



COLUMBIA CITY COUNCIL MEETING AGENDA TUESDAY, JANUARY 15, 2019

The Columbia City Council will conduct a Council Meeting at 6:30 p.m. on Tuesday, January 15, 2019 at City Hall, 1737 Main Street, Columbia, SC 29201.

The Honorable Mayor Stephen K. Benjamin
The Honorable Sam Davis, District I ▪ The Honorable Tameika Isaac Devine, At-Large
The Honorable Moe Baddourah, District III ▪ The Honorable Howard E. Duvall, Jr., At-Large
The Honorable Edward H. McDowell, Jr., District II ▪ The Honorable Daniel J. Rickenmann, District IV

Prior to entering the meeting please turn all electronic communication devices to the silent, vibrate or off position. All presenters are asked to speak directly into the microphone for recording purposes.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

ADOPTION OF THE AGENDA

PUBLIC INPUT RELATED TO AGENDA ITEMS

APPROVAL OF MINUTES

1. Council is asked to approve the January 8, 2019 City Council Meeting Minutes.

CONSENT AGENDA

2. Council is asked to approve an Agreement for Project SS7439; Saluda River Pump Station Control Manhole Number 2, as requested by Columbia Water. Award to Hazen & Sawyer in the amount of \$95,700.00. This firm is located in Columbia, SC.

Funding Source: 5529999-SS728801-658650 - The original budget amount is \$95,700.00.

This is a Clean Water 2020 Program Project and a Mentor Protégé Program Project. Hazen & Sawyer of Columbia, SC is the Mentor and will develop revised Standard Operating Procedures for the Saluda River Pump Station and Storage Facility, engineering design and permitting, bidding phase support, and engineering services at 78.9% (\$75,507.00) of the contract value. Palmetto Consulting, a Minority Business Enterprise (Woman Owned), of Chapin, SC is the Protégé and will provide evaluation, final design, permitting, and construction observation services at 21.1% (\$20,193.00) of the contract value.



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3. Council is asked to approve an Agreement for Project SS7467001; North Columbia Pump Station Upgrades, as requested by Columbia Water. Award to Brown and Caldwell in the amount of \$189,900.00. This firm is located in Columbia, SC.

Funding Source: 5529999-SS746701-658650 - The original budget amount is \$189,9000.00.

This is a Clean Water 2020 Program Project and a Mentor Protégé Program Project. Brown and Caldwell of Columbia, SC is the Mentor and will provide technical consulting support for a pump station capacity enhancement project, including assessment of existing operation conditions and equipment, development and evaluation of alternative solutions, and engineering services during design and construction at 63.1% (\$119,787.00) of the total contract value. 4D Engineering a Minority Business Enterprise (Woman-Owned) of Lexington, SC is the Protégé and will provide civil assessment and preliminary design report development of the project at 18.7% (\$35,558.00) of the contract value.

The following sub-consultants will provide additional services:

Chao & Associates a Minority Business Enterprise, of Columbia, SC will provide structural assessment and preliminary design report development at 16.9% (\$32,055.00) of the contract value.

Howard Engineering a Minority Business Enterprise (Woman-Owned), of Marietta, SC will provide electrical assessment and preliminary design report development of the project at 1.3% (\$2,500.00) of the contract value.

4. Council is asked to approve a contract for Project SD8389; Devil's Ditch Joint Maintenance Re-bid, as requested by Columbia Water. Award to Martin & Son Contracting, Inc. of Spartanburg, SC in an amount not to exceed \$533,127.16 including contingency funds.

Funding Source: Fiscal 2018/2019; 5549999-658650. The original budgeted amount is \$567,889.85.

5. Ordinance No.: 2018-078 - Establishing a Moratorium on Shared Mobility Vehicles

The Public Hearing was held and first reading approval was given on January 8, 2019.

6. Ordinance No.: 2018-079 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 12, Motor Vehicles and Traffic, Article I, In General to add Sec. 12-5 Operation of motor scooters

The Public Hearing was held and first reading approval was given on January 8, 2019.



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APPOINTMENTS

7. Council is asked to approve the appointment of one (1) individual to fill the Attorney position to the Design Development Review Commission.
8. Council is asked to approve the appointment of one (1) individual to the Columbia Housing Authority.

CITY COUNCIL COMMITTEE REPORTS AND REFERRALS

APPEARANCE OF THE PUBLIC

PUBLIC HEARING & FIRST READING FOR ZONING / PLANNING MATTERS - 7:00 P.M.

9. ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY - 2807 Atlas Road; TMS# 13510-01-01

Council District: 3

Proposal: Request to annex, assign land use classification of Urban Edge Community Activity Center (UEAC-1) and assign zoning of General Commercial District (C-3). The property is currently classified as Economic Development Center/Corridor and zoned General Commercial (GC) by Richland County.

Applicant: Circle K Stores, Inc.

Staff Recommendation: Approval

PC Recommendation: 11/05/2018; Approval (9-0)



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10. ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY - 1200 Veterans Road Suite 1, 1200 Veterans Road Suite 2, and 0.65 acres B/S Veterans Road; TMS# 16302-07-16 and 16302-07-61

Council District: 3

Proposal: Request to annex, assign land use classification of Industrial (IND) and assign zoning of Light Industrial District with a portion within the Flood Protective Overlay (M-1, -FP). The property is currently classified as Mixed Residential High Density and zoned Light Industrial District (M-1) by Richland County.

Applicant: HollyKat Properties, LLC

Staff Recommendation: Approval

PC Recommendation: 11/05/2018; Approval (9-0)

11. ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY - 209 Plumbers Road; TMS# 14303-02-04

Council District: 1

Proposal: Request to annex, assign land use classification of Employment Campus (EC) and assign zoning of Light Industrial District (M-1). The property is currently classified as Economic Development Corridor and zoned M-1 by Richland County.

Applicant: Robert L. Cohen, trustee of the Cohen Family Trust

Staff Recommendation: Approval

PC Recommendation: 11/05/2018; Approval (9-0)



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12. ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY - 5.82 acres S. Beltline Boulevard; TMS# 13606-02-02

Council District: 3

Proposal: Request to annex, assign land use classification of Industrial (IND) and assign zoning of Heavy Industrial District with a portion within the Flood Protective Overlay (M-2 and M-2, -FP). The property is currently classified as Mixed Residential High Density and zoned Heavy Industrial (HI) by Richland County.

Applicant: Beltline Partners, LLC

Staff Recommendation: Approval

PC Recommendation: 11/05/2018; Approval (9-0)

13. ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY - 101 Sparkleberry Crossing Road; TMS# 25705-07-34

Council District: 4

Proposal: Request to annex, assign land use classification of Regional Activity Corridor (AC-3) and assign zoning of General Commercial District (C-3). The property is currently classified as Mixed Use Corridor and zoned General Commercial (GC) by Richland County.

Applicant: Westview-Durham, LLC

Staff Recommendation: Approval

PC Recommendation: 11/05/2018; Approval (9-0)



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**14. ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING
MAP AMENDMENT CASE SUMMARY - 908 Oakland Avenue; TMS# 11707-06-13**

Council District: 1

Proposal: Request to annex, assign land use classification of Urban Edge Residential Small Lot (UER-1) and assign zoning of Single-Family Residential District (RS-3). The property is currently classified as Mixed Residential High Density and zoned Residential Single-Family High Density (RS-HD) by Richland County.

Applicant: Armondo Donald Balthrope

Staff Recommendation: Approval

PC Recommendation: 12/03/2018; Approval (7-0)

**15. ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING
MAP AMENDMENT CASE SUMMARY - 1124 S. Ott Road; TMS# 13703-05-08**

Council District: 3

Proposal: Request to annex, assign land use classification of Urban Core Residential Small Lot (UCR-1) and assign zoning of General Residential District (RG-1). The property is currently classified as Mixed Residential High Density and zoned Residential Multifamily Family Medium Density (RM-MD) by Richland County.

Applicant: Michael P. Scheele

Staff Recommendation: Approval

PC Recommendation: 12/03/2018; Approval (7-0)



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16. ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY - 1315 Basil Street; TMS# 16309-05-08

Council District: 3

Proposal: Request to annex, assign land use classification of Urban Edge Residential Small Lot (UER-1) and assign zoning of Single-Family Residential District (RS-2). The property is currently classified as Economic Development Corridor and zoned Light Industrial (M-1) by Richland County.

Applicant: Mt. Sinai Southern United Church of Jesus Christ (Apostolic) formerly known as Mt. Sinai United Church of Jesus Christ Apostolic

Staff Recommendation: Approval

PC Recommendation: 12/03/2018; Approval (7-0)

17. ZONING TEXT AMENDMENT CASE SUMMARY - Amend §17-401 and §17-405(b)(5) Temporary Signs

Proposal: Amend City of Columbia's Code of Ordinances §17-401 (Definitions) and §17-405(b)(5) (Temporary Signs) to reflect proposed changes to the temporary signage regulations for feather flags
Pertinent Sections: Chapter 17, Article III, Division 12, Amend §17-401- Definitions; Chapter 17, Article III, Division 12, Amend §17-405(b)(5) - Temporary Signs

Applicant: Rachel Bailey, Zoning Administrator

Staff Recommendation: Approval

PC Recommendation: 11/05/2018; Approval (9-0)

18. ZONING MAP AMENDMENT - 1600 Gervais Street, 1616 Gervais Street and 1620 Gervais Street, TMS# 11401-09-01, 11401-09-03 and 11401-09-05 **Deferred**

Council District: 3

Proposal: Request to make a rezone the property from General Commercial District, -Design/Development Area (C-3, -DD) and General Commercial District (C-3) to Central Area Commercial District, -Design/Development Area (C-4, -DD)

Applicant: Jon E. McDonald, Harley Ellis Devereaux

Staff Recommendation: Approval

PC Recommendation: 12/03/2018; Denial (7-0)



We Are Columbia

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ADJOURNMENT



We Are Columbia

MEETING DATE: January 15, 2019

DEPARTMENT: City Clerk

FROM: *Erika Moore, City Clerk*

SUBJECT: Council is asked to approve the January 8, 2019 City Council Meeting Minutes.

FINANCIAL IMPACT:

ATTACHMENTS:

- **#a:** MN_01_08_2019 (PDF)



**COLUMBIA CITY COUNCIL MEETING MINUTES
TUESDAY, JANUARY 8, 2019**

WORK SESSION - 2:00 P.M.

The Columbia City Council met for a Work Session on Tuesday, January 8, 2019 at City Hall, 1737 Main Street, Columbia, South Carolina, 29201. The Honorable Mayor Stephen K. Benjamin called the meeting to order at 2:09 p.m. and the following members of City Council were present: The Honorable Sam Davis, The Honorable Tameika Isaac Devine, The Honorable Moe Baddourah, The Honorable Howard E. Duvall, Jr., The Honorable Edward H. McDowell, Jr., and The Honorable Daniel J. Rickenmann. Also present were Mr. Jeff Palen, Assistant City Manager/ Chief Financial Officer and Ms. Erika D. Moore, 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.

FISCAL YEAR 2019/2020 BUDGET WORKSHOP

1. Office of Economic Development Initiatives - Mr. Ryan Coleman, Director of Economic Development

Mr. Ryan Coleman, Director of Economic Development said we expect to receive input from Council on the direction you'd like us to take economic development in. Our strategic plan was completed in 2013 and there were sixteen goals, most of which have been completed and others are ongoing. One goal was to address the homeless issue in the core of the City. We never delved into that.

Councilor McDowell asked if there will be collaboration with other folks to further develop that particular goal. There is that growing population and we have to do something.

Mr. Jeff Palen, Assistant City Manager/ Chief Financial Officer said homelessness has an effect on our economic development. That is something we will address citywide.

Councilor McDowell said there is a program in New Jersey where the homeless are triaged and put to work. I am interested in seeing what we do with this. Let's take this out of the Economic Development Strategic plan and form something that is comprehensive in nature. There is a tremendous need for us to collaborate with others who are doing the same type of work.



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Councilor Rickenmann said the City doesn't need to be more involved until the organizations who are in charge and have the funding can provide us with results.

Mayor Benjamin said there should be a much more robust discussion. We need to see how our federal funds are being spent strategically; which of our partners are performing the best and which ones are not; and the macro and micro issues that the folks are dealing with. Let's entertain a motion tonight to have a roundup to talk about it more.

Mr. Ryan Coleman, Director of Economic Development continued to report that the Office of Economic Development also worked on two objectives that are part of City Council's Work Plan. He reviewed the notable projects the office has worked on since 2014.

Councilor Devine asked if staff works collectively to sell the City when multiple department heads attend the same conference. I want to make sure there's coordination.

Councilor Rickenmann said we should be going to these events after having sat down with some of the major recruiters and understanding the opportunities that are out there. My focus is going to be pushing us to recruit retail and restaurants to fill our areas.

Councilor Davis said it would be good for you to take a profile of the City with you to show where we are and how we can accommodate businesses.

Mayor Benjamin said it would be very helpful for Ryan to sit down with the Economic and Community Development Committee to discuss collaterals, strategy, and a specific approach that we need to have. You may want to touch on insurance technology, as well. At some point we need to have a specific discussion on Opportunity Zones. It's clear that there is passion around the room that speaks for the entire City. Find ways to pull Council in and have them help buttress your efforts in selling different parts of the City or different aspects of economic development, getting us all singing from the same hymnal and maybe even going on some of these trips. I agree that you should know exactly who you are going to see when you go to these meetings. I would love for the strategy to fully employ all of us in its execution.

Councilor Rickenmann said we've spent a tremendous amount of money over the last decade supporting groups who supposedly are bringing a return on our investment. I would encourage everybody to ride around and look at all the empty retail spaces that are out there. We have a great community, but we have to sell it. We are in a prime position and we have to take advantage of it while we are in the national spotlight.



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Mr. Ryan Coleman, Director of Economic Development said we engaged a lead generation consultant for the first time to help structure our own trips and to start prequalifying businesses. We will be organizing our own trips this year. We are meeting with companies that have an expansion plan and are the type of industry we are looking to bring here.

Councilor Baddourah said e-commerce is affecting the brick and mortar retail places all over the country. What ideas are you looking at when you go after retailers to fill our spaces?

Mr. Ryan Coleman, Director of Economic Development said we've reacted to retail in the past. We are in the discovery process now. Within the past month we've sat in a few ICSC webinars; we've met with five of the business associations to talk about the character profiles in their districts; and we are working to identify the empty spaces. The Bloomberg economic development collaboration program will help streamline and create collaboration between entities. We've done a salesforce implementation to help track metrics and create a pipeline. We are looking at a potential open source conference. We will participate in a Community Comparative Analysis that Council has been talking about. We started a small incentive program and there is \$200,000 available to help recruit office or business projects to the City or identify high impact local businesses with growth potential. The program is citywide.

Mayor Benjamin said a very focused retail recruitment strategy is going to be necessary.

Councilor Baddourah said we may be able to discuss our next steps at the retreat; whether we are looking at small business license fee waiver or other incentives to bring small businesses in here. Specialty shops are key to the future. There are enough natural resources for customers to utilize Bass Pro Shops and Cabela's and to bring more people into the area.

Councilor McDowell said I'd like to see the larger things in Columbia, but I'm also interested in the little things that take place.

Councilor Davis said if we want to target parts of this City, we have to know if our vision equates with what the people in that area would like to see.

Mayor Benjamin recalled that Robert Anderson presented a gateway improvement plan before us.

Councilor Davis said we need to move on that.



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Mr. Ryan Coleman, Director of Economic Development said our economic development partners generally assist us with scheduling and recruitment initiatives, entrepreneurship, marketing, and talent retention and attraction. We have reduced the overall partner funding by \$300,000. We've cut out some initiatives and we can reduce the budget by another \$60,000 next year. We used some of the money for incentive funding. We fund seven different agencies and we provide funding to the Greater Columbia Chamber of Commerce for their military initiatives through a contract.

Councilor Duvall asked how the collaborations with the development corporations fit in with the Office of Economic Development.

Mr. Ryan Coleman, Director of Economic Development said it doesn't from a funding perspective. Our collaboration is on an as needed basis.

Councilor Duvall said that is where we splinter our efforts into four different groups that are all looking for the same type thing. We will be better served if we could centralize our economic development programs into one agency that is working together all of the time.

Councilor Rickenmann agreed that there are four agencies all chasing the same thing under the guise of economic development.

Mr. Jeff Palen, Assistant City Manager / Chief Financial Officer added that the development corporations aren't all economic development; there is community development and some of their missions are different. Some focus more on housing and they manage properties.

Mr. Ryan Coleman, Director of Economic Development said we will meet with the Economic Development Committee based on some of today's recommendations and we will meet with you individually as we are planning for the upcoming year.



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CITY COUNCIL DISCUSSION

2. Tobacco Policy Options - Mr. Patrick Wright, Senior Assistant City Attorney

Mr. Patrick Wright, Senior Assistant City Attorney said we will be talking about tobacco retail licensing and other tobacco policy options such as the smoke-free ordinance. Tobacco retail licensing is a policy whereby government requires all stores that sell tobacco to obtain a special license for the right to sell these products to consumers. The government can impose specific performance standards as conditions for maintaining the license. Failure to meet the performance standards can result in license suspension or revocation. Tobacco use remains a significant public health problem in South Carolina and the United States in general. Each year tobacco-related diseases cause the deaths of more than 7,200 South Carolina residents and 480,000 individuals in the U.S. State and local governments can develop educational and media campaigns on the risks of tobacco use; develop resources to help smokers; create cigarette excise taxes; and restrict public use of cigarettes and other tobacco products. Although tobacco use has increased over the years, a 2014 report noted that an estimated 103,000 South Carolinians under the age of 18 are projected to die from tobacco related diseases. The use of e-cigarettes by high school students has increased by 900% since 2015. These products are more common than traditional tobacco products. E-cigarettes do contain nicotine. Research demonstrates that local tobacco retail ordinances dramatically reduce youth access to cigarettes. A study showed that the odds of daily smoking was reduced by 2% for each 1% increase in merchant compliance with youth access laws. We need to add electronic cigarettes, vaping, and tobacco alternative products to the definitions in the tobacco retail licensing and the smoke-free policies. Local tobacco retail licensing has proven effective at reducing illegal tobacco sales to minors; helping finance effective enforcement programs; and providing a comprehensive enforcement mechanism. We can require that sales be onsite only. He reviewed additional retail tobacco licensing restriction options.

Councilor McDowell insisted that the policy also include snuff and chewing tobacco.

Mayor Benjamin asked how we would get around cultural or religious issues.

Mr. Patrick Wright, Senior Assistant City Attorney said exemptions can be put into the ordinance. Another option is a buffer zone that prohibits the sale of flavored tobacco a certain distance from schools. This option causes more issues.

Mayor Benjamin said we are aware of the health concerns, but this is also against the backdrop of some very aggressive advertising to young people.



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Mr. Patrick Wright, Senior Assistant City Attorney said the restriction of a product by flavor is another option, but it makes it more difficult to enforce. It is recommended that you restrict all flavors of products as a comprehensive ban. There is no risk-free level of exposure to secondhand smoke. Since we already have a smoke-free ordinance, we need to expand the ordinance to include electronic cigarettes in the existing law; make parks tobacco free; and include outdoor dining areas in the smoke-free zone.

Councilor Rickenmann said the licensing restrictions are going to upset a lot of people.

Councilor Devine said I asked if we have the ability to do a local licensing ordinance. That money could be used for our health related programs. We need to discuss it.

Councilor Rickenmann asked if convenience stores would have to pay a separate license like they do for beer and wine so that we could regulate it. Our biggest problem with the smoking ban is that we push people out into the streets and into the doorways. It's still a problem. I wasn't for the smoking ban at first, because I didn't understand the effects. It makes sense to issue a license if we are trying to regulate underage sales.

Councilor Duvall said I had hoped to go through the model ordinance and look at the provisions starting with the definitions to help solve the problem of electronic cigarettes, vaping, and loopholes in the current smoking ordinance. It will take care of people standing in hallways. Palmetto Health's whole campus is smoke-free. There may be other city-owned facilities we'd like to regulate. Does the current ordinance go as far as this one to prohibit smoking in enclosed public places? What about public events?

Mayor Benjamin said let's focus on exactly what we are trying to do and let's come up with a proposal that's comprehensive but tightly structured to help us achieve that goal. We have great folks in the room from the American Heart Association, American Cancer Society, and South Carolina Tobacco-Free Collaborative; let's make sure we use them. Let's acknowledge a couple of facts. Things have changed dramatically since the City passed the last ordinance and we need to adjust accordingly. We watched new products come onto the market, both tobacco and tobacco free products and we need to address that. Let's see what the industry has to say.

Mayor Benjamin left the meeting at 3:35 p.m.



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Councilor Baddourah asked how many citations have been issued for people smoking around restaurants and public parks? There is a good number of restaurants where employees are at the back door smoking. That is something we need to control. Is there a way to talk with the school board about the disciplinary actions for students caught with electronic cigarettes or other cigarette products?

Councilor McDowell said chewing and snuff is just as dangerous and as cancerous as nicotine. We can't take one without the other. We have to take this on comprehensively. Have you ever visited somebody with esophageal cancer caused from chewing tobacco? Have you ever seen someone whose jaw has been surgically removed because of esophageal cancer?

Councilor Devine clarified that Richland School District One updated its policy last year and they included electronic cigarettes.

Councilor Duvall said smoking would not be regulated in private residences and areas like that. There's a section about declaration of establishment of outdoor areas as non-smoking. This lets the owner of the establishment declare the entire establishment indoors and out, as a non-smoking place; posting of signs, and the removal of ashtrays. If the Council would let Tameika and I work with Patrick, we could draw up a proposed amendment to our existing ordinance and then bring a document back for review.

Mr. Patrick Wright, Senior Assistant City Attorney said we can do that. If you restrict outdoor events, it will restrict Soda City and other events.

Councilor Rickenmann said there is no reason to include things we can't enforce.

FISCAL YEAR 2019/2020 BUDGET WORKSHOP

3. Capital Projects for General Fund and Special Revenue - Mr. Jeff Palen, Chief Financial Officer / Assistant City Manager and Ms. Missy Caughman, Director of Budget and Program Management

Ms. Missy Caughman, Director of Budget and Program Management said we've talked a lot about funding general capital projects. This includes our parks, fire stations, police stations, buildings, and other city facilities. We've included other commitments that are up for discussion. She presented a list of projects that are not funded or received partial funding.



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Mr. Jeff Palen, Assistant City Manager/ Chief Financial Officer added that we are looking at future needs that have been identified.

Ms. Missy Caughman, Director of Budget and Program Management said the projects stay on the list until we get funding. Some of these teeter on operating costs or funding we'd like to have on a reoccurring basis to help with maintenance. Some of the projects are for construction. We want to talk about different funding mechanisms, but that will be based on debt capacity. There is also a need to prioritize the projects.

Councilor Baddourah requested the CIP list for storm water projects that were included in the bond issuance.

Ms. Missy Caughman, Director of Budget and Program Management clarified that the list includes general capital projects, not any of our utility funds.

Councilor Baddourah said some of the projects on the list are regular maintenance. Why are they on the CIP list? I would love for you all to eliminate some of these maintenance CIP projects and focus on the major projects.

Councilor Devine said the renovation of Municipal Court is on the list, but it is not funded. We had asked for an evaluation of the court.

Ms. Missy Caughman, Director of Budget and Program Management said there is a rolling list of projects every year. We will update this year as we go through the 2019/2020 budget process. Some of these projects are for maintenance and would not be part of a financing plan, but they are projects that need to be addressed.

Councilor Davis requested an explanation on Hyatt Park.

Ms. Missy Caughman, Director of Budget and Program Management explained that the approved funding column is funding that has been identified for the project. This is a five-year CIP.

Councilor Davis asked that we take into consideration the public commitment we made to the community when they were upstairs.

Councilor Baddourah asked about funding for a building at Southeast Park.



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Ms. Missy Caughman, Director of Budget and Program Management said that funding was reallocated.

Councilor Baddourah asked about funding for Hampton Park.

Ms. Missy Caughman, Director of Budget and Program Management said the Hampton Park Project is funded and under construction.

Mr. Jeff Palen, Assistant City Manager/ Chief Financial Officer said the purpose was to show the magnitude of the different projects. We become focused on a project, but we also have other projects sitting out there. We will take a look at this within our general fund. The general fund is the most stressed funding source with the most amount of resources. Our debt issuance options are limited. Our GO debt limit is not more than \$15 million.

Councilor Duvall said the limitation on debt doesn't apply if you have a referendum. If we went out for a referendum on \$100 million for park restoration projects and it was approved, does the general fund have the capacity to pay the debt.

Mr. Jeff Palen, Assistant City Manager/ Chief Financial Officer said the general fund does not. We have two big funding items between our general obligation debt: Bull Street and our rolling capital. We will need to find new revenues to issue new debt. We want to work out a plan. Depending on the project, you can consider hospitality funds and accommodations taxes. Another item to consider is if we are going to expand the Convention Center. Another option is the state accommodations tax. We have very restrictive state laws on how we can spend different funds. The expansion of the Convention Center is at least \$35 million. If expansion occurs, there will need to be an additional parking deck. We should recognize that installment purchase revenue bonds are another mechanism that can be utilized and several revenue sources can be used to make payments.

Councilor Rickenmann said we need to address the parcels that aren't participating. That needs to be done by July.

Councilor Davis said I am interested in the things that other municipalities have done.

Ms. Missy Caughman, Director of Budget and Program Management said we weren't expecting to finish this discussion today. We are multi-task oriented and we have to be able to focus on many of these things at the same time. The general fund CIP isn't adequately funded. We have \$5 million in debt and \$3.4 million in lease purchases in the general fund.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, JANUARY 8, 2019

EXECUTIVE SESSION

Upon a motion made by Mr. Duvall and seconded by Mr. Davis, Council voted unanimously to enter into Executive Session at 4:22 p.m. for the discussion of **Items 4 and 5**. Mr. Rickenmann was not present for the vote.

4. Receipt of legal advice related to matters covered by attorney-client privilege pursuant to §30-4-70(a)(2)
 - *Proposed Memorial Park*
5. Discussion of negotiations incident to the proposed purchase of property pursuant to S. C. Code §30-4-70(a)(2)
 - *Metro Wastewater Treatment Plant*

COUNCIL MEETING - 6:00 P.M.

The Columbia City Council conducted a meeting on Tuesday, January 8, 2019 at City Hall, 1737 Main Street, Columbia, South Carolina, 29201. The Honorable Mayor Stephen K. Benjamin called the meeting to order at 6:03 p.m. and the following members of City Council were present: The Honorable Sam Davis, The Honorable Tameika Isaac Devine, The Honorable Moe Baddourah, The Honorable Howard E. Duvall, Jr., The Honorable Edward H. McDowell, Jr., and The Honorable Daniel J. Rickenmann. Also present were Mr. Jeff Palen, Assistant City Manager/Chief Financial Officer and Ms. Erika D. Moore, City Clerk. This meeting was advertised in accordance with the South Carolina Freedom of Information Act.

PLEDGE OF ALLEGIANCE

INVOCATION

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

ADOPTION OF THE AGENDA

Upon a motion made by Mr. Davis and seconded by Ms. Devine, Council voted unanimously to adopt the agenda, subject to amending **Item 14** to reflect the purchase of a Ladder Truck in the amount of \$1,431,847.33; **Item 15** to reflect the not to exceed amount of \$187,860.00; and deferring **Items 31 and 32**.



We Are Columbia

**COLUMBIA CITY COUNCIL MEETING MINUTES
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PUBLIC INPUT RELATED TO AGENDA ITEMS

No one appeared at this time.

APPROVAL OF MINUTES

6. Council is asked to approve the December 18, 2018 City Council Meeting Minutes.

Upon a motion made by Mr. Rickenmann and seconded by Ms. Devine, Council voted unanimously to approve the December 18, 2018 City Council Meeting Minutes.

CONSENT AGENDA ITEMS 7 THROUGH 24

Mr. Clint E. Shealy, P.E., Assistant City Manager for Columbia Water explained that Item 15 pertains to our water and sewer rate study update, which we do every year with Black & Veatch Consulting. This is a contract renewal. The proposal value is \$108,000 for the base services. There are a few optional services we can include. The \$187,860.00 is a not to exceed cost that includes contingency funding.

Upon a single motion made by Ms. Devine and seconded by Mr. Baddourah, Council voted unanimously to approve the **Consent Agenda Items 7 through 24** as amended.

7. Council is asked to approve the Renewal of Computer Aided Dispatch Annual Maintenance Software Services, as requested by the Columbia-Richland 911 Communications Center. Award to Tri-Tech Software Systems in the amount of \$251,851.60. This firm is located in Columbia, SC. - *Approved*

Funding Source: City Account 1012701 - 638200 (\$125,925.80) and County Account 2082702 - 638200 (\$125,925.80). The original budgeted amount is \$251,851.60.

8. Council is asked to approve the Purchase of Compost Grinding Services, as requested by the Solid Waste Division. Award to Martin Edwards & Associates, Inc., in the amount of \$103,181.40. This vendor is located in Erwin, NC. - *Approved*

Funding Source: Solid Waste Compost, Special Projects; 1014406-638500. The original budgeted amount is \$104,810.00.



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9. Council is asked to approve the South Region Police Station Roof Replacement Construction Project, as requested by the Support Services Division. Award to Aqua Seal Mfg. & Roofing, Inc. in an amount not to exceed \$65,780.00. This firm is located in West Columbia, SC. - *Approved*

Funding Source: 1011201-659300. The original budget amount is \$65,780.00.

10. Council is asked to approve the Purchase of Eight (8) Chevrolet Equinox Vehicles for the Police Investigations Unit, as requested by Fleet Services. Award to Love Chevrolet Company, using the SC State Contract in the amount of \$167,096.00. This vendor is located in Columbia, SC. - *Approved*

Funding Source: Capital Replacement - Auto Trucks-Hvy Equipment-Capital; 6308972-658500. The original budgeted amount is \$180385.92.

11. Council is asked to approve the Purchase of Three (3) Dodge Charger Pursuit Vehicles for the Police Special Ops Unit, as requested by Fleet Services. Award to Santee Automotive LLC, using the SC State Contract in the amount of \$72,756.00. This vendor is located in West, Columbia, SC. - *Approved*

Funding Source: Capital Replacement - Auto, Trucks, Heavy Equipment Capital 6308972-658500. The original budgeted amount is \$72,756.00.

12. Council is asked to approve the Purchase of Twenty-two (22) Chevy Tahoe PPV Interceptors for the Police -Operations Division, as requested by Fleet Services. Award to Love Chevrolet, using the SC State Contract in the amount of \$722,348.00. This vendor is located in Columbia, SC. - *Approved*

Funding Source: Capital Replacement - Auto, Trucks, Heavy Equipment Capital 6308972-658500. The original budgeted amount is \$722,348.00.

13. Council is asked to approve the Purchase of an Engine, as requested by the Fire Department. Awarded to Emergency Equipment Professionals Inc., using the H-GAC Interlocal Contract in the total amount of \$616,241.00. This vendor is located in Southaven, Mississippi. - *Approved*

Funding Source: Capital Replacement - Auto, Trucks, Heavy Equipment Capital 6308972-658500. The original budgeted amount is \$616,241.00.



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14. Council is asked to approve the Purchase of a Ladder Engine, as requested by the Fire Department. Award to Emergency Equipment Professionals, using the H-GAC Interlocal Contract in the total amount of \$1,533,896.00. This vendor is located in Southaven, Mississippi. - *Approved the purchase of a Ladder Truck in the total amount of \$1,431,847.33.*

Funding Source: Capital Replacement - Auto, Trucks, Heavy Equipment Capital 6308972-658500. The original budgeted amount is \$1,533,896.00.

15. Council is asked to approve the Fiscal Year 2019 Water and Sewer Rate Study Update, as requested by Columbia Water. Award to Black & Veatch Management Consulting, LLC, in the amount of \$187,860.00. This firm is located in Kansas City, MO. – *Approved in an amount not to exceed \$187,860.00.*

Funding Source: Engineering - Special Contracts W/S, SW; 5511706-638305. The original budgeted amount is \$200,000.00. This is a Clean Water 2020 Program Project.

16. Council is asked to approve an Engineering Services Agreement for Project SS7435; Wexford and Windsong Lift Stations Evaluation and Rehabilitation Project, as requested by Columbia Water. Award to Weston & Sampson in the amount of \$418,950.00. This firm is located in Columbia, SC. – *Approved*

The original budgeted amount is \$320,000.00 (SS7435-5529999-658650). Additional funds will come from -SS728801-55299999-658650.

This is a Clean Water 2020 Program Project and a Mentor Protégé Program Project. Weston & Sampson of Columbia SC is the Mentor and will provide technical consulting support, professional surveying and engineering services at 70% (\$296,630.00) of the contract value. Carper Civil Consulting of Columbia SC, a Minority Business Enterprise (Woman), is the Protégé and will provide project management, engineering design, permitting services, bidding services and construction administration at 21% (\$88,000.00) of the contract value.

The following sub-consultants will provide additional services:

Construction Support Services, Inc., of Columbia, SC will provide services at 3.8% (\$16,000) of the contract value.



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Howard Engineering, Inc., of Marietta, SC, a Minority Business Enterprise (Woman) will provide services at 2.6% (\$10,920) of the contract value.

Terracon, Inc., of Columbia, SC will provide services at 1.8% (\$7,400) of the contract value.

17. Council is asked to Rescind the Award to L-J, Inc., for Project #SD8389; Devils Ditch Joint Maintenance Services in an amount not to exceed \$567,889.85, as requested by Columbia Water and approved by Council on October 16, 2018. – *Approved*
18. Ordinance No.: 2018-073 - Granting an Easement to South Carolina Electric and Gas Company (SCE&G) along a portion of City-owned property identified as Richland County TMS #13609-01-01 and TMS #13609-02-01 to serve the Columbia Police Department Firing Range (Columbia Industrial Park); Shop Road & Interstate 77; CF #250-461 - *First reading approval was given on December 18, 2018. – Approved on second reading.*
19. Ordinance No.: 2018-074 - Granting an Easement to South Carolina Electric and Gas Company (SCE&G) along a portion of City-owned property identified as Richland County TMS #11501-01-13 for Townpark at Bull Street Development; CF #250-426 - *First reading approval was given on December 18, 2018. – Approved on second reading.*
20. Ordinance No.: 2018-077 - Granting an encroachment to Washington Street LLC, KC Udani for installation and maintenance of sidewalks, driveways, landscaping and irrigation within the right of way areas of the 900 block of Washington Street and the 1400 block of Lincoln Street adjacent to 911 Washington Street, TMS #09013-02-18 - *First reading approval was given on December 18, 2018. – Approved on second reading.*
21. Resolution No.: R-2018-079 - Authorizing consumption of beer and wine beverages only at Outfest Columbia in the 1100 block of Park Street between Gervais Street and Senate Street on Saturday, June 1, 2019 - *Approved*
22. Resolution No.: R-2018-080 - Authorizing consumption of beer and wine beverages only at the SC Pride Festival 2019 on Main Street on Friday October 4, 2019 and Saturday, October 5, 2019 - *Approved*



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23. Resolution No.: R-2018-109 - Authorizing consumption of beer and wine beverages only at the Loco Craft Beer Jam at City Roots Farm on Saturday, March 9, 2019 with a rain date contingency of Sunday, March 10, 2019 - *Approved*
24. Resolution No.: R-2018-113 - Authorizing consumption of beer and wine beverages only at the Main Street Latin Festival in the 1300 and 1400 blocks of Main Street, the western half block of the 1200 block of Lady Street, the eastern half block of the 1100 block of Lady Street and the eastern half block of the 1100 block of Washington Street on August 24, 2019 with a rain date contingency of September 7, 2019 - *Approved*

ZONING / PLANNING MATTERS - SECOND READING

25. Annexation, Interim Comprehensive Plan Map Amendment, and Interim Zoning Map Amendment - 112 Silo Court; TMS# 11108-01-12 and 11112-01-17 - *First reading approval was given on December 18, 2018. – Approved on second reading.*

Ordinance No.: 2018-071 -Annexing 112 Silo Court, Richland County TMS #11108-01-12 and 11112-01-17 - *First reading approval was given on December 18, 2018. – Approved on second reading.*

Council District: 3

Proposal: Request recommendation to annex, assign interim land use classification of Industrial (IND) and assign interim zoning of Light Industrial District and Light Industrial District in the Flood Protective Overlay (M-1 and M-1, -FP). The property is currently classified as Mixed Residential High Density and zoned Light Industrial (M-1) by Richland County.

Applicant: Stadium Suites Investors, LLC; JMG Realty, Inc. as agent

Staff Recommendation: Annex, Assign Interim Land Use and Interim Zoning; Approve

PC Recommendation: 12/03/18: Annex, Assign Interim Land Use & Interim Zoning; Pending



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Upon a motion made by Mr. Baddourah and seconded by Ms. Devine, Council voted six (6) to one (1) to give second reading approval to the *Annexation, Interim Comprehensive Plan Map Amendment, and Interim Zoning Map Amendment* for 112 Silo Court; TMS# 11108-01-12 and 11112-01-17 **and** Ordinance No.: 2018-071 -Annexing 112 Silo Court, Richland County TMS #11108-01-12 and 11112-01-17. Voting aye were Mr. Rickenmann, Mr. McDowell, Mr. Baddourah, Ms. Devine, Mr. Davis, and Mayor Benjamin. Mr. Duvall voted nay.

PUBLIC HEARING - ORDINANCES FIRST READING

No one appeared in support of or in opposition to Items 26 and 27.

Mayor Benjamin said we are going to have a good discussion over the next year with a good committee of businesses and others who have interest in this product.

26. Ordinance No.: 2018-078 - Establishing a Moratorium on Shared Mobility Vehicles

Upon a motion made by Mr. Duvall and seconded by Mr. Baddourah, Council voted unanimously to give first reading approval to Ordinance No.: 2018-078 - Establishing a Moratorium on Shared Mobility Vehicles.

27. Ordinance No.: 2018-079 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 12, Motor Vehicles and Traffic, Article I, In General to add Sec. 12-5 Operation of motor scooters

Upon a motion made by Mayor Benjamin and seconded by Mr. Baddourah, Council voted unanimously to give first reading approval to Ordinance No.: 2018-079 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 12, Motor Vehicles and Traffic, Article I, In General to add Sec. 12-5 Operation of motor scooters.

RESOLUTIONS

28. Resolution No.: R-2018-111 - Certifying Building Sites as an Abandoned Building Pursuant to the South Carolina Abandoned Buildings Revitalization Act, Title 12, Chapter 67, Section 12-67-100 et seq., of the South Carolina Code of Laws (1976), as amended, regarding property located at 1321 Lady Street, Richland County TMS #11401-01-05 - *Approved*



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Upon a motion made by Mr. Baddourah and seconded by Mr. Davis, Council voted unanimously to approve Resolution No.: R-2018-111 - Certifying Building Sites as an Abandoned Building Pursuant to the South Carolina Abandoned Buildings Revitalization Act, Title 12, Chapter 67, Section 12-67-100 et seq., of the South Carolina Code of Laws (1976), as amended, regarding property located at 1321 Lady Street, Richland County TMS #11401-01-05.

29. Resolution No.: R-2018-114 - Authorizing the City Manager to execute the Boyd Island Naming Rights Agreement between the City of Columbia and Darnall W. and Susan F. Boyd Foundation, Inc., Saluda River Walk- Three Rivers Greenway Project, Richland County TMS #09003-02-01 - *Approved*

Upon a motion made by Ms. Devine and seconded by Mr. Duvall, Council voted unanimously to approve Resolution No.: R-2018-114 - Authorizing the City Manager to execute the Boyd Island Naming Rights Agreement between the City of Columbia and Darnall W. and Susan F. Boyd Foundation, Inc., Saluda River Walk- Three Rivers Greenway Project, Richland County TMS #09003-02-01.

30. Resolution No.: R-2018-115 - Authorizing the City Manager to execute a Purchase Agreement for Bulk Water to Stonegate Subdivision between the City of Columbia and Carolina Water Service - *Approved*

Upon a motion made by Mr. McDowell and seconded by Mr. Baddourah, Council voted unanimously to approve Resolution No.: R-2018-115 - Authorizing the City Manager to execute a Purchase Agreement for Bulk Water to Stonegate Subdivision between the City of Columbia and Carolina Water Service.

APPOINTMENTS

31. Council is asked to approve the appointment of one (1) individual to fill the Attorney position to the Design Development Review Commission. - *Consideration of this item was deferred.*
32. Council is asked to approve the appointment of one (1) individual to the Columbia Housing Authority. – *Consideration of this item was deferred.*

CONSIDERATION OF MATTERS DISCUSSED DURING THE WORK SESSION

See City Council Committee Reports/Referrals.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, JANUARY 8, 2019

CITY COUNCIL COMMITTEE REPORTS / REFERRALS

Upon a motion made by Mayor Benjamin and seconded by Mr. Baddourah, Council voted unanimously to refer a comprehensive homelessness discussion with partners to the Economic and Community Development Committee.

APPEARANCE OF THE PUBLIC

Mr. Regi Solis, Director of Needful Things asked where meals will be given to the public while Finlay Park is being renovated. How many signatures are required on a petition for something to be considered a proposed law? I've been circulating a petition on the two Ninth Circuit Court rulings. I came to you about the laws punishing homeless people for sleeping in public and items being taken and thrown away. Are usable items put into the police auction? What is the difference between the police taking property and selling it and people stealing property and selling it?

Mayor Benjamin said we made a motion earlier to have a roundtable discussion about various homeless issues. I'd love to have you at the table as well.

Mr. Lazarius Leysath said I am the only national food title here in Columbia, South Carolina. In 2016, I was invited by Thomas English Muffins to compete in a food truck competition. For five straight weeks I beat every state in the United States to win the grand prize of \$25,000. I used that to fund the restaurant that I have today. We are going on Guys Grocery Game at the end of this month. The Twist is located at 9300 Two Notch Road.

ADJOURNMENT

Upon a motion made by Mr. Baddourah and seconded by Mr. Davis, Council voted unanimously to adjourn the meeting at 6:22 p.m.

Respectfully submitted by:

Erika D. Moore, CMC
City Clerk



We Are Columbia

MEETING DATE: January 15, 2019

DEPARTMENT: Procurement and Contracts

FROM: Sandra Wright, Purchasing Agent

SUBJECT: Council is asked to approve an Agreement for Project SS7439; Saluda River Pump Station Control Manhole Number 2, as requested by Columbia Water. Award to Hazen & Sawyer in the amount of \$95,700.00. This firm is located in Columbia, SC.

PURPOSE: This is a Clean Water 2020 Program Project and a Mentor Protégé Program Project. Hazen & Sawyer of Columbia, SC is the Mentor and will develop revised Standard Operating Procedures for the Saluda River Pump Station and Storage Facility, engineering design and permitting, bidding phase support, and engineering services at 78.9% (\$75,507.00) of the contract value. Palmetto Consulting, a Minority Business Enterprise (Woman Owned), of Chapin, SC is the Protégé and will provide evaluation, final design, permitting, and construction observation services at 21.1% (\$20,193.00) of the contract value.

FINANCIAL IMPACT: Funding Source: 5529999-SS728801-658650 - The original budget amount is \$95,700.00.

ORIGINAL BUDGET: \$95,700.00

BUSINESS PROGRAM: Mentor Protege Program

CLEAN WATER 2020?: Yes

STRATEGIC GOALS: Provide high quality municipal services

The above referenced Agreement is to compensate the Consultant for providing technical consulting support, professional surveying and engineering services. The services being provided will encompass the following:

Task 100- Evaluation and Design Phase Administration

Task 200- Preliminary Planning, Investigation, Engineering and Feasibility Study

Task 300- Survey and Utility Mapping

Task 400- Geotechnical Investigation

Task 500- Final Design

Task 600- Permits and Property

Task 700- Bidding and Award

Task 800- Engineering Services During Construction

Task 900- Full Time Construction Inspection

Task 1000- Project Closeout

Task 1100- Additional Services

Services to be performed will impact areas outside City Council Districts. The Office of the City Attorney has reviewed the Agreement and the Assistant City Manager for Columbia Water and the Director of Utility Operations recommend its approval.

ATTACHMENTS:

- **#a:** Hazen & Sawyer 2018 Saluda Pump Station Control Manhole No. 2 SS7439 (PDF)
- **#b:** SS7439 Saluda River PS Control MH No. 2 - Project Location Map (PDF)

Hazen & Sawyer
CIP # SS7439

Saluda Pump Station Control Manhole No. 2



AGREEMENT FOR PROFESSIONAL SERVICES

This Agreement is being awarded under procurement method RFQ 011-16-17-NMJ Major Minor Waste Water Collection System.

1. **PURPOSE** – This Agreement is entered into as of the date of the last signature affixed hereto, by and between the City of Columbia, South Carolina (hereinafter referred to as the "City") and Hazen & Sawyer, (hereinafter referred to as the "Consultant"), for the development of a revised Standard Operating Procedure for the Saluda River Pumping Station and Storage Facility using the second level controls, Engineering Design and Permitting, Bidding Phase Support, and Engineering Services During Construction for the City of Columbia, SC.

For and in consideration of the mutual covenants and promises contained herein, the parties agree as follows:

2. **SCOPE OF SERVICES** – Upon written notification by the City to proceed, the Consultant shall provide the scope of services more fully described in Exhibit A, attached hereto. The Consultant shall perform any and all incidental services not specifically set forth in Exhibit A, which are necessary to fully complete the scope of services described in Exhibit A.
3. **SUPPLEMENTAL OR ADDITIONAL SERVICES** – The City may require supplemental or additional services of the Consultant or recommended by the Consultant and approved by the City in writing.

The Consultant must obtain written approval from the City for any supplemental or additional services prior to the work being performed. If the Consultant fails to obtain

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Saluda Pump Station Control Manhole No. 2

prior written approval to perform the work, the City is under no obligation to compensate the Consultant for services performed.

4. **TERM OF AGREEMENT** – The term of the Agreement is the date of the execution of this *Award or a Notice to Proceed* for an initial term of 17 months, or at such time total compensation provided for herein is reached, whichever is later.

The decision whether to extend the Agreement, upon written request, shall be the sole and exclusive discretion of the City and neither party shall be under any obligation to agree to an extension of the initial term or any additional term.

5. **SCHEDULE FOR COMPLETION OF SERVICES** – The Consultant shall complete any and all services performed under this Agreement within the timeframes as outlined in Exhibit C, attached hereto.

6. **COMPENSATION** – (See Exhibit B)

A. The total compensation to be paid by the City to the Consultant under this Agreement shall not exceed Ninety-Five Thousand, Seven Hundred Dollars and No/100 (\$95,700.00).

B. The Engineer shall submit invoices no more frequently than monthly for services rendered during each phase of the Project. Each invoice submitted must describe the services for which payment is requested, show payment calculations and specify the person(s) rendering such service(s). Engineer must invoice monthly regardless of work being completed during that period. If no work is completed, a zero balance invoice should be submitted. **Each invoice must also clearly identify any portion of the fee invoiced for subcontracted services, including any such services that are specified in the Summary of Proposed Subconsultants shown on Exhibit D hereto.** Each invoice shall bear the signature of the Engineer, whose signature shall certify that the information contained in the invoice is true and accurate and

**Hazen & Sawyer
CIP # SS7439
Saluda Pump Station Control Manhole No. 2**

that the invoice amount is currently due and owing. The City will not pay interest or penalty on any past due amount.

C. Invoicing Procedure: See Exhibit F

Failure of the Consultant to follow these invoice requirements will result in the delay of payment of the invoice.

D. Prompt Payment to Subconsultants and Material Suppliers (Use Prompt Payment Affidavit Exhibit G)

1. The Consultant is required to pay all Subconsultants and material suppliers for all work that the Subconsultant has satisfactorily completed, no later than twenty (20) calendar days after the Consultant has received payment from the City.
2. In addition, all retainage amounts received from the City by the Consultant must be paid by the Consultant to the Subconsultant no later than fourteen (14) calendar days after the Subconsultant has, in the opinion of the Assistant City Engineer for Construction or his/her designee, satisfactorily completed its portion of the Work.
3. A delay in or postponement of payment to the Subconsultant or material supplier requires good cause and prior written approval of the City's Assistant City Engineer for Construction or his/her designee.
4. The Consultant is required to include, in each Subcontract, a clause requiring the use of appropriate arbitration mechanisms or other method to resolve all payment disputes.
5. The City will not pay the Consultant for subsequent work performed unless and until the Consultant ensures that the Subconsultants have been promptly paid for the work they have performed under all previous

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Saluda Pump Station Control Manhole No. 2

payment requests, as evidenced by the filing of City lien waivers, canceled checks (if requested), and the Consultant's sworn statement that it has complied with the prompt payment requirements. The Consultant must submit a Prompt Payment Affidavit, Subconsultant list that identifies each Subconsultant (both Disadvantaged Business Enterprises (DBEs) and non-DBEs) including Subcontract values and the date and amount of the last payment to such Subconsultant(s). That documentation must be provided with every payment request submitted to the City, except for the first payment request.

6. Failure to comply with these prompt payment requirements is a breach of this Agreement. The City reserves the right to pursue any and all remedies permitted under law for breach of contract, including, but not limited to, Consultant debarment.

E. Affirmative Action Procurement and Contracting Goals:

It is the goal of the City of Columbia, SC to maximize opportunities for historically Disadvantaged Business Enterprises (DBEs) including, but not limited to, Small Business Enterprises (SBEs), Minority Business Enterprises (MBEs), and Women-Owned Business Enterprises (WBEs). The City has implemented an overall citywide 10% goal to encourage socially and economically disadvantaged business participation. This goal extends to bidders, contractors, Subconsultants and suppliers on its procurement and contracting offerings.

Additional information on the City's affirmative action goals and objectives may be obtained by contacting the following office: City of Columbia Office of Business Opportunities, 1225 Lady Street, Suite 102, Columbia, SC 29201, (803) 545-3950.

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The City's success in tracking the amount of business received by SBE, MBE and WBE firms (whether as a prime Consultant or Subconsultant) is dependent upon the business community partnering with the City in this important endeavor.

The Consultant must comply with the affirmative action terms and conditions as outlined herein. The Consultant, shall in the performance of the Agreement, make constructive efforts to assist the City in complying with best practices in contracting as it relates to meeting affirmative action objectives.

F. Subcontracting Goals

Under this Agreement, the subcontracting goals are as follows:

SB Goals	____%
MBE	____%
WBE	<u>21.1</u> %
LSA	____%

The Consultant will ensure Subconsultant performance during the period of performance, and optional periods as applicable. Achievement of these goals is expected during the life of the Agreement, including any extensions thereof.

7. **MENTOR-PROTÉGÉ PROGRAM** (<http://www.columbiasc.net/business-outreach/>) The City of Columbia encourages, where economically feasible, establishment of mentor-protégé relationships to ensure contracting opportunities for all businesses, including minority / women / small business enterprises. The Mentor-Protégé Program (MPP) helps develop private sector business relationships and enhances the contracting capabilities of minority-owned business enterprises (MBE), women-owned business enterprises (WBE), and small business enterprises (SBE). In order to provide

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opportunities for growth and to encourage hands-on business relationships, certain capital improvement projects may be designated by the City of Columbia as Mentor-Protégé Program projects. The City of Columbia has determined that participation in the City's Mentor-Protégé Program is required for this project. The MPP goals for this requirement are 21.1%.

The Consultant must comply with Mentor-Protégé Program Guidelines. The Consultant agrees that the Mentor Protégé Program does not create any third-party beneficiary status or contractual rights and/or duties between the City and the Protégé and that the City is not a party to the Implementation Plan. The Consultant agrees that it has or will enter into a separate contractual Agreement with the Protégé to which the City is not a party. The MPP Implementation Plan is attached hereto as Exhibit E.

8. INDEMNIFICATION & INSURANCE

- A. The Consultant shall procure and shall maintain during the life of this Agreement, whether such operation be by itself or by a Subconsultant or anyone directly or indirectly employed by either of them, such insurance as required by statute, ordinance, or this Agreement, to adequately protect the City from any claims or damages including bodily injury or death, which may arise during performance and operations under this Agreement.

Each insurance policy required by these instructions shall be endorsed to state that coverage shall not be suspended, voided, OR cancelled by either party, reduced in coverage or in limits, unless thirty (30) days prior written notice, by certified mail, return receipt requested, has been given to the City.

Workers Compensation Insurance: The Consultant shall procure and shall maintain during the life of this Agreement, Workers Compensation Insurance for all employees to be engaged in work on the project under this Agreement,

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and in case any work is subcontracted, the Consultant shall require the Subconsultant similarly to provide Worker Compensation Insurance for all of the latter employees to be engaged in such work unless such employees are covered by the protection afforded by the Consultant's Worker Compensation Insurance. The Consultant shall not permit any person who is not protected by Workers Compensation Insurance or a properly approved Self-Insured Workers Compensation Program to perform any activity related to this Agreement.

General Liability: The Consultant shall provide to the City evidence of General Liability insurance in an amount not less than One Million Dollars and no/100 (\$1,000,000) per occurrence, and Two Million Dollars and no/100 (\$2,000,000) dollars aggregate in accordance with the current Code of Ordinances, City of Columbia, South Carolina, which can be located at www.columbiasc.net.

Professional Liability: Professional Liability Insurance in an amount not less than One Million Dollars and No/100 (\$1,000,000.00) per occurrence, and Two Million Dollars and No/100 (\$2,000,000.00) Aggregate.

Automobile Liability Insurance: Five Hundred Thousand Dollars and No/100 (\$500,000.00) combined single limit per accident for bodily injury and property damage.

- B. The Consultant shall furnish the City with a certificate showing satisfactory proof of carriage of the insurance required hereunder and such insurance shall be approved by the City prior to the Consultant and any Subconsultant of the Consultant commencing any services under this Agreement and this insurance shall remain in effect throughout the term of this Agreement, and any extensions of service. Insurance shall remain in effect for the duration of the project and for a period of one (1) year after completion. The City of Columbia shall be the Certificate Holder and shall be named as an *Additional Insured*.

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- C. The Consultant shall indemnify, defend, hold harmless and reimburse the City, its agents, and employees from and against any and all losses, liabilities, expenses, and all claims for damages of any nature whatsoever relating to or arising out of any action or failure to act by Consultant, its Subconsultants, officers, agents and employees of any of the obligations under the Agreement. Losses, liabilities, expenses and claims for damages shall include, but will not be limited to, civil and criminal fines and penalties, loss of use or services, bodily injury, death, personal injury, or injury to real or personal property, defense costs, legal fees and costs, and attorney's fees for an appeal.

The Consultant will also agree to promptly notify the City of any civil or criminal actions filed against the Consultant or of any notice of violation from any federal or state agency, or of any claim as soon as practical as relates to the services provided under this Agreement. The City, upon receipt of such notice, shall have the right at its election to defend any and all actions or suits or to join in defense.

9. **PERMITS & LICENSES**

- A. The Consultant shall be responsible for obtaining any approvals, permits and/or licenses as may be required of the Consultant in performing the services required under this Agreement. The Consultant shall be responsible for any costs relating to same.
- B. The Consultant shall be responsible for identifying the necessity for and providing any applications and supporting documentation to the City for any approvals and/or permits required of the City in order for the Consultant to perform the services required under this Agreement. Such approvals and/or permits may include, but not be limited to, South Carolina Department of

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Health and Environmental Control (SCDHEC) Construction Permits, SCDHEC Stormwater Management for Construction Sites Permits, SCDHEC Water Resources Permits, Corps of Engineers Permits, City/County/ South Carolina Department of Health and Environmental Control (SCDOT) Encroachment Permits, encroachment permits for other utility rights-of-way and railroad right-of-way encroachment permits/agreements. The City shall obtain the approvals and/or permits identified by the Consultant and pay any costs relating to same.

C. The Consultant shall answer questions and consult with the City and/or appropriate authorities as necessary to assist the City's efforts in obtaining required permits/approvals.

D. The Consultant shall procure a City of Columbia business license while performing services under this Agreement.

10. **DUTIES UPON TERMINATION** – At termination of this Agreement, the Consultant shall immediately provide the City with all records and data in any format the Consultant is capable of producing and at no cost to the City, which were generated, created or received by the Consultant in performance of the services required by this Agreement or as the City may deem necessary to perform the required services by the City or the Consultant's successor. All records shall be free from any proprietary claims or interest. The Consultant agrees to fully cooperate with the City and any successor to ensure an effective transition to continuously provide the required services.

11. **INTEREST OF CONSULTANT** – The Consultant covenants that Consultant presently has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of services required to be performed under this Agreement or which is adverse to the interests of the City. The Consultant further covenants that in the performance of this Agreement no person having such interest shall be employed.

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The Consultant is expected to make Consultant's services available to other entities but agrees to refrain from representing other entities in matters where the position of the City conflicts with that of the other entity. The City may at its discretion, waive this provision. The Consultant has provided a list of all of its clients with whom there may be potential conflicts with the City. This list shall be supplemented throughout the duration of this Agreement.

12. **TERMINATION OF AGREEMENT** – The City may terminate this Agreement at any time upon any of the following grounds:

- A. Failure by the City to appropriate funds for the performance of any of the services required in this Agreement in any annual budget;
- B. The Consultant fails to perform any of the services required in this Agreement and does not correct such deficiency within fifteen (15) days after being notified by the City of such deficiency;
- C. Force Majeure;
- D. The City, at its sole option and discretion, has the right to terminate this Agreement for any reason whatsoever. A termination for default under this Agreement, if wrongfully made, shall be treated as a termination for convenience under this clause;
- E. Upon expiration of the term of this Agreement; and
- F. By mutual agreement.

Notice of termination shall be sent by registered mail, return receipt requested. In the event of termination, the Consultant shall only be entitled to the actual

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direct costs of all labor and material expended on the services required under this Agreement prior to the effective date of the termination or the Consultant shall be entitled to be paid a pro-rata percentage of the total Agreement price which is equal to its percent of completion, whichever of the two methods provides the lowest sum to be paid to the Consultant. In no event shall the Consultant be entitled to anticipatory profit or damages for any termination under this Agreement. In no event shall the Consultant be entitled to assert a claim in quantum meruit or any other measure of damages other than that stated herein.

13. **OWNERSHIP OF PROJECT** - All data, documents or other information of any description generated by or used by the Consultant or any Subconsultant retained by the Consultant and related to the services required by this Agreement shall be the property of the City and shall not be used by the Consultant for any purpose whatsoever except to perform the services required by this Agreement.
14. **OWNERSHIP OF PROJECT DOCUMENTS** - All data, documents or other information of any description generated by or used by the Consultant or any Subconsultant retained by the Consultant and related to the services required by this Agreement shall be the property of the City and shall not be used by the Consultant for any purpose whatsoever except to perform the services required by this Agreement.
15. **NOTICE** - All notices and communications in connection with this Agreement will be addressed to the following:

City of Columbia

Name: Department of Procurement & Contracts

Address: 1800 Main Street, Second Floor

Columbia, SC 29201

Phone: (803) 545-3470

Fax: N/A

Email: procurement@columbiasc.gov**Hazen & Sawyer**

Name: William Orne, Jr.

Title: Project Engineer

Address: 1122 Lady St. #1230

Columbia, SC 29201

Phone: 803-567-4907

Fax: N/A

Email: borne@hazenandsawyer.com

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16. **CONSENT DECREE** N/A

- A. The services performed by the Consultant pursuant to this Agreement are required in whole or in part to satisfy the terms of the Consent Decree entered by the United States District Court for the District of South Carolina on May 21, 2014, in the case captioned *The United States of America and State of South Carolina by and through the Department of Health and Environmental Control v. City of Columbia*, Civil Action No. 3:13-2429-TLW (the "Consent Decree"), a copy of which has been provided to the Consultant by the City and is incorporated by reference herein. The Consultant shall perform the services pursuant to this Agreement in conformity with the terms of the Consent Decree as required by Paragraph 5 therein.
- B. In addition to the requirements above, the Consultant shall comply with the document retention requirements of Paragraph 68 of the Consent Decree which includes, but is not limited to, the obligation to preserve all non-identical copies of all documents, records, or other information (including documents, records, or other information in electronic form) in the Consultant's possession or control that relate in any manner to the Consultant's performance under this Agreement ("Preserved Documents"). Upon the Consultant's performance of all services required under this Agreement, the Consultant shall provide the City with all Preserved Documents. In addition to the requirements above, the Consultant shall provide the City with all Preserved Documents upon termination of this Agreement.
- C. Upon the occurrence of a force majeure event as defined in Paragraph 55 of the Consent Decree, the Consultant shall provide notice to the City's Director of Utilities and Engineering in person, by phone, or by electronic mail within twenty-four (24) hours of when the Consultant first knew or should have known that the event might cause a delay. Within three (3) days thereafter, the

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Consultant shall provide written notice in accordance with Section XII above to include the following information: an explanation and description of the reasons for the delay; the anticipated duration of the delay; all actions taken or to be taken in an effort to prevent or minimize the delay; a schedule for implementation of any measures to be taken in an effort to prevent or mitigate the delay or the effect of the delay; and the Consultant's rationale for attributing such delay to a force majeure event. The Consultant shall include with any notice all available documentation supporting the claim that the delay was attributable to a force majeure event.

- D. The Consultant shall reimburse the City the amount of any stipulated penalties imposed on the City pursuant to Paragraph 47 of the Consent Decree if the Consultant neglects, fails, or refuses to meet the deadlines set forth in Exhibit C attached hereto. The Consultant agrees that any failure to meet such deadlines will result in the City's failure to meet the deadlines set forth in the Consent Decree except in the event of force majeure notice by the Consultant that results in the extension of said deadline by the U.S. Environmental Protection Agency under the Consent Decree. The City reserves all other remedies available for the Consultant's failure to perform pursuant to the Agreement.
- E. The Consultant shall perform the services pursuant to this Agreement using sound engineering practices as set forth in Paragraph 9 of the Consent Decree.

17. MISCELLANEOUS

- A. Nothing in this Agreement shall be construed to give any rights or benefits to anyone other than the City and the Consultant.
- B. The Consultant shall be responsible for performance of all services required by this Agreement. The Consultant does not act as the City's agent or employee.

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- C. The Consultant will not assign or sublet its obligations to perform the services required by this Agreement without the written consent of the City. The Consultant shall be as fully responsible to the City for the acts and omission of its Subconsultants, as it is for the acts and omissions of persons directly employed by the Consultant.

The Consultant shall furnish and its Subconsultants shall furnish all information and reports required hereunder.

- D. In the event there are any disagreements between the City and the Consultant with regard to any of the requirements, specifications or interpretation of this Agreement, the Consultant agrees to defer to the reasonable interpretations of the City as, from time to time, may be made by the City. Ambiguities in the terms of this Agreement, if any, shall not be construed against the City.
- E. This Agreement shall be construed in accordance with the laws and City of Columbia Code of Ordinances and those of the State of South Carolina. The Consultant agrees to subject itself to the jurisdiction and venue of the courts of Richland or Lexington County, State of South Carolina as to all matters and disputes arising or to arise under this Agreement and the performance thereof. The City may seek attorney's fees and the Consultant agrees to pay such fees as awarded by the Court or other body. No attorney's fees may be sought by, nor will be paid to, the Consultant.
- F. This Agreement represents the entire agreement between the City and the Consultant and supersedes all prior communications, negotiations, representations or agreements, either written or oral. The parties may amend this Agreement at any time provided that such Amendments are executed in writing, signed by a duly authorized representative of both organizations, and approved, where applicable, by the City's governing body.

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The City may, in its discretion, amend this Agreement to conform with federal, state, or local governmental guidelines, policies and available funding amounts, or for other reasons. If such Amendments result in a change in the funding, the scope of services, or schedule of, the activities to be undertaken as part of the Agreement, such modifications will be incorporated only by written amendment signed by both the City and the Consultant.

- G. The failure of either the Consultant or the City to insist upon the strict performance of any provision of this Agreement shall not be deemed to be a waiver of the right to insist upon strict performance of such provision or of any other provision of this Agreement at any time. Partial payment by the City shall not be construed as a waiver. Waiver of any breach of this Agreement shall not constitute waiver of a subsequent breach.
- H. In the event any provision of this Agreement is determined to be void or unenforceable, all other provisions shall remain in full force and effect.
- I. This Agreement is subject to City Council approval.
- J. The Consultant acknowledges, for itself and its Subconsultants, that it is subject to the provisions of the 1991 Ethics Reform Act (8-13-100, et seq, South Carolina Code of Laws, 1976, as amended). Under this Act, "A person may not, directly or indirectly, give, offer, or promise anything of value to a public official, public member, or public employee with intent to:
 - 1. influence the discharge of a public official's, public member's, or public employee's official responsibilities;
 - 2. influence a public official, public member, or public employee to commit, aid in committing, collude in, or allow fraud on a governmental entity;
 - or

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3. induce a public official, public member, or public employee to perform or fail to perform an act in violation of the public official's, public member's, or public employee's official responsibilities.

"Anything of value" includes, but is not limited to, lodging, transportation, entertainment, food, meals, beverages, money, gifts, honorariums, discounts and interest-free loans.

- K. In carrying out services under this Agreement, the Consultant shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation or national origin. The Consultant shall take affirmative action to ensure equal employment opportunities for all applicants for employment, without regard to their race, creed, color, religion, ancestry, sex, sexual orientation, national origin, disability or other handicap, age, marital status, or status with regard to public assistance. Such action shall include, but not be limited to, the following: employment, promotion, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Consultant shall post in conspicuous places, available to employees and applicants for employment, notices setting forth the provisions of this nondiscrimination clause. The Consultant will incorporate these nondiscrimination requirements in all subcontracts for work under this Agreement.
- L. This Agreement shall be binding upon the respondent and upon its successors and assignees. This Agreement shall be binding upon the City in accordance with its terms and provisions.
- M. All of the reports, information, data, records or documents of any kind, prepared or assembled by the Consultant under this Agreement are matters of

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public record, but that the Consultant agrees that they shall only be made available to any individual or organization by the City and the Consultant shall not make them available to any individual or organization without the prior written approval of the City.

- N. Every exhibit, schedule and appendix attached to this Agreement and referred to herein is hereby incorporated into this Agreement by reference unless this Agreement expressly provides otherwise. This Agreement, exhibits and other documents include, but are not limited to the Conflict of Interest Statement, Non-collusion Affidavit, Business Information Record for Subconsultants /Subcontractors, Local Business Enterprise, and Mentor Protégé Implementation forms are incorporated by reference in this Agreement and set forth the entire understanding between the parties hereto regarding the subject matter hereof.

Witness the parties' respective hands and seals on the date first written above.

CITY OF COLUMBIA, SOUTH CAROLINA

Witness

Teresa Wilson, City Manager

Date: _____

Ronald L. Taylor/Sr. VP
Print: Name/Title

Hazen & Sawyer
[Signature]
Signature

Date: 12/17/18

Recommended by:

[Signature]
Joseph D. Jacob, P.E., Director of Utility Operations

[Signature]
Clint Shealy, P.E., Assistant City Manager for Columbia Water

[Signature]
Sandra A. Wright, CPPB, Purchasing Agent/Director of Procurement and Contracts

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APPROVED AS TO FORM

[Signature]
Legal Department City of Columbia, SC

EXHIBITS FOR SS7439

Exhibit A – Scope of Services

Exhibit B- Compensation

Exhibit C – Schedule

Exhibit D – Subconsultant Form

Exhibit E – Implementation Plan

Exhibit F – Invoicing Procedures

Exhibit G – Prompt Payment Affidavit

EXHIBIT A

SCOPE OF SERVICES

City of Columbia

CIP # SS7439

Saluda Pump Station Control Manhole No. 2

The peak sewer flows in the lower West Columbia outfall are primarily a function of the operations of the Saluda River Pump Station, which is upstream of the West Columbia sewer basin. With the current operations, the lower West Columbia outfall shows significant surcharge under the 2020 planning period and peak wet-weather. It was noted during the modeling and CIP development of this system that only 2 million gallons (MG) of the available 10 MG of equalization storage at the Saluda River Pump Station is utilized under the 2-year 24-hour storm at buildout conditions with the current operational setpoints and the current control manhole location. A proposed additional control manhole would help control West Columbia surcharges further upstream of the existing control manhole by using the available Saluda River Pump Station Storage.

The Saluda River Pump Station equalization storage optimization methodology considers the addition of a control manhole, changing the operating setpoints of the pumps within the station, limiting surcharge in the lower West Columbia outfall to 2-ft above the crown of the pipe, and using the existing available storage at the pump station. Initially, the 2-ft surcharge condition was used to maximize conveyance in the sewer. For example, the existing control logic for the Saluda Pump Station to prevent excessive surcharges in the West Columbia outfall is described as follows:

The manhole level control will override the pump controls for the export pump station. If the level in the manhole reaches the warning level (Above Manhole Low Level - 2ft setpoint) an alarm will be generated on Pump Station PLC. If the level continues to rise and reaches the high water level (Manhole High Level – 3.0ft setpoint) the export pumps will be restricted to allow only the lead pump to run at minimum speed. If the level rises to the high high water level (Manhole High High Level – 5.5ft setpoint), then the lead pump will also shut down. The pumps will continue in this mode until the level in the manhole goes below the low water level setpoint (Manhole Low Level - 2ft setpoint). Upon reaching this level the control will switch back to the proportional control based on the pump station wetwell level.

The proposed control manhole will supplement the existing control manhole by monitoring levels further upstream in the West Columbia outfall. During the course of modeling the City collection system and given the fact that the City will be restricted to a surcharge of no more than 2-ft above the crown of the pipe, it was noted that there is still a potential to surcharge the upper region of the West Columbia outfall even with the existing control manhole limiting a surcharge level as prescribed above. Completing the model simulations using the proposed new control strategy, the HGL under the selected historical storm only reached a few inches above the pipe crown (i.e., essentially top-of-pipe conditions and insignificant surcharge). The plan and hydraulic profile of

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The City has also experience episodes during peak wet weather flows where the West Columbia pump station had a couple of pumps off-line and therefore impacting the ultimate capacity of the pump station while being serviced. To avoid undesirable surcharge conditions, the SCADA system is proposed to be modified to allow the Saluda Pump station to monitor the West Columbia pump station. Logic will be developed like the control manholes to limit pumping during instances were excessive surcharge levels are observed in the West Columbia pump station wetwell.

This project consists of engineering services associated with the addition of a new control manhole on the West Columbia outfall. The project will also include the development of control logic to operate Saluda pump station and associated storage facilities based on levels at the following locations:

- New Control Manhole
- Existing Control Manhole
- West Columbia Pump Station Level
- Saluda Storage Facility Levels

In general, (CONSULTANT) will provide the following scope of services:

- Evaluate the Saluda Pump Station Control Logic and Modify based on Prescribed Levels at the Aforementioned Locations
- Develop a revised Standard Operating Procedure for the Saluda River Pumping Station and Storage Facility to consider the level controls from the:
 - Existing Control Manhole
 - New Control Manhole
 - West Columbia Wetwell Levels
 - Saluda Storage Facility Levels
- Engineering Design and Permitting
- Bidding Phase Support
- Engineering Services During Construction

CONSULTANT will also be participating in the City of Columbia's Mentor Protégé Program as part of this project, utilizing Palmetto Consulting Engineering Group, Inc. as our Protégé.

TASK 100 – Evaluation and Design Phase Administration

110 General Project Administration

CONSULTANT will manage the efforts of its project team members and sub-consultants by assigning manpower, delegate responsibilities, review work progress, monitor budget and schedule, and direct the progress of the work. As part of project administration, CONSULTANT will:

- Participate in design review and construction progress meetings with the CITY as outlined.

- Provide monthly invoicing and schedule updates pertaining to CONSULTANT's portion of the work to the CITY. Provide a detailed project schedule within one week of execution of the Contract.
- Plan and perform project quality control and quality assurance.
- Project Administration will terminate at the completion of Task 700.
- Provide monthly progress reports.
- CONSULTANT will invoice monthly and include amounts invoiced by sub-consultants in accordance with the CITY's invoicing procedures.

120 Coordination Meetings

Throughout design of the project, CONSULTANT will maintain regular contact through the CITY's staff. Progress meetings include:

- Kickoff meeting.
- Monthly Progress meetings with CITY's Project Manager for duration of project through bidding and award. This is assumed to be 3 months for 3 meetings for the design and bidding phases of the project.
- 30% review of preliminary layout design meeting in Task 230 – One (1) meeting total.
- 60% and 90% review of design meetings in Task 540 – Two (2) meetings total.
- One (1) pre-bid meeting in Task 710.

130 Project Management & Coordination with the CITY

- CONSULTANT will communicate with the CITY through a single point of contact, CONSULTANT's Project Manager.
- CONSULTANT will utilize SharePoint provided by the CITY to share and file documentation of project progress, data, decisions, deliverables, design and management of the project.
- CONSULTANT will adhere to and update schedule as shown in Attachment C.
- CONSULTANT will conduct coordination meetings as outlined in Task 120 of this agreement.

140 Public Outreach

Public outreach is not included in this scope but can be provided as an additional service.

150 Mentor-Protégé Program

CONSULTANT and Palmetto Consulting Engineering Group, Inc. will provide the following in compliance with the City of Columbia's Mentor-Protégé Program:

- CONSULTANT will continue the existing Mentor-Protégé Agreement with Palmetto Consulting Engineering Group, Inc.

- CONSULTANT will update the existing Mentor-Protégé Business Plan per the "City of Columbia Mentor-Protégé Program Guidelines".
- The updated Mentor-Protégé Project Scope and Mentor-Protégé Business and Implementation Plans will be presented to the City of Columbia for approval.
- Schedule and attend all quarterly developmental meetings.
- Comply with deadlines for furnishing information required under the Mentor-Protégé Program.
- Document and maintain copies of communications between the Mentor and the Protégé.
- Prepare and submit a quarterly report form to the City of Columbia's Office of Business Opportunities.

TASK 200 – Preliminary Planning, Investigation, Engineering, and Alternative Analysis

210 General Data Collection, Field Reconnaissance, and Coordination

- CONSULTANT will coordinate with the CITY to obtain existing utility mapping in the project area.
- CONSULTANT will obtain county tax map records for identifying property potentially affected by the project.
- CONSULTANT will contact other utilities as needed that can be determined from field observation for mapping and location information that may impact the location of proposed sewer line improvements and/or structures. (For this scope this is assumed to be a minor effort.)
- Field Reconnaissance:
 - Field reconnaissance will be conducted on the identified best alternatives for the selected control manhole. Observation during the field reconnaissance will be recorded and used to identify qualifying or disqualifying issues associated with the manhole selection.
 - CONSULTANT will meet with the CITY to discuss results of the data gathering and field reconnaissance. Upon agreement of the resulting possible alternatives more detailed evaluation of alternatives will be conducted.
- The proposed control manhole is location in an existing utility easement on a property in Lexington County (Parcel No. 004672-01-001, owned by Richland-Lexington Parks District). The adjacent property (Parcel No. 004618-05-004) has previously been used to access that sewer easement. CONSULTANT will advise the CITY if it will be necessary to obtain a permanent access easement(s) and/or permission, so the CITY staff can access the site by foot or by utility ATV or pickup truck if need be.
- CONSULTANT will review the proposed control manhole conditions and develop design recommendations to modify the manhole considering its control purpose, susceptibility to flooding, and overall structural condition.

220 Establishing Design Criteria

- CONSULTANT will design the sanitary sewer facilities in accordance with SCDHEC regulations, the CITY standards, permitting requirements, and standard civil engineering practices.

230 Preliminary Design Evaluation

- CONSULTANT shall evaluate the conceptual layout provided by the City for conformance with minimum engineering design standards and shall revise the layout as required.
- CONSULTANT will provide the CITY with the revised layout and a preliminary opinion of probable construction cost for the Project for review and approval. This submittal will serve as the thirty (30%) percent completion milestone.

TASK 300 – Survey and Utility Mapping

Once the final control manhole has been recommended by the CONSULTANT and selected by the CITY, field investigations for that manhole location shall be conducted in support of plans preparation and final design. In some cases, limited Task 300 services may be needed to complete Task 200.

310 Field Survey

- Field survey are not included in this scope but can be provided as an additional service.

320 Property Research and Easement Exhibits

- Property Research and Easement Exhibits will not completed by the CONSULTANT and will be the responsibility of the CITY.

330 Utility Mapping

- Subsurface Utility Engineering (SUE) services are not included in this scope but can be provided as an additional service.
- CONSULTANT shall in areas where utility info is needed, but not provided by the CITY, obtain underground utilities as identified and marked in the field by the local utility locating service shall be located by the survey. This shall include, but not be limited to, electric, gas, water, cable, stormwater, fiber optics, and telephone service lines. It will be the responsibility of the CONSULTANT to contact the utility locating service in the appropriate amount of time prior to field surveying performed by the CITY, such that service lines as identified can be properly located. The CONSULTANT will, at a minimum, contact the Palmetto Utility Protection Service (P.U.P.S.) at 1-800-721-7877 and CITY for field locating underground utilities.

340 Geotechnical Survey

- Geotechnical surveys will not be part of this scope of services.

TASK 400 – Geotechnical Investigation

410 Field Investigation

Geotechnical surveys will not be part of this scope of services.

TASK 500 – Final Design

510 Project Plans and Specifications

- CONSULTANT will prepare drawings and specifications depicting the scope, extent, and character of the materials to be provided and the work to be performed by an installation contractor. One set of contract documents will be provided to the CITY to be used to solicit bids for the construction of the project. The Contract Documents shall consist of and include the following:
 - Detailed plan and profile drawings, 1"=30'-scale (horizontal) and 1"=3'-scale (vertical).
 - A total of 6 plan sheets is anticipated;
 - 3 - Cover, notes, legend and abbreviations, key map
 - 1 – Site Plan & profile sheets, gravity sewer, (manhole modifications and rehabilitation)
 - 1 - General details,
 - 1 – PID for Control Logic
 - CONSULTANT anticipates producing the construction drawings in AutoCAD Civil 3D. After completion CONSULTANT will submit GIS information on the pipeline locations along with as-builts in AutoCAD Civil 3D and pdf format.
 - Relevant features impacting construction as located by the survey.
 - Design and construction details.
 - Relevant environmental features.
 - Existing pipe demolition/abandonment as needed
 - Specifications coordinated with the CITY's standard contract documents.
 - Special conditions related to permit requirements and easement requirements.
 - Material specifications including minimum installation requirements.
 - CITY will provide the standard contract, advertisement, general conditions, supplemental conditions, bid form, CITY procurement program requirements, etc. CONSULTANT will provide the technical specifications, bid quantities, measurement and payment items and special provisions.
- Upon approval of the 100% submittal, CONSULTANT will provide one set of final bid plans, one CD containing PDF's of the signed and sealed drawings, one sided copy of unbound specifications and final cost estimate in digital

format to match the bid tab item list. CITY staff will also require seven full-size hardcopy sets of final plans.

520 Regulatory Agency Coordination

- CONSULTANT will contact and meet as necessary with City, County, State, and Federal regulatory agencies to determine design parameters for construction of the new control manhole facilities in accordance with regulatory requirements.
- CONSULTANT will coordinate final design to comply with regulatory requirements.
- Potential agencies are:
 - South Carolina Department of Health and Environmental Control
 - Lexington County
 - City of West Columbia

530 Opinion of Probable Construction Cost and Schedule

- CONSULTANT will submit an opinion of the probable cost for the Project including construction costs, contingencies, and other related items at the 90% and 100% plan reviews for each phase.

540 Control Logic Modification

- CONSULTANT will Develop a revised Standard Operating Procedure for the Saluda River Pumping Station and Storage Facility to consider the level controls from the:
 - Existing Control Manhole
 - New Control Manhole
 - West Columbia Wetwell Levels
 - Saluda Storage Facility Levels
- CONSULTANT will incorporate the control logic revisions into the contract documents to be modified by the contractor.

550 Design Reviews

- CONSULTANT will conduct an Internal Technical Review using the CONSULTANT's Quality Assurance Policy.
- After each Internal Technical Review, CONSULTANT will provide the CITY copies of plans and specifications for the Project for review and approval at the sixty (60%) percent and ninety (90%) completion milestones for each phase. CONSULTANT will meet with the CITY during these milestones to discuss the project and obtain input from the Client. Following the review, CONSULTANT will make revisions as requested by the CITY. Documentation of the completed reviews will be provided to the CITY by the

CONSULTANT. Following the technical reviews, CONSULTANT will make modifications to the construction documents.

- Upon approval by the CITY, plans and specifications and any permits obtained will be submitted to the CITY for production during the bidding process.

TASK 600 – Permits and Property

610 Property and Right-of-Way Assistance

- Easements – Easement preparation is not included with this scope of services.

620 Permits

- Construction Permit: This scope assumes that a Construction permit from SCDHEC will not be required for this project.
- Stormwater Permit: The scope assumes a Notice of Intent (NOI) Application for Stormwater Discharges from Construction Activities (sediment and erosion control permit) will be required by the City of Columbia. Upon CITY approval of the ninety (90%) percent completion drawings, CONSULTANT will prepare a Stormwater Pollution Prevention Plan and NOI application for submittal and approval by Lexington County. CONSULTANT will provide required submittal copies and respond to inquiries by the CITY. The CONSULTANT is responsible for fees associated with the NOI approval process up to \$1000.
- Wetlands Permit: This scope assumes no wetland delineation and no mitigation will be required. However, CONSULTANT can perform these services as Additional Services under Task 1100 if it becomes necessary.
- Roadway Encroachment Permits: This scope assumes that County and /or a SCDOT Encroachment Permit will not be required. If they are required, they can be added by amendment.
- Railroad Permits: This scope does not include railroad encroachment permits. If they are required, they can be added by amendment.

TASK 700 – Bidding and Award

710 Bidding Assistance

- CONSULTANT shall assist the City in the bidding and construction phase of the project. Assistance shall include attending a pre-bid conference, providing technical interpretation of the construction documents, issuing addenda as required, assisting with responses to contractor questions, attending the bid opening, review of bids received, assistance in evaluating the bids, and recommending award of the contract.
- While a formal prequalification process is not anticipated, CONSULTANT will work with the CITY to include qualification requirements in the Specifications that will be submitted by the bidders with the bids.

720 Award Recommendation

- CONSULTANT will review bids received and assist CITY in evaluating the bids and recommending award of the contract.

TASK 800 – Engineering Services During Construction

810 General Administration of Construction Contract

- CONSULTANT shall also provide engineering services during construction, to include construction administration and observation. Administration efforts shall include pre-construction and progress meetings, shop drawings review, responses to contractor Request for Information (RFIs), design clarifications, change management, and review of Applications for Payment. The City anticipates periodic construction observation to include weekly site visits by the Consultant but does not anticipate the need for a full-time construction representative.
- This scope assumes on modification to an existing manhole on the West Columbia outfall to incorporate level monitoring equipment, telemetry and electrical service. After award of the construction contract, CONSULTANT will assist the CITY with the contract administration and provide periodic observation of the construction work. For estimating purposes, actual construction activity of two (2) months (60 days) are assumed for substantial completion and an additional 30 days for final completion. An increase in the construction schedule may require an amendment to authorize additional construction services.
- CONSULTANT will provide general services during construction as described herein. In the performance of its services during the Construction Services, CONSULTANT shall not supervise, direct or have control over Contractor's work nor shall CONSULTANT have authority over or responsibility for the means, methods, techniques, sequences, procedures of construction or safety precautions and programs incident to the work selected by the Contractor's, or for any failure of the Contractor's compliance with laws, rules, regulations, ordinances, codes, or orders applicable to Contractor's.
- Administration of Construction Contract: As part of general administration of the construction contract, CONSULTANT will consult with and advise the CITY and act as its representative during the construction period. CONSULTANT will provide contract administration and general services required for the Project, including:
 - a) As CITY's representative for the duration of the construction contract, all communications to and from the contractor shall go through CONSULTANT. On behalf of the CITY, CONSULTANT will administer the construction contract, respond to Contractor's correspondence, and issue instructions from the CITY;

- b) CONSULTANT will utilize the SharePoint document control system provided by the CITY. CONSULTANT will maintain a complete document file for the project. Documents to be maintained include, but are not limited to: correspondence, quality control procedures, quality control testing; site inspection records, shop drawing schedule, change orders, scheduling, project meetings, cost and disbursement data, progress reports and other documents pertaining to the construction contract;
- c) Attend a pre-construction meeting and monthly progress meetings that will address critical schedule requirements, payment procedures, emergency procedures, schedule updates, coordination issues, change orders, quality assurance testing approvals, and any other issues related to completion of the project. One (1) pre-construction meeting and 2 monthly progress meetings have been budgeted. CONSULTANT will submit meeting minutes of these meetings to the CITY.

820 Submittal & Pay Application Review

- Shop Drawing Review: CONSULTANT will review and approve (or take other appropriate action with respect to) Shop Drawings and samples, the results of tests and inspections, and other data that the Contractor is required to submit for conformance with the design concept of the Project and compliance with the information given in the Contract Documents; and receive and review (for general content as required by the Specifications) maintenance and operating schedules and instructions, guarantees, bonds, and certificates of inspection which are to be assembled by the Contractor in accordance with the Contract Documents, and transmit them to the CITY with written comments.
- Request for Information (RFI): CONSULTANT will review and respond to Contractor's RFI as they relate to the contract requirements.
- Preparation of Design Clarifications: A necessary part of any construction project is the preparation of design clarifications and other routine supplementary information. This work will be performed by the CONSULTANT and reviewed with the CITY. CONSULTANT will issue necessary interpretations and clarifications of the Contract Documents; have authority, as the CITY's representative, to require special inspection or testing of the work; act as initial interpreter of the requirements of the Contract Documents and judge of the acceptability of the work thereunder, and make decisions on claims of the CITY and Contractor relating to the acceptability of the work or the interpretation of the requirements of the Contract Documents pertaining to the execution and progress of the work.
- Testing Results: Consultant will review testing results of test required by contractor for contract compliance and comment on any results that appear to be out of compliance.
- Review of Applications for Payment: Based on on-site observations and review of the applications for payment with the accompanying data and schedules, CONSULTANT will review the amounts payable to Contractor on a monthly

basis. CONSULTANT will then forward applications for payment to the CITY for payments due to Contractor.

830 Change Management

- **Change Orders and Time Extensions:** CONSULTANT will provide services in connection with change orders to the Construction Contract to reflect minor changes or deletions requested by the CITY, CONSULTANT, or the Contractor and make revisions to Drawings and Specifications occasioned thereby. An accurate listing of additional costs and credits as a result of change orders will be maintained by CONSULTANT. Upon receipt of a requested change order, CONSULTANT will review it in detail and then discuss it with the CITY, and, together, will determine the manner in which to proceed. Larger changes or claims asserted by Contractor and major redesigns requested by the CITY or Contractor may require additional analyses or evaluation beyond the scope of this Contract. Up to two (2) change orders have been budgeted.

840 Completion Monitoring & Documentation

- **Quality Assurance Testing:** CONSULTANT will specify and witness the quality assurance testing that is necessary for the project in the construction specifications relative to its designs.
- **Final Inspections:** CONSULTANT will perform the following:
 - Conduct a walk-through inspection with the Contractor and the CITY to determine if the Project has reached substantial and/or final completion.
 - Prepare a punch list of work items remaining.
 - Conduct one final inspection to determine if the work is acceptable, so that CONSULTANT may recommend, in writing, final payment to the Contractor and may give written notice to the CITY and the Contractor that the work is acceptable.
 - Observe the work of the Contractor to see that it has been completed in substantial accordance with respect to the Drawings and Specifications prepared by CONSULTANT.
 - Stormwater Closeout Inspection & Notice of Termination

850 Periodic Construction Observation

- **Construction Observation:** CONSULTANT's Project Engineer will visit the site (excluding visits coinciding with monthly progress meetings) to observe the progress and quality of the executed work of the Contractor and to determine, in general, if such work is proceeding in accordance with the Contract Documents. During CONSULTANT's visits, and on the basis of on-site observations, CONSULTANT will keep the CITY informed of the progress

of the work, will endeavor to guard the Client against defects and deficiencies in such work, and may recommend to the CITY disapproval or rejection of work failing to conform to the Contract Documents. Considering the complexity of this work and its location, this scope includes the following time for observation of construction:

- This scope includes site visits for three 3 hours per week by the Project Manager.

This Task 800 will be charged hourly and the CITY will be updated on the status of these hours on a monthly basis.

TASK 900 – Full Time Construction Inspection

Full Time Construction Inspection is not included in this scope.

TASK 1000 – Project Closeout

1010 Record Drawings

- CONSULTANT will prepare record drawings in electronic format as approved by the CITY and in accordance with the CITY's record drawing standards. The final record drawings will be delivered in electronic format on a DVD. Drawings will be provided in a format compatible to the CITY's GIS system.

1020 Punch List and Final Inspection

- See Task 840 of this agreement.

1030 O&M Submittals

- At the conclusion of the project, CONSULTANT will receive, review and transmit to the CITY with written comments guarantees, Bonds, and certificates that are required by the Contract Documents and provided by the Contractor.
- At the conclusion of the project, CONSULTANT will receive, review and transmit O & M manuals for the installed equipment to the CITY with written comments provided by the Contractor.
- CONSULTANT will develop a revised Standard Operating Procedure for the Saluda River Pumping Station and Storage Facility to consider the level controls from the:
 - Existing Control Manhole
 - New Control Manhole
 - West Columbia Wetwell Levels
 - Saluda Storage Facility Levels
 - Saluda Export Pump Operation

1040 Digital Information Submittals

- The final record drawings will be delivered in electronic format on a DVD. Drawings will be provided in a format compatible to the CITY's GIS system and will be uploaded to CITY's SharePoint as stated in subtasks 130 and 800.

1050 Final Notice of Acceptability of the Work

- See Task 840 of this agreement.
- Based upon periodic observation, observation during a final walk through of the project site, and construction records the CONSULTANT will provide written notice to the CITY when the CONSULTANT deems the work to be complete and acceptable.

1060 SCDHEC Permit to Operate

- This scope assumes that a Construction permit from SCDHEC will not be required for this project.

TASK 1100 – Additional Services

1110 General Task

The below items are not included in this scope for this project, but the CITY may choose to amend this Agreement so that CONSULTANT may furnish additional services such as those listed below (but not limited to):

- Geotechnical Engineering Services other than outlined above.
- Additional Surveying outside original scope or for Record Drawings.
- Additional Construction Services beyond the hours and time allotted under Task 850 in this agreement
- Flood Study or Flood Impact Analysis
- SCDHEC Construction Permitting
- Wetland Delineation and Survey
- Wetland permitting
- Professional engineering services related to additional or extended design, bidding, and construction services.
- Additional meetings with homeowners and agencies beyond those scheduled in the agreement.
- Redesign resulting from Lexington County required design changes.
- Additional property research and easement exhibits, other than outlined herein.

- Traffic control other than what is required to obtain a roadway encroachment permit.
- Easement acquisition.
- Public outreach other than outlined herein.
- Additional bidding assistance.

This is not a comprehensive list and other work not specifically outlined in this scope of services may be defined as additional services. For services rendered under Task 1100 - Additional Services, compensation to the CONSULTANT shall be negotiated with the CITY. An allowance is provided in this proposal to cover additional services. No additional services will be performed without written approval from the CITY.

1120 Additional Field Observation

No additional field observation is provided.

ATTACHMENT A TO EXHIBIT A
RESPONSIBILITIES OF THE OWNER

The responsibilities of the CITY as described in Exhibit A are amended and supplemented as follows:

The CITY agrees to perform the following:

- Provide assistance in gaining access to rights-of-way and/or easements for which field services will be provided.
- Notify CONSULTANT of property owners who may pose problems with CONSULTANT's ability to safely gain access and assist the CONSULTANT with gaining safe access.
- Respond to requests for information and review deliverables in a timely manner.
- Provide independent quality assurance testing required by the specifications or deemed reasonable by CONSULTANT and CITY through contract award with Contractor.
- Provide available data as requested in the agreement.
- Upon CITY acceptance of the final construction, provide an Owner's Letter of Acceptance and copies of all test results.

EXHIBIT B

COMPENSATION

City of Columbia CIP # SS7439 Saluda Pump Station Control Manhole No. 2

Compensation for services provided under Tasks 100 through 1100 as outlined in Exhibit A, Scope of Services, is estimated to be a total of \$95,700.00. The work will be billed on a not to exceed cost ceiling basis for hourly tasks totaling \$95,700.00. Funds can be transferred from one cost ceiling task to another at the discretion of Hazen if the total cost ceiling is not exceeded. However, an amendment will be required to increase the total cost ceiling.

Subconsultants employed by Hazen will be billed to the City at cost times a multiplier of 1.10. Permit fees not included in the scope of services will be billed at direct cost.

An estimated breakdown of the fee is shown in the following table and further outlined on the attached fee worksheet:

Task	Description	Hours	Subconsults	Total	Billing Type
Task 100	Evaluation and Design Phase Administration	48	\$2,000	\$9,096	HR
Task 200	Prelim Planning, Investigation, Eng & Alt Anal	48		\$7,364	HR
Task 300	Survey and Utility Mapping	8		\$1,184	HR
Task 400	Geotechnical Investigation				HR
Task 500	Final Design	120	\$6,752	\$26,251	HR
Task 600	Permits and Property	5	\$3,000	\$6,027	HR
Task 700	Bidding and Award	40	\$616	\$6,794	HR
Task 800	Engineering Services During Construction	120	\$6,000	\$25,156	HR
Task 1000	Project Closeout	34		\$5,120	HR
Task 1100	Additional Services (Owner's Contingency, 10%)		\$1,825	\$8,708	HR
	Total of Contract	423	\$20,193	\$95,700	
	% of Contract to Subconsultants			21.1%	
	% of Contract to Protégé			21.1%	

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

Exhibit C

City of Columbia

Saluda Control Manhole Project

Task	Month	Year 1												Year 2											
		1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12
Kickoff Meeting Workshop																									
Pre-Design																									
Survey Permission for Private Prop.																									
Survey																									
30% Design																									
30% Design Review by City (2 weeks)																									
60% Design																									
60% Design Review by City (2 weeks)																									
Easement Exhibit Review/Approval																									
Easements Acquisition																									
90% Design																									
90% Design Review by City (2 weeks)																									
Permitting																									
Final Design																									
Final Design Review by City (2 weeks)																									
City Procurement Processing																									
Advertise																									
Bid-Opening																									
City Approval																									
Construction Notice to Proceed																									
Construction Duration																									
Substantial Completion																									
Final Completion																									

Exhibit D**City of Columbia
CIP # SS7439
Saluda Pump Station Control Manhole No. 2****SUBCONSULTANT FIRM INFORMATION RECORDS**

The Engineer shall list all firms, including minority and female owned firms, providing subconsulting services under this Agreement. The list shall be submitted in the format provided below. Any proposed changes must be submitted in writing to the City, including the reason(s) for the proposed changes, prior to initiation of any action by the Engineer. Any invoices submitted for payment under this Agreement must include the dollar amount to be paid to each firm listed below for the invoice period.

Firm Name and Address	Contact Name and Telephone #	Group/Classification (MBE, WBE, SBE, Non MBE/WBE/SBE) Select ONE	Services to be Provided	Dollar Value of Services*
Palmetto Consulting Engineering, PO Box 991, Chapin, SC 29036	Marguerite McClam 803-932-2300	WBE	Assist in Evaluation, Final Design, Permitting, and Provide Construction Observation Services	\$20,193
		Choose an item.		
		Choose an item.		
		Choose an item.		
		Choose an item.		
		Choose an item.		

*Estimated fee; fee may vary based on actual services provided.
Please clearly note the Protégé Firm in the "Group" Column.
Add additional rows as needed.



CITY OF COLUMBIA

Department of Utilities and Engineering
 Compliance Division
 P.O. Box 147 | Columbia, South Carolina 29217
 Phone: 803-545-3049 Fax: 803-545-4130

MENTOR-PROTÉGÉ PROGRAM Implementation Plan

Date: IBD 11/1/2018

Project Number: SS7439

Mentor: Hazen

Project Name: Control Manhole No. 2

Protégé: Palmetto Consulting Engineering

Duration of the Project: 16 months

Project Contract Amount: \$95,700

Protégé Amount: \$20,193

Statement of Commitment: Both Mentor and Protégé are committed to providing an adequate amount of resources and effort to execute the plan below. Mentor and Protégé acknowledge the Implementation Plan is a joint plan and agree to meet at least quarterly to verify compliance with this Plan.

1. How do the Mentor and Protégé intend to work together on the designated project? Address contractual relationship, general roles and informal teaming arrangements.

The mentor and protégé will work together as an integrated team. The Mentor will provide oversight and guidance. The protégé will provide permitting, data gathering, and assist with on site compliance observation.

2. How will the specific, quantitative goals in the Annual Business Plan and MFP Agreement be implemented via the work on the project? Address general goals here and specific goals in question 9.

The mentor and protégé will gain experience working with one another. This will help strengthen the teaming arrangement to hopefully expand the business partnership on future projects.

3. How will the team focus on developing protégé's business and implementing the actions necessary to obtain results reflected in the Mentor-Protégé Agreement? Identify milestones, thresholds, or other indicators team that would indicate success is being achieved.

Performing this work by the protégé will expand the protégé's experience in preliminary design, system permitting and construction administration. The services provided by the protégé will be an on-call type of service and milestones will be assessed on a case by case basis.



CITY OF COLUMBIA

Department of Utilities and Engineering
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4. Proposed manpower and resources from both the Mentor and the Protégé is required for the project. Address key personnel, equipment/materials, and insurance/bonding. Address special arrangements where applicable.

Mentor:

Project Management, Designer, QC Reviewer

Protégé:

One permitting engineer, site reviewer and construction observer

Subcontractors:

None needed at this time.

Special Arrangements:

None needed at this time.

5. What scope of work to be performed by each participant of the MPP team?

a. Description of Mentor's responsibilities:

The Mentor will provide guidance as to what permits will be needed and when on-site observations will be made.

b. Description of Protégé's responsibilities on project:

Provide construction observation services as required by a Registered Professional Engineer to assure quality and conformity with the Contract Documents.

c. Description of responsibilities that will be completed as a team:

Coordinate all permitting and field related activities.

6. What is the anticipated duration (in months) of each major phase of the project? During which phases will the Protégé be utilized?

The project is anticipated to last approximately 17 months.



CITY OF COLUMBIA

Department of Utilities and Engineering
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7. How will the team comply with and maintain the focus on the requirements of the program for the duration of the project?

Both the mentor and the protégé will abide by the terms of the contract.

8. What are the team's specific, quantitative goals and milestones for the current project?

The services provided by the protégé will be an on-call type of service and milestones will be assessed on a case by case basis with Preliminary engineering, each permit submittals and opportunity for field observation.

9. Outline of Regularly Scheduled meeting between Mentor and Protégé (Progress reporting).

Monthly progress meeting will be held in the mentor's offices to assess the progress of all team members involved with the project.

10. Define payment schedule and financial terms identifying milestones for initial, progress and final payments.

The protégé will be paid based on monthly invoices submitted by the protégé. The protégé will receive payment within 15 days when payment is received from the City for service rendered.



CITY OF COLUMBIA

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11. List the Subcontractors that will be used on this project, as well as the information requested below: (The Subcontractor(s) listed below will NOT consist of your Protégé.)

Subcontractor's Name	Telephone	Address	Who will they report to?	Contract Amount	MPP, MBE, WBE, SBE	Percentage of Contract

12. What percentage of the project is being implemented by the Protégé? Must equate to a minimum of 20% of total contract amount.

Protégé Contract Value: \$20,193

Percentage of Contract: 21.1% (Minimum of 20% of total contract amount is required)



CITY OF COLUMBIA

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MENTOR-PROTEGE IMPLEMENTATION PLAN SIGNATURE SHEET

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed by their proper officials thereunto duly authorized as of the dates below indicated:

EXECUTED by GREEN (Mentor Firm) this 1st day of Nov 2018.
 Corporate SEAL

By: William Orne
 Title: Senior Associate

ATTEST:

By: [Signature]
 Title: Associate

EXECUTED by Almatta Consulting Group Inc (Protege Firm) this 1st day of Nov 2018.
 Corporate SEAL

By: Marguerite McClen
 Title: President

ATTEST:

By: Lena Glendale
 Title: AS Office Manager

RECOMMENDED FOR APPROVAL:

EXECUTED by the Department of Utilities & Engineering, Compliance Division on this 8
 day of November, 2018.

By: Juliet Kelly
 Title: Compliance Specialist

Invoicing Procedure: Exhibit F

1. The City's Project Manager or his/her designee must review all invoices prior to payment.
2. The Consultant's invoice must contain sufficient detail by task and resource and should be easily traceable to the work completed on the project schedule. Descriptions used in the project schedule shall match those descriptions contained in the Consultant's invoice.
3. The work completed on the Consultant's project schedule must be the basis for full or a percentage of payment for work completed on the Consultant's invoice.
4. The Consultant will not request payment for taxes on Professional Services, labor or installation fees.
5. The Consultant will not invoice, or request payment for any equipment or services that may be specified in this Agreement prior to the delivery of said equipment or performance of said services.
6. The Consultant shall adhere to an agreed-upon delivery schedule for equipment and/or services. This is to ensure that the City does not pay for the advanced delivery of equipment that was not approved for delivery and/or have to warehouse or make space for unanticipated equipment deliveries. Exceptions to this requirement must be approved by the City's designated Project Manager and Purchasing Agent in writing.
7. All invoices shall include a valid Purchase Order number on the bill. If an approved emergency purchases are required for any reason before a purchase order number is available, a copy of the emergency request for purchase should accompany the Consultant's invoice.
8. The Consultant shall name a representative that will be responsible for reviewing all invoicing concerns that the City may have regarding this project.
9. The Consultant shall submit receipts for all actual expenses.
10. Travel expenses including airfare and car rental shall be invoiced at cost, without markup and with approved documentation (Note: This section does not apply to travel within the Columbia region for work being performed for the Agreement. It pertains to approved travel to and from Columbia if necessary to fulfill the terms of the Agreement.). Travel expenses apply only if applicable and approved by the City.
11. Lodging shall be invoiced up to the per diem rate according to the General Services Administration (GSA) rates established at www.gsa.gov, based on the date of travel. Lodging expenses apply only if applicable and approved by the City.
12. Field documents and other equipment/supplies shall be invoiced at cost only, with no markup, and the invoice must be submitted with approved documentation (packing slip/vendor invoice).
13. Other required non-labor expenses that may be applicable to the project and pre-approved by the City's designated Project Manager shall be invoiced at cost only, with no markup, and the invoice must be submitted with approved documentation (packing slip/vendor invoice).
14. Each invoice/payment request shall identify the percentage and dollar amount that will be paid to the Subconsultant and/or vendor for work performed and materials/products furnished. If required, the Consultant shall submit supporting documentation as required by the designated point of contact to support the amount being invoiced.

15. The Consultant shall provide the names of the Subconsultants and/or vendors and a description of the work performed in the invoice/request for payment. The Consultant shall also provide a breakdown of the supplies and materials being billed by each Subconsultant and/or vendor and the dollar amount to be reimbursed by the City.

EXHIBIT G - PROMPT PAYMENT AFFIDAVIT

Consultant will place a check in the appropriate box below that applies to this payment request.

Re: Payment Request No. _____

I, _____ (Name), the _____ (Title - e.g., President, Vice President, etc.) of _____ ("Company"), do state the following with regard to payments made under Contract No. _____ ("Contract"):

1. ____ Subconsultant, at the first tier, both DBE and non-DBE, who completed work and were listed for payment on the prior Payment Request No. _____, were paid no later than twenty (20) calendar days after Company received payment from the City.
2. ____ Copies of invoices and cancelled checks for Subconsultant at the first tier who were paid under the prior payment request have been delivered or mailed to the Construction Management Division. In addition, Company has attached to the current Payment Request all lien waivers for prior subcontractor payments and any other documentation required by the City. (Failure to attach all required documentation to the Payment Request or forward cancelled checks and invoices to the City's Construction Management Division may cause the Payment Request to be rejected by City.)
3. ____ All retainage amounts withheld from any Subconsultant who satisfactorily completed its portion of the contract work, including punch list items, were paid to the Subconsultant(s) no later than fourteen (14) calendar days after it satisfactorily completed its work, whether or not City has paid said retainage amounts to Consultant. Attach a copy of the cancelled check evidencing payment of each retainage amount.
4. ____ There was no delay in or postponement of any payment owed to a Subcontractor, whether periodic payment or retainage amount, except for good cause and after receipt of prior written approval from the Assistant City Engineer.

Attach a copy of the written approval from the City of Columbia.

 Company Name

 Signature

 Print Name

Date: _____

Subscribed and sworn to before me this ____ day of _____ 20__.

 Notary Public



Clean Water 2020
Columbia's Clear Vision for Clean Water



We Are Columbia

DHM: Aug 27, 2018
Production Maps\ProjectLocation Maps\CIP\SS7439

- Sewer Manhole
- Sewer Gravity Main



1 inch = 200 feet

0 50 100 200 300
Feet

**SS7439
Proposed
Control Manhole Location**



We Are Columbia

MEETING DATE: January 15, 2019

DEPARTMENT: Procurement and Contracts

FROM: Sandra Wright, Purchasing Agent

SUBJECT: Council is asked to approve an Agreement for Project SS7467001; North Columbia Pump Station Upgrades, as requested by Columbia Water. Award to Brown and Caldwell in the amount of \$189,900.00. This firm is located in Columbia, SC.

PURPOSE: This is a Clean Water 2020 Program Project and a Mentor Protégé Program Project. Brown and Caldwell of Columbia, SC is the Mentor and will provide technical consulting support for a pump station capacity enhancement project, including assessment of existing operation conditions and equipment, development and evaluation of alternative solutions, and engineering services during design and construction at 63.1% (\$119,787.00) of the total contract value. 4D Engineering a Minority Business Enterprise (Woman-Owned) of Lexington, SC is the Protégé and will provide civil assessment and preliminary design report development of the project at 18.7% (\$35,558.00) of the contract value.

The following sub-consultants will provide additional services:

Chao & Associates a Minority Business Enterprise, of Columbia, SC will provide structural assessment and preliminary design report development at 16.9% (\$32,055.00) of the contract value.

Howard Engineering a Minority Business Enterprise (Woman-Owned), of Marietta, SC will provide electrical assessment and preliminary design report development of the project at 1.3% (\$2,500.00) of the contract value.

REQUISITION NO.: R194952

FINANCIAL IMPACT: Funding Source: 5529999-SS746701-658650 - The original budget amount is \$189,9000.00.

ORIGINAL BUDGET: \$189,900.00

BUSINESS PROGRAM: **Mentor Protege Program**

CLEAN WATER 2020?: **Yes**

STRATEGIC GOALS: **Provide high quality municipal services**

The above referenced Agreement is to compensate the Consultant for providing technical consulting support, professional surveying and engineering services. The services being provided will encompass the following:

Task 100- Evaluation and Design Phase Administration

Task 200- Preliminary Planning, Investigation, Engineering and Feasibility Study

Task 300- Survey and Utility Mapping

Task 400- Geotechnical Investigation

Task 500- Final Design

Task 600- Permits and Property

Task 700- Bidding and Award

Task 800- Engineering Services During Construction

Task 900- Full Time Construction Inspection

Task 1000- Project Closeout

Task 1100- Additional Services

Services to be performed will impact City Council District 2 and 3. The Office of the City Attorney has reviewed the Agreement and the Assistant City Manager for Columbia Water and the Director of Utility Operations recommend its approval.

ATTACHMENTS:

- **#a:** Brown and Caldwell 2018 Evaluation of North Columbia PS Upgrades SS746701 (PDF)
- **#b:** SS746701 Evaluation of North Columbia PS Upgrades - Project Location Map (PDF)

Brown and Caldwell
Evaluation of North Columbia PS Upgrades SS746701



AGREEMENT FOR PROFESSIONAL SERVICES

This Agreement is being awarded under procurement method RFQ 011-16-17-NMJ Major/Minor Wastewater Collection System Projects.

1. **PURPOSE** – This Agreement is entered into as of the date of the last signature affixed hereto, by and between the City of Columbia, South Carolina (hereinafter referred to as the "City") and Brown and Caldwell, (hereinafter referred to as the "Consultant"), to provide technical consulting support for a pump station capacity enhancement project, including assessment of existing operation conditions and equipment, development and evaluation of alternative solutions, and engineering services during design and construction for the City of Columbia, SC.

For and in consideration of the mutual covenants and promises contained herein, the parties agree as follows:

2. **SCOPE OF SERVICES** – Upon written notification by the City to proceed, the Consultant shall provide the scope of services more fully described in Exhibit A, attached hereto. The Consultant shall perform any and all incidental services not specifically set forth in Exhibit A, which are necessary to fully complete the scope of services described in Exhibit A.
3. **SUPPLEMENTAL OR ADDITIONAL SERVICES** – The City may require supplemental or additional services of the Consultant or recommended by the Consultant and approved by the City in writing.

The Consultant must obtain written approval from the City for any supplemental or additional services prior to the work being performed. If the Consultant fails to

Brown and Caldwell
Evaluation of North Columbia PS Upgrades SS746701

obtain prior written approval to perform the work, the City is under no obligation to compensate the Consultant for services performed.

4. **TERM OF AGREEMENT** – The term of the Agreement is the date of the execution of this *Award or a Notice to Proceed* for an initial term of 7 months, or at such time total compensation provided for herein is reached, whichever is later.

The decision whether to extend the Agreement, upon written request, shall be the sole and exclusive discretion of the City and neither party shall be under any obligation to agree to an extension of the initial term or any additional term.

5. **SCHEDULE FOR COMPLETION OF SERVICES** – The Consultant shall complete any and all services performed under this Agreement within the timeframes as outlined in Exhibit C, attached hereto.

6. **COMPENSATION** – (See Exhibit B)

A. The total compensation to be paid by the City to the Consultant under this Agreement shall not exceed One Hundred Eighty-Nine Thousand, Nine Hundred Dollars and No/100 (\$189,900.00).

B. The Engineer shall submit invoices no more frequently than monthly for services rendered during each phase of the Project. Each invoice submitted must describe the services for which payment is requested, show payment calculations and specify the person(s) rendering such service(s). Engineer must invoice monthly regardless of work being completed during that period. If no work is completed, a zero balance invoice should be submitted. **Each invoice must also clearly identify any portion of the fee invoiced for subcontracted services, including any such services that are specified in the Summary of Proposed Subconsultants shown on Exhibit D hereto.** Each invoice shall bear the signature of the Engineer, whose signature shall certify that the information contained in the invoice is true and accurate and

Brown and Caldwell
Evaluation of North Columbia PS Upgrades SS746701

that the invoice amount is currently due and owing. The City will not pay interest or penalty on any past due amount.

C. Invoicing Procedure: See Exhibit F

Failure of the Consultant to follow these invoice requirements will result in the delay of payment of the invoice.

D. Prompt Payment to Subconsultants and Material Suppliers (Use Prompt Payment Affidavit (Exhibit G))

1. The Consultant is required to pay all Subconsultants and material suppliers for all work that the Subconsultant has satisfactorily completed, no later than twenty (20) calendar days after the Consultant has received payment from the City.
2. In addition, all retainage amounts received from the City by the Consultant must be paid by the Consultant to the Subconsultant no later than fourteen (14) calendar days after the Subconsultant has, in the opinion of the Assistant City Engineer for Construction or his/her designee, satisfactorily completed its portion of the Work.
3. A delay in or postponement of payment to the Subconsultant or material supplier requires good cause and prior written approval of the City's Assistant City Engineer for Construction or his/her designee.
4. The Consultant is required to include, in each Subcontract, a clause requiring the use of appropriate arbitration mechanisms or other method to resolve all payment disputes.
5. The City will not pay the Consultant for subsequent work performed unless and until the Consultant ensures that the Subconsultants have been promptly paid for the work they have performed under all previous

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payment requests, as evidenced by the filing of City lien waivers, canceled checks (if requested), and the Consultant's sworn statement that it has complied with the prompt payment requirements. The Consultant must submit a Prompt Payment Affidavit, Subconsultant list that identifies each Subconsultant (both Disadvantaged Business Enterprises (DBEs) and non-DBEs) including Subcontract values and the date and amount of the last payment to such Subconsultant(s). That documentation must be provided with every payment request submitted to the City, except for the first payment request.

6. Failure to comply with these prompt payment requirements is a breach of this Agreement. The City reserves the right to pursue any and all remedies permitted under law for breach of contract, including, but not limited to, Consultant debarment.

E. Affirmative Action Procurement and Contracting Goals:

It is the goal of the City of Columbia, SC to maximize opportunities for historically Disadvantaged Business Enterprises (DBEs) including, but not limited to, Small Business Enterprises (SBEs), Minority Business Enterprises (MBEs), and Women-Owned Business Enterprises (WBEs). The City has implemented an overall citywide 10% goal to encourage socially and economically disadvantaged business participation. This goal extends to bidders, contractors, Subconsultants and suppliers on its procurement and contracting offerings.

Additional information on the City's affirmative action goals and objectives may be obtained by contacting the following office: City of Columbia Office of Business Opportunities, 1225 Lady Street, Suite 102, Columbia, SC 29201, (803) 545-3950.

The City's success in tracking the amount of business received by SBE, MBE

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and WBE firms (whether as a prime Consultant or Subconsultant) is dependent upon the business community partnering with the City in this important endeavor.

The Consultant must comply with the affirmative action terms and conditions as outlined herein. The Consultant, shall in the performance of the Agreement, make constructive efforts to assist the City in complying with best practices in contracting as it relates to meeting affirmative action objectives.

F. Subcontracting Goals

Under this Agreement, the subcontracting goals are as follows:

SB Goals	_____ %
MBE	<u>16.9</u> %
WBE	<u>20</u> %
LSA	_____ %

The Consultant will ensure Subconsultant performance during the period of performance, and optional periods as applicable. Achievement of these goals is expected during the life of the Agreement, including any extensions thereof.

7. **MENTOR-PROTÉGÉ PROGRAM** (<http://www.columbiasc.net/business-outreach/>) The City of Columbia encourages, where economically feasible, establishment of mentor-protégé relationships to ensure contracting opportunities for all businesses, including minority / women / small business enterprises. The Mentor-Protégé Program (MPP) helps develop private sector business relationships and enhances the contracting capabilities of minority-owned business enterprises (MBE), women-owned business enterprises (WBE), and small business enterprises (SBE). In order to provide opportunities for growth and to encourage hands-on business relationships, certain capital improvement projects may be designated by the City of Columbia as Mentor-

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Protégé Program projects. The City of Columbia has determined that participation in the City's Mentor-Protégé Program is required for this project. The MPP goals for this requirement are 18.7%.

The Consultant must comply with Mentor-Protégé Program Guidelines. The Consultant agrees that the Mentor Protégé Program does not create any third-party beneficiary status or contractual rights and/or duties between the City and the Protégé and that the City is not a party to the Implementation Plan. The Consultant agrees that it has or will enter into a separate contractual Agreement with the Protégé to which the City is not a party. The MPP Implementation Plan is attached hereto as Exhibit E.

8. INDEMNIFICATION & INSURANCE

- A. The Consultant shall procure and shall maintain during the life of this Agreement, whether such operation be by itself or by a Subconsultant or anyone directly or indirectly employed by either of them, such insurance as required by statute, ordinance, or this Agreement, to adequately protect the City from any claims or damages including bodily injury or death, which may arise during performance and operations under this Agreement.

Each insurance policy required by these instructions shall be endorsed to state that coverage shall not be suspended, voided, OR cancelled by either party, reduced in coverage or in limits, unless thirty (30) days prior written notice, by certified mail, return receipt requested, has been given to the City.

Workers Compensation Insurance: The Consultant shall procure and shall maintain during the life of this Agreement, Workers Compensation Insurance for all employees to be engaged in work on the project under this Agreement, and in case any work is subcontracted, the Consultant shall require the Subconsultant similarly to provide Worker Compensation Insurance for all of

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the latter employees to be engaged in such work unless such employees are covered by the protection afforded by the Consultant's Worker Compensation Insurance. The Consultant shall not permit any person who is not protected by Workers Compensation Insurance or a properly approved Self-Insured Workers Compensation Program to perform any activity related to this Agreement.

General Liability: The Consultant shall provide to the City evidence of General Liability insurance in an amount not less than One Million Dollars and no/100 (\$1,000,000) per occurrence, and Two Million Dollars and no/100 (\$2,000,000) dollars aggregate in accordance with the current Code of Ordinances, City of Columbia, South Carolina, which can be located at www.columbiasc.net.

Professional Liability: Professional Liability Insurance in an amount not less than One Million Dollars and No/100 (\$1,000,000.00) per occurrence, and Two Million Dollars and No/100 (\$2,000,000.00) Aggregate.

Automobile Liability Insurance: Five Hundred Thousand Dollars and No/100 (\$500,000.00) combined single limit per accident for bodily injury and property damage.

- B. The Consultant shall furnish the City with a certificate showing satisfactory proof of carriage of the insurance required hereunder and such insurance shall be approved by the City prior to the Consultant and any Subconsultant of the Consultant commencing any services under this Agreement and this insurance shall remain in effect throughout the term of this Agreement, and any extensions of service. Insurance shall remain in effect for the duration of the project and for a period of one (1) year after completion. The City of Columbia shall be the Certificate Holder and shall be named as an *Additional Insured*.

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- C. The Consultant shall indemnify, defend, hold harmless and reimburse the City, its agents, and employees from and against any and all losses, liabilities, expenses, and all claims for damages of any nature whatsoever relating to or arising out of any action or failure to act by Consultant, its Subconsultants, officers, agents and employees of any of the obligations under the Agreement. Losses, liabilities, expenses and claims for damages shall include, but will not be limited to, civil and criminal fines and penalties, loss of use or services, bodily injury, death, personal injury, or injury to real or personal property, defense costs, legal fees and costs, and attorney's fees for an appeal.

The Consultant will also agree to promptly notify the City of any civil or criminal actions filed against the Consultant or of any notice of violation from any federal or state agency, or of any claim as soon as practical as relates to the services provided under this Agreement. The City, upon receipt of such notice, shall have the right at its election to defend any and all actions or suits or to join in defense.

9. PERMITS & LICENSES

- A. The Consultant shall be responsible for obtaining any approvals, permits and/or licenses as may be required of the Consultant in performing the services required under this Agreement. The Consultant shall be responsible for any costs relating to same.
- B. The Consultant shall be responsible for identifying the necessity for and providing any applications and supporting documentation to the City for any approvals and/or permits required of the City in order for the Consultant to perform the services required under this Agreement. Such approvals and/or permits may include, but not be limited to, South Carolina Department of Health and Environmental Control (SCDHEC) Construction Permits, SCDHEC Stormwater Management for Construction Sites Permits, SCDHEC Water

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Resources Permits, Corps of Engineers Permits, City/County/ South Carolina Department of Health and Environmental Control (SCDOT) Encroachment Permits, encroachment permits for other utility rights-of-way and railroad right-of-way encroachment permits/agreements. The City shall obtain the approvals and/or permits identified by the Consultant and pay any costs relating to same.

- C. The Consultant shall answer questions and consult with the City and/or appropriate authorities as necessary to assist the City's efforts in obtaining required permits/approvals.
 - D. The Consultant shall procure a City of Columbia business license while performing services under this Agreement.
10. **DUTIES UPON TERMINATION** – At termination of this Agreement, the Consultant shall immediately provide the City with all records and data in any format the Consultant is capable of producing and at no cost to the City, which were generated, created or received by the Consultant in performance of the services required by this Agreement or as the City may deem necessary to perform the required services by the City or the Consultant's successor. All records shall be free from any proprietary claims or interest. The Consultant agrees to fully cooperate with the City and any successor to ensure an effective transition to continuously provide the required services.
11. **INTEREST OF CONSULTANT** – The Consultant covenants that Consultant presently has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of services required to be performed under this Agreement or which is adverse to the interests of the City. The Consultant further covenants that in the performance of this Agreement no person having such interest shall be employed.

The Consultant is expected to make Consultant's services available to other entities but agrees to refrain from representing other entities in matters where the position of

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the City conflicts with that of the other entity. The City may at its discretion, waive this provision. The Consultant has provided a list of all of its clients with whom there may be potential conflicts with the City. This list shall be supplemented throughout the duration of this Agreement.

12. **TERMINATION OF AGREEMENT** – The City may terminate this Agreement at any time upon any of the following grounds:

- A. Failure by the City to appropriate funds for the performance of any of the services required in this Agreement in any annual budget;
- B. The Consultant fails to perform any of the services required in this Agreement and does not correct such deficiency within fifteen (15) days after being notified by the City of such deficiency;
- C. Force Majeure;
- D. The City, at its sole option and discretion, has the right to terminate this Agreement for any reason whatsoever. A termination for default under this Agreement, if wrongfully made, shall be treated as a termination for convenience under this clause;
- E. Upon expiration of the term of this Agreement; and
- F. By mutual agreement.

Notice of termination shall be sent by registered mail, return receipt requested. In the event of termination, the Consultant shall only be entitled to the actual direct costs of all labor and material expended on the services required under this Agreement prior to the effective date of the termination or the Consultant shall be entitled to be paid a pro-rata percentage of the total Agreement price which is equal to its percent of completion, whichever of the two methods

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provides the lowest sum to be paid to the Consultant. In no event shall the Consultant be entitled to anticipatory profit or damages for any termination under this Agreement. In no event shall the Consultant be entitled to assert a claim in quantum meruit or any other measure of damages other than that stated herein.

13. **OWNERSHIP OF PROJECT** - All data, documents or other information of any description generated by or used by the Consultant or any Subconsultant retained by the Consultant and related to the services required by this Agreement shall be the property of the City and shall not be used by the Consultant for any purpose whatsoever except to perform the services required by this Agreement.
14. **OWNERSHIP OF PROJECT DOCUMENTS** - All data, documents or other information of any description generated by or used by the Consultant or any Subconsultant retained by the Consultant and related to the services required by this Agreement shall be the property of the City and shall not be used by the Consultant for any purpose whatsoever except to perform the services required by this Agreement.
15. **NOTICE** - All notices and communications in connection with this Agreement will be addressed to the following:

City of Columbia

Name: Department of Procurement & Contracts
Address: 1800 Main Street, Second Floor
Columbia, SC 29201
Phone: (803) 545-3470
Fax: N/A
Email: procurement@columbiasc.gov

Brown and Caldwell

Name: James Mazzei
Title: Project Manager
Address: 250 Berryhill Road, Suite 104,
Columbia, SC 29210
Phone: 803-873-9714
Fax: N/A
Email: jmazzei@brwnncald.com

16. **CONSENT DECREE**

- A. The services performed by the Consultant pursuant to this Agreement are required in whole or in part to satisfy the terms of the Consent Decree entered by the United States District Court for the District of South Carolina on May 21, 2014, in the case captioned *The United States of America and State of South Carolina by and through the Department of Health and Environmental Control v. City of Columbia*, Civil Action No. 3:13-2429-TLW (the "Consent Decree"), a copy of which has been provided to the Consultant by the City and is incorporated by reference herein. The Consultant shall perform the services pursuant to this Agreement in conformity with the terms of the Consent Decree as required by Paragraph 5 therein.
- B. In addition to the requirements above, the Consultant shall comply with the document retention requirements of Paragraph 68 of the Consent Decree which includes, but is not limited to, the obligation to preserve all non-identical copies of all documents, records, or other information (including documents, records, or other information in electronic form) in the Consultant's possession or control that relate in any manner to the Consultant's performance under this Agreement ("Preserved Documents"). Upon the Consultant's performance of all services required under this Agreement, the Consultant shall provide the City with all Preserved Documents. In addition to the requirements above, the Consultant shall provide the City with all Preserved Documents upon termination of this Agreement.
- C. Upon the occurrence of a force majeure event as defined in Paragraph 55 of the Consent Decree, the Consultant shall provide notice to the City's Director of Utilities and Engineering in person, by phone, or by electronic mail within twenty-four (24) hours of when the Consultant first knew or should have known that the event might cause a delay. Within three (3) days thereafter, the Consultant shall provide written notice in accordance with Section XII above to

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include the following information: an explanation and description of the reasons for the delay; the anticipated duration of the delay; all actions taken or to be taken in an effort to prevent or minimize the delay; a schedule for implementation of any measures to be taken in an effort to prevent or mitigate the delay or the effect of the delay; and the Consultant's rationale for attributing such delay to a force majeure event. The Consultant shall include with any notice all available documentation supporting the claim that the delay was attributable to a force majeure event.

- D. The Consultant shall reimburse the City the amount of any stipulated penalties imposed on the City pursuant to Paragraph 47 of the Consent Decree if the Consultant neglects, fails, or refuses to meet the deadlines set forth in Exhibit C attached hereto. The Consultant agrees that any failure to meet such deadlines will result in the City's failure to meet the deadlines set forth in the Consent Decree except in the event of force majeure notice by the Consultant that results in the extension of said deadline by the U.S. Environmental Protection Agency under the Consent Decree. The City reserves all other remedies available for the Consultant's failure to perform pursuant to the Agreement.
- E. The Consultant shall perform the services pursuant to this Agreement using sound engineering practices as set forth in Paragraph 9 of the Consent Decree.

17. MISCELLANEOUS

- A. Nothing in this Agreement shall be construed to give any rights or benefits to anyone other than the City and the Consultant.
- B. The Consultant shall be responsible for performance of all services required by this Agreement. The Consultant does not act as the City's agent or employee.

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- C. The Consultant will not assign or sublet its obligations to perform the services required by this Agreement without the written consent of the City. The Consultant shall be as fully responsible to the City for the acts and omission of its Subconsultants, as it is for the acts and omissions of persons directly employed by the Consultant.

The Consultant shall furnish and its Subconsultants shall furnish all information and reports required hereunder.

- D. In the event there are any disagreements between the City and the Consultant with regard to any of the requirements, specifications or interpretation of this Agreement, the Consultant agrees to defer to the reasonable interpretations of the City as, from time to time, may be made by the City. Ambiguities in the terms of this Agreement, if any, shall not be construed against the City.
- E. This Agreement shall be construed in accordance with the laws and City of Columbia Code of Ordinances and those of the State of South Carolina. The Consultant agrees to subject itself to the jurisdiction and venue of the courts of Richland or Lexington County, State of South Carolina as to all matters and disputes arising or to arise under this Agreement and the performance thereof. The City may seek attorney's fees and the Consultant agrees to pay such fees as awarded by the Court or other body. No attorney's fees may be sought by, nor will be paid to, the Consultant.
- F. This Agreement represents the entire agreement between the City and the Consultant and supersedes all prior communications, negotiations, representations or agreements, either written or oral. The parties may amend this Agreement at any time provided that such Amendments are executed in writing, signed by a duly authorized representative of both organizations, and approved, where applicable, by the City's governing body.

The City may, in its discretion, amend this Agreement to conform with federal, state, or local governmental guidelines, policies and available funding amounts,

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or for other reasons. If such Amendments result in a change in the funding, the scope of services, or schedule of, the activities to be undertaken as part of the Agreement, such modifications will be incorporated only by written amendment signed by both the City and the Consultant.

- G. The failure of either the Consultant or the City to insist upon the strict performance of any provision of this Agreement shall not be deemed to be a waiver of the right to insist upon strict performance of such provision or of any other provision of this Agreement at any time. Partial payment by the City shall not be construed as a waiver. Waiver of any breach of this Agreement shall not constitute waiver of a subsequent breach.
- H. In the event any provision of this Agreement is determined to be void or unenforceable, all other provisions shall remain in full force and effect.
- I. This Agreement is subject to City Council approval.
- J. The Consultant acknowledges, for itself and its Subconsultants, that it is subject to the provisions of the 1991 Ethics Reform Act (8-13-100, et seq, South Carolina Code of Laws, 1976, as amended). Under this Act, "A person may not, directly or indirectly, give, offer, or promise anything of value to a public official, public member, or public employee with intent to:
 - 1. influence the discharge of a public official's, public member's, or public employee's official responsibilities;
 - 2. influence a public official, public member, or public employee to commit, aid in committing, collude in, or allow fraud on a governmental entity;or

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3. induce a public official, public member, or public employee to perform or fail to perform an act in violation of the public official's, public member's, or public employee's official responsibilities.

"Anything of value" includes, but is not limited to, lodging, transportation, entertainment, food, meals, beverages, money, gifts, honorariums, discounts and interest-free loans.

- K. In carrying out services under this Agreement, the Consultant shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation or national origin. The Consultant shall take affirmative action to ensure equal employment opportunities for all applicants for employment, without regard to their race, creed, color, religion, ancestry, sex, sexual orientation, national origin, disability or other handicap, age, marital status, or status with regard to public assistance. Such action shall include, but not be limited to, the following: employment, promotion, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Consultant shall post in conspicuous places, available to employees and applicants for employment, notices setting forth the provisions of this nondiscrimination clause. The Consultant will incorporate these nondiscrimination requirements in all subcontracts for work under this Agreement.
- L. This Agreement shall be binding upon the respondent and upon its successors and assignees. This Agreement shall be binding upon the City in accordance with its terms and provisions.
- M. All of the reports, information, data, records or documents of any kind, prepared or assembled by the Consultant under this Agreement are matters of public record, but that the Consultant agrees that they shall only be made

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available to any individual or organization by the City and the Consultant shall not make them available to any individual or organization without the prior written approval of the City.

- N. Every exhibit, schedule and appendix attached to this Agreement and referred to herein is hereby incorporated into this Agreement by reference unless this Agreement expressly provides otherwise. This Agreement, exhibits and other documents include, but are not limited to the Conflict of Interest Statement, Non-collusion Affidavit, Business Information Record for Subconsultants /Subcontractors, Local Business Enterprise, and Mentor Protégé Implementation forms are incorporated by reference in this Agreement and set forth the entire understanding between the parties hereto regarding the subject matter hereof.

Witness the parties' respective hands and seals on the date first written above.

CITY OF COLUMBIA, SOUTH CAROLINA

Witness

Teresa Wilson, City Manager

Date: _____

BROWN AND CALDWELL

Print: Name/Title

Signature

Date: 12/17/2018

Recommended by:

JOEY JACO UTILITIES
Dana Higgins, P.E., LEED AP Director of Engineering

Clint Shealy, P.E., Assistant City Manager for Columbia Water

Sandra A. Wright, CPPB, Purchasing Agent/Director of Procurement and Contracts

EXHIBITS FOR SS746701

Exhibit A – Scope of Services

Exhibit B- Compensation

Exhibit C – Schedule

Exhibit D – Subconsultant Form

Exhibit E – Implementation Plan

Exhibit F – Invoicing Procedures

Exhibit G – Prompt Payment Affidavit

EXHIBIT A

SCOPE OF SERVICES

**City of Columbia
CIP # SS746701
Evaluation of North Columbia Pump Station Upgrades**

The services performed as a part of this Scope of Services include providing technical consulting support to the City of Columbia (CITY) for a pump station capacity enhancement project, including assessment of existing operating conditions and equipment, development and evaluation of alternative solutions, and engineering services during design and construction (to be authorized by Amendment) for the project.

The CITY, working alongside the Clean Water 2020 (CW2020) program, has identified the need to increase the capacity of the North Columbia Pump Station (NCPS). This pump station currently receives an average daily flow of 7 million gallons per day (mgd), with peak wet weather flows between 30 and 40 mgd. However, during significant rain events, the upstream collection system experiences peak flows that exceed the manageable limits of the trunk sewer and pump station, which can be alleviated by increasing the pumping capacity. Basin planning conducted by CW2020 indicates that the station should be upgraded to accommodate 49 mgd immediately, followed by an additional upgrade to 60 mgd by 2040. Based on previous modeling performed by CW2020, the current pump station has a firm capacity of 34.8 mgd.

The NCPS is located off of Lucius Road, near the Broad River and Columbia Canal as shown on Figure 1. The purpose of this project is to develop and evaluate alternatives for upgrading the pump station to provide the required capacity increases to both 49 mgd and 60 mgd, prepare a preliminary design report, and perform engineering and design services for permitting, bidding, and construction.

In general, Brown and Caldwell (Consultant) will provide the following scope of services:

- Alternatives Development and Evaluation
- Computations Fluid Dynamics Model Study
- Preliminary Design Report (PDR) Development
- Engineering Services During Design and Permitting (To be authorize by Amendment)
- Engineering Services During Construction (To be authorize by Amendment)

Consultant will also be participating in the City of Columbia's Mentor Protégé Program as part of this project, utilizing 4D Engineering as our Protégé.

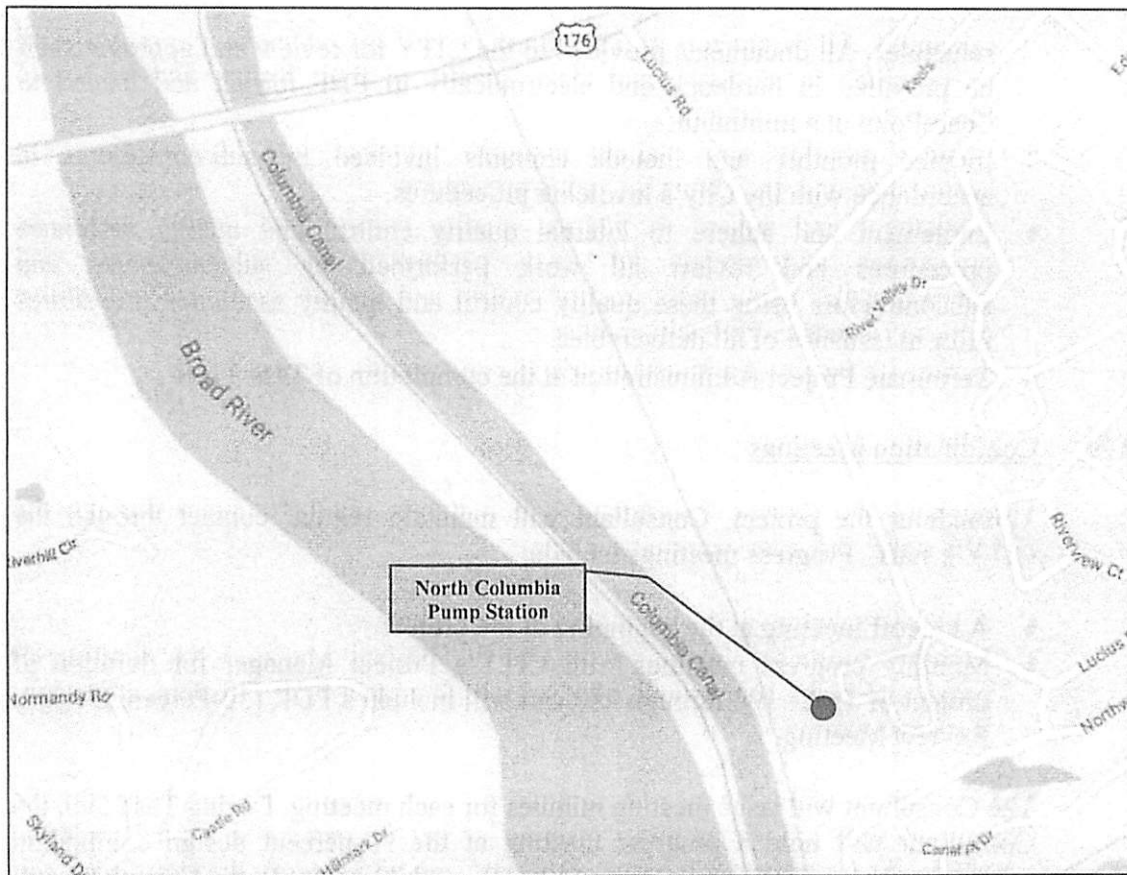


Figure 1 – North Columbia Pump Station Location

TASK 100 – Evaluation and Design Phase Administration

110 General Project Administration

Consultant will manage the efforts of its project team members and sub-consultants, assign manpower, delegate responsibilities, review work progress, monitor budget and schedule, and otherwise direct the progress of the work. As part of project administration Consultant will:

- Maintain regular contact through the CITY's staff throughout the project.
- For Tasks 100 through Tasks 1100, provide monthly schedule updates pertaining to Consultant's portion of the work to the CITY. The schedule shall be included with an updated Monthly Progress Report to be submitted with a draft invoice to the CITY for review. A project schedule shall be created and updated not less than monthly in MS Project or Primavera P6. The initial detailed project schedule shall be reviewed by the CITY before proceeding with the Scope of Services. The schedule shall begin based on the date on the Notice to Proceed and shall use the calendar days as outlined in Exhibit C (Gantt

schedule). All documents provided to the CITY for review and approval shall be provided in hardcopy and electronically in PDF format and loaded to SharePoint at a minimum.

- Invoice monthly and include amounts invoiced by sub-consultants in accordance with the City's invoicing procedures.
- Implement and adhere to internal quality control and quality assurance procedures and review all work performed by subconsultants and subcontractors using these quality control and quality assurance procedures prior to issuance of all deliverables.
- Terminate Project Administration at the completion of Task 1100

120 Coordination Meetings

Throughout the project, Consultant will maintain regular contact through the CITY's staff. Progress meetings include:

- A kickoff meeting at the beginning of the project
- Monthly progress meetings with CITY's Project Manager for duration of project of Tasks 100 through 280 and will include a PDR (30-Percent Design) Review Meeting.

The Consultant will issue meeting minutes for each meeting. During Task 500, the Consultant will hold a progress meeting at the 90-percent design completion milestone. At the project milestones (30-, 60-, and 90-percent), the Consultant will compile all comments received during the meetings and respond to one consolidated set of comments from the CITY utilizing the CITY's Standard Comment Form. Responses to the comments will be checked for acceptance by individual commenters before being accepted and closing out the individual comment. At the conclusion of final design, drawings and specifications will be submitted to the CITY for final review and approval. Revisions to the drawings will subsequently be made to incorporate the CITY's comments. This scope assumes four sets of design and construction documents will be delivered for each submittal (30-, 60-, and 90-percent, draft, final, and final bid set). Electronic copies of the contract documents will also be delivered in PDF format and loaded to SharePoint unless specified otherwise. Milestone checklists will be used by the CITY's review team during the 30- and 90-percent design review meetings. A copy of these checklists will be provided by the CITY.

130 Project Management & Coordination with the CITY

- Consultant will communicate with the CITY through a single point of contact, Consultant's Project Manager.
- Consultant will use SharePoint, provided by the CITY, to share and file documentation of project progress, data, decisions, deliverables, design and management of the project.

- All documents should be loaded to SharePoint within seven (7) days. Consultant is responsible for checking the site monthly and addressing any deficiencies to verify that content is current, follows the City's standard naming convention for documents, and that all content is loaded under the most appropriate category for each document. Consultant is responsible for breaking out documents such as invoices, monthly progress reports, schedules, etc. into separate categories (not scanning and loading multiple category documents into one file) so they can easily be found by searching by category and/or by document name.
- Consultant will adhere to and update Gantt schedule as shown in Exhibit C.
- Consultant will conduct schedule coordination meetings as a part of the monthly update meetings as outlined in Task 120 of this agreement.

140 Public Outreach

Public relations is not anticipated for this project but can be authorized at a later date if needed.

150 Mentor-Protégé Program

Consultant and Chao & Associates will provide the following in compliance with the City of Columbia's Mentor-Protégé Program:

- Consultant will continue the existing Mentor-Protégé Agreement with 4D Engineering.
- Consultant will update the existing Mentor-Protégé Business Plan per the "City of Columbia Mentor-Protégé Program Guidelines."
- The updated Mentor-Protégé Project Scope and Mentor-Protégé Business and Implementation Plans will be presented to the City of Columbia for approval.
- Schedule and attend all quarterly developmental meetings.
- Comply with deadlines for furnishing information required under the Mentor-Protégé Program.
- Document and maintain copies of communications between the Mentor and the Protégé.
- Prepare and submit a quarterly report form to the City of Columbia's Office of Business Opportunities.

TASK 200 – Preliminary Planning, Investigation, Engineering and Alternative Analysis

210 General Data Collection, Field Recon and Coordination

- Consultant will coordinate with the CITY to obtain record drawings, equipment submittal and performance information, SCADA data, etc. for the pump station
- Consultant will obtain county tax map records for identifying property potentially affected by the project.

- Consultant will obtain SCDOT, Utilities, Railroad, and CITY maps for easement and right-of-way information.
- Consultant will meet with CITY staff on site to review the condition and performance of ancillary equipment (generator, hoist, grinders, meters, etc.) and discuss operational challenges and preferences.

220 Alternative Development and Evaluation

- Upon completion of Task 210, Consultant will proceed with developing up to 5 alternatives, which may include the following:
 - Modify (2) 150 hp pumps to 250 hp (new motors and impellers on pumps 1 and 4)
 - Modify (4) 150 hp pumps to 250 hp (new motors and impellers on Pumps 1 through 4)
 - Replace all (6) pumps with new pumps
 - Build a new station rated for 49 mgd with the ability to upgrade to 60 mgd in 2040
 - Convert the existing station into a wet-pit submersible station rated for 49 mgd with the ability to upgrade to 60 mgd in 2040.
- The alternatives development will include a hydraulic analysis and establishing preliminary equipment and piping layouts, structural modification/concept, electrical and instrumentation requirements, construction cost, etc. for each alternative
- All alternatives shall include an estimate of capital and operations and maintenance costs along with a detailed list of pros and cons of each alternative.

230 Preliminary Agency Coordination and Meetings (NOT USED)

240 Preliminary Utility Coordination and Meetings (NOT USED)

250 Design Criteria

- CITY will provide the hydraulic modeling report prepared by Hazen and Sawyer and the associated maximum flow hydraulic grade line in the pump station to support the sizing of the proposed pump station design and demonstrate the adequate capacity of the downstream system components. The City shall also provide a preliminary memo by Clean Water 2020/CDM Smith describing the likely upgrades necessary to achieve the 49 mgd station capacity.
- Decision factors for the alternative analysis will be developed by the Consultant and reviewed by the CITY. Possible evaluation factors include: cost, constructability, ability to operate and maintain, public impact, property acquisition, permitting, utility, design capacity, and other relevant factors to provide recommendations for an economical and reliable solution.

- Consultant will design pump station improvements in accordance with SCDHEC regulations, the CITY standards, permitting requirements, and standard engineering practices (ASTM, HI, etc.).

260 Opinion of Probable Construction Cost and Schedule

- As part of the alternative development the Consultant will prepare an AACE Class 4 opinion of probable construction cost and project schedule for each alternative.

270 Alternative Development and Evaluation Workshops

- As part of the monthly meetings, consultant will conduct a Workshop with the CITY to present the facts, assumptions, basis for analysis and proposed alternatives. The purpose of this workshop is to refine the alternatives that will be further developed and analyzed.
- As part of the monthly meetings, Consultant will conduct a second Workshop to present the developed alternatives and develop a list of evaluation criteria, which will be ranked and weighted based on the CITY's priorities. This process will assign point values to various considerations and requirements to fairly evaluate each option and providing a ranking of the best option.

275 Computational Fluid Dynamics Hydraulic Model

- The Consultant will perform wet well and suction intake preliminary analysis using Computational Fluid Dynamics (CFD). The Consultant will analyze the wet well and suction intake flow patterns for up to 5 scenarios identified under Scope Item 220 as part of the Alternative Development and Evaluation Workshop.
- The analysis will serve as a screening study to identify areas of unusual flow patterns or high velocities near sharp structures such as baffles, gates, or inlet pipes which can serve as a point of formation for subsurface vortices which are known to propagate long distances and degrade pump performance. It should be noted that CFD models in general cannot verify the formation of vortices, both surface and subsurface types. Physical hydraulic modeling is the only investigative tool which can be used to evaluate vortex formation.
- The Consultant will prepare draft and final narrative in the PDR containing methodology, procedures, conclusions and recommendations, as well as all data and documentation acquired during the modeling.

280 Preliminary Design Report (PDR)

- Upon approval by the CITY, Consultant will prepare a PDR documenting the following:
 - Discussion of evaluation of existing equipment

- Hydraulic evaluation of influent sewer, wet well, overflow weirs, pumps and force mains
- Discussion of the alternatives considered
- For the alternatives remaining after the Alternatives Development Workshop
 - Alternatives comparison and ranking
 - Construction and lifecycle costs
 - Construction sequencing
- Recommended scope of improvements, including modifications to existing equipment
 - Detailed schedule for design and construction
 - Recommendations for operational improvement
 - Bypass pumping requirements
 - Operation and maintenance considerations
 - Summary of easements and land required
 - Proposed construction materials
 - Plan view figure of proposed pump station improvements
 - Section view figure of the proposed pump station improvements
 - Initial Process and Instrumentation Diagram with proposed improvements
- It is anticipated that the results of the CFD modeling will be include within PDR
- The draft PDR will be submitted to the CITY for distribution for review and comment. Upon mutual affirmation that all comments have been addressed, the PDR will be finalized. This submittal will be considered the 30-percent overall project completion and the Consultant will prepare a scope for Tasks 300 through 1100.

TASK 300 – Survey and Utility Mapping

Scope of Services for Survey and Utility Mapping will be developed following submittal and acceptance of the final PDR. These services shall not start until authorized by the City through a Contract Amendment.

TASK 400 – Geotechnical Investigation

Scope of Services for Geotechnical Investigation will be developed following submittal of the final PDR. These services shall not start until authorized by the City through a Contract Amendment.

TASK 500 – Final Design

Scope of Services for Final Design will be developed following submittal of the final PDR. It is anticipated that this effort will include a physical hydraulic model study of the selected

alternative of the pump station. These services shall not start until authorized by the City through a Contract Amendment.

TASK 600 – Permits and Property

Scope of Services for Permits and Property will be developed following submittal of the final PDR. These services shall not start until authorized by the City through a Contract Amendment.

TASK 700 – Bidding and Award

Scope of Services for Survey and Utility Mapping will be developed following submittal of the final PDR. These services shall not start until authorized by the City through a Contract Amendment.

TASK 800 – Engineering Services During Construction

Scope of Engineering Services During Construction will be developed following submittal of the final PDR. These services shall not start until authorized by the City through a Contract Amendment.

TASK 900 – Full Time Construction Inspection

This service is not provided under this agreement. If needed, these services shall not start until authorized by the City through a Contract Amendment.

TASK 1000 – Project Closeout

Scope of Services for Project Closeout will be developed following submittal of the final PDR. These services shall not start until authorized by the City through a Contract Amendment.

TASK 1100 – Additional Services

1110 General Task

The CITY reserves the right to amend this Agreement so that Consultant may furnish additional services such as those listed below:

- Surveying and mapping
- Geotechnical investigation
- Detailed design
- Permitting
- Bidding
- Construction phase services

- Flood Study or Flood Impact Analysis
- Additional meetings or workshops
- Transient Analysis

For services rendered under Task 1100 - Additional Services, compensation to the Consultant shall be negotiated with the CITY. An allowance is provided in this proposal to cover additional services. No additional services will be performed without written approval from the CITY.

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ATTACHMENT A TO EXHIBIT A

RESPONSIBILITIES OF THE OWNER

The responsibilities of the CITY as described in Exhibit A are amended and supplemented as described below.

The CITY agrees to perform the following:

- Provide assistance in gaining access to all sewers and sewer easements for which field services will be provided.
- Notify Consultant of property owners who may pose problems with Consultant's ability to safely gain access to manholes and assist the Engineer with gaining safe access.
- For manholes and sewer line that may be surrounded by water of depth over 8" or require access to the right-of-way through water, assist Consultant by providing use of the City's amphibious, all terrain, off-road vehicle (Argo).
- Provide access to locked manholes.
- Respond to requests for information and review deliverables in a timely manner.
- Pay all permitting and other local fees arise from the work completed as part of this Agreement regarding railroad and/or Army Corps of Engineers
- Provide independent quality assurance testing required by the specifications or deemed reasonable by Consultant and CITY.
- Provide available data as requested in the agreement.

EXHIBIT B
COMPENSATION

City of Columbia
CIP # SS746701
Evaluation of North Columbia PS Upgrades

Compensation for services provided under Tasks 100 through 200 as outlined in Exhibit A, Scope of Services, is estimated to be a total lump sum of \$189,900.00.

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

Task	Description	Hours/ LS	Subconsultants	Total
100	Evaluation and Design Phase Administration	LS	\$ 19,760.00	\$ 37,700.00
200	Preliminary Planning, Investigation, Engineering and Alternative Analysis	LS	\$ 50,353.00	\$ 152,200.00
300	Survey and Utility Mapping	LS	-	-
400	Geotechnical Investigations	LS	-	-
500	Final Design	LS	-	-
600	Permits and Property	LS	-	-
650	Permit Application Fees		-	-
700	Bidding and Award	LS	-	-
800	Eng. Services during Construction		-	-
900	Full Time Construction Inspection		-	-
1000	Project Closeout		-	-
1100	Additional Services	Hourly	-	-
	Total of Contract		\$ 70,113.00	\$ 189,900.00
	% of Contract to Subconsultants		36.7%	
	% of Contract to Protégé		18.7%	

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

SCHEDULE OF HOURLY BILLING RATES**November 1, 2018****City of Columbia**

Level	Engineering	Technical/Scientific	Administrative	Hourly Rate
A	Drafter Engineering Aide Inspection Aide	Field Service Technician III	Accountant I Word Processor III Office/Support Services IV	\$75
B	Engineer I Senior Drafter Senior Illustrator Inspector I	Geologist/Hydrogeologist I Scientist I Senior Field Service Technician	Accountant II Word Processor IV	\$95
C	Engineer II Inspector II Lead Drafter Lead Illustrator	Geologist/Hydrogeologist II Scientist II	Accountant III Area Business Operations Mgr Technical Writer Word Processing Supervisor	\$105
D	Engineer III Inspector III Senior Designer Supervising Drafter Supervising Illustrator	Geologist/Hydrogeologist III Scientist III	Accountant IV Administrative Manager	\$120
E	Senior Engineer Principal Designer Senior Construction Engineer Senior Engineer	Senior Geologist/Hydrogeologist Senior Scientist	Senior Technical Writer	\$140
F	Principal Engineer Principal Construction Engineer Supervising Designer	Principal Geologist/Hydrogeologist Principal Scientist	Corporate Contract Administrator	\$170
G	Supervising Engineer Supervising Constr. Engineer Supervising Engineer	Supervising Scientist Supervising Geologist/ Hydrogeologist	Assistant Controller	\$185
H	Managing Engineer	Managing Geologist/Hydrogeologist Managing Scientist	Area Bus Ops Mgr IV	\$200
I	Chief Engineer Executive Engineer	Chief Scientist Chief Geologist/Hydrogeologist	Corp Marketing Comm. Mgr.	\$225
J	Vice President Senior Vice President Chief Executive Officer			\$240

Unit Price Items:

Easements: \$850/Exhibit

Surveying: \$1,400/Day

Sub Consultants, Outside Services and Other Direct Costs: 10% markup

EXHIBIT C

**City of Columbia
CIP # SS746701
North Columbia Pump Station Upgrade
Schedule – Gantt Chart**

ID	Task Mode	Task Name	Duration	Start	Finish	December	January	February	March	April	May	June	July
1		City Council Approval	0 days	Tue 12/18/18	Tue 12/18/18	B	M	E					
2		Notice to Proceed	0 days	Mon 12/31/18	Mon 12/31/18								
3		Task 200 - Prelim Engineering	125 days	Tue 1/1/19	Mon 6/24/19								
4		Data Collection	2 wks	Tue 1/1/19	Mon 1/14/19								
5		Draft Alternatives	6 wks	Tue 1/15/19	Mon 2/25/19								
6		Workshop 1	0 days	Mon 3/4/19	Mon 3/4/19								
7		Refine Alternatives	3 wks	Tue 3/5/19	Mon 3/25/19								
8		Workshop 2	0 days	Mon 4/15/19	Mon 4/15/19								
9		Evaluate Alternatives	1 wk	Tue 3/26/19	Mon 4/1/19								
10		CFD Hydraulic Model	6 wks	Tue 2/26/19	Mon 4/8/19								
11		Draft Preliminary Design Report	5 wks	Tue 4/16/19	Mon 5/20/19								
12		City Review Period	2 wks	Tue 5/21/19	Mon 6/3/19								
13		PDR Review Meeting	0 days	Mon 6/3/19	Mon 6/3/19								
14		Finalize PDR	3 wks	Tue 6/4/19	Mon 6/24/19								
15		Submit Final PDR	0 days	Mon 6/24/19	Mon 6/24/19								

Task Inactive Task

Task Split Inactive Milestone

Milestone Inactive Summary

Summary Manual Task

Project Summary Duration-only

Manual Summary Rollup

Manual Summary

Start-only

Finish-only

External Tasks

External Milestone

Deadline

Progress

Manual Progress

Project SS746701 NCPS Schedu
Date: Thu 11/8/18

Page 1

EXHIBIT D
SUBCONSULTANT FORM

City of Columbia
CIP # SS746701
North Columbia Pump Station Upgrade

SUBCONSULTANT FIRM INFORMATION RECORDS

The Engineer shall list all firms, including minority and female owned firms, providing subconsulting services under this Agreement. The list shall be submitted in the format provided below. Any proposed changes must be submitted in writing to the City, including the reason(s) for the proposed changes, prior to initiation of any action by the Engineer. Any invoices submitted for payment under this Agreement must include the dollar amount to be paid to each firm listed below for the invoice period.

Firm Name and Address	Contact Name and Telephone #	Group/Classification (MBE, WBE, SBE, Non MBE/WBE/SBE) Select ONE	Services to be Provided	Dollar Value of Services*
4D Engineering 603 South Lake Drive Lexington, SC 29072	Charlie Deep 803-356-0909	WBE (Protégé)	Civil Assessment and PDR development	\$ 35,558.00
Chao & Associates 7 Clusters Ct. Columbia, SC 29210	Gerald Lee 803-772-8420	MBE	Structural Assessment and PDR Development	\$ 32,055.00
Howard Engineering P.O. Box 237 Marietta, SC 29661	Amy Howard 803-836-0440	WBE	Electrical Assessment and PDR Development	\$ 2,500.00

*Estimated fee; fee may vary based on actual services provided.
Please clearly note the Protégé Firm in the "Group" Column.
Add additional rows as needed.



CITY OF COLUMBIA

Department of Utilities and Engineering
Compliance Division
P.O. Box 147 | Columbia, South Carolina 29217
Phone: 803-545-3049 Fax: 803-545-4130

MENTOR PROTÉGÉ PROGRAM Implementation Plan

Date: 11/8/18 Project Number: SS746701
Mentor: Brown and Caldwell Project Name: North Columbia PS Upgrade
Protégé: 4D Engineering Duration of the Project: 7 Months
Project Contract Amount: \$189,900.00 Protégé Amount: \$35,558.00

Statement of Commitment: Both Mentor and Protégé are committed to providing an adequate amount of resources and effort to execute the plan below. Mentor and Protégé acknowledge the Implementation Plan is a joint plan and agree to meet at least quarterly to verify compliance with this Plan.

1. How do the Mentor and Protégé intend to work together on the designated project?
Address contractual relationship, general roles and informal teaming arrangements.

BC has executed a Master Services Agreement with 4D Engineering. This project will be contracted via a task order to that MSA. 4D engineering will generally be responsible for alternatives analysis. 4D Engineering will focus design efforts on civil improvements.

2. How will the specific, quantitative goals in the Annual Business Plan and MPP Agreement be implemented via the work on the project? Address general goals here and specific goals in question 9.

4D Engineering will gain experience by participating working closely with BC's Infrastructure and process mechanical design group that has vast experience in similar projects. 4D will contribute to the project by assessing the civil aspects of the existing station and proposed alternatives.

3. How will the team focus on developing protégé's business and implementing the actions necessary to obtain results reflected in the Mentor-Protégé Agreement? Identify milestones, thresholds, or other indicators team that would indicate success is being achieved.

4D Engineering will participate in progress meetings and 2 workshops.



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Phone: 803-545-3049 Fax: 803-545-4130

4. Proposed manpower and resources from both the Mentor and the Protégé is required for the project. Address key personnel, equipment/materials, and insurance/bonding. Address special arrangements where applicable.

Mentor:

Jay Mazzei - Project Manager; Wayne Iseman - Client Service Manager; John Epting - Design

Protégé:

Charlie Deep - Project Manager; Janet Deep - Client Service; Justin Waring - Project Engineer

Subcontractors:

None for first phase (PDR). Will add subs for design and construction phases

Special Arrangements:

None

5. What scope of work to be performed by each participant of the MPP team?

a. Description of Mentor's responsibilities:

Overall project delivery (see Exhibit A of agreement). Includes quality and completeness of planning, analysis, preliminary design, and development of Preliminary Design Report (PDR). Mentor will be responsible for subcontracting structural and electrical.

b. Description of Protégé's responsibilities on project:

Assist in project delivery (see Exhibit A of agreement). Includes analysis, design, and development of Preliminary Design Report. Protege will be responsible for evaluating civil aspects of the project.

c. Description of responsibilities that will be completed as a team:

Development of the PDR.

6. What is the anticipated duration (in months) of each major phase of the project? During which phases will the Protégé be utilized?

Phase 100 - 6 months; Phase 200 - 6 months; Will be utilized in other phases once project advances to detailed design.



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Department of Utilities and Engineering
Compliance Division

P.O. Box 147 | Columbia, South Carolina 29217

Phone: 803-545-3049 Fax: 803-545-4130

7. How will the team comply with and maintain the focus on the requirements of the program for the duration of the project?

Mentor will submit monthly reporting requirements on the utilization of the Protege.

Mentor will have monthly progress meetings with the City and will add a reoccurring agenda item to provide a status of the MPP team and identify/address MPP related issues

8. What are the team's specific, quantitative goals and milestones for the current project?

Meet the project schedule

Meet the project budget

9. Outline of Regularly Scheduled meeting between Mentor and Protégé (Progress reporting).

Internal meetings will be scheduled monthly prior to Clean Water 2020 meetings.

Meetings will also be held to conduct QA/QC reviews prior to deliverable submission.

10. Define payment schedule and financial terms identifying milestones for initial, progress and final payments.

4D Engineering will submit invoices monthly to BC, by the 15th of each month, in order to be included in BC's monthly invoicing to the City. Invoices will be by Percent Complete for specific phases/tasks. 4D Engineering will be paid within 10 days of BC receiving payment from the City. Additional services will be negotiated with BC, for inclusion in BC's negotiations with the City.



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Department of Utilities and Engineering
Compliance Division

P.O. Box 147 | Columbia, South Carolina 29217

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11. List the Subcontractors that will be used on this project, as well as the information requested below: (The Subcontractor(s) listed below will NOT consist of your Protégé.)

Subcontractor's Name	Telephone	Address	Who will they report to?	Contract Amount	MPP, MBE, WBE, SBE	Percentage of Contract
Chao & Associates	803.772.8420	7 Clusters Court Columbia, SC 29210	Brown and Caldwell	\$32,055.00	MBE	16.9%
Howard Engineering	864.836.0440	P.O. Box 237 Marietta, SC 29661	Brown and Caldwell	\$2,500.00	WBE	1.3%

12. What percentage of the project is being implemented by the Protégé? Must equate to a minimum of 20% of total contract amount.

Protégé Contract Value: \$35,558.00

Percentage of Contract: 18.7% (Minimum of 20% of total contract amount is required)

****Note:** This project is at the preliminary engineering phase and the Protege's role will be limited based on services available. However, we intend to fully meet the 20% MPP requirement with detailed design, permitting, and construction administrative phases.

By: Robert W. Kelly
 Title: Compliance Specialist
 EXECUTED by the Department of Utilities & Engineering, Compliance Division on this 20 day of November, 20 18.
 RECOMMENDED FOR APPROVAL:

ATTEST:
 By: Charles L. Deep
 Title: President
 EXECUTED by 4D Engineering (Protégé Firm) this 20 day of November, 20 18.
 Corporate SRAL
 By: Janet L. Deep
 Title: Chief Executive Officer
 ATTEST:
 By: John P. Epling
 Title: Project Engineer
 EXECUTED by Brown and Caldwell (Mentor Firm) this 20 day of November, 20 18.
 Corporate SRAL
 By: James F. Mazzei
 Title: Project Manager/Senior Associate

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed by their proper officials thereunto duly authorized as of the dates below indicated:

MENTOR-PROTEGE IMPLEMENTATION PLAN SIGNATURE SHEET

Department of Utilities and Engineering
 Compliance Division
 P.O. Box 147 | Columbia, South Carolina 29217
 Phone: 803-545-3049 Fax: 803-545-4130

CITY OF COLUMBIA



Invoicing Procedure: Exhibit F

1. The City's Project Manager or his/her designee must review all invoices prior to payment.
2. The Consultant's invoice must contain sufficient detail by task and resource and should be easily traceable to the work completed on the project schedule. Descriptions used in the project schedule shall match those descriptions contained in the Consultant's invoice.
3. The work completed on the Consultant's project schedule must be the basis for full or a percentage of payment for work completed on the Consultant's invoice.
4. The Consultant will not request payment for taxes on Professional Services, labor or installation fees.
5. The Consultant will not invoice, or request payment for any equipment or services that may be specified in this Agreement prior to the delivery of said equipment or performance of said services.
6. The Consultant shall adhere to an agreed-upon delivery schedule for equipment and/or services. This is to ensure that the City does not pay for the advanced delivery of equipment that was not approved for delivery and/or have to warehouse or make space for unanticipated equipment deliveries. Exceptions to this requirement must be approved by the City's designated Project Manager and Purchasing Agent in writing.
7. All invoices shall include a valid Purchase Order number on the bill. If an approved emergency purchases are required for any reason before a purchase order number is available, a copy of the emergency request for purchase should accompany the Consultant's invoice.
8. The Consultant shall name a representative that will be responsible for reviewing all invoicing concerns that the City may have regarding this project.
9. The Consultant shall submit receipts for all actual expenses.
10. Travel expenses including airfare and car rental shall be invoiced at cost, without markup and with approved documentation (Note: This section does not apply to travel within the Columbia region for work being performed for the Agreement. It pertains to approved travel to and from Columbia if necessary to fulfill the terms of the Agreement.). Travel expenses apply only if applicable and approved by the City.
11. Lodging shall be invoiced up to the per diem rate according to the General Services Administration (GSA) rates established at www.gsa.gov, based on the date of travel. Lodging expenses apply only if applicable and approved by the City.
12. Field documents and other equipment/supplies shall be invoiced at cost only, with no markup, and the invoice must be submitted with approved documentation (packing slip/vendor invoice).
13. Other required non-labor expenses that may be applicable to the project and pre-approved by the City's designated Project Manager shall be invoiced at cost only, with no markup, and the invoice must be submitted with approved documentation (packing slip/vendor invoice).
14. Each invoice/payment request shall identify the percentage and dollar amount that will be paid to the Subconsultant and/or vendor for work performed and materials/products furnished. If required, the Consultant shall submit supporting documentation as required by the designated point of contact to support the amount being invoiced.

15. The Consultant shall provide the names of the Subconsultants and/or vendors and a description of the work performed in the invoice/request for payment. The Consultant shall also provide a breakdown of the supplies and materials being billed by each Subconsultant and/or vendor and the dollar amount to be reimbursed by the City.

EXHIBIT G - PROMPT PAYMENT AFFIDAVIT

Consultant will place a check in the appropriate box below that applies to this payment request.

Re: Payment Request No. _____

I, _____ (Name), the _____ (Title - e.g., President, Vice President, etc.) of _____ ("Company"), do state the following with regard to payments made under Contract No. _____ ("Contract"):

1. ____ Subconsultant, at the first tier, both DBE and non-DBE, who completed work and were listed for payment on the prior Payment Request No. _____, were paid no later than twenty (20) calendar days after Company received payment from the City.
2. ____ Copies of invoices and cancelled checks for Subconsultant at the first tier who were paid under the prior payment request have been delivered or mailed to the Construction Management Division. In addition, Company has attached to the current Payment Request all lien waivers for prior subcontractor payments and any other documentation required by the City. (Failure to attach all required documentation to the Payment Request or forward cancelled checks and invoices to the City's Construction Management Division may cause the Payment Request to be rejected by City.)
3. ____ All retainage amounts withheld from any Subconsultant who satisfactorily completed its portion of the contract work, including punch list items, were paid to the Subconsultant(s) no later than fourteen (14) calendar days after it satisfactorily completed its work, whether or not City has paid said retainage amounts to Consultant. Attach a copy of the cancelled check evidencing payment of each retainage amount.
4. ____ There was no delay in or postponement of any payment owed to a Subcontractor, whether periodic payment or retainage amount, except for good cause and after receipt of prior written approval from the Assistant City Engineer.

Attach a copy of the written approval from the City of Columbia.

 Company Name

 Signature

 Print Name

Date: _____

Subscribed and sworn to before me this ____ day of _____ 20__.

 Notary Public



Eagleview

Clean Water 2020
Columbia's Clear Vision for Clean Water



We Are Columbia

DHM: November 21, 2018
Production Maps\ProjectLocation Maps\CIP\SS7467

- Sewer Manhole
- PS North Columbia PS
- ↗ Sewer Gravity Main
- ↘ Large Diameter Sewer Gravity Main
- ↖ Sewer Pressurized Main



1 inch = 100 feet

0 25 50 100 150
Feet

SS7467
Evaluation of
North Columbia PS Upgrades

Prepared For: **Packet Pg. 120**



We Are Columbia

MEETING DATE: January 15, 2019

DEPARTMENT: Procurement and Contracts

FROM: Sandra Wright, Purchasing Agent

SUBJECT: Council is asked to approve a contract for Project SD8389; Devil's Ditch Joint Maintenance Re-bid, as requested by Columbia Water. Award to Martin & Son Contracting, Inc. of Spartanburg, SC in an amount not to exceed \$533,127.16 including contingency funds.

REQUISITION NO.: R190446

FINANCIAL IMPACT: Funding Source: Fiscal 2018/2019; 5549999-658650. The original budgeted amount is \$567,889.85.

ORIGINAL BUDGET: \$567,889.85

CLEAN WATER 2020?: No

STRATEGIC GOALS: Provide high quality municipal services

There were four (4) responsive and responsible bids for this project. This is a re-bid of the project after the first solicitation was canceled and re-bid after material changes to the specifications were discovered. The total construction time allocated for this project is one hundred eighty (180) consecutive calendar days after the Notice to Proceed is issued.

ATTACHMENTS:

- **#a:** Signed Compliance Memo for Devils Ditch Bid 037-18-19-LAG (PDF)
- **#b:** Business Information Record (PDF)
- **#d:** Signed Contract (PDF)



CITY OF COLUMBIA
INTER-OFFICE MEMORANDUM

TO: Juliet Nelly, Program Compliance Specialist
FROM: Gary Porth, Procurement Manager
Department of Procurement and Contracts
DATE: December 21, 2018

PROJECT: BID #37-18-19-LAG

Bids for this project were opened publicly at 3:00 p.m., December 20, 2018 in the second floor Conference Room, 1800 Main Street.

Bids submitted for the referenced project were in participation with the LBE Program. The apparent *responsive* low bidder is Martin & Son Contracting, Inc. of Spartanburg, SC at a base bid **\$476,119.00**.

Please review for LBE compliance and return your approval as soon as possible. Also, please verify the percentages listed on the Business Information Record and check for consistency to the noted dollar amount.

Please indicate your approval with your signature below and return to me when you have completed your review.

Thank You.

Review Approved: _____

Juliet Nelly Compliance Specialist

DATE: _____

12/28/18

Local Business Enterprise Policy Project Calculation

If a Non-LBE is the Apparent Low Bidder:

(A) \$ 476,119.00 Bid Amt.

Apparent
Non-LBE Lowest
Firms Name: Martin & Son
Contracting, Inc. of Spartanburg,
SC

/ Divided by

(B) \$ 480,884.00 Bid Amt. Next Lowest LBE
Certified Bidder

Firms Name: North American
Pipeline

= (C) 99 %

If % (C) is within 95% - 99.99% then the next Lowest LBE Certified Bidder (B) is given the option to match the Apparent Non-LBE Lowest Bidder's (A) offer and be awarded the project. (LBE can only cut their offer by a maximum of \$500,000).

Project awarded to: Martin & Son Contracting, Inc. of Spartanburg, SC

Note: Martin & Son Contracting, Inc. of Spartanburg, SC is the apparent Non LBE Lowest Bidder. The next lowest bidder is North American Pipeline. Although the LBE Preference Policy would apply (as the two bids are within the 5%), North American Pipeline is not an LBE. Since North American Pipeline is not an LBE, Martin & Son Contracting, Inc. of Spartanburg, SC is the lowest bidder.

John Nelly (Devils Ditch)

M:\Util&Eng\Compliance\CP_Staff\LBE\LBE_2011Active\LBE 2011\LBE Procedures

Bid No.: 037-18-19-LAG Devils Ditch Joint Maintenance Re-Bid (SD8389) (LBE) Page 30 of 47

Business Information Record

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 - "NO LINE STRIKE THROUGH"

Business Name & Address	Contact Name & Telephone	Services and / or Materials Provided	Cost of Services and / or Material (\$ Value)	Percentage of Total Contract	MBE, WBE, SBE, DBE, LBE (indicate all that apply)	Is your Business CDBE Approved? Yes or No
B. C. Cannon 2561 R. W. Howard Rd. Greenville, SC 29601	TIM TAYLOR 204 E. 10TH ST. 764-561-9002	Temporary Signage	4200 ⁰⁰	1 %	DBE	NO
				%		
				%		
				%		
				%		

TOTAL: \$

4200⁰⁰

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

Business Name:

Representative Name / Title:

Date:

Martin & Son Contracting, Inc.
Wayne Martin President
12-20-18

CONTRACT

City of Columbia, South Carolina

SD8389

Devils Ditch Joint Maintenance Re-Bid

Bid #037-18-19-LAG

This Contract is made by and between the City of Columbia, Columbia, South Carolina, hereinafter called Owner, and Martin & Son Contracting, Inc. with legal address and principal place of business at 194 Martin Family Road, Spartanburg, SC 29306, 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 Dennis Corporation.

ARTICLE 3. CONTRACT TIME.

3.1 The Contract Time shall be one hundred eighty (180) 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.

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 in current funds at the contract price agreed upon in the Contractor's Bid Form attached to this Contract which establishes the contract price as Four Hundred Seventy-Six Thousand, One Hundred Nineteen Dollars and Zero Cents (\$476,119.00).

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.

City of Columbia, SC
8/07/2017

Contract
Section 00500 - 1

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 **Two Hundred Fifty Dollars and Zero Cents (\$250.00)** per day for each calendar day of delay until the Work is complete.

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 To Bid.

9.2.2 Instructions To Bidders.

9.2.3 Bid Form.

9.2.4 This Contract.

9.2.5 Performance and Payment Bond.

9.2.6 Part 15 "General Specifications" and Part 20 "Specifications for Sodding, Fertilizing, and Seeding" of the City of Columbia's Engineering Regulations.

9.2.7 Technical Specifications.

9.2.8 Drawings, numbered Cover through C-13, inclusive and dated 5/11/2018.

9.2.9 Addendum numbers 1 to 3, inclusive.

9.2.10 Location Map.

9.2.11 Permits.

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

ARTICLE 10. MISCELLANEOUS

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

10.2 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

City of Columbia, SC
8/07/2017

Contract
Section 00500 - 3

persons, firms and corporations for services rendered or materials supplied for the performance of the Work called for in this Contract.

10.3 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.

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

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

Owner

City of Columbia, SC

BY

BY

Teresa Wilson, City Manager

(CORPORATE SEAL)

(CORPORATE SEAL)

Attest

Attest

Address for giving notices:

Address for giving notices:

Department of Procurement and Contracts

1800 Main Street, 2nd Floor

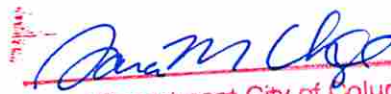
Columbia, SC 29201

Date: _____

Date: _____

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

APPROVED AS TO FORM


Legal Department City of Columbia, SC

City of Columbia, SC
8/07/2017

Contract
Section 00500 - 4



We Are Columbia

MEETING DATE: January 15, 2019

DEPARTMENT: Legal Department

FROM: *Shari Ardis, Legal Office Manager*

SUBJECT: Ordinance No.: 2018-078 - Establishing a Moratorium on Shared Mobility Vehicles

PURPOSE: The Public Hearing was held and first reading approval was given on January 8, 2019.

FINANCIAL IMPACT:

STRATEGIC GOALS: Foster a healthy quality of life

ATTACHMENTS:

- **#a:** 2018-078 Establish a Moratorium on Shared Mobility Vehicles (PDF)

HISTORY:

01/08/19

Columbia City Council

APPROVED ON FIRST READING

ORDINANCE NO.: 2018-078*Establishing a Moratorium on Shared Mobility Vehicles*

WHEREAS, shared mobility vehicles are an increasingly popular trend, with numerous companies deploying electric scooters in urban settings, such as the City of Columbia; and,

WHEREAS, while the City of Columbia recognizes that low-emission, shared mobility vehicle options, such as electric scooters, can create more diverse, convenient, and accessible transportation, these vehicles also pose significant public safety challenges, along with additional considerations of managing the right-of-way appropriately and adapting old regulations to new business types; and,

WHEREAS, the unregulated deployment of shared mobility vehicle options has created hazardous and disturbing situations which has resulted in municipalities taking the extreme step of banning these vehicles; and,

WHEREAS, the City of Columbia seeks to create a balance between the benefits of shared mobility vehicles and the inherent risks of introducing these vehicles on the road without adequate planning; and,

WHEREAS, in order to best accommodate this emerging business model, the City of Columbia proposes a three hundred and sixty-five (365) day moratorium for the benefit of the public's safety, which will allow the City to explore shared mobility options and offer opportunities for effective and meaningful collaboration with shared mobility vehicle providers; and,

WHEREAS, an emergency exists in that it is necessary for the immediate preservation of the public peace, property, health, and safety that this ordinance take effect immediately upon its passage;
NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia this ____ day of _____, 2019 as follows:

Section 1. There is hereby enacted a three hundred and sixty-five (365) day moratorium upon shared mobility vehicles being placed in the public right-of-way or on public property, being operated in the public right-of-way or on public property, or being distributed for use anywhere in the City, in order to allow for adequate pedestrian traffic flow and to promote public safety.

Section 2. For the purpose of this ordinance, "shared mobility vehicle" means any two-wheeled device, that:

1. is powered by a motor;
2. is rendered operable or inoperable via a point-of-sale terminal or an on-demand portal, whether through a smartphone application, membership card, or similar method;
3. is operated by a private entity that owns, manages, or maintains devices for shared use by members of the public; and,
4. is available to members of the public in unstaffed, self-service locations.

Section 3. Any shared mobility vehicle left on a public street, sidewalk or right-of-way unattended is subject to being impounded by employees of the City of Columbia until claimed by the rightful owner as determined by the City Manager, or her designee(s), and all civil penalties owed to the City are paid in full.

Section 4. Any impounded shared mobility vehicle which is not claimed within twenty-one (21) days of the date of the impoundment shall be deemed abandoned and shall be disposed as provided by law.

Section 5. In addition to any other enforcement or legal action that the City may take, any violation of this ordinance is subject to a civil fine of two hundred and fifty dollars (\$250.00) to be levied by a City of Columbia Uniform Ordinance Summons and triable by a Municipal Court Judge. This fine shall be imposed for each shared mobility vehicle, and for each occurrence and each day that the shared mobility vehicle(s) is or are distributed, operated, used, rented, or furnished in violation of this ordinance, unless the shared mobility vehicle is impounded as an abandoned vehicle by the City of Columbia prior to collection of the civil penalty in which case the penalty shall not exceed five hundred dollars (\$500.00).

Section 6. An emergency is declared to exist in that it is necessary for immediate preservation of the public peace, property, health, and safety that this ordinance take effect immediately upon its passage.

Section 7. In the event that any portion of this ordinance shall be declared by any competent court to be invalid for any reason, such decision shall not be deemed to affect the validity of any other portion of this ordinance.

This ordinance is effective upon final reading.

Requested by:

Assistant City Manager Gentry

Mayor

Approved by:

City Manager

Approved to form:

Senior Assistant City Attorney

ATTEST:

City Clerk

Public Hearing:

Introduced:

Final Reading:



We Are Columbia

MEETING DATE: January 15, 2019

DEPARTMENT: Legal Department

FROM: *Shari Ardis, Legal Office Manager*

SUBJECT: Ordinance No.: 2018-079 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 12, Motor Vehicles and Traffic, Article I, In General to add Sec. 12-5 Operation of motor scooters

PURPOSE: The Public Hearing was held and first reading approval was given on January 8, 2019.

FINANCIAL IMPACT:

STRATEGIC GOALS: Foster a healthy quality of life

ATTACHMENTS:

- **#a:** Ordinance 2018-079 add Sec. 12-5 Operation of motor scooters (PDF)

HISTORY:

01/08/19

Columbia City Council

APPROVED ON FIRST READING

ORDINANCE NO.: 2018-079

Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 12, Motor Vehicles and Traffic, Article I, In General to add Sec. 12-5 Operation of motor scooters

BE IT ORDAINED by the Mayor and Council this ____ day of _____, 2019, that the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 12, Motor Vehicles and Traffic, Article I, In General is amended to add Sec. 12-5 Operation of motor scooters to read as follows:

Section 12-5. ~~Reserved.~~ Operation of motor scooters.

(a) For purposes of this section, a "motor scooter" is a motor vehicle as defined by the Code of Laws of South Carolina Sections 56-3-20 (3) and (4), but without a saddle for the use of the rider.

(b) Motor scooters may not be operated on any public street in the City of Columbia which has a speed limit of twenty-five (25) miles per hour or greater.

(c) No person may operate a motor scooter on any public sidewalk in the City of Columbia.

(d) No person may operate a motor scooter in the City of Columbia without wearing a protective helmet equipped with a neck or chin strap and reflectorized on both sides thereof.

(e) Any violation of this ordinance is triable in the Municipal Court and punishable as provided in Section 1-5.

Requested by:

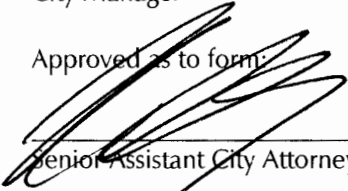
Assistant City Manager Gentry

Mayor

Approved by:

City Manager

Approved as to form:



Senior Assistant City Attorney

ATTEST:

City Clerk

Introduced:

Final Reading:



We Are Columbia

MEETING DATE: January 15, 2019

DEPARTMENT: City Management Office

FROM: *Teresa Wilson, City Manager*

SUBJECT: Council is asked to approve the appointment of one (1) individual to fill the Attorney position to the Design Development Review Commission.

FINANCIAL IMPACT:

ATTACHMENTS:

- **#a:** DDRC Memo (PDF)

HISTORY:

12/18/18	Columbia City Council	DEFERRED
01/08/19	Columbia City Council	DEFERRED



We Are Columbia

TO: Teresa Wilson, City Manager

FROM: Ashley M. Jenkins

DATE: December 14, 2018

SUBJECT: Design/Development Review Commission

Purpose: The purpose of this commission is to advise the city council upon the designation of landmarks, landmark districts, architectural conservation districts, and protection areas; carry out those regulatory duties relating to subsection (b)(1) of this section as set forth in this section; plan and direct continuing studies of areas, physical features and improvements in the city relating to urban design, historic preservation, beautification, civic improvement and other considerations in furtherance of this article, and in doing so, properly coordinate such plans and studies with the various departments and agencies of the city; engage in educational activities related to the furtherance of this article in order to promote appropriate urban design, historic preservation and conservation of historic or aesthetic features of the city; advise, assist and represent the best interest of the city in matters relating to coordination of and assistance to other public bodies and private interests in activities related to this article; advise and assist the city council in acquisition of any gift, grant, purchase, bequest, device, lease, fee simple or lesser interest, development right, easement (including scenic easement), covenant or other contractual right which may accrue to the furtherance of the purposes of this article; advise the city council in actions of eminent domain taken in furtherance of the purposes of this article; upon request of the city council, manage, control and maintain any property related to the purpose of this article or to the purposes of the commission.

Composition: This commission is comprised of nine (9) members, of whom at least one shall be an architect registered in the state, at least one shall be a lawyer admitted to practice before the supreme court of the state, at least one shall be experienced as an architectural historian, at least one shall be experienced as a city planner, at least one shall be a real estate developer or licensed real estate broker, and one shall be an architect with historic preservation experience and the remainder, if any, shall be persons who, by reason of other experience or education, shall be qualified for service on such commission. Appointees serve a three (3) year term with the possibility of one (1) re-appointment.

Action: Council is asked to appoint one (1) individual that represents the following: Attorney



We Are Columbia

MEETING DATE: January 15, 2019

DEPARTMENT: City Management Office

FROM: *Teresa Wilson, City Manager*

SUBJECT: Council is asked to approve the appointment of one (1) individual to the Columbia Housing Authority.

FINANCIAL IMPACT:

ATTACHMENTS:

- **#b:** Memo to Council for CHA (PDF)

HISTORY:

12/04/18	Columbia City Council	DEFERRED
12/18/18	Columbia City Council	DEFERRED
01/08/19	Columbia City Council	DEFERRED



We Are Columbia

TO: Teresa Wilson, City Manager

FROM: Ashley Jenkins

DATE: November 29, 2018

SUBJECT: Housing Authority of the City of Columbia

Purpose: The mission of the Columbia Housing Authority is "to meet the emerging affordable housing needs of low to moderate-income individuals and families in Columbia and Richland County while promoting self-reliance and improving their quality of life". Term – 5 years.

Composition: The board consists of seven (7) members that will include one (1) member who must be a resident of the Housing Authority.

Term for this board is five (5) years with one (1) reappointment.

All appointees must reside in the corporate limits of the city.

Request: Council is asked to appoint one (1) individual



We Are Columbia

MEETING DATE: January 15, 2019

DEPARTMENT: Planning and Development Services

FROM: *Krista Hampton, Director*

SUBJECT: ANNEXATION, COMPREHENSIVE PLAN MAP
AMENDMENT, AND ZONING MAP AMENDMENT CASE
SUMMARY - 2807 Atlas Road; TMS# 13510-01-01

PURPOSE: Council District: 3

Proposal: Request to annex, assign land use classification of Urban Edge Community Activity Center (UEAC-1) and assign zoning of General Commercial District (C-3). The property is currently classified as Economic Development Center/Corridor and zoned General Commercial (GC) by Richland County.

Applicant: Circle K Stores, Inc.

Staff Recommendation: Approval

PC Recommendation: 11/05/2018; Approval (9-0)

FINANCIAL IMPACT:

ATTACHMENTS:

- **#a:** ANNEX-2018-0015-AtlasRd-2807 (PDF)
- **#b:** 2019-005 annex-incorporate 2807 Atlas (PDF)



CITY COUNCIL

January 15, 2019 at 6:00pm

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

ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY 2807 Atlas Road; TMS# 13510-01-01

Council District:	3
Proposal:	Request to annex, assign land use classification of Urban Edge Community Activity Center (UEAC-1) and assign zoning of General Commercial District (C-3). The property is currently classified as Economic Development Center/Corridor and zoned General Commercial (GC) by Richland County.
Applicant:	Circle K Stores, Inc.
Staff Recommendation:	Approval
PC Recommendation:	11/05/2018; Approval (9-0)
ZPH, 1 st Reading:	01/15/2019; Pending
2 nd Reading:	02/05/2019; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 2.65 acres

Current Use: Commercial (Gas Station/Convenience Store)

Proposed Use: Commercial (Gas Station/Convenience Store)

Reason for Annexation: Municipal Services

Urban Service Area: Primary Area

Current Richland County Land Use: Economic Development Center/Corridor

Proposed Land Use Classification: Urban Edge Community Activity Center (UEAC-1)

Current Richland County Zoning: General Commercial (GC)

Proposed Zoning: General Commercial District (C-3)

Census Tract: 117.02

DETERMINATION FOR CITY SERVICES

The following determination is an estimate of the benefits and costs associated with the annexation of the subject property.

Police

We find that the proposed annexation may result in an increased number of calls for services and will cost the CPD approximately **\$13,000** annually to provide service for this gasoline station/convenience store based upon current calls for service for similar properties within the City of Columbia.

Fire

The proposed annexation **will not result in additional costs or impact services** being provided by this department. Annexation would lower the ISO rating of this property to a Class 1 from a Class 2.

Solid Waste

There is no anticipated additional cost, as solid waste service is not provided to this type of commercial property.

Engineering

Because water and sewer lines currently exist in this area, the Utilities and Engineering Division **will not incur any costs** associated with this annexation.

Water Customer Care

Annexation will result in an approximately **40% reduction** in water and sewer service rates for the property.

Planning & Development Services

We recommend annexation of this property, located within a designated primary area in the Urban Service Area plan adjacent to the Congaree Pointe subdivision. A redeveloped gasoline station/convenience store on is proposed for the site. Based upon the current value of this property, **the annual real estate tax revenue generated by will be approximately \$2,000.** It is anticipated that redevelopment would add to the value of the property.

* Estimated City Tax Revenue is based on 2018 millage for real property and calculated as: (((Tax Value*Tax Rate)*City Millage Rate (.0981))-(Tax Value*Local Option Sales Tax Rebate (.002142))).

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject parcel is in a “Primary Area” as identified in the Urban Service Area Map

Principles and Goals of the Urban Service Area

The Urban Service Area identifies those areas the City of Columbia wishes to provide with urban services. Primary emphasis will be given to annexing developed areas adjoining the City limits and “islands” of unincorporated territory surrounded by the City. Primary, secondary, and long-range annexation priorities for specific areas may be identified. Secondary areas may include higher value properties which assist the City in achieving a more balanced economic base.

Primary areas are made up of land contiguous to the City where services are available and the infrastructure is generally good. These services include fire, police, sanitation, and utilities. Primary areas are intended to indicate that, barring unanticipated circumstances, annexation is recommended and should be actively pursued.

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

The proposed future land use classification for the subject property is Urban Edge Community Activity Center (UEAC-1); the property is currently classified as Economic Development Corridor by Richland County.

Urban Edge Community Activity Centers are small to medium scale, mixed-use activity centers with community-serving commercial uses and a medium to high intensity residential component, typically with a significant open space element. They provide a daily retail and service destination for a portion of the City, typically a 3-5 mile radius or drive distance. These activity centers are found in the outer areas of the City, frequently near highway interchanges, and are subdivided from large, undeveloped tracts or as redevelopment or larger commercial sites. They typically are found at major intersections of major corridors and may occupy all quadrants of the intersection.

Primary Types:

- Small and Medium Business/Employment (excl. Flex)
- Multi-family Small and Medium Mixed-use

Secondary Types:

- Small and Medium Multi-family
- Small and Medium Flex

Tertiary Types

- Civic/Institutional
- Single-family Attached
- Large Format Commercial
- Cemeteries & Mausoleums

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

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

PROPOSED ZONING DISTRICT SUMMARY

The parcel is currently zoned GC by Richland County. Surrounding parcels within the City of Columbia are currently zoned Planned Unit Development-Residential District (PUD-R) to the West, General Residential District (RG-2) to the North and Development District (D-1) to the East. Surrounding parcels in unincorporated Richland County are currently zoned GC to the East and M-1 to the South.

The proposed City of Columbia zoning district is General Commercial District (C-3).

General Commercial District (C-3)

The C-3 district is intended to accommodate a variety of general commercial and nonresidential uses characterized primarily by retail, office and service establishments and oriented primarily to major traffic arteries or extensive areas of predominantly commercial usage and characteristics. Certain related structures and uses are permitted outright or are permissible as special exceptions subject to restrictions and requirements intended to best fulfill the intent of this article. It is not the intent of this article to encourage the development of long, narrow strips of commercial development fronting on major arteries, often referred to as strip commercial areas. Such development is often incompatible with adjacent uses and may lead to the eventual formation of commercial slums, damage the traffic-carrying capacities of streets, increase congestion, lead to depreciation of property values in adjacent areas, encourage undue dispersion of commercial facilities to the inconvenience of the public, and create disproportionate costs in the provision of governmental services.

STAFF RECOMMENDATION

Staff recommends that City Council annex the subject property and assign land use of Urban Edge Community Activity Center (UEAC-1) and zoning of General Commercial District (C-3) at the time of annexation.



Future Land Use Map

2807 Atlas Road, TMS# 13510-01-01;
Current FLU: Economic Development Center/Corridor, Proposed FLU: UEAC-1

9.a

Department of Planning &
Development Services

Legend



- UCMR-1 - Urban Core Mixed Residential-1
- UCMR-2 - Urban Core Mixed Residential-2
- UEMR - Urban Edge Mixed Residential
- 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
- UEAC-1 Urban Edge Community Activity Center
- UCAC-3 Urban Core Regional 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
- SD-1 - Sports/Amusement District
- SD-2 - Civic/Institutional Districts
- SD-3 - Central Business District
- SD-4 - Riverbanks Zoo and Garden
- SD-5 - Universities/Colleges
- SD-6 - Fort Jackson



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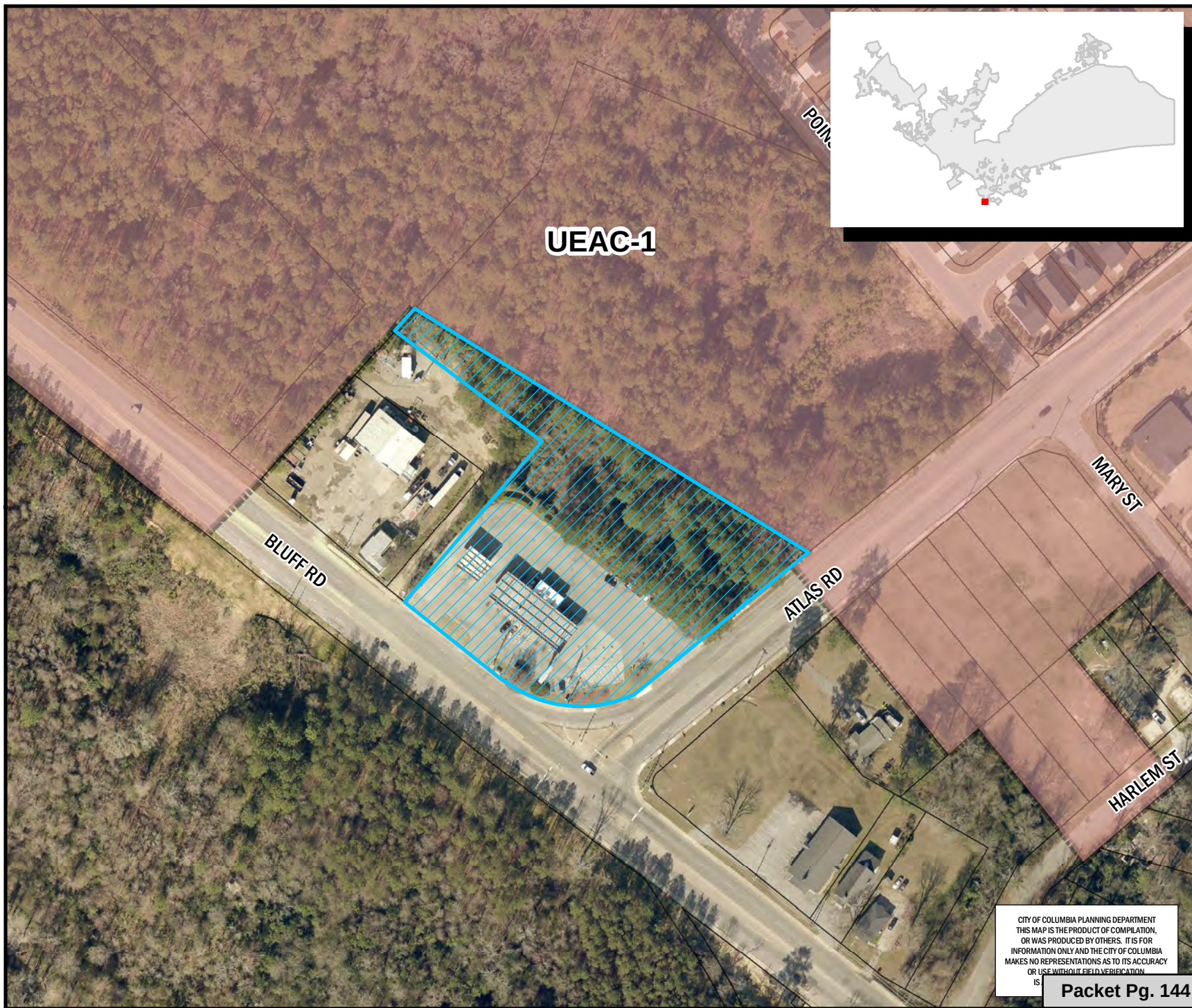
ORIGINAL PREPARATION/DATE:

This map was prepared by:

Shane Shaughnessy
October 9, 2018



We Are Columbia



CITY OF COLUMBIA PLANNING DEPARTMENT
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

Packet Pg. 144

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

Department of Planning &
Development Services

2807 Atlas Road, TMS# 13510-01-01;
Current Richland Co. Zoning: GC, Proposed Zoning: C-3

9.a

Legend

 CITY LIMITS

 PARCELS

 D-1	 C-1
 RS-1	 C-2
 RS-1A	 C-3
 RS-1B	 C-3A
 RS-2	 C-4
 RS-3	 C-5
 RD	 M-1
 RD-2	 M-2
 RG-1	 PUD-C
 RG-1A	 PUD-LS
 RG-2	 PUD-LS-E
 RG-3	 PUD-LS-R
 UTD	 PUD-R
 MX-1	 OUT OF CITY
 MX-2	

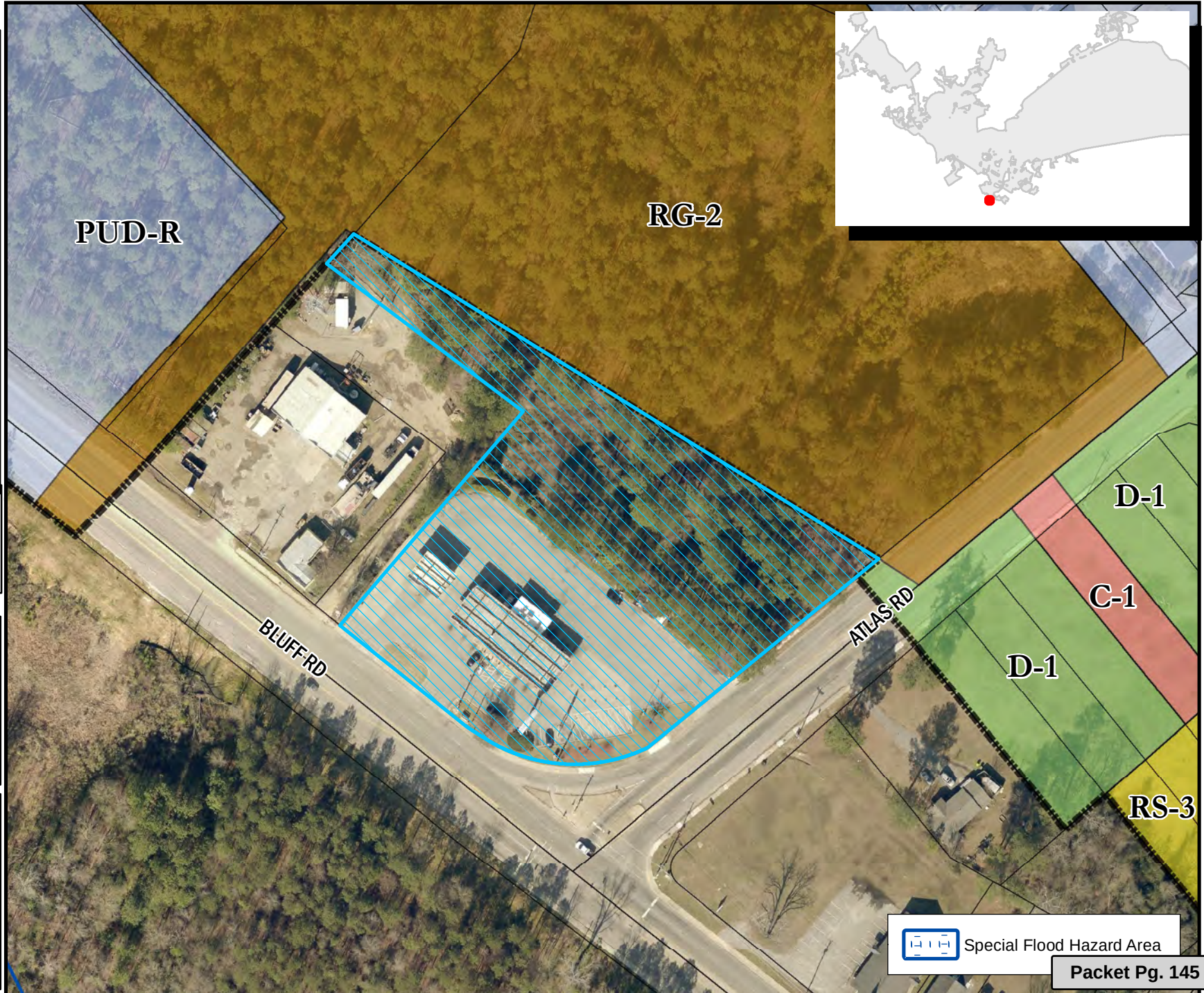


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Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
October 9, 2018

DISCLAIMER:
The City of Columbia Department of Planning and Development Services data represented on this map or plan is the product of compilation, as 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.



ORDINANCE NO.: 2019-005

*Annexing and Incorporating 2807 Atlas Road, Richland County TMS#13510-01-01
into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by
Ordinance No.: 2015-014 on February 17, 2015*

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 Ann. Sec. 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 the City of Columbia Comprehensive Plan 2018 by Ordinance No.: 2008-085 on October 1, 2008, and amended from time to time, in accordance with South Carolina Comprehensive Planning Act of 1994 (Title 6, Chapter 29 of the SC Code) and heard public comments on this amendment; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this ____ day of _____, 2019, that the property described herein is hereby annexed to, incorporated into Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015, and becomes a part of the City of Columbia effective immediately. This property shall be zoned General Commercial District (C-3), apportioned to City Council District 3, Census Tract 117.02, contains 2.65 acres, and shall be assigned a land use classification of Economic Development Center/Corridor.

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 13501-01-01

Also included in the territory hereby annexed are all contiguous portions of all public rights of way, streets and highways.

Requested by:

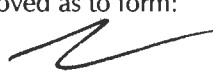
Assistant City Manager Gentry

Mayor

Approved by:

City Manager

Approved as to form:



City Attorney

ATTEST:

City Clerk

Introduced:

Final Reading:

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2019-005

All that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being in Richland County, near the City of Columbia, State of South Carolina, containing 2.22 acres, more or less, and being shown and designated as Parcel 2 on that certain plat made by Cox and Dinkins, Inc., dated April 29, 2004, and recorded in the office of the Clerk of Court for Richland County in Book 978 of plats at page 2674. Said plat is adopted and incorporated herein by reference for a more complete and accurate description; all measurements being a little more or less.

ALSO: All that certain piece, parcel or tract of land with the improvements thereon, situate, lying and being in Richland County, near the City of Columbia, State of South Carolina, containing 0.43 acre, more or less, and being shown and designated as Parcel 2A on that certain plat made by Cox and Dinkins, Inc., dated April 29, 2004, and recorded in Book 978 of plats at page 2674. Said plat is adopted and incorporated herein by reference for a more complete and accurate description; all measurements being a little more or less.

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: October 9, 2018

RE: **Property Address:** 2807 Atlas Road
Richland County TMS#: 13510-01-01
Owner(s): Circle K Stores, Inc.
Current Use: Commercial (Gas Station/Convenience Store)
Proposed Use: Commercial (Gas Station/Convenience Store)
Current County Land Use: Economic Development Center/Corridor
Proposed City Land Use: Urban Edge Community Activity Center (UEAC-1)
Current County Zoning: General Commercial (GC)
Proposed City Zoning: General Commercial (C-3)
Reason for Annexation: Municipal Services; Primary Area
City Council District: 3
Census Tract: 117.02

The Planning & Development Services advises that the above referenced property has been offered for annexation. Attached, please find a map or drawing reflecting the property. You are directed to forward your comments and/or recommendations regarding the issue of whether to annex or not to Planning & Development Services. Planning & Development Services will compile your comments for City Council consideration.

Planning & Development Services staff will see to it that this matter is placed on the **November 5, 2018** Planning Commission's agenda. Planning & Development Services staff will notify the City Attorney of the Planning Commission's zoning recommendation by forwarding a copy of this form, completed, as soon as the Planning Commission has met.

/atl

Attachments

cc: Clint Shealy, Assistant City Manager Jeff Palen, Assistant City Manager/CFO Aubrey Jenkins, Fire Chief Joseph Jaco, Director, Utility Operations Robert Anderson, Public Works Director Krista Hampton, Planning & Development Services Lakesha Shannon, Business License Administrator Greg Williams, Deputy Business License Administrator Angela Adams, Customer Care Administrator Jerry Thompson, Building Official Michelle Brazell, Engineering Denny Daniels, Engineering Carolyn Wilson, Police Planning & Research Alfreda Tindal, Richland Co. 911 Addressing Coordinator	Missy Gentry, Assistant City Manager Teresa Knox, City Attorney William Holbrook, Police Chief Dana Higgins, Director, Engineering Jan Alonso, Finance Director Gloria Saaed, Community Development Director George Adams, Fire Marshal Rachel Bailey, Zoning Administrator Jacquelyn Richburg, Columbia-Richland 911 David Hatcher, Housing Official Richland County Solid Waste Collection John Fellows, Planning Administrator Tori Salvant, Dev. Center Administrator
---	---

Planning Commission Land Use Recommendation: UEAC-1 (Land Use classification) by 90 on 11/5/18 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: C-3 (Zoning classification) by 90 on 11/5/18 (mm/dd/yyyy).

(Signature of Annexation Coordinator)



Future Land Use Map

Department of Planning & Development Services

2807 Atlas Road, TMS# 13510-01-01;
Current FLU: Economic Development Center/Corridor, Proposed FLU: UEAC-1

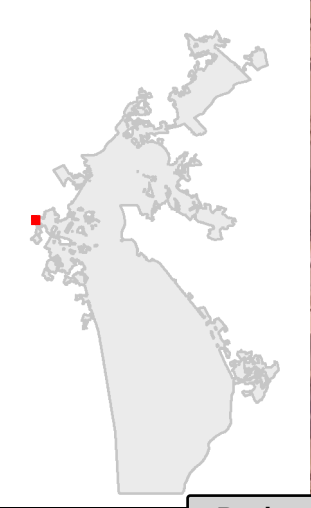
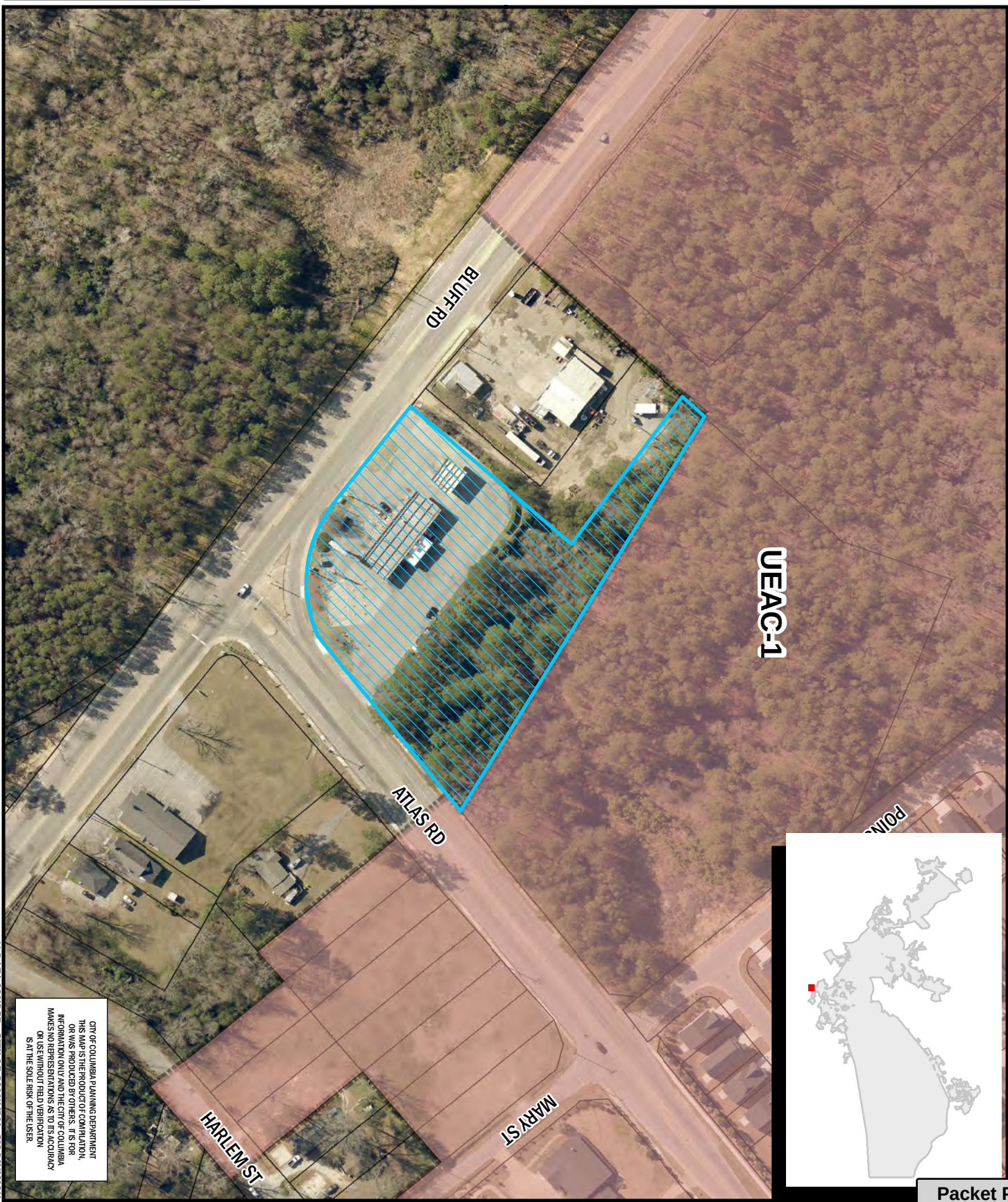
Legend
CITY LIMITS
PARCELS

- UCMR-1 - Urban Core Mixed Residential-1
- UCMR-2 - Urban Core Mixed Residential-2
- UEMR - Urban Edge Mixed Residential
- 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
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- UCAC-1 - Urban Core Neighborhood Activity Center
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- UEAC-2 - Urban Edge Regional Activity Center
- UCAC-3 - Urban Core Regional Activity Center
- AC-1 - Neighborhood Activity Corridor
- AC-2 - Community Activity Corridor
- AC-3 - Regional Activity Corridor
- EC - Employment Campus
- ND - Industrial
- TU - Transportation & Utilities
- SP-1 - Sports/Amusement District
- SP-2 - Civic/Institutional Districts
- SP-3 - Central Business District
- SP-4 - Riverbanks Zoo and Garden
- SP-5 - Universities/Colleges
- SP-6 - Fort Jackson



0 37.5 75 150 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
October 9, 2018



CITY OF COLUMBIA PLANNING DEPARTMENT
THIS MAP IS THE PRODUCT OF COMPILED, RESEARCH, AND/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.

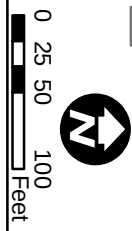
Zoning Map

Department of Planning & Development Services

2807 Atlas Road, TMS# 13510-01-01;
Current Richland Co. Zoning: GC, Proposed Zoning:

Legend
CITY LIMITS
PARCELS

- | | |
|-------|-------------|
| D-1 | C-1 |
| RS-1 | C-2 |
| RS-1A | C-3 |
| RS-1B | C-3A |
| RS-2 | C-4 |
| RS-3 | C-5 |
| RD | M-1 |
| RD | M-2 |
| RG-1 | PUD-C |
| RG-1A | PUD-1S |
| RG-2 | PUD-1S-E |
| RG-3 | PUD-1S-R |
| UTD | PUD-R |
| MX-1 | OUT OF CITY |
| MX-2 | |



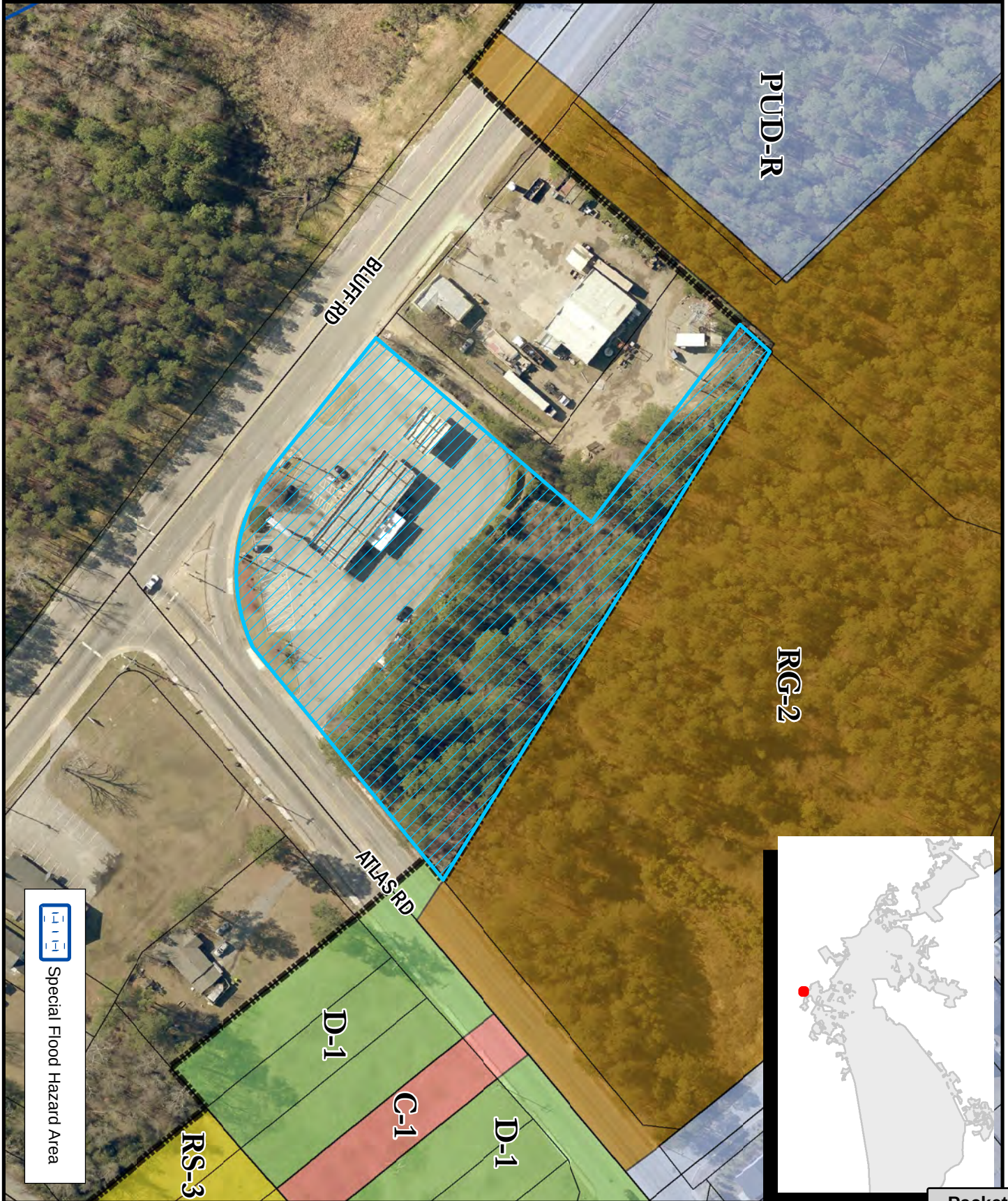
ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
October 9, 2018

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We Are Columbia



Special Flood Hazard Area

STATE OF SOUTH CAROLINA)
)
 COUNTY OF RICHLAND) PETITION FOR ANNEXATION

The undersigned, being the owner(s) of the property described below hereby petition(s) the Mayor and City Council for annexation to the City of Columbia, South Carolina pursuant to S.C. Code Ann. Section 5-3-150, 1976, as amended.

Property Description: ALL that certain piece, parcel or tract of land with the improvements thereon, situate, lying and being in Richland County, near the City of Columbia, State of South Carolina, containing 2.22 acres, more or less, and being shown and designated as Parcel 2 on that certain plat made by Cox and Dinkins, Inc., dated April 29, 2004, and recorded in the office of the Clerk of Court for Richland County in Book 978 of plats at page 2674. Said plat is adopted and incorporated herein by reference for a more complete and accurate description; all measurements being a little more or less.

ALSO: ALL that certain piece, parcel or tract of land with the improvements thereon, situate, lying and being in Richland County, near the City of Columbia, State of South Carolina, containing 0.43 acre, more or less, and being shown and designated as Parcel 2A on that certain plat made by Cox and Dinkins, Inc., dated April 29, 2004, and recorded in the office of the Clerk of Court for Richland County in Book 978 of plats at page 2674. Said plat is adopted and incorporated herein by reference for a more complete and accurate description; all measurements being a little more or less.

Richland County TMS: 13510-01-01

Property Address: 2807 Atlas Road

Circle K Stores Inc.

BY: 

Date: 10/1/13

Taylor Seels FF
 (Print or Type Name)

Its: Real Estate Director
 (Print or Type Title)



We Are Columbia

MEETING DATE: January 15, 2019

DEPARTMENT: Planning and Development Services

FROM: *Krista Hampton, Director*

SUBJECT: ANNEXATION, COMPREHENSIVE PLAN MAP
AMENDMENT, AND ZONING MAP AMENDMENT CASE
SUMMARY - 1200 Veterans Road Suite 1, 1200 Veterans
Road Suite 2, and 0.65 acres B/S Veterans Road; TMS# 16302-
07-16 and 16302-07-61

PURPOSE: Council District: 3

Proposal: Request to annex, assign land use classification of
Industrial (IND) and assign zoning of Light Industrial District
with a portion within the Flood Protective Overlay (M-1, -FP).
The property is currently classified as Mixed Residential High
Density and zoned Light Industrial District (M-1) by Richland
County.

Applicant: HollyKat Properties, LLC

Staff Recommendation: Approval

PC Recommendation: 11/05/2018; Approval (9-0)

FINANCIAL IMPACT:

ATTACHMENTS:

- **#a:** ANNEX-2018-0016-Veterans1200Ste1-2 (PDF)
- **#b:** 2019-004 annex-incorporate 1200 Veterans (PDF)



CITY COUNCIL

January 15, 2019 at 6:00pm

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

ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY

1200 Veterans Road Suite 1, 1200 Veterans Road Suite 2, and 0.65 acres B/S Veterans Road; TMS# 16302-07-16 and 16302-07-61

Council District:	3
Proposal:	Request to annex, assign land use classification of Industrial (IND) and assign zoning of Light Industrial District with a portion within the Flood Protective Overlay (M-1, -FP). The property is currently classified as Mixed Residential High Density and zoned Light Industrial District (M-1) by Richland County.
Applicant:	HollyKat Properties, LLC
Staff Recommendation:	Approval
PC Recommendation:	11/05/2018; Approval (9-0)
ZPH, 1 st Reading:	01/15/2019; Pending
2 nd Reading:	02/05/2019; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 1.88 acres

Current Use: Industrial (Warehouse/Wholesale)

Proposed Use: Industrial (Warehouse/Wholesale)

Reason for Annexation: Municipal Services

Urban Service Area: Donut Hole

Current Richland County Land Use: Mixed Residential High Density

Proposed Land Use Classification: Industrial (IND)

Current Richland County Zoning: Light Industrial District (M-1)

Proposed Zoning: Light Industrial District with a portion within the Flood Protective Overlay (M-1, -FP)

Census Tract: 117.02

DETERMINATION FOR CITY SERVICES

The following determination is an estimate of the benefits and costs associated with the annexation of the subject property.

Police

We find that the proposed annexation may result in an increased number of calls for services and we estimate it will cost the CPD approximately **\$2,200** annually to provide service for this industrial supply company based upon current calls for service for similar properties within the City of Columbia.

Fire

The proposed annexation **will not result in additional costs or impact services** being provided by this department. Annexation would lower the ISO rating of this property to a Class 1 from a Class 2.

Solid Waste

There is no anticipated additional cost, as solid waste service is not provided to this type of commercial property.

Engineering

Water lines currently exist in this area. The property is currently on a septic system- sewer is available nearby but would need to be extended if sewer service was requested.

Water Customer Care

Annexation will result in an approximately **40% reduction** in water and sewer service rates for the property.

Planning & Development Services

We recommend annexation of this property. This property is an existing industrial plumbing supply company; of four adjacent parcels under common ownership, two are already within the City of Columbia. The remaining two properties are part of a small “Donut hole” as designated in the Urban Service Area plan. Based upon the current value of this property, **the annual real estate tax revenue generated by these properties will be approximately \$1,500.**

* Estimated City Tax Revenue is based on 2018 millage for real property and calculated as: (((Tax Value*Tax Rate)*City Millage Rate (.0981))-(Tax Value*Local Option Sales Tax Rebate (.002142))).

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject parcel is in a “Donut Hole” as identified in the Urban Service Area Map

Principles and Goals of the Urban Service Area

The Urban Service Area identifies those areas the City of Columbia wishes to provide with urban services. Primary emphasis will be given to annexing developed areas adjoining the City limits and “islands” of unincorporated territory surrounded by the City. Primary, secondary, and long-range annexation priorities for specific areas may be identified. Secondary areas may include higher value properties which assist the City in achieving a more balanced economic base.

Donut Holes are unincorporated areas that are completely surrounded by the City of Columbia and/or another municipality. These areas pose a number of challenges to the City that can be addressed through annexation. They can often cause inefficiencies in the delivery of services due to confusion about jurisdiction. Also, if the land is in a jurisdiction with a different approach to code enforcement, these areas can negatively impact the quality of life for adjacent City residents. Such inefficiencies and the costs to taxpayers are germane to City and County property both, which results in a greater impact to City residents since they pay City and County taxes.

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

The proposed future land use classification for the subject property is Industrial (IND); the property is currently classified as Mixed Residential High Density by Richland County.

Industrial districts are located throughout the City and include a range of building types and uses dedicated to the processing, mining, manufacturing, warehousing, outdoor storage, and distribution of materials or goods. These areas are appropriate for uses that have heavy freight traffic, and which may generate noise, odor, or other impacts. These areas should be adequately large to accommodate the uses and provide buffers and sufficient street infrastructure to accommodate the needs of businesses.

Primary Types:

- Small to Extra Large Format Flex

Secondary Types:

- Parking Structures and Lots
- Power Utilities

- Water and Wastewater Treatment

Tertiary Types

- Small to Large Commercial (Entertainment, Retail/Services)
- Medium to Large Business/Employment

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

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

PROPOSED ZONING DISTRICT SUMMARY

The parcel is currently zoned M-1 by Richland County. Surrounding parcels within the City of Columbia are currently zoned Light Industrial District (M-1) to the South and East and Single-Family Residential District (RS-2) to the North and West.

The proposed City of Columbia zoning district is Light Industrial District with a portion within the Flood Protective Overlay (M-1, -FP).

Light Industrial District (M-1)

The M-1 district is intended to accommodate wholesaling, distribution, storage, processing, light manufacturing and general commercial uses. Certain related structures and uses required to serve the needs of such uses are permitted outright or are permissible as special exceptions subject to restrictions and requirements intended to best fulfill the intent of this article.

Flood Protective Area (-FP)

Certain areas within the city are subject to periodic inundation by floodwater, which results or may reasonably be foreseen to result in loss of life and property, health and safety hazards, disruption of commerce and governmental services and extraordinary public expenditures for flood protection and relief, all of which adversely affect the public health, safety and general welfare. These hazards are caused or extended in part by the occupancy of flood hazard areas by uses which increase flood damage upon other lands or uses which are vulnerable to floods because they are inadequately elevated or not otherwise protected from flood damages. It is, therefore, the intent of this article to lessen such hazards or losses by restricting or prohibiting uses which are dangerous to health, safety or property in times of flood or which cause excessive increases in flood heights or velocities; by requiring that uses vulnerable to floods be protected against flood hazards at the time of initial construction; and by controlling filling, grading, mineral extraction, placing of obstructions within flood channels and other activities, uses or characteristics of use which may increase flood damage.

STAFF RECOMMENDATION

Staff recommends that City Council annex the subject property and assign land use of Industrial (IND) and zoning of Light Industrial District with a portion within the Flood Protective Overlay (M-1, -FP) at the time of annexation.



Future Land Use Map

1200 Veterans Road Ste. 1 & 2 and 0.65 acres B/S Veterans Road, TMS# 16302-07-16 and 16302-07-17
Current FLU: Mixed Residential High Density, Proposed FLU: IND

10.a

Department of Planning & Development Services

Legend



- UCMR-1 - Urban Core Mixed Residential-1
- UCMR-2 - Urban Core Mixed Residential-2
- UEMR - Urban Edge Mixed Residential
- UEMF - Urban Edge Multi-Family
- UCR-1 - Urban Core Residential Small Lot
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- UER-2 - Urban Edge Residential Large Lot
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- AC-1 - Neighborhood Activity Corridor
- AC-2 - Community Activity Corridor
- AC-3 - Regional Activity Corridor
- EC - Employment Campus
- IND - Industrial
- TU - Transportation & Utilities
- SD-1 - Sports/Amusement District
- SD-2 - Civic/Institutional Districts
- SD-3 - Central Business District
- SD-4 - Riverbanks Zoo and Garden
- SD-5 - Universities/Colleges
- SD-6 - Fort Jackson



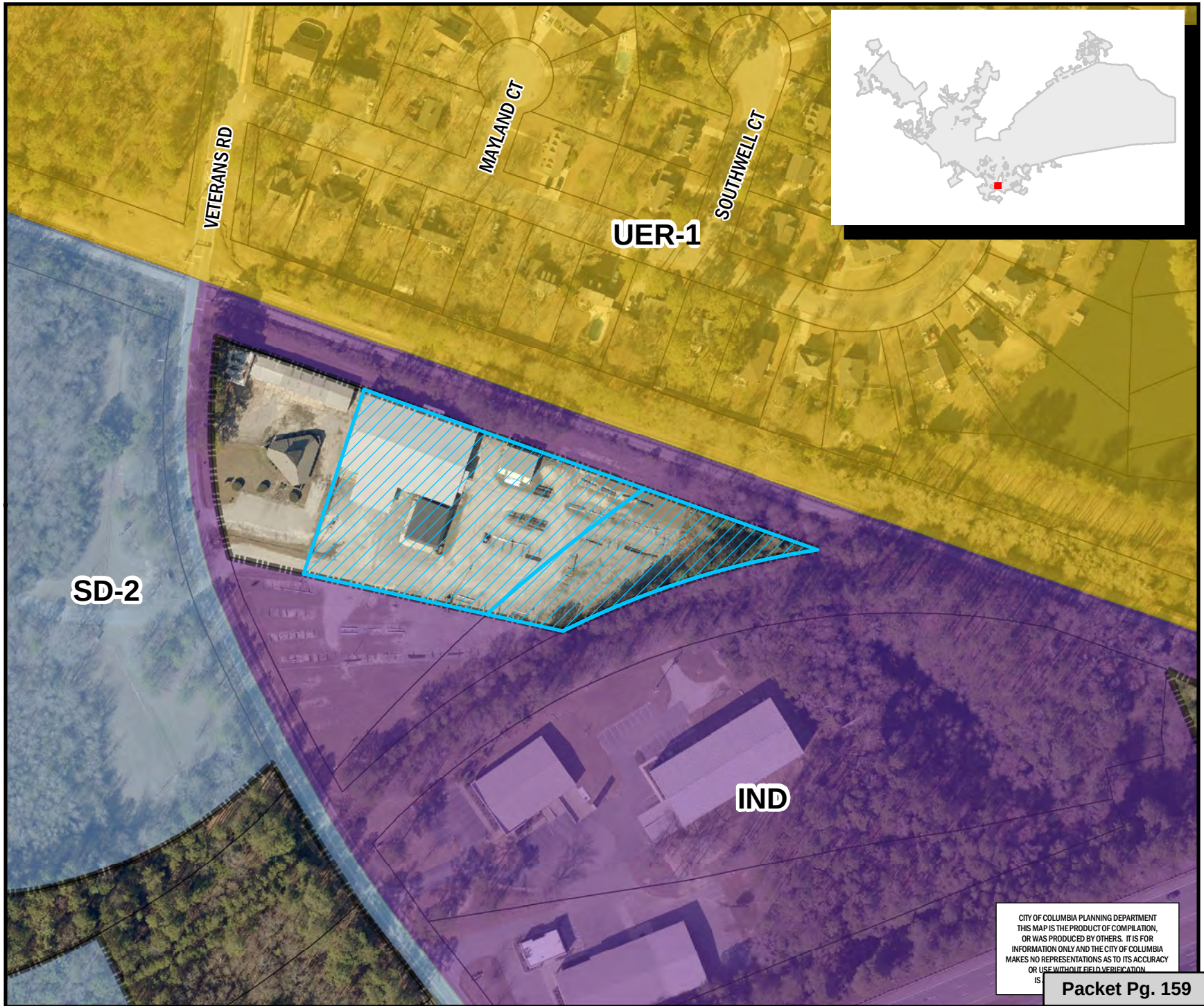
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ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
October 16, 2018



We Are Columbia



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IS

Packet Pg. 159

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

1200 Veterans Road Ste. 1 & 2 and 0.65 acres B/S Veterans Road, TMS# 16302-07-16 and 16302-07-17
Current Richland Co. Zoning: M-1, Proposed Zoning: M-1 and M-1, -FP

10.a

Department of Planning &
Development Services

Legend

PARCELS

D-1	C-1
RS-1	C-2
RS-1A	C-3
RS-1B	C-3A
RS-2	C-4
RS-3	C-5
RD	M-1
RD-2	M-2
RG-1	PUD-C
RG-1A	PUD-LS
RG-2	PUD-LS-E
RG-3	PUD-LS-R
UTD	PUD-R
MX-1	OUT OF CITY
MX-2	



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Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

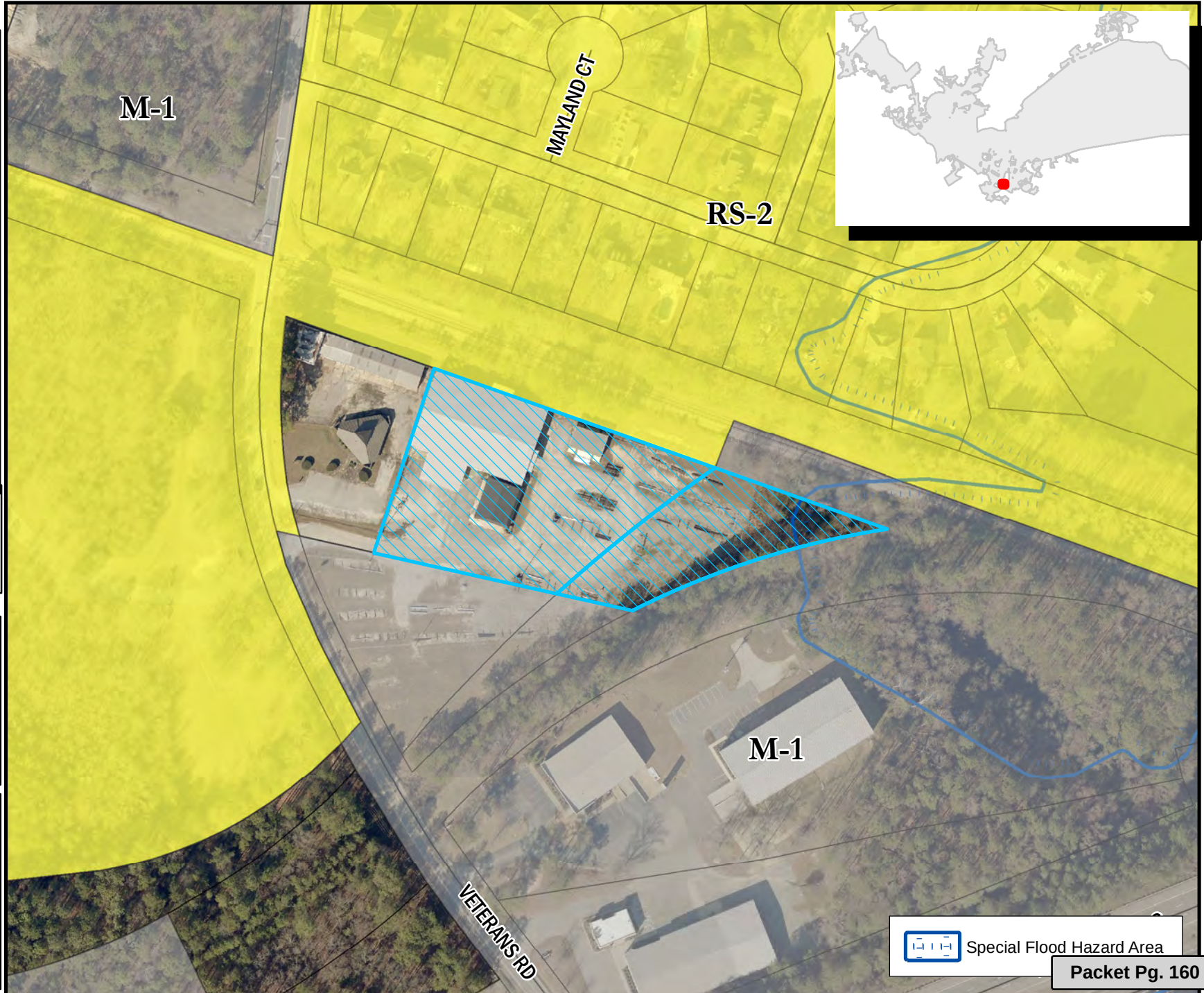
Shane Shaughnessy
October 12, 2018

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We Are Columbia



Special Flood Hazard Area

Packet Pg. 160

ORDINANCE NO.: 2019-004

Annexing and Incorporating 1200 Veterans Road, Suite 1, 1200 Veterans Road, Suite 2, and 0.65 acres B/S Veterans Road, Richland County TMS #16302-07-16 and 16302-07-61 into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015

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 Ann. Sec. 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 the City of Columbia Comprehensive Plan 2018 by Ordinance No.: 2008-085 on October 1, 2008, and amended from time to time, in accordance with South Carolina Comprehensive Planning Act of 1994 (Title 6, Chapter 29 of the SC Code) and heard public comments on this amendment; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this ____ day of _____, 2019, that the property described herein is hereby annexed to, incorporated into Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015, and becomes a part of the City of Columbia effective immediately. This property shall be zoned Light Industrial District with a portion within the Flood Protective Overlay (M-1-FP) apportioned to City Council District 3, Census Tract 117.02, contains 1.88 acres, and shall be assigned a land use classification of Mixed Residential High Density.

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 16302-07-16 and 16302-07-61

Also included in the territory hereby annexed are all contiguous portions of all public rights of way, streets and highways.

Requested by:

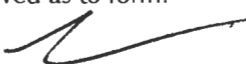
Assistant City Manager Gentry

Mayor

Approved by:

City Manager

Approved as to form:



City Attorney

ATTEST:

City Clerk

Introduced:

Final Reading:

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2019-004

All that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being on the eastern side of Veterans Road near the City of Columbia, in the County of Richland, State of South Carolina, shown and delineated as Parcel B, containing 1.228 acres, on a plat prepared for Michael W. Horner and Whit J. Smith by B.P. Barber & Associates, Inc., and recorded in the Office of the Register of Deeds for Richland County in Book 55 at Page 1248. Reference being made to said plat, the same being incorporated herein, for a more complete and accurate description thereof.

ALSO: All that certain piece, parcel or lot of land, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing 0.65 acres, more or less, and shown and designated as block 07, lot 61 on Richland County Tax Map 16302. Said parcel having such boundaries and measurements as are shown on said map.

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: October 12, 2018

RE: **Property Address:** 1200 Veterans Road Suite 1, 1200 Veterans Road Suite 2, and 0.65 acres, B/S Veterans Road
Richland County TMS#: 16302-07-16 and 16302-07-61
Owner(s): HollyKat Properties, LLC.
Current Use: Industrial (Warehouse/Wholesale)
Proposed Use: Industrial (Warehouse/Wholesale)
Current County Land Use: Mixed Residential High Density
Proposed City Land Use: Industrial (IND)
Current County Zoning: Light Industrial (M-1)
Proposed City Zoning: Light Industrial District, a portion within the Flood Protective Overlay (M-1 and M-1, -FP)
Reason for Annexation: Municipal Services; Donut Hole
City Council District: 3
Census Tract: 117.02

The Planning & Development Services advises that the above referenced property has been offered for annexation. Attached, please find a map or drawing reflecting the property. You are directed to forward your comments and/or recommendations regarding the issue of whether to annex or not to Planning & Development Services. Planning & Development Services will compile your comments for City Council consideration.

Planning & Development Services staff will see to it that this matter is placed on the **November 5, 2018** Planning Commission's agenda. Planning & Development Services staff will notify the City Attorney of the Planning Commission's zoning recommendation by forwarding a copy of this form, completed, as soon as the Planning Commission has met.

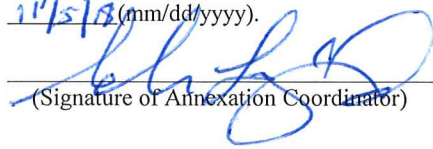
/atl

Attachments

cc: Clint Shealy, Assistant City Manager Jeff Palen, Assistant City Manager/CFO Aubrey Jenkins, Fire Chief Joseph Jaco, Director, Utility Operations Robert Anderson, Public Works Director Krista Hampton, Planning & Development Services Lakesha Shannon, Business License Administrator Greg Williams, Deputy Business License Administrator Angela Adams, Customer Care Administrator Jerry Thompson, Building Official Michelle Brazell, Engineering Denny Daniels, Engineering Carolyn Wilson, Police Planning & Research Alfreda Tindal, Richland Co. 911 Addressing Coordinator	Missy Gentry, Assistant City Manager Teresa Knox, City Attorney William Holbrook, Police Chief Dana Higgins, Director, Engineering Jan Alonso, Finance Director Gloria Saaed, Community Development Director George Adams, Fire Marshal Rachel Bailey, Zoning Administrator Jacquelyn Richburg, Columbia-Richland 911 David Hatcher, Housing Official Richland County Solid Waste Collection John Fellows, Planning Administrator Tori Salvant, Dev. Center Administrator
---	---

Planning Commission Land Use Recommendation: IND (Land Use classification) by 9.0 on 11/5/18 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: M-1 + M-1 - FP (Zoning classification) by 9.0 on 11/5/18 (mm/dd/yyyy).


 (Signature of Annexation Coordinator)



Future Land Use Map

Department of Planning & Development Services

Legend

CITY LIMITS

PARCELS

UCMR-1 - Urban Core Mixed Residential-1

UCMR-2 - Urban Core Mixed Residential-2

UEMR - Urban Edge Mixed Residential

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

UEAC-1 - Urban Edge Community Activity Center

UEAC-2 - Urban Edge Regional Activity Center

UCAC-3 - Urban Core Regional Activity Center

AC-1 - Neighborhood Activity Center

AC-2 - Community Activity Center

AC-3 - Regional Activity Center

EC - Employment Campus

ND - Industrial

TU - Transportation & Utilities

SD-1 - Sports/Amusement District

SD-2 - Civic/Institutional Districts

SD-3 - Central Business District

SD-4 - Riverbanks Zoo and Garden

SD-5 - Universities/Colleges

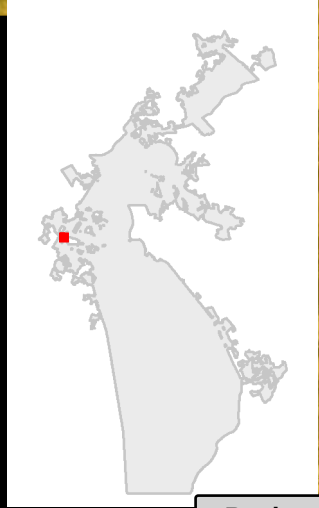
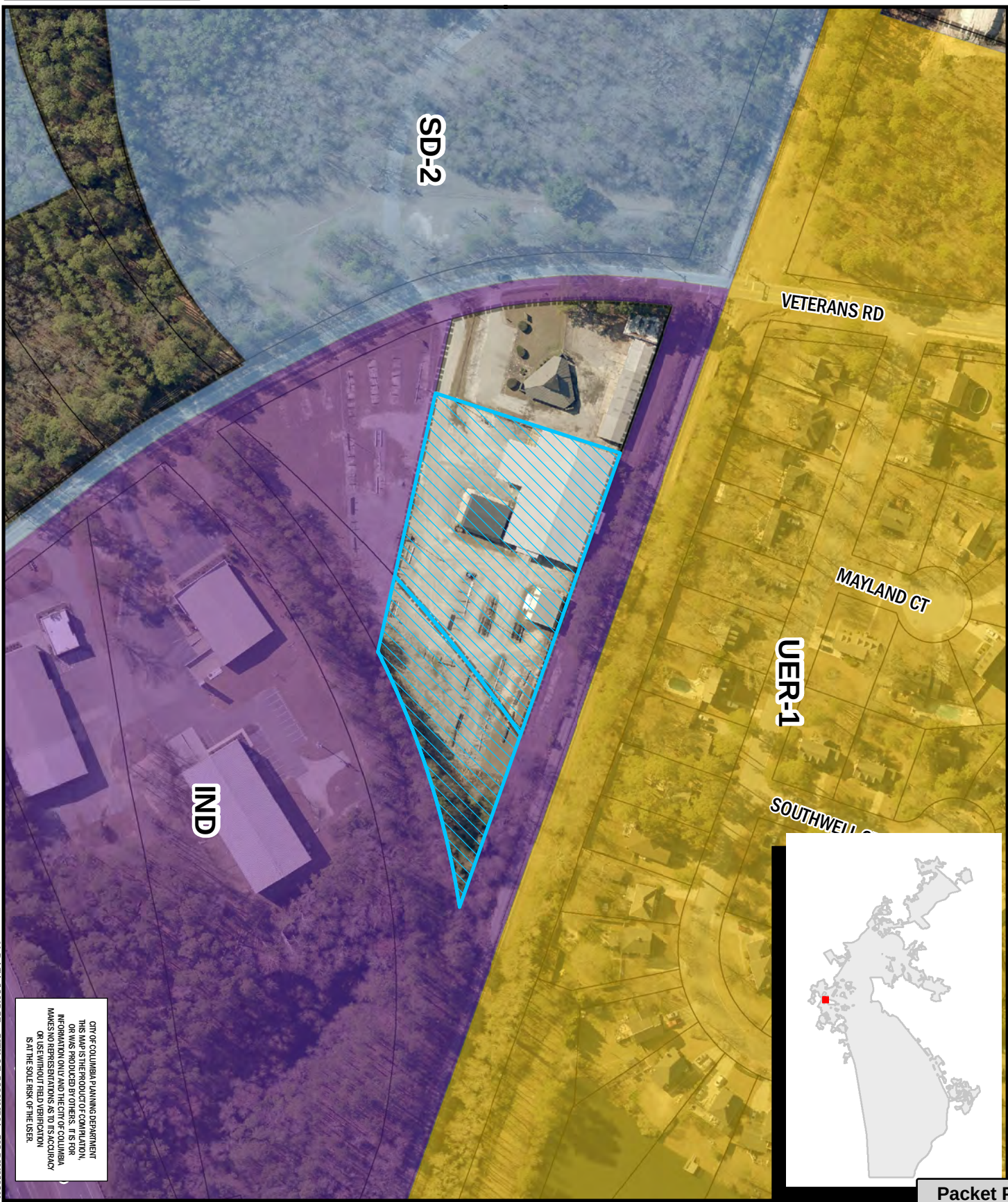
SD-6 - Fort Jackson

0 37.5 75 150 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
October 12, 2018

We Are Columbia

1200 Veterans Road Ste. 1 & 2 and 0.65 acres B/S Veterans Road, TMS# 16302-07-16 and 16302-07-17
Current FLU: Mixed Residential High Density, Proposed FLU: IND



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Zoning Map

Department of Planning & Development Services

1200 Veterans Road Ste. 1 & 2 and 0.65 acres B/S Veterans Road, TMS# 16302-07-16 and 16302-07-17
Current Richland Co. Zoning: M-1, Proposed Zoning: M-1 and M-1, -FP

Legend

PARCELS

- | | |
|-------|-------------|
| D-1 | C-1 |
| RS-1 | C-2 |
| RS-1A | C-3 |
| RS-1B | C-3A |
| RS-2 | C-4 |
| RS-3 | C-5 |
| RD | M-1 |
| RD-2 | M-2 |
| RG-1 | PUD-C |
| RG-1A | PUD-LS |
| RG-2 | PUD-LS-E |
| RG-3 | PUD-LS-R |
| UTD | PUD-R |
| MX-1 | OUT OF CITY |
| MX-2 | |

0 37.5 75 150 Feet



ORIGINAL PREPARATION/DATE:
This map was prepared by:

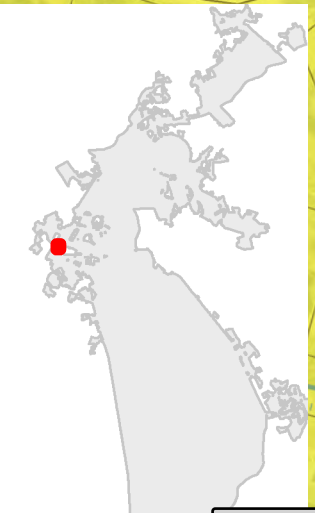
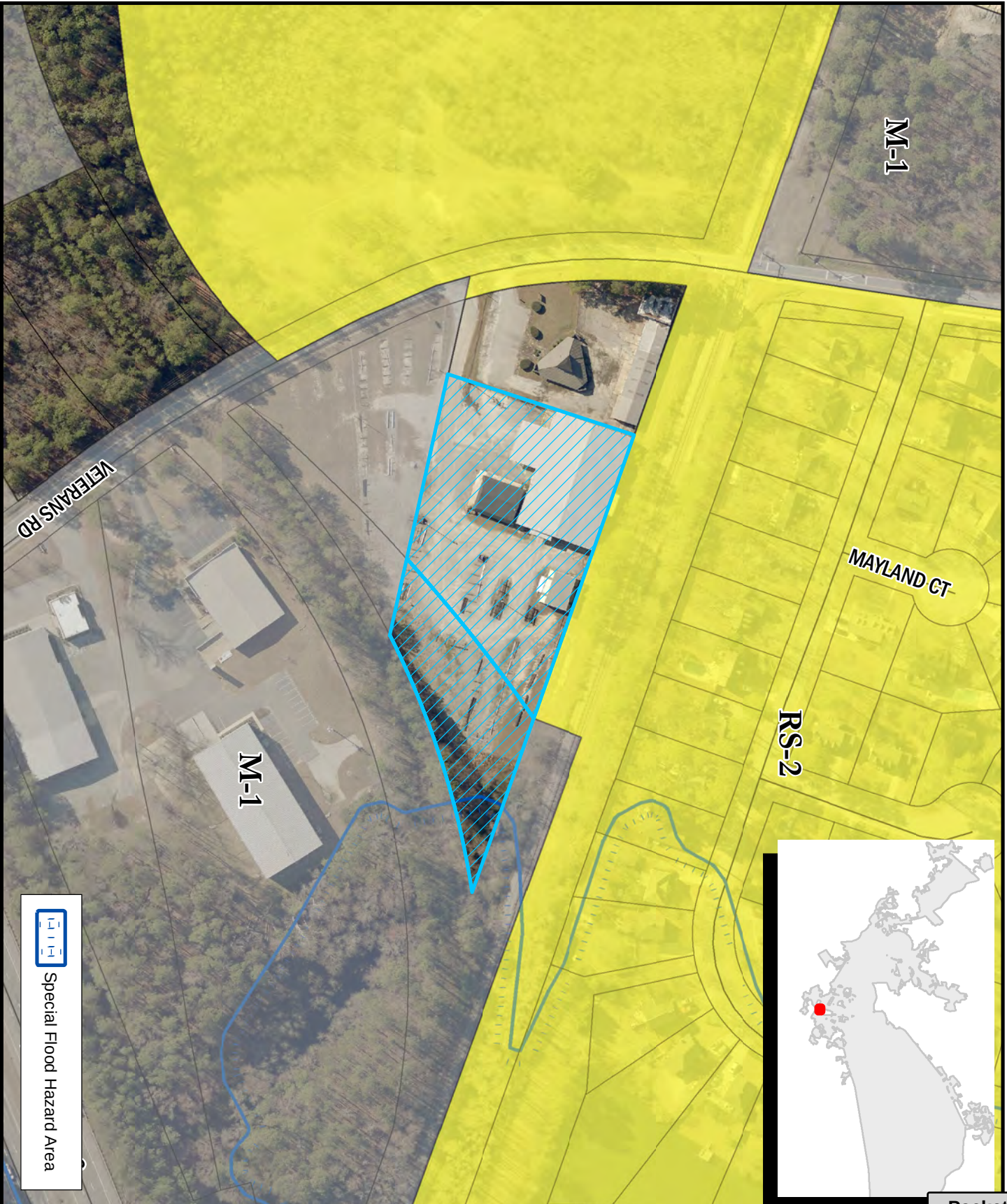
Shane Shaughnessy
October 12, 2018

DISCLAIMER:

The City of Columbia Department of Planning and Development Services data represented on this map or plan is the product of compilation, as 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.



We Are Columbia



Special Flood Hazard Area

STATE OF SOUTH CAROLINA)
)
 COUNTY OF RICHLAND) PETITION FOR ANNEXATION

The undersigned, being the owner(s) of the property described below hereby petition(s) the Mayor and City Council for annexation to the City of Columbia, South Carolina pursuant to S.C. Code Ann. Section 5-3-150, 1976, as amended.

Property Description: All that piece, parcel, or tract of land, situate, lying and being on the eastern side of Veterans Road near the City of Columbia, in the County of Richland, State of South Carolina, shown and delineated as Parcel B, containing 1.228 acres, on a plat prepared for Michael W. Horner and Whit J. Smith by B.P. Barber & Associates, Inc., and recorded in the Office of the Register of Deeds for Richland County in Book 55 at Page 1248. Reference being made to said plat, the same being incorporated herein, for a more complete and accurate description thereof.

ALSO All that certain piece, parcel or lot of land, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing 0.65 acres, more or less, and shown and designated as block 07, lot 61 on Richland County Tax Map 16302. Said parcel having such boundaries and measurements as are shown on said tax map.

Richland County TMS: 16302-07-16 and 16302-07-61

Property Address: 1200 Veterans Road Suite 1, 1200 Veterans Road Suite 2, and 0.65 acres, B/S Veterans Road

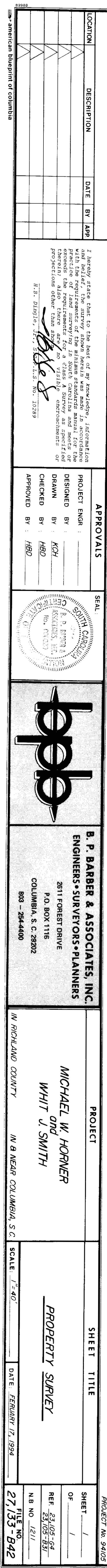
HollyKat Properties, LLC

BY: Michael W Horner

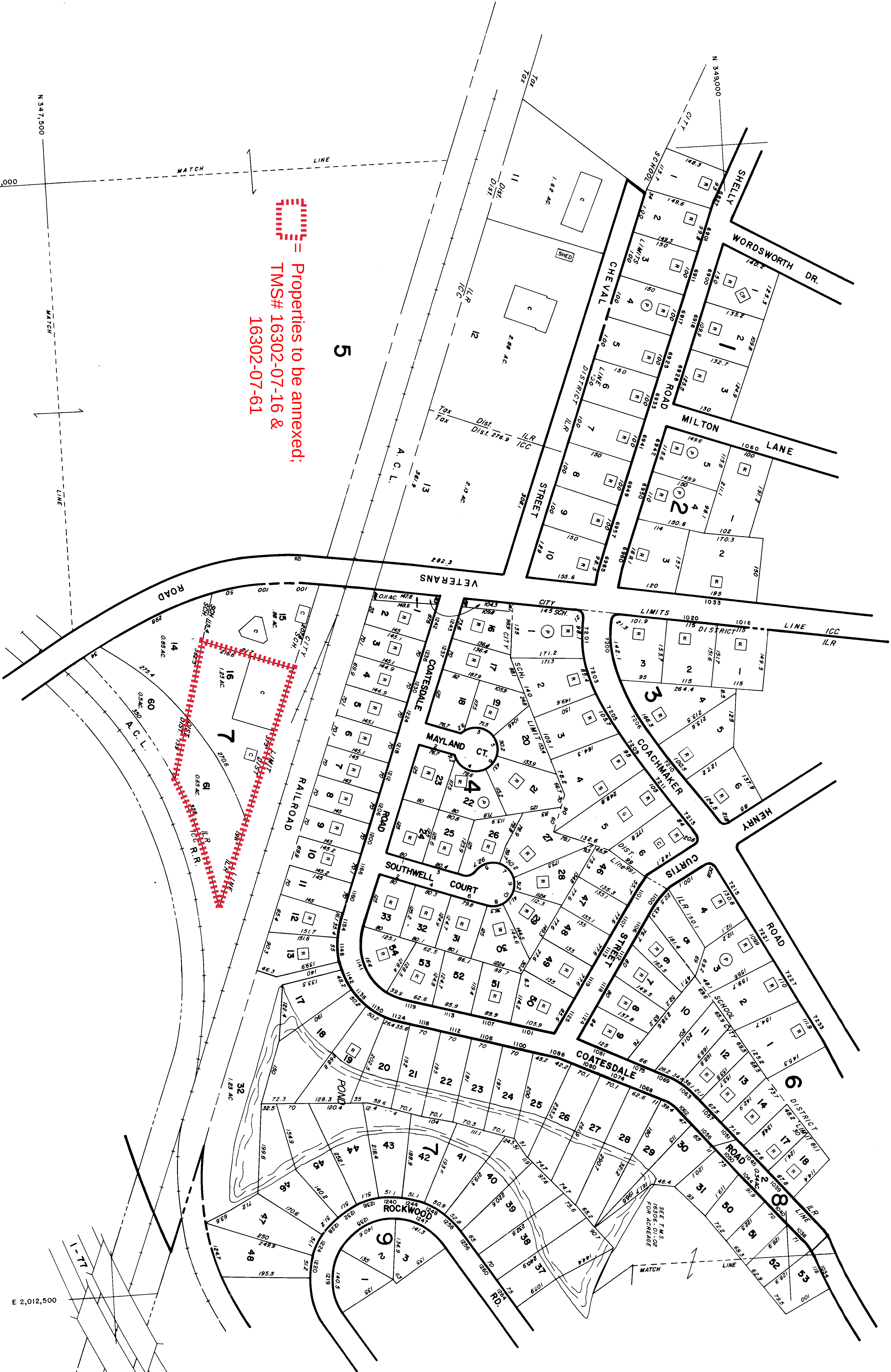
Date: OCT 8, 2018

Michael W HORNER
 (Print or Type Name)

Its: MANAGER PARTNER
 (Print or Type Title)



PROJECT No. 94105
SHEET <u>1</u>
OF <u>1</u>
REF. <u>23,105-G4</u> <u>23,105-B31</u>
N.B NO. <u>1211</u>
FILE NO. <u>27,133-B42</u>

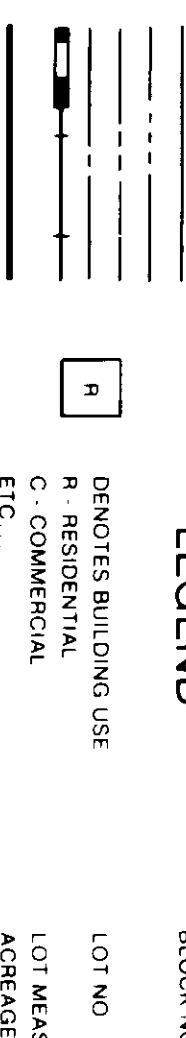


 Properties to be annexed;
TMS# 16302-07-16 &
16302-07-61

Prepared by
KUCERA ASSOCIATES
Professional Surveyors
Meander, Ohio

DATE FIELD CHECKED	DATE LAST REVISED
12/83	12/04
12/86	12/05
12/87	12/06
12/88	12/01
	12/02
	12/03

PROPERTY LINE
RIGHT OF WAY
CITY LIMITS
RAILROAD
PUBLIC ROAD AND
BLOCK BINDER



LEGEND

BLOCK NO.
50

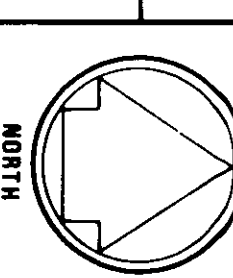
PROPERTY TAX MAP
RICHLAND COUNTY
SOUTH CAROLINA



MAP KEY		
136 - 15	163 - 03	163 - 07
136 - 14	163 - 02	163 - 06
136 - 13	163 - 01	163 - 05

GRAPHIC SCALE
0 100 200 300
1" = 100'

LOCATION AND DIMENSIONS
OF BUILDINGS MAY NOT
BE DRAWN TO SCALE



HERITAGE PLACE
PROPERTY MAP
SHEET NO.
16302
SCHOOL DISTRICT
ICC, ILR

Packet Pg. 169



We Are Columbia

MEETING DATE: January 15, 2019

DEPARTMENT: Planning and Development Services

FROM: *Krista Hampton, Director*

SUBJECT: ANNEXATION, COMPREHENSIVE PLAN MAP
AMENDMENT, AND ZONING MAP AMENDMENT CASE
SUMMARY - 209 Plumbers Road; TMS# 14303-02-04

PURPOSE: Council District: 1

Proposal: Request to annex, assign land use classification of Employment Campus (EC) and assign zoning of Light Industrial District (M-1). The property is currently classified as Economic Development Corridor and zoned M-1 by Richland County.

Applicant: Robert L. Cohen, trustee of the Cohen Family Trust

Staff Recommendation: Approval

PC Recommendation: 11/05/2018; Approval (9-0)

FINANCIAL IMPACT:

ATTACHMENTS:

- **#a:** ANNEX-2018-0017-Plumbers209 (PDF)
- **#b:** 2019-003 annex-incorporate 209 Plumbers (PDF)



CITY COUNCIL

January 15, 2019 at 6:00pm

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

ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY 209 Plumbers Road; TMS# 14303-02-04

Council District:	1
Proposal:	Request to annex, assign land use classification of Employment Campus (EC) and assign zoning of Light Industrial District (M-1). The property is currently classified as Economic Development Corridor and zoned M-1 by Richland County.
Applicant:	Robert L. Cohen, trustee of the Cohen Family Trust
Staff Recommendation:	Approval
PC Recommendation:	11/05/2018; Approval (9-0)
ZPH, 1 st Reading:	01/15/2019; Pending
2 nd Reading:	02/05/2019; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 1.50 acres
Current Use: Industrial (Warehouse)
Proposed Use: Industrial (Warehouse)
Reason for Annexation: Municipal Services
Urban Service Area: Donut Hole
Current Richland County Land Use: Economic Development Corridor
Proposed Land Use Classification: Employment Campus (EC)
Current Richland County Zoning: Light Industrial District (M-1)
Proposed Zoning: Light Industrial District (M-1)
Census Tract: 108.06

DETERMINATION FOR CITY SERVICES

The following determination is an estimate of the benefits and costs associated with the annexation of the subject property.

Police

We find that the proposed annexation may result in an increased number of calls for services and will cost the CPD approximately **\$750** annually to provide service for this warehouse based upon current calls for service for similar properties within the City of Columbia.

Fire

The proposed annexation **will not result in additional costs or impact services** being provided by this department. Annexation would lower the ISO rating of this property to a Class 1 from a Class 2.

Solid Waste

There is no anticipated additional cost, as solid waste service is not provided to this type of commercial property.

Engineering

Because water and sewer lines currently exist in this area, the Utilities and Engineering Division **will not incur any costs** associated with this annexation.

Water Customer Care

Annexation will result in an approximately **40% reduction** in water and sewer service rates for the property.

Planning & Development Services

We recommend annexation of this property. This property is an existing warehouse and is within a “Donut Hole” as designated in the Urban Service Area plan. Based upon the current value of this property, **the annual real estate tax revenue generated will be approximately \$1,100.**

* Estimated City Tax Revenue is based on 2018 millage for real property and calculated as: (((Tax Value*Tax Rate)*City Millage Rate (.0981))-(Tax Value*Local Option Sales Tax Rebate (.002142))).

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject parcel is in a “Donut Hole” as identified in the Urban Service Area Map

Principles and Goals of the Urban Service Area

The Urban Service Area identifies those areas the City of Columbia wishes to provide with urban services. Primary emphasis will be given to annexing developed areas adjoining the City limits and “islands” of unincorporated territory surrounded by the City. Primary, secondary, and long-range annexation priorities for specific areas may be identified. Secondary areas may include higher value properties which assist the City in achieving a more balanced economic base.

Donut Holes are unincorporated areas that are completely surrounded by the City of Columbia and/or another municipality. These areas pose a number of challenges to the City that can be addressed through annexation. They can often cause inefficiencies in the delivery of services due to confusion about jurisdiction. Also, if the land is in a jurisdiction with a different approach to code enforcement, these areas can negatively impact the quality of life for adjacent City residents. Such inefficiencies and the costs to taxpayers are germane to City and County property both, which results in a greater impact to City residents since they pay City and County taxes.

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

The proposed future land use classification for the subject property is Employment Campus (EC); the property is currently classified as Economic Development Corridor by Richland County.

Areas dedicated to concentrations of employment uses ranging from professional services, research and development, and light production facilities. They are often designed in parks with internal street networks, extensive green spaces, and large format buildings. These districts are most often found at the urban edge and require large tracts of land. These campuses are comprised primarily of office buildings including corporate offices, medical or professional offices, medical research facilities, office suites, non-polluting manufacturing, and research and development uses. Redevelopment and infill in these districts with more supporting uses like multi-family residential and other retail/entertainment uses is encouraged with access to multi-modal transit stops in and near the employment campus.

Primary Types:

- Medium to High-rise Office/Services
- Medium to Extra Large Format Flex

Secondary Types:

- Multi-family Medium to High-rise Mixed-use
- Parking Structures

Tertiary Types

- Small to Large Commercial
- Single-family Attached
- Small to High-rise Multi-family
- Parking Lots

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

The subject property is located within the study area of the Walkable 29203 Pedestrian Master Plan (2017). The Plan makes general programmatic and policy recommendations regarding the improvement of streetscapes (to increase walkability), increasing access to healthy food outlets, and increasing access to active spaces. The subject property is located within a ½ mile watershed of active spaces. No specific infrastructure recommendations are made for Plumbers Road.

PROPOSED ZONING DISTRICT SUMMARY

The parcel is currently zoned M-1 by Richland County. Surrounding parcels within the City of Columbia are currently zoned Light Industrial District (M-1) to the West, Office and Industrial District (C-1) to the North and Single-Family Residential District (RS-3) to the South. Surrounding parcels in unincorporated Richland County are currently zoned M-1 to the East.

The proposed City of Columbia zoning district is Light Industrial District (M-1).

Light Industrial District (M-1)

The M-1 district is intended to accommodate wholesaling, distribution, storage, processing, light manufacturing and general commercial uses. Certain related structures and uses required to serve the needs of such uses are permitted outright or are permissible as special exceptions subject to restrictions and requirements intended to best fulfill the intent of this article.

STAFF RECOMMENDATION

Staff recommends that City Council annex the subject property and assign land use of Employment Campus (EC) and zoning of Light Industrial District (M-1) at the time of annexation.



Future Land Use Map

209 Plumbers Road, TMS# 14303-02-04;
Current FLU: Economic Development Corridor, Proposed FLU: EC

11.a

Department of Planning &
Development Services

Legend



- UCMR-1 - Urban Core Mixed Residential-1
- UCMR-2 - Urban Core Mixed Residential-2
- UEMR - Urban Edge Mixed Residential
- 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
- UEAC-1 Urban Edge Community Activity Center
- UCAC-3 Urban Core Regional 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
- SD-1 - Sports/Amusement District
- SD-2 - Civic/Institutional Districts
- SD-3 - Central Business District
- SD-4 - Riverbanks Zoo and Garden
- SD-5 - Universities/Colleges
- SD-6 - Fort Jackson



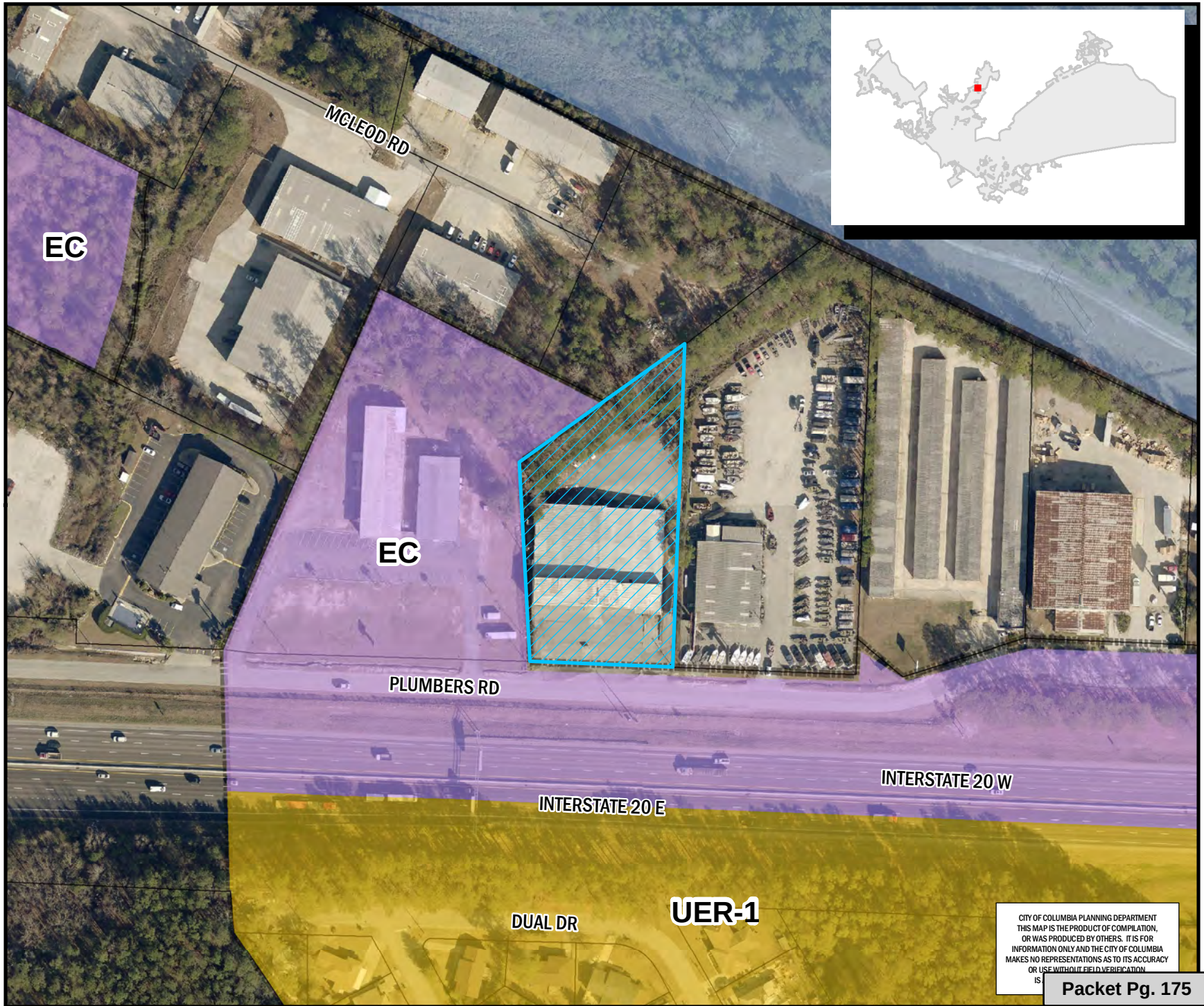
0 37.5 75 150
Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
October 12, 2018



We Are Columbia



CITY OF COLUMBIA PLANNING DEPARTMENT
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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

Packet Pg. 175

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

Department of Planning &
Development Services

209 Plumbers Road, TMS# 14303-02-04;

11.a

Current Richland Co. Zoning: M-1, Proposed Zoning: M-1

Legend

 CITY LIMITS

 PARCELS

 D-1	 C-1
 RS-1	 C-2
 RS-1A	 C-3
 RS-1B	 C-3A
 RS-2	 C-4
 RS-3	 C-5
 RD	 M-1
 RD-2	 M-2
 RG-1	 PUD-C
 RG-1A	 PUD-LS
 RG-2	 PUD-LS-E
 RG-3	 PUD-LS-R
 UTD	 PUD-R
 MX-1	 OUT OF CITY
 MX-2	

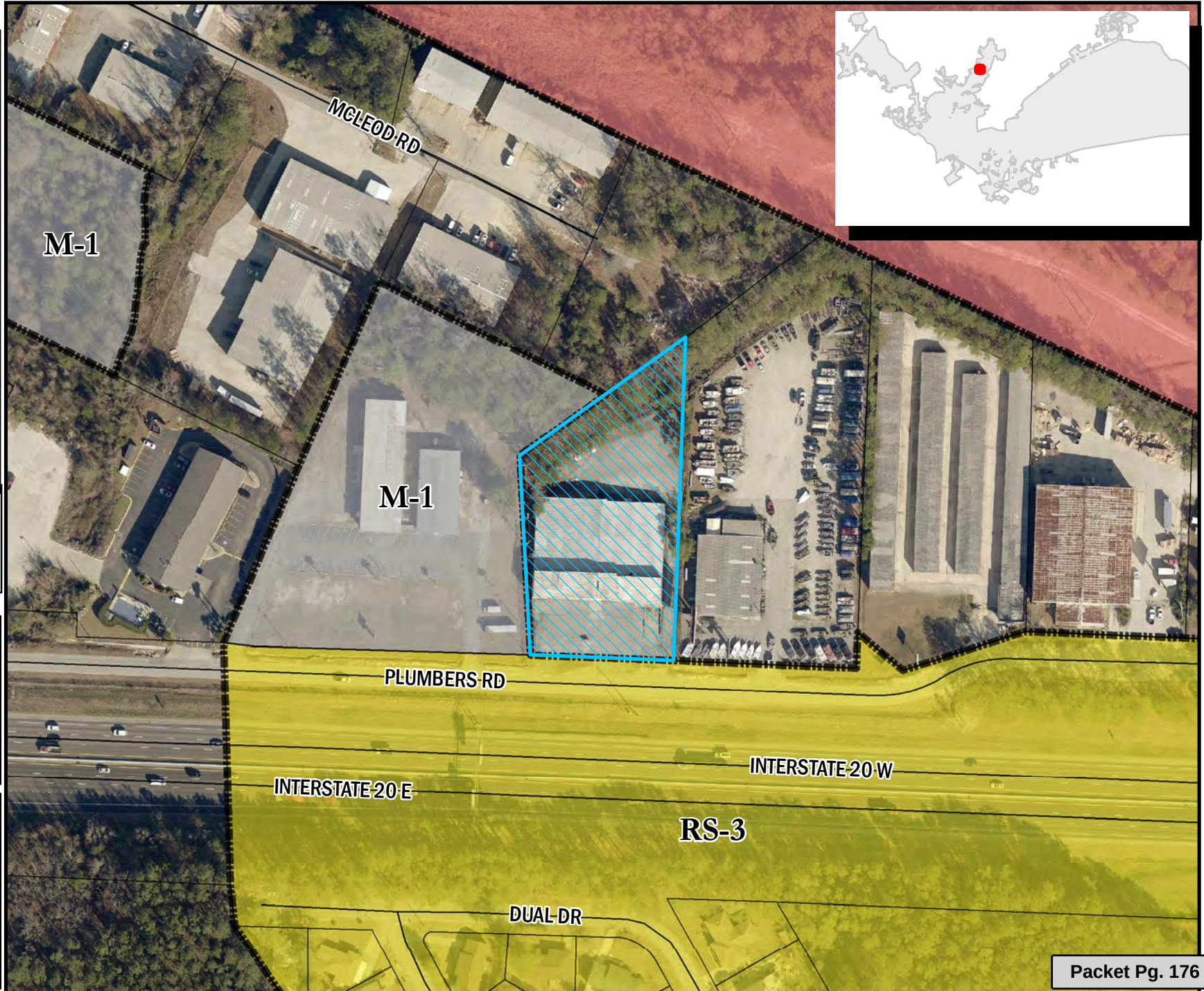


0 37.5 75 150 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
October 9, 2018

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ORDINANCE NO.: 2019-003

*Annexing and Incorporating 209 Plumbers Road, Richland County TMS#14303-02-04
into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by
Ordinance No.: 2015-014 on February 17, 2015*

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 Ann. Sec. 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 the City of Columbia Comprehensive Plan 2018 by Ordinance No.: 2008-085 on October 1, 2008, and amended from time to time, in accordance with South Carolina Comprehensive Planning Act of 1994 (Title 6, Chapter 29 of the SC Code) and heard public comments on this amendment; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this ____ day of _____, 2019, that the property described herein is hereby annexed to, incorporated into Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015, and becomes a part of the City of Columbia effective immediately. This property shall be zoned Light Industrial District (M-1) apportioned to City Council District 1, Census Tract 108.06, contains 1.50 acres, and shall be assigned a land use classification of Economic Development Corridor.

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 14303-02-04

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 Gentry

Mayor

Approved by:

City Manager

Approved as to form:



City Attorney

ATTEST:

City Clerk

Introduced:

Final Reading:

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2019-003

All that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, consisting of 1.50 acres, more or less, with street address of 209 Plumbers Road, and being fully shown and delineated on that certain Plat prepared for Deese Properties, LLC by Associated E & S, Inc., dated January 24, 2002, and recorded in the Office of the Register of Deeds for Richland County in Record Book 635 at page 1797. Reference being made to said plat, the same being incorporated herein, for a more complete and accurate description thereof.

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: October 18, 2018

RE: **Property Address:** 209 Plumbers Road
Richland County TMS#: 14303-02-04
Owner(s): Robert L. Cohen, as trustee of the Cohen Family Trust dated February 14, 2001
Current Use: Industrial (Warehouse)
Proposed Use: Industrial (Warehouse)
Current County Land Use: Economic Development Corridor
Proposed City Land Use: Employment Campus (EC)
Current County Zoning: Light Industrial (M-1)
Proposed City Zoning: Light Industrial (M-1)
Reason for Annexation: Municipal Services; Donut Hole
City Council District: 1
Census Tract: 108.06

The Planning & Development Services advises that the above referenced property has been offered for annexation. Attached, please find a map or drawing reflecting the property. You are directed to forward your comments and/or recommendations regarding the issue of whether to annex or not to Planning & Development Services. Planning & Development Services will compile your comments for City Council consideration.

Planning & Development Services staff will see to it that this matter is placed on the **November 5, 2018** Planning Commission's agenda. Planning & Development Services staff will notify the City Attorney of the Planning Commission's zoning recommendation by forwarding a copy of this form, completed, as soon as the Planning Commission has met.

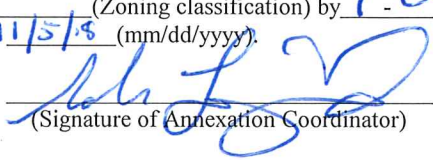
/atl

Attachments

cc: Clint Shealy, Assistant City Manager Jeff Palen, Assistant City Manager/CFO Aubrey Jenkins, Fire Chief Joseph Jaco, Director, Utility Operations Robert Anderson, Public Works Director Krista Hampton, Planning & Development Services Lakesha Shannon, Business License Administrator Greg Williams, Deputy Business License Administrator Angela Adams, Customer Care Administrator Jerry Thompson, Building Official Michelle Brazell, Engineering Denny Daniels, Engineering Carolyn Wilson, Police Planning & Research Alfreda Tindal, Richland Co. 911 Addressing Coordinator	Missy Gentry, Assistant City Manager Teresa Knox, City Attorney William Holbrook, Police Chief Dana Higgins, Director, Engineering Jan Alonso, Finance Director Gloria Saaed, Community Development Director George Adams, Fire Marshal Rachel Bailey, Zoning Administrator Jacquelyn Richburg, Columbia-Richland 911 David Hatcher, Housing Official Richland County Solid Waste Collection John Fellows, Planning Administrator Tori Salvant, Dev. Center Administrator
---	---

Planning Commission Land Use Recommendation: EC (Land Use classification) by 9-0 on 11/5/18 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: M-1 (Zoning classification) by 9-0 on 11/5/18 (mm/dd/yyyy).


 (Signature of Annexation Coordinator)



Future Land Use Map

Department of Planning & Development Services

209 Plumbers Road, TMS# 14303-02-04;
Current FLU: Economic Development Corridor, Proposed FLU:

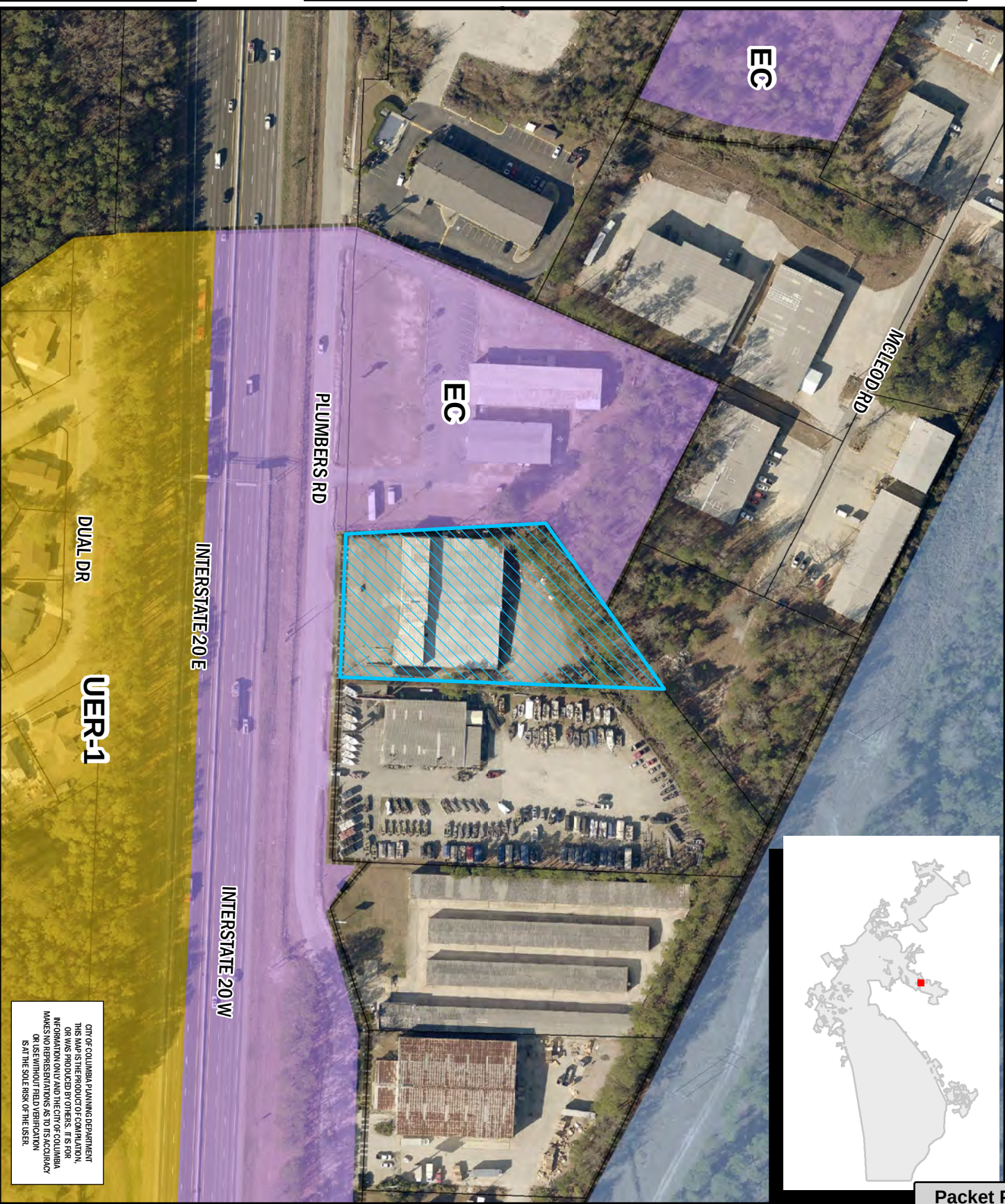
Legend
CITY LIMITS
PARCELS

- UCMR-1 - Urban Core Mixed Residential-1
- UCMR-2 - Urban Core Mixed Residential-2
- UEMR - Urban Edge Mixed Residential
- UEMF - Urban Edge Mixed Family
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- UCR-2 - Urban Core Residential Large Lot
- UER-1 - Urban Edge Residential Small Lot
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- AC-1 - Neighborhood Activity Center
- AC-2 - Community Activity Center
- AC-3 - Regional Activity Center
- EC - Employment Campus
- ND - Industrial
- TU - Transportation & Utilities
- SP-1 - Sports/Amusement District
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- SP-3 - Central Business District
- SP-4 - Riverbank Zoo and Garden
- SP-5 - Universities/Colleges
- SP-6 - Fort Jackson



0 37.5 75 150
Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
October 12, 2018



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Zoning Map

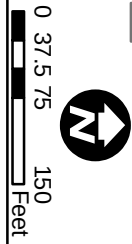
Department of Planning & Development Services

209 Plumbers Road, TMS# 14303-02-04;
Current Richland Co. Zoning: M-1, Proposed Zoning: M-1

Legend



- | | |
|-------|-------------|
| D-1 | C-1 |
| RS-1 | C-2 |
| RS-1A | C-3 |
| RS-1B | C-3A |
| RS-2 | C-4 |
| RS-3 | C-5 |
| RD | M-1 |
| RD-1 | M-2 |
| RD-2 | PUD-C |
| RD-3 | PUD-1S |
| RG-1A | PUD-1S-E |
| RG-2 | PUD-1S-R |
| RG-3 | PUD-R |
| UTD | OUT OF CITY |
| MX-1 | |
| MX-2 | |



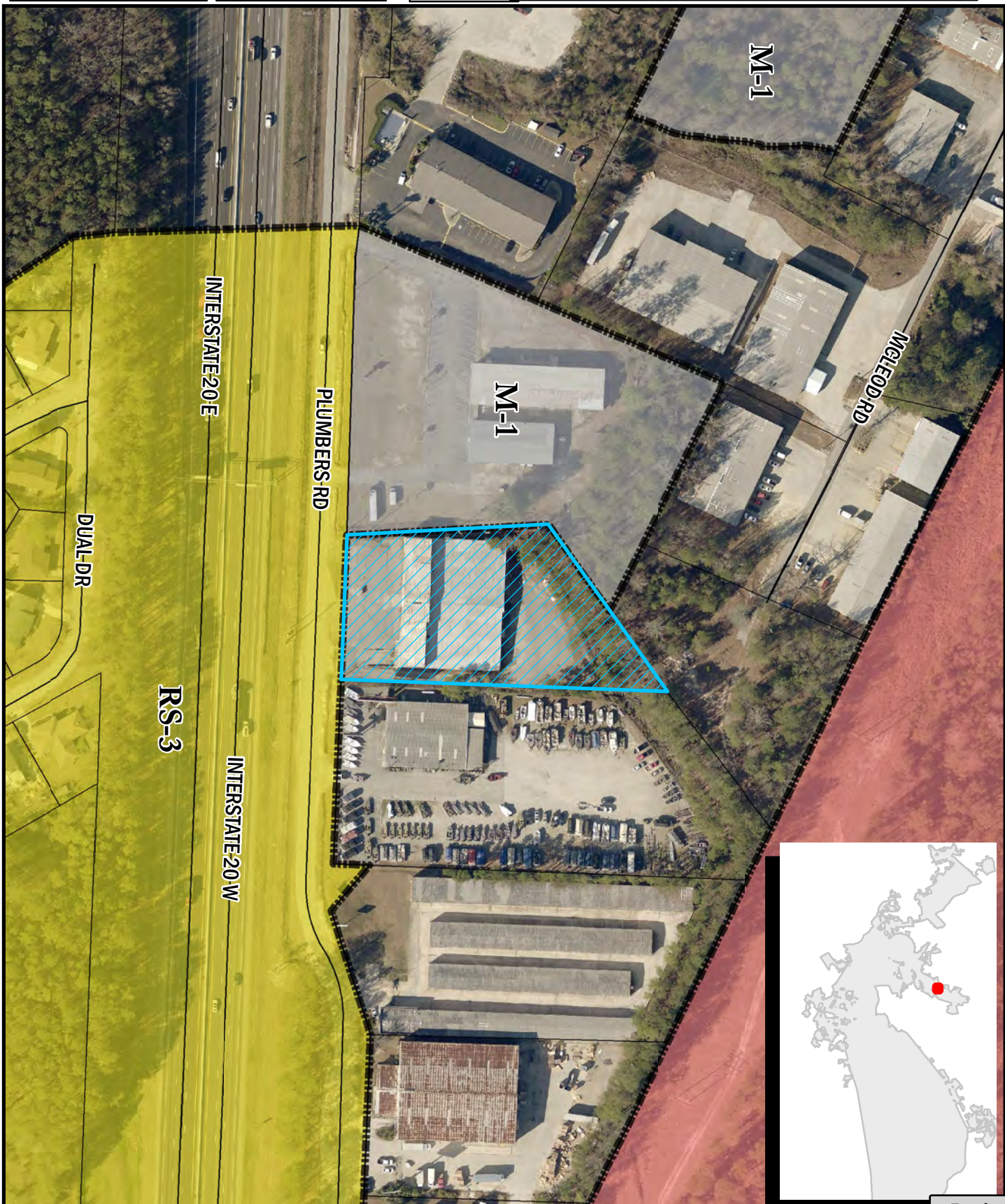
ORIGINAL PREPARATION DATE:
This map was prepared by:

Shane Shaughnessy
October 9, 2018

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We Are Columbia



** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

STATE OF SOUTH CAROLINA)
)
 COUNTY OF RICHLAND) PETITION FOR ANNEXATION

The undersigned, being the owner(s) of the property described below hereby petition(s) the Mayor and City Council for annexation to the City of Columbia, South Carolina pursuant to S.C. Code Ann. Section 5-3-150, 1976, as amended.

Property Description: All that certain piece, parcel or lot of land, together with any improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, consisting of 1.50 acres, more or less, with street address of 209 Plumbers Road, and being fully shown and delineated on that certain Plat prepared for Deese Properties, LLC, by Associated E & S, Inc. dated January 24, 2002, and recorded in the Office of the Register of Deeds for Richland County in Record Book 635 at page 1797. Reference being made to said plat, the same being incorporated herein, for a more complete and accurate description thereof.

Richland County TMS: 14303-02-04

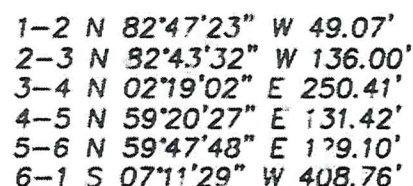
Property Address: 209 Plumbers Road

BY: _____

Robert L. Cohen, as trustee of the
 Cohen Family Trust dated February 14, 2001

Date: _____

10-4-18



THIS IS TO CERTIFY THAT I HAVE
CONSULTED THE FEDERAL INSURANCE
ADMINISTRATION FLOOD HAZARD
BOUNDARY MAP AND FOUND THAT
THE PROPERTY DESCRIBED HEREON
IS NOT LOCATED IN A SPECIAL FLOOD
HAZARD AREA AS SHOWN ON
PANEL NO. 45079C 0111 G, DATED
JANUARY 17, 1997

Book 00635-1797
Fees: \$10.00 County Tax: \$0.00 State Tax: \$0.00



PLAT PREPARED FOR
DEESE PROPERTIES, LLC

SITE LOCATED IN RICHLAND COUNTY, SOUTH CAROLINA

SCALE: 1" = 50'  0 50 100
GRAPHIC SCALE IN FEET

DATE: JANUARY 24, 2002

REFERENCES:

REFERENCES:
 RICHLAND COUNTY TAX MAP SHEET 14303, BLOCK 02, LOT 04.
 PLAT PREPARED FOR CRAIG, HENSON & MINTER BY ARANT & BOINEAU SURVEYING CO. INC. DATED FEB. 21, 1973
 PLAT PREPARED FOR DEESE PROPERTIES, LLC BY ASSOCIATED E & S, INC. DATED JANUARY 08, 2002

FLAT PREPARED &
CERTIFICATION:

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN.

MEETS OR EXCEEDS THE REQUIREMENTS
Larry W. Smith
 LARRY W. SMITH, S.C., P.L.S. NO. 3724

ASSOCIATED E & S, INC.

800 VIOLET STREET, WEST COLUMBIA, SOUTH CAROLINA 29169 -- PH. 791-1550

B-16-02



We Are Columbia

MEETING DATE: January 15, 2019

DEPARTMENT: Planning and Development Services

FROM: *Krista Hampton, Director*

SUBJECT: ANNEXATION, COMPREHENSIVE PLAN MAP
AMENDMENT, AND ZONING MAP AMENDMENT CASE
SUMMARY - 5.82 acres S. Beltline Boulevard; TMS# 13606-
02-02

PURPOSE: Council District: 3

Proposal: Request to annex, assign land use classification of Industrial (IND) and assign zoning of Heavy Industrial District with a portion within the Flood Protective Overlay (M-2 and M-2, -FP). The property is currently classified as Mixed Residential High Density and zoned Heavy Industrial (HI) by Richland County.

Applicant: Beltline Partners, LLC

Staff Recommendation: Approval

PC Recommendation: 11/05/2018; Approval (9-0)

FINANCIAL IMPACT:

ATTACHMENTS:

- **#a:** ANNEX-2018-0018SBeltline (PDF)
- **#b:** 2019-001 annex-incorporate 5.82 acres S Beltline (PDF)



CITY COUNCIL

January 15, 2019 at 6:00pm

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

ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY

5.82 acres S. Beltline Boulevard; TMS# 13606-02-02

Council District:	3
Proposal:	Request to annex, assign land use classification of Industrial (IND) and assign zoning of Heavy Industrial District with a portion within the Flood Protective Overlay (M-2 and M-2, -FP). The property is currently classified as Mixed Residential High Density and zoned Heavy Industrial (HI) by Richland County.
Applicant:	Beltline Partners, LLC
Staff Recommendation:	Approval
PC Recommendation:	11/05/2018; Approval (9-0)
ZPH, 1 st Reading:	01/15/2019; Pending
2 nd Reading:	02/05/2019; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 5.82 acres

Current Use: Vacant

Proposed Use: Industrial

Reason for Annexation: Municipal Services

Urban Service Area: Primary Area

Current Richland County Land Use: Mixed Residential High Density

Proposed Land Use Classification: Industrial (IND)

Current Richland County Zoning: Heavy Industrial (HI)

Proposed Zoning: Heavy Industrial District with a portion within the Flood Protective Overlay (M-2 and M-2, -FP)

Census Tract: 117.01

DETERMINATION FOR CITY SERVICES

The following determination is an estimate of the benefits and costs associated with the annexation of the subject property.

Police

We find that the proposed annexation may result in an increased number of calls for services and will cost the CPD approximately **\$120** annually to provide service for this proposed construction company based upon current calls for service for similar properties within the City of Columbia.

Fire

The proposed annexation **will not result in additional costs or impact services** being provided by this department. Annexation would lower the ISO rating of this property to a Class 1 from a Class 2.

Solid Waste

There is no anticipated additional cost, as solid waste service is not provided to this type of commercial property.

Engineering

Because water and sewer lines currently exist in this area, the Utilities and Engineering Division **will not incur any costs** associated with this annexation.

Water Customer Care

As this is new construction, this will be new revenue. Annexation will result in an approximately **40% lower** water and sewer service rates for the property.

Planning & Development Services

We recommend annexation of this property. This property is currently under development and is within a primary area as designated in the Urban Service Area plan. Based upon the current value of this property plus the estimated value of the building under construction, **the annual real estate tax revenue generated will be approximately \$2,600.** Additional land on this property is available for development and may generate additional revenues in the future.

* Estimated City Tax Revenue is based on 2018 millage for real property and calculated as: (((Tax Value*Tax Rate)*City Millage Rate (.0981))-(Tax Value*Local Option Sales Tax Rebate (.002142))).

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject parcel is in a “Primary Area” as identified in the Urban Service Area Map

Principles and Goals of the Urban Service Area

The Urban Service Area identifies those areas the City of Columbia wishes to provide with urban services.

Primary emphasis will be given to annexing developed areas adjoining the City limits and “islands” of unincorporated territory surrounded by the City. Primary, secondary, and long-range annexation priorities for specific areas may be identified. Secondary areas may include higher value properties which assist the City in achieving a more balanced economic base.

Primary areas are made up of land contiguous to the City where services are available and the infrastructure is generally good. These services include fire, police, sanitation, and utilities. Primary areas are intended to indicate that, barring unanticipated circumstances, annexation is recommended and should be actively pursued.

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

The proposed future land use classification for the subject property is Industrial (IND); the property is currently classified as Mixed Residential High Density by Richland County.

Industrial districts are located throughout the City and include a range of building types and uses dedicated to the processing, mining, manufacturing, warehousing, outdoor storage, and distribution of materials or goods. These areas are appropriate for uses that have heavy freight traffic, and which may generate noise, odors, or other impacts. These areas should be adequately large to accommodate the uses and provide buffers and sufficient street infrastructure to accommodate the needs of the businesses.

Primary Types:

- Small to Extra Large Format Flex

Secondary Types:

- Parking Structures and Lots
- Power Utilities
- Water and Wastewater Treatment

Tertiary Types

- Small to Large Commercial (Entertainment, Retail/Services)
- Medium to Large Business/Employment

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

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

PROPOSED ZONING DISTRICT SUMMARY

The parcel is currently zoned HI by Richland County. Surrounding parcels within the City of Columbia are currently zoned Heavy Industrial District (M-2) to the North and Light Industrial District (M-1) to the East and South. Surrounding parcels in unincorporated Richland County are currently zoned HI to the West.

The proposed City of Columbia zoning district is Heavy Industrial District with a portion within the Flood Protective Overlay (M-2 and M-2, -FP).

Heavy Industrial District (M-2)

The M-2 district is intended to accommodate primarily those uses of a manufacturing and industrial nature, and secondarily those uses which are functionally related thereto such as distribution, storage and processing. General commercial uses are allowed but are considered incidental to the predominantly industrial nature of the district. Certain related structures and uses required to serve the needs of the primary uses are permitted outright or are permissible as special exceptions subject to restrictions and requirements intended to best fulfill the intent of this article. In addition, certain uses are permitted only as special exceptions or are prohibited in order to protect such uses from the potentially incompatible characteristics of industrial areas.

Flood Protective Area (-FP)

Certain areas within the city are subject to periodic inundation by floodwater, which results or may reasonably be foreseen to result in loss of life and property, health and safety hazards, disruption of commerce and governmental services and extraordinary public expenditures for flood protection and relief, all of which adversely affect the public health, safety and general welfare. These hazards are caused or extended in part by the occupancy of flood hazard areas by uses which increase flood damage upon other lands or uses which are vulnerable to floods because they are inadequately elevated or not otherwise protected from flood damages. It is, therefore, the intent of this article to lessen such hazards or losses by restricting or prohibiting uses which are dangerous to health, safety or property in times of flood or which cause excessive increases in flood heights or velocities; by requiring that uses vulnerable to floods be protected against flood hazards at the time of initial construction; and by controlling filling, grading, mineral extraction, placing of obstructions within flood channels and other activities, uses or characteristics of use which may increase flood damage.

STAFF RECOMMENDATION

Staff recommends that City Council annex the subject property and assign land use of Industrial (IND) and zoning of Heavy Industrial District with a portion within the Flood Protective Overlay (M-2 and M-2, -FP) at the time of annexation.



Future Land Use Map

5.82 acres S. Beltline Boulevard, TMS# 13606-02-02;
Current FLU: Mixed Residential High Density, Proposed FLU: IND

12.a

Department of Planning &
Development Services

Legend



- UCMR-1 - Urban Core Mixed Residential-1
- UCMR-2 - Urban Core Mixed Residential-2
- UEMR - Urban Edge Mixed Residential
- 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
- UEAC-1 Urban Edge Community Activity Center
- UCAC-3 Urban Core Regional 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
- SD-1 - Sports/Amusement District
- SD-2 - Civic/Institutional Districts
- SD-3 - Central Business District
- SD-4 - Riverbanks Zoo and Garden
- SD-5 - Universities/Colleges
- SD-6 - Fort Jackson



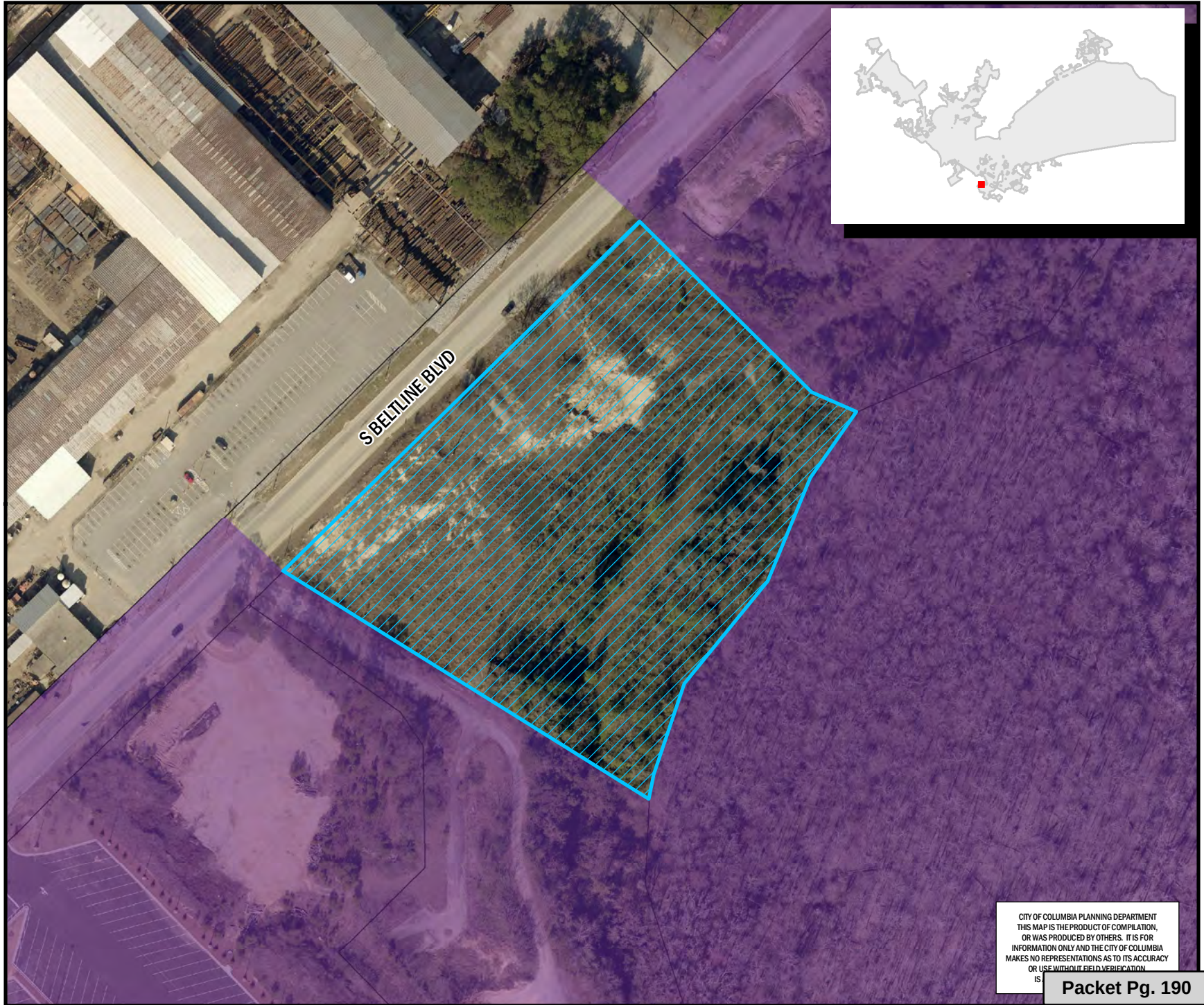
0 37.5 75 150
Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
October 16, 2018



We Are Columbia



CITY OF COLUMBIA PLANNING DEPARTMENT
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

Packet Pg. 190

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

Department of Planning &
Development Services

5.82 acres S. Beltline Boulevard, TMS# 13606-02-02;
Current Richland Co. Zoning: HI, Proposed Zoning: M-2 and M-2, -FP

12.a

Legend

 CITY LIMITS
 PARCELS

 D-1	 C-1
 RS-1	 C-2
 RS-1A	 C-3
 RS-1B	 C-3A
 RS-2	 C-4
 RS-3	 C-5
 RD	 M-1
 RD-2	 M-2
 RG-1	 PUD-C
 RG-1A	 PUD-LS
 RG-2	 PUD-LS-E
 RG-3	 PUD-LS-R
 UTD	 PUD-R
 MX-1	 OUT OF CITY
 MX-2	



0 37.5 75 150 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
October 9, 2018

DISCLAIMER:
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 Special Flood Hazard Area

Packet Pg. 191

ORDINANCE NO.: 2019-001

*Annexing and Incorporating 5.82 acres S. Beltline Boulevard, Richland County TMS#13606-02-02,
into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by
Ordinance No.: 2015-014 on February 17, 2015*

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 Ann. Sec. 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 the City of Columbia Comprehensive Plan 2018 by Ordinance No.: 2008-085 on October 1, 2008, and amended from time to time, in accordance with South Carolina Comprehensive Planning Act of 1994 (Title 6, Chapter 29 of the SC Code) and heard public comments on this amendment; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this ___ day of _____, 2019, that the property described herein is hereby annexed to, incorporated into Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015, and becomes a part of the City of Columbia effective immediately. This property shall be zoned Heavy Industrial District, apportioned to City Council District 3, Census Tract 117.01, contains 5.82 acres, and shall be assigned a land use classification of Mixed residential High Density.

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 13606-02-02

Also included in the territory hereby annexed are all contiguous portions of all public rights of way, streets and highways.

Requested by:

Assistant City Manager Gentry

Mayor

Approved by:

City Manager

Approved as to form:

ATTEST:



City Attorney

City Clerk

Introduced:

Final Reading:

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2019-001

All that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, being shown and delineated as Parcel "B" containing 5.82 acres on a subdivision plat prepared for Spur Carolina LLC by Chao & Associates, Inc., dated August 5, 2011, recorded August 18, 2011 in Book 1701 at Page 3737, Office of the Register of Deeds for Richland County, and having such boundaries and measurements as shown on the plat described herein, which is specifically incorporated by reference; all measurements being a little more or less.

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: October 12, 2018

RE: **Property Address:** 5.82 acres, South Beltline Boulevard
Richland County TMS#: 13606-02-02
Owner(s): Beltline Partners, LLC
Current Use: Vacant
Proposed Use: Industrial
Current County Land Use: Mixed Residential High Density
Proposed City Land Use: Industrial (IND)
Current County Zoning: Heavy Industrial (HI)
Proposed City Zoning: Heavy Industrial District with a portion within the Flood Protective Overlay (M-2 and M-2, -FP)
Reason for Annexation: Municipal Services; Primary Area
City Council District: 3
Census Tract: 117.01

The Planning & Development Services advises that the above referenced property has been offered for annexation. Attached, please find a map or drawing reflecting the property. You are directed to forward your comments and/or recommendations regarding the issue of whether to annex or not to Planning & Development Services. Planning & Development Services will compile your comments for City Council consideration.

Planning & Development Services staff will see to it that this matter is placed on the **November 5, 2018** Planning Commission's agenda. Planning & Development Services staff will notify the City Attorney of the Planning Commission's zoning recommendation by forwarding a copy of this form, completed, as soon as the Planning Commission has met.

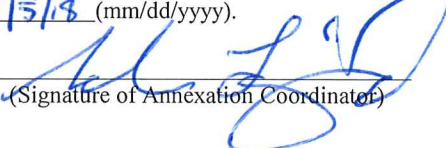
/atl

Attachments

cc: Clint Shealy, Assistant City Manager Jeff Palen, Assistant City Manager/CFO Aubrey Jenkins, Fire Chief Joseph Jaco, Director, Utility Operations Robert Anderson, Public Works Director Krista Hampton, Planning & Development Services Lakesha Shannon, Business License Administrator Greg Williams, Deputy Business License Administrator Angela Adams, Customer Care Administrator Jerry Thompson, Building Official Michelle Brazell, Engineering Denny Daniels, Engineering Carolyn Wilson, Police Planning & Research Alfreda Tindal, Richland Co. 911 Addressing Coordinator	Missy Gentry, Assistant City Manager Teresa Knox, City Attorney William Holbrook, Police Chief Dana Higgins, Director, Engineering Jan Alonso, Finance Director Gloria Saeed, Community Development Director George Adams, Fire Marshal Rachel Bailey, Zoning Administrator Jacquelyn Richburg, Columbia-Richland 911 David Hatcher, Housing Official Richland County Solid Waste Collection John Fellows, Planning Administrator Tori Salvant, Dev. Center Administrator
---	---

Planning Commission Land Use Recommendation: IND (Land Use classification) by 9-0 on 11/5/18 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: M-2 + M-2 -FP (Zoning classification) by 9-0 on 11/5/18 (mm/dd/yyyy).


(Signature of Annexation Coordinator)

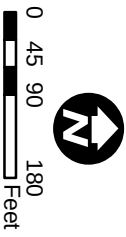


Future Land Use Map

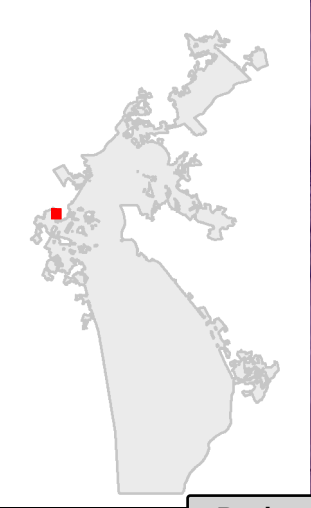
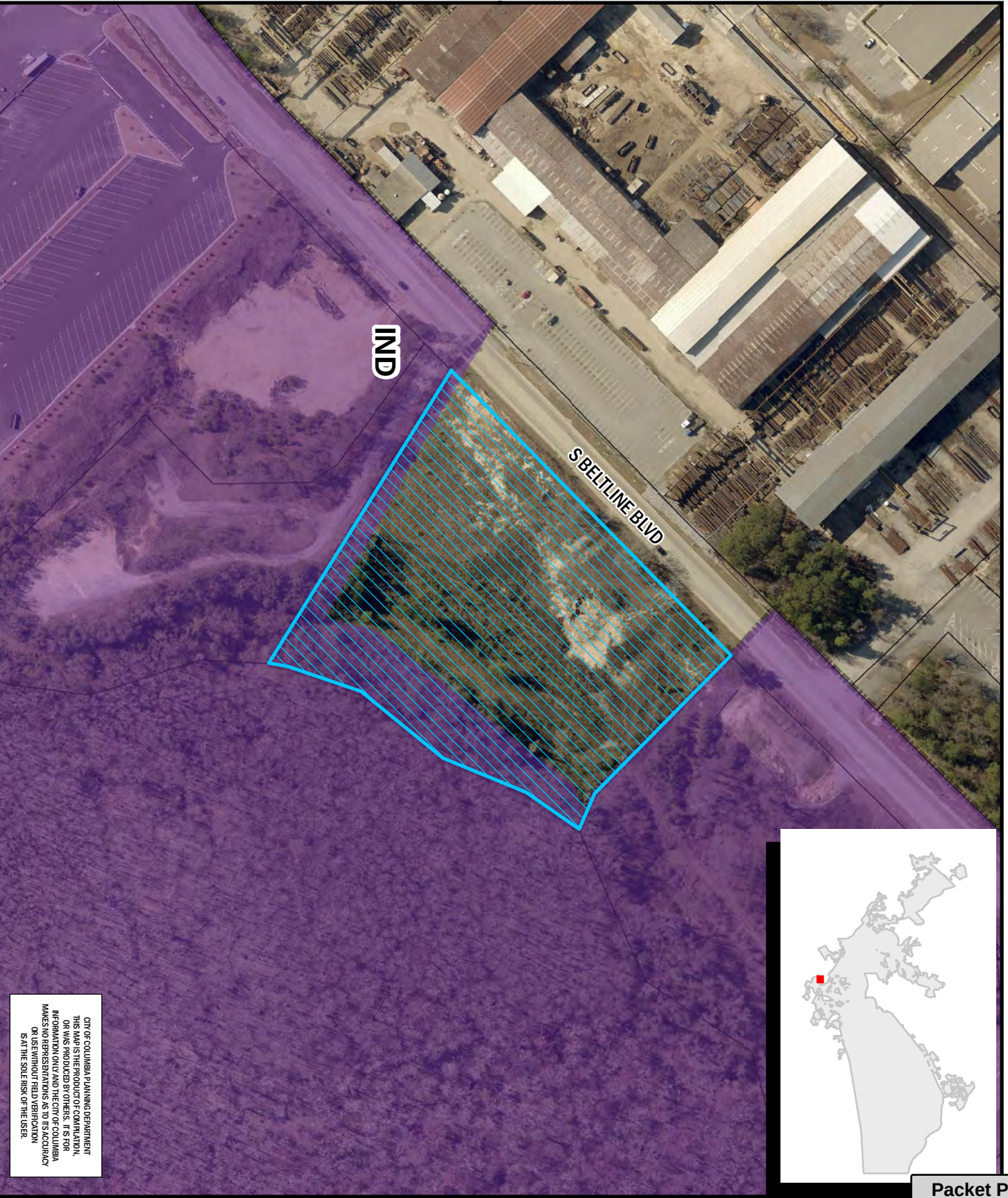
Department of Planning & Development Services

Legend
CITY LIMITS
PARCELS

- UCMR-1 - Urban Core Mixed Residential-1
- UCMR-2 - Urban Core Mixed Residential-2
- UEMR - Urban Edge Mixed Residential
- UEMF - Urban Edge Multi-Family
- UCR-1 - Urban Core Residential Small Lot
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- SP-1 - Sports/Amusement District
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- SP-4 - Riverbanks Zoo and Garden
- SP-5 - Universities/Colleges
- SP-6 - Fort Jackson



ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
October 12, 2018



5.82 acres S. Beltline Boulevard, TMS# 13606-02-02;
Current FLU: Mixed Residential High Density, Proposed FLU: I

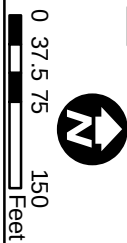
CITY OF COLUMBIA PLANNING DEPARTMENT
THIS MAP IS THE PRODUCT OF COMPILED, RESEARCH, AND/OR WAS PRODUCED BY OTHERS. IT IS FOR INFORMATION ONLY AND THE CITY OF COLUMBIA MAKES NO REPRESENTATIONS AS TO ITS ACCURACY OR USE WITHOUT FIELD VERIFICATION. IT IS AT THE SOLE RISK OF THE USER.

Zoning Map

Department of Planning & Development Services

Legend
CITY LIMITS
PARCELS

- | | |
|-------|-------------|
| D-1 | C-1 |
| RS-1 | C-2 |
| RS-1A | C-3 |
| RS-1B | C-3A |
| RS-2 | C-4 |
| RS-3 | C-5 |
| RD | M-1 |
| RD-1 | M-2 |
| RG-1 | PUD-C |
| RG-1A | PUD-1S |
| RG-2 | PUD-1S-E |
| RG-3 | PUD-1S-R |
| UTD | PUD-R |
| MX-1 | OUT OF CITY |
| MX-2 | |



ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
October 9, 2018

DISCLAIMER:
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5.82 acres S. Beltline Boulevard, TMS# 13606-02-02;
Current Richland Co. Zoning: HI, Proposed Zoning: M-2 and M-2,



Special Flood Hazard Area

STATE OF SOUTH CAROLINA)
)
 COUNTY OF RICHLAND) PETITION FOR ANNEXATION

The undersigned, being the owner(s) of the property described below hereby petition(s) the Mayor and City Council for annexation to the City of Columbia, South Carolina pursuant to S.C. Code Ann. Section 5-3-150, 1976, as amended.

Property Description: All that certain piece, parcel, lot or tract of land, with any improvements therein, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, being shown and delineated as Parcel "B" containing 5.82 Acres on a subdivision plat prepared for Spur Carolina LLC by Chao & Associates, Inc., dated August 5, 2011, recorded August 18, 2011 in Book 1701 at Page 3737, Office of the Register of Deeds for Richland County, and having such boundaries and measurements as shown on the plat described herein, which is specifically incorporated by reference; all measurements being a little more or less.

Richland County TMS: 13606-02-02

Property Address: 5.82 acres, South Beltline Boulevard

Beltline Partners, LLC

BY: _____

Signature

Brian M. Boyer
 (Print or Type Name)

Date: _____

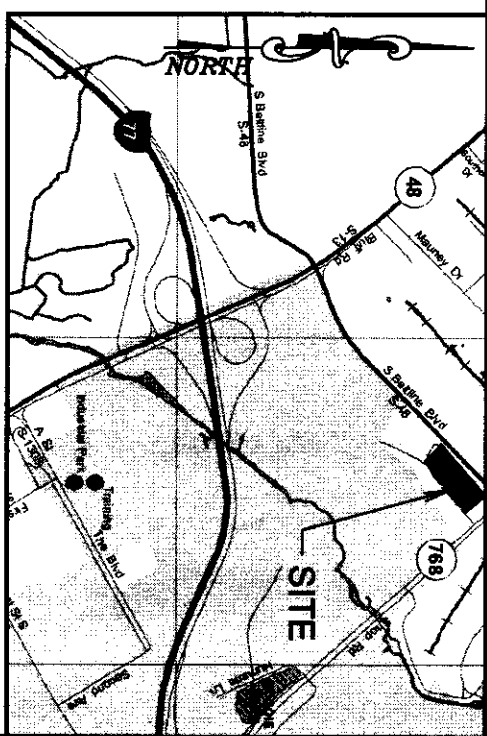
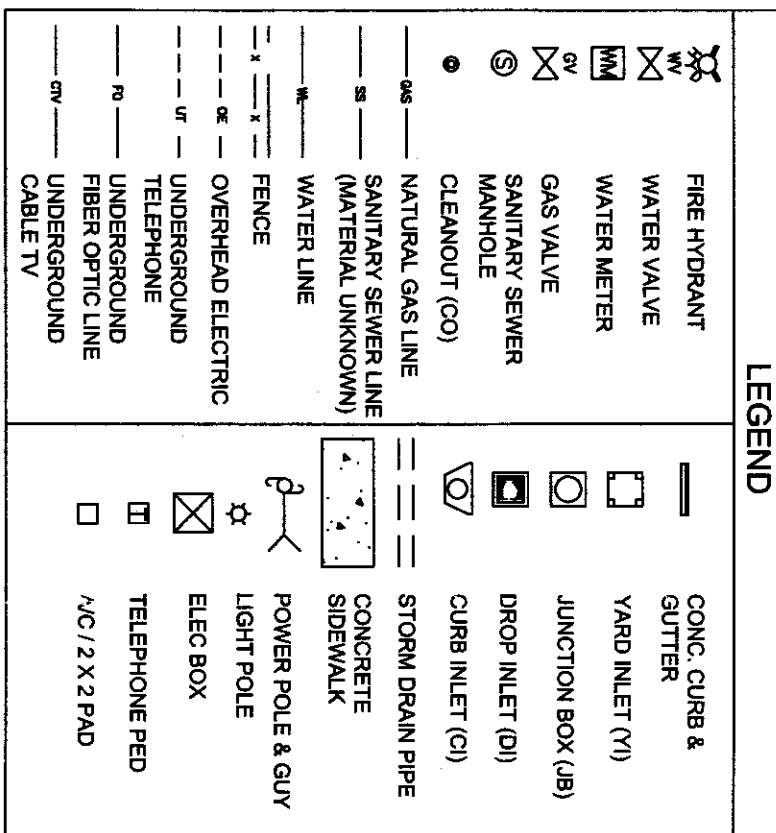
10/10/18

Its: _____

Authorized Representative
 (Print or Type Title)

[illegible]

Commencing at a point where the southern right-of-way of South Bellina Road intersects the western right-of-way of Shoop Road Extension, the traveling along the southern right-of-way of Shoop Road Extension, southward, to the intersection of Shoop Road Extension and the beginning of Parcel A; then traveling said RW along a bearing of S46°08'37"E for a distance of 303.46' along a line that separates Parcel A, and Parcel B¹; to an iron pinless SPB390VE for 61.21' to an iron pinless SZ241-01W for 147.8' to a RPL railhead SS31-SS59V for 165.52' to an iron pinless SS241-01W for 167.5' to an iron pinless SS241-01W for 122.22' to an iron pinless SS241-01W for 540.50' to an iron pinless RW of South Bellina Road; then traveling said RW along said N45°42'20"E for 625.08' to an iron pin and the (C&D) and containing 5.82 acres;



FLOOD CERTIFICATION

I HEREBY CERTIFY THAT I HAVE CONSULTED THE NATIONAL FLOOD INSURANCE PROGRAM, "FLOOD INSURANCE RATE MAP", MAP NUMBER 4507900178H, PANEL NUMBER 178 OF 275, EFFECTIVE DATE: 2/20/2002. I HAVE DETERMINED THAT A PORTION OF THE ABOVE SITE LIES WITHIN AN UNSHADED ZONE "X" & A PORTION LIES WITHIN ZONE AE (BRE IS 13').

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	129.16	S94° 19' 46"W
L2	151.86	S29° 01' 10"W
L3	155.15	S48° 18' 07"W
L4	149.80	S99° 48' 55"W
L5	53.94	S55° 41' 40"W
L6	175.18	S27° 41' 01"W
L7	166.63	S39° 15' 56"W
L8	120.05	S18° 48' 36"W
L9	31.22	S10° 34' 45"W

N/F
THE CITY OF COLUMBIA
TMS#R13609-01-01
GRAPHIC SCALE

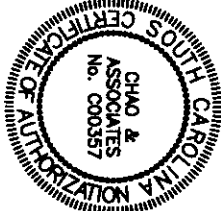
A horizontal graphic scale bar. The top edge is marked with the numbers 0, 50, 100, 150, 200, and 250. The bar is divided into segments: a 50-foot segment with a black and white checkerboard pattern, followed by four 50-foot segments that are solid black. Below the bar, the text "(IN FEET)" is centered. At the bottom, the text "1 inch = 50 ft." is centered.

(IN FEET)
1 inch = 50 ft.

FRANK G. ROBERTSON S.O. #15 #12943

Book 1701-3737
2011053477 08/18/2011 13.25 24.420
Fee: \$10.00 County Tax: \$0.00 Plat Oversized
State Tax: \$0.00
2011053477 John T. Hopkins II
Richard County R.O.D.

Subdivision Plat
Prepared for: Spur Carolina, LLC
Near Columbia, Richland County, SC



Chao & Associates, Inc.
Civil - Structural - Survey
7 Clusters Court
Columbia, SC 29210
Voice: (803) 772-8420
Fax: (803) 772-9120
Email: consult@chaoinc.com



Drawn: TKS Checked: FR
Revised:

File: 550510V-SUBD-2.dwg Project No.: 550510-10



We Are Columbia

MEETING DATE: January 15, 2019

DEPARTMENT: Planning and Development Services

FROM: *Krista Hampton, Director*

SUBJECT: ANNEXATION, COMPREHENSIVE PLAN MAP
AMENDMENT, AND ZONING MAP AMENDMENT CASE
SUMMARY - 101 Sparkleberry Crossing Road; TMS# 25705-
07-34

PURPOSE: Council District: 4

Proposal: Request to annex, assign land use classification of
Regional Activity Corridor (AC-3) and assign zoning of
General Commercial District (C-3). The property is currently
classified as Mixed Use Corridor and zoned General
Commercial (GC) by Richland County.

Applicant: Westview-Durham, LLC

Staff Recommendation: Approval

PC Recommendation: 11/05/2018; Approval (9-0)

FINANCIAL IMPACT:

ATTACHMENTS:

- **#a:** ANNEX-2018-0019_SparkleberryCrossing101 (PDF)
- **#b:** 2019-002 annex-incorporate 101 Sparkleberry (PDF)



CITY COUNCIL

January 15, 2019 at 6:00pm

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

ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY 101 Sparkleberry Crossing Road; TMS# 25705-07-34

Council District:	4
Proposal:	Request to annex, assign land use classification of Regional Activity Corridor (AC-3) and assign zoning of General Commercial District (C-3). The property is currently classified as Mixed Use Corridor and zoned General Commercial (GC) by Richland County.
Applicant:	Westview-Durham, LLC
Staff Recommendation:	Approval
PC Recommendation:	11/05/2018; Approval (9-0)
ZPH, 1 st Reading:	01/15/2019; Pending
2 nd Reading:	02/05/2019; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 1.06 acres
Current Use: Commercial (Retail Shopping Center)
Proposed Use: Commercial (Retail Shopping Center)
Reason for Annexation: Municipal Services
Urban Service Area: Primary Area
Current Richland County Land Use: Mixed Use Corridor
Proposed Land Use Classification: Regional Activity Corridor (AC-3)
Current Richland County Zoning: General Commercial (GC)
Proposed Zoning: General Commercial District (C-3)
Census Tract: 114.14

DETERMINATION FOR CITY SERVICES

The following determination is an estimate of the benefits and costs associated with the annexation of the subject property.

Police

We find that the proposed annexation may result in an increased number of calls for services and will cost the CPD approximately **\$5,000** annually to provide service for this existing mixed commercial building based upon current calls for service for similar properties within the City of Columbia.

Fire

The proposed annexation **will not result in additional costs or impact services** being provided by this department. Annexation would lower the ISO rating of this property to a Class 1 from a Class 2.

Solid Waste

There is no anticipated additional cost, as solid waste service is not provided to this type of commercial property.

Engineering

Because water lines currently exist in this area, the Utilities and Engineering Division **will not incur any costs** associated with this annexation. The property is within the Palmetto Utilities sewer service area.

Water Customer Care

Annexation will result in an approximately **40% lower** water service rate for the property.

Planning & Development Services

We recommend annexation of this property. This property is an existing mixed commercial building and is within a primary area as designated in the Urban Service Area plan. Based upon the current value of this property, **the annual real estate tax revenue generated will be approximately \$4,800.**

* Estimated City Tax Revenue is based on 2018 millage for real property and calculated as: (((Tax Value*Tax Rate)*City Millage Rate (.0981))-(Tax Value*Local Option Sales Tax Rebate (.002142))).

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject parcel is in a “Primary Area” as identified in the Urban Service Area Map

Principles and Goals of the Urban Service Area

The Urban Service Area identifies those areas the City of Columbia wishes to provide with urban services. Primary emphasis will be given to annexing developed areas adjoining the City limits and “islands” of unincorporated territory surrounded by the City. Primary, secondary, and long-range annexation priorities for specific areas may be identified. Secondary areas may include higher value properties which assist the City in achieving a more balanced economic base.

Primary areas are made up of land contiguous to the City where services are available and the infrastructure is generally good. These services include fire, police, sanitation, and utilities. Primary areas are intended to indicate that, barring unanticipated circumstances, annexation is recommended and should be actively pursued.

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

The proposed future land use classification for the subject property is Regional Activity Corridor (AC-3); the property is currently classified as Economic Development Center/Corridor by Richland County.

Regional Activity Corridors are a linear extension of a Regional Activity Center; the primary difference is the configuration of the lots and the lack of an internal subdivision or street network. Uses are built on frontage lots along principal arterial roadways. Their market or service radius may be up to 20 miles, and they typically consist of a variety of commercial and service uses.

Primary Types:

- Multi-family Small to Medium Mixed-use (High-rises may be appropriate in some locations)
- Small to Extra Large Business/Employment (excl. Flex)

Secondary Types:

- Small to Large Flex
- Civic/Institutional
- Multi-family Small to High-rise
- Parking Structures

Tertiary Types

- Single-family Attached
- Cemeteries & Mausoleums

- Parking Lots

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

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

PROPOSED ZONING DISTRICT SUMMARY

The parcel is currently zoned GC by Richland County. Surrounding parcels within the City of Columbia are currently zoned General Commercial District (C-3) to the South. Surrounding parcels in unincorporated Richland County are currently zoned GC to the East and West and RS-LD to the North.

The proposed City of Columbia zoning district is General Commercial District (C-3).

General Commercial District (C-3)

The C-3 district is intended to accommodate a variety of general commercial and nonresidential uses characterized primarily by retail, office and service establishments and oriented primarily to major traffic arteries or extensive areas of predominantly commercial usage and characteristics. Certain related structures and uses are permitted outright or are permissible as special exceptions subject to restrictions and requirements intended to best fulfill the intent of this article. It is not the intent of this article to encourage the development of long, narrow strips of commercial development fronting on major arteries, often referred to as strip commercial areas. Such development is often incompatible with adjacent uses and may lead to the eventual formation of commercial slums, damage the traffic-carrying capacities of streets, increase congestion, lead to depreciation of property values in adjacent areas, encourage undue dispersion of commercial facilities to the inconvenience of the public, and create disproportionate costs in the provision of governmental services.

STAFF RECOMMENDATION

Staff recommends that City Council annex the subject property and assign land use of Regional Activity Corridor (AC-3) and zoning of General Commercial District (C-3) at the time of annexation.



Future Land Use Map

101 Sparkleberry Crossing Road, TMS# 25705-13.a
Current FLU: Mixed Use Corridor, Proposed FLU: AC-3

Department of Planning & Development Services

Legend

-  CITY LIMITS
-  PARCELS
-  UCMR-1 - Urban Core Mixed Residential-1
-  UCMR-2 - Urban Core Mixed Residential-2
-  UEMR - Urban Edge Mixed Residential
-  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
-  UEAC-1 Urban Edge Community Activity Center
-  UCAC-3 Urban Core Regional 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
-  SD-1 - Sports/Amusement District
-  SD-2 - Civic/Institutional Districts
-  SD-3 - Central Business District
-  SD-4 - Riverbanks Zoo and Garden
-  SD-5 - Universities/Colleges
-  SD-6 - Fort Jackson



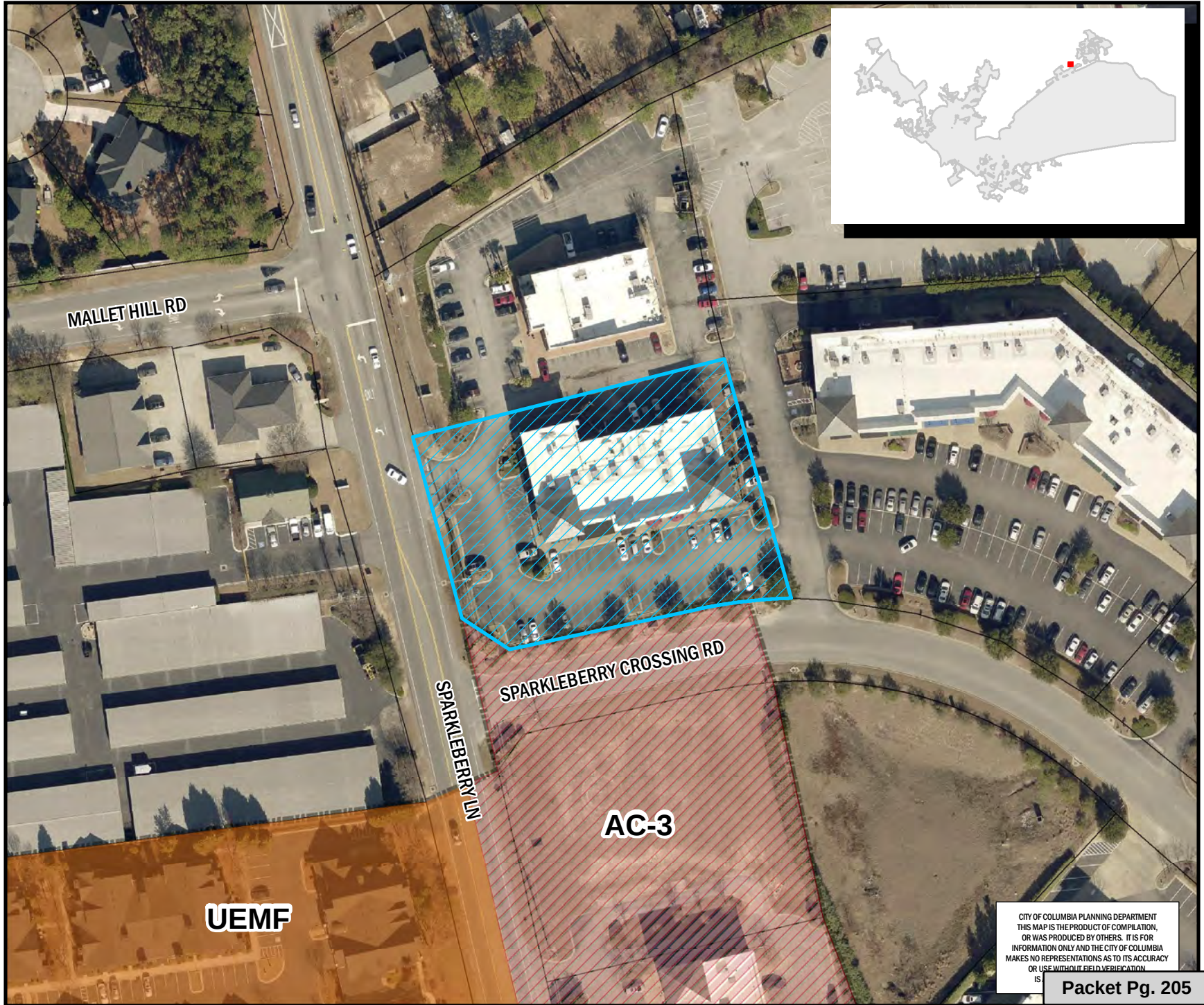
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ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
October 15, 2018



We Are Columbia



CITY OF COLUMBIA PLANNING DEPARTMENT
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OR USE WITHOUT FIELD VERIFICATION
IS

Packet Pg. 205

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

Department of Planning &
Development Services

101 Sparkleberry Crossing Road, TMS# 25705-
Current Richland Co. Zoning: GC, Proposed Zoning: C-3

13.a

Legend

PARCELS

D-1	C-1
RS-1	C-2
RS-1A	C-3
RS-1B	C-3A
RS-2	C-4
RS-3	C-5
RD	M-1
RD-2	M-2
RG-1	PUD-C
RG-1A	PUD-LS
RG-2	PUD-LS-E
RG-3	PUD-LS-R
UTD	PUD-R
MX-1	OUT OF CITY
MX-2	



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Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

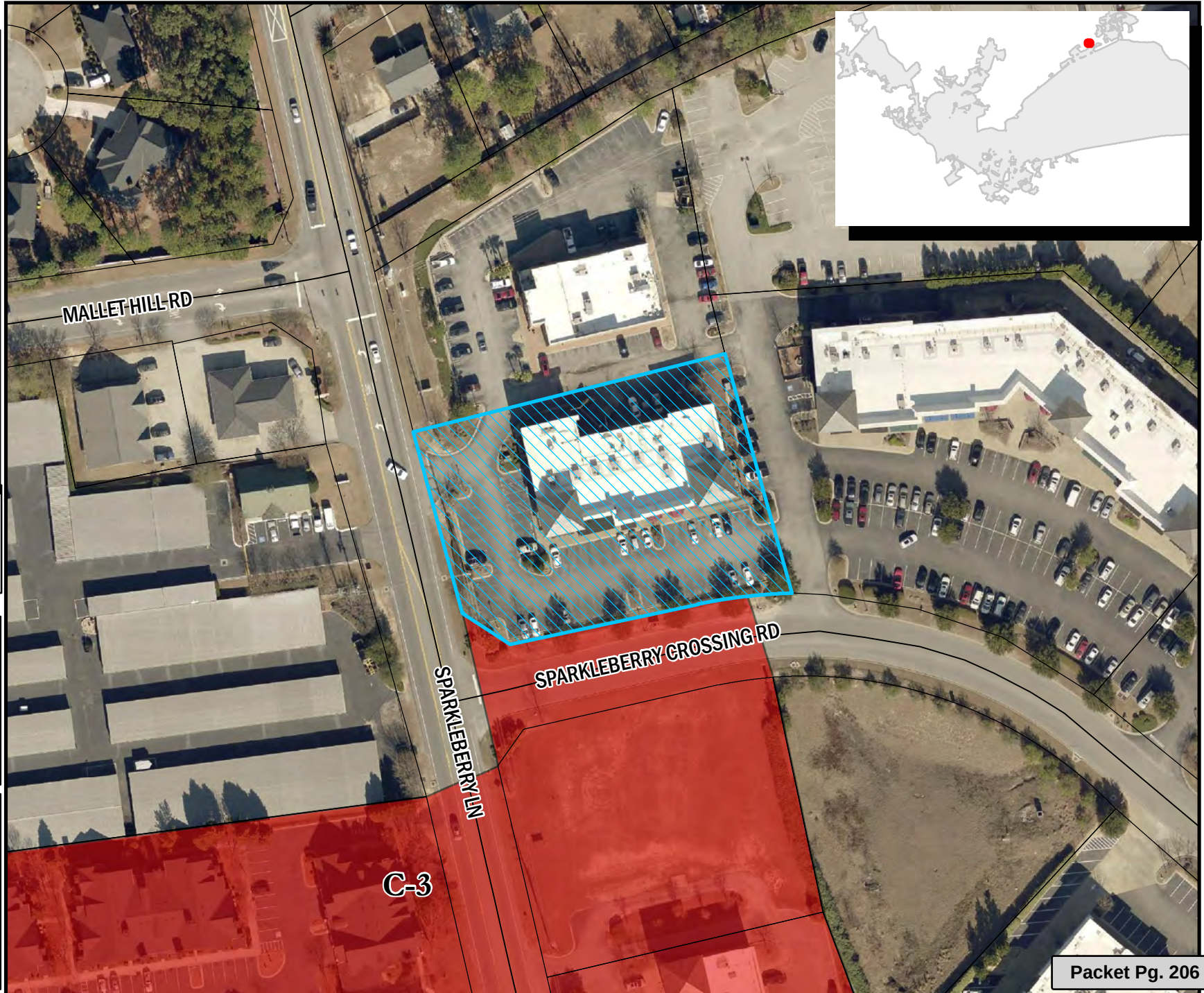
Shane Shaughnessy
October 15, 2018

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We Are Columbia



Packet Pg. 206

ORDINANCE NO.: 2019-002

*Annexing and Incorporating 101 Sparkleberry Crossing Road, Richland County TMS#25705-07-34
into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by
Ordinance No.: 2015-014 on February 17, 2015*

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 Ann. Sec. 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 the City of Columbia Comprehensive Plan 2018 by Ordinance No.: 2008-085 on October 1, 2008, and amended from time to time, in accordance with South Carolina Comprehensive Planning Act of 1994 (Title 6, Chapter 29 of the SC Code) and heard public comments on this amendment; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this ___ day of _____, 2019, that the property described herein is hereby annexed to, incorporated into Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015, and becomes a part of the City of Columbia effective immediately. This property shall be zoned General Commercial District (C-3) apportioned to City Council District 4, Census Tract 114.14, contains 1.06 acres, and shall be assigned a land use classification of Regional Activity Corridor (AC-3)

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 25705-07-34

Also included in the territory hereby annexed are all contiguous portions of all public rights of way, streets and highways.

Requested by:

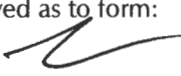
Assistant City Manager Gentry

Mayor

Approved by:

City Manager

Approved as to form:



City Attorney

ATTEST:

City Clerk

Introduced:

Final Reading:

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2019-002

All that certain piece, parcel or lot 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, being shown and delineated LOT 2 (1.06 acres), as shown on a plat entitled "Final Plat of Sparkleberry Crossing" prepared by WK Dickson Engineers, recorded on 9/17/2002 in the office of the Register of Deeds for Richland County in Record Book 704, page 1394, and having such metes, bounds, courses and distances as shown on said Plat.

MEMORANDUM

Office of the City Manager

TO: Department Heads
 FROM: Teresa Wilson, City Manager
 DATE: October 16, 2018
 RE: **Property Address:** 101 Sparkleberry Crossing Road
Richland County TMS#: 25705-07-34
Owner(s): Westview-Durham LLC.
Current Use: Commercial (Retail Shopping Center)
Proposed Use: Commercial (Retail Shopping Center)
Current County Land Use: Mixed Use Corridor
Proposed City Land Use: Regional Activity Center (AC-3)
Current County Zoning: General Commercial (GC)
Proposed City Zoning: General Commercial (C-3)
Reason for Annexation: Municipal Services; Primary Area
City Council District: 4
Census Tract: 114.14

The Planning & Development Services advises that the above referenced property has been offered for annexation. Attached, please find a map or drawing reflecting the property. You are directed to forward your comments and/or recommendations regarding the issue of whether to annex or not to Planning & Development Services. Planning & Development Services will compile your comments for City Council consideration.

Planning & Development Services staff will see to it that this matter is placed on the **November 5, 2018** Planning Commission's agenda. Planning & Development Services staff will notify the City Attorney of the Planning Commission's zoning recommendation by forwarding a copy of this form, completed, as soon as the Planning Commission has met.

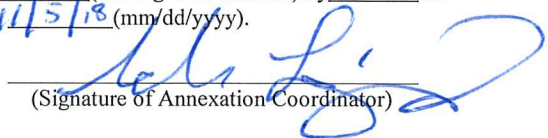
/atl

Attachments

cc: Clint Shealy, Assistant City Manager Jeff Palen, Assistant City Manager/CFO Aubrey Jenkins, Fire Chief Joseph Jaco, Director, Utility Operations Robert Anderson, Public Works Director Krista Hampton, Planning & Development Services Lakesha Shannon, Business License Administrator Greg Williams, Deputy Business License Administrator Angela Adams, Customer Care Administrator Jerry Thompson, Building Official Michelle Brazell, Engineering Denny Daniels, Engineering Carolyn Wilson, Police Planning & Research Alfreda Tindal, Richland Co. 911 Addressing Coordinator	Missy Gentry, Assistant City Manager Teresa Knox, City Attorney William Holbrook, Police Chief Dana Higgins, Director, Engineering Jan Alonso, Finance Director Gloria Saaed, Community Development Director George Adams, Fire Marshal Rachel Bailey, Zoning Administrator Jacquelyn Richburg, Columbia-Richland 911 David Hatcher, Housing Official Richland County Solid Waste Collection John Fellows, Planning Administrator Tori Salvant, Dev. Center Administrator
---	---

Planning Commission Land Use Recommendation: AC-3 (Land Use classification) by 9-0 on 11/5/18 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: C-3 (Zoning classification) by 9-0 on 11/5/18 (mm/dd/yyyy).


 (Signature of Annexation Coordinator)



Future Land Use Map

Department of Planning & Development Services

Legend
CITY LIMITS
PARCELS

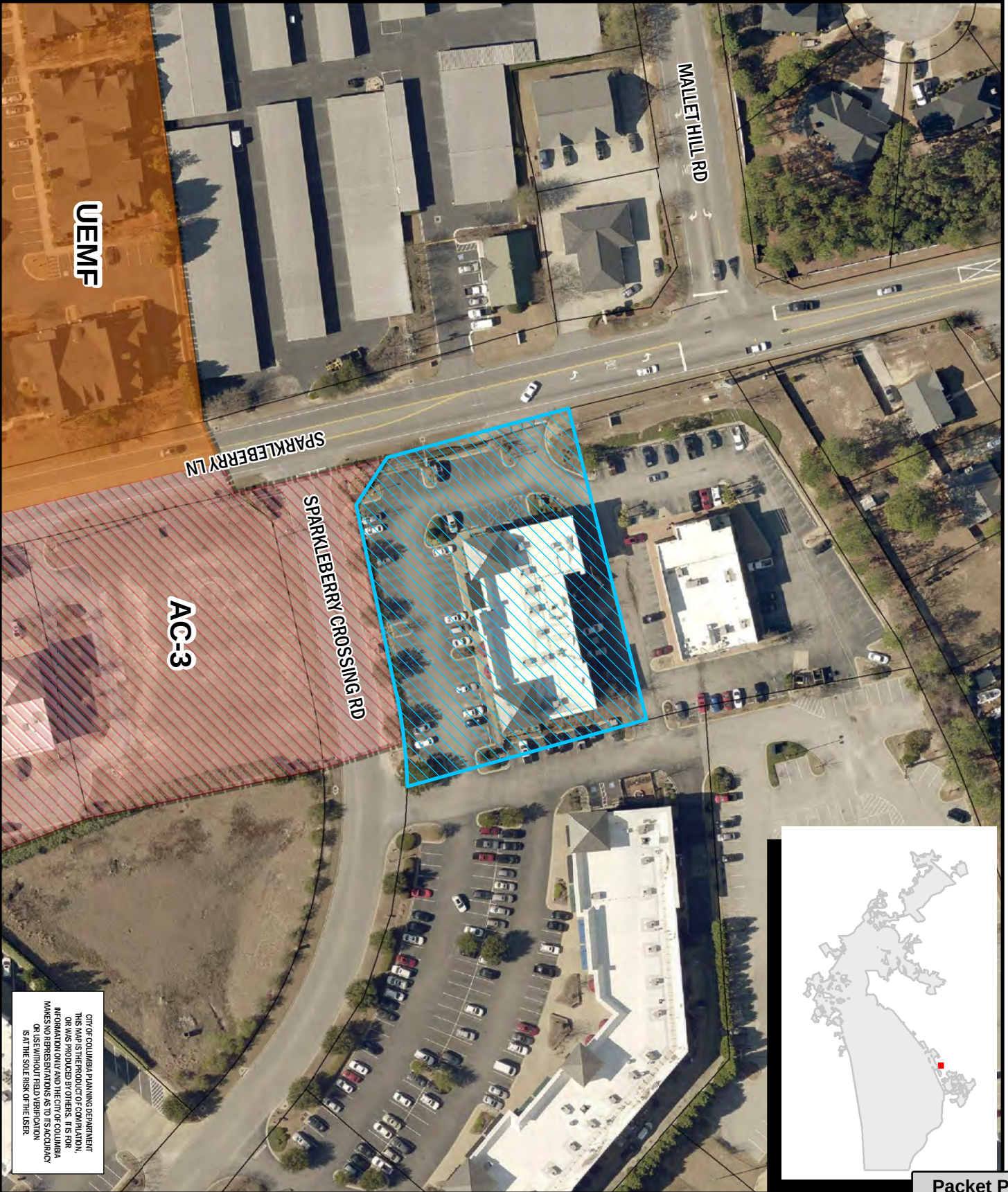
- UCMR-1: Urban Core Mixed Residential-1
- UCMR-2: Urban Core Mixed Residential-2
- UEMR: Urban Edge Mixed Residential
- UEMF: Urban Edge Multi-Family
- UCR-1: Urban Core Residential Small Lot
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- EC: Employment Campus
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- TU: Transportation & Utilities
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- SP-3: Central Business District
- SP-4: Riverbanks Zoo and Garden
- SP-5: Universities/Colleges
- SP-6: Fort Jackson

0 20 40 80 Feet



ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
October 15, 2018

We Are Columbia



101 Sparkleberry Crossing Road, TMS# 25705-07-34;
Current FLU: Mixed Use Corridor, Proposed FLU: AC

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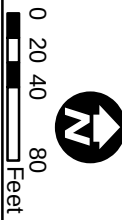
Zoning Map

Department of Planning & Development Services

Legend

PARCELS

- | | |
|-------|-------------|
| D-1 | C-1 |
| RS-1 | C-2 |
| RS-1A | C-3 |
| RS-1B | C-3A |
| RS-2 | C-4 |
| RS-3 | C-5 |
| RD | M-1 |
| RD-2 | M-2 |
| RG-1 | PUD-C |
| RG-1A | PUD-L |
| RG-2 | PUD-L-S-E |
| RG-3 | PUD-L-S-R |
| UDT | PUD-R |
| MX-1 | OUT OF CITY |
| MX-2 | |



ORIGINAL PREPARATION DATE:
This map was prepared by:

Shane Shaughnessy
October 15, 2018

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101 Sparkleberry Crossing Road, TMS# 25705-07-34;
Current Richland Co. Zoning: GC, Proposed Zoning:

STATE OF SOUTH CAROLINA)
)
 COUNTY OF RICHLAND) PETITION FOR ANNEXATION

The undersigned, being the owner(s) of the property described below hereby petition(s) the Mayor and City Council for annexation to the City of Columbia, South Carolina pursuant to S.C. Code Ann. Section 5-3-150, 1976, as amended.

Property Description: All that certain piece, parcel or lot of land, with the improvements thereon (if any), situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, being shown and designated as LOT 2 (1.06 acres), as shown on a plat entitled "Final Plat of Sparkleberry Crossing" prepared by WK Dickson Engineers, recorded on 9/17/2002 in the office of the Register of Deeds for Richland County in Record Book 704, page 1394, and having such metes, bounds, courses and distances as shown on said Plat.

Richland County TMS: 25705-07-34

Property Addresses: 101 Sparkleberry Crossing Road

Westview-Durham LLC

BY: J. Randall Minchen
 (Signature)

Date: September 30, 2018

J. Randall Minchen
 (Print or Type Name)

ITS: Managing Member
 (Print or Type Title)

DESCRIPTION	NUMBER	NAME	REF NAME	REF PATH	INSERTION LAYER
SUBMITTED BY	--	NAME			
PETLOROCK	141	CUE			
222A FLE		222A FLE			

SCOTT

[illegible]

CHALLENGER LANE, LOS ANGELES, CALIF. 90008, TEL. 343-5513, EXT. 30.
BIRTH DATE 24 NOV 1928, RECORD IN FILE NOV 25 1958, 1960
MILWAUKEE AND PROGRESSIVE PARTY, 1948, 1950, 1952, 1954, 1956, 1958, 1960, 1962, 1964, 1966, 1968, 1970, 1972, 1974, 1976, 1978, 1980, 1982, 1984, 1986, 1988, 1990, 1992, 1994, 1996, 1998, 2000, 2002, 2004, 2006, 2008, 2010, 2012, 2014, 2016, 2018, 2020, 2022, 2024, 2026, 2028, 2030, 2032, 2034, 2036, 2038, 2040, 2042, 2044, 2046, 2048, 2050, 2052, 2054, 2056, 2058, 2060, 2062, 2064, 2066, 2068, 2070, 2072, 2074, 2076, 2078, 2080, 2082, 2084, 2086, 2088, 2090, 2092, 2094, 2096, 2098, 2100, 2102, 2104, 2106, 2108, 2110, 2112, 2114, 2116, 2118, 2120, 2122, 2124, 2126, 2128, 2130, 2132, 2134, 2136, 2138, 2140, 2142, 2144, 2146, 2148, 2150, 2152, 2154, 2156, 2158, 2160, 2162, 2164, 2166, 2168, 2170, 2172, 2174, 2176, 2178, 2180, 2182, 2184, 2186, 2188, 2190, 2192, 2194, 2196, 2198, 2200, 2202, 2204, 2206, 2208, 2210, 2212, 2214, 2216, 2218, 2220, 2222, 2224, 2226, 2228, 2230, 2232, 2234, 2236, 2238, 2240, 2242, 2244, 2246, 2248, 2250, 2252, 2254, 2256, 2258, 2260, 2262, 2264, 2266, 2268, 2270, 2272, 2274, 2276, 2278, 2280, 2282, 2284, 2286, 2288, 2290, 2292, 2294, 2296, 2298, 2300, 2302, 2304, 2306, 2308, 2310, 2312, 2314, 2316, 2318, 2320, 2322, 2324, 2326, 2328, 2330, 2332, 2334, 2336, 2338, 2340, 2342, 2344, 2346, 2348, 2350, 2352, 2354, 2356, 2358, 2360, 2362, 2364, 2366, 2368, 2370, 2372, 2374, 2376, 2378, 2380, 2382, 2384, 2386, 2388, 2390, 2392, 2394, 2396, 2398, 2400, 2402, 2404, 2406, 2408, 2410, 2412, 2414, 2416, 2418, 2420, 2422, 2424, 2426, 2428, 2430, 2432, 2434, 2436, 2438, 2440, 2442, 2444, 2446, 2448, 2450, 2452, 2454, 2456, 2458, 2460, 2462, 2464, 2466, 2468, 2470, 2472, 2474, 2476, 2478, 2480, 2482, 2484, 2486, 2488, 2490, 2492, 2494, 2496, 2498, 2500, 2502, 2504, 2506, 2508, 2510, 2512, 2514, 2516, 2518, 2520, 2522, 2524, 2526, 2528, 2530, 2532, 2534, 2536, 2538, 2540, 2542, 2544, 2546, 2548, 2550, 2552, 2554, 2556, 2558, 2560, 2562, 2564, 2566, 2568, 2570, 2572, 2574, 2576, 2578, 2580, 2582, 2584, 2586, 2588, 2590, 2592, 2594, 2596, 2598, 2600, 2602, 2604, 2606, 2608, 2610, 2612, 2614, 2616, 2618, 2620, 2622, 2624, 2626, 2628, 2630, 2632, 2634, 2636, 2638, 2640, 2642, 2644, 2646, 2648, 2650, 2652, 2654, 2656, 2658, 2660, 2662, 2664, 2666, 2668, 2670, 2672, 2674, 2676, 2678, 2680, 2682, 2684, 2686, 2688, 2690, 2692, 2694, 2696, 2698, 2700, 2702, 2704, 2706, 2708, 2710, 2712, 2714, 2716, 2718, 2720, 2722, 2724, 2726, 2728, 2730, 2732, 2734, 2736, 2738, 2740, 2742, 2744, 2746, 2748, 2750, 2752, 2754, 2756, 2758, 2760, 2762, 2764, 2766, 2768, 2770, 2772, 2774, 2776, 2778, 2780, 2782, 2784, 2786, 2788, 2790, 2792, 2794, 2796, 2798, 2800, 2802, 2804, 2806, 2808, 2810, 2812, 2814, 2816, 2818, 2820, 2822, 2824, 2826, 2828, 2830, 2832, 2834, 2836, 2838, 2840, 2842, 2844, 2846, 2848, 2850, 2852, 2854, 2856, 2858, 2860, 2862, 2864, 2866, 2868, 2870, 2872, 2874, 2876, 2878, 2880, 2882, 2884, 2886, 2888, 2890, 2892, 2894, 2896, 2898, 2900, 2902, 2904, 2906, 2908, 2910, 2912, 2914, 2916, 2918, 2920, 2922, 2924, 2926, 2928, 2930, 2932, 2934, 2936, 2938, 2940, 2942, 2944, 2946, 2948, 2950, 2952, 2954, 2956, 2958, 2960, 2962, 2964, 2966, 2968, 2970, 2972, 2974, 2976, 2978, 2980, 2982, 2984, 2986, 2988, 2990, 2992, 2994, 2996, 2998, 3000, 3002, 3004, 3006, 3008, 3010, 3012, 3014, 3016, 3018, 3020, 3022, 3024, 3026, 3028, 3030, 3032, 3034, 3036, 3038, 3040, 3042, 3044, 3046, 3048, 3050, 3052, 3054, 3056, 3058, 3060, 3062, 3064, 3066, 3068, 3070, 3072, 3074, 3076, 3078, 3080, 3082, 3084, 3086, 3088, 3090, 3092, 3094, 3096, 3098, 3100, 3102, 3104, 3106, 3108, 3110, 3112, 3114, 3116, 3118, 3120, 3122, 3124, 3126, 3128, 3130, 3132, 3134, 3136, 3138, 3140, 3142, 3144, 3146, 3148, 3150, 3152, 3154, 3156, 3158, 3160, 3162, 3164, 3166, 3168, 3170, 3172, 3174, 3176, 3178, 3180, 3182, 3184, 3186, 3188, 3190, 3192, 3194, 3196, 3198, 3200, 3202, 3204, 3206, 3208, 3210, 3212, 3214, 3216, 3218, 3220, 3222, 3224, 3226, 3228, 3230, 3232, 3234, 3236, 3238, 3240, 3242, 3244, 3246, 3248, 3250, 3252, 3254, 3256, 3258, 3260, 3262, 3264, 3266, 3268, 3270, 3272, 3274, 3276, 3278, 3280, 3282,

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LEGAT (R) CALIF. REQUESTED IN DETAIL OF COLLIER PROSECUTOR, RE SAID, JUNE 11, 1968, RECORDED IN THE RUC OFFICE FOR 2004 AND COUNTY IN SAID ROOM 2004B, AT PAGE 200.

MODEL OF WAT. EXAMINED TO 30.00 INCHES, BELL DATA BY ASSOCIATED, ELEC. 72-460, CONSTRUCTION OF THE SUBJECT, 3. 0100 RECORDED IN FIELD BOOK CONTINUED, AT PAGE. 718

MEASURING CONTAINERS SET. 0.01 IN. DIALS AND MEASUREMENTS (LAW) JOHN. TESTING. PARADOXES RECORDED IN FIELD BOOK 0.433. PAGE 50, FIELD BOOK 0.433. PAGE 50, AND FIELD BOOK 0.433. PAGE 50.

EXAMINER GRANTED TO JAS. FINE, LLC BY CHARTERED RESOURCES, INC. FOR A STORM WATER MODEL OF WAT. EXAMINED TO 30.00 INCHES, BELL DATA BY ASSOCIATED, ELEC. 72-460, CONSTRUCTION OF THE SUBJECT, 3. 0100 RECORDED IN FIELD BOOK CONTINUED, AT PAGE. 718

THESE OF THE TIEZED CORRESPONDENCE TO ADJUSTMENT RECORDED IN FIELD BOOK 3.401. PAGE

DECLARATION OF CONFLICT OF INTEREST: The authors declare that they have no conflict of interest.

DEED TO SALLY LANE FROM GRANT/RENEE AND DAVID L. LANE, LLC AND MARGARET R. LANE TO DAVID L. LANE AND GRANT/RENEE AND DAVID L. LANE, LLC AND MARGARET R. LANE, LLC OF COLUMBIA COUNTY DATED MAY 1, 2002 AND RECORDED IN THE BOOK AND PAGE NO. 8-463 AT PAGE 164.

TABLE 1. THE NUMBER OF POINTS DEDUCTED TO STATES BY NON-RESIDENTS FOR ALL STATES FOR THE YEARS 1970, 1971, 1972, AND 1973. THE DATA FOR 1970, 1971, AND 1972 ARE FROM THE BUREAU OF ECONOMIC ANALYSIS, 1974, AND FOR 1973 ARE FROM THE BUREAU OF ECONOMIC ANALYSIS, 1975. THE DATA FOR 1970, 1971, AND 1972 ARE FROM THE BUREAU OF ECONOMIC ANALYSIS, 1974, AND FOR 1973 ARE FROM THE BUREAU OF ECONOMIC ANALYSIS, 1975.

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ADDRESS LOT AREA PROVIDED = 42,000 S.F.
 MINIMUM LOT WIDTH PROVIDED = 72.00'
 MINIMUM LOT AREA PROVIDED = 96,444 S.F.
 WIDTH OF RIGHT-OF-WAY = 65'
 LENGTH OF RIGHT-OF-WAY = 96.71'
 AREA OF STREET FRONT OF LOT = 1.19 ACRES

[illegible]

RECORDED & INDEXED
JUL 25 2003
FBI - NEW YORK
S/C INVESTIGATIVE UNIT 3042 (RM 1134)

11

2. POLYMER SURFAC: IS BASED ON EXISTING PHYSICAL EVIDENCE AND EXISTING CONDITIONS OBSERVED ON THE DATE OF THE SURVEY.

AND ON FRONT OF SAID HOT BEDDED.
4 THIS SAFETY WAS FURNISHED WITHOUT THE KNIGHT OF A TELL EXAMINATION BY SAID ATTORNEY.
5 THIS PROPERTY IS JOINED "C" F. EXHIBIT AS NOTED
6 MR. - WHELAN
7 BY - JOHN ON FOURTH
8 BY - JOHN ON FIFTH

6. LOCATIONS OF UNDERGROUND UTILITIES NOT SHOWN ARE UNKNOWN.
7. ADDITIONAL POWER POLES, AIR WIRING AND POWER LINES MAY BE LOCATED TO EXIST.

66-5

RY LINE (5-10-2007)

2007
2007

LO 4
50.00 ± 0.5 ft.
1.15 OCT 1988

0.14 AC ADJACENT BY
NAD 83 100' UIC
MET. OR 138.71' POL. 47°49'

120.82
S 40°31' W

75 SAN JOSE ST 400 E KANSAS
 66103 505-2-3771 255-8
 66103 505-2-1761 432-481

DAVIDSON
SPAINBERRY INDUSTRIES, LLC
c/o Mr. DAVID JEN

6662 PHILLIPS PLACE CT
CHANDLER, NC 28015
FAX (803) 788-5444



	LINE	DATE
L1	25-11-11	49.10
L2	26-11-11	116.82
L3	26-12-11	10.32
L4	26-12-11	63.02
L5	26-12-11	63.61
L6	26-12-11	42.81
L7	26-12-11	53.36
L8	26-12-11	34.96
L9	26-12-11	48.61
L10	26-12-11	23.81
L11	26-12-11	20.20
L12	26-12-11	42.51

GAME LINE				
CLARK	LENNON	RAMOS	DE LA	OSCAR
C1	2:05.68	3:17.07	4:51.71	2:44.53
C2	2:12.88	3:03.00	4:46.19	2:51.13
C3	4:13.48	3:12.09	5:02.21	3:07.18
C4	4:18.88	3:12.09	5:02.21	3:11.18
C5	8:58	3:01.00	5:12.25	3.50
C6	2:41.78	3:04.09	2:20.14	2.50
C7	1:14.08	2:29.20	2:42.48	1:14.45
				5:17.50

Property to
be annexed

SLE & G COMPANY
TMS / 25705-07-14

S.C.E. & G. 1994
MS 1 2505-07-

N/F
S.C.E. & G. COMPANY
RMS # 25705-07

Rothschild Corp., South Carolina
Approved for forwarding
the application 5D-07-1
Dickson
Land
Kerr & Associates, AICP Engraved Seal



We Are Columbia

MEETING DATE: January 15, 2019

DEPARTMENT: Planning and Development Services

FROM: *Krista Hampton, Director*

SUBJECT: ANNEXATION, COMPREHENSIVE PLAN MAP
AMENDMENT, AND ZONING MAP AMENDMENT CASE
SUMMARY - 908 Oakland Avenue; TMS# 11707-06-13

PURPOSE: Council District: 1

Proposal: Request to annex, assign land use classification of Urban Edge Residential Small Lot (UER-1) and assign zoning of Single-Family Residential District (RS-3). The property is currently classified as Mixed Residential High Density and zoned Residential Single-Family High Density (RS-HD) by Richland County.

Applicant: Armondo Donald Balthrope

Staff Recommendation: Approval

PC Recommendation: 12/03/2018; Approval (7-0)

FINANCIAL IMPACT:

ATTACHMENTS:

- **#a:** ANNEX-2018-0020_Oakland-908 (PDF)
- **#b:** 2019-007 annex-incorporate 908 Oakland (PDF)



CITY COUNCIL

January 15, 2019 at 6:00pm

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

ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY 908 Oakland Avenue; TMS# 11707-06-13

Council District: 1

Proposal: Request to annex, assign land use classification of Urban Edge Residential Small Lot (UER-1) and assign zoning of Single-Family Residential District (RS-3). The property is currently classified as Mixed Residential High Density and zoned Residential Single-Family High Density (RS-HD) by Richland County.

Applicant: Armondo Donald Balthrope

Staff Recommendation: Approval

PC Recommendation: 12/03/2018; Approval (7-0)

ZPH, 1st Reading: 01/15/2019; Pending

2nd Reading: 02/05/2019; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 0.51 acres
Current Use: Single Family Residential
Proposed Use: Single Family Residential
Reason for Annexation: Municipal Services
Urban Service Area: Secondary Area
Current Richland County Land Use: Mixed Residential High Density
Proposed Land Use Classification: Urban Edge Residential Small Lot (UER-1)
Current Richland County Zoning: RS-HD
Proposed Zoning: Single-Family Residential District (RS-3)
Census Tract: 106

DETERMINATION FOR CITY SERVICES

The following determination is an estimate of the benefits and costs associated with the annexation of the subject property.

Police

We find that the proposed annexation may result in an increased number of calls for services and will cost the CPD approximately **\$600** annually to provide service for this single family residence based upon current calls for service in nearby residential areas within the City of Columbia.

Fire

The proposed annexation **will not result in additional costs or impact services** being provided by this department. Annexation would lower the ISO rating of this property to a Class 1 from a Class 2.

Solid Waste

The cost associated with solid waste service for this property is **\$187.00** annually per household.

Engineering

Because water and sewer lines currently exist in this area, the Utilities and Engineering Division **will not incur any costs** associated with this annexation.

Water Customer Care

Annexation will result in an approximately **40% reduction** in water and sewer service rates for the property.

Planning & Development Services

We recommend annexation of this property. This property is an existing single family residence and is within a secondary area as designated in the Urban Service Area plan. Based upon the current value of this property, **the annual real estate tax revenue generated will be approximately \$25.**

* Estimated City Tax Revenue is based on 2018 millage for real property and calculated as: (((Tax Value*Tax Rate)*City Millage Rate (.0981))-(Tax Value*Local Option Sales Tax Rebate (.002142))).

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject parcel is in a “Secondary Area” as identified in the Urban Service Area Map

Principles and Goals of the Urban Service Area

The Urban Service Area identifies those areas the City of Columbia wishes to provide with urban services. Primary emphasis will be given to annexing developed areas adjoining the City limits and “islands” of unincorporated territory surrounded by the City. Primary, secondary, and long-range annexation priorities for specific areas may be identified. Secondary areas may include higher value properties which assist the City in achieving a more balanced economic base.

Secondary areas are those areas where the City determines it logical or advantageous to provide services, but where all services and/or the condition of existing infrastructure may not be at optimal levels for annexation at this time. For instance, it may be that the property is outside of the generally accepted fire response area, or the storm drainage and/or road system is substandard. Annexation in these areas may occur, but a more detailed analysis will be needed to determine the possible impact on revenue. As is stated in the policy, these areas may include “higher value” properties that would prove beneficial to revenues.

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

The proposed future land use classification for the subject property is Urban Edge Residential Small Lot (UER-1); the property is currently classified as Mixed Residential High Density by Richland County.

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.

Primary Types:

- Single-family Detached

Tertiary Types:

- Single-family Attached
- Two-family

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

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

The subject property is located within the study area of the *Walkable 29203 Pedestrian Master Plan* (2017). The Plan does not make specific pedestrian network infrastructure recommendations for Oakland Avenue, however it does make broader recommendations for the planning area. Within the North Main area (which is across the street from this property), the plan recommends improving the streetscapes to make them more inviting and pedestrian-friendly by increasing a sense of community and safety.

PROPOSED ZONING DISTRICT SUMMARY

The parcel is currently zoned RS-HD by Richland County. Surrounding parcels within the City of Columbia are currently zoned Single-Family Residential District (RS-3) to the South, East and West. Surrounding parcels in unincorporated Richland County are currently zoned RS-HD to the North.

The proposed City of Columbia zoning district is Single-Family Residential District (RS-3).

Single-Family Residential District (RS-3)

The RS-1, RS-1A, RS-1B, RS-2 and RS-3 districts are intended as single-family residential areas with detached units with low to medium population densities. Use regulations for the single-family districts are identical, but contain varying classes of lot width and lot area, and these dimensional differences are intended to be preserved. Certain structures and uses required to serve governmental, educational, religious, noncommercial recreational, and other needs of those areas are permitted outright within such districts or are permissible as special exceptions subject to restrictions and requirements intended to preserve and protect the single-family residential character of the district.

STAFF RECOMMENDATION

Staff recommends City Council annex the property, assign future land use classification of Urban Edge Residential Small Lot (UER-1) and assign zoning of Single-Family Residential District (RS-3) at the time of annexation.



Future Land Use Map

908 Oakland Avenue, TMS# 11707-06-13;
Current FLU: Mixed Residential High Density, Proposed FLU: UER-1

14.a

Department of Planning &
Development Services

Legend



- UCMR-1 - Urban Core Mixed Residential-1
- UCMR-2 - Urban Core Mixed Residential-2
- UEMR - Urban Edge Mixed Residential
- 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
- UEAC-1 Urban Edge Community Activity Center
- UCAC-3 Urban Core Regional 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
- SD-1 - Sports/Amusement District
- SD-2 - Civic/Institutional Districts
- SD-3 - Central Business District
- SD-4 - Riverbanks Zoo and Garden
- SD-5 - Universities/Colleges
- SD-6 - Fort Jackson



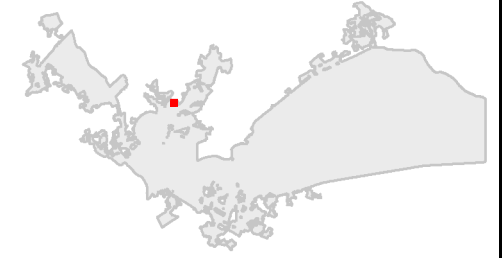
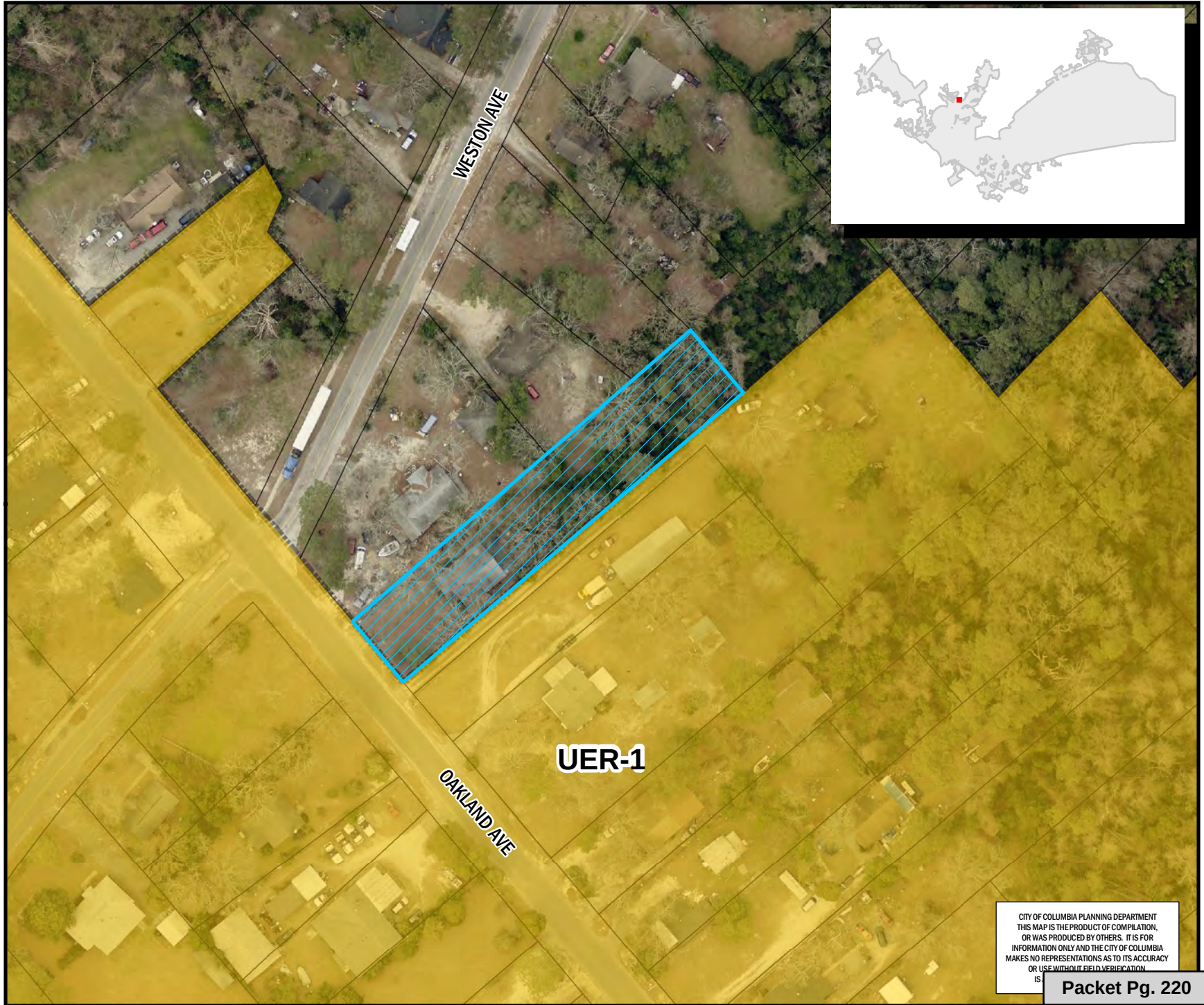
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ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
October 16, 2018



We Are Columbia



CITY OF COLUMBIA PLANNING DEPARTMENT
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OR USE WITHOUT FIELD VERIFICATION.

Packet Pg. 220

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

Department of Planning &
Development Services

908 Oakland Avenue, TMS# 11707-06-13;
Current Richland Co. Zoning: RS-HD, Proposed Zoning: RS-3

14.a

Legend

PARCELS

D-1	C-1
RS-1	C-2
RS-1A	C-3
RS-1B	C-3A
RS-2	C-4
RS-3	C-5
RD	M-1
RD-2	M-2
RG-1	PUD-C
RG-1A	PUD-LS
RG-2	PUD-LS-E
RG-3	PUD-LS-R
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MX-1	OUT OF CITY
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ORIGINAL PREPARATION/DATE:
This map was prepared by:

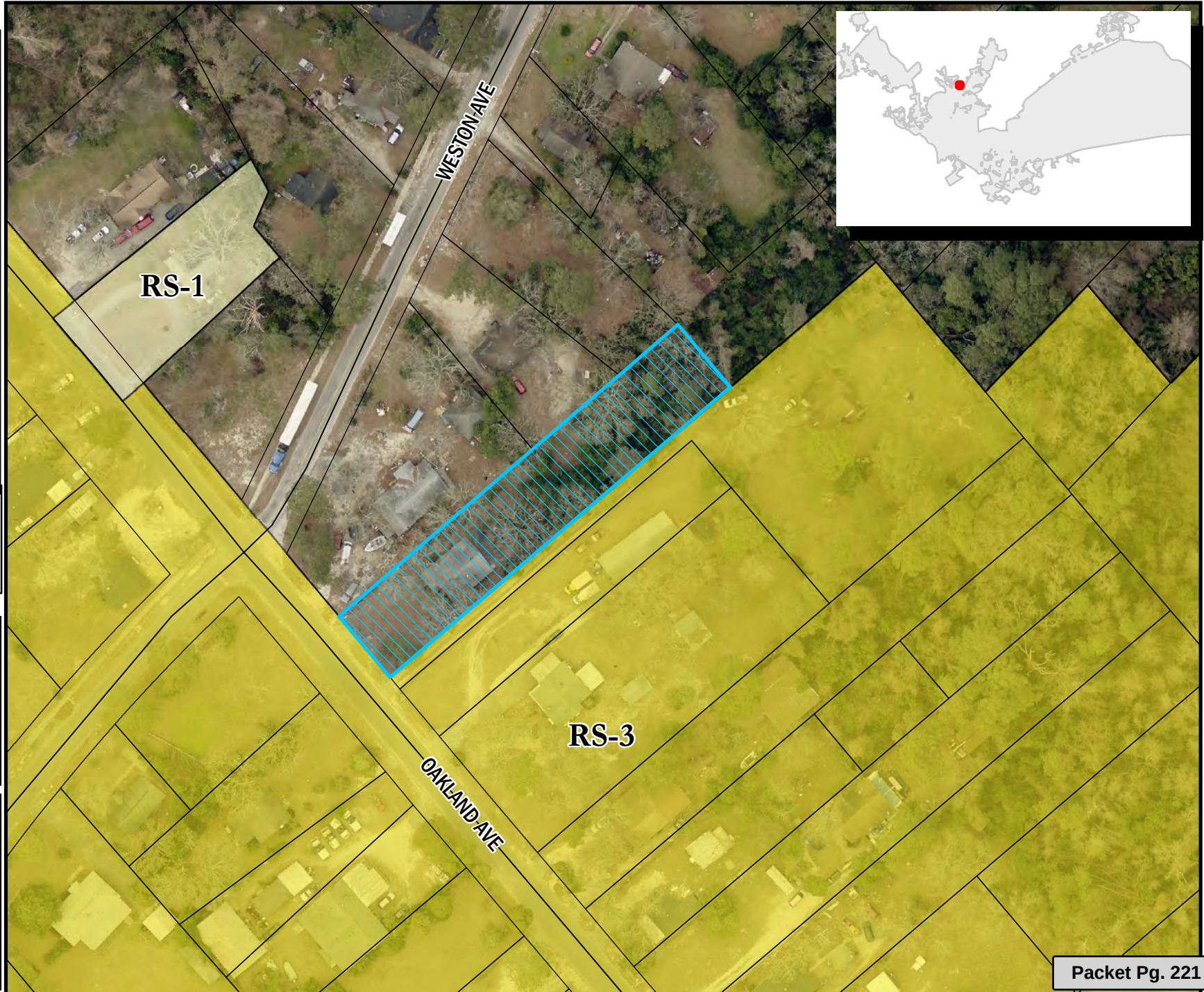
Shane Shaughnessy
October 16, 2018

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We Are Columbia



Packet Pg. 221

ORDINANCE NO.: 2019-007

*Annexing and Incorporating 908 Oakland Avenue, Richland County TMS #11707-06-13
into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by
Ordinance No.: 2015-014 on February 17, 2015*

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 Ann. Sec. 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 the City of Columbia Comprehensive Plan 2018 by Ordinance No.: 2008-085 on October 1, 2008, and amended from time to time, in accordance with South Carolina Comprehensive Planning Act of 1994 (Title 6, Chapter 29 of the SC Code) and heard public comments on this amendment; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this ____ day of _____, 2019, that the property described herein is hereby annexed to, incorporated into Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015, and becomes a part of the City of Columbia effective immediately. This property shall be zoned Single-Family Residential District (RS-3), apportioned to City Council District 1, Census Tract 106, contains 0.51 acres, and shall be assigned a land use classification of Urban Edge Residential Small Lot (UER-1).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 11707-06-13

Also included in the territory hereby annexed are all contiguous portions of all public rights of way, streets and highways.

Requested by:

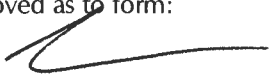
Assistant City Manager Gentry

Mayor

Approved by:

City Manager

Approved as to form:



City Attorney

ATTEST:

City Clerk

Introduced:

Final Reading:

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2019-007

All that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing 0.5 acres, more or less, and shown and designated as block 06, lot 13 on Richland County Tax Map 11707. Said parcel having such boundaries and measurements as are shown on said tax map.

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: October 23, 2018

RE: **Property Address:** 908 Oakland Avenue
Richland County TMS#: 11707-06-13
Owner(s): Armondo Donald Balthrope
Current Use: Residential
Proposed Use: Residential
Current County Land Use: Mixed Residential High Density
Proposed City Land Use: Urban Edge Residential Small Lot (UER-1)
Current County Zoning: Residential Single Family High Density (RS-HD)
Proposed City Zoning: Single Family Residential (RS-3)
Reason for Annexation: Municipal Services; Secondary Area
City Council District: 1
Census Tract: 106

The Planning & Development Services advises that the above referenced property has been offered for annexation. Attached, please find a map or drawing reflecting the property. You are directed to forward your comments and/or recommendations regarding the issue of whether to annex or not to Planning & Development Services. Planning & Development Services will compile your comments for City Council consideration.

Planning & Development Services staff will see to it that this matter is placed on the **December 3, 2018** Planning Commission's agenda. Planning & Development Services staff will notify the City Attorney of the Planning Commission's zoning recommendation by forwarding a copy of this form, completed, as soon as the Planning Commission has met.

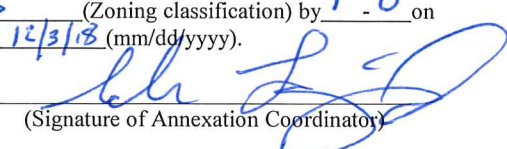
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Attachments

cc: Clint Shealy, Assistant City Manager Jeff Palen, Assistant City Manager/CFO Aubrey Jenkins, Fire Chief Joseph Jaco, Director, Utility Operations Robert Anderson, Public Works Director Krista Hampton, Planning & Development Services Lakesha Shannon, Business License Administrator Greg Williams, Deputy Business License Administrator Angela Adams, Customer Care Administrator Jerry Thompson, Building Official Michelle Brazell, Engineering Denny Daniels, Engineering Carolyn Wilson, Police Planning & Research Alfreda Tindal, Richland Co. 911 Addressing Coordinator	Missy Gentry, Assistant City Manager Teresa Knox, City Attorney William Holbrook, Police Chief Dana Higgins, Director, Engineering Jan Alonso, Finance Director Gloria Saaed, Community Development Director George Adams, Fire Marshal Rachel Bailey, Zoning Administrator Jacquelyn Richburg, Columbia-Richland 911 David Hatcher, Housing Official Richland County Solid Waste Collection John Fellows, Planning Administrator Tori Salvant, Dev. Center Administrator
---	---

Planning Commission Land Use Recommendation: UER-1 (Land Use classification) by 7-0 on 12/3/18 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: RS-3 (Zoning classification) by 7-0 on 12/3/18 (mm/dd/yyyy).


(Signature of Annexation Coordinator)



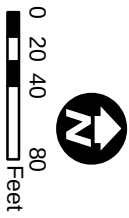
Future Land Use Map

Department of Planning & Development Services

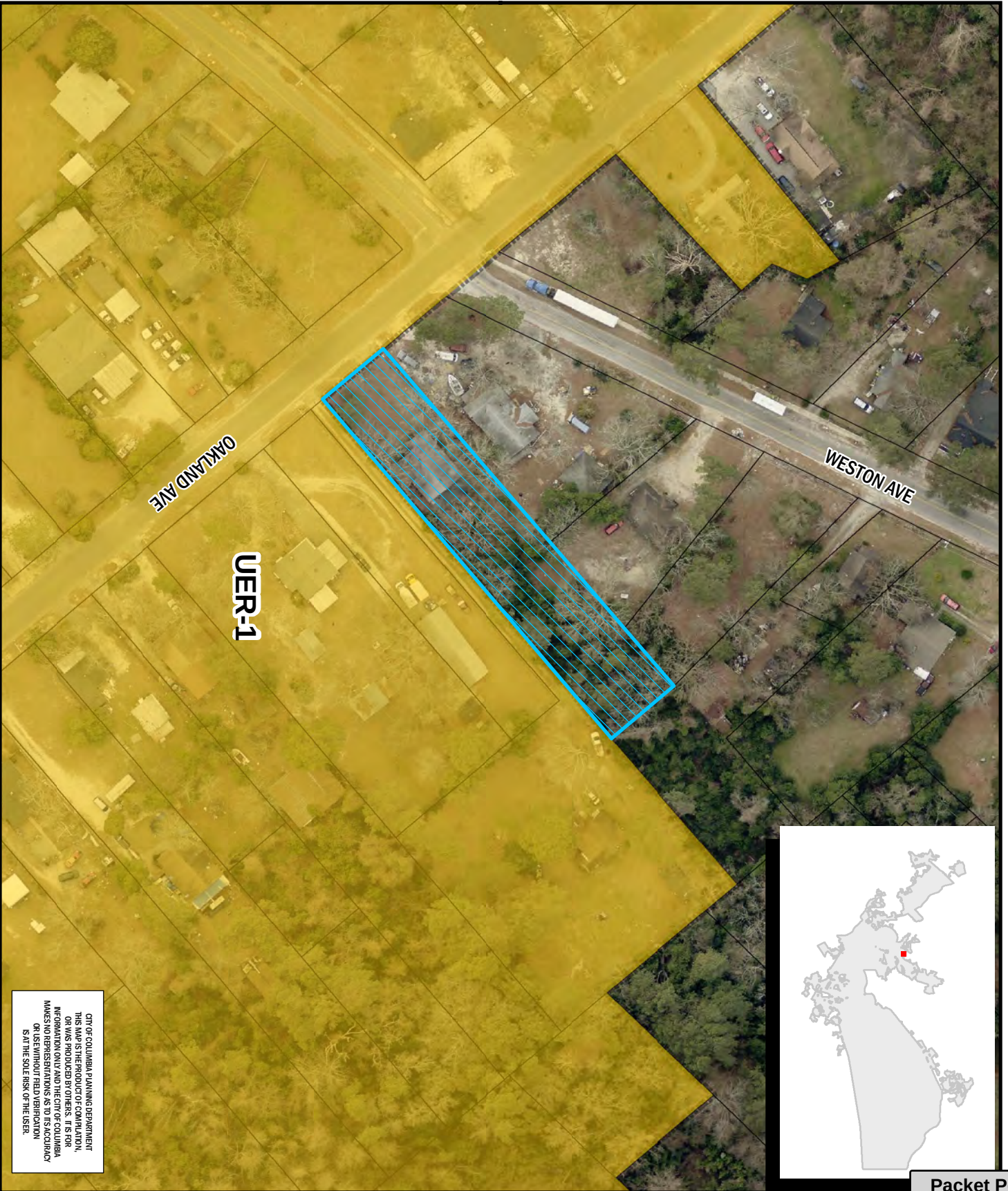
908 Oakland Avenue, TMS# 11707-06-13;
Current FLU: Mixed Residential High Density, Proposed FLU: UER-1

Legend
CITY LIMITS
PARCELS

- UCMR-1 - Urban Core Mixed Residential-1
- UCMR-2 - Urban Core Mixed Residential-2
- UEMR - Urban Edge Mixed Residential
- UEMF - Urban Edge Multi-Family
- UCR-1 - Urban Core Residential Small Lot
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- SP-6 - Fort Jackson



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Zoning Map

Department of Planning & Development Services

908 Oakland Avenue, TMS# 11707-06-13;
Current Richland Co. Zoning: RS-HD, Proposed Zoning: RS-3

Legend

PARCELS

- | | |
|-------|-------------|
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| RS-1 | C-2 |
| RS-1A | C-3 |
| RS-1B | C-3A |
| RS-2 | C-4 |
| RS-3 | C-5 |
| RD | M-1 |
| RD-2 | M-2 |
| RG-1 | PUD-C |
| RG-1A | PUD-LS |
| RG-2 | PUD-LS-E |
| RG-3 | PUD-LS-R |
| UTD | PUD-R |
| MX-1 | OUT OF CITY |
| MX-2 | |



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ORIGINAL PREPARATION/DATE:
This map was prepared by:

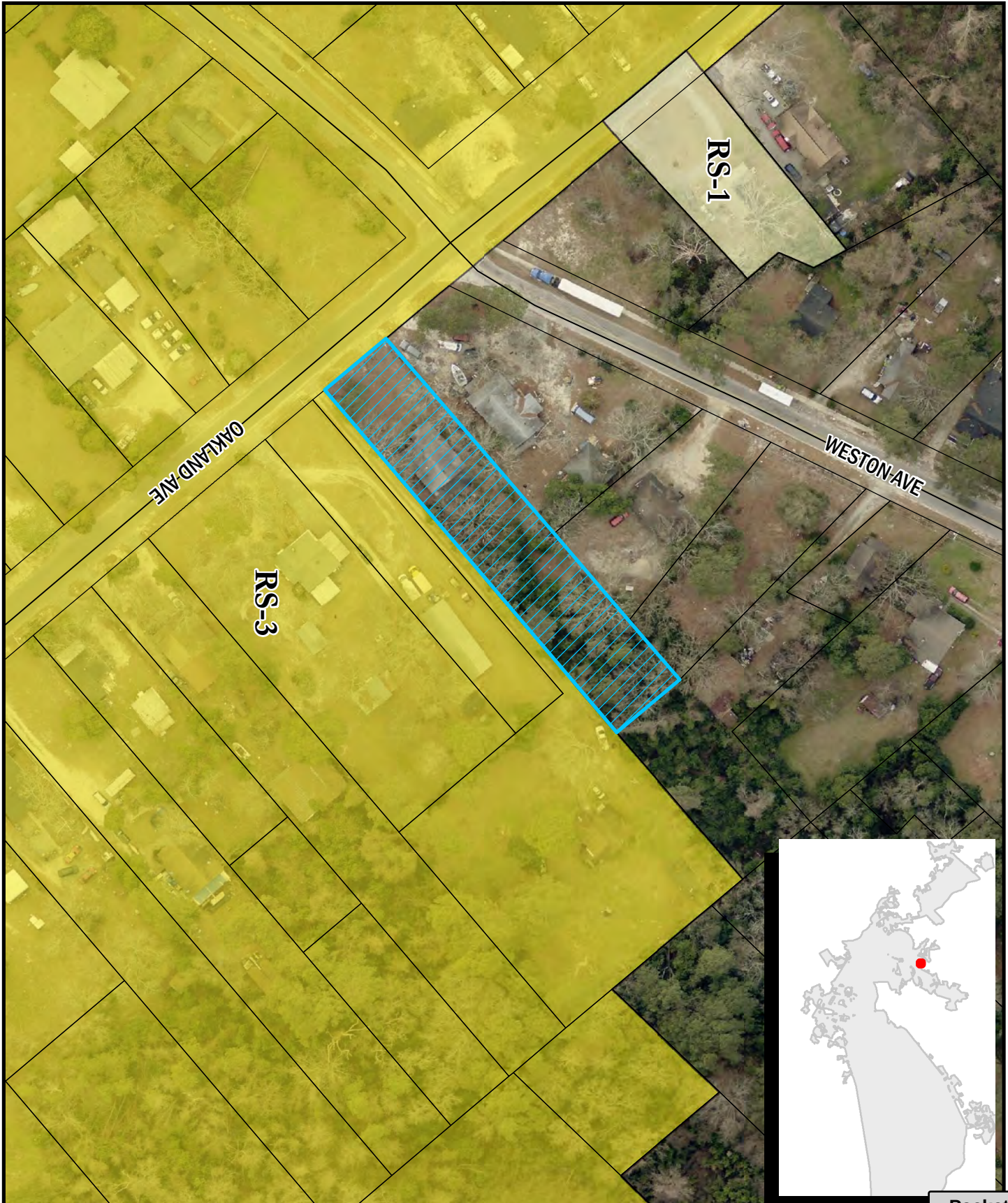
Shane Shaughnessy
October 16, 2018

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We Are Columbia



STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND) PETITION FOR ANNEXATION

The undersigned, being the owner(s) of the property described below hereby petition(s) the Mayor and City Council for annexation to the City of Columbia, South Carolina pursuant to S.C. Code Ann. Section 5-3-150, 1976, as amended.

Property Description: All that certain piece, parcel or lot of land, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing 0.5 acres, more or less, and shown and designated as block 06, lot 13 on Richland County Tax Map 11707. Said parcel having such boundaries and measurements as are shown on said tax map.

Richland County TMS: 11707-06-13

Property Addresses: 908 Oakland Avenue

BY:



Armondo Donald Balthrope

Date:

10-19-18



E 1,992,500

N 386,500

**Property to be annexed;
TMS# 11707-06-13**

NOTE: BLK. 1 LOTS 1-18; BLK. 7 LOTS 1-7; BLK. 8 LOTS 1-25; BLK. 9 LOTS 1-12; BLK. 10 LOTS 1,3 ANNEXED INTO CITY 5-6-92
BLK. 2 LOT 45 ANNEXED INTO CITY 8-23-00.
BLK. 2 LOT 43 ANNEXED INTO CITY 4-4-01.

REVISIONS

DATE FIELD CHECKED	DATE LAST REVISED
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KUCERA

Mentor, Ohio

LEGEND

RIGHT OF WAY
CITY LIMITS

BLACK DIVIDEND

50

PROPERTY TAX MAP

RICHLAND COUNTY

SOUTH CAROLINA



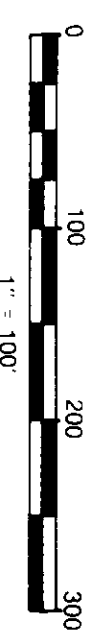
MAP KEY

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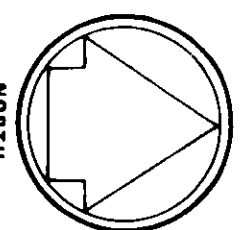
117-04	117-08	117-12
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117-02	117-06	117-0
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GRAPHIC SCALE



BE DRAWN TO SCALE



PROPERTY MAP
SHEET NO.

11707

DISTRICT

Packet Pg. 229



We Are Columbia

MEETING DATE: January 15, 2019

DEPARTMENT: Planning and Development Services

FROM: *Krista Hampton, Director*

SUBJECT: ANNEXATION, COMPREHENSIVE PLAN MAP
AMENDMENT, AND ZONING MAP AMENDMENT CASE
SUMMARY - 1124 S. Ott Road; TMS# 13703-05-08

PURPOSE: Council District: 3

Proposal: Request to annex, assign land use classification of Urban Core Residential Small Lot (UCR-1) and assign zoning of General Residential District (RG-1). The property is currently classified as Mixed Residential High Density and zoned Residential Multifamily Family Medium Density (RM-MD) by Richland County.

Applicant: Michael P. Scheele

Staff Recommendation: Approval

PC Recommendation: 12/03/2018; Approval (7-0)

FINANCIAL IMPACT:

ATTACHMENTS:

- **#a:** ANNEX-2018-0018-Ott1124 (PDF)
- **#b:** 2019-008 annex-incorporate 1124 S Ott (PDF)



CITY COUNCIL

January 15, 2019 at 6:00pm

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

ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY 1124 S. Ott Road; TMS# 13703-05-08

Council District: 3

Proposal: Request to annex, assign land use classification of Urban Core Residential Small Lot (UCR-1) and assign zoning of General Residential District (RG-1). The property is currently classified as Mixed Residential High Density and zoned Residential Multifamily Family Medium Density (RM-MD) by Richland County.

Applicant: Michael P. Scheele

Staff Recommendation: Approval

PC Recommendation: 12/03/2018; Approval (7-0)

ZPH, 1st Reading: 01/15/2019; Pending

2nd Reading: 02/05/2019; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 0.15 acres

Current Use: Residential

Proposed Use: Residential

Reason for Annexation: Municipal Services

Urban Service Area: Donut Hole

SC Aeronautics Overlay: The subject property is located within the SC Aeronautics Airport Vicinity Zone as it is in proximity to the Jim Hamilton-LB Owens Airport.

Current Richland County Land Use: Mixed Residential High Density

Proposed Land Use Classification: Urban Core Residential Small Lot (UCR-1)

Current Richland County Zoning: Residential Multifamily Medium Density

Proposed Zoning: General Residential District (RG-1)

Census Tract: 26.03

DETERMINATION FOR CITY SERVICES

The following determination is an estimate of the benefits and costs associated with the annexation of the subject property.

Police

We find that the proposed annexation may result in an increased number of calls for services and will cost the CPD approximately **\$500** annually to provide service for this single family residence based upon current calls for service in nearby residential areas within the City of Columbia.

Fire

The proposed annexation **will not result in additional costs or impact services** being provided by this department. Annexation would lower the ISO rating of this property to a Class 1 from a Class 2.

Solid Waste

The cost associated with solid waste service for this property is **\$187.00** annually per household.

Engineering

Because water and sewer lines currently exist in this area, the Utilities and Engineering Division **will not incur any costs** associated with this annexation.

Water Customer Care

Annexation will result in an approximately **40% reduction** in water and sewer service rates for the property.

Planning & Development Services

We recommend annexation of this property. This property is an existing single family residence and is within a “Donut Hole” as designated in the Urban Service Area plan. Based upon the current value of this property, **the annual real estate tax revenue generated will be approximately \$190.**

* Estimated City Tax Revenue is based on 2018 millage for real property and calculated as: (((Tax Value*Tax Rate)*City Millage Rate (.0981))-(Tax Value*Local Option Sales Tax Rebate (.002142))).

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject parcel is in a “Donut Hole” as identified in the Urban Service Area Map

Principles and Goals of the Urban Service Area

The Urban Service Area identifies those areas the City of Columbia wishes to provide with urban services. Primary emphasis will be given to annexing developed areas adjoining the City limits and “islands” of unincorporated territory surrounded by the City. Primary, secondary, and long-range annexation priorities for specific areas may be identified. Secondary areas may include higher value properties which assist the City in achieving a more balanced economic base.

Donut Holes are unincorporated areas that are completely surrounded by the City of Columbia and/or another municipality. These areas pose a number of challenges to the City that can be addressed through annexation. They can often cause inefficiencies in the delivery of services due to confusion about jurisdiction. Also, if the land is in a jurisdiction with a different approach to code enforcement, these areas can negatively impact the quality of life for adjacent City residents. Such inefficiencies and the costs to taxpayers are germane to City and County property both, which results in a greater impact to City residents since they pay City and County taxes.

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

The proposed future land use classification for the subject property is Urban Core Residential Small Lot (UCR-1); the property is currently classified as Mixed Residential High Density by Richland County.

Urban Core Residential Small Lot neighborhoods are common just outside the urban center; most were subdivided before 1950 and continue the grid or street network from the original planned portion of the City. This development type may represent existing neighborhoods and is also a development form appropriate for medium to large-scale redevelopments or infill sites. Traditional and contemporary architectural styles have a place in these neighborhoods. When infill development is designed, scale and orientation of existing structures on the block should act as design presets.

Primary Types:

- Single-family Detached

Secondary Types:

- Single-family Attached
- Two-family
- Three-family

Tertiary Types

- Multi-family Small
- Small Format Business/Employment (excl. Flex)
- Cemeteries & Mausoleums

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

The subject property is located within the study area of the *Rosewood Corridor & Neighborhood Plan* (2012). The Plan does not propose anything specific to the subject property (which was not located within City limits at the time of the plan). In general, the Plan discusses the need for walkability, improved/maintained tree canopy, and the possibility of adopting a residential design district within the residential core of Rosewood.

PROPOSED ZONING DISTRICT SUMMARY

The parcel is currently zoned RM-MD by Richland County. Surrounding parcels within the City of Columbia are currently zoned Light Industrial District (M-1) to the West and General Residential District (RG-1) to the South. Surrounding parcels in unincorporated Richland County are currently zoned RM-MD to the North and RM-HD to the East.

The proposed City of Columbia zoning district is General Residential District (RG-1).

General Residential District (RG-1)

The RG-1, RG-1A and RG-2 districts are intended as medium and high density residential areas permitting progressively higher population densities, characterized by single-family detached, two-family detached and multiple-family structures, and garden type apartments. Certain structures and uses required to serve governmental, educational, religious, noncommercial recreational, and other needs of the areas are permitted outright or are permissible as special exceptions subject to restrictions and requirements intended to preserve and protect the residential character of the districts.

STAFF RECOMMENDATION

Staff recommends City Council annex the property and assign future land use classification of Urban Core Residential Small Lot (UCR-1) and assign zoning of General Residential District (RG-1) at the time of annexation.



Future Land Use Map

Department of Planning & Development Services

1124 S. Ott Road, TMS# 13703-05-08;

15.a

Current FLU: Mixed Residential High Density, Proposed FLU: UCR-1

Legend



- UCMR-1 - Urban Core Mixed Residential-1
- UCMR-2 - Urban Core Mixed Residential-2
- UEMR - Urban Edge Mixed Residential
- 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
- UEAC-1 - Urban Edge Community Activity Center
- UCAC-3 - Urban Core Regional 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
- SD-1 - Sports/Amusement District
- SD-2 - Civic/Institutional Districts
- SD-3 - Central Business District
- SD-4 - Riverbanks Zoo and Garden
- SD-5 - Universities/Colleges
- SD-6 - Fort Jackson



0 20 40 80 Feet

ORIGINAL PREPARATION/DATE:

This map was prepared by:

Shane Shaughnessy
October 25, 2018



We Are Columbia



CITY OF COLUMBIA PLANNING DEPARTMENT
THIS MAP IS THE PRODUCT OF COMPILED,
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.

Packet Pg. 235

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

Department of Planning &
Development Services

1124 S. Ott Road, TMS# 13703-05-08;
Current Richland Co. Zoning: RM-MD, Proposed Zoning: RG-1

15.a

Legend

PARCELS

D-1	C-1
RS-1	C-2
RS-1A	C-3
RS-1B	C-3A
RS-2	C-4
RS-3	C-5
RD	M-1
RD-2	M-2
RG-1	PUD-C
RG-1A	PUD-LS
RG-2	PUD-LS-E
RG-3	PUD-LS-R
UTD	PUD-R
MX-1	OUT OF CITY
MX-2	



0 15 30 60
Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

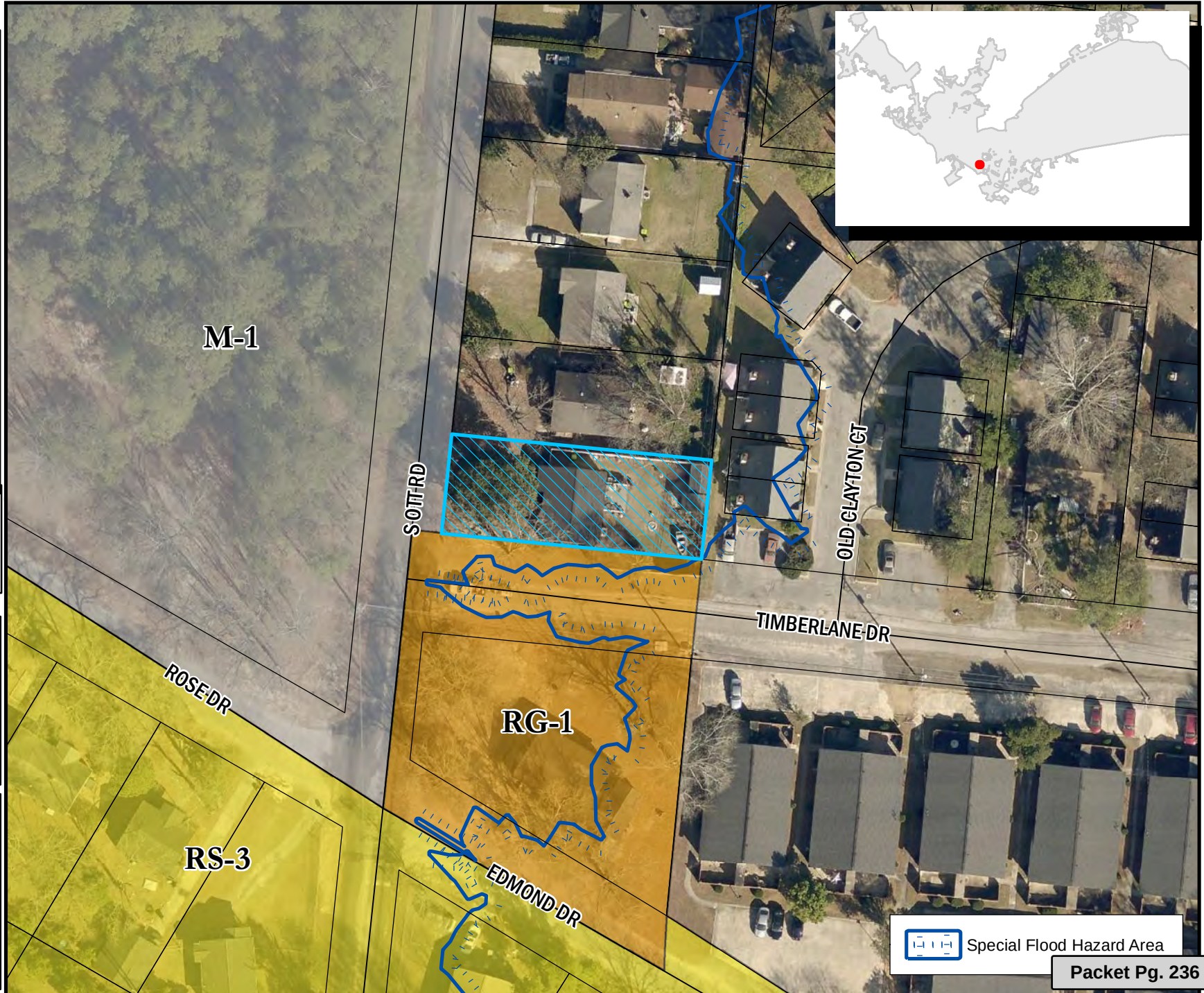
Shane Shaughnessy
October 25, 2018

DISCLAIMER:

The City of Columbia Department of Planning and Development Services data represented on this map or plan is the product of compilation, as 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.



We Are Columbia



Special Flood Hazard Area

Packet Pg. 236

ORDINANCE NO.: 2019-008

*Annexing and Incorporating 1124 South Ott Road, Richland County TMS #13703-05-08
into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by
Ordinance No.: 2015-014 on February 17, 2015*

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 Ann. Sec. 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 the City of Columbia Comprehensive Plan 2018 by Ordinance No.: 2008-085 on October 1, 2008, and amended from time to time, in accordance with South Carolina Comprehensive Planning Act of 1994 (Title 6, Chapter 29 of the SC Code) and heard public comments on this amendment; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this ____ day of _____, 2019, that the property described herein is hereby annexed to, incorporated into Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015, and becomes a part of the City of Columbia effective immediately. This property shall be zoned General Residential District (RG-1), apportioned to City Council District 3, Census Tract 26.03, contains 0.15 acres, and shall be assigned a land use classification of Urban Edge Residential Small Lot (UCR-1).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 13703-05-08

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 Gentry

Mayor

Approved by:

City Manager

Approved as to form:

ATTEST:



City Attorney

City Clerk

Introduced:

Final Reading:

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2019-008

All that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, being shown and delineated as Lot 8 (eight), Block "CG", containing 0.16 acre, on that certain plat for Heather Marie Craig prepared by Ben Whetstone Associates dated March 3, 2009 and recorded in the Office of the ROD for Richland County in Record Book 1502 at Page 1232 on March 11, 2009. Said plat is adopted and incorporated herein by reference for a more complete and accurate description; all measurements being a little more or less.

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: October 26, 2018

RE: **Property Address:** 1124 South Ott Road
Richland County TMS#: 13703-05-08
Owner(s): Michael P. Scheele
Current Use: Residential
Proposed Use: Residential
Current County Land Use: Mixed Residential High Density
Proposed City Land Use: Urban Core Residential Small Lot (UCR-1)
Current County Zoning: Residential Multifamily Medium Density (RM-MD)
Proposed City Zoning: General Residential (RG-1)
Reason for Annexation: Municipal Services; Donut Hole
City Council District: 3
Census Tract: 26.03

The Planning & Development Services advises that the above referenced property has been offered for annexation. Attached, please find a map or drawing reflecting the property. You are directed to forward your comments and/or recommendations regarding the issue of whether to annex or not to Planning & Development Services. Planning & Development Services will compile your comments for City Council consideration.

Planning & Development Services staff will see to it that this matter is placed on the **December 3, 2018** Planning Commission's agenda. Planning & Development Services staff will notify the City Attorney of the Planning Commission's zoning recommendation by forwarding a copy of this form, completed, as soon as the Planning Commission has met.

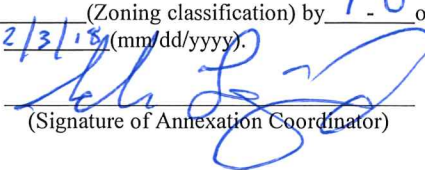
/atl

Attachments

cc:	Clint Shealy, Assistant City Manager Jeff Palen, Assistant City Manager/CFO Aubrey Jenkins, Fire Chief Joseph Jaco, Director, Utility Operations Robert Anderson, Public Works Director Krista Hampton, Planning & Development Services Lakesha Shannon, Business License Administrator Greg Williams, Deputy Business License Administrator Angela Adams, Customer Care Administrator Jerry Thompson, Building Official Michelle Brazell, Engineering Denny Daniels, Engineering Carolyn Wilson, Police Planning & Research Alfreda Tindal, Richland Co. 911 Addressing Coordinator	Missy Gentry, Assistant City Manager Teresa Knox, City Attorney William Holbrook, Police Chief Dana Higgins, Director, Engineering Jan Alonso, Finance Director Gloria Saaed, Community Development Director George Adams, Fire Marshal Rachel Bailey, Zoning Administrator Jacquelyn Richburg, Columbia-Richland 911 David Hatcher, Housing Official Richland County Solid Waste Collection John Fellows, Planning Administrator Tori Salvant, Dev. Center Administrator
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Planning Commission Land Use Recommendation: UCR-1 (Land Use classification) by 7-0 on 12/3/18 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: RG-1 (Zoning classification) by 7-0 on 12/3/18 (mm/dd/yyyy).


 (Signature of Annexation Coordinator)



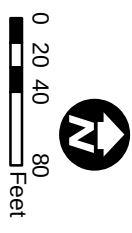
Future Land Use Map

Department of Planning & Development Services

1124 S. Ott Road, TMS# 13703-05-08;
Current FLU: Mixed Residential High Density, Proposed FLU: UC

Legend
CITY LIMITS
PARCELS

- UCMR-1 - Urban Core Mixed Residential-1
- UCMR-2 - Urban Core Mixed Residential-2
- UEMR - Urban Edge Mixed Residential
- UEMF - Urban Edge Multi-Family
- UCR-1 - Urban Core Residential Small Lot
- UCR-2 - Urban Core Residential Large Lot
- UEB-1 - Urban Edge Residential Small Lot
- UEB-2 - Urban Edge Residential Large Lot
- UCAC-1 - Urban Core Neighborhood Activity Center
- UCAC-2 - Urban Core Community Activity Center
- UEAC-1 - Urban Edge Community Activity Center
- UEAC-2 - Urban Edge Regional Activity Center
- UCAC-3 - Urban Core Regional Activity Center
- AC-1 - Neighborhood Activity Center
- AC-2 - Community Activity Center
- AC-3 - Regional Activity Center
- EC - Employment Campus
- ND - Industrial
- TU - Transportation & Utilities
- SP-1 - Sports/Amusement District
- SP-2 - Civic/Institutional Districts
- SP-3 - Central Business District
- SP-4 - Riverbanks Zoo and Garden
- SP-5 - Universities/Colleges
- SP-6 - Fort Jackson



ORIGINAL PREPARATION DATE:
This map was prepared by:
Shane Shaughnessy
October 25, 2018



We Are Columbia



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Zoning Map

Department of Planning & Development Services

1124 S. Ott Road, TMS# 13703-05-08;
Current Richland Co. Zoning: RM-MD, Proposed Zoning: R

Legend

PARCELS

- | | |
|-------|-------------|
| D-1 | C-1 |
| RS-1 | C-2 |
| RS-1A | C-3 |
| RS-1B | C-3A |
| RS-2 | C-4 |
| RS-3 | C-5 |
| RD | M-1 |
| RD-1 | M-2 |
| RD-2 | PUD-C |
| RD-3 | PUD-1S |
| RG-1 | PUD-1S-E |
| RG-2 | PUD-1S-R |
| RG-3 | PUD-R |
| UTD | OUT OF CITY |
| MX-1 | |
| MX-2 | |

0 15 30 60 Feet



ORIGINAL PREPARATION DATE:
This map was prepared by:

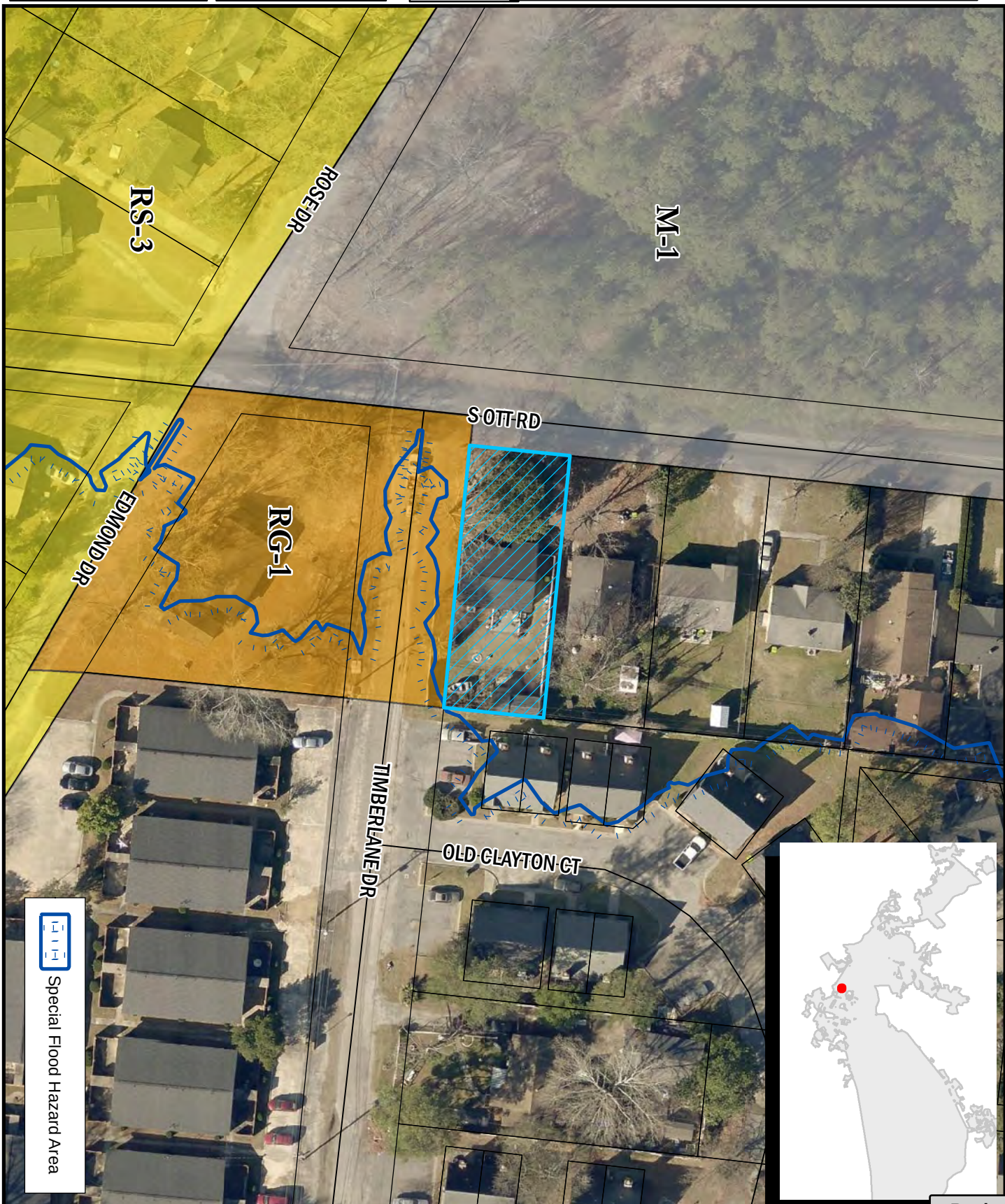
Shane Shaughnessy
October 25, 2018

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We Are Columbia



Special Flood Hazard Area

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND) PETITION FOR ANNEXATION

The undersigned, being the owner(s) of the property described below hereby petition(s) the Mayor and City Council for annexation to the City of Columbia, South Carolina pursuant to S.C. Code Ann. Section 5-3-150, 1976, as amended.

Property Description: All that certain piece, parcel or lot of land, together with improvements thereon, if any situate, lying and being located near the City of Columbia, in the County of Richland, State of South Carolina, being shown and delineated as Lot 8 (eight), Block "CG", containing 0.16 acre, on that certain plat for Heather Marie Craig prepared by Ben Whetstone Associates dated March 3, 2009 and recorded in the Office of the ROD for Richland County in Record Book 1502 at Page 132 on March 11, 2009. Said plat is adopted and incorporated herein by reference for a more complete and accurate description; all measurements being a little more or less.

Richland County TMS: 13703-05-08

Property Addresses: 1124 South Ott Road

BY: Michael P. Scheele Date: 17 Oct 18
Michael P. Scheele



Packet Pg. 244



We Are Columbia

MEETING DATE: January 15, 2019

DEPARTMENT: Planning and Development Services

FROM: *Krista Hampton, Director*

SUBJECT: ANNEXATION, COMPREHENSIVE PLAN MAP
AMENDMENT, AND ZONING MAP AMENDMENT CASE
SUMMARY - 1315 Basil Street; TMS# 16309-05-08

PURPOSE: Council District: 3

Proposal: Request to annex, assign land use classification of Urban Edge Residential Small Lot (UER-1) and assign zoning of Single-Family Residential District (RS-2). The property is currently classified as Economic Development Corridor and zoned Light Industrial (M-1) by Richland County.

Applicant: Mt. Sinai Southern United Church of Jesus Christ (Apostolic) formerly known as Mt. Sinai United Church of Jesus Christ Apostolic

Staff Recommendation: Approval

PC Recommendation: 12/03/2018; Approval (7-0)

FINANCIAL IMPACT:

ATTACHMENTS:

- **#a:** ANNEX-2018-0022_Basil-1315 (PDF)
- **#b:** 2019-006 annex-incorporate 1315 Basil (PDF)



CITY COUNCIL

January 15, 2019 at 6:00pm

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

ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY 1315 Basil Street; TMS# 16309-05-08

Council District:	3
Proposal:	Request to annex, assign land use classification of Urban Edge Residential Small Lot (UER-1) and assign zoning of Single-Family Residential District (RS-2). The property is currently classified as Economic Development Corridor and zoned Light Industrial (M-1) by Richland County.
Applicant:	Mt. Sinai Southern United Church of Jesus Christ (Apostolic) fka Mt. Sinai United Church of Jesus Christ Apostolic
Staff Recommendation:	Approval
PC Recommendation:	12/03/2018; Approval (7-0)
ZPH, 1 st Reading:	01/15/2019; Pending
2 nd Reading:	02/05/2019; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 0.48 acres
Current Use: Institutional
Proposed Use: Institutional
Reason for Annexation: Municipal Services
Urban Service Area: Secondary Area
Current Richland County Land Use: Economic Development Corridor
Proposed Land Use Classification: Urban Edge Residential Small Lot (UER-1)
Current Richland County Zoning: Light Industrial (M-1)
Proposed Zoning: Single-Family Residential District (RS-2)
Census Tract: 117.02

DETERMINATION FOR CITY SERVICES

The following determination is an estimate of the benefits and costs associated with the annexation of the subject property.

Police

We find that the proposed annexation may result in an increased number of calls for services and will cost the CPD approximately **\$1,200** annually to provide service for this church based upon current calls for service for similar properties nearby within the City of Columbia.

Fire

The proposed annexation **will not result in additional costs or impact services** being provided by this department. Annexation would lower the ISO rating of this property to a Class 1 from a Class 2.

Solid Waste

If the property utilizes roll cart service, the cost associated with solid waste service for this property would be **approximately \$155.00 annually**.

Engineering

Because water and sewer lines currently exist in this area, the Utilities and Engineering Division **will not incur any costs** associated with this annexation.

Water Customer Care

Annexation will result in an approximately **40% reduction** in water and sewer service rates for the property.

Planning & Development Services

We recommend annexation of this property. This property is an existing church and is within a secondary area as designated in the Urban Service Area plan. **As the property is tax exempt, there will be no anticipated real estate tax revenue generated.**

* Estimated City Tax Revenue is based on 2018 millage for real property and calculated as: (((Tax Value*Tax Rate)*City Millage Rate (.0981))-(Tax Value*Local Option Sales Tax Rebate (.002142))).

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject parcel is in a “Secondary Area” as identified in the Urban Service Area Map

Principles and Goals of the Urban Service Area

The Urban Service Area identifies those areas the City of Columbia wishes to provide with urban services. Primary emphasis will be given to annexing developed areas adjoining the City limits and “islands” of unincorporated territory surrounded by the City. Primary, secondary, and long-range annexation priorities for specific areas may be identified. Secondary areas may include higher value properties which assist the City in achieving a more balanced economic base.

Secondary areas are those areas where the City determines it logical or advantageous to provide services, but where all services and/or the condition of existing infrastructure may not be at optimal levels for annexation at this time. For instance, it may be that the property is outside of the generally accepted fire response area, or the storm drainage and/or road system is substandard. Annexation in these areas may occur, but a more detailed analysis will be needed to determine the possible impact on revenue. As is stated in the policy, these areas may include “higher value” properties that would prove beneficial to revenues.

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

The proposed future land use classification for the subject property is Urban Edge Residential Small Lot (UER-1); the property is currently classified as Economic Development Corridor by Richland County.

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.

Primary Types:

- Single-family Detached

Tertiary Types:

- Single-family Attached

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

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 adopted by the City of Columbia or Richland County.

PROPOSED ZONING DISTRICT SUMMARY

The parcel is currently zoned Light Industrial (M-1) by Richland County. Surrounding parcels within the City of Columbia are currently zoned Light Industrial District (M-1) to the West and South. Surrounding parcels in unincorporated Richland County are currently zoned M-1 to the North and East.

The proposed City of Columbia zoning district is Single-Family Residential District (RS-2).

Single-Family Residential District (RS-2)

The RS-1, RS-1A, RS-1B, RS-2 and RS-3 districts are intended as single-family residential areas with detached units with low to medium population densities. Use regulations for the single-family districts are identical, but contain varying classes of lot width and lot area, and these dimensional differences are intended to be preserved. Certain structures and uses required to serve governmental, educational, religious, noncommercial recreational, and other needs of those areas are permitted outright within such districts or are permissible as special exceptions subject to restrictions and requirements intended to preserve and protect the single-family residential character of the district.

STAFF RECOMMENDATION

Staff recommends City Council annex the property and assign future land use classification of Urban Edge Residential Small Lot (UER-1) and assign zoning of Single-Family Residential District (RS-2) at the time of annexation.



Future Land Use Map

Department of Planning & Development Services

1315 Basil Street, TMS# 16309-05-08;
Current FLU: Economic Development Corridor, Proposed FLU: UER-1

16.a

Legend



- UCMR-1 - Urban Core Mixed Residential-1
- UCMR-2 - Urban Core Mixed Residential-2
- UEMR - Urban Edge Mixed Residential
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- SD-3 - Central Business District
- SD-4 - Riverbanks Zoo and Garden
- SD-5 - Universities/Colleges
- SD-6 - Fort Jackson



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Feet

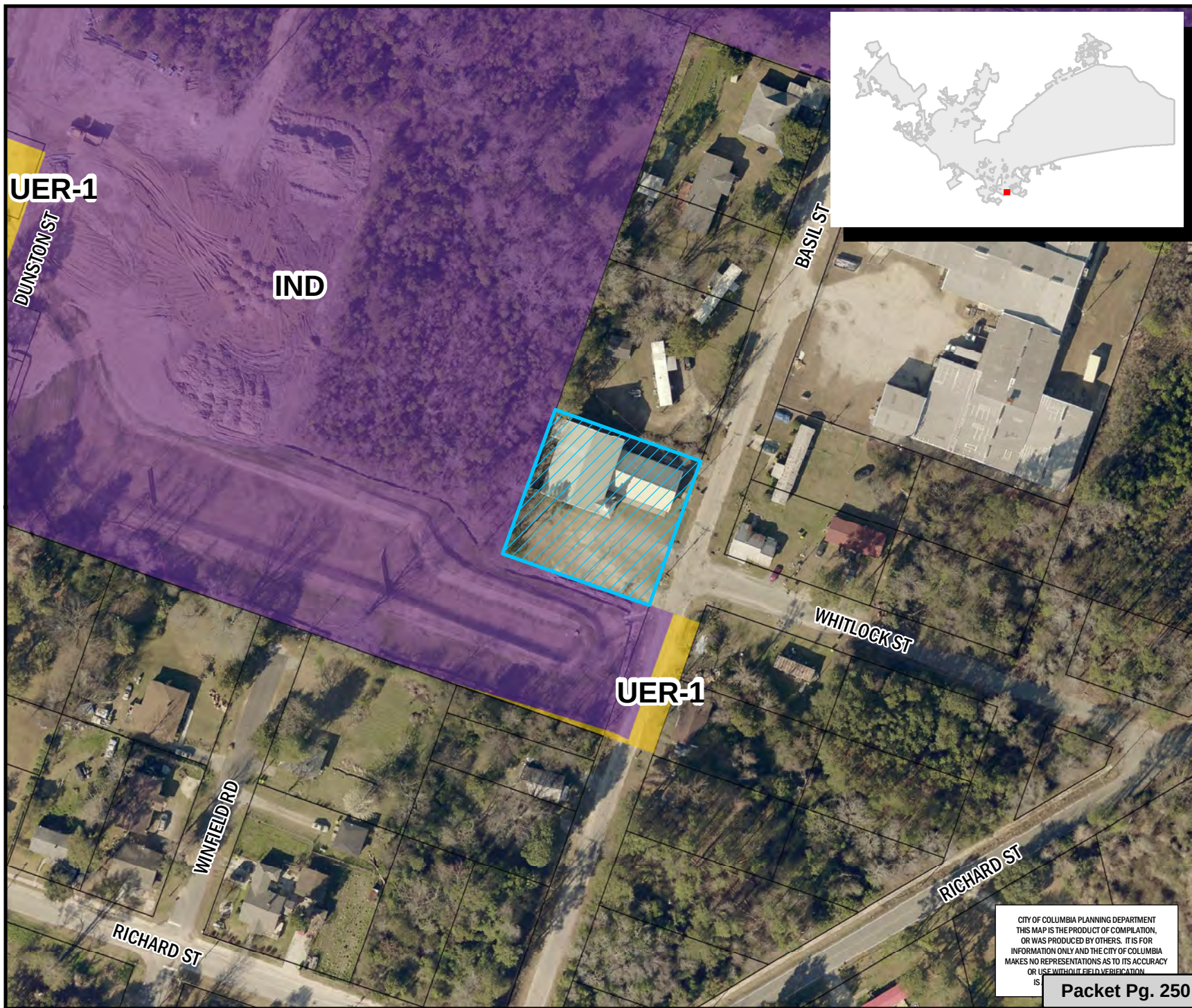
ORIGINAL PREPARATION/DATE:

This map was prepared by:

Shane Shaughnessy
November 15, 2018



We Are Columbia



CITY OF COLUMBIA PLANNING DEPARTMENT
THIS MAP IS THE PRODUCT OF COMPILATION,
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INFORMATION ONLY AND THE CITY OF COLUMBIA
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IS

Packet Pg. 250

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

Department of Planning &
Development Services

1315 Basil Street, TMS# 16309-05-08;
Current Richland Co. Zoning: M-1, Proposed Zoning: RS-2

Legend

PARCELS

D-1	C-1
RS-1	C-2
RS-1A	C-3
RS-1B	C-3A
RS-2	C-4
RS-3	C-5
RD	M-1
RD-2	M-2
RG-1	PUD-C
RG-1A	PUD-LS
RG-2	PUD-LS-E
RG-3	PUD-LS-R
UTD	PUD-R
MX-1	OUT OF CITY
MX-2	

0 30 60 120 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
November 15, 2018

DISCLAIMER:
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Special Flood Hazard Area

ORDINANCE NO.: 2019-006

*Annexing and Incorporating 1315 Basil Street, Richland County TMS #16309-05-08
into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by
Ordinance No.: 2015-014 on February 17, 2015*

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 Ann. Sec. 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 the City of Columbia Comprehensive Plan 2018 by Ordinance No.: 2008-085 on October 1, 2008, and amended from time to time, in accordance with South Carolina Comprehensive Planning Act of 1994 (Title 6, Chapter 29 of the SC Code) and heard public comments on this amendment; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this ___ day of _____, 2019, that the property described herein is hereby annexed to, incorporated into Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015, and becomes a part of the City of Columbia effective immediately. This property shall be zoned Single-Family Residential District (RS-2), apportioned to City Council District 3, Census Tract 117.02, contains 0.48 acres, and shall be assigned a land use classification of Urban Edge Residential Small Lot (UER-1).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 16309-05-08

Also included in the territory hereby annexed are all contiguous portions of all public rights of way, streets and highways.

Requested by:

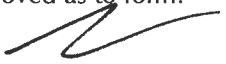
Assistant City Manager Gentry

Mayor

Approved by:

City Manager

Approved as to form:



City Attorney

ATTEST:

City Clerk

Introduced:

Final Reading:

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2019-006

All that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing 0.5 acres, more or less, and shown and designated as block 05, lot 08 on Richland County Tax Map 16309. Said parcel having such boundaries and measurements as are shown on said tax map.

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: November 16, 2018

RE: **Property Address:** 1315 Basil Street
Richland County TMS#: 16309-05-08
Owner(s): Mt. Sinai Southern United Church of Jesus Christ (Apostolic)
 fka Mt. Sinai United Church of Jesus Christ Apostolic
Current Use: Institutional
Proposed Use: Institutional
Current County Land Use: Economic Development Corridor
Proposed City Land Use: Urban Edge Residential Small Lot (UER-1)
Current County Zoning: Light Industrial (M-1)
Proposed City Zoning: Single Family Residential (RS-2)
Reason for Annexation: Municipal Services; Secondary Area
City Council District: 3
Census Tract: 117.02

The Planning & Development Services advises that the above referenced property has been offered for annexation. Attached, please find a map or drawing reflecting the property. You are directed to forward your comments and/or recommendations regarding the issue of whether to annex or not to Planning & Development Services. Planning & Development Services will compile your comments for City Council consideration.

Planning & Development Services staff will see to it that this matter is placed on the **December 3, 2018** Planning Commission's agenda. Planning & Development Services staff will notify the City Attorney of the Planning Commission's zoning recommendation by forwarding a copy of this form, completed, as soon as the Planning Commission has met.

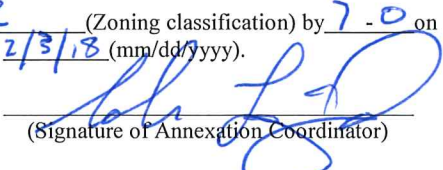
/atl

Attachments

cc: Clint Shealy, Assistant City Manager Jeff Palen, Assistant City Manager/CFO Aubrey Jenkins, Fire Chief Joseph Jaco, Director, Utility Operations Robert Anderson, Public Works Director Krista Hampton, Planning & Development Services Lakesha Shannon, Business License Administrator Greg Williams, Deputy Business License Administrator Angela Adams, Customer Care Administrator Jerry Thompson, Building Official Michelle Brazell, Engineering Denny Daniels, Engineering Carolyn Wilson, Police Planning & Research Alfreda Tindal, Richland Co. 911 Addressing Coordinator	Missy Gentry, Assistant City Manager Teresa Knox, City Attorney William Holbrook, Police Chief Dana Higgins, Director, Engineering Jan Alonso, Finance Director Gloria Saaed, Community Development Director George Adams, Fire Marshal Rachel Bailey, Zoning Administrator Jacquelyn Richburg, Columbia-Richland 911 David Hatcher, Housing Official Richland County Solid Waste Collection John Fellows, Planning Administrator Tori Salvant, Dev. Center Administrator
---	---

Planning Commission Land Use Recommendation: UER-1 (Land Use classification) by 7-0 on 12/3/18 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: RS-2 (Zoning classification) by 7-0 on 12/3/18 (mm/dd/yyyy).


 (Signature of Annexation Coordinator)



Future Land Use Map

Department of Planning & Development Services

1315 Basil Street, TMS# 16309-05-08;
Current FLU: Economic Development Corridor, Proposed FLU: UE

Legend

CITY LIMITS

PARCELS

UCMR-1: Urban Core Mixed Residential-1

UCMR-2: Urban Core Mixed Residential-2

UEMR: Urban Edge Mixed Residential

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

UEAC-1: Urban Edge Community Activity Center

UEAC-2: Urban Edge Regional Activity Center

UCAC-3: Urban Core Regional Activity Center

AC-1: Neighborhood Activity Corridor

AC-2: Community Activity Corridor

AC-3: Regional Activity Corridor

EC: Employment Campus

ND: Industrial

TU: Transportation & Utilities

SD-1: Sports/Amusement District

SD-2: Civic/Institutional Districts

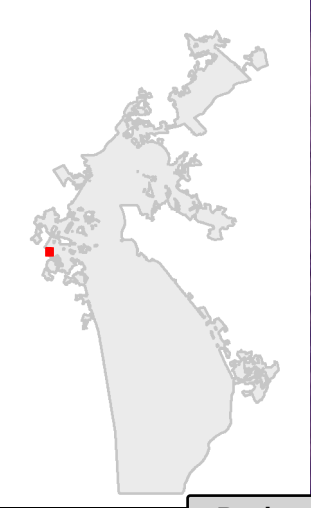
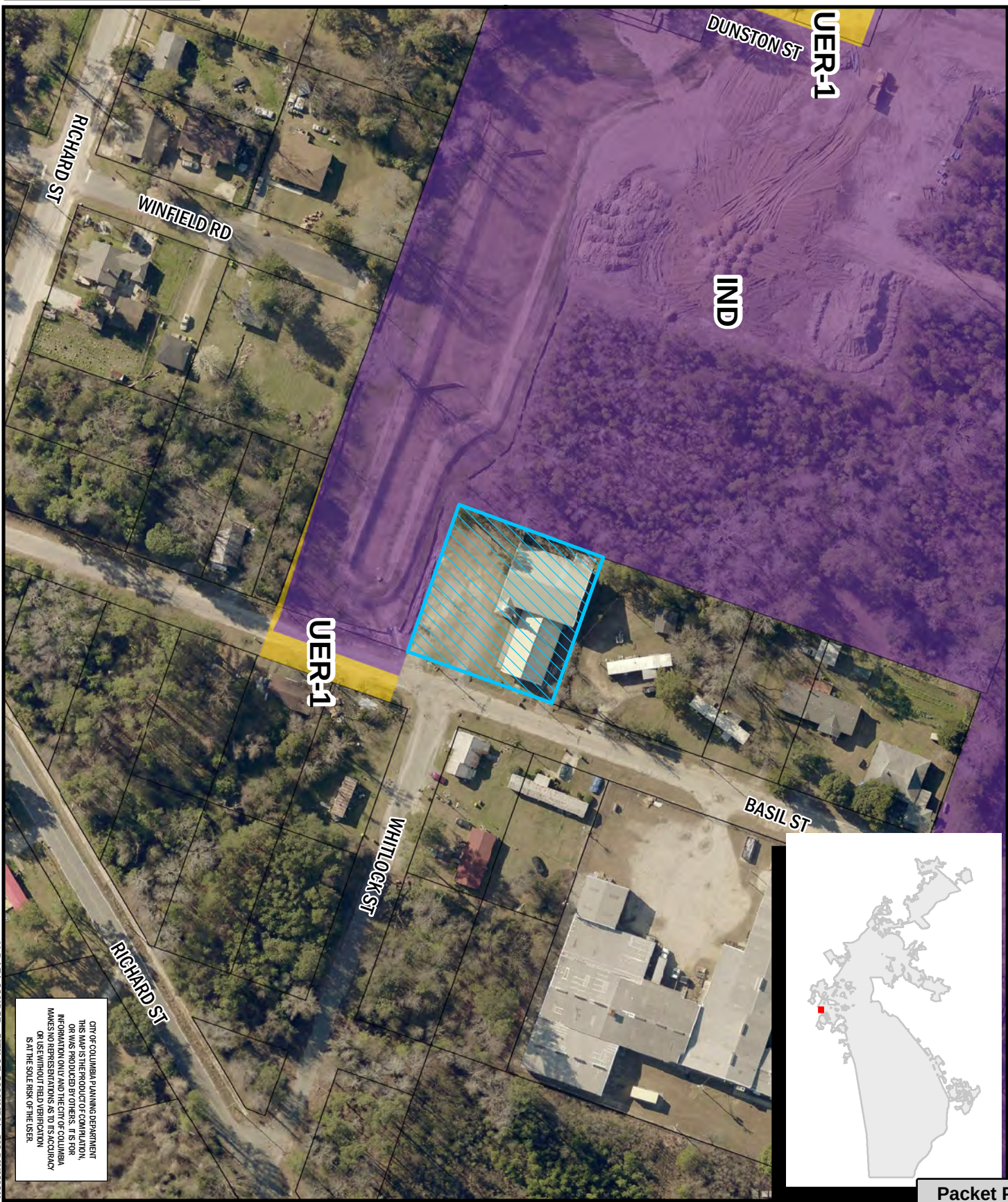
SD-3: Central Business District

SD-4: Riverbanks Zoo and Garden

SD-5: Universities/Colleges

SD-6: Fort Jackson

0 25 50 100 Feet



CITY OF COLUMBIA PLANNING DEPARTMENT
THIS MAP IS THE PRODUCT OF COMPILED, RESEARCH, AND ANALYSIS BY THE CITY OF COLUMBIA PLANNING DEPARTMENT. IT IS FOR INFORMATION ONLY AND THE CITY OF COLUMBIA MAKES NO REPRESENTATIONS AS TO ITS ACCURACY OR USE WITHOUT FIELD VERIFICATION BY THE USER.

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

CITY OF COLUMBIA, S.C.

We Are Columbia

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
November 15, 2018

Zoning Map

Department of Planning & Development Services

Legend

PARCELS

- | | |
|-------|-------------|
| D-1 | C-1 |
| RS-1 | C-2 |
| RS-1A | C-3 |
| RS-1B | C-3A |
| RS-2 | C-4 |
| RS-3 | C-5 |
| RD | M-1 |
| RD-2 | M-2 |
| RG-1 | PUD-C |
| RG-1A | PUD-L-S |
| RG-2 | PUD-L-S-E |
| RG-3 | PUD-L-S-R |
| UTD | PUD-R |
| MX-1 | OUT OF CITY |
| MX-2 | |

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ORIGINAL PREPARATION DATE:
This map was prepared by:

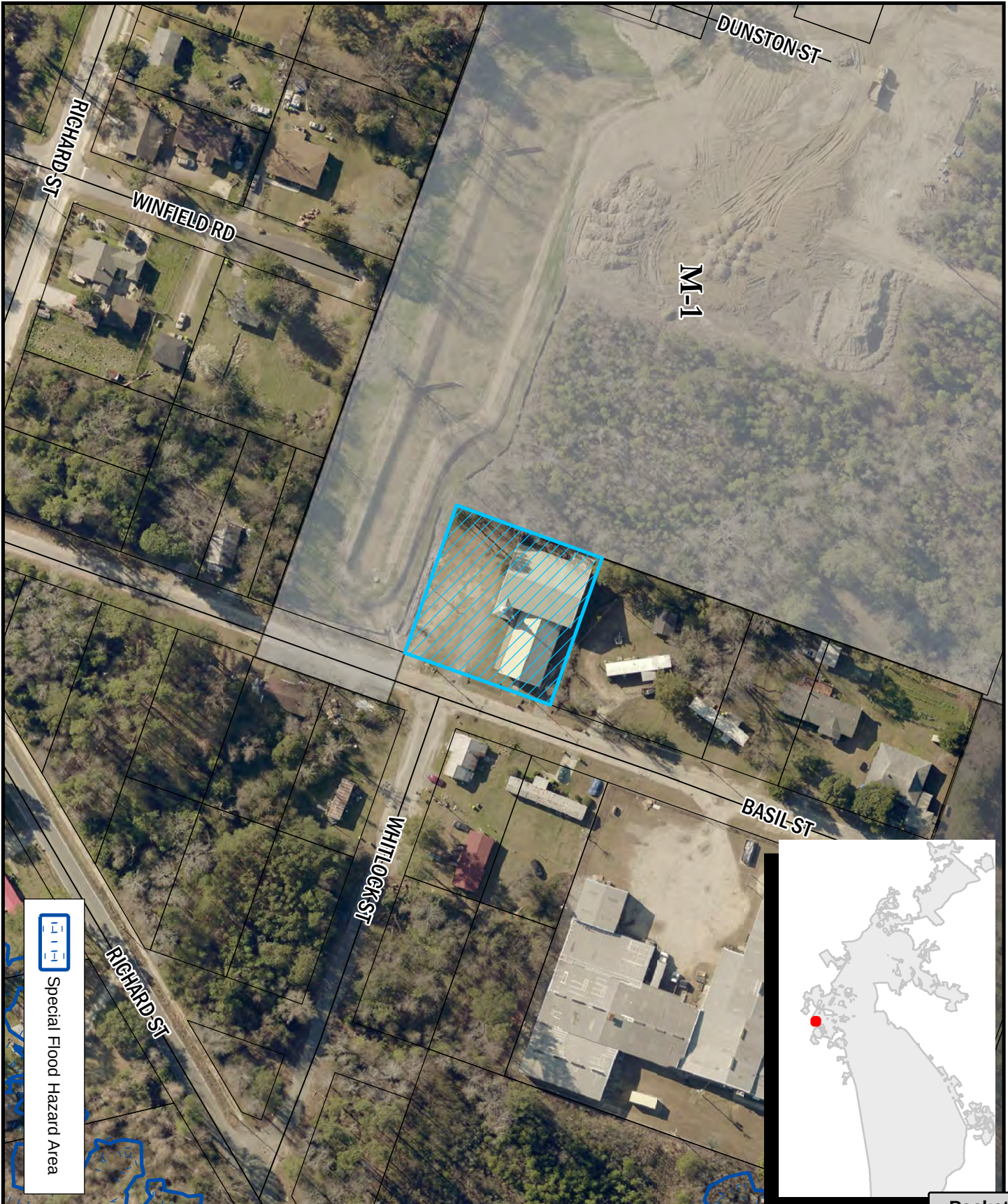
Shane Shaughnessy
November 15, 2018

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We Are Columbia



1315 Basil Street, TMS# 16309-05-08;
Current Richland Co. Zoning: M-1, Proposed Zoning: R



Special Flood Hazard Area

STATE OF SOUTH CAROLINA)
)
 COUNTY OF RICHLAND) PETITION FOR ANNEXATION

The undersigned, being the owner(s) of the property described below hereby petition(s) the Mayor and City Council for annexation to the City of Columbia, South Carolina pursuant to S.C. Code Ann. Section 5-3-150, 1976, as amended.

Property Description: All that certain piece, parcel or lot of land, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing 0.5 acres, more or less, and shown and designated as block 05, lot 08 on Richland County Tax Map 16309. Said parcel having such boundaries and measurements as are shown on said tax map.

Richland County TMS: 16309-05-08

Property Address: 1315 Basil Street

Mt. Sinai Southern United Church of Jesus Christ (Apostolic)
fka Mt. Sinai United Church of Jesus Christ Apostolic

BY:

Jackie Williams
 (Signature)

Date:

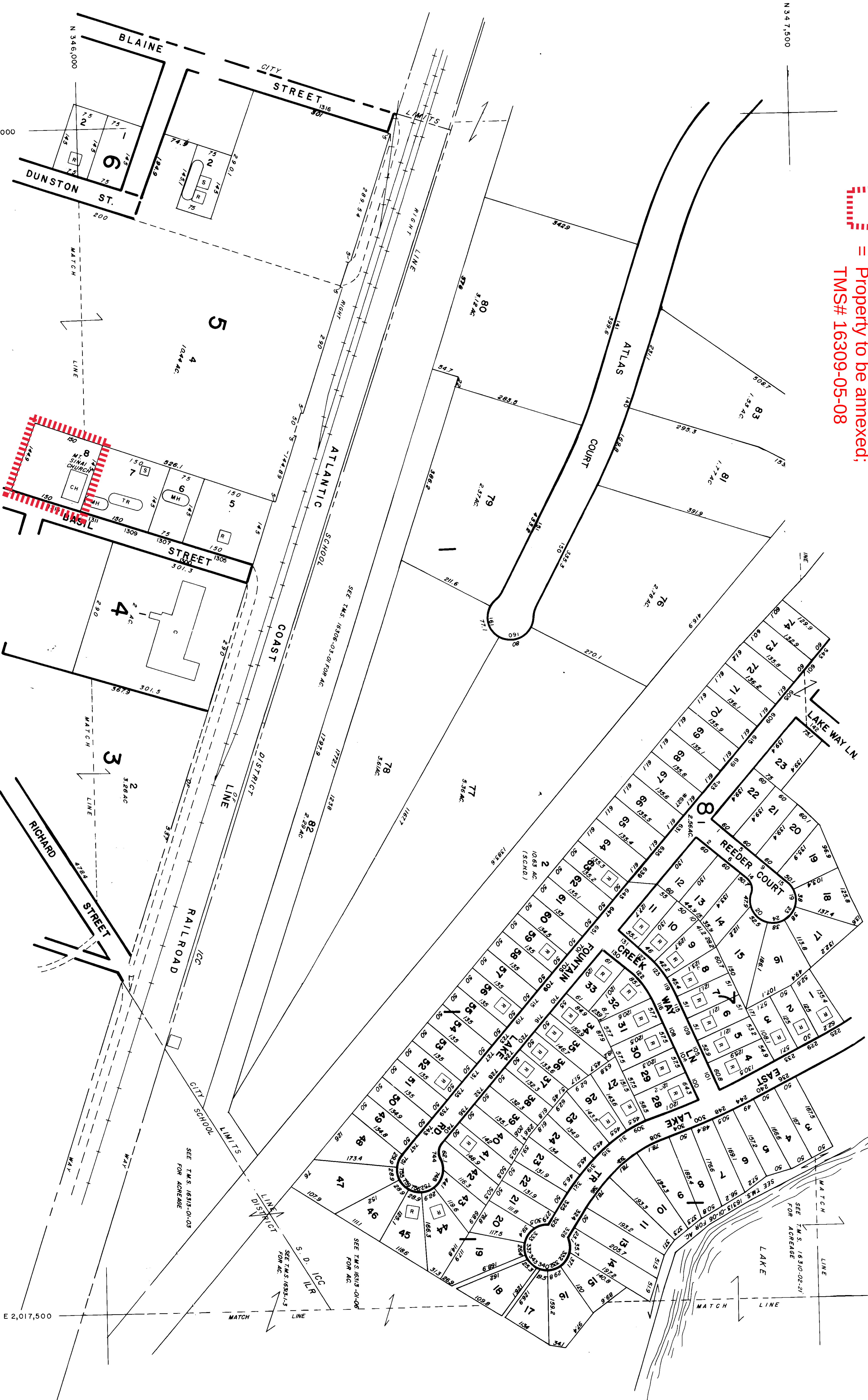
10/23/2018

Jackie Williams
 (Print or Type Name)

ITS:

Pastor
 (Print or Type Title)

 = Property to be annexed;
TMS# 16309-05-08



REVISIONS

DATE FIELD CHECKED	DATE LAST REVISED	BY
12/83	12/04	KUCERA
12/84	12/05	ASSOCIATES
12/88	12/06	
	12/01	
	12/02	
	12/03	

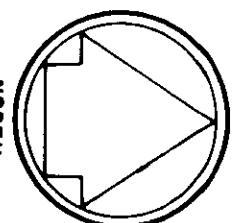
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MAP KEY

163-06	163-10	163-14
163-05	163-09	163-13
162-08	162-12	162-16

GRAPHIC SCALE



EAST LAKE

PROPERTY MAP

SHEET NO

16309

SCHOOL DISTRICT

ICC,ILR



We Are Columbia

MEETING DATE: January 15, 2019

DEPARTMENT: Planning and Development Services

FROM: *Krista Hampton, Director*

SUBJECT: ZONING TEXT AMENDMENT CASE SUMMARY - Amend §17-401 and §17-405(b)(5) Temporary Signs

PURPOSE: Proposal: Amend City of Columbia's Code of Ordinances §17-401 (Definitions) and §17-405(b)(5) (Temporary Signs) to reflect proposed changes to the temporary signage regulations for feather flags
Pertinent Sections: Chapter 17, Article III, Division 12, Amend §17-401- Definitions; Chapter 17, Article III, Division 12, Amend §17-405(b)(5) - Temporary Signs

Applicant: Rachel Bailey, Zoning Administrator

Staff Recommendation: Approval

PC Recommendation: 11/05/2018; Approval (9-0)

FINANCIAL IMPACT:

ATTACHMENTS:

- **#a:** ZTA - Temporary Signage (PDF)
- **#b:** 2018-075 amend Sec 17-401 Definitions and Sec 17-405 Temporary signs (b)(5) (PDF)



CITY COUNCIL

January 15, 2019 at 6:00pm
City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

Zoning Text Amendment Case Summary Amend §17-401 and §17-405(b)(5)

Proposal: Amend City of Columbia's Code of Ordinances §17-401 (Definitions) and §17-405(b)(5) (Temporary Signs) to reflect proposed changes to the temporary signage regulations for feather flags

Pertinent Sections: Chapter 17, Article III, Division 12, Amend §17-401- Definitions
Chapter 17, Article III, Division 12, Amend §17-405(b)(5) – Temporary Signs

Applicant: Rachel Bailey, Zoning Administrator

Staff Recommendation: Approval

PC Recommendation: 11/05/2018; Approval (9-0)

ZPH, 1st Reading: 01/15/2019; Pending

2nd Reading: 02/05/2019; Pending

PROPOSED ZONING TEXT SUMMARY

The following are the proposed updates to the Official Zoning Code. Text that is red and struckthrough is the existing text in the Code that is proposed to be removed. Text that is blue and underlined is the proposed updated text.

Sec. 17-401. Definitions.

Sign, feather flag means a vertically oriented banner attached to a single pole allowing the fabric to hang loose at one or two of the four corners. Such signs are also referred to as banner flags or swooper signs.

(Code 1979, § 6-3151; Ord. No. 2006-047, 6-28-06; Ord. No. 2008-111, 3-4-09; Ord. No. 2009-038, 6-3-09; Ord. No. 2009-097, 10-7-09; Ord. No. 2013-078, 8-13-13)

Cross reference – Definitions generally, § 1-2.

Sec. 17-405. Temporary Signs.

- (a) Temporary signs may be erected in any district in addition to signs permitted otherwise, provided such signs:
- (1) Are placed only upon the property where the event is located;
 - (2) Are non-illuminated and constructed from materials that do not degrade over the life of the sign;
 - (3) Are safely and securely fastened, mounted, and/or affixed to prevent damage to the sign, surrounding structures, and people, especially considering potentially adverse weather conditions;

- (4) Are not located within, or otherwise restrict access to, any parking spaces necessary to fulfill the requirements of section 17-258.
- (b) Specific types of temporary signs are also subject to the following provisions:
- (1) *Temporary subdivision signs.* Temporary signs announcing a land subdivision development may be erected on the premises of the land subdivision, provided that those signs do not exceed 50 square feet in area, are set back at least 20 feet from any property line, are spaced at least 500 feet apart, and are removed not more than 30 days from such time as 75 percent of the lots are conveyed.
 - (2) *Craftsmen's signs.* Signs of craftsmen, artisans, house painters, contractors or subcontractors may be erected and maintained during the period that those persons are performing repair, remodeling, repainting or improvement work on the premises on which those signs are erected, provided that the size of the signs is not in excess of 12 square feet and that the signs are removed immediately upon completion of the work.
 - (3) *Contractor's signs on building under construction.* One sign displaying the names of the building, contractors, architects, engineers and similar information is permitted upon the premises of any work under construction or any work of major repair or improvement, provided that the sign does not exceed 60 square feet in area and the sign is removed within seven days after completion of the work.
 - (4) *Real estate signs.* One sign per street frontage offering real estate for sale, rent or lease is permitted, provided that the display surface area of each sign does not exceed ten square feet for residential property and 48 square feet for multifamily, commercial and industrial property. The sign must be located on the same property that is advertised for sale, rent or lease.
 - (5) *Sales/special events signs.* Temporary signs announcing sales and special events may be located on the premises of the establishment the signs are intended to promote. ~~Each establishment may apply for eight permits, no more than two of which may be for inflatable signs, totaling a maximum of no more than 120 days within the calendar year.~~ Each establishment may apply for eight permits totaling a maximum of no more than 120 days within the calendar year. No more than two of the allotted eight permits may be for inflatable signs and/or feather flags. Also:
 - a. Only one sign shall be granted per permit, and each permit shall be valid for no more than 30 days. No premises shall contain more than four temporary signs at any one time.
 - b. Unless otherwise stated, the size of any sales/special events sign shall not exceed 48 square feet, except inflatable signs, the tallest point of which shall not exceed the height requirement of the respective zoning district.
 - c. A sales/special events sign shall not be located in or above a right-of-way or in any other manner to obstruct any pedestrian passage, and such signs shall comply with section 17-280, "Visibility at intersections."
 - d. Inflatable signs may be permitted, except within any residential or -DP district, provided they are stationary, producing no movement. Such signs shall be installed according to manufacturer's specifications and, absent such specifications, the building official reserves the right to require any and all devices deemed necessary to safely secure the sign.
 - e. After 90 days from the effective date of this amendment to the Zoning Ordinance, where an owner or tenant has been found to have established a sales/special event sign without a permit, the owner or tenant may apply for a permit to retain that sign; however, that permit shall be valid for no more than 15 days from the date of written notice. In such cases, and even if the owner or tenant elects to remove the sign, the premises shall be assessed as having had one sales/special event sign for 30 days.
 - f. Feather flags shall only be permitted in accordance to this subsection. Feather flags may be permitted within the M-1, M-2, or C-3 district, provided they are installed according to manufacturer's specifications and setback a minimum of 3 feet from any property line. Feather flags shall not exceed 10 feet in height.

(Code 1979, § 6-3154; Ord. No. 2006-047, 6-28-06; Ord. No. 2008-111, 3-4-09; Ord. No. 2009-038, 6-3-09)

STAFF RECOMMENDATION

Staff recommends City Council approve the changes to the Official Zoning Code listed above.

ORDINANCE NO.: 2018-075

Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17, Planning, Land Development and Zoning, Article III, Zoning, Division 12, Signs, Sec. 17-401, Definitions and Sec. 17-405 Temporary signs (b)(5)

BE IT ORDAINED by the Mayor and Council this ____ day of _____, 2018, that the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17, Planning, Land Development and Zoning, Article III, Zoning, Division 12, Signs, Sec. 17-401, Definitions and Sec. 17-405 Temporary signs are amended to read as follows:

Sec. 17-401. Definitions.

Sign, feather flag means a vertically oriented banner attached to a single pole allowing the fabric to hang loose at one or two of the four corners. Such signs are also referred to as banner flags or swooper signs.

Sec. 17-405. Temporary signs.

- (a) Temporary signs may be erected in any district in addition to signs permitted otherwise, provided such signs:
 - (1) Are placed only upon the property where the event is located;
 - (2) Are non-illuminated and constructed from materials that do not degrade over the life of the sign;
 - (3) Are safely and securely fastened, mounted, and/or affixed to prevent damage to the sign, surrounding structures, and people, especially considering potentially adverse weather conditions;
 - (4) Are not located within, or otherwise restrict access to, any parking spaces necessary to fulfill the requirements of section 17-258.
- (b) Specific types of temporary signs are also subject to the following provisions:
 - (1) *Temporary subdivision signs.* Temporary signs announcing a land subdivision development may be erected on the premises of the land subdivision, provided that those signs do not exceed 50 square feet in area, are set back at least 20 feet from any property line, are spaced at least 500 feet apart, and are removed not more than 30 days from such time as 75 percent of the lots are conveyed.
 - (2) *Craftsmen's signs.* Signs of craftsmen, artisans, house painters, contractors or subcontractors may be erected and maintained during the period that those persons are performing repair, remodeling, repainting or improvement work on the premises on which those signs are erected, provided that the size of the signs is not in excess of 12 square feet and that the signs are removed immediately upon completion of the work.
 - (3) *Contractor's signs on building under construction.* One sign displaying the names of the building, contractors, architects, engineers and similar information is permitted upon the premises of any work under construction or any work of major repair or improvement, provided that the sign does not exceed 60 square feet in area and the sign is removed within seven days after completion of the work.
 - (4) *Real estate signs.* One sign per street frontage offering real estate for sale, rent or lease is permitted, provided that the display surface area of each sign does not exceed ten square feet for residential property and 48 square feet for multifamily, commercial and industrial property. The sign must be located on the same property that is advertised for sale, rent or lease.

(5) *Sales/special events signs.* Temporary signs announcing sales and special events may be located on the premises of the establishment the signs are intended to promote. ~~Each establishment may apply for eight permits, no more than two of which may be for inflatable signs, totaling a maximum of no more than 120 days within the calendar year.~~ Each establishment may apply for eight permits totaling a maximum of no more than 120 days within the calendar year. No more than two of the allotted eight permits may be for inflatable signs and/or feather flags. Also:

- a. Only one sign shall be granted per permit, and each permit shall be valid for no more than 30 days. No premises shall contain more than four temporary signs at any one time.
- b. Unless otherwise stated, the size of any sales/special events sign shall not exceed 48 square feet, except inflatable signs, the tallest point of which shall not exceed the height requirement of the respective zoning district.
- c. A sales/special events sign shall not be located in or ~~above~~ a right-of-way or in any other manner to obstruct any pedestrian passage, and such signs shall comply with section 17-280, "Visibility at intersections."
- d. Inflatable signs may be permitted, except ~~within~~ any residential or -DP district, provided they are stationary, producing no movement. ~~Such~~ signs shall be installed according to manufacturer's specifications and, absent such specifications, the building official reserves the right to require any and all devices deemed necessary to safely secure the sign.
- e. After 90 days from the effective date of this amendment to the Zoning Ordinance, where an owner or tenant has been found to have established a sales/special event sign without a permit, the owner or tenant may apply for a permit to retain that sign; however, that permit shall be valid for no more than 15 days from the date of written notice. In such cases, and even if the owner or tenant elects to remove the sign, the premises shall be assessed as having had one sales/special event sign for 30 days.
- f. Feather flags shall only be permitted in accordance to this subsection. Feather flags may be permitted within the M-1, M-2, or C-3 district, provided they are installed according to manufacturer's specifications and setback a minimum of 3 feet from any property line. Feather flags shall not exceed 10 feet in height.

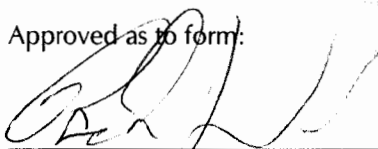
Requested by:

Mayor

Approved by:

City Manager

Approved as to form:



Senior Assistant City Attorney

ATTEST:

City Clerk

Introduced:

Final Reading:



We Are Columbia

MEETING DATE: January 15, 2019

DEPARTMENT: Planning and Development Services

FROM: *Krista Hampton, Director*

SUBJECT: ZONING MAP AMENDMENT - 1600 Gervais Street, 1616 Gervais Street and 1620 Gervais Street, TMS# 11401-09-01, 11401-09-03 and 11401-09-05

PURPOSE: Council District: 3

Proposal: Request to make a rezone the property from General Commercial District, -Design/Development Area (C-3, -DD) and General Commercial District (C-3) to Central Area Commercial District, -Design/Development Area (C-4, -DD)

Applicant: Jon E. McDonald, Harley Ellis Devereaux

Staff Recommendation: Approval

PC Recommendation: 12/03/2018; Denial (7-0)

FINANCIAL IMPACT:

ATTACHMENTS:

- **#a:** ZMA-2018-0023_Gervais1600_16_20 (PDF)



CITY COUNCIL

January 15, 2019 at 6:00pm

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

Zoning Map Amendment

**1600 Gervais Street, 1616 Gervais Street and 1620 Gervais Street,
TMS# 11401-09-01, 11401-09-03 and 11401-09-05**

Council District: 3

Proposal: Request to make a rezone the property from General Commercial District, -Design/Development Area (C-3, -DD) and General Commercial District (C-3) to Central Area Commercial District, -Design/Development Area (C-4, -DD)

Applicant: Jon E. McDonald, Harley Ellis Devereaux

Staff Recommendation: Approval

PC Recommendation: 12/03/2018; Denial (7-0)

ZPH, 1st Reading: 01/15/2019; Pending

2nd Reading: 02/05/2019; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: ~1.32 acres

Current Use: Retail, professional services

Proposed Use: Mixed use residential and retail development

SC Aeronautics Overlay: The subject property is located within in the SC Aeronautics Airport Vicinity Zone, as it is in proximity to the Jim Hamilton – LB Owens Airport.

Land Use Classification: Central Business District (SD-3)

Current Zoning: General Commercial District, - Design/Development Area (C-3, -DD) and General Commercial District (C-3)

Proposed Zoning: Central Area Commercial District, -Design/Development Area (C-4, -DD)

PLANS, POLICIES, AND LAND USE

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

The subject property is currently designated Central Business District (SD-3) in The Columbia Plan 2018 Future Land Use Map.

Columbia's Central Business District (CBD) is the core of the downtown area. It is a highly dense and walkable area with a multitude of uses including hotels, restaurants, residential, office buildings, support services,

entertainment amenities, and public facilities. While parts of the CBD have significant historical character to preserve, this is the area in the City most likely to see high-rise redevelopment and infill.

Primary Types:

- Small to Extra Large Business/Employment
- Multi-family High-rise
- Multi-family Medium to High-rise Mixed-use

Secondary Types:

- Multi-family Medium to Large
- Small to Large Flex
- Parking Structures
- Civic/Institutional
- Small to Large Flex

Tertiary Types

- Single-family Attached
- Cemeteries & Mausoleums
- Parking Lots

The Plan Columbia Land Use Plan identifies guidelines that should be considered for adaptive reuse, infill, redevelopment, and greenfield developments. As the subject property represents a large portion of a downtown block, guidelines identified for redevelopment are applicable, such as: “Redevelopment sites must be large enough to accommodate a gradual transition to avoid overwhelming established development. They should be built with a similar scale and lot configuration (setbacks and location of parking and outbuildings), as well as architectural proportions in context with the block and street of the recommended development type” (pg. 13).

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

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

PROPOSED ZONING DISTRICT SUMMARY

The subject property is currently zoned General Commercial District, - Design/Development Area (C-3, -DD) and General Commercial District (C-3). The abutting properties in the City of Columbia are zoned Central Area Commercial District (C-4) to the North and West, much of which is in the Design/Development Area (-DD), Office and Institutional District, -Design Development Area (C-1, -DD) to the South and General Commercial District (C-3) to the East.

The proposed zoning district is Central Area Commercial District, -Design/Development Area (C-4, -DD).

General Commercial District (C-3)

The C-3 district is intended to accommodate a variety of general commercial and nonresidential uses characterized primarily by retail, office and service establishments and oriented primarily to major traffic arteries or extensive areas of predominantly commercial usage and characteristics. Certain related structures and uses are permitted outright or are permissible as special exceptions subject to restrictions and requirements intended to best fulfill the intent of this article. It is not the intent of this article to encourage the development of long, narrow strips of commercial development fronting on major arteries, often referred to as strip commercial areas. Such development is often incompatible with adjacent uses and may lead to the eventual formation of commercial slums, damage the traffic-carrying capacities of streets, increase congestion, lead to depreciation of property values in adjacent areas, encourage undue dispersion of commercial facilities to the inconvenience of the public, and create disproportionate costs in the provision of governmental services.

Central Area Commercial District (C-4)

The C-4 district is intended to accommodate retail, office, service and distribution uses generally benefitting by location in the central area of the city, and generally complementary to uses and characteristics of use ordinarily found in the retail core or central business district. Certain related structures and uses required to serve the needs of such areas are permitted outright or are permissible as special exceptions subject to restrictions and requirements intended to best fulfill the intent of this article. A principal purpose of the C-4 district is to provide for uses complementary to those found in the C-5 central business district zone, but simultaneously to create a character less congested than that of the C-5 district by requiring yards and off-street parking. It is, therefore, the intent of this article that C-4 central area commercial districts be established only contiguous to or in the immediate vicinity of the C-5 central business district zone.

-Design/Development Area (-DD)

The -DD area is intended to protect the area identified as "City Center" which is undergoing redevelopment and revitalization from incompatible land uses and influences which do not complement or promote the high-intensity mixed use character of the area. It is also the intent that new developments within the -DD area are coordinated to ensure that the land use, pedestrian environment, urban design, open space, signs, street scape and traffic circulation are sensitive to and implement the overall objectives and concept of the applicable redevelopment plan. Development within the -DD area must comply with design guidelines set forth in this Code and in the publication "City Center Design/Development Guidelines, Final Report, September 1, 1998," LDR International, Inc. Consultants.

The -DD area consists of approximately 1,400 acres in the area bounded as follows: on the North by Elmwood Avenue, east by Pickens Street, South by Blossom Street, and West by the Congaree River. Any lot of record which fronts or abuts Elmwood, Pickens or Blossom within the area described above shall be deemed to fall within the -DD area.

STAFF RECOMMENDATION

Staff recommends City Council to approve rezoning from General Commercial District, - Design/Development Area (C-3, -DD) and General Commercial District (C-3) to Central Area Commercial District, -Design/Development Area (C-4, -DD).



Future Land Use Map

1600, 1616 and 1620 Gervais Street, TMS# 11401-09-01, 11401-09-03 and 11401-09-05
Current FLU: SD-3

18.a

Department of Planning &
Development Services

Legend



- UCMR-1 - Urban Core Mixed Residential-1
- UCMR-2 - Urban Core Mixed Residential-2
- UEMR - Urban Edge Mixed Residential
- 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
- UEAC-1 Urban Edge Community Activity Center
- UCAC-3 Urban Core Regional 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
- SD-1 - Sports/Amusement District
- SD-2 - Civic/Institutional Districts
- SD-3 - Central Business District
- SD-4 - Riverbanks Zoo and Garden
- SD-5 - Universities/Colleges
- SD-6 - Fort Jackson



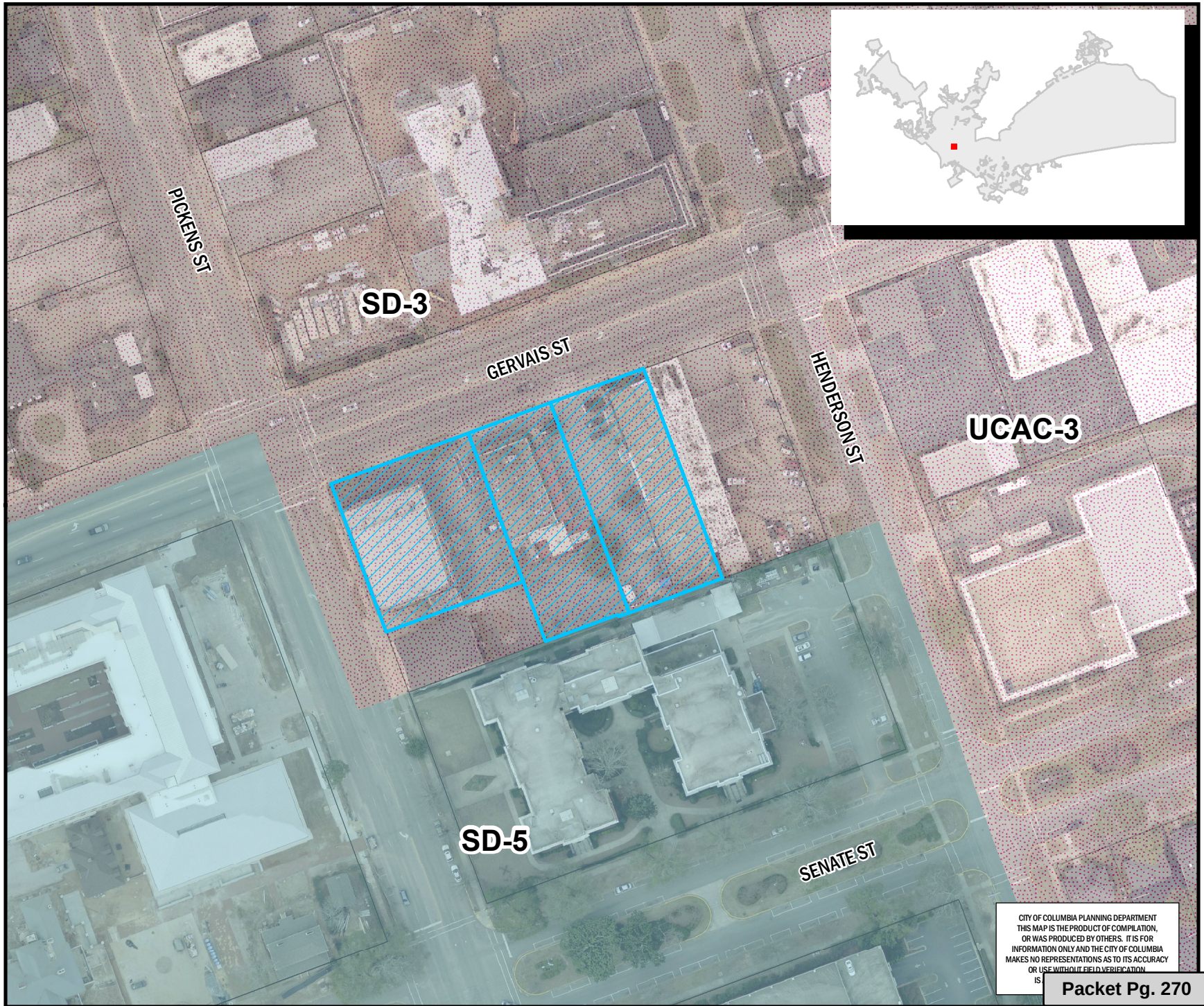
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ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
October 31, 2018



We Are Columbia



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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

Department of Planning &
Development Services

1600, 1616 and 1620 Gervais Street, TMS# 11401-09-01, 11401-09-03 and 11401-09-05
Current Zoning: C-3, -DD and C-3, Proposed Zoning: C-4, -DD

18.a

Legend

PARCELS

D-1	C-1
RS-1	C-2
RS-1A	C-3
RS-1B	C-3A
RS-2	C-4
RS-3	C-5
RD	M-1
RD-2	M-2
RG-1	PUD-C
RG-1A	PUD-LS
RG-2	PUD-LS-E
RG-3	PUD-LS-R
UTD	PUD-R
MX-1	OUT OF CITY
MX-2	



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ORIGINAL PREPARATION/DATE:
This map was prepared by:

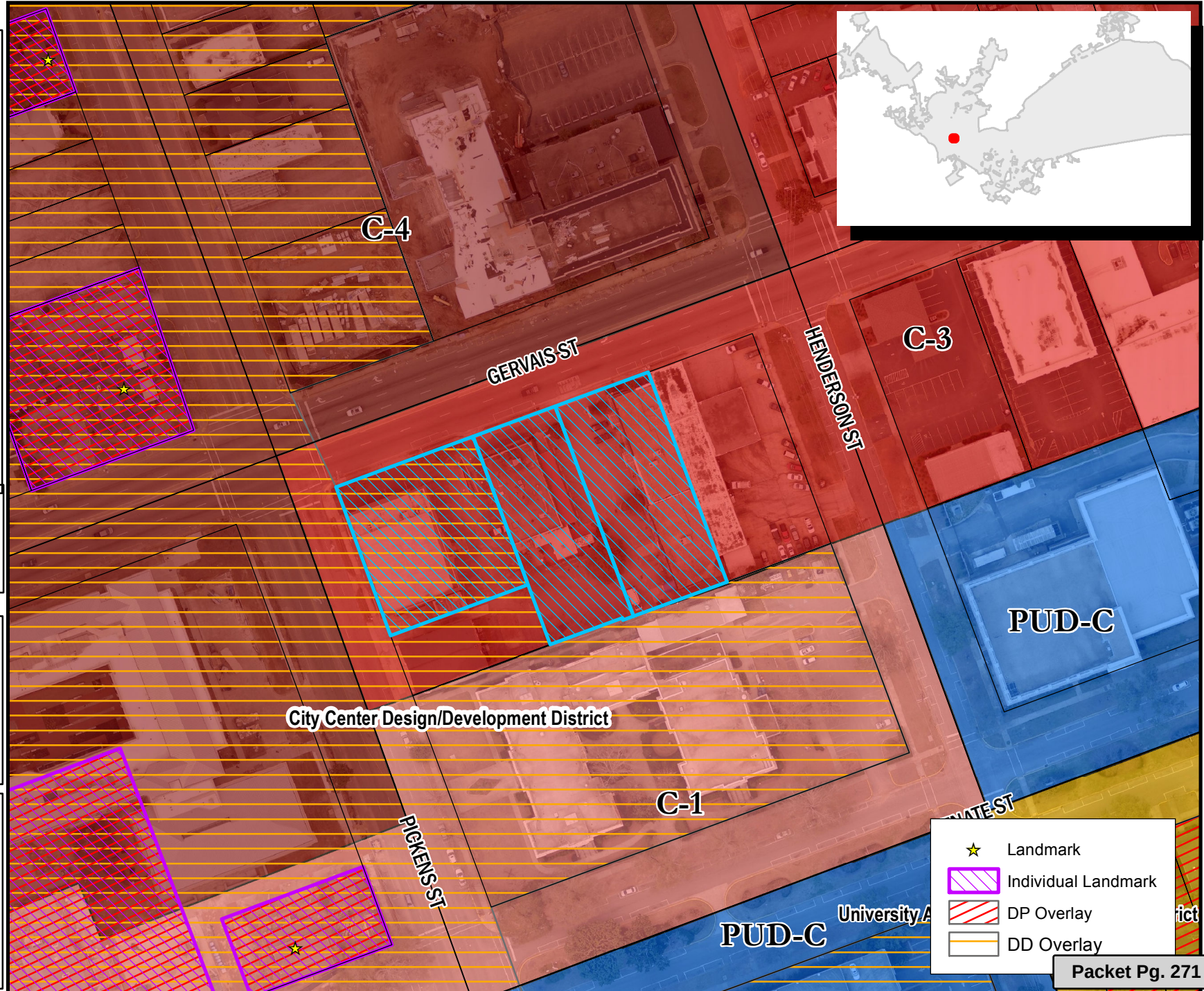
Shane Shaughnessy
October 31, 2018

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We Are Columbia



Packet Pg. 271

Table of Permitted Uses
C-3
Permitted Principal Uses
Landscape counseling and planning
Lawn and garden services
Ornamental shrub and tree services
Building Construction - Office Only
Construction other than building construction - Office Only
Bakery products
Printing, publishing and allied industries
Private Commercial Storage (Sec. 17-260)
Arrangement of Transportation Services
Telephone communication (wire or radio)
Communication: Telegraph
Radio and television broadcasting
Communication services, not elsewhere classified
Water supply services
Sewerage Systems (Sec. 17-262)
Paint, glass and wallpaper stores
Hardware stores
Retail nurseries, lawn and garden supply stores
Department stores
Variety stores
General merchandise stores: Miscellaneous general merchandise stores
Grocery Stores
Fruit stores and vegetable markets
Retail bakeries
Food stores: Miscellaneous
Motor vehicle dealers (new and used)(Sec. 17-286)
Motor vehicle dealers (used only)(Sec. 17-286)
Auto and home supply stores (Sec. 17-286)
Apparel and accessory stores
Furniture, home furnishings and equipment stores
Eating Places
Drugstores and proprietary stores
Miscellaneous shopping goods stores
Mail order house
Non-store retailers: Automatic merchandising machine operators
Fuel and ice dealers, except oil fuel dealers and bottled gas dealers
Florist
Cigar store and stands
New dealers and newsstands
Miscellaneous retail stores, not elsewhere classified
Finance, Insurance, and Real Estate
Cemetery subdividers and developers
Hotels, motels, and tourist courts
Suite Hotel (Sec. 17-271)
Bed and breakfast hotel (Sec. 17-271)
Organization hotels and lodgings on membership basis
Garment pressing and agents for laundries and dry cleaners
Taylor and alteration shops
Linen supply
Diaper service
Coin-operated laundries and dry cleaning
Permitted Principal Uses
Photographic Studies, portrait
Beauty Shops

Table of Permitted Uses
C-4
Permitted Principal Uses
Agricultural services with indoor kennels
Agricultural services with outdoor kennels
Landscape counseling and planning
Building Construction - Office Only
Construction other than building construction - Office Only
Private Commercial Storage (Sec. 17-260)
Arrangement of Transportation Services
Telephone communication (wire or radio)
Radio and television broadcasting
Water supply services
Sewerage Systems (Sec. 17-262)
Paint, glass and wallpaper stores
Hardware stores
Department stores
Variety stores
General merchandise stores: Miscellaneous general merchandise stores
Grocery Stores
Retail bakeries
Food stores: Miscellaneous
Motor vehicle dealers (new and used)(Sec. 17-286)
Motor vehicle dealers (used only)(Sec. 17-286)
Auto and home supply stores (Sec. 17-286)
Apparel and accessory stores
Furniture, home furnishings and equipment stores
Eating Places
Drinking Places (alcoholic beverages)(Sec. 17-269)
Drugstores and proprietary stores
Miscellaneous shopping goods stores
Mail order house
Fuel and ice dealers, except oil fuel dealers and bottled gas dealers
Florist
Cigar store and stands
New dealers and newsstands
Miscellaneous retail stores, not elsewhere classified
Finance, Insurance, and Real Estate
Banquet Hall
Cemetery subdividers and developers
Hotels, motels, and tourist courts
Suite Hotel (Sec. 17-271)
Bed and breakfast hotel (Sec. 17-271)
Organization hotels and lodgings on membership basis
Garment pressing and agents for laundries and dry cleaners
Taylor and alteration shops
Linen supply
Diaper service
Coin-operated laundries and dry cleaning
Photographic Studies, portrait
Beauty Shops
Barbershops
Shoe repair shops, shoeshine parlors, and hat cleaning shops
Funeral service and crematories
Miscellaneous personal services, except massage parlors and spas
Advertising agencies
Consumer credit reporting agencies

Barbershops
Shoe repair shops, shoeshine parlors, and hat cleaning shops
Funeral service and crematories
Miscellaneous personal services, except massage parlors and spas
Advertising agencies
Consumer credit reporting agencies
Blueprinting and photocopying (Sec. 17-264)
Commercial photography, art and graphics
Stenographic services and reproduction services not elsewhere classified
Disinfecting and extermination services
Cleaning and maintenance services to dwellings and other buildings not elsewhere classified
Equipment rental and leasing services
Personal supply services
Miscellaneous business services: Miscellaneous
Business services not elsewhere classified
Employment agencies
Temporary help services
Computer and data processing services
Detective agencies and protective services
Passenger car rental and leasing without driver
Truck rental and leasing without drivers
Utility trailer and recreational vehicle rental
Parking Lots
Carwashes
Radio and mobile telephone installation shops
Radio and television repair shops
Refrigeration and air conditioning service and repair shops
Reupholstery and furniture repair
Watch and jewelry repair
Repair shops, not otherwise classified
Motion picture production
Motion picture theaters except drive-in
Bowling alleys and billiard and pool establishments
Physical fitness facilities and yoga facilities
Dance studios
Professional sports clubs and promoters
Racing including track operations
Municipal or other passive recreation facilities (parks, greenways, including administrative facilities)
Public golf courses
Coin-operated amusement devices
Amusement parks
Membership Sports and Recreation Clubs
Amusement and recreation services not elsewhere classified
Offices of physicians
Nursing and personal care facilities
Hospitals
Medical and dental laboratories
Legal services
Colleges, universities, professional schools, and junior colleges
Libraries and information centers
Permitted Principal Uses
Business and secretarial schools
Vocational schools except vocational high schools not elsewhere classified
Individual and family social services

Blueprinting and photocopying (Sec. 17-264)
Commercial photography, art and graphics
Stenographic services and reproduction services not elsewhere classified
Disinfecting and extermination services
Cleaning and maintenance services to dwellings and other buildings not elsewhere classified
Personal supply services
Business services not elsewhere classified
Employment agencies
Temporary help services
Computer and data processing services
Detective agencies and protective services
Passenger car rental and leasing without driver
Truck rental and leasing without drivers
Utility trailer and recreational vehicle rental
Parking Lots
Carwashes
Radio and mobile telephone installation shops
Radio and television repair shops
Refrigeration and air conditioning service and repair shops
Watch and jewelry repair
Reupholstery and furniture repair
Repair shops, not otherwise classified
Motion picture production
Motion picture theaters except drive-in
Bowling alleys and billiard and pool establishments
Physical fitness facilities and yoga facilities
Dance studios
Professional sports clubs and promoters
Municipal or other passive recreation facilities (parks, greenways, including administrative facilities)
Coin-operated amusement devices
Amusement parks
Membership Sports and Recreation Clubs
Amusement and recreation services not elsewhere classified
Offices of physicians
Nursing and personal care facilities
Hospitals
Medical and dental laboratories
Legal services
Colleges, universities, professional schools, and junior colleges
Libraries and information centers
Business and secretarial schools
Vocational schools except vocational high schools not elsewhere classified
Individual and family social services
Job training and vocational rehabilitation services
Museums and art galleries
Arboreta, botanical and zoological gardens
Business associations
Professional membership
Labor Unions and similar labor organizations
Civic, social and fraternal associations
Political organizations
Religious organizations
Engineering, architectural, and surveying services
Accounting, auditing, and bookkeeping services

Job training and vocational rehabilitation services
Museums and art galleries
Arboreta, botanical and zoological gardens
Business associations
Professional membership
Labor Unions and similar labor organizations
Civic, social and fraternal associations
Political organizations
Religious organizations
Engineering, architectural, and surveying services
Accounting, auditing, and bookkeeping services
Commercial economic, sociological, and educational research
Noncommercial research organization
Testing laboratories
Management and public relations services
Miscellaneous services
Executive Offices
Legislative bodies
General government not elsewhere classified
Courts
Police and Fire Protection
Public finance, taxation, and monetary policy
Administration of human resources programs
Administration of environmental quality and housing programs
Administration of economic programs
Permitted in District, provided owner and/or tenant complies with the associated conditions set forth in this article
Microbrewery (Sec. 17-290) products
Used merchandise stores without weapons (Sec. 17-87)
Non-depository personal credit institutions (pay day loan and/or title loan establishments (Sec. 17-294)
Municipal active recreation facilities (athletic ball fields, swimming pools, playgrounds, including administration facilities)(Sec. 17-289)
Offices and clinics of other health practitioners, including therapeutic massage (17-288)
Elementary and Secondary Schools (17-296)
Permitted as an Accessory Use or as a Principal Use by Special Exception
Food crops grown within a covered enclosure
General farms, primarily crop
Special Exception by Board of Zoning Appeals
Veterinary services with indoor kennels
Veterinary services with outdoor kennels
Furnitures and fixtures
Special Exception by Board of Zoning Appeals
Local and suburban transit and interurban highway passenger transportation and service facilities for motor vehicle passenger transportation
Motor freight transportation and warehousing: Local trucking without storage

Commercial economic, sociological, and educational research
Noncommercial research organization
Testing laboratories
Management and public relations services
High-Rise (Sec. 17-304)
Mid-Rise (Sec. 17-267)
Dormitories, Public
Miscellaneous services
Executive Offices
Legislative bodies
General government not elsewhere classified
Courts
Police and Fire Protection
Public finance, taxation, and monetary policy
Administration of human resources programs
Administration of environmental quality and housing programs
Administration of economic programs

Permitted in District, provided owner and/or tenant complies with the associated conditions set forth in this article
Used merchandise stores without weapons (Sec. 17-87)
Non-depository personal credit institutions (pay day loan and/or title loan establishments (Sec. 17-294)
Municipal active recreation facilities (athletic ball fields, swimming pools, playgrounds, including administration facilities)(Sec. 17-289)
Offices and clinics of other health practitioners, including therapeutic massage (Sec. 17-288)
Elementary and Secondary Schools (17-296)

Permitted Accessory Use
Reupholstery and furniture repair
Permitted as an Accessory Use or as a Principal Use by Special Exception
Food crops grown within a covered enclosure
General farms, primarily crop

Permitted in District, provided owner and/or tenant complies with the associated conditions set forth in this article or by Special Exception by Board of Zoning Appeals
Dormitories , Private (Sec. 17-321)

Special Exception by Board of Zoning Appeals
Furnitures and fixtures
Printing, publishing and allied industries
Local and suburban transit and interurban highway passenger transportation and service facilities for motor vehicle passenger transportation
U.S. Postal Service
Electric substations
Gasoline service stations (Sec. 17-286)
Liquor Stores
Used merchandise stores with weapons
Pawn shops
Massage parlors and spas

Public warehousing: Miniwarehouse (Sec. 17-260)
U.S. Postal Service
Electric substations
Motor vehicles and automotive parts and supplies
Wholesale trade, not durable goods: Paper and paper products
Wholesale trade, not durable goods: Drugs, drug proprietaries, and drugist sundries
Wholesale trade, not durable goods: Apparel - Goods and notions
Wholesale trade, not durable goods: Groceries and related products
Wholesale trade, not durable goods: Miscellaneous nondurable goods
Retail Trade: Lumber and other building materials dealers
Gasoline service stations (Sec. 17-286)
Boat dealers (Sec. 17-286)
Recreational and utility trailer dealers (Sec. 17-286)
Drinking Places (alcoholic beverages)(Sec. 17-269)
Liquor Stores
Used merchandise stores with weapons
Pawn shops
Fuel oil dealers
Liquefied petroleum gas (bottled gas) dealers
Banquet Hall
Power laundries
Laundry and garment services not elsewhere classified
Body piercing facilities and tattoo establishments
Massage parlors and spas
Outdoor advertising agencies
Parking structures
Automotive repair shops
Automotive services, except repair and carwashes
Drive-in motion picture theaters
Bingo parlors
Day Care Facilities (Sec. 17-265)
Residential Care (Sec. 17-266)
Commercial, physical and biological research
Detached One-Family Dwelling
Attached Two-Family Dwelling
Multi-Family Dwelling
Group Development
High-Rise (Sec. 17-304)
Mid-Rise (Sec. 17-267)
Dormitories, Public
Fraternity and sorority houses
Correctional insitutions

Parking structures
Automotive repair shops
Automotive services, except repair and carwashes
Bingo parlors
Day Care Facilities (Sec. 17-265)
Residential Care (Sec. 17-266)
Fraternity and sorority houses