

ORIGINAL

ORDINANCE NO.: 2026-004

Annexing 4316 and 4340 Old Leesburg Road, Richland County TMS # 22113-01-02 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 3rd day of February, 2026, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.

ORDINANCE NO.: 2026-004

EXHIBIT "A"
PROPERTY DESCRIPTION

All that certain piece, parcel 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 and delineated as Lot A, containing 79.13 acres, on a plat prepared for Canary Woods, LLC by Associated E & S, Inc., dated October 6, 2025, the plat being incorporated by reference for a more complete description of the property.



MEMORANDUM
Office of the City Manager

Date: December 1, 2025
To: Department Heads
From: Teresa Wilson, City Manager
RE:

Property Address: 4316 and 4340 Old Leesburg Road
Richland County TMS#: 22113-01-02
Owner(s): Vandy and Barbara Waller / Canary Woods, LLC
Current Use: Undeveloped
Proposed Use: Residential - New Subdivision
Current County Land Use: Neighborhood (Medium Density)
Proposed City Land Use: Urban Edge Residential Small Lot (UER-1)
Current County Zoning: Residential 4 (R4)
Proposed City Zoning: Residential Single Family - Small Lot (RSF-3)
Reason for Annexation: Municipal Services - New Development; Long Range Area
City Council District: 4
Census Tract: 119.01

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 **December 11, 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.

/cmg
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>
Land Use	<u>Approved</u>	<u>7</u> to <u>0</u>	<u>December 11, 2025</u>
Zoning	<u>Approved</u>	<u>7</u> to <u>0</u>	<u>December 11, 2025</u>

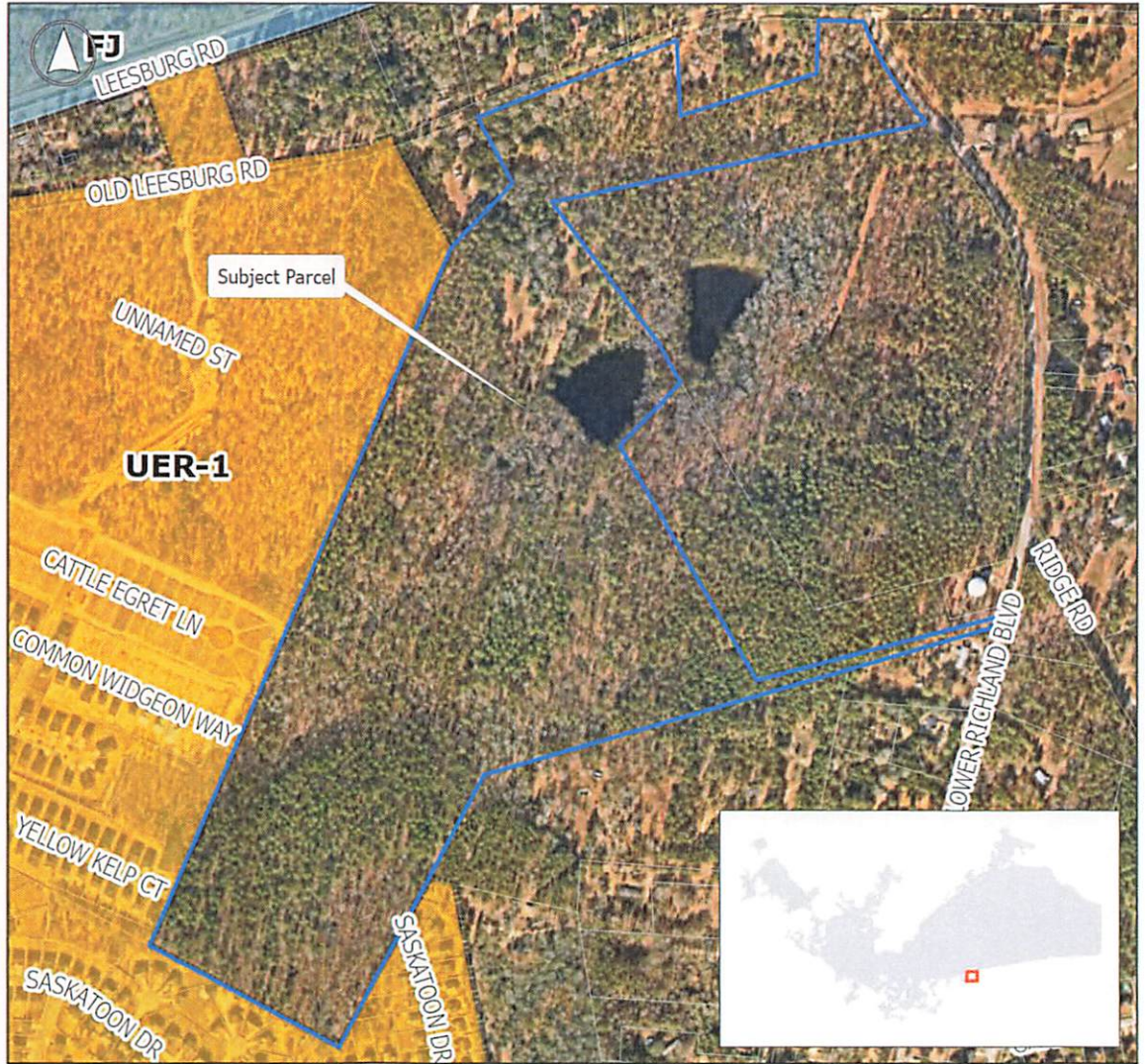

(Signature of Annexation Coordinator)



Future Land Use

4316 Old Leesburg Road; TMS# 22113-01-02
 Current Richland County Future Land Use: Neighborhood (Medium Density)
 Proposed City Future Land Use: Urban Edge Residential Small Lot (UER-1)

- 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



0 100 Feet



Planning & Development Services Department

Created by: sw Hudson Date: 11/25/2025

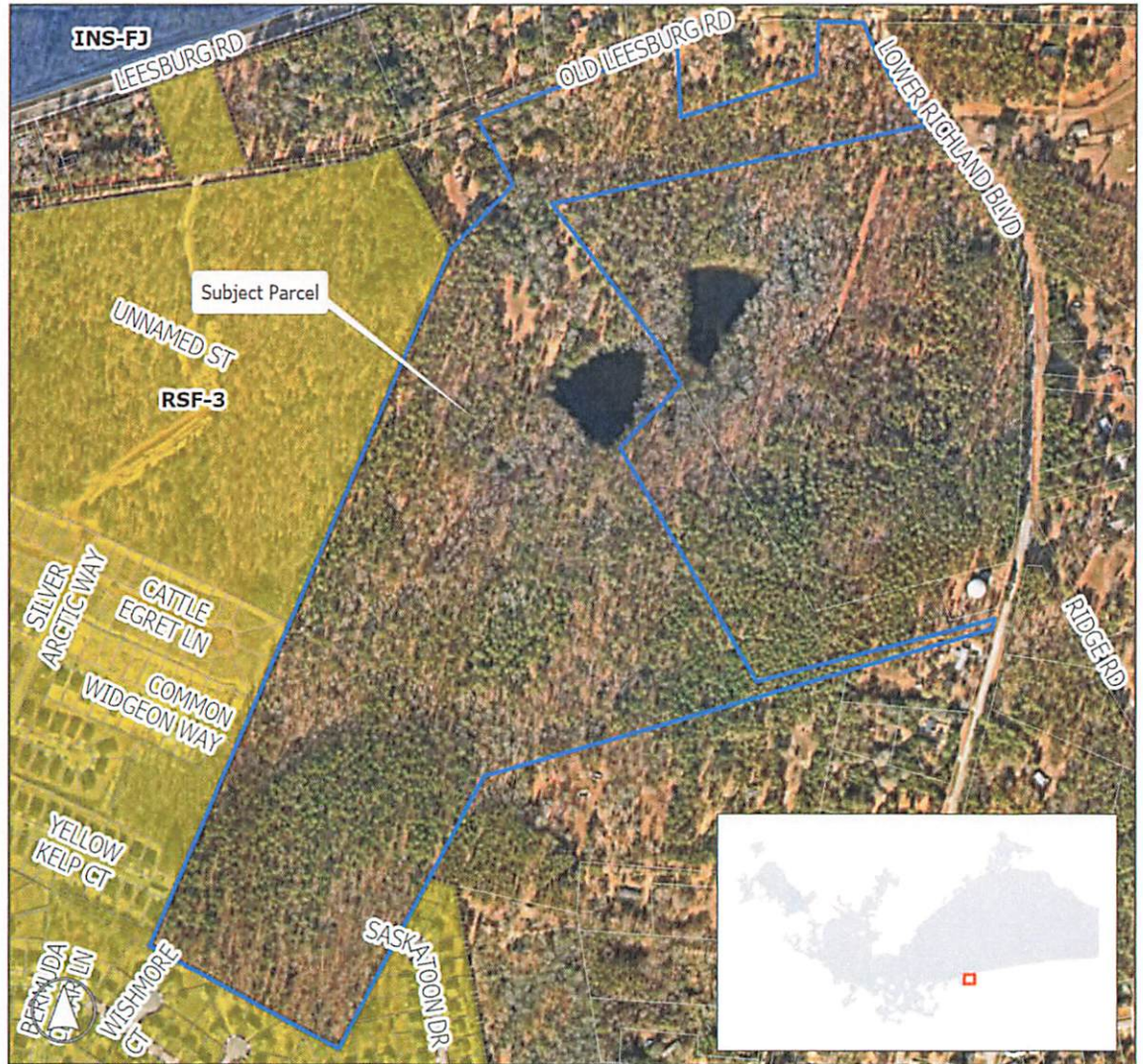
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Zoning

4316 Old Leesburg Road; TMS# 22113-01-02
Current Richland County Zoning: Residential 4 (R4)
Proposed City Zoning: Residential Single Family - Small Lot (RSF-3)

Legend

- RSF-3: Residential Single Family - Small Lot District
- INS-FJ: Institutional - Fort Jackson District
- Parcels
- City Limits



0 100 200 Feet



Planning & Development Services Department

Created by: swudson Date: 11/25/2025

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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, parcel 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 and delineated as Lot A, containing 79.13 acres, on a plat prepared for Canary Woods, LLC by Associated E & S, Inc., dated October 6, 2025, the plat being incorporated by reference for a more complete description of the property.

Richland County TMS:

~~R22113-01-02~~
~~22103-01-02~~

Handwritten initials/signature

Property Addresses: 4316 Old Leesburg Road

Seller:

Vandy K. Waller

Vandy K. Waller

Date: 11-5-25

Bobbie A. Waller

Bobbie A. Waller

Date: 11-5-25

Buyer:

Canary Woods, LLC

BY: *[Signature]*

(Signature)

Date: 11-5-25

J. J. Stephenson

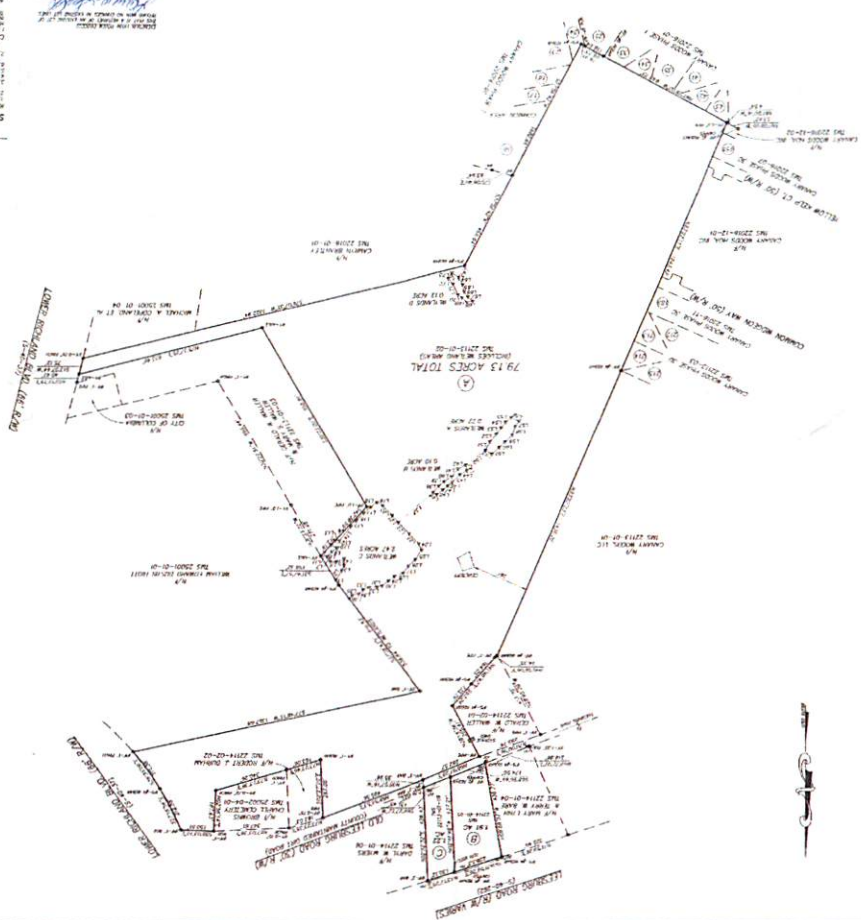
(Print or Type Name)

ITS: Member
(Print or Type Title)

ASSOCIATED & S. INC.
 SCALE: 1" = 200'
 DATE: OCTOBER 8, 2023
 CANARY WOODS, LLC
 2121 CANARY WOODS DRIVE, SUITE 100, WASHINGTON, DC 20007



NO.	DESCRIPTION	AREA (ACRES)
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THE PROPERTY IS A
 PARCEL OF LAND
 CONTAINED IN
 THE DISTRICT OF
 COLUMBIA, CITY OF
 WASHINGTON, COUNTY OF
 WASHINGTON, STATE OF
 DISTRICT OF COLUMBIA