



Columbia City Council Regular Meeting Agenda

Tuesday, February 17, 2026 at 3:00 PM

City Hall, Council Chambers, 1737 Main Street, 3rd Floor, Columbia, SC 29201

City Clerk's Office: (803)545-3045 or cityclerk@columbiasc.gov

The Honorable Daniel J. Rickenmann, Mayor

The Honorable Edward H. McDowell, Jr. • The Honorable William Brennan

The Honorable Tina N. Herbert, Mayor Pro-Tempore • The Honorable Peter M. Brown

The Honorable Tyler D. Bailey • The Honorable Sam P. Johnson

Call to Order

Executive Session at 3:00 p.m.

1. Receipt of legal advice relating to matters covered by attorney-client privilege pursuant to S.C. Code §30-4-70(a)(2)
 - Council Communications
2. Discussion of matters relating to the proposed location, expansion, or provision of services encouraging location or expansion of industries or other businesses in the area served by the public body pursuant to S.C. Code §30-4-70(a)(5)
 - Convention Center Hotel
 - 2221 Devine Street
3. Receipt of legal advice relating to a pending, threatened or potential claim pursuant to S.C. Code §30-4-70(a)(2)
 - City of Columbia vs. The Estate of Ashley Brown, Jeffery A. Griffin, Ernie Lubaton, and Love and Care Transport, LLC

Regular Meeting at 4:00 p.m.

Invocation

Pledge of Allegiance

Adoption of the Agenda

Public Input

Individuals are allotted up to three minutes to address City Council about items on the agenda. Items requiring a public hearing cannot be addressed at this time.

Approval of Minutes



4. Council is asked to approve the February 3, 2026 Work Session and Regular Meeting Minutes.

Presentations

5. University of South Carolina Student Government Local Advocacy Bureau Update — Ms. Teia Perez, Director of the Local Advocacy Bureau

Consent Agenda Items 6 through 15

6. Council is asked to approve Reimbursement of the November 4, 2025 Municipal Election and the November 18, 2025 Municipal Runoff Election Expenses, as requested by City Clerk's Office on February 6, 2026. Award to the Richland County Voter Registration and Elections Office in the total amount of \$177,311.08. This vendor is located in Columbia, SC.
Funding Source: Citizens Support Services - Election Expenses (1011119-637100). The original budget amount is \$200,000.00.
7. Council is asked to approve the Purchase of Computer Hardware Upgrades to Support Microsoft's transition to Windows 11, as requested by the Information Technology Department on January 22, 2026. Award to Dell Marketing LP, using the South Carolina State Contract in the amount of \$155,844.00. This vendor is located in Round Rock, TX.
Funding Source: Capital Replacement - Equipment-Capital Lease (6308972-658550). The original budget amount is \$155,844.00.
8. Council is asked to approve the Purchase of UKG Time Clock Replacements, as requested by the Program Management Office on December 30, 2025. Award to UKG Kronos Systems, LLC, in an amount not to exceed \$462,014.28. This vendor is located in Lowell, MA.
Funding Source: Program Management Office - Computer Equipment / Hardware (6218950-627500). The original budget amount is \$462,014.28.
9. Council is asked to approve the Purchase of Vehicles for several City Departments, as requested by the Fleet Services Division. Award to multiple vendors using the South Carolina State Contract in the total amount of \$178,046.00.

Item	Vendor and Location	Description	Procurement Method	Funding Source	Amount
a.	Dick Smith Ford, Inc. Columbia, SC	One (1) 2026 Ford 250XL Crew Cab Truck for the Solid Waste Division, as requested on December 18, 2025	SC State Contract #4400035139	Solid Waste Street Sweeping — Auto, Trucks, Heavy Equipment — Capital (5534408-658500). The original budget amount is	\$51,036.00

				\$51,036.00.	
b.	COS Chevrolet, LLC, dba Hendrick Chevrolet Columbia, SC	Two (2) 2026 Chevrolet Silverado 2500 4x4 Trucks for the Water Distribution and Maintenance Division, as requested on January 13, 2026	SC State Contract #4400037566	Utilities Water Distribution and Maintenance — Auto, Trucks, Heavy Equipment—Capital (5516203-658500). The original budget amount is \$127,010.00.	\$127,010.00
Total					\$178,046.00

10. Council is asked to approve the Purchase of Repairs on Waste Return Pump #2 at the Columbia Canal Water Treatment Plant, as requested by Columbia Water on December 11, 2025. Award to Charles R. Underwood, Inc. in the amount of \$57,334.32. This vendor is located in Sanford, NC.

Funding Source: Utilities Columbia Canal Water Treatment Plant - Machinery and Equipment-Capital (5516206-658300). The original budget amount is \$57,334.32.

11. Council is asked to approve Contract Amendment #4 for Project WM4393 / SS7409; Leesburg Road Widening, as requested by Columbia Water on January 23, 2026. Award to CDM Smith, Inc., in an amount not to exceed \$107,595.00. The current term of the contract ends on July 1, 2026. This firm is located in Columbia, SC.

Funding Source: Water and Sewer Capital Projects - Leesburg Road Widening - Capital Project Costs (5529999-WM439301/SS740901-658650). The current budget amount is \$722,182.00. The budget amount for this amendment is \$107,595.00. The revised budget amount is \$829,777.00.

This is a Mentor Protégé Program project. CDM Smith, Inc., is the mentor and will provide evaluation and design phase administration and engineering services during construction at 80.00% (\$86,076.00) of the amendment amount.

DESA, Inc., located in Columbia, SC, is the protégé and will provide project closeout services at 20.00% (\$21,519.00) of the amendment amount.

12. Council is asked to approve a new Construction Contract for the Washington Street Parking Deck Capital Improvement Project, as requested by General Services on December 18, 2025. Award to Restocon, LLC, in an amount not to exceed \$399,492.50, which includes contingency. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date ninety (90) days from commencement. This contractor is located in Tampa, FL.

Funding Source: Capital Project Costs - Parking Washington Street Deck (658650-PG001131-5313108). The original budget amount is \$399,492.50.

13. Ordinance No.: 2025-098 - Consenting to the Inclusion of Property in a Multi-



County Industrial/Business Park (Project Rocky, Portion of Richland County TMS # R09113-16-01)

Endorsed by the Economic Development and Infrastructure Committee on November 11, 2025.

First reading approval was given on December 2, 2025.

14. Ordinance No.: 2026-008 - Granting an encroachment to Palmetto Citizens Federal Credit Union for the use of the right of way areas of the 1300 block of Sumter Street and the 1300 block of Lady Street for the installation and maintenance of sidewalks, concrete stairs with handrails, bike racks, an accessible ramp, landscaping and irrigation adjacent to 1300 and 1310 Sumter Street and 1305 and 1313 Lady Street, Richland County TMS# 11401-01-08, 11401-01-09, 11401-01-10 and 11402-16-01

First reading approval was given on February 3, 2026.

15. Ordinance No.: 2026-010 - Granting an encroachment to 604 Huger LLC for the use of the right of way areas of the 500 block of Blossom Street, the 600 block of Huger Street and the 600 block of Pulaski Street for the installation and maintenance of sidewalks, seat walls, landscaping and irrigation adjacent to 604 Huger Street, Richland County TMS# 08914-01-10

First reading approval was given on February 3, 2026.

Public Hearing & First Reading for Zoning/Planning Matters

16. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 700 Jacobs Mill Pond Road

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

Proposal: Request assignment of the land use classification of Urban Edge Mixed Residential (UEMR) and assign zoning of Planned Development (PD) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned Planned Development (PD) by Richland County.

Council District: 4

Applicant: Madison Pickrel, Woodcreek Development LLC

Staff Recommendation: Approval

PC Recommendation: 01/15/2026; Approval (6-0)

17. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for RR142, 150, 156, NX156, 160, and N/S Jacobs Mill Pond Road



Ordinance No.: 2026-012 - Annexing RR142, 150, 156, NX156, 160, and N/S Jacobs Mill Pond Road, Richland County TMS# TMS# 25800-03-22, 25800-03-25, 25800-03-39, 25800-03-36, 25800-03-21 and 25800-03-37 into the City of Columbia, South Carolina, and incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map

Proposal: Request assignment of the land use classification of Urban Edge Residential Small Lot (UER-1) and assign zoning of Planned Development (PD) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned Residential Transition (RT) by Richland County.

Council District: 4

Applicant: Harriet B. Kneece / Troy A. & Cook S. Turnipseed / Desiree Ross / Joann R. & Art K. Richardson / Madison Pickrel, HVP3 Development LLC

Staff Recommendation: Approval

PC Recommendation: 01/15/2026; Approval (6-0)

18. **AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE for Owner-Occupied Short Term Rentals**

Ordinance No.: 2026-013 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17 (Unified Development Ordinance), Article 4: Use Regulations Sec. 17-4.2 Principal Uses and Article 9: Definitions and Rules of Measurement Sec. 17-9.4 Definitions

Proposal: Request to amend the Unified Development Ordinance, Chapter 17 - Article 4: Use Regulations Sec. 17-4.2. Principal Uses (b) Principal Use Table and (c) Standards for Specific Principal Uses; and Article 9: Definitions and Rules of Measurement Sec. Sec. 17-9.4 Definitions, to modify standards for short-term rentals (STR) in Residential Base Zoning Districts to exempt owner-occupied dwelling units

Applicant: Andrew Livengood, Zoning Administrator

Staff Recommendation: Staff Sponsored

PC Recommendation: Approved (7-0)

Ordinances - First Reading

19. Ordinance No.: 2026-009 - Repealing Ordinance No.: 2025-054 that Established a Moratorium on the Issuance of New Permits in Residential Areas Pursuant to Columbia's Short-Term Rental Ordinance at Columbia Code Section 5-400 et seq., as amended

Resolutions



20. Resolution No.: R-2026-017 - Approving the Installation of the Vista Neighborhood Association Lincoln Street Tunnel Gateway Project

Endorsed by the Arts, Historic Preservation and Philanthropy Committee on February 10, 2026.

Event Resolutions

21. Resolution No.: R-2026-010 - Authorizing consumption of beer, wine and liquor at the Main Street Latin Festival in the 1300 and 1400 blocks of Main Street between Hampton Street and Lady Street, and the 1100 block of Washington Street between Assembly Street and Main Street on August 22, 2026 with a rain date contingency of August 29, 2026
22. Resolution No.: R-2026-013 - Authorizing consumption of beer, wine and liquor at the "St. Pat's in Five Points Festival" and authorizing the City Manager and the Parks and Recreation Director to sign Park Rules for the St. Pat's in Five Points Festival on Saturday, March 14, 2026

Appointments

23. Planning Commission
There are two vacant positions and seven applications have been submitted for your consideration. The term is three years.
24. Historic Preservation / Design Review Commission
There are seven vacant positions and 11 applications have been submitted for your consideration. The term is three years.
25. Urban / Design Review Commission
There are five vacant positions and five applications have been submitted for your consideration. The term is three years.

Other Matters

26. Fiscal Year 2025/2026 Hospitality Tax Grant Program 2nd Round Funding Requests - Ms. Missy Caughman, Assistant City Manager for Strategic Initiatives and Innovation
- a. Ivy Heritage Foundation of Irmo
 - b. SC High School League
 - c. Black Expo

City Council Committee Reports, Referrals and New Business

Public Input

Individuals are allotted up to three minutes to address City Council about matters not



on the agenda. Items requiring a public hearing cannot be addressed at this time.

Adjournment



Meeting Date: February 17, 2026

Department: Office of the City Clerk

From: Erika Hammond, City Clerk

Discussion of matters relating to the proposed location, expansion, or provision of services encouraging location or expansion of industries or other businesses in the area served by the public body pursuant to S.C. Code §30-4-70(a)(5)

- Convention Center Hotel
- 2221 Devine Street

Background Summary:

Attachments:

None



Meeting Date: February 17, 2026

Department: Legal

From: Teresa Knox, City Attorney

Receipt of legal advice relating to a pending, threatened or potential claim pursuant to S.C. Code §30-4-70(a)(2)

- City of Columbia vs. The Estate of Ashley Brown, Jeffery A. Griffin, Erlie Lubaton, and Love and Care Transport, LLC

Background Summary:

Attachments:

None



COLUMBIA CITY COUNCIL WORK SESSION MINUTES TUESDAY, FEBRUARY 3, 2026

CALL TO ORDER

The Columbia City Council conducted a Work session on Tuesday, February 3, 2026 at City Hall (Mayor's Conference Room), 1737 Main Street, Columbia, South Carolina 29201. The Honorable Daniel J. Rickenmann, Mayor called the meeting to order at 2:06 p.m. and the following members were present: The Honorable Edward H. McDowell, Jr., The Honorable Will Brennan, The Honorable Tina N. Herbert, Mayor Pro-Tempore, The Honorable Peter M. Brown, The Honorable Tyler D. Bailey, and The Honorable Sam P. Johnson. Also present were Ms. Teresa Wilson, City Manager and Ms. Erika D. Moore Hammond, City Clerk. This meeting was advertised in accordance with the South Carolina Freedom of Information Act.

INVOCATION

The Honorable Edward H. McDowell, Jr. offered the invocation.

ADOPTION OF THE AGENDA

Upon a motion made by Mr. Johnson and seconded by Mr. Brown, Council voted unanimously to adopt the agenda subject to adding the discussion of matters relating to the proposed location, expansion, or provision of services encouraging location or expansion of industries or other businesses in the area served by the public body pursuant to S.C. Code §30-4-70(a)(5) - Convention Center Hotel as Item 3.

CITY COUNCIL DISCUSSION

1. Columbia Homelessness Consulting Services Project Kickoff — Ms. Kameisha Heppard, Director of Homeless Services; Ms. Trish Marsik, MSW, Principal Co-Project Director / Health Management Associates, Inc.; and Ms. Zipatly Mendoza, MPH, Project Manager / Health Management Associates, Inc.

Ms. Teresa Wilson, City Manager stated that the city is moving forward on homelessness initiatives through the Homeless Services Ad Hoc Committee. The committee has advanced a strategic blueprint and is now engaging a consultant to assess existing programs, identify service gaps, and provide an external perspective. Health Management Associates, Inc. was selected as the consulting partner and is presenting an overview of the firm and the next phases of work.

Councilor Brennan emphasized the value of an independent, third-party perspective to help shape a regional blueprint that could attract state and federal support.



COLUMBIA CITY COUNCIL WORK SESSION MINUTES TUESDAY, FEBRUARY 3, 2026

Councilors Brown, Bailey, McDowell, Johnson, and Herbert expressed a shared interest in better aligning resources, coordinating services, and developing a holistic, compassionate, and long-term approach to reducing homelessness.

Mayor Rickenmann stated that the City's ultimate goal is a structured, results-driven process that leads to measurable reductions in homelessness while addressing mental health and addiction without overburdening residents.

Ms. Teresa Wilson, City Manager noted staff's commitment to supporting Council policy direction and welcomed an external evaluation to strengthen partnerships and improve service delivery.

Ms. Trish Marsik, MSW, Principal Co-Project Director / Health Management Associates, Inc. outlined the firm's 40 years of national experience in supporting publicly funded programs for vulnerable populations, including Medicaid, behavioral health, housing, and homelessness. She shared national best practices centered on prevention, crisis response, and housing, citing examples from Santa Clara County, Denver, and Dallas, where flexible financial assistance, targeted outreach, and landlord incentives led to measurable reductions in homelessness and cost savings.

Mr. Charles Robbins, MBA, Principal Co-Project Director / Health Management Associates, Inc. described a data-driven, partner-informed approach to evaluating homelessness services in Columbia. The project will include a needs assessment across housing, mental health, and substance-use services; program mapping of the existing service network; and actionable recommendations developed through a four-phase process. Community input will be central, with feedback gathered through interviews, focus groups, surveys, and a town hall to ensure the final roadmap reflects local needs and lived experiences.

There was discussion about expanding local and state resources beyond the downtown area; using public health dashboards to inform decision-making; adopting a multi-layered approach to homelessness that considers social factors, local conditions, and resource investment; identifying service gaps and aligning organizational efforts; evaluating the benefits and limitations of existing programs to avoid duplicative work; rebuilding public trust through transparency and measurable outcomes; engaging the community early in the process; understanding project timelines and phases; recognizing that the presence of services does not always equate to effectiveness; acknowledging the limitations of local government; coordinating service delivery and care; creating visible change; and the value of direct outreach combined with data from engagement.



COLUMBIA CITY COUNCIL WORK SESSION MINUTES TUESDAY, FEBRUARY 3, 2026

EXECUTIVE SESSION

Upon a motion made by Mr. Brennan and seconded by Mr. McDowell, Council voted unanimously to enter into Executive Session at 3:18 p.m. for the discussion of Items 2 and 3 as amended.

2. Discussion of negotiations incident to proposed contractual arrangements pursuant to S. C. Code §30-4-70(a)(2)
 - Health Management Associates, Inc.
3. Discussion of matters relating to the proposed location, expansion, or provision of services encouraging location or expansion of industries or other businesses in the area served by the public body pursuant to S.C. Code §30-4-70(a)(5)
 - Convention Center Hotel

ADJOURNMENT

The meeting was adjourned at 4:15 p.m.

Respectfully submitted:

Erika D. Moore Hammond, MMC, CPM
City Clerk



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, FEBRUARY 3, 2026

CALL TO ORDER

The Columbia City Council conducted a regular meeting on Tuesday, February 3, 2026 at City Hall (Council Chambers), 1737 Main Street, Columbia, South Carolina 29201. The Honorable Daniel J. Rickenmann, Mayor called the meeting to order at 4:25 p.m., and the following members were present: The Honorable Edward H. McDowell, Jr., The Honorable Will Brennan, The Honorable Tina N. Herbert, Mayor Pro-Tempore, The Honorable Peter M. Brown, The Honorable Tyler D. Bailey, and The Honorable Sam P. Johnson. Also present were Ms. Teresa Wilson, City Manager and Ms. Erika D. Moore Hammond, City Clerk. This meeting was advertised in accordance with the South Carolina Freedom of Information Act.

INVOCATION

The Honorable Edward H. McDowell, Jr. offered the invocation.

PLEDGE OF ALLEGIANCE

ADOPTION OF THE AGENDA

Upon a motion made by Mr. Johnson and seconded by Mr. Bailey, Council voted unanimously to adopt the agenda subject to adding Ordinance No.: 2026-007 — Granting an encroachment to Larry Rowe for the use of the right of way area of the 3200 block of Amherst Avenue for the installation and maintenance of brick pavers, landscaping and irrigation adjacent to 3208 Amherst Avenue, Richland County TMS# 13804-14-0 to the Consent Agenda for second reading.

PUBLIC INPUT

Ms. Mary Lynn Bare, 4307 Old Leesburg Road expressed concerns about **Item 9** (Annexation, Future Land Use Amendment, and Zoning Map Amendment for 4316 and 4340 Old Leesburg Road). She questioned whether the undocumented cemetery on the property will be adequately protected. She also noted that preservation details have only been shared by a broker and remain unclear. She urged the City to obtain clear commitments to ensure the cemetery's protection.

Mr. Gerald Waller, 4308 Old Leesburg Road shared that for **Item 9**, is now an agreement for a 20 foot buffer on each side of his home.



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Mr. Hank Mabry, Canary Woods representative stated that the developer agreed to a 20-foot natural buffer around two sides of the residence, with existing buffering on the remaining side. He said the cemetery will be protected with a chain-link fence, paved access, and two designated parking spaces. Any additional development issues will proceed through the Planning and Development approval process.

Mayor Rickenmann asked if the agreement can be similar to what was provided in the past.

Mr. Hank Mabry, Canary Woods representative said that we can provide that in writing.

Councilor Herbert asked if the buffer fulfilled specific Department of Health and Environmental Control guidelines.

Mr. Hank Mabry, Canary Woods representative said that the buffer isn't outlined under any guidelines that he's aware of. He acknowledged that many burial sites exist in wooded areas. The developer is glad it was discovered and committed to doing everything possible to protect it.

Councilor McDowell asked if there are marked graves in the identifiable area.

Mr. Hank Mabry, Canary Woods representative said yes.

Councilor Brown expressed concerns about how the boundary lines of the cemetery would be identified. What precautions can be taken to not cross said boundaries?

Mr. Hank Mabry, Canary Woods representative said they are going to get a survey with an engineer to determine if there are any old stones or indentations.

APPROVAL OF MINUTES

1. Council is asked to approve the January 20, 2026 Work Session and Regular Meeting Minutes. – *Approved*

Upon a motion made by Mr. McDowell and seconded by Mr. Bailey, Council voted unanimously to approve the January 20, 2026 Work Session and Regular Meeting Minutes.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, FEBRUARY 3, 2026

PRESENTATIONS

2. Celebrando Black Business Day Proclamation — The Honorable Daniel J. Rickenmann, Mayor

Mayor Rickenmann and members of City Council proclaimed February 12, 2026 as Celebrando Black Business Day in the City of Columbia.

Mayor Rickenmann highlighted the City's ongoing engagement with local businesses and cultural communities through the Office of Business Opportunities. He emphasized the significant contributions of African Americans, Africans, and Afro-Latinos throughout Columbia's history, stating that this shared heritage is central to the City's strength and identity.

Mr. Ulyses Chavez, Public Relations Manager / Mota Enterprises, LLC thanked the Mayor and City Council on behalf of the Mota Business Academy, noting the organization's mission to celebrate all cultures and local business owners, including Afro-Latino and African American communities. He recognized Mr. Michael Canty of the Namu Drum Circle as the Creative Business of the Year and praised Ms. Ayesha Driggers and the Office of Business Opportunities as key partners and supporters.

Ms. Ayesha Driggers, Director / Office of Business Opportunities thanked Mayor and Council for recognizing Celebrando Black Business Day and expressed appreciation for the City's continued support. She emphasized the importance of working with local partners to celebrate the rich cultural diversity of Columbia and the Midlands.

Mr. Michael Canty, Namu Drum Company thanked the Mayor and City Council for supporting local businesses and celebrating cultural diversity in the community. He expressed pride in being a Columbia native and appreciation for being recognized in his hometown.

CONSENT AGENDA ITEMS 3 THROUGH 8

Upon a single motion made by Mr. Bailey and seconded by Mr. Johnson, Council voted unanimously to approve **Consent Agenda Items 3 through 8**.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, FEBRUARY 3, 2026

3. Council is asked to approve a new Professional Services Contract for Project WM4852 and WM4853; Water Main Reconnections at I-20 and Monticello Road and Broad River Road at Lucius Road, as requested by Columbia Water on December 24, 2025. Award to Goodwin Mills Cawood, LLC, in an amount not to exceed \$209,000.00. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date eighteen (18) months from commencement and the option to renew for two (2) additional one-year period(s). This firm is located in Columbia, SC. – *Approved*

Funding Source: Water and Sewer Capital Projects - Capital Project Costs - Water Main Reconnect at I-20 and Monticello Road (5529999-WM485201-658650). The original budget amount is \$209,000.00.

This is a Mentor Protégé Program project. Goodwyn Mills Cawood, LLC is the mentor and will provide project design, bid management, and construction administration at 78.47% (\$164,000.00) of the total contract amount.

Civil Engineering of Columbia, located in Columbia, SC, is the protégé and will provide as-built surveying and project closeout at 21.53% (\$45,000.00) of the total contract amount.

4. Council is asked to approve a new Construction Contract for Project SS7497; Mill Creek Pump Station Miscellaneous Improvements, as requested by Columbia Water on October 1, 2025. Award to Shady Grove Construction, LLC, in an amount not to exceed \$7,554,003.60, which includes contingency. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date seven hundred thirty days (730) days from commencement. This contractor is located in Irmo, SC. – *Approved*

Funding Source: Water and Sewer Capital Projects - Mill Creek Pump Station Miscellaneous Improvements - Capital Project Costs (5529999-SS749701-658650). The original budget amount is \$7,554,003.60.

Shady Grove Construction, LLC, is the prime and will provide construction services at 47.74% (\$3,278,327.00) of the total contract amount.

The following subcontractor(s) will provide additional services and/or materials:

Xtreme Grading, located in White Rock, SC will provide grading services at 2.57% (\$176,871.00) of the total contract amount.

Fortiline Waterworks, located in Atlanta, GA will provide pipe appurtenances at



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9.88% (\$678,868.00) of the total contract amount.

Gregory Electric Company, located in Columbia, SC will provide electrical services at 22.65% (\$1,555,631.00) of the total contract amount.

Creative Information Technology, Inc., located in Charlotte, NC will provide supervisory control and data acquisition (SCADA) services at 3.55% (\$243,879.00) of the contract amount.

R & R Specialties, LLC, located in Lexington, SC will provide steel fabrication services at 5.26% (\$361,174.00) of the contract amount.

Dun-Right Services, Inc., located in Florence, SC will provide pump station lining services at 8.34% (\$572,526.00) of the contract amount.

5. **ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for SW/S Holloway Road, TMS# 19201-01-04 – *Approved on second reading.***

Ordinance No.: 2025-084 - Annexing SW/S Holloway Road, Richland County TMS # 19201-01-04 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map – *Approved on second reading.*

Proposal: Request to annex the property, assign the land use classification of Urban Edge Residential Small Lot (UER-1) and assign zoning of Residential Single Family – Small Lot District (RSF-3) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned Residential 2 (R2) by Richland County.

Council District: 4

Applicant: Alexander Forbes Patterson, Trustee and Toma T. Patterson, Trustee

Staff Recommendation: Approval

PC Recommendation: 09/11/2025; Recommended approval

First reading approval was given on January 20, 2026.



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6. ZONING MAP AMENDMENT for 3329 River Drive, TMS# 09107-11-08 – *Approved on second reading.*

Ordinance No.: 2026-006 - Amending the Official Zoning Map to modify the zoning for 3329 River Drive, Richland County TMS # 09107-11-08 – *Approved on second reading.*

Council District: 1

Proposal: Request to rezone the property from Residential Mixed District (RM-2) in a Historic Preservation Overlay District (OV-HP - Earlewood Protection Area A) to

Mixed Use District (MU-1) in a Historic Preservation Overlay District (OV-HP - Earlewood Protection Area A).

Applicant: Lasenta Lewis-Ellis, 3329 River Drive, LLC

Staff Recommendation: Approval

PC Recommendation: 12/11/2025; Recommended Approval

First reading approval was given on January 20, 2026.

7. ZONING MAP AND TEXT AMENDMENT for 4120 N Main Street, TMS# R09214-14-08 – *Approved on second reading.*

Ordinance No.: 2026-005 - Amending the Official Zoning Map to modify the zoning for 4120 N Main Street, Richland County TMS # R09214-14-08 – *Approved on second reading.*

Council District: 1

Proposal: Request to rezone the property from Community Activity Center/Corridor (CAC), North Main Corridor Design Overlay District (OV-NMC) to Community Activity Center/Corridor (CAC), North Main Corridor Design Overlay District (OV-NMC), Historic Preservation Overlay District (OV-HP, Individual Landmark, Type 3) and amend the Unified Development Ordinance, Chapter 17, Appendix C: Type 3 Landmarks to establish the property as a City of Columbia Landmark

Applicant: Claudia Donnelley, Old House Properties,

LLC Staff Recommendation: Approval

PC Recommendation: 12/11/2025; Recommended Approval (7-0)



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D/DRC Recommendation: 12/18/2025; Recommended

First reading approval was given on January 20, 2026.

8. Ordinance No.: 2026-007 — Granting an encroachment to Larry Rowe for the use of the right of way area of the 3200 block of Amherst Avenue for the installation and maintenance of brick pavers, landscaping and irrigation adjacent to 3208 Amherst Avenue, Richland County TMS# 13804-14-02 – *Approved on second reading.*

First reading approval was given on January 20, 2026.

ZONING / PLANNING MATTERS - SECOND READING

9. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 4316 and 4340 Old Leesburg Road, TMS# 22113-01-02 – *Approved on second reading.*

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 – *Approved on second reading.*

Council District: 4

Proposal: Request to annex, assign a land use classification of Urban Edge Residential Small Lot (UER-1) and the assignment of zoning of Residential Single Family - Small Lot District (RSF-3) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned Residential 4 (R4) by Richland County.

Applicant: Vandy and Barbara Waller / Canary Woods, LLC

Staff Recommendation: Approval

PC Recommendation: 12/11/2025; Recommended Approval (7-0)

First reading approval was given on January 20, 2026.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, FEBRUARY 3, 2026

Upon a motion made by Mr. Brown and seconded by Mr. McDowell, Council voted unanimously to give second reading approval to the Annexation, Future Land Use Map Amendment, and Zoning Map Amendment for 4316 and 4340 Old Leesburg Road, TMS# 22113-01-02 **and** 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.

ORDINANCES - FIRST READING

10. Ordinance No.: 2026-008 - Granting an encroachment to Palmetto Citizens Federal Credit Union for the use of the right of way areas of the 1300 block of Sumter Street and the 1300 block of Lady Street for the installation and maintenance of sidewalks, concrete stairs with handrails, bike racks, an accessible ramp, landscaping and irrigation adjacent to 1300 and 1310 Sumter Street and 1305 and 1313 Lady Street, Richland County TMS# 11401-01-08, 11401-01-09, 11401-01-10 and 11402-16-01 – *Approved on first reading.*

Upon a motion made by Mr. McDowell and seconded by Mr. Bailey, Council voted unanimously to give first reading approval to Ordinance No.: 2026-008 - Granting an encroachment to Palmetto Citizens Federal Credit Union for the use of the right of way areas of the 1300 block of Sumter Street and the 1300 block of Lady Street for the installation and maintenance of sidewalks, concrete stairs with handrails, bike racks, an accessible ramp, landscaping and irrigation adjacent to 1300 and 1310 Sumter Street and 1305 and 1313 Lady Street, Richland County TMS# 11401-01-08, 11401-01-09, 11401-01-10 and 11402-16-01.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, FEBRUARY 3, 2026

11. Ordinance No.: 2026-010 - Granting an encroachment to 604 Huger LLC for the use of the right of way areas of the 500 block of Blossom Street, the 600 block of Huger Street and the 600 block of Pulaski Street for the installation and maintenance of sidewalks, seat walls, landscaping and irrigation adjacent to 604 Huger Street, Richland County TMS# 08914-01-10 – *Approved on first reading.*

Upon a motion made by Mr. Brennan and seconded by Mr. McDowell, Council voted unanimously to give first reading approval to Ordinance No.: 2026-010 - Granting an encroachment to 604 Huger LLC for the use of the right of way areas of the 500 block of Blossom Street, the 600 block of Huger Street and the 600 block of Pulaski Street for the installation and maintenance of sidewalks, seat walls, landscaping and irrigation adjacent to 604 Huger Street, Richland County TMS# 08914-01-10.

RESOLUTIONS

12. Resolution No.: R-2026-016 - Approval for Acceptance of 0.13 Acre and Kingsley Subdivision Sanitary Sewer Pump Station from North Pines Development, LLC; Richland County TMS #17403-04-01; CF #DPO-2023-03- 0020 – *Approved*

Upon a motion made by Mr. Johnson and seconded by Mr. Bailey, Council voted unanimously to approve Resolution No.: R-2026-016 - Approval for Acceptance of 0.13 Acre and Kingsley Subdivision Sanitary Sewer Pump Station from North Pines Development, LLC; Richland County TMS #17403-04-01; CF #DPO-2023-03-0020.

13. Resolution No.: R-2026-018 - Amending Resolution No.: R-2025-077 Authorizing the City Manager to execute a 911 Communications Center Consolidation Agreement Restatement and Extension between the City of Columbia and Richland County – *Approved*

Upon a motion made by Mr. Bailey and seconded by Mr. Johnson, Council voted unanimously to approve Resolution No.: R-2026-018 - Amending Resolution No.: R- 2025-077 Authorizing the City Manager to execute a 911 Communications Center Consolidation Agreement Restatement and Extension between the City of Columbia and Richland County.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, FEBRUARY 3, 2026

EVENT RESOLUTION ITEMS

14. Resolution No.: R-2026-015 - Authorizing consumption of beer and wine only at Artista Vista in the 1200 block of Lincoln Street between Gervais Street and Lady Street on Sunday, April 19, 2026 – *Approved*

Upon a motion made by Mr. Johnson and seconded by Mr. Brennan, Council voted unanimously to approve Resolution No.: R-2026-015 - Authorizing consumption of beer and wine only at Artista Vista in the 1200 block of Lincoln Street between Gervais Street and Lady Street on Sunday, April 19, 2026.

CITY COUNCIL COMMITTEE REPORTS, REFERRALS AND NEW BUSINESS

PUBLIC INPUT

Mr. Bob Petrulis, Chair / Climate Protection Action Committee shared that the City Hall lobby is having a showcase of youth climate projects funded through a Bloomberg grant, which resulted from Mayor Rickenmann's participation in an international climate conference. He highlighted the impressive work being done by young people to improve the city and invited City Council and attendees to visit the showcase.

EXECUTIVE SESSION

Upon a motion made by Mayor Rickenmann and seconded by Mr. Brennan, Council voted unanimously to enter into Executive Session at 4:52 p.m. to discuss **Item 15**.

15. Receipt of legal advice relating to a pending, threatened or potential claim pursuant to S.C. Code §30-4-70(a)(2)
- Constan Carwash



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, FEBRUARY 3, 2026

ADJOURNMENT

The meeting was adjourned at 5:05 p.m.

Respectfully submitted:

Erika D. Moore Hammond, MMC, CPM
City Clerk



Meeting Date: February 17, 2026

Department: Office of the City Clerk

From: Erika Hammond, City Clerk

University of South Carolina Student Government Local Advocacy Bureau Update —
Ms. Teia Perez, Director of the Local Advocacy Bureau

Background Summary: Please provide a brief history and context for this item.

Attachments:

None



Meeting Date: February 17, 2026
Department: Office of the City Clerk
From: Erika Hammond, City Clerk

Council is asked to approve Reimbursement of the November 4, 2025 Municipal Election and the November 18, 2025 Municipal Runoff Election Expenses, as requested by City Clerk's Office on February 6, 2026. Award to the Richland County Voter Registration and Elections Office in the total amount of \$177,311.08. This vendor is located in Columbia, SC.

Funding Source: Citizens Support Services - Election Expenses (1011119-637100). The original budget amount is \$200,000.00.

Background Summary:

Attachments:

1. General Municipal Election Invoice - 11/4/25
2. General Municipal Election Runoff Invoice - 11/18/25

Invoice



Invoices being paid:		
Date:		
Invoice Total:	\$ 102,252.65	
Amount Enclosed:		

City of Columbia General Election 22412

November 4, 2025

Detailed Invoice

Number of Precincts:	82			
Early Voting:	1			
Total Locations:	83			
Cost Components	Amount	Unit	Description	Total
Absentee Applications Mailed	0.74	475 Total	Applications 475 x 0.74= 351.50	\$351.50
Absentee Applications Mailed	0.34	475 Total	Application envelopes	\$161.50
Absentee Ballots Mailed	1.67	124 Total	Ballots 124 x 1.67= 207.08	\$207.08
Ballot Stock	0.18	14813 Total	14813 sheets of ballot stock used	\$2,666.34
Ballot Stock	0.40	172 Total	172 full faced ballots used	\$68.80
Personnel Costs: (Specific to this Election)	60638.35	1 Total	303 Election Day Workers (48 Clerks, 224 Poll Workers, 10 PLTs, 21 Election Day Support Staff) & Early Voting Workers (2 Clerks, 5 Poll Workers for 2 weeks)	\$60,638.35
Personnel Costs: (Specific to this Election)	19350.00	5 Total	5 Temporary/Part Time Workers (8 weeks)	\$19,350.00
Personnel Costs: (Specific to this Election)	6662.98	12 Total	12 Full Time Staff Members Overtime (8 weeks)	\$6,662.98
Personnel Costs: (Specific to this Election)	2081.20	1 Total	Early Voting/Election Day Security	\$2,081.20

Supplies (Specific to this Election)	0.40	1582 Total used	Seals and tamper evident labels (Intab, LLC)	\$632.96
Supplies (Specific to this Election)	1410.86	45 Total	Municipal Election Yard Signs (45 Polling Locations) (Sun Solutions/Print Shop)	\$1,410.86
Supplies (Specific to this Election)	4443.61	12,365 Total	12,365 Absentee, Emergency, Failsafe, and Test ballots (Another Printer, Inc.)	\$4,443.61
Supplies (Specific to this Election)	25.00	6 Total	Document retention/disposal (Shred-With-Us, LLC)	\$150.00
Supplies (Specific to this Election)	895.32	1 Total	Election Day/Certification Costs	\$895.32
Rent/Custodians for Polling Places	100.00	1 Total	Grace United Methodist Church Facility Rental	\$100.00
Transport Expenses	972.06	1 Total	Transport Equipment Rentals (Enterprise)	\$972.06
Transport Expenses	557.09	1 Total	Transport Equipment Rentals (U- Haul)	\$557.09
Transport Expenses	0.70	1290 Total	Transport Equipment Mileage	\$903.00
Total				\$102,252.65

Richland County Voter Registrations and Elections**Invoice****Address:**

Post Office Box 192
Columbia, SC 29202

Phone:

(803) 576-2240

**Bill To:**

Attn: Clerk Ericka Hammond
City of Columbia
1737 Main Street
Columbia, SC 29201

Date: 01.29.26

Date	Invoice #	Description	Amount	Balance
11.4.2025	COC111825	City of Columbia General Municipal Election Runoff 22412	\$ 75,058.43	\$ 75,058.43
Total Due-			\$	75,058.43

Reminder: If making partial payment of total balance, please indicate which invoices you are paying

Terms: Due and payable in 10 days to Richland County Voter Registration and Elections

For any questions please contact Name at 803-576-2245 or e-mail Green.Dawn@richlandcountysc.gov

REMITTANCE (Please include with payment)		
Invoices being paid:		
Date:		
Invoice Total:	\$	75,058.43
Amount Enclosed:		

Early Voting: 1

Total Locations: 83

Cost Components	Amount	Unit
Ballots:		
Absentee Applications Mailed	0.74	118 Total
Absentee Applications Mailed	0.34	118 Total
Absentee Ballots Mailed	1.67	118 Total
Ballot Stock	0.18	10360 Total
Ballot Stock	0.4	500 Total
Personnel Costs:		
Overtime for County Staff	178.5	12 Total
Part-time Staff	18049.5	5 Total
Security	55	14.5 Total
**Poll Clerks		1 Total
**Poll Managers		2 Total
**Election Day Clerks		52 Total
**Election Day Poll Managers		157 Total
**Election Day Polling Location Technician		9 Total
**Total	46120.27	
Supplies		
Seals and Labels	0.4	1636 Total
Document Retention/Shredding	25	4 Total
Rentals		
Rent/Custodians for Polling Places	100	1 Total
Transportation		
Transportation Mileage	0.7	1500 Total
Transportation Rental	503.42	1 Total
Transportation Rental	474.54	1 Total

Total:

****Election Day Workers November 18, 2025**

Poll Clerks	52
Staff Support	2
Poll Managers	157
Office Staff (Equipment loaders, unloaders, phone, ABS Count)	20
Polling Location Technicians at polling locations	9
Election Day Total Workers:	240

Description	Amount
Absentee Applications Mailed	\$87.32
Application Envelopes	\$40.12
Absentee Ballots Mailed	\$197.06
10,360 Sheets of Ballot Stock Used	\$1,864.80
500 Full Faced Ballots Used	\$200.00
Full Time Staff Members Overtime (OT rate of \$27 * 178.5 OT hours combined)	\$4,819.50
PT/Temporary Staff (5 emp @ \$17.19, 5.5 weeks/28 days, 7.5 hours daily)	\$18,049.50
Ealy Voting/Election Day Security	\$797.50
1 Early Voting Clerk (5 days)	
2 Early Voting Poll Workers (5 days)	
52 Election Day Clerks	
157 Election Day Poll Workers	
9 Election Day PLT	
	\$46,120.27
1,636 Seals and Tamper Evident Labels Used (Intab, LLC)	\$654.40
Document retention/disposal (Shred-With-Us, LLC)	\$100.00
Grace United Methodist Church Facility Rental	\$100.00
Transport Equipment Mileage (1500 miles @ 0.70)	\$1,050.00
Transport Equipment Rentals (U-Haul)	\$503.42
Transport Equipment Rentals (Enterprise)	\$474.54
	\$75,058.43



Meeting Date: February 17, 2026
Department: Procurement and Contracts
From: Shannon Lizewski, Director

Council is asked to approve the Purchase of Computer Hardware Upgrades to Support Microsoft's transition to Windows 11, as requested by the Information Technology Department on January 22, 2026. Award to Dell Marketing LP, using the South Carolina State Contract in the amount of \$155,844.00. This vendor is located in Round Rock, TX.

Funding Source: Capital Replacement - Equipment-Capital Lease (6308972-658550). The original budget amount is \$155,844.00.

Background Summary: SC State Contract #4400032694
Sec 2-204. (9) of the City Ordinance. Competitive sealed bidding required; exceptions allow the City to purchase goods and services without competitive sealed bidding when purchasing through state contracts.

Attachments:

1. CC Memo
2. Quote: 3000198805996.1
3. Quote: 3000198805988.1
4. Quote: 3000198806327.1
5. SC State Contract #4400032694



Main St., Suite 1000 | Columbia, South Carolina 29201 Phone: 803-737-4210 | Fax: 803-737-4228

TO: Honorable Daniel J. Rickenmann, Mayor & Members of City Council
Ms. Teresa Wilson, City Manager

FROM: Missy Caughman, Assistant City Manager
Shannon Lizewski, Director of Procurement and Contracts

DATE: February 17, 2026

SUBJECT: Recommendation for Approval
Computer Hardware Refresh Information Technology Department

BACKGROUND:

As part of standard device lifecycle management and advance planning for the Windows 11 transition, the IT Department is requesting to replace existing computer hardware. The current hardware devices do not meet Windows 11 minimum requirements or are nearing end-of-life. Addressing these items in advance reduces technical risk and helps ensure a smooth operating system upgrade with minimal impact to day-to-day City operations.

DISCUSSION:

Microsoft's transition to Windows 11 requires updated hardware specifications to ensure compliance with modern security standards, performance expectations, and system reliability. These devices will allow IT staff to validate hardware configurations, application compatibility, security controls, deployment processes, and end-user support procedures in a controlled environment. This approach reduces risk, identifies issues early, and ensures the department is fully prepared to support Citywide deployment.

BUDGETARY CONTEXT:

The cost of the attached proposals is \$155,844.00
Capital Lease Funds (6308972- 658550) will be used for this purchase.

ATTACHMENTS:

   3000198242475.1.pdf
3000198242474.1.pdf 3000198242473.1.pdf
f f f



Your quote is ready for purchase.

Complete the purchase of your personalized quote through our secure online checkout before the quote expires on **Feb. 18, 2026**.

You can download a copy of this quote during checkout.

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Quote Name:	Dell Pro 16 Plus PB16250 w/ Accessories	Sales Rep	Adam Paramo
Quote No.	3000198805996.1	Phone	1(800) 4563355, 6180408
Total	\$58,093.18	Email	Adam_Paramo@Dell.com
Customer #	132601629	Billing To	ACCOUNTS PAYABLE
Quoted On	Feb. 04, 2026		CITY OF COLUMBIA
Expires by	Feb. 18, 2026		ACCOUNTING DEPT
	Dell NASPO Computer		P O BOX 147
Contract Name	Equipment PA - South Carolina		COLUMBIA, SC 29217-0001
Contract Code	C000001099515		
Customer Agreement #	23026 / 4400032694		
Deal ID	25508564		

Message from your Sales Rep

Please review, if you have any questions/concerns or desire any changes please let me know. When you choose to order. Please open all deliveries and reconcile your order, as soon as they arrive. We can't guarantee arrival times. If you have a delivery deadline, you need to place your orders ASAP. Additionally keep in mind the estimated delivery date is if an order is placed the same day.

Regards,
Adam Paramo

Shipping Group

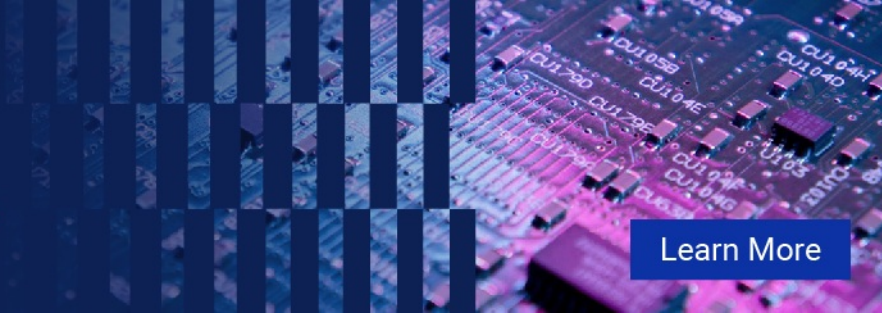
Shipping To	Shipping Method
IT HELP DESK CITY OF COLUMBIA 1136 WASHINGTON ST FL 2 STE 202/204 COLUMBIA, SC 29201 (803) 545-3104	Standard Delivery

Product	Unit Price	Quantity	Subtotal
SI# BJWH08 Dell Pro 16 Plus PB16250	\$1,345.00	30	\$40,350.00
Dell Wireless Mouse (Black) - WM126	\$12.00	30	\$360.00

Dell Wired Keyboard and Mouse - KM300C	\$25.00	30	\$750.00
Dell Pro 14-16 Plus EcoLoop Briefcase - CC5623	\$36.00	30	\$1,080.00
Dell Pro 27 Plus Video Conferencing Monitor - P2724DEB	\$375.00	30	\$11,250.00
Subtotal:			\$53,790.00
Shipping:			\$0.00
Estimated Tax:			\$4,303.18
Total:			\$58,093.18

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Shipping Group Details

Shipping To	Shipping Method
IT HELP DESK CITY OF COLUMBIA 1136 WASHINGTON ST FL 2 STE 202/204 COLUMBIA, SC 29201 (803) 545-3104	Standard Delivery

	Unit Price	Quantity	Subtotal
SI# BJWH08 Dell Pro 16 Plus PB16250	\$1,345.00	30	\$40,350.00
Estimated delivery if purchased today: Mar. 12, 2026 Contract # C000001099515 Customer Agreement # 23026 / 4400032694			

Description	SKU	Unit Price	Quantity	Subtotal
Dell Pro 16 Plus (PB16250) XCTO Base	210-BPCJ	-	30	-
Intel(R) Core(TM) Ultra 5 236V vPro(R) (40 TOPS NPU, 8 cores, up to 4.7 GHz) with 16GB Memory	379-BFXG	-	30	-
Windows 11 Pro, Copilot+ PC	619-BBGL	-	30	-
16 GB: LPDDR5x, 8533 MT/s (onboard)	370-BCNS	-	30	-
Integrated Intel® Arc™ graphics for Intel® Core™ Ultra 5 236V vPro® processor, 16 GB LPDDR5x memory	338-CRJK	-	30	-
256 GB TLC SSD	400-BSLK	-	30	-
English, French, Spanish, Brazilian Portuguese	619-BBPD	-	30	-
Intel® vPro® Enterprise Technology Enabled	631-BCBJ	-	30	-
16", Touch, FHD+, 300 nit, 45% NTSC, Anti-Glare, 5MP+IR Cam	391-BJPV	-	30	-
Fingerprint Reader, Smart Card Reader with NFC, Control Vault 3+, No RJ-45	346-BLJB	-	30	-
5MP HDR + IR Camera with Presence Detection, Facial Recognition, TNR, Camera Shutter, Microphone	319-BBJW	-	30	-
English US backlit Copilot key keyboard with numeric keypad	583-BMQF	-	30	-
Intel® BE201 WLAN Driver	555-BLRT	-	30	-
Intel Wi-Fi 7 BE201, 2x2, 802.11be, Bluetooth 5.4 wireless card	555-BLMQ	-	30	-
3-cell, 55 Wh, ExpressCharge Capable, ExpressCharge Boost Capable	451-BDKX	-	30	-
65W AC adapter, USB Type-C	492-BDTG	-	30	-
E4 Power Cord 1M for US	537-BBDO	-	30	-
Quick Start Guide	340-DTVT	-	30	-
Documentation	340-DNBV	-	30	-
ENERGY STAR Qualified	387-BBLW	-	30	-
Custom Configuration	817-BBBB	-	30	-
Dell Pro 16 Plus Mix Model	340-DSLY	-	30	-
EPEAT Gold with Climate+	379-BDZB	-	30	-
Intel Core Ultra 5 vPro Processor Label	389-FJMH	-	30	-
iRST not selected	409-BCWL	-	30	-

No WWAN (WLAN only) Tray	321-BLQD	-	30	-
Intel(R) Connectivity Performance Suite	640-BBTF	-	30	-
Dell Limited Hardware Warranty	714-0464	-	30	-
Onsite/In-Home Service After Remote Diagnosis, 1 Year	714-6658	-	30	-
Onsite/In-Home Service After Remote Diagnosis, 4 Year Extended	714-6692	-	30	-
Dell Limited Hardware Warranty Extended Year(s)	975-3461	-	30	-
Accidental Damage Service, 5 Years	714-0423	-	30	-
Activate Your Microsoft 365 For A 30 Day Trial	630-ABBT	-	30	-
Dell Additional SW - Dell Pro Laptop	658-BFVB	-	30	-
Absolute Resilience (Premium) for Government, 5 years	528-DHJG	-	30	-
CFI Routing SKU	365-0257	-	30	-
Configuration Services - Custom, Laser Etching, Factory Install	366-0138	-	30	-
CFI, Information, CS Routing, Eligible, Factory Install	375-3088	-	30	-
CFI, Information, GCS, LASER, ETCHING, Customer Install	377-4862	-	30	-
CFI, Information, LT, 2T, L2/L3, Factory Install	377-9902	-	30	-
CFI, INFO, GCS Partner Enabled Fulfillment, Customer Install	381-2163	-	30	-
CFI, INFO, ASSET, PEF, CUSTRPT, FACT	382-3172	-	30	-

Unit Price	Quantity	Subtotal
\$12.00	30	\$360.00

Dell Wireless Mouse (Black) - WM126

Estimated delivery if purchased today:
Feb. 11, 2026
Contract # C000001099515
Customer Agreement # 23026 / 4400032694

Description	SKU	Unit Price	Quantity	Subtotal
Dell Wireless Mouse (Black) - WM126	570-AALK	-	30	-

Unit Price	Quantity	Subtotal
\$25.00	30	\$750.00

Dell Wired Keyboard and Mouse - KM300C

Estimated delivery if purchased today:
Feb. 11, 2026
Contract # C000001099515
Customer Agreement # 23026 / 4400032694

Description	SKU	Unit Price	Quantity	Subtotal
Dell Wired Keyboard and Mouse - KM300C	580-AKKV	-	30	-

Unit Price	Quantity	Subtotal
\$36.00	30	\$1,080.00

Dell Pro 14-16 Plus EcoLoop Briefcase - CC5623

Estimated delivery if purchased today:
Feb. 11, 2026
Contract # C000001099515
Customer Agreement # 23026 / 4400032694

Description	SKU	Unit Price	Quantity	Subtotal
Dell Pro 14-16 Plus EcoLoop Briefcase - CC5623	460-BDKI	-	30	-

Unit Price	Quantity	Subtotal
\$375.00	30	\$11,250.00

Dell Pro 27 Plus Video Conferencing Monitor - P2724DEB

Estimated delivery if purchased today:
Feb. 11, 2026
Contract # C000001099515
Customer Agreement # 23026 / 4400032694

Description	SKU	Unit Price	Quantity	Subtotal
Dell Pro 27 Plus Video Conferencing Monitor - P2724DEB	210-BGMF	-	30	-
Dell Limited Hardware Warranty	814-9422	-	30	-
Advanced Exchange Service, 3 Years	814-9423	-	30	-
Subtotal:				\$53,790.00
Shipping:				\$0.00
Estimated Tax:				\$4,303.18
Total:				\$58,093.18

Important Notes

Terms of Sale

This Quote will, if Customer issues a purchase order for the quoted items that is accepted by Supplier, constitute a contract between the entity issuing this Quote ("Supplier") and the entity to whom this Quote was issued ("Customer"). Unless otherwise stated herein, pricing is valid for Fourteen days from the date of this Quote. All products, pricing, and other information are based on the latest information available and are subject to change for any reason, including but not limited to tariffs imposed by government authorities, shortages in materials or resources, increase in the cost of manufacturing or other factors beyond Supplier's reasonable control. If such changes occur, pricing may be adjusted or purchase orders may be cancelled by Supplier, even after an order has been placed. Supplier also reserves the right to cancel this Quote and Customer purchase orders arising from pricing errors and/or customer changes to Supplier's planned delivery date. Taxes and/or freight charges listed on this Quote are only estimates. The final amounts shall be stated on the relevant invoice. Additional freight charges will be applied if Customer requests expedited shipping. Please indicate any tax exemption status on your purchase order and send your tax exemption certificate to Tax_Department@dell.com or ARSalesTax@emc.com, as applicable.

Governing Terms: This Quote is subject to: (a) a separate written agreement between Customer or Customer's affiliate and Supplier or a Supplier's affiliate to the extent that it expressly applies to the products and/or services in this Quote or, to the extent there is no such agreement, to the applicable set of Dell's Terms of Sale (available at www.dell.com/terms or www.dell.com/oemterms), or for cloud/as-a-Service offerings, the applicable cloud terms of service (identified on the Offer Specific Terms referenced below); and (b) the terms referenced herein (collectively, the "Governing Terms"). Different Governing Terms may apply to different products and services on this Quote. The Governing Terms apply to the exclusion of all terms and conditions incorporated in or referred to in any documentation submitted by Customer to Supplier.

Supplier Software Licenses and Services Descriptions: Customer's use of any Supplier software is subject to the license terms accompanying the software, or in the absence of accompanying terms, the applicable terms posted on www.Dell.com/eula. Descriptions and terms for Supplier-branded standard services are stated at www.dell.com/servicecontracts/global or for certain infrastructure products at www.dell.com/en-us/customer-services/product-warranty-and-service-descriptions.htm.

Offer-Specific, Third Party and Program Specific Terms: Customer's use of third-party software is subject to the license terms that accompany the software. Certain Supplier-branded and third-party products and services listed on this Quote are subject to additional, specific terms stated on www.dell.com/offeringsspecificterms ("Offer Specific Terms").

In case of Resale only: Should Customer procure any products or services for resale, whether on standalone basis or as part of a solution, Customer shall include the applicable software license terms, services terms, and/or offer-specific terms in a written agreement with the end-user and provide written evidence of doing so upon receipt of request from Supplier.

In case of Financing only: If Customer intends to enter into a financing arrangement ("Financing Agreement") for the products and/or services on this Quote with Dell Financial Services LLC or other funding source pre-approved by Supplier ("FS"), Customer may issue its purchase order to Supplier or to FS. If issued to FS, Supplier will fulfill and invoice FS upon confirmation that: (a) FS intends to enter into a Financing Agreement with Customer for this order; and (b) FS agrees to procure these items from Supplier. Notwithstanding the Financing Agreement, Customer's use (and Customer's resale of and the end-user's use) of these items in the order is subject to the applicable governing agreement between Customer and Supplier, except that title shall transfer from Supplier to FS instead of to Customer. If FS notifies Supplier after shipment that Customer is no longer pursuing a Financing Agreement for these items, or if Customer fails to enter into such Financing Agreement within 120 days after shipment by Supplier, Customer shall promptly pay the Supplier invoice amounts directly to Supplier.

Customer represents that this transaction does not involve: (a) use of U.S. Government funds; (b) use by or resale to the U.S. Government; or (c) maintenance and support of the product(s) listed in this document within classified spaces. Customer further represents that this transaction does not require Supplier's compliance with any statute, regulation or information technology standard applicable to a U.S. Government procurement.

For certain products shipped to end users in California, a State Environmental Fee will be applied to Customer's invoice. Supplier encourages customers to dispose of electronic equipment properly.

Electronically linked terms and descriptions are available in hard copy upon request.



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You can download a copy of this quote during checkout.

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Quote No.	3000198805988.1	Sales Rep	Adam Paramo
Total	\$83,511.01	Phone	1(800) 4563355, 6180408
Customer #	132601629	Email	Adam.Paramo@dell.com
Quoted On	Feb. 04, 2026	Billing To	ACCOUNTS PAYABLE
Expires by	Feb. 18, 2026		CITY OF COLUMBIA
	Dell NASPO Computer		ACCOUNTING DEPT
Contract Name	Equipment PA - South		P O BOX 147
	Carolina		COLUMBIA, SC 29217-0001
Contract Code	C000001099515		
Customer Agreement #	23026 / 4400032694		
Deal ID	25508564		

Message from your Sales Rep

Please review, if you have any questions/concerns or desire any changes please let me know. When you choose to order. Please open all deliveries and reconcile your order, as soon as they arrive. We can't guarantee arrival times. If you have a delivery deadline, you need to place your orders ASAP. Additionally keep in mind the estimated delivery date is if an order is placed the same day.

Regards,
Adam Paramo

Shipping Group

Shipping To	Shipping Method
IT HELP DESK CITY OF COLUMBIA 1136 WASHINGTON ST FL 2 STE 202/204 COLUMBIA, SC 29201 (803) 545-3104	Standard Delivery

Product	Unit Price	Quantity	Subtotal
Dell Pro Micro Plus QBM1250	\$1,095.00	31	\$33,945.00
Dell Pro Micro Plus QBM1250	\$1,095.00	29	\$31,755.00
Dell Pro 27 Plus Video Conferencing Monitor - P2724DEB	\$375.00	31	\$11,625.00

Shipping Group Details

Shipping To	Shipping Method
IT HELP DESK CITY OF COLUMBIA 1136 WASHINGTON ST FL 2 STE 202/204 COLUMBIA, SC 29201 (803) 545-3104	Standard Delivery

	Unit Price	Quantity	Subtotal
Dell Pro Micro Plus QBM1250	\$1,095.00	31	\$33,945.00
Estimated delivery if purchased today: Feb. 11, 2026 Contract # C000001099515 Customer Agreement # 23026 / 4400032694			

Description	SKU	Unit Price	Quantity	Subtotal
Intel(R) Core(TM) Ultra 7 265 (13 TOPS NPU, 20 cores, up to 5.3GHz)	338-CRZM	-	31	-
Windows 11 Pro	619-BBQD	-	31	-
16 GB: 1 x 16 GB, DDR5, up to 5600 MT/s, non-ECC	370-BCWF	-	31	-
512GB SSD TLC	400-BSWX	-	31	-
Internal WiFi Antenna	555-BLWT	-	31	-
Intel(R) Wi-Fi 6E AX211, 2x2, 802.11ax, Bluetooth(R) wireless card	555-BLWW	-	31	-
Wireless Driver, Intel(R) Wi-Fi 6E AX211, 2x2, 802.11ax, Bluetooth(R) wireless card	555-BLZP	-	31	-
Dell Pro Micro Plus with 65W Processor	329-BKRQ	-	31	-
Dell Wired Keyboard - KB216 - US English - Black	580-BCCR	-	31	-
Dell Wired Mouse - MS116	570-BBKP	-	31	-
ENERGY STAR Qualified	387-BBLW	-	31	-
US Power Cord	450-AAZN	-	31	-
Documentation	340-DNBV	-	31	-
Watch Dog SRV	379-BFYR	-	31	-
Quick Start Guide	340-DTSX	-	31	-
US/Canada Battery Warning Label	389-FKHG	-	31	-
Print on Demand Label	389-BDQH	-	31	-
Trusted Platform Module (Discrete TPM Enabled)	329-BBJL	-	31	-
Shipping Material, MPP Cushion	340-DTXM	-	31	-
Shipping Label	389-BBUU	-	31	-
Regulatory Label for 180W Adapter	389-FKNY	-	31	-
Driver/APP for IRST	658-BFTS	-	31	-
Intel Core Ultra 7 Processor Label	389-FGBC	-	31	-
Desktop BTS/BTP Shipment	800-BBIP	-	31	-
Dell Pro Micro Plus QBM1250	210-BPPX	-	31	-
No vPro(R) support	631-BCCN	-	31	-
EPEAT Gold with Climate+	379-BDZB	-	31	-

Fixed Hardware Configuration	998-HLVW	-	31	-
1st M.2 2230 SSD Extend Bracket & Screw	575-BCRQ	-	31	-
Internal Speaker	520-BBGY	-	31	-
No Additional Video Ports	492-BCKH	-	31	-
180 Watt A/C Adapter, TCO Compliant	450-BDXJ	-	31	-
NO RAID	817-BBBN	-	31	-
No Option Included	340-ACQQ	-	31	-
English, French, Spanish, Brazilian Portuguese	619-BBPD	-	31	-
Onsite/In-Home Service After Remote Diagnosis, 5 Years	717-0482	-	31	-
Dell Limited Hardware Warranty Plus Service	717-0497	-	31	-
Keep Your Hard Drive 5 Year	717-0734	-	31	-
Activate Your Microsoft 365 For A 30 Day Trial	630-ABBT	-	31	-
Dell Pro Micro Plus QBM1250	658-BFWF	-	31	-
		Unit Price	Quantity	Subtotal
		\$1,095.00	29	\$31,755.00

Dell Pro Micro Plus QBM1250

Estimated delivery if purchased today:

Feb. 11, 2026

Contract # C000001099515

Customer Agreement # 23026 / 4400032694

Description	SKU	Unit Price	Quantity	Subtotal
Intel(R) Core(TM) Ultra 7 265 (13 TOPS NPU, 20 cores, up to 5.3GHz)	338-CRZM	-	29	-
Windows 11 Pro	619-BBQD	-	29	-
16 GB: 1 x 16 GB, DDR5, up to 5600 MT/s, non-ECC	370-BCWF	-	29	-
512GB SSD TLC	400-BSWX	-	29	-
Internal WiFi Antenna	555-BLWT	-	29	-
Intel(R) Wi-Fi 6E AX211, 2x2, 802.11ax, Bluetooth(R) wireless card	555-BLWW	-	29	-
Wireless Driver, Intel(R) Wi-Fi 6E AX211, 2x2, 802.11ax, Bluetooth(R) wireless card	555-BLZP	-	29	-
Dell Pro Micro Plus with 65W Processor	329-BKRQ	-	29	-
Dell Wired Keyboard - KB216 - US English - Black	580-BCCR	-	29	-
Dell Wired Mouse - MS116	570-BBKP	-	29	-
ENERGY STAR Qualified	387-BBLW	-	29	-
US Power Cord	450-AAZN	-	29	-
Documentation	340-DNBV	-	29	-
Watch Dog SRV	379-BFYR	-	29	-
Quick Start Guide	340-DTSX	-	29	-
US/Canada Battery Warning Label	389-FKHG	-	29	-
Print on Demand Label	389-BDQH	-	29	-
Trusted Platform Module (Discrete TPM Enabled)	329-BBJL	-	29	-
Shipping Material, MPP Cushion	340-DTXM	-	29	-
Shipping Label	389-BBUU	-	29	-
Regulatory Label for 180W Adapter	389-FKNY	-	29	-
Driver/APP for IRST	658-BFTS	-	29	-

Intel Core Ultra 7 Processor Label	389-FGBC	-	29	-
Desktop BTS/BTP Shipment	800-BBIP	-	29	-
Dell Pro Micro Plus QBM1250	210-BPPX	-	29	-
No vPro(R) support	631-BCCN	-	29	-
EPEAT Gold with Climate+	379-BDZB	-	29	-
Fixed Hardware Configuration	998-HLVW	-	29	-
1st M.2 2230 SSD Extend Bracket & Screw	575-BCRQ	-	29	-
Internal Speaker	520-BBGY	-	29	-
No Additional Video Ports	492-BCKH	-	29	-
180 Watt A/C Adapter, TCO Compliant	450-BDXJ	-	29	-
NO RAID	817-BBBN	-	29	-
No Option Included	340-ACQQ	-	29	-
English, French, Spanish, Brazilian Portuguese	619-BBPD	-	29	-
Onsite/In-Home Service After Remote Diagnosis, 5 Years	717-0482	-	29	-
Dell Limited Hardware Warranty Plus Service	717-0497	-	29	-
Keep Your Hard Drive 5 Year	717-0734	-	29	-
Activate Your Microsoft 365 For A 30 Day Trial	630-ABBT	-	29	-
Dell Pro Micro Plus QBM1250	658-BFWF	-	29	-

	Unit Price	Quantity	Subtotal
	\$375.00	31	\$11,625.00

Dell Pro 27 Plus Video Conferencing Monitor - P2724DEB

Estimated delivery if purchased today:
Feb. 11, 2026
Contract # C000001099515
Customer Agreement # 23026 / 4400032694

Description	SKU	Unit Price	Quantity	Subtotal
Dell Pro 27 Plus Video Conferencing Monitor - P2724DEB	210-BGMF	-	31	-
Dell Limited Hardware Warranty	814-9422	-	31	-
Advanced Exchange Service, 3 Years	814-9423	-	31	-

Subtotal:	\$77,325.00
Shipping:	\$0.00
Estimated Tax:	\$6,186.01
Total:	\$83,511.01

Important Notes

Terms of Sale

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Governing Terms: This Quote is subject to: (a) a separate written agreement between Customer or Customer's affiliate and Supplier or a Supplier's affiliate to the extent that it expressly applies to the products and/or services in this Quote or, to the extent there is no such agreement, to the applicable set of Dell's Terms of Sale (available at www.dell.com/terms or www.dell.com/oemterms), or for cloud/as-a-Service offerings, the applicable cloud terms of service (identified on the Offer Specific Terms referenced below); and (b) the terms referenced herein (collectively, the "Governing Terms"). Different Governing Terms may apply to different products and services on this Quote. The Governing Terms apply to the exclusion of all terms and conditions incorporated in or referred to in any documentation submitted by Customer to Supplier.

Supplier Software Licenses and Services Descriptions: Customer's use of any Supplier software is subject to the license terms accompanying the software, or in the absence of accompanying terms, the applicable terms posted on www.Dell.com/eula. Descriptions and terms for Supplier-branded standard services are stated at www.dell.com/servicecontracts/global or for certain infrastructure products at www.dell.com/en-us/customer-services/product-warranty-and-service-descriptions.htm.

Offer-Specific, Third Party and Program Specific Terms: Customer's use of third-party software is subject to the license terms that accompany the software. Certain Supplier-branded and third-party products and services listed on this Quote are subject to additional, specific terms stated on www.dell.com/offerspecificterms ("Offer Specific Terms").

In case of Resale only: Should Customer procure any products or services for resale, whether on standalone basis or as part of a solution, Customer shall include the applicable software license terms, services terms, and/or offer-specific terms in a written agreement with the end-user and provide written evidence of doing so upon receipt of request from Supplier.

In case of Financing only: If Customer intends to enter into a financing arrangement ("Financing Agreement") for the products and/or services on this Quote with Dell Financial Services LLC or other funding source pre-approved by Supplier ("FS"), Customer may issue its purchase order to Supplier or to FS. If issued to FS, Supplier will fulfill and invoice FS upon confirmation that: (a) FS intends to enter into a Financing Agreement with Customer for this order; and (b) FS agrees to procure these items from Supplier. Notwithstanding the Financing Agreement, Customer's use (and Customer's resale of and the end-user's use) of these items in the order is subject to the applicable governing agreement between Customer and Supplier, except that title shall transfer from Supplier to FS instead of to Customer. If FS notifies Supplier after shipment that Customer is no longer pursuing a Financing Agreement for these items, or if Customer fails to enter into such Financing Agreement within 120 days after shipment by Supplier, Customer shall promptly pay the Supplier invoice amounts directly to Supplier.

Customer represents that this transaction does not involve: (a) use of U.S. Government funds; (b) use by or resale to the U.S. Government; or (c) maintenance and support of the product(s) listed in this document within classified spaces. Customer further represents that this transaction does not require Supplier's compliance with any statute, regulation or information technology standard applicable to a U.S. Government procurement.

For certain products shipped to end users in California, a State Environmental Fee will be applied to Customer's invoice. Supplier encourages customers to dispose of electronic equipment properly.

Electronically linked terms and descriptions are available in hard copy upon request.



Your quote is ready for purchase.

Complete the purchase of your personalized quote through our secure online checkout before the quote expires on **Feb. 18, 2026**.

You can download a copy of this quote during checkout.

[Place your order](#)

Quote Name:	Council updated pricing	Sales Rep	Adam Paramo
Quote No.	3000198806327.1	Phone	1(800) 4563355, 6180408
Total	\$14,239.80	Email	Adam.Paramo@dell.com
Customer #	132601629	Billing To	ACCOUNTS PAYABLE
Quoted On	Feb. 04, 2026		CITY OF COLUMBIA
Expires by	Feb. 18, 2026		ACCOUNTING DEPT
	Dell NASPO Computer		P O BOX 147
Contract Name	Equipment PA - South		COLUMBIA, SC 29217-0001
	Carolina		
Contract Code	C000001099515		
Customer Agreement #	23026 / 4400032694		
Deal ID	25508564		

Message from your Sales Rep

Please review, if you have any questions/concerns or desire any changes please let me know. When you choose to order. Please open all deliveries and reconcile your order, as soon as they arrive. We can't guarantee arrival times. If you have a delivery deadline, you need to place your orders ASAP. Additionally keep in mind the estimated delivery date is if an order is placed the same day.

Regards,
Adam Paramo

Shipping Group

Shipping To	Shipping Method
IT HELP DESK CITY OF COLUMBIA 1401 MAIN ST 7TH FL COLUMBIA, SC 29201 (803) 545-3471	Standard Delivery

Product	Unit Price	Quantity	Subtotal
Dell Pro Max Tower T2 FCT2250	\$4,395.00	3	\$13,185.00

Subtotal:	\$13,185.00
Shipping:	\$0.00
Estimated Tax:	\$1,054.80

Total:	\$14,239.80
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Shipping Group Details

Shipping To	Shipping Method
IT HELP DESK CITY OF COLUMBIA 1401 MAIN ST 7TH FL COLUMBIA, SC 29201 (803) 545-3471	Standard Delivery

	Unit Price	Quantity	Subtotal
Dell Pro Max Tower T2 FCT2250	\$4,395.00	3	\$13,185.00
Estimated delivery if purchased today: Feb. 16, 2026 Contract # C000001099515 Customer Agreement # 23026 / 4400032694			

Description	SKU	Unit Price	Quantity	Subtotal
Dell Pro Max Tower T2 (FCT2250) CTO Base	210-BPSQ	-	3	-
Intel Core Ultra 9 285K (36 MB cache, 24 cores, 24 threads, 3.2 GHz to 5.7 GHz, 125W)	338-CSBX	-	3	-
Windows 11 Pro	619-BBPM	-	3	-
Dell Wired Keyboard - KB216 - US English - Black	580-BCCR	-	3	-
Dell Wired Mouse - MS116	570-BBKP	-	3	-
NVIDIA RTX 4500 ADA, 24 GB GDDR6, 4 DP	490-BKVF	-	3	-
64GB: 2 x 32 GB, DDR5, 5600 MT/s, non-ECC	370-BCTX	-	3	-
No Hard Drive	400-BSYT	-	3	-
No Hard Drive	400-BSYT	-	3	-
NO RAID	817-BBBN	-	3	-
No Wireless LAN Card	555-BLXZ	-	3	-
Intel vPro Disabled	631-BCDV	-	3	-
ENERGY STAR Qualified	387-BBLW	-	3	-
System Power Cord C13 (US 125V, 15A)	450-AHDU	-	3	-
Documentation	340-DNBV	-	3	-
Shipping Material (DAO)	340-CBUU	-	3	-
MOD,SHP MTL,DONINGTON,EPE,DAO	340-DTSS	-	3	-
Custom Configuration	817-BBBB	-	3	-
Quick Setup Guide	340-DTYP	-	3	-
US Reese coin battery Package Warning label	389-FKHB	-	3	-
Dell Pro Max Tower T2 with 1500W (80 Plus Platinum) PSU, DAO	321-BLRZ	-	3	-
Dell Precision/Pro Max Desktops TPM	340-ACBY	-	3	-
EPEAT Gold with Climate+	379-BDZB	-	3	-
No Additional Network Card Selected (Integrated NIC included)	555-BBJO	-	3	-
English, French, Spanish, Brazilian Portuguese	619-BBPD	-	3	-
Premium CPU Air Cooler	412-BCBJ	-	3	-
Intel(R) Core(TM) Ultra 9 Processor Label	389-FGBD	-	3	-

Intel Rapid Storage Technology Driver	409-BCYV	-	3	-
No Option Included	340-ACQQ	-	3	-
2TB SSD TLC with DRAM M.2 2280 PCIe Gen5 SED Ready	400-BTHV	-	3	-
No Optical Drive	429-BBCL	-	3	-
DAO REGULATORY LABEL 1500W	389-FJZR	-	3	-
T2 Graphic Card Holder	490-BKWX	-	3	-
Internal M.2 SSD Boot + Optional Internal M.2 SSD + cables for 3.5" internal SATA	449-BCJN	-	3	-
No Fans Included	384-BDRW	-	3	-
CMS Essentials DVD no Media	658-BBTV	-	3	-
No Hard Drive	400-BSYT	-	3	-
No Hard Drive	400-BSYT	-	3	-
No Media Card Reader	385-BBBL	-	3	-
No Internal Speaker	520-AARK	-	3	-
ProSupport Plus: Accidental Damage Service, 5 Years	716-0754	-	3	-
ProSupport Plus: Keep Your Hard Drive, 5 Years	716-0755	-	3	-
ProSupport Plus: 7x24 Technical Support, 5 Years	716-0756	-	3	-
ProSupport Plus: Next Business Day Onsite, 5 Years	716-0757	-	3	-
Dell Limited Hardware Warranty Plus Service	716-0806	-	3	-
Thank you for choosing Dell ProSupport Plus. For tech support, visit www.dell.com/contactdell or call 1-866-516-3115	997-8367	-	3	-
Activate Your Microsoft 365 For A 30 Day Trial	630-ABBT	-	3	-
Dell Pro Max Tower T2 FCT2250	658-BFVQ	-	3	-

Subtotal:	\$13,185.00
Shipping:	\$0.00
Estimated Tax:	\$1,054.80
Total:	\$14,239.80

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PROCUREMENT SERVICES

Contract 4400032694

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Validity Start 11/01/2023

Validity End 06/30/2028

Target Value \$ 114,550,000.00

Bid Invitation

Contract Notes ITMO:NASPO ValuePoint Computer Equipment

DO NOT USE LINE ITEMS 1-7. USE THE REPLACEMENT LINE ITEMS 8-14.

Vendor 7000037741

Vendor Address DELL MARKETING LP

PO Box 643561

PITTSBURGH PA 15264-3561

District ALLEGHENY

E-mail

Telephone

Fax Number

Minority Status Not Applicable

Home Page <http://www.dell.com>

Other URL

Vendor Contacts

One Contact found.

Contact Name	Function	Phone	E-mail
CONVERSION, INCOMPLETE	Primary Contact	803-896-0001	migration.vendor@sceis.sc.gov

Contract Items

14 Items found, displaying all Items.

Item Pricing	
00001	Dell Desktops Material Group: 20453 - microcomputers, desktop or towerbased Agency: Statewide Notes for Item 00001: DO NOT USE THIS LINE ITEM. USE REPLACEMENT LINE ITEM SET THAT IS BELOW.
00002	Dell Laptops Material Group: 20454 - microcomputers, handheld, laptop, and notebook Agency: Statewide Notes for Item 00002: DO NOT USE THIS LINE ITEM. USE REPLACEMENT LINE ITEM SET THAT IS BELOW.
00003	Dell Tablets Material Group: 20454 - microcomputers, handheld, laptop, and notebook Agency: Statewide Notes for Item 00003: DO NOT USE THIS LINE ITEM. USE REPLACEMENT LINE ITEM SET THAT IS BELOW.
00004	Dell Servers Material Group: 20687 - servers, mini/mainframe computer (application, database, file, mail, network, web, etc.) Agency: Statewide Notes for Item 00004: DO NOT USE THIS LINE ITEM. USE REPLACEMENT LINE ITEM SET THAT IS BELOW.
00005	Dell Storage Material Group: 20689 - storage devices, electronic (disk drive compatible) Agency: Statewide Notes for Item 00005: DO NOT USE THIS LINE ITEM. USE

REPLACEMENT LINE ITEM SET THAT IS BELOW.	
00006	Dell Peripherals Material Group: 20468 - peripherals, miscellaneous: joy sticks, graphic digitizers, light pens, mice, pen pads, trackballs, secure i.d. access cards, etc. Agency: Statewide Notes for Item 00006: DO NOT USE THIS LINE ITEM. USE REPLACEMENT LINE ITEM SET THAT IS BELOW.
00007	Dell Services Material Group: 91828 - computer hardware consulting Agency: Statewide Notes for Item 00007: DO NOT USE THIS LINE ITEM. USE REPLACEMENT LINE ITEM SET THAT IS BELOW.
00008	Dell Desktops Material Group: 20453 - microcomputers, desktop or towerbased Agency: Statewide
00009	Dell Laptops Material Group: 20454 - microcomputers, handheld, laptop, and notebook Agency: Statewide
00010	Dell Tablets Material Group: 20454 - microcomputers, handheld, laptop, and notebook Agency: Statewide
00011	Dell Servers Material Group: 20687 - servers, mini/mainframe computer (application, database, file, mail, network, web, etc.) Agency: Statewide
00012	Dell Storage Material Group: 20689 - storage devices, electronic (disk drive compatible) Agency: Statewide
00013	Dell Peripherals Material Group: 20468 - peripherals, miscellaneous: joy sticks, graphic digitizers, light pens, mice, pen pads, trackballs, secure i.d. access cards, etc. Agency: Statewide
00014	Dell Services Material Group: 91828 - computer hardware consulting Agency: Statewide

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Meeting Date: February 17, 2026
Department: Procurement and Contracts
From: Shannon Lizewski, Director

Council is asked to approve the Purchase of UKG Time Clock Replacements, as requested by the Program Management Office on December 30, 2025. Award to UKG Kronos Systems, LLC, in an amount not to exceed \$462,014.28. This vendor is located in Lowell, MA.

Funding Source: Program Management Office - Computer Equipment / Hardware (6218950-627500). The original budget amount is \$462,014.28.

Background Summary: Sec 2-204. (7) of the City Ordinance. Competitive sealed bidding required; exceptions allow the City to purchase goods and services without competitive sealed bidding for the procurement of information technology.

Attachments:

1. UKG - PM CC Agenda Memo _ Time Clock Replacement R238202
2. Quote #353013 - UKG KRONOS R238202



To: Shannon Lizewski, Procurement and Contracts Department

From: Missy Caughman, Assistant City Manager, Strategic Initiatives & Innovation 
Sylvia White, Chief Information Officer, Information Technology 

Subject: UKG Time Clock Replacements

Date: January 7, 2026

BACKGROUND:

UKG timeclocks are used to track when employees start and end their work shifts. It records hours worked and breaks to ensure accurate pay, manage schedules, monitor overtime, and maintain compliance with labor laws. Timeclocks are also used by employees to request leave, review their schedules, and check their accruals.

DISCUSSION:

The City's current timekeeping system, the UKG 9000 InTouch time clocks, have reached their end-of-life (EOL) and will reach their end of support in January 2027. Continuing to use the devices beyond this date will expose the City to significant risks related to system instability, security vulnerabilities, and compliance issues. This document outlines the critical need to replace the InTouch time clocks with a modern, supported solution to ensure efficient and secure time and attendance management. As a promotion, UKG has offered the City of Columbia a 40% discount (per time clock) on replacement if approved for by March 2026. This results in a savings of more than \$64,000 and will allow appropriate time to install in City locations prior to the January 2027 end of life.

Reasons for replacement:

- End of Support and Increased Risks: After January 2027, UKG will no longer provide support, maintenance, and security updates for the InTouch time clocks. This leaves our organization vulnerable to:
- System failures: Lack of support means no patches or fixes for operational issues, leading to potential system malfunctions and disruptions to payroll processing.
- Security breaches: Unsupported software becomes a target for cyberattacks, potentially exposing sensitive employee data and compromising payroll integrity.
- Compliance issues: Failure to maintain accurate and compliant timekeeping records due to an outdated system can result in significant legal and financial penalties.
- Integration Challenges: The InTouch 9000 time clocks may also face increasing compatibility issues with future updates of our UKG workforce management solution (Time and Attendance Software). This could necessitate manual data entry and workarounds, reducing efficiency and increasing the risk of errors.
- Outdated Features and Limited Functionality: Modern timekeeping solutions offer additional features to optimize workforce management processes.

Transitioning to a supported UKG time clock solution that integrates with the UKG workforce management platform will provide the City with the following benefits:

- Future-ready hardware.
- Faster and personalized interactions for employees.
- Intelligent software features, including touchless ID.
- Reduced downtime and maintenance costs: Modern systems are more reliable, requiring less maintenance and reducing the likelihood of costly disruptions to operations.
- Improved data accuracy and reduced labor costs: Automation and advanced features minimize errors, leading to more accurate payroll and potentially reducing time theft and overtime costs.
- Enhanced security and compliance: Upgrading safeguards sensitive data and ensures adherence to labor laws, mitigating potential legal and financial risks.

Replacing the UKG 9000 InTouch time clocks is critical to protect the City against operational, security, and compliance risks due to the end of support. Implementing a modern, supported timekeeping solution is an essential investment to ensure the continued accuracy, security, and efficiency of time and attendance management processes. It is recommended to proceed with the procurement and implementation of a replacement system well in advance of the January 2027 end of support date.

BUDGETARY CONTEXT:

Funding for this request is included in the Program Management Office 6218950 627500 Computer Equipment.



HR, Pay, & Workforce Management

Quote#: Q-353013
Expires: 31 Mar, 2026
Sales Executive: Nikki Haselden
Effective Date: Effective as of the date of last signature of this Order

ORDER FORM

Order Type: Quote
Date: 09 Dec, 2025

Customer Legal Name:
CITY OF COLUMBIA

Ship To: CITY OF COLUMBIA
1401 MAIN STREET
COLUMBIA, SC 29201 USA

Customer Legal Address:
1737 MAIN ST, COLUMBIA, SC 29201-2819 USA

Bill To: CITY OF COLUMBIA
1737 MAIN ST
COLUMBIA, SC 29201-2819 USA

Bill To Contact:

Ship To Contact: Eric C Goodwill

Ship to Phone: (803) 394-2118
Ship to Mobile: (803) 737-4223
Contact: Eric Goodwill
Email: eric.goodwill@columbiasc.gov

Currency: USD
Customer PO Number:
Solution ID: 6109747
Initial Term: 12 months from Billing
Start Date
Uplift Percent: 4 %

Shipping Terms: Shipping Point
Ship Method: FedEx Ground
Freight Term: Prepay & Add
Renewal Term: 12 months
Payment Terms: Net 30 Days

Billing Start Date: Upon Signature of Order Form

Equipment Purchase

Billing Frequency: Invoiced Upon signature of the Order form

Item	Quantity	Unit Price	Total Price
UKG INTOUCH DX G2,HID SMART CARD	91	USD 3,261.00	USD 296,751.00
TOUCHFREE ID OPTION FOR INTOUCH DX/DX G2	91	USD 990.00	USD 90,090.00
Total Price			USD 386,841.00

Hardware Support

Billing Frequency: Invoiced Upon signature of the Order form

Item	Duration(Months)	Total Price
Depot Exchange Support Service	12	USD 40,950.00
Total Price		USD 40,950.00

Accessories

Billing Frequency: Invoiced Upon the Signature of the order form

Item	Quantity	Unit Price	Total Price
NORTH AMERICA POWER ADAPTER FOR EXTERNAL OUTLET, INTOUCH DX/DX G2	91	USD 0.00	USD 0.00
Total Price			USD 0.00

Quote Summary

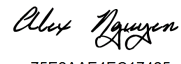
Item	Total Price
Total Equipment Purchase and Accessories Fee	USD 386,841.00

Item	Total Price
Total Support Fee	USD 40,950.00

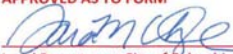
Order Notes:

This Order is subject to the Master Agreement No 24-6833 entered into between Cobb County Board of Commissioner ("Lead Agency") and UKG Kronos Systems, LLC ("UKG") effective as of July 14th, 2025 (the "Omnia Master Agreement No. 24-6833") and used by Customer as an Omnia Participating Public Agency.

IN WITNESS WHEREOF, the parties have caused this Order to be executed by their authorized representatives and shall be effective as of the date of the last signature below.

CITY OF COLUMBIA		UKG Kronos Systems LLC	
Signature:	_____	Signature:	Signed by:  75E2AAE4EC17425... _____
Name:	_____	Name:	Alex Nguyen
Title:	_____	Title:	Order Processing Analyst
Date:	_____	Date:	12/11/2025 3:17 PM EST

The monthly price on this Order has been rounded to two decimal places for display purposes. As many as eight decimal places may be present in the actual price. Due to the rounding calculations, the actual price may not display as expected when displayed on your Order. Nonetheless, the actual price on your invoice is the true and binding total for this Order for purposes of amounts owed for the term. If you are tax exempt, please email a copy of your "Tax Exempt Certificate" to TaxExemption@ukg.com along with the quote number otherwise this order is subject to applicable taxes. The actual tax amount to be paid by Customer will be shown on Customer's invoice.

APPROVED AS TO FORM

Legal Department City of Columbia, SC
12/11/2025

UKG is aligning our product brand and announcing that the UKG Dimensions® and UKG Pro® solutions will be one product suite under the name UKG Pro. Click here to learn more and view examples of current to future names

<https://www.ukg.com/one-suite#WhatproductnamesarechangingunderUKGDimensions>



Meeting Date: February 17, 2026
Department: Procurement and Contracts
From: Shannon Lizewski, Director

Council is asked to approve the Purchase of Vehicles for several City Departments, as requested by the Fleet Services Division. Award to multiple vendors using the South Carolina State Contract in the total amount of \$178,046.00.

Item	Vendor and Location	Description	Procurement Method	Funding Source	Amount
a.	Dick Smith Ford, Inc. Columbia, SC	One (1) 2026 Ford 250XL Crew Cab Truck for the Solid Waste Division, as requested on December 18, 2025	SC State Contract #4400035139	Solid Waste Street Sweeping — Auto, Trucks, Heavy Equipment — Capital (5534408-658500). The original budget amount is \$51,036.00.	\$51,036.00
b.	COS Chevrolet, LLC, dba Hendrick Chevrolet Columbia, SC	Two (2) 2026 Chevrolet Silverado 2500 4x4 Trucks for the Water Distribution and Maintenance Division, as requested on January 13, 2026	SC State Contract #4400037566	Utilities Water Distribution and Maintenance — Auto, Trucks, Heavy Equipment—Capital (5516203-658500). The original budget amount is \$127,010.00.	\$127,010.00
Total					\$178,046.00

Background Summary: Sec 2-204. (9) of the City Ordinance. Competitive sealed bidding required; exceptions allow the City to purchase goods and services without competitive sealed bidding when purchasing through state contracts.

Attachments:

1. Purchase of Vehicles (Item 5)
2. R238556- Hendrix Chevrolet Memo
3. 2026 Chevrolet Silverado 2500
4. 2026 Chevrolet Silverado 2500 Crew Cab
5. Updated Dick Smith Automotive Quote 1-27-26



TO: Honorable Daniel J. Rickenmann, Mayor & Members of City Council
Ms. Teresa Wilson, City Manager

FROM: Mr. Henry Simons, Assistant City Manager, Operations
Mrs. Shannon Lizewski, Department of Procurement and Contracts

DATE: February 9, 2026

SUBJECT: Recommendation for Approval for Purchase of vehicles for the City of Columbia Public Works Department and Columbia Water as requested by the Fleet Services Division.

The Department of Procurement of Contracts, in coordination with the General Services Department, respectfully requests your review and approval of the purchase of vehicles for the City of Columbia Public Works Department and Columbia Water as requested by the Fleet Services Division.

Item	Vehicle	Department	Price	Funding Source
a.	1 – 2026 Ford 250 XL Crew Cab Truck	Public Works	\$51,036.00	Department Capital Solid Waste Street Division FY 2025-2026
b.	2 – 2026 Chevrolet Silverado 2500 4x4 Trucks	Columbia Water	\$127,010.00	Department Capital Utilities Water Distribution and Maintenance Division FY 2025-2026
Total Amount: \$178,046.00				

This purchase utilizes State Contract and cooperative purchase agreements for vehicles and equipment. Item (a and b) are vehicles that are a capital replacement and funded from the department's operating budget capital for FY25/26.



TO: Honorable Daniel J. Rickenmann, Mayor & Members of City Council
Ms. Teresa Wilson, City Manager

FROM: Mr. Clint Shealy, Assistant City Manager, Columbia Water
Ms. Shannon Lizewski, Director of Procurement & Contracts

DATE: January 27, 2026

SUBJECT: Recommendation for Approval

Purpose:

The Department of Procurement and Contracts, in coordination with Columbia Water, respectfully requests review and approval for the purchase of one (1) 2026 Chevrolet Silverado 2500 Crew Cab 4x4 with service body and one (1) 2026 Chevrolet Silverado 2500 Double Cab 4x4 from Hendrix Chevrolet in the total amount of \$127,010.00. These vehicles will replace existing assets #21550 and #24261.

Justification:

These vehicles are essential to the daily operations of Columbia Water's Water Distribution & Maintenance Division. Reliable heavy-duty trucks are required to support field crews performing system maintenance, repairs, and emergency response activities.

The 2026 Chevrolet Silverado 2500 Crew Cab 4x4 with service body will replace an existing vehicle that has reached the end of its useful life and no longer meets operational demands. The service body configuration is necessary to safely transport tools, equipment, and materials required for fieldwork.

The 2026 Chevrolet Silverado 2500 Double Cab 4x4 will replace a vehicle that was previously surplus, restoring fleet capacity needed to maintain adequate staffing coverage and operational efficiency.

Approval of this purchase will ensure continuity of service, improve reliability, and support the division's ability to meet daily operational and emergency response needs.

Please contact our office if additional information or supporting documentation is required.





100 PARKRIDGE DRIVE COLUMBIA, S.C. 29212

HENDRICK CHEVROLET COLUMBIA

803-513-5905

donald.lockhart@hendrickauto.com

STATE CONTRACT # 4400037566 FOR STATE OF S.C.

2026 CHEVROLET SILVERADO 2500 DOUBLE CAB
4X4

\$50,678.00 VEHICLE ONLY

WHITE EXTERIOR

JET BLACK VINYL SEATS AND FLOORS

6.6L V8 GAS ENGINE

10 SPEED TRANSMISSION

AUTOMATIC EMERGENCY BRAKING

FORWARD COLLISION ALERT

FRONT PEDESTRIAN BRAKING

LANE DEPARTURE WARNING



FOLLOWING DISTANCE INDICATOR

INTELLIBEAM HEADLIGHTS

REAR VISION CAMERA

BUCKLE TO DRIVE

AUTO LOCKING REAR DIFF

ELECTRONIC TRANSFER CASE

170 AMP ALTERNATOR

INDEPENDENT FRONT SUSPENSION

MULTI-LEAF REAR SPRING

ALL-SEASON TIRES

TRAILERING PACKAGE WITH HITCH

TRAILER BRAKE CONTROLLER

INFOTAINMENT 3 7 INCH SCREEN

BLUETOOTH AUDIO STREAMING AND

VOICE COMMAND

DRIVER INFORMATION CENTER

REMOTE KEYLESS ENTRY



PUSH BUTTON START

AC

40/20/40 BENCH SEATS

60/40 REAR SEATS

POWER DOOR LOCKS

POWER WINDOWS

CORNERSTEP REAR BUMPERS

FRONT RECOVERY HOOKS

WT CONVIENCE PACKAGE

DEEP TINTED GLASS

REAR WINDOW DEFOGGER

TRAILERING MIRRORS HEATED AND

POWER ADJUSTABLE

17 INCH ALUMINUM WHEELS

CHROME BUMPERS



BED REMOVAL AND KNAPHEIDE SERVICE
BODY INSTALLED BY LEE TRANSPORT
\$10,880

<u>S.C.IMF FEE</u>	<u>\$500.00</u>
<u>S.C.DMV TEMP TAG/TITLE</u>	<u>\$ 41.00</u>
<u>TOTAL FOR P.O.</u>	<u>\$62,096</u>

PAYMENTS MADE TO:
HENDRICK CHEVROLET COLUMBIA
100 PARKRIDGE DRIVE



COLUMBIA, S.C. 29212

BUYERS ORDER IS YOUR INVOICE!!!!!!!



100 PARKRIDGE DRIVE COLUMBIA,S.C. 29212

HENDRICK CHEVROLET COLUMBIA

803-513-5905

donald.lockhart@hendrickauto.com

STATE CONTRACT # 4400037566 FOR STATE OF S.C.

2026 CHEVROLET SILVERADO 2500 CREW CAB

4X4

\$52,838 VEHICLE ONLY

WHITE EXTERIOR

JET BLACK VINYL SEATS AND FLOORS

6.6L V8 GAS ENGINE

10 SPEED TRANSMISSION

AUTOMATIC EMERGENCY BRAKING

FOWARD COLLISION ALERT

FRONT PEDESTRIAN BRAKING

LANE DEPARTURE WARNING

ENCH 40/20/40 SEATS100 Parkridge Drive | Columbia, SC 29212 |
www.HendrickChevroletColumbia.com



FOLLOWING DISTANCE INDICATOR
INTELLIBEAM HEADLIGHTS
REAR VISION CAMERA
BUCKLE TO DRIVE
AUTO LOCKING REAR DIFF
ELECTRONIC TRANSFER CASE
170 AMP ALTERNATOR
INDEPENDENT FRONT SUSPENSION
MULTI-LEAF REAR SPRING
ALL-SEASON TIRES
TRAILERING PACKAGE WITH HITCH
TRAILER BRAKE CONTROLLER
INFOTAINMENT 3 7 INCH SCREEN
BLUETOOTH AUDIO STREAMING AND
VOICE COMMAND
DRIVER INFORMATION CENTER
REMOTE KEYLESS ENTRY



PUSH BUTTON START

AC

40/20/40 BENCH SEATS

60/40 REAR SEATS

POWER DOOR LOCKS

POWER WINDOWS

FRONT RECOVERY HOOKS

WT CONVIENCE PACKAGE

DEEP TINTED GLASS

REAR WINDOW DEFOGGER

SNOW PLOW PREP/CAMPER PACKAGE

220 AMP ALTERNATOR

SKID PLATES

ROOF LIGHTS WITH PROVISION

ALL-TERRAIN TIRES

UPFITTER SWITCHES

AUXILLARY BATTERY



TRAILERING MIRRORS HEATED AND
POWER ADJUSTABLE
17 INCH ALUMINUM WHEELS
CHROME BUMPER
REAR BED DELETE WITH BACK UP
CAMERA PACKAGE

SERVICE BODY WITH ELECTRONIC
LOCKING SYSTEM ALREADY ON TRUCK
\$11,535

<u>S.C.IMF FEE</u>	<u>\$500.00</u>
<u>S.C.DMV TEMP TAG/TITLE</u>	<u>\$ 41.00</u>
<u>TOTAL FOR P.O.</u>	<u>\$64,914</u>



PAYMENTS MADE TO:
HENDRICK CHEVROLET COLUMBIA
100 PARKRIDGE DRIVE
COLUMBIA, S.C. 29212

BUYERS ORDER IS YOUR INVOICE!!!!!!!



Date: January 27, 2026
Customer: City Of Columbia
Contact:
Contact Info: Quote# 039

State Contract #: 4400035139

Standard Equipment Included:	F250XL Crew 4x2	2026 Model Year
-------------------------------------	-----------------	-----------------

176"WB

6.8L V-8 Engine	Cruise Control	Power Steering
Automatic Transmission	3.73 Ratio Non Ltd Slip Axle	Power Brakes
A/C	10000# GVWR Pkg	Power Windows and Door Locks
AM/FM Stereo MP3/Clock	Platform Running Boards	Vinyl 40/20/40 Bench Seat
Spare Tire/Wheel/Jack	Toughbed Spray In Bedliner	

Base Price	46,474.00
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Exterior Color: Oxford White

Interior Color: Med. Dark Slate

Title/Temp Tag	27.00
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Lee Transport Upfit

Liftgate	3,995.00
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PRICES GOOD FOR 30 DAYS

Tax:	500.00
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Total:	50,996.00
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Meeting Date: February 17, 2026
Department: Procurement and Contracts
From: Shannon Lizewski, Director

Council is asked to approve the Purchase of Repairs on Waste Return Pump #2 at the Columbia Canal Water Treatment Plant, as requested by Columbia Water on December 11, 2025. Award to Charles R. Underwood, Inc. in the amount of \$57,334.32. This vendor is located in Sanford, NC.

Funding Source: Utilities Columbia Canal Water Treatment Plant - Machinery and Equipment-Capital (5516206-658300). The original budget amount is \$57,334.32.

Background Summary:

Attachments:

1. Waste Return Pump #2 Repair Request to Council Memo docx
2. Q38748 Columbia Canal St Waste Return Pump #2

**Columbia Canal Water Plant/Utility Operations
300 Laurel Street | Columbia, SC 29201 | (803) 733-8336**

DATE: January 27, 2026

**TO: Honorable Daniel J. Rickenmann, Mayor & Members of City Council
Ms. Teresa Wilson, City Manager**

**FROM: Mr. Clint Shealy, Assistant City Manager, Columbia Water
Ms. Shannon Lizewski, Director of Procurement & Contracts**

RE: Recommendation for Approval: Repair of Waste Return Pump #2 – Columbia
Canal Water Treatment Plant Requisition No. R238190

The City of Columbia's Columbia Canal Water Treatment Plant relies on waste return pumps to maintain proper hydraulic balance and operational stability during treatment processes. These pumps are critical to plant performance and regulatory compliance. Waste Return Pump #2 is a vital component of this system and represents a single point of failure should the remaining waste return pumps become inoperable.

Following inspection and evaluation by Charles R. Underwood, Inc., Waste Return Pump #2 was found to be in serviceable condition but requires extensive rebuilding to restore it to manufacturer specifications and ensure reliable long-term operation. The proposed scope of work includes removal and transport of the pump and motor, full disassembly and inspection, repair of the 200 HP motor, replacement of worn shafts, bearings, couplings, and internal components, recoating of structural elements, reassembly, reinstallation, and final operational testing

Scope and Justification:

The recommended repair will return Waste Return Pump #2 to full operational capacity and significantly reduce the risk of system failure. Loss of waste return pumping capability could negatively impact treatment efficiency, operational redundancy, and compliance with regulatory requirements. Given the age, duty cycle, and critical role of this equipment, proactive repair is necessary to protect public health, maintain treatment reliability, and avoid the significantly higher costs and extended downtime associated with emergency replacement.

Key Benefits:

- Restores a critical pump to manufacturer specifications and reliable service.
- Eliminates a single point of failure within the waste return pumping system.
- Reduces risk of treatment disruptions and potential regulatory non-compliance.
- Extends the service life of existing infrastructure in a cost-effective manner.
- Supports continued safe and uninterrupted drinking water treatment operations.

Cost and Funding:

The total cost for the removal, repair, reinstallation, and testing of Waste Return Pump #2 is **\$53,087.33**, excluding tax and freight. Funding for this repair will be provided through the Columbia Canal Water Treatment Plant's Operations and Maintenance budget under Requisition No. **R238190**

Approval of this repair is recommended to ensure continued operational reliability at the Columbia Canal Water Treatment Plant and to safeguard the City's drinking water infrastructure.

If you have any questions or require additional information, please do not hesitate to contact our office.

January 28, 2026

Q38748

Tripp Sikes
City of Columbia

RE: Canal WTP Waste Return Pump #2

Mr Sikes ,

We are pleased to provide this quotation to rebuild your Waste Return pump #2. The pump is in serviceable condition requiring the repair or replacement of several items to bring it back within the manufacturer's specifications. We propose the following rebuild:

Mobilize to site

Furnish crane and labor to remove compromised pump & motor

Have pump and motor transported to Sanford NC shop for evaluation and repair quote

- **Pump Repair Includes**

- Disassemble and inspect pump and motor
- Repair 200 HP GE motor
 - Megger, surge, and hipot test
 - Steam clean and bake stator, check rotor balance, and insulate windings
 - New bearings and sight glass
 - Assemble, test, and paint
- New 416SS keyed motor shaft
- New flanged multi-piece coupling
- Sand blast and epoxy coat discharge head and tension assembly
- Rebuild tension assembly with a new bronze tension bearing, packing, and hardware
- New 416SS keyed and threaded top shaft
- New 304SS top shaft sleeve
- New 416SS threaded line shafting
- New 416SS threaded shaft couplings
- Sand blast and epoxy coat flanged column pipes
- New carbon steel enclosing tubes with epoxy coating
- New bronze enclosing tube bearings
- New black widow tube support bearing
- Sand blast and epoxy coat bowl castings
- Rebuild existing 1 stg. bowl assembly
 - New 416SS bowl shaft with keyway for impeller
 - New bronze tube adapter bearing
 - New bronze and marine bowl bearings

- True cut impeller skirt and balance impeller
- New stainless-steel case wear ring
- Clean and repair basket strainer
- New gaskets, plumbing, stainless-steel hardware, etc.
- Reassemble pump and prep for transport to jobsite

Mobilize back to jobsite

Furnish crane and labor to reinstall (Columbia to rewire)

Test run to ensure proper operation

Price includes removal ,repairs and installation

Total Price: Does Not Include Tax and Freight **\$53,400.47**

Notes:

- **This quote is based on today's material and product pricing. Ordinarily, our quotes are valid for 30 days. However, due to recent escalations in the cost of raw materials and products, we reserve the right to adjust our pricing at the time of award and throughout the project to reflect actual cost increases as they are incurred. Any price changes will be communicated as promptly as possible.**
- **No equipment, goods or services are included unless specifically mentioned herein**

We appreciate the opportunity to work with you on this project. If we can be of further service, or if you have any questions please contact us.

Best regards,

Adam Welch

Charles R. Underwood Inc.

Acceptance:

A purchase order number must be issued, or a copy of this quotation must be signed and returned to our office for us to begin work on this project. Payment for materials is due upon receipt. All other costs will be billed upon completion of job.

Accepted by:

Date:

P.O. #:



Meeting Date: February 17, 2026
Department: Procurement and Contracts
From: Shannon Lizewski, Director

Council is asked to approve Contract Amendment #4 for Project WM4393 / SS7409; Leesburg Road Widening, as requested by Columbia Water on January 23, 2026. Award to CDM Smith, Inc., in an amount not to exceed \$107,595.00. The current term of the contract ends on July 1, 2026. This firm is located in Columbia, SC.

Funding Source: Water and Sewer Capital Projects - Leesburg Road Widening - Capital Project Costs (5529999-WM439301/SS740901-658650). The current budget amount is \$722,182.00. The budget amount for this amendment is \$107,595.00. The revised budget amount is \$829,777.00.

This is a Mentor Protégé Program project. CDM Smith, Inc., is the mentor and will provide evaluation and design phase administration and engineering services during construction at 80.00% (\$86,076.00) of the amendment amount.

DESA, Inc., located in Columbia, SC, is the protégé and will provide project closeout services at 20.00% (\$21,519.00) of the amendment amount.

Background Summary:

Attachments:

1. CC Memo WO#1 CA#4 WM4393-SS7409 Leesburg Rd Engineering Services-CDM
2. WO#1 CA#4 WM4393-SS7409 Leesburg Rd Engineering Services-CDM



TO: Honorable Daniel J. Rickenmann, Mayor & Members of City Council Ms. Teresa Wilson, City Manager

FROM: Mr. Clint Shealy, Assistant City Manager, Columbia Water
Mrs. Shannon Lizewski, Director of Procurement and Contracts/
Purchasing Agent

DATE: January 22, 2026

Subject: Recommendation for Approval
Amendment No. 4 – CDM Smith
WM439301/SS7409041 – Leesburg Rd. Widening Engineering Services

The Department of Procurement and Contracts in coordination with Columbia Water respectfully request your review and approval of the Contract Amendment #4 with CDM Smith to provide funding for the additional Engineering Services and Construction Observation tasks because of a delayed construction schedule. The amount of Contract Amendment No. 4 is \$107,595.00

CDM Smith provided initial Engineering services for the subject water and sewer relocation project. SCDOT roadway construction progress is slower than anticipated and unforeseen changes have occurred along the proposed water and sewer line routes causing delays in construction. CDM Smith will provide continued engineering services through the remaining project construction contract.

These delays and unforeseen circumstances have led CDM Smith to provide continued engineering services during the construction to ensure compliance in accordance with the approved plans and specifications. The cost of this additional service is \$107, 595.00.

CDM Smith's current contract expires July 1, 2026.

If you have questions or concerns, please do not hesitate to contact our office.

Work Order#1
Contract Amendment #4

WM4393/SS7409 Leesburg Road Water and Sewer Relocations

RFQ006-16-17

CDM Smith, Inc.

January 26, 2026

Description of Change: Request change in Agreement for Engineering Services between the City of Columbia (City) and CDM Smith Inc., (Engineer) executed December 6, 2017 (Agreement) to provide funding for the Engineering Services needed for the time extension of the construction project.

All other provisions of the Agreement, except as herein modified or changed, remain in full force and effect.

Current and Proposed Change and Basis for Payment

Original Contract Amount (Purchase Order# P168918):	\$629,271.00
Contract Amendment #1 (Funding Increase; Purchase Order # P168918):	\$92,911.00
Contract Amendment #2 (Time Extension from December 31,2022 to November 1, 2025 Purchase Order# P168918)	\$0.00
Contract Amendment #3 (Time Extension from November 2, 2025 to July 1, 2026; Purchase Order# P168918):	\$0.00
Current Contract Amount:	\$722,182.00
This Contract Amendment #4 (Funding Increase; Purchase Order# P168918):	\$107,595.00
Revised Contract Amount:	\$829,777.00

This Change is Acceptable:

Name of Firm

CDM Smith Consultants, Inc.

John P. Epting, Client Service Leader

Print Name

Signature

02/01/2026

Date

City of Columbia

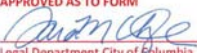
Office of the City Manager

Teresa Wilson, City Manager

Signature

Date

Witness

APPROVED AS TO FORM

Legal Department City of Columbia, SC
1/30/2026



Water & Sewer Project

WM439302/SS740902 – Leesburg Rd Water & Sewer Relocation Inspections Services.

Project Description:

This project includes Inspection Services of the relocation of approximately 17,000 LF of Water Mains (2"-12") with appurtenances and relocation of 6,700 LF of gravity sewer mains (4"-8") with appurtenances along Leesburg Rd. in Richland County.

Objectives:

This project aims to relocate approximately 17,000 LF of Water Mains (2"-12") with appurtenances and relocation of 6,700 LF of gravity sewer mains (4"-8") with appurtenances in support of SCDOT's widening, intersection, storm water and safety improvement project along Leesburg Rd. Leesburg Rd is a Design/ Build project.

Project Type:

Utility Relocation engineering Services

Council District:

District 4 / Richland County

Project Funding:

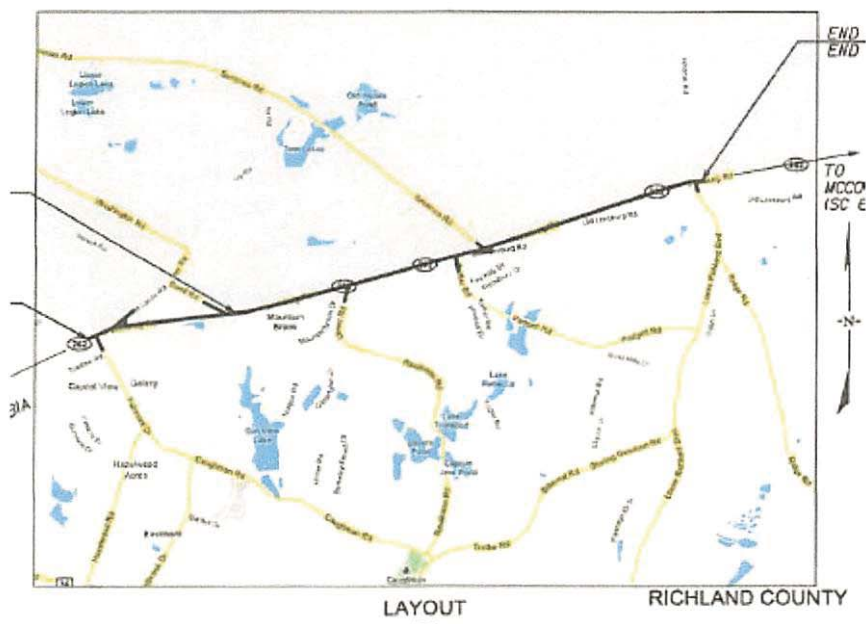
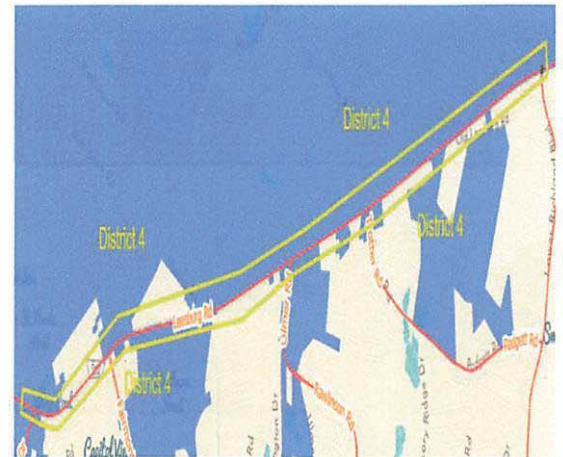
SCDOT will bear four (4 %) of the original construction bid amount of the project, in accordance with SC Code Section 57-5-880. The City partial Prior Rights. The total project construction cost is \$41,844,200.00. The City share is \$4,943,748.11.

Current Project Status:

This project is currently under construction.

Project Contact:

John Hilbert, City of Columbia
Utility Relocation Project Manager
803.545.3283 john.hilbert@columbiassc.gov



**AMENDMENT NO. 4
TO
WORK ORDER NUMBER ONE**

**City of Columbia
CIP # WM4393
CIP # SS7409
Leesburg Road Water & Sewer Relocations**

This Work Order, when executed, shall be incorporated in and become part of the "Agreement for Engineering Services" approved by the City Manager on December 6, 2017 for Professional Services between City of Columbia (CITY), and CDM Smith Inc. (CONSULTANT), hereafter referred to as the Agreement.

The services performed as a part of this Amendment include extending the completion date to an estimated date of July 1, 2026 (this is dependent on construction schedule activities by others) and adding hours and funding for tasks that have over-run the budgets in Work Order Number One and AMENDMENT NO. 1 due to site conditions and delays of the contractor that have caused the construction to take longer than originally anticipated.

SCOPE ADDITION

The additional effort being added to Tasks 100, 800, and 1000 is detailed below on each Task.

Task 100 – Evaluation and Design Phase Administration (Lump Sum)

Task 100 provides for administration of the project including oversight of the Mentor-Protégé. Extension of the contract requires additional effort in administration of those efforts. By contract 20% of the increase in the contract amount must be accounted for in participation of the Protégé firm. The additional work of the Protégé is covered with the increase of Task 1000; but the effort for negotiations, sub-contract, amendment, and additional administration is included in this task.

Task 800 – Construction Contract Administration (Hourly)

In the extended project scope, as modified in AMENDMENT NO. 1, CONSULTANT was to provide Construction Contract Administration, to include site visits for 9 months (40-weeks). Addition of Mead & Hunt full time inspection services to the City's project team allowed CONSULTANT to stretch those hours over a longer period of time, but not long enough to cover this ongoing construction period, currently estimated to end

approximately July 1, 2026. These additional services will include a continuation of the originally specified services with up to one three (3) hour site visit per week and up to one four (4) hour site visit per month to witness testing. Also, up to four (4) hours per week for remaining contract administration tasks.

If other services are needed by CONSULTANT and Protégé firm can provide, and if Protégé firm has remaining budget, then a request might be made for the Protégé firm to perform these services.

Task 1000 – Project Closeout (Lump Sum)

Task 1000 for project closeout activities includes production of record drawings, punch list, final inspection, O&M and digital submittals. However, only the record drawings effort needs to be increased in this amendment. By contract 20% of the increase in the contract amount must be accounted for in participation of the Protégé firm. Producing record drawings is the only work remaining that can be undertaken by the protégé firm. Therefore, the increase of \$ 21,519 to the protégé firm is 20% of the total amendment amount of \$107,595.

EXHIBIT B

COMPENSATION AND PAYMENT

City of Columbia
CIP # WM4393 / CIP # SS7409
Leesburg Road Water and Sewer
Relocations Amendment 04

The total Not-to-Exceed additional fee for services provided under amended Tasks 100, 800, and 1000 as outlined in this AMENDMENT NO. 4 is \$107,595. The lump sum Tasks 100 and 1000 will be invoiced monthly based on the percentage of work completed; the additional lump sum fee for Tasks 100 and 1000 is \$37,655. The time & material Task 800 will be invoiced monthly based on time incurred and the billing rates in the contract plus subconsultant and direct costs; the additional Not-to Exceed fee for Task 800 is \$69,940. The amended Grand Total Not-To-Exceed Amount of this Work Order is \$829,777. Lump sum and hourly tasks are clearly labeled in the chart below.

An estimated breakdown of the fee is shown in the following table:

Task	Description	Water, CIP # WM4393			Sewer, CIP # SS7409		
		Hours	Subconsultants	Total	Hours	Subconsultants	Total
Task 100	Evaluation and Design Phase Administration (Lump Sum)	LS	\$0	\$10,041	LS	\$0	\$5,019
Task 200	Prelim Planning, Investigation, Eng & Alt Anal (Lump Sum)	LS	\$0	\$0	LS	\$0	\$0
Task 300	Survey and Utility Mapping (Lump Sum)	LS	\$0	\$0	LS	\$0	\$0
Task 320	Easement Exhibits (each)	0	\$0	\$0	0	\$0	\$0

Task 400	Geotechnical Investigation (Lump Sum)	LS	\$0	\$0	LS	\$0	\$0
Task 500	Final Design (Lump Sum)	LS	\$0	\$0	LS	\$0	\$0
Task 600	Permits and Property (Lump Sum)	LS	\$0	\$0	LS	\$0	\$0
Task 700	Bidding and Award (Lump Sum)	LS	\$0	\$0	LS	\$0	\$0
Task 800	Engineering Services During Construction (Hourly)	275	\$0	\$46,629	137	\$0	\$23,311
Task 1000	Project Closeout (Lump Sum)	LS	\$14,347	\$15,064	LS	\$7,172	\$7,531
	Total of Contract		\$14,347	\$71,734		\$7,172	\$35,861
	% of Contract to Subconsultants		13.33%			6.67%	
	% of Contract to Protégé		13.33%			6.67%	

The Engineer's requirement for Subconsultant and/or Protégé Participation is 20%.

5% Markup on Subcontracts

Total of Contract Amendment No. 4 Work Order 2	
Time & Materials Total	\$69,940
Lump Sum Total	\$37,655
Total Not-to-Exceed Amount this Amendment	\$107,595
Total Not-to-Exceed Amount of Total Amended WORK ORDER NUMBER ONE	\$829,777

2025 Hourly Rates

Position	Hrly Rate
Officer	\$245
Principal / Associate	\$225
Senior Professional	\$200
Professional IV	\$195
Professional III	\$180
Professional II	\$155
Professional I	\$135
Designer	\$115
Sr Support Services	\$140
Sr Resident Project Rep	\$145
GIS Specialist	\$115
Resident Project Rep	\$105
Project Administration	\$105
Survey Manager	\$160
Staff Surveyors	\$100
Intern	\$60

OBO MPP Change Order/Amendment Implementation Plan Addendum

In Accordance with MPP Guidelines Change Orders/Amendments: If any change order/amendment are required on a MPP project the protégé must be notified prior to the request for approval and given the opportunity to provide services. In addition, the MPP minimum percentage must be maintained, where appropriate, throughout the duration of the project.

OBO Verification	Contract/Change Order Amount	Mentor Amount	Mentor Percentage	Protégé Amount	Protégé Percentage	Subcontractors /Subconsultants Amount	Subcontractors /Subconsultants Percentage
Original Contract:	\$629,271.00	\$503,416.80	80.00%	\$125,854.20	20.00%	\$ 0.00	0.00%
CO# 1:	\$92,911.00	\$74,328.80	80.00%	\$18,582.20	20.00%	\$ 0.00	0.00%
CO# 2:	\$ 0.00	\$ 0.00	0.00%	\$ 0.00	0.00%	\$ 0.00	0.00%
CO# 3:	\$ 0.00	\$ 0.00	0.00%	\$ 0.00	0.00%	\$ 0.00	0.00%
CO# 4 :	\$107,595.00	\$86,076.00	80.00%	\$21,519.00	20.00%	\$ 0.00	0.00%
CO# :	\$ 0.00	\$ 0.00	0.00%	\$ 0.00	0.00%	\$ 0.00	0.00%
CO# :	\$ 0.00	\$ 0.00	0.00%	\$ 0.00	0.00%	\$ 0.00	0.00%
This Change Order: (Increase)	\$107,595.00	\$86,076.00	80.00%	\$21,519.00	20.00%	\$ 0.00	0.00%
Revised Contract:	\$829,777.00	\$663,821.60	80.00%	\$165,955.40	20.00%	\$ 0.00	0.00%

MPP Project #/Name: WM4393/SS7409 Leesburg Rd Widening

Change Order #: 04 (Ex: 01, 02)

Change Order/Amendment Amount: \$ 107,595.00

Amendment Justification: Provided Below; or Attach (*Justification must include a statement as to why the services could not be completed under the current timeframe or approved funding*): ☐ Yes ☐ No

Change Order/Amendment Type:

1. ☐ Time Extension – New End Date: _____ (Please sign & return form if no cost)
2. ☒ Funding Increase – \$107,595.00 (Please continue on to questions A & B below)
3. ☐ Funding Decrease – _____ (Please continue on to questions A & B below)

A. Will protégé be performing any work within this change order? ☒ Yes ☐ No (If no, skip to B)

- Amount of Change Order/Amendment to be received by the protégé: \$ 21,519.00
- Please indicate the services the protégé will be providing for this change order/amendment (In box below):

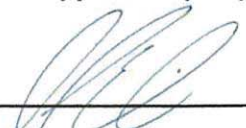
Protege will produce record drawings for the completed relocation project when as-built information is received from the contractor.

B. If Protégé will not be providing any services on this change order/amendment, please indicate why in the box below:

4. Revised scope of work

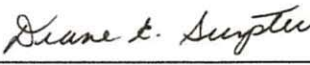
Protege will produce record drawings to City of Columbia standards for the completed relocation project when as-built information is received from the contractor.

By signing below, all parties agree to the information submitted in this document. Additionally, the protégé also agrees that they have received notification of the referenced change order/amendment for this project and were given the opportunity to provide services.

EXECUTED by  (Mentor Firm) this 28th day of October 2025.

By: John P. Epting Title: Client Services Leader

Firm Name: CDM Smith, Inc.

EXECUTED by  (Protégé Firm) this 28 day of October 2025.

By: Diane E. Sumpter Title: President and CEO

Firm Name: DESA, Inc.

OBO Statement for the change order/amendment:

OBO has reviewed this funding increase contract amendment. The original contract amount was \$629,271.00. The original amount received by the protégé was \$125,854.20, or 20.00% of the total contract amount. The revised project amount to include previous amendments and the current amendment is \$829,777.00. The protégé will receive \$165,955.40 or 20.00% of the revised total contract amount.

RECOMMENDED FOR APPROVAL: EXECUTED by the Office of Business of Opportunities, Compliance on this 15th day of December, 2025.

By:  Title: Program Compliance Specialist

*This information is only required if the amendment is greater than \$50,000, and the amendment must be approved by the City Council.



Meeting Date: February 17, 2026
Department: Procurement and Contracts
From: Shannon Lizewski, Director

Council is asked to approve a new Construction Contract for the Washington Street Parking Deck Capital Improvement Project, as requested by General Services on December 18, 2025. Award to Restocon, LLC, in an amount not to exceed \$399,492.50, which includes contingency. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date ninety (90) days from commencement. This contractor is located in Tampa, FL.

Funding Source: Capital Project Costs - Parking Washington Street Deck (658650-PG001131-5313108). The original budget amount is \$399,492.50.

Background Summary:

Base Bid	\$363,175.00
Contingency	\$36,317.50
Total	\$399,492.50

Attachments:

1. Council Memo
2. Final.Contract.BID018-25-26-JAH.WashingtonDeck
3. Final.ContractBID018-25-26-JAH



TO: Honorable Daniel J. Rickenmann, Mayor & Members of City Council
Ms. Teresa Wilson, City Manager

FROM: Mr. Henry Simons, Assistant City Manager, Operations
Mrs. Shannon Lizewski, Director of Procurement and Contracts

DATE: February 3, 2026

SUBJECT: Recommendation for Approval of the Construction Contract for the Washington Street Parking Deck, as requested by the Support Services Division.

The Department of Procurement and Contracts, in coordination with the General Services Department, respectfully requests your review and approval of the Construction Contract for the Washington Street Parking Deck in the amount of \$399,492.50.

Washington Street Parking Deck	\$363,175.00
Contingency	\$36,317.50
Total =	\$399,492.50

The Washington Street Parking Deck Capital Improvement Project (CIP) consists of structural and waterproofing repairs at the Washington Street Parking Deck. Work includes concrete spall repairs, joint sealant, expansion joint replacement, traffic coating installation, and other structural repairs. The project is 100% City funds.

These services were bid through the City of Columbia Procurement and Contracts Department. The funding source for this contract is the Parking Fund CIP FY25/26.

If you have any questions or concerns, please do not hesitate to contact our office.

CONTRACT

City of Columbia, South Carolina

Name of Project Washington St. Parking Deck Capital Improvement

Bid # BID018-25-26-JAH

This Contract is made by and between the City of Columbia, Columbia, South Carolina, hereinafter called Owner, and **Restocon, LLC** with legal address and principal place of business at **337 N. Falkenburg Road Tampa, FL 33619**, hereinafter called Contractor. Owner and Contractor in consideration of the mutual covenants hereinafter set forth, agree as follows:

ARTICLE 1. WORK.

1.1 Contractor shall perform the Work as specified or indicated in the Contract Documents.

ARTICLE 2. ENGINEER.

2.1 The Project has been designed by the [City of Columbia].

ARTICLE 3. CONTRACT TIME.

3.1 The Contract Time shall be **ninety days (90)** consecutive calendar days from the said date of commencement as defined in the Notice to Proceed (NTP) to fully complete the amount of work herein contemplated. There will be an additional **one hundred eighty (180)** consecutive calendar days added after the construction period for contract closeout such as providing as built drawings, testing, invoicing, etc.

3.2 Contractor agrees that the Work shall be prosecuted regularly, diligently and uninterruptedly and at such rate of progress as will insure full completion thereof within the Contract Time stated above. It is expressly understood and agreed, by and between Contractor and Owner that the Contract Time is reasonable for the completion of the Work, taking into consideration the average climatic range and usual industrial conditions prevailing in this locality.

ARTICLE 4. CONTRACT PRICE.

4.1 Owner will pay Contractor for performance of the Work in accordance with the Contract Documents at the contract price agreed upon on the Contractor's Bid Form attached to this Contract which establishes the contract value as **Three Hundred Sixty-Three Thousand, One Hundred Seventy-Five Dollars and Zero Cents (\$363,175.00)**. This Contract also provides for an additional contingency in the amount of **Thirty-Six Thousand, Three Hundred Seventeen Dollars and Fifty Cents (\$36,317.50)** to be administered, if necessary, at the discretion of the City for unforeseen costs that are within the pre-determined Scope of Work for this Contract.

ARTICLE 5. APPLICATIONS FOR PAYMENT.

5.1 Contractor shall submit Applications for Payment in accordance with Part 15 General Specifications of the City's Engineering Regulations. Applications for Payment will be processed as provided in the Conditions of the Contract.

ARTICLE 6. PROGRESS AND FINAL PAYMENTS.

6.1 Owner will make progress payments on account of the Contract Price on the basis of Contractor's Applications for Payment, monthly during construction as provided below. All progress payments will be on the basis of the progress of the Work measured by the schedule of values provided for in the General Specifications.

6.2 Upon final inspection and acceptance of the Work, in accordance with Part 15 General Specifications, Owner will pay the remainder of the Contract Price.

ARTICLE 7. LIQUIDATED DAMAGES.

7.1 Owner and Contractor recognize that time is of the essence of this Contract and that Owner will suffer financial loss if the Work is not completed within the Contract Time (and specific milestones) specified in Article 3 above, plus any extensions thereof allowed. They also recognize the delays, expense and difficulties involved in proving, in a legal proceeding, the actual loss suffered by Owner if the Work is not completed on time. Accordingly, instead of requiring any such proof, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty) Contractor shall pay Owner **twenty five (\$25.00)** per day for each calendar day of delay until the Work is complete. Contractor shall pay Owner \$25.00 a day for each space still in the contractor's possession after the completion date established in the contract. The calculation will be: Number of spaces lost x City's Daily Bagged Meter Rater (\$25.00) x number of days delayed.

7.2 This liquidated damages provision is non-exclusive and not intended to limit Owner's remedy for breach of this Contract or delay in Contract Times.

ARTICLE 8. ASSURANCE.

8.1 Contractor has familiarized himself with the nature and extent of the Contract Documents, Work, locality, and with all local conditions and Federal, State and local laws, ordinances, rules and regulations that in any manner may affect cost, progress or performance of the Work.

8.2 Contractor has studied carefully all reports of investigations and tests of subsurface and latent physical conditions at the site or otherwise affecting cost, progress or performance of the Work that were relied upon by Engineer in the preparation of the Drawings and Specifications and which have been identified in Contract Documents.

8.3 Contractor has made or caused to be made examinations, investigations and tests and studies of such reports and related data [in addition to those referred to in the above paragraph] as Contractor deems necessary for the performance of the Work at the Contract Price within the Contract Time and in accordance with the other terms and conditions of the Contract Documents;

and no additional examinations, investigations, tests, reports or similar data are or will be required for such purposes.

8.4 Contractor has correlated the results of all such observations, examinations, investigations, tests, reports and data with the terms and conditions of the Contract Documents.

8.5 Contractor has given Engineer written notice of any conflict, error or discrepancy that Contractor has discovered in the Contract Documents and the written resolution thereof by Engineer is acceptable to Contractor.

8.6 Contractor agrees that the Contract Documents are sufficient in scope and detail to indicate and convey understanding of all terms and conditions for performance of the Work.

ARTICLE 9. CONTRACT DOCUMENTS.

9.1 Contractor agrees, under the terms as stated in the Specifications and Contract Documents and at his/its/their own proper cost and expense, to furnish all the materials, supplies, machinery, equipment, tools superintendence, labor, insurance, and other accessories and services necessary to complete the said project in accordance with the conditions and prices stated in the Proposal, the Instructions to Bidders, the General Conditions of the Contract or General Specifications, the construction specifications, provisions of the Contract Documents, the plans, which include all maps, plats, blue prints, and other drawings and printed or written explanatory matter thereof.

9.2 The Contract Documents that comprise the Contract between Owner and Contractor are attached hereto and made a part hereof and consist of the following:

9.2.1 Invitation For Bid.

9.2.2 Instructions To Bidders.

9.2.3 Bidder's Response including Bid Form.

9.2.4 This Contract.

9.2.5 Performance and Payment Bond.

9.2.6 Part 15 General Specifications, all of the City of Columbia's Engineering Regulations.

9.2.7 Special Provisions.

9.2.8 Specifications (as listed in the Table of Contents).

9.2.9 Drawings, numbered **1** through **13**, inclusive and dated **1/02/2026**.

9.2.10 Addenda number 1 to 2, inclusive.

9.2.11 Any modification, including Change Orders, duly delivered after execution of Contract.

ARTICLE 10. TERMINATION.

The City shall, at its sole option and discretion, have the right to terminate this contract for any reason whatsoever by providing the Contractor with a notice of termination to be sent by registered mail, return receipt requested. Whenever the Contractor is terminated for convenience under this clause or is wrongfully terminated under any other clause of this contract, the Contractor shall only be entitled to the actual direct costs of all labor and material expended on the job prior to the effective date of the termination plus 15% or the Contractor shall be entitled to be paid a pro-rate percentage of the total contract price which is equal to its percent of completion, whichever of the two methods provides the lowest sum to be paid to the Contractor. In no event shall the Contractor be entitled to anticipatory profit or damages for any termination under this clause. In no event shall the Contractor be entitled to assert a claim in quantum meruit or any other measure of damages other than that stated herein.

ARTICLE 11. MISCELLANEOUS.

11.1 Terms used in this Contract that are defined in Part 15 General Specifications shall have the meanings assigned in the Conditions of the Contract.

11.2 Neither Owner nor Contractor shall, without the prior written consent of the other, assign or sublet in whole or in part any interest under any of the Contract Documents; and, specifically but without limitation, Contractor shall not assign any monies due or to become due without the prior written consent of Owner. In case Contractor assigns all or any part of any monies due or to become due under this Contract, the instrument of assignment shall contain a clause substantially to the effect that it is agreed that the right of the assignee in and to any monies due or to become due to Contractor shall be subject to prior claims of all persons, firms and corporations for services rendered or materials supplied for the performance of the Work called for in this Contract.

11.3 Owner and Contractor each binds himself, his partners, successors, assigns and legal representatives in respect to all covenants, Contracts and obligations contained in the Contract Documents.

11.4 The Contract Documents constitute the entire Contract between Owner and Contractor and may only be altered, amended or repealed by a Modification.

11.5 This Contract does not commit the City of Columbia to pay for any pre-bid costs. Any costs associated with IFB preparation, pre-bid conferences and any other activity prior to award of a contract shall be at the bidder's expense. Rooms, meals, travel, telephone, data processing, administrative and clerical costs associated with the project shall be at the bidder's expense.

This Contract is subject to the final approval of Council and shall become effective on the date listed on the subsequent Notice to Proceed (NTP) and City of Columbia Purchase Order. The Contractor shall not perform work on or incur any costs associated with this contract prior to the commencement date listed on the Notice to Proceed and the City issued purchase order for work outlined herein. The City assumes no liability for any expenses incurred prior to the issuance of the NTP and purchase order.

Contractor

BY

(CORPORATE SEAL)

Attest

Address for giving notices:

Date: _____

Owner
City of Columbia, SC

BY

Teresa Wilson, City Manager

APPROVED AS TO FORM

Legal Department City of Columbia, SC
2/10/2026

Attest

Address for giving notices:
Department of Procurement and Contracts
1800 Main Street, 2nd Floor
Columbia, SC 29201

Date: _____

Note: If Contractor is a corporation, an affidavit giving the principal the right to sign the Contract must accompany the executed Contract.

EXHIBIT - BUSINESS INFORMATION RECORD for SUBCONSUTANTS/SUBCONTRACTORS

The Bidder shall list all subcontractors and vendors, who will be providing subcontracting services, furnishing materials, etc. for this project. The list shall be submitted in the format provided below. Any proposed changes from the list shall be submitted in writing to the Owner prior to initiation of any action, with the reason for proposed changes.

MUST BE TYPED AND REFLECT ONLY THOSE PROVIDING A SERVICE "NO LINE STRIKE THROUGH"

Business Name (as shown on W9 or SAM.gov) / SAM.gov Unique Entity ID & CAGE # (Required)	City of Columbia Vendor number (Required)	Services and/or Materials Provided	Cost of Services and/or Material (\$ Value)	Percentage of Total Contract (Carry two decimals)	MBE, WBE, SBE, DBE, LBE, CDBE (indicate all that apply)	Minority Association Code (If applicable - Use 2 letter Code - See Key Below)
None - Self perform				0.00%		
				0.00%		
				0.00%		
				0.00%		
				0.00%		
				0.00%		

Key: Minority/Women Owned Business Enterprise Association Code**AF** – Asian American Female**BM** – African American Male**HM** – Hispanic American Male**AM** – Asian American Male**FB** – Non-Minority Female Owned**NF** – Native American Female**BF** – African American Female**HF** – Hispanic American Female**NM** – Native American Male**COMBINED TOTAL SUB AMOUNT \$** 0**TOTAL CONTRACT AMOUNT: \$** 363,175.00

I certify this information is true, correct, complete and active.

Business Name: Restocon LLCRepresentative Name/Title:  PresidentDate: 01/15/2026

CONTRACT

City of Columbia, South Carolina

Name of Project Washington St. Parking Deck Capital Improvement

Bid # BID018-25-26-JAH

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2.1 The Project has been designed by the [City of Columbia].

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8.2 Contractor has studied carefully all reports of investigations and tests of subsurface and latent physical conditions at the site or otherwise affecting cost, progress or performance of the Work that were relied upon by Engineer in the preparation of the Drawings and Specifications and which have been identified in Contract Documents.

8.3 Contractor has made or caused to be made examinations, investigations and tests and studies of such reports and related data [in addition to those referred to in the above paragraph] as Contractor deems necessary for the performance of the Work at the Contract Price within the Contract Time and in accordance with the other terms and conditions of the Contract Documents;

and no additional examinations, investigations, tests, reports or similar data are or will be required for such purposes.

8.4 Contractor has correlated the results of all such observations, examinations, investigations, tests, reports and data with the terms and conditions of the Contract Documents.

8.5 Contractor has given Engineer written notice of any conflict, error or discrepancy that Contractor has discovered in the Contract Documents and the written resolution thereof by Engineer is acceptable to Contractor.

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9.2.9 Drawings, numbered 1 through 13, inclusive and dated 1/02/2026.

9.2.10 Addenda number 1 to 2, inclusive.

9.2.11 Any modification, including Change Orders, duly delivered after execution of Contract.

ARTICLE 10. TERMINATION.

The City shall, at its sole option and discretion, have the right to terminate this contract for any reason whatsoever by providing the Contractor with a notice of termination to be sent by registered mail, return receipt requested. Whenever the Contractor is terminated for convenience under this clause or is wrongfully terminated under any other clause of this contract, the Contractor shall only be entitled to the actual direct costs of all labor and material expended on the job prior to the effective date of the termination plus 15% or the Contractor shall be entitled to be paid a pro-rate percentage of the total contract price which is equal to its percent of completion, whichever of the two methods provides the lowest sum to be paid to the Contractor. In no event shall the Contractor be entitled to anticipatory profit or damages for any termination under this clause. In no event shall the Contractor be entitled to assert a claim in quantum meruit or any other measure of damages other than that stated herein.

ARTICLE 11. MISCELLANEOUS.

11.1 Terms used in this Contract that are defined in Part 15 General Specifications shall have the meanings assigned in the Conditions of the Contract.

11.2 Neither Owner nor Contractor shall, without the prior written consent of the other, assign or sublet in whole or in part any interest under any of the Contract Documents; and, specifically but without limitation, Contractor shall not assign any monies due or to become due without the prior written consent of Owner. In case Contractor assigns all or any part of any monies due or to become due under this Contract, the instrument of assignment shall contain a clause substantially to the effect that it is agreed that the right of the assignee in and to any monies due or to become due to Contractor shall be subject to prior claims of all persons, firms and corporations for services rendered or materials supplied for the performance of the Work called for in this Contract.

11.3 Owner and Contractor each binds himself, his partners, successors, assigns and legal representatives in respect to all covenants, Contracts and obligations contained in the Contract Documents.

11.4 The Contract Documents constitute the entire Contract between Owner and Contractor and may only be altered, amended or repealed by a Modification.

11.5 This Contract does not commit the City of Columbia to pay for any pre-bid costs. Any costs associated with IFB preparation, pre-bid conferences and any other activity prior to award of a contract shall be at the bidder's expense. Rooms, meals, travel, telephone, data processing, administrative and clerical costs associated with the project shall be at the bidder's expense.

This Contract is subject to the final approval of Council and shall become effective on the date listed on the subsequent Notice to Proceed (NTP) and City of Columbia Purchase Order. The Contractor shall not perform work on or incur any costs associated with this contract prior to the commencement date listed on the Notice to Proceed and the City issued purchase order for work outlined herein. The City assumes no liability for any expenses incurred prior to the issuance of the NTP and purchase order.

Contractor
Restocon, LLC

BY 



(CORPORATE SEAL)
 Jeronny Masill

Address for giving notices:
4200 Research Forest Dr
Suite 400
The Woodlands, TX 77381
Date: 02/12/2026

Owner
City of Columbia, SC

BY
Teresa Wilson, City Manager

APPROVED AS TO FORM

Legal Department City of Columbia, SC
2/10/2026

Attest

Address for giving notices:
Department of Procurement and Contracts
1800 Main Street, 2nd Floor
Columbia, SC 29201
Date: _____

Note: If Contractor is a corporation, an affidavit giving the principal the right to sign the Contract must accompany the executed Contract.

EXHIBIT**- BUSINESS INFORMATION RECORD for SUBCONSUTANTS/SUBCONTRACTORS**

The Bidder shall list all subcontractors and vendors, who will be providing subcontracting services, furnishing materials, etc. for this project. The list shall be submitted in the format provided below. Any proposed changes from the list shall be submitted in writing to the Owner prior to initiation of any action, with the reason for proposed changes.

MUST BE TYPED AND REFLECT ONLY THOSE PROVIDING A SERVICE "NO LINE STRIKE THROUGH"

Business Name (as shown on W9 or SAM.gov) / SAM.gov Unique Entity ID & CAGE # (Required)	City of Columbia Vendor number (Required)	Services and/or Materials Provided	Cost of Services and/or Material (\$ Value)	Percentage of Total Contract (Carry two decimals)	MBE, WBE, SBE, DBE, LBE, CDBE (indicate all that apply)	Minority Association Code (If applicable - Use 2 letter Code - See Key Below)
None - Self perform				0.00%		
				0.00%		
				0.00%		
				0.00%		
				0.00%		
				0.00%		

Key: Minority/Women Owned Business Enterprise Association Code

AF – Asian American Female
BM – African American Male
HM – Hispanic American Male

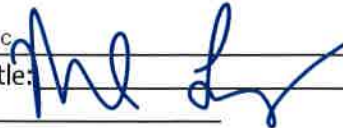
AM – Asian American Male
FB – Non-Minority Female Owned
NF – Native American Female

BF – African American Female
HF – Hispanic American Female
NM – Native American Male

COMBINED TOTAL SUB AMOUNT \$ 0

TOTAL CONTRACT AMOUNT: \$ 363,175.00

I certify this information is true, correct, complete and active.

Business Name: Restocon LLC
 Representative Name/Title:  President
 Date: 01/15/2026



Meeting Date: February 17, 2026

Department: Legal

From: Teresa Knox, City Attorney

Ordinance No.: 2025-098 - Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park (Project Rocky, Portion of Richland County TMS # R09113-16-01)

Endorsed by the Economic Development and Infrastructure Committee on November 11, 2025.

First reading approval was given on December 2, 2025.

Background Summary:

Attachments:

1. 2025-098 - Consenting to MCP Inclusion - Project Rocky (Execution Version)
revised - second reading

ORDINANCE NO.: 2025-098

*Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park
(Amarok, LLC, Portion of Richland County TMS # R09113-16-01)*

WHEREAS, the City of Columbia, South Carolina ("City") is a body, politic and corporate located in Richland County, South Carolina ("County"); and,

WHEREAS, through Columbia City Council ("Council"), the City is entitled to exercise all the powers and privileges provided to municipal corporations in the State of South Carolina; and,

WHEREAS, the County and Fairfield County, South Carolina ("Fairfield"), entered into an Agreement for Designation of the I-77 Corridor Regional Industrial Park dated as of April 15, 2003 (the "Original Agreement"), which Original Agreement was amended and restated pursuant to the Amended and Restated Master Agreement dated as of September 1, 2018 (as so amended and restated, and as may have been further amended from time to time, the "Park Agreement"); and,

WHEREAS, pursuant to Section 1.02 of the Park Agreement, the boundaries of the park created therein (the "Park") may be enlarged pursuant to ordinance of the County Council of the County and delivery of notice of such enlargement to Fairfield County; and,

WHEREAS, the project to be undertaken by Amarok, LLC (the "Developer") has committed to establish a corporate headquarters facility, to be located on parcels located in the City, as more particularly described on Exhibit A (the "Property," together with the development, "Project"), consisting of total taxable investments by the Developer in real and personal property of not less than \$69,000,000; and,

WHEREAS, the County has agreed to offer a public infrastructure credit to reduce the property taxes due on the Project (as more particularly defined herein, "Credit") pursuant to the terms of Section 41-175 of the Code of Laws of South Carolina 1976, as amended ("Credit Act"), and a public infrastructure credit agreement between the County and the Developer for the Property ("Credit Agreement") to provide Credits against certain of the Developer's payments in lieu of taxes with respect to the Project for the purpose of assisting in paying certain costs of designing, acquiring, constructing, improving or expanding public infrastructure (collectively, "Public Infrastructure"); and,

WHEREAS, to grant the Developer the full value of the Credit, the County desires to locate the Project in the Park the County has jointly developed with Fairfield, pursuant to Article VIII, Section 13(D) of the South Carolina Constitution and Section 4-1-170 of the Code of Laws of South Carolina, 1976, as amended ("Park Act" and, together with the Credit Act, "Act"); and,

WHEREAS, pursuant to the Act and the Park Agreement, following application of the Credit, the payments in lieu of taxes generated from the Project will be distributed as set forth in the Park Agreement; and,

WHEREAS, pursuant to the Act, because the Project is located within the City's geographical borders, the City must consent to the inclusion of the Project within the boundaries of the Park; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council this ____ day of _____, 2025 that the City hereby consents to the inclusion of the Property in the Park, which consent is conditioned upon the following:

1. The County's adoption, by resolution or ordinance, authorizing the inclusion of the Property in the Park and delivery of written notice to Fairfield County, pursuant to Section 1.02 of the Park Agreement; provided, the Property shall not be removed from the Park for so long as the Developer is receiving Credits as a result of inclusion in the Park.

2. The County's approval, execution and delivery of the Credit Agreement related to the Property.

3. The Credit Agreement will provide that (a) the Developer will make payments in lieu of taxes related to the Property ("PILOT") during the term of the Credit Agreement, which PILOT shall be based on property tax assessment of the Property of six percent; (b) the annual PILOT payment payable from the Developer to the County will be subject to reduction by a 50% infrastructure credit (herein defined as the "Credit"); (c) the term of the Credit shall be ten (10) years; (d) in each year during the term of the Credit, the City will be entitled to receive the portion of the PILOT payment (net of the Credit, as applicable) as provided in the Park Agreement; and (e) the Property will be deemed removed from the Park upon the expiration or earlier termination of the Credit Agreement.

4. The City Manager is authorized to execute any documents and take any further action as may be reasonably necessary to further the intent of this Ordinance.

5. Approval of this Ordinance does not constitute a development approval, as all regulatory permitting and approval requirements remain in effect, the requirement of such is not altered in any way by the approval of this Ordinance.

6. Any prior ordinance, resolution or order, the terms of which are in conflict with this Ordinance, is, only to the extent of that conflict, repealed.

Requested by:

Assistant City Manager Palen

Mayor

Approved by:

City Manager

Approved as to form:

ATTEST:


Deputy City Attorney

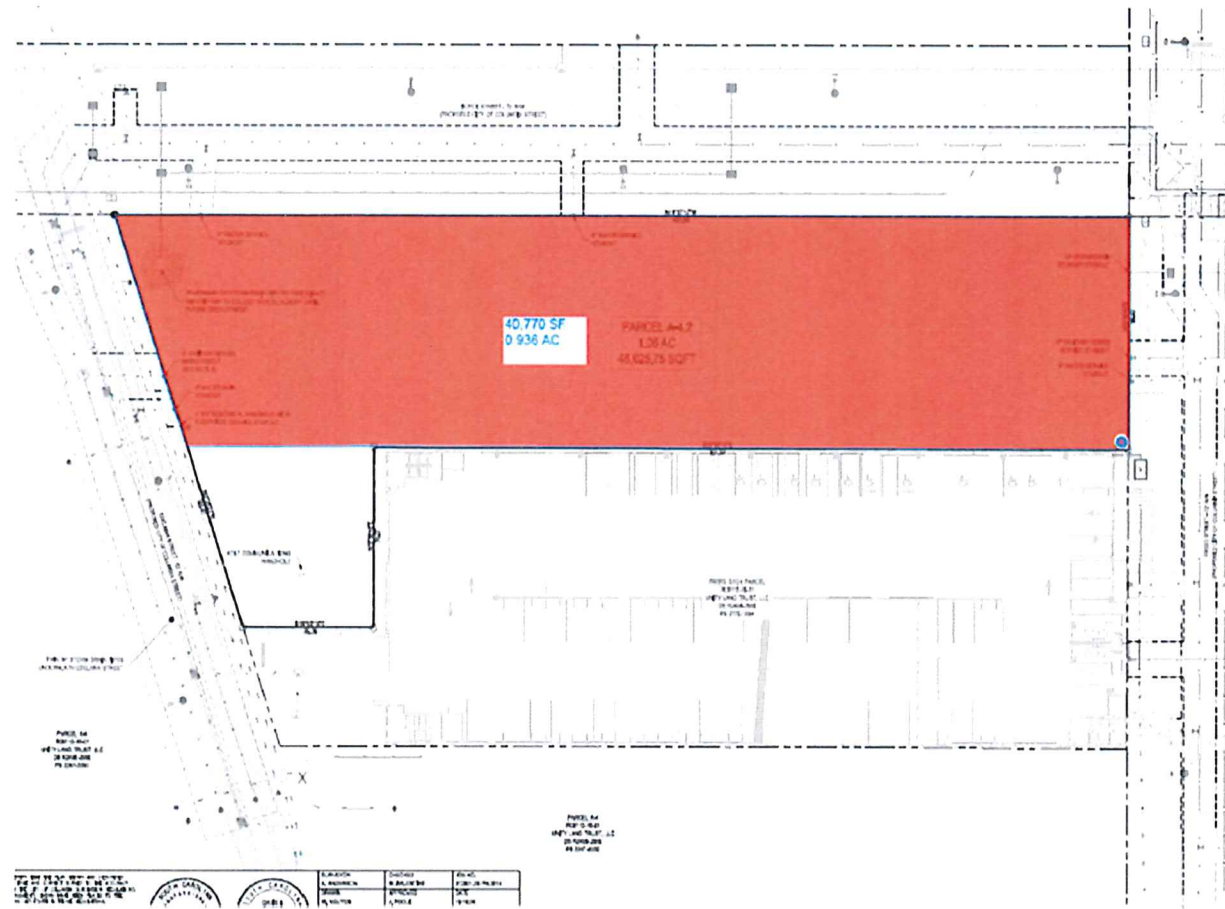
City Clerk

Introduced:

Final Reading:

EXHIBIT A
PROPERTY DESCRIPTION

APPROXIMATELY 0.936 ACRES AS DEPICTED BELOW, CONSISTING OF A PORTION OF RICHLAND
COUNTY TAX MAP NUMBER R09113-16-01





Meeting Date: February 17, 2026

Department: Legal

From: Teresa Knox, City Attorney

Ordinance No.: 2026-008 - Granting an encroachment to Palmetto Citizens Federal Credit Union for the use of the right of way areas of the 1300 block of Sumter Street and the 1300 block of Lady Street for the installation and maintenance of sidewalks, concrete stairs with handrails, bike racks, an accessible ramp, landscaping and irrigation adjacent to 1300 and 1310 Sumter Street and 1305 and 1313 Lady Street, Richland County TMS# 11401-01-08, 11401-01-09, 11401-01-10 and 11402-16-01

First reading approval was given on February 3, 2026.

Background Summary:

Attachments:

1. 2026-008 - Palmetto Citizens Credit Union encroachment
2. 2026-008 - full case packet

ORDINANCE NO.: 2026-008

Granting an encroachment to Palmetto Citizens Federal Credit Union for the use of the right of way areas of the 1300 block of Sumter Street and the 1300 block of Lady Street for the installation and maintenance of sidewalks, concrete stairs with handrails, bike racks, an accessible ramp, landscaping and irrigation adjacent to 1300 and 1310 Sumter Street and 1305 and 1313 Lady Street, Richland County TMS# 11401-01-08, 11401-01-09, 11401-01-10 and 11402-16-01

WHEREAS, Palmetto Citizens Federal Credit Union, (hereinafter "Grantee") desires to utilize a portion of the right of way areas of the 1300 block of Sumter Street and the 1300 block of Lady Street for the installation and maintenance of sidewalks measuring approximately six (6') feet in width three hundred ninety (390') feet in length, concrete stairs with handrails, six (6) bike racks measuring approximately six (6') feet in length two (2') feet in width, an accessible ramp, landscaping and irrigation adjacent to 1300 and 1310 Sumter Street and 1305 and 1313 Lady Street, as shown on the attached drawings; and,

WHEREAS, it appears that the encroachment will not interfere with the use of the medians or street for traffic, utility locations or other uses within the foreseeable future; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this _____ day of _____, 2026, that Grantee is hereby granted the right to use the right of way areas of the 1300 block of Sumter Street and the 1300 block of Lady Street adjacent to 1300 and 1310 Sumter Street and 1305 and 1313 Lady Street, Richland County TMS# 11401-01-08, 11401-01-09, 11401-01-10 and 11402-16-01, for the installation and maintenance of sidewalks measuring approximately six (6') feet in width three hundred ninety (390') feet in length, concrete stairs with handrails, six (6) bike racks measuring approximately six (6') feet in length two (2') feet in width, an accessible ramp, landscaping and irrigation, as shown on the attached drawings.

PROVIDED FURTHER that all work shall comply with the requirements of The City of Columbia, South Carolina Department of Transportation (SCDOT) and Federal Emergency Management Agency (FEMA) now in existence or hereafter enacted. The materials and type of finish to be used are to be approved by the City Engineer prior to installation. Any damage to the street or sidewalk caused by Grantee's construction shall be repaired to the satisfaction of the City Manager. Improvements within the encroachment shall be maintained by the grantee at no cost to the City in a manner approved by the City Manager; and,

PROVIDED further that in the event the City has to make repairs or maintain utility lines located within the encroachment area the City will replace any items removed for the utility repair or maintenance with like items to those removed; and,

PROVIDED FURTHER that the privilege granted hereby may be modified or terminated by Columbia City Council at any time without notice to the Grantee, its successors and assigns; and,

PROVIDED FURTHER that a certificate of insurance be issued as evidence of general liability insurance with at least the minimum amount of \$600,000.00 for personal injury and property damage and naming the City as an insured, be provided to and filed annually with the City Clerk by Grantee, his successors and assigns, as required by Chapter 11, Licenses, Permits, Business Regulations, Article III, Contractors, Sec. 11-71, 1998 Code of Ordinances of the City of Columbia, South Carolina.

PROVIDED FURTHER that the privilege granted hereby is subject to the Grantee complying with the following conditions, restrictions or limitations:

LEGAL DEPARTMENT DRAFT

1. No item, including landscaping, shall be placed, planted or allowed to grow such that it creates a visual impediment to persons safely entering or exiting the driveway or to persons safely walking along the sidewalk. The City reserves the right to remove or cut any item located within the right of way which it deems to be a safety hazard.

2. Grantee is responsible for all maintenance and assuring that all accessibility and ADA requirements are met and maintained.

3. Grantee is responsible for maintaining landscaping and improvements.

4. Irrigation must be designed to avoid spraying walkways, sidewalks and streets and/or creating hazardous conditions upon the walkways, sidewalks and streets.

5. Obstructions of more than be four (4') feet in height are prohibited within the sight-visibility triangle.

6. Forestry and Beautification shall be provided access to trees within the right of way for maintenance purposes.

7. All trees shall be protected and no large tree roots shall be removed from any existing trees.

8. Prior to installation of any right-of-way improvements, coordinate with City Traffic Engineering staff to ensure there is no conflict with City of Columbia underground traffic signal and street lighting circuits.

9. Grantee shall ensure protection of the two existing 30" oaks on Marion Street, which are being retained. These trees shall be protected by utilizing a tree protection zone for the project's duration.

10. Grantee shall provide easements for pedestrian access along the sidewalk located on private property adjacent to Sumter Street.

BE IT FURTHER ORDAINED that Grantee, in consideration of the above privilege, shall at its expense provide for protection and relocation of all utilities that might be within this area to the satisfaction of the City Manager.

Requested by:

Assistant City Manager Palen

Mayor

Approved by:

City Manager

Approved as to form:

ATTEST:


Deputy City Attorney

City Clerk

Introduced:

Final Reading:

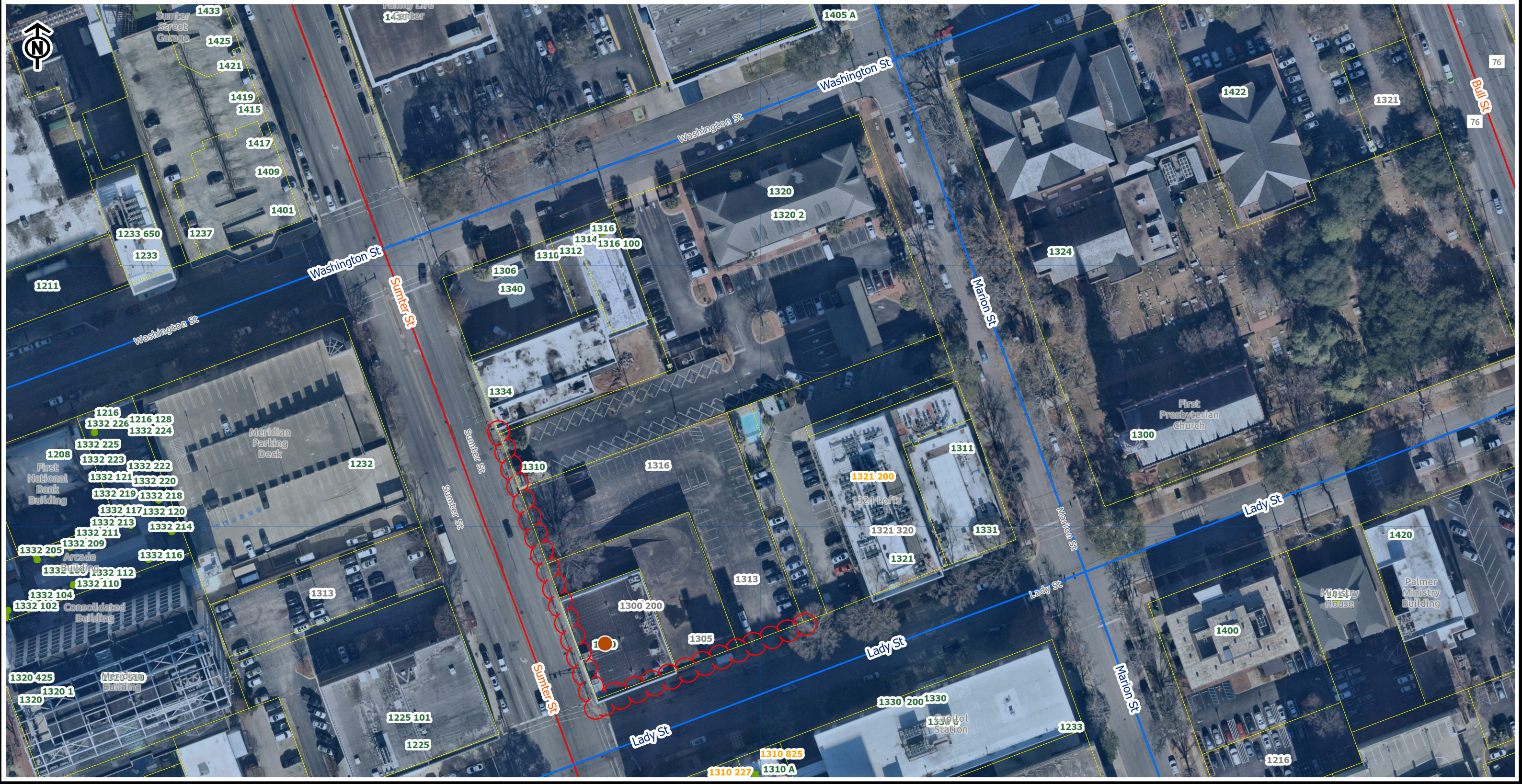
**CITY COUNCIL
ENCROACHMENT SUMMARY
2026-008**



**1300 BLOCKS OF SUMTER STREET AND LADY STREET
ADJACENT TO 1300 AND 1310 SUMTER STREET AND 1305 AND 1313 LADY
STREET
SIDEWALKS, CONCRETE STAIRS WITH HANDRAILS, BIKE RACKS,
ACCESSIBLE RAMP, LANDSCAPING AND IRRIGATION**

Subject Property:	Right-of-way adjacent to 1300 and 1310 Sumter Street and 1305 and 1313 Lady Street
Council District:	2
Proposal:	The applicant is requesting an encroachment for installation and maintenance of sidewalks, concrete stairs with handrails, bike racks, an accessible ramp, landscaping and irrigation.
Applicant:	Palmetto Citizens Federal Credit Union
Staff Recommendation:	Approval.

Detail:	The applicant is requesting an encroachment for the installation and maintenance of sidewalks measuring approximately six (6') feet in width three hundred ninety (390') feet in length, concrete stairs with handrails, six (6) bike racks measuring approximately six (6') feet in length two (2') feet in width, an accessible ramp, landscaping and irrigation adjacent to 1300 and 1300 Sumter Street and 1305 and 1313 Lady Street, as shown on the attached drawings; and, Conditions of the proposed encroachment are as follows: 1. No item, including landscaping, shall be placed, planted or allowed to grow such that it creates a visual impediment to persons safely entering or exiting the driveway or to persons safely walking along the sidewalk. The City reserves the right to remove or cut any item located within the right of way which it deems to be a safety hazard. 2. Grantee is responsible for all maintenance and assuring that all accessibility and ADA requirements are met and maintained. 3. Grantee is responsible for maintaining landscaping and improvements. 4. Irrigation must be designed to avoid spraying walkways, sidewalks and streets and/or creating hazardous conditions upon the walkways, sidewalks and streets. 5. Obstructions of more than be four (4') feet in height are prohibited within the sight-visibility triangle. 6. Forestry and Beautification shall be provided access to trees within the right of way for maintenance purposes. 7. All trees shall be protected and no large tree roots shall be removed from any existing trees. 8. Prior to installation of any right-of-way improvements, coordinate with City Traffic Engineering staff to ensure there is no conflict with City of Columbia underground traffic signal and street lighting circuits. 9. Grantee shall ensure protection of the two existing 30" oaks on Marion Street, which are being retained. These trees shall be protected by utilizing a tree protection zone for the project's duration. 10. Grantee shall provide easements for pedestrian access along the sidewalk located on private property adjacent to Sumter Street.
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Citywide GIS Viewer Map

This map was prepared using
the City GIS Viewer
City of Columbia - GIS Division
1/6/2026 2:44 PM



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Address Point

Dwelling Type

- Single Family
- Multi Unit
- Others
- InActive

Tax Parcel

Street & Ownership

- CFCC,Ownership
- Interstate
- Highway
- City Maintained

State Maintained

Private

Others

Columbia City Limits

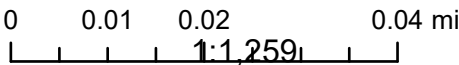
FEMA Flood Hazard Area Imagery 2025

FLD_ZONE, ZONE_SUBTY

- AE - Floodway
- AE - 100yr Flood Plain
- A - No Base Flood Elevation
- X - 500yr Flood Plain

RGB

- Red: Band_1
- Green: Band_2
- Blue: Band_3



1:1,259

CITY OF COLUMBIA GIS DATA DISCLAIMER:
The City of Columbia GIS data represented on this map or plan is the product of the compilation of data produced by others. It is provided for informational purposes only and the City of Columbia makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.



Permanent Encroachment

Application and Checklist

4. Project Description

Provide a brief description of the project and list all items that will be placed in the right-of-way (walls, fences, columns, steps, irrigation systems, landscaping, driveways, pavers, sidewalks/walkways, planters, awnings, etc.)

Demolition of items necessary to facility improvements along Lady , Marion and Washington Streets. Improvements constructed in the R/W include driveway connections, sidewalks, parking spaces, ADA ramps, landscape features, bicycle racks/parking, street trees, landscaping, exterior lighting, water and sanitary sewer connections, storm drainage collection piping, on-street vehicular spaces.

For staff use only

Date received (M/D/Y): ____/____/____

By: _____



Permanent Encroachment

Application and Checklist

Any damage to the street or sidewalk caused by construction shall be repaired to the satisfaction of the City Manager. Improvements within the encroachment shall be maintained by the grantee at no cost to the City in a manner approved by the City Manager.

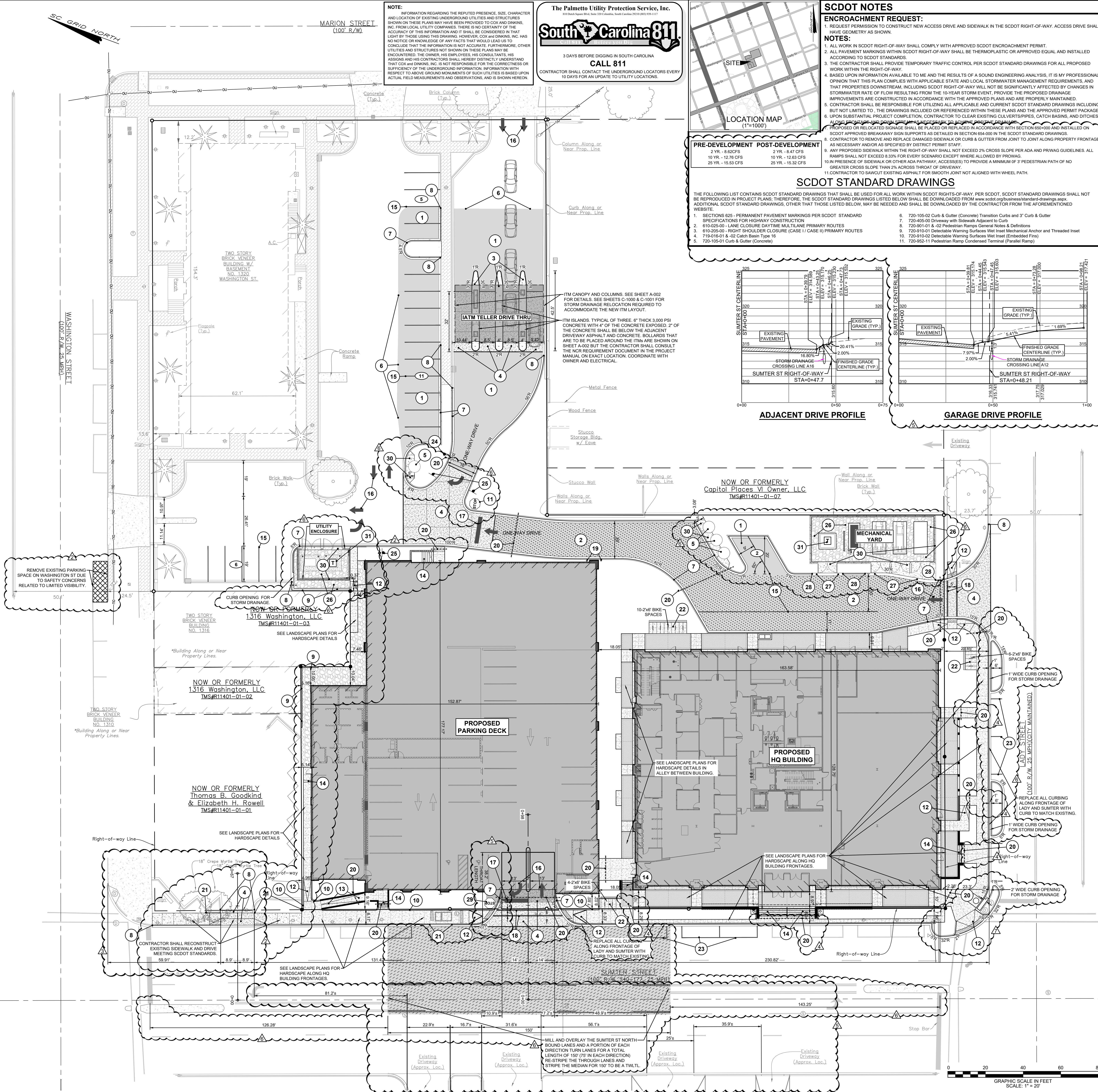
Property owned, operated and maintained by SCDOT shall comply with SCDOT encroachment requirements.

Permittee understands and agrees that the privilege granted may be modified or terminated by the City of Columbia at any time without notice and that the privilege granted hereby is subject to applicant's compliance with the following conditions, restrictions or limitations:

Permittee must comply with all existing City of Columbia and any other state or federal codes, rules and regulations, as applicable including the Americans with Disabilities Act, now in existence or hereafter enacted.

7. Signature

Signature of Applicant 	
Print Name Michael Beam, CFO, COO	Date 4/8/2025



NOTE:
INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES SHOWN ON THESE PLANS MAY HAVE BEEN PROVIDED TO COX AND DINKINS, INC. FROM LOCAL UTILITY COMPANIES. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED THAT LIGHT BY THOSE USING THE DRAWING, HOWEVER, COX AND DINKINS, INC. HAS NO NOTICE OR KNOWLEDGE OF ANY FACTS THAT WOULD LEAD US TO CONCLUDE THAT THE INFORMATION IS NOT ACCURATE. FURTHERMORE, OTHER UTILITIES AND STRUCTURES NOT SHOWN ON THESE PLANS MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS AGENTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT COX AND DINKINS, INC. IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE UNDERGROUND INFORMATION. INFORMATION WITH RESPECT TO ABOVE GROUND MONUMENTS OF SUCH UTILITIES IS BASED UPON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS, AND IS SHOWN HEREON.

The Palmetto Utility Protection Service, Inc.
South Carolina 811
3 DAYS BEFORE DIGGING IN SOUTH CAROLINA
CALL 811
CONTRACTOR SHALL CONTACT THE UNDERGROUND LOCATORS EVERY 10 DAYS FOR AN UPDATE TO UTILITY LOCATIONS



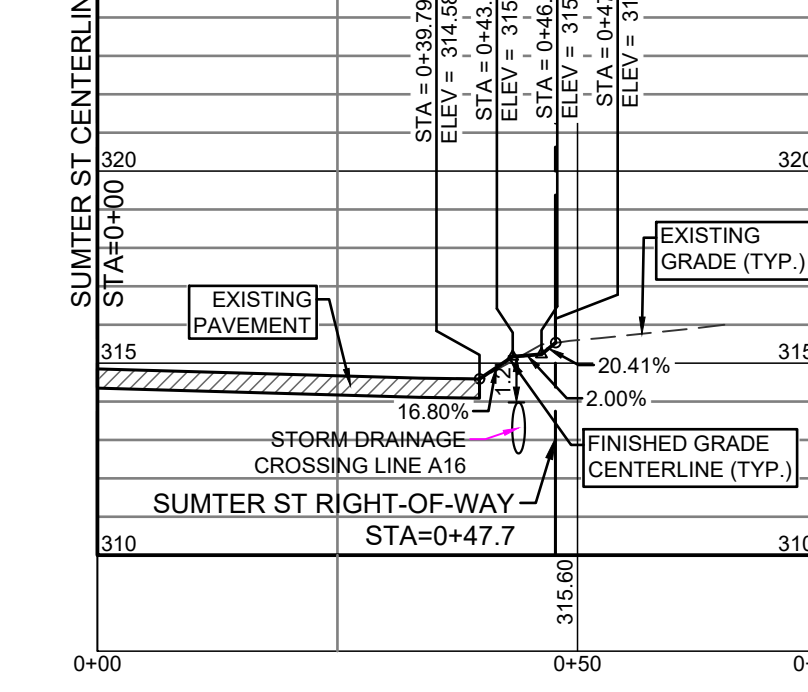
PRE-DEVELOPMENT POST-DEVELOPMENT
2 YR - 8.62 CFS 2 YR - 8.41 CFS
10 YR - 12.76 CFS 10 YR - 12.63 CFS
25 YR - 15.53 CFS 25 YR - 15.32 CFS

SCDOT STANDARD DRAWINGS

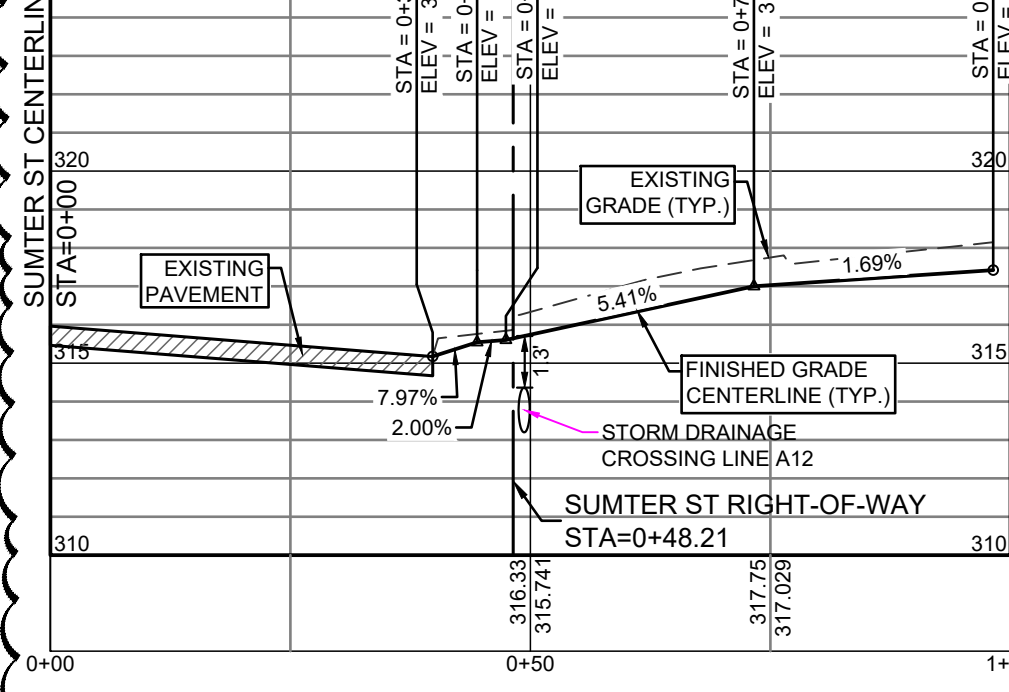
THE FOLLOWING LIST CONTAINS SCDOT STANDARD DRAWINGS THAT SHALL BE USED FOR ALL WORK WITHIN SCDOT RIGHTS-OF-WAY. PER SCDOT, SCDOT STANDARD DRAWINGS SHALL NOT BE REPRODUCED IN PROJECT PLANS. THEREFORE, THE SCDOT STANDARD DRAWINGS LISTED BELOW SHALL BE DOWNLOADED FROM www.scdot.org/business/standard-drawings.aspx. ADDITIONAL SCDOT STANDARD DRAWINGS, OTHER THAN THOSE LISTED BELOW, MAY BE NEEDED AND SHALL BE DOWNLOADED BY THE CONTRACTOR FROM THE AFOREMENTIONED WEBSITE.

1. SECTIONS 625 - PERMANENT PAVEMENT MARKINGS PER SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION	6. 720-105-02 Curb & Gutter (Concrete) Transition Curbs and 3' Curb & Gutter
2. 610-025-00 - LANE CLOSURE DAYTIME MULTILANE PRIMARY ROUTES	7. 720-050-00 Driveway with Sidewalk Adjacent to Curb
3. 610-025-00 - RIGHT SHOULDER CLOSURE (CASE I / CASE II) PRIMARY ROUTES	8. 720-010-01 & -02 Pedestrian Ramps General Notes & Definitions
4. 710-010-01 & -02 Catch Basin Type 1B	9. 720-010-01 Detectable Warning Surfaces Wet Inset Mechanical Anchor and Threaded Inset
5. 720-105-01 Curb & Gutter (Concrete)	10. 720-010-02 Detectable Warning Surfaces Wet Inset (Embedded First)
	11. 720-052-11 Pedestrian Ramp Condensed Terminal (Parallel Ramp)

ADJACENT DRIVE PROFILE



GARAGE DRIVE PROFILE



PAVEMENT LEGEND

1	STANDARD DUTY ASPHALTIC CONCRETE PAVEMENT (SEE DETAIL)
2	HEAVY DUTY ASPHALTIC CONCRETE PAVEMENT (SEE DETAIL)
3	STANDARD DUTY CONCRETE PAVEMENT (SEE DETAIL)
4	HEAVY DUTY CONCRETE PAVEMENT (SEE DETAIL)

CODED NOTES

- STANDARD DUTY ASPHALTIC CONCRETE PAVEMENT. VERIFY PAVEMENT SECTION WITH PROJECT GEOTECHNICAL REPORT AND/OR OWNER'S GEOTECHNICAL ENGINEER. (TYPICAL) (SEE DETAIL)
- HEAVY DUTY ASPHALTIC CONCRETE PAVEMENT. VERIFY PAVEMENT SECTION WITH PROJECT GEOTECHNICAL REPORT AND/OR OWNER'S GEOTECHNICAL ENGINEER. (TYPICAL) (SEE DETAIL)
- STANDARD DUTY CONCRETE PAVEMENT. (SEE DETAIL) (TYPICAL) INSTALL CONTROL JOINTS AS SHOWN ON THE PLAN. INSTALL EXPANSION JOINTS AT JUNCTIONS WITH OTHER PAVEMENT MATERIALS, WALLS, LIGHTING, AND OTHER NON-MOVING OBJECTS. VERIFY PAVEMENT SECTION WITH GEOTECHNICAL ENGINEER.
- HEAVY DUTY CONCRETE PAVEMENT. (SEE DETAIL) (TYPICAL) INSTALL CONTROL JOINTS AS SHOWN ON THE PLAN. INSTALL EXPANSION JOINTS AT JUNCTIONS WITH OTHER PAVEMENT MATERIALS, WALLS, LIGHTING, AND OTHER NON-MOVING OBJECTS. VERIFY PAVEMENT SECTION WITH GEOTECHNICAL ENGINEER.
- FURNISH AND INSTALL SUTERA IN-GROUND DUMPSITER PER MANUFACTURE SPECIFICATIONS. CONFIRM CONFIGURATION WITH OWNER AND/OR ARCHITECT BEFORE CONSTRUCTION.
- CONTRACTOR SHALL TIE THE NEW ASPHALT PAVEMENT INTO EXISTING PAVEMENT ALONG THIS LINE.
- FURNISH AND INSTALL NEW 18" CONCRETE "L" TYPE CURB AND GUTTER. INSTALL CONTROL JOINTS AT 10.0' O.C. AND EXPANSION JOINTS AT 50.0' O.C. SEAL ALL EXPANSION JOINTS. (TYPICAL) (SEE DETAIL)
- CONTRACTOR SHALL TIE THE NEW CURB AND GUTTER INTO EXISTING CURB AND GUTTER AT THIS LOCATION.
- FURNISH AND INSTALL NEW 6" TALL CONCRETE CURB RISER ADJACENT TO EXISTING BUILDING. INSTALL CONTROL JOINTS AT 10.0' O.C. AND EXPANSION JOINTS AT 50.0' O.C. SEAL ALL EXPANSION JOINTS. (TYPICAL) (SEE DETAIL)
- FURNISH AND INSTALL NEW 6" TALL CONCRETE CURB RISER ALONG BACK OF SIDEWALK. INSTALL CONTROL JOINTS AT 10.0' O.C. AND EXPANSION JOINTS AT 50.0' O.C. SEAL ALL EXPANSION JOINTS. (TYPICAL) (SEE DETAIL) WITH RISER DETAIL
- FURNISH AND INSTALL 36" STOP SIGN PER MUTCD R1-1-36. (TYPICAL)
- ACCESSIBLE RAMP WITH DETECTABLE WARNING SURFACE WHERE SHOWN. FEATHER CURB WHEN APPLICABLE. (TYPICAL) (SEE DETAIL) ENSURE LANDING AREA SLOPE DOES NOT EXCEED 2.0%. MAXIMUM RISE SHALL NOT EXCEED 6" IN 6'. NO PAVERS SHALL BE LOCATED WITHIN THE RAMP AREAS.
- ACCESSIBLE RAMP WITH HANDRAIL. ENSURE LANDING AREA SLOPE DOES NOT EXCEED 2.0%. MAXIMUM RISE SHALL NOT EXCEED 6" IN 6'. SEE ARCHITECTURAL PLANS FOR MORE INFORMATION)
- CONCRETE STAIRS WITH HANDRAIL. (SEE ARCHITECTURAL AND LANDSCAPE PLANS FOR MORE INFORMATION)
- APPLY 4" WIDE PAINTED WHITE PARKING LOT STRIPING. (TYPICAL) (SEE STRIPING NOTES)
- APPLY PAINTED WHITE TRAFFIC DIRECTIONAL FLOW ARROW. (TYPICAL) (SEE STRIPING NOTES) (SEE DETAIL)
- APPLY 24" WIDE PAINTED WHITE STOP BAR. (TYPICAL) (SEE STRIPING NOTES)
- APPLY 6" WIDE THERMOPLASTIC OR APPROVED PERMANENT WHITE CROSS WALK STRIPING. (SEE STRIPING NOTES)
- FURNISH AND INSTALL PAINTED YELLOW BOLLARD. (TYPICAL) (SEE DETAIL)
- FURNISH AND INSTALL SLEEVING FOR IRRIGATION AND ELECTRICAL. (COORDINATE WITH LANDSCAPE, IRRIGATION, AND SITE ELECTRICAL PLANS FOR EXACT NUMBER AND LOCATION) (SEE DETAIL)
- CONTRACTOR SHALL FEATHER CURB AT THIS LOCATION. (SEE DETAIL)
- SEE ARCHITECTURAL PLANS AND LANDSCAPE PLANS FOR BIKE RACK DETAILS.
- NEW LOCATION OF RELOCATED PARALLEL PARKING SPACE.
- RIGHT TURN ONLY SIGNAGE MEETING MUTCD STANDARDS.
- DO NOT ENTER SIGNAGE MEETING MUTCD STANDARDS.
- CONTRACTOR TO INSTALL 6" THICK SECTION OF STONE ON NON-WOVEN FABRIC.
- FURNISH AND INSTALL NEW 18" CONCRETE ROLL CURB AND GUTTER. INSTALL CONTROL JOINTS AT 10.0' O.C. AND EXPANSION JOINTS AT 50.0' O.C. SEAL ALL EXPANSION JOINTS. (TYPICAL) (SEE DETAIL)
- CONTRACTOR SHALL FEATHER CURB FROM "L" TYPE CURB TO ROLL TYPE CURB AT THIS LOCATION.
- FURNISH AND INSTALL 36" STOP SIGN PER MUTCD R1-1-36 WITH "NO LEFT TURN" (R3-2) SIGN
- FURNISH AND INSTALL 4" THICK 3000 PSI CONCRETE AS SHOWN. CONTRACTOR SHALL INSTALL CONTROL JOINTS AT 6.0' O.C. AND AT BENDS IN THE CONCRETE. INSTALL EXPANSION JOINTS AT JUNCTIONS BETWEEN WALKS. SEAL ALL EXPANSION JOINTS. SEE ARCHITECTURAL PLANS FOR MECHANICAL YARD AND UTILITY ENCLOSURE DETAILS.
- SEE GUIDE FOR LOCATIONS/SPOTTING PAD-MOUNTED TRANSFORMER SHEET C1101.

NOTE:
ALL ADA COMPLIANT PARKING IS LOCATED WITHIN THE PARKING DECK.

NOTES REGARDING STRIPING:

- ALL PAVEMENT MARKINGS WITHIN THE RIGHT-OF-WAY SHALL BE THERMOPLASTIC OR APPROVED PERMANENT EQUIVALENT.
- ALL PARKING LOT STRIPING SHOWN SHALL BE PERFORMED BY THE CONTRACTOR USING WHITE TRAFFIC MARKING PAINT UNLESS OTHERWISE LISTED BELOW, NOTED ON THE PLANS OR STATED IN THE APPROVED ENCROACHMENT PERMIT(S). PAINT SHALL BE F-8-T-P-1962 (WATERBORNE) TRAFFIC PAINT AND SHALL BE APPLIED IN TWO COATS AND IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- ITEMS THAT SHALL BE PAINTED WHITE PAINT INCLUDE: PARKING STALLS, DIRECTIONAL ARROWS, STOP BARS, AND PEDESTRIAN CROSS WALKS.
- ITEMS THAT SHALL BE PAINTED YELLOW PAINT INCLUDE: ALL SITE WORK PROTECTIVE GUARD POSTS BEYOND FIVE FEET OF THE BUILDING, STEEL PIPE BASE OF HANDICAP PARKING SIGNS, AND LOADING AREAS.
- ITEMS THAT SHALL BE PAINTED BLUE PAINT INCLUDE: HANDICAP PARKING STALLS, HANDICAP SYMBOLS, AND ACCESSIBLE STRIPED ISLANDS ADJACENT TO HANDICAP PARKING SPACES.

SIGNAGE NOTES

- THE CONTRACTOR SHALL FURNISH AND INSTALL "STOP" SIGNS IN THE LOCATIONS INDICATED ON THE PLANS. "STOP" SIGNS SHALL BE 36"x36", WITH RED REFLECTORIZED BACKGROUND AND WHITE REFLECTORIZED LEGEND AND BORDER CONFORMING TO MUTCD SPECIFICATIONS FOR R1-1-36.

SITE NOTES:

- TOTAL PROJECT AREA = 2.7 ACRES
- TMS R11402-16-01, R11401-01-08, -09, -10 AND -14 IS "DAC".
- BUILDING SETBACKS FOR "DAC" ZONING ARE:
SIDE N/A
REAR N/A
FRONT - MAXIMUM OF 10' OR THE AVERAGE AS OUTLINED IN THE CODE.
- MAXIMUM BUILDING HEIGHT N/A.

NOTES:

- ALL LANDSCAPING SHALL MEET ALL REQUIREMENTS OF THE CITY OF COLUMBIA.
- ALL LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBIA REQUIREMENTS.

REFERENCES:

- ALTANSPS LAND TITLE SURVEY & TOPOGRAPHIC MAP PREPARED FOR PALMETTO CITIZENS FEDERAL CREDIT UNION BY COX AND DINKINS, INC., DATED FEBRUARY 20, 2024, REVISED AUGUST 26, 2024.

GENERAL NOTES:

- THE SUBJECT PROPERTY IS IDENTIFIED AS RICHLAND COUNTY TAX MAP PARCEL TMS# R11402-16-01, R11401-01-08, -09, -10 AND -14.
- TOTAL AREA OF SUBJECT PROPERTY IS 2.7 ACRES.
- ZONING OF THE SUBJECT PARCEL TMS# R11402-16-01, R11401-01-08, -09, -10 AND -14 IS "DAC".
- CONTOUR INTERVAL ELEVATIONS ARE ONE (1) FOOT. ELEVATIONS SHOWN ARE NAVD 88 DATUM.
- THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE. THE LOCATIONS OF OTHER UNDERGROUND UTILITIES AND THEIR SERVICES ARE UNKNOWN. CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
- THIS PROPERTY IS LOCATED IN FLOOD ZONE X. PER FLOOD INSURANCE RATE MAP NUMBER 45079C0243L, REVISED DECEMBER 21, 2017, BY SCALED LOCATION AND GRAPHIC PLOTTING ONLY.
- IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THAT THEY AND THEIR SUBCONTRACTORS HAVE THE CORRECTMOST UP-TO-DATE PLANS AVAILABLE.
- ALL SIDEWALKS, STRIPING AND SIGNAGE SHALL BE ADA AND MUTCD COMPLIANT.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

COX AND DINKINS
ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS
724 BELTLINE BLVD.
COLUMBIA, SC 29205
803.254.0518
COXANDINKINS.COM
C&D PROJ. NO. 24004

PROJECT TITLE
NEW HEADQUARTERS BUILDING & PARKING GARAGE
PALMETTO CITIZENS FEDERAL CREDIT UNION
1300 SUMTER STREET
COLUMBIA, SC 29201

SHEET NO.
C-700

PROJECT NO.
23.325.00

DATE
12/20/24

DESCRIPTION
GMP2 SITE AND EARLY RELEASE ITEMS

REVISIONS
1 12/20/25 OFF-SITE STORM DRAINAGE AND OTHER GENERAL REVISIONS
2 12/20/25 NOTES FOR SCDOT ENCROACHMENT PERMIT APPLICATION
3 5/28/25 RFP004
4 8/19/25 REVISIONS PER SCDOT
5 9/25/25 RFP016
6 11/12/25 RFP016 REVISION 1

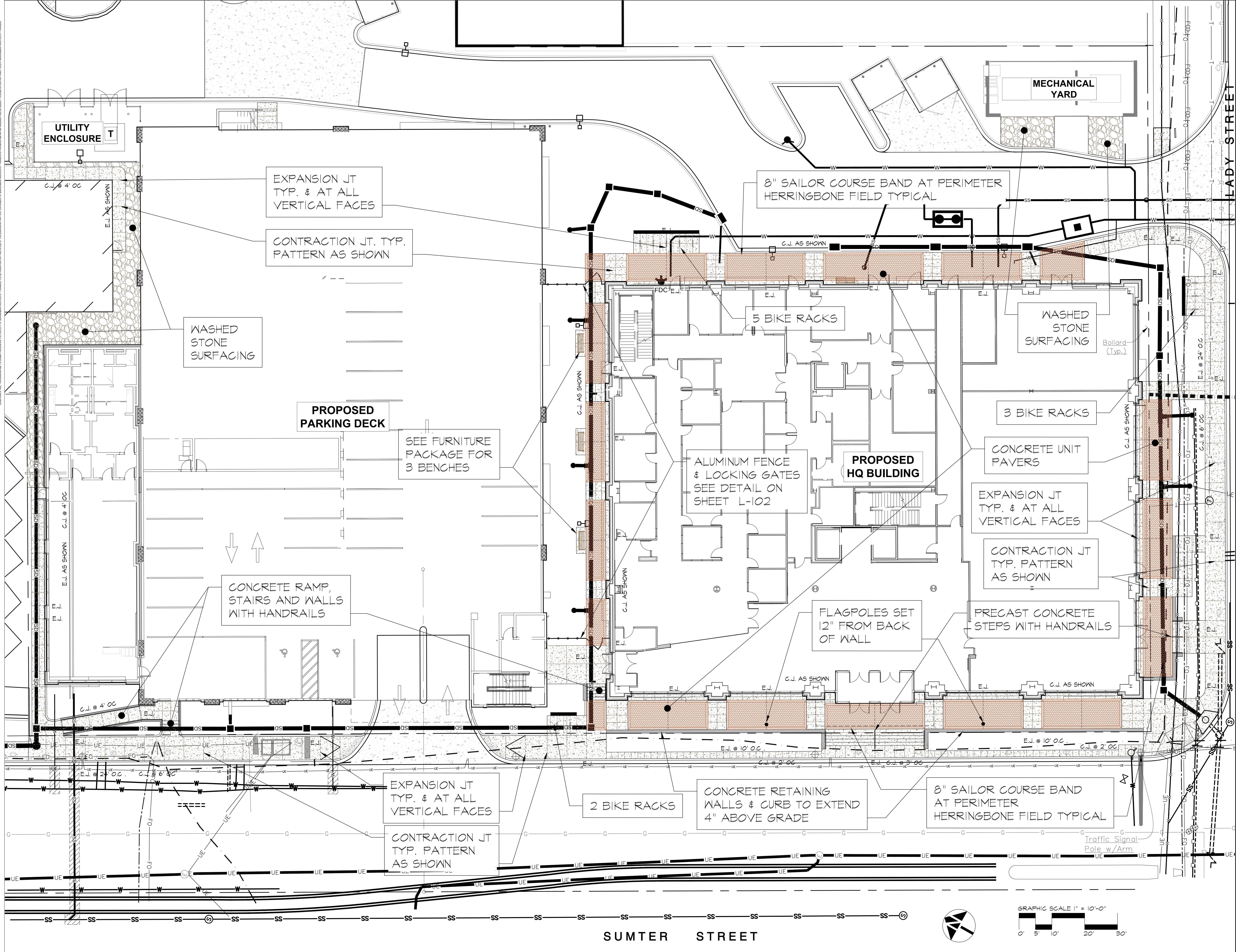
PROJECT NO.
23.325.00

SHEET TITLE
SITE PLAN

PROJECT NO.
23.325.00

SHEET NO.
C-700

Page 117 of 196





Meeting Date: February 17, 2026

Department: Legal

From: Teresa Knox, City Attorney

Ordinance No.: 2026-010 - Granting an encroachment to 604 Huger LLC for the use of the right of way areas of the 500 block of Blossom Street, the 600 block of Huger Street and the 600 block of Pulaski Street for the installation and maintenance of sidewalks, seat walls, landscaping and irrigation adjacent to 604 Huger Street, Richland County TMS# 08914-01-10

First reading approval was given on February 3, 2026.

Background Summary:

Attachments:

1. 2026-010 - Antique Apartments credit union encroachment
2. 2026-010 - case packet

ORDINANCE NO.: 2026-010

Granting an encroachment to 604 Huger LLC for the use of the right of way areas of the 500 block of Blossom Street, the 600 block of Huger Street and the 600 block of Pulaski Street for the installation and maintenance of sidewalks, seat walls, landscaping and irrigation adjacent to 604 Huger Street, Richland County TMS# 08914-01-10

WHEREAS, 604 Huger LLC, (hereinafter "Grantee") desires to utilize a portion of the right of way areas of the 500 block of Blossom Street, the 600 block of Huger Street and the 600 block of Pulaski Street for the installation and maintenance of sidewalks measuring between approximately five (5') to fourteen (14') feet in width eight hundred five (805') feet in length, four (4) seat walls measuring approximately eighteen (18") inches in height, landscaping and irrigation adjacent to 604 Huger Street, as shown on the attached drawings; and,

WHEREAS, it appears that the encroachment will not interfere with the use of the medians or street for traffic, utility locations or other uses within the foreseeable future; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this ____ day of _____, 2026, that Grantee is hereby granted the right to use the right of way areas of the 500 block of Blossom Street, the 600 block of Huger Street and the 600 block of Pulaski Street adjacent to 604 Huger Street, Richland County TMS# 08914-01-10, for the installation and maintenance of sidewalks measuring between approximately five (5') to fourteen (14') feet in width eight hundred five (805') feet in length, four (4) seat walls measuring approximately eighteen (18") inches in height, landscaping and irrigation, as shown on the attached drawings.

PROVIDED FURTHER that all work shall comply with the requirements of The City of Columbia, South Carolina Department of Transportation (SCDOT) and Federal Emergency Management Agency (FEMA) now in existence or hereafter enacted. The materials and type of finish to be used are to be approved by the City Engineer prior to installation. Any damage to the street or sidewalk caused by Grantee's construction shall be repaired to the satisfaction of the City Manager. Improvements within the encroachment shall be maintained by the grantee at no cost to the City in a manner approved by the City Manager; and,

PROVIDED further that in the event the City has to make repairs or maintain utility lines located within the encroachment area the City will replace any items removed for the utility repair or maintenance with like items to those removed; and,

PROVIDED FURTHER that the privilege granted hereby may be modified or terminated by Columbia City Council at any time without notice to the Grantee, its successors and assigns; and,

PROVIDED FURTHER that a certificate of insurance be issued as evidence of general liability insurance with at least the minimum amount of \$600,000.00 for personal injury and property damage and naming the City as an insured, be provided to and filed annually with the City Clerk by Grantee, his successors and assigns, as required by Chapter 11, Licenses, Permits, Business Regulations, Article III, Contractors, Sec. 11-71, 1998 Code of Ordinances of the City of Columbia, South Carolina.

PROVIDED FURTHER that the privilege granted hereby is subject to the Grantee complying with the following conditions, restrictions or limitations:

1. No item, including landscaping, shall be placed, planted or allowed to grow such that it creates a visual impediment to persons safely entering or exiting the driveway or to persons safely walking along

LEGAL DEPARTMENT DRAFT

the sidewalk. The City reserves the right to remove or cut any item located within the right of way which it deems to be a safety hazard.

2. Grantee is responsible for all maintenance and assuring that all accessibility and ADA requirements are met and maintained.

3. Grantee is responsible for maintaining landscaping and improvements.

4. Irrigation must be designed to avoid spraying walkways, sidewalks and streets and/or creating hazardous conditions upon the walkways, sidewalks and streets.

5. Obstructions of more than be four (4') feet in height are prohibited within the sight-visibility triangle.

6. Forestry and Beautification shall be provided access to trees within the right of way for maintenance purposes.

7. All trees shall be protected and no large tree roots shall be removed from any existing trees.

8. Prior to installation of any right-of-way improvements, coordinate with City Traffic Engineering staff to ensure there is no conflict with City of Columbia underground traffic signal and street lighting circuits.

9. Seat wall benches to be installed in Pulaski Street right-of-way shall consist of the Landscape Forms 35 Collection "Stay" bench powder coated silver model with one divider and no arms.

10. Applicant shall coordinate with Planning staff the proposed locations of light poles, mast arms, and any to-be relocated small cell nodes.

BE IT FURTHER ORDAINED that Grantee, in consideration of the above privilege, shall at its expense provide for protection and relocation of all utilities that might be within this area to the satisfaction of the City Manager.

Requested by:

Assistant City Manager Palen

Mayor

Approved by:

City Manager

Approved as to form:

ATTEST:


Deputy City Attorney

City Clerk

Introduced:

Final Reading:

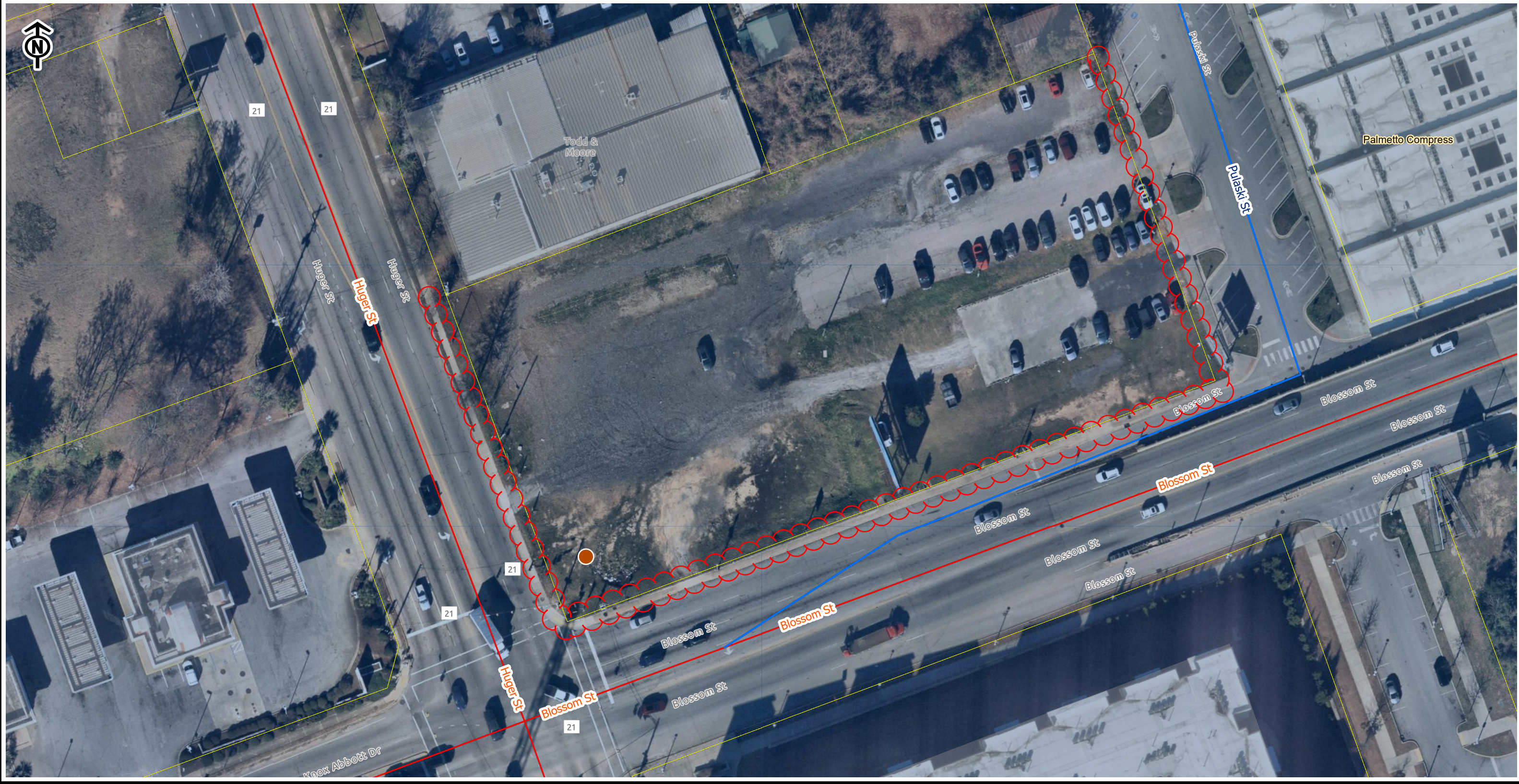
**CITY COUNCIL
ENCROACHMENT SUMMARY
2026-010**



**500 BLOCK OF BLOSSOM STREET, 600 BLOCK OF HUGER STREET AND 600
BLOCK OF PULASKI STREET
ADJACENT TO 604 HUGER STREET
SIDEWALKS, SEAT WALLS, LANDSCAPING AND IRRIGATION**

Subject Property:	Right-of-way adjacent to 604 Huger Street
Council District:	3
Proposal:	The applicant is requesting an encroachment for installation and maintenance of sidewalks, seat walls, landscaping and irrigation.
Applicant:	604 Huger LLC
Staff Recommendation:	Approval.

Detail:	The applicant is requesting an encroachment for the installation and maintenance of sidewalks measuring between approximately five (5') to fourteen (14') feet in width eight hundred five (805') feet in length, four (4) seat walls measuring approximately eighteen (18") inches in height, landscaping and irrigation adjacent to 604 Huger Street, as shown on the attached drawings; and, Conditions of the proposed encroachment are as follows: 1. No item, including landscaping, shall be placed, planted or allowed to grow such that it creates a visual impediment to persons safely entering or exiting the driveway or to persons safely walking along the sidewalk. The City reserves the right to remove or cut any item located within the right of way which it deems to be a safety hazard. 2. Grantee is responsible for all maintenance and assuring that all accessibility and ADA requirements are met and maintained. 3. Grantee is responsible for maintaining landscaping and improvements. 4. Irrigation must be designed to avoid spraying walkways, sidewalks and streets and/or creating hazardous conditions upon the walkways, sidewalks and streets. 5. Obstructions of more than be four (4') feet in height are prohibited within the sight-visibility triangle. 6. Forestry and Beautification shall be provided access to trees within the right of way for maintenance purposes. 7. All trees shall be protected and no large tree roots shall be removed from any existing trees. 8. Prior to installation of any right-of-way improvements, coordinate with City Traffic Engineering staff to ensure there is no conflict with City of Columbia underground traffic signal and street lighting circuits. 9. Seat wall benches to be installed in Pulaski Street right-of-way shall consist of the Landscape Forms 35 Collection "Stay" bench powder coated silver model with one divider and no arms. 10. Applicant shall coordinate with Planning staff the proposed locations of light poles, mast arms, and any to-be relocated small cell nodes.
----------------	---



Citywide GIS Viewer Map

This map was prepared using
the City GIS Viewer
City of Columbia - GIS Division
1/14/2026 2:21 PM



Tax Parcel



Building Footprint

Street & Ownership

CFCC,Ownership



Interstate



Highway



City Maintained



State Maintained



Private



Others



Columbia City Limits



Blue: Band_3

Imagery 2025

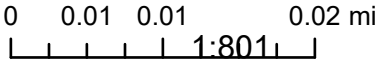
RGB



Red: Band_1



Green: Band_2



1:801

CITY OF COLUMBIA GIS DATA DISCLAIMER:
The City of Columbia GIS data represented on this map or plan is the product of the compilation of data produced by others. It is provided for informational purposes only and the City of Columbia makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.



Permanent Encroachment

Application and Checklist

4. Project Description

Provide a brief description of the project and list all items that will be placed in the right-of-way (walls, fences, columns, steps, irrigation systems, landscaping, driveways, pavers, sidewalks/walkways, planters, awnings, etc.)

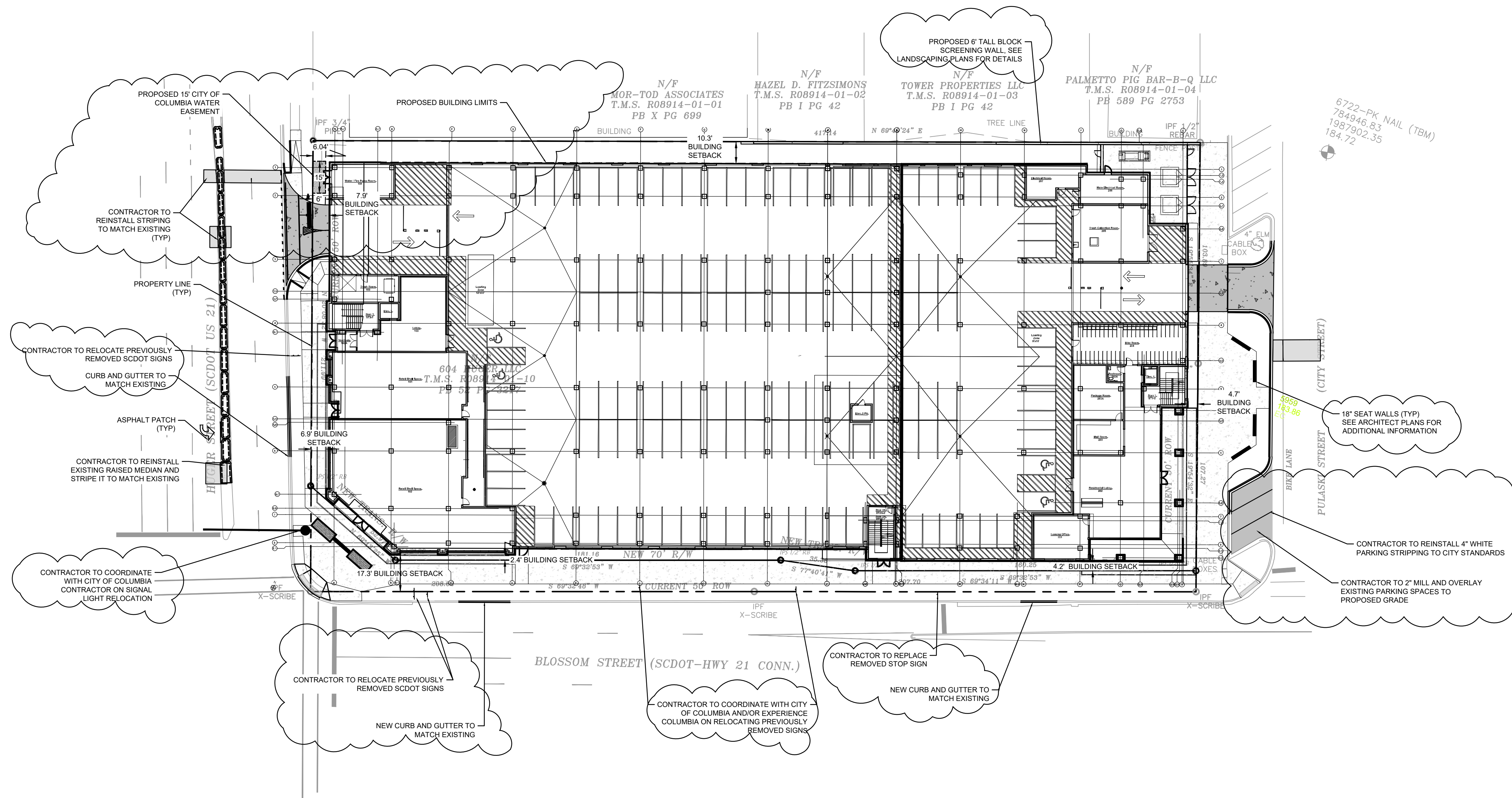
Proposed development is a mixed use project consisting of two commercial leasing units and multi-family units (118 3 bedrooms, 20 two bedrooms, and 36 one bedroom units). Associated improvements within the Pulaski St right-of-way are as follows:

- 1) reduction of one existing on-street parking space
- 2) removal of one existing driveway and slight realignment of another driveway for entrance to the parking garage & curb realignment.
- 3) removal and expansion of the sidewalk along Pulaski St
- 4) landscaping revisions within Pulaski St r/w
- 5) 4 seat walls near the entry plaza for the multi-family entrance
- 6) canopy encroachment for the residential lobby
- 7) irrigation
- 8) revised street lighting

For staff use only

Date received (M/D/Y): ____/____/____

By: _____



DEVELOPMENT SUMMARY:

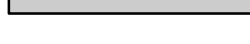
SITE SUMMARY:

CURRENT ZONING:	MC (MIXED COMMERCIAL DISTRICT)	
PROPOSED ZONING:	ID (INNNOVISTA DESIGN OVRLAY DISTRICT)	
SITE AREA:	2.02	ACRES
ROW DEDICATION:	0.14	ACRES
ADJUSTED SITE AREA:	1.89	ACRES
FUTURE IMPERVIOUS AREA:	1.67	ACRES (88.4%)
FUTURE PERVIOUS AREA:	0.22	ACRES (11.6%)
TOTAL DISTURBED AREA:	2.40	ACRES
BUILDING SETBACK:		
FRONT (BLOSSOM STREET):	5.4	FT
FRONT (BLOSSOM STREET):	4.5	FT
SIDE (HUGER STREET):	24	FT
SIDE (HUGER STREET):	10	FT
SIDE (PULASKI STREET):	3.9	FT
BACK:	10.1	FT

SITE NOTES:

1. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY STRADA ARCHITECTURE, LLC, DATED 05/08/2025 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
2. EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY SURVEY ONE, LLC, DATED 05/09/2025.
3. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE FACE OF CURB.
5. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, SCDOT, AND SOUTH CAROLINA STATE CODE.
6. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.

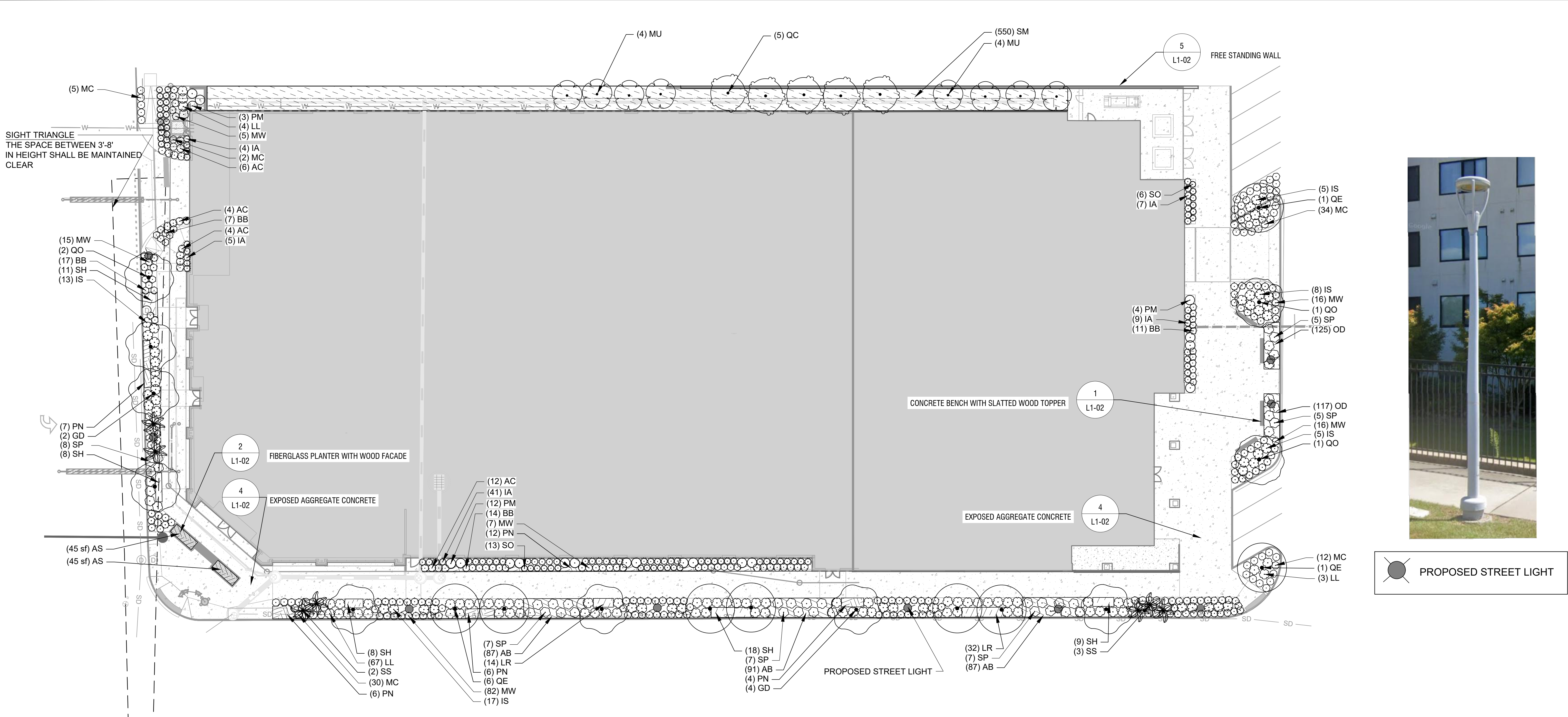
SITE PLAN LEGEND:

	PROPERTY LINE
	XX FT BUILDING SETBACK LINE
	XX FT LANDSCAPE BUFFER LINE
	STANDARD DUTY ASPHALT PAVEMENT
	STANDARD DUTY CONCRETE SIDEWALK
	STANDARD DUTY CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT



PROJECT: ANTIQUE APARTMENTS 604 HUGER STREET, COLUMBIA, SC 29201		CLIENT: 604 HUGER LLC 1607 WALNUT STREET, PHILADELPHIA, PA 19103 PHONE: 786-586.0807	  Kimley»Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 802 GERVAIS STREET, SUITE 201 COLUMBIA, SC 29201 PHONE: (803) 463-3675 WWW.KIMLEY-HORN.COM		A	RESUBMITTAL 1	RG	07/11/25	
TITLE: SITE PLAN					0	ISSUED FOR CONSTRUCTION PERMIT MOD.	SUBMITTAL	RG	08/08/25
					1	CITY OF COLUMBIA WATER RESUBMITTAL		RG	09/05/25
					2	FINAL SITE PERMIT PACKAGE SUBMITTAL		RG	10/10/25
CHECKED BY:			No.	REVISIONS		DATE	BY		

Drawing name: K:\COL_PRR\Projects\015375 PMC Property Group\000 Antique Apartments\02 - DWG\Plans\Sheets\L1-00 - LANDSCAPE PLAN.dwg Oct 10, 2025 1:30pm by: Aven Brasher
This document, together with the associated design and design-related documents, is intended only for the specific purpose and site for which it was prepared. No other use or reliance on this document without written authorization and signature of Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PROPOSED STREET LIGHT

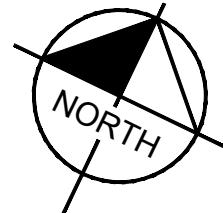
PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	HEIGHT	REMARKS
TREES							
	GD	6	MAIDENHAIR TREE	GINKO BILOBA 'PRINCETON SENTRY'	3" CAL. MIN.	12'-14" MIN.	
	MU	8	ALTA™ SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA 'TMGH'	3" CAL. MIN.	12'-14" MIN.	
	QE	8	HIGHTOWER® WILLOW OAK	QUERCUS PHELLOS 'QPSTA'	3" CAL. MIN.	12'-14" MIN.	
	QO	4	PANACHE® SHUMARD OAK	QUERCUS SHUMARDII 'QSFTC'	3" CAL. MIN.	12'-14" MIN.	
	QC	5	CATHEDRAL™ LIVE OAK	QUERCUS VIRGINIANA 'SDLN'	3" CAL. MIN.	12'-14" MIN.	
	SS	7	CABBAGE PALMETTO	SABAL PALMETTO	---	10'-12" MIN.	
SHRUBS							
	AC	26	CONFETTI® VARIEGATED ABELIA	ABELIA X GRANDIFLORA 'CONTI'	3 GAL. MIN.	18" MIN.	
	BB	50	BLONDE AMBITION BLUE GRAMA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	3 GAL. MIN.	18" MIN.	
	IA	66	SKY PENCIL HOLLY	ILEX CRENATA 'SKY PENCIL'	3 GAL. MIN.	18" MIN.	
	IS	48	SHAMROCK INKBERRY HOLLY	ILEX GLABRA 'SHAMROCK'	3 GAL. MIN.	18" MIN.	
	LL	74	SUNSHINE LIGUSTRUM	LIGUSTRUM SINENSE 'SUNSHINE'	3 GAL. MIN.	18" MIN.	
	MC	84	PINK MUHLY GRASS	MUHLENBERGIA CAPILLARIS	3 GAL. MIN.	18" MIN.	
	MW	141	WHITE CLOUD MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'WHITE CLOUD'	3 GAL. MIN.	18" MIN.	
	PM	19	MAKI YEW PODOCARPUS	PODOCARPUS MACROPHYLLUS 'MAKI'	3 GAL. MIN.	18" MIN.	
	SO	39	STANDING OVATION LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	3 GAL. MIN.	18" MIN.	
	SP	39	GOLD MOUND SPIREA	SPIRAEA X BUMALDA 'GOLDMOUND'	3 GAL. MIN.	18" MIN.	

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	REMARKS
GROUND COVERS							
	AB	265	BURGUNDY GLOW CARPET BUGLE	AJUGA REPTANS 'BURGUNDY GLOW'	1 GAL.	18" O.C.	
	AS	90 SF	ANNUALS	ANNUAL SELECTION	-	-	
	LR	46	PATRIOT™ RAINBOW COMPACT LANTANA	LANTANA CAMARA 'ROBPATRAI'	1 GAL.	18" O.C.	
	OD	242	DWARF MONDO GRASS	OPHIPOGON JAPONICUS 'DWARF'	1 GAL.	12" O.C.	
	PN	35	BLUE JEAN BABY RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA 'BLUE JEAN BABY'	1 GAL.	36" O.C.	
	SH	54	HOT LIPS GRAHAM SAGE	SALVIA MICROPHYLLA 'HOT LIPS'	1 GAL.	24" O.C.	
	SM	550	SHADE MIX	SHADE MIX	1 GAL.	30" O.C.	
	137		'ROYAL' FERN	OSMUNDA REGALIS			
	137		'SOUTHERN MAIDENHAIR' FERN	ADIANTUM CAPILLUS-VENERIS			
	138		'CINNAMON' FERN	OSMUNDASTRUM CINNAMOMEUM			
	138		'CHRISTMAS' FERN	POLYSTICHUM ACROSTICHOIDES			

LANDSCAPE REQUIREMENTS & CALCULATIONS						
COLUMBIA, SC						
LANDSCAPE REQUIREMENTS						
AREA	CODE REQUIREMENT	MEASUREMENT	TOTAL QUANTITY REQUIRED	TOTAL QUANTITY PROVIDED	NOTES	SECTION
TRANSITIONAL BUFFER NORTH (TYPE A)	MINIMUM WIDTH: TYPE A: 10 FEET MINIMUM TREES: 12 AGGREGATE CALIPER INCHES PER 100 LINEAR FEET AT LEAST 50 PERCENT OF REQUIRED TREES SHALL BE EVERGREEN SPECIES IN UNREDUCED BUFFERS BRICK, STONE, OR STUCCO WALL HAVING A HEIGHT OF AT LEAST SIX FEET: SHRUBS ARE NOT REQUIRED AND UP TO 50 PERCENT OF REQUIRED TREES IN THE TRANSITIONAL BUFFER MAY BE SMALL-MATURING TREES.	205 LINEAR FEET	TREES: 13 REQUIRED	TREES: 13 PROVIDED	100 PERCENT OF TREES ARE OF EVERGREEN SPECIES	Section 17-5.3
STREET PROTECTIVE YARDS EAST AND WEST	MINIMUM TREES: ONE SHADE TREE FOR EVERY 40 LINEAR FEET AT LEAST 60 PERCENT OF THE PROTECTIVE YARD NOT USED FOR SHADE TREES OR FOR PEDESTRIAN OR VEHICULAR ACCESS SHALL BE COVERED IN SHRUBS, GROUND COVER, SMALL MATURING TREES OR TURF, ALL OTHER PORTIONS OF THE STREET PROTECTIVE YARD SHALL BE MULCHED	514 LINEAR FEET	TREES: 13 REQUIRED	TREES: 14 PROVIDED	UNDERSTORY TREES AND SHRUBS AND GROUND COVER HAVE MET 100% OF THE PROTECTIVE YARD REQUIREMENT	Section 17-5.3



RESUBMITTAL 1
0
1
2

ISSUED FOR CONSTRUCTION/PERMIT MOD. SUBMITTAL
CITY OF COLUMBIA WATER RESUBMITTAL
FINAL SITE PERMIT PACKAGE SUBMITTAL

07/11/25
08/08/25
09/05/25
10/10/25

RG
RG
RG
RG

No.

REVISIONS

DATE

BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
802 GERVAS STREET, SUITE 201
COLUMBIA, SC 29201
PHONE (803) 403-8575
WWW.KIMLEY-HORN.COM

CLIENT:

604 HUGER LLC
1607 WALNUT STREET, SUITE 1400
PHILADELPHIA, PA 19103
PHONE: 786.586.0807

PROJECT:

ANTIQUE APARTMENTS
604 HUGER STREET, COLUMBIA, SC 29201

TITLE:

LANDSCAPE PLAN

KHA PROJECT NO.
015375000

DATE: 06/19/2025

SCALE: AS SHOWN

DRAWN BY: SAH

DESIGNED BY: CRG

CHECKED BY:

SHEET NUMBER

L1-00



Meeting Date: February 17, 2026
Department: Planning and Development Services
From: Justin Steinmann, Director

ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 700 Jacobs Mill Pond Road

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

Proposal: Request assignment of the land use classification of Urban Edge Mixed Residential (UEMR) and assign zoning of Planned Development (PD) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned Planned Development (PD) by Richland County.

Council District: 4

Applicant: Madison Pickrel, Woodcreek Development LLC

Staff Recommendation: Approval

PC Recommendation: 01/15/2026; Approval (6-0)

Background Summary:

Attachments:

1. ANNEX-2025-0024_ 700 Jacobs Mill Pond Rd_ZPH Packet
2. 2026-011 - Annex and Incorporate 700 Jacobs Mill Pond Road



CITY COUNCIL

February 17, 2026 at 4:00 P.M.

City Hall, 3rd Floor, Council Chambers, 1737 Main Street, Columbia, S.C., 29201

ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY

700 Jacobs Mill Pond Road, TMS# 28800-01-04

Council District:	4
Proposal:	Request assignment of the land use classification of Urban Edge Mixed Residential (UEMR) and assign zoning of Planned Development (PD) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned Planned Development (PD) by Richland County.
Applicant:	Woodcreek Development LLC
Staff Recommendation:	Approval
PC Recommendation:	01/15/2026; Approval (6-0)

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 6.30

Current Use: Undeveloped

Proposed Use: Residential

Reason for Annexation: Municipal Services - New Development

Urban Service Area: Primary Area

Current County Land Use Classification: Neighborhood (Medium Density)

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

Current County Zoning: Planned Development (PD)

Proposed City Zoning: Planned Development (PD)

Census Tract: 114.07

PLANS, POLICIES, AND LAND USE

Urban Service Area

The subject property is identified as a "Primary Area" in the Urban Service Area Plan.

Principles and Goals of the Urban Service Area

The Urban Service Area plan provides a prioritization tool for City Council, staff, and the public to consider about the areas that present the best opportunities for the City's long-term growth, while minimizing both short-term and long-term challenges. A review of existing infrastructure as well as the reach of our community facilities and services helps define how we classify areas within the Urban Service Area plan. Areas have been classified as Primary, Secondary, and Long Range areas - or as Donut Holes - in order to represent the general level of priority based on this review.

Importantly, this Urban Service Area plan is a policy guide, and not a determination about annexation on any individual property.

Primary Areas

Primary Areas are made up of land contiguous to the City where services are readily available and the infrastructure is generally good. These services include fire, police, sanitation, and utilities. Annexations within Primary Areas are the second highest priority, after areas classified as Donut Hole - Primary. Barring unanticipated circumstances, annexation is recommended and staff should work with individual property owners or neighborhoods/developments to encourage and expedite annexation.

Comprehensive Plan Land Use Classification

The proposed future land use for the subject property in the *Columbia Compass: Envision 2036* Future Land Use Map is Urban Edge Mixed Residential (UEMR). The property is currently classified as Neighborhood (Medium Density) by Richland County.

Refer to the attached land use classification descriptions for existing Richland County and proposed City of Columbia land use classifications.

Existing Neighborhood, Small Area, Community, and/or Corridor Plans

The subject property is not located within the study area of a neighborhood, small area, community, or corridor plan recently adopted by the City of Columbia or Richland County.

ZONING

The property is currently zoned Planned Development (PD) by Richland County. Adjacent undeveloped parcels within the City of Columbia are zoned Planned Development (PD) to the north and west and Residential Mixed (RM-2) south of I-20. Adjacent parcels in unincorporated Richland County are currently zoned Homestead (HM) to the east.

The proposed City of Columbia zoning is Planned Development (PD).

Refer to the attached zoning district descriptions for more information on the proposed City of Columbia zoning.

STAFF RECOMMENDATION

Staff recommends the assignment of the future land use classification of Urban Edge Mixed Residential (UEMR) and zoning of Planned Development (PD) at the time of annexation.



EXIT 82 - SPEARS CREEK CHURCH RD RAMP
I-20 ONRAMP

SPEARS CREEK CHURCH LN

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

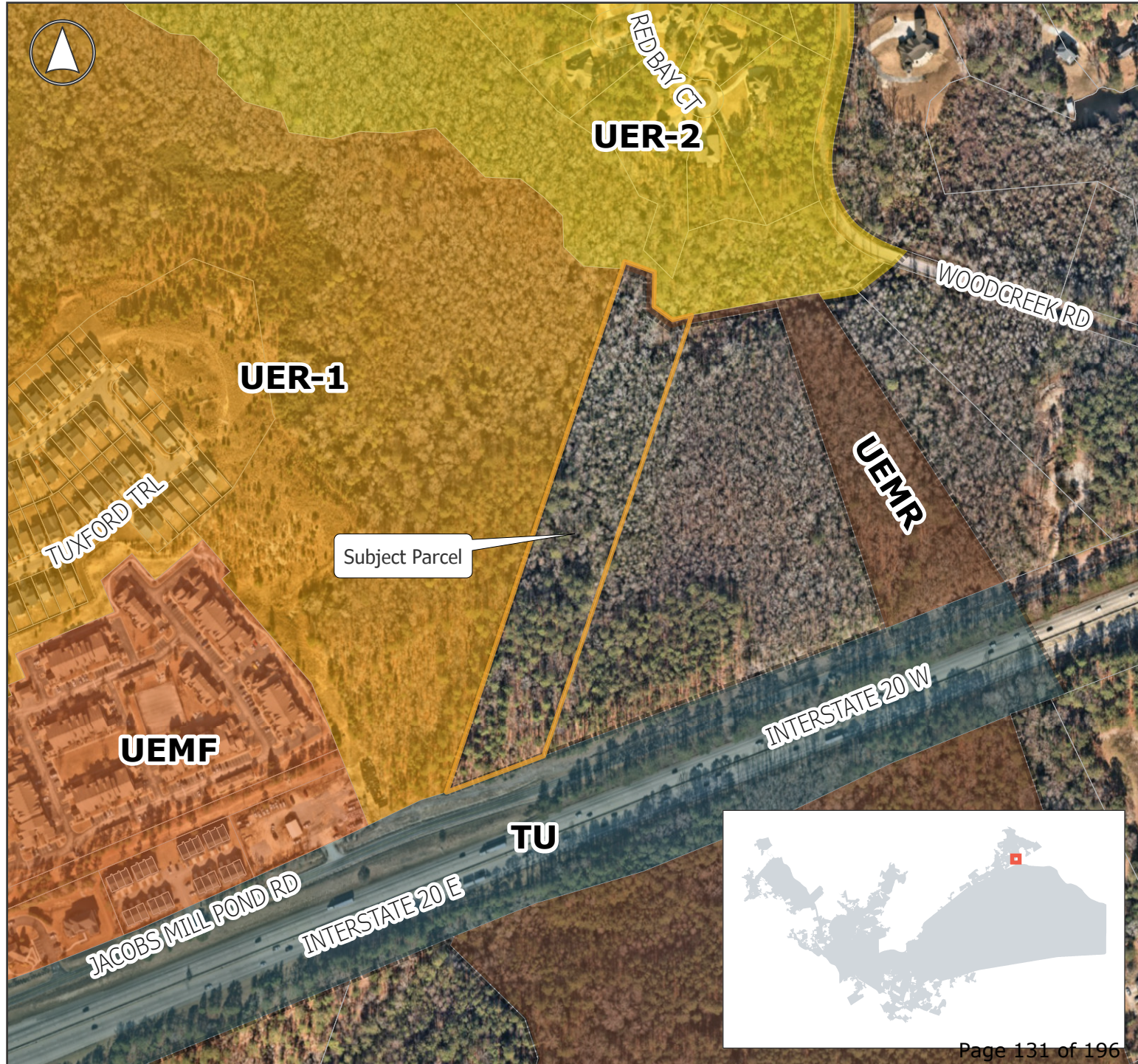
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Planning & Development
Services Department

Created by: ladeforth 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

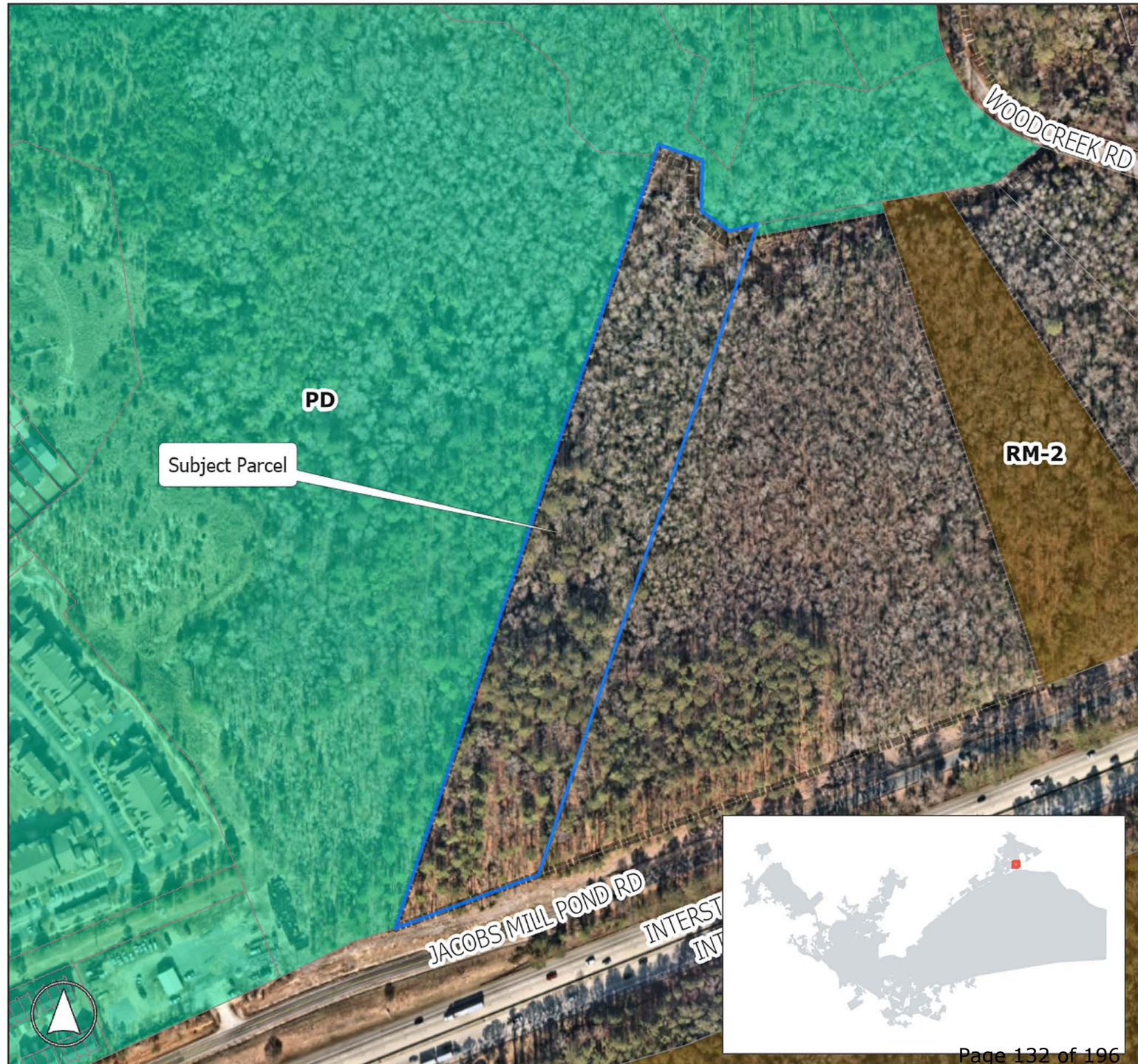
700 Jacobs Mill Pond Rd; TMS 28800-01-04

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

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Current Future Land Use Classification

NEIGHBORHOOD (MEDIUM-DENSITY)

Land Use and Character

Areas include medium-density residential neighborhoods and supporting neighborhood commercial scale development designed in a traditional neighborhood format. These neighborhoods provide a transition from Neighborhood (Low-Density) to more intense Mixed Residential (High-Density) urban environments. Multi-family development should occur near activity centers and within Priority Investment Areas with access to roadways with adequate capacity and multimodal transportation options. Non-residential development may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial.



Desired Development Pattern

The primary use within this area is medium density residential neighborhoods designed to provide a mix of residential uses and densities within neighborhoods. Neighborhoods should be connected and be designed using traditional grid or modified grid designs. Non-residential uses should be designed to be easily accessible to surrounding neighborhoods via multiple transportation modes.



Transportation

Upgrades to arterial and collector roads should include the full range of transportation options – driving, transit, walking, and biking. Connectivity between adjacent developments is encouraged. Subdivisions should be designed to provide vehicular, bicycle, and pedestrian access and connectivity throughout, either through conventional sidewalks or through greenway and trail access.

Recommended Land Uses

Primary Land Uses: Single-family detached houses, duplexes, townhomes

Secondary Land Uses: Multi-family development, neighborhood serving services, such as small scale drycleaners, professional offices, coffee shops, bakeries and restaurants, drug-stores, and convenience stores should be located within Neighborhood Activity Centers or may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial. These land uses should not result in strip commercial development or fragmented “leapfrog” development patterns along corridors. Places of worship, public or private parks, and public recreation facilities are also appropriate uses. These uses should be integrated to better serve surrounding residential properties through pedestrian access, and mitigation of any noise, light, or traffic impacts on neighborhoods.

Policy Guidance

1. Neighborhood densities should be based on allowing higher densities that include single-family attached housing near major corridors and activity centers and lower densities that include only single-family detached housing near open space developments, low-density residential, and rural areas.
2. Master planning of neighborhoods is encouraged and should include neighborhood parks and open spaces as part of the development program. A mix of housing types is encouraged within individual developments. Neighborhood scale commercial centers are also an appropriate amenity to include in master planned developments.
3. Traditional neighborhood designs should be facilitated by development of a new zoning district that allows for a mix of housing types and lot sizes within a single development.
4. Developments should connect to adjacent neighborhoods and commercial/employment areas, and be supported by multiple modes of transportation.
5. The protection of mature tree canopy is encouraged for areas surrounding developments and on private residential lots, as feasible.

6. Environmentally sensitive areas, such as floodplains, wetlands, and lands along creeks and surface waters should be protected or developed using best management practices to maintain the areas green infrastructure system, and to ensure long-term water quality. Providing public recreational access to these features, as feasible, is preferred.

Relevant Plans

Broad River Road Corridor and Neighborhood Master Plan, Candlewood Master Plan, Crane Creek Master Plan, Lower Richland Community Strategic Master Plan, The Renaissance Plan: Decker Boulevard/Woodfield Park Area

Priority Investment Areas

#2 Ballentine at Dutch Fork Road, Marina, and Broad River Road, Portion of #5 I-20 Fairfield Interchange, Portion of #9 Decker Boulevard and Two Notch Road, Portion of #8 I-77 Farrow Road Interchange

Areas of Common Interest

Proposed projects in the Northwest, North Central, Northeast, and Southeast Planning areas should be coordinated with adjacent municipalities when located in areas of common interest near jurisdictional lines.

Existing Zoning Districts of Similar Character

RS-LD, RS-MD,MH,PDD

Proposed Future Land Use Classification

Development Types

URBAN EDGE MIXED RESIDENTIAL (UEMR)

Urban Edge Mixed Residential neighborhoods are appropriate near the perimeter of the City or in the outer ring of neighborhoods. This development type primarily represents existing post-1940s subdivisions and the auto-oriented corridors associated with them. The pattern is also suitable for small to medium infill development within these areas. It is primarily characterized by individual subdivisions or neighborhoods with a specific street and block pattern adjacent to other subdivisions or neighborhoods with a different subdivision street and block pattern. Urban Edge Mixed Residential neighborhoods can accommodate a variety of housing types from detached single-family to multi-family complexes.



UEMR BUILDING TYPES/LAND USES

PRIMARY TYPES

- Single-family Detached

SECONDARY TYPES

- Single-family Attached
- Two-family
- Three-family
- Multi-family Small & Medium

TERTIARY TYPES

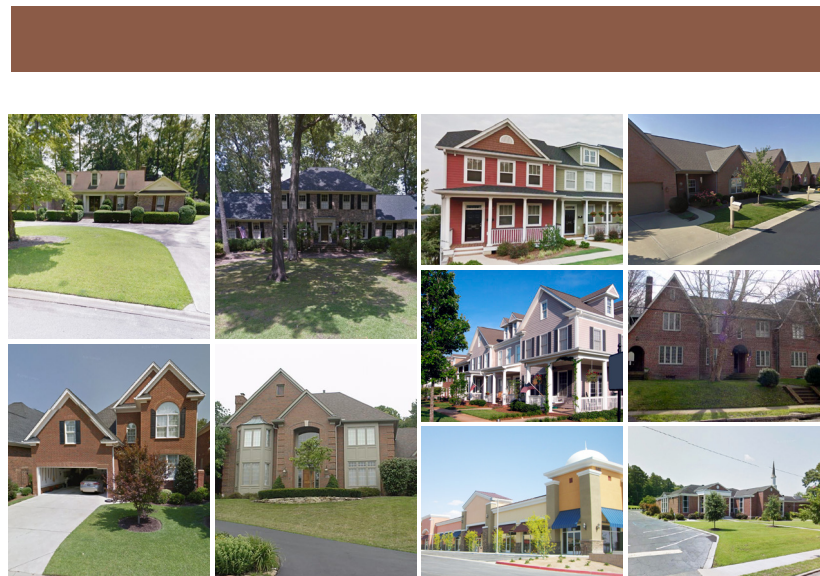
- Civic/Institutional Small
- Business/Employment Small (excl. Flex)
- Cemeteries & Mausoleums

See matrix for appropriate park/open space types.

Development Types

UEMR DEVELOPMENT PATTERN/CONTEXT

- The street network is typically curvilinear with irregular block structure. It may have limited points of connections and frequent use of culs-de-sac.
- Streets vary in width from 30 foot rights-of-way to 60 foot rights-of-way. Sidewalks are not common in existing neighborhoods but should be provided in redevelopment or new development.
- Blocks vary by subdivision but may be similar to an urban block, or be less defined and more organically shaped by the landscape or former parent lot.
- The subdivision pattern is typically very consistent in terms of lot sizes. Lots themselves may vary from rectangular parcels to wedge-shaped parcels consistent with the more curvilinear street network and cul-de-sac lots.
- Buildings are typically located near the center of the lot, with somewhat equal front and back yards. Buildings often present a wider façade to the street and attached garages and driveways are common.
- Building scale and design of groups of housing types should be complimentary to adjacent housing types in scale. Housing types are typically developed in separate subdivisions (multi-family, single-family, townhouses). Mixing of housing types within a block is uncommon.
- Open space should be provided throughout Urban Edge Mixed Residential developments in an informal and passive manner as well as through neighborhood recreation facilities and clubhouses.



- Architectural details may vary within each subdivision depending on the mix of residential types and era of construction. Infill development should respect the existing horizontal and vertical scaling as well as location and orientation of buildings on the lots.

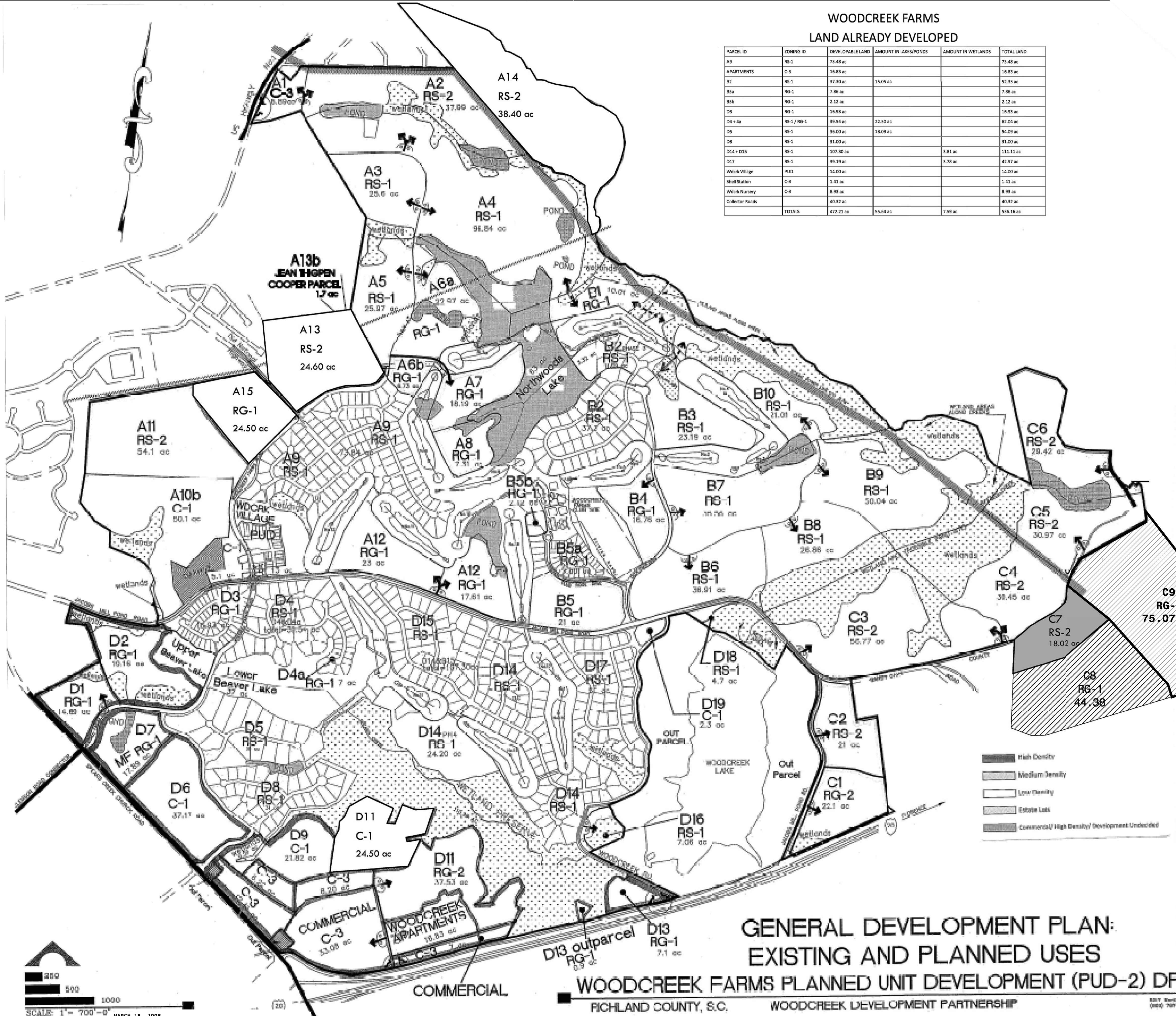
Proposed Zoning District

WOODCREEK FARMS
LAND ALREADY DEVELOPED

PARCEL ID	ZONING ID	DEVELOPABLE LAND	AMOUNT IN LAKES/PONDS	AMOUNT IN WETLANDS	TOTAL LAND
A9	RS-1	73.48 ac			73.48 ac
APARTMENTS	C-3	16.83 ac			16.83 ac
B2	RS-1	37.30 ac	15.05 ac		52.35 ac
B5a	RG-1	7.86 ac			7.86 ac
B5b	RG-1	2.12 ac			2.12 ac
D3	RG-1	16.93 ac			16.93 ac
D4 + 4a	RS-1/ RG-1	39.54 ac	22.50 ac		62.04 ac
D5	RS-1	36.00 ac	18.09 ac		54.09 ac
D8	RS-1	31.00 ac			31.00 ac
D14 + D15	RS-1	107.30 ac		3.81 ac	111.11 ac
D17	RS-1	39.19 ac		3.78 ac	42.97 ac
Wdck Village	PUD	14.00 ac			14.00 ac
Shell Station	C-3	1.41 ac			1.41 ac
Wdck Nursery	C-3	8.93 ac			8.93 ac
Collector Roads		40.32 ac			40.32 ac
TOTALS		472.21 ac	55.64 ac	7.59 ac	535.44 ac

WOODCREEK FARMS
LAND AVAILABLE FOR DEVELOPMENT

PARCEL ID	ZONING ID	DEVELOPABLE LAND	AMOUNT IN LAKES/PONDS	AMOUNT IN WETLANDS	TOTAL LAND
A1	C-3	9.00 ac			9.00 ac
A2	RS-2	37.99 ac	2.68 ac	5.05 ac	45.72 ac
A3	RS-1	25.60 ac		2.64 ac	28.24 ac
A4	RS-1	96.84 ac	18.81 ac	16.25 ac	131.90 ac
A5	RS-1	25.97 ac		2.65 ac	28.62 ac
A6a	RG-1	22.97 ac	14.31 ac	3.86 ac	41.14 ac
A6b	RG-1	6.73 ac			6.73 ac
A7	RG-1	18.19 ac	14.28 ac		32.47 ac
A8	RG-1	7.31 ac	5.88 ac	1.89 ac	15.08 ac
A10b	C-1	50.1 ac		7.11 ac	57.21 ac
A11	RS-2	54.08 ac			54.08 ac
A12	RG-1	40.61 ac	0.73 ac		41.34 ac
A15	RG-1	24.50 ac			24.50 ac
WDCR VILL	PUD	13.00 ac		3.00 ac	16.00 ac
B1	RG-1	10.91 ac	3.69 ac	7.78 ac	22.38 ac
B2-PH3	RS-1	9.22 ac		5.19 ac	14.41 ac
B3	RS-1	23.19 ac		2.67 ac	25.86 ac
B4	RG-1	16.76 ac			16.76 ac
B5	RG-1	21.00 ac			21.00 ac
B6	RS-1	36.91 ac		0.92 ac	37.83 ac
B7	RS-1	35.56 ac	2.44 ac		38.00 ac
B8	RS-1	26.89 ac		15.93 ac	42.82 ac
B9	RS-1	50.04 ac		32.77 ac	82.81 ac
B10	RS-1	21.01 ac	2.09 ac	42.19 ac	65.29 ac
C1	RG-2	22.10 ac		1.83 ac	23.93 ac
C2	RS-2	21.00 ac			21.00 ac
C3	RS-2	56.77 ac		26.11 ac	82.88 ac
C4	RS-2	30.45 ac		24.17 ac	54.62 ac
C5	RS-2	30.97 ac	2.90 ac	7.64 ac	41.51 ac
C6	RS-2	29.42 ac	6.55 ac		35.97 ac
D1	RG-1	14.69 ac		1.78 ac	16.47 ac
D2	RG-1	19.16 ac	9.45 ac	11.09 ac	39.70 ac
D6	C-1	37.17 ac			37.17 ac
D7	MF RG-1	17.89 ac	2.04 ac		19.93 ac
D9	C-1	21.89 ac		0.59 ac	22.48 ac
D11	C-1	62.03 ac			62.03 ac
D13	RG-1	7.10 ac			7.10 ac
D13 out parcel	RG-1	0.90 ac			0.90 ac
D14	RS-1	24.20 ac			24.20 ac
D16	RS-1	2.71 ac		4.35 ac	7.06 ac
D18	RS-1	1.69 ac		11.59 ac	13.28 ac
D19	C-1	2.30 ac			2.30 ac
WDCR COMM.	C-3	67.11 ac			67.11 ac
A-13	RS-2	24.60 ac			24.60 ac
A-13b	RS-1	1.70 ac			1.70 ac
A-14	RS-2	53.00 ac		14.40 ac	67.40 ac
C7	RS-2	18.02 ac			18.02 ac
C8	RG-1	44.38 ac			44.38 ac
C9	RG-1	75.07 ac			75.07 ac
TOTALS		1,370.56 ac	85.65 ac	293.23 ac	1,749.44 ac



GENERAL DEVELOPMENT PLAN:
EXISTING AND PLANNED USES

WOODCREEK FARMS PLANNED UNIT DEVELOPMENT (PUD-2) DR
RICHLAND COUNTY, S.C. WOODCREEK DEVELOPMENT PARTNERSHIP

WOODCREEK FARMS
GOLF COURSE + CLUB HOUSE

214.29 AC

WETLAND PRESERVE

110.25 AC

SITE TOTAL (INCLUDING WETLANDS, PONDS, LAKES):

DEVELOPED AREAS= 588.23 ACRES

UNDEVELOPED AREAS= 1634.37 ACRES

GOLF COURSE AREA= 214.29 ACRES

WETLAND PRESERVE= 110.25 ACRES

TOTAL= 2,547.28 ACRES

ALL ACREAGES AND AREAS APPROXIMATE ONLY.
BOUNDARIES HAVE NOT BEEN CONFIRMED BY SURVEY

SCALE: 1" = 700'-0"
MARCH 15, 1996
REVISED 5/12/04
WDC
REVISED 05/20/20 POWER ENGINEERING COMPANY, INC., ADDED C7
REVISED 09/29/21 JACOB RICE ENGINEERING - ADDED C8
REVISED 01/05/24 HUSSEY GAY BELL - ADDED C9

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 _____ day of _____, 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

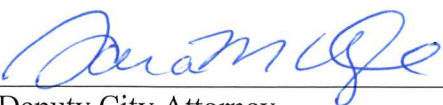
Mayor

Approved by:

City Manager

Approved as to form:

ATTEST:



Deputy City Attorney

City Clerk

Introduced:

Final Reading:

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.

LEGAL DEPARTMENT DRAFT



Meeting Date: February 17, 2026
Department: Planning and Development Services
From: Justin Steinmann, Director

ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for RR142, 150, 156, NX156, 160, and N/S Jacobs Mill Pond Road

Ordinance No.: 2026-012 - Annexing RR142, 150, 156, NX156, 160, and N/S Jacobs Mill Pond Road, Richland County TMS# TMS# 25800-03-22, 25800-03-25, 25800-03-39, 25800-03-36, 25800-03-21 and 25800-03-37 into the City of Columbia, South Carolina, and incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map

Proposal: Request assignment of the land use classification of Urban Edge Residential Small Lot (UER-1) and assign zoning of Planned Development (PD) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned Residential Transition (RT) by Richland County.

Council District: 4

Applicant: Harriet B. Kneece / Troy A. & Cook S. Turnipseed / Desiree Ross / Joann R. & Art K. Richardson / Madison Pickrel, HVP3 Development LLC

Staff Recommendation: Approval

PC Recommendation: 01/15/2026; Approval (6-0)

Background Summary:

Attachments:

1. ANNEX-2025-0025_100 Block of Jacobs Mill Pond Rd._ZPH Summary
2. 2026-012 - Annex and Incorporate RR142, 150, 156, NX156, 160, and NS Jacobs Mill Pond Rd



CITY COUNCIL

February 17, 2026 at 4:00 P.M.

City Hall, 3rd Floor, Council Chambers, 1737 Main Street, Columbia, S.C., 29201

ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY

RR142, 150, 156, NX156, 160, and N/S Jacobs Mill Pond Rd; TMS# 25800-03-22,
25800-03-25, 25800-03-39, 25800-03-36, 25800-03-21 and 25800-03-37

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Applicant:	Harriet B. Kneece / Troy A. & Cook S. Turnipseed / Desiree Ross / Joann R. & Art K. Richardson / HVP3 Development LLC
Staff Recommendation:	Approval
PC Recommendation:	01/15/2026; Approval (6-0)

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 17.68 acres

Current Use: Residential and Undeveloped

Proposed Use: Residential

Reason for Annexation: Municipal Services - New Development

Urban Service Area: Primary Area

Current County Land Use Classification: Neighborhood (Medium Density)

Proposed City Land Use Classification: Urban Edge Residential Small Lot (UER-1)

Current County Zoning: Residential Transition (RT)

Proposed City Zoning: Planned Development (PD)

Census Tract: 114.07

PLANS, POLICIES, AND LAND USE

Urban Service Area

The subject property is identified as a "Primary" in the Urban Service Area Plan.

Principles and Goals of the Urban Service Area

The Urban Service Area plan provides a prioritization tool for City Council, staff, and the public to consider about the areas that present the best opportunities for the City's long-term growth, while minimizing both short-term and long-term challenges. A review of existing infrastructure as well as the reach of our community facilities and services helps define how we classify areas within the Urban Service Area plan. Areas have been classified as Primary, Secondary, and Long Range areas - or as Donut Holes - in order to represent the general level of priority based on this review.

Importantly, this Urban Service Area plan is a policy guide, and not a determination about annexation on any individual property.

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Primary Areas are made up of land contiguous to the City where services are readily available and the infrastructure is generally good. These services include fire, police, sanitation, and utilities. Annexations within Primary Areas are the second highest priority, after areas classified as Donut Hole - Primary. Barring unanticipated circumstances, annexation is recommended and staff should work with individual property owners or neighborhoods/developments to encourage and expedite annexation.

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Refer to the attached land use classification descriptions for existing Richland County and proposed City of Columbia land use classifications.

Existing Neighborhood, Small Area, Community, and/or Corridor Plans

The subject property is not located within the study area of a neighborhood, small area, community, or corridor plan recently adopted by the City of Columbia or Richland County.

ZONING

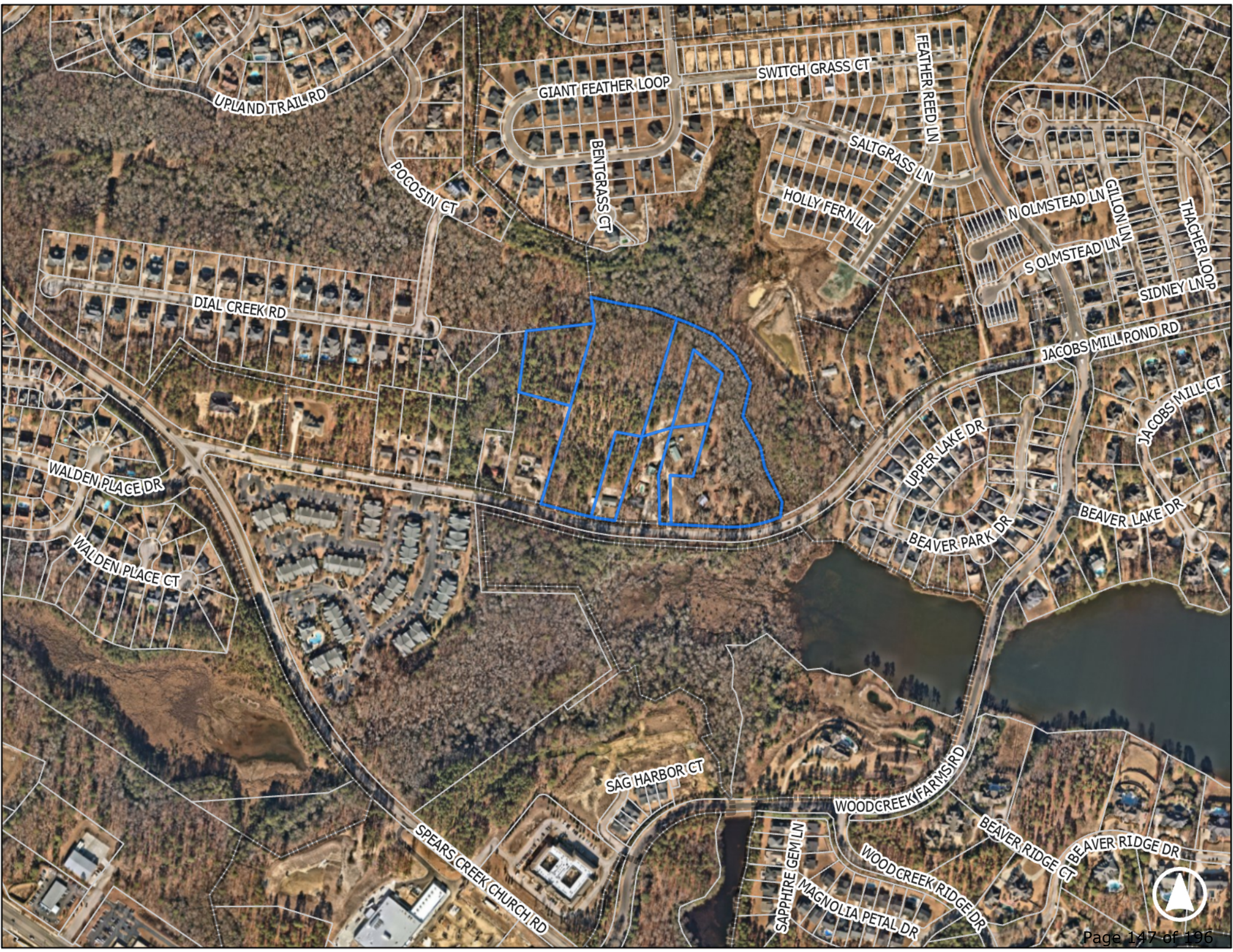
The property is currently zoned Residential Transition (RT) by Richland County. Adjacent parcels to North and East within the City of Columbia are zoned Planned Development (PD). Adjacent parcels the west in unincorporated Richland County are currently zoned Residential Transition (RT).

The proposed City of Columbia zoning is Planned Development (PD).

Refer to the attached zoning district descriptions for more information on the proposed City of Columbia zoning.

STAFF RECOMMENDATION

Staff recommends the assignment of the future land use classification of Urban Edge Residential Small Lot (UER-1) and zoning of Planned Development (PD) at the time of annexation.



Future Land Use

RR142, 150, 156, NX156, 160, and N/S Jacobs Mill Pond Road
TMS# 25800-03-22, -25, -39, -36, -21 and -37
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

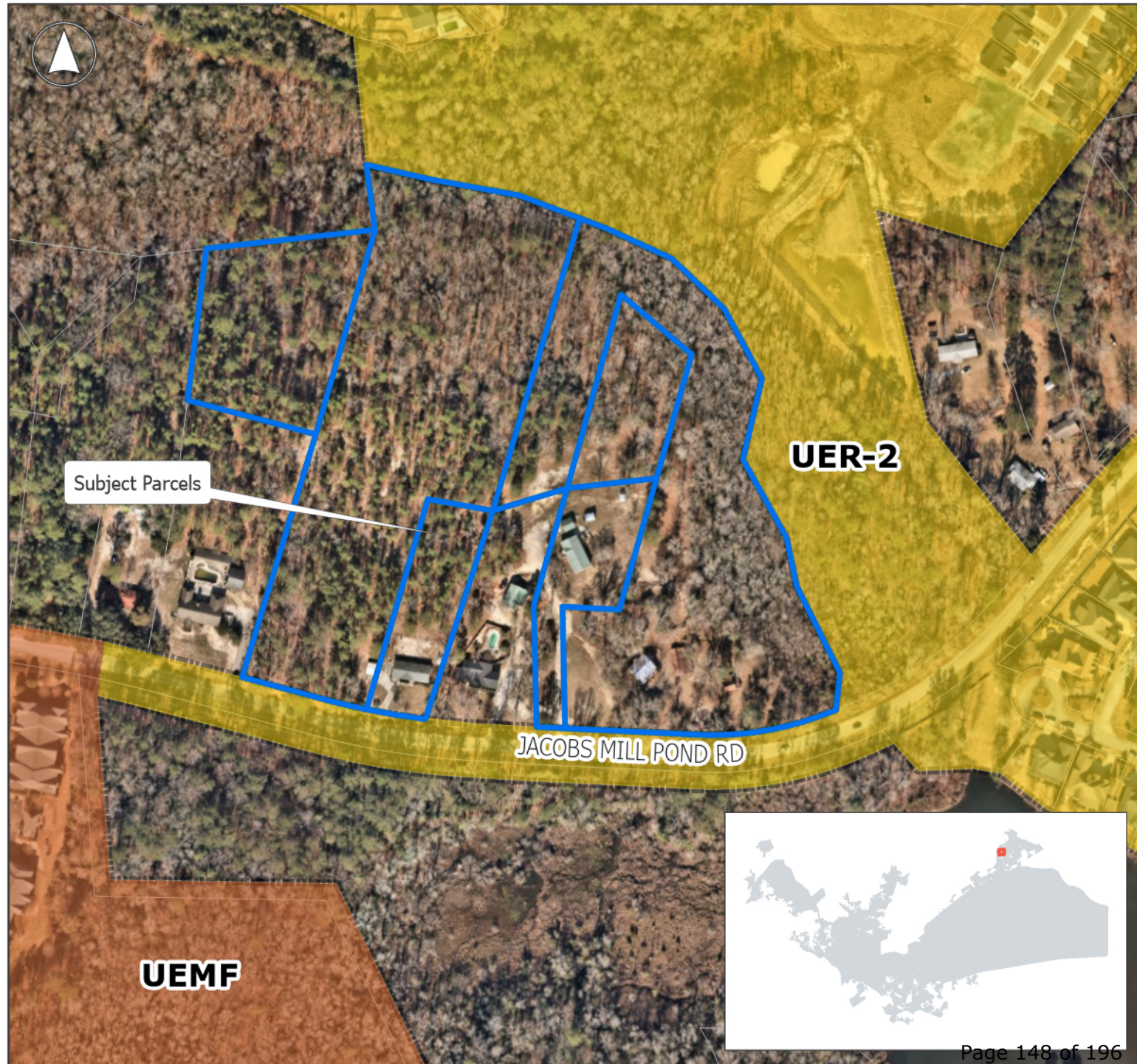
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Planning & Development
Services Department

Created by: swudson Date: 12/18/2025

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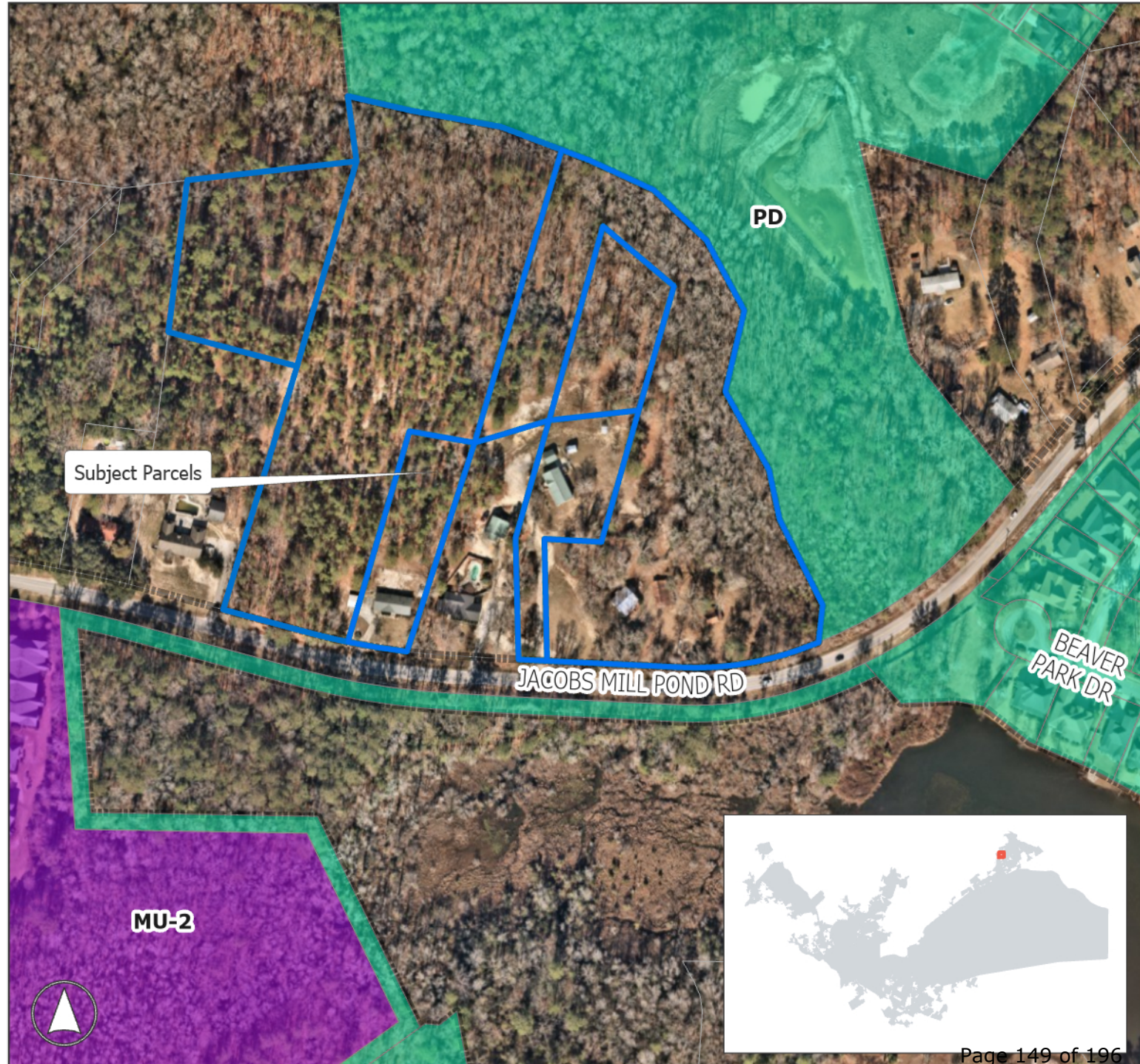


Zoning

RR142, 150, 156, NX156, 160, and N/S Jacobs Mill Pond Road
TMS# 25800-03-22, -25, -39, -36, -21 and -37
Current Richland County Zoning: Residential Transition (RT)
Proposed City Zoning: Planned Development (PD)

Legend

- MU-2: Mixed-Use
- PD: Planned Development
- Parcels
- City Limits



0 100 200 Feet



Planning & Development
Services Department

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

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Current Future Land Use Classification

NEIGHBORHOOD (MEDIUM-DENSITY)

Land Use and Character

Areas include medium-density residential neighborhoods and supporting neighborhood commercial scale development designed in a traditional neighborhood format. These neighborhoods provide a transition from Neighborhood (Low-Density) to more intense Mixed Residential (High-Density) urban environments. Multi-family development should occur near activity centers and within Priority Investment Areas with access to roadways with adequate capacity and multimodal transportation options. Non-residential development may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial.



Desired Development Pattern

The primary use within this area is medium density residential neighborhoods designed to provide a mix of residential uses and densities within neighborhoods. Neighborhoods should be connected and be designed using traditional grid or modified grid designs. Non-residential uses should be designed to be easily accessible to surrounding neighborhoods via multiple transportation modes.



Transportation

Upgrades to arterial and collector roads should include the full range of transportation options – driving, transit, walking, and biking. Connectivity between adjacent developments is encouraged. Subdivisions should be designed to provide vehicular, bicycle, and pedestrian access and connectivity throughout, either through conventional sidewalks or through greenway and trail access.

Recommended Land Uses

Primary Land Uses: Single-family detached houses, duplexes, townhomes

Secondary Land Uses: Multi-family development, neighborhood serving services, such as small scale drycleaners, professional offices, coffee shops, bakeries and restaurants, drug-stores, and convenience stores should be located within Neighborhood Activity Centers or may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial. These land uses should not result in strip commercial development or fragmented “leapfrog” development patterns along corridors. Places of worship, public or private parks, and public recreation facilities are also appropriate uses. These uses should be integrated to better serve surrounding residential properties through pedestrian access, and mitigation of any noise, light, or traffic impacts on neighborhoods.

Policy Guidance

1. Neighborhood densities should be based on allowing higher densities that include single-family attached housing near major corridors and activity centers and lower densities that include only single-family detached housing near open space developments, low-density residential, and rural areas.
2. Master planning of neighborhoods is encouraged and should include neighborhood parks and open spaces as part of the development program. A mix of housing types is encouraged within individual developments. Neighborhood scale commercial centers are also an appropriate amenity to include in master planned developments.
3. Traditional neighborhood designs should be facilitated by development of a new zoning district that allows for a mix of housing types and lot sizes within a single development.
4. Developments should connect to adjacent neighborhoods and commercial/employment areas, and be supported by multiple modes of transportation.
5. The protection of mature tree canopy is encouraged for areas surrounding developments and on private residential lots, as feasible.

6. Environmentally sensitive areas, such as floodplains, wetlands, and lands along creeks and surface waters should be protected or developed using best management practices to maintain the areas green infrastructure system, and to ensure long-term water quality. Providing public recreational access to these features, as feasible, is preferred.

Relevant Plans

Broad River Road Corridor and Neighborhood Master Plan, Candlewood Master Plan, Crane Creek Master Plan, Lower Richland Community Strategic Master Plan, The Renaissance Plan: Decker Boulevard/Woodfield Park Area

Priority Investment Areas

#2 Ballentine at Dutch Fork Road, Marina, and Broad River Road, Portion of #5 I-20 Fairfield Interchange, Portion of #9 Decker Boulevard and Two Notch Road, Portion of #8 I-77 Farrow Road Interchange

Areas of Common Interest

Proposed projects in the Northwest, North Central, Northeast, and Southeast Planning areas should be coordinated with adjacent municipalities when located in areas of common interest near jurisdictional lines.

Existing Zoning Districts of Similar Character

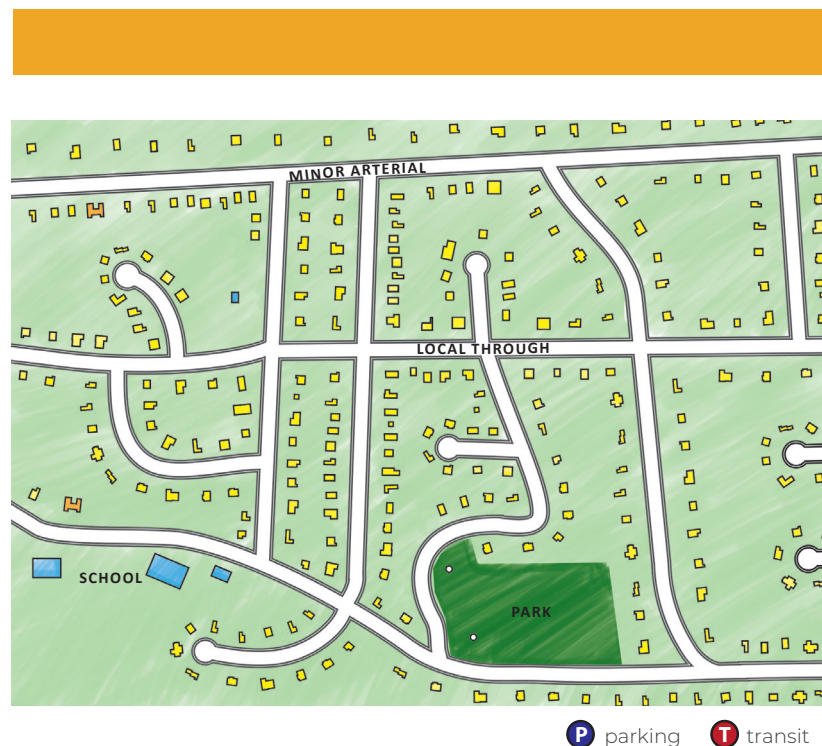
RS-LD, RS-MD, MH, PDD

Proposed Future Land Use Classification

Development Types

URBAN EDGE RESIDENTIAL SMALL LOT (UER-1)

Urban Edge Residential Small lot neighborhoods account for a significant portion of the City's existing residential neighborhoods. This development type is appropriate as development on remaining large lots or as redevelopment in the outer areas of Columbia. Most of these developments are relatively modern and occurred after 1970. Urban Edge Residential Small Lot developments generally do not continue the grid and block pattern found in the urban core neighborhoods, but do tend to have a consistently organized internal street network with loops and interconnections. Culs-de-sac are most prominent in this development type.



UER-1 BUILDING TYPES/LAND USES

PRIMARY TYPES

- Single-family Detached

TERTIARY TYPES

- Single-family Attached
- Two-family
- Three-family
- Multi-family Small
- Civic/Institutional Small
- Business/Employment Small (excl. Flex)
- Cemeteries & Mausoleums

See matrix for appropriate park/open space types.

Development Types

UER-1 DEVELOPMENT PATTERN/CONTEXT

- The street network is typically curvilinear with irregular block structure and limited points of connection to the main road network. Street widths may be narrow or wide. Sidewalks may or may not be present in existing neighborhoods but should be provided in new developments. On-street parking is uncommon in these neighborhoods when street widths are narrow.
- Blocks are slightly irregular and may display a range of sizes and shapes determined by the parent lot shape and the internal street network.
- Blocks are subdivided into regular sized lots ranging between 2,500 square feet and 10,000 square feet.
- Buildings are typically set back from the street with deep front yards; buildings sit parallel to the street.
- Building sizes vary slightly within a block, but most are one to two stories in height with less than 2,000 square feet of livable space. Exceptions in the number of stories would be for neighborhoods with many split-level homes.
- Most homes have dedicated parking areas in front or side yards. Attached garages or carports are common.
- Open or green spaces are included in individual properties, retention or detention areas, or neighborhood parks. Passive green spaces should be included in new developments.
- Within a single development, building architecture, density, scale, and design will typically be fairly consistent along with front yard setbacks and driveway and garage arrangements.



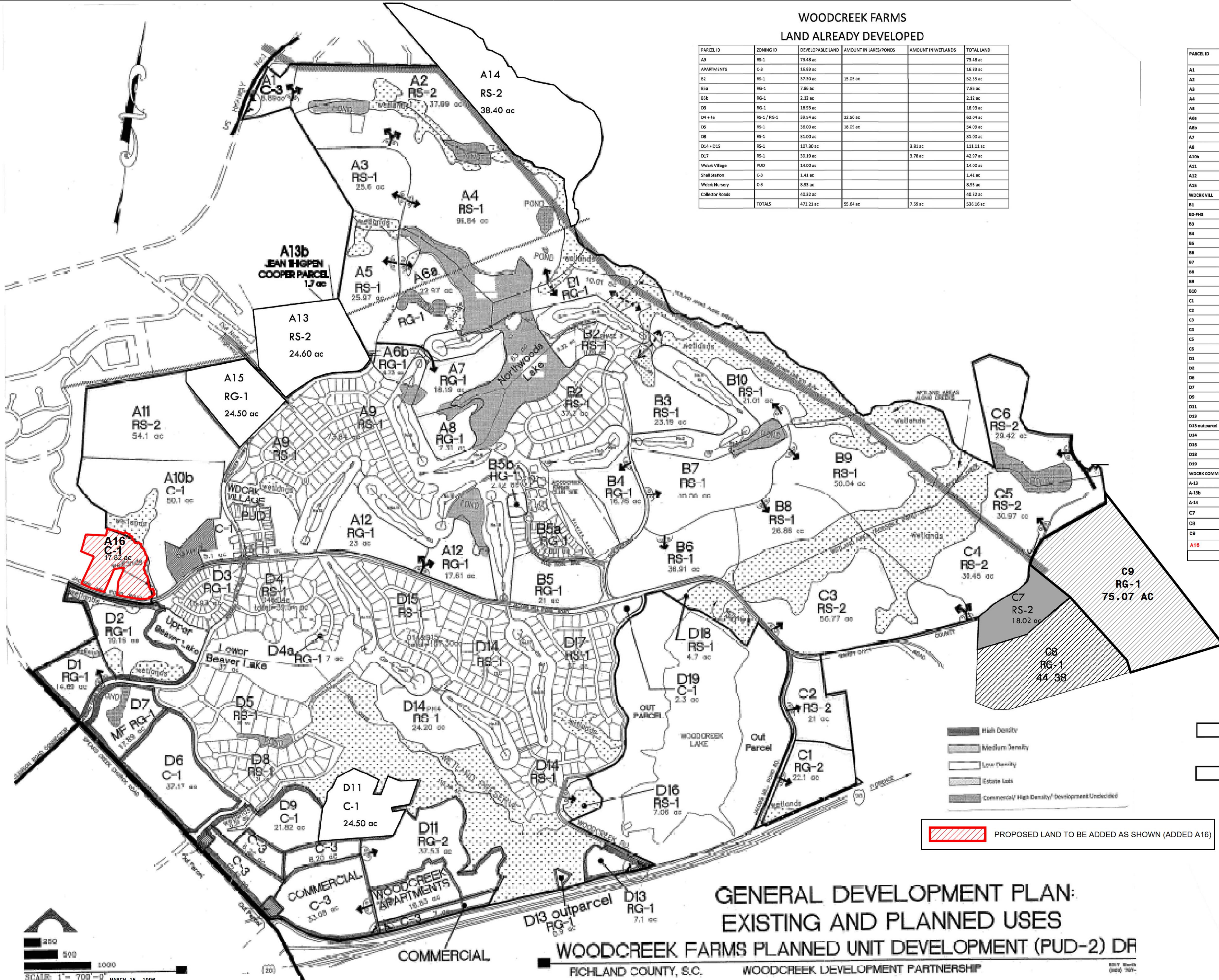
Proposed Zoning District

WOODCREEK FARMS
LAND ALREADY DEVELOPED

PARCEL ID	ZONING ID	DEVELOPABLE LAND	AMOUNT IN LAKES/PONDS	AMOUNT IN WETLANDS	TOTAL LAND
A1	RS-1	73.48 ac			73.48 ac
APARTMENTS	C-3	16.83 ac			16.83 ac
B2	RS-1	37.30 ac	15.05 ac		52.35 ac
B5a	RG-1	7.86 ac			7.86 ac
B5b	RG-1	2.12 ac			2.12 ac
D5	RG-1	16.93 ac			16.93 ac
D4 + 4a	RS-1 / RG-1	39.54 ac	22.56 ac		62.04 ac
D9	RS-1	36.00 ac	18.09 ac		54.09 ac
D8	RS-1	31.00 ac			31.00 ac
D14 + D15	RS-1	107.30 ac		3.81 ac	111.11 ac
D17	RS-1	39.19 ac		3.78 ac	42.97 ac
Widow Village	PUD	14.00 ac			14.00 ac
Shell Station	C-3	1.41 ac			1.41 ac
Widow Nursery	C-3	8.93 ac			8.93 ac
Collector Roads		40.32 ac			40.32 ac
TOTALS		471.21 ac	55.64 ac	7.59 ac	536.16 ac

WOODCREEK FARMS
LAND AVAILABLE FOR DEVELOPMENT

PARCEL ID	ZONING ID	DEVELOPABLE LAND	AMOUNT IN LAKES/PONDS	AMOUNT IN WETLANDS	TOTAL LAND
A1	C-3	9.09 ac			9.09 ac
A2	RS-2	37.99 ac	2.68 ac	5.05 ac	45.72 ac
A3	RS-1	25.40 ac		2.64 ac	28.04 ac
A4	RS-1	96.84 ac	18.81 ac	16.25 ac	131.90 ac
A5	RS-1	25.97 ac		2.65 ac	28.62 ac
A6a	RG-1	22.97 ac	14.31 ac	2.86 ac	40.14 ac
A6b	RG-1	6.73 ac			6.73 ac
A7	RG-1	18.19 ac	14.28 ac		32.47 ac
A8	RG-1	7.31 ac	5.68 ac	1.69 ac	14.68 ac
A10a	C-1	50.1 ac		7.11 ac	57.21 ac
A11	RS-2	54.08 ac			54.08 ac
A12	RG-1	40.61 ac	0.73 ac		41.34 ac
A15	RG-1	24.50 ac			24.50 ac
WOODCK VILL	PUD	13.00 ac		3.00 ac	16.00 ac
B1	RG-1	10.91 ac	3.49 ac	7.78 ac	22.36 ac
B2-FH3	RS-1	9.22 ac		5.19 ac	14.41 ac
B3	RS-1	23.19 ac		2.67 ac	25.86 ac
B4	RG-1	16.76 ac			16.76 ac
B5	RG-1	21.00 ac			21.00 ac
B6	RS-1	36.91 ac		0.92 ac	37.83 ac
B7	RS-1	35.56 ac	2.44 ac		38.00 ac
B8	RS-1	26.89 ac		15.93 ac	42.82 ac
B9	RS-1	50.04 ac		32.77 ac	82.81 ac
B10	RS-1	21.01 ac	2.09 ac	42.19 ac	65.29 ac
C1	RG-2	22.10 ac		1.83 ac	23.93 ac
C2	RS-2	21.00 ac			21.00 ac
C3	RS-2	56.77 ac		26.11 ac	82.88 ac
C4	RS-2	30.45 ac		24.17 ac	54.62 ac
C5	RS-2	30.97 ac	2.99 ac	7.64 ac	41.61 ac
C6	RS-2	29.42 ac	6.55 ac		35.97 ac
D1	RG-1	14.69 ac		1.78 ac	16.47 ac
D2	RG-1	15.16 ac	9.45 ac	11.09 ac	35.70 ac
D6	C-1	37.17 ac			37.17 ac
D7	MF RG-1	17.89 ac	2.04 ac		19.93 ac
D9	C-1	21.89 ac		0.59 ac	22.48 ac
D11	C-1	62.03 ac			62.03 ac
D13	RG-1	7.10 ac			7.10 ac
D13 out parcel	RG-1	0.30 ac			0.30 ac
D14	RS-1	24.20 ac			24.20 ac
D16	RS-1	2.71 ac		4.35 ac	7.06 ac
D18	RS-1	1.69 ac		11.59 ac	13.28 ac
D19	C-1	2.30 ac			2.30 ac
WOODCK COMM.	C-3	67.11 ac			67.11 ac
A-13	RS-2	24.60 ac			24.6 ac
A-13b	RS-1	1.70 ac			1.70 ac
A-14	RS-2	53.00 ac		14.40 ac	67.40 ac
C7	RS-2	18.02 ac			18.02 ac
C8	RG-1	44.38 ac			44.38 ac
C9	RG-1	75.07 ac			75.07 ac
A16	C-1	15.15 ac		2.67 ac	17.82 ac
TOTALS		1,385.71 ac	85.65 ac	255.90 ac	1,727.26 ac



GENERAL DEVELOPMENT PLAN:
EXISTING AND PLANNED USES

WOODCREEK FARMS PLANNED UNIT DEVELOPMENT (PUD-2) DR
RICHLAND COUNTY, S.C. WOODCREEK DEVELOPMENT PARTNERSHIP

WOODCREEK FARMS
GOLF COURSE + CLUB HOUSE

214.29 AC

WETLAND PRESERVE

110.25 AC

SITE TOTAL (INCLUDING WETLANDS, PONDS, LAKES):

DEVELOPED AREAS= 588.23 ACRES

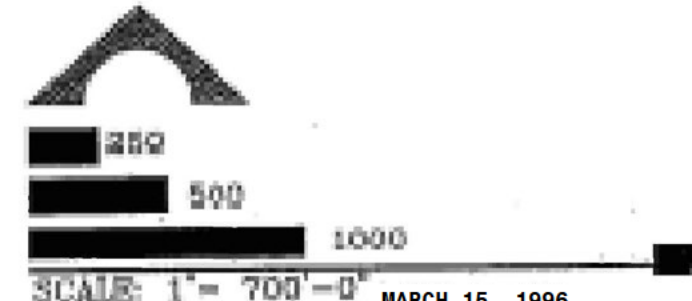
UNDEVELOPED AREAS= 1634.37 ACRES

GOLF COURSE AREA= 214.29 ACRES

WETLAND PRESERVE= 110.25 ACRES

TOTAL= 2,547.28 ACRES

ALL ACREAGES AND AREAS APPROXIMATE ONLY.
BOUNDARIES HAVE NOT BEEN CONFIRMED BY SURVEY



MARCH 15, 1996
REVISED 5/12/04
WCC
REVISED 05/20/20 POWER ENGINEERING COMPANY, INC., ADDED C7
REVISED 09/29/21 JACOB RICE ENGINEERING - ADDED C8
REVISED 01/05/24 HUSSEY GAY BELL - ADDED C9
REVISED 12/19/25 POWER ENGINEERING COMPANY, INC., ADDED A16

ORDINANCE NO.: 2026-012

Annexing RR142, 150, 156, NX156, 160, and N/S Jacobs Mill Pond Rd, Richland County TMS # 25800-03-22, 25800-03-25, 25800-03-39, 25800-03-36, 25800-03-21 and 25800-03-37 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 _____ day of _____, 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 RR142, 150, 156, NX156, 160, and N/S Jacobs Mill Pond Rd, Richland County TMS # 25800-03-22, 25800-03-25, 25800-03-39, 25800-03-36, 25800-03-21 and 25800-03-37 containing 17.68 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.

LEGAL DEPARTMENT DRAFT

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 Residential Small Lot (UER-1) and zoning of Planned Development (PD).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 25800-03-22, 25800-03-25, 25800-03-39, 25800-03-36, 25800-03-21 and 25800-03-37

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

Mayor

Approved by:

City Manager

Approved as to form:

ATTEST:


Deputy City Attorney

City Clerk

Introduced:
Final Reading:

ORDINANCE NO.: 2026-012

EXHIBIT "A"
PROPERTY DESCRIPTION

All that certain pieces, parcels or lots 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 B and Parcel A1, containing 2.16 acre, on a plat prepared for Harriet Brunson Kneece by Cox and Dinkins, dated January 30, 2020, recorded on February 2, 2020 in the office of the Richland County Register of Deeds in Book 2468, Page 3984, the plat being incorporated by reference for a more complete description of the property.

Richland County TMS: 25800-03-22

Property Addresses: RR142 Jacobs Mill Pond Rd

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 N/F Turnipseed Lot, containing 1.0 acre, on a plat prepared for John H. Richardson & Joann R. Richardson by Arthur E. White, Jr. Esq., RLS, dated August 9, 2002, recorded in the office of the Richland County Register of Deeds in Book 735, Page 3754, the plat being incorporated by reference for a more complete description of the property.

Richland County TMS: 25800-03-25

Property Addresses: 150 Jacobs Mill Pond Rd

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 D, containing 1.0 acre, on a plat prepared for John H. Richardson & Joann R. Richardson by Arthur E. White, Jr. Esq. RLS, dated August 9, 2002, recorded in the office of the Richland County Register of Deeds in Book 735, Page 3754, the plat being incorporated by reference for a more complete description of the property.

Richland County TMS: 25800-03-39

Property Addresses: 156 Jacobs Mill Pond Rd

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 C, containing 1.0 acre, on a plat prepared for John H. Richardson & Joann R. Richardson by Arthur E. White, Jr. Esq. RLS, dated August 9, 2002, recorded in the office of the Richland County Register of Deeds in Book 735, Page 3754, the plat being incorporated by reference for a more complete description of the property.

Richland County TMS: 25800-03-36

Property Addresses: NX156 Jacobs Mill Pond Rd

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 B, containing 6.17 acres, on a plat prepared for John H. Richardson & Joann R. Richardson by Arthur E. White, Jr. Esq., RLS, dated August 9, 2002, recorded in the office of the Richland County Register of Deeds in Book 735, Page 3754, the plat being incorporated by reference for a more complete description of the property.

Richland County TMS: 25800-03-21

Property Addresses: 160 Jacobs Mill Pond Rd

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 6.35 acres, on a plat prepared for John H. Richardson & Joann R. Richardson by Arthur E. White, Jr. Esq., RLS, dated August 9, 2002, recorded in the office of the Richland County Register of Deeds in Book 735, Page 3754, the plat being incorporated by reference for a more complete description of the property.

Also,

All that certain piece, parcel, or tract of land, situate, lying, and being near the City of Columbia, in the County of Richland, State of South Carolina, consisting of approximately 0.142 acres designated as "Property Line Gap Area" on a Plat prepared for HVP3 Development, LLC by Hussey, Gay, Bell & DeYoung, Inc. dated December 11, 2025, and, according to said plat, having the following metes and bounds, to wit:

Beginning at a point along the northeastern right of way of Jacobs Mill Pond Road that is approximately 0.3 miles to the centerline of Spears Creek Church Road and running along said northeastern right of way N73°56'18"W for 25.21' to a mag nail in concrete found (the "Beginning Point"); thence running along said northeastern right of way N75°36'38"W for 15.01' to a 1/2" pipe found; thence turning and running along the common boundary with property n/f of Troy Allen Turnipseed and Sherry Cook N16°09'36"E for 821.08' to an axle found; thence turning and running along the common boundary with property n/f of Harriet Brunson Kneece S17°12'54"W for 375.60' to a 3/4" pipe found; thence turning and running S17°11'57"W for 446.07' to the Beginning Point, be all measurements a little more or less.

Richland County TMS: 25800-03-37

Property Addresses: N/S Jacobs Mill Pond Rd

LEGAL DEPARTMENT DRAFT



Meeting Date: February 17, 2026
Department: Planning and Development Services
From: Justin Steinmann, Director

AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE for Owner-Occupied Short Term Rentals

Ordinance No.: 2026-013 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17 (Unified Development Ordinance), Article 4: Use Regulations Sec. 17-4.2 Principal Uses and Article 9: Definitions and Rules of Measurement Sec. 17-9.4 Definitions

Proposal: Request to amend the Unified Development Ordinance, Chapter 17 - Article 4: Use Regulations Sec. 17-4.2. Principal Uses (b) Principal Use Table and (c) Standards for Specific Principal Uses; and Article 9: Definitions and Rules of Measurement Sec. Sec. 17-9.4 Definitions, to modify standards for short-term rentals (STR) in Residential Base Zoning Districts to exempt owner-occupied dwelling units

Applicant: Andrew Livengood, Zoning Administrator

Staff Recommendation: Staff Sponsored

PC Recommendation: Approved (7-0)

Background Summary:

Attachments:

1. Memo - STR Updates
2. 2026-013 - Amend STR Sec. 17-4.2 and 17-9.4
3. TA-2025-0016_OwnerOccupiedSTRs_ZPH packet



MEMORANDUM:

TO: Mayor and Members of Council

FROM: Andrew Livengood, Zoning Administrator

CC: Teresa Wilson, City Manager
Jeff Palen, Assistant City Manager Development & Finance/CFO
Erika Hammond, City Clerk
Justin Steinmann, Director of Planning & Development Services

DATE: 2/9/2026

**SUBJECT: Short Term Rentals (STR) -
Timeframe for New UDO Amendment
(Exception for Owner Occupied STRs)**

On January 6, 2026, City Council approved the 2nd reading of [Ordinance 2025-107](#). This ordinance regulates the location of STRs, and is an amendment to City's zoning regulations (Chapter 17 of City Code – the Unified Development Ordinance (UDO)). This ordinance limits any new STRs in residential zoning districts to lots having frontage on a 4-lane roadway.

At Council's request, staff prepared an additional amendment to the UDO, [Ord. 2026-013](#), in order to exempt **owner-occupied** STRs in residential zoning districts from the requirement to be on a 4-lane road. As required, Planning Commission reviewed this proposed amendment at their January 15th meeting, and recommended approval.

The remaining schedule for this owner-occupied STR amendment is anticipated to be:

- February 17, 2026 – City Council (Public Hearing & 1st reading)
- March 3, 2026 – City Council (2nd reading)

An ordinance to lift the STR moratorium ([Ord. 2026-009](#)) is expected to follow the same timeframe as the adoption of this owner-occupied STR amendment, with 1st reading scheduled for February 17 and 2nd reading anticipated on March 3.

Note: The bulk of the City's STR regulations are in [Chapter 5](#), administered by Code Enforcement, and are unaffected by either amendment.

ORDINANCE NO.: 2026-013

Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17 (Unified Development Ordinance), Article 4: Use Regulations Sec. 17-4.2 Principal Uses and Article 9: Definitions and Rules of Measurement Sec. 17-9.4 Definitions

BE IT ORDAINED by the Mayor and Council this ____ day of _____, 2026, that the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17 (Unified Development Ordinance), Article 4: Use Regulations, Sec. 17-4.2 Principal Uses and Article 9: Definitions and Rules of Measurement, Sec. 17-9.4 Definitions is amended to read as follows:

Sec. 17-4.2 Principal Uses

(c) Standards for Specific Principal Uses

(3) Commercial Uses

g. Visitor Accommodation Uses

1. Short-Term Rental (STR)

A short-term rental located within a residential base zoning district shall only be located upon a parcel having frontage on a street containing four through lanes and classified as a Major Arterial, Minor Arterial, or Collector in the most recent update of the City of Columbia Comprehensive Plan transportation maps. An owner-occupied short-term rental (STR) is not subject to this standard.

Sec. 17-9.4 Definitions

Owner-occupied

A dwelling unit that is lawfully classified as owner-occupied (legal residence) by the County Assessor and is receiving the four percent special assessment ratio.

LEGAL DEPARTMENT DRAFT

Requested by:

Assistant City Manager Palen

Mayor

Approved by:

City Manager

Approved as to form:

ATTEST:



Deputy City Attorney

City Clerk

Introduced:

Final Reading:



CITY COUNCIL

February 17, 2026 at 4:00 P.M.

City Hall, 3rd Floor, Council Chambers, 1737 Main Street, Columbia, S.C., 29201

AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE Owner-Occupied Short Term Rentals

Proposal: Request to amend the Unified Development Ordinance, Chapter 17 - Article 4: Use Regulations Sec. 17-4.2. Principal Uses (b) Principal Use Table and (c) Standards for Specific Principal Uses; and Article 9: Definitions and Rules of Measurement Sec. Sec. 17-9.4 Definitions, to modify standards for short-term rentals (STR) in Residential Base Zoning Districts to exempt owner-occupied dwelling units.

Applicant: Andrew Livengood, Zoning Administrator

Staff Recommendation: Staff Sponsored

PC Recommendation: Approved (7-0)

DETAILS

On January 6, 2026, City Council passed [Ord. 2025-107](#), establishing Short-Term Rentals (STR) as a use within the Unified Development Ordinance (UDO) that is allowed within commercial and mixed use districts, and in residential districts if certain standards are met. Namely, the standards require that an STR in a Residential Base Zoning District must be located on a lot having frontage on a street that has 4 through lanes and that is also classified as a major arterial, minor arterial, or collector in the City of Columbia's comprehensive plan.

Upon the review and approval of Ord. 2025-107, Council expressed their desire to exempt owner-occupied STRs from the above standards. **Thus, the purpose of the amendment before the Planning Commission today is to provide an exemption to the residential district STR standards for owner-occupied dwelling units.** Upon passage of this new amendment, an STR in an *owner-occupied* dwelling unit may be located in a residential district, regardless of the classification of the street or number of lanes.

To determine whether a dwelling unit is owner-occupied, this amendment utilizes the same standard that exists within Chapter 5 of the City Codes (the Short Term Rental Permit program): the lawful classification as owner-occupied by the County Assessor, receiving the 4% special assessment ratio.

It should be noted that:

- The only aspect of the UDO's regulation of STRs being reviewed by the Planning Commission today is this exception for owner-occupied STRs.

- As before, the UDO regulates the location of STRs only. Performance standards for STRs would remain within Chapter 5, Article IX, of City Codes - currently administered by the Code Enforcement Division. This amendment to the UDO does not exempt owner-occupied STRs from compliance with the standards contained within Chapter 5.

g. Visitor Accommodations Uses

1. Short-Term Rental (STR)

A short-term rental located within a residential base zoning district shall only be located upon a parcel having frontage on a street containing four through lanes and classified as a Major Arterial, Minor Arterial, or Collector in the most recent update of the City of Columbia Comprehensive Plan transportation maps. An owner-occupied short-term rental (STR) is not subject to this standard.

(4) Agricultural Uses

a. Agriculture and Forestry Uses

1. Community Garden

Community gardens shall comply with the following standards:

- (i)** Accessory buildings shall be limited to sheds for the storage of tools, greenhouses, and seasonal farm stands. The combined area of all buildings and other structures, excluding greenhouses, shall not exceed 15 percent of the area of the parcel. Greenhouses may not exceed 75 percent of the area of the parcel.
- (ii)** Areas used for communal composting shall be limited to 20 percent of the area of the parcel.
- (iii)** Perimeter fences, including trellises, are allowed in community gardens, subject to the standards in Sec. 17-5.8, Fences and Walls.
- (iv)** Before issuance of a permit for a community garden, it shall have an established set of operating rules addressing the governance structure of the garden, hours of operation, assignment of garden plots, and maintenance and security requirements and responsibilities.

(5) Industrial Uses

a. Waste-Related Uses

1. Recycling Center

A recycling center shall comply with the following standards:

- (i)** Stocks and supplies shall be either stored inside enclosed buildings or screened by solid walls, opaque fences, dense evergreen shrubbery or the like, so that they are not visible from any public street or from the ground level of adjacent property used for residential or office purposes.
- (ii)** Any required front yard shall not be used for storage.
- (iii)** The side yard setback for storage areas and buildings adjacent to residential or office uses shall be at least 25 feet.
- (iv)** Adequate ingress and egress shall be provided.

OUTBUILDING

A shed, garage, or other building that is accessory to a principal use on the same lot.

OUTDOOR DISPLAY OF MERCHANDISE (AS ACCESSORY TO A RETAIL SALES USE OR WHOLESALE SALES)

Outdoor display of merchandise is the placement of products or materials for sale outside the entrance of a retail or wholesale sales establishment.

OUTDOOR ENTERTAINMENT

See "Entertainment, Outdoor."

OUTPARCEL

A remaining parcel platted in a commercial subdivision but set aside for future development or some other purpose specified on the plat.

OWNER-OCCUPIED

A dwelling unit that is lawfully classified as owner-occupied (legal residence) by the County Assessor and is receiving the four percent special assessment ratio.

PARAPET

That portion of a wall that extends above the roof line.

PARCEL

See "Lot."

PARKING AREA

An outdoor area containing off-street parking, including any appurtenant driving areas, such as aisles and driveways.

PARKING LOT

See "Surface Parking or Parking Lot."

PARKING SPACE

An area provided for parking a licensed motorized vehicle in operating condition in accordance with Sec. 17-5.2, Off-Street Parking, Bicycle Parking, and Loading.

PD

See "Planned Development."

PERSON

For the purposes of enforcing this Ordinance in accordance with Enforcement, "person" includes an individual, corporation, government agency, government official, business trust, partnership, two or more persons having a joint interest, or any other legal entity. Persons subject to the remedies and penalties established in Enforcement, for violating this Ordinance shall include the owner, tenant, or occupant of the land or structure that is in violation of this Ordinance and any other person who participates in, assists, directs, creates, or maintains a situation that constitutes an Ordinance violation, including but not limited to an architect, engineer, builder, contractor, or agent.



Meeting Date: February 17, 2026

Department: Legal

From: Teresa Knox, City Attorney

Ordinance No.: 2026-009 - Repealing Ordinance No.: 2025-054 that Established a Moratorium on the Issuance of New Permits in Residential Areas Pursuant to Columbia's Short-Term Rental Ordinance at Columbia Code Section 5-400 et seq., as amended

Background Summary:

Attachments:

1. 2026-009 - repeal Ordinance 2025-054 (short term rental)

ORDINANCE NO: 2026-009

Repealing Ordinance No.: 2025-054 that Established a Moratorium on the Issuance of New Permits in Residential Areas Pursuant to Columbia's Short-Term Rental Ordinance at Columbia Code Section 5-400 et seq., as amended

WHEREAS, by Ordinance No.: 2025-054 enacted on June 17, 2025, the Mayor and Council established a Moratorium on the Issuance of New Permits in Residential Areas Pursuant to Columbia's Short-Term Rental Ordinance at Columbia Code Section 5-400 et seq., as amended; and

WHEREAS, Council desires to have said Ordinances repealed; NOW THEREFORE,

BE IT ORDAINED by the Mayor and Council of the City of Columbia, South Carolina, this ____ day of _____ 2026, that Ordinance No.: 2025-054 is hereby repealed.

Requested by:

Mayor and City Council

Mayor

Approved by:

City Manager

Approved as to form:

ATTEST:



Deputy City Attorney

City Clerk

Introduced:

Final Reading:



Meeting Date: February 17, 2026

Department: Legal

From: Teresa Knox, City Attorney

Resolution No.: R-2026-017 - Approving the Installation of the Vista Neighborhood Association Lincoln Street Tunnel Gateway Project

Endorsed by the Arts, Historic Preservation and Philanthropy Committee on February 10, 2026.

Background Summary: The Vista Neighborhood Association has pursued a project to enhance the south entrance of the Lincoln Street Tunnel with a distinctive public art feature. The proposed installation is envisioned as a gateway element that strengthens connectivity between the tunnel, Finlay Park, and the Vista Greenway, while reinforcing the area's identity as an active, culturally rich district.

Attachments:

1. R-2026-017 - Lincoln Tunnel Gateway Project
2. 2026-017 - VNA Application Packet

RESOLUTION NO.: R-2026-017

Approving the Installation of the Vista Neighborhood Association Lincoln Street Tunnel Gateway Project

WHEREAS, the Vista Neighborhood Association seeks to install a public art installation at the south entrance of the Lincoln Street Tunnel, intended to serve as a striking and meaningful gateway that welcomes pedestrians, cyclists, and other users of the tunnel, Finlay Park, and the Vista Greenway, and

WHEREAS, reflects the district's character as a vibrant, walkable place where people, businesses, and cultural activity can thrive; and

WHEREAS, in August 2025, the Vista Neighborhood Association applied for approval to install the gateway featured artwork; and,

WHEREAS, on February 10, 2026, the Arts, Historic Preservation and Philanthropy Committee endorsed the placement of the gateway project; and, NOW THEREFORE,

BE IT RESOLVED by the Mayor and City Council this _____ day of _____, 2025, that the Vista Neighborhood Associations application to install a public art project at Lincoln Street Tunnel is hereby APPROVED.

Requested by:

Councilman Tyler D. Bailey

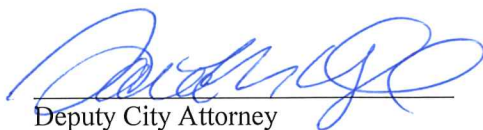
Mayor

Approved by:

City Manager

Approved as to form:

ATTEST:


Deputy City Attorney

City Clerk

Introduced:
Final Reading:

LEGAL DEPARTMENT DRAFT



PUBLIC ART PLACEMENT APPLICATION

Please see submission checklist for materials necessary for application.

SUBMISSION MATERIALS MUST ACCOMPANY APPLICATION.

Application form and materials are DUE AT 4:00 p.m. thirty (30) days prior to installation.

Is the designation: ☒ Public Art

☐ Statue

☐ Monument / Memorial

☐ Individual Commemoration

☐ Organization Commemoration

☐ Event Commemoration

Checklist:

☒ Application

☒ Council Members (District and one At-Large Sponsor)

☒ 5/ Letter(s) of Support

☒ One letter expressing Community support

☒ One letter expressing Neighborhood/Neighborhood Association or Merchant Association support

☒ One letter expressing Councilmembers' support

Applicant Signature*

Email Address

Print Name

Mailing Address

Phone Number

Date

Check and initial acknowledging application requirements.

☒ BDW Artist Information, Description and photos of artwork. (Attachment 2)

☒ BDW Any changes to initial request must be made in writing no more than 30 days prior to art placement.

☒ BDW Artwork and resolution must be finalized at least 30 days prior to placement.

☒ BDW Applicant must provide letter(s) of support as outlined in the above checklist.



PUBLIC ART PLACEMENT APPLICATION

1. Name of ~~individual~~, organization, ~~or event to be commemorated~~:

Vista Neighborhood Association in collaboration with One Columbia

2. Title of Artwork:

Gateway feature artwork at south entrance to Lincoln Tunnel

3. Attach a sheet describing the significant contribution (s) this individual, organization, or event has made in the community (no more than one-page)

4. Location, date, and time of unveiling ceremony (if approved):

The placement of public art within the City's right-of-way shall adhere to the City of Columbia encroachment ordinance process.

South entrance to Lincoln Tunnel on approx 6/30/26

5. District Council Member Sponsors: Councilman McDowell & Councilman Brennan

At-Large Council Member Sponsor: Councilman Basly

FOR STAFF USE:

Arts, Historic Preservation & Philanthropy Committee: ☐ Endorsed ☐ Rejected

One Columbia Review: ☐ Approved ☐ Rejected

Arts, Historic Preservation & Philanthropy Committee: ☐ Endorsed ☐ Rejected

Public Works: ☐ Approved ☐ Rejected

Parks and Recreation: ☐ Approved ☐ Rejected

Support Services: ☐ Approved ☐ Rejected

Public Safety: ☐ Approved ☐ Rejected

Public Art Placement Application
Attachment 1 – Letters of Support

- 1a Vista Neighborhood Association
- 1b Arsenal Hill Neighborhood
- 1c Congaree Vista Guild
- 1d Councilman Brennan
- 1e Councilman McDowell & Councilman Baily

From: Carolyn Leedecker caleedecker@gmail.com
Subject: VNA tunnel art project letter of support
Date: July 22, 2025 at 9:56 AM
To: Pamela Zeljak pamela@onecolumbiasc.com
Cc: Bart Maria Walrath wallycom@aol.com, Charles Leedecker chleedecker@verizon.net

CL

Dear City of Columbia Arts, Historic Preservation and Philanthropy Committee:

The Vista Neighborhood Association (VNA) is fully committed to its planned art installation on the south entrance of the Lincoln Street Tunnel which is a gateway not only to the tunnel itself but also to Finlay Park and the Vista Greenway.

The art installation will provide a new aesthetic and community experience for locals and visitors alike. In so doing, it will contribute to the vibrant, art-centered identity of the Vista and support the City's goal of providing more public art to the downtown area.

Thank you for your consideration.
Sincerely,

Carolyn LeeDecker
President, VNA



ARSENAL HILL NEIGHBORHOOD ASSOCIATION
ADD AN ADDRESS HERE

July 30, 2025

To whom it may concern:

This letter is to confirm that Arsenal Hill Neighborhood Association wholeheartedly supports the Vista Neighborhood Association's proposal to add a gateway feature at the south entrance to the Lincoln St pedestrian tunnel. This will further enhance the city's greenway path and help encourage the public to use this connector from the Vista to reach the revitalized Finlay Park and Columbia's other downtown neighborhoods beyond.

Please reach out if there are any questions or further action needed

Regards,

Matt Varner
Vice President AHNA
803 787-8865

c: Susan Skinner – AHNA President



July 21, 2025

To Whom It May Concern:

On behalf of the Congaree Vista Guild, I am writing to lend community support for the proposed public art project by the Vista Neighborhood Association. The Congaree Vista Guild enjoys working on public art pieces with the Vista Neighborhood Association (VNA) and look forward to continued neighborhood support on this project.

The VNA is looking to add a gateway feature to the south side of the Lincoln Street Tunnel. With the upcoming lighting installation in the tunnel, we are hopeful that this project will enhance the lighting piece and create a more vibrant neighborhood.

The Vista Guild is hopeful that the City will support this piece and allow the VNA to continue their great work with public art around the Vista district. Please let me know if you need anything further.

Sincerely,

Abby Anderson
Executive Director
Congaree Vista Guild



CITY OF COLUMBIA
SOUTH CAROLINA
OFFICE OF CITY COUNCIL

August 11, 2025

Arts, Historic Preservation & Philanthropy Committee:

I am pleased to offer my full support for the Public Art Placement Policy application submitted by the Vista Neighborhood Association for the installation of public art at the Lincoln Street pedestrian tunnel in the Vista by local artist Clark Ellefeson.

As a member of Columbia City Council, I have had the privilege of witnessing the positive impact that public art can have on our community. This project was first envisioned by Congaree Vista Guild in its Public Art Placement Plan. The Vista Neighborhood Association now applying for installation demonstrates residents and businesses working together to improve their community.

This gateway feature at the south entrance to the Lincoln Street tunnel will welcome pedestrians, cyclists, and other users to the soon to be installed rainbow forest lighted tunnel, Finlay Park and the Vista Greenway as well as reflect the Vista's vibrant character and objective to be a walkable arts focused community.

Again, I am proud to support this application

Sincerely,

Will Brennan
Will Brennan
District III

Public Art Placement Application
Attachment 2 – Artist & Artwork Description

Vista Neighborhood Association and One Columbia have selected a well-known and respected local artist, Clark Ellefson, principal designer and owner of Lewis+Clark, a local business in the Vista for our public art project at the south entrance of the Lincoln Street Tunnel.

The work of Lewis+Clark has earned showings in a number of exhibitions within museums that include the Miami Museum of Modern Art, Salon de Mobile, The Victoria and Albert Museum, the Chicago Art Institute, and the Columbia (SC) Museum of Art, with works in the permanent collections of the Chicago Art Institute, the Columbia (SC) Museum of Art, and the South Carolina State Museum.

Clark is pictured below with his recent Columbia, SC public art addition to the 5 points area.



This proposed public art will be a **gateway feature** marking the south entrance of the Lincoln Street pedestrian tunnel in the Vista.

The goal of this project is to create a striking and meaningful gateway that welcomes pedestrians, cyclists, and others using the Lincoln Street Tunnel, Finlay Park and the Vista Greenway. The piece will complement the Rainbow Forest Lighting Installation to be installed in the tunnel and enhance the visual identity of The Vista, reflect the neighborhood's vibrant character, and support the area's objective to be a walkable, arts-focused community. Additionally, the feature will contribute to the safety and comfort of visitors by incorporating effective and creative lighting.



CITY OF COLUMBIA
SOUTH CAROLINA
OFFICE OF CITY COUNCIL

August 14, 2025

Arts, Historic Preservation & Philanthropy Committee:

On behalf of Councilman Bailey and myself, we support the Vista Neighborhood Association's application to install public art by local artist Clark Ellefeson at the Lincoln Street pedestrian tunnel. This project is more than a visual enhancement it is a catalyst for economic growth, cultural vibrancy, and community pride.

Public art is a proven driver of tourism and local commerce. By creating a distinctive gateway at the south entrance of the Lincoln Street tunnel, this installation will draw visitors toward the Vista Greenway, Finlay Park, and the soon to be completed Rainbow Forest lighted tunnel. The result will be an enriched pedestrian experience that encourages people to explore, dine, shop, and linger in the Vista benefiting both local businesses and our city's economy.

Beyond its economic impact, this project reinforces Columbia's identity as a city that celebrates creativity, inclusivity, and community collaboration. It honors the Vista's longstanding vision of being a walkable, arts-focused destination, while fostering partnerships between residents, businesses, and cultural organizations.

We fully endorse this initiative and believe it will leave a lasting mark on our city's cultural landscape, inspiring residents and attracting visitors for years to come.

Sincerely,

Edward H. McDowell, Jr.
Edward H. McDowell, Jr.
District II

Tyler D. Bailey
Tyler D. Bailey
At-Large Member



Arts, Historic Preservation, and Philanthropy Committee
City of Columbia
1737 Main St.
Columbia, SC 29201

Re: Vista Neighborhood Association – Lincoln Street Tunnel Gateway Feature

Dear Councilman Bailey ,

On behalf of One Columbia for Arts and Culture, I'm happy to share our endorsement for the Lincoln Street Gateway Feature Project. This effort is a wonderful opportunity to bring new energy and a sense of welcome to an important entry point into the Congaree Vista and Finlay Park.

The vision for this feature—to create a striking, inviting landmark that sets the tone for the district—fits beautifully with The Vista's goals of being a lively, walkable place where people, businesses, and cultural activity can thrive. A project like this doesn't just improve how a space looks; it helps strengthen the character of the neighborhood, builds local pride, and encourages people to connect more deeply with the area.

We're confident that the Lincoln Street Gateway Feature will draw more people into the district, support nearby businesses, and enhance how residents and visitors experience this part of the city. Just as importantly, it will stand as a reminder of how thoughtful public art can turn everyday spaces into memorable places.

One Columbia is proud to support the Vista Neighborhood Association in bringing this vision to life, and we look forward to seeing the positive impact it will have on our community.

Sincerely,

Pamela Zeljak
Public Art Administrator
One Columbia for Arts and Culture

One Columbia for Arts and Culture
1013 Duke Ave., Columbia, SC 29203
803-254-5008
www.onecolumbiasc.com



Meeting Date: February 17, 2026

Department: Legal

From: Teresa Knox, City Attorney

Resolution No.: R-2026-010 - Authorizing consumption of beer, wine and liquor at the Main Street Latin Festival in the 1300 and 1400 blocks of Main Street between Hampton Street and Lady Street, and the 1100 block of Washington Street between Assembly Street and Main Street on August 22, 2026 with a rain date contingency of August 29, 2026

Background Summary: Please provide a brief history and context for this item.

Attachments:

1. R-2026-010 - Main Street Latin Festival (August 22, 2026)

RESOLUTION NO.: R-2026-010

Authorizing consumption of beer, wine and liquor at the Main Street Latin Festival in the 1300 and 1400 blocks of Main Street between Hampton Street and Lady Street, and the 1100 block of Washington Street between Assembly Street and Main Street on August 22, 2026 with a rain date contingency of August 29, 2026

WHEREAS, Main Street Latin Festival ("Sponsor") is sponsoring the Main Street Latin Festival in the 1300 and 1400 blocks of Main Street; and the 1100 block of Washington Street between Assembly Street and Main Street to the entrance of the parking lot located behind 1401 Main Street and the entrance to the Washington Street parking garage from 11:00 a.m. until 10:00 p.m. on Saturday, August 22, 2026, with a rain date contingency of Saturday, August 29, 2026; and,

WHEREAS, Sponsor has requested permission for the temporary closing and use of the 1300 and 1400 blocks of Main Street; and the 1100 block of Washington Street between Assembly Street and Main Street to the entrance of the parking lot located behind 1401 Main Street and the entrance to the Washington Street parking garage from 6:00 p.m. Friday, August 21, 2026 until 3:00 a.m. Sunday, August 23, 2026, for set up, clean up, and staging of the event to be held on August 22, 2026, with a rain date contingency of Saturday, August 29, 2026, in the 1300 and 1400 blocks of Main Street; and the 1100 block of Washington Street between Assembly Street and Main Street to the entrance of the parking lot located behind 1401 Main Street and the entrance to the Washington Street parking garage from 11:00 a.m. until 10:00 p.m.; for patrons to consume liquor, beer and wine beverages during the event hours of 11:00 a.m. until 9:30 p.m. on Saturday, August 22, 2026, with a rain date contingency of Saturday, August 29, 2026; and for crowd control and overflow; and,

WHEREAS, to insure the safety of attendees Organizer understands and agrees as follows:

1. Firearms shall be prohibited at the 1300 and 1400 blocks of Main Street between Hampton Street and Lady Street and 1100 block of Washington Street between Assembly Street and Main Street, regardless of whether such firearm is carried openly or concealed, and regardless of whether the individual carrying such firearm is a valid concealed weapons permit holder, on Saturday, August 22, 2026 from 11:00 a.m. to 10:00 p.m. *See* Resolution No. 2021-099 (Sept. 7, 2021).
2. Organizer shall establish a boundary line around the event space within the 1300 and 1400 blocks of Main Street between Hampton Street and Lady Street, and 1100 block of Washington Street between Assembly Street and Main Street, and the Organizer shall ensure all entrance points into the permitted event area are posted with signage stating "NO CONCEALABLE WEAPONS ALLOWED" that complies with the size and formatting requirements of section 23-31-235 of the South Carolina Code.
3. When publicizing the event in the community, Organizer shall include the statement: "NO CONCEALABLE WEAPONS ALLOWED" to ensure the public has prior notice of this restriction.
4. Organizer shall work with the City to develop a written plan and design a footprint of the event area that adheres to applicable COVID-19 health and safety guidelines, as published by the CDC and SCDHEC, and Organizer shall modify the plans and footprint as such guidelines are updated.
5. The City may cancel the event at any time based upon public safety and/or public health concerns. The City shall not be financially responsible for any costs associated with the cancellation of the event.

6. Organizer shall display signs (physical and/or electronic) throughout the event area that discourage physical contact, such as hugs, handshakes, fist bumps, and high-fives during the event.

7. Organizer shall require that its agents, employees, vendors, contractors, and event attendees adhere to all applicable COVID-19 health and safety guidelines in effect at the time of the event.

8. To the extent the event occurs during a time in which the City has in effect any emergency ordinance or ordinance requiring face coverings or adherence to social distancing requirements, Organizer shall require that its agents, employees, vendors, contractors, and event attendees comply with the requirements of such ordinance(s).

9. The City strongly encourages Organizer to require that its agents, employees, vendors, contractors, and event attendees provide proof that they have been fully vaccinated against the SARS-CoV-2 virus prior to being granted permission to enter the event.

10. Organizer shall provide portable restroom facilities at the event unless it can substantiate the sufficient availability of both ADA accessible and non-accessible facilities in the immediate area of the event site which will be available to attendees during the event. Organizer shall provide a minimum of four (4) chemical or portable toilets and two (2) wash stations for every 250 people, or portion thereof, who attend the event. Ten percent (10%) of these facilities shall be ADA accessible. This figure is based upon the maximum number of attendees at the event during peak time. The City may determine the total number of required restroom facilities on a case-by-case basis. Organizer shall post signs or markers to prohibit lines or crowds forming near the event's restroom facilities without maintaining a distance of at least six (6) feet from other people.

11. Organizer shall post signs or markers to prohibit lines or crowds forming near food vendors and should encourage attendees to bring their own water. Alcohol, beer and/or wine shall be prohibited at the event without approval of a written resolution of City Council.

12. Organizer shall coordinate with food vendors to offer touchless payment options, if possible and available, or provide a tray for the exchange of payment to avoid hand-to-hand contact. Frequently touched surfaces should be cleaned after each customer and customers are encouraged to use their own pens.

13. At no cost to the City, Organizer shall be responsible for hiring no fewer than two (2) off-duty City of Columbia police officers during the hours of 6:00 p.m. on August 21, 2026 until 3:00 a.m. on August 23, 2026.

WHEREAS, it has been determined that such an event would be in the public interest; NOW, THEREFORE,

BE IT RESOLVED by the Mayor and Council this ____ day of _____, 2026, that the sale of liquor, beer and wine beverages in plastic containers or cans only is authorized between the hours of 11:00 a.m. and 9:30 p.m. on Saturday, August 22, 2026, with a rain date contingency of Saturday, August 29, 2026; and,

BE IT FURTHER RESOLVED that all vendors be restricted to stationary location; and,

BE IT FURTHER RESOLVED that outdoor possession and consumption of liquor, beer and wine beverages unless the appropriate permits or licenses, if required are issued by the SCDOR and all outdoor musical performances and use of sound-amplifying devices shall end by 10:00 p.m. due to the proximity of the event to residential properties; and,

BE IT FURTHER RESOLVED that organizer is responsible or shall make arrangements for the cleanup of all trash and debris within the festival area and within the designated area of impact as shown on the attached drawing, and shall place same in the roll carts provided by the City. Any overflow of trash and debris shall be placed in garbage bags with the top securely closed and placed beside the City roll carts. The number of roll carts needed for the event shall be determined by organizer and the City Solid Waste Division prior to the event and placed throughout the event area to ensure that trash and debris are well contained. Roll carts and bagged trash and debris shall be returned to the collection point designated by the City in a timely manner. If the organizer has not opted to use City services to clean up the festival area and within the designated area of impact as shown on the attached drawing, any costs incurred by the City in removing loose trash and debris within the festival area and within the designated area of impact as shown on the attached drawing, which the organizer has failed to clean up, shall be billed to and paid by the organizer; and,

BE IT FURTHER RESOLVED that only pedestrian traffic will be allowed within the area. All other traffic, including, but not limited to, automobiles, trucks, motorcycles, mopeds, bicycles, skate boards, and horses, except police horses, is prohibited. All pets shall be prohibited. Coolers, glass bottles, breakable glasses and/or cups, large bags and backpacks shall be prohibited; and,

BE IT FURTHER RESOLVED that during the designated time the closed portion of the 1300 and 1400 blocks of Main Street; and the 1100 block of Washington Street to the entrance of the parking lot located behind 1401 Main Street and the entrance to the Washington Street parking garage, with the exception of the parking areas, adjacent off-street parking areas and other areas posted as to not allow alcoholic liquors or alcoholic beverages is deemed to the site of a public festival at which liquor, beer and wine beverages may be consumed and the prohibition against possession or consumption of alcoholic beverages set forth in Sec. 14-99 shall not apply as to the possession and consumption of liquor, beer and/or wine beverages. Possession and consumption of liquor, beer and wine beverages shall be permitted only in plastic cups, plastic or aluminum bottles or aluminum cans provided by vendors within the areas designated.

PROVIDED, FURTHER, that the event organizer shall provide the names and cell phone numbers of a least two contact persons who can receive complaints during the event, including any set up and breakdown times. The cell phones shall remain on at all times during the event and during any set up and breakdown time.

PROVIDED, FURTHER, that failure of the event organizer to strictly comply with the time frames and other requirements and responsibilities set forth in this resolution may result in a denial of subsequent requests to allow the event.

PROVIDED, HOWEVER, that no solicitation or transactions be made in violation of Sec. 14-32, 1998 Code of Ordinances of the City of Columbia, South Carolina.

BE IT FURTHER RESOLVED that in the event of inclement weather on Saturday, August 22, 2026, that the 1300 and 1400 blocks of Main Street; and the 1100 block of Washington Street to the entrance of the parking lot located behind 1401 Main Street and the entrance to the Washington Street parking garage

shall be closed on Saturday, August 29, 2026. The hours of operation for the event, service of beer and wine at the event and closing of streets for set up, clean up and crowd control of the event shall remain as outlined above.

BE IT FURTHER RESOLVED that should the organizer reschedule the event for another date beyond one (1) week from the date of the originally scheduled event, a request for a resolution of City Council approving the new date of the event shall be required.

Requested by:

Assistant City Manager Shealy

Mayor

Approved by:

City Manager

Approved as to form:

ATTEST:



Deputy City Attorney

City Clerk

Introduced:
Final Reading:



Meeting Date: February 17, 2026

Department: Legal

From: Teresa Knox, City Attorney

Resolution No.: R-2026-013 - Authorizing consumption of beer, wine and liquor at the "St. Pat's in Five Points Festival" and authorizing the City Manager and the Parks and Recreation Director to sign Park Rules for the St. Pat's in Five Points Festival on Saturday, March 14, 2026

Background Summary: Please provide a brief history and context for this item.

Attachments:

1. R-2026-013 - St. Pat's In Five Points

RESOLUTION NO.: R-2026-013

Authorizing consumption of beer, wine and liquor at the “St. Pat’s in Five Points Festival” and authorizing the City Manager and the Parks and Recreation Director to sign Park Rules for the St. Pat’s in Five Points Festival on Saturday, March 14, 2026

WHEREAS, the Five Points Association is sponsoring the “St. Pat’s in Five Points Festival” to raise funds for charity and beautification and revitalization of the Five Points area on Saturday, March 14, 2026

WHEREAS, the Association has requested the temporary closing and use of the 2100 block of Greene Street from 8:00 a.m. Friday, March 13, 2026 until 11:59 p.m. Saturday, March 14, 2026; the 600 block of Harden Street, from 6:00 p.m. Friday, March 13, 2026 until 11:59 p.m. Saturday, March 14, 2026; the 700 block of Saluda Avenue from 6:00 p.m. Friday, March 13, 2026 until 11:59 p.m., Saturday, March 14, 2026; the 700 block of Santee Avenue from 6:00 p.m. Friday, March 13, 2026 until 11:59 p.m. Saturday, March 14, 2026; Blossom Street between Pickens Street and Heidt Street; Greene Street between Laurens Street and Heidt Street; Devine Street between Laurens Street and Millwood Avenue; Saluda Avenue between Greene Street and Blossom Street; Harden Street between Blossom Street and Pendleton Street, Santee Avenue from Blossom Street to Heidt Street, College Street from Laurens Street to Pine Street; Maxcy Gregg Park at 1806 Blossom Street on Saturday, March 14, 2026 from 2:00 a.m. until 11:59 p.m. for preparation and staging of the area for an outdoor event to be held on Saturday, March 14, 2026 between 7:30 a.m. and 7:00 p.m., and for patrons to consume liquor, beer and wine beverages at the event during the hours of 10:00 a.m. and 6:30 p.m.; and,

WHEREAS, the Association has requested permission to conduct sidewalk sales as part of the celebration; and,

WHEREAS, the Association has requested that the City Manager and the Parks and Recreation Director be authorized to sign the attached “Park Rules for the Five Points Association and merchants to Conduct Street and Sidewalk Sales for St. Pat’s in Five Points Festival” so that the rules may be posted at all entrances into the event area; and,

WHEREAS, to ensure the safety of attendees, Organizer understands and agrees as follows:

1. Firearms shall be prohibited within the festival footprint outlined above on Saturday, March 14, 2026 from 2:00 a.m. until 11:59 p.m. regardless of whether such firearm is carried openly or concealed, and regardless of whether the individual carrying such firearm is a valid concealed weapons permit holder.
2. The Organizer shall establish a boundary line around the event space of the festival footprint and the Organizer shall ensure all entrance points into the permitted event area are posted with signage stating “NO CONCEALABLE WEAPONS ALLOWED” that complies with the size and formatting requirements of section 23-31-235 of the South Carolina Code.
3. When publicizing the event in the community, the Organizer shall include the statement: “NO CONCEALABLE WEAPONS ALLOWED” to ensure the public has prior notice of this restriction.
4. Organizer shall work with the City to develop a written plan and design a footprint of the event area that adheres to COVID-19 pandemic safety and social distancing protocols as published by the CDC and SCDHEC, and Organizer shall modify the plans and footprint as safety protocols published by the CDC and SCDHEC are updated.
5. The City may cancel the event at any time based upon public safety and/or public health concerns. The City shall not be financially responsible for any costs associated with the cancellation of the event.
6. Organizer shall display signs (physical and/or electronic) throughout the event area that discourage physical contact, such as hugs, handshakes, fist bumps, and high-fives during the event.

LEGAL DEPARTMENT DRAFT

7. Organizer shall require its agents, employees, vendors, contractors, and event attendees to adhere to all COVID-19 safety protocols in effect at the time of the event, to include, but not be limited to, wearing of face coverings, social distancing, and frequent washing of hands.

8. To the extent the event occurs during a time in which the City has in effect any emergency ordinance or ordinance requiring face coverings or adherence to social distancing requirements, Organizer shall require that its agents, employees, vendors, contractors, and event attendees comply with the requirements of such ordinance(s).

9. The City strongly encourages Organizer to require that its agents, employees, vendors, contractors, and event attendees provide proof that they have been fully vaccinated against the SARS-CoV-2 virus prior to being granted permission to enter the event.

10. Organizer is required to provide portable restroom facilities at the event unless it can substantiate the sufficient availability of both ADA accessible and non-accessible facilities in the immediate area of the event site which will be available to the public during the event. Organizer is to provide a minimum of four (4) chemical or portable toilets and two (2) wash stations for every 250 people, or portion thereof who attends the event. Ten percent (10%) of these facilities shall be ADA accessible. This figure is based upon the maximum number of attendees at the event during peak time. The City of Columbia may determine the total number of required restroom facilities on a case-by-case basis. Organizer shall post signs or markers to prohibit lines or crowds forming near the restroom without maintaining a distance of at least six (6) feet from other people.

11. Organizer shall post signs or markers to prohibit lines or crowds forming near food vendors. Alcohol, beer and/or wine shall be prohibited at the event without approval of a written resolution of City Council.

12. Organizer shall coordinate with food vendors to offer touchless payment options, if possible and available, or provide a tray for the exchange of payment to avoid hand-to-hand contact. Frequently touched surfaces should be cleaned after each customer and customers are encouraged to use their own pens.

13. At no cost to the City, Organizer shall be responsible for hiring no fewer than two (2) off-duty City of Columbia police officers during the hours of 2:00 a.m. and 11:59 p.m. on Saturday, March 14, 2026.

WHEREAS, it has been determined that such an event would be in the public interest; NOW, THEREFORE,

BE IT RESOLVED by the Mayor and Council this ____ day of _____, 2026, that Maxcy Gregg Park at 1806 Blossom Street; Blossom Street between Pickens Street and Heidt Street; Greene Street between Laurens Street and Heidt Street; Devine Street between Laurens Street and Millwood Avenue; Saluda Avenue between Greene Street and Blossom Street; Harden Street between Blossom Street and Pendleton Street, Santee Avenue from Blossom Street to Heidt Street, College Street from Laurens Street to Pine Street the merchants in Five Points are authorized to operate sale booths for items normally sold in their course of business on the sidewalks immediately in front of their places of business between the hours of 7:30 a.m. and 7:00 p.m., and that the sale of liquor, beer and wine beverages in plastic containers or cans only is authorized between the hours of 10:00 a.m. and 6:30 p.m. on Saturday, March 14, 2026; and

BE IT FURTHER RESOLVED that all vendors be restricted to stationary location and that the Five Points Association shall approve or disapprove all amplified entertainment activities; and,

BE IT FURTHER RESOLVED that Organizer is responsible or shall make arrangements for the clean-up of all trash and debris within the event area and shall place same in the roll carts provided by the City. Any overflow of trash and debris shall be placed in garbage bags with the top securely closed and placed beside the City roll carts. The number of roll carts needed for the event shall be determined by Organizer and the City's Solid Waste Division prior to the event and placed throughout the event area to ensure that trash and debris are well contained. Organizer shall return the roll carts and bagged trash and debris to the collection point designated by the City in a timely manner. If the Organizer has not opted to use City services to clean up the event area, any costs incurred by the City in removing loose trash and debris within the event area, which the Organizer has failed to clean up, shall be billed to and paid by the Organizer; and,

BE IT FURTHER RESOLVED that outdoor possession and consumption of liquor, beer, wine beverages unless the appropriate permits or licenses, if required are issued by the SCDOR and all outdoor musical performances and use of sound-amplifying devices shall end by 10:00 p.m. due to the proximity of the event to residential properties; and,

BE IT FURTHER RESOLVED that only pedestrian traffic will be allowed within the event area. All other traffic, including, but not limited to, automobiles, trucks, motorcycles, mopeds, bicycles, skate boards, and horses, (except police golf carts or ATVs), and horse-drawn carriages, is prohibited. All pets, including cats, dogs (except police K-9s), horses, birds, lizards, and snakes, are prohibited. Coolers, glass bottles, breakable drinking glasses and/or cups, large bags, and backpacks shall be prohibited inside the event area; and,

BE IT FURTHER RESOLVED that during the designated time the area shown on the attached map, with the exception of the parking area and any other areas posted as to not allow alcoholic liquors or alcoholic beverages is deemed to be the site of a public festival at which liquor, beer and wine beverages may be consumed and the prohibition against possession or consumption of alcoholic beverages set forth in Sec. 14-99 shall not apply as to the possession and consumption of liquor, beer and/or wine beverages. Possession and consumption of liquor, beer and wine beverages shall be permitted only in plastic cups, plastic or aluminum bottles or aluminum cans provided by vendors within the areas designated.

PROVIDED, FURTHER, the street and sidewalk sale shall be allowed during either of these dates and hours of operation as listed above.

PROVIDED, FURTHER, that the event organizer shall provide the names and cell phone numbers of a least two contact persons who can receive and address complaints during the event, including any set up and breakdown times. The cell phones shall remain on, with ringers and alerts functioning at all times during the event and during any set up and breakdown time.

PROVIDED, FURTHER, that failure of the event Organizer to strictly comply with the time frames and other requirements and responsibilities set forth in this resolution may result in a denial of subsequent requests to allow the event.

PROVIDED, HOWEVER, that sidewalks shall not be obstructed for pedestrian traffic in violation of Sec. 22-72, 1998 Code of Ordinances of the City of Columbia, South Carolina, and that no solicitation or transactions be made in violation of Sec. 14-32, 1998 Code of Ordinances of the City of Columbia, South Carolina, and that no vendor locations be allowed on any street not closed by the Mayor and Council during the period of celebration.

Requested by:

Assistant City Manager Shealy

Mayor

Approved by:

City Manager

Approved as to form:

ATTEST:


Deputy City Attorney

City Clerk

Introduced:

Final Reading:



Meeting Date: February 17, 2026
Department: Office of the City Clerk
From: Erika Hammond, City Clerk

Planning Commission

There are two vacant positions and seven applications have been submitted for your consideration. The term is three years.

Background Summary: The purpose of the Planning Commission (PC) is to support the City of Columbia's ongoing planning efforts, growth, and land development in accordance with the Unified Development Ordinance. The commission consists of nine members.

Membership List			
<u>Name</u>	<u>District</u>	<u>Expiration</u>	<u>Notes</u>
Steven Cook	4	May 3, 2025	Vacancy
Ryan Causey	4	May 3, 2025	Vacancy
Carlos Osorio	1	August 15, 2026	
Harris Cohn	2	August 15, 2026 ²	
Mason Harpe	4	August 15, 2026 ²	
Darren Holcombe	4	June 18, 2027	
Lilly Coveney	3	August 16, 2027	
Kelsey Foster	1	August 1, 2028	
Clay Branham	4	August 1, 2028	

- There are two vacant positions.
- Seven applications have been submitted.
- The term is three years.

Attachments:
None



Meeting Date: February 17, 2026
Department: Office of the City Clerk
From: Erika Hammond, City Clerk

Historic Preservation / Design Review Commission

There are seven vacant positions and 11 applications have been submitted for your consideration. The term is three years.

Background Summary: The purpose of the Historic Preservation Design Review Commission (HP/DRC) is to administer historic preservation guidelines and to plan and direct continuing studies of areas, structures, objects, and other considerations relating to historic preservation in furtherance of the Unified Development Ordinance.

This new commission is composed of seven members.

Attachments:
None



Meeting Date: February 17, 2026
Department: Office of the City Clerk
From: Erika Hammond, City Clerk

Urban / Design Review Commission

There are five vacant positions and five applications have been submitted for your consideration. The term is three years.

Background Summary: The purpose of the Urban Design Review Commission (U/DRC) is to administer the urban design guidelines, and to plan and direct continuing studies of areas, physical features and improvements in the city relating to urban design, beautification, civic improvement and other considerations in furtherance of the Unified Development Ordinance.

This new commission is composed of five members.

Attachments:
None



Meeting Date: February 17, 2026

Department: Administration - Strategic Initiatives & Innovation

From: Missy Caughman, Assistant City Manager

Fiscal Year 2025/2026 Hospitality Tax Grant Program 2nd Round Funding Requests
- Ms. Missy Caughman, Assistant City Manager for Strategic Initiatives and Innovation

- a. Ivy Heritage Foundation of Irmo
- b. SC High School League
- c. Black Expo

Background Summary: City Council is asked to consider the FY 2025–2026 Hospitality Tax Grant Program Second-Round Committee Recommendations and other funding requests.

Attachments:

None