

**ORIGINAL**

**ORDINANCE NO.: 2024-089**

*Annexing 5325 Fairfield Road (n/k/a 5339 Fairfield Road), Richland County TMS #11703-01-19 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 17<sup>th</sup> day of December, 2024, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.
2. The property identified as 5325 Fairfield Road (n/k/a 5339 Fairfield Road), Richland County TMS #11703-01-19 containing 5.91 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 106, and

assigned a future land use classification of Urban Edge Mixed Residential (UEMR) and zoning of Residential Mixed District (RM-2).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 11703-01-19

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:

Cheresa B. Wilson  
City Manager

Approved as to form:

[Signature]  
City Attorney

Introduced: 11/19/2024  
Final Reading: 12/17/2024

[Signature]  
Mayor

ATTEST:

[Signature]  
City Clerk

**ORDINANCE NO.: 2024-089**

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**

All that certain piece, parcels, or lot of land, together with the improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina and being shown as TMS# 11703-01-19, 5.91 acres, on a property survey prepared for True Word Church of ECCM by Jay S. Joshi, PLS # 1481, dated June 2, 2022, and recorded July 6, 2022 in the Richland County R.O.D. in Book 2760 at page 857, the survey being incorporated by reference for a more complete description of the property.

# MEMORANDUM

## Office of the City Manager

TO: Department Heads  
FROM: Teresa Wilson, City Manager  
DATE: September 13, 2024  
RE: **Property Address:** 5325 Fairfield Road  
**Richland County TMS#:** 11703-01-19  
**Owner(s):** True Word Church of ECCM  
**Current Use:** Vacant Lot  
**Proposed Use:** Institutional – Place of Worship  
**Current County Land Use:** Mixed Residential (High Density)  
**Proposed City Land Use:** Urban Edge Mixed Residential (UEMR)  
**Current County Zoning:** Residential 6 (R6)  
**Proposed City Zoning:** Residential Mixed District (RM-2)  
**Reason for Annexation:** Municipal Services; Donut Hole - Primary  
**City Council District:** 1  
**Census Tract:** 106

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 10, 2024** 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	Missy Gentry, Assistant City Manager
Jeff Palen, Assistant City Manager/CFO	Henry M. Simons, Assistant City Manager
Dana Higgins, Director, Engineering	Teresa Knox, City Attorney
Frank Eskridge, Director, Utilities	William Holbrook, Police Chief
Robert Anderson, Public Works Director	Aubrey Jenkins, Fire Chief
Krista Hampton, Planning & Development Services	Dollie Herron, Community Development
Kelly Smith, Business License Administrator	George Adams, Fire Marshal
Greg Williams, Business Liasion	Hope Hasty, Zoning Administrator
Tiffany Latimer, Customer Care Administrator	Wendy Royal, Columbia-Richland 911
Todd Beiers, Building Official	David Hatcher, Director of Code Enforcement
Michelle Brazzell, Engineering	Richland County Solid Waste Collection
Police Planning & Research	Lucinda Statler, Planning Administrator
Richland County Administrator's Office	Brandon Burnette, Development Center Administrator
Alfreda Tindal, Richland Co. 911 Addressing Coordinator	Shiriani Fuller, Richland County Engineering
Aric Jensen, Assistant County Administrator – Richland County	

Planning Commission Land Use Recommendation: UEMR (Land Use classification) by 6-0  
on 10/10/24 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: RM-2 (Zoning classification) by 6-0  
on 10/10/24 (mm/dd/yyyy).

  
(Signature of Annexation Coordinator)



Subject Property

GLENTHORNE RD

FAIRFIELD RD

COLLETON ST

WINMET DR

TREMONT AVE

AMBERLEY RD

ROSDALE ARCH



# Future Land Use

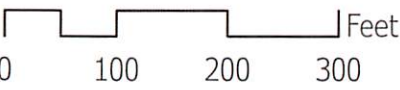
5325 Fairfield Road, TMS# 11703-01-19

Current Richland County Future Land Use: Mixed Residential (High Density)

Proposed City Future Land Use: Urban Edge Mixed Residential (UEMR)

**Legend**

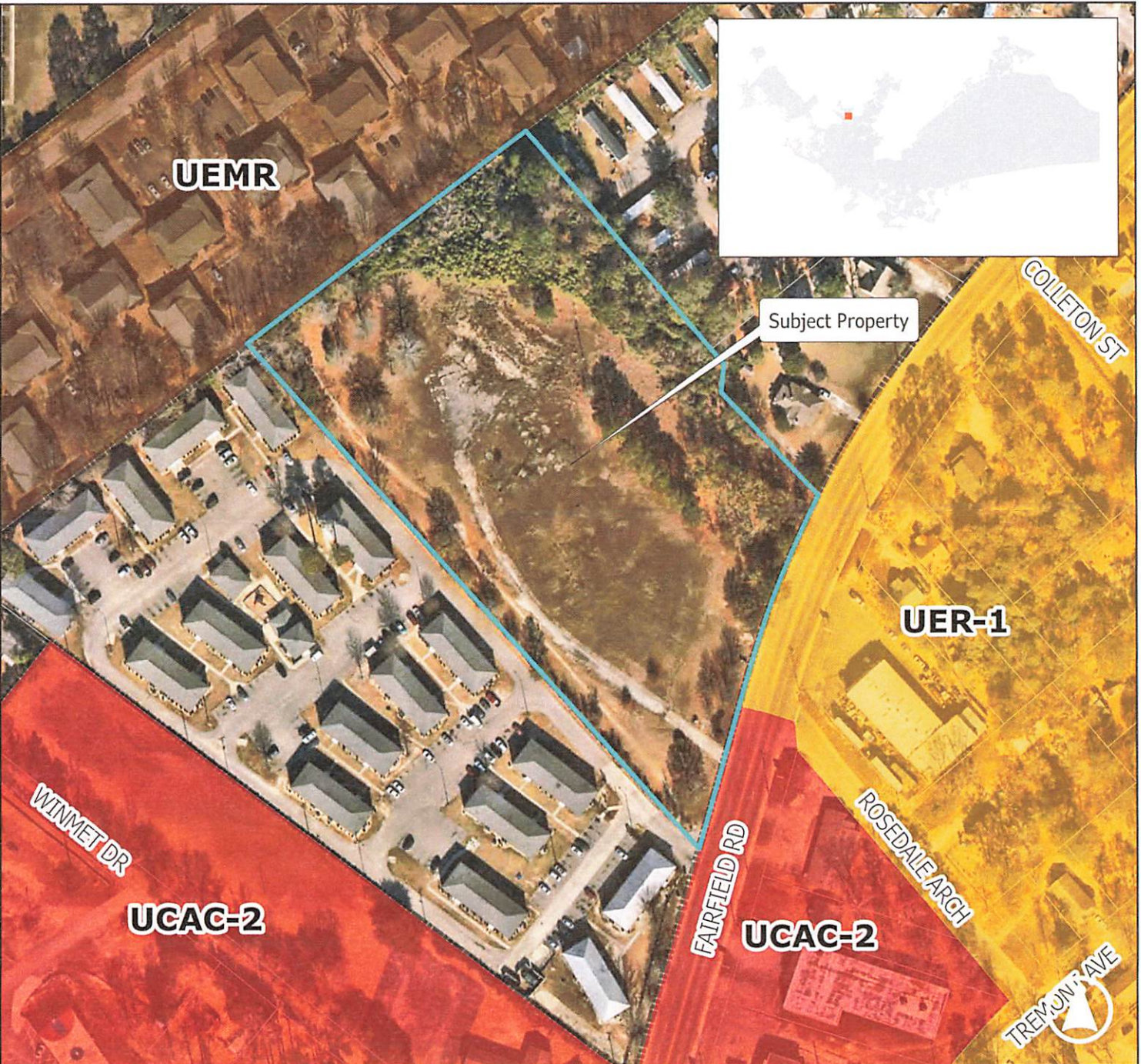
- UCMR-1 - Urban Core Mixed Residential - 1
- UCMR-2 - Urban Core Mixed Residential - 2
- UCMR-3 - Urban Core Mixed Residential - 3
- UEMR - Urban Edge Mixed Residential
- UCMF - Urban Core Multi-family
- UEMF - Urban Edge Multi-family
- UCR-1 - Urban Core Residential Small Lot
- UCR-2 - Urban Core Residential 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



**CITY OF Columbia**  
 Planning & Development  
 Services Department

Created by: swhudson Date: 9/12/2024







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

5325 Fairfield Road, TMS# 11703-01-19  
Current Richland County Zoning: R6  
Proposed City Zoning: Residential Mixed District (RM-2)

## Legend

-  CAC: Community Activity Center/Corridor
-  RSF-3: Residential Single Family - Small Lot District
-  RM-2: Residential Mixed
-  RM-1: Residential Mixed
-  Parcels
-  City Limits



0 100 200 300 Feet



Planning & Development  
Services Department

Created by: swhudson Date: 9/12/2024

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STATE OF SOUTH CAROLINA    )  
  )  
COUNTY OF RICHLAND        )

PETITION FOR ANNEXATION

The undersigned, being the owner(s) of the properties 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, parcels, or lot of land, together with the improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina and being shown as TMS# 11703-01-19, 5.91 acres, on a property survey prepared for True Word Church of ECCM by Jay S. Joshi, PLS # 1481, dated June 2, 2022, and recorded July 6, 2022 in the Richland County R.O.D. in Book 2760 at page 857, the survey being incorporated by reference for a more complete description of the property.

Richland County TMS: 11703-01-19

Property Addresses: 5325 Fairfield Road

True Word Church of ECCM

BY:   
(Signature)

Date: 25 March 2024

Tommy W. Jackson Jr.  
(Print or Type Name)

ITS: Pastor - True Word Church  
(Print or Type Title)



SC STATE PLANE  
COORDINATE SYSTEM  
NAD 83 (2011)  
GRID NORTH

LINE	CHORD BEARING	CHORD	ARC	RADIUS
C1	S21°54'02"W	239.75'	240.15'	1196.55'
C2	S75°22'05"W	47.33'	51.98'	35.00'

LINE	BEARING	DISTANCE
L1	S41°25'14"E	27.14'
L2	S40°03'34"W	34.66'
L3	S50°11'44"E	120.25'
L4	S50°05'30"E	67.20'
L5	S16°09'28"W	162.42'

REFERENCES:

A TITLE TO REAL ESTATE PREPARED FOR THE "TRUE WORD CHURCH OF ECCM" RECORDED IN THE ROD OFFICE OF RICHLAND COUNTY IN RECORD BOOK 2349 ON PAGES 2989-3002.  
A TITLE TO REAL ESTATE PREPARED FOR "WILLOW LAKES APARTMENTS, L.P." RECORDED IN THE ROD OFFICE OF RICHLAND COUNTY IN BOOK D1368 ON PAGES 620-623.  
SHEETS 21 & 22 OF SCOTD ROADWAY PLANS IN FILE #40 569 SHOWING US HWY 321 ALSO KNOWN AS FAIRFIELD ROAD.

R11703-01-20  
N/F  
HAMPSTEAD WILLOW RUN PARTNERS  
D R2077-84  
P X-1189

R11703-01-17  
N/F  
WILLOW RIDGE  
PROPERTIES, LLC  
D R1213-363  
P X-2119

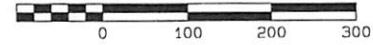
R11703-01-18  
N/F  
WILLOW RIDGE  
PROPERTIES, LLC  
D R1217-1289  
P X-2119

R11702-03-02  
N/F  
MAY AFFORDABLE HOUSING, LLC  
D R2259-1337  
P R249-955

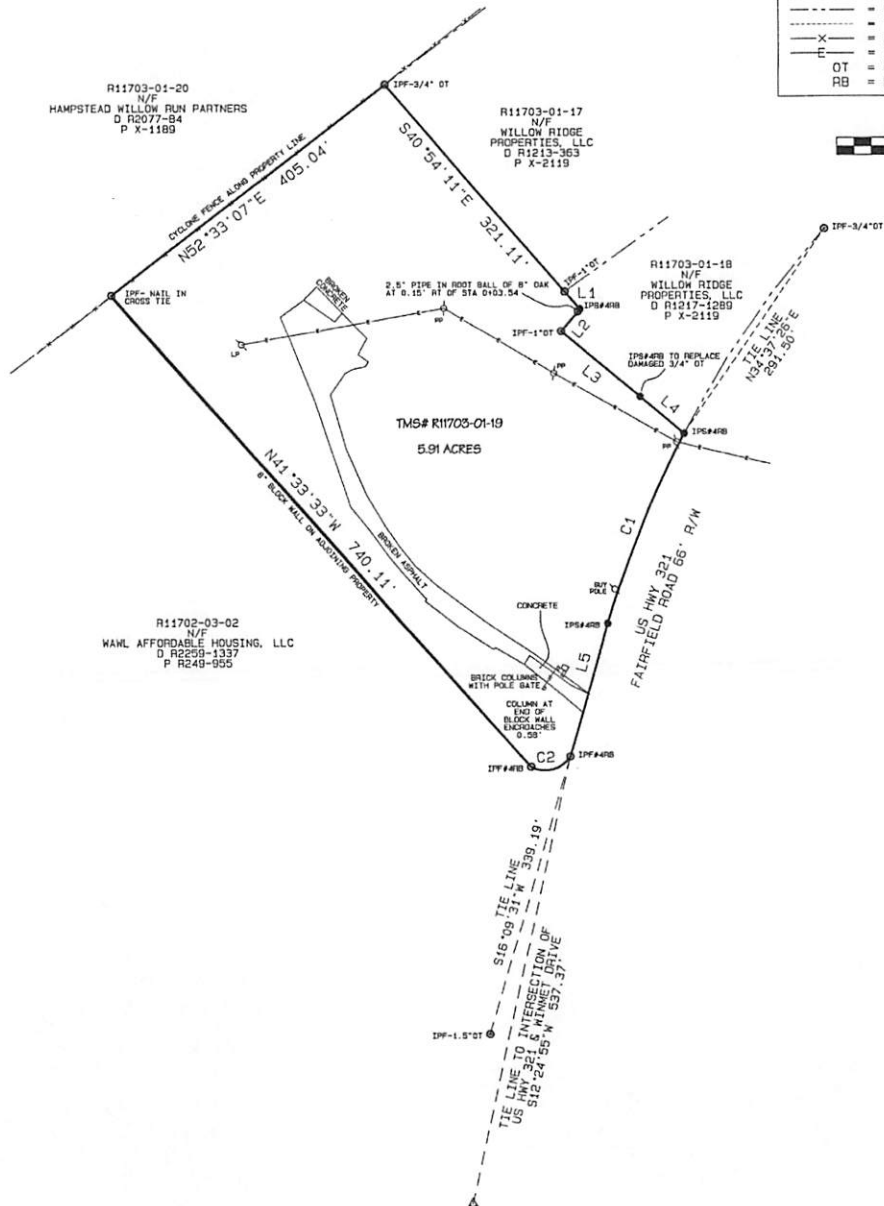
LEGEND AND ABBREVIATIONS:

- ⊙ = IRON PIN FOUND WITH DESCRIPTION
- = IRON PIN SET WITH DESCRIPTION
- PP = POWER POLE
- LP = LIGHT POLE
- = SURVEYED PROPERTY LINE
- - - = UNSURVEYED PROPERTY LINE
- = TIE LINE
- X- = FENCE LINE
- E- = OVERHEAD POWER LINE
- OT = OPEN TOP IRON
- RB = REBAR

GRAPHIC SCALE 1"=100'



SITE MAP N.T.S.



PROPERTY SURVEY  
PREPARED FOR:

TRUE WORD CHURCH OF ECCM

TMS# R11703-01-19 5.91 ACRES

RICHLAND COUNTY, SC  
ADJACENT TO CITY OF COLUMBIA

Book 2760-857  
2023/06/06 01:00:02 13 36 20167  
Fee: \$25.00 County Tax: \$0.00 State Tax: \$0.00



202303030 John T. Hopkins II Richland County R.O.D.

THIS PARCEL MAY BE SUBJECT TO EASEMENT AND/OR RIGHT-OF-WAYS NOT SHOWN. FINAL RESULTS, CONCLUSIVE OF TITLE SEARCH.

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

JAY S. JOSHI PLS # 14811

P.O. BOX 90408, COLUMBIA, SC, 29290 803-776-9909  
DATE: JUNE 24, 2022 JOB #042122D

EXEMPTION FROM REVIEW PROCESS  
THIS PLAT IS A SURVEY OF AN EXISTING LOT OF RECORD WITH NO CHANGES TO EXISTING LOT LINES.

FLOOD STATEMENT

I HEREBY CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AND FOUND THAT THE PROPERTY DESCRIBED AND SHOWN HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAP NUMBER 45079C0242L, REVISED 12-21-2017.

JAY S. JOSHI PLS# 14811

