feet

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

0.10 acre portion, B/S Jacobs Mill Pond Road, TMS# 28900-01-19(p);  
Current Rich. Co. Zoning: PDD, Proposed City Zoning: PD



Department of Planning &  
Development Services

ORIGINAL PREPARATION/DATE:  
This map was prepared by:

Shane Shaughnessy  
Date: 5/26/2022



We Are Columbia



0 15 30 60  
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

STATE OF SOUTH CAROLINA    )  
                                          )  
COUNTY OF RICHLAND        )

PETITION FOR ANNEXATION

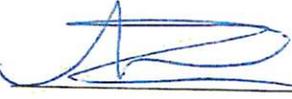
The undersigned, being the owner(s) of the property described below hereby petition(s) the Mayor and City Council for annexation to the City of Columbia, South Carolina pursuant to S.C. Code Ann. Section 5-3-150, 1976, as amended.

Property Description:       All that certain piece, parcel or lot of land, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, shown and designated as Lot 53-A, 0.10 Acre, TMS 28900-01-10 Portion, on a plat prepared for James W. Oliver & Virginia B. Oliver by Baxter Land Surveying Company, Inc., dated July 9, 2021. Said plat is specifically incorporated herein and reference is craved thereto for a more complete and accurate description of the premises, be all measurements a little more or less.

Richland County TMS:       28900-01-19 (portion)

Property Address:         0.10-acre portion, B/S Jacobs Mill Pond Road

**Woodcreek Development, LLC**

BY:   
\_\_\_\_\_  
(Signature)

Date: 4/27/22

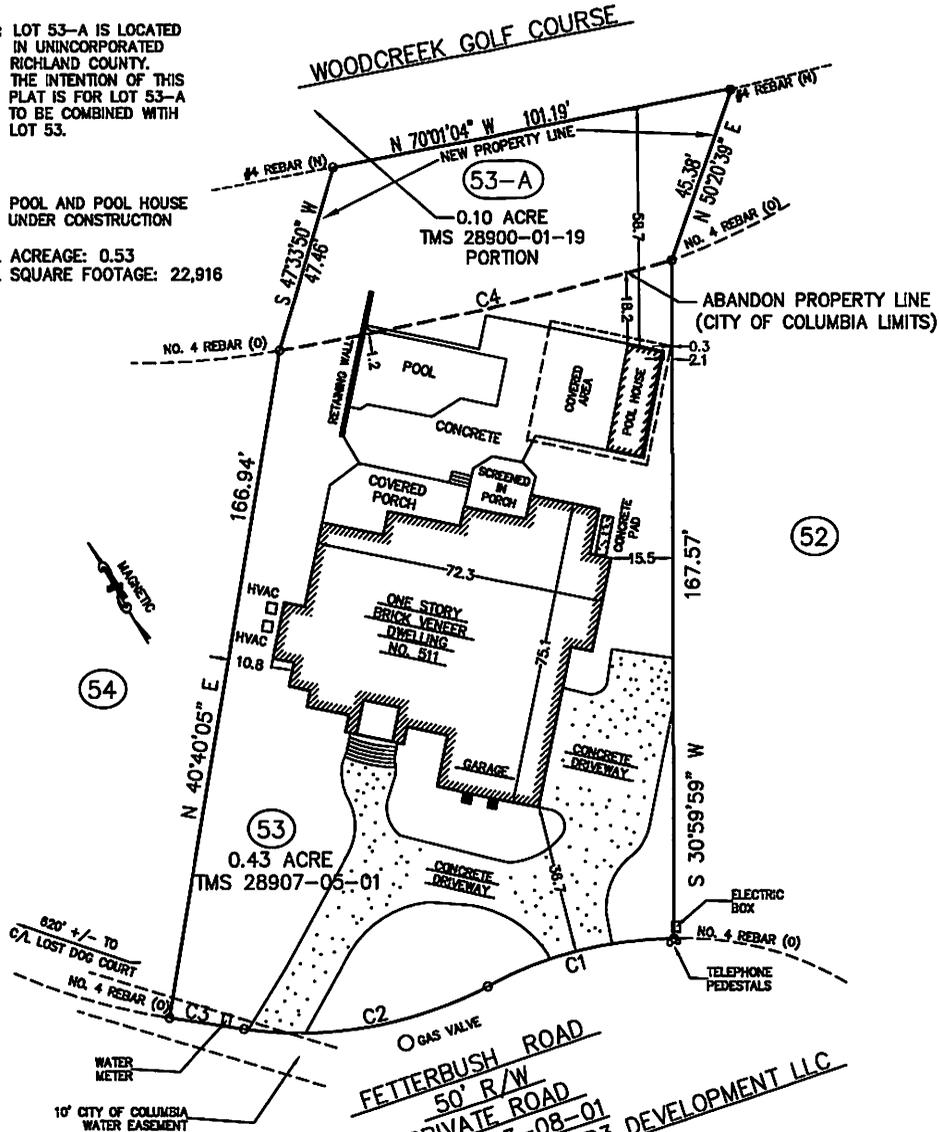
Harold V. Pickrel, III  
\_\_\_\_\_  
(Print or type name)

ITS: Managing Member  
\_\_\_\_\_  
(Print or type title)

PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED EASEMENTS OR RESTRICTIONS NOT OBSERVED AND TO INFORMATION REVEALED IN A COMPLETE TITLE SEARCH. THE SURVEYOR DID NOT PERFORM A TITLE SEARCH. UNDERGROUND UTILITIES MAY BE PRESENT BUT THEIR LOCATION WAS NOT DETERMINED.

NOTE: LOT 53-A IS LOCATED IN UNINCORPORATED RICHLAND COUNTY. THE INTENTION OF THIS PLAT IS FOR LOT 53-A TO BE COMBINED WITH LOT 53.

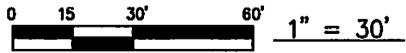
NOTE: POOL AND POOL HOUSE UNDER CONSTRUCTION  
 TOTAL ACREAGE: 0.53  
 TOTAL SQUARE FOOTAGE: 22,916



ID	RADIUS	ARC LENGTH	CHORD	CH BEAR
C1	100.00'	48.37'	47.90'	N 72°51'12" W
C2	100.00'	62.61'	61.59'	N 68°44'28" W
C3	688.13'	18.68'	18.68'	N 50°15'34" W
C4	956.88'	100.33'	100.28'	S 71°40'58" E

BEAVER LAKE LIMITED PTRSHP %HVP3 DEVELOPMENT LLC  
 COMBINATION PLAT PREPARED FOR  
**JAMES W. OLIVER & VIRGINIA B. OLIVER**

THE SAME BEING SHOWN AS LOT NO. 53 ON BONDED PLAT OF WOODCREEK FARMS DEVELOPMENT PHASE A8-2 BY UNITED DESIGN SERVICES, INC., DATED AUGUST 24, 2000, AND RECORDED IN THE OFFICE OF REGISTER OF DEEDS FOR RICHLAND COUNTY IN RECORD BOOK 440, PAGE 1543.



JULY 9, 2021

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

**BAXTER LAND SURVEYING CO., INC.**  
 2204 DEVINE STREET  
 COLUMBIA, SC 29205  
 (803)-252-8564



*Rosser W. Baxter, Jr.*  
 ROSSE W. BAXTER, JR. SOPLS NO. 4084