

ORIGINAL

ORDINANCE NO.: 2026-011

Annexing 700 Jacobs Mill Pond Road, Richland County TMS # 28800-01-04 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 March, 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 700 Jacobs Mill Pond Road, Richland County TMS # 28800-01-04 containing 6.30 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 Mixed Residential (UEMR) and zoning of Planned Development (PD).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 28800-01-04

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:


City Manager

Approved as to form:


City Attorney

Introduced: 02/17/2026
Final Reading: 03/03/2026

Mayor



ATTEST:


City Clerk

ORDINANCE NO.: 2026-011

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, and being shown and designated as "Property to be Annexed" on an Annexation Exhibit titled 700 Jacobs Mill Pond Road, 6.30 acres, TMS# 28800-01-04; prepared on December 1, 2025, by Coelette Gruber, City of Columbia Planning Division. Less and except all that portion of said parcel previously annexed into the City of Columbia.



MEMORANDUM
Office of the City Manager

Date: December 9, 2025
To: Department Heads
From: Teresa Wilson, City Manager
RE:

Property Address: 700 Jacobs Mill Pond Road
Richland County TMS#: 28800-01-04
Owner(s): Woodcreek Development LLC
Current Use: Undeveloped
Proposed Use: Residential
Current County Land Use: Neighborhood (Medium Density)
Proposed City Land Use: Urban Edge Mixed Residential (UEMR)
Current County Zoning: Planned Development (PD)
Proposed City Zoning: Planned Development (PD)
Reason for Annexation: Municipal Services - New Development; Primary Area

City Council District: 4
Census Tract: 114.07

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.

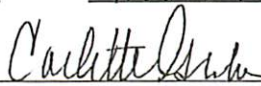
Planning & Development Services staff will see to it that this matter is placed on the **January 15, 2026** Planning Commission agenda. Planning & Development Services staff will notify the City Attorney of the Planning Commission's zoning recommendation by forwarding a completed copy of this form after the Planning Commission has met.

/atl
Attachments

- 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>UEMR</u>	<u>6</u> to <u>0</u>	<u>1.15.26</u>
Zoning	<u>PD</u>	<u>6</u> to <u>0</u>	<u>1.15.26</u>


(Signature of Annexation Coordinator)



BAYLEAF CT

REDBAY RD

REDBAY CT

WOODCREEK RD

JAGGS MILL POND RD

INTERSTATES 20 E

INTERSTATES 20 W

PERCIVAL RD

SPEARS CREEK CHURCH LN

SCREAMING EAGLE RD

ROGUE LN

TAYLOR LN

COOPERS RIDGE LN

DOWNMERE LN

WINDRUSH DR

LIBERTY RIDGE DR

DANLEY WAY

CORNWELL ST

EXIT 82 - SPEARS CREEK CHURCH RD RAMP

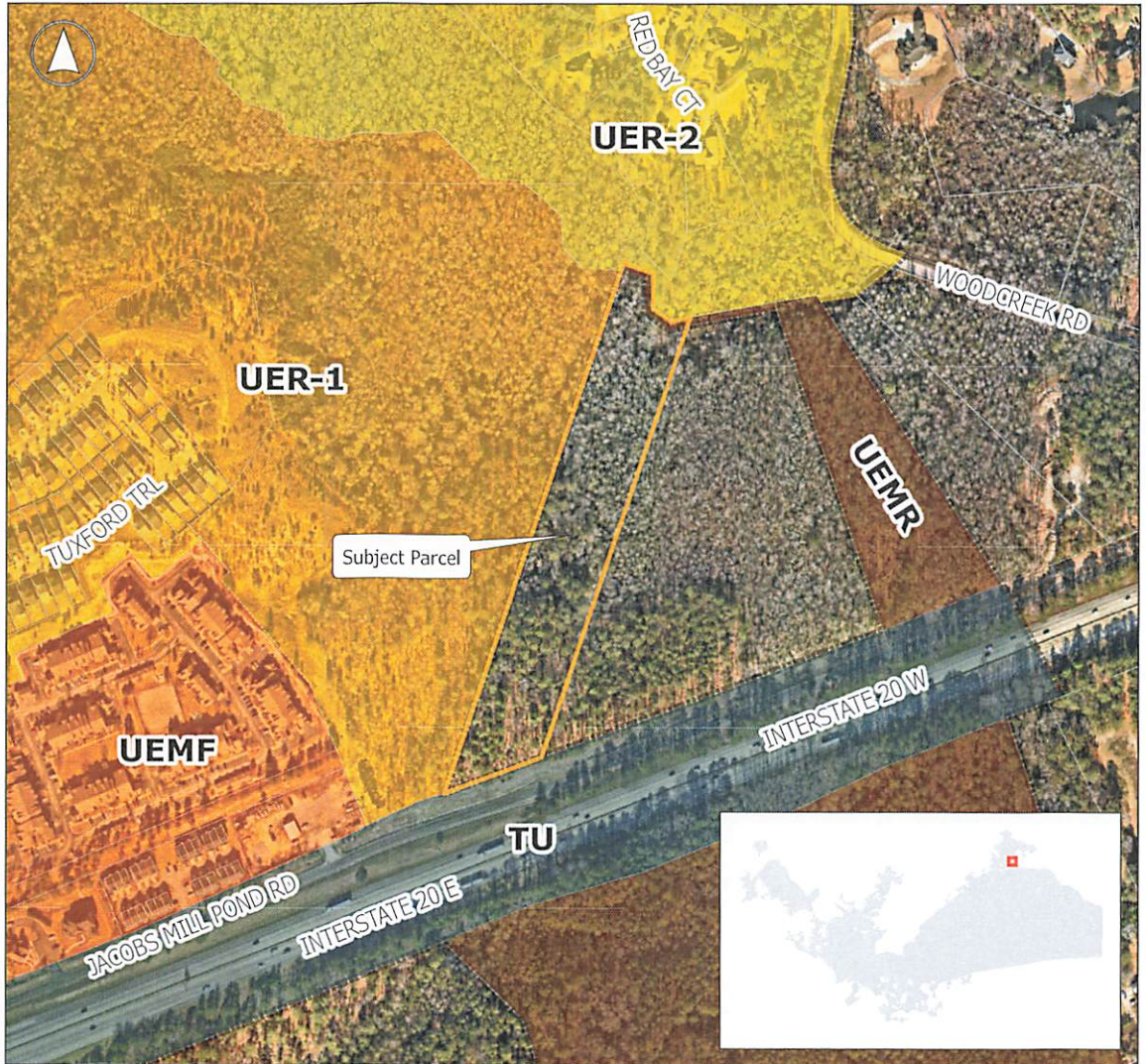
R-20 OUR RAMP

Future Land Use

700 Jacobs Mill Pond Road; TMS# 28800-01-04
 Current Richland County Future Land Use: Neighborhood (Medium 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



0 100 200 Feet



Planning & Development Services Department

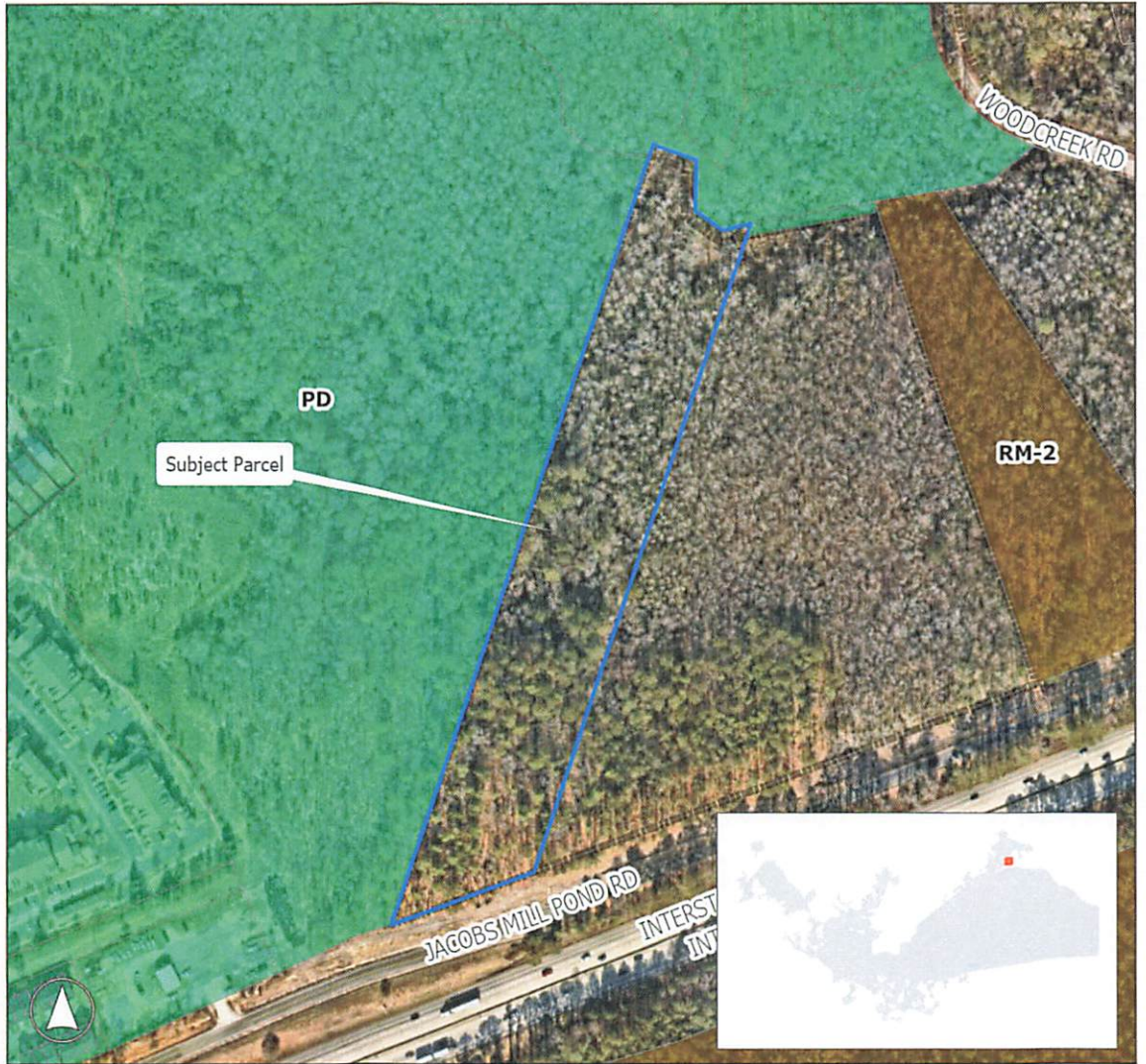
Created by: Iadeforth Date: 12/19/2025

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

700 Jacobs Mill Pond Rd; TMS 28800-01-04
Current Richland County Zoning: Planned Development (PD)
Proposed City Zoning: Planned Development (PD)

- Legend
- RM-2: Residential Mixed
 - PD: Planned Development
 - Parcels
 - City Limits



0 100 200 Feet

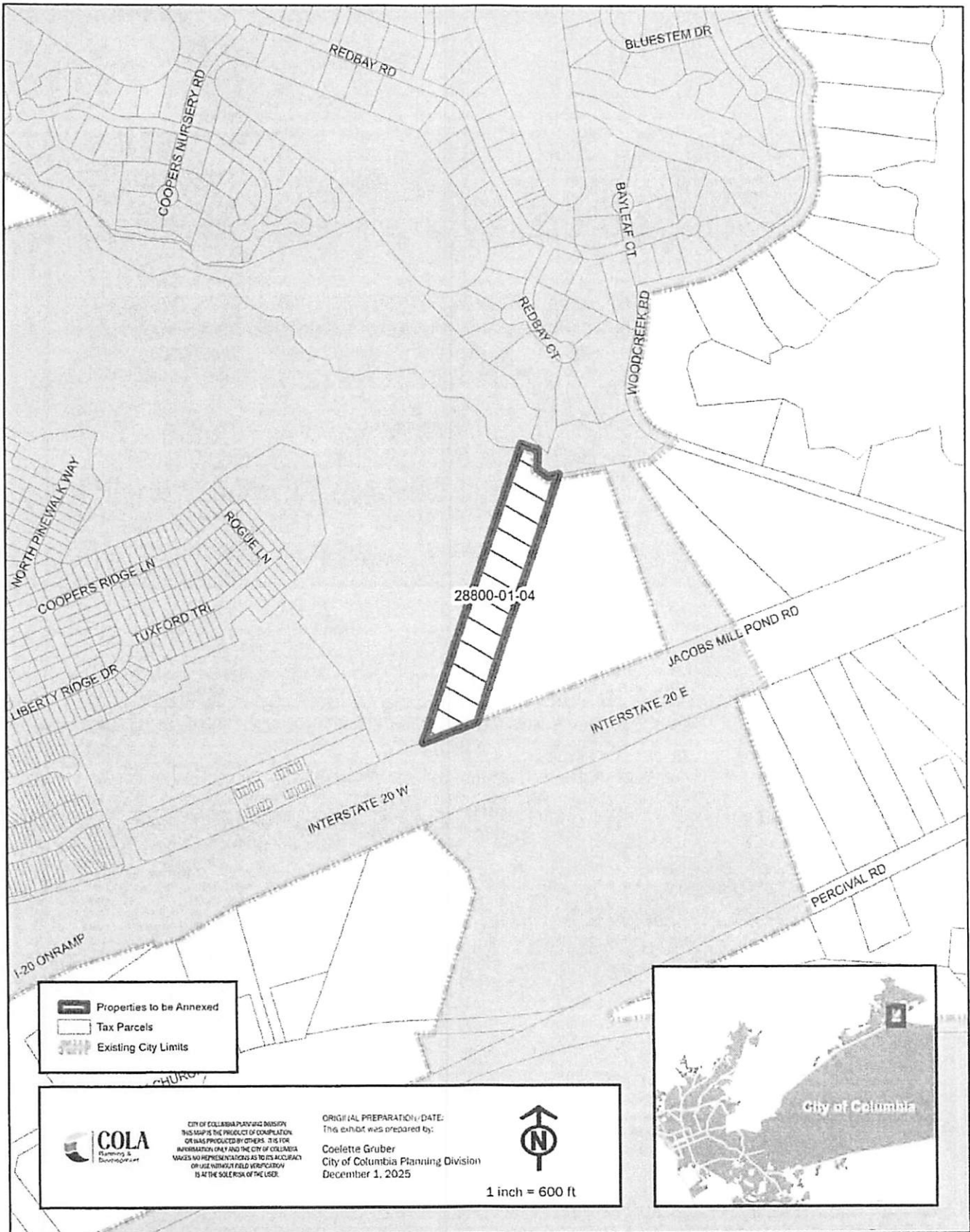


Planning & Development
Services Department

Created by: sw Hudson Date: 12/18/2025

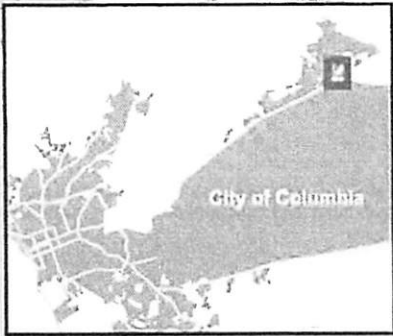
This map is the product of compilation, or was produced by others. It is for information only, and the City of Columbia makes no representations as to its accuracy or use without field verification is at the sole risk of the user. Data source: City of Columbia

**Annexation Exhibit -
700 Jacobs Mill Pond Road, 6.30 acres, TMS# 28800-01-04**



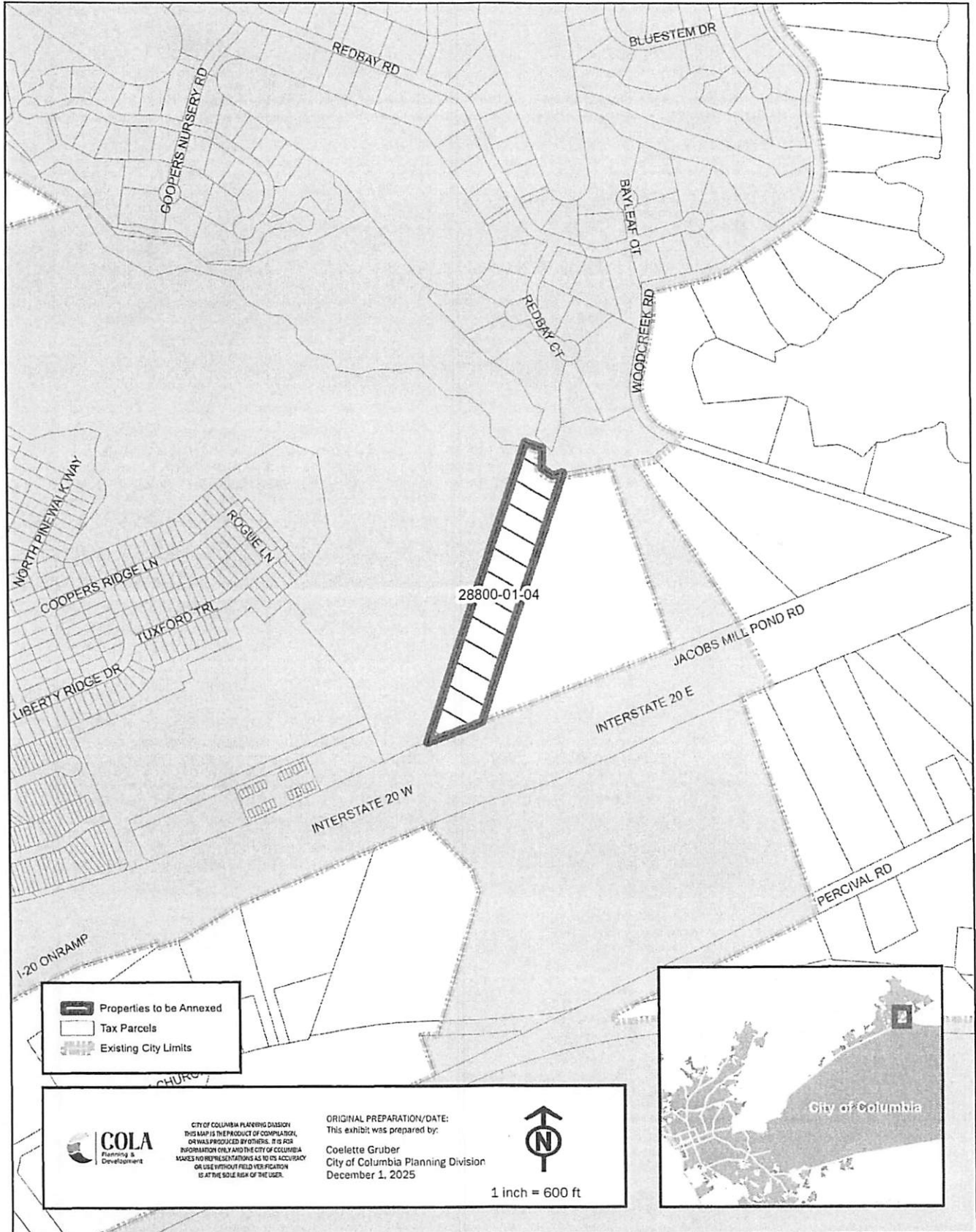
	Properties to be Annexed
	Tax Parcels
	Existing City Limits

<p>COLA Planning & Development</p>	<p><small>CITY OF COLUMBIA PLANNING DIVISION THIS MAP IS THE PRODUCT OF COMPILED OR HAS BEEN PRODUCED BY OTHERS. IT IS FOR INFORMATION ONLY AND THE CITY OF COLUMBIA MAKES NO REPRESENTATIONS AS TO ITS ACCURACY OR USE. THE USER'S FIELD VERIFICATION IS AT THE SOLE RISK OF THE USER.</small></p>	<p>ORIGINAL PREPARATION DATE: This exhibit was prepared by: Coelette Gruber City of Columbia Planning Division December 1, 2025</p>	<p>1 inch = 600 ft</p>



**** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION**

Annexation Exhibit - 700 Jacobs Mill Pond Road, 6.30 acres, TMS# 28800-01-04



** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION