

ORIGINAL  
STAMPED IN RED

ORDINANCE NO.: 2023-072

*Annexing 501 Jacobs Mill Pond Road, Richland County TMS # 28914-02-01 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 18<sup>th</sup> day of Jul, 2023, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.
2. The property identified as 501 Jacobs Mill Pond Road and TMS# 28914-02-01 containing approximately 4.26 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 Large Lot - Reserve District (LL-R), a portion within the Floodplain Overlay District (OV FP).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NOS.: 28914-02-01

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:

*Chas E. S. for Teresa Wilson*  
City Manager

Approved as to form:

*[Signature]*  
City Attorney

Introduced: 6/20/2023  
Final Reading: 7/18/2023

Mayor

ATTEST:

*Gika D. Hammond*  
City Clerk

**ORDINANCE NO.: 2023-072**  
**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**

All that certain piece, parcel or lot of land, with the improvements thereon, situate, lying and being in the County of Richland, State of South Carolina, being shown and delineated as 4.26 acres on a plat prepared for Desrick Rhooms and Natasha Rhooms by Baxter Land Surveying Company, Inc. dated June 4, 2020, and recorded in the Office of the RMC/ROD for Richland County in Book 2539 at Page 318; said lot having such boundaries and measurements as shown thereon, all being a little more or less.

# MEMORANDUM

## Office of the City Manager

TO: Department Heads  
FROM: Teresa Wilson, City Manager  
DATE: March 21, 2023  
RE: **Property Address:** 501 Jacobs Mill Pond Road  
**Richland County TMS#:** 28914-02-01  
**Owner(s):** Desrick and Natasha Rhooms  
**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:** Rural (RU)  
**Proposed City Zoning:** Large Lot - Reserve (LL-R), a portion within the Floodplain Overlay (OV-FP)  
**Reason for Annexation:** Municipal Services; Secondary Area  
**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 **May 11 2023** 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  
Dollie Herron, Community Development  
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 7-0  
on 5/11/2023 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: LL-R, Portion (Zoning classification) by 7-0  
on 5/11/2023 (mm/dd/yyyy).

  
(Signature of Annexation Coordinator)



## 501 Jacobs Mill Pond Road, TMS# 28914-02-01



03/22/2021



## Future Land Use

501 Jacobs Mill Pond Road, TMS# 28914-02-01  
 Current Richland Co. Future Land Use: Neighborhood (Medium Density)  
 Proposed City Future Land Use: Urban Edge Residential Large Lot (UER-2)

### Legend

- UCMR-1 - Urban Core Mixed Residential - 1
- UCMR-2 - Urban Core Mixed Residential - 2
- UCMR-3 - Urban Core Mixed Residential - 3
- UEMR - Urban Edge Mixed Residential
- UCMF - Urban Core Multi-family
- UEMF - Urban Edge Multi-family
- UCR-1 - Urban Core Residential Small Lot
- UCR-2 - Urban Core Residential Large Lot
- UER-1 - Urban Edge Residential Small Lot
- UER-2 - Urban Edge Residential Large Lot
- UCAC-1 - Urban Core Neighborhood Activity Center
- UCAC-2 - Urban Core Community Activity Center
- UCAC-3 - Urban Core Regional Activity Center
- UEAC-1 - Urban Edge Community Activity Center
- UEAC-2 - Urban Edge Regional Activity Center
- AC-1 - Neighborhood Activity Corridor
- AC-2 - Community Activity Corridor
- AC-3 - Regional Activity Corridor
- EC - Employment Campus
- IND - Industrial
- TU - Transportation & Utilities
- S/A - Sports/Amusement
- C/I - Civic/Institutional
- CBA - Central Business Area
- ZOO - Riverbanks Zoo & Garden
- U/C - Universities/Colleges
- FJ - Fort Jackson
- T/S - Transitional/Sensitive Lands
- Parcels
- City Limits

0 300 600 900 1,200 Feet

## Planning & Development Services Department

Created by: atlivengood Date: 3/20/2023



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









## Zoning

501 Jacobs Mill Pond Road, TMS# 28914-02-01

Current Richland Co. Zoning: Rural (RU)

Proposed City Zoning: Large Lot - Reserve (LL-R), a portion within the Floodplain Overlay (OV-FP)

### Legend

-  PD: Planned Development
-  OV-FW: Floodway Overlay District
-  OV-FP: Floodplain Overlay District
-  Parcels
-  City Limits



0 125 250 375 500 Feet

Planning & Development  
Services Department

Created by: atlivengood Date: 3/20/2023



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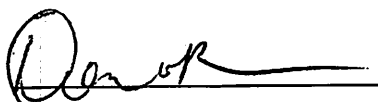
STATE OF SOUTH CAROLINA     )  
   )  
COUNTY OF RICHLAND         )     PETITION FOR ANNEXATION

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 the improvements thereon, situate, lying and being in the County of Richland, State of South Carolina, being shown and delineated as 4.26 acres on a plat prepared for Desrick Rhooms and Natasha Rhooms by Baxter Land Surveying Company, Inc. dated June 4, 2020, and recorded in the Office of the RMC/ROD for Richland County in Book 2539 at Page 318; said lot having such boundaries and measurements as shown thereon, all being a little more or less.

Richland County TMS:         28914-02-01

Property Address:             501 Jacobs Mill Pond Road

  
Desrick Rhooms

Date: 3/6/23

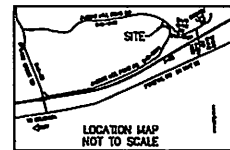
  
Natasha Rhooms

Date: 3-6-23



REVISIONS

2020054626 10/14/2020 00:36:55:120 Plat Standard  
Fee: \$25.00 County Tax: \$0.00 State Tax: \$0.00  
2020054626 John T. Hopkins II Richmond County R.O.D.



COMPILED FROM RECORD PROCEEDS  
This plat is a SERVICE of no warranty  
but is prepared with the changes for making  
it true.

ROSSER W. BAXTER, JR.  
ROSSER W. BAXTER, JR.  
22 HUNTER LANE SUITE 101, FREDERICK, MD 21703

DESIRICK RHOOOMS & NATASHA RHOOOMS

RELANDS DRAFTS FROM BLOOMING, MD

RELANDS DRAFTS FROM BLOOMING, MD

ROSSER W. BAXTER, JR.

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