

**ORIGINAL**

**ORDINANCE NO.: 2025-022**

*Annexing 201 Stoneridge Drive, 0.23 acre N/S Stoneridge Drive, 0.25 acre E/S Timothy Drive, 0.24 acre Jacob Road, 0.24 acre E/S Timothy Drive, and 365 Jacob Road, Richland County TMS # 07212-02-05, 07212-02-07, 07212-02-01, 07212-02-02, 07309-04-01, and 07309-04-02 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 6<sup>th</sup> day of May, 2025, that:

1. The above recitals and findings are incorporated herein by reference and made a

part of this Ordinance.

2. The property identified as 201 Stoneridge Drive, 0.23 acre N/S Stoneridge Drive, 0.25 acre E/S Timothy Drive, 0.24 acre Jacob Road, 0.24 acre E/S Timothy Drive, and 365 Jacob Road, Richland County TMS # 07212-02-05, 07212-02-07, 07212-02-01, 07212-02-02, 07309-04-01, and 07309-04-02 containing 1.90 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 #2, Census Tract 104.03, and assigned a future land use classification of Community Activity Corridor (AC-2) and Urban Edge Mixed Residential (UEMR) and zoning of Employment Campus District (EC).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 07212-02-05, 07212-02-07, 07212-02-01, 07212-02-02, 07309-04-01, and 07309-04-02

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 Palen

Approved by:

*Teresa B. Wilson*  
City Manager

Approved as to form:

*[Signature]*  
City Attorney

Mayor

*[Signature]*

ATTEST:

*Erika D. Hammond*  
City Clerk

Introduced: 04/15/2025  
Final Reading: 05/06/2025

**ORDINANCE NO.: 2025-022**

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

All that certain piece, parcel or lots of land, with improvements thereon, situate, lying and being in Dutch Fork Township, near the City of Columbia, County of Richland, State of South Carolina, and being shown as Lots A, Lot B, Lot C, Lot D, Lot E and Lot F on a plat prepared for Reg & D, LLC by Ben H. Whetstone, R.L.S. dated September 7, 2022, and recorded September 22, 2022, in Book 2782 at page 897, and having such boundaries and measurements as shown on the plat, which is specifically incorporated herein.

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, parcel or lots of land, with improvements thereon, situate, lying and being in Dutch Fork Township, near the City of Columbia, County of Richland, State of South Carolina, and being shown as Lots A, Lot B, Lot C, Lot D, Lot E and Lot F on a plat prepared for Reg & D, LLC by Ben H. Whetstone, R.L.S. dated September 7, 2022, and recorded September 22, 2022, in Book 2782 at page 897, and having such boundaries and measurements as shown on the plat, which is specifically incorporated herein.

Richland County TMS: 07212-02-05, 07212-02-07, 07212-02-01, 07212-02-02, 07309-04-01, 07309-04-02

Property Addresses: 201 Stoneridge Drive, 0.23 acre N/S Stoneridge Drive, 0.25 acre E/S Timothy Drive, 0.24 acre Jacob Road, 0.24 acre E/S Timothy Drive, 365 Jacob Road

Reg & D, LLC

BY: Anuj Regmi  
(Signature)

Date: 2/5/2025 | 12:44 PM CST

Anuj regmi  
(Print or Type Name)

ITS: Mr  
(Print or Type Title)

URA's, LLC

BY: Anuja Rijal  
(Signature)

Date: 2/8/2025 | 1:11 PM CST

Anuja Rijal  
(Print or Type Name)

ITS: Ms  
(Print or Type Title)





**MEMORANDUM**  
Office of the City Manager

**Date:** March 7, 2025  
**To:** Department Heads  
**From:** Teresa Wilson, City Manager  
**RE:**

**Property Addresses:** 201 Stoneridge Drive, 0.23 acre N/S Stoneridge Drive, 0.25 acre E/S Timothy Drive, 0.24 acre Jacob Road, 0.24 acre E/S Timothy Drive, and 365 Jacob Road  
**Richland County TMS#:** 07212-02-05, 07212-02-07, 07212-02-01, 07212-02-02, 07309-04-01, and 07309-04-02  
**Owner(s):** Reg & D, LLC and URA's, LLC  
**Current Use:** Vacant  
**Proposed Use:** Commercial  
**Current County Land Use:** Mixed Residential (High Density) and Mixed Use Corridor  
**Proposed City Land Use:** Community Activity Corridor (AC-2) and Urban Edge Mixed Residential (UEMR)  
**Current County Zoning:** Institutional (INS) and Residential 3 (R3)  
**Proposed City Zoning:** Employment Campus District (EC)  
**Reason for Annexation:** Municipal Services – Potential Development; Secondary Area  
**City Council District:** 2  
**Census Tract:** 104.03

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 **March 13, 2025** 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: Assistant City Managers / Police & Fire Chiefs  
Harry Tinsley, Emergency Management  
Kelly Smith, Business License Administrator  
Economic Development  
Tiffany Latimer, Customer Care Administrator  
Todd Beiers, Building Official  
Michelle Brazell, Engineering  
Police Planning & Research  
Richland County Administrator's Office  
Richland Co. 911 Addressing  
Aric Jensen, Richland Co. Assistant County Administrator  
Richland County Planning & Development  
Teresa Knox, City Attorney  
George Adams, Fire Marshal  
Dollie Herron, Community Development  
David Hatcher, Director of Code Enforcement  
Andrew Livengood, Zoning Administrator  
Brandon Burnette, Development Center Administrator  
Lucinda Statler, Planning Administrator  
S.W. Hudson, Information Resource Coordinator  
Wendy Royal, Columbia-Richland 911  
Richland County Engineering  
Richland County Solid Waste Collection

**Planning Commission Recommendations:**

	<u>Classification</u>	<u>Vote</u>	<u>Date</u>
<b>Land Use</b>	<u>AC-2 / UEMR</u>	<u>8</u> to <u>0</u>	<u>3/13/25</u>
<b>Zoning</b>	<u>EC</u>	<u>8</u> to <u>0</u>	<u>3/13/25</u>

(Signature of Annexation Coordinator)



MOORE HOPKINS LN

JACOB RD

TIMOTHY DR

SALUDA RIVER RD

STARLIGHT DR

Subject Properties

STONERIDGE DR

GRACERN RD

INTERSTATE 126 W

CANDL LN

INTERSTATE 126 E

I-126 ONRAMP

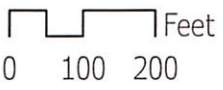


# Future Land Use

201 Stoneridge Drive, TMS# 07212-02-05 and -07, 07212-02-01 and -02, 07309-04-01 and -02  
 Current Richland County Future Land Use: Mixed Residential (High Density) & Mixed Use Corridor  
 Proposed City Future Land Use: Community Activity Corridor (AC-2) and 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: ladeforth Date: 2/24/2025

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# Zoning

201 Stoneridge Drive, TMS# 07212-02-05 and -07, 07212-02-01 and -02, 07309-04-01 and -02  
Current Richland County Zoning: INS and R3  
Proposed City Zoning: Employment Campus District (EC)

Legend

- EC: Employment Campus District
- Parcels
- City Limits



Planning & Development  
Services Department

Created by: swudson Date: 2/20/2025

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