

**ORIGINAL**

**ORDINANCE NO.: 2025-094**

*Annexing 5603, 5607, and 5615 Old Forest Drive, Richland County TMS # 16711-05-13 and 16711-05-14 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 January, 2026, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.
2. The property identified as 5603, 5607, and 5615 Old Forest Drive, Richland County TMS # 16711-05-13 and 16711-05-14 containing 2.03 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 113.07, and assigned a future land use classification of Urban Edge Regional Activity Center (UEAC-2) and zoning of General Commercial District (GC).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 16711-05-13 and 16711-05-14

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:

Chereau B. Wilson  
City Manager

Approved as to form:

[Signature]  
City Attorney

Introduced: 12/16/2025  
Final Reading: 01/06/2026

Mayor [Signature]

ATTEST:

[Signature]  
City Clerk

**ORDINANCE NO.: 2025-094**

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

All those certain pieces, parcels or lots of land, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing 2.03 acres, more or less, and shown and designated as block 05, lots 13 and 14 on Richland County Tax Map 16711. Said parcels having such boundaries and measurements as are shown on said tax map.

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 those certain pieces, parcels or lots of land, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing 2.03 acres, more or less, and shown and designated as block 05, lots 13 and 14 on Richland County Tax Map 16711. Said parcels having such boundaries and measurements as are shown on said tax map.

Richland County TMS:       16711-05-13 and 16711-05-14

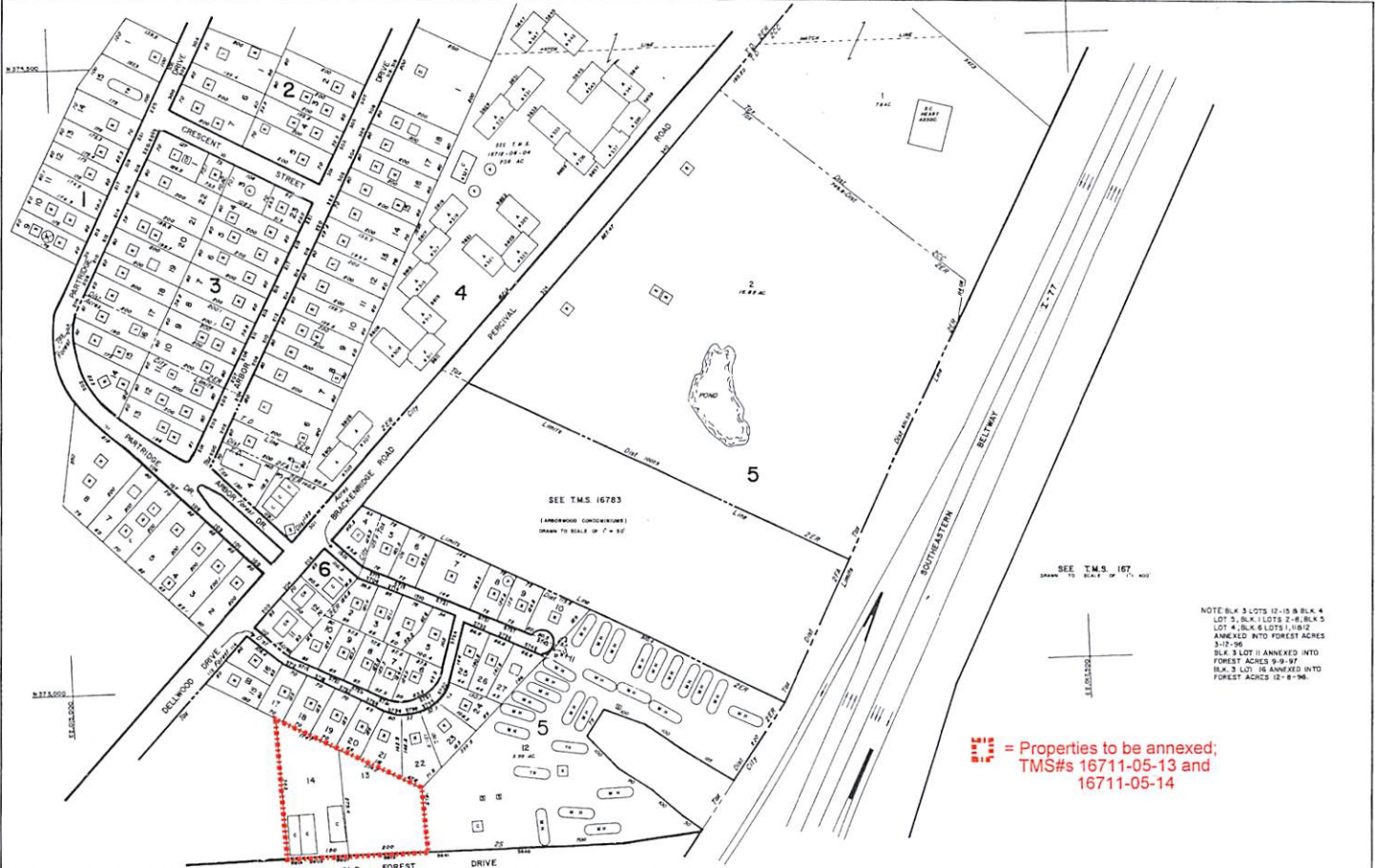
Property Address:           5603, 5607, and 5615 Old Forest Drive

DocuSigned by:  
*Dorothy Hendrix*  
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9/9/2025 | 1:11 PM PDT

Date: \_\_\_\_\_

Dorothy S. Hendrix



NOTE: BLK 3 LOTS 12-15 & BLK 4 LOT 5, BLK 6 LOTS 2-4, BLK 5 LOT 4, BLK 6 LOTS 1, 10-12, ANNEXED INTO FOREST ACRES 3-12-96. BLK 8 LOT 11 ANNEXED INTO FOREST ACRES 9-9-97. BLK 3 LOT 16 ANNEXED INTO FOREST ACRES 12-8-96.

= Properties to be annexed; TMS#s 16711-05-13 and 16711-05-14

<b>REVISIONS</b> DATE CHECKED DATE LAST REVISED 12/23 12/20/04 12/28 12/20 12/20/05 12/20/07 12/21/08 12/23	<b>LEGEND</b> [Symbol] UNIMPROVED LOT [Symbol] IMPROVED LOT [Symbol] LOT WITH IMPROVEMENT [Symbol] PUBLIC ROAD [Symbol] PRIVATE ROAD [Symbol] WATERWAY [Symbol] FENCE [Symbol] EASEMENT [Symbol] E-COMMERCIAL [Symbol] E-INDUSTRIAL [Symbol] E-RESIDENTIAL [Symbol] E-AGRICULTURAL [Symbol] E-FOREST [Symbol] E-OTHER	BLOCK NO. <b>50</b> LOT NO. 50 ZONING 200 F AREA 6.8 AC PERM 1500	<b>PROPERTY TAX MAP</b> <b>RICHLAND COUNTY</b> SOUTH CAROLINA		<b>MAP KEY</b> 167-08 167-12 167-18 167-07 167-11 167-13 167-06 167	<b>GRAPHIC SCALE</b> 0 100 200 FEET LOCATION AND DIMENSIONS OF BUILDINGS MAY NOT BE DRAWN TO SCALE		<b>PROPERTY MAP SHEET NO</b> <b>16711</b> SCHOOL DISTRICT <b>2CC,2ER,2FA</b>



**MEMORANDUM**  
Office of the City Manager

**Date:** October 2, 2025  
**To:** Department Heads  
**From:** Teresa Wilson, City Manager  
**RE:**

**Property Address:** 5603, 5607, and 5615 Old Forest Drive  
**Richland County TMS#:** 16711-05-13 and 16711-05-14  
**Owner(s):** Dorothy S. Hendrix / Old Forest Storage Partners LLC  
**Current Use:** Commercial  
**Proposed Use:** Commercial  
**Current County Land Use:** Mixed Residential (High Density)  
**Proposed City Land Use:** Urban Edge Regional Activity Center (UEAC-2)  
**Current County Zoning:** General Commercial (GC)  
**Proposed City Zoning:** General Commercial District (GC)  
**Reason for Annexation:** Municipal Services – New Construction; Donut Hole - Secondary  
**City Council District:** 4  
**Census Tract:** 113.07

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 9, 2025** Planning Commission agenda. Planning & Development Services staff will notify the City Attorney of the Planning Commission's zoning recommendation by forwarding a completed copy of this form after the Planning Commission has met.

/atl  
Attachments

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

**Planning Commission Recommendations:**

	<u>Classification</u>	<u>Vote</u>	<u>Date</u>
Land Use	<u>UEAC-2</u>	<u>7</u> to <u>0</u>	<u>10/9/25</u>
Zoning	<u>GC</u>	<u>7</u> to <u>0</u>	<u>10/9/25</u>

  
(Signature of Annexation Coordinator)



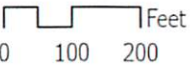
Map labels and street names:

- LAKE SHORE DR
- FLEMING ST
- PARTRIDGE DR
- CRESCENT ST
- ARBOR DR
- PERCIVAL RD
- GRACKENRIDGE RD
- DELLWOOD DR
- OLD FOREST DR
- FOREST DR
- RING RD
- ALEXANDER CIR
- CATESBY CIR
- INTERSTATE 77 S
- EXIT 12 - FOREST DR RAMP
- EXIT 22 - FOREST DR RAMP
- INTERSTATE 77 N
- FOREST RD
- KEMPER ST
- STROM THURMOND BLVD
- MAGRUDER AVE
- SUNTER AVE
- EAGLE FEATHER LOOP
- HAWKEYE CT
- EAGLE PARK DR

# Future Land Use

5603, 5607, and 5615 Old Forest Drive; TMS# 16711-05-13 and -14  
 Current Richland County Future Land Use: Mixed Residential (High Density)  
 Proposed City Future Land Use: Urban Edge Regional Activity Center (UEAC-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 - R-verbanks 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: 10/2/2025

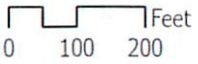
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# Zoning

5603, 5607, and 5615 Old Forest Drive; TMS# 16711-05-13 and -14  
Current Richland County Zoning: GC  
Proposed City Zoning: General Commercial (GC)

Legend

- GC: General Commercial District
- RM-2: Residential Mixed
- Parcels
- City Limits



Planning & Development  
Services Department

Created by: sw Hudson Date: 10/2/2025

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