



COLUMBIA CITY COUNCIL MEETING AGENDA TUESDAY, FEBRUARY 21, 2023

The Columbia City Council will conduct a Council Meeting on Tuesday, February 21, 2023 at 4:00 p.m. at City Hall (Council Chambers), 1737 Main Street, 3rd Floor, Columbia, South Carolina 29201. Members of the public may view the meeting online at www.columbiasc.gov. Please contact the City Clerk's Office at (803)545-3045 or cityclerk@columbiasc.gov if you have questions regarding the meeting.

The Honorable Daniel J. Rickenmann, Mayor
The Honorable Howard E. Duvall, Jr., At-Large ▪ The Honorable Edward H. McDowell, Jr., District II
The Honorable William Brennan, District III ▪ The Honorable Aditi Bussells, At-Large
The Honorable Tina N. Herbert, District I

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 ITEMS ON THE AGENDA

APPROVAL AND PRESENTATION OF HONORARY STREET NAMING

1. Resolution No.: R-2023-020 - Approving the Honorary Naming of 1600 Oak Street to 2300 Laurel Street "Vince Ford Way"

CONSENT AGENDA ITEMS 2 THROUGH 24

2. Council is asked to approve a new Professional Services Agreement for a Davis-Bacon Compliance Consultant, as requested by the Community Development Department on February 3, 2021. Award to Contractor Compliance and Monitoring, Inc. in an amount not to exceed \$130,000.00, which includes contingency. The term of the agreement is three years. This firm is located in San Mateo, CA.

Funding Source: Community Development Block Grant Disaster Recovery Controlled Account - Mitigation Planning Activities - Professional Services (2639999-9120040020-636600). The original budget amount is \$130,000.00.



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3. Council is asked to approve a new Contract to Purchase a Western Star 47X Set Back Axle Truck for the Public Works Department, as requested by the Fleet Services Division on January 31, 2023. Award to Virginia Truck Center Inc., doing business as Excel Truck Center using the SC State Contract in the amount of \$361,088.00. This vendor is located in Roanoke, VA.

Funding Source: Capital Replacement - Auto, Trucks, Heavy Equipment-Capital (6308972-658500). The original budget amount is \$361,088.00.

4. Council is asked to approve the Purchase of Chemicals for the Water & Wastewater Treatment Plants, as requested by Columbia Water on October 3, 2022. Award to multiple vendors, in an amount not to exceed \$5,699,345.00.

Funding Source: Utilities Columbia Canal Water Treatment Plant-Chemicals (5516206-624800); Utilities Lake Murray Water Treatment Plant-Chemicals (5516207-624800); Utilities Metro Wastewater Plant - Chemicals (5516208-624800). The original budget amount is \$5,699,345.00.

5. Ordinance 2023-024 - Authorizing the City Manager to execute Amendment No. 8 to Amended and Restated Agreement of Sale and Purchase between the City of Columbia and Baker and Baker Real Estate Developers, LLC for the Sale of Parcel "A" containing approximately 27, 664 square feet (0.64 acre) and Parcel "B" containing approximately 25, 444 (0.58 acre) square feet located on the eastern side of Gist Street between Laurel Street and Blanding Street and known as Richland County TMS No.: 09005-02-44 and TMS No.: 09005-02-23

First reading approval was given on February 7, 2023.



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TUESDAY, FEBRUARY 21, 2023**

6. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 1709 Smith Street; TMS# 16301-02-06

Ordinance No.: 2023-010 - Annexing 1709 Smith Street, Richland County TMS #16301-02-06 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map

Council District: 3

Proposal: Request to annex the property and assign a land use classification of Industrial (IND) and assign zoning of Light Industrial District (LI) at the time of annexation. The property is currently classified as Economic Development Center/Corridor and zoned M-1 by Richland County.

Applicant: I-77 Atlas, LLC

Staff Recommendation: Approval

PC Recommendation: 12/08/2022; Approval (7-0)

First reading approval was given on February 7, 2023.

7. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 2601 Two Notch Road and 1608 Germany Street; TMS# 11512-01-11

Ordinance No.: 2023-005 - Annexing 2601 Two Notch Road and 1608 Germany Street, Richland County TMS #11512-01-11 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map

Council District: 2

Proposal: Request to annex the property and assign a land use classification of Urban Edge Multi-family (UEMF) and assign zoning of Community Activity Center/Corridor District (CAC) at the time of annexation. The property is currently classified as Mixed Residential (High Density) and zoned GC by Richland County.

Applicant: Laurie E. Flowers and Tammy M. Flowers / Jacqueline Bowman

Staff Recommendation: Approval

PC Recommendation: 12/08/2022; Approval (7-0)

First reading approval was given on February 7, 2023.



**COLUMBIA CITY COUNCIL MEETING AGENDA
TUESDAY, FEBRUARY 21, 2023**

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8. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 7611 and 7611 ½ Garners Ferry Road and 0.40 acres, S/S Fountain Lake Road; TMS# 16315-03-02 and 16315-03-05

Ordinance No.: 2023-002 - Annexing 7611 Garners Ferry Road, 7611 ½ Garners Ferry Road and 0.40 acre S/S Fountain Lake Road, Richland County TMS# 16315-03-02 and TMS# 16315-03-05 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map

Council District: 3

Proposal: Request to annex the property and assign a land use classification of Urban Edge Regional Activity Center (UEAC-2) and assign zoning of General Commercial District (GC) at the time of annexation. The property is currently classified as Neighborhood (Medium Density) and zoned GC by Richland County.

Applicant: H & BJ Holdings, LLC and JDR, LLC / Del Lago Ventures, Inc.

Staff Recommendation: Approval

PC Recommendation: 12/08/2022; Approval (7-0)

First reading approval was given on February 7, 2023.

9. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 1109 Kinley Road; TMS# 05000-04-09

Ordinance No.: 2023-018 - Annexing 1109 Kinley Road, Richland County TMS #05000-04-09 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map

Council District: 1

Proposal: Request to annex the property and assign land use classification of Community Activity Corridor (AC-2) and assign zoning of Community Activity Center/Corridor District (CAC) at the time of annexation. The property is currently classified as Neighborhood (Medium Density), in a Priority Investment Area and zoned RU by Richland County.

Applicant: Izola Gist

Staff Recommendation: Approval

PC Recommendation: 01/12/2023; Approval (8-0)

First reading approval was given on February 7, 2023.



**COLUMBIA CITY COUNCIL MEETING AGENDA
TUESDAY, FEBRUARY 21, 2023**

10. ZONING MAP AMENDMENT for 621 Amherst Avenue, TMS# 13804-15-08

Ordinance No.: 2023-009 - Amending the Official Zoning Map to modify the zoning for 621 Amherst Avenue, Richland County TMS# 13804-15-08

Council District: 3

Proposal: Request to rezone the property from Residential Two-Family District (RD) in the Shandon community Character Protection Overlay District (OV-CCP) to Neighborhood Center/Corridor District (NAC).

Applicant: Sage Real Property Group, LLC c/o Jeb Zoller

Staff Recommendation: Approval

PC Recommendation: 11/10/2022; Approval (7-0)

First reading approval was given on February 7, 2023.

11. ZONING MAP AMENDMENT for 200 Mulberry Lane, TMS# 08913-06-04

Ordinance No.: 2023-008 - Amending the Official Zoning Map to modify the zoning for 200 Mulberry Lane, Richland County TMS# 08913-06-04

Council District: 2

Proposal: Request to rezone the property from Residential Single Family-Small Lot District (RSF-3) in the Whaley Street Historic Protection Area (OV-HP) to Residential Mixed District (RM-2) in the Whaley Street Historic Protection Area (OV-HP).

Applicant: Wade Ward

Staff Recommendation: Approval

PC Recommendation: 12/08/2022; Approval (7-0)

First reading approval was given on February 7, 2023.



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TUESDAY, FEBRUARY 21, 2023**

12. **ZONING MAP AMENDMENT for 951 and 919 True Street, TMS# 16408-01-02 and 16408-01-03**

Ordinance No.: 2023-011 - Amending the Official Zoning Map to modify the zoning for 951 True Street and 919 True Street, Richland County TMS# 16408-01-02 and 16408-01-03

Council District: 4

Proposal: Request to rezone the property from Mixed Use District (MU-1) to General Commercial District (GC).

Applicant: Howard Duvall, Columbia City Council

Staff Recommendation: City Council Member Sponsored

PC Recommendation: 12/08/2022; Approval (7-0)

First reading approval was given on February 7, 2023.

13. **FUTURE LAND USE MAP AMENDMENT CONFIRMATION for 8325 Old Percival Road; TMS# 19813-01-02**

Ordinance No.: 2023-006 - Amending the Columbia Compass: Envision 2036 Map to confirm the future land use classification for 8325 Old Percival Road; Richland County TMS# 19813-01-02; annexed by Ordinance No 2022-051 enacted September 20, 2022

Council District: 4

Proposal: Request to confirm the future land use classification of Urban Edge Residential Small Lot (UER-1). The property is currently assigned interim future land use classification of Urban Edge Residential Small Lot (UER-1).

Applicant: Hurricane Construction, Inc.

Staff Recommendation: Approval

PC Recommendation: 05/12/2022; Approval (4-0)

First reading approval was given on February 7, 2023.



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TUESDAY, FEBRUARY 21, 2023**

14. ZONING MAP AMENDMENT CONFIRMATION for 8325 Old Percival Road; TMS# 19813-01-02

Ordinance No.: 2023-007 - Amending the Official Zoning Map to confirm the zoning for 8325 Old Percival Road, Richland County TMS# 19813-01-02; annexed by Ordinance No.: 2022-051 enacted September 20, 2022

Council District: 4

Proposal: Request to confirm the zoning of Residential Mixed District (RM-1). The property currently has interim zoning of Residential Mixed District (RM-1).

Applicant: Hurricane Construction, Inc.

Staff Recommendation: Approval

PC Recommendation: 05/12/2022; Approval (4-0)

First reading approval was given on February 7, 2023.

15. FUTURE LAND USE MAP AMENDMENT CONFIRMATION for 3800 Overbrook Drive and 616 Suber Street; TMS# 13708-05-01

Ordinance No.: 2023-020 - Amending the Columbia Compass: Envision 2036 Map to confirm the future land use classification for 3800 Overbrook Drive and 616 Suber Street; Richland County TMS# 13708-05-01; annexed by Ordinance No.: 2022-124 enacted December 20, 2022

Council District: 3

Proposal: Request to confirm the future land use classification of Urban Core Residential Small Lot (UCR-1). The property currently is currently assigned an interim future land use classification of Urban Core Residential Small Lot (UCR-1).

Applicant: Bowers Property Management, LLC

Staff Recommendation: Approval

PC Recommendation: 11/10/2022; Approval (7-0)

First reading approval was given on February 7, 2023.



**COLUMBIA CITY COUNCIL MEETING AGENDA
TUESDAY, FEBRUARY 21, 2023**

16. **ZONING MAP AMENDMENT CONFIRMATION** for 3800 Overbrook Drive and 616 Suber Street; TMS# 13708-05-01

Ordinance No.: 2023-022 - Amending the Official Zoning Map to confirm the zoning for 3800 Overbrook Drive and 616 Suber Street, Richland County TMS# 13708-05-01; annexed by Ordinance No. 2022-124 enacted December 20, 2022

Council District: 3

Proposal: Request to confirm the zoning of Residential Mixed District (RM-2). The property currently has interim zoning of Residential Mixed District (RM-2).

Applicant: Bowers Property Management, LLC

Staff Recommendation: Approval

PC Recommendation: 11/10/2022; Approval (7-0)

First reading approval was given on February 7, 2023.

17. **FUTURE LAND USE MAP AMENDMENT CONFIRMATION** for 1921 Pineview Drive; TMS#19100-06-12

Ordinance No.: 2023-019 - Amending the Columbia Compass: Envision 2036 Map to confirm the future land use classification for 1921 Pineview Drive; Richland County TMS# 19100-06-12; annexed by Ordinance No.: 2022-125 enacted December 20, 2022

Council District: 3

Proposal: Request to confirm the future land use classification of Urban Edge Community Activity Center (UEAC-1). The property is currently assigned an interim future land use classification of Urban Edge Community Activity Center (UEAC-1).

Applicant: SAFE Federal Credit Union

Staff Recommendation: Approval

PC Recommendation: 11/10/2022; Approval (7-0)

First reading approval was given on February 7, 2023.



**COLUMBIA CITY COUNCIL MEETING AGENDA
TUESDAY, FEBRUARY 21, 2023**

18. ZONING MAP AMENDMENT CONFIRMATION for 1921 Pineview Drive; TMS# 19100-06-12

Ordinance No.: 2023-021 - Amending the Official Zoning Map to confirm the zoning for 1921 Pineview Drive, Richland County TMS# 19100-06-12; annexed by Ordinance No.: 2022-125 enacted December 20, 2022

Council District: 3

Proposal: Request to confirm the zoning of General Commercial District (GC). The property currently has interim zoning of General Commercial District (GC).

Applicant: SAFE Federal Credit Union

Staff Recommendation: Approval

PC Recommendation: 11/10/2022; Approval (7-0)

First reading approval was given on February 7, 2023.

19. AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE for Vape Shops

Ordinance No.: 2023-004 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17, (Unified Development Ordinance), Article 4, Use Regulations, Section 17-4.2, Principal Uses, to add Provisions Governing Smoke or Vape Shops, and Article 9, Definitions and Measurements, to add Definitions concerning Smoke or Vape Shops

Proposal: Request to amend Chapter 17 Article 4 of the Columbia Code of Ordinances to add Provisions governing Smoke or Vape Shops, and Article 9, Definitions and Measurements, to add Definition concerning Smoke or Vape Shops.

Applicant: Unanimous Resolution of Columbia City Council

Staff Recommendation: City Council Sponsored

PC Recommendation: 11/10/2022; Approval (7-0)

First reading approval was given on February 7, 2023.



We Are Columbia

**COLUMBIA CITY COUNCIL MEETING AGENDA
TUESDAY, FEBRUARY 21, 2023**

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20. Resolution No.: R-2023-001 - Authorizing consumption of beer, wine and liquor at the “St. Pat’s in Five Points Festival” and authorizing the City Manager and the Parks and Recreation Director to sign Park Rules for the St. Pat's in Five Points Festival on Saturday, March 18, 2023
 21. Resolution No.: R-2023-004 - Authorizing consumption of beer and wine only within Boyd Plaza adjacent to the Columbia Museum of Art for Arts and Draughts on Friday, March 31, 2023
 22. Resolution No.: R-2023-005 - Authorizing consumption of beer and wine only at Artista Vista Crafty Feast on Sunday, April 16, 2023
 23. Resolution No.: R-2023-007 - Authorizing consumption of beer, wine and liquor at Live on Lincoln Fundraiser for the Arts on Sunday, April 16, 2023 with a rain contingency date of Sunday, April 23, 2023
 24. Resolution No.: R-2023-011 - Authorizing consumption of beer and wine beverages only at the Official Kick-Off to St. Pat's in Five Points at the Five Points Fountain on Thursday, March 2, 2023

ORDINANCES - FIRST READING

25. Ordinance No.: 2023-015 - Granting an encroachment to Naman Gervais, LLC for the use of the right of way areas of the 400 block of Gervais Street, the 1100 block of Huger Street, the 400 block of Senate Street and the 1100 block of Williams Street for the installation and maintenance of sidewalks, curb cuts, four on-street parking spaces, landscaping and irrigation adjacent to 400 Gervais Street, Richland County TMS# 08912-11-01, 08912-11-02 and 08912-11-04
26. Ordinance No.: 2023-026 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 21, Stormwater Management and Sedimentation Control, Article III, Flood Damage Prevention, Division 3, Flood Hazard Reduction, Section 21-172, Specific Standards

The City of Columbia participates in the Community Rating System (CRS) for FEMA. This update in the ordinance is required to comply with FEMA's standards. Furthermore, it will improve our rating and benefit the City of Columbia citizens who will have to pay less on their flood insurance.



We Are Columbia

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TUESDAY, FEBRUARY 21, 2023**

27. Ordinance No.: 2023-025 - Authorizing the Issuance and Sale by the City of Columbia, South Carolina, of its not exceeding \$11,500,000 General Obligation Bonds, Series 2023 or such other appropriate series designation, and, pending the issuance of such bonds, authorizing the issuance and sale of General Obligation Bond Anticipation Notes, in one or more series, issued in anticipation thereof, for the purpose of funding various capital projects to include the Finlay Park Revitalization and Construction Project; fixing the form and details of the bonds or notes; authorizing the Mayor, the City Manager and the Assistant City Manager for Finance and Economic Services, or any two of them acting together, to determine certain matters relating to the bonds or notes; providing for the payment of the bonds or notes and the disposition of the proceeds thereof; and other matters relating thereto

Attorney Estimated Costs of Issuance		
Service	Provider	Cost
Co-Bond Counsel, Tax Counsel	Burr & Foreman LLP (<i>Michael Seezen, Ryan Gentry, Jeff Allen</i>)	\$102,500 - \$122,500
Co-Bond Counsel	Johnson, Toal & Battiste, PA (<i>George Johnson</i>)	\$40,000 - \$50,000

28. Ordinance No.: 2023-027 - Granting an encroachment to Naromi, LP, for the use of the right of way areas of the 100 block of Earth Road and the 300 block of Spears Creek Church Road for the installation and maintenance of four curb cuts and sidewalks adjacent to 185 Earth Road, Richland County TMS#25700-04-02

RESOLUTIONS

29. Resolution No.: R-2023-010 - Amending Resolution No.: R-2022-005 Approving and Ratifying Mutual Aid Agreements between the City of Columbia and the City of Columbia Police Department and Various Law Enforcement Agencies and Authorizing the City Manager of the City of Columbia and the Chief of Police of the City of Columbia to execute all such agreements to add Columbia Housing Community Safety to the list of agencies
30. Resolution No.: R-2023-012 - Approval for Acquisition of 0.44 acre Located at 1127 Queen Street and Identified as Richland County TMS#11409-07-20; CIP Project #SD8438; CF#250-596



We Are Columbia

COLUMBIA CITY COUNCIL MEETING AGENDA TUESDAY, FEBRUARY 21, 2023

APPOINTMENTS

31. Municipal Court Judges

OTHER MATTERS

32. Council is asked to allocate \$85,963.66 from the Resilient Columbia Fund for the implementation of a Community Resource Center at the Katheryn M. Bellfield Booker Washington Heights Cultural Arts Center located at 2611 Grant Street, as requested by The Honorable Daniel J. Rickenmann, Mayor.

CITY COUNCIL COMMITTEE REPORTS, REFERRALS AND NEW BUSINESS

PUBLIC INPUT

EXECUTIVE SESSION

33. Discussion of negotiations incident to proposed contractual arrangements and proposed sale or purchase of property pursuant to S.C. Code §30-4-70(a)(2)

Gadsden Street Property

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

Jessica Kolp v. City of Columbia

ADJOURNMENT