COLUMBIA CITY COUNCIL MEETING AGENDA
TUESDAY, FEBRUARY 7, 2023

The Columbia City Council will conduct a Council Meeting on Tuesday, February 7, 2023 at 4:00 p.m. at City Hall (Council Chambers), 1737 Main Street, 3rd Floor, Columbia, SC 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 ON AGENDA ITEMS

APPROVAL OF MINUTES

1. Council is asked to approve the December 6 and 20, 2022 Council Meeting Minutes; January 4, 2023 Special Called Meeting Minutes; January 10, 2023 Work Session Minutes; and January 17, 2023 Council Meeting Minutes.

CONSENT AGENDA ITEMS 2 THORUGH 9

2. Council is asked to approve the Purchase of a 2023 Mini Excavator for Columbia Water, as requested by the Fleet Services Division on January 9, 2023. Award to Blanchard Machinery Company, using the SC State Contract in the amount of $97,275.00. The vendor is located in West Columbia, SC.

   Funding Source: Utilities Water Distribution & Maintenance - Auto, Trucks, Heavy Equipment - Capital (5516203-658500). The original budget amount is $97,275.00.

3. Council is asked to approve the Purchase of Twenty-Nine (29) Standard 2 Camera Kits for the Columbia Police Department, as requested by the Fleet Services Division on January 5, 2023. Award to Axon Enterprise, Inc., using the Sourcewell Cooperative Contract in the amount of $193,214.33. This vendor is located in Scottsdale, AZ.

   Funding Source: Capital Replacement - Auto, Trucks, Heavy Equipment-Capital (6308972-658500). The original budget amount is $193,214.33.

4. Council is asked to approve a new Contract for T.S. Martin Phase 3 and Hyatt Park Phase 2 Improvements, as requested by the Parks and Recreation Department on September 8, 2022. Award to AOS Specialty Contractors, Inc. in an amount not to exceed $747,874.00. This contractor is located in Lexington, SC.

   Funding Source: General Capital Projects - TS Martin Park PHIII - Capital Project Costs (4039999-PK004604-658650), $369,699.00 and General Capital Projects - Hyatt Park Renovations - PHII - Capital Project Costs (4039999-PK006803-658650) $378,175.00. The original budget amount is $747,874.00.

   AOS Specialty Contractors, Inc. is the prime and will provide construction, project management, and construction administration services at 59.15 % ($442,310.00) of the total contract amount.

   The following subcontractors will provide additional services:

   Detail Fence, LLC, located in Lexington, SC, will provide installation of fencing at 21.01% ($157,148.00) of the total contract amount.

   Churchich Recreation and Design, located in Bluffton, SC, will provide shade structure services at 3.55% ($26,571.00) of the total contract amount.

   Chason Landscaping, LLC, located in Columbia, SC, will provide baseball field landscaping and irrigation services at 16.29% ($121,845.00) of the total contract amount.

5. Council is asked to approve a new Contract for Project SS7467; North Columbia Pump Station Improvements, as requested by Columbia Water on September 27, 2022. Award to Shady Grove Construction, LLC, in an amount not to exceed $3,162,499.73, which includes contingency. This contractor is located in Irmo, SC.

   Funding Source: Engineering - Water and Sewer Improvements (5529999-SS746701-658650). The original budget amount is $4,393,726.26.

   This is a Columbia Disadvantaged Business Enterprise (CDBE) program project with a 10% CDBE goal. The CDBE goal was exceeded at 32.46%. Shady Grove Construction, LLC is the prime contractor and will provide 27.19% ($781,654.21) of the total contract amount.

The following subcontractors/suppliers will provide additional services/supplies:

Fortline Waterworks, located in Columbia, SC, will provide the pipe appurtenances at 3.47% ($99,773.64) of the total contract amount.

Charles R. Underwood, Inc., located in Sanford, NC, will provide pump parts at 3.48% ($100,008.00) of the total contract amount.

Generator Power Systems, Inc., a Minority Business Enterprise and DBE located in Irmo, SC, will provide demolition services and a platform for the generator at 32.46% ($933,230.00) of the total contract amount.

Xtreme Grading, located in White Rock, SC, will provide grading services at 4.85% ($139,565.90) of the total contract amount.

CITI, Inc., located in Charlotte, NC, will provide a control panel at 5.36% ($153,968.00) of the total contract amount.

Gregory Electric Company, located in Columbia, SC, will provide electrical services at 23.19% ($666,800.00) of the total contract amount.

6. Council is asked to approve a new Contract for Project SS7450; Crane Creek Lower North Branch Capacity Upgrade Phase 2, as requested by Columbia Water on September 27, 2022. Award to McClam & Associates, Inc., in an amount not to exceed $7,172,379.49, which includes contingency. This contractor is located in Little Mountain, SC.

Funding Source: Engineering - Water & Sewer Improvements (5529999-SS745002-658650). The original budget amount is $9,486,778.85.

This is a Columbia Disadvantaged Enterprise (CDBE) program project with a 10% CDBE goal. The CDBE goal was exceeded at 10.3%. McClam & Associates, Inc. is the prime contractor and will provide sanitary sewer construction at 66.20% ($4,316,586.48) of the total contract amount.

The following subcontractors/suppliers will provide additional services/supplies:

LA Barrier and Son, Inc., a Minority Business Enterprise (W) and CDBE located in Lexington, SC, will provide stone and hauling at 9.24% ($602,618.11) of the total contract amount.

Chao & Associates, Inc., a Minority Business Enterprise and CDBE located in Columbia, SC, will provide surveying at 0.53% ($34,700.00) of the total contract amount.

Herndon Inc., a Minority Business Enterprise (W) and DBE located in Lugoff, SC, will provide grassing at 0.53% ($34,250.00) of the total contract amount.

Hobas Pipe USA, located in Houston, TX, will provide centrifugally-cast, fiberglass-reinforced, polymer mortar pipe at 18.21% ($1,187,130.00) of the total contract amount.

Fortiline Waterworks, located in Columbia, SC, will provide service material vents and hatches at 1.41% ($92,065.00) of the total contract amount.

Tindall Precast, located in Spartanburg, SC, will provide manholes at 3.88% ($252,995.40) of the total contract amount.

7. Ordinance No.: 2023-013 - Granting an encroachment to Waverly Hospital Owner, LLC, for the use of the right of way areas of the 2200 block of Hampton Street and the 1400 block of Pine Street for the installation and maintenance of sidewalks and stairs adjacent to 2200 Hampton Street, Richland County TMS# 11407-14-01

   First reading approval was given on January 17, 2023.

8. Ordinance No.: 2023-014 - Granting an encroachment to the South Carolina Department of Parks, Recreation and Tourism for the use of the right of way area of the 1900 block of Lincoln Street for the installation and maintenance of a sidewalk to connect to the existing public sidewalk adjacent to 829 Richland Street, Richland County TMS#09011-10-03

   First reading approval was given on January 17, 2023.

9. Ordinance No.: 2023-016 - Granting an encroachment to Benton Crossing, LP, for the use of the right of way areas of the 2600 block of River Drive and the 1100 block of Benton Street for the installation and maintenance of curb cuts, crosswalks, sidewalks, landscaping and irrigation adjacent to 2617 River Drive, Richland County TMS# 09109-05-18, 09109-05-20 and 09109-05-16

   First reading approval was given on January 17, 2023.

ZONING / PLANNING MATTERS - FIRST READING

10. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 7106 Broad River Road; TMS# 05007-02-38

Ordinance No.: 2023-003 - Annexing 7106 Broad River Road, Richland County TMS# 05007-02-38 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 a land use classification of Community Activity corridor (AC-2) and assign zoning of Office and Institutional District (OI) at the time of annexation. The property is currently classified as Neighborhood (Medium Density), in a Priority Investment Area and zoned NC by Richland County.

Applicant: Art Smart Academy After-School, LLC

Staff Recommendation: Approval

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

11. 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)

12. 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 / Jaqueline Bowman

Staff Recommendation: Approval

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

13. 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)

14. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for ± 10.7 acres, NX Shop Road Extension; TMS# 16200-01-24 and 16200-01-26(p)

Ordinance No.: 2023-012 - Annexing +/- 10.7 acres NX Shop Road Extension, Richland County TMS# 16200-01-24 and TMS# 16200-01-26 (portion) 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), a portion within the Floodplain Overlay District (OV-FP) at the time of annexation. The property is currently classified as Economic Development Center/Corridor and zoned M-1 by Richland County.

Applicant: Kenneth F. Hoagland Revocable Trust and Extra Credit, LLC / Del Lago Ventures, Inc.

Staff Recommendation: Approval

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

15. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for ± 14.9 acres, N/S Pineview Drive; TMS# 16200-01-26(p)

Ordinance No.: 2023-001 - Annexing +/- 14.9 acres N/S Pineview Drive, Richland County TMS #16200-01-26 (portion) 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), a portion within the Floodplain Overlay District (OV-FP) at the time of annexation. The property is currently classified as Economic Development Center/Corridor and zoned M-1 by Richland County.

Applicant: Extra Credit, LLC

Staff Recommendation: Approval

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

16. 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)

17. COMPREHENSIVE PLAN - FUTURE LAND USE MAP AMENDMENT for 1214 Scott Street (p); 1222 Scott Street; 2109, 2119, and 2121 Sumter Street (p), TMS# 09016-12-18 (p), 09016-12-19, 09016-12-06 (p), 09016-12-05 (p), and 09016-12-04(p)

Ordinance No.: 2022-108 - Amending the Columbia Compass: Envision 2036 Map to modify the future land use for 1214 Scott Street (p); 1222 Scott Street; 2109, 2119, and 2121 Sumter Street (p); Richland County TMS# 09016-12-18(p), 09016-12-19, 09016-12-06(p), 09016-12-05(p), and 09016-12-04(p)

City Council District: 1

Proposal: Request to amend the Columbia Compass: Envision 2036 Future Land Use Map to modify the land use classification of the property from Urban Core Mixed Residential Type 2 (UCMR-2) to Urban core Community Activity Center (UCAC-2).

Applicant: Krista Hampton, Planning & Development Services Director

Staff Recommendation: Approval

PC Recommendation: 10/13/2022; Approval (6-0)

18. ZONING MAP AMENDMENT for 1214 and 1222 Scott Street and 2121, 2119, and 2109 Sumter Street, TMS# 09016-12-18, 09016-12-19, 09016-12-04, 09016-12-05 and 09016-12-06

Ordinance No.: 2022-111 - Amending the Official Zoning Map to modify the zoning for 1214 and 1222 Scott Street and 2121, 2119 and 2109 Sumter Street, Richland County TMS# 09016-12-18, TMS# 09016-12-19, TMS# 09016-12-04, TMS# 09016-12-05 and TMS# 09016-12-06

Council District: 1

Proposal: Request to rezone the property from Mixed Use District (MU-2) in the North Main Corridor design Overlay District (OV-NMC) to Community Activity Center/Corridor District (CAC) in the North Main Corridor Design Overlay District (OV-NMC).

Applicant: Lauren Taylor, Ghostrider OZ Fund LLC

Staff Recommendation: Approval

PC Recommendation: 10/13/2022; Approval (6-0)

19. 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)

20. 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)

21. 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)

22. ZONING MAP AMENDMENT for 5.51acres W/S Floyd Drive, TMS# 14306-03-11

Ordinance No. 2023-023 - Amending the Official Zoning Map to modify the zoning for 5.51 acres W/S Floyd Drive, Richland County TMS# 14306-03-11

Council District: 1

Proposal: Request to rezone the property from Residential Single Family-Small Lot District (RSF-3) to Mixed Use District (MU-1).

Applicant: Matthew Foxworth, SCORE, LLC

Staff Recommendation: Denial

PC Recommendation: 01/12/2023; Approval (7-1)

23. 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)

24. 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)

25. 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)

26. ZONING MAP AMENDMENT CONFIRMATION for 3800 Overbook 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)

27. 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)

28. 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)

29. 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)

ORDINANCES - FIRST READING

30. 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

RESOLUTIONS

31. Resolution No.: R-2023-008 - Authorizing consumption of beer and wine beverages only at the Columbia Mardi Gras Festival at City Roots Urban Farm in the 1000 block of Airport Boulevard between Jim Hamilton Boulevard and the north side of the entrance into Hunter Gatherer on Saturday, February 18, 2023

32. Resolution No.: R-2023-009 - Authorizing Condemnation for Easement Acquisition for Sanitary Sewer Main along Crane Creek Lower North Branch for Capacity Upgrade, Phase I; Richland County TMS#12200-03-19 and 20; CIP Project #SS7350-03; CF#250-472 (Easements 7 of 8)

CITY COUNCIL COMMITTEE REFERRALS, REPORTS AND NEW BUSINESS

PUBLIC NPUT

EXECUTIVE SESSION

33. Discussion of the employment of an employee pursuant to S.C. Code §30-4-70(a)(1)

Council Support Services
Municipal Court Judges

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

Lizzie Sanders v. City of Columbia
Lake Katherine Sewer Improvements

ADJOURNMENT

We Are Columbia

MEETING DATE: **February 7, 2023**

DEPARTMENT: **City Clerk**

FROM: ***Erika Hammond, City Clerk***

SUBJECT: **Council is asked to approve the December 6 and 20, 2022 Council Meeting Minutes; January 4, 2023 Special Called Meeting Minutes; January 10, 2023 Work Session Minutes; and January 17, 2023 Council Meeting Minutes.**

FUNDING SOURCE & ORIGINAL BUDGET:

ATTACHMENTS:

- **#a:** MN_12_06_2022 (PDF)
- #b: MN_12_20_2022 (PDF)
- #c: MN_01_04_2023 (PDF)
- #d: MN_01_10_2023_WS (PDF)
- #e: MN_01_17_2023 (PDF)

COLUMBIA CITY COUNCIL MEETING MINUTES
TUESDAY, DECEMBER 6, 2022

The Columbia City Council met on Tuesday, December 6, 2022 at City Hall, 1737 Main Street, Columbia, South Carolina 29201. The Honorable Daniel J. Rickenmann, Mayor called the meeting to order at 4:04 p.m. The following members of Council were present: The Honorable Howard E. Duvall, Jr., The Honorable Edward H. McDowell, Jr., Mayor Pro-Tem, The Honorable William Brennan, The Honorable Tina N. Herbert, The Honorable Aditi Bussells, and The Honorable Joe E. Taylor, Jr. Also present were Ms. Teresa Wilson, City Manager and Ms. Erika D. Moore Hammond, City Clerk. This meeting was advertised in accordance with the South Carolina Freedom of Information Act.

PLEDGE OF ALLEGIANCE

INVOCATION

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

ADOPTION OF THE AGENDA

Upon a motion made by Mr. Duvall and seconded Mr. Taylor, Council voted unanimously to adopt the agenda subject to adding an executive session discussion on the City's CDBG - Disaster Recovery Program to **Item 42** and clarifying that the cost for **Item 9** is being split 50/50 between the City of Columbia and Richland County.

PUBLIC INPUT ON AGENDA ITEMS

No one appeared at this time.

APPROVAL OF MINUTES

1. Council is asked to approve the November 15, 2022 Council Meeting Minutes. - *Approved*

Upon a motion made by Mr. McDowell and seconded by Mr. Duvall, Council voted unanimously to approve the November 15, 2022 Council Meeting Minutes.

DRAFT

COLUMBIA CITY COUNCIL MEETING MINUTES
TUESDAY, DECEMBER 6, 2022

HONORARY STREET NAMING RESOLUTION

2. Resolution No.: R-2022-099 - Approving the Honorary Naming of the intersection of Blanding Street and Assembly Street "Judge L. Casey Manning Court" - *Approved*

Upon a motion made by Ms. Herbert and seconded by Dr. Bussells, Council voted unanimously to approve Resolution No.: R-2022-099 - Approving the Honorary Naming of the intersection of Blanding Street and Assembly Street "Judge L. Casey Manning Court".

PRESENTATIONS

3. The Cooperative Ministry 40th Anniversary Proclamation - The Honorable Daniel J. Rickenmann, Mayor

The Honorable Daniel J. Rickenmann, Mayor and the members of City Council presented a proclamation in celebration of the 40th Anniversary of The Cooperative Ministry.

4. City Beautification Project Update - Mr. Robert Anderson, Public Works Director and Mr. James Bennett, Midlands Business Leadership Group

Mr. Robert Anderson, Public Works Director outlined the current practices for mowing crews, bed mulching, yearly annuals, shrub trimming, edging crews, tree removal, curb painting, and written notification to property owners regarding their responsibility to maintain the right of way. The North Main Street project is almost complete. We will have the stretch from Anthony Avenue to Columbia College Drive. We planted low growing plants on Elmwood Avenue and we maintain those. We have Greene Street and the Greene Street Bridge (maintained by USC), the Greene Street Bridge, Greene Street corridor, and Lincoln Street from Senate Street to Blossom Street. The South Main Street, Five Points, and Assembly Street projects will also come on board. The Forestry Division will look at contracting mowing in larger areas. We will re-focus city crews on several projects. We will have partnerships with USC, the City Center Partnership, and local garden clubs. We are going to add concrete at 1800 Main along with sections of planters. We will add pots to City Hall for seasonal flowers. We scheduled a contractor to remove the tree at 1500 Main Street in front of Cowboys. I would like to introduce Brian Neiger as the new superintendent of the Forestry and Beautification Division. He has come up with some good beautification plans. We have met with SCDOT and Mayor Rickenmann about the condition of our medians. We did a pilot program where SCDOT cleaned the medians within Gervais Street and Huger Street and we painted the medians. We are looking at the business corridors. We are looking at a pilot program with code enforcement and citations. We have seen an increase in litter and litter collections. We

will use temporary labor where we can. Our staffing levels are at an all-time high. We are having equipment challenges this year. Crews work six days a week and ten hours per day. We are moving our hook-lift containers each week. This allows residents to put their leaves in the containers instead of putting them on the street. We put containers in neighborhoods when Code Enforcement does their sweeps. We are working on the "Welcome to Columbia" signage. The goal is to standardize signage for primary, secondary and smaller entrances. We developed a request for proposals and we will present the final design to City Council for feedback. We continue to remove sign litter around town.

Councilor Bussells said it is important to look at how these signs will be consistent with some of our previous signs. We should open this up to more sign companies versus the traditional construction approach.

Councilor Duvall thanked Public Works for participating in the Arbor Day Celebration. We planted two trees at Logan Elementary School. I want to commend Veronica Walker for her presentation to the South Kilbourne Neighborhood Association. She has done a great job of spreading the word that employment with Public Works is a great thing.

Councilor McDowell asked what we are doing to maintain the areas we already have.

Mr. Robert Anderson, Public Works Director said by contracting out mowing, our people will be brought closer into town and we will spend time doing additional maintenance in town.

Councilor Brennan asked how we will continue the collaboration with SCDOT. It would be great to treat every road like we did Huger Street at Gervais Street.

Mr. Robert Anderson, Public Works Director said the idea of doing Gervais Street and Huger Street was to let everybody see what is going on. There is no reason we can't have a partnership but they need to come to the table with funding.

Mayor Rickenmann said there is no operations and maintenance money for our roads. We have to add this to the legislative agenda. This was a partnership between SCODT, the city and the county. This was our first step to collaboratively go to the delegation for funds for the maintenance of our streets. This will be a lobbying effort his year.

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Councilor Taylor said thank you. It is rewarding for us to take pride in the way the city looks. The more people take care of things, the less crime we will see. We referred to a committee ways we might look at taking the roll carts off of the main city streets and putting dumpsters behind buildings. I want to make sure that is still in the dialog. Is it worthwhile to look at programs where people put their household garbage on the street the day before pickup versus leaving household items on the street for a week?

Mr. Robert Anderson, Public Works Director said a lot of areas don't have a location for a dumpster. We added carts so they wouldn't put their garbage on the ground. We will look at household garbage.

Mayor Rickenmann said the dumpsters can help to eliminate that, too.

Councilor Herbert asked if we have a policy on picking up signs for closed businesses and old campaign signs.

Mr. Robert Anderson, Public Works Director said we are looking at duplicate signs. Political signs are removed from the right of way and from our flower beds.

Ms. Krista Hampton, Planning and Development Services Director said we will remove signs from the right of way and we contact private property owners regarding signage.

Councilor Brennan asked if we are keeping seasonal employees on for other scopes of work.

Mr. Robert Anderson, Public Works Director said yes, if they have a driver's license. We also budget for seasonal labor.

Regional Gateways Project

Mr. Robert Anderson, Public Works Director said the Regional Gateways Project is based on needs in various areas. The municipalities and counties are contributing funds based on population.

Mr. James Bennett, Midlands Business Leadership Group Chair explained that MLBG has taken on the responsibility of raising the dollars for implementation of the eight gateways. The total project is over two million dollars. The first two projects are I-26 at 302 and I-77 at Forest Drive. The business community has already raised funds for these two projects. The IGA is asking individual governing bodies to provide ongoing maintenance based on a pro-rata share. The other

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six gateways are I-20 at US-1; I-20 at I-26; I-26 at Harbison; I-20 at 277; I-20 at I-77; and I-77 at I-26. This is a regional approach but the majority of the gateways are in the City of Columbia. We are here in support of what you are doing for beautification. Your existing identification of gateways involve signage; our project involves the landscaping. You also chose Elmwood at I-26. Our eight gateways are within 10 miles of the State House. We are hopeful to break ground on the first two projects during spring. We are preparing to go forward with the RFP and hope to identify the contractor/landscaper by February.

5. Capital City/Lake Murray Country Update - Ms. Miriam Atria, President/CEO for the Capital City/Lake Murray Country Regional Tourism Board

Ms. Miriam Atria, President/CEO for the Capital City/Lake Murray Country Regional Tourism Board said we continue to break records as we head into our forty second year in business. We recently hosted 25 nations at Riverfront Park and Lake Murray during the XVI Black Bass World Championship for the first time in the United States. We are submitting this event for a statewide tourism economic impact award. We are working on a bid and contract to secure the Colonial Life Arena for three years for an event featuring over 350 chefs from across the world. In October, we hosted the southeastern state park directors and staff from 14 states. They toured the entire region and dined heavily in the city of Columbia. We are here to present our visitor's guide that is shared all over the world. We are bringing the potential of two world events to this region. We want to share a 60-second version of our television ad. We are charged with promoting four counties and we cannot do our job without the support of this Council. We thank you for any and all support.

CONSENT AGENDA ITEMS 6 THROUGH 25

Councilor Taylor requested a future presentation on **Items 12** and **25**.

Upon a single motion made by Mr. McDowell and seconded by Mr. Duvall, Council voted unanimously to approve **Consent Agenda Items 6** through **25**.

6. Council is asked to approve the Annual Software Maintenance Support for Mobile Area Routing and Vehicle Location Information System (MARVLIS) Contract, as requested by the Columbia Police Department on October 21, 2022. Award to Bradshaw Consulting Services, Inc. in the amount of $80,421.88, which includes a 3% increase. This firm is located in Aiken, SC. - *Approved*

Funding Source: Police Administrative Services - Maintenance and Service Contract (1012402-638200). The original budget amount is $80,421.88.

7. Council is asked to approve a new Agreement for Geographic Information System (GIS) Software License and Maintenance Services, as requested by the Information Technology Department on October 21, 2022. Award to Environmental Systems Research Institute, Inc., using the State Contract in the amount of $110,000.00. The term of this agreement is three years. This vendor is located in Redlands, CA. - *Approved*

Funding Source: Geographic Information Systems - Maintenance & Service Contracts (5511121-638200) $46,640.00; Police Administrative Services – Computer Equipment/Hardware (1012402-627500) $3,630.00; Development Services – Maintenance & Service Contracts (1014101-638200) $3,740.00; Engineering - Water Systems Improvements - Software Licenses (5516220-627510) $28,270.00; Utilities Water Distribution & Maintenance - Software Licenses (5516203-627510) $7,700.00; Traffic Engineering - Maintenance & Service Contracts (1013203-638200) $2,447.50; Public Works Administration - Software Licenses (1011124-627510) $2,062.50; Utilities Wastewater Maintenance - Software Licenses (5516205-627510) $14,190.00; Streets-Storms – Maintenance & Service Contracts (5534203-638200) $220.00; Emergency Management - Software Licenses (1012201 - 627510) $1,100.00. The original budget amount is $110,000.

8. Council is asked to approve a new Contract for Citywide Multifunctional Copier Device Services, as requested by the Information Technology Department on August 23, 2022. Award to Ricoh USA, Inc. in the amount of $269,143.56. The term of this contract is from January 1, 2023 to December 31, 2023. This company is located in Columbia, SC. – *Approved*

Funding Source: Central Stores/Copying – Xerox Copy and Supplies, 6208951– 627200. The original budgeted amount is $269,143.56.

9. Council is asked to approve the Annual Renewal of Computer Aided Dispatch Software Maintenance Services, as requested by the Columbia - Richland 911 Communications Center on November 10, 2022. Award to CentralSquare Software Technologies in the amount of $281,391.43, which does not include an increase. This firm is located in Lake Mary, FL. - *Approved*

Funding Source: City Emergency Communications/311-Maintenance and Service Contract (1012701-638200) $140,695.72 and County Emergency Communication-Maintenance and Service Contract (2082702-638200) $140,695.71. The original budget amount is $281,391.43.

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10. Council is asked to approve the Purchase of Replacement Vehicles for Various Departments, as requested by the Fleet Services Division. Award to the following vendors in the total amount of $1,001,878.29. - *Approved*

Vendor and Location	Description	Procurement Method
Amick Equipment Company Lexington, SC	One (1) 2023 Freightliner Truck for the Solid Waste Division requested on October 15, 2022	SC State Contract
Funding Source: Capital Replacement - Auto, Trucks, Heavy Equipment (6308972-658500) - $265,680.07		
Alan Jay Automotive Management DBA Alan Jay Fleet Sales Sebring, FL	Two (2) 2023 Ford F-550 Regular Cab Chassis for the Traffic Engineering Division requested on November 4, 2022	Sourcewell Cooperative Contract
Funding Source: Capital Replacement - Auto, Trucks, Heavy Equipment (6308972-658500) - $386,598.88		
Hunter Truck Sales & Services, Inc. Smithfield, PA	One (1) 2023 Peterbilt Model 520 Truck for the Solid Waste Division requested on November 2, 2022	Sourcewell Cooperative
Funding Source: Capital Replacement - Auto, Trucks, Heavy Equipment (6308972-658500) - $349,599.34		

11. Council is asked to approve Contract Amendment #4 for Security Guard Services, as requested by the Columbia Police Department on November 18, 2022. Award to Security Management of SC, LLC in the amount of $571,974.65, which does not include an increase. The term of this amendment is from January 1, 2023 to June 30, 2023. This firm is located in Columbia, SC. - *Approved*

Funding Source: Police Administrative Services - Professional Services (1012402-636600) $285,987.00; Community Safety Officers - Professional Services (5512703-636600) $285,987.65. The budget amount for this amendment is $571,974.65.

12. Council is asked to approve a Contract Renewal for the Management and Administration of Employee Medical Services at the Employee Health Center, as requested by the Human Resources Department on November 10, 2022. Award to Doctors Care, P.A. in the amount of $1,139,904.24 per year for a total amount of $3,419,712.72, which includes a 3% increase from the previous contract. The term of this contract is from January 1, 2023 to December 31, 2025. This firm is located in Columbia, SC. - *Approved*

Funding Source: Employee Health Center - Medical Services (6048920-636900) $983,904.24; Employee Health Center - Drug and Medical Supplies (6048920-624900) $30,000.00; Employee Health Center - Special Departmental Supplies (6048920-627100) $66,000.00; Employee Health Center - Coronavirus Services (6048920-638412) $60,000.00. The original budget amount is $1,139,904.24 for year 1 and is anticipated to be budgeted at this amount for year 2 and 3.

13. Council is asked to approve Contract Amendment #8 for Project SS733702; East Rocky Branch Sewer Improvements Phase II, as requested by Columbia Water on November 11, 2022. Award to Hussey Gay Bell in the amount of $96,000.00. The term of this agreement is from December 31, 2022 to December 30, 2023. This firm is located in Columbia, SC. - *Approved*

Funding Source: Water and Sewer Capital Projects - East Rocky Branch Improvements Phase 2 - Capital Project Costs (5529999-SS733702-658650). The original budget amount is $1,731,000.00. The budget amount for this amendment is $96,000.00. The total revised budget amount is $1,827,000.00.

This is a Clean Water 2020 Program project and a Mentor Protégé Program project. Hussey Gay Bell is the mentor and will provide additional construction administration and observation services at 50% ($48,000.00) of the amendment amount. Civil Engineering of Columbia, LLC, a Small Business Enterprise located in Columbia, SC, is the protégé and will provide engineering services at 50% ($48,000.00) of the amendment amount.

14. Council is asked to approve a new Professional Services Agreement for Project SD8503; Rocky Branch Alternative Evaluation and Preliminary Design, as requested by Columbia Water on November 11, 2022. Award to ESP Associates, Inc. in an amount not to exceed $209,720.00. The term of this agreement is December 13, 2022 through June 13, 2024, with two optional one-year renewal periods. This firm is located Charlotte, NC. - *Approved*

Funding Source: Stormwater Improvement Capital Project Control - Rocky Branch Bypass and Tunnel - Capital Project Costs (5549999-SD850301-658650). The original budget amount is $209,720.00.

This is a Mentor Protégé Program project. ESP Associates, Inc. is the mentor and will provide project management and oversight, associated modeling, alternative evaluations, and begin initial preliminary design at 79.97% ($167,720.00) of the total Contract amount.

Hybrid Engineering, Inc., located in Irmo, SC, is the protégé and will provide preliminary design initiation, overall project scope of services, quality, deliverables, schedule and engineering support at 20.03% ($42,000.00) of the total contract amount.

15. Council is asked to approve a new Contract for Project SS7626; Senate Street Gravity Sewer Completion, as requested by Columbia Water on October 26, 2022. Award to McClam and Associates, Inc. as a Sole Source in an amount not to exceed $355,700.00. This vendor is located in Columbia, SC. - *Approved*

Funding Source: Water and Sewer Capital Projects - Senate Street Gravity Sewer - Capital Project Costs (5529999-SS762601-658650). The original budget amount is $355,700.00.

16. Council is asked to approve a new Contract for Project SS6966; Sanitary Sewer Pipe Rehabilitation, as requested by Columbia Water on August 1, 2022. Award to McClam and Associates, Inc. in an amount not to exceed $8,231,658.00. This contractor is located in Little Mountain, SC. - *Approved*

Funding Source: Engineering - Water & Sewer Improvements (5529999-SS696623-658650). The original budget amount is $8,231,658.00.

This is a Columbia Disadvantaged Business Enterprise (CDBE) program project with a 15% CDBE goal. The CDBE goal for this project was exceeded at 15.22%. McClam and Associates, Inc. is the prime contractor and will provide sanitary sewer construction services at 43.92% ($3,615,515.05) of the total contract amount.

The following subcontractors will provide additional services:

Pipe Pros, LLC, located in Fort Mill, SC, will provide closed circuit television (CCTV) services, sewer cleaning, geographic information systems (GIS) services and smoke testing services at 13.35% ($1,098,950.00) of the total contract amount.

L.A. Barrier & Son, Inc., a Minority Business Enterprise (W) and CDBE located in Lexington, SC, will provide hauling services at 1.59% ($130,818.00) of the total contract amount.

Smoak Construction Co., LLC, a Minority Business Enterprise (W) and CDBE located in Little Mountain, SC, will provide point repairs, restoration and access services at 13.63% ($1,121,874.95) of the total contract amount.

BLD Services, LLC, located in Kenner, LA, will provide lateral cured-in-place pipe (CIPP) services at 8.81% ($725,000.00) of the total contract amount.

TriState Utilities, located in Chesapeake, VA, will provide cured-in-place pipe (CIPP) services at 18.70% ($1,539,500.00) of the total contract amount.

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17. Annexation, Future Land Use Map Amendment, and Zoning Map Amendment for 1500, 509, 1520, N1521, 1521, 1525, and 1527 Atlantic Drive, and 1230 Balsam Road; TMS# 07311-02-01, 07311-02-02, 07312-07-11, 07312-07-12, 07312-07-13, 07312-07-14, and 07312-07-15 - *Approved on second reading.*

Ordinance No.: 2022-107 - Annexing and Incorporating Annexing and incorporating 7 lots at Atlantic Drive and Balsam Road into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2020-028 on August 4, 2020 – Approved on second reading.

Council District: 2

Proposal: Request to annex the property, assign a land use classification of Urban Edge residential - Large Lot (UER-2) and assign zoning of Residential Single Family-Medium Lot district (RSF-2) at the time of annexation. The property is currently classified as mixed residential High Density and zoned RS-MD by Richland County.

Applicant: Multiple Petitioners

Staff Recommendation: Approval

PC Recommendation: 09/08/2022; Approval (6-0)

First reading approval was given on November 15, 2022.

18. Annexation, Future Land Use Map Amendment, and Zoning Map Amendment for 1008 Lykes Lane; TMS# 05000-02-29 - *Approved on second reading.*

Ordinance No.: 2022-105 - Annexing and Incorporating 1008 Lykes Lane, Richland County TMS# 05000-02-29 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map - Approved on second reading.

Council District: 1

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

Applicant: Brandon T. Walker

Staff Recommendation: Approval

PC Recommendation: 10/13/2022; Approval (6-0)

First reading approval was given on November 15, 2022.

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19. Annexation, Future Land Use Map Amendment, and Zoning Map Amendment for 1903 Hazelwood Road and 1842 Pressley Street; TMS#19205-03-12 - *Approved on second reading.*

Ordinance No.: 2022-102 - Annexing and Incorporating 1903 Hazelwood Road and 1842 Pressley Street, Richland County TMS# 19205-03-12 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official zoning map - Approved on second reading.

Council District: 4

Proposal: Request to annex the property and assign a land use classification of Urban Edge residential large lot (UER-2) and assign zoning of Residential Single Family-Large Lot (RSF-1) at the time of annexation. The property is currently classified as Neighborhood (Medium Density) and zoned RS-LD by Richland County.

Applicant: Charles McSwain, Jr.

Staff Recommendation: Approval

PC Recommendation: 10/13/2022; Approval (6-0)

First reading approval was given on November 15, 2022.

20. Annexation, Future Land Use Map Amendment, and Zoning Map Amendment for unincorporated portions of 3815 Ayrshire Avenue and 0.56 acres NE/S Clement Road; TMS#09201-0907(p) and 09201-09-08(p) - *Approved on second reading.*

Ordinance No.: 2022-099 - Annexing and Incorporating Unincorporated portions of 3815 Ayrshire Avenue and 0.56 acre NE/S Clement Road, Richland County TMS# 09201-09-07 (portion) and TMS# 09201-09-08 (portion) into the City of Columbia, South Carolina Columbia, and Incorporating said property into Columbia Compass: Envision 2036 and the Official zoning map - Approved on second reading.

Council District: 1

Proposal: Request to annex the property and assign a land use classification of urban core residential small lot (UCR-1) and assign zoning of residential single-family large lot (RSF-1) at the time of annexation. The property is currently classified as Mixed Residential (High Density) and zoned RS-HD by Richland County.

Applicant: Pamela Dorita Thomas

Staff Recommendation: Approval

PC Recommendation: 10/13/2022; Approval (6-0)

First reading approval was given on November 15, 2022.

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21. Annexations, Future Land Use Map Amendment, and Zoning Map Amendment for 37.675 acres, S/S I-20; TMS# 28800-06-05 - *Approved on second reading.*

Ordinance No.: 2022-101 - Annexing and Incorporating 37.675 acres S/S I-20, Richland County TMS# 28800-06-05 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map - Approved on second reading.

Council District: 4

Proposal: Request to annex the property and assign a land use classification of Community Activity Corridor (AC-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 M-1 by Richland County.

Applicant: Spears Creek Quadrant Partners

Staff Recommendation: Approval

PC Recommendation: 10/13/2022; Approval (6-0)

First reading approval was given on November 15, 2022.

22. Zoning Map Amendment for 14.75 acres, N/S Lost Creek Drive, TMS# 05207-07-28 - *Approved on second reading.*

Ordinance No.: 2022-110 - Amending the Official Zoning Map to modify the zoning for 14.75 acres N/S Lost Creek Drive, Richland County TMS #05207-07-28 - Approved on second reading.

Council District: 1

Proposal: Request to rezone the property from Large Lot-Reserve District (LL-R), a portion within the Floodplain Overlay District (OV-FP) to Residential Single-Family- Large Lot District (RSF-1), a portion within the Floodplain Overlay District (OV-FP).

Applicant: Chestnut Hill Plantation, Inc. c/o Robert F. Fuller, Attorney

Staff Recommendation: Approval

PC Recommendation: 10/13/2022; Approval (6-0)

First reading approval was given on November 15, 2022.

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23. Ordinance No.: 2022-103 - Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park (GSM of North Main, LLC and Peak Drift Beverages, LLC, Richland County TMS #09116-02-01, 09112-07-01, 09112-07-06, 09112-06-04, 09112-06-06 and 09112-06-07) - *Approved on second reading.*

First reading approval was given on November 15, 2022.

24. Ordinance No.: 2022-121 - Authorizing the City Manager to execute the Second Extension Option of the Lease Renewal Agreement with Truist Bank f/k/a Branch Banking and Trust Company (BB&T) for use of 3905 Ensor Avenue (Lutheran Survey Building) for an ATM - *Approved on second reading.*

First reading approval was given on November 15, 2022.

25. Ordinance No.: 2022-122 - Authorizing the City of Columbia, South Carolina, to Execute and Deliver an Equipment Lease Purchase Agreement in the Amount of Not Exceeding $9,000,000 between the City and the Lessor Thereof To Defray the Cost of Acquiring Certain Equipment; and Other Matters Relating Thereto - *Approved on second reading.*

First reading approval was given on November 15, 2022.

ZONING / PLANNING MATTERS - SECOND READING

26. Amendment to the Unified Development Ordinance: Non- Conforming Sites - *Approved on second reading.*

Ordinance No.: 2022-109 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17 (Unified Development Ordinance), Article 5: Development Standards, Sec. 17-5.3, Landscaping - Approved on second reading.

Proposal: Request to amend Chapter 17 Article 5 of the Columbia Code of Ordinances concerning buffer requirements that require loss of parking.

Applicant: Mayor Daniel Rickenmann, Councilmember Aditi Bussells, and Krista Hampton Director of Planning and Development Services

Staff Recommendation: Approval

PC Recommendation: 10/13/2022; Approval (6-0)

First reading approval was given on November 15, 2022.

Upon a motion made by Dr. Bussells and seconded by Mr. Duvall, Council voted six (6) to one (1) to give second reading approval to Ordinance No.: 2022-109 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17 (Unified Development Ordinance), Article 5: Development Standards, Sec. 17-5.3, Landscaping. Ms. Herbert, Dr. Bussells, Mr. Brennan, Mr. McDowell, Mr. Duvall, and Mayor Rickenmann voted aye. Mr. Taylor voted nay.

ZONING / PLANNING MATTERS - FIRST READING

27. ANNEXATION, INTERIM FUTURE LAND USE MAP AMENDMENT AND INTERIM ZONING MAP AMENDMENT for 3800 Overbrook Drive and 616 Suber Street; TMS#13708-05-01 - *Approved on first reading.*

Ordinance No.: 2022-124 - Annexing 3800 Overbrook Drive and 616 Suber Street, Richland County TMS# 13708-05-01 - Approved on first reading.

Council District: 3

Proposal: Request to annex the property and assign interim land use classification of Urban Core residential Small Lot (UCR-1) and assign of interim zoning of Residential Mixed District (RM-2) with a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned RM-HD by Richland County.

Applicant: Bowers Property Management, LLC

Staff Recommendation: Approval

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

Ms. Krista Hampton, Planning and Development Services Director explained that these are annexations and an interim zoning amendment. You will see a public hearing for the confirmation of zoning at a later date. This donut hole has been a priority area for City Council to annex for a number of years. It is coming in from the county with a high density zoning classification. You are looking to apply an interim zoning of a medium density residential zoning classification. It is in the Rosewood Community.

Ms. Whitney Denton, South Kilbourne Neighborhood Association said we agree with the annexation of donut holes. I have issues with the permanent designation request for Urban Core Residential. The developer has more leeway under this designation. I cannot support this project as it has been submitted to the neighborhood. Also, we have active water leaks.

Mr. Robert Dudek, Esq., 3850 Overbrook Drive said the water problems in this area are very bad. Water is running down the street. The traffic is very bad there. I can't imagine adding 31 units on this corner. If you approve this, it is going to be a danger to school children and others. We already have dumpster problems. There are big problems with this project as proposed. I hope you go out and take a look at this.

Councilor Taylor said we are dealing with whether we annex this into the city. We haven't seen any development plans. If we annex you in, it gives us the ability to address the issues you are talking about.

Ms. Cathy Kittle said we are split. Those with dirt driveways may be required to bring their yards up to the standards that you all hold very high. There are concerns about that. I would love to see code enforcement on Overbrook. Your code enforcement officer is awesome. We are asking you to take note of the red flags that we are raising. Overbrook has already borne the burden for so many multi-family rental units. The developer will walk away with $8 million and we will be left to handle the fallout from the mess this is going to make.

Mayor Rickenmann said this is about the annexation. We appreciate the issues you have brought forward but we are not at that step yet. They can do what they are talking about now. The neighborhood is in tune to what is going on with the water, the phases and the long term projects.

Councilor Brennan said this is a good time for us to take a look at how this development is going to impact the timeline for phase 3. There are currently two main water issues. I ask that we look at the area and if there are any near term projects that can be done in unison with a potential project.

Upon a motion made by Mr. Brennan and seconded by Mr. Duvall, Council voted unanimously to give first reading approval to the Annexation, Interim Future Land Use Map Amendment and Interim Zoning Map Amendment for 3800 Overbrook Drive and 616 Suber Street; TMS#13708-05-01 **and** Ordinance No.: 2022-124 - Annexing 3800 Overbrook Drive and 616 Suber Street, Richland County TMS# 13708-05-01.

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28. ANNEXATION, INTERIM FUTURE LAND USE MAP AMENDMENT AND INTERIM ZONING MAP AMENDMENT for 1921 Pineview Drive; TMS#1910006-12 - *Approved on first reading.*

Ordinance No.: 2022-125 - Annexing 1921 Pineview Drive, Richland County TMS# 19100-06-12 - Approved on first reading.

Annexing 1921 Pineview Drive, Richland County TMS# 19100-06-12

Council District: 3

Proposal: Request to annex the property and assign an interim land use classification of Urban Edge Community Activity Center (UEAC-1) and assign interim zoning of General Commercial District (GC) with a pending annexation. The property is currently classified as Neighborhood (Medium Density) in a Neighborhood Activity Center and zoned M-1 by Richland County.

Applicant: SAFE Federal Credit Union

Staff Recommendation: Approval

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

Upon a motion made by Mr. Taylor and seconded by Mr. Brennan, Council voted unanimously to give first reading approval to the Annexation, Interim Future Land Use Map Amendment and Interim Zoning Map Amendment for 1921 Pineview Drive; TMS#1910006-12 **and** Ordinance No.: 2022-125 - Annexing 1921 Pineview Drive, Richland County TMS# 19100-06-12.

RESOLUTIONS

29. Resolution No.: R-2022-094 - Authorizing the City Manager to execute an Intergovernmental Agreement Relating to a Regional Gateways Project between Richland County, Lexington County, City of Columbia and Central Midlands Council of Governments - *Approved*

Upon a motion made by Mr. McDowell and seconded by Mr. Brennan, Council voted unanimously to approve Resolution No.: R-2022-094 - Authorizing the City Manager to execute an Intergovernmental Agreement Relating to a Regional Gateways Project between Richland County, Lexington County, City of Columbia and Central Midlands Council of Governments and the appointment of The Honorable Aditi Bussells to the Midlands Business Leadership Group Project Steering Advisory Committee.

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30. Resolution No.: R-2022-097 - The City of Columbia Adopts the Following Resolution in Support of Requesting the South Carolina Legislature to Enact a Statute to Require Security Cameras at the Entrances and Exits of Nursing Homes, Residential Care Facilities and Assisted Living Centers - *Approved*

Public Safety Committee Recommendation: 11/15/2022; refer to City Council for consideration.

Upon a motion made by Mr. McDowell and seconded by Mr. Brennan, Council voted unanimously to approve Resolution No.: R-2022-097 - The City of Columbia Adopts the Following Resolution in Support of Requesting the South Carolina Legislature to Enact a Statute to Require Security Cameras at the Entrances and Exits of Nursing Homes, Residential Care Facilities and Assisted Living Centers. Mr. Taylor abstained from voting due to a potential conflict of interest. Ms. Herbert was not present for the vote.

31. Resolution No.: R-2022-098 - Authorizing the City Manager and Fire Chief to execute Mutual Aid Agreement for Fire Protection between McEntire Joint National Guard Base and the City of Columbia - *Approved*

Upon a motion made by Dr. Bussells and seconded by Mr. Taylor, Council voted unanimously to approve Resolution No.: R-2022-098 - Authorizing the City Manager and Fire Chief to execute Mutual Aid Agreement for Fire Protection between McEntire Joint National Guard Base and the City of Columbia.

ORDINANCES - FIRST READING

Ms. Krista Hampton, Planning and Development Services Director explained that **Items 32** through **39** involve a code cycle that we regularly update based on SC LLR.

Mr. Todd Beiers, Building Official explained that the International Code Council mandates all of our building codes. They start with the International Code Council and then each state goes through the code to make it their own. The South Carolina Building Code Council then sends the codes to the State House for approval. As a municipality, we are required to adopt the International Building Code and all related codes.

Councilor Taylor asked if we are going to hear anything back on these codes. Are we adopting these early or late? Have the codes been filtered out in other places.

Mr. Todd Beiers, Building Official said residential sprinklers are the biggest example. Inside the International Residential Code, residential homes have to be sprinkled. The South Carolina Building Code Council then said they don't. All of the modifications have been approved and they go into effect on January 1.

Councilor Taylor asked if this is a blanket approval of container housing or does it have to meet certain zoning guidelines throughout the city.

Ms. Krista Hampton, Planning and Development Services Director said anything in the building code has to meet our zoning ordinance as well. It does acknowledge some of those items.

Upon a single motion made by Mr. Duvall and seconded by Mr. Taylor, Council voted unanimously to give first reading approval to **Items 32** through **39**. Mr. McDowell was not present for the vote.

32. Ordinance No.: 2022-112 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 5, Article II, Building and Technical Codes, Division 2, Building Code, Sec. 5-51, Adoption; conflicting provisions - *Approved on first reading.*

33. Ordinance No.: 2022-113 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 5, Article II, Building and Technical Codes, Division 3, Gas Code, Sec. 5-71, Adoption; conflicting provisions - *Approved on first reading.*

34. Ordinance No.: 2022-114 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 5, Article II, Building and Technical Codes, Division 4, Plumbing Code, Sec. 5-91, Adoption; conflicting provisions - *Approved on first reading.*

35. Ordinance No.: 2022-115 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 5, Article II, Building and Technical Codes, Division 5, Electric Code, Sec. 5-111, Adoption; conflicting provisions - *Approved on first reading.*

36. Ordinance No.: 2022-116 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 5, Article II, Building and Technical Codes, Division 6, Mechanical Code, Sec. 5-131, Adoption; conflicting provisions - *Approved on first reading.*

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37. Ordinance No.: 2022-117 - Amending Code of Ordinances of the City of Columbia, South Carolina, Chapter 5, Buildings and Building Regulations, Article II, Building and Technical Codes, Division 7, Property Maintenance Code, Sec. 5-151, Adoption; conflicting provisions - *Approved on first reading.*

38. Ordinance No.: 2022-118 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 5, Article II, Building and Technical Codes, Division 9, International Residential Code for One- and Two- Family Dwellings, Sec. 5-191, Adoption; conflicting provisions - *Approved on first reading.*

39. Ordinance No.: 2022-119 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 9, Fire Prevention and Protection, Article IV, Fire Prevention Code, Sec. 9-61, Adoption - *Approved on first reading.*

CITY COUNCIL COMMITTEE REFERRALS, REPORTS AND NEW BUSINESS

40. Public Safety Committee Report for November 15, 2022 - The Honorable Howard E. Duvall, Jr.

Councilor Duvall said the Public Safety Committee Report is attached to the agenda. We referred safety cameras at nursing homes to City Council and we approved that tonight.

41. Technology Committee Report for November 15, 2022 - The Honorable Tina N. Herbert

Councilor Herbert said the Technology Committee report is attached to the agenda. We expected to do a soft go-live with the Energov business license upgrade on December 5, 2022. This will allow businesses to pay their renewals and licenses online. We realized that the missing link to constituent concerns is being notified when something is complete. We have GovQA and we hope to do a training for City Council in February.

Councilor Duvall noted that after seven years of trying, we now have a disaster recovery system for our data.

Councilor McDowell reported that the Administrative Policy Committee met last month to discuss boards and commissions. We are still talking and plan to report to City Council at a later date.

Councilor Taylor said the plan is to bring an updated version of the boards and commissions handbook to City Council in January for review.

Councilor Duvall announced that the Short-Term Rentals ad-hoc committee will meet at 4:00 p.m. on December 14, 2022. We have been in negotiations with the neighborhoods and the industry. We are very close to coming up with a product that is dissatisfying to both, which means that it will probably be right.

PUBLIC INPUT

Ms. Caletta Harris, owner of Reel2Real Productions invited the members of Council to view the screening of the NO ADDRESS documentary series at Spotlight Theater on Friday, December 9, 2022 at 7:00 p.m. featuring Atlanta. This is about the criminalization of the homelessness and practical solutions we can start implementing. There is more we can do on a permanent basis to end homelessness. Part one features Columbia and can be viewed at www.noaddressdocumentary.com. I would like to follow-up on my conversation with the Mayor about possibly putting city owned property with my non-profit foundation.

Ms. Demetria McNeil, president and founder of Poor Rich Kidzz said she founded the non-profit organization on January 28, 2020 to bring 20- to 30- year old creators together. We want to be today's leaders and role models in our community by hosting creative events between Columbia and Charleston. Events include performances for the arts community. We also have a youth mentorship program in Charleston that helps to build confidence, self-expression and entrepreneurship. Our third gala will be held on March 4, 2023 in Columbia at 914 Pulaski Street in partnership with the Columbia Music Festival Association. To learn more, visit www.poorrichkidzz.com.

EXECUTIVE SESSION

Upon a motion made by Mr. Duvall and seconded by Dr. Bussells, Council voted unanimously to enter into executive session at 5:44 p.m.

42. Discussion of negotiations incident to proposed contractual arrangements pursuant to S.C. Code §30-4-70(a)(2)

Belvedere Home Assistance Program

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COLUMBIA CITY COUNCIL MEETING MINUTES
TUESDAY, DECEMBER 6, 2022

ADJOURNMENT

The meeting was adjourned at 6:46 p.m.

Respectfully submitted:

Erika D. Moore Hammond, CMC
City Clerk

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COLUMBIA CITY COUNCIL MEETING MINUTES
TUESDAY, DECEMBER 20, 2022

The Columbia City Council met on Tuesday, December 20, 2022 at City Hall, 1737 Main Street, Columbia, South Carolina. The Honorable Daniel J. Rickenmann, Mayor called the meeting to order at 4:06 p.m. The following members of Council were present: The Honorable Howard E. Duvall, Jr., The Honorable Edward H. McDowell, Jr., Mayor Pro-Tem, The Honorable William Brennan, The Honorable Tina N. Herbert, The Honorable Aditi Bussells, and The Honorable Joe E. Taylor, Jr. Also present were Ms. Teresa Wilson, City Manager and Ms. Erika D. Moore Hammond, City Clerk. This meeting was advertised in accordance with the South Carolina Freedom of Information Act.

PLEDGE OF ALLEGIANCE

INVOCATION

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

ADOPTION OF THE AGENDA

Upon a motion made by Mr. Duvall and seconded by Mr. McDowell, Council voted unanimously to adopt the agenda subject to deferring **Item 14** *(Ordinance No.: 2022-119 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 9, Fire Prevention and Protection, Article IV, Fire Prevention Code, Sec. 9-61, Adoption)* and adding Dr. MiUndrae Prince, Director of Schools for Richland One to speak on behalf of **Item 26** *(Resolution No.: R-2022-102 - Authorizing the Award of a Grant in the amount of Eighty Thousand ($80,000.00) Dollars to Richland County School District One for the Jobs for America's Graduates ("JAG-SC") Program and authorizing the City Manager to execute a Service Contract Agreement implementing that Grant*).

PUBLIC INPUT ON AGENDA ITEMS

Mr. Steven Cook said I was appointed to the homeless taskforce and I want to applaud the actions you have taken to resolve this problem, the immense time and energy you have devoted and the significant financial resources you have allocated. Last week, the Starbucks in Five Points removed all of its outside tables and chairs and closed its interior seating in the morning and evening because of the ongoing homeless issues they are facing. A once vibrant and bustling corner in our neighborhood is now dead. Small business owners have been drafted as the first line of protection for our stores, employees, customers and communities. Non-traditional methods need to be taken to address the problem. It is not compassionate to continue to enable these folks to live on the streets. We need not lack the will or ability to force them off the streets.

Ms. Diane Wiley said I want to thank everybody for helping us get everything done for Belvedere (Item 20), especially Councilman McDowell and Representative Leon Howard. We need SCDOT, Richland County and the City of Columbia to work together.

Mr. Robert Dudek said I spoke last time about Item 15, which is a proposal to put 31 townhomes on Overbrook Drive. The problem is that this project is at the corner of South Kilbourne, which is a major intersection. I hope you will do a walk through. The traffic is bad at 7:00 a.m. It is going to be dangerous with children waiting for buses. The leak on Kilbourne Road was fixed after the last meeting. We still have a problem with water going down Overbrook Drive.

Ms. Whitney Denton said we have concerns with our infrastructure and traffic. SCDOT has not agreed to additional traffic measures on South Kilbourne. I brought you a pebble that came out of my cold water supply line in the kitchen. I had to call a plumber. My PSI went up to 130 three weeks ago and I had to install another pressure reducing valve. I am not on any phase of water line replacement and I have new pipes in my house. I am tired of picking pebbles out of my faucet.

Ms. Cathy Kittle said the annexation is being brought before you for the benefit of this builder. His representative attended a recent neighborhood meeting. This is a done deal and it concerns us all. The city and the neighborhood will be left with the consequences. When asked about various studies it was stated that they were not required and they wouldn't be done because they cost money. Who will have to pay when we realize that we have problems that need to be fixed? This property is at the top of the hill. It will be filled with a parking lot, car residual oil and chemicals that will be going down the street into Gills Creek. Drastically reducing density at the corner is the least we can do. Alert the people that those studies need to be done.

Ms. JT Thayer, 3845 Overbrook Drive said I am a first time homeowner and I am very concerned for the same reasons they have been talking about. Have you seen the intersection? The quality of the roads is dire. There are an estimated 150 people living in a two block area. At least 60 people will be added to an already dense area. A small construction project caused many traffic jams. The visibility is dangerous without construction. I am concerned about pedestrians, as well.

CONSENT AGENDA ITEMS 1 THROUGH 16

Upon a single motion made by Mr. Duvall and seconded by Mr. Taylor, Council voted unanimously to approve the **Consent Agenda Items 1** through **13**, **15** and **16**.

COLUMBIA CITY COUNCIL MEETING MINUTES
TUESDAY, DECEMBER 20, 2022

1. Council is asked to approve a new Contract to Purchase a Daily Fire Operations Management System, as requested by the Columbia Fire Department on October 14, 2022. Award to Carahsoft Technology Corporation using the NASPO ValuePoint Cooperative Contract, in the amount of $62,947.50. The term of this contract is from January 1, 2023 to December 31, 2023. This vendor is located in Reston, VA. - *Approved*

   Funding Source: Fire Administration-County - Software License (2082301-627510) $31,473.75; Fire Suppression-Software License (1012303-627510) $31,473.75. The original budget amount is $62,947.50.

   This system will assist with incident reports, inventory, community outreach, data collection, fire prevention and accreditation.

2. Council is asked to approve the Annual Renewal of Cityworks Software and License Support, as requested by the Information Technology Department on November 30, 2022. Award to Azteca Systems, LLC, in the amount of $105,000.00, which does not include an increase. The term for this renewal is from January 15, 2023 through January 14, 2024. This vendor is located in Sandy, UT. - *Approved*

   Funding Source: Public Works Administration - Maintenance & Service Contracts (1011124-638200) $5,500.00; Public Works Administration - Computer Equipment/Hardware (1011124-627500) $1,990.00; Forestry Horticulture - Maintenance & Service Contracts (1011217-638200) $8,000.00; Streets Street & Sidewalk Repair - Maintenance & Service Contracts (1013201-638200) $2,500.00; Traffic Operations - Maintenance & Service Contracts (1013204-638200) $3,500.00; Streets - Storm Drains - Maintenance & Service Contracts (5534203-638200) $2,000.00; Streets - Water & Sewer Repair -Maintenance & Service Contracts (5513202-638200) $2,500.00; Customer Service - Special Contracts (5511407-638300) $3,500.00; Meter Reading - Maintenance & Service Contracts (5516202-638200) $15,500.00; Solid Waste Street Sweeping - Maintenance & Service Contracts (5534408-638200) $10,500.00; Utilities Wastewater Maintenance - Software License (5516205-627510) $49,510.00. The original budget amount is $105,000.00.

3. Council is asked to approve a new Contract to Purchase Body Worn Cameras, Fleet In-Car and Interview Room Camera System, Tasers, Virtual Storage, and Subscription Services, as requested by the Columbia Police Department on September 1, 2022. Award to Axon Enterprise, Inc. using the Sourcewell Cooperative Contract in the amount of $1,926,414.00 for year 1. The term of this contract is five (5) years beginning January 1, 2023. Each contract year renewal is subject to annual appropriations. This vendor is located in Scottsdale, AZ. - *Approved*

   Funding Source: Police Administration Services - Cloud Based Solution Services (1012402-632170) $1,106,646.81; US Justice Grants Control - COPS FY22 Tech and Equipment - Cloud Based Solution Services (2659999-9234000022-632170) $358,387.92. The original budget amount is $1,926,414.00 for year 1.

4. Council is asked to approve the Purchase of Two (2) 2023 Ram 1500 QUAD 4x4 Trucks for Columbia Water, as requested by the Fleet Services Division on October 6, 2022. Award to Performance Automotive Group DBA Performance Chrysler Dodge Jeep Ram using the SC State Contract in the amount of $88,143.95. This vendor is located in Clinton, NC. - *Approved*

   Funding Source: Utilities Water Distribution and Maintenance - Auto, Trucks, Heavy Equipment-Capital (5516203-658500). The original budget amount is $88,143.95.

5. Council is asked to approve a new Contract to Purchase a Western Star 47X Set Back Axle Truck for the Solid Waste Division, as requested by the Fleet Services Division on December 1, 2022. Award to Charlotte Truck Center Inc., DBA Excel Truck Center using the SC State Contract in the amount of $333,924.00. This vendor is located in Charlotte, NC. - *Approved*

   Funding Source: Capital Replacement - Auto, Trucks, Heavy Equipment-Capital (6308972-658500). The original budget amount is $333,924.00.

6. Council is asked to approve additional funding for Indefinite Delivery Contracts (IDC's) for Waterline/Hydrant Leak Restoration Services, as requested by Columbia Water on November 8, 2022. Award to Lake Murray Utility Company, Inc. of Chapin, SC, G.H. Smith Construction, Inc. of Columbia, SC, and Carolina Tap and Bore, Inc. of West Columbia, SC in the total amount of $600,000.00. - *Approved*

   Funding Source: Utilities Water Distribution & Maintenance-Special Projects (5516203-638500). The budget amount for these amendments is $600,000.00.

   Projects awarded under these Indefinite Delivery Contracts from the Columbia Water Preapproved Contractors Listing will utilize the Mentor Protégé Program, requiring a minimum 20% of the project to be completed by the Protégé.

7. Ordinance No.: 2022-112 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 5, Article II, Building and Technical Codes, Division 2, Building Code, Sec. 5-51, Adoption; conflicting provisions – *Approved on second reading.*

   First reading approval was given on December 6, 2022.

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COLUMBIA CITY COUNCIL MEETING MINUTES
TUESDAY, DECEMBER 20, 2022

8. Ordinance No.: 2022-113 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 5, Article II, Building and Technical Codes, Division 3, Gas Code, Sec. 5-71, Adoption; conflicting provisions – *Approved on second reading.*

First reading approval was given on December 6, 2022.

9. Ordinance No.: 2022-114 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 5, Article II, Building and Technical Codes, Division 4, Plumbing Code, Sec. 5-91, Adoption; conflicting provisions – *Approved on second reading.*

First reading approval was given on December 6, 2022.

10. Ordinance No.: 2022-115 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 5, Article II, Building and Technical Codes, Division 5, Electric Code, Sec. 5-111, Adoption; conflicting provisions – *Approved on second reading.*

First reading approval was given on December 6, 2022.

11. Ordinance No.: 2022-116 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 5, Article II, Building and Technical Codes, Division 6, Mechanical Code, Sec. 5-131, Adoption; conflicting provisions – *Approved on second reading.*

First reading approval was given on December 6, 2022.

12. Ordinance No.: 2022-117 - Amending Code of Ordinances of the City of Columbia, South Carolina, Chapter 5, Buildings and Building Regulations, Article II, Building and Technical Codes, Division 7, Property Maintenance Code, Sec. 5-151, Adoption; conflicting provisions – *Approved on second reading.*

First reading approval was given on December 6, 2022.

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13. Ordinance No.: 2022-118 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 5, Article II, Building and Technical Codes, Division 9, International Residential Code for One- and Two- Family Dwellings, Sec. 5-191, Adoption; conflicting provisions – *Approved on second reading.*

First reading approval was given on December 6, 2022.

14. Ordinance No.: 2022-119 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 9, Fire Prevention and Protection, Article IV, Fire Prevention Code, Sec. 9-61, Adoption - *Deferred*

First reading approval was given on December 6, 2022.

15. ANNEXATION, INTERIM FUTURE LAND USE MAP AMENDMENT AND INTERIM ZONING MAP AMENDMENT for 3800 Overbrook Drive and 616 Suber Street; TMS#13708-05-01 – *Approved on second reading.*

Ordinance No.: 2022-124 - Annexing 3800 Overbrook Drive and 616 Suber Street, Richland County TMS# 13708-05-01 – Approved on second reading.

Council District: 3

Proposal: Request to annex the property and assign interim land use classification of Urban Core residential Small Lot (UCR-1) and assign of interim zoning of Residential Mixed District (RM-2) with a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned RM-HD by Richland County.

Applicant: Bowers Property Management, LLC

Staff Recommendation: Approval

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

First reading approval was given on December 6, 2022.

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16. ANNEXATION, INTERIM FUTURE LAND USE MAP AMENDMENT AND INTERIM ZONING MAP AMENDMENT for 1921 Pineview Drive; TMS#19100-06-12 – *Approved on second reading.*

Ordinance No.: 2022-125 - Annexing 1921 Pineview Drive, Richland County TMS# 19100-06-12 – Approved on second reading.

Annexing 1921 Pineview Drive, Richland County TMS# 19100-06-12

Council District: 3

*Proposal**:** Request to annex the property and assign an interim land use classification of Urban Edge Community Activity Center (UEAC-1) and assign interim zoning of General Commercial District (GC) with a pending annexation. The property is currently classified as Neighborhood (Medium Density) in a Neighborhood Activity Center and zoned M-1 by Richland County.*

Applicant: SAFE Federal Credit Union

Staff Recommendation: Approval

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

First reading approval was given on December 6, 2022.

CONSIDERATION OF BIDS AND AGREEMENTS

17. Council is asked to approve the Fiscal Year 2022/2023 Contract Renewal for services related to the retention of Military Personnel, Services and Operations located at Fort Jackson during the upcoming rounds of Base Realignment and Closure (BRAC) and Sequestration, as requested by the Economic Development Department. Award to the Greater Columbia Chamber of Commerce in the amount of $53,500.00, which does not include an increase. This firm is located in Columbia, SC. - *Approved*

Funding Source: ED Special Projects 5518419-638500. The original budgeted amount is $53,500.00.

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Upon a motion made by Mr. Brennan and seconded by Mayor Rickenmann, Council voted unanimously to approve the Fiscal Year 2022/2023 Contract Renewal for services related to the retention of Military Personnel, Services and Operations located at Fort Jackson during the upcoming rounds of Base Realignment and Closure (BRAC) and Sequestration, as requested by the Economic Development Department. Award to the Greater Columbia Chamber of Commerce in the amount of $53,500.00, which does not include an increase.

18. Council is asked to approve the Fiscal Year 2022/2023 Contract Renewal for Professional Services for Improvement and Operational Services within the Downtown Business Improvement District, as requested by the Economic Development Department. Award to the City Center Partnership in the amount of $70,000.00, which does not include an increase. This firm is located in Columbia, S.C. - *Approved*

    Funding Source: Economic Development - Special Contracts (5511301-638300). The original budget amount is $70,000.00.

A motion was made by Mr. McDowell and seconded by Mr. Brennan to approve the Fiscal Year 2022/2023 Contract Renewal for Professional Services for Improvement and Operational Services within the Downtown Business Improvement District, as requested by the Economic Development Department.

Dr. Bussells amended the main motion to change the funding source from the economic development fund to the hospitality tax fund.

Upon a motion made by Mr. McDowell and seconded by Mr. Brennan, Council voted six (6) to one (1) to approve the Fiscal Year 2022/2023 Contract Renewal for Professional Services for Improvement and Operational Services within the Downtown Business Improvement District. Award to the City Center Partnership in the amount of $70,000.00, as amended to change the funding source to the hospitality tax fund. Mr. Taylor, Ms. Herbert, Dr. Bussells, Mr. Brennan, Mr. McDowell, and Mayor Rickenmann. Mr. Duvall voted nay.

19. Council is asked to approve the Fiscal Year 2022/2023 Contract Renewal for Assistance with Recruitment, Project Management, Promotions, Marketing, and Research, as requested by the Economic Development Department. Award to Central SC Alliance in the amount of $72,000.00, which does not include an increase. This firm is located in Columbia, SC. - *Tabled*

    Funding Source: ED Special Contracts (5511301-638300). The original budget amount is $72,000.00.

Councilor Taylor said as we go through the budget process, it is important for us to engage with this group to ensure that urban economic development and recruiting is included in their mission.

Mayor Rickenmann said I am not going to support this. We need to take some time off and figure out what works for the city. I would support a lesser amount.

Councilor Brennan asked what is their role. We are trying to paint a picture of who we are. It would be a better path forward to table this, work with our Economic Development Department to develop a scope to determine how they fit in, and then come to a number.

Upon a motion made by Mr. McDowell and seconded by Dr. Bussells, Council voted unanimously to table the Fiscal Year 2022/2023 Contract Renewal for Assistance with Recruitment, Project Management, Promotions, Marketing, and Research, as requested by the Economic Development Department, and refer review of the contract scope to the Economic and Community Development Committee.

20. Council is asked to approve a new contract for Program Management and Construction Services for the Belvedere Home Assistance Program (HAP). Award to CEBA Group, LLC in the amount of $450,000.00 for Program Management Services and $2,550,000.00 for Rehabilitation Activities for a total contract amount of $3,000,000.00. This firm is located in Columbia, SC. *Approved*

Funding Source: Belvedere Home Assistance Program - Professional Service (220-SC117001-636600). The original budget amount is $3,000,000.00.

The Belvedere Home Assistance Program is being funded by an allocation from the State of South Carolina for enhancement of homes within the Belvedere Community. Rehabilitation activities will be performed by licensed contractors secured by the Program Manager, thus costs for those services will be paid as work is performed and invoiced to the City by Ceba Group, LLC.

Councilor Duvall said this will help the Belvedere Community. My concerns were assuaged by the contract that staff has come up with for implementing this program. This will be a special program using the funds Representative Howard has come up with. I am concerned with the $40,000 cap on restorations. When the cost gets to be $50,000, they will blame the city of Columbia for not finishing the project. Representative Howard has used the city of Columbia to get this money to a contractor. This is not going to be a community development program from the city of Columbia.

Councilor Bussells said I would like us to consider that at no one time should the current construction exceed 70% of what the contractor is insured for. That will address some of Councilman Duvall's concerns and set this project up for success.

Upon a motion made by Mr. McDowell and seconded by Ms. Herbert, Council voted unanimously to approve a new contract for Program Management and Construction Services for the Belvedere Home Assistance Program (HAP). Award to CEBA Group, LLC in the amount of $450,000.00 for Program Management Services and $2,550,000.00 for Rehabilitation Activities for a total contract amount of $3,000,000.00. This firm is located in Columbia, SC.

Councilor McDowell said this represents a renaissance for the Belvedere Community. A year ago, Representative Leon Howard and I talked about this project. It was because of his energy and resourcefulness that he secured these funds. Belvedere will be a new and different community. With the help of Ms. Diane Wiley, Belvedere Community President and Representative Howard, we are moving in a new direction.

21. Council is asked to approve a new Contract for Project WM4683; Water Main Replacement and Water Service Renewals for Willow Run Apartments, as requested by Columbia Water on September 27, 2022. Award to Stutts & Williams, LLC in an amount not to exceed $1,040,438.40, which includes contingency. This contractor is located in Lexington, SC. - *Deferred*

Funding Source: Engineering - Water & Sewer Improvements (5529999-WM468301-658650). The original budget amount is $1,040,438.40.

This is a Columbia Disadvantaged Business Enterprise (CDBE) program project with a 30% CDBE goal. The CDBE goal is currently being exceeded at 37.59%. This contract has been reviewed by the Office of Business Opportunities and deemed in compliance with the CDBE Program requirements. Stutts & Williams, LLC is the prime contractor and will provide waterline installation services at 62.40% ($541,032.00) of the total contract amount.

The following subcontractors will provide additional supplies/services:

Wallace Mechanical Supply, Inc., a DBE located in Cheraw, SC, will provide waterline materials at 30.56% ($265,000.00) of the total contract amount.

Ferguson Waterworks located in Elgin, SC, will provide waterline materials at 0.58% ($5,000.00) of the total contract amount.

L.A. Barrier & Son, Inc., a Minority Business Enterprise (W) and CDBE located in Lexington, SC, will provide hauling services at 0.92% ($8,000.00) of the total contract amount.

AOS Specialty Contractors Inc., a Minority Business Enterprise (W) and CDBE located in Lexington, SC, will provide concrete services at 0.92% ($8,000.00) of the total contract amount.

RCG Construction, LLC, a Minority Business Enterprise (W) and CDBE located in Irmo, SC, will provide flowable fill and waterline installation services at 4.61% ($40,000.00) of the total contract amount.

Upon a motion made by Mr. Taylor and seconded by Dr. Bussells, Council voted unanimously to defer consideration of the Contract for Project WM4683; Water Main Replacement and Water Service Renewals for Willow Run Apartments until January 2023.

22. Council is asked to approve a new Contract for Project SS7564; West Columbia Pump Station Improvements as requested by Columbia Water on September 27, 2022. Award to M.B. Kahn Construction Co., Inc. in an amount not to exceed $4,319,513.00, which includes contingency. This contractor is located in Columbia, SC. - *Approved*

Funding Source: Engineering - Water & Sewer Improvements (5529999-SS756401-658650). The original budget amount is $4,319,513.00.

M.B. Kahn Construction Co., Inc. is the prime contractor and will provide sanitary sewer construction services at 83.70% ($3,286,830.00) of the total contract amount.

The following subcontractors will provide additional services:

American Pipeline Solutions, located in Hackensack, NJ, will provide hauling services at 7.13% ($280,000.00) of the total contract amount.

Synagro Technology, Inc., located in Pineville, NC, will provide sludge and dewatering services at 7.13% ($280,000.00) of the total contract amount.

Gregory Electric, located in Columbia, SC, will provide electrical services at 2.04% ($80,000.00) of the total contract amount.

Mr. Clint Shealy, P.E., Assistant City Manager for Columbia Water explained that through our sanitary sewer arrangement with West Columbia, we contract for improvements to the asset. At the end of the project, they reimburse us. Out of the $4.3 million investment, West Columbia will reimburse us 40% which is approximately $1.9 million.

DRAFT

Upon a motion made by Mr. Brennan and seconded by Mr. Duvall, Council voted unanimously to approve a new Contract for Project SS7564; West Columbia Pump Station Improvements as requested by Columbia Water on September 27, 2022. Award to M.B. Kahn Construction Co., Inc. in an amount not to exceed $4,319,513.00, which includes contingency.

ORDINANCES - FIRST READING

23. Ordinance No.: 2022-123 - Granting an encroachment to Fort Jackson SAP, LLC for the use of the right of way area of the 4300 block of Fort Jackson Boulevard for the installation and maintenance of one curb cut, sidewalks, landscaping and irrigation adjacent to 4345 Fort Jackson Boulevard, Richland County TMS# 13814-01-03 - *Approved on first reading.*

Upon a motion made by Dr. Bussells and seconded by Mr. Duvall, Council voted unanimously to give first reading approval to Ordinance No.: 2022-123 - Granting an encroachment to Fort Jackson SAP, LLC for the use of the right of way area of the 4300 block of Fort Jackson Boulevard for the installation and maintenance of one curb cut, sidewalks, landscaping and irrigation adjacent to 4345 Fort Jackson Boulevard, Richland County TMS# 13814-01-03.

24. Ordinance No.: 2022-128 - Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park 2222 Main, LLC; TMS #09016-02-06 - *Approved on first reading.*

Economic and Community Development Committee Recommendation: 11/8/22; Approval (3-0)

Upon a motion made by Mr. Taylor and seconded by Mr. Brennan, Council voted unanimously to give first reading approval to Ordinance No.: 2022-128 - Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park 2222 Main, LLC; TMS #09016-02-06.

DRAFT

25. ANNEXATION, INTERIM FUTURE LAND USE MAP AMENDMENT, AND INTERIM ZONING MAP AMENDMENT for 1008 S. Ott Road; TMS#13703-04-04 - *Approved on first reading.*

Ordinance No.: 2022-127 - Annexing 1008 S. Ott Road, Richland County TMS# 13703-04-04 - Approved on first reading.

Council District: 3

Proposal: Request recommendation on assignment of interim land use classification of Urban core Residential Small Lot (UCR-1) and assignment of interim zoning of Residential Mixed district (RM-1), a portion within the Floodplain Overlay District (OV-FP) with a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned RM-MD by Richland County.

Applicant: Rosewood Church

Staff Recommendation: Approval

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

Upon a motion made by Mr. Brennan and seconded by Mr. Taylor, Council voted unanimously to give first reading approval to the Annexation, Interim Future Land Use Map Amendment, and Interim Zoning Map Amendment for 1008 S. Ott Road; TMS#13703-04-04 **and** Ordinance No.: 2022-127 - Annexing 1008 S. Ott Road, Richland County TMS# 13703-04-04.

RESOLUTIONS

26. Resolution No.: R-2022-102 - Authorizing the Award of a Grant in the amount of Eighty Thousand ($80,000.00) Dollars to Richland County School District One for the Jobs for America's Graduates ("JAG-SC") Program and authorizing the City Manager to execute a Service Contract Agreement implementing that Grant – *Approved as amended to reflect up to $80,000.00.*

Ms. Teresa Wilson, City Manager said I inserted an "up to" amount being that we are at this point in the school year and the fiscal year.

Councilor Herbert inquired about the timeline and the ability to open the other sites.

Dr. MiUndrae Prince, Director of Schools for Richland One said we have already posted the positions. Schools were given the agreements last week and we hope to start the process in January.

COLUMBIA CITY COUNCIL MEETING MINUTES
TUESDAY, DECEMBER 20, 2022

Councilor Taylor said thank you on behalf of the at-risk kids in the school district. This will put a Jobs for America's Graduates Program in every high school in Richland District One. It will help us address 600 of the most at-risk young people in the ninth grade through graduation. You already had this program at CA Johnson for many years.

Dr. MiUndrae Prince, Director of Schools for Richland One said the JAG Specialist at CA Johnson also does a one-year follow-up with students. The graduation rate for participants at CA Johnson has always exceeded the JAG Program requirements.

Councilor McDowell asked what the data looks like after three years. What happens to those students?

Dr. MiUndrae Prince, Director of Schools for Richland One said those students have done extremely well. Some started businesses, some are in college and some have completed college.

Mayor Rickenmann said while in the program, they are earning college credits and they qualify for free tuition at our technical colleges. The program at CA Johnson has a 92% success rate. I thank the governor and the president of the Technical Schools Association, because they are funding three-quarters of the cost. The city and Richland One are splitting the remaining 25%. We will have up to 9 schools in the program and there are 25 in the state. They are digging into the root problem and creating mentorships. We are seizing the opportunity to make a difference.

Councilor Bussells asked Dr. Prince to keep us posted on any unexpected challenges and other ways we can continue to provide support.

Upon a motion made by Ms. Herbert and seconded by Dr. Bussells, Council voted unanimously to approve Resolution No.: R-2022-102 - Authorizing the Award of a Grant in an amount up to Eighty Thousand ($80,000.00) Dollars to Richland County School District One for the Jobs for America's Graduates ("JAG-SC") Program and authorizing the City Manager to execute a Service Contract Agreement implementing that Grant.

DRAFT

COLUMBIA CITY COUNCIL MEETING MINUTES
TUESDAY, DECEMBER 20, 2022

OTHER MATTERS

27. City Council Standing Committee Structure - The Honorable Daniel J. Rickenmann, Mayor

Upon a motion made by Mayor Rickenmann and seconded by Mr. McDowell, Council voted unanimously to adopt the updated City Council Standing Committee Structure.

Administrative Policy Committee
This committee reviews matters related to City of Columbia policies and procedures to include technology initiatives and other matters related thereto.

Chair: Ed McDowell
Member: Joe Taylor
Member: Aditi Bussells
Staff Liaison: Pam Benjamin

Community Development Committee
This committee reviews matters related to community development, federal funding opportunities and other matters related thereto.

Chair: Tina Herbert
Member: Howard Duvall
Member: Will Brennan
Staff Liaison: Missy Gentry

Health, Social and Environmental Affairs Committee
This committee reviews matters related to quality of life issues to include homelessness, community partnerships, beautification, environmental and sustainability initiatives and other matters related thereto.

Chair: Aditi Bussells
Member: Howard Duvall
Member: Ed McDowell
Staff Liaison: Clint Shealy

Arts, Historic Preservation & Philanthropy Committee
This committee reviews matters related to cultural and performing arts, historic preservation and philanthropic endeavors / donations in support of city sponsored events and other matters related thereto.

Chair: Will Brennan
Member: Ed McDowell
Member: Tina Herbert
Staff Liaison: Henry Simons

Economic Development & Infrastructure Committee
This committee reviews matters related to economic development, infrastructure development and other matters related thereto.

Chair: Joe Taylor
Member: Will Brennan
Member: Aditi Bussells
Staff Liaison: Jeff Palen

Public Safety Committee
This committee reviews matters related to public safety, animal services, code inspection, Municipal Court, and other matters related thereto.

Chair: Howard Duvall
Member: Tina Herbert
Member: Joe Taylor
Staff Liaison: Teresa Wilson

DRAFT

28. Council is asked to approve the Installation of a Three Way Stop Control at Forest Ridge and Quail Lane, as requested by the Public Works Department. - *Approved*

This request has been approved by the Columbia Fire Department and the Columbia Police Department.

Upon a motion made by Mr. McDowell and seconded by Ms. Herbert, Council voted unanimously to approve the Installation of a Three Way Stop Control at Forest Ridge and Quail Lane, as requested by the Public Works Department.

CITY COUNCIL COMMITTEE REFERRALS, REPORTS AND NEW BUSINESS

Refer a discussion of 1225 Laurel Street to the Economic Development and Infrastructure Committee, as requested by The Honorable Joe E. Taylor, Jr.

Refer the reinstitution of community service as an option for Municipal Court Judges to the Public Safety Committee, as requested by The Honorable Joe. E. Taylor, Jr.

Refer the Assembly Street Phase 2 Project update to the Economic Development and Infrastructure Committee, as requested by City Administration.

Refer an update on CityWorks to the Administrative Policy Committee, as requested by The Honorable Aditi Bussells.

Refer a review of senior health and wellness programs and community partnerships with the Lourie Center to the Health, Social and Environmental Affairs Committee, as requested by The Honorable Will Brennan.

Refer a review of funding sources to support homelessness prevention to include the opioid settlement funds to the Health, Social and Environmental Affairs Committee, as requested by The Honorable Aditi Bussells.

Refer the Parking Study presentation to the Economic Development and Infrastructure Committee, as requested by City Administration.

Refer review of the Fire Department Pay Plan to the Public Safety Committee, as requested by City Administration.

DRAFT

Refer review of the draft feeding ordinance to the Health, Social and Environmental Affairs Committee, as requested by The Honorable Aditi Bussells.

Councilor Duvall reported that the Short-Term Rentals ad-hoc committee had two public hearings and narrowed the wide chasm between the STR industry and the neighborhoods. I asked the city manager to schedule a work session discussion. We have some perfecting amendments that came out of our last meeting. We will see if the Council has further amendments and then it'll be ready to come to Council as an agenda item.

PUBLIC INPUT

No one appeared at this time.

EXECUTIVE SESSION

Upon a motion made by Mr. Duvall and seconded by Dr. Bussells, Council voted unanimously to enter into executive session at 5:09 p.m. for the discussion of **Items 29** through **31**.

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

    Marion Adams v. City

30. Receipt of legal advice related to matters covered by attorney-client privilege pursuant to S.C. Code §30-4-70(a)(2)

    Homeless Services

31. Discussion of the employment of an employee pursuant to S.C. Code §30-4-70(a)(1)

    Communications Plan
    Community Development Department

DRAFT

COLUMBIA CITY COUNCIL MEETING MINUTES
TUESDAY, DECEMBER 20, 2022

ADJOURNMENT

The meeting was adjourned at 6:20 p.m.

Respectfully submitted:

Erika D. Moore Hammond, CMC
City Clerk

DRAFT

COLUMBIA CITY COUNCIL SPECIAL CALLED MEETING MINUTES
WEDNESDAY, JANUARY 4, 2023

The Columbia City Council conducted a Special Called Meeting on Wednesday, January 4, 2023 at City Hall, 1737 Main Street, Columbia, South Carolina. The Honorable Daniel J. Rickenmann, Mayor called the meeting to order at 5:38 p.m. The following members of Council were present: The Honorable Howard E. Duvall, Jr., The Honorable Edward H. McDowell, Jr., Mayor Pro-Tem, The Honorable William Brennan, The Honorable Aditi Bussells and The Honorable Tina N. Herbert. Also present were Ms. Teresa Wilson, City Manager and Ms. Erika D. Moore Hammond, City Clerk. This meeting was advertised in accordance with the South Carolina Freedom of Information Act.

PLEDGE OF ALLEGIANCE

MOMENT OF SILENCE AND INVOCATION

Mayor Rickenmann led City Council in a moment of silence in honor of their colleague, The Honorable Joe Earl Taylor, Jr. who unfortunately passed away on December 29, 2023.

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

RESOLUTION

Ms. Teresa Wilson, City Manager said we appreciate you being willing to gather at this very difficult time. I know that Councilman Taylor would expect us to do the business that we have before us in order to ensure that the citizens of Columbia in District Four are duly represented. Unfortunately, these are some of the tasks ahead of us to move forward with a special election on March 28, 2023. As you consider this resolution, I respectfully ask that you strike from the last sentence "on or before Friday, January 6, 2023 and again not later than Friday, January 20, 2023". You have my reassurance that the notice will be in *The State Newspaper* in advance of the filing date. We are still working with Richland County to validate the precincts and to ensure that everything is proper. We will be well within state law to get all of that done.

1. Resolution No.: R-2023-003 - Authorizing Notice of Special Election for City Council District 4 – *Approved as amended.*

Upon a motion made by Mr. Duvall and seconded by Mr. McDowell, Council voted unanimously to approve Resolution No.: R-2023-003 - Authorizing Notice of Special Election for City Council District 4, as amended to strike "on or before Friday, January 6, 2023 and again not later than Friday, January 20, 2023" from the last paragraph so that it reads:

BE IT FURTHER RESOLVED that the City Clerk is hereby authorized to publish Notice of the Election in conformity with State Law in The State Newspaper and the City Clerk is directed to provide a copy of such notice to the South Carolina Ethics Commission.

ADJOURNMENT

The meeting was adjourned at 5:48 p.m.

Respectfully submitted:

Erika D. Moore Hammond, CMC
City Clerk

DRAFT

COLUMBIA CITY COUNCIL WORK SESSION MINUTES
TUESDAY, JANUARY 10, 2023

The Columbia City Council conducted a Work Session on Tuesday, January 10, 2023 at City Hall, 1737 Main Street, Columbia, South Carolina. The Honorable Daniel J. Rickenmann, Mayor called the meeting to order at 3:02 p.m. and the following members were present: The Honorable Howard E. Duvall, Jr., The Honorable Edward H. McDowell, Jr., The Honorable William Brennan, The Honorable Aditi Bussells, and The Honorable Tina N. Herbert. Also present were Ms. Teresa Wilson, City Manager and Ms. Erika D. Moore Hammond, City Clerk. The meeting was advertised in accordance with the South Carolina Freedom of Information Act.

INVOCATION

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

CITY COUNCIL DISCUSSION

1. Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 5, Buildings and Building Regulations, to add Article IX, Short Term Rentals

Councilor Duvall explained that the Short Term Rentals Ad Hoc Committee has wrestled with this ordinance over the last year. We held three public meetings and other meetings with representatives of the short term rental industry led by David Bergman and Kit Smith as the coordinator of neighborhoods. We have tried to reach a happy median between not allowing any short term rentals in residential neighborhoods to allowing them under certain circumstances and establishing a cap. Both sides have provided input on the draft you have today which is followed by another document with possible changes. I would like to reach a consensus on any further changes, bring it to a Council session for first reading, and then have a public hearing between first and second reading. I am trying to expedite the matter to give us the 90-day period before the first of July, which is when the ordinance calls for registration to be in place.

Ms. Teresa Wilson, City Manager said there is a public hearing requirement when fees are associated with an ordinance.

Mr. James Knox, Esq., Senior Assistant City Attorney reviewed the draft short term rentals ordinance with the members of City Council. Section 5-400 states that this ordinance only applies to short term rentals used for a period of less than 30 days. It does not apply to long term rentals leased for a period of 30 days or greater. Section 5-401 covers the defined terms used in the ordinance. The ordinance differentiates between owner-occupied and non-owner occupied dwellings. Section 5-402 contains the bulk of the regulations.

Councilor Bussells asked how they came up with the $1,000,000 insurance policy in §5-402(d) given that there would not be any liability to the city.

Mr. James Knox, Esq., Senior Assistant City Attorney said it is also for personal injury damage. It is the current requirement for Airbnb.

Mayor Rickenmann inquired about the purpose of adding that requirement when there are at least two sets of coverage already. How does that relate to the homeowner who rents out their house? As long as they live at their house for 275 days of the year, that's their full residence under state law. There is a gap for anything under 90 days and we don't have jurisdiction over that. A lot of the short term rentals are not done 7-days per week. They are owner-occupied and not assessed at the 6% rate. They are not required to report anything they rent for less than 72 days. How do we deal with the homeowner in this situation?

Mr. James Knox, Esq., Senior Assistant City Attorney clarified that the provision for insurance is not an additional policy.

Councilor Duvall said state law allows you to rent an owner-occupied home for 72 days a year without being assessed at 6%, but it does require you to report those rentals to DOR. They are not allowed to rent without regulation. You have to collect and remit taxes.

Councilor Herbert asked staff to clarify what we do have jurisdiction on.

Councilor Bussells asked if the six parking spaces in §5-402(m) apply to overnight parking.

Mr. James Knox, Esq., Senior Assistant City Attorney said there is no distinction between overnight parking and parking spaces for the duration of the stay. This is a compromise. The neighborhood associations wanted to ensure that we regulated this and prevented an overflow of cars spilling in front of other people's houses.

Mayor Rickenmann asked what happens in a neighborhood where we only required a single car driveway. Wouldn't we want the owner to provide overflow parking? We should distinguish between overnight and daytime parking.

Councilor Duvall said we may be able to include an exemption for overnight parking.

Councilor Bussells said the requirement to notify neighbors in §5-402(p) could include a lot of households.

Councilor Duvall said there is a possible change to this section. The owner or responsible representative must notify the immediately adjacent households that the property is being operated as a STR as well as any neighborhood association.

Mayor Rickenmann suggested that the STR be identified with a placard.

Councilor Duvall said the industry doesn't want their house identified as a STR because they are afraid of people breaking in. They will get a permit and use the permit number in advertisements.

Councilor Brennan suggested layering STRs in our GIS mapping.

Councilor Herbert expressed concerns with §5-402(o). I do not make a lot of my own bookings. I don't understand the necessity of that requirement.

Councilor Duvall explained that the neighborhood association wanted a system where the guest would take a picture upon arrival and send it to the owner or call to confirm arrival. To get around that, we said that it was up to the owner or representative to make sure that the person who rented the STR is in fact occupying the STR. If a guest uses a third party to make a reservation, whose personal information would be in the system?

Mr. James Knox, Esq., Senior Assistant City Attorney said the system would have information for the person making the booking. It is incumbent upon the person making the booking to use the guest's information when making the booking.

Councilor Bussells said it is simply determining that the guests who are listed on the reservation are the ones that are occupying the STR.

Councilor Herbert asked staff to verify the industry's two year records retention policy.

Mayor Rickenmann said I want to understand the general concerns about privacy. What is the intent of requiring owners to keep the names, email addresses and phone numbers of guests for that period of time in §5-402(f)? Is that actionable by the city?

Councilor Duvall said owners are currently required to keep that information. We want to access the information for tax purposes.

Mayor Rickenmann said it is more about the rental transaction than the personal information. We only want to see the rental record. We need the right to audit. Can we ask for the reconciliations?

Councilor Herbert said I read it from a safety perspective.

Councilor Duvall agreed to review §5-402(f) so that we have access to the rental record.

Mayor Rickenmann questioned the minimum guest age requirement in §5-402(i)

Councilor Brennan said the recommendation is to change the minimum guest age to at least eighteen (18). We should mirror the platforms as much as possible. §5-402(e) gives us the option of reviewing the property for making sure it is safe and in compliance. A safety inspection would probably stem from getting a report that a STR had some code deficiencies. Do you have to lay eyes on every STR prior to issuing a permit?

Mr. David Hatcher, Housing Official / Code Enforcement Division said no but they have to provide a self-checklist when they apply for the permit. This applies to owner and non-owner occupied.

Mayor Rickenmann said we need to consider clearance from other departments during the permitting process.

Councilor McDowell asked if there is adequate staffing.

Mr. David Hatcher, Housing Official / Code Enforcement Division recommended the addition of staff to help enforce the STR regulations.

Mayor Rickenmann asked if a business license would give us the right to audit all records when needed.

Mr. James Knox, Esq., Senior Assistant City Attorney reviewed §5-403 which imposes a requirement for all STR operators in the city to obtain a city issued permit to be renewed on an annual basis. Permits will only be issued to owners or representatives who reside or have a business within 45 miles of the property.

Mayor Rickenmann asked if we can make the renewal dates consistent with the business license renewal date.

DRAFT

Ms. Teresa Wilson, City Manager said we are having a discussion about triggers. There needs to be a check-off list for various things.

Mr. James Knox, Esq., Senior Assistant City Attorney continued to review §5-403 and §5-404.

Mayor Rickenmann asked why there is a distinction in fees for owners and non-owners.

Councilor Duvall said we have investors coming into residential neighborhoods and turning STRs into mini hotels. It is a violation of our zoning ordinance. The original ordinance had a $500 registration fee. The STR industry agreed with the $250 fee in §5-404(b)(3).

Councilor Herbert said we can't allow STRs and then penalize some of the people.

Mayor Rickenmann said I prefer that they all pay for a business license.

Councilor Bussells suggested that there be a set fee across the board. If I brought another property and already had an active permit, could I transfer my permit to that property?

Mr. James Knox, Esq., Senior Assistant City Attorney said there's nothing currently prohibiting that. Section 5-404(a) outlines the information that must be provided. Section 5-404(c) requires a permit holder to notify the City of any changes to the information submitted in the application within 30 days after the change occurs. Section 5-405 outlines the criteria for permit issuance. If met, the city would have to grant the STR application within 30 days of application submission.

Mayor Rickenmann asked if we choose who to inspect because §5-405(a)(2) leaves it open.

Councilor Duvall said the debate from the industry's point of view, is that code enforcement would sit on the application. This allows them to certify that everything is correct on their property and obtain a permit rather than wait on an inspection. The Code Enforcement Division can inspect the property if they believe an inspection is necessary. This assures the applicant that they will get a permit if they meet the criteria.

Councilor Herbert said certification by the applicant should be first.

Mr. James Knox, Esq., Senior Assistant City Attorney suggested that the applicant has to certify that the dwelling unit meets all criteria and the city will conduct a safety inspection if deemed necessary by the building official.

DRAFT

Councilor Brennan asked if there is a feedback mechanism.

Mr. James Knox, Esq., Senior Assistant City Attorney reviewed §5-406 which imposes a cap on permits issued for non-owner occupied short term rentals located in a residential district. The cap will be determined by how many permits are issued 90 days after this ordinance is passed. If 500 permits have been issued after 90 days, the cap becomes 500 for non-owner occupied STRs.

Mayor Rickenmann asked how we can create a system that provides current operators the opportunity to fulfill the requirements of this ordinance. Are we okay with not having a cap on owner-occupied short term rentals?

Mr. James Knox, Esq., Senior Assistant City Attorney proposed that the ordinance become effective 30 to 60 days after passage to allow staff time to prepare for implementation.

Councilor McDowell asked how many code enforcement officers are needed.

Mr. David Hatcher, Housing Official / Code Enforcement Division said we need at least one inspector dedicated to compliance. We will need two if we don't use a third party vendor.

Mayor Rickenmann asked the city manager to confirm if the collected accommodations taxes can be used to fund the inspection of these short term rentals.

Councilor Herbert said my strong recommendation is that we set a temporary cap to allow us to collect data and then determine if caps are needed and at what level.

Councilor Duvall said the recommendation is to create a committee comprised of council members, neighborhood leaders, and members of the STR industry to review the data and possible changes to the ordinance. On the STR owner side, they would like to have the ability to bring an undesirable piece of property up to code and online as a STR in addition to the cap. At the proper time, we would recommend that it be setup as a special exception through the Board of Zoning Appeals (BOZA).

Ms. Teresa Wilson, City Manager said who is to say that the cap in a particular residential district is too much or too little. Seems like it should be based off a percentage depending on the residential district. All of our residential districts are different.

Councilor Duvall said the neighborhoods wanted a restriction in 29201 and 29205 because that's where the predominance is. The committee did not want to go in that direction.

Ms. Teresa Wilson, City Manager said I am cautions from a staff perspective. I don't want to put anything in place where arbitrary decisions are being made by the staff.

Mr. James Knox, Esq., Senior Assistant City Attorney said the intent is to study empirical data to see what is out there. If you impose this cap, you are limiting the amount of data you will get.

Councilor Herbert said we should be pre-empted from reducing the cap once it is set.

Councilor Bussells said we will need to have certain mechanisms listed in this ordinance to collect data, including the business licenses and the permits.

Councilor Rickenmann said the data is there. Should we pay to get that information before we go down this path? It will give us a basis for collections.

Councilor Duvall sought clarification on Ms. Wilson's concerns.

Ms. Teresa Wilson, City Manager said the intent of the compromise was so that you did not end up with more STRs. The way this is written, you could end up with more STRs. Current owners would have to meet the requirements but it doesn't prevent additional folks from coming in. If there is an influx of interest in this, your cap could be well above what the residential area intended for it to be. If the cap is temporary, how do we as staff dial it back?

Councilor Rickenmann asked if the permit is transferrable when a LLC is sold. I don't want to create an artificial market.

Councilor Bussells said we all agree that the cap is unsettled.

Mr. James Knox, Esq., Senior Assistant City Attorney continued to review §5-406. Once the cap is established, potential applicants will be placed on a waiting list at no cost. As permits become available, they will be notified by the city that they can apply. Section 5-407 allows for someone in possession of a STR permit to rent the same property for more than 30-days without having to get an additional permit as required by our existing rental regulation ordinance so long as they are in compliance with the existing rental regulations. No additional notification is needed. However, if you have an existing long term rental permit, you will need a STR permit to rent a house out for less than 30 days.

DRAFT

Mayor Rickenmann said we should be notified when an owner switches from a short term rental to a long term rental.

Mr. James Knox, Esq., Senior Assistant City Attorney explained the violations within §5-408. I recommend making it exactly the same [point system] as the long term rental ordinance.

Mayor Rickenmann said we give violations to the owners, but we don't give anything to occupants. I want it to be clear and distinct that both parties are violators and should be fined.

Councilor Brennan said I don't know if it is being done consistently.

Mr. David Hatcher, Housing Official / Code Enforcement Division said the notice of violation is sent to the owner and the tenant. If it is a care of premise type issue, the tenant is noticed.

Mr. James Knox, Esq., Senior Assistant City Attorney explained that §5-409 is the same as the long term rentals except for (a) which says the accumulation of 10 or more points triggers the revocation proceedings on a STR permit. I suggest changing it to 15, which is the same as the long term rental ordinance. The appeals process is the same.

Mayor Rickenmann asked to receive an updated version during the first week of February and suggested bringing the ordinance back at the next work session on February 14, 2023. It would be great to understand what the current penetration is and how we want to approach it.

Ms. Teresa Wilson, City Manager said we are checking to see if one of our current vendors can provide the information. What are you looking for?

Mayor Rickenmann said we need to know the amount of money being generated, the number of units, and the average stay. I believe that short term rentals do have a place. We need a mechanism for dealing with the bad actors.

Councilor Brennan agreed that upfront data collection is necessary but we also need data collection over time. What is the tipping point for a neighborhood? What is the data telling us? Both parties were very agreeable to this during the process.

There was a consensus of Council to not change §5-406. Permit cap for residential districts at this time. Leave the text in red for future consideration.

COLUMBIA CITY COUNCIL WORK SESSION MINUTES
TUESDAY, JANUARY 10, 2023

EXECUTIVE SESSION

Upon a motion made by Mr. Duvall and seconded by Dr. Bussells, Council voted unanimously to enter into Executive Session at 4:48 p.m. for the discussion of **Items 2** through **4**, as amended to add ImaGen, LLC to **Item 3**.

2. Discussion of negotiations incident to the proposed purchase of property pursuant to S. C. Code §30-4-70(a)(2)

   Capital City Stadium
   Olympia Fire Station

3. Discussion of negotiations incident to proposed contractual arrangements pursuant to S.C. Code §30-4-70(a)(2)

   CEZ, Inc. Market Place Project
   South Main Streetscape Project

4. Receipt of legal advice related to matters covered by attorney-client privilege pursuant to S.C. Code §30-4-70(a)(2)

   Homeless Services

ADJOURNMENT

The meeting was adjourned at 6:30 p.m.

Respectfully submitted:

Erika D. Moore Hammond, CMC
City Clerk

DRAFT

COLUMBIA CITY COUNCIL MEETING MINUTES
TUESDAY, JANUARY 17, 2023

The Columbia City Council conducted a meeting on Tuesday, January 17, 2023 at City Hall, 1737 Main Street, Columbia, South Carolina. The Honorable Daniel J. Rickenmann, Mayor called the meeting to order at 4:04 p.m. and the following members were present: The Honorable Howard E. Duvall, Jr., The Honorable Edward H. McDowell, Jr., The Honorable William Brennan, The Honorable Aditi Bussells, and The Honorable Tina N. Herbert. Also present were Ms. Teresa Wilson, City Manager and Ms. Erika D. Moore Hammond, City Clerk. The 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.

Councilor Bussells took a moment of personal privilege to speak about The Honorable Joe E. Taylor. He became one of my best friends on Council. As we start this year, I ask you to keep the spirit of Joe Taylor alive. Always think about what is best for the city and don't be afraid to be uncomfortable when you are fighting for something that is right. Remember that we live in one of the coolest most special places that can be a destination for all types of people to plant their roots.

PUBLIC INPUT RELATED TO ITEMS ON THE AGENDA

No one appeared at this time.

PRESENTATIONS

1. Harden Street and Blossom Street Road Safety Projects - Mr. Shawn Salley, Program Manager for Traffic Safety / South Carolina Department of Transportation

Mr. Shawn Salley, Program Manager for Traffic Safety / South Carolina Department of Transportation said SCDOT is producing a traffic safety improvements along Blossom and Harden Street. We want to move forward with a municipal agreement with the city of Columbia.

Mr. Rick Reiff, Traffic Engineer / Kimley Horn and Associates said we have been working with SCDOT on this project for several years. The segment on Harden runs from Pendleton to Blossom Street. It is approximately .45 miles. It is a four lane divided section with a 25 mile per hour speed limit. In 2021, the average daily traffic (ADT) was 20,700 vehicles per day. This short segment ranks as the worst crash problem for pedestrians and cyclists in the whole state. Within five years,

there were 232 total crashes. The other 2.9 mile segment is on Blossom Street from the river to Sims Avenue. It is a four lane divided segment with a 35 mile per hour speed limit. In 2021, the ADT ranged between 13,100 and 29,600 vehicles per day. There are 16 intersections within this segment and it ranked as the tenth worst segment for pedestrians and cyclists in the state. Within five years, there were 1,428 total crashes. With these identified safety issues, SCDOT instituted interdisciplinary road safety audits in 2019. The purpose is to develop proactive low cost safety improvements. The reports were finalized in 2020 and SCDOT identified project funding in 2021. A public meeting was held in August 2021 and multiple meetings have been held to refine the concepts. The improvements include road diets, raised median planter boxes, new mid-block crossings, intersection bulb-outs, ramps, ladder crosswalks, a bike lane on Harden Street, and traffic signal improvements.

Mayor Rickenmann suggested that the raised median planter boxes include heavy grasses to keep trash from accumulating. You don't have to worry about mulch. It requires less water and it stays nice year round.

Councilor Brennan asked if this would be a yield to pedestrian mid-block crossing with a sign.

Mr. Rick Reiff, Traffic Engineer / Kimley Horn and Associates said it will include the pedestrian walking sign and a pedestrian activated flashing beacon within the 600, 700 and 800 blocks of Harden Street.

Councilor Brennan said paying special attention to timing and communication with the business owners is very important. Can you speak to how you plan on keeping an updated calendar with the Five Points Merchants Association?

Mr. Rick Reiff, Traffic Engineer / Kimley Horn and Associates said SCDOT has committed to getting it all done between the St. Patrick's Day Festival in March and the start of football season. We are not shutting down any of the roads, but there will be temporary lane closures.

CONSENT AGENDA ITEMS 2 THROUGH 13

Mayor Rickenmann said I thought we were moving to an open contract for demolitions (Item 4) so we can complete all of the open items. This is a set amount and I don't know if it covers all of the open items in that category. I thought we would not have to do this every time.

DRAFT

Ms. Teresa Wilson, City Manager said there was a memo outlining the items that are ready for demolition. Some need asbestos abatement and some do not. It also outlines the next step forward. Some of it is a difference in interpretation with DHEC. This is not a development. These are single-family homes. There is an exemption that DHEC thought these fell into. We disagree but that doesn't mean that we won't follow what a state agency is asking us to do. A little bit of time has been added to the process but we are moving forward.

Upon a single motion made by Mr. McDowell and seconded by Mr. Duvall, Council voted unanimously to approve the **Consent Agenda Items 2** through **13**.

2. Council is asked to approve a new Contract for third party support for IFAS Upgrade, Report Writing and Conversion Services, as requested by the Budget, Program Management and Grants Office on December 14, 2022. Award to Koa Hills Consulting, LLC as a Sole Source in an amount not to exceed $105,000.00. The term of this contract is from January 1, 2023 to December 31, 2023. This firm is located in Reno, NV. - *Approved*

   Funding Source: Program Management Office - Professional Services (6218950-636600). The original budget amount is $105,000.00.

3. Council is asked to approve the Purchase of Twenty-four (24) 2023 Chevrolet Tahoes and Equipment for the Columbia Police Department, as requested by the Fleet Services Division. Award to the following vendors in the total amount of $1,796,392.38. - *Approved*

   Funding Source: Police Administrative Services - Auto, Trucks, Heavy Equipment-Capital (1012402-658500). The original budget amount is $1,796,392.38.

Vendor	Description	Procurement Method	Amount
Love Chevrolet Columbia, SC	Twenty-four (24) Chevrolet Tahoe PPV Pursuit 2WD	BID012-21-22-ASH Police Pursuit Vehicles	$1,268,790.00
Motorola Chicago, IL	Twenty-four (24) Radios	State Contract #4400021163	$169,705.50
Synnex Corporation Greenville, SC	Twenty-four (24) Laptops	GSA Contract #47QTCA19D00MM	$112,459.36
Utility Associates Decatur, GA	Twenty-four (24) Communication Systems/Rockets	State Contract #4400021612	$85,536.00
Axon Enterprises Inc. Scottsdale, AZ	Twenty-four (24) Standard 2 Camera kit & Warranty	Sourcewell Contract #66248	$159,901.52

4. Council is asked to approve a new Contract for the Demolition of Non-Asbestos Properties, as requested by the Columbia Police Department, Code Enforcement Division on October 11, 2022. Award to Corley Construction Company, LLC, A Minority Business Enterprise, in an amount not to exceed $60,734.65, which includes contingency. This contractor is located in Columbia, SC. - *Approved*

   Funding Source: This project is funded by the American Rescue Plan Act. ARPA Funds - Special Contracts Demolition (2619999-ARPA202203-638301). The original budget amount is $70,000.00.

5. Council is asked to approve a new Contract for Asbestos Abatement, Demolition and Air Monitoring Services, as requested by the Columbia Police Department, Code Enforcement Division on October 11, 2022. Award to HAN Construction & Management, LLC in an amount not to exceed $293,788.66, which includes contingency. This contractor is located in Columbia, SC. - *Approved*

   Funding Source: This project is funded by American Rescue Plan Act. ARPA Funds - Special Contracts Demolition (2619999-ARPA202203-638301). The original budget amount is $293,788.66.

6. Council is asked to approve a new Contract for Projects WM436001 & WM436002; Water Main Upgrades for Riverview Terrace Subdivision Phase 1 & Phase 2, as requested by Columbia Water on December 8, 2022. Award to Lake Murray Utility Company, Inc. in an amount not to exceed $969,532.20, which includes contingency. This contractor is located in Chapin, SC. - *Approved*

   Funding Source: Engineering - Water and Sewer Improvements (5529999-WM436001-658650). The original budget amount is $969,532.20.

   This is a Mentor Protégé Program project. Lake Murray Utility Company, Inc. is the mentor and will provide water main upgrades at 36.68% ($296,354.80) of the total contract amount. J.W. Brown Construction, LLC of Lexington, SC is the protégé and will provide water main upgrades at 20.00% ($161,588.70) of the total contract amount.

   The following subcontractors/suppliers will provide additional services/supplies:

   Fortiline, Inc., located in Lexington, SC, will provide material and pipe at 32.18% ($260,000.00) of the total contract amount.

   Capital Concrete, located in Lexington, SC, will provide concrete and flowable fill at 9.28% ($75,000.00) of the total contract amount.

   Sloan Construction, located in Duncan, SC, will provide asphalt at 1.86% ($15,000.00) of the total contract amount.

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7. Council is asked to approve a new Contract for Project WM4683; Water Main Replacement and Water Service Renewals for Willow Run Apartments, as requested by Columbia Water on September 27, 2022. Award to Stutts & Williams, LLC in an amount not to exceed $1,040,438.40, which includes contingency. This contractor is located in Lexington, SC. - *Approved*

Funding Source: Engineering - Water & Sewer Improvements (5529999-WM468301-658650). The original budget amount is $1,040,438.40.

This is a Columbia Disadvantaged Business Enterprise (CDBE) program project with a 30% CDBE goal. The CDBE goal was exceeded at 37.01%. Stutts & Williams, LLC is the prime contractor and will provide waterline installation services at 62.41% ($541,032.00) of the total contract amount.

The following subcontractors will provide additional supplies/services:

Wallace Mechanical Supply, Inc., a Disadvantaged Business Enterprise located in Cheraw, SC, will provide waterline materials at 30.56% ($265,000.00) of the total contract amount.

Ferguson Waterworks located in Elgin, SC, will provide waterline materials at 0.58% ($5,000.00) of the total contract amount.

L.A. Barrier & Son, Inc., a Minority Business Enterprise (W) and CDBE located in Lexington, SC, will provide hauling services at 0.92% ($8,000.00) of the total contract amount.

AOS Specialty Contractors Inc., a Minority Business Enterprise (W) and CDBE located in Lexington, SC, will provide concrete services at 0.92% ($8,000.00) of the total contract amount.

RCG Construction, LLC, a Minority Business Enterprise (W) and CDBE located in Irmo, SC, will provide flowable fill and waterline installation services at 4.61% ($40,000.00) of the total contract amount.

8. Council is asked to approve an Other Work in Progress Non-Standard Service Agreement for the South Main Street Streetscaping Project, as requested by Columbia Water. Award to Dominion Energy in the amount of $4,294,891.00. - *Approved*

Funding Source: Streetscaping Capital Projects (4139999-658650). The original budget amount is $4,294,891.00

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9. Council is asked to approve Change Order #4 for Project SS733702; East Rocky Branch Improvements Phase II, as requested by Columbia Water on December 6, 2022. Award to S. J. Louis Construction in the amount of $2,977,777.09 and to extend the contract term to October 31, 2023. This firm is located in Rockville, MN. - *Approved*

Funding Source: Water & Sewer Capital Projects-Capital Project Costs (5529999-SS733702-658650). The original budget amount is $17,839,800.00. The budget amount for this change order is $2,977,777.09. The total revised budget amount is $20,817,577.09.

10. Ordinance No.: 2022-119 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 9, Fire Prevention and Protection, Article IV, Fire Prevention Code, Sec. 9-61, Adoption – *Approved on second reading.*

First reading approval was given on December 6, 2022.

11. Ordinance No.: 2022-123 - Granting an encroachment to Fort Jackson SAP, LLC for the use of the right of way area of the 4300 block of Fort Jackson Boulevard for the installation and maintenance of one curb cut, sidewalks, landscaping and irrigation adjacent to 4345 Fort Jackson Boulevard, Richland County TMS# 13814-01-03 – *Approved on second reading.*

First reading approval was given on December 20, 2022.

12. Ordinance No.: 2022-128 - Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park 2222 Main, LLC; TMS #09016-02-06 – *Approved on second reading.*

Economic and Community Development Committee Recommendation: 11/8/22; Approval (3-0) - First reading approval was given on December 20, 2022.

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13. ANNEXATION, INTERIM FUTURE LAND USE MAP AMENDMENT, AND INTERIM ZONING MAP AMENDMENT for 1008 S. Ott Road; TMS#13703-04-04 – *Approved on second reading.*

Ordinance No.: 2022-127 - Annexing 1008 S. Ott Road, Richland County TMS# 13703-04-04 – Approved on second reading.

Council District: 3

Proposal: Request recommendation on assignment of interim land use classification of Urban core Residential Small Lot (UCR-1) and assignment of interim zoning of Residential Mixed district (RM-1), a portion within the Floodplain Overlay District (OV-FP) with a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned RM-MD by Richland County.

Applicant: Rosewood Church

Staff Recommendation: Approval

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

First reading approval was given on December 20, 2022.

ORDINANCES - FIRST READING

14. Ordinance No.: 2023-013 - Granting an encroachment to Waverly Hospital Owner, LLC, for the use of the right of way areas of the 2200 block of Hampton Street and the 1400 block of Pine Street for the installation and maintenance of sidewalks and stairs adjacent to 2200 Hampton Street, Richland County TMS# 11407-14-01 – *Approved on first reading.*

Upon a motion made by Mr. McDowell and seconded by Dr. Bussells, Council voted unanimously to give first reading approval to Ordinance No.: 2023-013 - Granting an encroachment to Waverly Hospital Owner, LLC, for the use of the right of way areas of the 2200 block of Hampton Street and the 1400 block of Pine Street for the installation and maintenance of sidewalks and stairs adjacent to 2200 Hampton Street, Richland County TMS# 11407-14-01.

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15. Ordinance No.: 2023-014 - Granting an encroachment to the South Carolina Department of Parks, Recreation and Tourism for the use of the right of way area of the 1900 block of Lincoln Street for the installation and maintenance of a sidewalk to connect to the existing public sidewalk adjacent to 829 Richland Street, Richland County TMS#09011-10-03 – *Approved on first reading.*

Upon a motion made by Dr. Bussells and seconded by Ms. Herbert, Council voted unanimously to give first reading approval to Ordinance No.: 2023-014 - Granting an encroachment to the South Carolina Department of Parks, Recreation and Tourism for the use of the right of way area of the 1900 block of Lincoln Street for the installation and maintenance of a sidewalk to connect to the existing public sidewalk adjacent to 829 Richland Street, Richland County TMS#09011-10-03.

16. Ordinance No.: 2023-016 - Granting an encroachment to Benton Crossing, LP, for the use of the right of way areas of the 2600 block of River Drive and the 1100 block of Benton Street for the installation and maintenance of curb cuts, crosswalks, sidewalks, landscaping and irrigation adjacent to 2617 River Drive, Richland County TMS# 09109-05-18, 09109-05-20 and 09109-05-16 – *Approved on first reading.*

Upon a motion made by Dr. Bussells and seconded by Mr. Duvall, Council voted unanimously to give first reading approval to Ordinance No.: 2023-016 - Granting an encroachment to Benton Crossing, LP, for the use of the right of way areas of the 2600 block of River Drive and the 1100 block of Benton Street for the installation and maintenance of curb cuts, crosswalks, sidewalks, landscaping and irrigation adjacent to 2617 River Drive, Richland County TMS# 09109-05-18, 09109-05-20 and 09109-05-16.

RESOLUTIONS

17. Resolution No.: R-2022-100 - Authorizing Construction and Improvements by the South Carolina Department of Transportation (SCDOT) of Harden Street (S-S-10), Blossom Street (US-21) and associated intersections for the Safety Improvements (RSA Implementation S-10 / US-21); Projects P039718 and P038027 – *Approved*

Upon a motion made by Mr. McDowell and seconded by Mr. Duvall, Council voted unanimously to approve Resolution No.: R-2022-100 - Authorizing Construction and Improvements by the South Carolina Department of Transportation (SCDOT) of Harden Street (S-S-10), Blossom Street (US-21) and associated intersections for the Safety Improvements (RSA Implementation S-10 / US-21); Projects P039718 and P038027.

18. Resolution No.: R-2022-101 - Providing funds to CEZ, Inc. for support of Market Place Project – *Approved*

Mayor Rickenmann clarified that funding is coming from the state and we are simply a pass-through for funds to go to this project.

Upon a motion made by Mr. Brennan and seconded by Mr. Duvall, Council voted unanimously to approve Resolution No.: R-2022-101 - Providing funds to CEZ, Inc. for support of Market Place Project.

19. Resolution No.: R-2023-002 - Authorizing the City Manager to execute a Lease Agreement between the City of Columbia and ImaGen, Inc. for the lease of 335 Richland Street, Richland County TMS# 09006-07-02 for the development of a Columbia Hydrogen Fueling Station and Center for Transportation and the Environment – *Approved*

Mayor Rickenmann explained that this is the old hydrogen station that was built a decade ago with state funding. We now have the opportunity to work with a company that is doing research and development on a way to containerize hydrogen. This is a great way for us to use an underutilized asset to bring opportunities for small business.

Upon a motion made by Mr. McDowell and seconded by Mr. Duvall, Council voted unanimously to approve Resolution No.: R-2023-002 - Authorizing the City Manager to execute a Lease Agreement between the City of Columbia and ImaGen, Inc. for the lease of 335 Richland Street, Richland County TMS# 09006-07-02 for the development of a Columbia Hydrogen Fueling Station and Center for Transportation and the Environment.

20. Resolution No.: R-2023-006 - Authorizing the City Manager to execute an Option to Purchase Agreement between the City of Columbia and Foxfire Management Company, LLC as well as any documents necessary to consummate the purchase of 118 Bluff Road, 126 Bluff Road, 132 Bluff Road and 138 Bluff Road, Richland County TMS #11204-02-35, TMS #11204-02-34, TMS #11204-02-33 and TMS #11204-02-32 – *Approved*

Upon a motion made by Mr. Duvall and seconded by Mr. McDowell, Council voted unanimously to approve Resolution No.: R-2023-006 - Authorizing the City Manager to execute an Option to Purchase Agreement between the City of Columbia and Foxfire Management Company, LLC as well as any documents necessary to consummate the purchase of 118 Bluff Road, 126 Bluff Road, 132 Bluff Road and 138 Bluff Road, Richland County TMS #11204-02-35, TMS #11204-02-34, TMS #11204-02-33 and TMS #11204-02-32.

COLUMBIA CITY COUNCIL MEETING MINUTES
TUESDAY, JANUARY 17, 2023

OTHER MATTERS

21. Fiscal Year 2022/2023 Hospitality Tax Committee Recommendations for Second Round Allocations - Ms. Missy Caughman, Director of Budget, Program Management and Grants – *Approved*

Upon a motion made by Mr. Duvall and seconded by Ms. Herbert, Council voted unanimously to approve the Fiscal Year 2022/2023 Hospitality Tax Committee Recommendations for Second Round Allocations.

CITY COUNCIL COMMITTEE REFERRALS, REPORTS AND NEW BUSINESS

Councilor Brennan referred exploration of a Town and Gown organizational structure to the Community Development Committee.

Mayor Rickenmann referred a review of the distance requirements for tattoo establishments to the Economic Development and Infrastructure Committee.

PUBLIC INPUT

Ms. Stephanie Melora Bailey, owner of Southern Cypress Tattoo expressed concerns about the city's distance requirements for tattoo shops. She asked City Council to consider a variance or an amendment to the existing ordinance to allow a tattoo shop to expand within the 1,000 feet that it already occupies.

EXECUTIVE SESSION

Upon a motion made by Mr. Duvall and seconded by Dr. Bussells, Council voted unanimously to enter into executive session at 4:47 p.m. for the discussion of **Items 22** and **23**.

22. Discussion of the employment of an employee pursuant to S.C. Code §30-4-70(a)(1)

Communications Plan

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

Lake Katherine Sewer Improvements

COLUMBIA CITY COUNCIL MEETING MINUTES
TUESDAY, JANUARY 17, 2023

ADJOURNMENT

The meeting was adjourned at 5:39 p.m.

Respectfully submitted:

Erika D. Moore Hammond, CMC
City Clerk

DRAFT

We Are Columbia

MEETING DATE: **February 7, 2023**

DEPARTMENT: **Procurement and Contracts**

FROM: ***Sandra Middleton, Purchasing Agent***

SUBJECT: **Council is asked to approve the Purchase of a 2023 Mini Excavator for Columbia Water, as requested by the Fleet Services Division on January 9, 2023. Award to Blanchard Machinery Company, using the SC State Contract in the amount of $97,275.00. The vendor is located in West Columbia, SC.**

REQUISITION NO.: **R220254**

FUNDING SOURCE & ORIGINAL BUDGET: **Funding Source: Utilities Water Distribution & Maintenance - Auto, Trucks, Heavy Equipment - Capital (5516203-658500). The original budget amount is $97,275.00.**

We respectfully request Council's approval for this purchase using the SC State Contract #4400018718, Vendor, Blanchard Machinery Company.

Sec. 2-204.-Item (9) - Competitive sealed bidding required; exceptions. All city contracts shall be awarded by competitive sealed bidding except the following as determined pursuant to definitions and standards set by regulations, or except as otherwise provided in this article: When purchasing through state contracts.

ATTACHMENTS:

- **#a:** Blanchard Quote (PDF)

SALES AGREEMENT

DATE

Blanchard Machinery Co., 3151 Charleston Highway, Columbia, SC29202-7517 Phone: (803) 791-7100

SOLD TO		SHIP TO
PURCHASER	CITY OF COLUMBIA	
STREET ADDRESS	PO BOX 147	<SAME>
CITY/STATE	COLUMBIA, SC	COUNTY RICHLAND
POSTAL CODE	29217	PHONE NO. 803 545 4161
CUSTOMER CONTACT: EQUIPMENT	Ebouni Moultrie	
PRODUCT SUPPORT	Ebouni Moultrie	
INDUSTRY CODE:	LOCAL GOVERNMENT(PS93)	PRINCIPAL WORK CODE

F.O.B. AT: Compact Buckner Rd

CUSTOMER NUMBER	Sales Tax Exemption # (if applicable)	CUSTOMER PO NUMBER
1615500	N/A	

TERMS

PAYMENT TERMS: (All terms and payments are subject to Finance Company - OAC approval)

NET PAYMENT ON RECEIPT OF INVOICE ☐	NET ON DELIVERY ☑	FINANCIAL SERVICES ☐ CSC ☐ LEASE	
CASH WITH ORDER $0.00	BALANCE TO FINANCE 0.00	CONTRACT INTEREST RATE 0.00	
PAYMENT PERIOD	PAYMENT AMOUNT 0.00	NUMBER OF PAYMENTS 0	OPTIONAL BUY-OUT

DESCRIPTION OF EQUIPMENT ORDERED / PURCHASED

MAKE: CAT MODEL: 305 YEAR: 2023

STOCK NUMBER: TBA SERIAL NUMBER: TBA

305 07A CR MHE DCA4A	LIGHTS, LED, REAR	BELT, SEAT, 3" RETRACTABLE
MIRROR, CAB, RIGHT	INTEGRATED RADIO	INTEGRATED RADIO
BELT, SEAT, 3" RETRACTABLE	MONITOR NEXT GEN, CAMERA READY	MONITOR NEXT GEN, CAMERA READY
WATER JACKET HEATER, 120V	PRODUCT LINK, CELLULAR PL243	PRODUCT LINK, CELLULAR PL243
CAT KEY, WITH PASSCODE OPTION	CAMERA, REAR VIEW	CAT KEY, WITH PASSCODE OPTION
BOOM, SWING	LINKAGE BUCKET W/LIFTING EYE	COUNTERWEIGHT, STANDARD
TRACK, 16", RUBBER BELT	CONTROL, QC, 3 LINE	BLADE, ANGLE, BOCE
SOFTWARE, PROPORTIONAL CONTROL	LINES, QC, LNG STK, 3 LINE	LIGHTS, LED, REAR
SOFTWARE, STICK STEER CONTROL	HYDRAULIC OIL	CAMERA, REAR VIEW
SOFTWARE, CODED START	STICK, LONG, WITH 1ST AUX	MIRROR, CAB, RIGHT
305 07A CR MINI EXCAVATOR	BLADE, ANGLE, BOCE	WATER JACKET HEATER, 120V
CAB, WITH HEAT AND A/C	ENGINE, EPA TIER 4 FINAL	COUPLER, PG, MAN.D.LOCK, 5-6T
COUNTERWEIGHT, STANDARD	STICK, LONG, 1- AUX, ANGLE BLD	BUCKET-HD, 24", 4.6 FT3, 5T
ALARM, TRAVEL	TRACK, 16", RUBBER BELT	BUCKET-HD, 18", 3.1 FT3, 5T
LIGHTS, LED	LIGHTS, LED	HAMMER, B6S

TRADE-IN EQUIPMENT

MODEL: YEAR: SN.:
PAYOUT TO: AMOUNT: PAID BY:
MODEL: YEAR: SN.:
PAYOUT TO: AMOUNT: PAID BY:
MODEL: YEAR: SN.:
PAYOUT TO: AMOUNT: PAID BY:
MODEL: YEAR: SN.:
PAYOUT TO: AMOUNT: PAID BY:

ALL TRADES-INS ARE SUBJECT TO EQUIPMENT BEING IN "AS INSPECTED CONDITION" BY VENDOR AT TIME OF DELIVERY OF REPLACEMENT MACHINE PURCHASE ABOVE.

PURCHASER HEREBY SELLS THE TRADE-IN EQUIPMENT DESCRIBED ABOVE TO THE VENDOR AND WARRANTS IT TO BE FREE AND CLEAR OF ALL CLAIMS, LIENS, MORTGAGES AND SECURITY INTEREST EXCEPT AS SHOWN ABOVE.

SELL PRICE	$96,775.00
NET BALANCE DUE	**$96,775.00**
SC SALES TAX	$500.00
AFTER TAX BALANCE	**$97,275.00**

☑ CATERPILLAR EQUIPMENT WARRANTY — INITIAL

The customer acknowledges that he has received a copy of the Blanchard Machinery Company/Caterpillar Warranty and has read and understood said warranty. Scheduled oil sampling (S.O.S.) is mandatory with this warranty. The customer is responsible for taking oil samples at designated intervals from all power train components and failure to do so may result in voiding the warranty.
Warranty applicable including expiration date where necessary:
24 Months/2000 Hours

☐ USED EQUIPMENT WARRANTY — INITIAL

All used equipment is sold as is where is and no warranty is offered or implied except as specified here:

Warranty applicable:

CSA:

NOTES: Machine pricing is in accordance with Sate Contract #4400018718
(List less 25% for machine and List less 15% for attachments)

THIS AGREEMENT IS SUBJECT TO THE TERMS AND CONDITIONS ON THE REVERSE

BLANCHARD MACHINERY COMPANY

ORDER RECEIVED BY Hoffman, Erik
REPRESENTATIVE

PURCHASER

APPROVED AND ACCEPTED ON

CITY OF COLUMBIA
PURCHASER

BY
SIGNATURE

TITLE

TERMS AND CONDITIONS

1. Binding Agreement. By executing this Sales Agreement (the "Agreement"), Purchaser agrees to purchase from Blanchard Machinery the equipment and attachments described on the face hereof (collectively referred to herein as the "Equipment") pursuant to the terms and conditions specified in this Agreement.

2. Purchase of Equipment. Blanchard Machinery Company ("Blanchard Machinery") shall have no obligation to fulfill timely orders for Equipment which are out-of-stock or otherwise unavailable, but Blanchard Machinery will promptly notify you of such unavailability or delay as soon as Blanchard Machinery becomes aware of it. Any terms and conditions contained in Purchaser's documents that are different or in addition to the terms and conditions herein, including but not limited to letters, purchase orders, or sales acknowledgements, are hereby rejected by Blanchard Machinery, are not a part of this Agreement, and shall be of no effect or binding upon Blanchard Machinery unless specifically agreed to in writing by an authorized officer of Blanchard Machinery. Failure by Blanchard Machinery specifically to object to provisions contained in such documents shall not in any way be deemed an alteration to or waiver of these terms and conditions.

3. Price and Other Expenses. All prices set forth on the face of this Agreement are the purchase prices of the Equipment. Purchaser shall be responsible for all expenses relating to the Equipment purchased including but not limited to (a) any federal, state, local, foreign or provincial taxes or tariffs, now or hereafter enacted, applicable to the Equipment, as further set forth in Section 7, below; (b) standard shipping or other special transportation costs to the point of delivery specified by Purchaser; (c) all charges in the event payment from Purchaser is delinquent, including, without limitation, all costs and expenses, including attorneys' fees, of collecting any amount not paid when due hereunder; and (d) all other expenses, not included in the sale and delivery contemplated above, of whatever kind or nature, relating to special insurance requirements, the purchase, shipment, transportation, or delivery of Equipment.

4. Equipment Delivery. Unless otherwise agreed, all shipments will be made by third-party carriers chosen by Blanchard Machinery or its designees, at costs, tariffs and other charges, and in accordance with terms and conditions established by Blanchard Machinery and its designees from time to time.

5. Risk of Loss. The risk of loss associated with any Equipment and title passes to Purchaser upon delivery of the goods to the shipping point, FOB, subject to the reservation of a security interest to Blanchard Machinery in Section 6 of this Agreement. Blanchard Machinery shall have no liability of any kind or nature, whether for consequential or other damages for any reason whatsoever, relating to shipment of Equipment purchased by Purchaser, including but not limited to damage to the Equipment, taxes, duties, loss, theft or any illness of or personal injury to any person or property under any environmental, health or safety law.

6. Payment and Credit. Purchaser shall pay for all Equipment in accordance with payment terms set forth on the face of this Agreement. Purchaser's right to purchase any Equipment is conditioned upon approval of Purchaser's credit and may be withdrawn or amended at any time by Blanchard Machinery in its sole discretion. Purchaser understands and agrees that the late fee is subject to adjustment by Blanchard Machinery. The late fee schedule is subject to change at discretion of Blanchard Machinery. The late fee schedule is as follows: $5 fee for past due balances of $350 to $1,000; $15 fee for $1,001 to $2,000; $30 fee for $2,001 to $3,000; $45 fee for $3,001 to $5,000; $75 fee for $5,001 to $10,000; $150 fee for $10,001 to $20,000; $300 fee for $20,001 to $50,000; $700 fee for $50,001 to $75,000; and $1,100 fee for $75,001 to $100,000; $1,500 fee for $100,001 to $200,000; $3,000 fee for $200,001 to $300,000; $4,500 fee for $300,001 to $500,000; $7,500 fee for $500,001 and above. In the event Purchaser is delinquent, Purchaser shall pay all costs of collection, including but not limited to reasonable attorneys' fees. Should Purchaser become delinquent in the payment of any sum due under this Agreement, all contractual or other obligations of Blanchard Machinery to Purchaser shall terminate without further notice to Purchaser. Blanchard Machinery retains, and Purchaser hereby grants Blanchard Machinery, a purchase money security interest in the Equipment, including all accessions to and replacements of them, to secure the payment of the purchase price of the Equipment, until Purchaser has made payment in full in accordance with the terms hereof, and Purchaser shall cooperate fully with Blanchard Machinery in executing such documents, including a Uniform Commercial Code financing statement, and accomplishing such filings and/or recordings thereof as Blanchard Machinery deems necessary for the perfection, protection and enforcement of such security interest.

7. Taxes and Other Charges. Purchaser is responsible for the payment of all federal, state, local, foreign, or provincial taxes (now or hereafter enacted), fees, or charges which may be assessed or levied now or hereafter on or on account of materials sold hereunder to Purchaser. Published prices do not include such taxes, which may be added by Blanchard Machinery to the invoice where Blanchard Machinery has a legal obligation to collect them. When Purchaser claims that this transaction is not subject to any such tax, or that Purchaser is exempt, or that Blanchard Machinery is not required to collect such tax, Purchaser agrees to provide Blanchard Machinery with any documentation necessary to support such a claim and to allow Blanchard Machinery to document its decision not to collect tax(es).

8. Acceptance; Non-Conforming Equipment; Sole Remedy. Purchaser agrees to accept all Equipment upon delivery to Purchaser where the Equipment is in material conformity with Blanchard Machinery's or the applicable manufacturer's published description or specifications of such Equipment. In any event, Equipment shall be deemed automatically, irrevocably and conclusively accepted without defects when Purchaser has had possession of the Equipment for five (5) days and has failed to notify Blanchard Machinery that the Equipment has been rejected and the reasons for such rejection. Purchaser's sole remedy hereunder for Blanchard Machinery's failure to deliver Equipment in material conformity with applicable published description or specifications of such Equipment shall be, at Blanchard Machinery's option, the replacement of such non-conforming Equipment with conforming Equipment, or refund of the applicable purchase price paid therefore.

9. Purchaser Representations and Covenants. Purchaser shall be solely responsible for the use and disposition of the Equipment, including, without limitation, the obtaining of all permits, licenses or certificates required for the use thereof. Purchaser agrees to use the Equipment only in accordance with all laws, rules and regulations applicable thereto.

10. Indemnification. Purchaser shall indemnify, defend, and hold Blanchard Machinery harmless from any and all liabilities, claims, demands, causes of action, or suits of whatever nature including, but not limited to, attorneys' fees and litigation expenses, arising from any: (a) breach by Purchaser of any representation or covenant made by Purchaser under this Agreement; (b) breach by Purchaser of any provision of this Agreement; (c) failure of Purchaser to comply with applicable environmental, health and safety laws; and (d) any use by Purchaser or third parties of the Equipment sold to Purchaser. Notwithstanding the foregoing, Purchaser shall not be liable to Blanchard Machinery for any portion of such liabilities that result from Blanchard Machinery's fraud, bad faith, or willful misconduct.

11. Equipment Warranties. Some Equipment may come with limited warranties. Purchaser may obtain a copy of the applicable equipment warranty by contacting Blanchard Machinery. EXCEPT FOR THE AFOREMENTIONED LIMITED WARRANTIES OF VARIOUS EQUIPMENT, TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW, BLANCHARD MACHINERY DISCLAIMS ANY AND ALL REPRESENTATIONS AND WARRANTIES, WHETHER ORAL OR WRITTEN, EXPRESS OR IMPLIED, INCLUDING (WITHOUT LIMITATION) ANY IMPLIED WARRANTIES AS TO MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE WITH RESPECT TO THE EQUIPMENT.

12. Limitations on Liability. IN NO EVENT SHALL BLANCHARD MACHINERY BE LIABLE FOR LOSS OF PROFITS, INDIRECT, SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES ARISING OUT OF ANY BREACH OF THIS AGREEMENT OR OBLIGATIONS UNDER THIS AGREEMENT, AND IN NO EVENT SHALL THE LIABILITY OF BLANCHARD MACHINERY EXCEED THE UNIT PRICE OF THE DEFECTIVE EQUIPMENT. ANY ACTION BY PURCHASER UNDER OR RELATING TO THIS AGREEMENT SHALL COMMENCE WITHIN TWELVE (12) MONTHS AFTER SUCH CAUSE OF ACTION ACCRUED. BLANCHARD MACHINERY'S LIABILITY SHALL BE LIMITED AS SET FORTH HEREIN AND OTHER PROVISIONS OF THIS AGREEMENT.

13. Force Majeure. Blanchard Machinery shall not be responsible for any failure to perform the contract formed hereunder due to causes beyond its control, including, but not limited to, acts of God, pandemics, labor disputes or shortages, acts or omissions of buyer, government or judicial authorities, or military authorities, delays in transportation, or inability to obtain necessary materials or supplies, all whether foreseen or unforeseen.

14. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of South Carolina, without regard to the choice of law provisions thereof. Any dispute or claim relating to or arising out of or in connection with this Agreement shall be finally settled by binding arbitration in Lexington County, South Carolina using the then current rules and procedures of the American Arbitration Association. Notwithstanding the foregoing, nothing herein shall preclude either party from seeking injunctive relief in any state or federal court of competent jurisdiction in Lexington County, South Carolina without first complying with the arbitration provisions of this Section, and each party hereby consents to the exclusive jurisdiction of state and federal courts in Lexington County, South Carolina for such purpose.

15. Product Link. In the event any portion of the Equipment is equipped with Product Link, Customer understands data concerning this Equipment, its condition, and its operation is being transmitted by Product Link to Caterpillar and/or its dealers to better serve Customer and to improve upon Caterpillar products and services. The information transmitted may include: machine serial number, machine location, and operational data, including but not limited to: fault codes, emissions data, fuel usage, service meter hours, software and hardware version numbers, and installed attachments. Caterpillar will not sell or rent collected information to any other third party and will exercise reasonable efforts to keep the information secure. Caterpillar Inc. recognizes and respects customer privacy. Customer agrees to allow this data to be accessed by Caterpillar and/or its dealers.

16. Complete Agreement; Severability; Non-Waiver; No Third Party Beneficiaries. This Agreement constitutes the entire understanding between Purchaser and Blanchard Machinery with respect to the purchase of Equipment, superseding all prior written and oral communications and understandings. If any provisions or portion of this Agreement is not given legal effect by a court of competent jurisdiction, such provisions or portions shall drop out of this Agreement and the remaining provisions and portions of this Agreement shall be construed and enforced. This Agreement shall not be interpreted or construed to confer any rights or remedies upon any third parties. Blanchard Machinery's failure to exercise any of its rights for any period shall not constitute or be deemed a waiver or forfeiture of such rights.

This instrument shall not become effective or binding upon Lessor until executed by an authorized representative of Lessor.

Customer Initials:_____ **Date:**_____

CATERPILLAR®

DIGITAL AUTHORIZATION

CATERPILLAR TELEMATICS DATA AND CAT REMOTE SERVICES-SOFTWARE UPDATES PROCESS FOR SELECT PRODUCT LINK TELEMATICS AND CAT EQUIPMENT CONTROL MODULE SOFTWARE.

Customer equipment has installed devices that transmit data to Caterpillar Inc. ("Caterpillar").

Data transmitted to Caterpillar is used in accordance with Caterpillar's Data Governance Statement (**"DGS"**), which describes Caterpillar's practices for collecting, sharing and using data and information related to customer's machines, products, Devices or other Assets and their associated worksites. The DGS can be reviewed at https://www.caterpillar.com/en/legal-notices/data-governance-statement.html

Caterpillar's process for performing remote diagnostics and making available remote software and firmware updates and upgrades, such as configuration, patches, bug fixes, new or enhanced features, etc., for Assets and Devices is described in the Cat® Remote Services – Software Update Process for select Product Link™ Telematics and Cat Equipment Control Module Software document (the **"RSP Document"**) The RSP Document can be reviewed at https://www.cat.com/remoteservicesprocess?_ga=2.245276421.1412167159.1561985855-475983137.1559312215.

Company acknowledges and agrees to data transmission to Caterpillar via devices installed on Company equipment or by other means as outlined and described in the DGS, and grants to Caterpillar the right to collect, use, and share such information, including to its Distribution Networks or other affiliates, in accordance with the Caterpillar Data Governance Statement . Company's authorization also applies to any data and information previously collected by Caterpillar.

AGREE ☐

DECLINE ☐

Company acknowledges and agrees to participate in Remote Services (including, remote diagnostics and remote updates and upgrades) and authorizes Caterpillar to remotely access, program, and install updates and upgrades for Company's Assets and Devices in accordance with the Remote Services Process Document.

AGREE ☐

DECLINE ☐

The rights granted in this authorization survive the termination or expiration of the Company's subscriptions to any Digital Offerings. Except as set out in a written agreement between Company and Caterpillar expressly referencing the Data Governance Statement, this authorization supercedes and replaces any other authorizations with regard to the subject matter hereof.

CITY OF COLUMBIA

Company

Company (Print)

Company Representative (Print)

Signature

Jan 06, 2023

Date

FOR DEALER USE ONLY

Company UCID

Company Representative CWS ID

Main Store Dealer Code

Dealer Representative Name

Dealer Representative CWS ID

Caterpillar: Confidential Green

We Are Columbia

MEETING DATE: **February 7, 2023**

DEPARTMENT: **Procurement and Contracts**

FROM: ***Sandra Middleton, Purchasing Agent***

SUBJECT: **Council is asked to approve the Purchase of Twenty-Nine (29) Standard 2 Camera Kits for the Columbia Police Department, as requested by the Fleet Services Division on January 5, 2023. Award to Axon Enterprise, Inc., using the Sourcewell Cooperative Contract in the amount of $193,214.33. This vendor is located in Scottsdale, AZ.**

REQUISITION NO.: **R220219**

FUNDING SOURCE & ORIGINAL BUDGET: **Funding Source: Capital Replacement - Auto, Trucks, Heavy Equipment-Capital (6308972-658500). The original budget amount is $193,214.33.**

CLEAN WATER 2020?: **No**

We respectfully request Council's approval for this purchase using the Sourcewell Contract #010720-AXN, Vendor, Axon Enterprises Inc.

Sec. 2-204.-Item (10) - Competitive sealed bidding required; exceptions. All city contracts shall be awarded by competitive sealed bidding except the following as determined pursuant to definitions and standards set by regulations, or except as otherwise provided in this article: When purchasing through cooperative agreement.

ATTACHMENTS:

- **#a:** Axon Quote (PDF)

Axon Enterprise, Inc.
17800 N 85th St.
Scottsdale, Arizona 85255
United States
VAT: 86-0741227
Domestic: (800) 978-2737
International: +1.800.978.2737

Q-447512-44931.691GM

Issued: 01/05/2023
Quote Expiration: 02/28/2023
EST Contract Start Date: 10/01/2023
Account Number: 151032
Payment Terms: N30
Delivery Method:

SHIP TO	BILL TO
Delivery-715 Bluff Rd 715 Bluff Rd Columbia, SC 29201-4707 USA	Columbia Police Department - SC 1 Justice Sq Columbia, SC 29201-3165 USA Email:

SALES REPRESENTATIVE	PRIMARY CONTACT
Geoff Matthews Phone: +1 5132399452 Email: gmatthews@axon.com Fax:	Robert Calby Phone: (803) 794-0721 Email: robert.calby@columbiasc.gov Fax:

Program Length	52 Months
TOTAL COST	$178,902.16
ESTIMATED TOTAL W/ TAX	$190,619.85

Bundle Savings	$14,178.39
Additional Savings	$34,804.93
TOTAL SAVINGS	$48,983.32

PAYMENT PLAN

PLAN NAME	INVOICE DATE	TAX AMOUNT	AMOUNT DUE
Year 1	Sep, 2023	$2,343.54	$38,123.98
Year 2	Sep, 2024	$2,343.54	$38,123.97
Year 3	Sep, 2025	$2,343.54	$38,123.97
Year 4	Sep, 2026	$2,343.54	$38,123.97
Year 5	Sep, 2027	$2,343.54	$38,123.97

Quote Details

Bundle Summary

Item	Description	QTY
DynamicBundle	Dynamic Bundle	1
Fleet3B	Fleet 3 Basic	29

Bundle: Dynamic Bundle Quantity: 1 Start: 2/1/2023 End: 9/30/2023 Total: 19174.8 USD

Category	Item	Description	QTY	List Price	Discount	Tax	Net Price	Total(USD)
Other	80460	FLEET 3 BUNDLE TRUE UP	29	$78.00	0.00%	$1,447.68	$78.00	$18,096.00
Other	71210	FLEET DOOR TRIGGER HARDWARE, US	58	$18.60	0.00%	$86.31	$18.60	$1,078.80

Bundle: Fleet 3 Basic Quantity: 29 Start: 10/1/2023 End: 1/31/2028 Total: 159727.36 USD

Category	Item	Description	QTY	List Price	Discount	Tax	Net Price	Total(USD)
Bundle Scaler	999999	BUNDLE SCALER	1	$0.00	0.00%	$0.00	$0.00	($4.93)
Storage	80410	FLEET, UNLIMITED STORAGE, 1 CAMERA	58	$17.00	74.67%	$1,039.12	$4.31	$12,989.10
E.com License	80400	FLEET, VEHICLE LICENSE	29	$20.00	6.79%	$2,248.89	$18.64	$28,111.15
Camera Kit & Warranty	72036	FLEET 3 STANDARD 2 CAMERA KIT	29	$2,495.00	6.79%	$5,395.16	$2,325.50	$67,439.50
Vehicle Installation	73391	FLEET 3 NEW INSTALLATION (PER VEHICLE)	29	$1,200.00	6.79%	$0.00	$1,118.48	$32,435.92
Axon Signal Unit	70112	AXON SIGNAL UNIT	29	$279.00	6.79%	$603.32	$260.05	$7,541.45
Other	80495	EXT WARRANTY, FLEET 3, 2 CAMERA KIT	29	$8.96	6.79%	$794.37	$8.35	$9,929.60
Other	80379	EXT WARRANTY, AXON SIGNAL UNIT	29	$1.16	6.79%	$102.84	$1.08	$1,285.57

INDIVIDUAL ITEMS

Category	Item	Description	QTY	List Price	Discount	Tax	Net Price	Total(USD)
							Total:	0

Tax is estimated based on rates applicable at date of quote and subject to change at time of invoicing. If a tax exemption certificate should be applied, please submit prior to invoicing.

Contract Sourcewell Contract #010720-AXN is incorporated by reference into the terms and conditions of this Agreement. In the event of conflict the terms of Axon's Master Services and Purchasing Agreement shall govern.

Standard Terms and Conditions

Axon Enterprise Inc. Sales Terms and Conditions

Axon Master Services and Purchasing Agreement:

This Quote is limited to and conditional upon your acceptance of the provisions set forth herein and Axon's Master Services and Purchasing Agreement (posted at www.axon.com/legal/sales-terms-and-conditions), as well as the attached Statement of Work (SOW) for Axon Fleet and/or Axon Interview Room purchase, if applicable. In the event you and Axon have entered into a prior agreement to govern all future purchases, that agreement shall govern to the extent it includes the products and services being purchased and does not conflict with the Axon Customer Experience Improvement Program Appendix as described below.

ACEIP:

The Axon Customer Experience Improvement Program Appendix, which includes the sharing of de-identified segments of Agency Content with Axon to develop new products and improve your product experience (posted at www.axon.com/legal/sales-terms-and-conditions), is incorporated herein by reference. By signing below, you agree to the terms of the Axon Customer Experience Improvement Program.

Acceptance of Terms:

Any purchase order issued in response to this Quote is subject solely to the above referenced terms and conditions. By signing below, you represent that you are lawfully able to enter into contracts. If you are signing on behalf of an entity (including but not limited to the company, municipality, or government agency for whom you work), you represent to Axon that you have legal authority to bind that entity. If you do not have this authority, please do not sign this Quote.

Exceptions to Standard Terms and Conditions

City Sourcewell Member #66248

Fleet 3 estimated delivery of September 2023.

Total Savings (Bundled and Additional) are reflected in the Total Cost row of this quote.

Signature	Date Signed
	1/5/2023

We Are Columbia

MEETING DATE: **February 7, 2023**

DEPARTMENT: **Procurement and Contracts**

FROM: ***Sandra Middleton, Purchasing Agent***

SUBJECT: **Council is asked to approve a new Contract for T.S. Martin Phase 3 and Hyatt Park Phase 2 Improvements, as requested by the Parks and Recreation Department on September 8, 2022. Award to AOS Specialty Contractors, Inc. in an amount not to exceed $747,874.00. This contractor is located in Lexington, SC.**

REQUISITION NO.: **R220507, R220509**

FUNDING SOURCE & ORIGINAL BUDGET: **Funding Source: General Capital Projects - TS Martin Park PHIII - Capital Project Costs (4039999-PK004604-658650), $369,699.00 and General Capital Projects - Hyatt Park Renovations - PHII - Capital Project Costs (4039999-PK006803-658650) $378,175.00. The original budget amount is $747,874.00.**

CLEAN WATER 2020?: **No**

PURPOSE:

AOS Specialty Contractors, Inc. is the prime and will provide construction, project management, and construction administration services at 59.15 % ($442,310.00) of the total contract amount.

The following subcontractors will provide additional services:

Detail Fence, LLC, located in Lexington, SC, will provide installation of fencing at 21.01% ($157,148.00) of the total contract amount.

Churchich Recreation and Design, located in Bluffton, SC, will provide shade structure services at 3.55% ($26,571.00) of the total contract amount.

Chason Landscaping, LLC, located in Columbia, SC, will provide baseball field landscaping and irrigation services at 16.29% ($121,845.00) of the total contract amount.

This project is awarded under a Noncompetitive Procurement as allowed by 2 CFR 200.320 (c) (5) - After solicitation of a number of sources, competition is determined inadequate.

The term of the agreement is effective with the issuance of a Notice to Proceed and valid City of Columbia Purchase Order through June 30, 2023.

Project	
T.S. Martin Phase III	$369,699.00
Hyatt Park Phase II	$378,175.00
Total	$747,874.00

ATTACHMENTS:

- **#a:** MemoMT8218.TS MartinPhaseIII-Hyatt ParkPhaseIIImprovements (PDF)
- #b: APPROVED_Contract_TSMartinPhaseIII_HyattParkPhaseII_Improvements (PDF)
- #c: Exhibit_Project Drawings (PDF)

COLUMBIA
PARKS & RECREATION

City of Columbia
Parks and Recreation Department

MEMO

TO: Mr. Henry Simons, Assistant City Manager- Operations

FROM: Mr. Randy Davis, Director of Parks and Recreation

RE: Council Approval of T.S. Martin Park and Hyatt Park CDBG Projects

DATE: January 30, 2023

We are asking for council approval for the park improvements at T.S. Martin Park and Hyatt Park as requested by the Parks and Recreation Department. The funding source is a Community Development Block Grant in the amount of $739,195.00

The improvements are inclusive of the following:

T.S. Martin: $396,000.00

- Walking Path, shade shelter, and perimeter fencing.

Hyatt Park: $343,195.00

- Athletic Fencing, baseball field sodding, irrigation and improvements and dug-out seating.

Additional funding will come from the departments General Fund 1015104-658650 in the amount of $8,679.00.

Due to the utilization of Federal Funding within these projects, there were no compliance programs applied to these projects.

The project was originally advertised for a 30 day period as a Request for Proposal (RFP) and received zero responses. After extending the response deadline three times for an additional four weeks, the City still did not receive any responses.

COLUMBIA
PARKS & RECREATION
City of Columbia
Parks and Recreation Department

Due to the timeliness required from the CDBG Grant funding, the determination was made to move forward with awarding of the project under 2 CFR 200.320 (c) (5) as noted:
"There are specific circumstances in which noncompetitive procurement can be used. Noncompetitive procurement can only be awarded if one or more of the following circumstances apply

(5) After solicitation of a number of sources, competition is determined inadequate."

The RFP was advertised publicly during the full eight week period in multiple media channels including both the Paper version of the State and online, online with South Carolina Business Opportunities (SCBO), and in the City's e-procurement website to over 1200 potential respondents.

CONTRACT

City of Columbia, South Carolina

T.S. Martin Phase III/Hyatt Park Phase II Improvements

This Contract is made by and between City of Columbia, South Carolina, hereinafter called Owner, and **AOS Specialty Contractors, Inc.** with legal address and principal place of business at **1224 Two Notch Road, Lexington SC 29073**, 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 Solicitation Documents.

ARTICLE 2. ENGINEER. **The City of Columbia**

ARTICLE 3. CONTRACT TIME.

3.1 The Contract Time shall be begin on a date specified in the Notice to Proceed (NTP) with all work herein contemplated to be completed by June 30, 2023.

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

ARTICLE 4. CONTRACT PRICE.

4.1 Owner will pay Contractor for performance of the Work in accordance with the Contract Documents at the contract price agreed upon on the Contractor's Cost Proposal attached to this Contract which establishes the contract value as **Seven Hundred Forty-Seven, Eight Hundred Seventy-Four Dollars and Zero Cents ($747,874.00)** .

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.

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 Zero Dollars and Zero Cents **($0.00)** per day for each calendar day of delay until the Work is complete.

7.2 Liquidated damages will be assessed for the above listed amounts for each and every day the Work remains incomplete beyond the date of Substantial Completion and the date of Final Completion, either date being independent of the other.

7.3 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 This Contract

9.2.2 Scope of Work

9.2.3 Schedule for Completion of Services.

9.2.4 Compensation.

9.2.5 Business Information Record for Subconsultant/Subcontractor

9.2.6 Construction Drawings.

9.2.7 Payment and Performance Bond

9.2.8 Conditions of Federal Funding and Fair Labor Standards

ARTICLE 10. TERMINATION

10.1 The City shall, at its sole option and discretion, have the right to terminate this contract for any reason whatsoever by providing the Contractor with a notice of termination to be sent by registered mail, return receipt requested. Whenever the Contractor is terminated for convenience under this clause or is wrongfully terminated under any other clause of this contract, the Contractor shall only be entitled to the actual direct costs of all labor and material expended on the job prior to the effective date of the termination plus 15% or the Contractor shall be entitled to be paid a pro-rate percentage of the total contract price which is equal to its percent of completion, whichever of the two methods provides the lowest sum to be paid to the

Contractor. In no event shall the Contractor be entitled to anticipatory profit or damages for any termination under this clause. In no event shall the Contractor be entitled to assert a claim in quantum meruit or any other measure of damages other than that stated herein;

10.2 DUE TO UNAVAILABILITY OF FUNDS: Payment and performance obligations for succeeding fiscal periods shall be subject to the availability and appropriation of funds therefor. When funds are not appropriated or otherwise made available to support continuation of performance in a subsequent fiscal period, the contract shall be canceled. In the event of a cancellation pursuant to this paragraph, contractor will be reimbursed the resulting unamortized, reasonably incurred, nonrecurring costs. Contractor will not be reimbursed any costs amortized beyond the initial contract term;

10.3 The Contractor 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;

10.4 Force Majeure

10.5 Upon expiration of this Agreement

ARTICLE 11. INDEMNIFICATION AND INSURANCE

11.1 The Contractor 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 Contractor 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 Contractor/ 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 Engineer's Worker Compensation Insurance. The Contractor 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 Contractor 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.

11.2 The Contractor 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 Contractor and any Subconsultant of the Contractor 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.*

11.3 The Contractor 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 Contractor, 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 Contractor will also agree to promptly notify the City of any civil or criminal actions filed against the Contractor 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.

ARTICLE 12. MISCELLANEOUS

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

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

12.3 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.

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

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

This Contract is subject to the final approval of Council and shall become effective on the date listed on the subsequent Notice to Proceed (NTP) and City of Columbia Purchase Order. The Contractor shall not

perform work on or incur any costs associated with this contract prior to the commencement date listed on the Notice to Proceed and the City issued purchase order for work outlined herein. The City assumes no liability for any expenses incurred prior to the issuance of the NTP and purchase order.

REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK – SIGNATURE PAGE FOLLOWS

Contractor	Owner City of Columbia, SC
_____	
BY	BY
_____	_____ Teresa Wilson, City Manager
(CORPORATE SEAL)	
Attest	Attest
_____	_____
Address for giving notices:	Address for giving notices: Department of Procurements and Contracts 1800 Main Street, 2nd Floor Columbia, SC 29201
Date:	Date:

APPROVED AS TO FORM
Legal Department City of Columbia, SC
1/25/2023

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

SCOPE OF WORK

T.S. Martin Park Phase 3 Scope of Work
Install site amenities (concrete pad for picnic area); install a shade sail (to cover the picnic area); install a concrete walkway (between the baseball fields and connecting around the baseball fields to create a walking path) and install perimeter fencing. See site plan for layout of all components listed below.

General Notes:
All site work shall comply with current ADA standards for accessible design. If the Contractor finds a conflict between the drawings and ADA requirements, Contractor shall stop work immediately and notify owner's representative.

The Contractor is responsible for field staking all construction elements.

Site Material Notes:
All materials shall be installed in accordance with manufacturer's written instructions and recommendations. Contractor to submit manufacturer information to include cut sheets and color samples to the City's Project Manager for review and approval prior to the start of work.

Quantities are shown for information only. The contractor is responsible for their own quantities.

Shade Sail manufacturer to provide shop drawings of design and engineered drawings for building permit approval. Sails should be attached at different heights to create a saddle shape in the fabric for drainage and shade.

Hyatt Park Phase 2 Scope of Work
Construction Entrance, sediment & erosion control, site demo, ballfield fencing, ballfield sod, irrigation and infield clay, ballfield dugouts, ballfield seating (revitalize concrete bleacher area), install ballfield scoreboard and basketball court fencing. See site plan for layout of all components listed below.

Notes:
Approved Sports Turf Contractor is preferred for all athletic field construction.

Apply approved herbicide to remove all vegetation within the sports turf limits.

Fields to be graded per grading plan and amended at a minimum depth of 4' with approved sandy loam soil mix including soil compost or approved equal applied per manufacturer's specifications. Final grade shall be a consistent safe playing surface.

Appropriate levels of lime and fertilizer shall be added to soil per soil test.

Provide shop drawings for irrigation system to cover revitalized baseball field. Tie new irrigation into system recently installed. As built drawings of system are available to assist with irrigation design.

Baseball field to be sodded with Tiftuf Bermuda grass or approved equal per specifications.

Appropriate levels of integrated pest management to be included per growing season.

Provide shop drawings for all chain link fending, gates and backstop area.

Contractor to provide shop drawings of dugout design and engineered drawing for building permit approval.

Water supply to be coordinated with the City of Columbia.

Pitcher's Mound Notes:
Submit mound soil mix for review. A proper soil composition of 40% clay, 40% sand, and 20% silt or approved modification to be used for stable safe playing surface and good footing for the pitcher.

Build up mound an inch as a time for a total of 8". As the mound is built, tamp or roll the soil on a regular basis to create firm composition. The mound needs to slope properly from the middle of the mound, the slope decreases approximately one inch per one foot in each direction.

Moisten the mound throughout construction. Keep the soil mixture moistened throughout the building of the pitcher's mound.

Keep the pitching rubber level and install the pitching rubber 46 feet from the back corner of home plate.

The pitching mound diameter shall be 10' per the plans.

In completing the Work, Contractor shall also follow the City's guidelines per Construction Regulations Part 15 and 20. See link below.

https://columbiascwater.net/wp-content/uploads/2021/06/2021-06-02-Eng-Regs.pdf

Due to utilization of CDBG funding for these projects, Davis-Bacon and Section 3 requirements apply. Regulation 24 CFR Part 75 (https://www.ecfr.gov/current/title-24/subtitle-A/part-75), formerly regulation 24 CFR Part 135, was released in the fall of 2020 and became effective July 1, 2021. The awarded Contractor shall comply and complete all Davis-Bacon and Section 3 requirements.

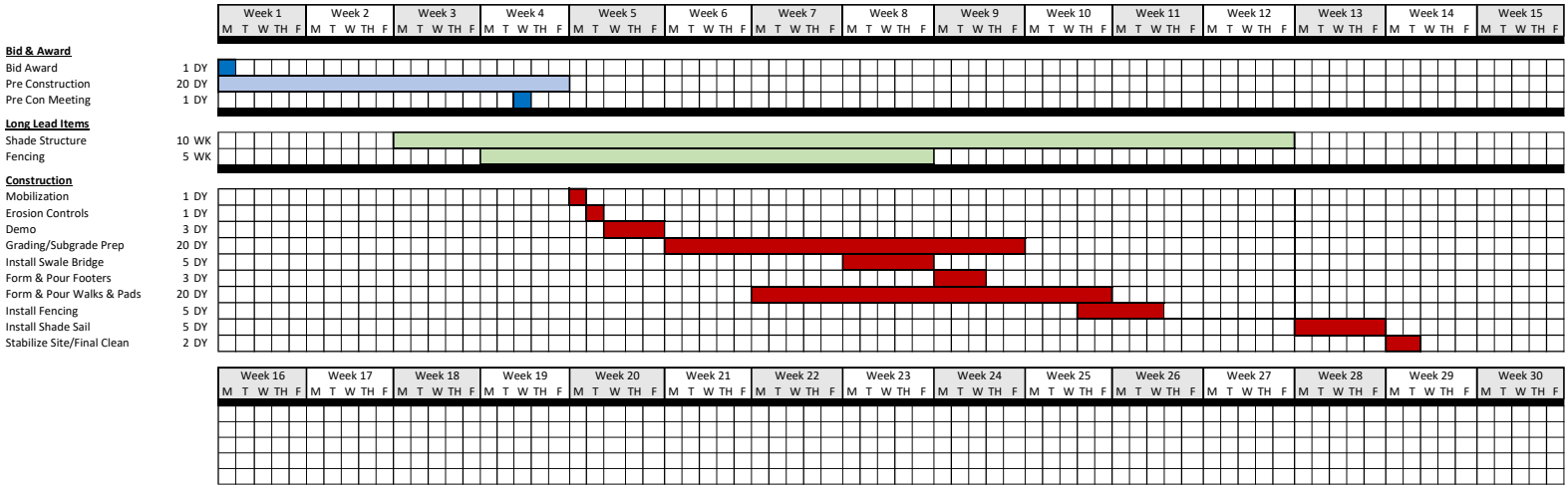
The contractor will be required to complete the reporting utilizing the forms provided on the City's CDBG website. See the following hyperlink:

https://communitydevelopment.columbiasc.gov/cdbg/

EXHIBIT B - SCHEDULE FOR COMPLETION OF SERVICES

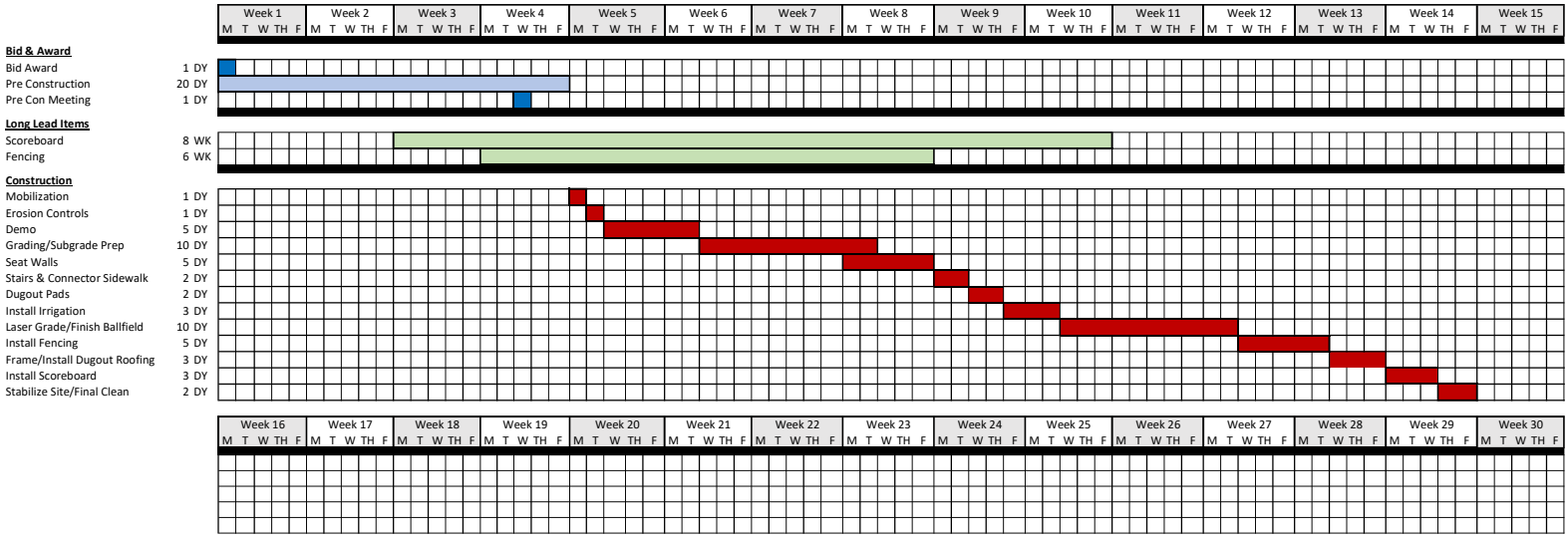
AOS Specialty Contractors, Inc.
1224 Two Notch Road
Lexington SC, 29073
803-798-6831
SC Lic: G111758
SCDOT Certified DBE

Project TS Martin Park Phase III
Date Thursday, January 19, 2023



AOS Specialty Contractors, Inc.
1224 Two Notch Road
Lexington SC, 29073
803-798-6831
SC Lic: G111758
SCDOT Certified DBE

Project Hyatt Park Ph II
Date Thursday, January 19, 2023



COMPENSATION

AOS Specialty Contractors, Inc.
a: 1224 Two Notch Road
Lexington SC, 29073
o: 803-798-6831
FEIN: 43-1976352
SC Lic: G111758
SCDOT Certified DBE

Project: ***230010 TS Martin Ph III / Hyatt Park Ph II***
Date: ***January 23, 2023***

Re: AOS Proposal

Description	Quantity		Unit Price*	Extension
1. TS MARTIN				
01-Shade Sail	1.00	LS	$ 36,530.00	$ 36,530.00
02-Perimeter Fence	1,375.00	LF	$ 77.00	$ 105,875.00
03-4" Concrete Walkway	1,227.00	SY	$ 62.00	$ 76,074.00
04-6" Concrete Walkway	330.00	SY	$ 93.00	$ 30,690.00
05-Swale Bridge	1.00	LS	$ 13,960.00	$ 13,960.00
06-Picnic Tables	1.00	LS	$ 3,853.00	$ 3,853.00
07-Grading & Erosion Controls	1.00	LS	$ 50,822.00	$ 50,822.00
08-General Conditions	1.00	LS	$ 51,895.00	$ 51,895.00
1. TS MARTIN				***$ 369,699.00***
2. HYATT PARK				
09-Erosion Controls	1.00	LS	$ 6,000.00	$ 6,000.00
10-Site Demo	1.00	LS	$ 25,940.00	$ 25,940.00
11-Ballfield Backstop 20	58.50	LF	$ 331.50	$ 19,392.75
12-Ballfield Fence 12	318.00	LF	$ 103.50	$ 32,913.00
13-Ballfield Fence 6	555.00	LF	$ 55.25	$ 30,663.75
14-Ballfield Sod	29,175.00	SF	$ 1.50	$ 43,762.50
15-Ballfield Infield Mix	3,070.00	SF	$ 3.00	$ 9,210.00
16-Ballfield Warning Track	3,760.00	SF	$ 3.00	$ 11,280.00
17-Ballfield Irrigation	1.00	LS	$ 23,500.00	$ 23,500.00
18-Ballfield Dugouts	1.00	LS	$ 26,210.00	$ 26,210.00
19-Ballfield Scoreboard	1.00	LS	$ 20,013.00	$ 20,013.00
20-Ballfield Grading	1.00	LS	$ 38,305.00	$ 38,305.00
21-Ballfield Misc	1.00	LS	$ 9,375.00	$ 9,375.00
22-Concrete Seatwalls	71.00	LF	$ 382.00	$ 27,122.00
23-General Conditions	1.00	LS	$ 54,488.00	$ 54,488.00
2. HYATT PARK				***$ 378,175.00***
			Total	**$ 747,874.00**

** Prices valid for 30 Days or as noted above **

COMPENSATION/STAFF HOURLY RATES

Firm Name: AOS Specialty Contractors, Inc.

HOURLY RATES

Please provide Hourly Rate Sheets for all personnel assigned to the Project and for all categories of personnel expected to be assigned to the project.

Principal	$175.00 / hour
Project Manager	$125.00 / hour
Superintendent	$100.00 / hour
Foreman	$ 75.00 / hour
Administrative:	$ 50.00 / hour
Additional: Estimating	$ 75.00 / hour
Additional: Survey Crew	$ 200.00 / hour

Please provide a brief description of each category including years of experience, certification, etc. You are welcomed to add additional categories if not already listed.

BUSINESS INFORMATION RECORD for SUBCONSUTANTS/SUBCONTRACTORS

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

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

Business Name (as shown on W9 or SAM.gov) / SAM.gov Unique Entity ID & CAGE # (REQUIRED)	City of Columbia Vendor number	Services and/or Materials Provided	Cost of Services and/or Material ($ Value)	Percentage of Total Contract	MBE, WBE, SBE, DBE, LBE, CDBE (indicate all that apply)	Minority Association Code (If applicable - Use 2 letter Code – See Key Below)
Detail Fence LLC		Installation of fencing	$ 157,148.00	21.01%	---	---
Churchich Recreation & Design		Shade Structure	$ 26,571.00	3.55%	---	---
Chason Landscaping, LLC		Ballfield & Irrigation	$ 121,845.00	16.29%	---	---

Key: Minority/Women Owned Business Enterprise Association Code

AF – Asian American Female **AM –** Asian American Male **BF –** African American Female
BM – African American Male **FB –** Non-Minority Female Owned **HF –** Hispanic American Female
HM – Hispanic American Male **NF –** Native American Female **NM –** Native American Male

COMBINED TOTAL SUB AMOUNT $ 305,564.00

TOTAL CONTRACT AMOUNT: $ 747,874.00

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

Business Name: - AOS Specialty Contractors, Inc.

Representative Name/Title: Mike LaCola, Senior Estimator

Date: January 25, 2023

Business Information for Subconsultants/Subcontractors- Continued

List information for each Subcontractor or Subconsultant below.

1) Subcontractors Company information (Primary/Main office location)

Detail Fence, LLC
Company Name

160 Crassola Drive
Physical Address

Same as above
Mailing Address

Lexington, SC 29073
City/State Zip Code + 4

803 445-8904
(_____)_____ (____) _____
Phone number Fax number

John Lucas | Shannon Jackson
Primary Contact Name | Secondary Contact Name

detailfence@gmail.com | detailfence@gmail.com
Primary Contact Email Address | Secondary Contact Email Address

43-5458376
Federal ID # Vendor #

2) Subcontractors Company information (Primary/Main office location)

Churchich Recreation & Design
Company Name

20 Towne Drive
Physical Address

Same as above
Mailing Address

Bluffton, SC 29910
City/State Zip Code + 4

843 757-3156
(_____)_____ (____) _____
Phone number Fax number

Sue Churchich | Jeff Churchich
Primary Contact Name | Secondary Contact Name

sue@churchichrecreation.com | jeff@churchichrecreation.com
Primary Contact Email Address | Secondary Contact Email Address

11-3741433
Federal ID # Vendor #

3) Subcontractors Company information (Primary/Main office location)

Chason Landscaping, LLC
Company Name

7427 Fairfield Rd.
Physical Address

PO Box 30249
Mailing Address

Columbia, SC 29203
City/State Zip Code + 4

803 333-8936
(_____)_____
Phone number

803 354-9975
(____) _____
Fax number

David Marion
Primary Contact Name

Ann Prime
Secondary Contact Name

david@chasonlandscaping.com
Primary Contact Email Address

estimating@chasonlandscaping.com
Secondary Contact Email Address

36-4438593
Federal ID #

Vendor #

4) Subcontractors Company information (Primary/Main office location)

_____
Company Name

_____
Physical Address

_____
Mailing Address

_____
City/State Zip Code + 4

(_____)_____
Phone number

(____) _____
Fax number

_____
Primary Contact Name

_____
Secondary Contact Name

_____
Primary Contact Email Address

Secondary Contact Email Address

_____
Federal ID #

Vendor #



Federal Guidelines for Contracting and Federal Labor Standards

The contractor acknowledges that federal financial assistance will be used to fund the Contract. Contractor will comply will all applicable federal law, regulations, executive orders, and agency policies, procedures, and directives.

The federal government is not a party to this contract and is not subject to any obligations or liabilities to the non-Federal entity, contractor, or any other party pertaining to any matter resulting from the contract.

Compliance with Federal Regulations: The work to be performed under this Agreement is on a project assisted under a program providing direct Federal financial assistance from HUD.

1. **RELIGIOUS ACTIVITIES - 24 CFR 570.200 (j)**
   As a general rule, in accordance with First Amendment Church/State Principles, CDBG assistance may not be used for religious activities or provided to primarily religious entities for any activities, including secular activities, except as cited at 24 CFR 570.200(J)(1)(2)(3).

2. **POLITICAL ACTIVITIES - 24 CFR 570.207**
   CONTRACTOR will comply with this section, which prohibits the use of CDBG funds to finance the use of facilities or equipment for political purposes or to engage in other partisan political activities, such as candidate forums, voter transportation, or voter registration.

   a) HATCH ACT CHAPTER 15, TITLE 5, U.S. CODE
      CONTRACTOR further agrees that none of the personnel employed in the administration of the within defined Project shall be in any way or to any extent, engaged in the conduct of political activities in contravention of Chapter 15, Title 5, U.S. Code.

3. **OTHER PROGRAM REQUIREMENTS - 24 CFR.600-570.612**
   CONTRACTOR shall carry out its activities in compliance with all Federal laws and regulations as described in 24 CFR 570.600-570.612, except that CONTRACTOR will not assume the CITY'S environmental responsibilities described at 24 CFR 570.604, nor the CITY'S responsibility for initiating the review process under the provisions of 24 CFR Part 58.

4. **GENERAL-24 CFR 570.600**
   CONTRACTOR agrees to comply with such laws and Program requirements as are applicable to grants made under section 106 of Title I of the Housing and Community Development Act of 1974.

5. **TITLE VI OF THE CIVIL RIGHTS ACT OF 1964--24 CFR 570.601 FAIR HOUSING ACT-24 CFR 570.601 EXECUTIVE ORDER 11063--24 CFR 570.601**
   This Agreement is subject to the requirements of Title VI of the Civil Rights Act of 1964, P.L. 88-352; the Fair Housing Act; and Executive Order 11063, as amended by Executive Order 12259; and HUD regulations at 24 CFR Part 1, providing for non-discrimination on the grounds of race, color, creed, sex, familial status, disability, or national origin under any activity receiving Federal funds and also obligating CONTRACTOR to use Federally-funded property for the purpose for which the Federal funds were awarded.

6. **SECTION 109 OF THE ACT--24 CFR 570.602 AGE DISCRIMINATION ACT of 1975--24 CFR 570.602(c) SECTION 504 OF THE REHABILITATION ACT OF 1973--24 CFR 570.602(c)**
   This Agreement is subject to Section 109 of the Housing and Community Development Act of 1974, The Age Act of 1975, and Section 504 of the Rehabilitation Act of 1973, which requires that no person in the United States shall, on the grounds of age, race, color, national origin, disability, or sex, be excluded from participation in, be denied the benefits of, or be subject to discrimination under any program or activity funded in whole or in part with Community Development Block Grant funds.

7. SECTION 3

A. The work to be performed under this contract is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (Section 3). The purpose of Section 3 is to ensure that employment and other economic opportunities generated by Housing and Urban Development (HUD) assistance or HUD-assisted projects covered by Section 3, shall, to the greatest extent feasible, be directed to low- and very-low income persons.

B. The Parties to this contract agree to comply with HUD 24 CFR Part 75 regulation and City of Columbia Community Development policy and guidelines related to the implement Section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediments that would prevent them from complying with HUD 24 CFR Part 75 regulation or City of Columbia Community Development requirements.

C. The contractor agrees to include this Section 3 language in every subcontract subject to compliance with HUD 24 CFR Part 75 regulation, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this Section 3 language, upon a finding that the subcontractor is in violation of HUD 24 CFR Part 75 regulation or City of Columbia Community Development policy and guidelines. The contractor will not subcontract with any subcontractor where the contractor has, or could be reasonably expected to have had, notice or knowledge that the subcontractor has been found in violation of HUD 24 CFR Part 75 regulation.

D. Noncompliance with HUD 24 CFR Part 75 regulation or City of Columbia Community Development policy and guidelines may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts at the sole discretion of the City of Columbia Community Development.

For more information:

Housing and Urban Development (HUD) Section 3 Regulation
https://ecfr.federalregister.gov/current/title-24/subtitle-A/part-75#section-75

HUD Section 3 Benchmarks (Section 3 Projects)
https://www.federalregister.gov/documents/2020/09/29/2020-19183/section-3-benchmarks-for-creating-economic-opportunities-for-low--and-very-low-income-persons-and#h-13

8. LABOR STANDARDS & DAVIS BACON ACT - 24 CFR 570.603

Section 110(a) of the Act contains labor standards that apply to non-volunteer labor financed in whole or in part with assistance provided under the Act. The Contract Work Hours and Safety Standards Act also applies. Contractors or subcontractors on construction work shall be paid wages at rates not less than those prevailing on similar construction in the locality as determined by the Secretary of Labor in accordance with the Davis-Bacon Act, as amended. Contractor will comply with the following conditions:

a) Overtime requirements. No contractor or sub-contractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek.

b) Violation; liability for unpaid wages; liquidated damages. In the event of any violation of the clause set forth in paragraph (A) of this section the contractor and any sub-contractor responsible therefor shall be liable for the unpaid wages. In addition, such contractor and sub-contractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation

of the clause set forth in paragraph (A) of this section, in the sum of $10 for each calendar day on such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in paragraph (A) of this section.

c) Withholding for unpaid wages and liquidated damages. The City shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the contractor or sub-contractor under any such contract or any other Federal contract with the same prime contractor, or any other federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime contractor, such sums as may be determined to be necessary to satisfy any liabilities of such contractor or sub-contractor for unpaid wages and liquidated damages as provided in the clause set forth in paragraph (B) of this section.

d) Subcontracts. The contractor or sub-contractor shall insert in any subcontracts the clauses set forth in paragraph (A) through (D) of this section and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for compliance by any subcontractor or lower tier sub-contractor with the clauses set forth in paragraphs (A) through (D) of this section.

9. CONTRACT WORK HOURS AND SAFETY STANDARDS ACT (40 USC 3701-3708)

When applicable all contracts awarded by the City in excess of $100,000 that involve the employment of mechanics or laborers must include a provision for compliance with 40 USC 3702 and 3704, as supplemented by the Department of Labor Regulations (29 CFR Part 5) Under 40 USC 3702 of the Act, each contractor must compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40.

10. ENVIRONMENTAL STANDARDS - 24 CFR 570.604

This Agreement is subject to the National Environmental Policy Act of 1969, as detailed in implementing regulations 24 CFR Part 58. No funds related to the project or activity can be obligated or expended until an Environmental Clearance Authorization is completed and the contract is executed. Any expenditures for a program that takes place before the execution of a contract and the completion of the Environmental Clearance cannot be reimbursed. The City is responsible for providing the Contractor the HUD required Environmental Clearance Authorization.

11. NATIONAL FLOOD INSURANCE PROGRAM - 24 CFR 570.605

This Agreement is subject to the Flood Disaster Protection Act of 1973, and the regulations in 44 CFR Parts 59 through
79.

12. DISPLACEMENT, RELOCATION, ACQUISITION, AND REPLACEMENT OF HOUSING – 24 CFR 570.606

CONTRACTOR shall assure that they have taken all reasonable steps to minimize the displacement of persons (families, individuals, businesses, non-profit organizations, and farms) as a result of activities pursuant to Part 570.606. Relocation of displaced persons shall be provided in conformance with the Uniform Relocation Assistance and Real Property Acquisition Act of 1970 as amended.

13. EMPLOYMENT AND CONTRACTING OPPORTUNITIES - 24 CFR 570.607

CONTRACTOR shall comply with Executive Order 11246, as amended by Executive Order 12086, which provides for Equal Employment Opportunity, and Section 3 of the Housing and Urban Development Act of 1968, with implementing regulations at 24 CFR Part 135. Section 3 requires that employment and other economic development opportunities arising in connection with housing rehabilitation, housing construction, or other public construction projects shall, to the greatest extent feasible, and consistent with existing Federal, State, and local laws and regulations, be given to low- and very low-income persons.

14. LEAD-BASED PAINT - 24 CFR 570.608

This Agreement is subject to the regulations at 24 CFR Part 35, prohibiting the use of lead- based paint in residential structures constructed or rehabilitated with assistance provided pursuant to Part 570.608; notification of hazards of lead-based paint poisoning; and elimination of lead- based paint hazards.

15. USE OF DEBARRED, SUSPENDED, OR INELIGIBLE CONTRACTORS OR CONTRACTORS – 24 CFR 570.609

This Agreement is subject to the requirements set forth in 24 CFR Part 5, in which is incorporated 24 CFR Part 24, which provides for the listing of debarred and suspended participants, participants declared ineligible, and participants who have voluntarily excluded themselves from participation in covered transactions pursuant to Part 24.

The Contractor is subject to non-procurement Debarment and Suspension Regulations implementing Executive Orders 12549 and 12689, 2 C.F.R. pt. 180 (2 C.F.R. §200.212). The Agreement is a covered transaction for the purposes of C.F.R. pt. 180 and 2 C.F.R. pt. 3000. As such the Contractor is required to verify that none of the Contractor(s), its principals (defined at 2 C.F.R. §180.995), or its affiliates (defined at 2 C.F.R. §180.905) are excluded (defined at 2 C.F.R. §180.940) or disqualified (defined at 2 C.F.R. §180.935).

Execution of the Contract is a material representation of fact relied upon by the City. If it is later determined that the Contractor did not comply with 2 C.F.R. pt. 180, sub-part C and 2 C.F.R. pt. 3000, sub-part C in addition to remedies available to the State of South Carolina Emergency Management Division and the City of Columbia, the Federal Government may pursue available remedies, including but not limited to suspension and/or debarment.

The Contractor shall comply with the requirements of 2 C.F.R. pt. 180, sub-part C and 2 C.F.R. pt. 3000; sub-part C during the duration of the project and throughout the period that may arise from this project. The Contractor further agrees to include a provision requiring such requirements in its lower-tier covered transactions throughout the duration of this contract.

The Contractor shall notify the City, if your firm or sub-contractor(s) becomes suspended or debarred during the course of this project. This Contract may be terminated in accordance with the Termination for Cause provisions contained elsewhere in the contract.

16. UNIFORM ADMINISTRATIVE REQUIREMENTS, COST PRINCIPLES AND AUDIT REQUIREMENTS FOR FEDERAL FUNDS - 2 CFR PART 200

CONTRACTOR shall comply with the requirements and standards of this Super Circular.

17. CONFLICT OF INTEREST - 24 CFR 570.611

This Agreement is subject to the general rule that no person who is an employee, agent, consultant, officer, or elected official or appointed official of the CITY as Recipient, or of any designated public agencies, or of CONTRACTOR who exercise or have exercised any functions or responsibilities with respect to CDBG activities assisted pursuant to Part 570.611, or who are in a position to participate in a decision-making process or gain inside information with regard to such activities, may obtain a financial interest or benefit from a CDBG-assisted activity, or have a financial interest in any contract, subcontract, or Agreement with respect to a CDBG-assisted activity, or with respect to the proceeds of the CDBG-assisted activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for one year thereafter.

18. LIMITED ENGLISH PROFICIENCY (LEP)

Executive order 13166 enacted August 11, 2000, mandates the federal government reduce language barriers to limited English proficiency (LEP) persons with regard to accessing federal benefits. Recipients of HUD assistance including state and local governments, public housing authority assisted housing providers, profit and non- profit organizations and other entities receiving funds directly or indirectly from HUD are subject to executive order 12166 and title vi provisions as a condition of receiving federal funds. Failure to ensure limited

English persons (LEP) access to HUD benefits may violate Title VI Civil Rights protections based upon n origin.

19. DRUG-FREE WORKPLACE

As a Contractor of CDBG funds, and in connection with public services offered, the CONTRACTOR agrees that it shall comply with the provisions of the Drug-Free Workplace Act of 1988, 24 CFR Part 21, which requires that CONTRACTOR shall maintain a facility free from the illegal use, possession, or distribution of drugs or alcohol by its beneficiaries.

20. ANTI-LOBBYING

Section 319 of Public Law 101-121, of the Department of the Interior Appropriations Act, prohibits CONTRACTOR from using appropriated Federal funds for lobbying the Executive or Legislative Branches of the Federal Government in connection with a specific contract, grant, or loan, and requires that no Federal appropriated funds have been paid or will be paid, by or on behalf of CONTRACTOR to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

Contractors who apply or bid for an award of $100,000 or more shall file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or
employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Each tier shall also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the recipient.

21. AMERICANS WITH DISABILITIES ACT

CONTRACTOR agrees to comply fully with any and all provisions of the Americans with Disabilities Act (hereinafter referred to as ADA) as applicable to the CONTRACTOR and the activities to be performed by CONTRACTOR under the scope of this Agreement. If employing more than fifteen (15) employees, CONTRACTOR agrees to comply fully with Title I of the ADA as set forth at 28 CFR Part 130. If providing public accommodations as defined by the Act in Section 301(7)(A) -(L), CONTRACTOR agrees to comply fully with Title III of the ADA as set forth at 28 CFR Part 36. If providing public transportation, CONTRACTOR agrees to comply fully with the federal regulations as set forth at 49 CFR Parts 37 and 38.

22. ACCESS TO RECORDS

The Contractor shall make available for examination by the City all of its records with respect to all matters covered by this Agreement and shall maintain such records for a period not less than three (3) years after receipt of final payment under the Agreement. In addition, the following access to records requirements apply to the contract:

1. The Contractor agrees to provide the City, the FEMA Administrator, the Comptroller General of the United States, or any of their authorized representative(s) access to any books, documents, papers, and records of the Agreement that are directly pertinent to the Contract for the purposes of making audits, examinations, excerpts, and transcriptions.

2. The Contractor agrees to permit any of the foregoing parties to reproduce by any means whatsoever or to copy excerpts and transcriptions as reasonably needed.

3. The Contractor agrees to provide the FEMA Administrator or his/her authorized representative(s) access to information pertaining to the work being completed under the Contract/Agreement.

23. CONFIDENTIALITY

All of the reports, information, data, records or documents of any kind, prepared or assembled by the Contractor under the Agreement are confidential and the Contractor agrees that they shall not be made available to any individual or organization without the prior written approval of the City.

24. INTEREST OF CONTRACTOR

The Contractor covenants for himself and on behalf of his employees that he 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 the Agreement or which is adverse to the interests of the City of Columbia. The Contractor further covenants that in the performance of the Agreement no person having such interest shall be employed.

The Contractor is expected to make its 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 Contractor 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 the Agreement.

25. PROGRAM FRAUD AND FALSE OR FRAUDELEND STATEMENTS OR RELATED ACTS

The contractor acknowledges that 31 U.S.C. Chapter 38 (Administrative Remedies for False Claims and Statements) applies to the contractor's actions pertaining to this contract.

The *False Claims Act* (*FCA*), 31 U.S.C. §§ 3729

Under Liability for Certain Acts, in general any person who:

a) knowingly presents, or causes to be presented, a false or fraudulent claim for payment or approval;
b) knowingly makes, uses, or causes to be made or used, a false record or statement material to a false or fraudulent claim;
c) conspires to commit a violation of subparagraph a), b), c), d), e), f), or g);
d) has possession, custody, or control of property or money used, or to be used, by the Government and knowingly delivers, or causes to be delivered, less than all of that money or property;
e) is authorized to make or deliver a document certifying receipt of property used, or to be used, by the Government and, intending to defraud the Government, makes or delivers the receipt without completely knowing that the information on the receipt is true;
f) knowingly buys, or receives as a pledge of an obligation or debt, public property from an officer or employee of the Government, or a member of the Armed Forces, who lawfully may not sell or pledge property; or
g) knowingly makes, uses, or causes to be made or used, a false record or statement material to an obligation to pay or transmit money or property to the Government, or knowingly conceals or knowingly and improperly avoids or decreases an obligation to pay or transmit money or property to the Government, is liable to the United States Government for a civil penalty of not less than $5,000 and not more than $10,000, as adjusted by the Federal Civil Penalties Inflation Adjustment Act of 1990 (28 U.S.C. 2461 note; Public Law 104–410 [1]), plus 3 times the amount of damages which the Government sustains because of the act of that person.

26. CLAIMS AND DISPUTES - 2 CFR 200.318(k)

This contract is subject to Contract Disputes.

- All disputes arising under or relating to this contract shall be resolved under this clause.
- Claim, as used in this clause, means a written demand or written assertion by one of the contracting parties seeking, as a matter of right, the payment of money in a sum certain, the adjustment or interpretation of contract terms, or other relief arising under or relating to this contract. A [illegible]

invoice, or other routine request for payment that is not in dispute when submitted is not a claim this provision.

All claims must comply with the submission and certification requirements of this provision, if it is disputed either as to liability or amount must be acted upon in a reasonable time.

A claim by the Contractor shall be made in writing and, unless otherwise stated in this contract, submitted within 6 (six) months after accrual of the claim to the Contracting Officer for a written decision.

A claim by the City against the Contractor shall be subject to a written decision by the Contracting Officer. The Contractor shall provide the certification specified below when submitting any claim.

a) The certification requirement does not apply to issues in controversy that have not been submitted as all or part of a claim.
b) The certification shall state as follows: "I certify that the claim is made in good faith; that the supporting data are accurate and complete to the best of my knowledge and belief; that the amount requested accurately reflects the contract adjustment for which the Contractor believes the City is liable; and that I am authorized to certify the claim on behalf of the Contractor."
c) The certification may be executed by any person authorized to bind the Contractor with respect to the claim.

For Contractor claims, the Contracting Officer must, if requested in writing by the Contractor, render a decision within 60 days of the request.

The Contracting Officer's decision shall be final unless the Contractor appeals.
If the claim by the Contractor is submitted to the Contracting Officer or a claim by the City is presented to the Contractor, the parties, by mutual consent, may agree to use alternative dispute resolution (ADR). If the Contractor refuses an offer for ADR, the Contractor shall inform the Contracting Officer, in writing, of the Contractor's specific reasons for rejecting the offer.
The City shall pay interest on the amount found due and unpaid from (1) the date that the Contracting Officer receives the claim (certified, if required); or (2) the date that payment otherwise would be due, if that date is later, until the date of payment.

With regard to claims having defective certifications, interest shall be paid from the date a proper certification is provided. Simple interest on claims shall be paid at the rate. Which is applicable to the period during which the Contracting Officer receives the claim and then at the rate applicable for each 6-month period as fixed by the State during the pendency of the claim.

The Contractor shall proceed diligently with performance of this contract, pending final resolution of any request for relief, claim, appeal, or action arising under the contract, and comply with any decision of the Contracting Officer.

27. DISPUTES

This contract is subject to 41 U.S.C. chapters 71, Contract Disputes. Failure of the parties to this contract to reach agreement on any request for equitable adjustment, claim, appeal or action arising under or relating to this contract shall be a dispute to be resolved in accordance with the Claims and Disputes Clause. The Contractor shall proceed diligently with performance of this contract, pending final resolution of any dispute arising under the contract.

28. EQUAL EMPLOYMENT OPPORTUNITY

During the performance of this contract, the Contractor agrees as follows:

The Contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, or national origin. The Contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, sexual orientation, or national origin.

Such action shall include, but not be limited to Employment, upgrading, 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 Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.

a) The Contractor will, in all solicitations or advertisements for employees placed by or on behalf of the Contractor; state that all qualified applicants will receive considerations for employment without regard to race, color, religion, sex, sexual orientation, or national origin.
b) The Contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of the Contractor's commitments under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
c) The Contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.
d) The Contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.
e) In the event of the Contractor's noncompliance with the non-discrimination clauses of this Agreement or with any of the said rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the Contractor may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions as may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.
f) The Contractor will include the portion of the sentence immediately preceding paragraph (A) and the provisions of paragraphs (A) through (G) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each sub-contractor or vendor.
g) The Contractor will take such action with respect to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance: Provided, however, that in the event the Contractor becomes involved in, or is threatened with, litigation with a sub-contractor or vendor as a result of such direction by the administering agency the Contractor may request the United States to enter into such litigation to protect the interests of the United States.

29. CLEAN AIR ACT AND FEDERAL WATER POLLUTION CONTROL ACT

The Contractor must comply with all applicable standards, orders, or regulations issued pursuant to the Clean Air Act (42 U.S.C. §7401-7671(q) and the Federal Water Pollution Control Act as amended (33 U.S.C. §1251-1387).

The Contractor will report each violation to the City, Federal Emergency Management Agency (FEMA) and the appropriate Environmental Protection Agency Regional Office (EPA).

The Contractor agrees to include these requirements in each sub-contract exceeding twenty-five thousand dollars ($25,000.00) financed in whole or in part with federal assistance provided by FEMA.

30. USE OF RECOVERED MATERIALS

The Contractor shall comply with Section 6002 of the Solid Waste Disposal Act as amended by the Resource Conversation and Recovery Act (2 C.F.R. §200.322). In performance of the Agreement, the Contractor shall make maximum use of products containing recovered materials that are EPA designated items unless the product cannot be acquired.

31. OVERSIGHT - 2CFR 200.318(b)

The City will maintain oversight to ensure the Contractor performs in accordance with terms, conditions and specifications per (2 C.F.R. §200.318(b) (General Procurement Standards) and 44 C.F.R. §13.36 (Procurement).

32. SYSTEM FOR AWARD MANAGEMENT (SAM)

Unless exempted by an addendum to this contract, the Contractor is responsible during performance and through final payment of any contract for the accuracy and completeness of the data within the SAM database, and for any liability resulting from the Government's reliance on inaccurate or incomplete data. To remain registered in the SAM database after the initial registration, the Contractor is required to review and update on an annual basis from the date of initial registration or subsequent updates its information in the SAM database to ensure it is current, accurate and complete.

Updating information in the SAM does not alter the terms and conditions of this contract and is not a substitute for a properly executed contractual document.

If a Contractor has legally changed its business name, "doing business as" name, or division name (whichever is shown on the contract), or has transferred the assets used in performing the contract, but has not completed the necessary requirements regarding novation and change-of-name agreements, the Contractor shall provide the responsible Contracting Officer a minimum of one business day's written notification of its intention to:

Incorporation by reference. The Contractor's representations and certifications, including those completed electronically via the System for Award Management (SAM), are incorporated by reference into the contract.

33. DHS SEAL, LOGO, AND FLAGS

The contractor shall not use the DHS seal(s), logos, crests, or reproductions of flags or likenesses of DHS agency officials without specific FEMA pre-approval.

Federal Labor Standards Provisions

U.S. Department of Housing and Urban Development
Office of Labor Relations

Applicability

The Project or Program to which the construction work covered by this contract pertains is being assisted by the United States of America and the following Federal Labor Standards Provisions are included in this Contract pursuant to the provisions applicable to such Federal assistance.

A. **1. (i)** Minimum Wages. All laborers and mechanics employed or working upon the site of the work, will be paid unconditionally and not less often than once a week, and without subsequent deduction or rebate on any account (except such payroll deductions as are permitted by regulations issued by the Secretary of Labor under the Copeland Act (29 CFR Part 3), the full amount of wages and bona fide fringe benefits (or cash equivalents thereof) due at time of payment computed at rates not less than those contained in the wage determination of the Secretary of Labor which is attached hereto and made a part hereof, regardless of any contractual relationship which may be alleged to exist between the contractor and such laborers and mechanics. Contributions made or costs reasonably anticipated for bona fide fringe benefits under Section 1(b)(2) of the Davis-Bacon Act on behalf of laborers or mechanics are considered wages paid to such laborers or mechanics, subject to the provisions of 29 CFR 5.5(a)(1)(iv); also, regular contributions made or costs incurred for more than a weekly period (but not less often than quarterly) under plans, funds, or programs, which cover the particular weekly period, are deemed to be constructively made or incurred during such weekly period.

Such laborers and mechanics shall be paid the appropriate wage rate and fringe benefits on the wage determination for the classification of work actually performed, without regard to skill, except as provided in 29 CFR 5.5(a)(4). Laborers or mechanics performing work in more than one classification may be compensated at the rate specified for each classification for the time actually worked therein: Provided, That the employer's payroll records accurately set forth the time spent in each classification in which work is performed. The wage determination (including any additional classification and wage rates conformed under 29 CFR 5.5(a)(1)(ii) and the Davis-Bacon poster (WH-1321) shall be posted at all times by the contractor and its subcontractors at the site of the work in a prominent and accessible, place where it can be easily seen by the workers.

(ii) (a) Any class of laborers or mechanics which is not listed in the wage determination and which is to be employed under the contract shall be classified in conformance with the wage determination. HUD shall approve an additional classification and wage rate and fringe benefits therefor only when the following criteria have been met:

(1) The work to be performed by the classification requested is not performed by a classification in the wage determination; and

(2) The classification is utilized in the area by the construction industry; and

(3) The proposed wage rate, including any bona fide fringe benefits, bears a reasonable relationship to the wage rates contained in the wage determination.

(b) If the contractor and the laborers and mechanics to be employed in the classification (if known), or their representatives, and HUD or its designee agree on the classification and wage rate (including the amount designated for fringe benefits where appropriate), a report of the action taken shall be sent by HUD or its designee to the Administrator of the Wage and Hour Division, Employment Standards Administration, U.S. Department of Labor, Washington, D.C. 20210. The Administrator, or an authorized representative, will approve, modify, or disapprove every additional classification action within 30 days of receipt and so advise HUD or its designee or will notify HUD or its designee within the 30-day period that additional time is necessary. (Approved by the Office of Management and Budget under OMB control number 1215-0140.)

(c) In the event the contractor, the laborers or mechanics to be employed in the classification or their representatives, and HUD or its designee do not agree on the proposed classification and wage rate (including the amount designated for fringe benefits, where appropriate), HUD or its designee shall refer the questions, including the views of all interested parties and the recommendation of HUD or its designee, to the Administrator for determination. The Administrator, or an authorized representative, will issue a determination within 30 days of receipt and so advise HUD or its designee or will notify HUD or its designee within the 30-day period that additional time is necessary. (Approved by the Office of Management and Budget under OMB Control Number 1215-0140.)

(d) The wage rate (including fringe benefits where appropriate) determined pursuant to subparagraphs (1)(ii)(b) or (c) of this paragraph, shall be paid to all workers performing work in the classification under this contract from the first day on which work is performed in the classification.

(iii) Whenever the minimum wage rate prescribed in the contract for a class of laborers or mechanics includes a fringe benefit which is not expressed as an hourly rate, the contractor shall either pay the benefit as stated in the wage determination or shall pay another bona fide fringe benefit or an hourly cash equivalent thereof.

(iv) If the contractor does not make payments to a trustee or other third person, the contractor may consider as part

of the wages of any laborer or mechanic the amount of any costs reasonably anticipated in providing bona fide fringe benefits under a plan or program, Provided, That the Secretary of Labor has found, upon the written request of the contractor, that the applicable standards of the Davis-Bacon Act have been met. The Secretary of Labor may require the contractor to set aside in a separate account assets for the meeting of obligations under the plan or program. (Approved by the Office of Management and Budget under OMB Control Number 1215-0140.)

2. Withholding. HUD or its designee shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld from the contractor under this contract or any other Federal contract with the same prime contractor, or any other Federally-assisted contract subject to Davis-Bacon prevailing wage requirements, which is held by the same prime contractor so much of the accrued payments or advances as may be considered necessary to pay laborers and mechanics, including apprentices, trainees and helpers, employed by the contractor or any subcontractor the full amount of wages required by the contract In the event of failure to pay any laborer or mechanic, including any apprentice, trainee or helper, employed or working on the site of the work, all or part of the wages required by the contract, HUD or its designee may, after written notice to the contractor, sponsor, applicant, or owner, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds until such violations have ceased. HUD or its designee may, after written notice to the contractor, disburse such amounts withheld for and on account of the contractor or subcontractor to the respective employees to whom they are due. The Comptroller General shall make such disbursements in the case of direct Davis-Bacon Act contracts.

3. (i) Payrolls and basic records. Payrolls and basic records relating thereto shall be maintained by the contractor during the course of the work preserved for a period of three years thereafter for all laborers and mechanics working at the site of the work. Such records shall contain the name, address, and social security number of each such worker, his or her correct classification, hourly rates of wages paid (including rates of contributions or costs anticipated for bona fide fringe benefits or cash equivalents thereof of the types described in Section 1(b)(2)(B) of the Davis-bacon Act), daily and weekly number of hours worked, deductions made and actual wages paid. Whenever the Secretary of Labor has found under 29 CFR 5.5 (a)(1)(iv) that the wages of any laborer or mechanic include the amount of any costs reasonably anticipated in providing benefits under a plan or program described in Section 1(b)(2)(B) of the Davis-Bacon Act, the contractor shall maintain records which show that the commitment to provide such benefits is enforceable, that the plan or program is financially responsible, and that the plan or program has been communicated in writing to the laborers or mechanics affected, and records which show the costs anticipated or the actual cost incurred in providing such benefits. Contractors employing apprentices or trainees under approved programs shall maintain written evidence of the registration of apprenticeship programs and certification of trainee programs, the registration of the apprentices and trainees, and the ratios and wage rates prescribed in the applicable programs. (Approved by the Office of Management and Budget under OMB Control Numbers 1215-0140 and 1215-0017.)

(ii) (a) The contractor shall submit weekly for each week in which any contract work is performed a copy of all payrolls to HUD or its designee if the agency is a party to the contract, but if the agency is not such a party, the contractor will submit the payrolls to the applicant sponsor, or owner, as the case may be, for transmission to HUD or its designee. The payrolls submitted shall set out accurately and completely all of the information required to be maintained under 29 CFR 5.5(a)(3)(i) except that full social security numbers and home addresses shall not be included on weekly transmittals. Instead the payrolls shall only need to include an individually identifying number for each employee (e.g., the last four digits of the employee's social security number). The required weekly payroll information may be submitted in any form desired. Optional Form WH-347 is available for this purpose from the Wage and Hour Division Web site at *http://www.dol.goviesa/whd/forms/wh347instr.htm* or its successor site. The prime contractor is responsible for the submission of copies of payrolls by all subcontractors. Contractors and subcontractors shall maintain the full social security number and current address of each covered worker, and shall provide them upon request to HUD or its designee if the agency is a party to the contract, but if the agency is not such a party, the contractor will submit the payrolls to the applicant sponsor, or owner, as the case may be, for transmission to HUD or its designee, the contractor, or the Wage and Hour Division of the Department of Labor for purposes of an investigation or audit of compliance with prevailing wage requirements. It is not a violation of this subparagraph for a prime contractor to require a subcontractor to provide addresses and social security numbers to the prime contractor for its own records, without weekly submission to HUD or its designee. (Approved by the Office of Management and Budget under OMB Control Number 1215-0149.)

(b) Each payroll submitted shall be accompanied by a "Statement of Compliance," signed by the contractor or subcontractor or his or her agent who pays or supervises the payment of the persons employed under the contract and shall certify the following:

(1) That the payroll for the payroll period contains the information required to be provided under 29 CFR 5.5 (a)(3)(ii), the appropriate information is being maintained under 29 CFR 5.5(a)(3)(i), and that such information is correct and complete;

(2) That each laborer or mechanic (including each helper, apprentice, and trainee) employed on the contract during the payroll period has been paid the full weekly wages earned, without rebate, either directly or indirectly, and that no deductions have been made either directly or indirectly from the full wages earned, other than permissible deductions as set forth in 29 CFR Part 3;

(3) That each laborer or mechanic has been paid not less than the applicable wage rates and fringe benefits or cash equivalents for the classification of work performed, as specified in the applicable wage determination incorporated into the contract.

(c) The weekly submission of a properly executed certification set forth on the reverse side of Optional Form WH-347 shall satisfy the requirement for submission of the "Statement of Compliance" required by subparagraph A.3.(ii)(b).

( ) The falsification of any of the above certifications may subject the contractor or subcontractor to civil or criminal prosecution under Section 1001 of Title 18 and Section 231 of Title 31 of the United States Code.

(iii) The contractor or subcontractor shall make the records required under subparagraph A.3.(i) available for inspection, copying, or transcription by authorized representatives of HUD or its designee or the Department of Labor, and shall permit such representatives to interview employees during working hours on the job. If the contractor or subcontractor fails to submit the required records or to make them available, HUD or its designee may, after written notice to the contractor, sponsor, applicant or owner, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds. Furthermore, failure to submit the required records upon request or to make such records available may be grounds for debarment action pursuant to 29 CFR 5.12.

4. Apprentices and Trainees.

(i) Apprentices. Apprentices will be permitted to work at less than the predetermined rate for the work they performed when they are employed pursuant to and individually registered in a bona fide apprenticeship program registered with the U.S. Department of Labor, Employment and Training Administration, Office of Apprenticeship Training, Employer and Labor Services, or with a State Apprenticeship Agency recognized by the Office, or if a person is employed in his or her first 90 days of probationary employment as an apprentice in such an apprenticeship program, who is not individually registered in the program, but who has been certified by the Office of Apprenticeship Training, Employer and Labor Services or a State Apprenticeship Agency (where appropriate) to be eligible for probationary employment as an apprentice. The allowable ratio of apprentices to journeymen on the job site in any craft classification shall not be greater than the ratio permitted to the contractor as to the entire work force under the registered program. Any worker listed on a payroll at an apprentice wage rate, who is not registered or otherwise employed as stated above, shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any apprentice performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. Where a contractor is performing construction on a project in a locality other than that in which its program is registered, the ratios and wage rates (expressed in percentages of the journeyman's hourly rate) specified in the contractor's or subcontractor's registered program shall be observed. Every apprentice must be paid at not less than the rate specified in the registered program for the apprentice's level of progress, expressed as a percentage of the journeymen hourly rate specified in the applicable wage determination. Apprentices shall be paid fringe benefits in accordance with the provisions of the apprenticeship program. If the apprenticeship program does not specify fringe benefits, apprentices must be paid the full amount of fringe benefits listed on the wage determination for the applicable classification. If the Administrator determines that a different practice prevails for the applicable apprentice classification, fringes shall be paid in accordance with that determination. In the event the Office of Apprenticeship Training, Employer and Labor Services, or a State Apprenticeship Agency recognized by the Office, withdraws approval of an apprenticeship program, the contractor will no longer be permitted to utilize apprentices at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

(ii) Trainees. Except as provided in 29 CFR 5.16, trainees will not be permitted to work at less than the predetermined rate for the work performed unless they are employed pursuant ',to and individually registered in a program which has received prior approval, evidenced by formal certification by the U.S. Department of Labor, Employment and Training Administration. The ratio of trainees to journeymen on the job site shall not be greater than permitted under the plan approved by the Employment and Training Administration. Every trainee must be paid at not less than the rate specified in the approved program for the trainee's level of progress, expressed as a percentage of the journeyman hourly rate specified in the applicable wage determination. Trainees shall be paid fringe benefits in accordance with the provisions of the trainee program. If the trainee program does not mention fringe benefits, trainees shall be paid the full amount of fringe benefits listed on the wage determination unless the Administrator of the Wage and Hour Division determines that there is an apprenticeship program associated with the corresponding journeyman wage rate on the wage determination which provides for less than full fringe benefits for apprentices. Any employee listed on the payroll at a trainee rate who is not registered and participating in a training plan approved by

the Employment and Training Administration shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. In addition, any trainee performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. In the event the Employment and Training Administration withdraws approval of a training program, the contractor will no longer be permitted to utilize trainees at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

(iii) Equal employment opportunity. The utilization of apprentices, trainees and journeymen under 29 CFR Part 5 shall be in conformity with the equal employment opportunity requirements of Executive Order 11246, as amended, and 29 CFR Part 30.

5. Compliance with Copeland Act requirements. The contractor shall comply with the requirements of 29 CFR Part 3 which are incorporated by reference in this contract

6. Subcontracts. The contractor or subcontractor will insert in any subcontracts the clauses contained in subparagraphs **1** through 11 in this paragraph A and such other clauses as HUD or its designee may by appropriate instructions require, and a copy of the applicable prevailing wage decision, and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all the contract clauses in this paragraph.

7. Contract termination; debarment. A breach of the contract clauses in 29 CFR 5.5 may be grounds for termination of the contract and for debarment as a contractor and a subcontractor as provided in 29 CFR 5.12.

8. Compliance with Davis-Bacon and Related Act Requirements. All rulings and interpretations of the Davis-Bacon and Related Acts contained in 29 CFR Parts 1, 3, and 5 are herein incorporated by reference in this contract

9. Disputes concerning labor standards. Disputes arising out of the labor standards provisions of this contract shall not be subject to the general disputes clause of this contract. Such disputes shall be resolved in accordance with the procedures of the Department of Labor set forth in 29 CFR Parts 5, 6, and 7. Disputes within the meaning of this clause include disputes between the contractor (or any of its subcontractors) and HUD or its designee, the U.S. Department of Labor, or the employees or their representatives.

10. (i) Certification of Eligibility. By entering into this contract the contractor certifies that neither it (nor he or she) nor any person or firm who has an interest in the contractor's firm is a person or firm ineligible to be awarded Government contracts by virtue of Section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1) or to be awarded HUD contracts or participate in HUD programs pursuant to 24 CFR Part 24.

(ii) No part of this contract shall be subcontracted to any person or firm ineligible for award of a Government contract by virtue of Section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1) or to be awarded HUD contracts or participate in HUD programs pursuant to 24 CFR Part 24.

(iii) The penalty for making false statements is prescribed in the U.S. Criminal Code, 18 U.S.C. 1001. Additionally, U.S. Criminal Code, Section 1 01 0, Title 18, U.S.C., "Federal Housing Administration transactions", provides in part: "Whoever, for the purpose of . . . influencing in any way the action of such Administration..... makes, utters or publishes any statement knowing the same to be false ..... shall be fined not more than $5,000 or imprisoned not more than two years, or both."

11. Complaints, Proceedings, or Testimony by Employees. No laborer or mechanic to whom the wage, salary, or other labor standards provisions of this Contract are applicable shall be discharged or in any other manner discriminated against by the Contractor or any subcontractor because such employee has filed any complaint or instituted or caused to be instituted any proceeding or has testified or is about to testify in any proceeding under or relating to the labor standards applicable under this Contract to his employer.

B. Contract Work Hours and Safety Standards Act. The provisions of this paragraph B are applicable where the amount of the prime contract exceeds $100,000. As used in this paragraph, the terms "laborers" and "mechanics" include watchmen and guards.

(1) Overtime requirements. No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which the individual is employed on such work to work in excess of 40 hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of 40 hours in such workweek.

(2) Violation; liability for unpaid wages; liquidated damages. In the event of any violation of the clause set forth in subparagraph (1) of this paragraph, the contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in subparagraph (1) of this paragraph, in the sum of $10 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of 40 hours without payment of the overtime wages required by the clause set forth in sub paragraph (1) of this paragraph.

(3) Withholding for unpaid wages and liquidated damages. HUD or its designee shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the contractor or subcontractor under any such contract or any other Federal contract with the same prime contract, or any other Federally-assisted contract subject to the Contract Work Hours and Safety Standards Act which is held by the same prime contractor such sums as may be determined to be necessary to satisfy any liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in subparagraph (2) of this paragraph.

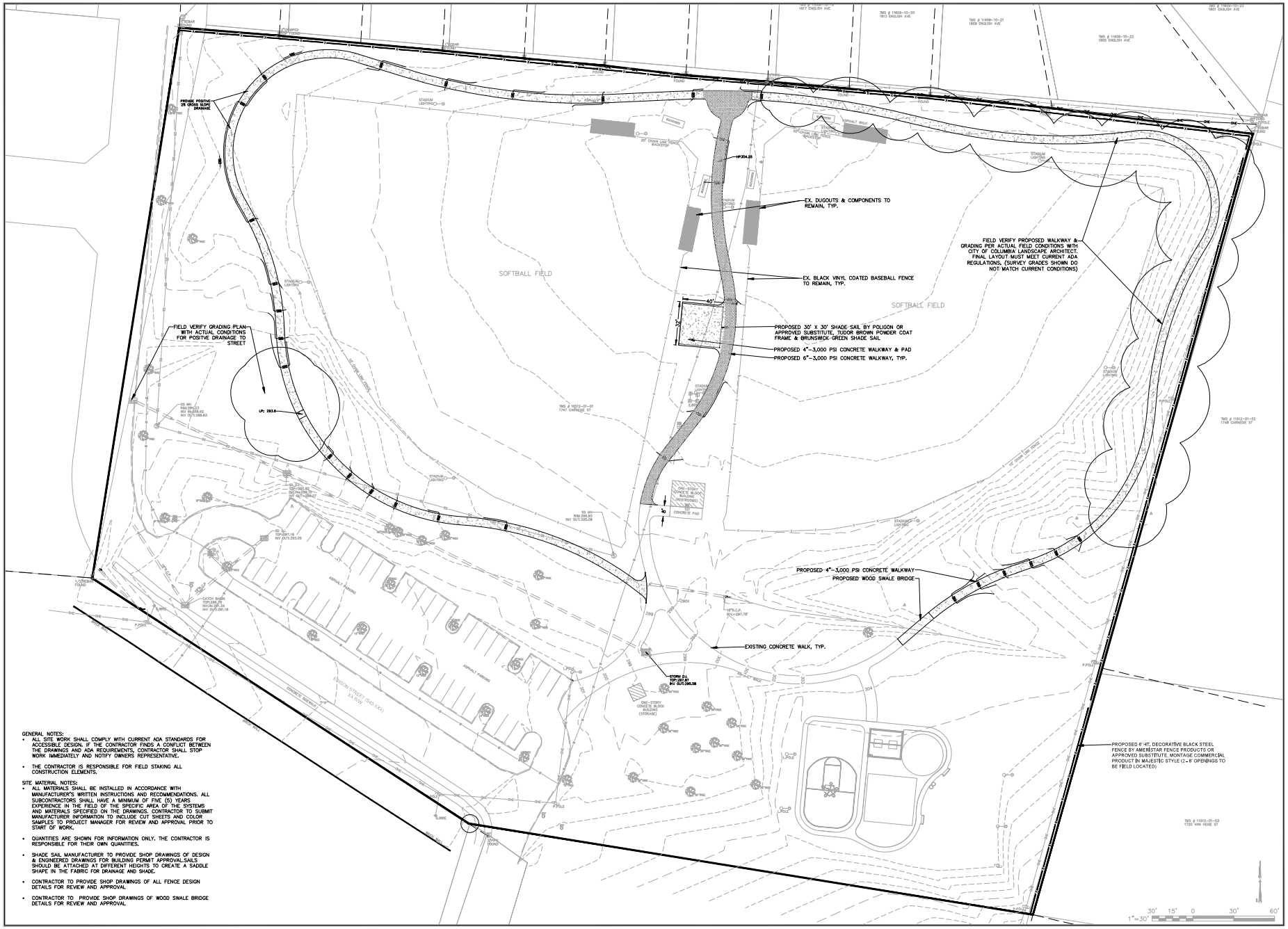
(4) Subcontracts. The contractor or subcontractor shall insert in any subcontracts the clauses set forth in subparagraph (1) through (4) of this paragraph and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in subparagraphs (1) through (4) of this paragraph.

C. Health and Safety. The provisions of this paragraph C are applicable where the amount of the prime contract exceeds $100,000.

(1) No laborer or mechanic shall be required to work in surroundings or under working conditions which are unsanitary, hazardous, or dangerous to his health and safety as determined under construction safety and health standards promulgated by the Secretary of Labor by regulation.

(4) The Contractor shall comply with all regulations issued by the Secretary of Labor pursuant to Title 29 Part 1926 and failure to comply may result in imposition of sanctions pursuant to the Contract Work Hours and Safety Standards Act, (Public Law 91-54, 83 Stat 96). 40 USC 3701 et seq.

(2) The contractor shall include the provisions of this paragraph in every subcontract so that such provisions will be binding on each subcontractor. The contractor shall take such action with respect to any subcontractor as the Secretary of Housing and Urban Development or the Secretary of Labor shall direct as a means of enforcing such provisions.



GENERAL NOTES:

- ALL SITE WORK SHALL COMPLY WITH CURRENT ADA STANDARDS FOR ACCESSIBLE DESIGN. IF THE CONTRACTOR FINDS A CONFLICT BETWEEN THE DRAWINGS AND ADA REQUIREMENTS, CONTRACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY OWNERS REPRESENTATIVE.
- THE CONTRACTOR IS RESPONSIBLE FOR FIELD STAKING ALL CONSTRUCTION ELEMENTS.

SITE MATERIAL NOTES:

- ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS. ALL SUBCONTRACTORS SHALL HAVE A MINIMUM OF FIVE (5) YEARS EXPERIENCE IN THE FIELD OF THE SPECIFIC AREA OF THE SYSTEMS AND MATERIALS SPECIFIED ON THE DRAWINGS. CONTRACTOR TO SUBMIT MANUFACTURER INFORMATION TO INCLUDE CUT SHEETS AND COLOR SAMPLES TO PROJECT MANAGER FOR REVIEW AND APPROVAL PRIOR TO START OF WORK.
- QUANTITIES ARE SHOWN FOR INFORMATION ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THEIR OWN QUANTITIES.
- SHADE SAIL MANUFACTURER TO PROVIDE SHOP DRAWINGS OF DESIGN & ENGINEERED DRAWINGS FOR BUILDING PERMIT APPROVAL.SAILS SHOULD BE ATTACHED AT DIFFERENT HEIGHTS TO CREATE A SADDLE SHAPE IN THE FABRIC FOR DRAINAGE AND SHADE.
- CONTRACTOR TO PROVIDE SHOP DRAWINGS OF ALL FENCE DESIGN DETAILS FOR REVIEW AND APPROVAL
- CONTRACTOR TO PROVIDE SHOP DRAWINGS OF WOOD SWALE BRIDGE DETAILS FOR REVIEW AND APPROVAL

CITY OF COLUMBIA

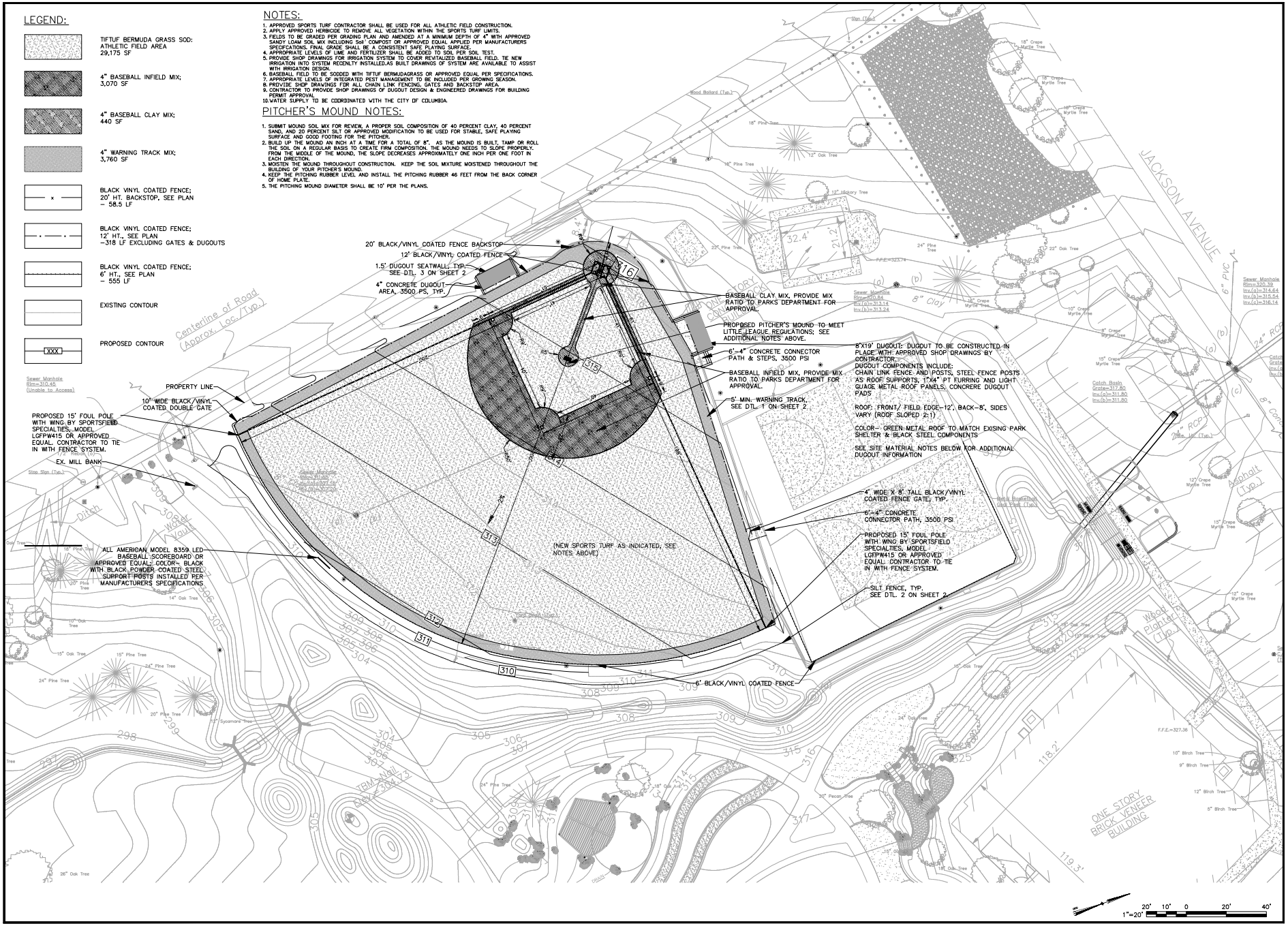
DEPARTMENT OF PARKS & RECREATION
1931 RICHLAND STREET
COLUMBIA, SOUTH CAROLINA 29201

NO	DATE	INITIALS	REVISION DESCRIPTION

PROJECT TITLE:
T.S. MARTIN AMENITIES REVITALIZATION- PHASE III

SHEET TITLE:
SITE PLAN

DRAWING INFORMATION	
DESIGNED BY:	WTM
DRAWN BY:	WTM
BOOK NO:	
DATE:	09.01.2022
PROJECT NO:	
SHEET NO:	1 OF 1


LEGEND:
TIFTUF BERMUDA GRASS SOD; ATHLETIC FIELD AREA 29,175 SF
4" BASEBALL INFIELD MIX; 3,070 SF
4" BASEBALL CLAY MIX; 440 SF
4" WARNING TRACK MIX; 3,760 SF
BLACK VINYL COATED FENCE; 20' HT. BACKSTOP, SEE PLAN – 58.5 LF
BLACK VINYL COATED FENCE; 12' HT., SEE PLAN –318 LF EXCLUDING GATES & DUGOUTS
BLACK VINYL COATED FENCE; 6' HT., SEE PLAN – 555 LF
EXISTING CONTOUR
PROPOSED CONTOUR
NOTES:
1. APPROVED SPORTS TURF CONTRACTOR SHALL BE USED FOR ALL ATHLETIC FIELD CONSTRUCTION.
2. APPLY APPROVED HERBICIDE TO REMOVE ALL VEGETATION WITHIN THE SPORTS TURF LIMITS.
3. FIELDS TO BE GRADED PER GRADING PLAN AND AMENDED AT A MINIMUM DEPTH OF 4" WITH APPROVED SANDY LOAM SOIL MIX INCLUDING Soil COMPOST OR APPROVED EQUAL APPLIED PER MANUFACTURERS SPECIFICATIONS. FINAL GRADE SHALL BE A CONSISTENT SAFE PLAYING SURFACE.
4. APPROPRIATE LEVELS OF LIME AND FERTILIZER SHALL BE ADDED TO SOIL PER SOIL TEST.
5. PROVIDE SHOP DRAWINGS FOR IRRIGATION SYSTEM TO COVER REVITALIZED BASEBALL FIELD. TIE NEW IRRIGATION INTO SYSTEM RECENLTY INSTALLED.AS BUILT DRAWINGS OF SYSTEM ARE AVAILABLE TO ASSIST WITH IRRIGATION DESIGN.
6. BASEBALL FIELD TO BE SODDED WITH TIFTUF BERMUDAGRASS OR APPROVED EQUAL PER SPECIFICATIONS.
7. APPROPRIATE LEVELS OF INTEGRATED PEST MANAGEMENT TO BE INCLUDED PER GROWING SEASON.
8. PROVIDE SHOP DRAWINGS FOR ALL CHAIN LINK FENCING, GATES AND BACKSTOP AREA.
9. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF DUGOUT DESIGN & ENGINEERED DRAWINGS FOR BUILDING PERMIT APPROVAL
10. WATER SUPPLY TO BE COORDINATED WITH THE CITY OF COLUMBIA.
PITCHER'S MOUND NOTES:
1. SUBMIT MOUND SOIL MIX FOR REVIEW, A PROPER SOIL COMPOSITION OF 40 PERCENT CLAY, 40 PERCENT SAND, AND 20 PERCENT SILT OR APPROVED MODIFICATION TO BE USED FOR STABLE, SAFE PLAYING SURFACE AND GOOD FOOTING FOR THE PITCHER.
2. BUILD UP THE MOUND AN INCH AT A TIME FOR A TOTAL OF 8". AS THE MOUND IS BUILT, TAMP OR ROLL THE SOIL ON A REGULAR BASIS TO CREATE FIRM COMPOSITION. THE MOUND NEEDS TO SLOPE PROPERLY. FROM THE MIDDLE OF THE MOUND, THE SLOPE DECREASES APPROXIMATELY ONE INCH PER ONE FOOT IN EACH DIRECTION.
3. MOISTEN THE MOUND THROUGHOUT CONSTRUCTION. KEEP THE SOIL MIXTURE MOISTENED THROUGHOUT THE BUILDING OF YOUR PITCHER'S MOUND.
4. KEEP THE PITCHING RUBBER LEVEL AND INSTALL THE PITCHING RUBBER 46 FEET FROM THE BACK CORNER OF HOME PLATE.
5. THE PITCHING MOUND DIAMETER SHALL BE 10' PER THE PLANS.
20' BLACK/VINYL COATED FENCE BACKSTOP
12' BLACK/VINYL COATED FENCE
1.5' DUGOUT SEATWALL, TYP. SEE DTL. 3 ON SHEET 2
4" CONCRETE DUGOUT AREA, 3500 PS, TYP.
BASEBALL CLAY MIX, PROVIDE MIX RATIO TO PARKS DEPARTMENT FOR APPROVAL.
PROPOSED PITCHER'S MOUND TO MEET LITTLE LEAGUE REGULATIONS; SEE ADDITIONAL NOTES ABOVE.
6'-4" CONCRETE CONNECTOR PATH & STEPS, 3500 PSI
BASEBALL INFIELD MIX, PROVIDE MIX RATIO TO PARKS DEPARTMENT FOR APPROVAL.
5' MIN. WARNING TRACK, SEE DTL. 1 ON SHEET 2
8'X10' DUGOUT: DUGOUT TO BE CONSTRUCTED IN PLACE WITH APPROVED SHOP DRAWINGS BY CONTRACTOR. DUGOUT COMPONENTS INCLUDE: CHAIN LINK FENCE AND POSTS, STEEL FENCE POSTS AS ROOF SUPPORTS, 1"X4" PT FURRING AND LIGHT GUAGE METAL ROOF PANELS. CONCRERE DUGOUT PADS
ROOF: FRONT/ FIELD EDGE–12', BACK–8', SIDES VARY (ROOF SLOPED 2:1)
COLOR– GREEN METAL ROOF TO MATCH EXISING PARK SHELTER & BLACK STEEL COMPONENTS
SEE SITE MATERIAL NOTES BELOW FOR ADDITIONAL DUGOUT INFORMATION
4' WIDE X 8' TALL BLACK/VINYL COATED FENCE GATE, TYP.
6'-4" CONCRETE CONNECTOR PATH, 3500 PSI
PROPOSED 15' FOUL POLE WITH WING BY SPORTSFIELD SPECIALTIES, MODEL LGFPW415 OR APPROVED EQUAL. CONTRACTOR TO TIE IN WITH FENCE SYSTEM.
SILT FENCE, TYP. SEE DTL. 2 ON SHEET 2
6' BLACK/VINYL COATED FENCE
(NEW SPORTS TURF AS INDICATED, SEE NOTES ABOVE)
PROPERTY LINE
10' WIDE BLACK/VINYL COATED DOUBLE GATE
PROPOSED 15' FOUL POLE WITH WING BY SPORTSFIELD SPECIALTIES, MODEL LGFPW415 OR APPROVED EQUAL. CONTRACTOR TO TIE IN WITH FENCE SYSTEM.
EX. MILL BANK
ALL AMERICAN MODEL 8359 LED BASEBALL SCOREBOARD OR APPROVED EQUAL; COLOR– BLACK WITH BLACK POWDER COATED STEEL SUPPORT POSTS INSTALLED PER MANUFACTURERS SPECIFICATIONS
JACKSON AVENUE
ONE STORY BRICK VENEER BULDING
Centerline of Road (Approx. Loc./Typ.)
1"=20'
20' 10' 0 20' 40'
CITY OF COLUMBIA
DEPARTMENT OF PARKS & RECREATION
1400 PARK ST. COLUMBIA, SOUTH CAROLINA 29209
NO. DATE INITIALS DESCRIPTION
REVISION
PROJECT TITLE:
HYATT PARK REVITALIZATION (PHASE II)
SHEET TITLE:
SITE PLAN
DRAWING INFORMATION
DESIGNED BY: WTM
DRAWN BY: WTM
BOOK NO:
DATE: 09/01/22
PROJECT NO: xxxxxx
SHEET NO: 1 OF 2

We Are Columbia

MEETING DATE: **February 7, 2023**

DEPARTMENT: **Procurement and Contracts**

FROM: ***Sandra Middleton, Purchasing Agent***

SUBJECT: **Council is asked to approve a new Contract for Project SS7467; North Columbia Pump Station Improvements, as requested by Columbia Water on September 27, 2022. Award to Shady Grove Construction, LLC, in an amount not to exceed $3,162,499.73, which includes contingency. This contractor is located in Irmo, SC.**

REQUISITION NO.: **R219018**

FUNDING SOURCE & ORIGINAL BUDGET: **Funding Source: Engineering - Water and Sewer Improvements (5529999-SS746701-658650). The original budget amount is $4,393,726.26.**

BUSINESS PROGRAM: **Columbia Disadvantaged Business Enterprise Program**

CLEAN WATER 2020?: **Yes**

PURPOSE:

This is a Columbia Disadvantaged Business Enterprise (CDBE) program project with a 10% CDBE goal. The CDBE goal was exceeded at 32.46%. Shady Grove Construction, LLC is the prime contractor and will provide 27.19% ($781,654.21) of the total contract amount.

The following subcontractors/suppliers will provide additional services/supplies:

Fortline Waterworks, located in Columbia, SC, will provide the pipe appurtenances at 3.47% ($99,773.64) of the total contract amount.

Charles R. Underwood, Inc., located in Sanford, NC, will provide pump parts at 3.48% ($100,008.00) of the total contract amount.

Generator Power Systems, Inc., a Minority Business Enterprise and DBE located in Irmo, SC, will provide demolition services and a platform for the generator at 32.46% ($933,230.00) of the total contract amount.

Xtreme Grading, located in White Rock, SC, will provide grading services at 4.85% ($139,565.90) of the total contract amount.

CITI, Inc., located in Charlotte, NC, will provide a control panel at 5.36% ($153,968.00) of the total contract amount.

Gregory Electric Company, located in Columbia, SC, will provide electrical services at 23.19% ($666,800.00) of the total contract amount.

There were two (2) responsive and responsible bids received for this project under BID011-22-23-LB.

The total construction time allocated for this project is four hundred fifty (450) consecutive calendar days from the commencement date as specified in the Notice to Proceed.

Base Bid	$ 2,874,999.75
Contingency (10%)	$ 287,499.98
Total	$ 3,162,499.73

ATTACHMENTS:

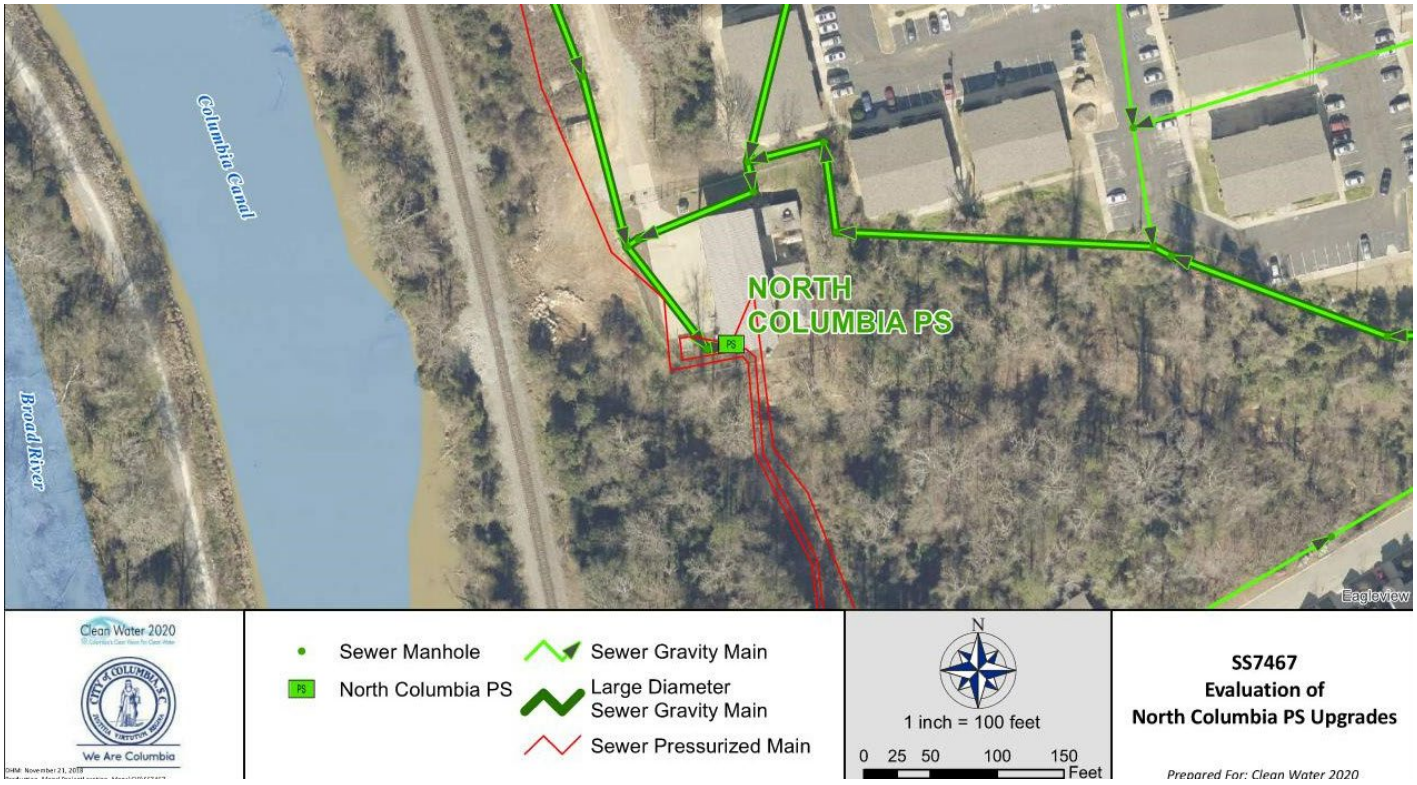
- **#a:** SS7467 Tear Sheet (PDF)
- #b: SS7467 Contract approved by legal (PDF)
- #c: CSP Letter (PDF)
- #e: BIR Form (PDF)
- #f: Compliance Memo (PDF)
- #g: Bid Tabulation (PDF)

Columbia Water

Wastewater Projects

SS7467 North Columbia Pump Station – Interim Improvements

Project Description:	As a part of the City's 10-year capital improvements plan and as recommended by the City's wastewater collection system hydraulic model, the construction of a new, larger North Columbia Pump Station is scheduled to be completed by 2030. To maintain reliable operation of the existing pump station at the peak influent flow rates needed through 2030, there are a number of interim improvements required. These improvements include bypass pumping system improvements, existing pump control strategy revisions, installation of a new standby generator, miscellaneous site improvements, and the replacement of two wastewater pumps.
Objectives:	This project provides for continued reliable operation of the pump station with new pumps and a new generator.
Project Type:	Improvements and Efficient Operations.
Council District:	Council District 1
Project Funding:	This project is being funded through the City's Wastewater CIP at an estimated construction cost of approximately $3.2M.
Current Project Status:	A bidding package for construction was submitted to procurement in October 2022. Construction is scheduled to begin in Spring 2023.
Project Contact:	John Riggs, PE Deputy Director of Major Capital Projects 803.528.4238 |john.riggs@columbiasc.gov



We Are Columbia

Department of Procurement and Contracts
1800 Main Street, 2nd Floor, Columbia, SC 29201 · Phone 803-545-3470

RECEIVED
JAN 24 2023
LEGAL DEPARTMENT

INTER OFFICE MEMORANDUM

TO: Legal Review

FROM: Gary Porth, Construction Procurement Manager

SUBJECT: Contracts for Bid011-22-23-LB North Columbia Pump Station Improvements CDBE (SS7467)

DATE: January 23, 2023

APPROVED AS TO FORM
Legal Department City of Columbia, SC

COMMENTS:

I have enclosed the subject documentation requesting: Review and approval

(e.g. approval, signature, ratification, information only, review & comment requested, etc.)

[Please check all applicable items below]

This request is a:

____Sole Source Procurement	____Emergency Procurement
____Routine/Standard Purchase	____IT related Purchase
__X__ Construction Contract	____ Professional Services Agreement
____Construction Change Order	____ Contract Amendment
____ Contract Extension/Renewal	____New Purchase of Non-IT related Equipment
____ PO Change / Modification Form	____New Purchase of IT goods or services

Previously procured item(s) or services: ____Yes or __X__No

Budgeted item with funds readily available: __X__Yes or ___No

Funds transfer will be required to procure this item or service: ____ Yes or __X__No

Please return to _____Gary Porth_____, Respectfully requested by .

Attachments (__X__)

Contract

City of Columbia, South Carolina

SS7467

North Columbia Pump Station Improvements CDBE

BID011-22-23-LB

This Contract is made by and between City of Columbia, South Carolina, hereinafter called Owner, and **Shady Grove Construction, LLC,** with legal address and principal place of business at **1540 Dutch Fork Road, Irmo, SC 29063**, 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 **Brown and Caldwell**.

ARTICLE 3. CONTRACT TIME.

3.1 The Contract Time shall be **four hundred fifty (450)** consecutive calendar days from the said date of commencement as defined in the Notice to Proceed (NTP) to substantial completion and an additional **sixty (60)** consecutive calendar days to final completion for a total construction time of **five hundred ten (510)** consecutive calendar days from the said date of commencement as defined in the Notice to Proceed (NTP). There shall be an additional **one hundred eighty (180)** consecutive calendar days added after the construction period for contract closeout such as providing as built drawings, testing, invoicing, etc.

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

ARTICLE 4. CONTRACT PRICE.

4.1 Owner will pay Contractor for performance of the Work in accordance with the Contract Documents at the contract price agreed upon on the Contractor's Bid Form attached to this Contract which establishes the contract value as **Two Million Eight Hundred Seventy-Four Thousand Nine Hundred Ninety-Nine Dollars and Seventy-Five Cents ($2,874,999.75).** This Contract also provides for an additional contingency in the amount of **Two Hundred Eighty-Seven Thousand Four Hundred Ninety-Nine Dollars and Ninety Eight Cents ($287,499.98)** to be administered, if necessary, at the discretion of the City for unforeseen costs that are within the pre-determined Scope of Work for this Contract.

ARTICLE 5. APPLICATIONS FOR PAYMENT.

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

ARTICLE 6. PROGRESS AND FINAL PAYMENTS.

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

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

ARTICLE 7. LIQUIDATED DAMAGES.

7.1 Owner and Contractor recognize that time is of the essence of this Contract and that Owner will suffer financial loss if the Work is not completed within the Contract Time (and specific milestones) specified in Article 3 above, plus any extensions thereof allowed. They also recognize the delays, expense and difficulties involved in proving, in a legal proceeding, the actual loss suffered by Owner if the Work is not completed on time. Accordingly, instead of requiring any such proof, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty) Contractor shall pay Owner **Five Hundred Dollars and Zero Cents ($500.00)** per day for each calendar day of delay until the Work is complete.

7.2 Liquidated damages will be assessed for the above listed amount for each and every day the Work remains incomplete beyond the date of Substantial Completion and the date of Final Completion, either date being independent of the other.

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

ARTICLE 8. ASSURANCE.

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

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

8.3 Contractor has made or caused to be made examinations, investigations and tests and studies of such reports and related data [in addition to those referred to in the above paragraph] as Contractor deems necessary for the performance of the Work at the Contract Price within the Contract Time and in accordance with the other terms and conditions of the Contract Documents; and no additional examinations, investigations, tests, reports or similar data are or will be required for such purposes.

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

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

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

ARTICLE 9. CONTRACT DOCUMENTS.

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

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

9.2.1 Invitation For Bid.

9.2.2 Instructions To Bidders.

9.2.3 Bidder's Response including Bid Form.

9.2.4 This Contract.

9.2.5 Performance and Payment Bond.

9.2.6 Notice to Proceed (NTP).

9.2.7 Part 15 "General Specifications", Part 17 "Specifications for Sanitary Sewers", both of the City of Columbia's Engineering Regulations.

9.2.8 Location Map.

9.2.9 Technical Specifications.

9.2.10 Drawings numbered **000-G-01** through **100-I-01**, inclusive and dated **August 25, 2022**.

9.2.11 Addenda numbers **1** to **5**, inclusive.

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

ARTICLE 10. TERMINATION.

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

ARTICLE 11. MISCELLANEOUS.

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

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

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

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

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

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

Space Intentionally Left Blank

Contractor	Owner
_____	City of Columbia, SC
BY	BY
_____	_____
	Teresa Wilson, City Manager
(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
INTER-OFFICE MEMORANDUM

TO: Gary Porth, Construction Procurement Manager
Department of Procurement and Contracts

LaTrelle Bowdry, Bid Coordinator
Department of Procurement and Contracts

FROM: Cassandra Fletcher, Compliance Administrator
Office of Business Opportunities

DATE: December 14, 2022

SUBJECT: BID011-22-23-LB North Columbia Pump Station Improvements (SS7467) (CDBE)

Shady Grove Construction, LLC has submitted a letter of commitment agreeing to meet at least 50% of the 10% goal designated for the above referenced solicitation. Submittal of good faith effort documentation was not required. The CDBE commitment letter of 8% will serve as a sworn affidavit and adheres to the CDBE guidelines. If selected, offeror agrees to maintain or increase their CDBE goal percentage throughout the duration of the project. **Shady Grove Construction, LLC** is hereby deemed **compliant** for the Columbia Disadvantage Business Enterprise Program (CDBE).

The Office of Business Opportunities' recommendation is to move offeror **Shady Grove Construction, LLC** forward to the next phase of IFB process.

Cassandra Fletcher
Compliance Administrator

December 14, 2022
Date

Office of Business Opportunities - Compliance

Business Information Record for Subconsultants/Subcontractors

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

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

Business Name (as shown on W9 or SAM.gov) / Unique Entity ID (UEID)	City of Columbia Vendor Number (REQUIRED)	Services and/or Materials Provided	Cost of Services and/or Material ($ Value)	Percentage of Total Contract	MBE, WBE, SBE, DBE, LBE, CDBE (indicate all that apply)	Minority Association Code (If applicable - Use 2 letter Code See Key Below)
Fortiline Waterworks DUNS# 007929938 CAGE# 4JWU7	V001462	Pipe Appurtenances	$99,773.64	3.47 %		
Charles R Underwood, Inc DUNS# 02-479-7722 CAGE# 6FGQ2	V003246	Pump Parts	$100,008.00	3.48 %	SBE	
Generator Power Systems, Inc DUNS# 081349197 CAGE# 86EJ2	V	Demo and Platform	$933,230.00	32.46%	DBE	
Xtreme Grading DUNS# 032519590 CAGE#	V	Grading	$139,565.90	4.85 %	SBE	
CITI Inc DUNS# CAGE#	V014057	Control Panel	$153,968.00	5.36 %	SBE	
Gregory Electric Company DUNS# 003364392 CAGE# 0UDD5	V006933	Electrical	$666,800.00	23.19%	SBE	

Key: Minority/Women Owned Business Enterprise Association Code

AF – Asian American Female
AM – Asian American Male
BF – African American Female
BM – African American Male
FB – Non-Minority Female Owned
HF – Hispanic American Female
HM – Hispanic American Male
NF – Native American Female
NM – Native American Male

COMBINED TOTAL SUB AMOUNT: $ $2,093,345.54

TOTAL CONTRACT AMOUNT: $ $2,874,999.75

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

Business Name: Shady Grove Construction, LLC

Representative Name/Title: Erica M Richardson, Managing Member

Date: January 10, 2023

Business Information for Subconsultants/Subcontractors - continued

List information for each Subcontractor or Subconsultant below.

1) Subcontractors Company information (Primary/Main office location)

Fortiline Waterworks
Company Name

120 North Shorecrest Drive, Columbia, SC 29209
Physical Address

PO Box 744053, Atlanta, GA 30384
Mailing Address

City/State Zip Code + 4

(864) 430-9534 ( ) _____
Phone number Fax number

Trey Hayes _____
Primary Contact Name Secondary Contact Name

Trey.Hayes@fortiline.com
Primary Contact Email Address Secondary Contact Email Address

57-0819190 V001462
Federal ID # Vendor #

2) Subcontractors Company information (Primary/Main office location)

Charles R Underwood, Inc
Company Name

2000 Boone Trail Road, Sanford, NC 27330
Physical Address

Mailing Address

City/State Zip Code + 4

(919) 775-2463 ( ) _____
Phone number Fax number

Charles Underwood _____
Primary Contact Name Secondary Contact Name

cunderwood@crupumps.com
Primary Contact Email Address Secondary Contact Email Address

56-1722163 V003246
Federal ID # Vendor #

3) Subcontractors Company information (Primary/Main office location)

Generator Power Systems, Inc
Company Name

Physical Address

PO Box 2827
Mailing Address

Irmo, SC 29063
City/State Zip Code + 4

(_____)_____ (_____) _____
Phone number Fax number

Dexter Monroe _____
Primary Contact Name Secondary Contact Name

Dexter@generatorpowersystemsusa.com
Primary Contact Email Address Secondary Contact Email Address

83-0611753
Federal ID # Vendor #

4) Subcontractors Company information (Primary/Main office location)

Xtreme Grading
Company Name

Physical Address

PO Box 331, White Rock, SC 29177
Mailing Address

City/State Zip Code + 4

(803)600-5438 (_____) _____
Phone number Fax number

Brenda White _____
Primary Contact Name Secondary Contact Name

xtremegrading1@gmail.com
Primary Contact Email Address Secondary Contact Email Address

85-3025215
Federal ID # Vendor #

Business Information for Subconsultants/Subcontractors - continued

List information for each Subcontractor or Subconsultant below.

1) Subcontractors Company information (Primary/Main office location)

CITI Inc
Company Name

4030 Yancey Road, Charlotte, NC 28217
Physical Address

PO Box 33758, Charlotte, NC 28217
Mailing Address

City/State Zip Code + 4

(704) 969-2484 ( ) _____
Phone number Fax number

Mario Gonzalez _____
Primary Contact Name Secondary Contact Name

Mario@citi-inc.com
Primary Contact Email Address Secondary Contact Email Address

56-1928771 V014057
Federal ID # Vendor #

2) Subcontractors Company information (Primary/Main office location)

Gregory Electric Company
Company Name

Physical Address

PO Box 1419, Columbia SC 29202
Mailing Address

City/State Zip Code + 4

(803) 530-6030 ( ) _____
Phone number Fax number

Glen Greer _____
Primary Contact Name Secondary Contact Name

ggreer@gregoryelectric.com
Primary Contact Email Address Secondary Contact Email Address

57-0362682 V006933
Federal ID # Vendor #

CITY OF COLUMBIA

INTER-OFFICE MEMORANDUM

TO: Latonya B Germany, Program Compliance Specialist

FROM: LaTrelle Bowdry, Bid Coordinator
Department of Procurement and Contracts

DATE: January 18, 2023

SUBJECT: BID#011-22-23-LB North Columbia Pump Station Improvements CDBE (SS7467)

Bids for this project were opened publicly at 9:30 a.m., January 11, 2023.

The bids submitted for this project were in participation with the Columbia Disadvantage Business Enterprise (CDBE). The apparent *responsive* low bidder is Shady Grove Construction, LLC, of Irmo, SC at $2,874,999.75.

Please verify the percentages listed on the Business Information Record and check for consistency to the noted dollar amount. Upon completing your review, please sign below indicating that a compliance review has been made and return to me.

If a compliance review was not required, please make that notation, sign and return memo back to me.

Thank You.

LaTonya B Germany **Date:** January 18, 2023

Latonya B Germany, Program Compliance Specialist

Event Number	Bid011-22-23-LB Addendum 3	**Organization**	City of Columbia, SC
Event Title	North Columbia Pump Station Improvemen	**Workgroup**	Purchasing
Event Description	Bid Opening will be held by conference call	**Event Owner**	LaTrelle Bowdry
Event Type	IFBs	**Email**	vasthi.bowdry@columbiasc.gov
Issue Date	12/27/2022 02:00:01 PM (ET)	**Phone**	
Close Date	1/11/2023 09:30:00 AM (ET)	**Fax**	

Responding Supplier	City	State	Response Submitted	Lines Responded	Response Total
Shady Grove Construction, LLC	Irmo	SC	1/11/2023 09:15:14 AM (ET)	1	$2,874,999.75
Williams Infrastructure, LLC	Lexington	SC	1/11/2023 09:02:13 AM (ET)	1	$3,798,540.00

Please note: Lines Responded and Response Total only includes responses to specification. No alternate response data is included.

We Are Columbia

MEETING DATE:	**February 7, 2023**
DEPARTMENT:	**Procurement and Contracts**
FROM:	***Sandra Middleton, Purchasing Agent***
SUBJECT:	**Council is asked to approve a new Contract for Project SS7450; Crane Creek Lower North Branch Capacity Upgrade Phase 2, as requested by Columbia Water on September 27, 2022. Award to McClam & Associates, Inc., in an amount not to exceed $7,172,379.49, which includes contingency. This contractor is located in Little Mountain, SC.**
REQUISITION NO.:	**R219017**
FUNDING SOURCE & ORIGINAL BUDGET:	**Funding Source: Engineering - Water & Sewer Improvements (5529999-SS745002-658650). The original budget amount is $9,486,778.85.**
BUSINESS PROGRAM:	**Columbia Disadvantaged Business Enterprise Program**
CLEAN WATER 2020?:	**Yes**
FOCUS AREAS:	**Innovative & High Quality Municipal Services**

PURPOSE:

This is a Columbia Disadvantaged Enterprise (CDBE) program project with a 10% CDBE goal. The CDBE goal was exceeded at 10.3%. McClam & Associates, Inc. is the prime contractor and will provide sanitary sewer construction at 66.20% ($4,316,586.48) of the total contract amount.

The following subcontractors/suppliers will provide additional services/supplies:

LA Barrier and Son, Inc., a Minority Business Enterprise (W) and CDBE located in Lexington, SC, will provide stone and hauling at 9.24% ($602,618.11) of the total contract amount.

Chao & Associates, Inc., a Minority Business Enterprise and CDBE located in Columbia, SC, will provide surveying at 0.53% ($34,700.00) of the total contract amount.

Herndon Inc., a Minority Business Enterprise (W) and DBE located in Lugoff, SC, will provide grassing at 0.53% ($34,250.00) of the total contract amount.

Hobas Pipe USA, located in Houston, TX, will provide centrifugally-cast, fiberglass-reinforced, polymer mortar pipe at 18.21% ($1,187,130.00) of the total contract amount.

Fortiline Waterworks, located in Columbia, SC, will provide service material vents and hatches at 1.41% ($92,065.00) of the total contract amount.

Tindall Precast, located in Spartanburg, SC, will provide manholes at 3.88% ($252,995.40) of the total contract amount.

There were two (2) responsive and responsible bids received for this project under BID010-22-23-LAG.

The total construction time allocated for this project is three hundred ninety-five (395) consecutive calendar days from the commencement date as specified in the Notice to Proceed.

Base Bid	$ 6,520,344.99
Contingency (10%)	$ 652,034.50
Total	$ 7,172,379.49

ATTACHMENTS:

- **#a:** Contract approved by Legal (PDF)
- #b: McClam revised BIR form (PDF)
- #c: Official Bid Tabulation (XLSX)
- #d: Compliance Memo BID010-22-23-LAG (PDF)
- #f: OBO Memo McClam & Associates, Inc (PDF)
- #g: Tear Sheet - Updated SS7450 (DOCX)

Contract

City of Columbia, South Carolina

SS7450

Crane Creek Lower North Branch Capacity Upgrade Phase 2 (CDBE)

BID010-22-23-LAG

This Contract is made by and between City of Columbia, South Carolina, hereinafter called Owner, and **McClam & Associates, Inc.,** with legal address and principal place of business at **1642 Holy Trinity Church Road, Little Mountain, SC 29075**, 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 **AECOM.**

ARTICLE 3. CONTRACT TIME.

3.1 The Contract Time shall be **three hundred sixty-five (365)** consecutive calendar days from the commencement date as defined in the Notice to Proceed (NTP) to substantial completion and an additional **thirty (30)** consecutive calendar days to final completion for a total construction time of **three hundred ninety-five (395)** consecutive calendar days from the commencement date as defined in the Notice to Proceed (NTP). There shall be an additional **one hundred eighty (180)** consecutive calendar days added after the construction period for contract closeout such as providing as built drawings, testing, invoicing, etc.

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

ARTICLE 4. CONTRACT PRICE.

4.1 Owner will pay Contractor for performance of the Work in accordance with the Contract Documents at the contract price agreed upon on the Contractor's Bid Form attached to this Contract which establishes the contract value as **Six Million Five Hundred Twenty Thousand Three Hundred Forty-Four Dollars and Ninety-Nine Cents ($6,520,344.99).** This Contract also provides for an additional contingency in the amount of **Six Hundred Fifty-Two Thousand Thirty Four Dollars and Fifty Cents ($652,034.50)** to be administered, if necessary, at the discretion of the City for unforeseen costs that are within the pre-determined Scope of Work for this Contract.

ARTICLE 5. APPLICATIONS FOR PAYMENT.

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

ARTICLE 6. PROGRESS AND FINAL PAYMENTS.

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

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

ARTICLE 7. LIQUIDATED DAMAGES.

7.1 Owner and Contractor recognize that time is of the essence of this Contract and that Owner will suffer financial loss if the Work is not completed within the Contract Time (and specific milestones) specified in Article 3 above, plus any extensions thereof allowed. They also recognize the delays, expense and difficulties involved in proving, in a legal proceeding, the actual loss suffered by Owner if the Work is not completed on time. Accordingly, instead of requiring any such proof, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty) Contractor shall pay Owner **One Thousand Dollars and Zero Cents ($1,000.00)** per day for each calendar day of delay until the Work is complete.

7.2 Liquidated damages will be assessed for the above listed amounts for each and every day the Work remains incomplete beyond the date of Substantial Completion and the date of Final Completion, either date being independent of the other.

7.3 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 This liquidated damages provision is non-exclusive and not intended to limit Owner's remedy for breach of this COntractContract Documents, the plans, which include all maps, plats, blue prints, and other drawings and printed or written explanatory matter thereof.

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

9.2.1 Invitation For Bid.

9.2.2 Instructions To Bidders.

9.2.3 Bidder's Response including Bid Form.

9.2.4 This Contract.

9.2.5 Performance and Payment Bond.

9.2.6 Notice to Proceed (NTP).

9.2.7 Part 15 "General Specifications" and Part 17 "Specifications for Sanitary Sewer", both of the City of Columbia's Engineering Regulations.

9.2.8 Location Map.

9.2.9 Contract Documents and Specifications.

9.2.10 Drawings, numbered **1** through **14**, inclusive and dated **January 26, 2022.**

9.2.11 Addenda numbers **1** to **2**, inclusive.

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

ARTICLE 10. TERMINATION.

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

ARTICLE 11. MISCELLANEOUS.

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

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

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

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

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

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

Space Intentionally Left Blank

Contractor	Owner City of Columbia, SC
BY	BY
	Teresa Wilson, City Manager
(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

Business Information Record for Subconsultants/Subcontractors

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

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

Business Name (as shown on W9 or SAM.gov) / Unique Entity ID (UEID)	City of Columbia Vendor Number (REQUIRED)	Services and/or Materials Provided	Cost of Services and/or Material ($ Value)	Percentage of Total Contract	MBE, WBE, SBE, DBE, LBE, CDBE (indicate all that apply)	Minority Association Code (If applicable - Use 2 letter Code See Key Below)
LA Barrier and Son Inc.	V000047	Stone/Haul	$ 602,618.11	9.24 %	CDBE	FB
Chao & Associates, Inc.	V001545	Survey	$34,700.00	0.53%	CDBE	AM
Herndon Incorporated	N/A	Grassing	$34,250.00	0.53 %	WBE/DBE	FB
Hobas Pipe USA	N/A	CCFRPMP	$1,187,130.00	18.21%	None	N/A
Fortiline Water works	N/A	Service Material Vents, hatches	92,065.00	1.41 %	None	N/A
Tindall Precast	N/A	Manholes	$252,995.40	3.88 %	None	None

Key: Minority/Women Owned Business Enterprise Association Code

AF – Asian American Female
AM – Asian American Male
BF – African American Female
BM – African American Male
FB – Non-Minority Female Owned
HF – Hispanic American Female
HM – Hispanic American Male
NF – Native American Female
NM – Native American Male

COMBINED TOTAL SUB AMOUNT: $ 2,203,758.51

TOTAL CONTRACT AMOUNT: $ 6,520,344.99

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

Business Name: McClam & Associates, Inc.

Representative Name/Title: Wayne Bye/Project Manager

Date: 1-11-2023

Event Number	Bid010-22-23-LAG Addendum 1	**Organization**	City of Columbia, SC
Event Title	Crane Creek Lower North Branch Capacity U	**Workgroup**	Purchasing
Event Description		**Event Owner**	LaTrelle Bowdry
Event Type	IFBs	**Email**	vasthi.bowdry@columbiasc.gov
Issue Date	12/20/2022 03:45:01 PM (ET)	**Phone**	
Close Date	1/12/2023 10:00:00 AM (ET)	**Fax**	

Responding Supplier	City	State	Response Submitted	Lines Responded	Response Total
G H Smith Construction, Inc	Columbia	SC	1/10/2023 11:13:18 AM (ET)	0	$0.00
mcclam & associates inc	little mountain	SC	1/12/2023 09:50:18 AM (ET)	1	$7,848,180.78
LAD Construction, LLC	Swansea	SC	1/12/2023 09:55:16 AM (ET)	1	$8,385,832.00

Please note: Lines Responded and Response Total only includes responses to specification. No alternate response data is included.

CITY OF COLUMBIA

INTER-OFFICE MEMORANDUM

TO: Latonya Germany, Program Compliance Specialist

FROM: LaTrelle Bowdry, Bid Coordinator
Department of Procurement and Contracts

DATE: January 13, 2023

SUBJECT: BID#010-22-23-LAG Crane Creek Lower North Branch Capacity Upgrade Phase 2 (SS7450) CDBE

Bids for this project were opened publicly at 10:00 a.m., January 12, 2023.

The bids submitted for this project were in participation with the Columbia Disadvantage Business Enterprise (CDBE). The apparent *responsive* low bidder is McClam & Associates, Inc., of Little Mountain, SC at $7,848,180.78.

Please verify the percentages listed on the Business Information Record and check for consistency to the noted dollar amount. Upon completing your review, please sign below indicating that a compliance review has been made and return to me.

If a compliance review was not required, please make that notation, sign and return memo back to me.

Thank You.

LaTonya B Germany **Date:** January 17, 2023

Latonya Germany, Program Compliance Specialist

CITY OF COLUMBIA
INTER-OFFICE MEMORANDUM

TO: Gary Porth, Construction Procurement Manager
Department of Procurement and Contracts

Latisha Grice, Bid Coordinator
Department of Procurement and Contracts

FROM: Cassandra Fletcher, Compliance Administrator
Office of Business Opportunities

DATE: December 7, 2022

SUBJECT: BID010-22-23-LAG Crane Creek Lower North Branch Capacity Upgrade Phase 2 (SS7450) (CDBE)

McClam & Associates, Inc. has submitted a letter of commitment agreeing to meet at least 50% of the 10% goal designated for the above referenced solicitation. Submittal of good faith effort documentation was not required. The CDBE commitment letter of 7% will serve as a sworn affidavit and adheres to the CDBE guidelines. If selected, offeror agrees to maintain or increase their CDBE goal percentage throughout the duration of the project. **McClam & Associates, Inc.** is hereby deemed **compliant** for the Columbia Disadvantage Business Enterprise Program (CDBE).

The Office of Business Opportunities' recommendation is to move offeror **McClam & Associates, Inc.** forward to the next phase of IFB process.

Cassandra Fletcher
Compliance Administrator

December 7, 2022
Date

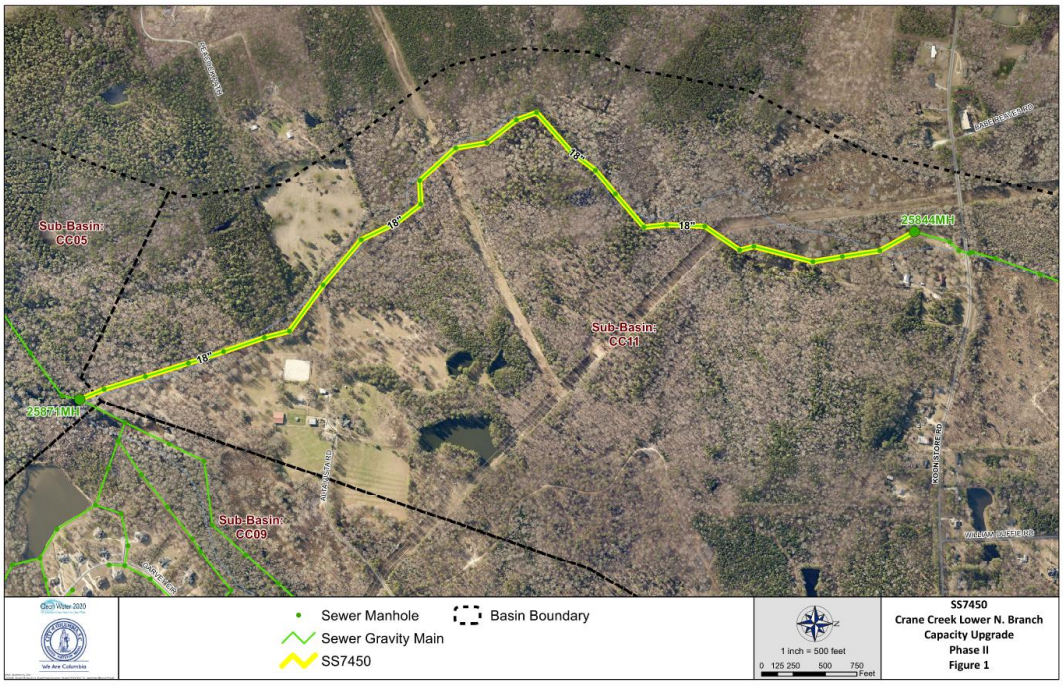
Office of Business Opportunities - Compliance

Columbia Water

Wastewater Projects

SS7450 Crane Creek Lower North Branch Capacity Upgrade Ph 2

Project Description:	Project SS7450, Lower North Branch Capacity Upgrade Phase 2 consists of upsizing the existing piping from Manhole 25844MH (located at the downstream end of CIP project SS7350-03 at Koon Store Road) to 25871MH (located near the confluence of Crane Creek and the North Branch of Crane Creek) for a distance of approximately 8,000 linear feet. The existing 18-inch sewer will be replaced with new 36-inch diameter gravity sewer.
Objectives:	This project provides the necessary sewer capacity under build-out conditions for this portion of Crane Creek Basin. The project was originally identified as part of the City's collection system hydraulic modeling calibration study. Based on simulations using the hydraulic model, the trunk sewer cannot properly convey peak 2-year storm event wet-weather flows beginning with the 2025 planning period without surcharging. The project also includes the replacement of five manholes designated for rehabilitation or replacement as a result of condition assessments completed as a part of the City's EPA Consent Decree.
Project Type:	Wastewater Capacity Enhancement and Collection System Rehabilitation
Council District:	Outside of Council Districts
Project Funding:	This project is being funded through the City's Wastewater CIP at an estimated construction cost of approximately $9.5M.
Current Project Status:	A bidding package for construction was submitted to procurement in October 2022. Construction could begin in Spring 2023.
Project Contact:	John Riggs, PE Deputy Director of Major Capital Projects 803.528.4238 |john.riggs@columbiasc.gov



We Are Columbia

MEETING DATE: **February 7, 2023**

DEPARTMENT: **Legal Department**

FROM: ***Teresa Knox, City Attorney***

SUBJECT: **Ordinance No.: 2023-013 - Granting an encroachment to Waverly Hospital Owner, LLC, for the use of the right of way areas of the 2200 block of Hampton Street and the 1400 block of Pine Street for the installation and maintenance of sidewalks and stairs adjacent to 2200 Hampton Street, Richland County TMS# 11407-14-01**

FUNDING SOURCE & ORIGINAL BUDGET:

FOCUS AREAS: **Planning Together**

PURPOSE:

First reading approval was given on January 17, 2023.

ATTACHMENTS:

- **#a:** 2023-013 -Waverly Hospital Encroachment (PDF)
- #b: WaverlyHospitalEncroachmentPacket (PDF)

HISTORY:

01/17/23	**Columbia City Council**	**APPROVED ON FIRST READING.**

LEGAL DEPARTMENT DRAFT

ORDINANCE NO.: 2023-013

Granting an encroachment to Waverly Hospital Owner, LLC, for the use of the right of way areas of the 2200 block of Hampton Street and the 1400 block of Pine Street for the installation and maintenance of sidewalks and stairs adjacent to 2200 Hampton Street, Richland County TMS# 11407-14-01

WHEREAS, Waverly Hospital Owner, LLC, (hereinafter "Grantee") desires to utilize a portion of the right of way areas of the 2200 block of Hampton Street and the 1400 block of Pine Street for the installation and maintenance of sidewalks measuring approximately five (5') feet in width four hundred (400') feet in length and stairs to the sidewalk adjacent to 2200 Hampton Street, as shown on the attached drawings; and,

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

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this ____ day of _____, 2022, that Grantee is hereby granted the right to use the right of way areas of the 2200 block of Hampton Street and the 1400 block of Pine Street adjacent to 2200 Hampton Street, Richland County TMS#11407-14-01 , for the installation and maintenance of sidewalks measuring approximately five (5') feet in width four hundred (400') feet in length and stairs to the sidewalk, as shown on the attached drawings.

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

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

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

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

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

1. No item, including landscaping, shall be placed, planted or allowed to grow such that it creates a visual impediment to persons safely entering or exiting the driveway or to persons safely walking along the sidewalk. The City reserves the right to remove or cut any item located within the right of way which it deems to be a safety hazard.
2. Grantee is responsible for all maintenance and assuring that all accessibility and ADA requirements are met and maintained.
3. Grantee is responsible for maintaining landscaping and improvements.
4. Irrigation must be designed to avoid spraying walkways, sidewalks and streets and/or creating hazardous conditions upon the walkways, sidewalks and streets.
5. Obstructions of more than be four (4') feet in height are prohibited within the sight-visibility triangle.
6. Forestry and Beautification shall be provided access to trees within the right of way for maintenance purposes.
7. All trees shall be protected and no large tree roots shall be removed from any existing trees.

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

Requested by:

Assistant City Manager Gentry

_____
Mayor

Approved by:

_____
City Manager

Approved as to form:

Deputy City Attorney

ATTEST:

_____
City Clerk

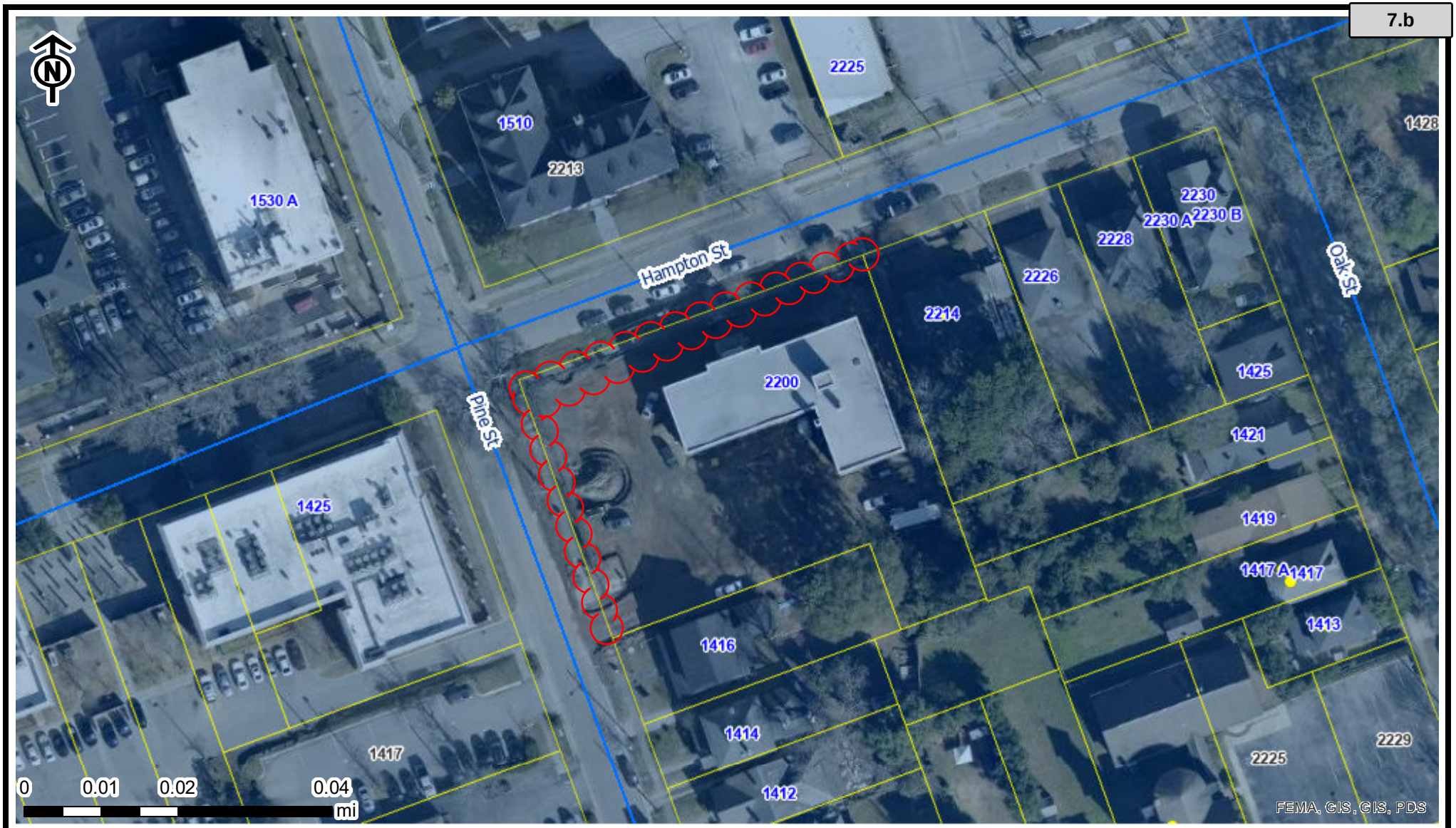
Introduced:
Final Reading:

CITY COUNCIL
ENCROACHMENT SUMMARY
2023-013

2200 BLOCK OF HAMPTON STREET AND 1400 BLOCK OF PINE STREET ADJACENT TO 2200 HAMPTON STREET SIDEWALKS AND STAIRS

Subject Property:	Right-of-way adjacent to 2200 Hampton Street
Council District:	2
Proposal:	The applicant is requesting an encroachment for installation and maintenance of sidewalks and stairs.
Applicant:	GMK Associates Design-Build Division, Inc.
Staff Recommendation:	Approval.

Detail:	The applicant is requesting an encroachment for installation and maintenance of sidewalks measuring approximately five (5') feet in width four hundred (400') feet in length and stairs to the sidewalk adjacent to 2200 Hampton Street, as shown on the attached drawings; and, Conditions of the proposed encroachment are as follows: 1. No item, including landscaping, shall be placed, planted or allowed to grow such that it creates a visual impediment to persons safely entering or exiting the driveway or to persons safely walking along the sidewalk. The City reserves the right to remove or cut any item located within the right of way which it deems to be a safety hazard. 2. Grantee is responsible for all maintenance and assuring that all accessibility and ADA requirements are met and maintained. 3. Grantee is responsible for maintaining landscaping and improvements. 4. Irrigation must be designed to avoid spraying walkways, sidewalks and streets and/or creating hazardous conditions upon the walkways, sidewalks and streets. 5. Obstructions of more than be four (4') feet in height are prohibited within the sight-visibility triangle. 6. Forestry and Beautification shall be provided access to trees within the right of way for maintenance purposes. 7. All trees shall be protected and no large tree roots shall be removed from any existing trees.



Address Point
- Active
- Vacant
- Tax Parcel

Street & Ownership
- Interstate
- Highway
- City Maintained
- State Maintained
- Private
- Others
- Columbia City Limits

FEMA Flood Hazard Area
- AE - Floodway
- AE - 100yr Flood Plain
- A - No Base Flood Elevation
- X - 500yr Flood Plain
- Red: Band_1
- Green: Band_2
- Blue: Band_3

City of Columbia

We Are Columbia

This map was prepared using the City GIS Viewer:

City of Columbia - GIS Division
Tuesday, December 27, 2022

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

Permanent Encroachment
Application and Checklist

Checklist for All Applications

A complete site plan application shall include the following information. Refer to the Procedures Manual for additional information about these requirements. Please initial to signify that the requested information has been provided.

		Applicant Initials	Staff Initials
A copy of this Application Checklist, completed by the applicant.		RM	
A completed and signed Application Form		RM	
Letters of Agency for all applications where the applicant is not the owner of the subject property		RM	
Pictures or specification sheet of the items to permanently encroach the Right-of-way		RM	
Existing Site Plan Please see page 4 below for required content.	1 copy: min. 18 x 24 inches or 1 digital copy (pdf format) – may be 8 ½ inches x 11 inches if legible	RM	
Proposed Site Plan Please see page 4 below for required content.	1 copy: min. 18 x 24 inches or 1 digital copy (pdf format) – may be 8 ½ inches x 11 inches if legible	RM	

Permanent Encroachment
Application and Checklist

1. Applicant Information

Name Ryan McCormick	
Company (if applicable) GMK Associates Design-Build Division, Inc.	
Address (street, city, state, zip) 1201 Main Street, Suite 2100 Columbia, SC 29201	
Phone 803.256.0000	Email rmccormick@gmka.com

2. Property Information

Address 2200 Hampton Street and 1416 Pine Street	
Tax Map Reference Number(s) 11407-14-01 and 11407-14-23	
Current use Abandoned Hospital	Proposed use University classroom building

3. Property Ownership

Does the applicant own the adjacent property? ☐Yes ☒No

If the applicant does not own the adjacent property, complete the **Letter of Agency** for each property owner that authorizes the applicant to submit this application on the property owner's behalf.

Permanent Encroachment
Application and Checklist

4. Project Description

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

See attached plan sheets for sidewalk improvements along Pine Street to include the removal of the existing sidewalk and it's replacement and also including the addition of steps to the back of curb.

For staff use only

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

Permanent Encroachment
Application and Checklist

5. Additional Submission Requirements

Existing Site Plan
This shall be a site plan of the existing conditions or a plat of survey, to scale and fully dimensioned.

Proposed Site Plan
The proposed site plan shall be prepared to scale and fully dimensioned, and include the following:

	Applicant	Staff
Total acreage	☒	☐
Location of lots and outlets (numbered and area in square feet)	☒	☐
Location of buildings (including setbacks from property lines and distances between buildings)	☒	☐
Location of parking and access/driveways	☒	☐
Location of rights-of-way and/or easements for streets, railroads, and utility	☒	☐
Lines upon and abutting subject property	☒	☐
Location of streets, alleys, railroads, and utility lines upon and abutting subject property	☒	☐
Section of sidewalk or right-of-way to be used for the encroachment	☒	☐
Proposed placement of permanent items and furnishings on the sidewalk	☒	☐
Proposed placement of permanent items and furnishings in the right-of-way	☒	☐
Location and height of all fences, walls, and exterior lighting in the right-of-way	☒	☐
North arrow	☒	☐
Scale	☒	☐
Vicinity map (at 1 inch equals 1,000 feet)	☒	☐

6. Acknowledgement
For a continuing encroachment on any type of property in which the City has an interest (i.e., rights of way, tree zone, sidewalk, streets), the person or entity is required to have an encroachment ordinance enacted by City Council permitting the encroachment. Encroachment ordinances are required for but not limited to: irrigation systems; landscaping; fencing; walls; pavers; walkways; outdoor dining items (chairs, tables, umbrellas, etc.); awnings; bollards and directional signs (i.e., churches) Business signs are NOT permitted via an encroachment.

Encroachments must comply with all existing City codes, rules and regulations, the Americans with Disabilities Act, if applicable, and are subject to review and approval by City staff. Enactment of the encroachment ordinance by a majority vote of City Council, which is a discretionary legislative act, is also required.

In order to obtain an encroachment ordinance from the City of Columbia, it will be necessary for the City of Columbia to be named as an additional insured on your insurance policy with limits being increased to $600,000 as required by Sec. 11-71. It is recommended that you contact your insurance provider to determine if it will name the City of Columbia as an additional insured prior to submitting your request for an encroachment ordinance. If you have any questions concerning these requirements, please contact Chip Timmons with Risk Management, (803) 733-8306 or catimmons@columbiasc.net.

All work shall comply with the requirements of the City of Columbia and South Carolina Department of Transportation now in existence or hereafter enacted. The materials and type of finish to be used are to be approved by the City Engineer prior to installation.

Permanent Encroachment
Application and Checklist

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

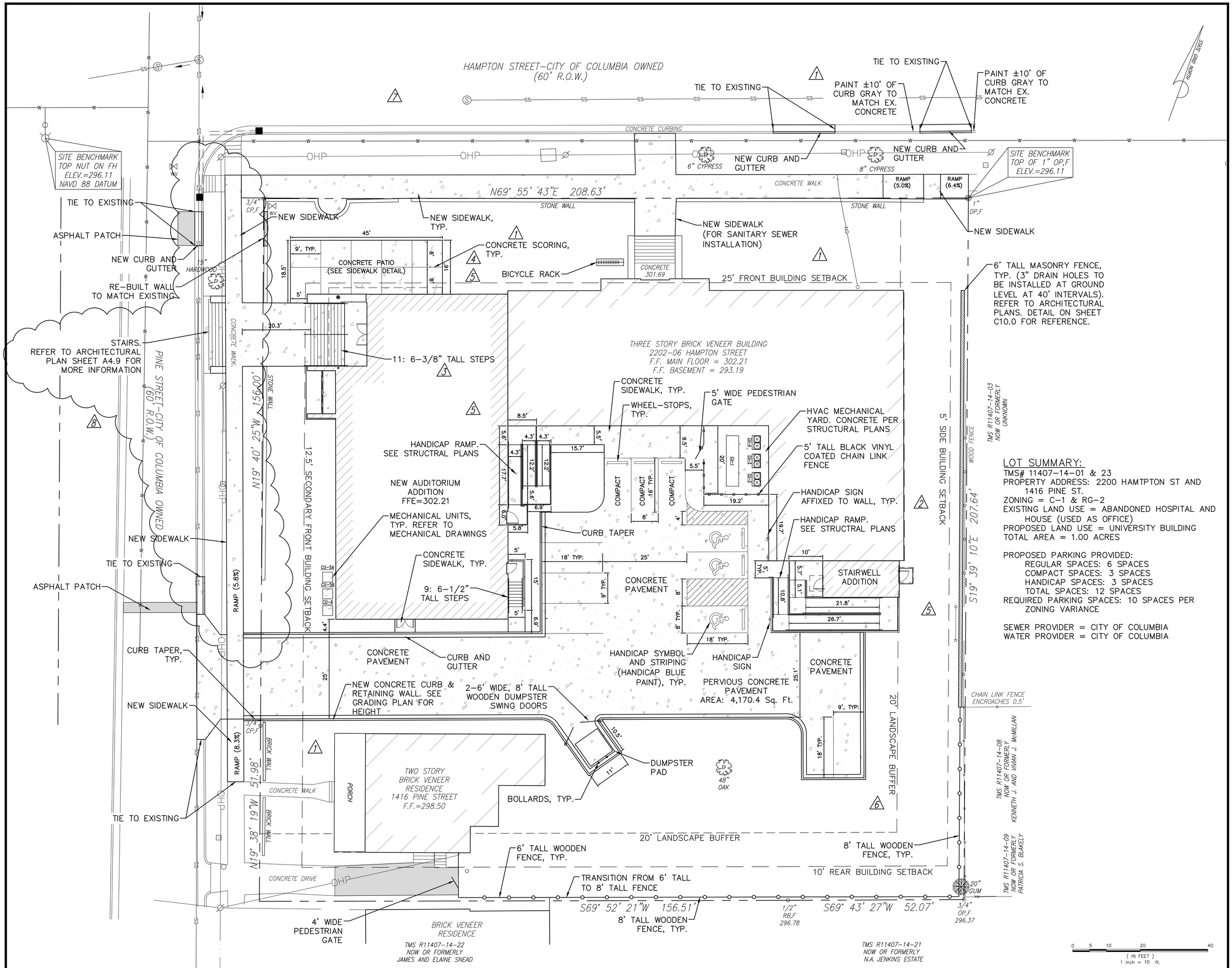
Property owned, operated and maintained by SCDOT shall comply with SCDOT encroachment requirements.

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

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

7. Signature

Signature of Applicant	
Print Name Ryan McCormick	Date 11/17/2022



LOT SUMMARY:

TMS# 11407-14-01 & 23
PROPERTY ADDRESS: 2200 HAMTPTON ST AND 1416 PINE ST.
ZONING = C-1 & RG-2
EXISTING LAND USE = ABANDONED HOSPITAL AND HOUSE (USED AS OFFICE)
PROPOSED LAND USE = UNIVERSITY BUILDING
TOTAL AREA = 1.00 ACRES

PROPOSED PARKING PROVIDED:
REGULAR SPACES: 6 SPACES
COMPACT SPACES: 3 SPACES
HANDICAP SPACES: 3 SPACES
TOTAL SPACES: 12 SPACES
REQUIRED PARKING SPACES: 10 SPACES PER ZONING VARIANCE

SEWER PROVIDER = CITY OF COLUMBIA
WATER PROVIDER = CITY OF COLUMBIA

GMK ASSOCIATES
DESIGN-BUILD DIVISION, INC.
Design/Planning/Construction
1201 Main Street, Suite 2100
Columbia, S.C. 29201
tel. 803-256-0000
fax 803-255-7243

ALL RIGHTS RESERVED. THIS DRAWING AND THE DESIGN SHOWN THEREON ARE COPYRIGHTED AS PRESCRIBED BY THE LAWS OF THE UNITED STATES AND ARE THE PROPERTY OF GMK ASSOCIATES ARCHITECTURAL DIVISION. ANYONE DUPLICATING, REPRODUCING OR CAUSING TO BE REPRODUCED THE WHOLE OR PART OF THESE DRAWINGS OR THE DESIGN THEREON WITHOUT PERMISSION OF THE ARCHITECT WILL BE SUBJECT TO LEGAL ACTION.

CONTRACTORS SHALL BE AWARE THAT THESE DRAWINGS ARE "DESIGN/BUILD" SCOPE OF WORK LEVEL DRAWINGS AND THE CONTRACTOR SHALL FURNISH AND INSTALL ANY AND ALL MATERIALS AND LABOR TO PRODUCE FULLY FUNCTIONAL SYSTEMS/ASSEMBLIES THAT MEET THE DESIGN INTENT, WHETHER SHOWN ON THE PLANS OR NOT. CONTRACTORS SHALL USE THESE DRAWINGS AS ESTABLISHING A LEVEL OF QUALITY AND A SCOPE OF OVERALL WORK. ANY REQUIRED MATERIALS AND LABOR TO MEET ALL CODES AND REGULATIONS SHALL BE FURNISHED AND INCLUDED IN THE CONTRACTORS PRICE. REQUEST FOR ADDITIONAL FUNDS TO INCLUDE MATERIALS AND LABOR TO MEET CODES AND COMPLY WITH REGULATIONS WILL NOT BE ALLOWED.

consultants

THE LANDPLAN GROUP SOUTH
LANDSCAPE ARCHITECTURE • ENGINEERING • PLANNING
1206 SCOTT STREET
COLUMBIA, SC. 29201
P. 803.256.0562
WWW.LANDPLANSOUTH.COM

owner

Allen University
1530 Harden Street
Columbia, South Carolina 29204

project name

GOOD SAMARITAN WAVERLY HOSPITAL RENOVATIONS AND UTILITIES INFRASTRUCTURE

project number

19802.03

seals/signature

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 26168 JOHN C. BURNETT

THE LANDPLAN GROUP SOUTH, INC. CERTIFICATE OF AUTHORIZATION No. 3092

issued for

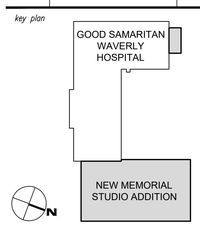
AGENCY REVIEW/PERMITTING (CONSTRUCTION DRAWINGS)

date

APRIL 7, 2020

number	item	date
1	CONSTRUCTION ISSUE	05.21.20
2	MISC. REVISIONS	07.02.20
3	PHASE 5 UPDATES	07.31.20
4	UPDATED PATIO	06.11.21
5	SCORING/HANDICAP RAMP DIM.	07.22.21
6	REV CONC. AND CURB	06.28.22
7	REV HAMPTON ST SIDEWALK	12.6.22
8	REV PINE ST SIDEWALK	12.6.22

key plan



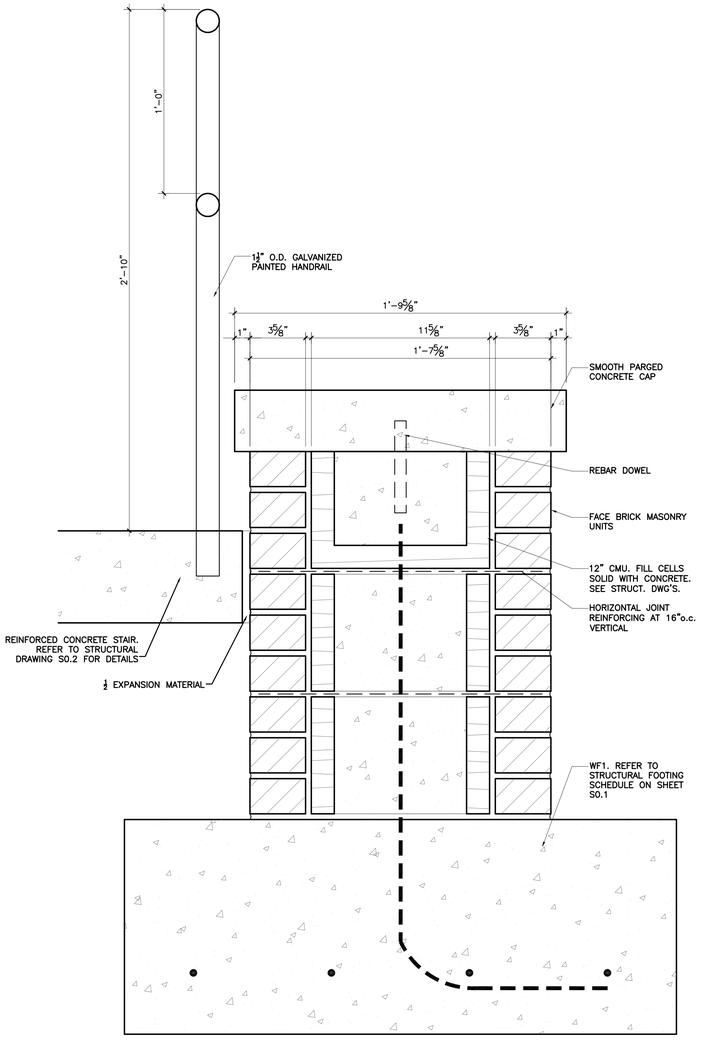
sheet title

LAYOUT PLAN

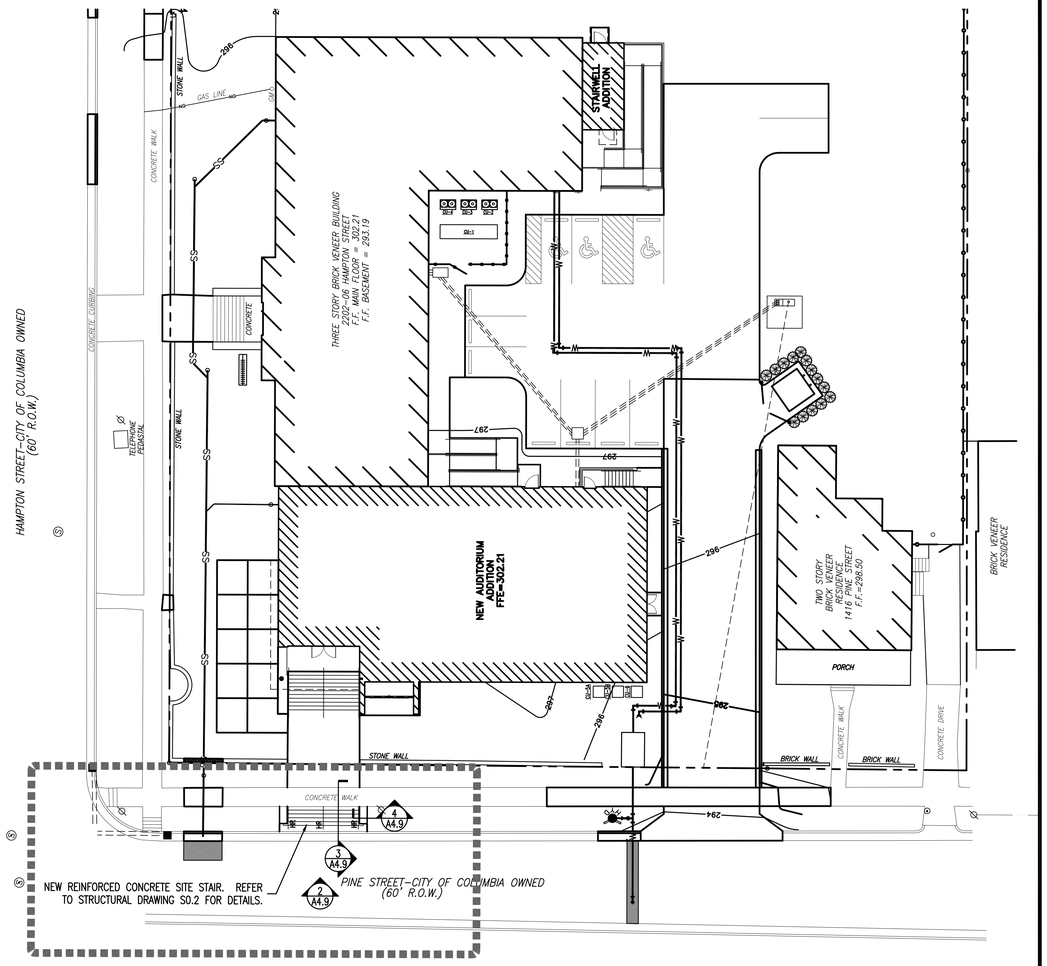
sheet number

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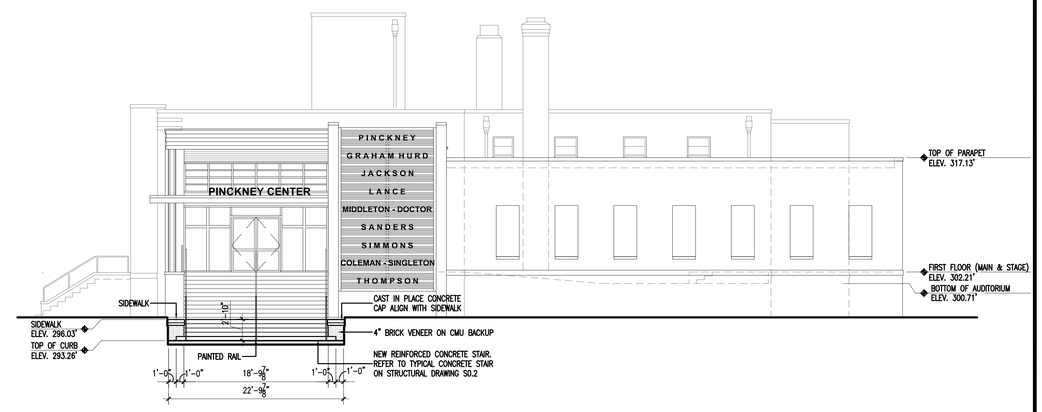
drawn by CJK
checked by HCB



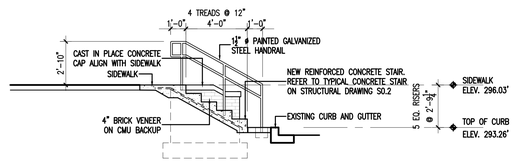
4 NEW SITE STAIR DETAIL
3" = 1'-0"



1 NEW SITE STAIR PLAN
1/8" = 1'-0"



2 NEW SITE STAIR ELEVATION
1/8" = 1'-0"



3 NEW SITE STAIR SECTION
1/4" = 1'-0"

GMK
ASSOCIATES
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consultants

owner

Allen University
1530 Harden Street
Columbia, South Carolina 29204

project name
GOOD SAMARITAN WAVERLY HOSPITAL - STUDIO ADDITION

project number
19802.05

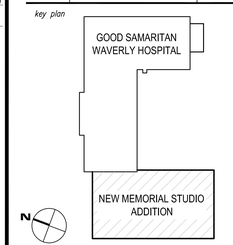
seals/signature

issued for
AGENCY REVIEW / PERMITTING (CONSTRUCTION DOCUMENTS)

date
AUGUST 10, 2020

number	item	date

key plan



sheet title
NEW SITE STAIR PLAN, ELEVATION, SECTION AND DETAIL

sheet number
A4.9

drawn by JKS
checked by

We Are Columbia

MEETING DATE: **February 7, 2023**

DEPARTMENT: **Legal Department**

FROM: ***Teresa Knox, City Attorney***

SUBJECT: **Ordinance No.: 2023-014 - Granting an encroachment to the South Carolina Department of Parks, Recreation and Tourism for the use of the right of way area of the 1900 block of Lincoln Street for the installation and maintenance of a sidewalk to connect to the existing public sidewalk adjacent to 829 Richland Street, Richland County TMS#09011-10-03**

FUNDING SOURCE & ORIGINAL BUDGET:

FOCUS AREAS: **Planning Together**

PURPOSE:

First reading approval was given on January 17, 2023.

ATTACHMENTS:

- **#a:** 2023-014 - Venues at Arsenal Hill Encroachment (PDF)
- #b: Venues at Arsenal hill Encroachment case packet (PDF)

HISTORY:

01/17/23	**Columbia City Council**	**APPROVED ON FIRST READING.**

LEGAL DEPARTMENT DRAFT

ORDINANCE NO.: 2023-014

Granting an encroachment to the South Carolina Department of Parks, Recreation and Tourism for the use of the right of way area of the 1900 block of Lincoln Street for the installation and maintenance of a sidewalk to connect to the existing public sidewalk adjacent to 829 Richland Street, Richland County TMS#09011-10-03

WHEREAS, the South Carolina Department of Parks, Recreation and Tourism (hereinafter "Grantee") desires to utilize a portion of the right of way area of the 1900 block of Lincoln Street for the installation and maintenance of a sidewalk measuring approximately five (5') feet in width seventy five (75') in length to connect to the existing public sidewalk adjacent to 829 Richland Street, as shown on the attached drawings; and,

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

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this ____ day of _____, 2022, that Grantee is hereby granted the right to use the right of way area of the 1900 block of Lincoln Street adjacent to 829 Richland Street, Richland County TMS#09011-10-03, for the installation and maintenance of a sidewalk measuring approximately five (5') feet in width seventy five (75') in length to connect to the existing public sidewalk, as shown on the attached drawings.

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

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

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

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

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

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

3. Grantee is responsible for maintaining landscaping and improvements.

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

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

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

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

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

Requested by:

Assistant City Manager Gentry

_____
Mayor

Approved by:

_____
City Manager

Approved as to form:

Deputy City Attorney

ATTEST:

_____
City Clerk

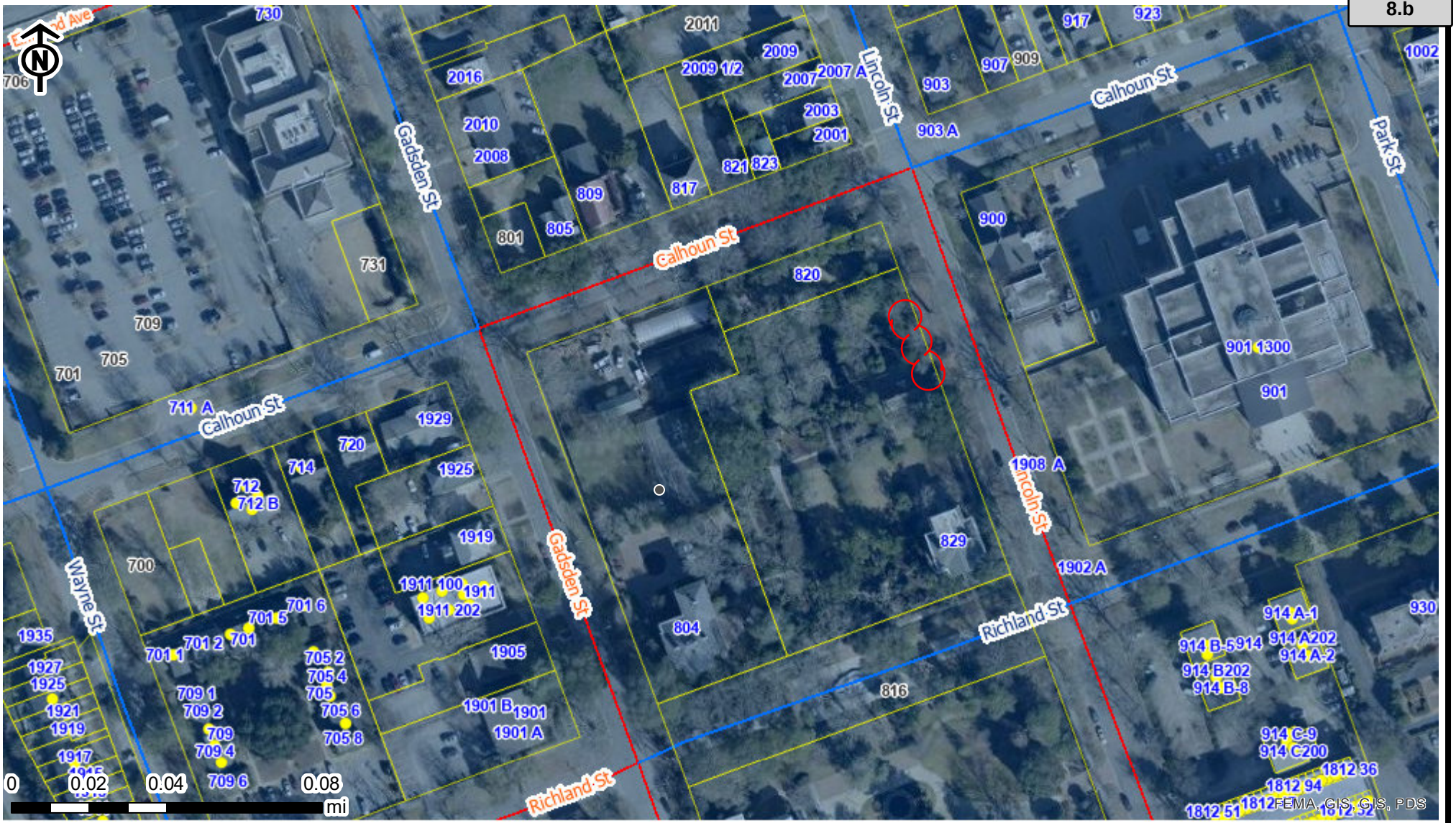
Introduced:
Final Reading:

CITY COUNCIL
ENCROACHMENT SUMMARY
2023-014

1900 BLOCK OF LINCOLN STREET
ADJACENT TO 829 RICHLAND STREET
SIDEWALK TO CONNECT TO EXISTING PUBLIC SIDEWALK

Subject Property:	Right-of-way adjacent to 829 Richland Street
Council District:	2
Proposal:	The applicant is requesting an encroachment for installation and maintenance of a sidewalk to connect to the existing public sidewalk.
Applicant:	South Carolina Department of Parks, Recreation and Tourism
Staff Recommendation:	Approval.

Detail:	The applicant is requesting an encroachment for installation and maintenance of a sidewalk measuring approximately five (5') in width seventy five (75') feet in length to connect to the existing public sidewalk adjacent to 829 Richland Street, as shown on the attached drawings; and, Conditions of the proposed encroachment are as follows: 1. No item, including landscaping, shall be placed, planted or allowed to grow such that it creates a visual impediment to persons safely entering or exiting the driveway or to persons safely walking along the sidewalk. The City reserves the right to remove or cut any item located within the right of way which it deems to be a safety hazard. 2. Grantee is responsible for all maintenance and assuring that all accessibility and ADA requirements are met and maintained. 3. Grantee is responsible for maintaining landscaping and improvements. 4. Irrigation must be designed to avoid spraying walkways, sidewalks and streets and/or creating hazardous conditions upon the walkways, sidewalks and streets. 5. Obstructions of more than be four (4') feet in height are prohibited within the sight-visibility triangle. 6. Forestry and Beautification shall be provided access to trees within the right of way for maintenance purposes. 7. All trees shall be protected and no large tree roots shall be removed from any existing trees.



City of Columbia

We Are Columbia

This map was prepared using the City GIS Viewer:

City of Columbia - GIS Division
Friday, December 9, 2022

Address Point
- Active
- Vacant
- Tax Parcel

Street & Ownership
- Interstate
- Highway
- City Maintained
- State Maintained
- Private
- Others
- Columbia City Limits

FEMA Flood Hazard Area
- AE - Floodway
- AE - 100yr Flood Plain
- A - No Base Flood Elevation
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- Green: Band_2
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CITY OF COLUMBIA
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the City of Columbia makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.

Permanent Encroachment

Application and Checklist

Checklist for All Applications

A complete site plan application shall include the following information. Refer to the Procedures Manual for additional information about these requirements. Please initial to signify that the requested information has been provided.

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A completed and signed Application Form		RL	
Letters of Agency for all applications where the applicant is not the owner of the subject property			
Pictures or specification sheet of the items to permanently encroach the Right-of-way		RL	
Existing Site Plan Please see page 4 below for required content.	1 copy: min. 18 x 24 inches or 1 digital copy (pdf format) – may be 8 ½ inches x 11 inches if legible	RL	
Proposed Site Plan Please see page 4 below for required content.	1 copy: min. 18 x 24 inches or 1 digital copy (pdf format) – may be 8 ½ inches x 11 inches if legible	RL	

Permanent Encroachment
Application and Checklist

1. Applicant Information

Name South Carolina Department of Parks, Recreation & Tourism	
Company (if applicable)	
Address (street, city, state, zip) 1205 Pendleton Street, Columbia, SC 29201	
Phone 803-734-0258	Email nleitner@scprt.com

2. Property Information

Address 804 Calhoun Street, Columbia, SC 29201	
Tax Map Reference Number(s) R09011-10-01, R09011-10-02, R09011-10-03	
Current use North Mansion Complex Improvements - (Venues at Arsenal Hill)	Proposed use North Mansion Complex Improvements - (Venues at Arsenal Hill)

3. Property Ownership

Does the applicant own the adjacent property? ☐Yes ☒No

If the applicant does not own the adjacent property, complete the **Letter of Agency** for each property owner that authorizes the applicant to submit this application on the property owner's behalf.

Permanent Encroachment
Application and Checklist

4. Project Description

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

Sidewalk Connection to Lincoln Street.

For staff use only

Date received (M/D/Y): _____/_____/_____ By: _____

Permanent Encroachment
Application and Checklist

5. Additional Submission Requirements

Existing Site Plan
This shall be a site plan of the existing conditions or a plat of survey, to scale and fully dimensioned.

Proposed Site Plan
The proposed site plan shall be prepared to scale and fully dimensioned, and include the following:

	Applicant	Staff
Total acreage	☒	☐
Location of lots and outlets (numbered and area in square feet)	☒	☐
Location of buildings (including setbacks from property lines and distances between buildings)	☒	☐
Location of parking and access/driveways	☒	☐
Location of rights-of-way and/or easements for streets, railroads, and utility	☒	☐
Lines upon and abutting subject property	☒	☐
Location of streets, alleys, railroads, and utility lines upon and abutting subject property	☒	☐
Section of sidewalk or right-of-way to be used for the encroachment	☒	☐
Proposed placement of permanent items and furnishings on the sidewalk	☒	☐
Proposed placement of permanent items and furnishings in the right-of-way	☒	☐
Location and height of all fences, walls, and exterior lighting in the right-of-way	☒	☐
North arrow	☒	☐
Scale	☒	☐
Vicinity map (at 1 inch equals 1,000 feet)	☒	☐

6. Acknowledgement
For a continuing encroachment on any type of property in which the City has an interest (i.e., rights of way, tree zone, sidewalk, streets), the person or entity is required to have an encroachment ordinance enacted by City Council permitting the encroachment. Encroachment ordinances are required for but not limited to: irrigation systems; landscaping; fencing; walls; pavers; walkways; outdoor dining items (chairs, tables, umbrellas, etc.); awnings; bollards and directional signs (i.e., churches) Business signs are NOT permitted via an encroachment.

Encroachments must comply with all existing City codes, rules and regulations, the Americans with Disabilities Act, if applicable, and are subject to review and approval by City staff. Enactment of the encroachment ordinance by a majority vote of City Council, which is a discretionary legislative act, is also required.

In order to obtain an encroachment ordinance from the City of Columbia, it will be necessary for the City of Columbia to be named as an additional insured on your insurance policy with limits being increased to $600,000 as required by Sec. 11-71. It is recommended that you contact your insurance provider to determine if it will name the City of Columbia as an additional insured prior to submitting your request for an encroachment ordinance. If you have any questions concerning these requirements, please contact Chip Timmons with Risk Management, (803) 733-8306 or catimmons@columbiasc.net.

All work shall comply with the requirements of the City of Columbia and South Carolina Department of Transportation now in existence or hereafter enacted. The materials and type of finish to be used are to be approved by the City Engineer prior to installation.

Permanent Encroachment

Application and Checklist

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

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

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

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

7. Signature

Signature of Applicant	
Nicholas Leitner	
Print Name	Date
Nicholas Leitner – SCPRT	11/30/2022

CALHOUN STREET - S-484
100' R-O-W

GADSDEN STREET
S-106

LINCOLN STREET
S-168

S69° 51' 45"W 424.98'

GREENHOUSE

GREENHOUSE

MAINTENANCE SHED
(OPEN AIR)

N/F
SC GARDEN CLUB
TMS: R09011-10-02

FOUNTAIN & STATUE

LOW BRICK WALLS

LOW BRICK WALL & COLUMN

GATE

LOW BRICK WALL & COLUMN

N/F
STATE OF SOUTH CAROLINA
TMS: R09011-10-01
1.69 ACRES

SHED

CARRIAGE HOUSE

1 STORY WOOD FRAME (EXISTING)

EXISTING MASONRY WALL (TYP.)

SECURITY CAMERA

GATE

N/F
STATE OF SOUTH CAROLINA
TMS: R09011-10-03
2.2 ACRES

(12) (TYP.)

LACE HOUSE
(EXISTING)

2 STORY
WOOD FRAME

HVAC EQUIP.

BOYLSTON-CALDWELL HOUSE
(EXISTING)

2 STORY
WOOD FRAME

N69° 41' 52"E 426.33'

LOW BRICK WALL & COLUMN

GATE

FOUNTAIN

GATE

N/F
STATE OF SOUTH CAROLINA
TMS: R09011-17-01
0.95 ACRES

SECURITY CAMERAS

1 C2.1 ENLARGEMENT
1"=10'

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

LEGEND

NEW	EXISTING	DESCRIPTION
N/A		BENCHMARK/CONTROL POINT
		BUILDING
N/A		LIGHT POLE
		CURB AND GUTTER
		GRASSED AREA
		CONCRETE SIDEWALK
		PAVERS
		PAVERS
1	N/A	KEY NOTE REFERENCE
N/A		CHAIN LINK FENCE

GENERAL NOTES

1. SEE DRAWING C1.1 FOR ADDITIONAL GENERAL NOTES.
2. SEE ARCHITECTURE DRAWINGS AND PLANS FOR DETAILED INFORMATION ON PAVERS, PAVER CURBS, GENERAL HARDSCAPING, AND DIMENSIONING.

PARKING INFORMATION

TOTAL STANDARD PARKING SPACES = 6
TOTAL HANDICAP PARKING SPACES = 1
TOTAL SPACES = 7

SETBACKS

SIDE: N/A
FRONT: 10'
REAR: 10'

KEY NOTES

1. CUT AND PATCH PAVEMENT FOR WATER MAIN INSTALLATION.
2. SEE ARCHITECTURE AND LANDSCAPE PLANS FOR DETAILED INFORMATION ON SITE IMPROVEMENTS NORTH SIDE OF CARRIAGE HOUSE.
3. PLACE PAVERS FLUSH WITH EDGE OF CONCRETE.
4. NEW CURB AND GUTTER. MATCH EXISTING SECTION.
5. INSTALL NEW CURB AND GUTTER REMOVED TO ALLOW INSTALLATION OF NEW WATER LINE, SEWER SERVICE, AND SIDEWALK TO CARRIAGE HOUSE. MATCH EXISTING SECTION.
6. INSTALL NEW SIDEWALK SECTION REMOVED TO ALLOW INSTALLATION OF NEW UTILITIES LINE. MATCH EXISTING SECTION.
7. ALIGN NEW SIDEWALK (4"–3000 PSI) WITH EXISTING GATE OPENING.
8. SEE LANDSCAPE PLANS FOR SPECIFIC INFORMATION ON PAVERS AND PAVER BANDS.
9. INSTALL 6" CURB PAVED HOMOGENEOUS WITH SIDEWALK.
10. TAPER CURB 6" TO 0" OVER 2'.
11. CONNECT TO END OF SAWCUT CURB AND CONTINUE ALONG WESTERN SIDE OF NEW SIDEWALK.
12. PLACE NEW PAVERS FLUSH AND LEVEL WITH EXISTING PAVERS.
13. GRANITE SCREENINGS. SEE LANDSCAPE PLANS.
14. MEASURED FROM PROJECTED BACK OF CURB.
15. INSTALL CONCRETE PAD (4"–3000 PSI) BETWEEN BUILDING AND BRICK SOLDIER COURSE ON EASTERN SIDE OF BUILDING. MATCH EXISTING CONCRETE PAD ON WESTERN SIDE OF BUILDING. COORDINATE WITH ARCHITECTURAL PLANS.

ADC ENGINEERING
7456 BROAD RIVER ROAD
SUITE 212
IRMO, SC 29063
803-781-3141
ADCENGINEERING.COM
ADC PROJECT # 22062

BOUDREAUX
inspired design
1519 Sumter Street
Columbia, SC 29201
803.799.0247 p
BoudreauxGroup.com

SOUTH CAROLINA
ADC ENGINEERING INC.
No. 00253
CERTIFICATE OF AUTHORIZATION

AE Seal

SOUTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
NO. 15190
ROBERT BRUCE TODD
12/2/2022

AE Seal

South Carolina Department of Parks, Recreation & Tourism

VENUES AT ARSENAL HILL IMPROVEMENTS - RENOVATION

Arsenal Hill Complex, Columbia, SC

STATE PROJECT NO.: P28-9778-MJ-B

No.	Description	Date

Project Number
Date 12.02.22
Designed By
RPL
Checked By
RBT
12.02.22

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Drawing Title.
OVERALL SITE PLAN - STAKING PLAN

Drawing No.
C2.1

We Are Columbia

MEETING DATE: **February 7, 2023**

DEPARTMENT: **Legal Department**

FROM: ***Teresa Knox, City Attorney***

SUBJECT: **Ordinance No.: 2023-016 - Granting an encroachment to Benton Crossing, LP, for the use of the right of way areas of the 2600 block of River Drive and the 1100 block of Benton Street for the installation and maintenance of curb cuts, crosswalks, sidewalks, landscaping and irrigation adjacent to 2617 River Drive, Richland County TMS# 09109-05-18, 09109-05-20 and 09109-05-16**

FUNDING SOURCE & ORIGINAL BUDGET:

FOCUS AREAS: **Planning Together**

PURPOSE:

First reading approval was given on January 17, 2023.

ATTACHMENTS:

- **#a:** 2023-016 - Benton Crossing Encroachment (PDF)
- #b: BentonCrossingEncroachmentPacket (PDF)

HISTORY:

01/17/23	**Columbia City Council**	**APPROVED ON FIRST READING.**

LEGAL DEPARTMENT DRAFT

ORDINANCE NO.: 2023-016

Granting an encroachment to Benton Crossing, LP, for the use of the right of way areas of the 2600 block of River Drive and the 1100 block of Benton Street for the installation and maintenance of curb cuts, crosswalks, sidewalks, landscaping and irrigation adjacent to 2617 River Drive, Richland County TMS# 09109-05-18, 09109-05-20 and 09109-05-16

WHEREAS, Benton Crossing, LP, (hereinafter "Grantee") desires to utilize a portion of the right of way areas of the 2600 block of River Drive and the 1100 block of Benton Street for the installation and maintenance of two (2) curb cuts, two (2) crosswalks, sidewalks measuring approximately six (6') feet in width five hundred twenty (520') feet in length, landscaping and irrigation adjacent to 2617 River Drive, as shown on the attached drawings; and,

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

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this ____ day of _____, 2023, that Grantee is hereby granted the right to use the right of way areas of the 2600 block of River Drive and the 1100 block of Benton Street adjacent to 2617 River Drive, Richland County TMS# 09109-05-18, 09109-05-20 and 09109-05-16, for the installation and maintenance of two (2) curb cuts, two (2) crosswalks, sidewalks measuring approximately six (6') feet in width five hundred twenty (520') feet in length, landscaping and irrigation as shown on the attached drawings.

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

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

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

PROVIDED FURTHER that a certificate of insurance be issued as evidence of general liability insurance with at least the minimum amount of $600,000.00 for personal injury and property damage and naming the City as an insured, be provided to and filed annually with the City Clerk by Grantee, his successors and assigns, as required by Chapter 11, Licenses, Permits,

Business Regulations, Article III, Contractors, Sec. 11-71, 1998 Code of Ordinances of the City of Columbia, South Carolina.

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

1. No item, including landscaping, shall be placed, planted or allowed to grow such that it creates a visual impediment to persons safely entering or exiting the driveway or to persons safely walking along the sidewalk. The City reserves the right to remove or cut any item located within the right of way which it deems to be a safety hazard.
2. Grantee is responsible for all maintenance and assuring that all accessibility and ADA requirements are met and maintained.
3. Grantee is responsible for maintaining landscaping and improvements.
4. Irrigation must be designed to avoid spraying walkways, sidewalks and streets and/or creating hazardous conditions upon the walkways, sidewalks and streets.
5. Obstructions of more than be four (4') feet in height are prohibited within the sight-visibility triangle.
6. Forestry and Beautification shall be provided access to trees within the right of way for maintenance purposes.
7. All trees shall be protected and no large tree roots shall be removed from any existing trees.

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

Requested by:

Assistant City Manager Gentry

_____
Mayor

Approved by:

_____
City Manager

Approved as to form:

_____
Deputy City Attorney

ATTEST:

_____
City Clerk

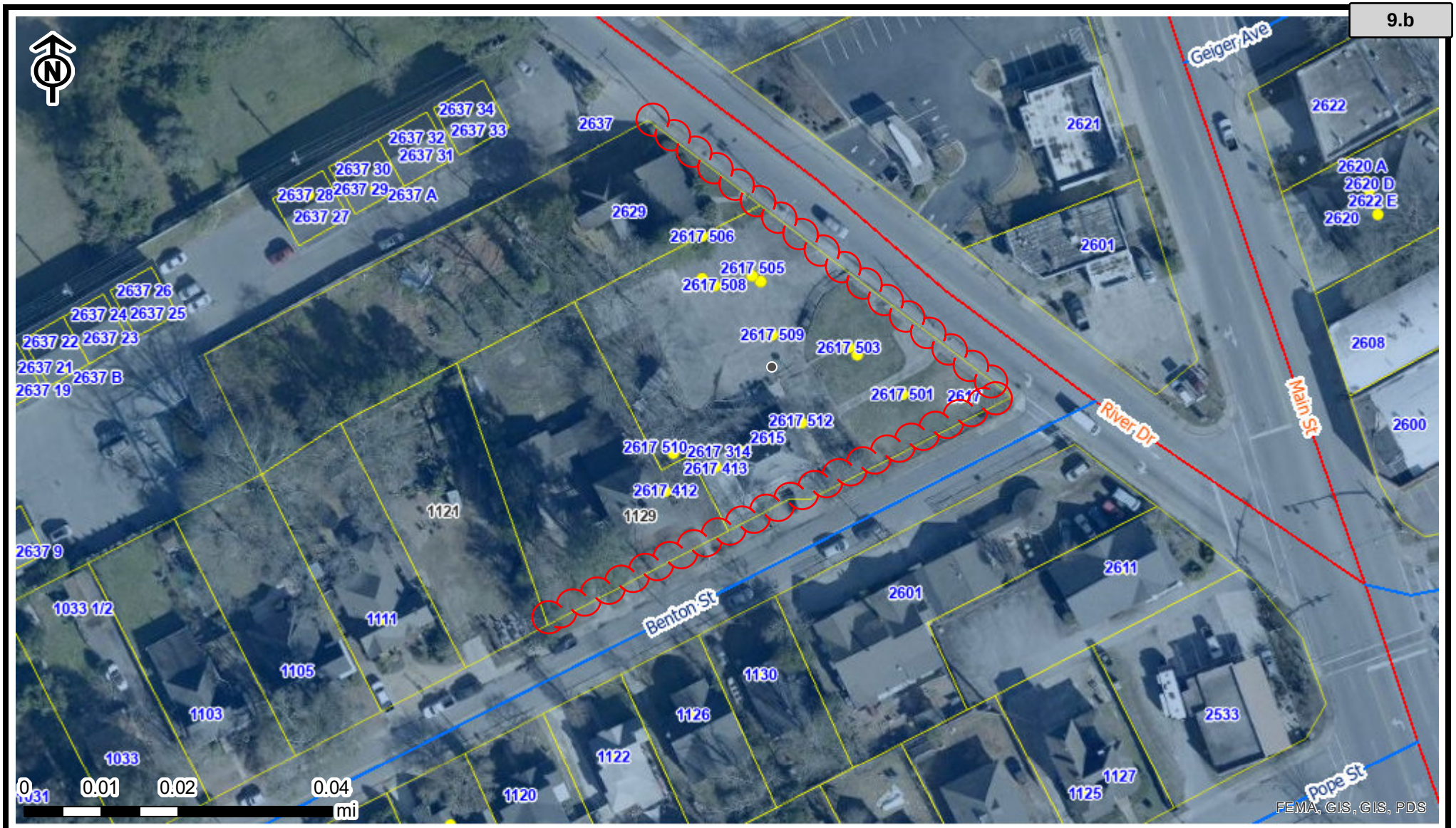
Introduced:
Final Reading:

CITY COUNCIL
ENCROACHMENT SUMMARY
2023-016

2600 BLOCK OF RIVER DRIVE AND 1100 BLOCK OF BENTON STREET ADJACENT TO 2617 RIVER DRIVE
CURB CUTS, CROSSWALKS, SIDEWALKS, LANDSCAPING AND IRRIGATION

Subject Property:	Right-of-way adjacent to 2617 River Drive
Council District:	1
Proposal:	The applicant is requesting an encroachment for installation and maintenance of curb cuts, crosswalks, sidewalks, landscaping and irrigation.
Applicant:	Benton Crossing, LP
Staff Recommendation:	Approval.

Detail:	The applicant is requesting an encroachment for installation and maintenance of two (2) curb cuts, two (2) crosswalks, sidewalks measuring approximately six (6') feet in width five hundred twenty (520') feet in length, landscaping and irrigation adjacent to 2617 River Drive, as shown on the attached drawings; and, Conditions of the proposed encroachment are as follows: 1. No item, including landscaping, shall be placed, planted or allowed to grow such that it creates a visual impediment to persons safely entering or exiting the driveway or to persons safely walking along the sidewalk. The City reserves the right to remove or cut any item located within the right of way which it deems to be a safety hazard. 2. Grantee is responsible for all maintenance and assuring that all accessibility and ADA requirements are met and maintained. 3. Grantee is responsible for maintaining landscaping and improvements. 4. Irrigation must be designed to avoid spraying walkways, sidewalks and streets and/or creating hazardous conditions upon the walkways, sidewalks and streets. 5. Obstructions of more than be four (4') feet in height are prohibited within the sight-visibility triangle. 6. Forestry and Beautification shall be provided access to trees within the right of way for maintenance purposes. 7. All trees shall be protected and no large tree roots shall be removed from any existing trees.



City of Columbia

We Are Columbia

This map was prepared using the City GIS Viewer:

City of Columbia - GIS Division
Tuesday, December 27, 2022

Address Point

- Active
- Vacant
- Tax Parcel

Street & Ownership

- Interstate
- Highway
- City Maintained
- State Maintained
- Private
- Others
- Columbia City Limits
- Red: Band_1
- Green: Band_2
- Blue: Band_3

CITY OF COLUMBIA
GIS DATA DISCLAIMER:

The City of Columbia GIS data represented on this map or plan is the product of the compilation of data produced by others. It is provided for informati the City of Columbia makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.

Permanent Encroachment
Application and Checklist

Checklist for All Applications

A complete site plan application shall include the following information. Refer to the Procedures Manual for additional information about these requirements. Please initial to signify that the requested information has been provided.

		Applicant Initials	Staff Initials
A copy of this Application Checklist, completed by the applicant.		DC	
A completed and signed Application Form		DC	
Letters of Agency for all applications where the applicant is not the owner of the subject property		N/A	
Pictures or specification sheet of the items to permanently encroach the Right-of-way		DC	
Existing Site Plan Please see page 4 below for required content.	1 copy: min. 18 x 24 inches or 1 digital copy (pdf format) – may be 8 ½ inches x 11 inches if legible	DC	
Proposed Site Plan Please see page 4 below for required content.	1 copy: min. 18 x 24 inches or 1 digital copy (pdf format) – may be 8 ½ inches x 11 inches if legible	DC	

Permanent Encroachment
Application and Checklist

1. Applicant Information

Name David Cooper	
Company (if applicable) Benton Crossing LP	
Address (street, city, state, zip) 500 S Front Street, Columbus, OH 43215	
Phone 614-396-3200	Email dcooper@wodagroup.com

2. Property Information

Address 2615 River Drive, Columbia, SC 29201	
Tax Map Reference Number(s) R09109-05-16, R09109-05-18, R09109-05-20	
Current use Residential	Proposed use Resdential (Multi-family)

3. Property Ownership

Does the applicant own the adjacent property? ☑Yes ☐No

If the applicant does not own the adjacent property, complete the **Letter of Agency** for each property owner that authorizes the applicant to submit this application on the property owner's behalf.

Permanent Encroachment
Application and Checklist

4. Project Description

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

Proposed encroachments along Benton Street (City of Columbia RW) include: City standard decorative pedestrian lighting, sidewalks, decorative/highly visible crosswalks at proposed driveway connection, curb ramps, right of way plantings and irrigation systems.

Proposed encroachments along River Drive (SCDOT RW) include: City standard decorative pedestrian lighting, sidewalks, decorative/highly visible crosswalks at proposed driveway connection, curb ramps, right of way plantings and irrigation systems. These encroachments have been applied for from SCDOT.

For staff use only

Date received (M/D/Y): _____/_____/_____ By: _____

Permanent Encroachment
Application and Checklist

5. Additional Submission Requirements

Existing Site Plan
This shall be a site plan of the existing conditions or a plat of survey, to scale and fully dimensioned.

Proposed Site Plan
The proposed site plan shall be prepared to scale and fully dimensioned, and include the following:

	Applicant	Staff
Total acreage	☑	☐
Location of lots and outlets (numbered and area in square feet)	☑	☐
Location of buildings (including setbacks from property lines and distances between buildings)	☑	☐
Location of parking and access/driveways	☑	☐
Location of rights-of-way and/or easements for streets, railroads, and utility	☑	☐
Lines upon and abutting subject property	☑	☐
Location of streets, alleys, railroads, and utility lines upon and abutting subject property	☑	☐
Section of sidewalk or right-of-way to be used for the encroachment	☑	☐
Proposed placement of permanent items and furnishings on the sidewalk	☐ N/A	☐
Proposed placement of permanent items and furnishings in the right-of-way	☑	☐
Location and height of all fences, walls, and exterior lighting in the right-of-way	☑	☐
North arrow	☑	☐
Scale	☑	☐
Vicinity map (at 1 inch equals 1,000 feet)	☑	☐

6. Acknowledgement
For a continuing encroachment on any type of property in which the City has an interest (i.e., rights of way, tree zone, sidewalk, streets), the person or entity is required to have an encroachment ordinance enacted by City Council permitting the encroachment. Encroachment ordinances are required for but not limited to: irrigation systems; landscaping; fencing; walls; pavers; walkways; outdoor dining items (chairs, tables, umbrellas, etc.); awnings; bollards and directional signs (i.e., churches) Business signs are NOT permitted via an encroachment.

Encroachments must comply with all existing City codes, rules and regulations, the Americans with Disabilities Act, if applicable, and are subject to review and approval by City staff. Enactment of the encroachment ordinance by a majority vote of City Council, which is a discretionary legislative act, is also required.

In order to obtain an encroachment ordinance from the City of Columbia, it will be necessary for the City of Columbia to be named as an additional insured on your insurance policy with limits being increased to $600,000 as required by Sec. 11-71. It is recommended that you contact your insurance provider to determine if it will name the City of Columbia as an additional insured prior to submitting your request for an encroachment ordinance. If you have any questions concerning these requirements, please contact Chip Timmons with Risk Management, (803) 733-8306 or catimmons@columbiasc.net.

All work shall comply with the requirements of the City of Columbia and South Carolina Department of Transportation now in existence or hereafter enacted. The materials and type of finish to be used are to be approved by the City Engineer prior to installation.

Permanent Encroachment
Application and Checklist

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

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

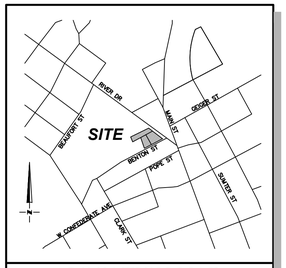
Permittee must comply with all existing City of Columbia and any other state or federal codes, rules and regulations, as applicable including the Americans with Disabilities Act, now in existence or hereafter enacted.

7. Signature

Signature of Applicant	
Print Name David Cooper - Authorized Representative	Date 10/24/22

BENTON CROSSING APARTMENTS

2615 RIVER DRIVE
COLUMBIA, SC (RICHLAND COUNTY)



LOCATION MAP
1"=1000'

PREPARED FOR
OWNER/DEVELOPER/APPLICANT:
BENTON CROSSING LP
500 S. FRONT STREET, 10TH FLOOR
COLUMBUS, OHIO 43215
(614) 396-3200
DCOOPER@WODAGROUP.COM

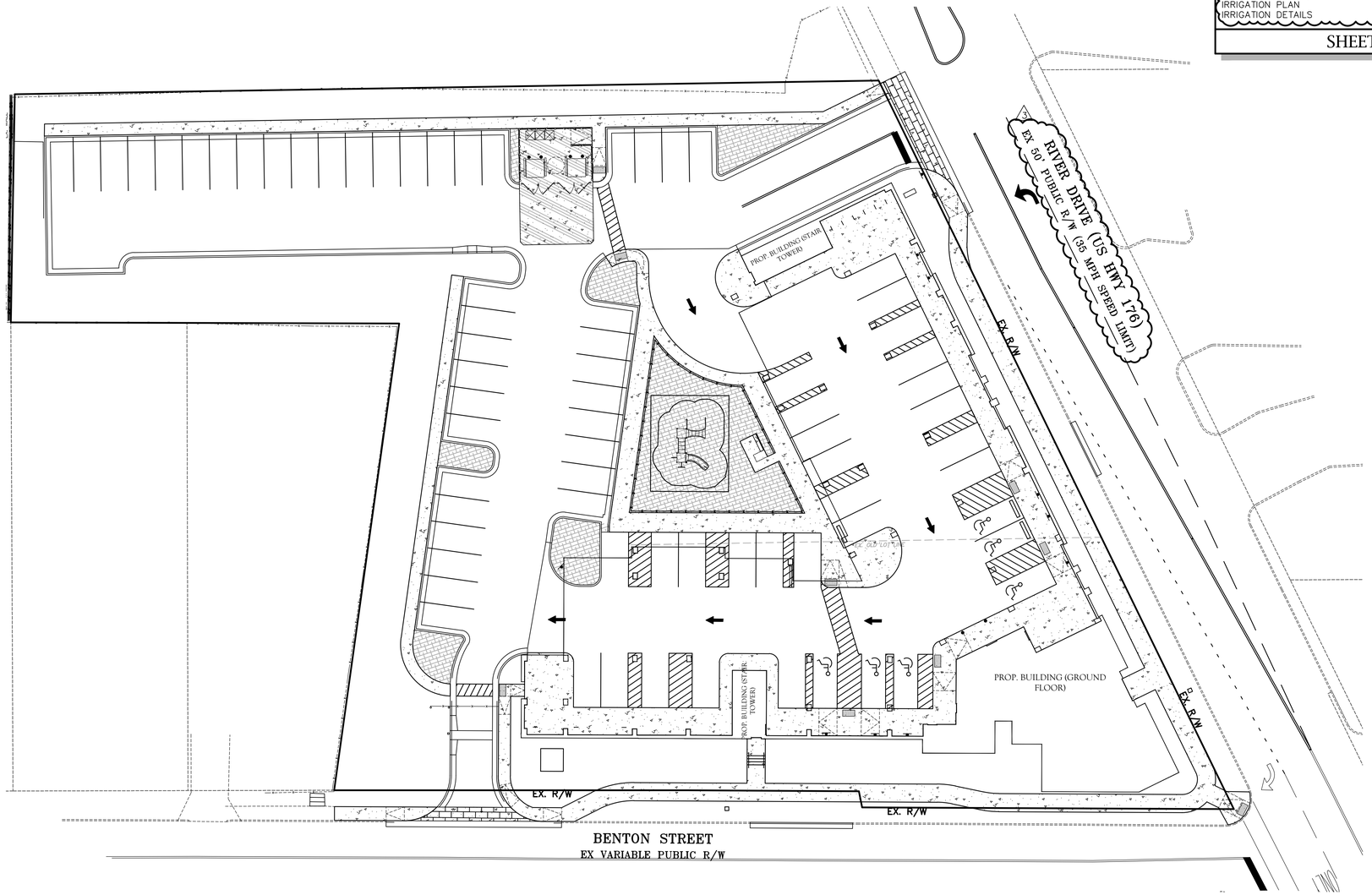
PREPARED BY/CIVIL ENGINEER
MC2 ENGINEERING
2110 BEN CRAIG DRIVE, STE. 400
CHARLOTTE, NC 28262
(704)-510-9797
JEFF@MC2ENG.COM
PE – 23927
COA – C03007

ARCHITECT:
TIGHTLINES DESIGNS
19 W. HARGETT STREET, STE. 501
RALEIGH, NC 27601
(919) 834-3600
DAVID MAURER
DAVID@TIGHTLINESDESIGNS.COM
AR – 11032
COA – 101913

SURVEYOR:
CRANSTON
452 ELLIS STREET
AUGUSTA, GA 30901
(706)-722-1588
JOHN ATTAWAY
JTATTAWAY@CRANSTONENGINEERING.COM
PLS – 14522
COA – C00575

UTILITY AGENCY (WATER):
COLUMBIA WATER DEPARTMENT
1339 MAIN STREET
COLUMBIA, SC 29201
(803)-545-3300

UTILITY AGENCY (SANITARY SEWER):
COLUMBIA WATER DEPARTMENT
1339 MAIN STREET
COLUMBIA, SC 29201
(803)-545-3300



EXISTING SURVEY	
EXISTING CONDITIONS & DEMOLITION PLAN	C1.0
OVERALL SITE PLAN & ADA ACCESSIBILITY PLAN	C2.0
DETAILED SITE PLAN	C2.1
PH. 1 EROSION CONTROL PLAN	C3.0
PH. 2 EROSION CONTROL PLAN	C3.1
GRADING PLAN	C4.0
SCM STANDARD DETAILS	C4.1
STORMWATER PUMP STATION PLAN	C4.2
STORMWATER DRAINAGE AREA PLAN	C4.3
PRE-DEVELOPMENT DRAINAGE AREA PLAN	C4.4
POST-DEVELOPMENT DRAINAGE AREA PLAN	C4.5
ROADWAY STRIPING PLAN	C6.0
INTERSECTION SIGHT DISTANCE	C6.1
TRAFFIC CONTROL PLAN	C6.2
UTILITY PLAN	C7.0
SITE DETAILS	C9.0–C9.5
TREE REMOVAL PROTECTION PLAN	L.1
PLANTING PLAN, PLANT LIST	L.2
PLANTING DETAILS, NOTES	L.3
IRRIGATION PLAN	I.1
IRRIGATION DETAILS	I.2

SHEET INDEX

Know what's **below.** **Call** before you dig.

SC GRID

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

I (WE) HEREBY CERTIFY THAT ALL CLEARING, GRADING, CONSTRUCTION, AND/OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS PLAN AND I (WE) ARE RESPONSIBLE FOR THE LAND DISTURBANCE AND RELATED MAINTENANCE THEREOF. CITY OF COLUMBIA AUTHORITIES WILL BE ALLOWED TO ENTER THE PROJECT SITE FOR THE PURPOSED OF ON-SITE INSPECTIONS.

9/22/22
DATE

SIGNATURE

APPLICANT'S CERTIFICATION

"I HEREBY CERTIFY THAT THIS PLAN IS DESIGNED TO CONTAIN SOIL ON THE PROPERTY CONCERNED TO THE MAXIMUM EXTENT, TO PROVIDE FOR THE PROTECTION OF THE PROPERTY AND THE PROPOSED IMPROVEMENTS THEREON FROM THE EFFECTS OF FLOODING, TO PROVIDE FOR THE CONTROL OF THE RUNOFF FROM THE PROPERTY, AND THAT ALL THE PROVISIONS FOR SEDIMENT CONTROL AND STORM DRAINAGE ARE IN ACCORDANCE WITH THE STORMWATER MANAGEMENT AND SEDIMENT CONTROL ORDINANCE FOR LEXINGTON COUNTY, SOUTH CAROLINA."

9/21/22
DATE

SIGNATURE

23927
SC REGISTRATION NUMBER
(REGISTERED PROFESSIONAL ENGINEER)

PROFESSIONAL'S CERTIFICATION

POTENTIAL PROJECT SCHEDULE:
-DEVELOPER DESIRES TO BEGIN WITH DEMOLISHING EXISTING STRUCTURES AND IMPROVEMENTS IN OCTOBER 2022.
-SITE WORK ASSOCIATED WITH APARTMENT BUILDING BEGINNING IN NOVEMBER 2022.
-BUILDING CONSTRUCTION DECEMBER 2022.
-RIVER ROAD IMPROVEMENTS MARCH AUGUST 2023.
-BUILDING CONSTRUCTION COMPLETE DECEMBER 2023.

MC² ENGINEERING
MC² ENGINEERING, INC.
2110 BEN CRAIG DR., STE. 400
CHARLOTTE, NC 28262
PHONE 704.510.9797

JEFFREY D. MCCULLOUGH
NORTH CAROLINA
SEAL
No. 23927
ENGINEER
11/4/22

MC2 ENGINEERING, INC.
SOUTH CAROLINA
No. C03007
CERTIFICATE OF AUTHORIZATION

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BENTON CROSSING APTS
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COLUMBIA, SC

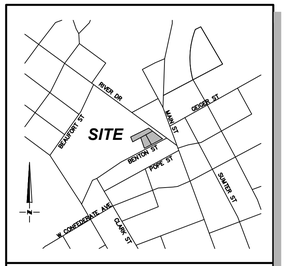
BENTON CROSSING LP
500 S. FRONT STREET., 10th FLOOR
COLUMBUS, OH 43215

COVER SHEET

REVISIONS

1	9/21/22	OWNER REV
2	10/24/22	SC HOUSING/COLUMBIA CMTS
3	11/4/22	SCDOT COMMENTS

CAD FILE:	22-012 BASE.DWG
PROJECT NO.:	22-012
DESIGNED BY:	JDM
REVIEWED BY:	JDM
DATE:	AUGUST 31, 2022



LOCATION MAP
1"=1000'

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL ILLUSTRATED KNOWN UNDERGROUND ELEMENTS. ADDITIONALLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXERCISING REASONABLE EFFORTS TO PROTECT ANY UNKNOWN UNDERGROUND ELEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF UNKNOWN ELEMENTS ARE DISCOVERED THAT WOULD NECESSITATE MODIFICATION TO THE ILLUSTRATED DESIGN.

2. PROTECT ALL ADJACENT PROPERTIES, THE GENERAL PUBLIC, AND ALL OF THE OWNER'S FACILITIES. SHOULD DAMAGES OCCUR, CONTRACTOR SHALL REPAIR IMMEDIATELY AS DIRECTED BY THE ENGINEER.

3. CONTRACTOR SHALL HOLD HARMLESS THE OWNER AND THE ENGINEER FOR DAMAGES, INJURIES OR OTHER ACCIDENTS WHICH OCCUR DURING THESE CONSTRUCTION ACTIVITIES.

4. TREES AND EXISTING LANDSCAPING NOT DESIGNATED FOR REMOVAL SHALL BE PROTECTED DURING CONSTRUCTION.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND COORDINATION OF ALL ILLUSTRATED CONSTRUCTION ACTIVITIES AT THE JOB SITE.

6. SAFETY PROVISIONS: THE CONTRACTOR SHALL COMPLY WITH THE "RULES AND REGULATIONS GOVERNING THE CONSTRUCTION INDUSTRY" AS PROMULGATED FOR THE HEALTH, SAFETY AND GENERAL WELFARE OF EMPLOYEES BY THE COMMISSION OF LABOR UNDER GENERAL STATUTES OF SOUTH CAROLINA. PARTICULAR REFERENCE IS MADE BUT NOT LIMITED TO THE FOLLOWING RULES AND REGULATIONS: BUILDING CONSTRUCTION WORK, DEMOLITION, EXCAVATION, PERMIT REQUIRED CONFINED SPACES AND TRENCHING. IN ADDITION TO THE FOREGOING SAFETY PROVISIONS, THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR AND COMPLY WITH THE DEPARTMENT OF LABOR SAFETY REGULATIONS FOR CONSTRUCTION PROMULGATED UNDER THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 (L 91–54). WHERE THE REQUIREMENTS OF THESE ACTS ARE IN EXCESS OF THOSE REQUIREMENTS SPECIFIED, THE REQUIREMENTS OF THESE ACTS SHALL GOVERN. SHOULD THE PLANS OR SPECIFICATIONS REQUIRE MATERIALS OR METHODS IN CONFLICT WITH THE SAFETY AND HEALTH REGULATIONS, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REQUEST OF THE ENGINEER ANY CHANGES THAT MAY BE NECESSARY.

7. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGES DURING CONSTRUCTION AND SHALL MAKE REPAIRS AT HIS EXPENSE.

8. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION ADJUSTMENTS OF ALL EXISTING VAULTS (REGARDLESS OF FUNCTION), METER BOXES, FIRE HYDRANTS, CLEAN OUTS, MANHOLES ETC. TO MATCH FINISHED GRADES AND SITE PLAN. ALL SUCH WORK SHALL BE COORDINATED WITH THE ENGINEER.

9. UTILIZE SIGNS, BARRICADES, FLAGMEN, OR GUARDS AS REQUIRED TO ENSURE THE SAFETY OF ALL VEHICULAR AND PEDESTRIAN TRAFFIC DURING ALL CONSTRUCTION ACTIVITIES.

10. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER AND ADJACENT PROPERTY OWNERS AS REQUIRED FOR WORK OUTSIDE OF PROPERTY LINES. UNDER ABSOLUTELY NO CIRCUMSTANCES SHALL ANY UNMANNED EXCAVATION BE LEFT OPEN OR UNPROTECTED DURING NON–WORKING HOURS.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT OF ALL WORK AS ILLUSTRATED ON PLANS. IF EXISTING CONDITIONS DIFFER FROM THOSE ILLUSTRATED ON PLANS, NOTIFY ENGINEER PRIOR TO CONSTRUCTION.

12. VERIFY ALL DIMENSIONS AND GRADES AT THE JOB SITE. IF DIFFERENCES ARE FOUND, NOTIFY ENGINEER SO THAT MODIFICATIONS TO THESE DRAWINGS CAN BE MADE.

13. GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION OF THE COUNTY'S EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.

14. ALL SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE CURRENT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".

15. EXISTING CONTOURS SHOWN ARE AT 2–FOOT INTERVALS.

16. ALL CONSTRUCTION ACTIVITY AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF LEXINGTON COUNTY AND SCDOT.

17. IN AREAS WHERE 2 FEET OF COVER CAN NOT BE MAINTAINED OVER STORM DRAIN PIPES, THE CONTRACTOR IS TO SUBSTITUTE CLASS IV RCP.

18. THE UTILITIES AND THE LOCATIONS THEREOF, SHOWN ON THE DRAWING REPRESENT THE DESIGNERS UNDERSTANDING OF EXISTING UTILITIES IN THE CONSTRUCTION AREA. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND EXISTENCE OF ALL UTILITIES (ELECTRICAL, MECHANICAL, WATER, SEWER, TELEPHONE, GAS, ETC.) WITHIN THE CONSTRUCTION AREA WITH THE UTILITY OWNER AND/OR THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING ANY EXCAVATION. THE OMISSION OF OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF, OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. CONTRACTOR TO CALL 811 AND OTHER UTILITY PROVIDERS NOT A MEMBER OF THE 1–CALL SERVICE.

19. THERE SHALL BE NO ON–SITE BURIAL PITS. ALL SOLID WASTE GENERATED FROM THE PROJECT INCLUDING CONSTRUCTION AND LAND CLEARING DEBRIS, ETC. WILL BE PROPERLY DISPOSED OF OFFSITE IN AN APPROVED DISPOSAL FACILITY.

20. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING FEATURES AND TOPOGRAPHY AS NEEDED DURING CONSTRUCTION STAKING.

21. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFFSITE GRADING, PERMISSION MUST BE OBTAINED FROM AFFECTED PROPERTY OWNERS PRIOR TO GRADING ACTIVITIES. SHOULD FIELD CONDITIONS WARRANT DISTURBING SITE AREAS IN EXCESS OF THE AMOUNT OF DISTURBED ACREAGE APPROVED, THE CONTRACTOR SHALL FIRST OBTAIN APPROVAL FROM THE LEXINGTON COUNTY EROSION CONTROL INSPECTOR WHICH MAY REQUIRE REVISIONS TO THE EROSION CONTROL PERMIT.

GENERAL NOTES:

1. SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.

2. IN ORDER TO INSURE PROPER DRAINAGE, MAINTAIN A MINIMUM OF 0.5% SLOPE ALONG THE CURB.

3. PE SEALED SHOP DRAWINGS FOR RETAINING WALL MUST BE SUBMITTED TO THE COUNTY PRIOR TO CONSTRUCTION.

4. PRIOR TO CO, SURVEYOR SEALED AS–BUILT DRAWINGS OF ALL WATER QUALITY AND QUANTITY STORMWATER BMP'S AND DETENTION SYSTEMS MUST BE PROVIDED.

5. ALL MARKINGS WITHIN SCDOT R/W SHALL BE APPROVED PERMANENT PAVEMENT MARKINGS PER SECTION 625, 626, OR 627 WITHIN THE SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR UTILIZING ALL APPLICABLE AND CURRENT SCDOT STANDARD DRAWINGS INCLUDING, BUT NOT LIMITED TO, THE DRAWINGS REFERENCED WITHIN THESE PLANS AND THE APPROVED PERMIT PACKAGE.

7. UPON SUBSTANTIAL PROJECT COMPLETION, CONTRACTOR TO CLEAR EXISTING CULVERTS/PIPES, CATCH BASINS, AND DITCHES ALONG FRONTAGE AND DOWNSTREAM AS NECESSARY TO ACHIEVE POSITIVE DRAINAGE.

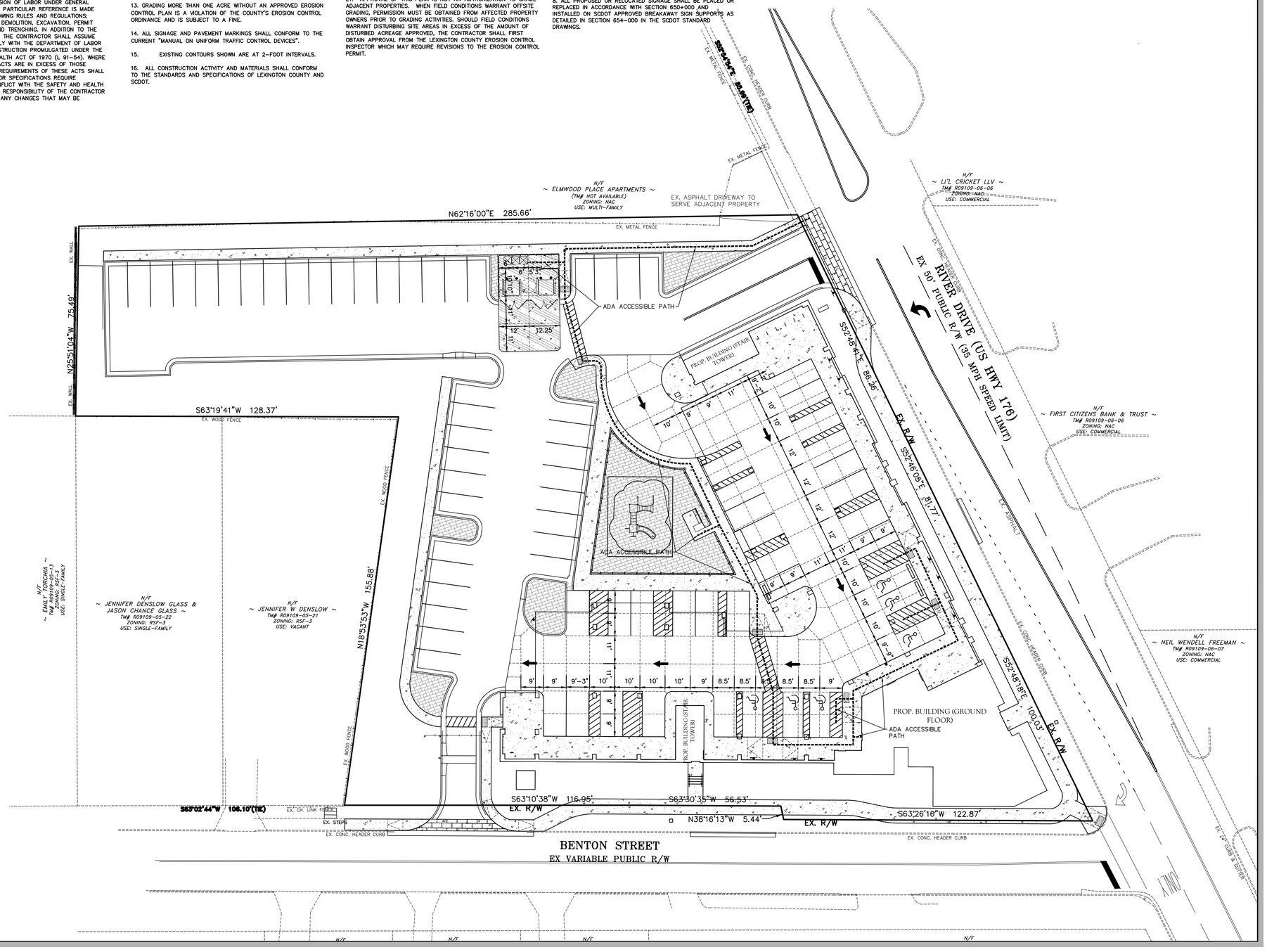
8. ALL PROPOSED OR RELOCATED SIGNAGE SHALL BE PLACED OR REPLACED IN ACCORDANCE WITH SECTION 650+000 AND INSTALLED ON SCDOT APPROVED BREAKAWAY SIGN SUPPORTS AS DETAILED IN SECTION 654–000 IN THE SCDOT STANDARD DRAWINGS.

DETECTABLE WARNING SURFACES SHALL NOT BE INSTALLED AT NON ROADWAY INTERSECTIONS AS A PART OF THIS PROJECT

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

SC GRID

811 Know what's below. Call before you dig.



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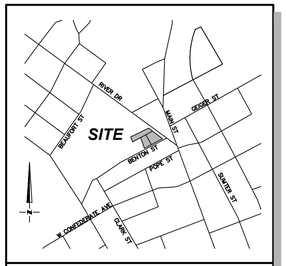
ADA ACCESSIBILITY & CONTROL JOINT PLAN

REVISIONS

1	9/21/22	OWNER REV
3	11/4/22	SCDOT COMMENTS

CAD FILE: 22–012 BASE.DWG
PROJECT NO.: 22–012
DESIGNED BY: JDM
REVIEWED BY: JDM
DATE: AUGUST 31, 2022

C2.0



LOCATION MAP
1"=1000'

TOTAL SITE AREA:	1.44 ACRES (62,623 SF)
TAX MAP NUMBERS:	R09109-05-16, 18 AND 20
JURISDICTION:	CITY OF COLUMBIA
CURRENT ZONING:	NAC
OVERLAY:	NORTH MAIN CORRIDOR OVERLAY
PROPOSED USE:	MULTI-FAMILY APARTMENTS FOR RENT (LOW INCOME)
BUFFER:	0
FRONT SETBACKS MIN/MAX:	5'/15'
SIDE YARD SETBACKS MIN:	N/A
REAR YARD SETBACKS MIN:	15'
REQUIRED BUILDING HEIGHT MAX:	55'
PROPOSED BUILDING HEIGHT:	54'
MAX UNITS ALLOWED PER ZONING:	N/A
PROPOSED NUMBER OF UNITS:	56 APARTMENTS
DWELLING UNITS/ACRE:	38.9 DU/AC
−56 UNITS / 1.44 ACRES	

PARKING CALCULATIONS

CITY OF COLUMBIA REQUIRED PARKING:	84
−56 UNITS (REQ. 1.5 PS/UNIT)	
SC HOUSING REQUIRED PARKING:	86
− 1BR-1 BEDROOM UNITS (REQ. 1 PS/UNIT)	13
− 2BR-2 BEDROOM UNITS (REQ. 1.5 PS/UNIT)	41
− 3BR-3 BEDROOM UNITS (REQ. 2 PS/UNIT)	32
REDUCTION IN SC HOUSING PARKING REQUIREMENTS FROM 86 TO TO 72 PARKING SPACES FOR 56 UNIT DEVELOPMENT	
PROPOSED OFF−STREET PARKING ON−SITE:	72
−STANDARD SPACES:	70
−COMPACT SPACES (MAX 25%):	2
REQUIRED BIKE PARKING:	17
PROPOSED BIKE PARKING:	18
REQUIRED SHORT TERM:	3
−1 PER 20 DWELLING UNITS	
REQUIRED LONG TERM:	14
−1 PER 4 DWELLING UNITS	
PROVIDED LONG TERM COVERED PARKING:	14
REQUIRED HANDICAP ACCESSIBLE SPACES:	6
−TYPE "A" HANDICAP UNITS	3
−OFFICE SPACE	1
−2% REMAINDER OF PARKING (72 X 2%)	2
PROVIDED HANDICAP ACCESSIBLE SPACES:	6
REQUIRED H.C. VAN ACCESSIBLE SPACES:	1
PROVIDED H.C. VAN ACCESSIBLE SPACES:	2

IMPERVIOUS CALCULATIONS

TOTAL PROPOSED IMPERVIOUS COVERAGE:	47,618 SF
−BUILDINGS (FOOTPRINT ON GROUND FLOOR):	3,424 SF
−ASPHALT/CONCRETE/SIDEWALK:	41,996 SF
−PUBLIC SIDEWALK (BENTON/RIVER):	2,198 SF
PERCENT BUILT UPON AREA:	76.04%
−47,618 SF / 62,623 SF	

THE PROPERTY LIES IN FLOOD ZONE "X" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 45079C0243L, WITH AN EFFECTIVE DATE OF DECEMBER 21, 2017. ZONE "X" IS DEFINED THEREON AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

DEVELOPMENT SUMMARY

SEE LANDSCAPING PLAN FOR SUMMARY AND PLANT MATERIALS LIST.

811 Know what's below. Call before you dig.

SC GRID

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

KEY NOTES:

(A) CONTRACTOR SHALL INSTALL SIDEWALK (WIDTH SHOWN ON PLANS) SEE DETAIL 2/C9.0.

(B) CONTRACTOR SHALL INSTALL TURN DOWN FACE SIDEWALK (WIDTH SHOWN ON PLANS) SEE DETAIL 3/C9.0.

(C) PROPOSED STAIRS SEE DETAILS 11/C9.0. SEE GRADING PLAN (C4.0) FOR PROPOSED NUMBER OF STAIRS AND GRADES.

(D) INSTALL HANDICAP ACCESSIBLE RAMP SEE DETAIL 4/C9.0 SEE PLANS FOR PROPOSED RAMP WIDTH. RAMPS SHALL HAVE TRUNCATED DOMES PER DETAIL 5/C9.0.

(E) INSTALL PEDESTRIAN RAMP (PARALLEL RAMP) PER SCDOT 720−952−11. RAMP SHALL HAVE TRUNCATED DOMES PER DETAIL 5/C9.0.

(F) CONTRACTOR SHALL STRIPE CROSSWALK PER WIDTH SHOWN ON THE PLANS.

(G) INSTALL HANDICAP PARKING SIGNAGE AND PAVEMENT MARKINGS SEE DETAILS 9−10/C9.0.

(H) PROPOSED 2' TYPE "B" STANDARD CURB AND GUTTER PER CITY OF COLUMBIA (SEE DETAIL 12/C9.0).

(I) PROPOSED 7" TYPE "A" BARRIER CURB PER CITY OF COLUMBIA (SEE DETAIL 12/C9.0).

(J) PROPOSED 2' SCDOT STANDARD CURB AND GUTTER PER DETAIL 720−105−01.

(K) RADIUS TYPE DRIVEWAY CONNECTION PER CITY OF COLUMBIA DETAIL 1/C9.1.

(L) PROPOSED CONCRETE PARKING BLOCK SEE DETAIL 8/C9.0.

(M) INSTALL A TOTAL OF 9 INVERTED "U" BIKE RACKS PER DETAIL 7/C9.0.

(N) PROPOSED HEAVY DUTY ASPHALT DRIVE AISLE PER TYPICAL SECTION. SEE DETAIL 1/C9.0.

(O) PROPOSED LIGHT DUTY ASPHALT PARKING LOT PER TYPICAL SECTION. SEE DETAIL 1/C9.0.

(P) PROPOSED HEAVY DUTY CONCRETE FOR DUMPSTER PAD/APRON AND AROUND SLOTTED DRAIN PER TYPICAL SECTION. SEE DETAIL 1/C9.0.

(Q) PROPOSED STANDARD DUTY CONCRETE PARKING LOT PER TYPICAL SECTION. SEE DETAIL 1/C9.0.

(R) INSTALL 4' TALL BLACK PVC COATED CHAINLINK FENCE AS SHOWN AROUND PLAYGROUND.

(S) PROPOSED SEATING AREA WITH PARK BENCH AND HC WHEELCHAIR SEATING AREA.

(T) PROPOSED PLAYGROUND AREA SEE DETAIL 2/C9.1 FOR DETAIL.

(U) INSTALL DUMPSTER/RECYCLING ENCLOSURE SEE ARCHITECTURAL PLANS E/AS2.

(2V) INSTALL 2 CONCRETE BOLLARDS AT REAR OF EACH PROPOSED DUMPSTER PAD AND 2 PARKING BLOCKS. SEE DETAIL 6/C9.0.

(W) CONTRACTOR SHALL INSTALL "STOP" (R1−1−36") SIGN AS INDICATED ON THE PLANS. SIGN SHALL CONFORM TO MUTCD SPECIFICATIONS.

(X) CONTRACTOR SHALL INSTALL "DO NOT ENTER" (R5−1 30") SIGN AS INDICATED ON THE PLANS.

(Y) CONTRACTOR SHALL INSTALL "COMPACT CARS ONLY" SIGNAGE AND "C" ON PAVEMENT.

(Z) PER AGREEMENT BETWEEN DEVELOPER AND ADJACENT PROPERTY OWNER (DENSLOW/GLASS) THE EXISTING FENCE ON THE DENSLOW/GLASS PROPERTY WILL COUNT AS THE "8' TALL BRICK WALL" FOR THE ALLOWABLE 50% REDUCTION IN THE BUFFER WIDTH.

(AA) PROPOSED PERMANENT STORM DRAINAGE EASEMENT (PSDE)

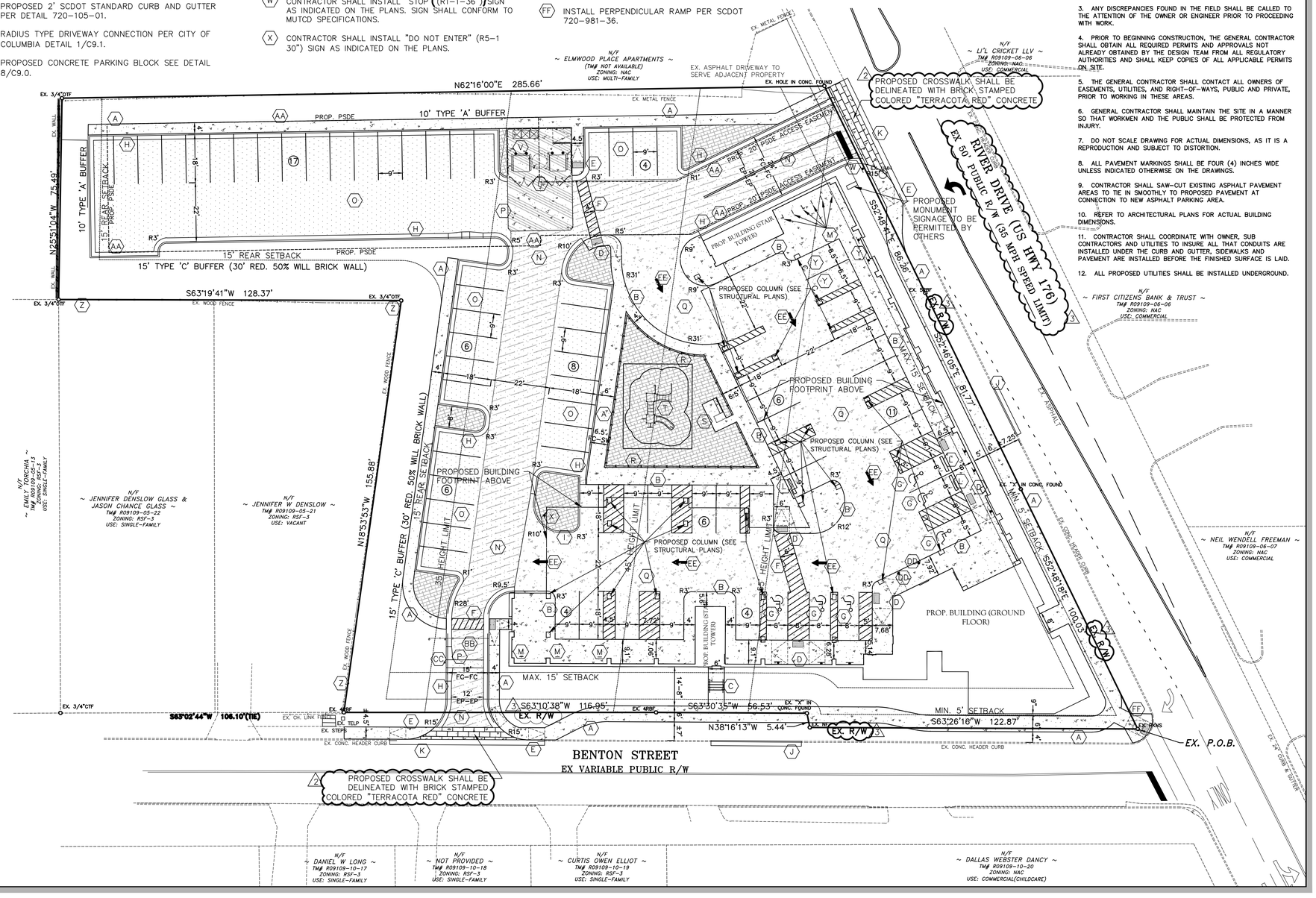
(BB) CONTRACTOR SHALL INSTALL LIFTMASTER SLIDING GATE CONTROLLER FOR THE PROPOSED SLIDING GATE OR APPROVED EQUAL. CONTRACTOR SHALL INSTALL A MILLER EDGE ON THE BOTH THE LEADING AND TRAILING EDGE OF THE GATES PER UL325. SLIDING GATE SHALL BE PHOTO EYE CONTROLLED FOR CLOSING OPERATIONS. PROPOSED 4' BLACK PVC COATED CHAIN LINK FENCE. SLIDE. GATES SHALL BE INSTALLED WITH ELECTRICAL OPENER AND KEY PAD CONTROLLER. SEE ELECTRICAL PLANS FOR ACCESS CONTROL.

(CC) INSTALL GATE BADGE READER PEDESTAL LOCATION AS INDICATED ON THE PLAN. CONTRACTOR SHALL THEN INSTALL A LIFTMASTER PED42.

(DD) INSTALL 2 CONCRETE BOLLARDS SEE DETAIL 6/C9.0.

(EE) CONTRACTOR SHALL STRIPE YELLOW DIRECTIONAL ARROW IN PARKING LOT TO INDICATE ONE−WAY TRAFFIC OPERATION.

(FF) INSTALL PERPENDICULAR RAMP PER SCDOT 720−981−36.



LIGHT DUTY ASPHALT PARKING STALLS
HEAVY DUTY ASPHALT DRIVE AISLES
HEAVY DUTY CONCRETE FOR DUMPSTER PAD/APRON AND CROSSWALKS
STANDARD DUTY CONCRETE (PARKING LOT)
PAVEMENT WITHIN SCDOT RIGHT OF WAY

SURFACE MATERIAL

SITE NOTES:

1. DIMENSIONS AND COORDINATE POINTS ARE TO BACK OF CURB OR CORNER OF BUILDING UNLESS OTHERWISE NOTED.
2. ALL IMPROVEMENTS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH LEXINGTON COUNTY LAND DEVELOPMENT STANDARDS AND SCDOT.
3. ANY DISCREPANCIES FOUND IN THE FIELD SHALL BE CALLED TO THE ATTENTION OF THE OWNER OR ENGINEER PRIOR TO PROCEEDING WITH WORK.
4. PRIOR TO BEGINNING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND APPROVALS NOT ALREADY OBTAINED BY THE DESIGN TEAM FROM ALL REGULATORY AUTHORITIES AND SHALL KEEP COPIES OF ALL APPLICABLE PERMITS ON SITE.
5. THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES, AND RIGHT−OF−WAYS, PUBLIC AND PRIVATE, PRIOR TO WORKING IN THESE AREAS.
6. GENERAL CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND THE PUBLIC SHALL BE PROTECTED FROM INJURY.
7. DO NOT SCALE DRAWING FOR ACTUAL DIMENSIONS, AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
8. ALL PAVEMENT MARKINGS SHALL BE FOUR (4) INCHES WIDE UNLESS INDICATED OTHERWISE ON THE DRAWINGS.
9. CONTRACTOR SHALL SAW−CUT EXISTING ASPHALT PAVEMENT AREAS TO TIE IN SMOOTHLY TO PROPOSED PAVEMENT AT CONNECTION TO NEW ASPHALT PARKING AREA.
10. REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS.
11. CONTRACTOR SHALL COORDINATE WITH OWNER, SUB CONTRACTORS AND UTILITIES TO INSURE ALL THAT CONDUITS ARE INSTALLED UNDER THE CURB AND GUTTER, SIDEWALKS AND PAVEMENT ARE INSTALLED BEFORE THE FINISHED SURFACE IS LAID.
12. ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.

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PHONE 704.510.9797

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL No. 23927 JEFFREY D. MCCUSKEY
11/4/22

SOUTH CAROLINA Mc2 ENGINEERING, INC No. C03007 CERTIFICATE OF AUTHORIZATION

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BENTON CROSSING APTS

2615 RIVER DRIVE
COLUMBIA, SC

BENTON CROSSING LP

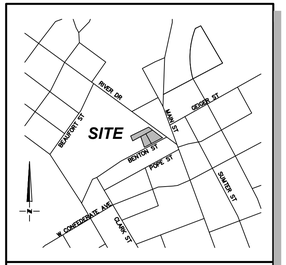
500 S. FRONT STREET., 10th FLOOR
COLUMBUS, OH 43215

DETAILED SITE PLAN

REVISIONS		
1	9/21/22	OWNER REV
2	10/24/22	SC HOUSING/COLUMBIA CMTS
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CAD FILE:	22−012 BASE.DWG
PROJECT NO.:	22−012
DESIGNED BY:	JDM
REVIEWED BY:	JDM
DATE:	AUGUST 31, 2022

C2.1



LOCATION MAP
1"=1000'

DISTURBED ACREAGE:
±1.46 AC (63,553 SF)

SOIL TYPE:
Ur – Urban Land

SOIL LEGEND

GENERAL CONTRACTOR (GC) SHALL ENSURE THAT ALL PERSONNEL WORKING ON-SITE ARE FAMILIAR WITH AND FOLLOW THE C-SWPPP. GC IS RESPONSIBLE FOR KEEPING C-SWPPP UP TO DATE AND ENSURING ALL NECESSARY INSPECTIONS ARE COMPLETED BY A QUALIFIED PERSON.

- LIMITS OF DISTURBANCE
- TSB DRAINAGE AREA
- RIPRAP APRON AT PIPE OUTLET (A)
- TEMPORARY DRY SEDIMENT BASIN SCDHEC SC-01 (B)
- DIVERSION SWALE SCDHEC RC-03
- TEMPORARY SILT FENCE SCDHEC SC-03
- POROUS BAFFLES SCDHEC SC-13
- WIRE MESH & STONE INLET PROTECTION SCDHEC SC-08
- PIPE SLOPE DRAIN SCDHEC RC-01
- TEMPORARY ROCK DITCH CHECK SCDHEC SC-04
- TREE PROTECTION
- TEMPORARY CONCRETE WASHOUT SCDHEC RC-07

EROSION CONTROL LEGEND

KEY NOTES:

(A) LIMITS OF DISTURBANCE

(B) CONTRACTOR SHALL INSTALL TREE PROTECTION FENCE AT BEGINNING OF CONSTRUCTION. SEE DETAIL 5/C9.1.

(C) CONTRACTOR SHALL INSTALL TEMPORARY STABILIZED CONSTRUCTION ENTRANCE (SCDHEC SC-06). SEE DETAIL 1-2/C9.2.

(D) TEMPORARY SILT FENCE (SCDHEC SC-03) SEE DETAIL 7-8/C9.2.

(E) INSTALL TEMPORARY SILT FENCE ROCK OUTLET AT LOW POINT OF SILT FENCE (SCDHEC SC-14) SEE DETAIL 5/C9.2.

SEE STORM SEWER PIPE AND STRUCTURE SUMMARY ON SHEETS C4.0 FOR PIPE AND STORM STRUCTURE INSTALLATION.

TEMPORARY SEDIMENT BASIN SHALL BE CONVERTED AFTER 80% OF THE SITE IS STABILIZED.

DISTURBED AREAS MUST BE STABILIZED WITHIN 14 DAYS (FOR ALL DISTURBED AREAS)

EROSION CONTROL NOTES:

1. CONCRETE TRUCKS SHALL BE WASHED OUT ON SITE INTO CONCRETE WASHOUT. DO NOT DISPOSE OF CONCRETE TRUCK WASHOUT WASTE BY DUMPING INTO A SANITARY SEWER, STORM DRAIN OR ONTO SOIL OR PAVEMENT THAT CARRIES STORM WATER RUNOFF.

2. CONCRETE TRUCK WASHOUT SHALL BE DISPOSED OF IN ACCORDANCE WITH THE FOLLOWING:
- DESIGNATED AREA THAT WILL LATER BE BACKFILLED (SLURRY PIT)
- DESIGNATED AREA WHERE CONCRETE WASH CAN HARDEN AND BE DISPOSED OF AS SOLID WASTE.
- LOCATION THAT IS NOT SUBJECT TO WATER RUNOFF, AND MORE THAN 50 FEET AWAY FROM A STORM DRAIN, OPEN DITCH, OR RECEIVING WATER WAY.
- PUMP EXCESS CONCRETE IN CONCRETE PUMP BIN BACK INTO CONCRETE MIXER TRUCK.
- CONCRETE WASHOUT FROM CONCRETE PUMPER BINS CAN BE WASHED INTO CONCRETE PUMPER TRUCKS AND DISCHARGED INTO DESIGNATED WASHOUT AREA OR PROPERLY DISPOSED OF OFFSITE.

3. ALL CHEMICAL SPILLS, OIL SPILLS, OR FISH KILLS MUST BE REPORTED TO SCDHEC LAND & WASTE MANAGEMENT EMERGENCY RESPONSE CALL THE 24-HOUR EMERGENCY RESPONSE LINE AT 1-888-481-0125.

4. TEMPORARY TOILET FACILITIES SHALL BE PROVIDED FOR ALL CONSTRUCTION WORKERS AND SITE VISITORS IN ACCORDANCE WITH 2006 INTERNATIONAL PLUMBING CODE GENERAL REGULATIONS, SECTION 311. PORTABLE FACILITIES SHALL BE PLACED ON LEVEL GROUND AND AWAY FROM STORM DRAINAGE SYSTEMS (DITCHES, CATCH BASINS, ETC.). DISPOSAL AND HANDLING OF SANITARY WASTE MUST COMPLY WITH SCDHEC REQUIREMENTS.

5. FINAL GRADES FOR GRASSED AND LANDSCAPED AREAS SHALL REQUIRE A MINIMUM OF 4-6" OF CLEAN TOP SOIL, FREE OF DEBRIS AND CONTAMINANTS, AND PREFERABLY OF NATIVE ORIGIN.

6. WITHIN SEVEN CALENDAR DAYS, TEMPORARY STABILIZATION MEASURES SHALL BE COMPLETED ON TOPSOIL STOCKPILES. THE BURIAL OF ANY CELLULOSE DEBRIS WILL NEED TO BE PLATTED. THE REMOVAL OF SOIL OR WASTE FROM THE PROPOSED SITE WILL NEED TO BE TAKEN TO A PERMITTED LANDFILL OR ANOTHER PERMITTED SITE WITH A VALID LAND DISTURBANCE PERMIT. THE ASSOCIATED SITE WOULD ALSO BE REQUIRED TO PROVIDE THE APPROPRIATE EROSION AND SEDIMENT CONTROL NECESSARY TO RETAIN SEDIMENT ON SITE (WITHIN THE LIMITS OF DISTURBANCE PERMITTED).

CONSTRUCTION SEQUENCE
ANTICIPATED START DATE (OCTOBER 2022)
ANTICIPATED END DATE (MARCH 2024)
PRE-CONSTRUCTION PHASE

1. REQUEST PRE-CONSTRUCTION CONFERENCE WITH SCDHEC/CITY OF COLUMBIA EROSION CONTROL INSPECTOR AFTER RECEIVING NPDES PERMIT FROM SCDHEC.

2. INSTALL STONE CONSTRUCTION ENTRANCE AND EROSION CONTROL DEVICES AS SHOWN ON THE PLANS. CONTRACTOR SHALL MAINTAIN EROSION CONTROL PRACTICES IN PROPER WORKING ORDER UNTIL INSPECTOR APPROVAL IN THE FINAL INSPECTION PHASE. CONTRACTOR SHALL ONLY CLEAR AREAS NECESSARY TO INSTALL EROSION AND SEDIMENT CONTROL DEVICES.
(TIME DURATION 2 WEEK)

-INSTALL TREE PROTECTION FENCE (KEYNOTE "B").
-INSTALL TEMPORARY SILT FENCE AT BACKSIDE OF EXISTING SIDEWALK FOR PHASE 1. (KEYNOTE "D").
-INSTALL SILT FENCE ROCK OUTLET (KEYNOTE "E")
-CONTRACTOR SHALL UTILIZE EXISTING CONCRETE PARKING LOT FOR ACCESS UNTIL EXISTING STRUCTURE IS REMOVED AND THEN INSTALL STABILIZED CONSTRUCTION ENTRANCE (KEYNOTE "C").

3. INFORM INSPECTOR OF COMPLETION OF DEVICE INSTALLATION AND REQUEST AN INSPECTION FOR COMPLIANCE WITH STANDARDS.

4. RECEIVE AUTHORIZATION FROM SCDHEC/CITY OF COLUMBIA INSPECTOR TO COMMENCE GRADING ACTIVITY.

5. NO AREA(S) OUTSIDE THE PROJECT LIMITS OF DISTURBANCE SHALL BE USED FOR STORAGE OR STAGING AREAS WITHOUT THE APPROVAL OF LEXINGTON COUNTY.

CLEARING & GRUBBING AND MASS GRADING PHASE
1. BEGIN CLEARING, GRUBBING THE SITE AND DEMOLISH EXISTING STRUCTURES. (TIME DURATION 8 WEEKS)
SEE EROSION CONTROL PHASE II PLANS (C3.1) FOR CONTINUATION OF CONSTRUCTION SEQUENCE.

SCDHEC REQUIRED NOTES:

1. IF NECESSARY, SLOPES WHICH EXCEED EIGHT (8) FEET SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS, IN ADDITION TO HYDROSEEDING. IT MAY BE NECESSARY TO INSTALL TEMPORARY SLOPE DRAINS DURING CONSTRUCTION. TEMPORARY BERMS MAY BE NEEDED DAILY UNTIL THE SLOPE IS BROUGHT TO GRADE.

2. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED, EXCEPT AS STATED BELOW:
-WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE.
-WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH-DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.

3. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED NO MORE THAN 9 DAYS BETWEEN INSPECTIONS. IF PERIODIC INSPECTION OR OTHER INFORMATION INDICATES THAT A BMP HAS BEEN INAPPROPRIATELY OR INCORRECTLY INSTALLED, THE PERMITTEE MUST ADDRESS THE NECESSARY REPLACEMENT OR MODIFICATION REQUIRED TO CORRECT THE BMP WITHIN 48 HOURS OF IDENTIFICATION.

4. PROVIDE SILT FENCE AND/OR OTHER CONTROL DEVICES AS MAY BE REQUIRED TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY INSTALLATION. FILL COVER AND TEMPORARY SEEDING AT THE END OF EACH DAY ARE RECOMMENDED. IF WATER IS ENCOUNTERED WHILE TRENCHING, THE WATER SHOULD BE FILTERED TO REMOVE ANY SEDIMENTS BEFORE BEING PUMPED BACK INTO ANY WATERS OF THE STATE (WOS).

5. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFFSITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.

6. THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO PAVED ROADWAY FROM CONSTRUCTION AREAS AND THE GENERATION OF DUST. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS MAY BE REQUIRED.

7. RESIDENTIAL SUBDIVISIONS REQUIRE EROSION CONTROL FEATURES FOR INFRASTRUCTURE AS WELL AS FOR INDIVIDUAL LOT CONSTRUCTION. INDIVIDUAL PROPERTY OWNERS SHALL FOLLOW THESE PLANS DURING CONSTRUCTION OR OBTAIN APPROVAL OF AN INDIVIDUAL PLAN IN ACCORDANCE WITH SC REG. 72-300 SEQ. AND SCR100000.

8. TEMPORARY DIVERSION BERMS AND/OR DITCHES WILL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM UPSLOPE RUNOFF AND/OR DIVERT SEDIMENT LADEN WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS.

9. ALL WATERS OF THE STATE (WOS), INCLUDING WETLANDS, ARE TO BE FLAGGED OR OTHERWISE CLEARLY MARKED IN THE FIELD. A DOUBLE ROW OF SILT FENCE IS TO BE INSTALLED IN ALL AREAS WHERE A 50-FOOT BUFFER CANNOT BE MAINTAINED BETWEEN THE DISTURBED AREA AND ALL WOS. A 10-FOOT BUFFER SHOULD BE MAINTAINED BETWEEN THE LAST ROW OF SILT FENCE AND ALL WOS.

10. LITTER, CONSTRUCTION DEBRIS, OILS, FUELS AND BUILDING PRODUCTS WITH SIGNIFICANT POTENTIAL FOR IMPACT (SUCH AS STOCKPILES OF FRESHLY TREATED LUMBER) AND CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORM WATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORM WATER DISCHARGES.

11. A COPY OF THE SWPPP, INSPECTIONS RECORDS, AND RAINFALL DATA MUST BE RETAINED AT THE CONSTRUCTION SITE OR A NEARBY LOCATION EASILY ACCESSIBLE DURING NORMAL BUSINESS HOURS, FROM THE DATE OF COMMENCEMENT OF CONSTRUCTION ACTIVITIES TO THE DATE THAT FINAL STABILIZATION IS REACHED.

12. INITIATE STABILIZATION MEASURES ON ANY EXPOSED STEEP SLOPE (3H:1V OR GREATER) WHERE LAND-DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED, AND WILL NOT RESUME FOR A PERIOD OF SEVEN (7) CALENDAR DAYS.

13. MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL FOR REUSE.

14. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER, AND OTHER WASH WATERS. WASH WATERS MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE.

15. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM DEWATERING OF TRENCHES AND EXCAVATED AREAS. THESE DISCHARGES ARE TO BE ROUTED THROUGH APPROPRIATE BMPS (SEDIMENT BASIN, FILTER BAG, ETC.).

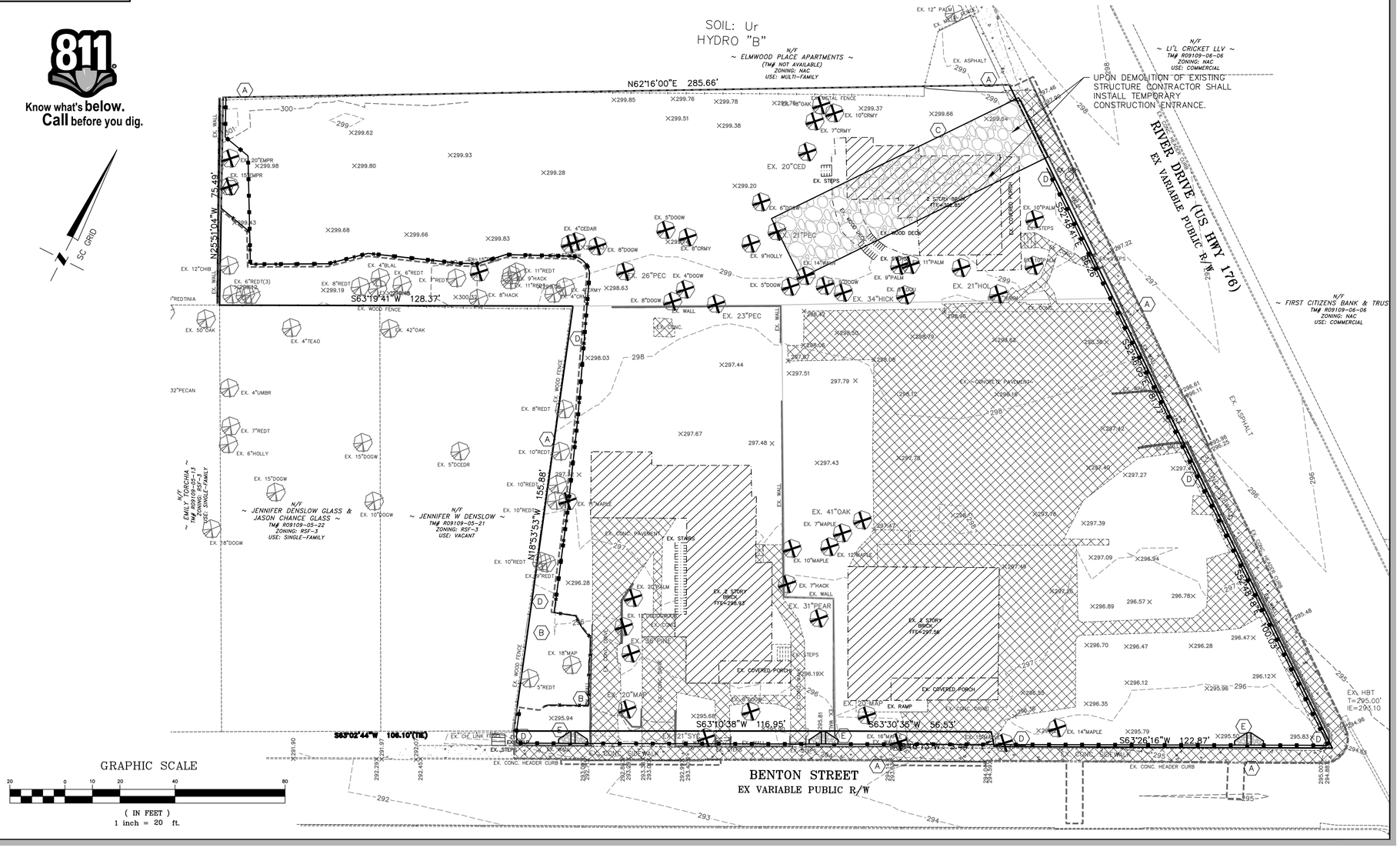
16. THE FOLLOWING DISCHARGES FROM SITES ARE PROHIBITED:
-WASTEWATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL;
-WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS;
-FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE; AND
-SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING.

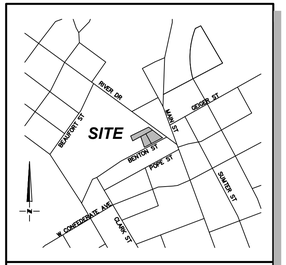
17. AFTER CONSTRUCTION ACTIVITIES BEGIN, INSPECTIONS MUST BE CONDUCTED AT A MINIMUM OF NO MORE THAN 9 DAYS BETWEEN INSPECTIONS AND MUST BE CONDUCTED UNTIL FINAL STABILIZATION IS REACHED ON ALL AREAS OF THE CONSTRUCTION SITE. IN ADDITION, IF THE SITE HAS REACHED FINAL STABILIZATION, YET NO NOTICE OF TERMINATION (NOT) HAS BEEN FILED, THAT MONTHLY INSPECTIONS MUST CONTINUE UNTIL SUCH TIME AS THE OPERATOR FILES THE NOT.

18. IF EXISTING BMPS NEED TO BE MODIFIED OR IF ADDITIONAL BMPS ARE NECESSARY TO COMPLY WITH THE REQUIREMENTS OF THIS PERMIT AND/OR SC'S WATER QUALITY STANDARDS, IMPLEMENTATION MUST BE COMPLETED BEFORE THE NEXT STORM EVENT WHENEVER PRACTICABLE. IF IMPLEMENTATION BEFORE THE NEXT STORM EVENT IS IMPRACTICABLE, THE SITUATION MUST BE DOCUMENTED IN THE SWPPP AND ALTERNATIVE BMPS MUST BE IMPLEMENTED AS SOON AS REASONABLY POSSIBLE.

19. A PRE-CONSTRUCTION CONFERENCE MUST BE HELD FOR EACH CONSTRUCTION SITE WITH AN APPROVED ON-SITE SWPPP PRIOR TO THE IMPLEMENTATION OF CONSTRUCTION ACTIVITIES. FOR NON-LINEAR PROJECTS THAT DISTURB 10 ACRES OR MORE THIS CONFERENCE MUST BE HELD ON-SITE UNLESS THE DEPARTMENT HAS APPROVED OTHERWISE.

811 Know what's below. Call before you dig.


SOIL: Ur
HYDRO "B"
N/F ~ ELMWOOD PLACE APARTMENTS ~ (TM# NOT AVAILABLE) ZONING: MAC USE: MULTI-FAMILY
N/F ~ LI'L CRICKET LLV ~ TM# R09109-06-06 ZONING: MAC USE: COMMERCIAL
N/F ~ FIRST CITIZENS BANK & TRUS TM# R09109-06-06 ZONING: MAC USE: COMMERCIAL
N/F ~ EMILY TORCHIA ~ TM# R09109-05-13 ZONING: RSF-3 USE: SINGLE-FAMILY
N/F ~ JENNIFER DENSLOW GLASS & JASON CHANCE GLASS ~ TM# R09109-05-22 ZONING: RSF-3 USE: SINGLE-FAMILY
N/F ~ JENNIFER W DENSLOW ~ TM# R09109-05-21 ZONING: RSF-3 USE: VACANT
N62°16'00"E 285.66'
S63°19'41"W 128.37'
N18°53'53"W 155.88'
S63°02'44"W 106.10'(TIE)
S63°10'38"W 116.95'
S63°30'35"W 56.53'
S63°26'16"W 122.87'
S25°38'41"W 88.76'
N25°51'04"W 75.49'
UPON DEMOLITION OF EXISTING STRUCTURE CONTRACTOR SHALL INSTALL TEMPORARY CONSTRUCTION ENTRANCE.
RIVER DRIVE (US HWY 176) EX VARIABLE PUBLIC R/W
BENTON STREET EX VARIABLE PUBLIC R/W
EX. 4 STORY BRICK FFE=299.50
EX. 2 STORY BRICK FFE=298.93
EX. 2 STORY BRICK FFE=297.58
EX. ASPHALT
EX. CONCRETE PAVEMENT
EX. CONC. SIDEWALK
EX. CONC. HEADER CURB
EX. WOOD FENCE
EX. METAL FENCE
EX. WALL
EX. STEPS
EX. COVERED PORCH
EX. RAMP
EX. HBT T=295.00' IE=293.10
EX. 12" PAU
EX. 20"EMPR
EX. 15"EMPR
EX. 20"CED
EX. 21"PEC
EX. 26"PEC
EX. 23"PEC
EX. 21"SYC
EX. 6"DOGW
EX. 5"DOGW
EX. 8"DOGW
EX. 4"DOGW
EX. 8"CRMY
EX. 7"CRMY
EX. 10"CRMY
EX. 4"CEDAR
EX. 8"HACK
EX. 11"REDT
EX. 9"HACK
EX. 4"BLAL
EX. 6"REDT
EX. 7"REDT
EX. 8"REDT
EX. 4"CHIN
EX. 12"CHIB
EX. 50"OAK
EX. 4"TEAO
EX. 42"OAK
32"PECAN
EX. 4"UMBR
EX. 7"REDT
EX. 6"HOLLY
EX. 15"DOGW
EX. 5"DCEDR
EX. 38"DOGW
EX. 10"REDT
EX. 9"REDT
EX. 10"DOGW
EX. 10"MAPLE
EX. 7"MAPLE
EX. 12"MAPLE
EX. 41"OAK
EX. 7"HACK
EX. 31"PEAR
EX. 21"OAK
EX. 18"MAP
EX. 5"REDT
EX. 20"MAP
EX. 9"HOLLY
EX. 14"BUCK
EX. 11"PALM
EX. 9"PALM
EX. 10"PALM
EX. 34"HICK
EX. 21"HOL
EX. 16"MAP
EX. 14"MAPLE
EX. 30"PINE
EX. 15"DECIDUOUS
EX. 8"MAPLE
EX. 10"REDT
EX. 7"REDT
EX. 6"REDT
EX. 8"REDT
EX. 5"REDT
EX. 10"REDT
EX. 10"REDT
EX. 8"REDT
EX. 6"REDT
EX. 7"REDT
EX. 6"REDT
EX. 8"REDT
EX. 8"REDT
EX. 4"CONF
EX. 4"CRMY



LOCATION MAP
1"=1000'

DISTURBED ACREAGE:
±1.46 AC (63,553 SF)

SOIL TYPE:
Ur – Urban Land

SOIL LEGEND

GENERAL CONTRACTOR (GC) SHALL ENSURE THAT ALL PERSONNEL WORKING ON-SITE ARE FAMILIAR WITH AND FOLLOW THE C-SWPPP. GC IS RESPONSIBLE FOR KEEPING C-SWPPP UP TO DATE AND ENSURING ALL NECESSARY INSPECTIONS ARE COMPLETED BY A QUALIFIED PERSON.

811 Know what's **below.** **Call** before you dig.

LIMITS OF DISTURBANCE

TSB DRAINAGE AREA

RIPRAP APRON AT PIPE OUTLET

TEMPORARY DRY SEDIMENT BASIN
SCDHEC SC-01

DIVERSION SWALE
SCDHEC RC-03

TEMPORARY SILT FENCE
SCDHEC SC-03

POROUS BAFFLES
SCDHEC SC-13

WIRE MESH & STONE INLET PROTECTION
SCDHEC SC-08

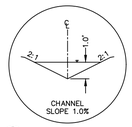
PIPE SLOPE DRAIN
SCDHEC RC-01

TEMPORARY ROCK DITCH CHECK
SCDHEC SC-04

TREE PROTECTION

TEMPORARY CONCRETE WASHOUT
SCDHEC RC-07

EROSION CONTROL LEGEND



1 *CLEAN WATER DIVERSION SWALE #1*

NTS

GRASS LINED CHANNEL
ALL STORM EVENTS = 0.71 CFS
NORMAL DEPTH = 0.5'
VELOCITY = 1.41 FPS
NAG MATTING = S75

KEY NOTES:

A LIMITS OF DISTURBANCE

B CONTRACTOR SHALL INSTALL TREE PROTECTION FENCE AT BEGINNING OF CONSTRUCTION. SEE DETAIL 5/C9.1.

C CONTRACTOR SHALL INSTALL TEMPORARY STABILIZED CONSTRUCTION ENTRANCE (SCDHEC SC-06). SEE DETAIL 1-2/C9.2.

D TEMPORARY SILT FENCE (SCDHEC SC-03) SEE DETAIL 7-8/C9.2.

E INSTALL TEMPORARY SILT FENCE ROCK OUTLET AT LOW POINT OF SILT FENCE (SCDHEC SC-14) SEE DETAIL 5/C9.2.

F INSTALL TEMPORARY SEDIMENT TUBE AS SHOWN WITHIN CLEAN WATER DIVERSION AFTER INSTALLING CHANNEL MATTING (SCDHEC SC-05) SEE DETAILS 1-3/C9.3.

G INSTALL TEMPORARY CONCRETE WASHOUT (SCDHEC RC-07) SEE DETAIL 6/C9.2.

H CONTRACTOR SHALL INSTALL TEMPORARY SEDIMENT BASIN. BASIN SHALL INCLUDE POROUS BAFFLES (SCDHEC SC-13) PER DETAIL 4-5/C9.3. SINCE THE TEMPORARY AND PERMANENT STORMWATER MANAGEMENT DOES NOT HAVE A GRAVITY STORM SEWER CONNECTION CONTRACTOR SHALL UTILIZE PUMP WITH DE-WATERING SEDIMENT BAG FOR REMOVING WATER FROM BASIN. CONTRACTOR SHALL INSTALL 15 LINEAR FEET OF TEMPORARY 24" CMP PIPE AT 1.0% FROM CB 1 INTO TSB #1.

I CONTRACTOR SHALL INSTALL PUMP WITHIN TSB AND DE-WATERING SEDIMENT BAG (SEE DETAIL 6/C9.3) AT THE TOP OF THE CLEAN WATER DIVERSION.

J CONTRACTOR SHALL CREATE A CLEAN WATER DIVERSION AT THE BEGINNING OF CONSTRUCTION BY INSTALLING CHANNEL #1 AND INSTALLING TEMPORARY MATTING NORTH AMERICAN GREEN S75 STAPLE PATTERN D ON PROPOSED SLOPE AS HATCHED SEE DETAIL 7/C9.1.

K INSTALL WIRE MESH & STONE INLET PROTECTION ON ALL CB, DI AND AROUND THE PROPOSED SLOTTED DRAIN (SCDHEC SC-08) SEE DETAILS 3-4/C9.2.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

CONSTRUCTION SEQUENCE
ANTICIPATED START DATE (OCTOBER 2022)
ANTICIPATED END DATE (MARCH 2024)
SEE EROSION CONTROL PHASE 1 PLANS (C3.0) FOR CONTINUATION OF CONSTRUCTION SEQUENCE.
CLEARING & GRUBBING AND MASS GRADING PHASE
1. BEGIN CLEARING & GRUBBING THE SITE. (TIME DURATION 8 WEEKS)
2. BEGIN SITE GRADING OPERATION. (TIME DURATION 6 WEEKS)

SITE IMPROVEMENTS PHASE
1. BEGIN INFRASTRUCTURE CONSTRUCTION. (TIME DURATION 6 WEEKS)
-INSTALL CLEAN WATER DIVERSION (CWD) WITH CHANNEL MATTING (KEYNOTE "J")
-INSTALL TEMPORARY SEDIMENT TUBE IN CWD (KEYNOTE "F")
-CREATE TSB #1
-INSTALL CONCRETE WASHOUT (KEYNOTE "G")
-INSTALL STORM SEWER SYSTEM TO TSB AND INSTALL TEMPORARY PIPE FROM CB 1 TO TSB.
-INSTALL WIRE MESH & STONE INLET PROTECTION ON ALL CB, DI AND SD. (KEYNOTE "K")
-INSTALL BOTH DOMESTIC AND FIRELINE WATER SYSTEM.

2. PROCEED WITH BUILDING(S) CONSTRUCTION AS SITE RELATED EROSION CONTROL MEASURES ARE MAINTAINED.

3. COMPLETE SITE & BUILDING CONSTRUCTION AND STABILIZE SITE. UPON APPROVAL OF THE LEXINGTON COUNTY INSPECTOR THE FOLLOWING STEPS SHALL OCCUR:

-CONTRACTOR SHALL SEED AND STRAW ALL BARE AREAS THAT ARE NOT TO BE COVERED IN MULCH, GRAVEL, CONCRETE OR ASPHALT.
-CONTRACTOR SHALL INSTALL DROP INLET/CATCH BASIN INLET PROTECTION (KEYNOTE "G") ON ALL DI/CB DRAINAGE STRUCTURES WITHIN THE CONCRETE/PAVEMENT AREA.
-REMOVE WIRE MESH AND STONE INLET PROTECTION ON DI/CB WITHIN PAVEMENT AREA TO INSTALL CURB AND STONE BASE.
-COMPLETE CONSTRUCTION OF SIDEWALK, CURB/GUTTER, PARKING LOTS AND DRIVEWAYS.
-INSTALL TREES AND SHRUBS AND MULCH PLANTING BEDS.

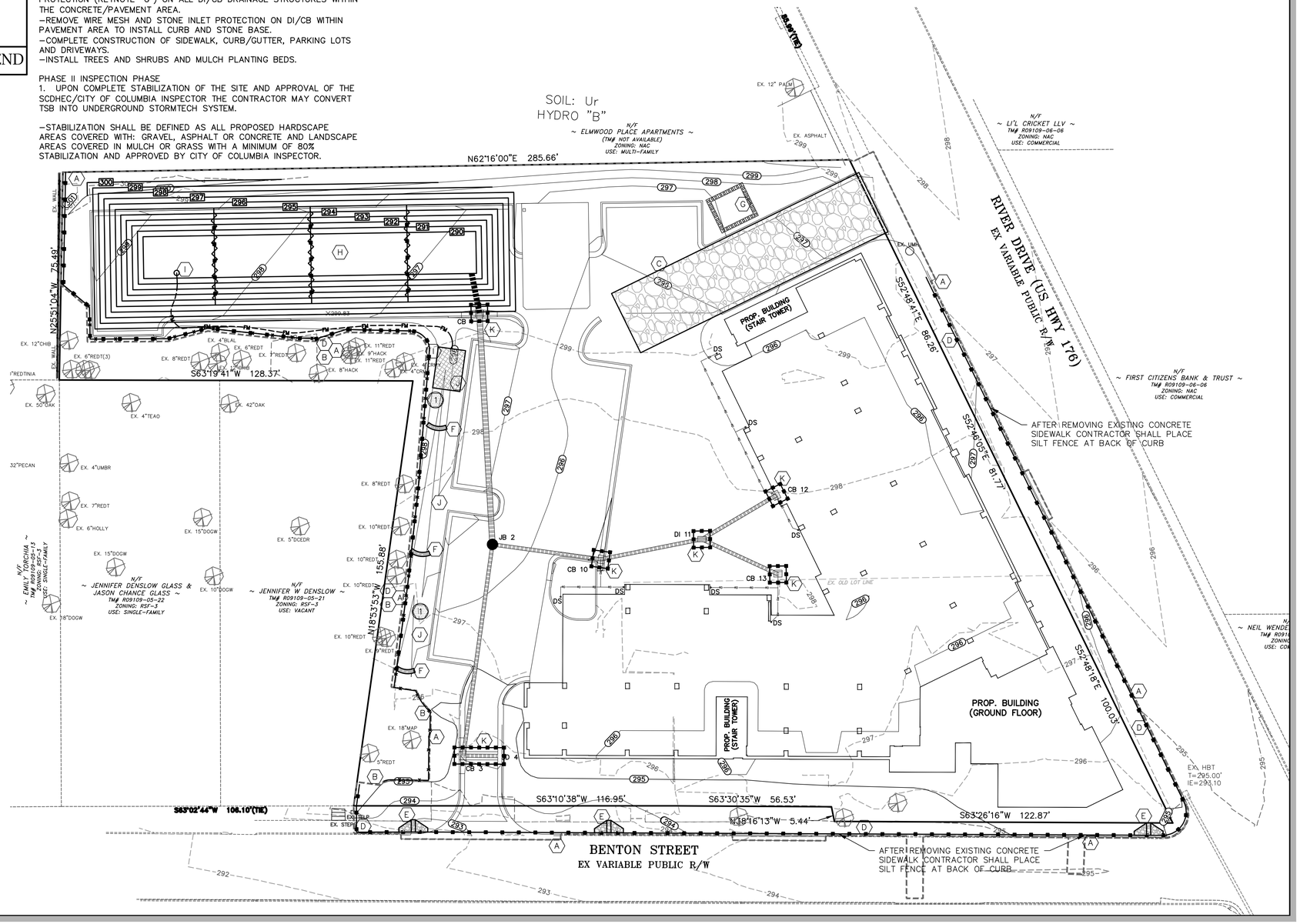
PHASE II INSPECTION PHASE
1. UPON COMPLETE STABILIZATION OF THE SITE AND APPROVAL OF THE SCDHEC/CITY OF COLUMBIA INSPECTOR THE CONTRACTOR MAY CONVERT TSB INTO UNDERGROUND STORMTECH SYSTEM.

-STABILIZATION SHALL BE DEFINED AS ALL PROPOSED HARDSCAPE AREAS COVERED WITH: GRAVEL, ASPHALT OR CONCRETE AND LANDSCAPE AREAS COVERED IN MULCH OR GRASS WITH A MINIMUM OF 80% STABILIZATION AND APPROVED BY CITY OF COLUMBIA INSPECTOR.

TEMPORARY SEDIMENT BASIN SHALL BE CONVERTED AFTER 80% STABILIZED AND APPROVED BY CITY OF COLUMBIA INSPECTOR.

DISTURBED AREAS MUST BE STABILIZED WITHIN 14 DAYS (FOR ALL DISTURBED AREAS)

SEE STORM SEWER PIPE AND STRUCTURE SUMMARY ON SHEETS C4.0 FOR PIPE AND STORM STRUCTURE INSTALLATION.



Mc² ENGINEERING
Mc² ENGINEERING, INC.
2110 BEN CRAIG DR., STE. 400
CHARLOTTE, NC 28262
PHONE 704.510.9797

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL No. 23927 JEFFREY D. MCCULLOUGH
9/21/22

Mc2 ENGINEERING, INC. No. C03007 CERTIFICATE OF AUTHORIZATION

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BENTON CROSSING APTS
2615 RIVER DRIVE
COLUMBIA, SC

BENTON CROSSING LP
500 S. FRONT STREET., 10th FLOOR
COLUMBUS, OH 43215

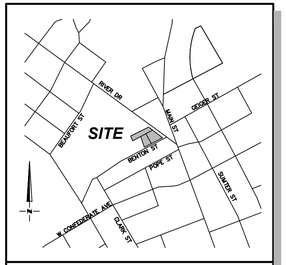
EROSION CONTROL PLAN PHASE 2

REVISIONS

1	9/21/22	OWNER REV

CAD FILE: 22-012 BASE.DWG
PROJECT NO.: 22-012
DESIGNED BY: JDM
REVIEWED BY: JDM
DATE: AUGUST 31, 2022

C3.1



LOCATION MAP
1"=1000'

From upstream	To downstream	Q_{10} Total Discharge (cfs)	Slope (Ft/Ft)	Actual Pipe Diameter (In)	Actual Velocity (fps)	Length (Ft)	Upstream Invert (From) (Ft)	Downstream Invert (To) (Ft)	Pipe Material	Rim Elevation (Ft)
SD 4	CB 3	0.65	0.0100	15	3.65	12.50	292.44	292.32	CMP	294.19
CB 3	JB 2	0.65	0.0050	15	2.89	77.50	291.50	291.11	CLASS IV RCP (WT)	294.00
JB 2	CB 1	5.43	0.0050	24	4.83	84.25	290.91	290.49	HDPE (WT)	296.52
CB 12	DI 11	1.37	0.0050	15	3.44	31.53	292.06	291.90	HDPE (WT)	295.00
DI 11	CB 10	1.74	0.0050	15	3.63	37.43	291.70	291.52	HDPE (WT)	295.18
CB 10	JB 2	4.78	0.0050	15	4.63	39.69	291.32	291.12	HDPE (WT)	294.90
CB 13	DI 11	1.99	0.0060	15	4.02	30.45	292.09	291.91	HDPE (WT)	295.03

1. HDPE PIPE SHALL BE ADS N-12 SMOOTH SURFACE INTERIOR DOUBLE WALL PIPE OR EQUIVALENT
2. ROOF DRAIN "RD" SHALL BE EITHER ADS N-12 OR SDR 35 PVC PIPE WITH CLEANOUTS AT ALL BENDS.
3. HDPE (WT) PIPE SHALL BE ADS N-12 PIPE WITH WATER TIGHT JOINTS ALL OTHER HDPE PIPES SHALL HAVE SOIL TIGHT JOINTS.
4. CV IS A STANDARD PIPE WITH NO END TREATMENT.

STORM SEWER PIPE AND STRUCTURE SUMMARY

BC = BACK OF CURB
SW = TOP OF SIDEWALK
RAMP = HANDICAP RAMP
EP = EDGE OF PAVEMENT
HP = RELATIVE HIGH POINT
LP = RELATIVE LOW POINT
EC = EDGE OF CONCRETE
RIM = RIM ELEVATION AT GUTTER/FLOW PATH
TW = TOP OF WALL
BW = BOTTOM OF WALL
TS = TOP OF STAIRS
BS = BOTTOM OF STAIRS

SPOT SHOT TERMS

DISTURBED ACREAGE:
±1.46 AC (63,553 SF)

SOIL TYPE:
Ur – Urban Land

SOIL LEGEND

KEY NOTES:

(A) HANDICAP PARKING AREA AND CROSSWALK (SHADED AREA) SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.0% FROM PARKING SPACES TO SIDEWALK.

(B) PROPOSED SEATING AREA WITH PARK BENCH. SEATING AREA SHALL HAVE A SLOPE LESS THAN 2.0% IN ANY DIRECTION.

(C) INSTALL PROPOSED TREE PROTECTION FENCE AT BEGINNING OF CONSTRUCTION SEE DETAIL 5/C9.1.

(D) PROPOSED CATCH BASIN "CB" (SCDOT 719-001-01, AND 02) CATCH BASIN FRAME AND GRATE (SCDOT 719-001-04, AND 05) ALONG WITH DRAINAGE STRUCTURE STEPS (SCDOT 719-550-00)

(E) PROPOSED DROP INLET "DI" (SCDOT 719-110-01 AND 02) ALONG WITH DRAINAGE STRUCTURE STEPS (SCDOT 719-550-00)

(F) PROPOSED JUNCTION BASIN "JB" (SCDOT 719-505-01) DRAINAGE ACCESS MANHOLE TO BE INSTALLED WITH HEAVY DUTY MANHOLE FRAME AND RIM (SCDOT 719-505-03) ALONG WITH DRAINAGE STRUCTURE STEPS (SCDOT 719-550-00)

(G) PROPOSED INSPECTION PORT ON UNDERGROUND STORMTECH INFILTRATION BASIN SYSTEM. (COMPLETE SYSTEM DESIGN AND SHOP DRAWINGS TO BE FURNISHED BY ADS FOR REVIEW BY ENGINEER)

(H) PROPOSED ROOF DRAIN "RD" PIPE SHALL BE EITHER 8" SDR 35 PVC PIPE OR DOUBLE WALL SMOOTH INTERIOR HDPE PIPE WITH PVC FITTINGS. ROOF DRAINS SHALL INCLUDE CLEANOUTS AT ALL BENDS IN THE ROOF HEADER PIPE AND ARE TO BE INSTALLED AT A MINIMUM 1.0% DOWNSPOUT LOCATIONS CALLED OUT AS "DS" ON PLANS. THERE ARE 7 PROPOSED DOWNSPOUT CONNECTIONS.

(I) PIPE FROM SD 4 TO CB 3 SHALL BE PROPOSED CORRUGATED METAL PIPE SLOTTED DRAIN. PIPE SHALL BE 15" CMP WITH A 6" GRATE AND 14 GAUGE ALUMINIZED PIPE. SEE DETAIL 6/C9.1.

(J) PROPOSED PERMANENT STORM DRAINAGE EASEMENT (PSDE)

(K) PROPOSED UNDERGROUND ADS STORMTECH STORMWATER INFILTRATION BASIN SEE DETAILS ON SHEET C4.1. (COMPLETE SYSTEM DESIGN AND SHOP DRAWINGS TO BE FURNISHED BY ADS FOR REVIEW BY ENGINEER).

(L) PROPOSED STORMWATER FORCEMAIN DISCHARGE SEE DETAIL 1/C4.2.

(M) CONTRACTOR SHALL INSTALL DROP INLET/CATCH BASIN INLET PROTECTION ON DI/CB. SEE DETAIL 11/C9.3.

2 THE PROPERTY LIES IN FLOOD ZONE "X" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 45079C0243L, WITH AN EFFECTIVE DATE OF DECEMBER 21, 2017. ZONE "X" IS DEFINED THEREON AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE SITE DRAINS TOWARDS THE BROAD RIVER AND THE CLOSEST CROSS SECTION D-D HAS A BASE FLOOD ELEVATION OF 159. THE PROPOSED BUILDING FFE IS 296.5 WHICH IS 137.5 FEET ABOVE THE BASE FLOOD ELEVATION.

AFTER SITE IS STABILIZED AND PRIOR TO INSTALLING THE STORMWATER BMP (STORMTECH SYSTEM) CONTRACTOR SHALL FLUSH AND CLEAN ALL STORM SEWER PIPES

GRADING NOTES:

1. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL GRADED AREAS, INCLUDING PAVING, LAWN AND LANDSCAPE AREAS.

2. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS AND SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING WORK, BOTH PUBLIC AND PRIVATE. CONTRACTOR IS FULLY RESPONSIBLE FOR ALL UNDERGROUND UTILITIES AND SHALL REPAIR ANY DAMAGE AS A RESULT OF THIS CONTRACT.

3. CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.

4. THE PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN IN DRIVES, PARKING LOTS, AND SIDEWALKS ARE FINISHED ELEVATIONS INCLUDING ASPHALT.

5. PIPE LENGTHS SHOWN ARE THE ENGINEER'S ESTIMATE USED TO COMPUTE PIPE SLOPES AND INVERTS AND SHALL NOT BE CONSTRUED BY THE CONTRACTOR TO REPRESENT THE ACTUAL QUANTITY OF PIPE REQUIRED.

6. NO DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING, ETC., SHALL BE ALLOWED IN TREE PROTECTION ZONES. NO ON-SITE BURIAL WILL BE ALLOWED.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

SC GRID

811 Know what's below. Call before you dig.

HDPE PIPE INSTALLATION NOTES:

1. THE PRODUCT USED SHALL BE CORRUGATED EXTERIOR/SMOOTH INTERIOR PIPE (TYPE S), CONFORMING TO THE REQUIREMENTS OF AASHTO SPECIFICATION M294 (LATEST EDITION) FOR CORRUGATED POLYETHYLENE PIPE.

2. BELL AND SPIGOT JOINTS SHALL BE REQUIRED ON ALL PIPE INSIDE THE RIGHT-OF-WAY. BELL SHALL COVER AT LEAST TWO FULL CORRUGATIONS ON EACH SECTION OF PIPE. THE BELL AND SPIGOT JOINT SHALL HAVE AN "O"-RING RUBBER GASKET MEETING ASTM F477 WITH THE GASKET FACTORY INSTALLED, PLACED ON THE SPIGOT END OF THE PIPE. ALL JOINTS SHALL MEET OR EXCEED THE SOIL TIGHTNESS REQUIREMENT OF AASHTO STANDARD SPECIFICATION FOR HIGHWAY BRIDGES, SECTION 23, PARAGRAPH 23.5.4(E). PIPE JOINTS SHALL ALSO MEET ALL REQUIREMENTS OF AASHTO M294.

3. BACKFILL MATERIAL USED TO INSTALL RCP PIPE WITHIN THE STREET RIGHT-OF-WAY SHALL BE SELECT MATERIAL CLASS II-IV, AS DEFINED BY SECTION 1016-3 OF THE NCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES, UPON SUBMITTAL OF WRITTEN CERTIFICATION OF MATERIAL SUITABILITY BY A LICENSED GEOTECHNICAL ENGINEER, NCDOT CLASS I SELECT MATERIAL MAY BE USED. ALL BACKFILL MATERIAL SHALL BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE STREET RIGHT-OF-WAY.

4. THE MINIMUM LENGTH OF HDPE PIPE PERMITTED FOR USE SHALL BE FOUR (4) FEET. HDPE FLARED END SECTIONS ARE NOT PERMITTED.

5. ALL HDPE PIPE INSTALLED SHALL BE THIRD PARTY CERTIFIED AND SHALL BEAR THE PLASTIC PIPE INSTITUTE'S (PPI) CERTIFICATION STICKER.

EX. BENCHMARK No.2
PK NAIL SET
N: 795,951.50
E: 1,986,902.57 (NAD, 1983)
ELEV: 298.43' (NAVD, 1988)

SOIL: Ur
HYDRO "B"

N62°16'00"E 285.66'
S63°19'41"W 128.37'
N25°51'04"W 75.49'
N18°53'53"W 155.88'
S63°02'44"W 108.10'(TIE)
S63°10'38"W 116.95'
S63°36'35"W 56.53'
N38°16'13"W 5.44'
S63°26'16"W 122.87'
S52°48'05"E 817.77'
S52°48'18"E 100.05'

BENTON STREET
EX VARIABLE PUBLIC R/W

EX. 50' RIVER DRIVE (US HWY 176) PUBLIC R/W (35 MPH SPEED LIMIT)

PROP. BUILDING (GROUND FLOOR)
PROP. FFE=296.50
PROP. BUILDING STAIR TOWER)
PROPOSED 4 STAIRS
PROP. 20' PSDE ACCESS EASEMENT
PROP. PSDE
EX. ASPHALT DRIVEWAY TO SERVE ADJACENT PROPERTY
EX. ASPHALT
EX. METAL FENCE
EX. WOOD FENCE
EX. CONC. HEADER CURB
EX. OHL
EX. UMH
EX. TELP
EX. STEPS
EX. HBT T=295.00' IE=293.10
EX. 24" CMP

N/F ~ ELMWOOD PLACE APARTMENTS ~ (TM# NOT AVAILABLE) ZONING: NAC USE: MULTI-FAMILY

N/F ~ LI'L CRICKET LLV ~ TM# R09109-06-06 ZONING: NAC USE: COMMERCIAL

N/F ~ FIRST CITIZENS BANK & TRUST ~ TM# R09109-06-06 ZONING: NAC USE: COMMERCIAL

N/F ~ NEIL WENDELL FREEMAN ~ TM# R09109-06-07 ZONING: NAC USE: COMMERCIAL

N/F ~ EMILY TORCHIA ~ TM# R09109-05-13 ZONING: RSF-3 USE: SINGLE-FAMILY

N/F ~ JENNIFER DENSLOW GLASS & JASON CHANCE GLASS ~ TM# R09109-05-22 ZONING: RSF-3 USE: SINGLE-FAMILY

N/F ~ JENNIFER W DENSLOW ~ TM# R09109-05-21 ZONING: RSF-3 USE: VACANT

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No. 23927
11/4/22

Mc2 ENGINEERING, INC.
SOUTH CAROLINA
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CERTIFICATE OF AUTHORIZATION

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BENTON CROSSING APTS
2615 RIVER DRIVE
COLUMBIA, SC

BENTON CROSSING LP
500 S. FRONT STREET., 10th FLOOR
COLUMBUS, OH 43215

GRADING PLAN

REVISIONS		
1	9/21/22	OWNER REV
2	10/24/22	SC HOUSING/COLUMBIA CMTS
3	11/4/22	SCDOT COMMENTS

CAD FILE: 22-012 BASE.DWG
PROJECT NO.: 22-012
DESIGNED BY: JDM
REVIEWED BY: JDM
DATE: AUGUST 31, 2022

C4.0

ADVANCED DRAINAGE SYSTEMS, INC.

STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH SC-740 OR SC-310.
2. CHAMBERS SHALL BE MANUFACTURED FROM VIRGIN POLYPROPYLENE OR POLYETHYLENE RESINS.
3. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORT PANELS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
4. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
5. CHAMBERS SHALL MEET ASTM F2922 (POLYETHYLENE) OR ASTM F2418-16 (POLYPROPYLENE), "STANDARD SPECIFICATION FOR THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
6. CHAMBERS SHALL BE DESIGNED AND ALLOWABLE LOADS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
7. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. THE CHAMBER MANUFACTURER SHALL SUBMIT THE FOLLOWING UPON REQUEST TO THE SITE DESIGN ENGINEER FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE:
   a. A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY AASHTO FOR THERMOPLASTIC PIPE.
   b. A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET. THE 50 YEAR CREEP MODULUS DATA SPECIFIED IN ASTM F2418 OR ASTM F2922 MUST BE USED AS PART OF THE AASHTO STRUCTURAL EVALUATION TO VERIFY LONG-TERM PERFORMANCE.
   c. STRUCTURAL CROSS SECTION DETAIL ON WHICH THE STRUCTURAL EVALUATION IS BASED.
8. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-310/SC-740 SYSTEM

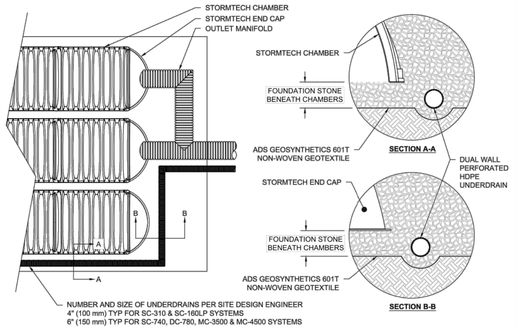
1. STORMTECH SC-310 & SC-740 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH SC-310 & SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4-2" (20-50 mm).
8. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
9. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

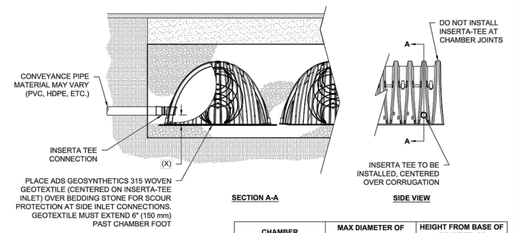
1. STORMTECH SC-310 & SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
2. THE USE OF CONSTRUCTION EQUIPMENT OVER SC-310 & SC-740 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.



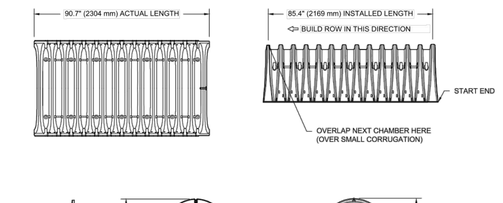
5 UNDERDRAIN DETAIL



CHAMBER	MAX DIAMETER OF INSERTA TEE	HEIGHT FROM BASE OF CHAMBER (X)
SC-310	6" (150 mm)	4" (100 mm)
SC-740	10" (250 mm)	4" (100 mm)
DC-780	10" (250 mm)	4" (100 mm)
MC-3500	12" (300 mm)	6" (150 mm)
MC-4500	12" (300 mm)	8" (200 mm)
INSERTA TEE FITTINGS AVAILABLE FOR SDR 26, SDR 35, SCH 40 IPS GASKETED & SOLVENT WELD, N-12, HP STORM, C-900 OR DUCTILE IRON		

NOTE:
PART NUMBERS WILL VARY BASED ON INLET PIPE MATERIALS. CONTACT STORMTECH FOR MORE INFORMATION.

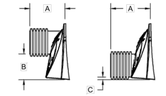
6 INSERTA-TEE SIDE INLET DETAIL



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	51.0" X 30.0" X 85.4"	(1295 mm X 762 mm X 2169 mm)
CHAMBER STORAGE	45.9 CUBIC FEET	(1.30 m³)
MINIMUM INSTALLED STORAGE*	74.9 CUBIC FEET	(2.12 m³)
WEIGHT	75.0 lbs.	(33.6 kg)

*ASSUMES 6" (152 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS



PRE-FAB STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PRE-FAB STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
PRE-CORED END CAPS END WITH "PC"

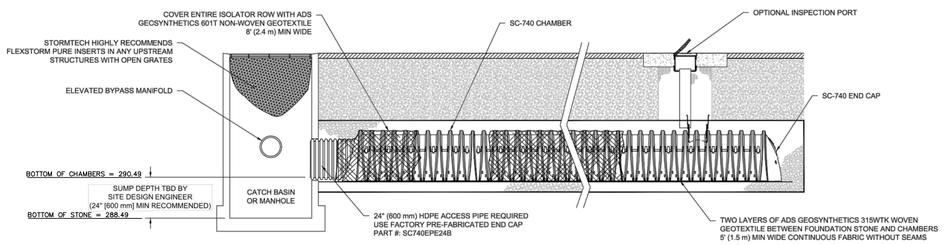
PART #	STUB	A	B	C
SC740EPE06T / SC740EPE06TPC	6" (150 mm)	10.9" (277 mm)	18.5" (470 mm)	---
SC740EPE06B / SC740EPE06BPC			---	0.5" (13 mm)
SC740EPE08T /SC740EPE08TPC	8" (200 mm)	12.2" (310 mm)	16.5" (419 mm)	---
SC740EPE08B / SC740EPE08BPC			---	0.6" (15 mm)
SC740EPE10T / SC740EPE10TPC	10" (250 mm)	13.4" (340 mm)	14.5" (368 mm)	---
SC740EPE10B / SC740EPE10BPC			---	0.7" (18 mm)
SC740EPE12T / SC740EPE12TPC	12" (300 mm)	14.7" (373 mm)	12.5" (318 mm)	---
SC740EPE12B / SC740EPE12BPC			---	1.2" (30 mm)
SC740EPE15T / SC740EPE15TPC	15" (375 mm)	18.4" (467 mm)	9.0" (229 mm)	---
SC740EPE15B / SC740EPE15BPC			---	1.3" (33 mm)
SC740EPE18T / SC740EPE18TPC	18" (450 mm)	19.7" (500 mm)	5.0" (127 mm)	---
SC740EPE18B / SC740EPE18BPC			---	1.6" (41 mm)
SC740EPE24B*	24" (600 mm)	18.5" (470 mm)	---	0.1" (3 mm)

ALL STUBS, EXCEPT FOR THE SC740EPE24B ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

* FOR THE SC740EPE24B THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

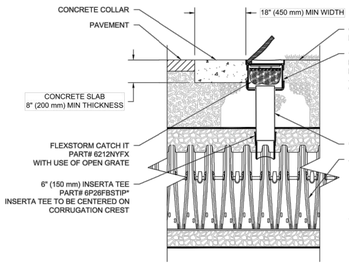
NOTE: ALL DIMENSIONS ARE NOMINAL

2 SC-740 TECHNICAL SPECIFICATIONS



CB 1 SHALL INCLUDE A 24" SUMP

3 SC-740 ISOLATOR ROW DETAIL



4 SC-740 6" (150 mm) INSPECTION PORT DETAIL

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

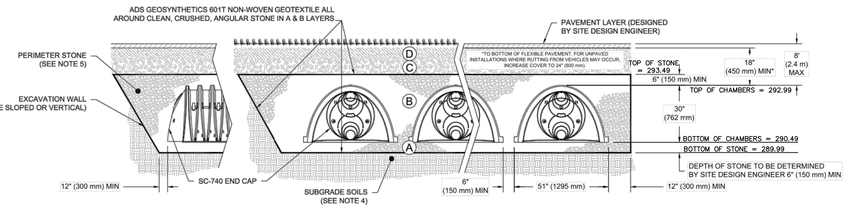
NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE[2,3]

PLEASE NOTE;
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



NOTES:

1. SC-740 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
4. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
5. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
6. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

1 SC-740 CROSS SECTION DETAIL

DRAWN: JLM | DATE: 08/28/18
REVIEWED: JLM | PROJECT NO:
REV: | NOT TO SCALE

SC-740 STANDARD DETAILS

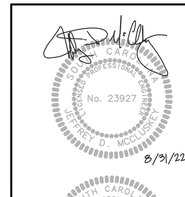
ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON REFERENCED STANDARDS. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT. NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. UNLESS THE PLANS ARE SIGNED AND SEALED BY THE SITE DESIGN ENGINEER. THE SITE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION AND SEALING THE DOCUMENT. IT IS THE SITE DESIGN ENGINEER'S RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

StormTech
70 MAHOOD ROAD, SUITE 2 | ROCKY HILL, CT | 06067
800-555-6100 | 888-892-2694 | WWW.STORMTECH.COM

ADS
4640 TRUEMAN BLVD
HILLIARD, OH 43026
ADVANCED DRAINAGE SYSTEMS, INC.

SHEET
1 OF 1

Mc² ENGINEERING
Mc² ENGINEERING, INC.
2110 BEN CRAIG DR., STE. 400
CHARLOTTE, NC 28262
PHONE 704.510.9797



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BENTON CROSSING APTS
2615 RIVER DRIVE
COLUMBIA, SC

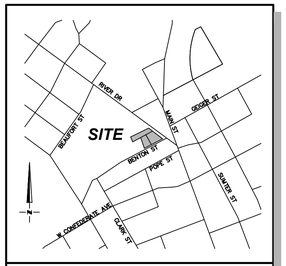
BENTON CROSSING LP
500 S. FRONT STREET., 10th FLOOR
COLUMBUS, OH 43215

SCM STANDARD DETAILS

REVISIONS

CAD FILE: 22-012 BASE.DWG
PROJECT NO.: 22-012
DESIGNED BY: JDM
REVIEWED BY: JDM
DATE: AUGUST 31, 2022

C4.1



LOCATION MAP
1"=1000'

NOTES:
1. ALL INTERNAL WETWELL PIPING AND VALVE VAULT PIPING SHALL BE CLASS 50 DIP, ALL FLANGES SHALL BE 125# STANDARD.

2. CONTRACTOR SHALL INSTALL PUMP DISCHARGE PIPING AND SLIDE RAILS LEVEL AND PLUMB FOR EASE OF PUMP REMOVAL HOIST.

3. WETWELL TO BE SEALED AT ALL JOINTS INSIDE AND OUTSIDE. WETWELL SHALL BE TESTED FOR LEAKAGE AND SHALL NOT EXCEED 1" OF WETWELL DEPTH IN 24 HOURS.

4. PUMP DRAWDOWN TEST SHALL BE CONDUCTED FOR EACH PUMP IN THE PRESENCE OF THE ENGINEER. OPERATION OD ALL ELECTRICAL CONTROLS, INCLUDING STAND-BY GENERATOR, SHALL BE DEMONSTRATED IN THE PRESENCE OF THE ENGINEER.

5. SOME COMPONENTS MAY BE SHOWN ROTATED FOR EASE OF DRAWING CLARITY.

GENERAL NOTES:

ALL EXTERIOR CONDUIT, CONNECTORS AND HARDWARE TO BE RIGID PVC COATED.

ALL FITTINGS IN JUNCTION BOX SHALL BE FLANGED AND SECURED WITH STAINLESS FASTENERS.

OWNER TO RECEIVE ALL SHOP DRAWINGS AND O&M MANUALS FOR REVIEW PRIOR TO CONSTRUCTION.
SHOP DRAWINGS & MANUALS SHALL PROVIDE REQUIRED PUMP STATION INFORMATION TO INCLUDING:
A. MEET SPEC. ON CLEARANCE ABOVE MOTORS.

PROVIDE CONTROL PANEL WIRING DETAILS FOR REVIEW INCLUDING INTER-CONNECTION DIAGRAM OF ELECTRICAL DRAWINGS.

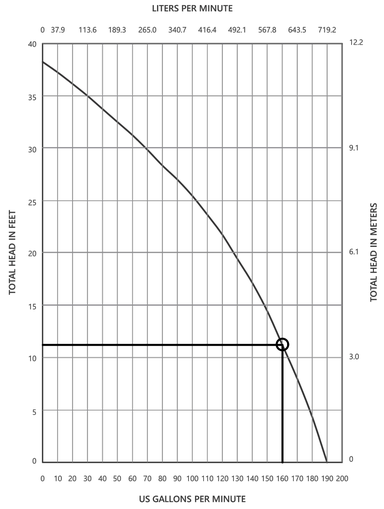
Pumping rate	=	160	GPM
TDH	=	10.9	ft.
Pumps	=	Liberty Pumps 1 HP, LE100-SERIES	
Discharging Piping,		3" DIP	
Force Main	=	3	in. Diameter (D)
Head calculations:			
Suction static head	=	0.50	ft.
Discharge static head	=	7.30	=
Force Main	=	3	in.
Length	=	68	ft.
C	=	120	
Q (PUMP)	=	160.00	GPM
Velocity	=	7.27	fps
Head loss	=	2.60	ft.
Suction and discharge head loss	=	0.50	ft.
Total dynamic head	=	10.90	

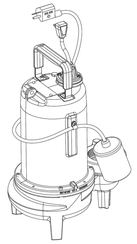
Liberty Pumps
A Family and Employee Owned Company

Pump Specification

LE100-Series

1 hp Submersible Sewage Pumps





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7000 Apple Tree Avenue Bergen NY 14416 ■ Phone 1-800-543-2550 ■ Fax 1-585-494-1839 ■ Email Liberty@LibertyPumps.com ■ Web www.LibertyPumps.com

LE100-Series Control Panel Information

PUMP SERIES	SX-SERIES SIMPLEX PANEL NEMA 1	SX-SERIES SIMPLEX PANEL NEMA 4X	AE-SERIES DUPLEX PANEL NEMA 1	AE-SERIES DUPLEX PANEL NEMA 4X	IPS-SERIES SIMPLEX PANEL	IPD-SERIES DUPLEX PANEL
[redacted]			AE21L=3 or AE21L=4	AE24L=3 or AE24L=4		
LE103	N/A	SX34=3-171	[redacted]	AE34=3-171 or AE34=4-171		
[redacted]				AE34=3-141 or AE34=4-141		
[redacted]				AE54=3-121 or AE54=4-121		

LE100-Series Technical Data

IMPELLER	2 VANE, SEMI-OPEN, CLASS 25 CAST IRON
SOLIDS HANDLING SIZE	2"
PAINT	POWDER COATING
MAX LIQUID TEMP	40°C / 104°F CONTINUOUS DUTY
MAX STATOR TEMP	130°C / 266°F
THERMAL OVERLOAD	105°C / 221°F (1-PHASE)
POWER CORD TYPE	SJTW (1-PHASE) SEOOW (3-PHASE)
MOTOR HOUSING	CLASS 25 CAST IRON
VOLUTE	CLASS 25 CAST IRON
SHAFT	STAINLESS
HARDWARE	STAINLESS
O-RINGS	BUNA-N
MECHANICAL SEAL	CARBON CERAMIC (1-PHASE) UNITIZED GRAPHITE IMPREGNATED SILICON CARBIDE (3-PHASE)
MIN BEARING LIFE	50,000 HRS
WEIGHT	29 KG / 64 LBS
CERTIFICATIONS	SSPMA, cCSAus

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LE100-Series Electrical Data

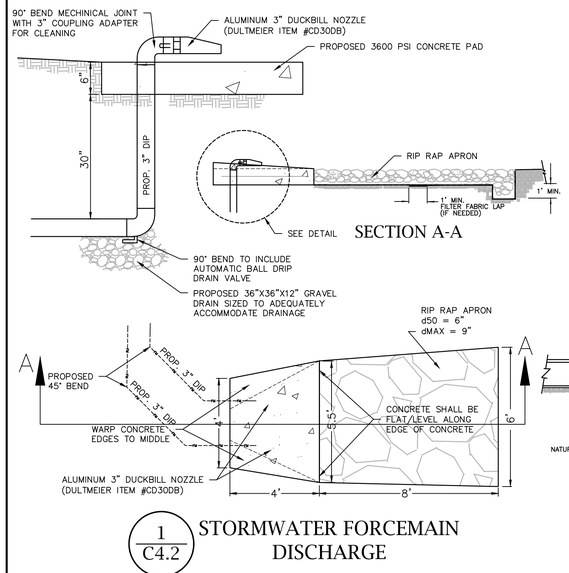
MODEL	HP	VOLTAGE	PHASE	SF	FULL LOAD AMPS	LOCKED ROTOR AMPS	THERMAL OVERLOAD TEMP	STATOR WINDING CLASS	CORD LENGTH [FT]	DISCHARGE	AUTOMATIC
[redacted]											
LE103M3-3	1	208–230	3	1.00	5.3	18.3	N/A	B	35	3" FLANGED	NO
[redacted]											

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SYSTEM SHALL OPERATE WHERE BOTH PUMPS OPERATE SIMULTANEOUSLY UTILIZING FLOAT CONTROL TO TURN PUMPS ON AND OFF.

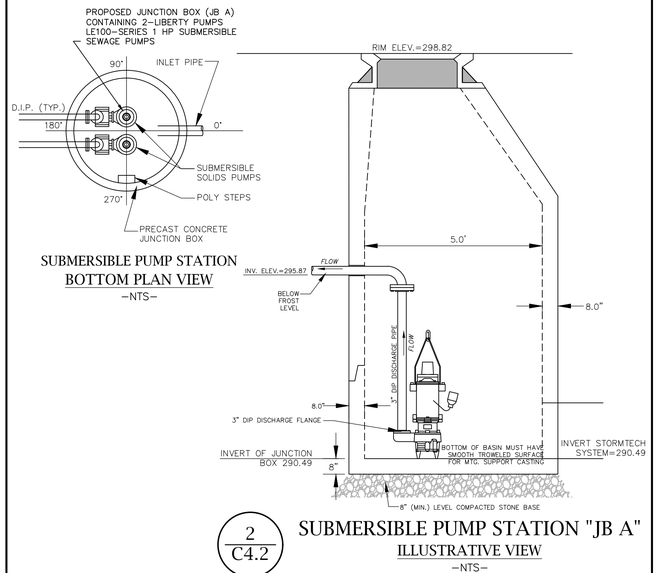
811 Know what's below. Call before you dig.

GRAPHIC SCALE
5 0 2.5 5 10 20
(IN FEET)
1 inch = 5 ft.

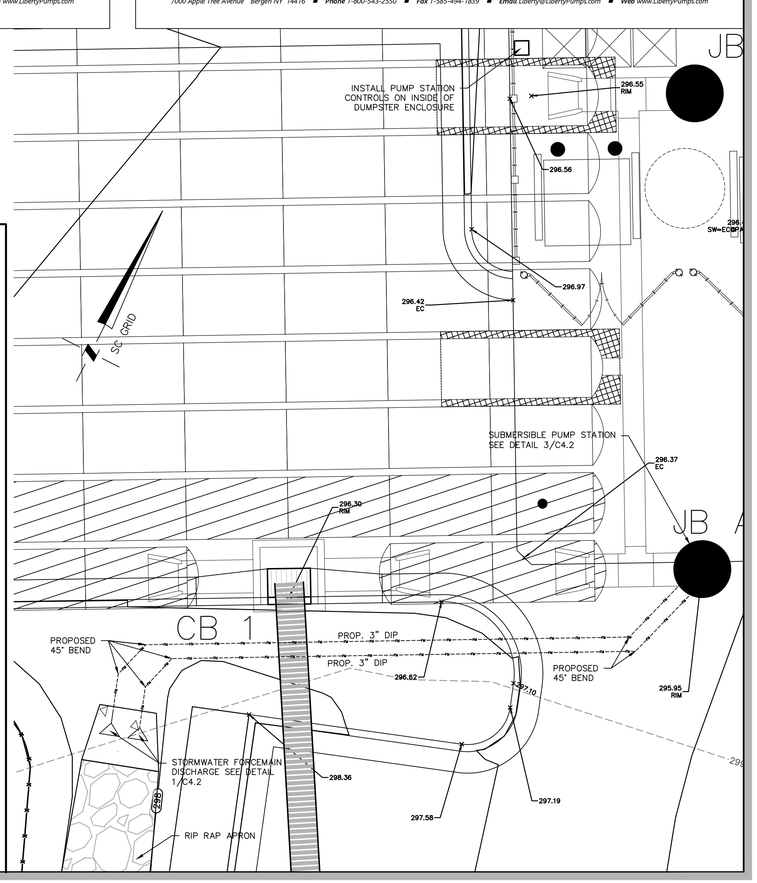


1. CLASS OR MEDIAN SIZE OF RIPRAP AND LENGTH, WIDTH AND DEPTH OF APRON TO BE DESIGNED BY THE ENGINEER.
2. REFER TO THE SCDHEC EROSION CONTROL DESIGN MANUAL FOR RIPRAP APRON DESIGN STANDARDS.
3. RIPRAP SHOULD EXTEND UP BOTH SIDES OF THE APRON AND AROUND THE END OF THE PIPE OR CULVERT AT THE DISCHARGE OUTLET AT A MAXIMUM SLOPE OF 2:1 AND A HEIGHT NOT LESS THAN TWO THIRDS THE PIPE DIAMETER OR CULVERT HEIGHT.
4. THERE SHALL BE NO OVERFLOW FROM THE END OF THE APRON TO THE SURFACE OF THE RECEIVING CHANNEL. THE AREA TO BE PAVED OR RIPRAPPED SHALL BE UNDERCUT SO THAT THE INVERT OF THE APRON SHALL BE AT THE SAME GRADE (FLUSH) WITH THE SURFACE OF THE RECEIVING CHANNEL. THE APRON SHALL HAVE A CUTOFF OR TOE WALL AT THE DOWNSTREAM END.
5. THE WIDTH OF THE END OF THE APRON SHALL BE EQUAL TO THE BOTTOM WIDTH OF THE RECEIVING CHANNEL MAXIMUM TAPER TO RECEIVING CHANNEL 5:1
6. ALL SUBGRADE FOR STRUCTURE TO BE COMPACTED TO 95% OR GREATER.

1/C4.2 STORMWATER FORCEMAIN DISCHARGE

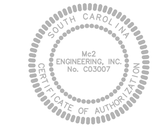


2/C4.2 SUBMERSIBLE PUMP STATION "JB A" ILLUSTRATIVE VIEW -NTS-



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Mc² ENGINEERING, INC.
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COLUMBIA, SC

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COLUMBUS, OH 43215

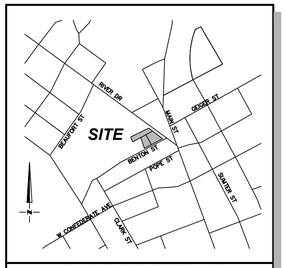
STORMWATER PUMP STATION PLAN

REVISIONS

1	9/21/22	OWNER REV

CAD FILE:	22-012 BASE.DWG
PROJECT NO.:	22-012
DESIGNED BY:	JDM
REVIEWED BY:	JDM
DATE:	AUGUST 31, 2022

C4.2



LOCATION MAP
1"=1000'

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

SC GRID

811 Know what's below. Call before you dig.

SOIL: Ur
HYDRO "B"

EXISTING ADJACENT FENCE EXTENDS ALL THE WAY TO THE GROUND AND IS CORRUGATED METAL ACTING LIKE A CURB AND DIVERTS RUNOFF TOWARDS RIVER DRIVE

N/F ~ ELMWOOD PLACE APARTMENTS ~ (TM# NOT AVAILABLE) ZONING: NAC USE: MULTI-FAMILY

EX. ASPHALT DRIVEWAY TO SERVE ADJACENT PROPERTY

N/F ~ LI'L CRICKET LLV ~ TM# R09109-06-06 ZONING: NAC USE: COMMERCIAL

N62°16'00"E 285.66'

9X20

N25°51'04"W 75.49'

DA CB #1
6,514 SF (0.15 AC)

DA CB #10
18,309 SF (0.42 AC)

DA CB #12
7,822 SF (0.18 AC)

DA DI #11
2,049 SF (0.05 AC)

DA CB #9
3,942 SF (0.09 AC)

DA CB #13
11,142 SF (0.26 AC)

S52°48'05"E 86.26'

S52°48'05"E 81.77'

S52°48'18"E 100.03'

EX. R/W

EX 50' PUBLIC R/W (35 MPH SPEED LIMIT)
RIVER DRIVE (US HWY 176)

PROP. BUILDING (STAIR TOWER)

PROP. BUILDING (GROUND FLOOR)

S63°19'41"W 128.37'

N18°53'53"W 155.88'

S63°10'38"W 116.95'

S63°30'35"W 56.53'

N38°16'13"W 5.44'

S63°26'16"W 122.87'

S63°02'44"W 106.10'(TIE)

BENTON STREET
EX VARIABLE PUBLIC R/W

N/F ~ JENNIFER DENSLOW GLASS & JASON CHANCE GLASS ~ TM# R09109-05-22 ZONING: RSF-3 USE: SINGLE-FAMILY

N/F ~ JENNIFER W DENSLOW ~ TM# R09109-05-21 ZONING: RSF-3 USE: VACANT

N/F ~ YORCHA ~ EMILY TM# R09109-05-13 ZONING: RSF-3 USE: SINGLE-FAMILY

N/F ~ FIRST CITIZENS BANK & TRUST ~ TM# R09109-06-06 ZONING: NAC USE: COMMERCIAL

N/F ~ NEIL WENDELL FREEMAN ~ TM# R09109-06-07 ZONING: NAC USE: COMMERCIAL

EX. ASPHALT

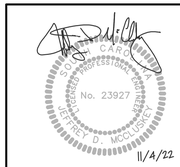
EX. 24" OBERS & OUTFALL

EX. INLET T=293.00' IE=293.10

EX. WALL
EX. METAL FENCE
EX. WOOD FENCE
EX. CONC. HEADER CURB
EX. STEPS
EX. CHAIN LINK FENCE
6"WALNUT"
X299.83

DS
CB 2
CB 3
CB 10
CB 12
CB 13
DI 11
JB 2

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COLUMBUS, OH 43215

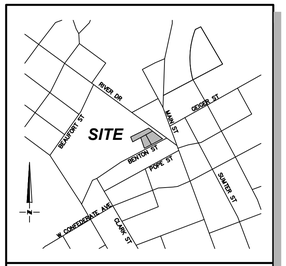
STORM SEWER DRAINAGE AREA PLAN

REVISIONS

3	11/4/22	SCDOT COMMENTS

CAD FILE: 22-012 BASE.DWG
PROJECT NO.: 22-012
DESIGNED BY: JDM
REVIEWED BY: JDM
DATE: AUGUST 31, 2022

C4.3



LOCATION MAP
1"=1000'

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

SC GRID

811 Know what's below. Call before you dig.

SOIL: OgD
HYDRO "B"

SOIL: Ur
HYDRO "B"

N/F
~ ELMWOOD PLACE APARTMENTS ~
(TM# NOT AVAILABLE)
ZONING: NAC
USE: MULTI-FAMILY

EX. ASPHALT DRIVEWAY TO SERVE ADJACENT PROPERTY

N/F
~ LI'L CRICKET LLV ~
TM# R09109-06-06
ZONING: NAC
USE: COMMERCIAL

N/F
~ FIRST CITIZENS BANK & TRUST ~
TM# R09109-06-06
ZONING: NAC
USE: COMMERCIAL

EX 50' PUBLIC R/W (RIVER DRIVE (US HWY 176) (35 MPH SPEED LIMIT))

N62°16'00"E 285.66'

N25°51'04"W 75.49'

S63°19'41"W 128.37'

S52°48'41"E 85.26'

S52°40'06"E 61.77'

DRAINAGE AREA UNDERGOUND DETENTION #1
TOTAL AREA: 50,854 SF (1.17 AC)
EX. BUILDING/CONCRETE (HYDRO "B"): 19,908 SF (0.46 AC)
EX. GRASS/WOODS COMBINATION (HYDRO "B"): 30,946 SF (0.71 AC)

100 LF OF SHEET FLOW AT 2.0%

78 LF OF SHALLOW CONCENTRATED FLOW AT 1.0%

DRAINAGE AREA TO SCDOT R/W (RIVER DR)
TOTAL AREA: 4,042 SF (0.09 AC)
CONCRETE: 2,971 SF (0.07 AC)
GRASS: 1,071 SF (0.02 AC)

N18°53'53"W 155.88'

S63°10'38"W 116.95'

S63°30'36"W 56.53'

S16°13'W ± 5.44'

S63°26'16"W 122.87'

N/F
~ EMILY TORCHIA ~
TM# R09109-05-13
ZONING: RSF-3
USE: SINGLE-FAMILY

N/F
~ JENNIFER DENSLOW GLASS & JASON CHANCE GLASS ~
TM# R09109-05-22
ZONING: RSF-3
USE: SINGLE-FAMILY

N/F
~ JENNIFER W DENSLOW ~
TM# R09109-05-21
ZONING: RSF-3
USE: VACANT

N/F
~ NEIL WENDELL FREEMAN ~
TM# R09109-06-07
ZONING: NAC
USE: COMMERCIAL

N/F
~ DANIEL W LONG ~
TM# R09109-10-17
ZONING: RSF-3
USE: SINGLE-FAMILY

N/F
~ NOT PROVIDED ~
TM# R09109-10-18
ZONING: RSF-3
USE: SINGLE-FAMILY

N/F
~ CURTIS OWEN ELLIOT ~
TM# R09109-10-19
ZONING: RSF-3
USE: SINGLE-FAMILY

N/F
~ DALLAS WEBSTER DANCY ~
TM# R09109-10-20
ZONING: NAC
USE: COMMERCIAL(CHILDCARE)

BENTON STREET
EX VARIABLE PUBLIC R/W

EX. 4" CURB & GUTTER

EX. STMH
T=294.00'
IE=291.10'

EX. INLET
T=293.00'
IE=290.10'

Mc² ENGINEERING
Mc² ENGINEERING, INC.
2110 BEN CRAIG DR., STE. 400
CHARLOTTE, NC 28262
PHONE 704.510.9797

SOUTH CAROLINA PROFESSIONAL ENGINEER
No. 23927
JEFFREY D. MCCUSKEY
11/4/22

Mc2 ENGINEERING, INC.
No. C03007
SOUTH CAROLINA
CERTIFICATE OF AUTHORIZATION

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BENTON CROSSING APTS
2615 RIVER DRIVE
COLUMBIA, SC

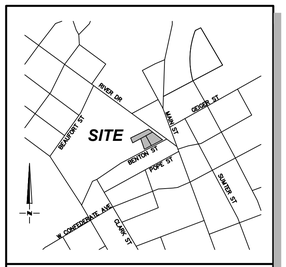
BENTON CROSSING LP
500 S. FRONT STREET., 10th FLOOR
COLUMBUS, OH 43215

PRE-DEVELOPMENT DRAINAGE AREA PLAN

REVISIONS		
3	10/27/22	SCDOT CMTS
3	11/4/22	SCDOT COMMENTS

CAD FILE: 22-012 BASE.DWG
PROJECT NO.: 22-012
DESIGNED BY: JDM
REVIEWED BY: JDM
DATE: AUGUST 31, 2022

C4.4



LOCATION MAP
1"=1000'

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

SC GRID

811
Know what's below.
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SOIL: OgD
HYDRO "B"

SOIL: Ur
HYDRO "B"

EXISTING ADJACENT FENCE EXTENDS ALL THE WAY TO THE GROUND AND IS CORRUGATED METAL ACTING LIKE A CURB AND DIVERTS RUNOFF TOWARDS RIVER DRIVE

N/F
~ ELMWOOD PLACE APARTMENTS ~
(TM# NOT AVAILABLE)
ZONING: NAC
USE: MULTI-FAMILY

EX. ASPHALT DRIVEWAY TO SERVE ADJACENT PROPERTY

N/F
~ LI'L CRICKET LLV ~
TM# R09109-06-06
ZONING: NAC
USE: COMMERCIAL

EX. 50' PUBLIC R/W (35 MPH SPEED LIMIT) RIVER DRIVE (US HWY 176)

N/F
~ FIRST CITIZENS BANK & TRUST ~
TM# R09109-06-06
ZONING: NAC
USE: COMMERCIAL

DRAINAGE AREA TO SCDOT R/W (RIVER DR)
TOTAL AREA: 4,042 SF (0.09 AC)
CONCRETE: 1,564 SF (0.04 AC)
GRASS: 2,478 SF (0.06 AC)

N/F
~ NEIL WENDELL FREEMAN ~
TM# R09109-06-07
ZONING: NAC
USE: COMMERCIAL

N/F
~ EMILY TORCHIA ~
TM# R09109-05-13
ZONING: RSF-3
USE: SINGLE-FAMILY

N/F
~ JENNIFER DENSLOW GLASS & JASON CHANCE GLASS ~
TM# R09109-05-22
ZONING: RSF-3
USE: SINGLE-FAMILY

N/F
~ JENNIFER W DENSLOW ~
TM# R09109-05-21
ZONING: RSF-3
USE: VACANT

DRAINAGE AREA UNDERGOUND DETENTION #1
TOTAL AREA: 50,854 SF (1.17 AC)
BUILDING/CONCRETE (HYDRO "B"): 44,106 SF (1.01 AC)
GRASS/WOODS COMBINATION (HYDRO "B"): 6,748 SF (0.15 AC)

PROP. BUILDING (GROUND FLOOR)

PROP. BUILDING (STAIR TOWER)

EX. INLET
T=290.00'
IE=283.10

EX. R/W

BENTON STREET
EX VARIABLE PUBLIC R/W

EX. WALL
EX. WOOD FENCE
EX. METAL FENCE
EX. CHAIN LINK FENCE
EX. STEPS
6"WALNUT"
X299.83
CB 1
CB 3
CB 10
CB 11
CB 12
CB 13
JB 2
DS
5+00
4+50
4+00
3+50
3+00
2+50
2+00
1+50
1+00

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No. C03007
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SOUTH CAROLINA

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COLUMBIA, SC

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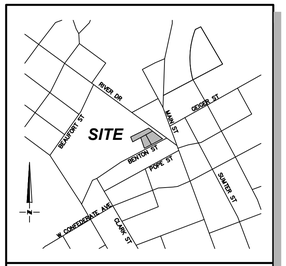
POST-DEVELOPMENT DRAINAGE AREA PLAN

REVISIONS

3	10/27/22	SCDOT CMTS
3	11/4/22	SCDOT COMMENTS

CAD FILE: 22-012 BASE.DWG
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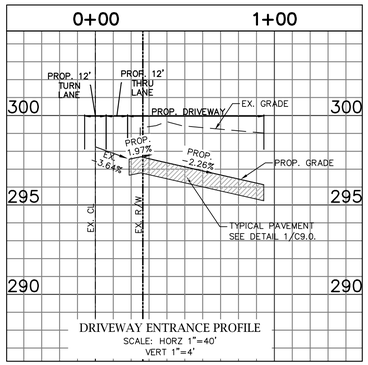


LOCATION MAP
1"=1000'

ALL MARKINGS WITHIN SCDOT R/W SHALL BE APPROVED PERMANENT PAVEMENT MARKINGS PER SECTION 625, 626, OR 627 WITHIN THE SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.

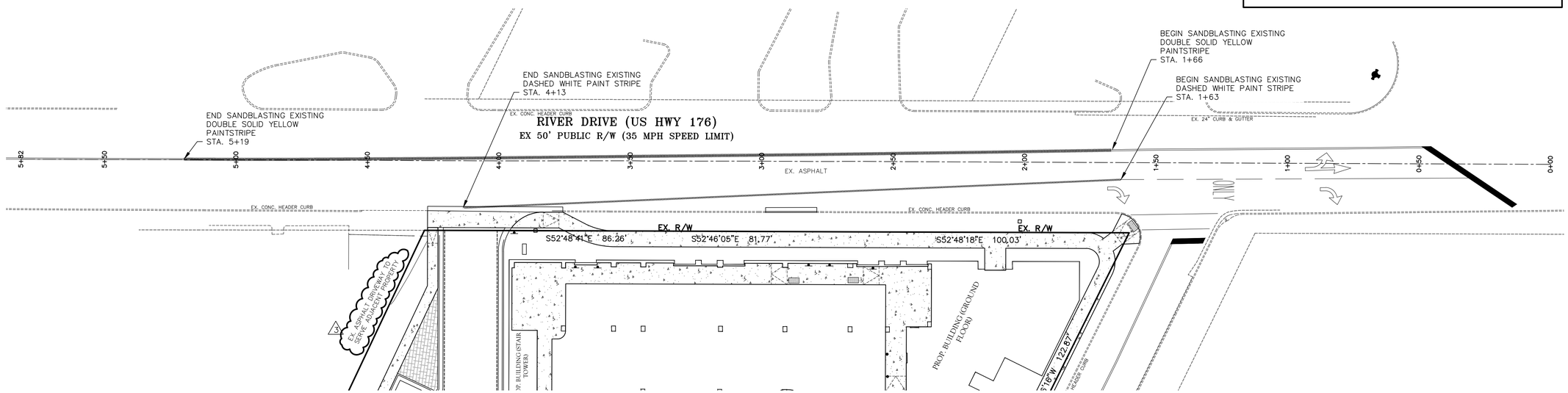
SCDOT CONSTRUCTION NOTES: 3

1. CONTRACTOR TO REMOVE AND REPLACE DAMAGED SIDEWALK OR CURB AND GUTTER ALONG PROPERTY FRONTAGE AS NECESSARY AND/OR AS SPECIFIED BY DISTRICT PERMIT STAFF.
2. SIDEWALK AND CURB AND GUTTER TO BE REMOVED AND REPLACED FROM JOINT TO JOINT.
3. ANY PROPOSED SIDEWALK WITHIN THE RIGHT OF WAY SHALL NOT EXCEED 2% CROSS SLOPE PER ADA AND PROWAG GUIDELINES. ALL RAMPS SHALL NOT EXCEED 8.33% FOR EVERY SCENARIO EXCEPT WHERE ALLOWED BY PROWAG
4. IN PRESENCE OF SIDEWALK OR OTHER ADA PATHWAY, ACCESS(ES) TO PROVIDE A MINIMUM OF 3' PEDESTRIAN PATH OF NO GREATER CROSS SLOPE THAN 2% ACROSS THROAT OF DRIVEWAY.

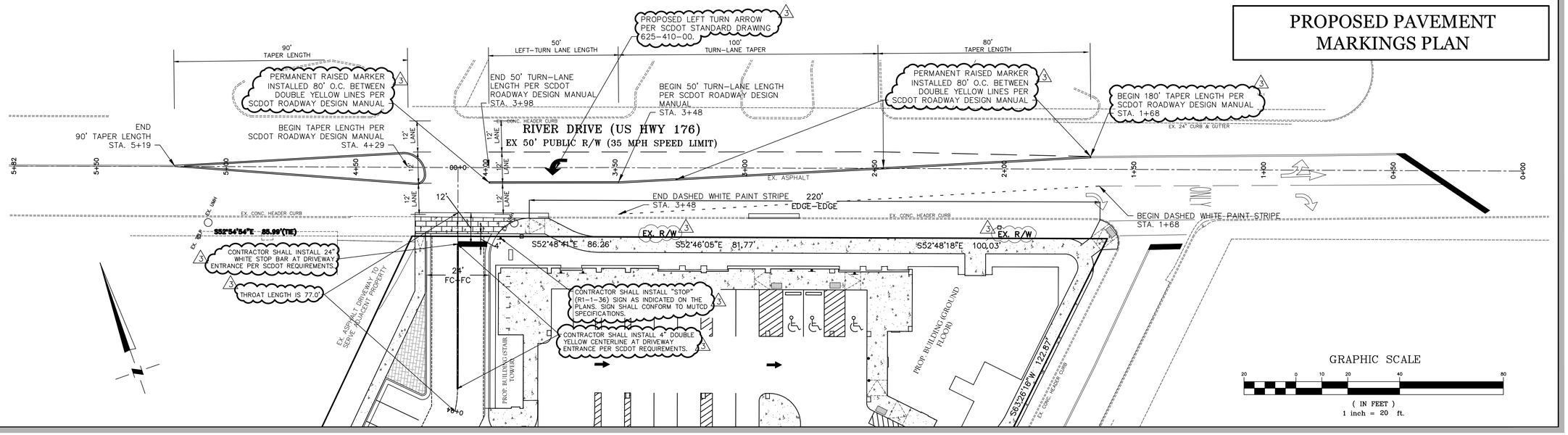


DRIVEWAY ENTRANCE PROFILE
SCALE: HORZ 1"=40'
VERT 1"=4'

EXISTING PAVEMENT MARKING AND DEMOLITION PLAN

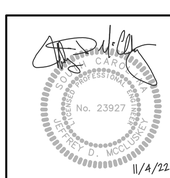


PROPOSED PAVEMENT MARKINGS PLAN



GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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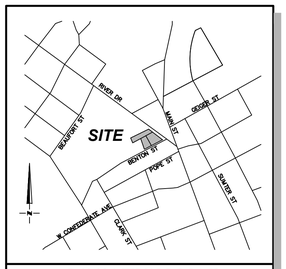
ROADWAY STRIPING PLAN

REVISIONS

1	9/21/22	OWNER REV
3	11/4/22	SCDOT COMMENTS

CAD FILE: 22-012 BASE.DWG
PROJECT NO.: 22-012
DESIGNED BY: JDM
REVIEWED BY: JDM
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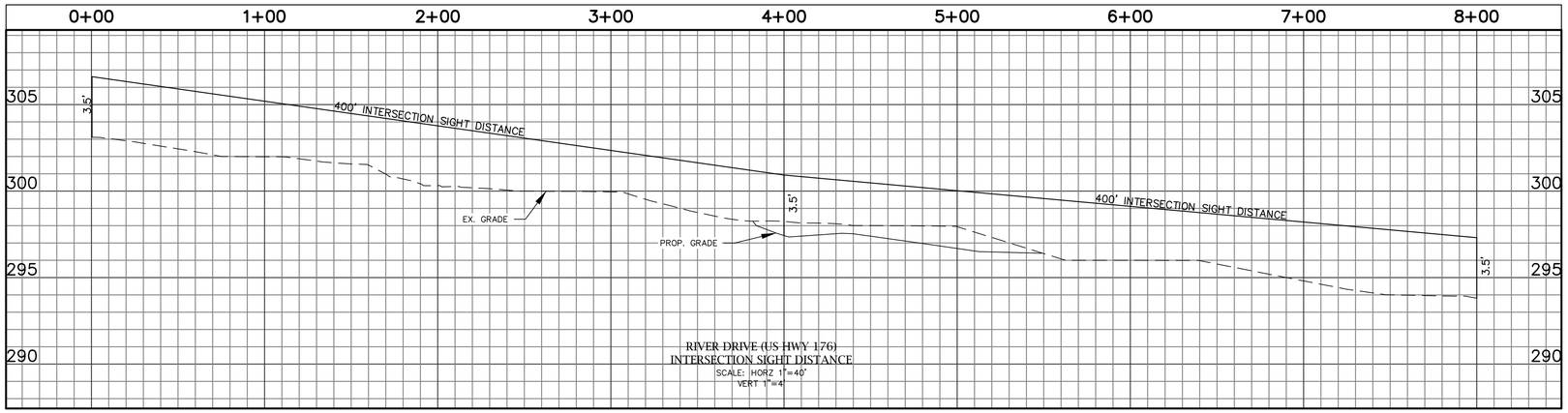
C6.0



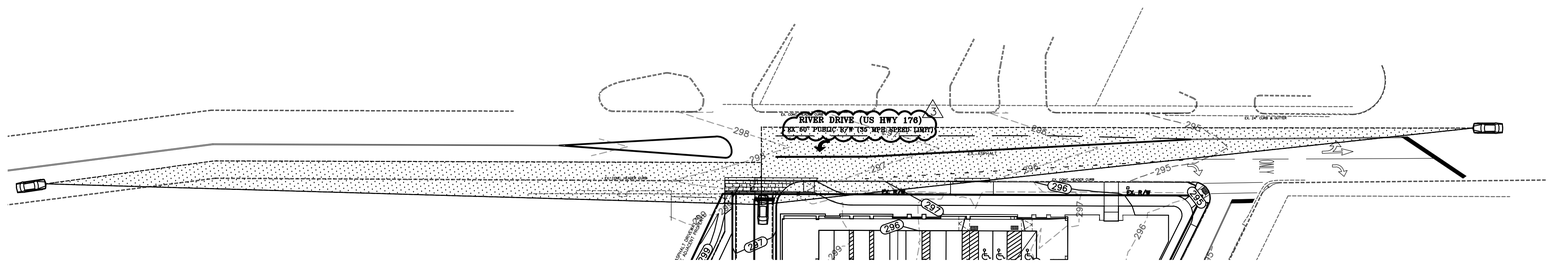
LOCATION MAP
1"=1000'

DESIGN SPEED:	35 MPH
MINIMUM REQUIRED SIGHT DISTANCE:	400'
OBSERVABLE/PROVIDED SIGHT DISTANCE:	400'+

SIGHT DISTANCE SUMMARY



RIVER DRIVE (US HWY 176)
INTERSECTION SIGHT DISTANCE
SCALE: HORZ 1"=40'
VERT 1"=4'



GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

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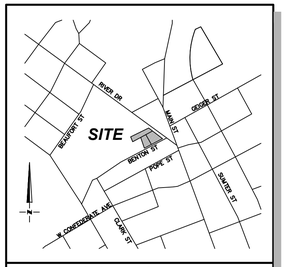
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INTERSECTION SIGHT DISTANCE

REVISIONS		
1	9/21/22	OWNER REV
3	11/4/22	SCDOT COMMENTS

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DESIGNED BY:	JDM
REVIEWED BY:	JDM
DATE:	AUGUST 31, 2022

C6.1



LOCATION MAP
1"=1000'

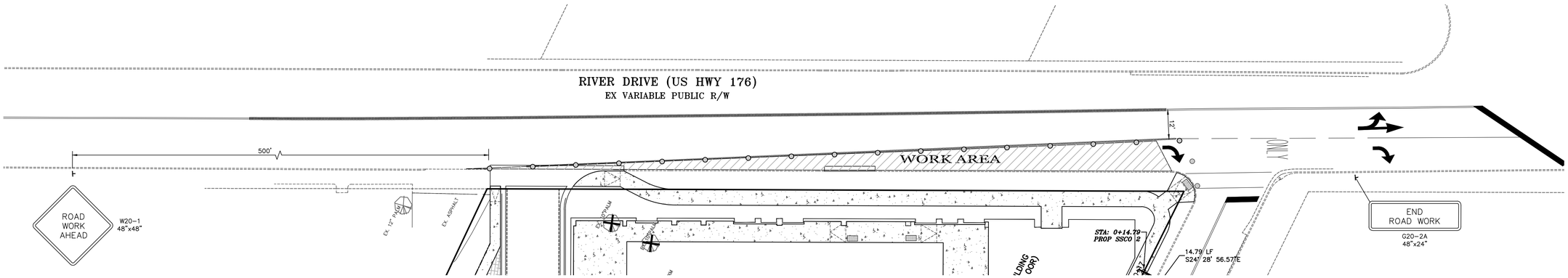
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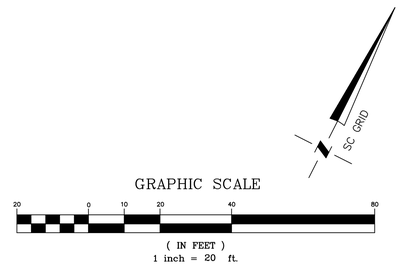
LEGEND	
	CONES
	DRUMS
	SIGNS
	FLAGGER
	WORK AREA
	TYPE II BARRICADE (SEE GENERAL NOTE 6)
	ARROW PANEL

CONSTRUCTION SEQUENCE:
1. CONTRACTOR SHALL PLACE ADVANCE WARNING SIGNS & PLACE CONES AS SHOWN ON THE TRAFFIC CONTROL PLAN.

2. CONTRACTOR SHALL BEGIN GRADING FOR PROPOSED DRIVEWAY CONNECTION AND MILLING EXISTING ROAD AS INDICATED IN THE DRIVEWAY PLANS.

3. AFTER OVERLAYING ASPHALT AND COMPLETING DRIVEWAY CONNECTION CONTRACTOR SHALL REMOVE CONES IN REVERSE ORDER FROM DOWNSTREAM TO UPSTREAM DIRECTION (REVERSE OF TRAFFIC FLOW).





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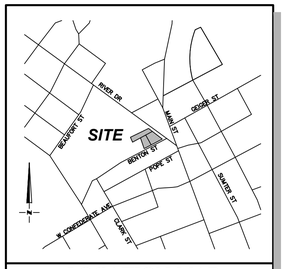
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TRAFFIC CONTROL PLAN

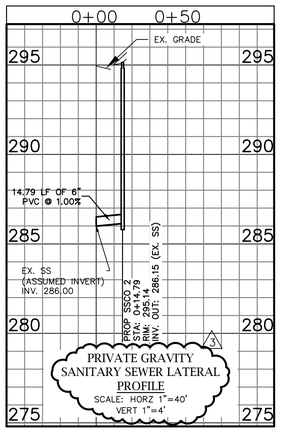
REVISIONS		
1	9/21/22	OWNER REV

CAD FILE: 22-012 BASE.DWG
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REVIEWED BY: JDM
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C6.2



LOCATION MAP
1"=1000'



KEY NOTES:

(A) CONTRACTOR SHALL DISCONNECT EXISTING UTILITIES AND REMOVE EXISTING STRUCTURES AFTER SUCCESSFULLY OBTAINING ALL DEMOLITION PERMITS. REMOVE ALL MECHANICAL EQUIPMENT.

(B) DEVELOPER SHALL COORDINATE WITH POWER COMPANY TO REMOVE EXISTING SERVICES AND POWER POLES ON-SITE.

(C) DEVELOPER SHALL COORDINATE WITH POWER COMPANY TO RELOCATE THE EXISTING POWER POLE BASED ON THE LOCATION OF THE PROPOSED DRIVEWAY CONNECTION.

(D) CONTRACTOR SHALL REMOVE EXISTING WATER METER AND SERVICE CONNECTION. EXISTING CAPACITY FEES TO BE APPLIED TOWARDS NEW UTILITY CONNECTIONS. SEE UTILITY PLAN C7.0.

(E) CONTRACTOR SHALL COORDINATE WITH DOMINION ENERGY TO REMOVE EXISTING COBRA HEAD STREET LIGHT FROM EXISTING POWER POLE.

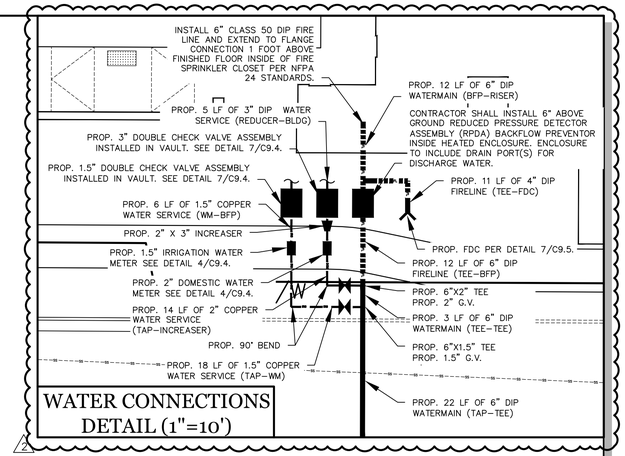
(F) CONTRACTOR SHALL INSTALL PEDESTRIAN LIGHTING
HOLOPHANE ALUMINUM POLE MODEL:
WDA 14 F5J 17D C03 RALxxxxSDCR
HOLOPHANE LIGHT MODEL:
GVD3 P30 30K MVOLT MS GL3 RALxxxxSDCR [BLANK]
[BLANK] WITH THE FOLLOWING CONTROL OPTIONS: PR3 PCLL

(G) PROPOSED LOCATION OF ELECTRIC TRANSFORMER.

CAPACITY ASSURANCE:

ESTIMATED ADF:
12 (1-BEDROOM) X 150 GPD/UNIT + 28 (2-BEDROOM) X 225 GPD/UNIT + 16 (3-BEDROOM) X 300 GPD/UNIT = 1,800 + 6,300 + 4,800 = 12,900 GPD

ESTIMATED PEAK FLOW:
2.5 PEAK FACTOR X ADF = 2.5 X 12,900 = 32,250 GPD



WATER CONNECTIONS DETAIL (1"=10')

SITE/UTILITY NOTES:

1. MAINTAIN MINIMUM 10' HORIZONTAL SEPARATION BETWEEN WATER LINE AND OTHER UTILITY LINES.
2. CONTRACTOR TO LOCATE BUILDING TIE-INS PER PLUMBING PLANS.
3. THERE SHALL BE NO TAPS, PIPING BRANCHES, UNAPPROVED BYPASS PIPING, HYDRANTS, FIRE DEPARTMENT CONNECTION POINTS OR OTHER WATER USING APPURTENANCES CONNECTED TO THE SUPPLY LINE BETWEEN ANY WATER METER AND REQUIRED BACKFLOW ASSEMBLY.
4. EACH REQUIRED BACKFLOW PREVENTER SHALL BE TESTED BY AN APPROVED CERTIFIED TESTER PRIOR TO PLACING WATER SYSTEM IN SERVICE.
5. WATER SERVICE TO BE INSTALLED PER JOINT MUNICIPAL WATER AND SEWER COMMISSION REQUIREMENTS.
6. WATERLINE SHALL BE INSTALLED WITH A MINIMUM OF 36" OF COVER.
7. CONTRACTOR SHALL INSTALL A COPPER TRACER WIRE WITH PROPOSED PVC WATERLINE FOR FUTURE LOCATING. CONTRACTOR SHALL PROVIDE EXTRA LOOP OF WIRE IN VALVE BOXES AND BACKFLOW PREVENTER.
8. CONTRACTOR SHALL FURNISH TRAFFIC BEARING SANITARY SEWER CLEANOUT COVERS IN ALL TRAFFIC BEARING LOCATIONS AND SIDEWALKS.
9. ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.

RELATION OF WATER MAINS TO SEWERS

LATERAL SEPARATION OF SEWERS AND WATER MAINS

1. SEWER AND WATER MAINS SHALL HAVE AT LEAST A 10 FEET HORIZONTALLY SEPARATION MEASURED FROM OUTSIDE EDGE TO OUTSIDE EDGE OF PIPE.
2. IF IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL AND VERTICAL SEPARATION AS DESCRIBED ABOVE OR ANYTIME THE SEWER IS OVER THE WATER MAIN, BOTH THE WATER MAIN AND SEWER MUST BE CONSTRUCTED OF FERROUS PIPE COMPLYING WITH PUBLIC WATER SUPPLY DESIGN STANDARDS AND BE PRESSURE TESTED TO 150 PSI TO ASSURE WATERTIGHTNESS BEFORE BACKFILLING.
3. A 24 INCH VERTICAL SEPARATION SHALL BE PROVIDED BETWEEN STORM SEWER AND SANITARY SEWER LINES OR FERROUS PIPE SPECIFIED.

CROSSING A WATER MAIN OVER A SEWER

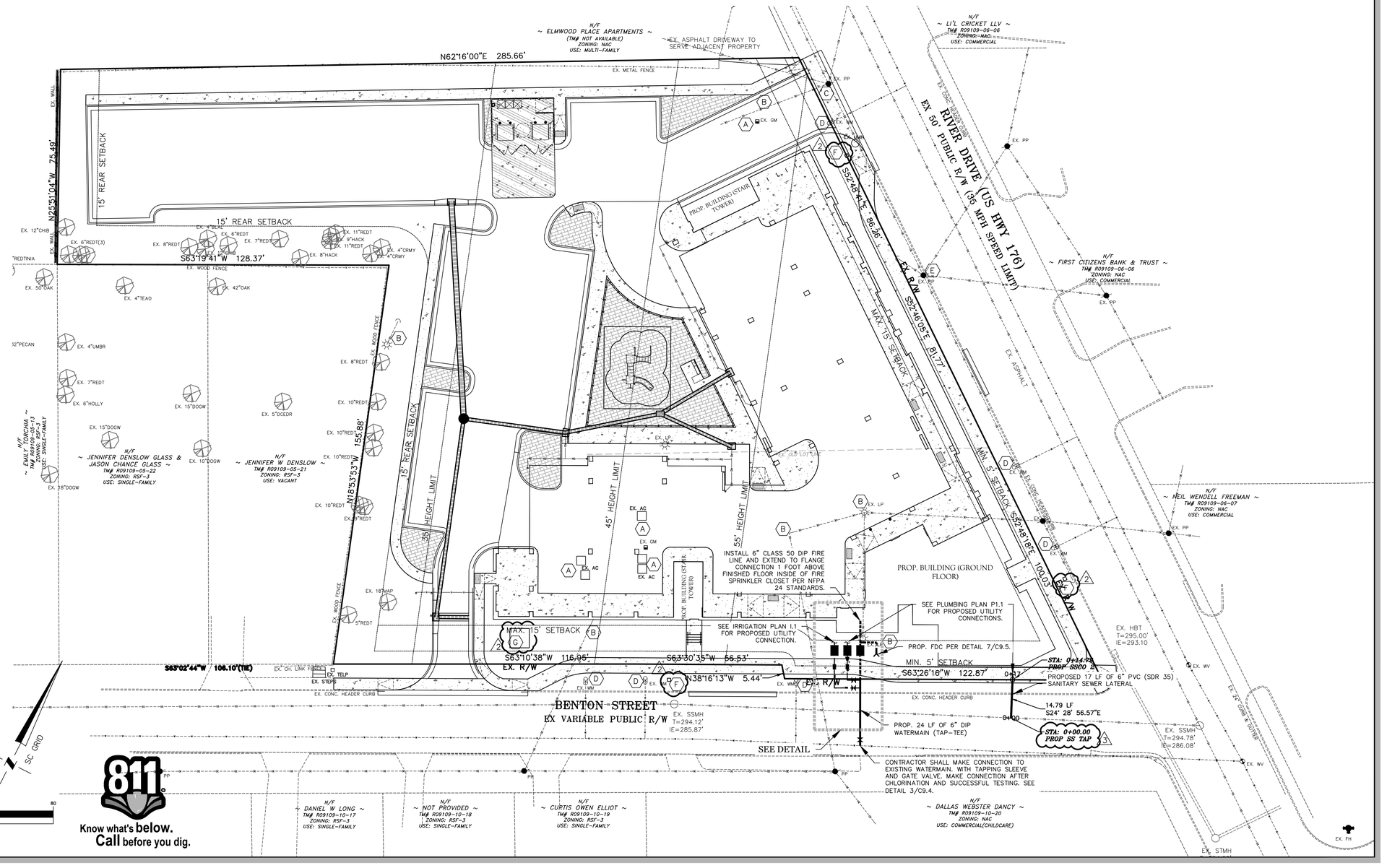
4. WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS OVER A SEWER, THE WATER MAIN SHALL BE LAID AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 24 INCHES ABOVE THE TOP OF THE SEWER, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT AN 24 INCH VERTICAL SEPARATION IN WHICH CASE BOTH THE WATER MAIN AND SEWER SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING.

CROSSING A WATER MAIN UNDER A SEWER

5. WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS UNDER A SEWER, BOTH THE WATER MAIN AND THE SEWER SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING. A SECTION OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING.

TOWN OF LEXINGTON STANDARD UTILITY NOTES:

- ALL WORK AND MATERIALS USED ARE TO BE DONE IN ACCORDANCE WITH CITY OF COLUMBIA SPECIFICATIONS.
- AS-BUILTS ARE REQUIRED BEFORE A FINAL WILL BE DONE.
- BEFORE BEGINNING ANY UTILITY CONSTRUCTION, CONTRACTOR MUST ARRANGE AND ATTEND A PRE-CONSTRUCTION MEETING WITH CITY OF COLUMBIA INSPECTOR
- BACKFILL TESTING SHALL BE DONE AT OWNER'S EXPENSE ON ALL WATER AND SEWER MAINS AND ANY ROAD CROSSING SERVICES. TEST THE FIRST 12-INCHES OF COMPACTED BACKFILL OVER THE UTILITY. TEST SPACING NOT TO EXCEED 50 FEET OR WHERE CHANGES IN BACKFILL MATERIAL ARE OBSERVED. MINIMUM COMPACTION SHALL BE 98% STANDARD PROCTOR PER ASTM 698. TOWN INSPECTOR CAN REEVALUATE IN FIELD AND REDUCE TESTING SPACING BASED ON SOIL, DEPTH, ETC. COMPACTION REPORT MUST BE SUBMITTED TO CITY BEFORE ANY O&MS WILL BE ISSUED.
- TRACER WIRE: GREEN (SEWER) BLUE (WATER) SHALL BE RUN ALONG ALL UTILITY MAINS AND SERVICES FROM INITIAL TAP TO END STRUCTURE. IT IS TO BE RUN UP ALL VALVES, BOXES, MHS, AND CLEANOUTS.
- ALL DUCTILE IRON PIPES USED IN SEWER SYSTEM SHALL BE PROTECTO 401 EPOXY LINED.
- ALL SANITARY SEWER FORCEMAINS SHALL HAVE A MINIMUM OF FOUR (4) FEET OF COVER.
- ALL GRAVITY SEWER MAINS FROM 12' TO 20' DEEP NEED TO BE SDR26 SEWER PIPE AND FITTINGS.
- ALL SEWER MAINS ARE TO BE VIDEOED WITH A VIDEO INSPECTION REPORT PROVIDED.
- IF EXISTING STRUCTURE WITH CITY SERVICE IS BEING DEMOLISHED, SERVICES TO BE CUT AND CAPPED AT THIS TIME.
- ALL GREASE TRAPS ARE TO BE INSPECTED BEFORE ANY FINALS WILL BE ISSUED.
- ANY WATER SERVICE WITH A TESTABLE BACKFLOW SHALL BE TESTED AND REPORTED TO THE CITY BEFORE ANY FINALS WILL BE ISSUED.



GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

811 Know what's below. Call before you dig.

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PHONE 704.510.9797

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 023927 JEFFREY D. MCCULLOUGH
No. 23927
11/4/22

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION Mc2 ENGINEERING, INC. No. C03007

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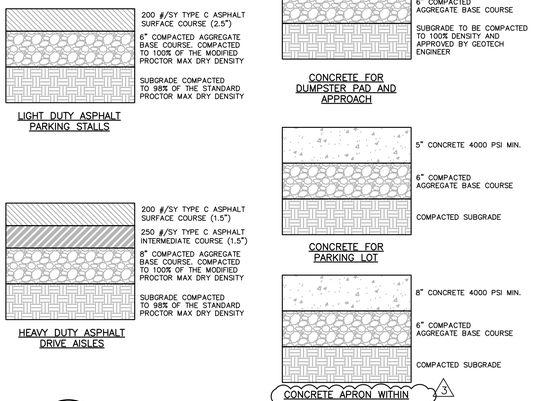
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UTILITY PLAN

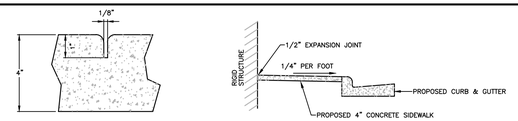
REVISIONS		
1	9/21/22	OWNER REV
2	10/24/22	SC HOUSING/COLUMBIA CMTS
3	11/4/22	SCDOT COMMENTS

CAD FILE: 22-012 BASE.DWG
PROJECT NO.: 22-012
DESIGNED BY: JDM
REVIEWED BY: JDM
DATE: AUGUST 31, 2022

C7.0

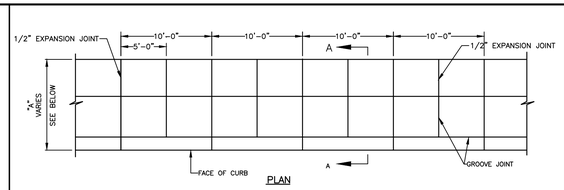


1/C9.0 TYPICAL PAVEMENT SECTIONS
–NTS–



GENERAL NOTES:
1. A GROOVE JOINT 1" DEEP WITH 1/8" RADII SHALL BE REQUIRED IN THE CONCRETE SIDEWALK AT 5' INTERVALS. ONE 1/2" EXPANSION JOINT WILL BE REQUIRED AT 45' INTERVALS NOT TO EXCEED 50' AND MATCHING EXPANSION/CONSTRUCTION JOINT IN ADJACENT CURB. A SEALED 1/2" EXPANSION JOINT WILL BE REQUIRED WHERE THE SIDEWALK JOINS ANY RIGID STRUCTURE.
2. SIDEWALK AT DRIVEWAY ENTRANCES TO BE 6" THICK.
3. SIDEWALK TO BE POURED TO END OF RADIUS AT INTERSECTING STREETS. CONCRETE COMPRESSIVE STRENGTH SHALL BE 3600 PSI. IN 28 DAYS.

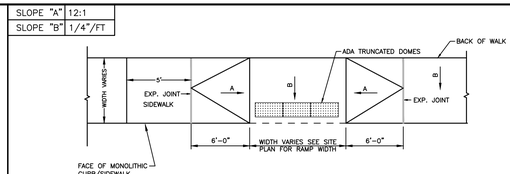
2/C9.0 CONCRETE SIDEWALKS
–NTS–



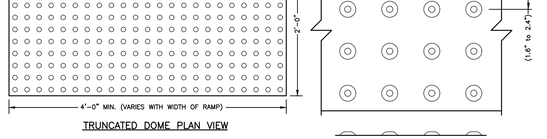
GENERAL NOTES:
1. A GROOVE JOINT 1" DEEP WITH 1/3" RADII SHALL BE REQUIRED IN THE CONCRETE SIDEWALK AT 5' INTERVALS. ONE 1/2" EXPANSION JOINT WILL BE REQUIRED AT 40' INTERVALS. A 1/2" EXPANSION JOINT WILL BE REQUIRED WHERE THE SIDEWALK JOINS ANY RIGID STRUCTURE.
2. ALL CONCRETE TO BE 3600 P.S.I. COMPRESSIVE STRENGTH.

3/C9.0 MONOLITHIC CONCRETE CURB AND SIDEWALK
–NTS–

SLOPE "A"	12:1
SLOPE "B"	1/4"/FT

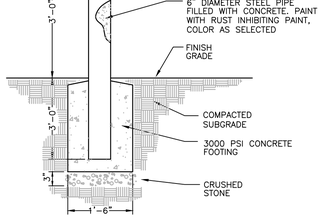


4/C9.0 ACCESSIBLE RAMP WITH MONOLITHIC CURB AND SIDEWALK
–NTS–

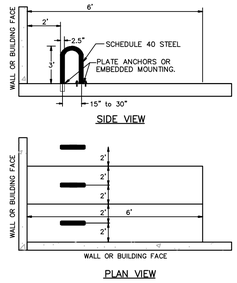


NOTES:
1. ALL DETECTABLE WARNING DEVICES USED IN NEW CONSTRUCTION SHALL BE OF A RIDGID PRECAST OR EMBEDDED PRODUCT APPROVED BY THE COUNTY ENGINEER. RETRO FIT MATS WILL ONLY BE ALLOWED ON EXISTING RAMPS WITH PRIOR APPROVAL OF THE COUNTY ENGINEER FOR MATERIAL TYPE AND INSTALLATION (IE. RESURFACING).
2. WIDTH OF DETECTABLE WARNING AREA SHALL BE A MINIMUM OF 4 FEET.
3. LENGTH OF DETECTABLE WARNING AREA SHALL BE 2 FEET REGARDLESS OF SECTION WIDTH.
4. DETECTABLE WARNING AREA CAN BE SQUARE WHERE USED IN A CURB RADIUS.
5. DETECTABLE WARNING DOMES SHALL BE ALIGNED ON A SQUARE GRID PATTERN
6. DECTECTABLE WARNING AREA SHALL BE COLORED BLACK IN ALL LOCATIONS.
7. IF PAVERS ARE TO BE USED, PAVERS SHALL BE 6" THICK AND CAST FROM 5000 psi CONCRETE.
8. MATS ARE TO BE RIGID WITH TURN DOWN EDGES EMBEDDED IN CONCRETE TO ELIMINATE TRIP HAZARD.

5/C9.0 ACCESSIBLE RAMP
–NTS–

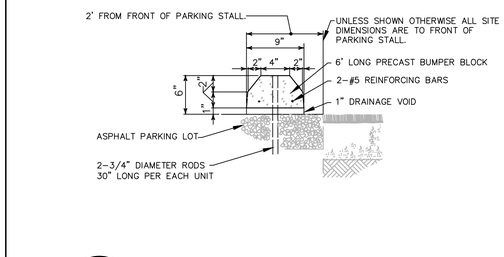


6/C9.0 CONCRETE BOLLARD
–NTS–



NOTES:
1. BIKE RACKS SHOULD BE INSTALLED AS PER MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES.
2. ALTERNATIVE BIKE RACKS OR LOCKERS MAY BE USED BUT ARE SUBJECT TO APPROVAL BY THE CITY OF COLUMBIA.
3. ALL DIMENSIONS SHOWN ARE MINIMUM.

7/C9.0 INVERTED "U" RACK FOR BICYCLE PARKING
–NTS–

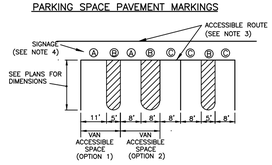


8/C9.0 CONCRETE WHEEL STOP
–NTS–

ACCESSIBLE PARKING REQUIREMENTS

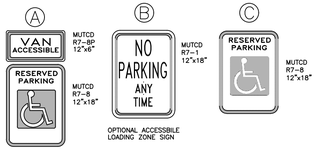
TOTAL PARKING SPACES PROVIDED	MINIMUM NUMBER OF ACCESSIBLE SPACES REQUIRED	MINIMUM NUMBER OF ACCESSIBLE SPACES REQUIRED TO BE VAN ACCESSIBLE
1 TO 25	1	1
26 TO 50	2	1
51 TO 75	3	1
76 TO 100	4	1
101 TO 150	5	1
151 TO 200	6	1
201 TO 300	7	2
301 TO 400	8	2
401 TO 500	9	2
501 TO 1000	2% OF TOTAL	1 IN EVERY 6 ACCESSIBLE SPACES
1001 AND OVER	20 PLUS 1 FOR EACH 100 OVER 1000	
REFERENCE: SECTION 208 OF THE ADA STANDARDS FOR ACCESSIBLE DESIGN		

PARKING SPACE PAVEMENT MARKINGS

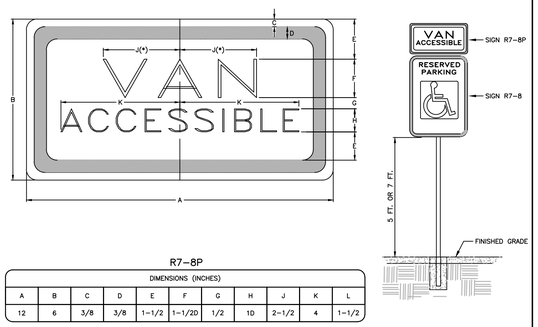


ONE OUT OF EVERY SIX (6) ACCESSIBLE SPACES, BUT NOT LESS THAN ONE, IS REQUIRED TO BE VAN ACCESSIBLE.

NOTES:
1. ALL 12"x18" ACCESSIBLE SIGNS (R7–8 & R7–1) SHALL BE MOUNTED AT 7 FEET FROM GRADE TO BOTTOM EDGE OF SIGN FACE (MUTCD), MOUNTING HEIGHT CAN BE REDUCED TO 5 FEET IF PLACED IN AN AREA BETWEEN SIDEWALK AND BUILDING FACE IN WHICH PEDESTRIANS ARE NOT EXPECTED TO USE.
2. REFER TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, (MUTCD) U.S. DEPARTMENT OF TRANSPORTATION AND SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION SUPPLEMENT.
3. IF ACCESSIBLE ROUTE IS A RAISED SIDEWALK AREA, THEN RAMPS ARE REQUIRED AT LOADING ZONE AREA.
4. SIGNAGE MUST NOT OBSTRUCT ACCESSIBLE ROUTE OR RAMPS.



9/C9.0 ACCESSIBLE PARKING AND SIGNAGE STANDARDS
–NTS–



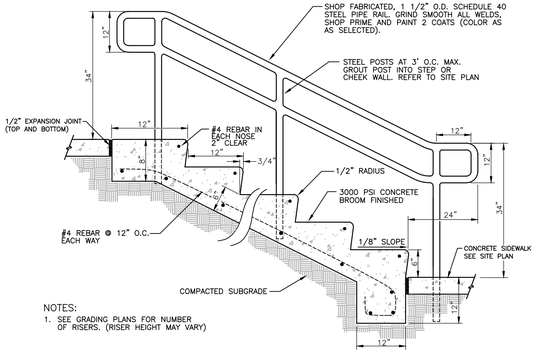
R7–8P

DIMENSIONS (INCHES)										
A	B	C	D	E	F	G	H	J	K	L
12	6	3/8	3/8	1–1/2	1–1/2D	1/2	1D	2–1/2	4	1–1/2

* INCREASE SPACING 50%
D–FHWA (FEDERAL HIGHWAY ADMINISTRATION/USDOT) SERIES D LETTERS

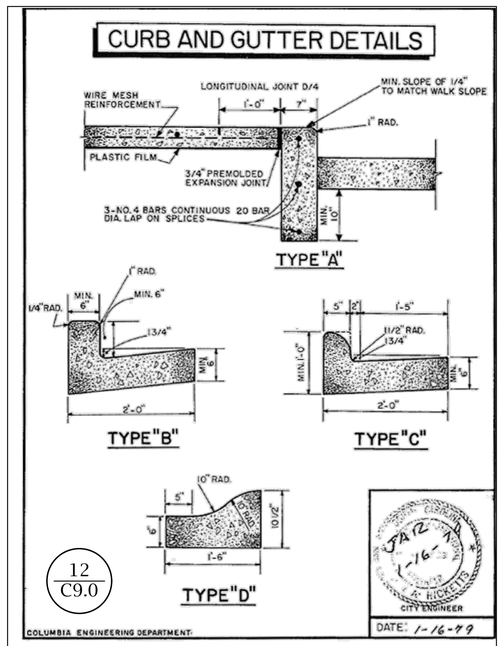
LEGEND AND BORDER – GREEN
BACKGROUND – WHITE

10/C9.0 SUPPLEMENTAL ACCESSIBLE SIGN
–NTS–



NOTES:
1. SEE GRADING PLANS FOR NUMBER OF RISERS. (RISER HEIGHT MAY VARY)

11/C9.0 STAIRS
–NTS–



12/C9.0

Figure 18-17. *Curb and Gutter Details*

Mc2 ENGINEERING
Mc2 ENGINEERING, INC.
2110 BEN CRAIG DR., STE. 400
CHARLOTTE, NC 28262
PHONE 704.510.9797



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BENTON CROSSING APTS
2615 RIVER DRIVE
COLUMBIA, SC

BENTON CROSSING LP
500 S. FRONT STREET, 10th FLOOR
COLUMBUS, OH 43215

SITE DETAILS

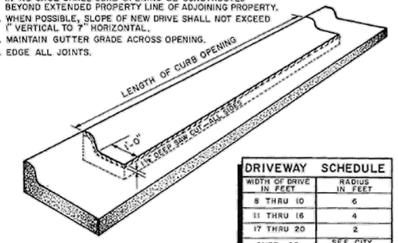
REVISIONS		
1	9/21/22	OWNER REV
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CAD FILE:	22–012 BASE.DWG
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DATE:	AUGUST 31, 2022

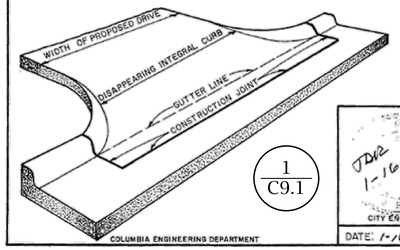
C9.0

DRIVEWAY DETAILS
(WHERE CURB CUT IS REQUIRED)
RADIUS SECTION

NOTES:
1. IN NO CASE SHALL CURB OPENING BE CONSTRUCTED BEYOND EXTENDED PROPERTY LINE OF ADJOINING PROPERTY.
2. WHEN POSSIBLE, SLOPE OF NEW DRIVE SHALL NOT EXCEED 1" VERTICAL TO 7" HORIZONTAL.
3. MAINTAIN GUTTER GRADE ACROSS OPENING.
4. EDGE ALL JOINTS.



DRIVEWAY SCHEDULE	
WIDTH OF DRIVE IN FEET	RADIUS IN FEET
8 THRU 10	6
11 THRU 16	4
17 THRU 20	2
OVER 20	SEE CITY ENGINEER



APPROVED
1-16-79
CITY ENGINEER
DATE: 1-16-79

COLUMBIA ENGINEERING DEPARTMENT

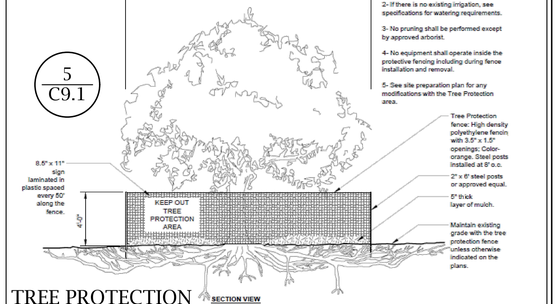
STANDARD DETAIL RI-3

1/C9.1

Figure 18-19. *Drivway Details Where Curb Cut Is Required - Radius Section*

City of Columbia Engineering Regulations - 18-5

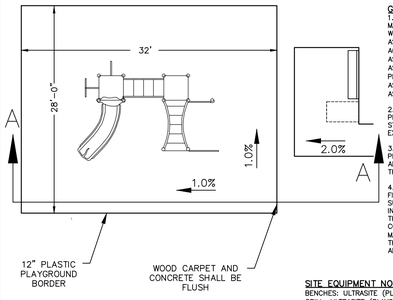
Tree Protection - 1.5' radius per 1" of DBH (Diameter Breast Height) (Alternative tree protection proposals shall be review and approved by County)



Notes:
1- See specifications for additional tree protection requirements.
2- If there is no existing irrigation, see specifications for watering requirements.
3- No pruning shall be performed except by approved arborist.
4- No equipment shall operate inside the protective fencing including during fence installation and removal.
5- See site preparation plan for any modifications with the Tree Protection area.

5/C9.1

TREE PROTECTION SECTION VIEW
–NTS–



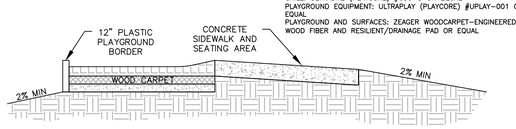
GENERAL NOTES:
1. PLAYGROUND SURFACE CONDITIONS AND MATERIALS MUST MEET ADA GUIDELINES, AS WELL AS THE FOLLOWING STANDARDS:
ASTM F1951 (DETERMINATION OF ACCESSIBILITY OF SURFACE SYSTEMS)
ASTM F1292 (IMPACT DETERMINATION)
ASTM F1487 (CONSUMER SAFETY PERFORMANCE)
ASTM F2017 (ENGINEERED WOOD FIBER)
ASTM F2479 (POURED-IN-PLACE PRODUCTS)

2. A LETTER MUST BE PROVIDED FROM THE PLAYGROUND FLOOR MATERIAL PROVIDER STATING THAT THE MATERIALS MEET OR EXCEED THE ABOVE ASTM REQUIREMENTS.

3. PRODUCT DATA SUBMITTED FOR PLAYGROUND AND TOT LOT EQUIPMENT MUST ALSO INDICATE THAT THE EQUIPMENT MEETS THE ABOVE STANDARDS.

4. A CERTIFICATE FROM A THIRD–PARTY FIRM LICENSED TO PERFORM PLAYGROUND SURFACE TESTING MUST BE PROVIDED, UPON INSTALLATION OF SURFACES, STATING THAT THE INSTALLATION OF APPROVED FLOOR COVERINGS WAS INSTALLED PER MANUFACTURER'S REQUIREMENTS AND THAT THE FINISHED FLOOR SURFACE MEETS THE ABOVE ASTM STANDARDS.

SITE EQUIPMENT NOTES:
BENCHES: ULTRASITE (PLAYCORE) #9405M–R6 OR EQUAL
GRILL: ULTRASITE (PLAYCORE) #630–3 OR EQUAL
PLAYGROUND EQUIPMENT: ULTRAPLAY (PLAYCORE) #UPLAY–001 OR EQUAL
PLAYGROUND AND SURFACES: ZEAGER WOODCARPET–ENGINEERED WOOD FIBER AND RESILIENT/DRAINAGE PAD OR EQUAL



SECTION A-A

2/C9.1

PLAYGROUND TYPICAL SECTION
–NTS–

Permanent Seeding - Upstate

Species	Lbs/Ac	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Bahia Grass (Alone)	40												
Bahia Grass (Mix)	30												
Bermuda Grass (hulled) (Alone)	8-12												
Bermuda Grass (hulled) (Mix)	4-6												
Fescue, Tall (KY31) Alone	40												
Fescue, Tall (KY31) mix	20												
Sericea Lespedeza (Scarified) Alone or Mix (inoculate with EL Innoculant	40												
Ladino Clover (mix only) Innoculate with AB Innoculant	2												
For Steep Slopes/Cut Slopes													
Weeping Lovegrass (Alone)	4												
Weeping Lovegrass (Mix)	2												
Crownvetch (Mix) (Inoculate with Type M Innoculant	8-10												

3/C9.1

Temporary Seeding - Upstate

Species	lbs./ac	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Browntop Millet (Alone)	40												
Browntop Millet (Mix)	10												
Rye Grain (Alone)	56												
Rye Grain (Mix)	10												
Rye Grass (Alone)	50												
Rye Grass (Mix)	8												
For Steep Slopes/Cut Slopes													
Weeping Lovegrass (Alone)	4												
Weeping Lovegrass (Mix)	2												

4/C9.1

TABLE 1
SLOTTED DRAIN GAGE REQUIREMENTS ①
FOR HIGHWAY LOADS

DRAIN	6" GRATE
DIA (in.)	CONCRETE PAVEMENT
15	14 GA (ALUMINIZED)

NOTES:
① INSTALLATION MUST CONFORM TO MANUFACTURERS STANDARD DETAILS USING 750 psi MINIMUM HIGH SLUMP CONCRETE BACKFILL.

REQUIREMENTS:

① EITHER 6" DEEP GRATING IS ACCEPTABLE FOR STANDARD HIGHWAY (H10 THROUGH H25) LOADS. HIGH SLUMP CONCRETE BACKFILL IS REQUIRED, WITH THE ENVELOPE EXTENDING A MINIMUM OF 3 INCHES BEYOND THE SPRINGLINE, AS SHOW ABOVE. THE HIGH SLUMP CONCRETE MUST PROVIDE A MINIMUM 750 psi COMPRESSIVE STRENGTH.

②

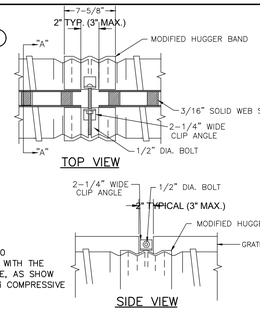
③ DURING INSTALLATION, RECESS THE TOP OF THE GRATE 1/4" BELOW THE FINISHED GRADE OF THE PAVEMENT.

④ PAVEMENT DESIGNS AS REQUIRED FOR LOADING CONDITIONS. FOR REINFORCED CONCRETE PAVEMENTS, CONTINUE THE REINFORCEMENT OVER THE SLOTTED DRAIN. FOR UNREINFORCED CONCRETE PAVEMENTS, MINIMUM SHRINKAGE STEEL IS RECOMMENDED.

⑤ HEAVIER WHEEL LOADS DICTATE THE USE OF A MINIMUM 6" DEEP GRATING AND TYPICALLY A LARGER HIGH SLUMP CONCRETE EMBEDMENT ZONE.

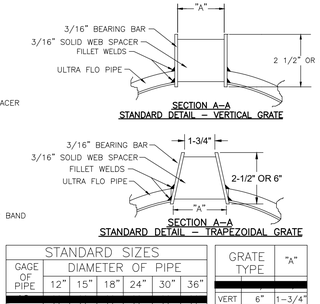
6/C9.1

SLOTTED DRAIN DETAIL
–NTS–



TOP VIEW

SIDE VIEW



SECTION A–A
STANDARD DETAIL – VERTICAL GRATE

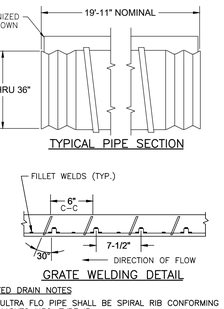
SECTION A–A
STANDARD DETAIL – TRAPEZOIDAL GRATE

STANDARD SIZES						
GAGE OF PIPE	DIAMETER OF PIPE					
	12"	15"	18"	24"	30"	36"
14	X					

MANUFACTURING TOLERANCES
1. VERTICAL BOW ± 3/8"
2. HORIZONTAL BOW ± 5/8"

GRATE TYPE	"A"
VERT	6" 1-3/4"

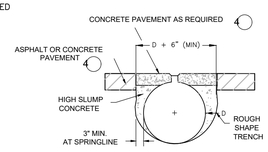
VERT=VERTICAL
TRAP=TRAPEZOIDAL



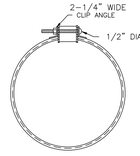
TYPICAL PIPE SECTION

GRATE WELDING DETAIL

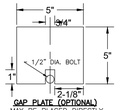
SLOTTED DRAIN NOTES
1. ULTRA FLO PIPE SHALL BE SPIRAL RIB CONFORMING TO AASHTO M36, TYPE IR.
2. GRATE MATERIAL SHALL CONFORM TO THE DETAILS SHOWN AND CONFORM TO ASTM A–36, OR A570, GRADE 36. HOT DIP GALVANIZED PER ASTM A–123.
3. DIMENSIONS ARE SUBJECT TO MANUFACTURING TOLERANCES.



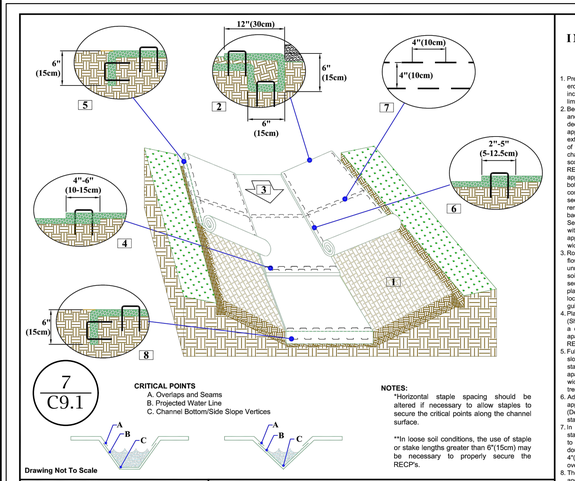
6" GRATES
B) ASPHALT OR RIGID PAVEMENT



END VIEW



GAP PLATE (OPTIONAL)
MAY BE PLACED DIRECTLY OVER BAND BOLT TO PROVIDE CONTINUOUS FORM FOR GROUTING.



7/C9.1

CRITICAL POINTS
A. Overlaps and Seams
B. Projected Water Line
C. Channel Bottom/Side Slope Vertices

Drawing Not To Scale

NOTES:
*Horizontal staple spacing should be altered if necessary to allow staples to secure the critical points along the channel surface.

**In loose soil conditions, the use of staple or stake lengths greater than 6"(15cm) may be necessary to properly secure the RECP's.

CHANNEL INSTALLATION DETAIL

1. Prepare soil before installing rolled erosion control products (RECPs), including any necessary application of lime, fertilizer, and seed.
2. Begin at the top of the channel by anchoring the RECPs in a 6"(15cm) deep X 6"(15cm) wide trench with approximately 12"(30cm) of RECPs extended beyond the up-slope portion of the trench. Use ShoreMax mat at the channel/culvert outlet as supplemental scour protection as needed. Anchor the RECPs with a row of staples/stakes approximately 12"(30cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to the compacted soil and fold the remaining 12"(30cm) portion of RECPs back over the seed and compacted soil. Secure RECPs over compacted soil with a row of staples/stakes spaced approximately 12" apart across the width of the RECPs.
3. Roll center RECPs in direction of water flow in bottom of channel. RECPs will unroll with appropriate side against the soil surface. All RECPs must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide.
4. Place consecutive RECPs end-over-end (Shingle style) with a 4"-6" overlap. Use a double row of staples staggered 4" apart and 4" on center to secure RECPs.
5. Full length edge of RECPs at top of side slopes must be anchored with a row of staples/stakes approximately 12"(30cm) apart in a 6"(15cm) deep X 6"(15cm) wide trench. Backfill and compact the trench after stapling.
6. Adjacent RECPs must be overlapped approximately 2"-5" (5-12.5cm) (Depending on RECPs type) and stapled.
7. In high flow channel applications a staple check slot is recommended at 30 to 40 foot (9 -12m) intervals. Use a double row of staples staggered 4"(10cm) apart and 4"(10cm) on center over entire width of the channel.
8. The terminal end of the RECPs must be anchored with a row of staples/stakes approximately 12" (30cm) apart in a 6"(15cm) deep X 6"(15cm) wide trench. Backfill and compact the trench after stapling.

NORTH AMERICAN GREEN
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www.nagreen.com

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Drawn on: 5-4-17

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BENTON CROSSING APTS
2615 RIVER DRIVE
COLUMBIA, SC

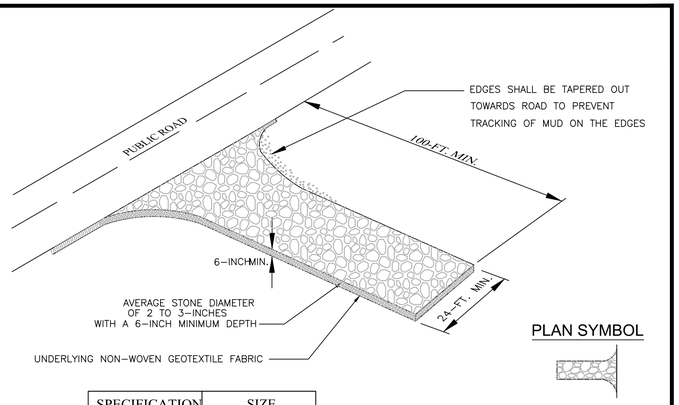
BENTON CROSSING LP
500 S. FRONT STREET., 10th FLOOR
COLUMBUS, OH 43215

SITE DETAILS

REVISIONS

CAD FILE: 22–012 BASE.DWG
PROJECT NO.: 22–012
DESIGNED BY: JDM
REVIEWED BY: JDM
DATE: AUGUST 31, 2022

C9.1



PLAN SYMBOL

SPECIFICATION	SIZE
ROCK PAD THICKNESS	6 INCHES
ROCK PAD WIDTH	24 FEET
ROCK PAD LENGTH	100 FEET
ROCK PAD STONE SIZE	D = 2-3 INCHES

1 / C9.2

South Carolina Department of Health and Environmental Control

CONSTRUCTION ENTRANCE

STANDARD DRAWING NO. SC-06 PAGE 1 of 2

NOT TO SCALE — FEBRUARY 2014 DATE

CONSTRUCTION ENTRANCE - GENERAL NOTES

1. Stabilized construction entrances should be used at all points where traffic will egress/ingress a construction site onto a public road or any impervious surfaces, such as parking lots.
2. Install a non-woven geotextile fabric prior to placing any stone.
3. Install a culvert pipe across the entrance when needed to provide positive drainage.
4. The entrance shall consist of 2-inch to 3-inch D50 stone placed at a minimum depth of 6-inches.
5. Minimum dimensions of the entrance shall be 24-feet wide by 100-feet long, and may be modified as necessary to accommodate site constraints.
6. The edges of the entrance shall be tapered out towards the road to prevent tracking at the edge of the entrance.
7. Divert all surface runoff and drainage from the stone pad to a sediment trap or basin or other sediment trapping structure.
8. Limestone may not be used for the stone pad.

CONSTR. ENTRANCE - INSPECTION & MAINTENANCE

1. The key to functional construction entrances is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of construction entrances shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall even that produces 1/2-inch or more of precipitation.
3. During regular inspections, check for mud and sediment buildup and pad integrity. Inspection frequencies may need to be more frequent during long periods of wet weather.
4. Reshape the stone pad as necessary for drainage and runoff control.
5. Wash or replace stones as needed and as directed by site inspector. The stone in the entrance should be washed or replaced whenever the entrance fails to reduce the amount of mud being carried off-site by vehicles. Frequent washing will extend the useful life of stone pad.
6. Immediately remove mud and sediment tracked or washed onto adjacent impervious surfaces by brushing or sweeping. Flushing should only be used when the water can be discharged to a sediment trap or basin.
7. During maintenance activities, any broken pavement should be repaired immediately.
8. Construction entrances should be removed after the site has reached final stabilization. Permanent vegetation should replace areas from which construction entrances have been removed, unless area will be converted to an impervious surface to serve post-construction.

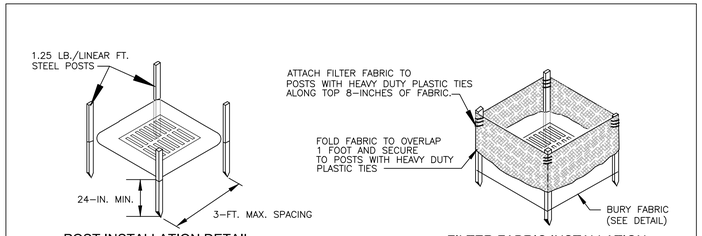
2 / C9.2

South Carolina Department of Health and Environmental Control

CONSTRUCTION ENTRANCE

STANDARD DRAWING NO. SC-06 PAGE 2 of 2

GENERAL NOTES — FEBRUARY 2014 DATE



PLAN SYMBOL

A

3 / C9.2

South Carolina Department of Health and Environmental Control

Type A

FILTER FABIC INLET PROTECTION

STANDARD DRAWING NO. SC-07 PAGE 1 of 1

NOT TO SCALE — FEBRUARY 2014 DATE

TYPE A - FILTER FABRIC REQUIREMENTS

1. Silt fence must be composed of woven geotextile filter fabric that consists of the following requirements:
   - Composed of fibers consisting of long chain synthetic polymers of at least 85% by weight of polyolefins, polyesters, or polyamides that are formed into a network such that the filaments or yarns retain dimensional stability relative to each other;
   - Free of any treatment or coating which might adversely alter its physical properties after installation;
   - Free of any defects or flaws that significantly affect its physical and/or filtering properties; and,
   - Have a minimum width of 36-inches.
2. Use only fabric appearing on SC DOT's Qualified Products Listing (QPL), Approval Sheet #34, meeting the requirements of the most current edition of the SC DOT Standard Specifications for Highway Construction.
3. 12-inches of the fabric should be placed within excavated trench and toed in when the trench is backfilled.
4. Filter Fabric shall be purchased in continuous rolls and cut to the length of the barrier to avoid joints.
5. Filter Fabric shall be installed at a minimum of 24-inches above the ground.

TYPE A - POST REQUIREMENTS

1. Silt Fence posts must be 48-inch long steel posts that meet, at a minimum, the following physical characteristics.
   - Composed of a high strength steel with a minimum yield strength of 50,000 psi.
   - Include a standard "T" section with a nominal face width of 1.38-inches and a nominal "T" length of 1.48-inches.
   - Weigh 1.25 pounds per foot (± 8%)
2. Posts shall be equipped with projections to aid in fastening of filter fabric.
3. Install posts to a minimum of 24-inches. A minimum height of 1- to 2- inches above the fabric shall be maintained, and a maximum height of 3 feet shall be maintained above the ground.
4. Post spacing shall be at a maximum of 3-feet on center.

TYPE A - INSPECTION & MAINTENANCE

1. The key to functional inlet protection is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of inlet protection shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall even that produces 1/2-inch or more of precipitation.
3. Attention to sediment accumulations along the filter fabric is extremely important. Accumulated sediment should be continually monitored and removed when necessary.
4. Remove accumulated sediment when it reaches 1/3 the height of the filter fabric. When a sump is installed in front of the fabric, sediment should be removed when it fills approximately 1/3 the depth of the sump.
5. Removed sediment shall be placed in stockpile storage areas or spread thinly across disturbed area. Stabilize the removed sediment after it is relocated.
6. Check for areas where stormwater runoff has eroded a channel beneath the filter fabric, or where the fabric has sagged or collapsed due to runoff overtopping the inlet protection.
7. Check for tears within the filter fabric, areas where fabric has begun to decompose, and for any other circumstance that may render the inlet protection ineffective. Removed damaged fabric and reinstall new filter fabric immediately.
8. Inlet protection structures should be removed after all the disturbed areas are permanently stabilized. Remove all construction material and sediment, and dispose of them properly. Grade the disturbed area to the elevation of the drop inlet structure crest. Stabilize all bare areas immediately.

4 / C9.2

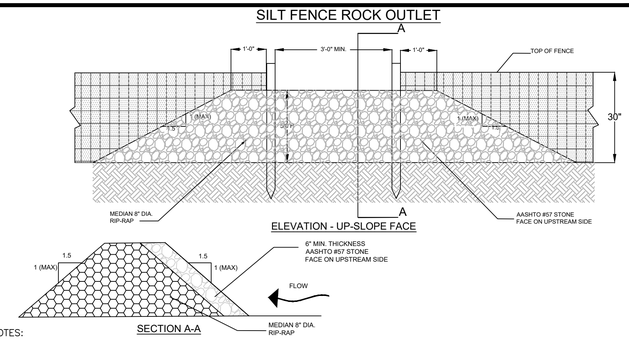
South Carolina Department of Health and Environmental Control

SILT FENCE

STANDARD DRAWING NO. SC-03 Page 1 of 2

GENERAL NOTES — FEBRUARY 2014 DATE

SILT FENCE ROCK OUTLET



NOTES:

1. WASHED STONE (#57) TO BE REMOVED AND REPLACED ONCE IT BECOMES CLOGGED WITH SEDIMENT.
2. SEDIMENT TO BE REMOVED WHEN ACCUMULATIONS REACH 1/3 HEIGHT OF SILT FENCE
3. THE KEY TO FUNCTIONAL ROCK OUTLETS IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR SEDIMENT REMOVAL.

5 / C9.2

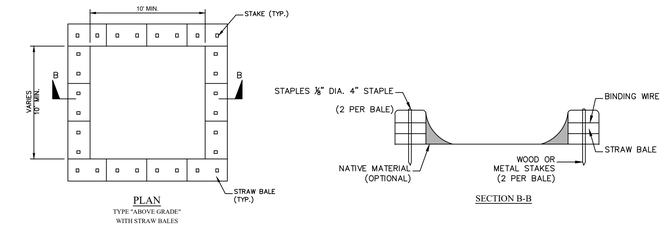
South Carolina Department of Health and Environmental Control

SILT FENCE ROCK OUTLET

STANDARD DRAWING NO. SC-14 PAGE 1 of 1

NOT TO SCALE — FEBRUARY 2014 DATE

STRAW BALE BARRIER CONCRETE WASHOUT





NOTES:

1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. INSTALL CONCRETE WASHOUT SIGN (24"X24", MINIMUM) WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. TEMPORARY WASHOUT AREA MUST BE AT LEAST 50' FROM A STORM DRAIN, CREEK BANK OR PERIMETER CONTROL.
4. CLEAN OUT CONCRETE WASHOUT AREA WHEN 50% FULL.
5. THE KEY TO FUNCTIONAL CONCRETE WASHOUTS IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR CLEAN OUT.
6. SILT FENCE SHALL BE INSTALLED AROUND PERIMETER OF CONCRETE WASHOUT AREA EXCEPT FOR THE SIDE UTILIZED FOR ACCESSING THE WASHOUT.
7. A ROCK CONSTRUCTION ENTRANCE MAY BE NECESSARY ALONG ONE SIDE OF THE WASHOUT TO PROVIDE VEHICLE ACCESS.

6 / C9.2

South Carolina Department of Health and Environmental Control

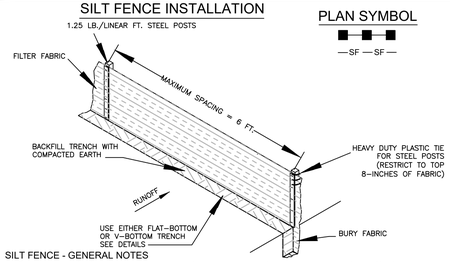
CONCRETE WASHOUT

STRAW BALES OR ABOVE GROUND

STANDARD DRAWING NO. RC-07 PAGE 1 of 1

NOT TO SCALE — FEBRUARY 2014 DATE

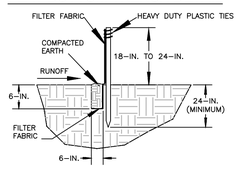
SILT FENCE INSTALLATION



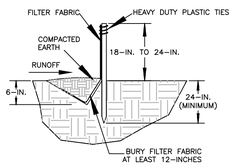
PLAN SYMBOL

—SF—SF—

FLAT-BOTTOM TRENCH DETAIL



V-SHAPED TRENCH DETAIL



SILT FENCE - GENERAL NOTES

1. Do not place silt fence across channels or in other areas subject to concentrated flows. Silt fence should not be used as a velocity control BMP. Concentrated flows are any flows greater than 0.5 cfs.
2. Maximum sheet or overland flow path length to the silt fence shall be 100-feet.
3. Maximum slope steepness (normal [perpendicular] to the fence line) shall be 2:1.
4. Silt fence joints, when necessary, shall be completed by one of the following options:
   - Wrap each fabric together at a support post with both ends fastened to the post, with a 1-foot minimum overlap;
   - Overlap silt fence by installing 3-feet passed the support post to which the new silt fence roll is attached. Attach old roll to new roll with heavy-duty plastic ties; or,
   - Overlap entire width of each silt fence roll from one support post to the next support post.
5. Attach filter fabric to the steel posts using heavy-duty plastic ties that are evenly spaced within the top 8-inches of the fabric.
6. Install the silt fence perpendicular to the direction of the stormwater flow and place the silt fence the proper distance from the toe of steep slopes to provide sediment storage and access for maintenance and cleanout.
7. Install Silt Fence Checks (Tie-Backs) every 50-100 feet, dependent on slope, along silt fence that is installed with slope and where concentrated flows are expected or are documented along the proposed/installed silt fence.

7 / C9.2

South Carolina Department of Health and Environmental Control

SILT FENCE

STANDARD DRAWING NO. SC-03 Page 2 of 2

GENERAL NOTES — FEBRUARY 2014 DATE

SILT FENCE - POST REQUIREMENTS

1. Silt Fence posts must be 48-inch long steel posts that meet, at a minimum, the following physical characteristics.
   - Composed of a high strength steel with a minimum yield strength of 50,000 psi.
   - Include a standard "T" section with a nominal face width of 1.38-inches and a nominal "T" length of 1.48-inches.
   - Weigh 1.25 pounds per foot (± 8%)
2. Posts shall be equipped with projections to aid in fastening of filter fabric.
3. Steel posts may need to have a metal soil stabilization plate welded near the bottom when installed along steep slopes or installed in loose soils. The plate should have a minimum cross section of 17-square inches and be composed of 15 gauge steel, at a minimum. The metal soil stabilization plate should be completely buried.
4. Install posts to a minimum of 24-inches. A minimum height of 1- to 2-inches above the fabric shall be maintained, and a maximum height of 3 feet shall be maintained above the ground.
5. Post spacing shall be at a maximum of 6-feet on center.

SILT FENCE - FABRIC REQUIREMENTS

1. Silt fence must be composed of woven geotextile filter fabric that consists of the following requirements:
   - Composed of fibers consisting of long chain synthetic polymers of at least 85% by weight of polyolefins, polyesters, or polyamides that are formed into a network such that the filaments or yarns retain dimensional stability relative to each other;
   - Free of any treatment or coating which might adversely alter its physical properties after installation;
   - Free of any defects or flaws that significantly affect its physical and/or filtering properties; and,
   - Have a minimum width of 36-inches.
2. Use only fabric appearing on SC DOT's Qualified Products Listing (QPL), Approval Sheet #34, meeting the requirements of the most current edition of the SC DOT Standard Specifications for Highway Construction.
3. 12-inches of the fabric should be placed within excavated trench and toed in when the trench is backfilled.
4. Filter Fabric shall be purchased in continuous rolls and cut to the length of the barrier to avoid joints.
5. Filter Fabric shall be installed at a minimum of 24-inches above the ground.

SILT FENCE - INSPECTION & MAINTENANCE

1. The key to functional silt fence is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of silt fence shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall even that produces 1/2-inch or more of precipitation.
3. Attention to sediment accumulations along the silt fence is extremely important. Accumulated sediment should be continually monitored and removed when necessary.
4. Remove accumulated sediment when it reaches 1/3 the height of the silt fence.
5. Removed sediment shall be placed in stockpile storage areas or spread thinly across disturbed area. Stabilize the removed sediment after it is relocated.
6. Check for areas where stormwater runoff has eroded a channel beneath the silt fence, or where the fence has sagged or collapsed due to runoff overtopping the silt fence. Install checks/tie-backs and/or reinstall silt fence, as necessary.
7. Check for tears within the silt fence, areas where silt fence has begun to decompose, and for any other circumstance that may render the silt fence ineffective. Removed damaged silt fence and reinstall new silt fence immediately.
8. Silt fence should be removed within 30 days after final stabilization is achieved and once it is removed, the resulting disturbed area shall be permanently stabilized.

8 / C9.2

South Carolina Department of Health and Environmental Control

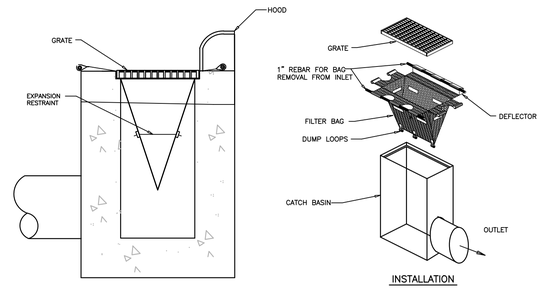
SILT FENCE

STANDARD DRAWING NO. SC-03 PAGE 2 of 2

GENERAL NOTES — FEBRUARY 2014 DATE

NOTES

1. INLET MAINTENANCE SHALL BE DOCUMENTED IN PROJECT LOG BOOK.
2. FILTER TYPES SHALL BE APPROVED BY THE CITY INSPECTOR PRIOR TO INSTALLATION.
3. FILTER BAGS MAY BE REMOVED WHEN SITE IS STABILIZED AT THE DIRECTION OF THE ENGINEER.
4. FILTER BAGS SHALL BE REMOVED PRIOR TO STREET ACCEPTANCE.
5. FILTER BAGS SHALL BE CLEANED OR REPLACED ON A REGULAR BASIS (NOT BE MORE THAN HALF FULL AT ANY TIME).
6. FILTER BAGS SHALL NOT BE ALLOWED IN EXISTING CITY OR NCDOT ROADS.



9 / C9.2

CATCH BASIN/DROP INLET PROTECTION

-NTS-

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BENTON CROSSING APTS
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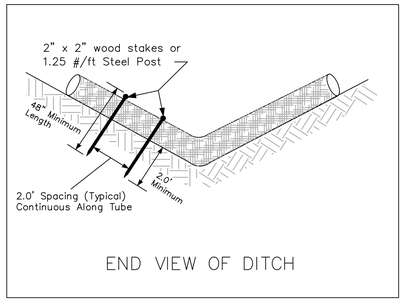
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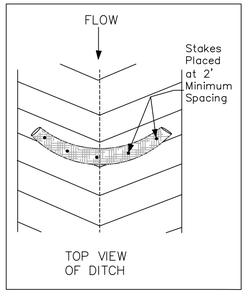
SITE DETAILS

REVISIONS

CAD FILE: 22-012 BASE.DWG
PROJECT NO.: 22-012
DESIGNED BY: JDM
REVIEWED BY: JDM
DATE: AUGUST 31, 2022

C9.2





1 / C9.3

South Carolina Department of Health and Environmental Control

SEDIMENT TUBE

STANDARD DRAWING NO. SC-05 Page 1 of 3

APPROVED BY: SCDHEC AUGUST, 2005 DATE

SEDIMENT TUBE

Description

Sediment tubes are elongated tubes of compacted geotextiles, curled excelsior wood, natural coconut fiber or hardwood mulch. Straw, pine needle and leaf mulch-filled sediment tubes are not permitted under this specification.

Uses and Limitations

Install sediment tubes along contours, in drainage conveyance swales, and around inlets to help reduce the effects of soil erosion by energy dissipation and retain sediment.

Selection

Sediment tubes for ditch checks and Type A Inlet Structure Filters exhibit the following properties:
Produced by a Manufacturer experienced in sediment tube manufacturing.
Composed of compacted geotextiles, curled excelsior wood, natural coconut fibers, hardwood mulch or a mix of these materials enclosed by a flexible netting material. Straw, straw fiber, straw bales, pine needles and leaf mulch are not allowed under this specification.
Utilizes outer netting that consists of seamless, high-density polyethylene photodegradable materials treated with ultraviolet stabilizers or a seamless, high-density polyethylene non-degradable materials. Diameter ranging from 18-inches to 24-inches.
Curled excelsior wood, or natural coconut rolled erosion control products (RECPs) that are rolled up to create a sediment tube are not allowed under this specification.

Conditions

Install over bare soil, mulched areas or erosion control blankets.
Be composed of geotextiles, curled excelsior wood, natural coconut fiber or hardwood mulch enclosed by a flexible netting material. Straw, straw fiber, straw bales, pine needles and leaf mulch are not allowed.

The minimum diameter should be 18 inches.
Sediment tubes should be staked using wooden stakes (2-inch x 2-inch) or steel posts (standard "U" or "T" sections with a minimum weight of 1.25 pounds per foot) a minimum of 48-inches in length placed on 2-foot centers.

Stakes should be intertwined with the outer mesh on the downstream side and driven in the ground to a minimum depth of 1.5 feet leaving less than 1 foot of stake exposed above the sediment tube. Always refer to the Manufacturer's recommendations for the staking detail,
Install all sediment tubes insuring that no gaps exist between the soil and the bottom of the sediment tube. The ends of adjacent sediment tubes should be lapped 6-inch to prevent flow and sediment from passing through the field joint.In no situations should sediment tubes be stacked on top of one another.

Construct a trench that is 20% of the tube diameter to intall the tube in.
Avoid damage to sediment tubes while installing them. If the sediment tube becomes damaged during installation, a stake should be placed on both sides of the damaged area terminating the tube segment and a new tube segment should be installed.Should be installed in swales or drainage ditches perpendicular to the flow of water. Sediment tubes should continue up the side slopes a minimum of 1 foot above the design flow depth. Sediment tubes should be spaced according to the following table.

SEDIMENT TUBE SPACING

SLOPE	MAXIMUM SEDIMENT TUB SPACING
LESS THAN 2%	150-FEET
2%	100-FEET
3%	75-FEET
4%	50-FEET
5%	40-FEET
6%	30-FEET
GREATER THAN 6%	25-FEET

2 / C9.3

South Carolina Department of Health and Environmental Control

SEDIMENT TUBE

STANDARD DRAWING NO. SC-05 Page 2 of 3

APPROVED BY: SCDHEC AUGUST, 2005 DATE

SEDIMENT TUBE

Sediment tube length selected should
minimize the number of sediment tubes needed to span the width of the drainage conveyance.
If the ditch check length (perpendicular to the water flow) is 15 feet, then one 15 foot sediment tube is preferred compared to two overlapping 10 foot sediment tubes.

Sediment tubes for ditch checks should remain in place until fully established vegetation and root systems have completely developed and can survive on their own.

Inspection and Maintenance

Check dams should be inspected every 7 calendar days and within 24-hours after each storm that produces ½-inches or more of rain to ensure continued effectiveness.

Large debris, trash, and leaves should be removed.

If erosion causes the edges to fall to a height equal
to or below the height of the center, repairs should be made immediately.

Remove accumulated sediment from the upstream side of the sediment tube when
the sediment has reached a height of approximately one-third of the exposed height of the tube (measured at the center).

Accumulated sediment should be removed prior to removing sediment tubes.

Sediment Tube removal should be completed only after the contributing drainage area has
been completely stabilized. Permanent vegetation should replace areas from which gravel, stone, sediment tubes, or other materials have been removed.

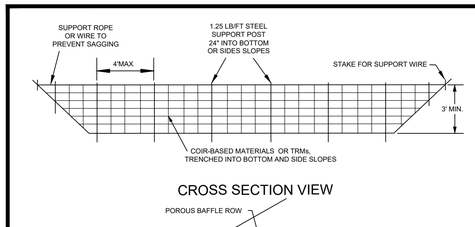
3 / C9.3

South Carolina Department of Health and Environmental Control

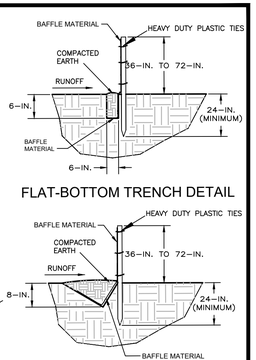
SEDIMENT TUBE

STANDARD DRAWING NO. SC-05 Page 3 of 3

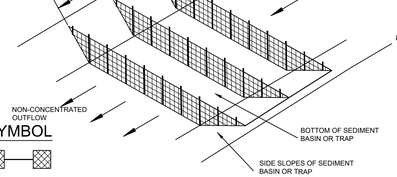
APPROVED BY: SCDHEC AUGUST, 2005 DATE



CROSS SECTION VIEW



FLAT-BOTTOM TRENCH DETAIL



PERSPECTIVE VIEW

V-SHAPED TRENCH DETAIL

PLAN SYMBOL

—PB—PB—

4 / C9.3

South Carolina Department of Health and Environmental Control

POROUS BAFFLES

STANDARD DRAWING NO. SC-13 PAGE 1 of 2

NOT TO SCALE FEBRUARY 2014 DATE

BAFFLES – POST REQUIREMENTS

1. Porous baffle posts must be 60-inch to 96-inch long steel posts that meet, at a minimum, the following physical characteristics.
   - Composed of a high strength steel with a minimum yield strength of 50,000 psi.
   - Include a standard "T" section with a nominal face width of 1.38-inches and a nominal "T" length of 1.48-inches.
   - Weigh 1.25 pounds per foot (± 8%)
2. Posts shall be equipped with projections to aid in fastening of baffle material.
3. Install posts to a minimum of 24-inches. A minimum height of 1- to 2-inches above the fabric shall be maintained, and a maximum height of 3 feet shall be maintained above the ground.
4. Post spacing shall be at a maximum of 4-feet on center.

BAFFLES – MATERIAL REQUIREMENTS

1. Baffle material must be composed of coir-based materials or Turf Reinforcement Matting (TRM) that consists of the following requirements:
   - Have a light penetration (% openings) between 10-35%;
   - Free of loose straw material;
   - Have a minimum tensile strength of 145 lb/ft; and,
   - Have a minimum width of 48-inches.
2. 12-inches of the fabric should be placed within excavated trench and toed in when the trench is backfilled or baffle material may be stapled into ground by using 12-inch staples with a maximum spacing of 12-inches.
3. Baffle material shall be purchased in continuous rolls and cut to the width of the sediment basin or trap to avoid joints.

BAFFLES – GENERAL NOTES

1. Attach baffle to the steel posts using heavy-duty plastic ties that are evenly spaced along the above ground portion of each post.
2. Install the baffle rows perpendicular to the direction of the stormwater flow and place each baffle the proper distance from inlet and outlets to allow access for maintenance and clean-out.

BAFFLES – INSPECTION & MAINTENANCE

1. The key to functional porous baffles is weekly inspection, routine maintenance, and regular sediment removal.
2. Regular inspections of porous baffles shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall even that produces 1/2-inch or more of precipitation.
3. Attention to sediment accumulations along each row of baffles is extremely important. Accumulated sediment should be continually monitored and removed when necessary.
4. Remove accumulated sediment when it reaches 1/3 the height of the baffle row or when it reaches the clean-out height of the sediment basin or trap, whichever is reached first.
5. Removed sediment shall be placed in stockpile storage areas or spread thinly across disturbed area. Stabilize the removed sediment after it is relocated.
6. Check for areas where stormwater runoff has eroded a channel beneath each row of baffles, or where the baffle has sagged or collapsed due to runoff overtopping the baffle.
7. Check for tears/rips within the baffles, areas where the baffle has begun to decompose, and for any other circumstance that may render the baffle ineffective. Removed damaged baffles and reinstall new baffles immediately.
8. Porous baffles should be removed within 30 days after final stabilization is achieved and once it is removed, the resulting disturbed area shall be permanently stabilized.

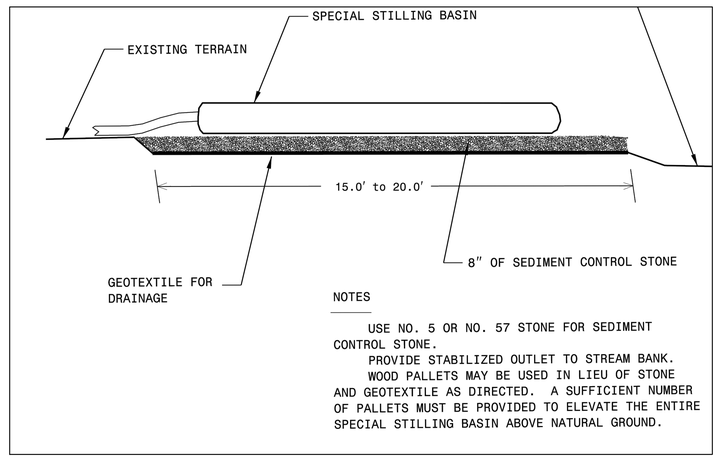
5 / C9.3

South Carolina Department of Health and Environmental Control

POROUS BAFFLES

STANDARD DRAWING NO. SC-13 PAGE 2 of 2

GENERAL NOTES FEBRUARY 2014 DATE



NOTES

USE NO. 5 OR NO. 57 STONE FOR SEDIMENT CONTROL STONE.
PROVIDE STABILIZED OUTLET TO STREAM BANK.
WOOD PALLETS MAY BE USED IN LIEU OF STONE AND GEOTEXTILE AS DIRECTED. A SUFFICIENT NUMBER OF PALLETS MUST BE PROVIDED TO ELEVATE THE ENTIRE SPECIAL STILLING BASIN ABOVE NATURAL GROUND.

6 / C9.3 DEWATERING SEDIMENT BAG
—NTS—

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8/31/22

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BENTON CROSSING LP
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COLUMBUS, OH 43215

SITE DETAILS

REVISIONS

CAD FILE: 22-012 BASE.DWG
PROJECT NO.: 22-012
DESIGNED BY: JDM
REVIEWED BY: JDM
DATE: AUGUST 31, 2022

C9.3

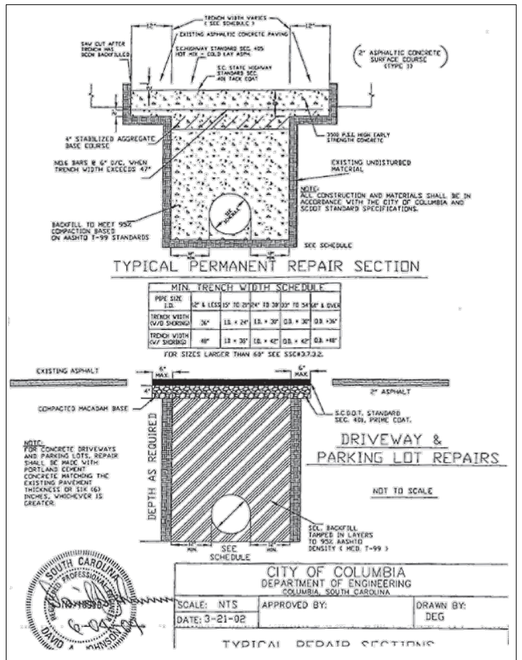


Figure 16-3. *Typical Repair Sections*

City of Columbia Engineering Regulations - 16-22

1
C9.4

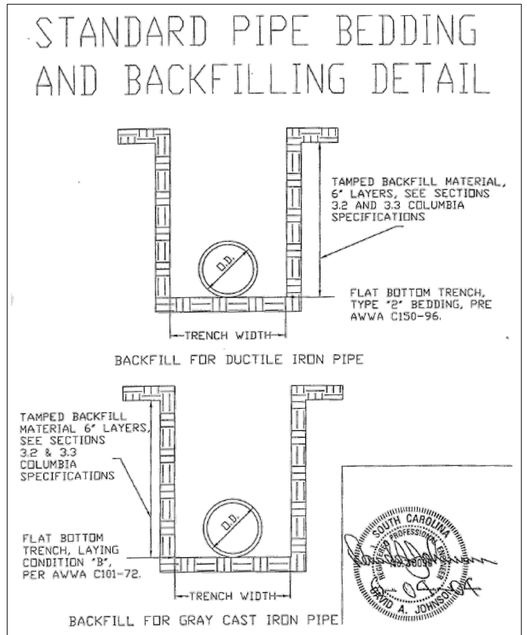


Figure 16-13. *Standard Pipe Bedding and Backfilling Detail - Backfill for Ductile Iron Pipe and Backfill for Gray Cast Iron Pipe*

City of Columbia Engineering Regulations - 16-32

2
C9.4

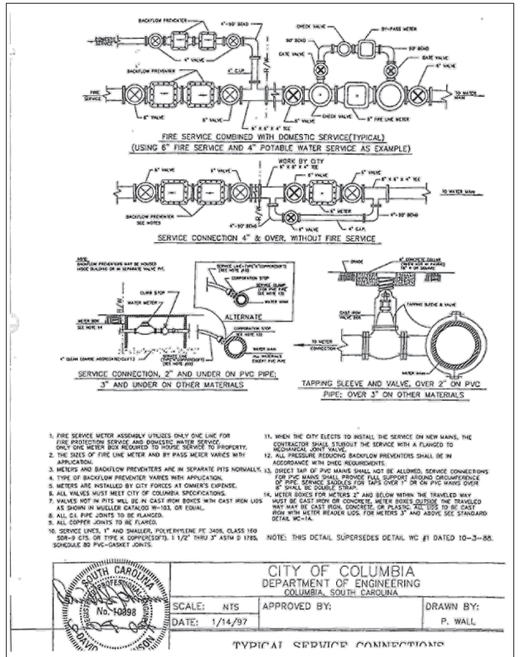


Figure 16-1. *Typical Service Connections*

City of Columbia Engineering Regulations - 16-20

3
C9.4

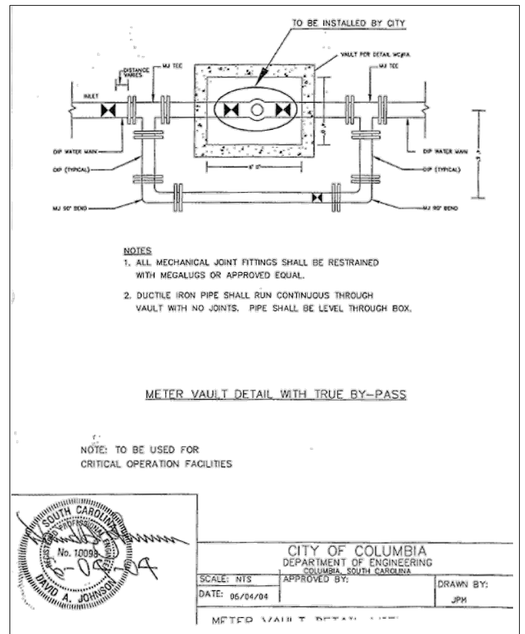


Figure 16-20. *Meter Vault Detail With True By-Pass*

City of Columbia Engineering Regulations - 16-39

4
C9.4

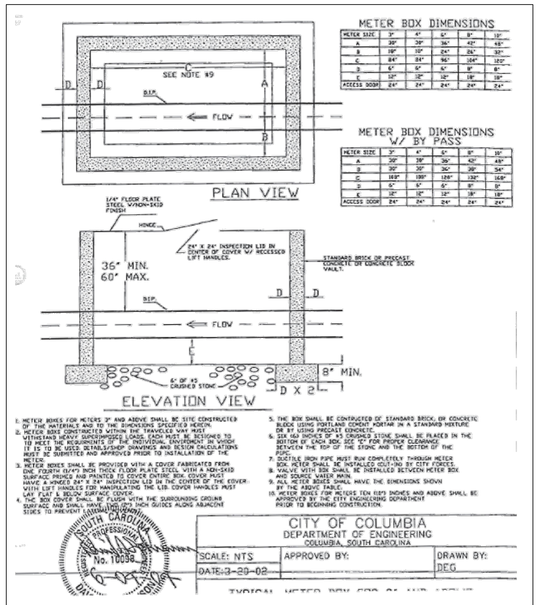


Figure 16-2. *Typical Meter Box for Meters 3" and Above*

City of Columbia Engineering Regulations - 16-21

5
C9.4

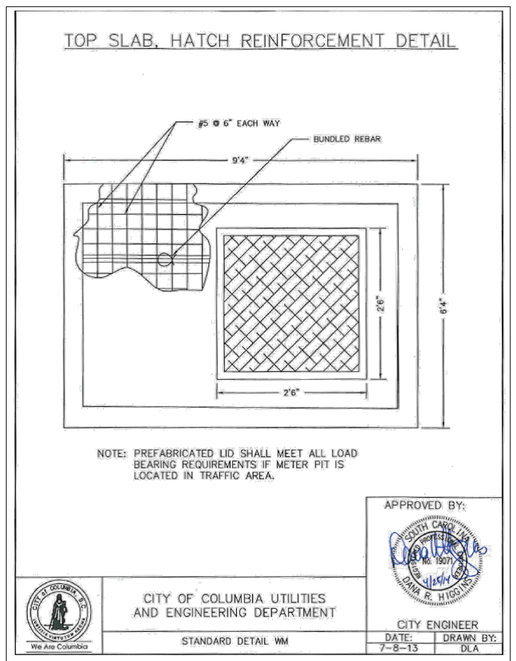
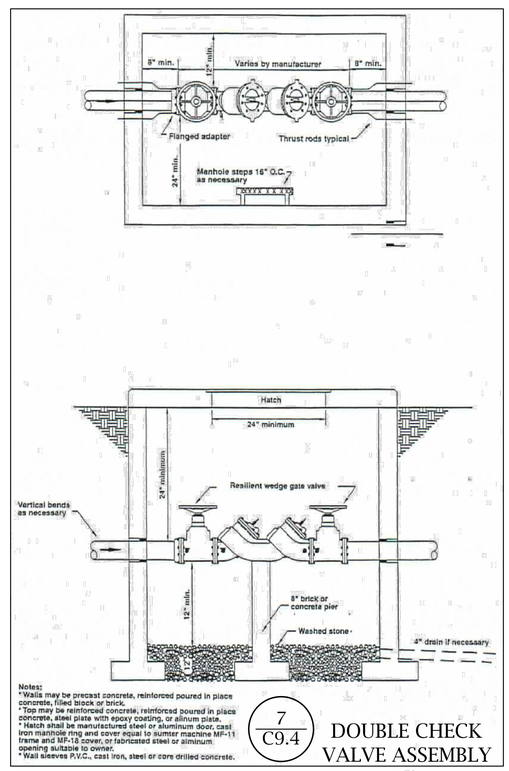


Figure 16-18. *Top Slab - Hatch Reinforcement Detail*

City of Columbia Engineering Regulations - 16-37

6
C9.4



7
C9.4

DOUBLE CHECK VALVE ASSEMBLY

–NTS–

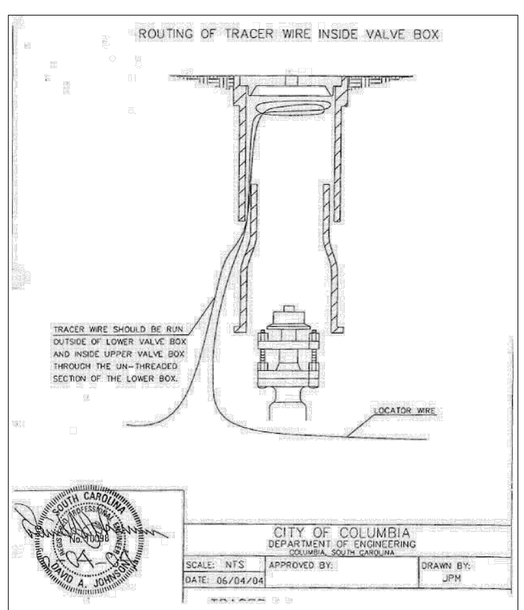


Figure 16-21. *Routing of Tracer Wire Inside Valve Box*

City of Columbia Engineering Regulations - 16-40

8
C9.4

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JEFFREY D. MCCULLOUGH
8/31/22

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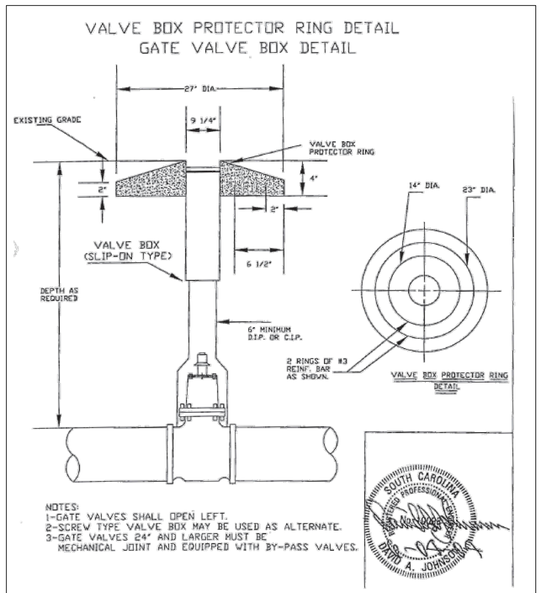
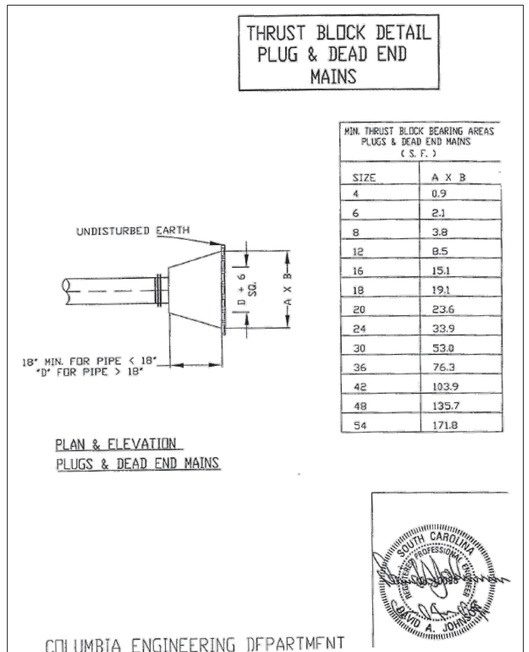


Figure 16-10. *Valve Box Protector Ring Detail; Gate Valve Box Detail*

1 / C9.5

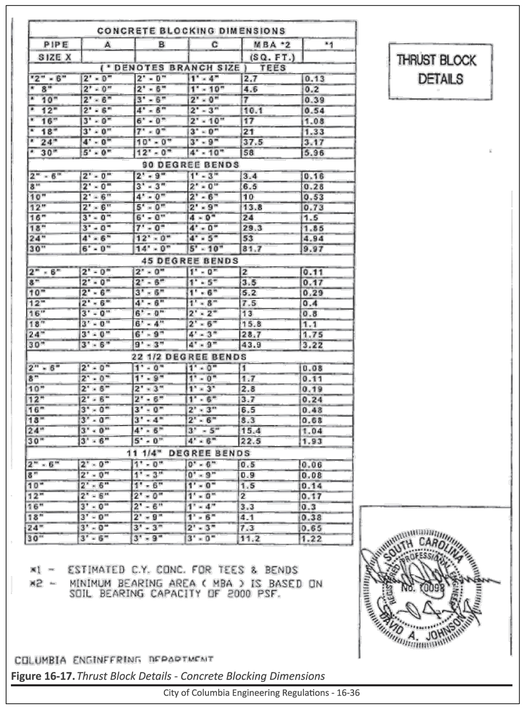


MIN. THRUST BLOCK BEARING AREAS PLUGS & DEAD END MAINS (S. F.)

SIZE	A X B
4	0.9
6	2.1
8	3.8
12	8.5
16	15.1
18	19.1
20	23.6
24	33.9
30	53.0
36	76.3
42	103.9
48	135.7
54	171.8

Figure 16-16. *Thrust Block Detail - Plug and Dead End Mains*

2 / C9.5



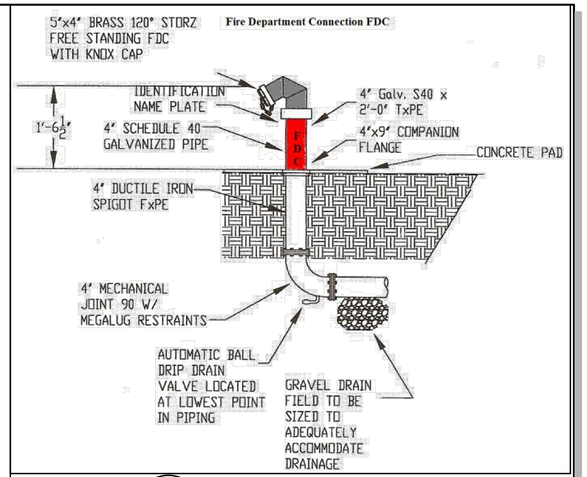
CONCRETE BLOCKING DIMENSIONS

PIPE SIZE X	A	B	C	MBA *2 (SQ. FT.)	*1
(* DENOTES BRANCH SIZE) TEES					
*2" - 6"	2' - 0"	2' - 0"	1' - 4"	2.7	0.13
* 8"	2' - 0"	2' - 6"	1' - 10"	4.6	0.2
* 10"	2' - 6"	3' - 6"	2' - 0"	7	0.38
* 12"	2' - 6"	4' - 6"	2' - 3"	10.1	0.54
* 16"	3' - 0"	6' - 0"	2' - 10"	17	1.08
* 18"	3' - 0"	7' - 0"	3' - 0"	21	1.33
* 24"	4' - 0"	10' - 0"	3' - 0"	37.5	3.17
* 30"	5' - 0"	12' - 0"	4' - 10"	58	5.96
90 DEGREE BENDS					
2" - 6"	2' - 0"	2' - 9"	1' - 3"	3.4	0.16
8"	2' - 0"	3' - 3"	2' - 0"	6.5	0.28
10"	2' - 6"	4' - 0"	2' - 6"	10	0.53
12"	2' - 6"	5' - 0"	2' - 9"	13.8	0.73
16"	3' - 0"	6' - 0"	4' - 0"	24	1.5
18"	3' - 0"	7' - 0"	4' - 0"	29.3	1.85
24"	4' - 6"	12' - 0"	4' - 5"	53	4.94
30"	6' - 0"	14' - 0"	5' - 10"	81.7	9.97
45 DEGREE BENDS					
2" - 6"	2' - 0"	2' - 0"	1' - 0"	2	0.11
8"	2' - 0"	2' - 6"	1' - 5"	3.5	0.17
10"	2' - 6"	3' - 6"	1' - 6"	5.2	0.29
12"	2' - 6"	4' - 6"	1' - 8"	7.5	0.4
16"	3' - 0"	6' - 0"	2' - 2"	13	0.8
18"	3' - 0"	6' - 4"	2' - 6"	15.8	1.1
24"	3' - 0"	8' - 9"	4' - 3"	28.7	1.75
30"	3' - 6"	9' - 3"	4' - 9"	43.9	3.22
22 1/2 DEGREE BENDS					
2" - 6"	2' - 0"	1' - 0"	1' - 0"	1	0.08
8"	2' - 0"	1' - 9"	1' - 0"	1.7	0.11
10"	2' - 6"	2' - 3"	1' - 3"	2.8	0.19
12"	2' - 6"	2' - 6"	1' - 6"	3.7	0.24
16"	3' - 0"	3' - 0"	2' - 3"	6.5	0.48
18"	3' - 0"	3' - 4"	2' - 6"	8.3	0.68
24"	3' - 0"	4' - 6"	3' - 5"	15.4	1.04
30"	3' - 6"	5' - 0"	4' - 6"	22.5	1.93
11 1/4" DEGREE BENDS					
2" - 6"	2' - 0"	1' - 0"	0' - 6"	0.5	0.08
8"	2' - 0"	1' - 3"	0' - 9"	0.9	0.08
10"	2' - 6"	1' - 6"	1' - 0"	1.5	0.14
12"	2' - 6"	2' - 0"	1' - 0"	2	0.17
16"	3' - 0"	2' - 6"	1' - 4"	3.3	0.3
18"	3' - 0"	2' - 9"	1' - 5"	4.1	0.38
24"	3' - 0"	3' - 3"	2' - 3"	7.3	0.65
30"	3' - 6"	3' - 9"	3' - 0"	11.2	1.22

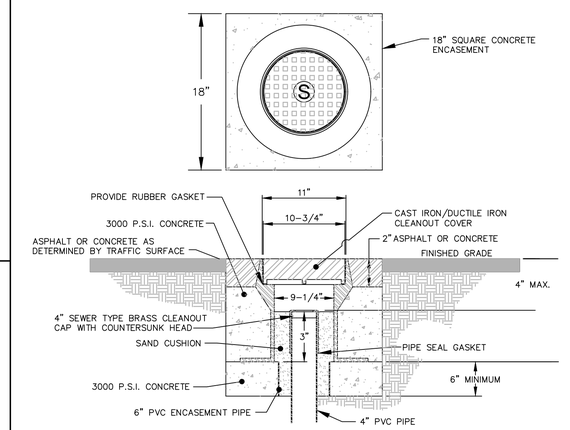
*1 - ESTIMATED C.Y. CONC. FOR TEES & BENDS
*2 - MINIMUM BEARING AREA (MBA) IS BASED ON SOIL BEARING CAPACITY OF 2000 PSF.

Figure 16-17. *Thrust Block Details - Concrete Blocking Dimensions*

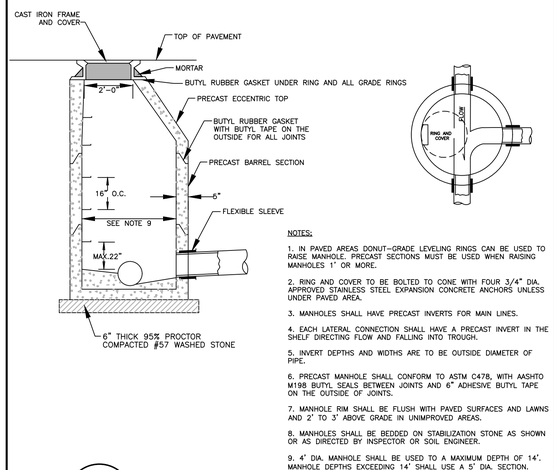
3 / C9.5



7 / C9.5 F.D.C. DETAIL
–NTS–



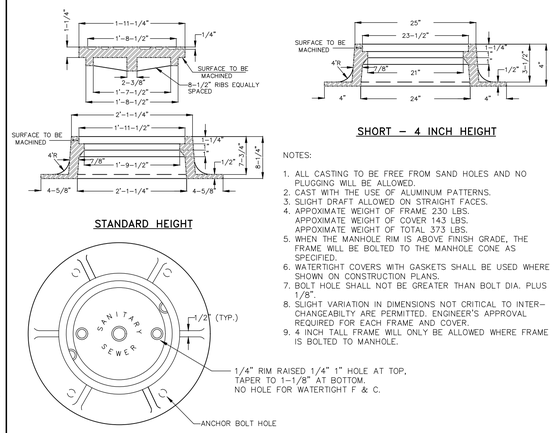
8 / C9.5 TRAFFIC BEARING CLEANOUT COVER
–NTS–



NOTES:

1. IN PAVED AREAS DONUT-GRADE LEVELING RINGS CAN BE USED TO RAISE MANHOLE. PRECAST SECTIONS MUST BE USED WHEN RAISING MANHOLES 1' OR MORE.
2. RING AND COVER TO BE BOLTED TO CONE WITH FOUR 3/4" DIA. APPROVED STAINLESS STEEL EXPANSION CONCRETE ANCHORS UNLESS UNDER PAVED AREA.
3. MANHOLES SHALL HAVE PRECAST INVERTS FOR MAIN LINES.
4. EACH LATERAL CONNECTION SHALL HAVE A PRECAST INVERT IN THE SHELF DIRECTING FLOW AND FALLING INTO TROUGH.
5. INVERT DEPTHS AND WIDTHS ARE TO BE OUTSIDE DIAMETER OF PIPE.
6. PRECAST MANHOLE SHALL CONFORM TO ASTM C478, WITH AASHTO M198 BUTYL SEALS BETWEEN JOINTS AND 6" ADHESIVE BUTYL TAPE ON THE OUTSIDE OF JOINTS.
7. MANHOLE RIM SHALL BE FLUSH WITH PAVED SURFACES AND LAWNS AND 2' TO 3' ABOVE GRADE IN UNIMPROVED AREAS.
8. MANHOLES SHALL BE BEDDED ON STABILIZATION STONE AS SHOWN OR AS DIRECTED BY INSPECTOR OR SOIL ENGINEER.
9. 4' DIA. MANHOLE SHALL BE USED TO A MAXIMUM DEPTH OF 14'. MANHOLE DEPTHS EXCEEDING 14' SHALL USE A 5' DIA. SECTION.

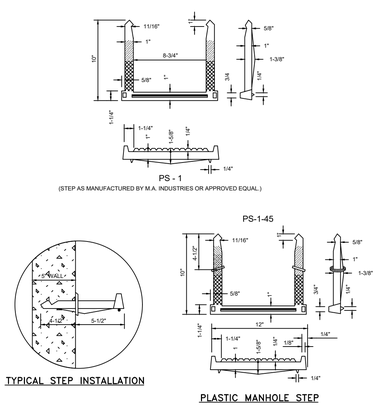
4 / C9.5 SANITARY SEWER MANHOLE
–NTS–



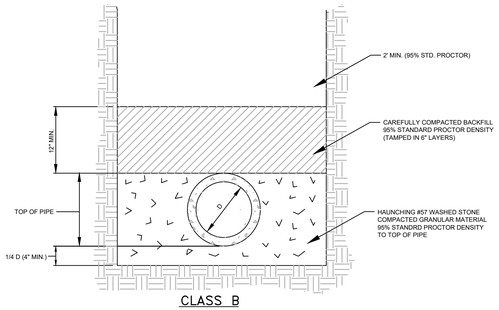
NOTES:

1. ALL CASTING TO BE FREE FROM SAND HOLES AND NO PLUGGING WILL BE ALLOWED.
2. CAST WITH THE USE OF ALUMINUM PATTERNS.
3. SLIGHT DRAFT ALLOWED ON STRAIGHT FACES.
4. APPOXIMATE WEIGHT OF FRAME 230 LBS. APPOXIMATE WEIGHT OF COVER 143 LBS. APPOXIMATE WEIGHT OF TOTAL 373 LBS.
5. WHEN THE MANHOLE RIM IS ABOVE FINISH GRADE, THE FRAME WILL BE BOLTED TO THE MANHOLE CONE AS SPECIFIED.
6. WATERTIGHT COVERS WITH GASKETS SHALL BE USED WHERE SHOWN ON CONSTRUCTION PLANS.
7. BOLT HOLE SHALL NOT BE GREATER THAN BOLT DIA. PLUS 1/8".
8. SLIGHT VARIATION IN DIMENSIONS NOT CRITICAL TO INTER–CHANGEABILITY ARE PERMITTED. ENGINEER'S APPROVAL REQUIRED FOR EACH FRAME AND COVER.
9. 4 INCH TALL FRAME WILL ONLY BE ALLOWED WHERE FRAME IS BOLTED TO MANHOLE.

5 / C9.5 CAST IRON FRAME AND COVER
–NTS–



6 / C9.5 CAST IRON FRAME AND COVER
–NTS–



CLASS B
COMPACTED GRANULAR BEDDING

9 / C9.5 SANITARY SEWER BEDDING
–NTS–

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No. C03007

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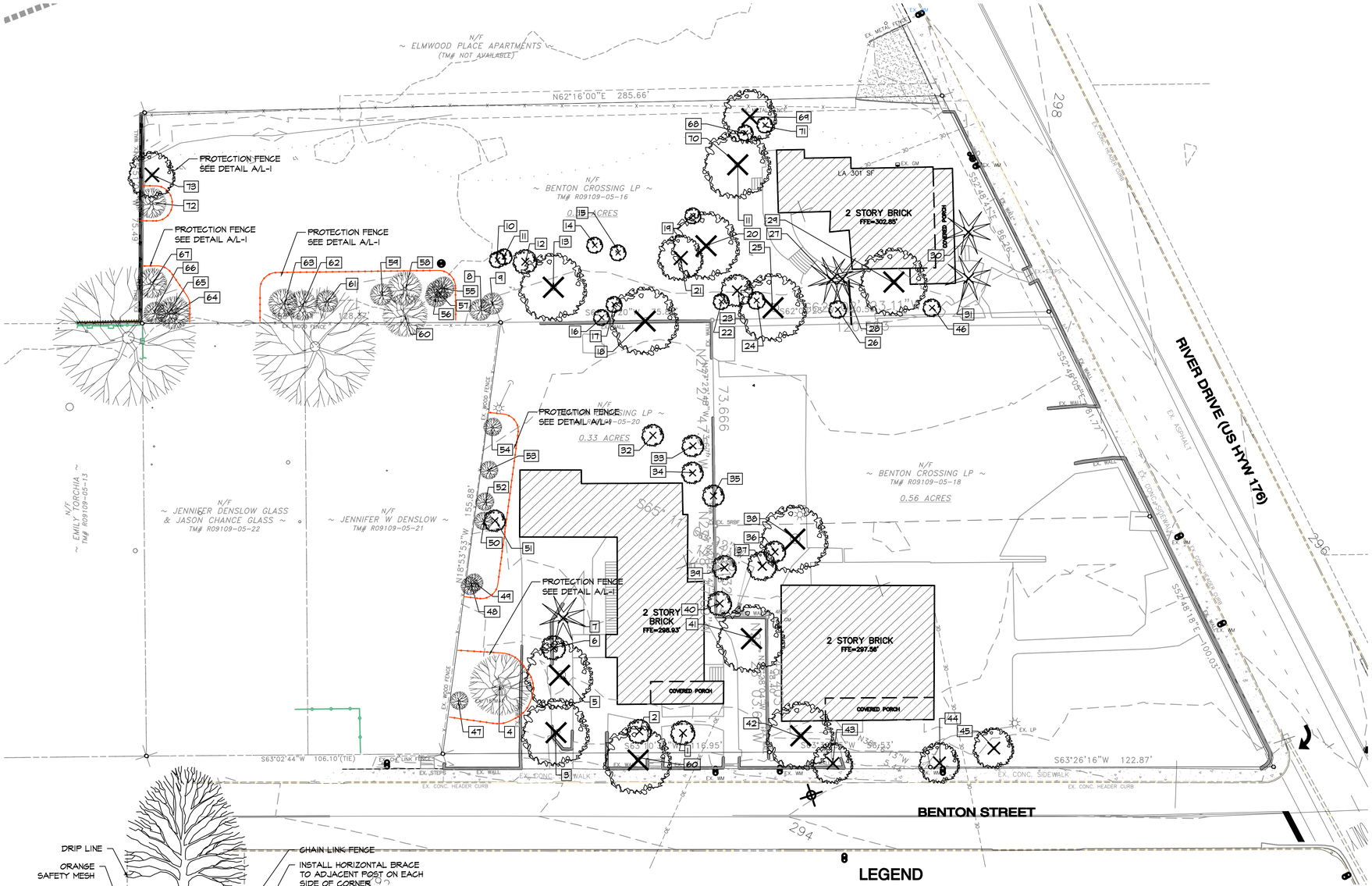
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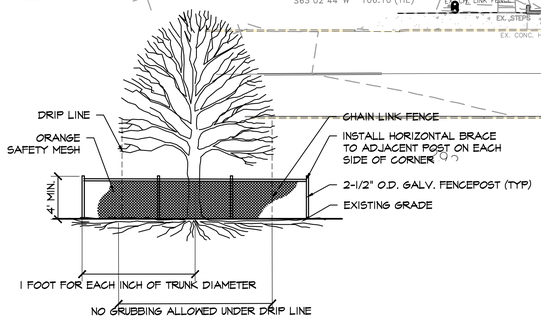
CAD FILE:	22-012 BASE.DWG
PROJECT NO.:	22-012
DESIGNED BY:	JDM
REVIEWED BY:	JDM
DATE:	AUGUST 31, 2022

C9.5



Existing Trees Survey / Rating / Action

Tree	Species	DBH	Rating %	Notes	Action
1	Dogwood	8	50		Remove for construction
2	Dogwood	8	50		Remove for construction
3	Maple	20	0	Decay column	Remove for construction
4	Maple	18	75		Remain & Protect
5	Pine	36	75		Remove for construction
6	Dogwood	12	50		Remove for construction
7	Palm	20	50		Remove for construction
8	CM	6	50		Remain & Protect
9	CM	6	50		Remain & Protect
10	Dogwood	5	50		Remove for construction
11	Cedar	3	50		Remove for construction
12	Dogwood	8	50		Remove for construction
13	Pecan	26	25	Structure issues	Remove for construction
14	Dogwood	5	50		Remove for construction
15	CM	8	50		Remove for construction
16	Dogwood	8	50		Remove for construction
17	Dogwood	4	50		Remove for construction
18	Pecan	23	75		Remove for construction
19	Dogwood	6	50		Remove for construction
20	Pecan	21	50		Remove for construction
21	Holly	9	50		Remove for construction
22	Dogwood	5	50		Remove for construction
23	Pecan	14	50		Remove for construction
24	Dogwood	8	50		Remove for construction
25	Hickory	34	75		Remove for construction
26	Loquat	8	50		Remove for construction
27	Palm	9	50		Remove for construction
28	Palm	11	50		Remove for construction
29	Holly	21	50		Remove for construction
30	Palm	10	50		Remove for construction
31	Palm	10	50		Remove for construction
32	CM	6	50		Remove for construction
33	CM	20	50		Remove for construction
34	CM	20	50		Remove for construction
35	CM	16	50		Remove for construction
36	Maple	41	50		Remove for construction
37	Maple	10	50		Remove for construction
38	Oak	41	25	Structure issues	Remove for construction
39	Maple	10	50		Remove for construction
40	Hackberry	7	50		Remove for construction
41	Pear	31	0	Invasive	Remove for construction
42	Maple	20	50		Remove for construction
43	Maple	16	50		Remove for construction
44	Maple	15	50		Remove for construction
45	Maple	14	50		Remove for construction
46	Wax Myrtle	6	25	Poor form	Remove for construction
47	Photinia	5	50		Remove for construction
48	Photinia	9	50		Remove for construction
49	Ligustrum	11	50		Remain & Protect
50	Photinia	10	50		Remove for construction
51	Maple	11	50		Remove for construction
52	Photinia	10	50		Remove for construction
53	Photinia	10	50		Remove for construction
54	Cherry Laurel	6	50		Remain & Protect
55	Ligustrum	11	50		Remain & Protect
56	Ligustrum	11	50		Remain & Protect
57	Hackberry	9	50		Remain & Protect
58	Ligustrum	15	50		Remain & Protect
59	Cherry Laurel	7	50		Remain & Protect
60	Tulip Poplar	21	50		Remain & Protect
61	Cherry Laurel	6	50		Remain & Protect
62	Paulownia	17	75		Remain & Protect
63	Paulownia	15	75		Remain & Protect
64	Chinaberry	12	50		Remain & Protect
65	Cherry Laurel	6	50		Remain & Protect
66	Cherry Laurel	6	50		Remain & Protect
67	Cherry Laurel	6	50		Remain & Protect
68	Crepe Myrtle	7	50		Remove for construction
69	Oak	18	50		Remove for construction
70	Cedar	20	50		Remove for construction
71	Crepe Myrtle	10	50		Remove for construction
72	Empr	13	50		Remain & Protect
73	Empr	20	50		Remove for construction



NOTES:
1. SEE LANDSCAPE PLANS FOR LOCATION OF TREE PROTECTION FENCING.
2. PROVIDE PROTECTION FENCE FOR ALL TREES TO REMAIN.
3. PROTECTION FENCING TO BE PLACED OUTSIDE OF DRIPLINE OF TREE CANOPY UNLESS OTHERWISE INDICATED ON LANDSCAPE PLAN OR APPROVED BY PROJECT MANAGER.
4. A 4" LAYER OF HARDWOOD MULCH SHALL BE PLACED OVER TREE PROTECTION AREA.
5. PROTECTION FENCING SHALL BE IN PLACE AND HARDWOOD MULCH PLACED PRIOR TO BEGINNING CONSTRUCTION.
6. NO GRADING WITHIN THE TREE PROTECTION ZONE.
7. NO PARKING, MATERIAL STORAGE, BURY PITS, CONCRETE WASHOUT, BURNING OF DEBRIS, OR OTHER SIMILAR CONSTRUCTION ACTIVITIES THAT COULD DISTURB OR COMPACT THE SOIL WITHIN THE TREE PROTECTION ZONE.
8. INSTALL APPROVED TREE PROTECTION BARRIERS PRIOR TO TO ANY LAND DISTURBANCE OR CONSTRUCTION ACTIVITY, AND KEEP BARRIERES IN PLACE UNTIL ZONING ADMINISTRATION OR LAND DEVELOPMENT PLANNER APPROVES THEIR REMOVAL.
9. PLACE TREE PROTECTION BARRIER AROUND THE TREES IN A RADIUS OF NO LESS THAN ONE FOOT (1') FOR EVERY ONE INCH (1") OF TREE TRUNK DIAMETER.

A / L-1

TREE PROTECTION FENCING

NOT TO SCALE

TREE PROTECTION NOTES:

1. REMOVAL OF ASPHALT, CONCRETE AND ALL OTHER ITEMS TO BE DEMOLISHED WITHIN THE PROTECTED ZONE OF A SAVED TREE SHALL BE ACCOMPLISHED WITHOUT ENCROACHING UPON THE PROTECTED ZONE WITH ANY MOTORIZED, TRACKED OR WHEELED VEHICLES OR EQUIPMENT. SHOULD LARGE EQUIPMENT BE USED TO BREAK UP AND DEMOLISH ITEMS WITHIN THE PROTECTED ZONE, GREAT CARE IS TO BE TAKEN NOT TO DAMAGE THE ROOTS OR THE TREE ITSELF. REMOVAL OF MATERIAL SHOULD BE BY HAND.

2. ANY DAMAGE TO THE TREE PROTECTION FENCING OR SAVED TREES CAUSED BY DEMOLITION OR CONSTRUCTION ACTIVITIES SHALL BE REPAIRED IMMEDIATELY AND AT THE CONTRACTOR'S EXPENSE. REPAIR TO DAMAGED TREES SHALL BE ACCORDING TO STANDARD ARBORICULTURAL TECHNIQUES RECOGNIZED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE.

3. MITIGATION OR SAVED TREES DESTROYED BY DEMOLITION OR CONSTRUCTION ACTIVITIES SHALL BE AT THE CONTRACTOR'S EXPENSE.

4. ANY ROOTS OF SAVED TREES THAT MUST BE CUT SHALL BE DONE SO DELIBERATELY AND IN A CLEAN NEAT FASHION USING A SAW, PRUNERS OR OTHER CUTTING METHOD. ALL TOOLS USED TO CUT ROOTS OR OTHERWISE PRUNE TREES SHALL BE CLEAN AND SHARP. NO TREE PAINT OR SEALANTS SHALL BE USED.

5. STOCKPILING OF CONSTRUCTION AND EXCAVATION MATERIALS WITHIN THE PROTECTED ZONE OF A SAVED TREE IS STRICTLY PROHIBITED.

6. TEMPORARILY COVER ROOTS EXPOSED DURING DEMOLITION OR CONSTRUCTION WITH WET BURLAP TO PREVENT ROOTS FROM DRYING OUT. COVER ROOTS WITH SOIL AS SOON AS POSSIBLE.

LEGEND

KEY	DESCRIPTION
X	EXISTING TREE TO REMOVE
	EXISTING TREE TO REMAIN & PROTECT
2	TREE IDENTIFICATION NUMBER
	PROTECTION FENCE SEE DETAIL AND NOTES

Sox & Freeman TREE EXPERT COMPANY | ROOTED IN COLUMBIA SINCE 1948

TREE SURVEY AND RATING BY:
SOX AND FREEMAN
TREE EXPERT COMPANY
BLAKE RODDY
ISA CERTIFIED ARBORIST

SOUTH CAROLINA GRIMBALL COTTERILL & ASSOCIATES No.049 CERTIFICATE OF AUTHORIZATION

STATE OF SOUTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No.470 MARK COTTERILL

GRAPHIC SCALE 1" = 20'-0"
0' 10' 20' 40' 60'

Date	Revisions

BENTON CROSSING APARTMENTS
Tree Removal Protection Plan

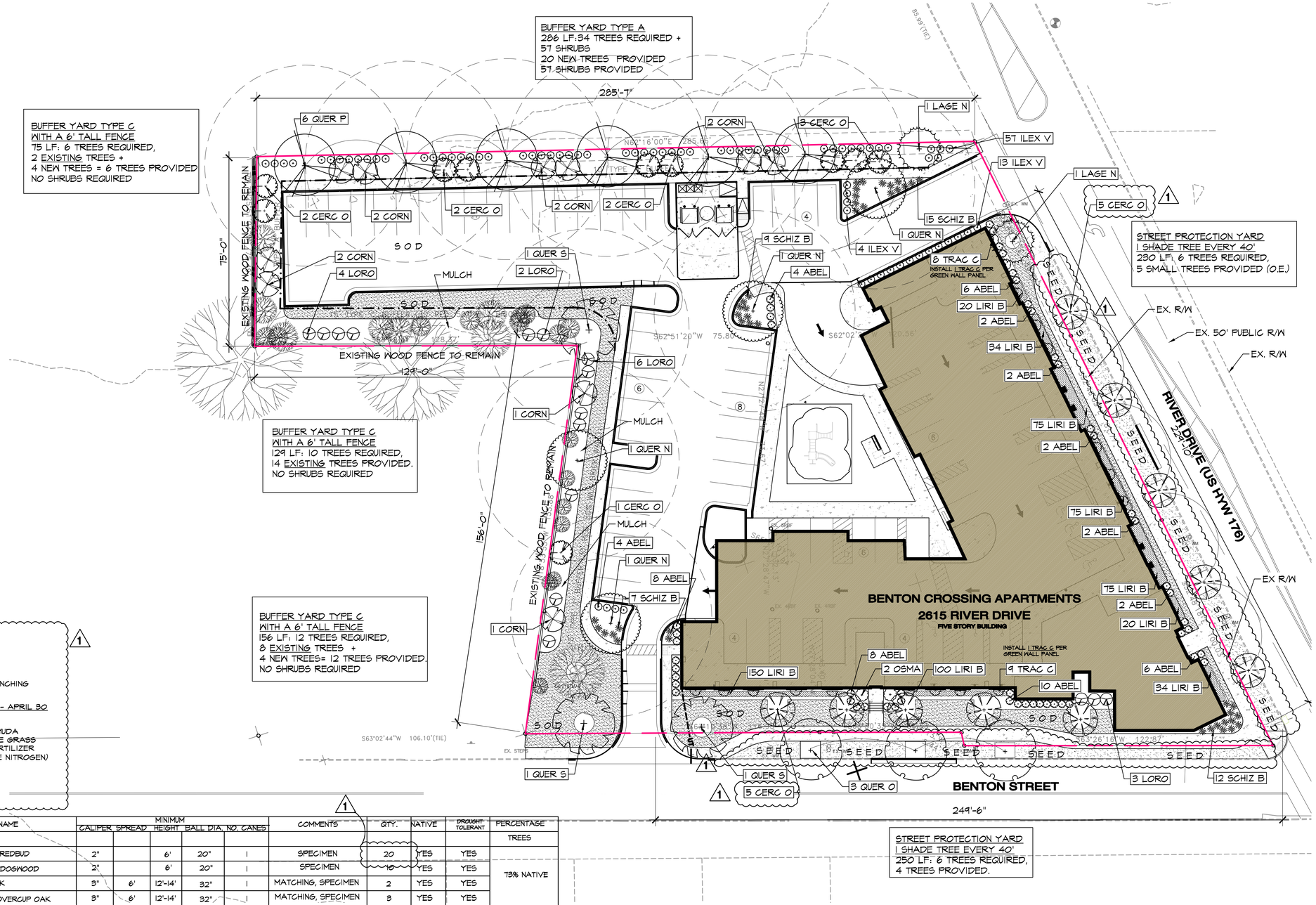
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GRIMBALL & ASSOCIATES COTTERILL
LANDSCAPE ARCHITECTS & LAND PLANNERS

Drawn by:	TGV
Checked by:	TMC
Date:	10.06.2022
Drawing No.	L.1
Sheet No.	1 OF 3

Oct 13, 2022 - 9:21am \\PALMETTO\Grimcott\Active Projects on Maple\A-E Projects\Benton Crossing Apts\ACAD\LANDBASE 09.30.2022-1.dwg.



GRASSING SCHEDULE (PER 1000 SF)

NOTE: SEED ALL DISTURBED AREAS DUE TO GRADING OR TRENCHING AND ALL AREAS NOT TO BE PLANTED OR SODDED.

FROM MAY 1 - AUGUST 31

1 LB. BROWNTOP MILLET
1 LB. HULLED BERMUDA
6 OUNCES CENTIPEDE GRASS
25 LBS. 10-10-10 FERTILIZER
(50% SLOW RELEASE NITROGEN)
75 LBS. LIMESTONE

FROM SEPTEMBER 1 - APRIL 30

2 LB. ANNUAL RYE
1 LB. UNHULLED BERMUDA
6 OUNCES CENTIPEDE GRASS
25 LBS. 10-10-10 FERTILIZER
(50% SLOW RELEASE NITROGEN)
75 LBS. LIMESTONE

PLANT LIST

ABBR.	BOTANICAL NAME	COMMON NAME	MINIMUM CALIPER	MINIMUM SPREAD	MINIMUM HEIGHT	MINIMUM BALL DIA.	MINIMUM NO. CANES	COMMENTS	QTY.	NATIVE	DROUGHT TOLERANT	PERCENTAGE
TREES												TREES
CERC O	CERCIS RENIFORMIS 'OKLAHOMA'	OKLAHOMA REDBUD	2"		6'	20"	1	SPECIMEN	20	YES	YES	
CORN	CORNUS FLORIDA	FLOWERING DOGWOOD	2"		6'	20"	1	SPECIMEN	10	YES	YES	73% NATIVE
QUER N	QUERCUS NUTTALLI	NUTTALL OAK	3"	6'	12'-14'	32"	1	MATCHING, SPECIMEN	2	YES	YES	
QUER O	QUERCUS LYRATA 'HIGHBEAM'	'HIGHBEAM' OVERCUP OAK	3"	6'	12'-14'	32"	1	MATCHING, SPECIMEN	3	YES	YES	
QUER P	QUERCUS PHELLOS	WILLOW OAK	3"	6'	12'-14'	32"	1	MATCHING, SPECIMEN	6	YES	YES	
QUER S	QUERCUS SHUMARDII	SHUMARD OAK	3"	6'	12'-14'	32"	1	MATCHING, SPECIMEN	2	YES	YES	100% DROUGHT TOLERANT
LAGE N	LAGERSTROEMIA 'NATCHEZ'	NATCHEZ CRAPEMYRTLE	1 "	6'	8'-10'	24"	3 MIN	MATCHING, SPECIMEN	2		YES	
												SHRUBS
ABEL	ABELIA X GRANDIFLORA 'ROSE CREEK'	'ROSE CREEK' ABELIA		18"	18"	3 GAL.	3-5	PLANT 3' O.C.	74		YES	
ILEX V	ILEX VOMITORIA NANA	DWARF YAUPON HOLLY		18"	18"	3 GAL.	3-5	PLANT 3' O.C.	74	YES	YES	52 % NATIVE SHRUBS
LORO	LOROPETALUM CHINENSE 'ZHUZHOU'	ZHUZHOU LOROPETALUM		24"	24"	3 GAL.	3-5	PLANT 5' O.C.	17		YES	
SCHIZ B	SCHIZACHYRIUM S. 'THE BLUES'	BLUE LITTLE BLUESTEM		18"	18"	3 GAL.		PLANT 3' O.C.	43	YES	YES	
OSMA	OSMANTHUS FRAGRANS	FRAGRANT TEA OLIVE		24"	24"	3 GAL.	3-5	PLANT 4' O.C.	2		YES	100% DROUGHT TOLERANT
TRAC C ESP	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE ESPALIER				GAL	5-7	TRAIN TO WALL	17		YES	
												GROUNDCOVERS
LIRI B	LIRIOPE MUSCARII 'BIG BLUE'	'BIG BLUE' LIRIOPE				PINT		PLANT 12" O.C.	583		YES	
SOD	EREMOCHLOA OPHIUROIDES	CENTIPEDE GRASS						WELL ROOTED				

NOTE: PROPOSED PLANTING REQUIRES INSTALLATION OF MECHANICAL IRRIGATION SYSTEM.

GENERAL NOTES

1. EXISTING ECOLOGY AND AESTHETICS WILL OFTEN CAUSE ADJUSTMENT OF THESE PLANS TO FIT THE SITE. STAKE-OUT BY THE CONTRACTOR AND ADJUSTMENT BY THE LANDSCAPE ARCHITECT IS ABSOLUTELY NECESSARY.

2. LOCATIONS OF THOSE UTILITIES SHOWN ARE APPROXIMATE AND FOR INFORMATION PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXACT LOCATION OF ALL UTILITIES WHETHER SHOWN OR NOT SHOWN ON THESE PLANS, AND SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE RESULTING FROM THE FAILURE TO DO SO. CONTACT PALMETTO UTILITY PROTECTION SERVICE AT 1-888-721-7877 AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION.

3. CONTRACTOR SHALL INFORM LANDSCAPE ARCHITECT IF PROPOSED DESIGN IS IN CONFLICT WITH EXISTING OR PROPOSED UTILITIES. CONTRACTOR SHALL COORDINATE WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION TO ADJUST PROPOSED DESIGN OR UTILITIES AS NECESSARY TO RESOLVE CONFLICTS.

4. BASE PLAN DATA DERIVED FROM SITE SURVEY.
PROVIDED BY_____DATED_____

GRAPHIC SCALE 1" = 20'-0"
0' 10' 20' 40' 60'

Revisions	
Date	11.02.2022
1	Encroachment Permit

GRIMBALL & ASSOCIATES
COTTERILL
LANDSCAPE ARCHITECTS & LAND PLANNERS
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BENTON CROSSING APARTMENTS
Planting Plan, Plant List

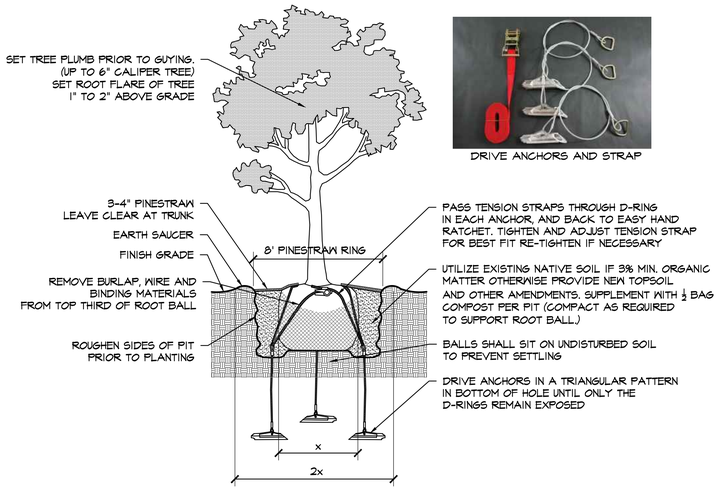
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GRIMBALL COTTERILL & ASSOCIATES No.049 CERTIFICATE OF AUTHORIZATION

STATE OF SOUTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No.470 MARK COTTERILL

Drawn by:	TGV
Checked by:	TMC
Date:	10.06.2022
Drawing No.	L.2
Sheet No.	2 OF 3

Nov 02, 2022 - 3:23pm \\PALMETTO\Grimcott\Active Projects on Maple\A-E Projects\Benton Crossing Apts\ACAD\LANDBASE 09.30.2022-1.dwg



DRIVE ANCHORS AND STRAP

A L-3 **SECTION** — **TREE PLANTING AND STAKING** — **NOT TO SCALE**

INSTRUCTIONS FOR PERFORMING A PERCOLATION TEST

1. WITH A SHOVEL OR POSTHOLE DIGGER, DIG HOLE 18" TO 24" DEEP. HOLE DIAMETER SHOULD BE A MINIMUM OF 4 INCHES. THE DIAMETER OF THE HOLE SHOULD BE UNIFORM FROM TOP TO BOTTOM WITH THE BOTTOM BEING FLAT.

2. FILL HOLE WITH WATER TO THE TOP AND LET STAND FOR AT LEAST AN HOUR TO PRE-WET THE SOIL.

3. REFILL HOLE TO WITHIN A COUPLE INCHES OF THE TOP. DON'T OVERFLOW THE HOLE.

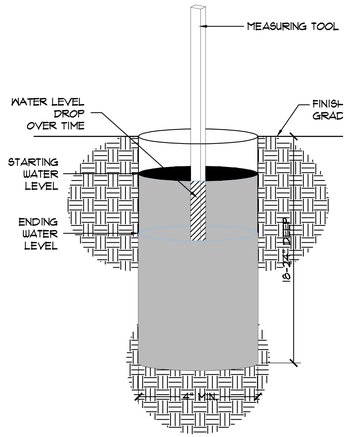
4. TO AID IN MEASUREMENT, PLACE A STICK ACROSS THE TOP OF THE HOLE AND USE A RULER OR MEASURING TAPE TO MARK PERIODIC DROPS IN WATER LEVEL.

5. ALLOW THE HOLE TO DRAIN FOR AT LEAST ONE HOUR. A LONGER PERIOD OF TIME (2 TO 3 HOURS) WILL GIVE A MORE ACCURATE READING OF AVERAGE PERCOLATION RATES.

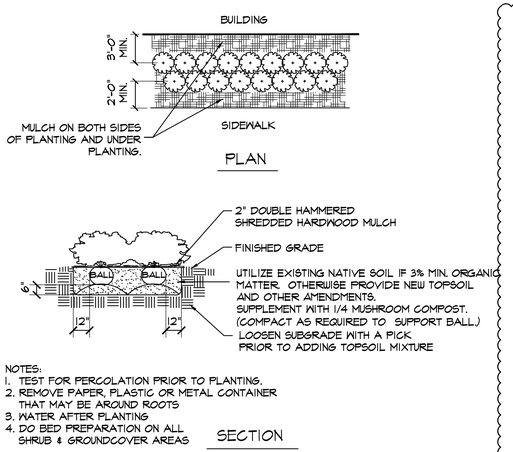
6. DETERMINE AVERAGE DROP IN WATER LEVEL PER HOUR AND REFER TO THE TABLE BELOW TO INTERPRET RESULTS.

HOW TO INTERPRET RESULTS	
IF WATER LEVEL IN HOLE DROPS...	SITE IS...
LESS THAN ONE-HALF INCH PER HOUR	POORLY DRAINED AND SUITED TO WET -SITE SPECIES
ONE HALF-INCH TO ONE INCH PER HOUR	MODERATELY WELL DRAINED AND ACCEPTABLE FOR MANY SPECIES INCLUDING WET SITE SPECIES
MORE THAN ONE INCH PER HOUR	WELL DRAINED AND SUITABLE FOR ALL SPECIES INCLUDING SENSITIVE SPECIES

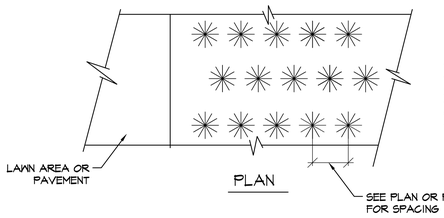
PERCOLATION TEST HOLE

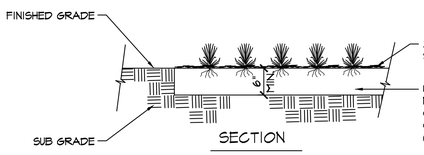


B L-3 **ISOMETRIC** — **PERCOLATION TEST** — **NOT TO SCALE**



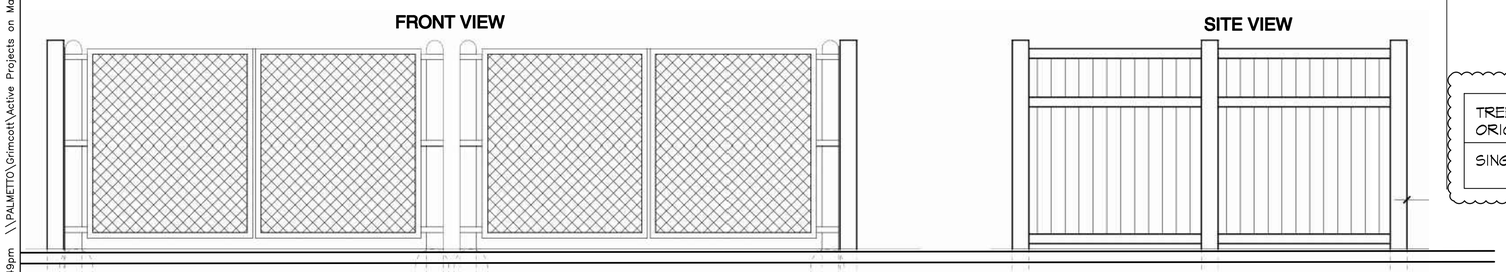
NOTES:
1. TEST FOR PERCOLATION PRIOR TO PLANTING.
2. REMOVE PAPER, PLASTIC OR METAL CONTAINER THAT MAY BE AROUND ROOTS
3. WATER AFTER PLANTING
4. DO BED PREPARATION ON ALL SHRUB & GROUNDCOVER AREAS





C L-3 **TYPICAL GROUNDCOVER PLANTING** — **NOT TO SCALE**

D L-3 **SHRUB PLANTING** — **NOT TO SCALE**



E L-3 **ELEVATIONS** — **TRASH ENCLOSURE** — **N.T.S.**

1



IRRIGATION FOR TREES LOCATED ON SCDOT R/W

F L-3 **PICTURE** — **TREEGATOR WATERING BAG**

TREEGATOR ORIGINAL	TREE CALIPER	WATER CAPACITY PER BAG	FILLS PER WEEK
SINGLE BAG	2-3 INCHES	14.75 TO 14.25 GALLONS	2 FILLS PER WEEK

1

PLANTING NOTES

1. PLANTS LABELED NIC ARE NOT IN CONTRACT AND ARE NOT A PART OF THIS PHASE OF WORK. PLANTING FOR MUCH OF THIS PROJECT WILL BE DONE IN PREVIOUSLY PAVED AREAS. IT IS CRITICAL THAT THE CONTRACTOR BREAK UP COMPACTED SOIL THOROUGHLY, REMOVE INORGANIC SUBSOIL, AND PROVIDE NEW TOPSOIL AND PLANTING AMENDMENTS AS REQUIRED TO ENSURE FUTURE PLANT HEALTH.

2. REQUIREMENTS FOR THE MEASUREMENTS, BRANCHING, GRADING, QUALITY, BALLING AND BURLAPPING OF PLANTS IN THE PLANT LIST GENERALLY FOLLOWS OR EXCEEDS A CODE OF STANDARDS CURRENTLY RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. IN THE AMERICAN STANDARD FOR NURSERY STOCKS. SEE THE PLANT LIST FOR MORE RESTRICTIVE REQUIREMENTS.

3. ALL PLANTS SHALL HAVE A WELL FORMED HEAD WITH MINIMUM CALIPER, HEIGHT AND SPREAD OF THE SIDE BRANCHES AS SHOWN ON THE PLANT LIST. TRUNKS SHALL BE UNDAMAGED AND SHAPE SHALL BE TYPICAL OF THE SPECIES.

4. MEASUREMENT OF CONIFER HEIGHT SHALL INCLUDE NOT MORE THAN FIFTY (50) PER CENT OF THIS YEARS' VERTICAL GROWTH (TOP CANDLE).

5. THE LANDSCAPE CONTRACTOR IS HEREBY NOTIFIED OF THE EXISTENCE OF UNDERGROUND UTILITIES WITHIN THE LIMITS OF THE PROJECT AREA. THE CONTRACTOR SHOULD VERIFY THE EXACT LOCATION OF ALL UTILITY LINES PRIOR TO COMMENCEMENT OF DIGGING OPERATIONS.

6. THE CONTRACTOR WILL BE RESPONSIBLE FOR STAKING AND LAYOUT OF PLANTINGS ON THIS PROJECT. THE LANDSCAPE ARCHITECT OR OWNER SHALL BE ADVISED WHEN STAKES ARE READY FOR INSPECTION ON VARIOUS PLANTING AREAS. ALL LAYOUT WORK SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO OPENING ANY PLANTING PITS.

7. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY THAT EACH EXCAVATED TREE OR SHRUB PIT WILL PERCOLATE (DRAIN) PRIOR TO ADDING TOPSOIL AND INSTALLING TREES OR SHRUBS. THE CONTRACTOR SHALL DO PERCOLATION TEST AS DETAILED ON DETAIL D/L-3. THE OWNER OR LANDSCAPE ARCHITECT SHALL VERIFY ACCURACY AND EFFECT OF PERCOLATION TESTING. IF THE SOIL AT GIVEN AREA DOES NOT DRAIN PROPERLY, A PVC DRAIN OR GRAVEL SUMP SHALL BE INSTALLED OR THE PLANTINGS RELOCATED.

8. SHOULD THE LANDSCAPE CONTRACTOR ENCOUNTER UNSATISFACTORY SURFACE OR SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PANS, STEAM OR OTHER UTILITY LINES OR OTHER CONDITIONS THAT WILL JEOPARDIZE THE HEALTH AND VIGOR OF THE PLANTS, HE MUST ADVISE THE LANDSCAPE ARCHITECT IN WRITING OF THE CONDITIONS PRIOR TO INSTALLING THE PLANTS. OTHERWISE, THE LANDSCAPE CONTRACTOR WARRANTS THAT THE PLANTING AREAS ARE SUITABLE FOR PROPER GROWTH AND DEVELOPMENT OF THE PLANTS TO BE INSTALLED.

9. PLANTING PITS FOR TREE AND SHRUBS SHALL BE PREPARED AS PER DETAILS.

10. DOUBLE HAMMERED SHREDDED HARDWOOD MULCH SHALL BE APPLIED TO ALL SHRUB BEDS BY THE CONTRACTOR. BEDS SHALL BE TREATED WITH PREEMERGENT HERBICIDE BY THE CONTRACTOR BEFORE MULCH IS APPLIED. SHREDDED HARDWOOD MULCH SHALL BE TWO INCHES DEEP. A SAMPLE OF MULCH SHALL BE PRESENTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL.

11. ALL TREES ARE TO BE STAKED IMMEDIATELY AFTER PLANTING AS DETAILED. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF STAKING HOSES, ETC. AT THE END OF THE ONE YEAR GUARANTEE PERIOD.

12. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING UP THE SITE AT THE COMPLETION OF THE PROJECT AND SHALL MAINTAIN THE SITE IN A REASONABLY NEAT AND CLEAN STATE THROUGHOUT THE INSTALLATION PROCESS. STREETS AND PAVED AREAS SHALL BE CLEANED REGULARLY TO REMOVE CONSTRUCTION MATERIALS AND OTHER DEBRIS RESULTING FROM WORK OF THE PROJECT.

13. PLANTS SHALL BE GUARANTEED FOR THE DURATION OF ONE (1) FULL YEAR AFTER THE FINAL ACCEPTANCE OF THE PLANTING BY THE OWNER AND SHALL BE ALIVE AND IN SATISFACTORY GROWTH AT THE END OF THE GUARANTEE PERIOD. ANY PLANT NOT IN A HEALTHY AND VIGOROUS STATE AT THE END OF THE GUARANTEE PERIOD SHALL BE REPLACED AT NO COST TO THE OWNER, PLANTS SEVERELY DAMAGED BY VANDALS ARE NOT SUBJECT TO REPLACEMENT BY THE CONTRACTOR DURING THE ONE YEAR GUARANTEE PERIOD.

14. REPLACEMENTS OF DEAD OR UNSATISFACTORY MATERIAL SHALL BE MADE AS SPECIFIED IN THE PLANT LIST. THE OWNER OR LANDSCAPE ARCHITECT SHALL INSPECT REPLACED PLANTS WHEN ALL REPLACEMENTS HAVE BEEN MADE. REPLACEMENTS ARE TO BE ALIVE AND IN A HEALTHY CONDITION WHEN THE REPLACEMENTS ARE COMPLETE, AND SHALL BE SUBJECT TO A ONE (1) YEAR GUARANTEE FROM THE DATE OF SATISFACTORY REPLACEMENT.

15. NO EXCAVATION OR PLANTING PIT SHALL BE LEFT OPEN OR UNATTENDED OVERNIGHT.

16. PLANT MATERIAL QUANTITIES PROVIDED IN THE PLANT LIST ARE FOR REFERENCE ONLY AND THE CONTRACTOR IS RESPONSIBLE FOR THE ACTUAL PLANT MATERIAL COUNTS. DISCREPANCIES BETWEEN QUANTITIES SHOWN ON THE PLANTING PLAN AND THOSE IN THE PLANT LIST SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION. IF CLARIFICATION OF DISCREPANCIES FROM THE LANDSCAPE ARCHITECT IS NOT POSSIBLE, THEN QUANTITIES SHOWN ON THE PLANTING PLAN SHALL TAKE PRECEDENCE.

17. ALL AREAS DISTURBED BY CONSTRUCTION OPERATIONS (WHETHER SHOWN ON THE PLANS OR NOT) SHALL BE STABILIZED AND EITHER SEEDED, SODDED, OR MULCHED BY CONTRACTOR, AS DIRECTED BY OWNER, AT NO ADDITIONAL COST TO CONTRACT.

Revisions	Date
1 Encroachment Permit	11.02.2022

BENTON CROSSING APARTMENTS
Planting Details, Notes

GRIMBALL & ASSOCIATES COTTERILL
LANDSCAPE ARCHITECTS & LAND PLANNERS
600 BELTLINE BOULEVARD COLUMBIA, SC 29205 (803)738-9525

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Checked by: TMC
Date: 10.06.2022
Drawing No. L.3
Sheet No. 3 OF 3

SOUTH CAROLINA — GRIMBALL COTTERILL & ASSOCIATES No.049 — CERTIFICATE OF AUTHORIZATION

STATE OF SOUTH CAROLINA — REGISTERED LANDSCAPE ARCHITECT No.470 — MARK COTTERILL

Nov 02, 2022 - 1:49pm \\PALMETTO\Grimcott\Active Projects on Maple\A-E Projects\Benton Crossing Apts\ACAD\LANDBASE 09.30.2022-1.dwg.

VALVE SCHEDULE

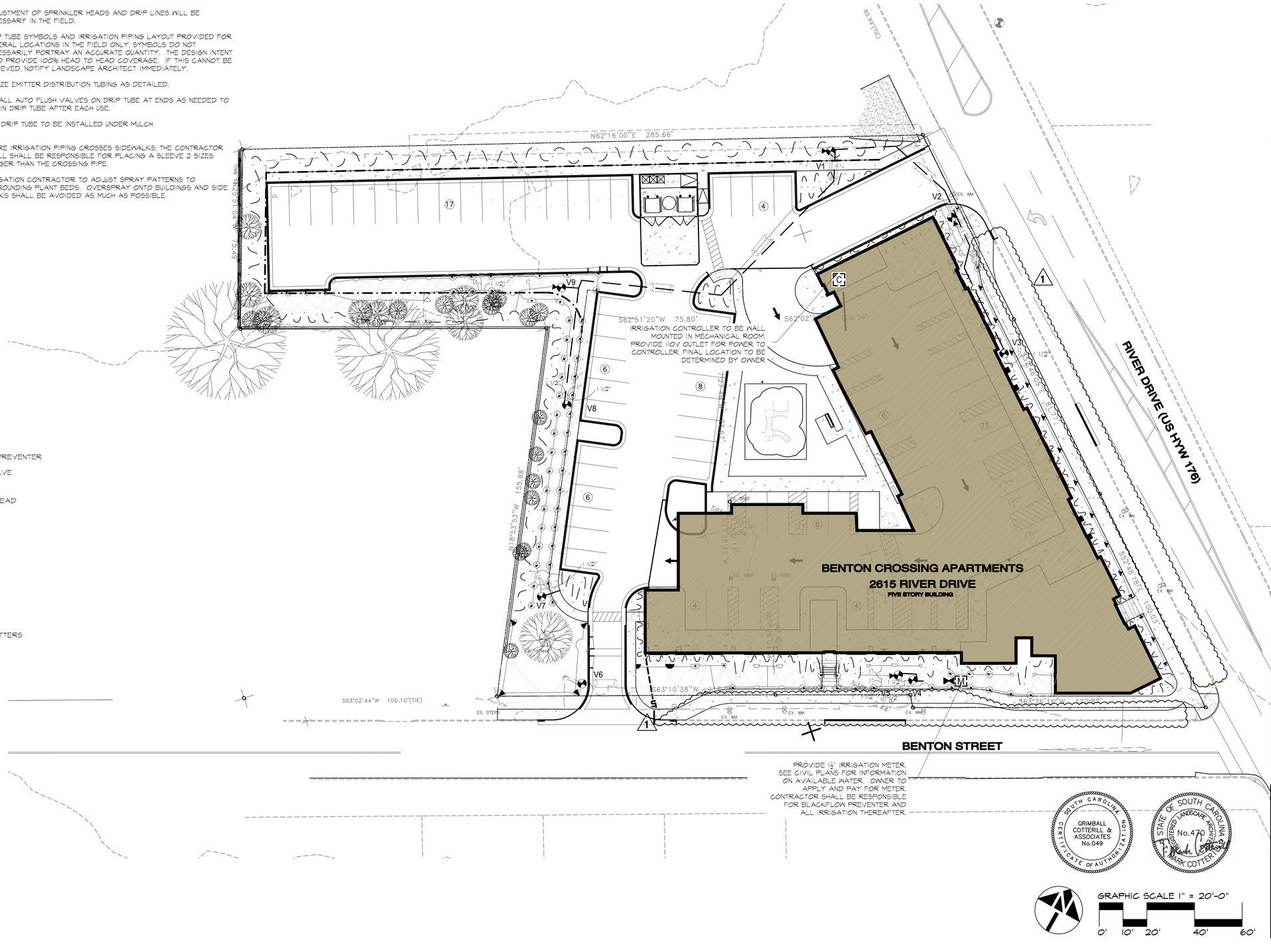
VALVE	SIZE	TYPE	GPM
V1	1"	DRIP	20±
V2	1"	1804	21.66
V3	1"	DRIP	15±
V4	1"	1804	15.14
V5	1"	1804	29.36
V6	1"	1804	28.35
V7	1"	1804	28.59
V8	1"	DRIP	20±
V9	1"	5004	6.08
V10	1"	1804	16.59
V11	1"	1804	28.89
V12	1"	DRIP	20±

IRRIGATION NOTES

1. ALL IRRIGATION TO BE AS SPECIFIED OR APPROVED EQUAL.
2. SYSTEM DESIGNED TO RUN AT 30 GPM WITH 65 PSI.
3. CONTRACTOR TO COORDINATE WITH OWNER CONCERNING IRRIGATION METER PRIOR TO COMMENCEMENT OF WORK SO AS NOT TO DELAY COMPLETION OF IRRIGATION.
4. CONTRACTOR SHALL PERFORM PRESSURE AND FLOW TESTS AT PROPOSED POINT OF CONNECTION PRIOR TO INSTALLATION TO VERIFY THAT ADEQUATE DESIGN CRITERIA IS PRESENT.
5. ADJUSTMENT OF SPRINKLER HEADS AND DRIP LINES WILL BE NECESSARY IN THE FIELD.
6. DRIP TUBE SYMBOLS AND IRRIGATION PIPING LAYOUT PROVIDED FOR GENERAL LOCATIONS IN THE FIELD ONLY. SYMBOLS DO NOT NECESSARILY PORTRAY AN ACCURATE QUANTITY. THE DESIGN INTENT IS TO PROVIDE 100% HEAD TO HEAD COVERAGE. IF THIS CANNOT BE ACHIEVED, NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY.
7. UTILIZE EMITTER DISTRIBUTION TUBING AS DETAILED.
8. INSTALL AUTO FLUSH VALVES ON DRIP TUBE AT ENDS AS NEEDED TO DRAIN DRIP TUBE AFTER EACH USE.
9. ALL DRIP TUBE TO BE INSTALLED UNDER MULCH.
10. WHERE IRRIGATION PIPING CROSSES SIDEWALKS, THE CONTRACTOR SHALL SHALL BE RESPONSIBLE FOR PLACING A SLEEVE 2 SIZES LARGER THAN THE CROSSING PIPE.
11. IRRIGATION CONTRACTOR TO ADJUST SPRAY PATTERNS TO SURROUNDING PLANT BEDS. OVERSPRAY ONTO BUILDINGS AND SIDE WALKS SHALL BE AVOIDED AS MUCH AS POSSIBLE.

IRRIGATION LEGEND

- 1 1/2" IRRIGATION METER
- RAINBIRD ESP-LXME CONTROLLER WITH RAIN SENSOR
- 1 1/2" DOUBLE CHECK VALVE BACKFLOW PREVENTER
- RAINBIRD PGA-100 SERIES ELECTRIC VALVE
- XCZ-100-B-COM
- RAINBIRD 5000 SERIES POP-UP ROTOR HEAD
  - 2.0 NOZ
- RAINBIRD SERIES POP-UP SPRAY HEAD
  - 8Q, 8H, 10Q, 10H, 12Q, 12H, 15Q, 15H, 15EST, 15SST
- 2" MAINLINE
- CLASS 160 OR 200 PVC PIPING SIZE AS NOTED
- RAINBIRD DRIP TUBING WITH RAIN-BUG EMITTERS
- 4" SCH. 40 PVC SLEEVING



GRAPHIC SCALE 1" = 20'-0"

0' 10' 20' 40' 60'

Date	Revisions
11.02.2022	1 Encroachment Permit

GRIMBALL & ASSOCIATES COTTERILL

LANDSCAPE ARCHITECTS & LAND PLANNERS 600 BELTLINE BOULEVARD COLUMBIA, SC 29205 (803)738-9525

BENTON CROSSING APARTMENTS

Irrigation Plan

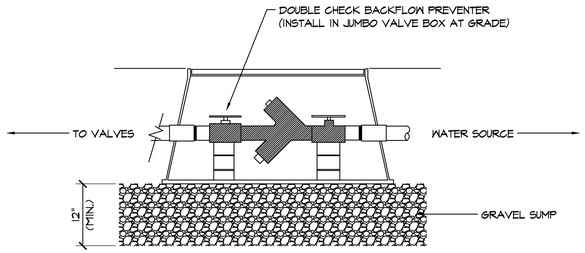
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SOUTH CAROLINA GRIMBALL COTTERILL & ASSOCIATES No.049 CERTIFICATE OF AUTHORIZATION

STATE OF SOUTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No.470 MARK COTTERILL

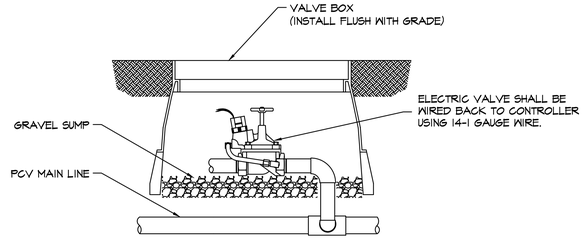
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Checked by:	TMC
Date:	10.06.2022
Drawing No.	L1
Sheet No.	1 OF 2

Nov 02, 2022 – 1:51pm \\PALMETTO\Grimcott\Active Projects on Maple\A-E Projects\Benton Crossing Apts\ACAD\LANDBASE 09.30.2022-1.dwg



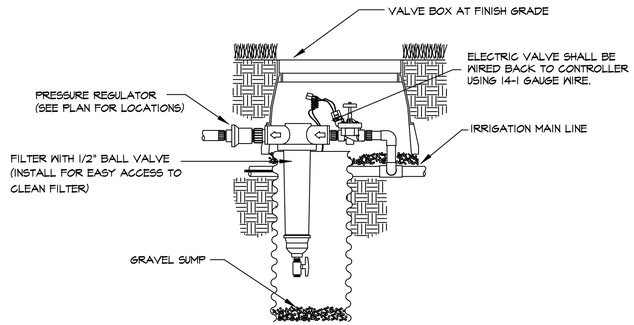
A I-2 **BACKFLOW PREVENTER**

SECTION NOT TO SCALE



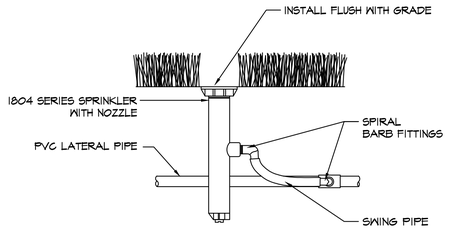
B I-2 **ELECTRIC VALVE**

SECTION NOT TO SCALE



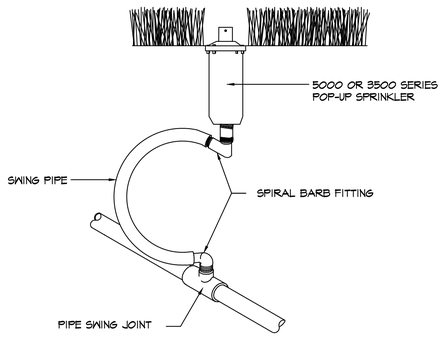
C I-2 **ELECTRIC VALVE-DRIP ZONE**

SECTION NOT TO SCALE



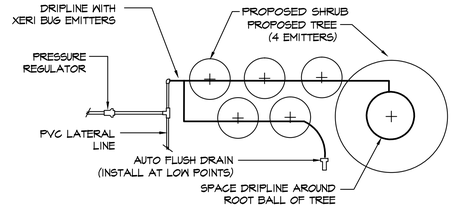
D I-2 **POP-UP SPRAY SPRINKLER**

SECTION NOT TO SCALE



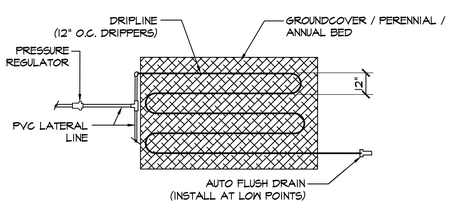
E I-2 **POP-UP ROTOR SPRINKLER**

SECTION NOT TO SCALE



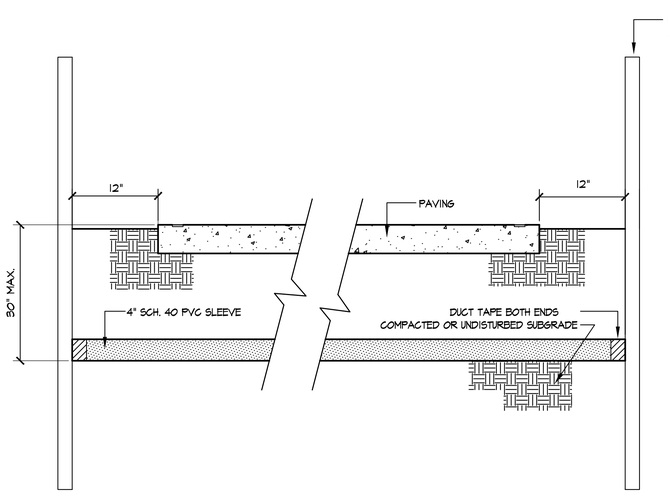
F I-2 **DRIPLINE IN SHRUBS**

PLAN NOT TO SCALE



G I-2 **DRIPLINE IN GROUNDCOVER**

PLAN NOT TO SCALE



H I-2 **SLEEVING DETAIL**

SECTION NOT TO SCALE

IRRIGATION NOTES

1. ALL PLASTIC PIPE FITTINGS TO BE MINIMUM SCHEDULE 40 PVC.

2. ALL MAIN LINES TO BE SCHEDULE 40 PVC OR SCHEDULE 200 PVC.

3. ALL LATERAL LINES TO BE SCHEDULE 200 PVC OR SCHEDULE 160 PVC.

4. COORDINATE WITH GENERAL CONTRACTOR FOR INSTALLATION OF SCHEDULE 40 PVC PIPE UNDER PAVED SURFACES AS NOTED ON THE DRAWINGS TO BE UTILIZED FOR IRRIGATION SLEEVING. THE LOCATION OF SLEEVING IS MARKED ON THE IRRIGATION PLAN. DEVIATIONS MAY OCCUR DURING CONSTRUCTION.

5. TRENCHES FOR PVC PIPE MAINLINES SHALL BE EXCAVATED TO SUFFICIENT DEPTH OF 18" MINIMUM AND AN SUFFICIENT WIDTH TO PERMIT PROPER HANDLING AND INSTALLATION OF PIPE AND FITTINGS. TRENCHES FOR PVC PIPE LATERAL SPRINKLER LINES SHALL BE EXCAVATED TO SUFFICIENT DEPTH OF 12" MINIMUM AND AN SUFFICIENT WIDTH TO PERMIT PROPER HANDLING AND INSTALLATION OF PIPE AND FITTINGS.

6. ALL CONTROL VALVES SHALL BE INSTALLED IN A VALVE BOX IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

7. ALL WIRING TO BE USED FOR CONNECTING THE AUTOMATIC REMOTE CONTROL VALVE TO THE AUTOMATIC CONTROLLERS SHALL BE TYPE "UF", 14-1, STRANDED OR SOLID COPPER, SINGLE CONDUCTION WIRE WITH PVC INSULATION AND BEAR UL APPROVAL FOR DIRECT UNDERGROUND BURIAL FEEDER CABLE. WIRE CONNECTIONS TO REMOTE CONTROL ELECTRIC VALVES AND SPLICES OF WIRE IN THE FIELD SHALL BE PEN-TITE WIRE CONNECTORS OR APPROVED EQUAL AND SCALING CEMENT.

8. THE IRRIGATION CONTRACTOR SHALL CONNECT ALL VALVE WIRING TO A SPECIFIED CONTROLLER LOCATED AS NOTED ON THIS PLAN.

9. ALL CONTROL VALVE CABLES SHALL BE INSTALLED BY DIRECT BURIAL AT A MINIMUM DEPTH OF 12". WHERE PRACTICAL, THE WIRE SHALL BE INSTALLED IN THE SAME TRENCH AS THE MAINLINE PIPE.

10. AFTER COMPLETION OF THE PIPING INSTALLATION, THE CONTRACTOR SHALL FURNISH AN "AS-BUILT" DRAWING SHOWING ALL SPRINKLER HEADS, VALVES, DRAINS AND PIPE LINES TO SCALE WITH DIMENSIONS WHERE REQUIRED. INSTRUCTION SHEETS AND PARTS LISTS COVERING ALL OPERATING EQUIPMENT WILL BE BOUND INTO A FOLDER AND FURNISHED TO THE OWNER IN DUPLICATE.

11. FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK PERFORMED UNDER THIS CONTRACT, THE CONTRACTOR SHALL PROMPTLY FURNISH, WITHOUT COST TO THE OWNER, ANY AND ALL PARTS AND LABOR WHICH PROVE DEFECTIVE IN MATERIAL OR WORKMANSHIP.

12. DURING THE LAST MONTH OF THE GUARANTEE PERIOD, THE LANDSCAPE ARCHITECT AND CONTRACTOR SHALL INSPECT THE INSTALLATION TO DETERMINE THE CONDITION OF THE COMPLETE SYSTEM. A LIST OF DEFECTIVE MATERIALS OR INSTALLATIONS TO BE REPLACED SHALL BE MADE BY THE CONTRACTOR WITHIN THIRTY DAYS OF RECEIVING WRITTEN NOTIFICATION. REPLACED MATERIALS AND INSTALLATION SHALL BE IN ACCORD WITH THESE SPECIFICATIONS, DRAWINGS AND OR SCHEDULES.

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
GRIMBALL COTTERILL & ASSOCIATES No.049

STATE OF SOUTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No.470 MARK COTTERILL

Date	Revisions

BENTON CROSSING APARTMENTS
Irrigation Details

GRIMBALL & ASSOCIATES COTTERILL
LANDSCAPE ARCHITECTS & LAND PLANNERS
600 BELTLINE BOULEVARD COLUMBIA, SC 29205 (803)738-9525

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Checked by:	TMC
Date:	10.06.2022
Drawing No.	I.2
Sheet No.	2 OF 2

Oct 13, 2022 - 9:33am \\PALMETTO\Grimcott\Active Projects on Maple\A-E Projects\Benton Crossing Apts\ACAD\LANDBASE 09.30.2022-1.dwg

GRASSING SCHEDULE (PER 1000 SF)

1

NOTE: SEED ALL DISTURBED AREAS DUE TO GRADING OR TRENCHING AND ALL AREAS NOT TO BE PLANTED OR SODDED.

FROM MAY 1 - AUGUST 31

1 LB. BROWNTOP MILLET
1 LB. HULLED BERMUDA
6 OUNCES CENTIPEDE GRASS
25 LBS. 10-10-10 FERTILIZER
(50% SLOW RELEASE NITROGEN)
75 LBS. LIMESTONE

FROM SEPTEMBER 1 - APRIL 30

2 LB. ANNUAL RYE
1 LB. UNHULLED BERMUDA
6 OUNCES CENTIPEDE GRASS
25 LBS. 10-10-10 FERTILIZER
(50% SLOW RELEASE NITROGEN)
75 LBS. LIMESTONE

Density Factor Calculation Worksheet

City of Columbia Tree Credits

Type of Development	*Commercial - 30 Units per Acre*				
TOTAL SITE			**Arborist Report Included?**		☑
ACRES	1.44 ACRES				
REQUIRED UNITS (**DFS**)	43.2 DFS UNITS		**Exempt?**	☐	

TREES SAVED (EDF)

Quantity	Tree Species	Softwood?	Health	Tree Caliper	Units	Credits
1	maple (#4)	☐	75%	18 in	8.8	6.6
2	crape myrtles (#8-9)	☐	50%	6 in	3.0	3.0
1	hackberry (57)	☐	50%	9 in	4.8	2.4
1	cherry laurel (59)	☐	50%	7 in	3.0	1.5
1	tulip poplar (60)	☐	50%	21 in	10.4	5.2
4	cherry laurels (61,65-67)	☐	50%	6 in	3.0	6.0
		☐	100%	Choose D.B.H.	0.0	0.0
		☐	100%	Choose D.B.H.	0.0	0.0
		☐	100%	20 in	8.8	0.0
		☐	100%	Choose D.B.H.	0.0	0.0
10					Total Credits	24.7

GRAND TREES REMOVED

Quantity	**Hardwood** Tree Species	Health	Tree Caliper	Units	Credits
1	Dogwood (6)	50%	12	6.4	3.2
1	Pecan (13)	25%	26	20.4	5.1
1	Hickory (25)	75%	34	37.8	28.4
1	Maple (36)	50%	41	52.2	26.1
1	Oak (38)	25%	41	52.2	13.1

Quantity	**Softwood** Tree Species	Health	Tree Caliper	Units	Credits
1	Pine (5)	75%	36	22.5	16.9
		100%	Choose D.B.H.	0.0	0.0
		100%	Choose D.B.H.	0.0	0.0
		100%	Choose D.B.H.	0.0	0.0
		100%	Choose D.B.H.	0.0	0.0
6				Total Credits	92.675

TREES PLANTED

Quantity	Tree Species	Softwood?	Tree Caliper	Units	Credits
20	redbud	☐	3 in	1.5	30.0
10	dogwood	☐	3 in	1.5	15.0
2	nuttall oak	☐	4 in	2.0	4.0
3	overcup oak	☐	4 in	2.0	6.0
6	willow oak	☐	4 in	2.0	12.0
2	shumard oak	☐	4 in	2.0	4.0
2	natchez crape	☐	3 in	1.5	3.0
		☐	Choose Caliper	0.0	0.0
		☐	Choose Caliper	0.0	0.0
		☐	Choose Caliper	0.0	0.0
45				Total Credits	74

Required Units/Acre (DFS)	43.2
Additional Units from Grand Tree Removal	112.88
Total Required Credits (RDF)	156.075
Existing/Saved Credits (EDF)	24.7
Planted Credits	74.0
Proposed Credits	98.7
REMAINDER	**-57.4**

BUFFER YARD TYPE A
286 LF:34 TREES REQUIRED +
57 SHRUBS
20 NEW TREES PROVIDED
57 SHRUBS PROVIDED

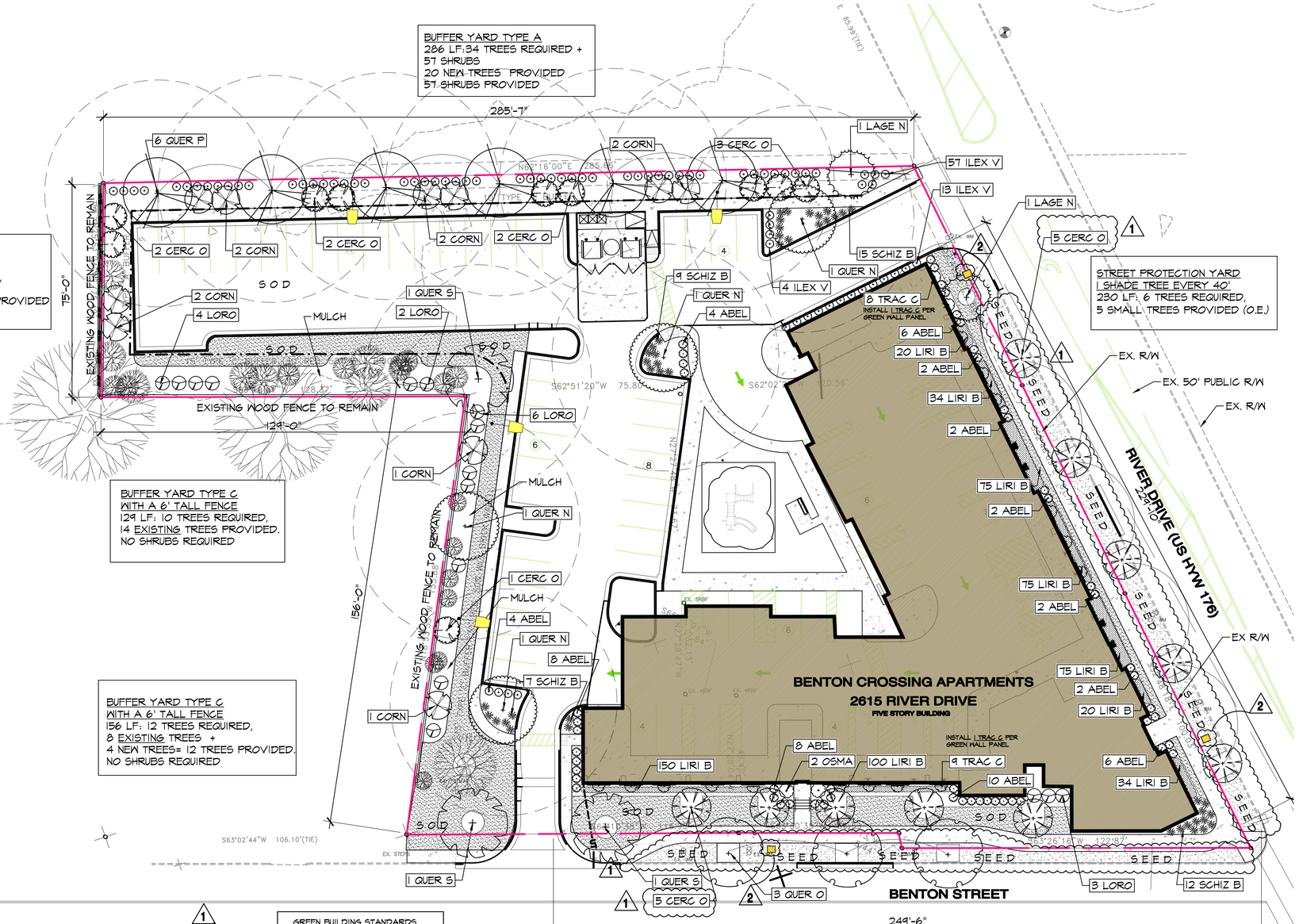
BUFFER YARD TYPE C
WITH A 6' TALL FENCE
75 LF: 6 TREES REQUIRED,
2 EXISTING TREES +
4 NEW TREES = 6 TREES PROVIDED
NO SHRUBS REQUIRED

BUFFER YARD TYPE C
WITH A 6' TALL FENCE
129 LF: 10 TREES REQUIRED,
14 EXISTING TREES PROVIDED.
NO SHRUBS REQUIRED

BUFFER YARD TYPE C
WITH A 6' TALL FENCE
156 LF: 12 TREES REQUIRED,
8 EXISTING TREES +
4 NEW TREES= 12 TREES PROVIDED.
NO SHRUBS REQUIRED

STREET PROTECTION YARD
1 SHADE TREE EVERY 40'
230 LF: 6 TREES REQUIRED,
5 SMALL TREES PROVIDED (O.E.)

STREET PROTECTION YARD
1 SHADE TREE EVERY 40'
250 LF: 6 TREES REQUIRED,
4 TREES PROVIDED.



PLANT LIST

ABBR.	BOTANICAL NAME	COMMON NAME	MINIMUM CALIPER	MINIMUM SPREAD	MINIMUM HEIGHT	MINIMUM BALL DIA.	MINIMUM NO. CANES	COMMENTS	QTY.	GREEN BUILDING STANDARDS NATIVE	GREEN BUILDING STANDARDS DROUGHT TOLERANT	PERCENTAGE
TREES												TREES
CERC O	CERCIS RENIFORMIS 'OKLAHOMA'	OKLAHOMA REDBUD	3"		6'	20"	1	SPECIMEN	20	YES	YES	
CORN	CORNUS FLORIDA	FLOWERING DOGWOOD	3"		6'	20"	1	SPECIMEN	10	YES	YES	
QUER N	QUERCUS NUTTALLI	NUTTALL OAK	4"	6'	12'-14'	32"	1	MATCHING, SPECIMEN	2	YES	YES	73% NATIVE
QUER O	QUERCUS LYRATA 'HIGHBEAM'	'HIGHBEAM' OVERCUP OAK	4"	6'	12'-14'	32"	1	MATCHING, SPECIMEN	3	YES	YES	
QUER P	QUERCUS PHELLOS	WILLOW OAK	4"	6'	12'-14'	32"	1	MATCHING, SPECIMEN	6	YES	YES	
QUER S	QUERCUS SHUMARDII	SHUMARD OAK	4"	6'	12'-14'	32"	1	MATCHING, SPECIMEN	2	YES	YES	100% DROUGHT TOLERANT
LAGE N	LAGERSTROEMIA 'NATCHEZ'	NATCHEZ CRAPEMYRTLE	3"	6'	8'-10'	24"	3 MIN	MATCHING, SPECIMEN	2		YES	
												SHRUBS
ABEL	ABELIA X GRANDIFLORA 'ROSE CREEK'	'ROSE CREEK' ABELIA		18"	18"	3 GAL.	3-5	PLANT 3' O.C.	74		YES	
ILEX V	ILEX VOMITORIA NANA	DWARF YAUPON HOLLY		18"	18"	3 GAL.	3-5	PLANT 3' O.C.	74	YES	YES	52 % NATIVE SHRUBS
LORO	LOROPETALUM CHINENSE 'ZHUZHOU'	ZHUZHOU LOROPETALUM		24"	24"	3 GAL.	3-5	PLANT 5' O.C.	17		YES	
SCHIZ B	SCHIZACHYRIUM S. 'THE BLUES'	BLUE LITTLE BLUESTEM		18"	18"	3 GAL.		PLANT 3' O.C.	48	YES	YES	
OSMA	OSMANTHUS FRAGRANS	FRAGRANT TEA OLIVE		24"	24"	3 GAL.	3-5	PLANT 4' O.C.	2		YES	100% DROUGHT TOLERANT
TRAC C ESP	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE ESPALIER				GAL	5-7	TRAIN TO WALL	17		YES	
												GROUNDCOVERS
LIRI B	LIRIOPE MUSCARII 'BIG BLUE'	'BIG BLUE' LIRIOPE				PINT		PLANT 12" O.C.	583		YES	
SOD	EREMOCHLOA OPHIUROIDES	CENTIPEDE GRASS						WELL ROOTED				

NOTE: PROPOSED PLANTING REQUIRES INSTALLATION OF MECHANICAL IRRIGATION SYSTEM.

LEGEND

KEY	DESCRIPTION
	LIGHT POST
	40' RADIUS TREE SHADE IN PARKING AREAS
1 OSMA	PLANT KEY

GENERAL NOTES

1. EXISTING ECOLOGY AND AESTHETICS WILL OFTEN CAUSE ADJUSTMENT OF THESE PLANS TO FIT THE SITE. STAKE-OUT BY THE CONTRACTOR AND ADJUSTMENT BY THE LANDSCAPE ARCHITECT IS ABSOLUTELY NECESSARY.

2. LOCATIONS OF THOSE UTILITIES SHOWN ARE APPROXIMATE AND FOR INFORMATION PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXACT LOCATION OF ALL UTILITIES WHETHER SHOWN OR NOT SHOWN ON THESE PLANS, AND SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE RESULTING FROM THE FAILURE TO DO SO. CONTACT PALMETTO UTILITY PROTECTION SERVICE AT 1-888-721-7877 AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION.

3. CONTRACTOR SHALL INFORM LANDSCAPE ARCHITECT IF PROPOSED DESIGN IS IN CONFLICT WITH EXISTING OR PROPOSED UTILITIES. CONTRACTOR SHALL COORDINATE WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION TO ADJUST PROPOSED DESIGN OR UTILITIES AS NECESSARY TO RESOLVE CONFLICTS.

4. BASE PLAN DATA DERIVED FROM SITE SURVEY.
PROVIDED BY_____DATED_____

GRAPHIC SCALE 1" = 20'-0"
0' 10' 20' 40' 60'

SOUTH CAROLINA GRIMBALL COTTERILL & ASSOCIATES No.049 CERTIFICATE OF AUTHORIZATION

STATE OF SOUTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No.470 MARK COTTERILL

Revisions		
1	Encroachment Permit	
2	Add street lights	

Date
11.02.2022
12.05.2022

BENTON CROSSING APARTMENTS
Planting Plan, Plant List

GRIMBALL & ASSOCIATES COTTERILL
LANDSCAPE ARCHITECTS & LAND PLANNERS
600 BELTLINE BOULEVARD COLUMBIA, SC 29205 (803)738-9525

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Sheet No. 2 OF 3

Dec 05, 2022 - 2:19pm \\PALMETTO\Grimcott\Active Projects on Maple\A-E Projects\Benton Crossing Apts\ACAD\LANDBASE 12.05.2022.dwg

We Are Columbia

MEETING DATE: **February 7, 2023**

DEPARTMENT: **Planning and Development Services**

FROM: ***Krista Hampton, Director***

SUBJECT: **ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 7106 Broad River Road; TMS# 05007-02-38**

FUNDING SOURCE & ORIGINAL BUDGET:

CLEAN WATER 2020?: **No**

PURPOSE:

Ordinance No.: 2023-003 - Annexing 7106 Broad River Road, Richland County TMS# 05007-02-38 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 a land use classification of Community Activity corridor (AC-2) and assign zoning of Office and Institutional District (OI) at the time of annexation. The property is currently classified as Neighborhood (Medium Density), in a Priority Investment Area and zoned NC by Richland County.

Applicant: Art Smart Academy After-School, LLC

Staff Recommendation: Approval

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

ATTACHMENTS:

- **#a:** ANNEX-2022-0029_BroadRiver7106_ZPH (PDF)
- #b: 2023-003 - Annex and Incorporate 7106 Broad River Road (PDF)
- #c: Offer_Notice_BroadRiver7106_r1 (PDF)
- #d: BroadRiver7106_Petition_SIGNED (PDF)

CITY COUNCIL

February 7, 2023 at 4:00pm
City Hall, 3rd floor Council Chambers, 1737 Main Street, Columbia, SC 29201

ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY
7106 Broad River Road; TMS# 05007-02-38

Council District: 1

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

Applicant: Art Smart Academy After-School, LLC

Staff Recommendation: Approval

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

ZPH, 1st Reading: 02/07/2023; Pending

2nd Reading: 02/21/2023; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 2.00 acres
Current Use: Vacant Residential
Proposed Use: Commercial
Reason for Annexation: Municipal Services
Urban Service Area: Primary
Current County Land Use Classification: Neighborhood (Medium Density), in a Priority Investment Area
Proposed City Land Use Classification: Community Activity Corridor (AC-2)
Current County Zoning: Neighborhood Commercial (NC)
Proposed City Zoning: Office and Institutional District (OI)
Census Tract: 103.15

DETERMINATION FOR CITY SERVICES

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

Police
The Columbia Police Department does not object to this proposed annexation. As with most annexations, we find that the proposed annexation may result in an increased number of calls for service. The estimated cost to serve this proposed business would be **approximately $2,500 per year,** based on calls to similar commercial properties within the City limits.

Fire
The proposed annexation will not result in significant 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 Solid Waste Division does not typically provide service to this type of development.

Engineering
Because water lines currently exist in this area, Utilities and Engineering **will not incur any costs** associated with this annexation. This property is not within the City of Columbia sanitary sewer service area and is within the Richland County Utilities service area.

Water Customer Care
The customer on the property will pay water rates approximately **40% lower** than out-of-city customers.

Planning & Development Services
We recommend approval of the annexation of this property, which is located within a Primary area as designated in the Urban Service Area plan. A building for an after-school program is currently under construction on a portion of the site, and the property owners anticipate a potential restaurant on the remainder of the property. The estimated real estate tax revenue generated for the City would be **approximately $2,200 per year** based on the estimated taxable value of this property.

* Estimated City Tax Revenue is based on **2022 millage** for real property and calculated as: ((Taxable Value × Tax Rate) × City Millage Rate (.0938)). The actual additional taxes paid by the property owner will generally be substantially lower as some millage items do not apply to in-City properties, and an increased Local Option Sales Tax credit factor applies to in-City properties (an additional .002321 for the 2022 tax year).

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject property 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 readily available and the infrastructure is generally good. These services include fire, police, sanitation, and utilities.

Annexations within *Primary Areas* are the second highest priority, after areas classified as *Donut Hole - Primary*. Barring unanticipated circumstances, annexation is recommended and staff should work with individual property owners or neighborhoods/developments to encourage and expedite annexation.

Comprehensive Plan Land Use Classification

The proposed future land use classification for the subject property is Community Activity Corridor (AC-2) in the *Columbia Compass: Envision 2036* Future Land Use Map. The property is currently designated as Neighborhood (Medium Density), in a Priority Investment Area, by Richland County.

Community Activity Corridors are a linear extension of a Community Activity Center. They contain nearly identical building types and uses to a Community 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 and minor arterial roadways. They serve surrounding neighborhoods within a three-mile to five-mile drive and typically consist of a variety of commercial and service issues.

Primary Types

- Multi-family Mixed-use Small & Medium
- Business/Employment Small & Medium

Secondary Types

- Multi-family Small & Medium

Tertiary Types

- Single-family Attached
- Civic/Institutional Small to Large
- Business/Employment Large (excl. Flex)
- Cemeteries & Mausoleums
- Parking Structures & Lots

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

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

PROPOSED ZONING DISTRICT SUMMARY

The parcel is currently zoned NC by Richland County. Surrounding parcels within the City of Columbia are currently zoned Planned Development District (PD) to the South, West, and East. Surrounding parcels in unincorporated Richland County are currently zoned RU to the West and GC and RS-MD to the North.

The proposed City of Columbia zoning district is Office and Institutional District (OI).

Office and Institutional District (OI)

The purpose of the Office and Institutional (OI) District is to provide lands that accommodate a broad range of civic and commercial development, as well as limited residential, typically in locations where visibility and good access are important. Development is encouraged to be configured with multiple uses, shared parking, and coordinated signage and landscaping. Higher-density residential development is encouraged on the upper floors of nonresidential establishments. Allowed uses include multi-family, mixed-use, hospitals, government offices, medical or dental offices, professional offices, and restaurants.

STAFF RECOMMENDATION

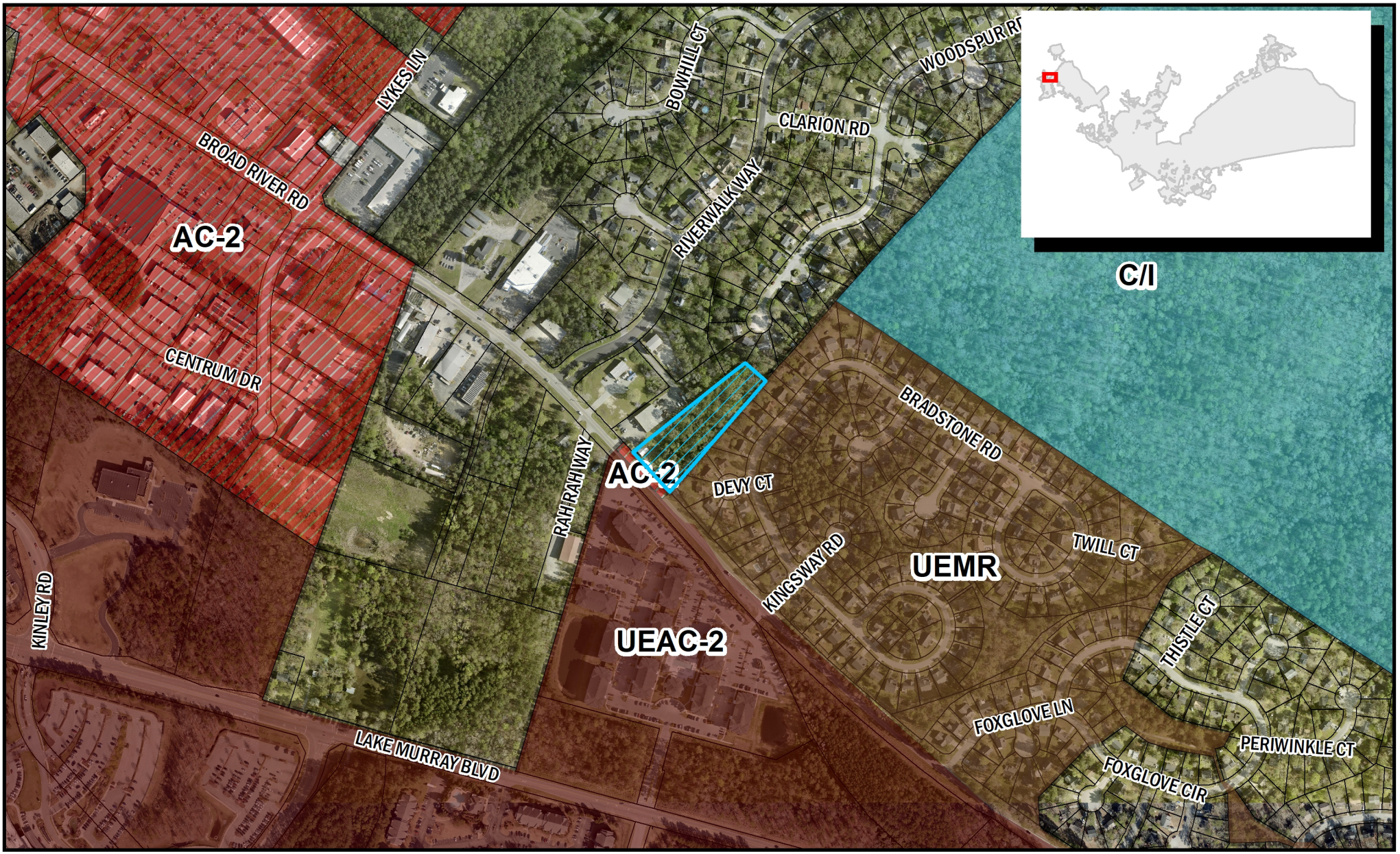
Staff recommends the assignment of a future land use classification of Community Activity Corridor (AC-2) and zoning of Office and Institutional District (OI) at the time of annexation.



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Future Land Use Map

7106 Broad River Road, TMS# 05007-02-38,
Current Rich. Co. FLU: Neighborhood (Medium Density), Proposed City FLU: AC-2



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 7/1/2022

We Are Columbia

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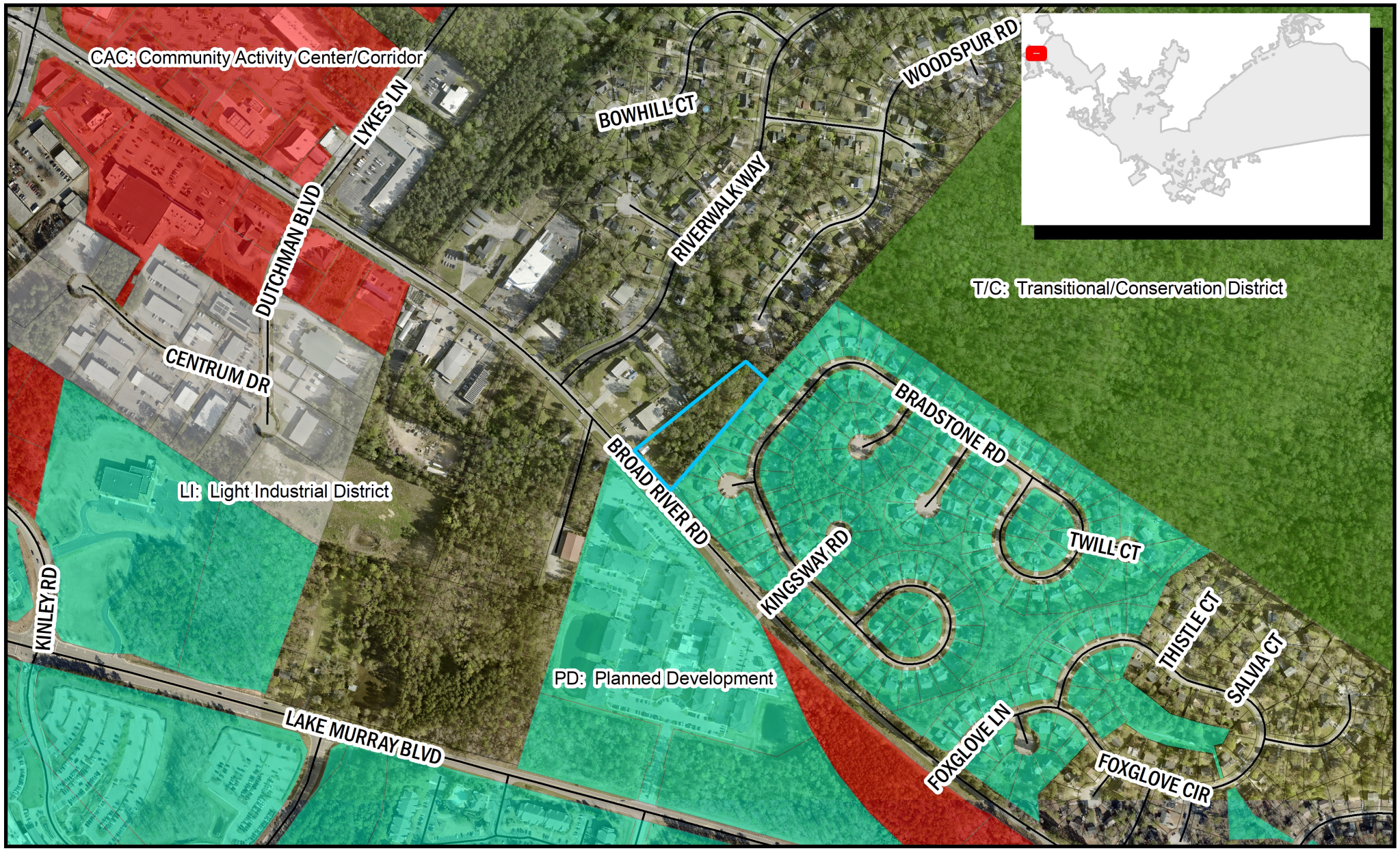
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*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Zoning Map

7106 Broad River Road, TMS# 05007-02-38;
Current Rich. Co. Zoning: NC, Proposed City Zoning: OI

10.a



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 10/21/2022

We Are Columbia

0 150 300 600 Feet

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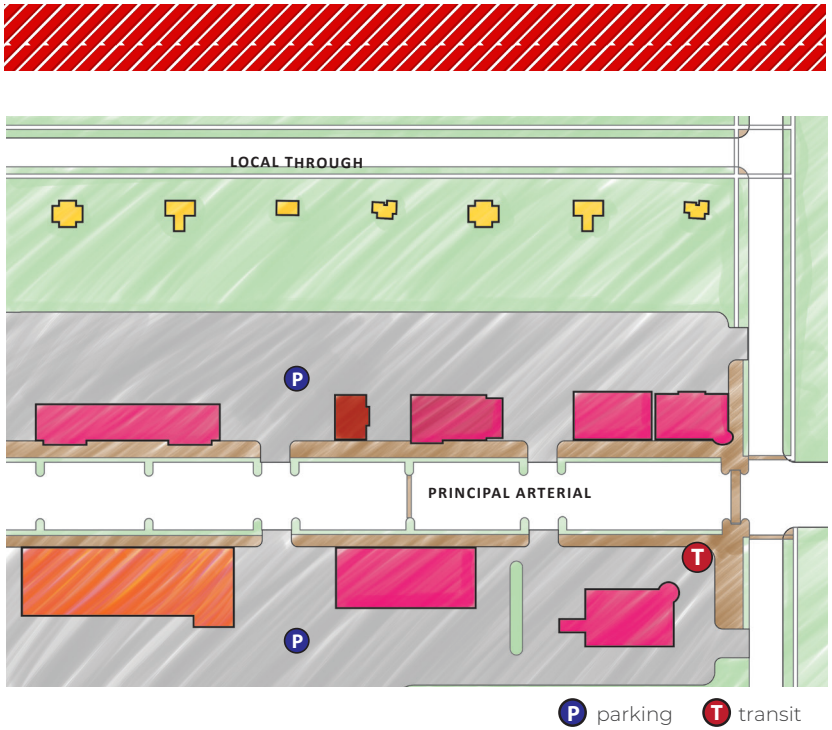
*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Proposed Future Land Use Classification

Development Types

COMMUNITY ACTIVITY CORRIDOR (AC-2)

Community Activity Corridors are a linear extension of a Community Activity Center. They contain nearly identical building types and uses to a Community 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 and minor arterial roadways. They serve surrounding neighborhoods within a three-mile to five-mile drive and typically consist of a variety of commercial and service issues.



AC-2 BUILDING TYPES/LAND USES

PRIMARY TYPES

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

SECONDARY TYPES

- Multi-family Small & Medium

TERTIARY TYPES

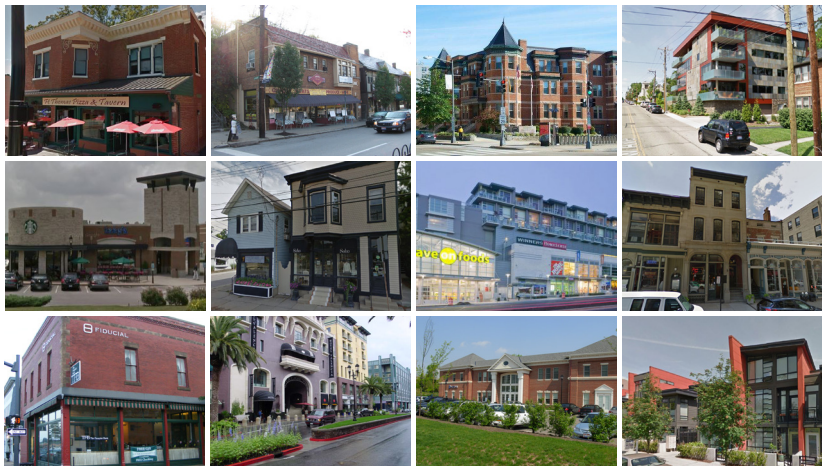
- Single-family Attached
- Civic/Institutional Small to Large
- Business/Employment Large (excl. Flex)
- Cemeteries & Mausoleums
- Parking Structures & Lots

See matrix for appropriate park/open space types.

Development Types

AC-2 DEVELOPMENT PATTERN/CONTEXT

- Streets are principal or minor arterial roads carrying high traffic volumes,
- Blocks are not the base component for this development type.
- Lots are large and adequately deep and wide to accommodate groups of smaller businesses or medium to larger format buildings with sufficient parking. Floor area ratios (FARs) are usually in the range of 0.2 to 0.25 for these corridors, but FARs of 3.0 or greater may be appropriate as infill and redevelopment occur.
- Buildings are oriented toward the street and may be located at the front of the lot, right behind the sidewalk, or setback with parking lots in front of the buildings. In new or redevelopment projects, setting the buildings close to the street is preferred with side or rear lots. Access to businesses should be provided from the sidewalk. Buildings may be out-lot, freestanding structures, or in attached strip mall-type structures.
- Designated off-street parking areas are typically located in front of or behind each building; corridors may also have on-street parking.
- These corridors are often located along transit routes, and sidewalks and bike lanes should be incorporated to allow safe access to businesses in corridors. An access management plan should be prepared for each activity corridor to promote safety for pedestrians, bicyclists, transit users, and motorists, as well as accessibility for all businesses.



- Open spaces are provided on individual lots in the form of perimeter plantings and buffer yards are typical.
- Consolidated architectural details and finishes are encouraged to create a cohesive appearance along corridors. Buildings are typically one to two stories.

Proposed Zoning District

(h) O-I: Office and Institutional District

(1) Purpose

The purpose of the Office and Institutional (O-I) District is to provide lands that accommodate a broad range of civic and commercial development, as well as limited residential, typically in locations where visibility and good access are important. Development is encouraged to be configured with multiple uses, shared parking, and coordinated signage and landscaping. Higher-density residential development is encouraged on the upper floors of nonresidential establishments.

Allowed uses include multi-family, mixed-use, hospitals, government offices, medical or dental offices, professional offices, and restaurants.







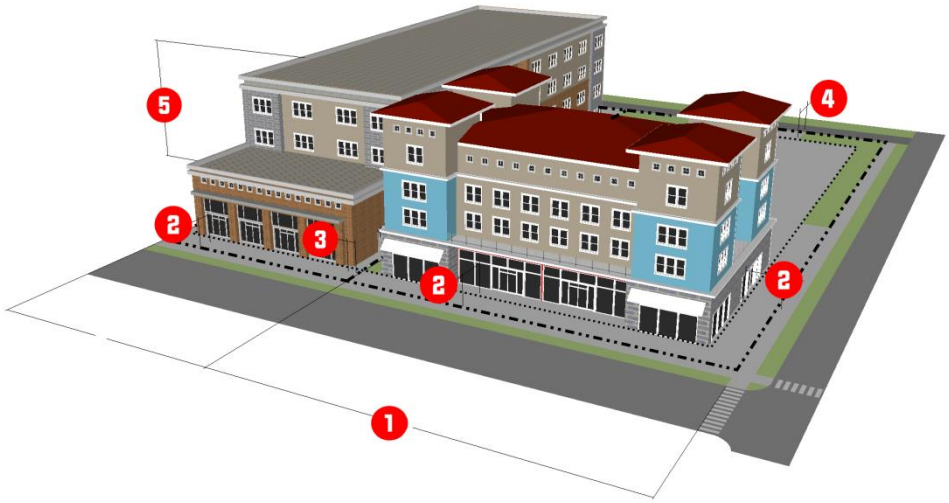
(2) Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

(3) Intensity and Dimensional Standards

	Standard	Multi-Family and Mixed-Use	All Other Uses
	Lot Area, min. (sf.)	7,500	5,000
1	Lot Width, min. (ft.)	75	50
	Lot Coverage, max. (% of site area)	N/A	
	Density, max. (du/acre)	16.4	
2	Front Yard Setback, min. (ft.)	10	
3	Side Yard Setback, min. (ft.)	N/A	
4	Rear Yard Setback, min. (ft.)	10	
5	Building Height, max. (ft.)	50	

Notes: ft. = feet sf. = square feet du. = dwelling unit



(4) Reference to Other Standards			
Sec. 17-5.1	Access, Mobility, and Circulation	Sec. 17-5.8	Fences and Walls
Sec. 17-5.2	Off-Street Parking, Bicycle Parking	0	Exterior Lighting
Sec. 17-5.3	Landscaping	0	Signs
Sec. 17-5.4	Tree Protection	Sec. 17-5.11	Green Building Standards
Sec. 17-5.5	Open Space	Sec. 17-6.2	Minimum Design Standards
Sec. 17-5.6	Neighborhood Compatibility	0	Improvements and Sureties
Sec. 17-5.7	Form and Design Standards	Article 9	Definitions and Rules of Measurement

ORDINANCE NO.: 2023-003

Annexing 7106 Broad River Road, Richland County TMS #05007-02-38 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map

WHEREAS, a proper petition has been filed with the City Council by one hundred (100%) percent of the property owners of the within described property under the provisions of South Carolina Code Ann. § 5-3-150; and,

WHEREAS, it appears to City Council that the annexation of the property would be in the best interest of the property owners and the City of Columbia; and,

WHEREAS, City Council adopted Columbia Compass: Envision 2036 as the City of Columbia Comprehensive Plan by Ordinance No.: 2020-028 along with all the maps and policies contained therein, and amended from time to time, in accordance with the South Carolina Comprehensive Planning Act of 1994 (§6-29 of the SC Code); and,

WHEREAS, the City of Columbia has adopted the Unified Development Ordinance (UDO) by Ordinance No.: 2019-013 and Official Zoning Map of the City of Columbia, S.C. by Ordinance No.: 2021-001, both amended from time to time, in accordance with the authority in Title VI of the SC Code; and

WHEREAS, pursuant to Sec. 17-1.7(c) of the UDO, annexation may be considered concurrent with amendments to the Comprehensive Plan and the Zoning Map; and

WHEREAS, the City of Columbia Planning Commission has reviewed the proposed future land use and zoning classifications of the property, and made a recommendation to City Council in accordance with §6-29 of the SC Code and §17-2.5 of the UDO; and

WHEREAS, the Columbia City Council has held a public hearing in accordance with §17-2.4(f) of the UDO and §6-29-760 of the SC Code; and

WHEREAS, the Columbia City Council has determined that the proposed land use classification is appropriate for the property, and the proposed zoning district meets one or more of the criteria set forth by §17-2.5(c)(4), Zoning Map Amendment Decision Standards, of the UDO; NOW THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina this _____ day of _____, 2023, that:

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

2. The property identified as 7106 Broad River Road and TMS# 05007-02-38 containing 2.00 acres, further identified in Attachment A, is hereby annexed to and becomes a part of the City of Columbia, and is incorporated into Columbia Compass: Envision 2036 and the Official Zoning Map, effective immediately.

3. This property shall be apportioned to City Council District #1, Census Tract 103.15, and assigned a future land use classification of Community Activity Corridor (AC-2) and zoning of Office and Institutional District (OI).

LEGAL DEPARTMENT DRAFT

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NOS.: 05007-02-38

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

Approved by:

City Manager

Approved as to form:

Deputy City Attorney

Introduced:
Final Reading:

_____
Mayor

ATTEST:

_____
City Clerk

LEGAL DEPARTMENT DRAFT

Last revised: 12/14/2022
20150048

ORDINANCE NO.: 2023-003
EXHIBIT "A"
PROPERTY DESCRIPTION

All that certain piece, parcel or tract of land, with the improvements thereon, situate, lying and being on the northern said of U.S. Highway No, 76, near the City of Columbia, in the County of Richland, State of South Carolina, being shown as a two (2) acres tract on a plat of property of Willie H. Allen which is recorded in the office of the RMC for Richland County in Plat Book "L" at page 137 and being more particularly shown as Lot 1 containing .050 acres and Lot 2 containing 1.49 acres on a plat prepared for Andrena Geiger Sweat by Arthur E. White, Jr. dated March 6, 2004 and recorded in Record Book R931 at page 2450. Reference is hereby made to said plat for a more complete and accurate description. Be all measurements a little more or less.

LEGAL DEPARTMENT DRAFT

Last revised 12/14/2022
22015048

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: October 24, 2022

RE: **Property Address:** 7106 Broad River Road
Richland County TMS#: 05007-02-38
Owner(s): Art Smart Academy After-School, LLC
Current Use: Vacant Residential
Proposed Use: Commercial
Current County Land Use: Neighborhood (Medium Density), in a Priority Investment Area
Proposed City Land Use: Community Activity Corridor (AC-2)
Current County Zoning: Neighborhood Commercial (NC)
Proposed City Zoning: Office and Institutional District (OI)
Reason for Annexation: Municipal Services; Primary Area
City Council District: 1
Census Tract: 103.15

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 10, 2022** Planning Commission 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
Dana Higgins, Director, Engineering
Frank Eskridge, Director, Utilities
Robert Anderson, Public Works Director
Krista Hampton, Planning & Development Services
Kelly Smith, Business License Administrator
Greg Williams, Business Liasion
Tiffany Latimer, Customer Care Administrator
Todd Beiers, Building Official
Michelle Brazell, Engineering
Police Planning & Research
Alfreda Tindal, Richland Co. 911 Addressing Coordinator
Missy Gentry, Assistant City Manager
Henry M. Simons, Assistant City Manager
Teresa Knox, City Attorney
William Holbrook, Police Chief
Aubrey Jenkins, Fire Chief
Gloria Saaed, Community Development Director
George Adams, Fire Marshal
Hope Hasty, Zoning Administrator
Jacquelyn Richburg, Columbia-Richland 911
David Hatcher, Housing Official
Richland County Solid Waste Collection
Lucinda Statler, Planning Administrator
Brandon Burnette, Development Center Administrator

Planning Commission Land Use Recommendation: AC-2 (Land Use classification) by 7 - 0.
on 11/10/2022 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: OI (Zoning classification) by 7 - 0.
on 11/10/2022 (mm/dd/yyyy).

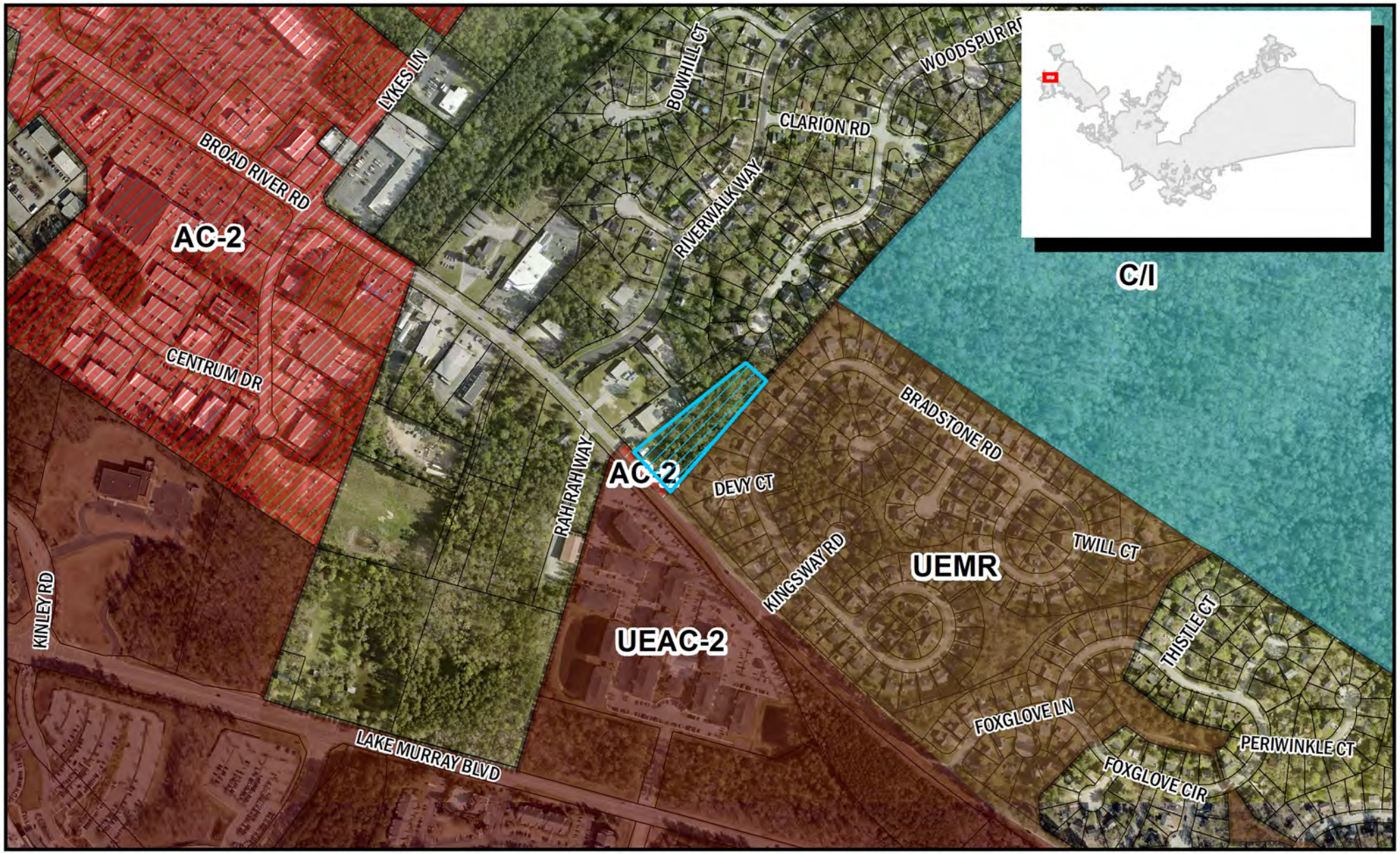
(Signature of Annexation Coordinator)



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Future Land Use Map

7106 Broad River Road, TMS# 05007-02-38,
Current Rich. Co. FLU: Neighborhood (Medium Density), Proposed City FLU: AC-2



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 7/1/2022

We Are Columbia

0 125 250 500 Feet

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

Zoning Map

7106 Broad River Road, TMS# 05007-02-38;
Current Rich. Co. Zoning: NC, Proposed City Zoning: OI



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 10/21/2022

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

Property Description: All that certain piece, parcel or tract of land, with the improvements thereon, situate, lying and being on the northern said of U.S. Highway No, 76, near the City of Columbia, in the County of Richland, State of South Carolina, being shown as a two (2) acres tract on a plat of property of Willie H. Allen which is recorded in the office of the RMC for Richland County in Plat Book "L" at page 137 and being more particularly shown as Lot 1 containing .050 acres and Lot 2 containing 1.49 acres on a plat prepared for Andrena Geiger Sweat by Arthur E. White, Jr. dated March 6, 2004 and recorded in Record Book R931 at page 2450. Reference is hereby made to said plat for a more complete and accurate description. Be all measurements a little more or less.

Richland County TMS: 05007-02-38

Property Addresses: 7106 Broad River Road

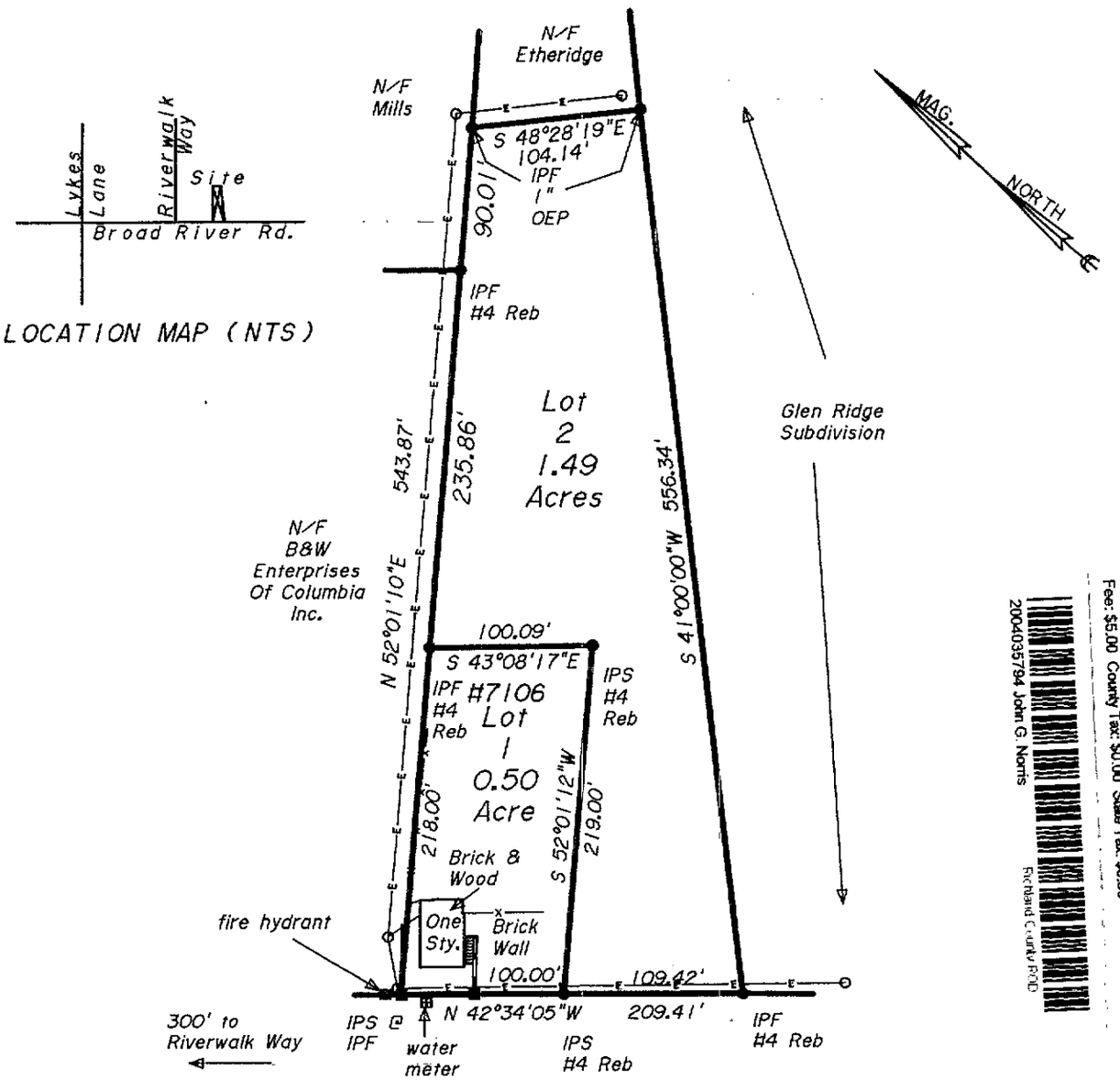
Art Smart Academy After-School, LLC

BY: _____
(Signature)

Date: June 13, 2022

Katherine Fix
(Print or Type Name)

ITS: owner
(Print or Type Title)



Book 00931-2450
2004035794 05/05/2004 14:37:57:22
Fee: $5.00 County Tax: $0.00 State Tax: $0.00
2004035794 John G. Norris
Richland County ROD
Plat Standard

Broad River Road
US #76 & #176
(75' R/W)

Plat Prepared For

Andrena Geiger Sweat

Located near the City of Columbia,
Richland County, South Carolina

SCALE: 1" = 100

DATE: March 6, 2004

100 0 50 100

REFERENCE:
Plat prepared for Willie H. Allen by Karl B. Shuler, Surv., dated April 11, 1947, and recorded in the Office of the Richland County ROD in Plat Book "L" at page 45.

RICHLAND COUNTY TMS:
05007-2-38

CERTIFICATION: I hereby certify 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 for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class "B" Survey as specified therein. That the acreage was determined by the coordinate method and that there are no encroachments or projections except as shown hereon.

ARTHUR E. WHITE, JR.
ESQ, RLS
3103 LEAPHART ROAD
WEST COLUMBIA, SC 29169
(803) 796-7007
(803) 926-7842 FAX

SCPLS #14196

240308

We Are Columbia

MEETING DATE: **February 7, 2023**

DEPARTMENT: **Planning and Development Services**

FROM: ***Krista Hampton, Director***

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

FUNDING SOURCE & ORIGINAL BUDGET:

CLEAN WATER 2020?: **No**

PURPOSE:

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)

ATTACHMENTS:

- **#a:** ANNEX-2022-0030_Smith1709_ZPH (PDF)
- #b: 2023-010- Annex and Incorporate 1709 Smith Street (PDF)
- #c: Offer_Notice_Smith1709 (PDF)
- #d: Smith1709_Petition (PDF)

CITY COUNCIL

February 7, 2023 at 4:00pm
City Hall, 3rd floor Council Chambers, 1737 Main Street, Columbia, SC 29201

ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY
1709 Smith Street; TMS# 16301-02-06

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)

ZPH, 1st Reading: 02/07/2023; Pending

2nd Reading: 02/21/2023; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 6.37 acres
Current Use: Undeveloped
Proposed Use: Light Industrial
Reason for Annexation: Municipal Services
Urban Service Area: Secondary
Current County Land Use Classification: Economic Development Center/Corridor
Proposed City Land Use Classification: Industrial (IND)
Current County Zoning: Light Industrial (M-1)
Proposed City Zoning: Light Industrial District (LI)
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
The Columbia Police Department does not object to this proposed annexation. As with most annexations, we find that the proposed annexation may result in an increased number of calls for service. The estimated cost to serve this property would be **approximately $2,200 per year,** based on calls to similar commercial properties within the City limits.

Fire
The proposed annexation will not result in significant 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 Solid Waste Division does not typically provide service to this type of development.

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

Water Customer Care
The customer on the property will pay water and sewer rates approximately **40% lower** than out-of-city customers.

Planning & Development Services
We recommend approval of the annexation of this property, which is located within a Secondary area as designated in the Urban Service Area plan. A light industrial use is expected for the property (along with the adjacent 6.1-acre TMS# 16301-02-12; already within the City and zoned LI), and the estimated real estate tax revenue generated for the City would be **approximately $2,400 per year** based on the estimated taxable value of this property.

* Estimated City Tax Revenue is based on **2022 millage** for real property and calculated as: ((Taxable Value × Tax Rate) × City Millage Rate (.0938)). The actual additional taxes paid by the property owner will generally be substantially lower as some millage items do not apply to in-City properties, and an increased Local Option Sales Tax credit factor applies to in-City properties (an additional .002321 for the 2022 tax year).

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject property 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 it may be logical or advantageous to provide City services, but where the ability to provide all services and/or the condition of existing infrastructure may not be at optimal levels for annexation. 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. These areas may include "higher value" properties where annexation could prove beneficial to revenues.

Annexation within *Secondary Areas* should be considered, but an assessment of the impact on the City's revenue and ability to serve the property/area in question should occur prior to consideration of and action upon annexation petitions.

Comprehensive Plan Land Use Classification

The proposed future land use classification for the subject property is Industrial (IND) in the *Columbia Compass: Envision 2036* Future Land Use Map. The property is currently designated as Economic Development Center/Corridor by Richland County.

Industrial areas 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 these uses, and should provide buffers and sufficient street infrastructure to accommodate the needs of the businesses.

Primary Types

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

Secondary Types

- Power Utilities
- Water & Wastewater Treatment

Tertiary Types

- Commercial Small to Extra Large
- Parking Structures & Lots

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

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

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 (LI) to the North and East. Surrounding parcels in unincorporated Richland County are currently zoned M-1 to the East and South and RS-HD to the South and West.

The proposed City of Columbia zoning district is Light Industrial District (LI).

Light Industrial District (LI)

The purpose of the Light Industrial (LI) District is to provide lands that allow light industrial development. Development allowed in the LI District includes wholesaling, distribution, storage, processing, research and development, light manufacturing, and related development. The district also accommodates support uses such as office and limited commercial uses that primarily serve the principal industrial uses.

STAFF RECOMMENDATION

Staff recommends the assignment of a future land use classification of Industrial (IND) and zoning of Light Industrial District (LI) at the time of annexation.

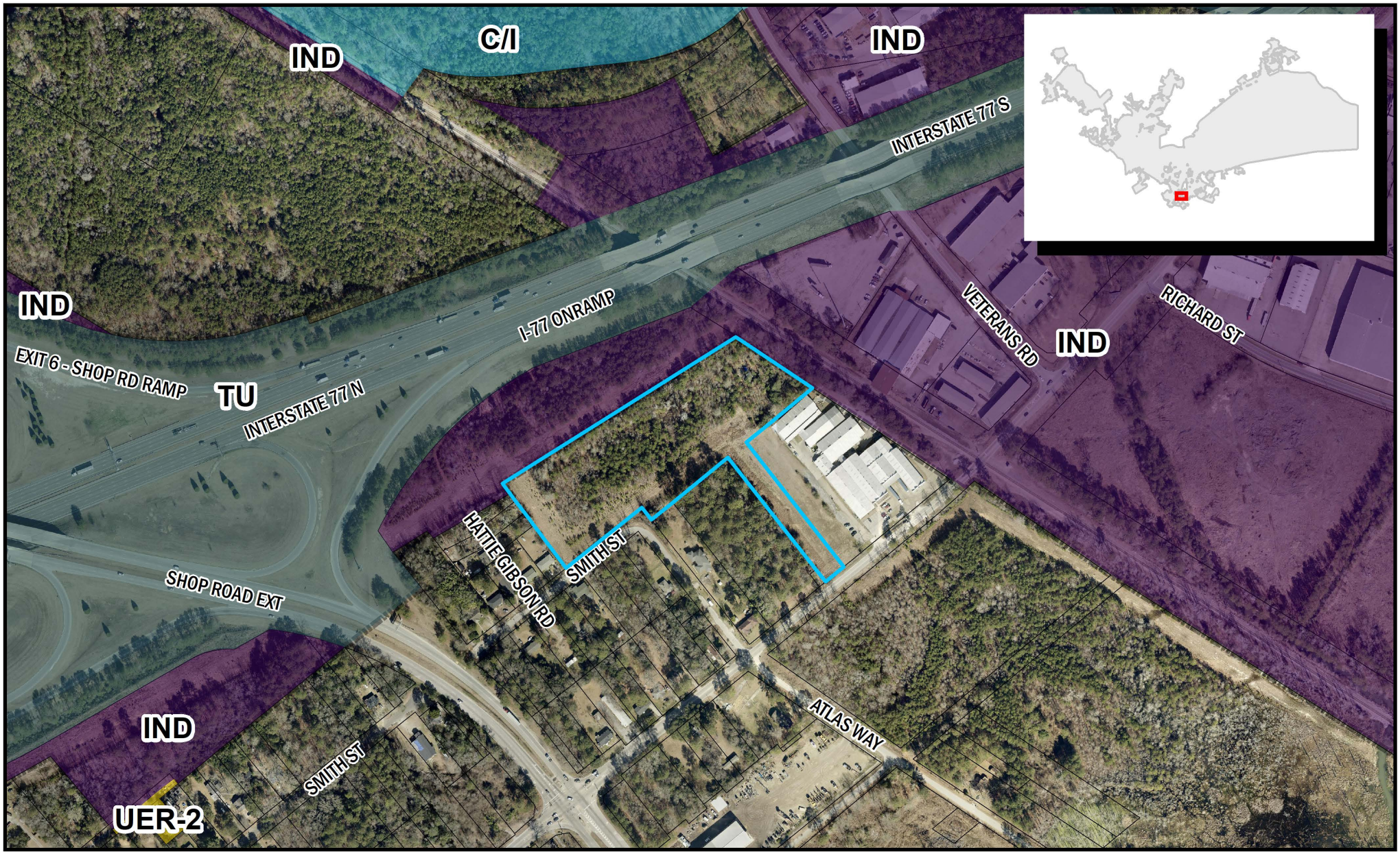


02/08/2021

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Future Land Use Map

1709 Smith Street, TMS# 16301-02-06;
Current Rich. Co. FLU: Economic Development Center/Corridor, Proposed City FLU: IND



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 11/17/2022

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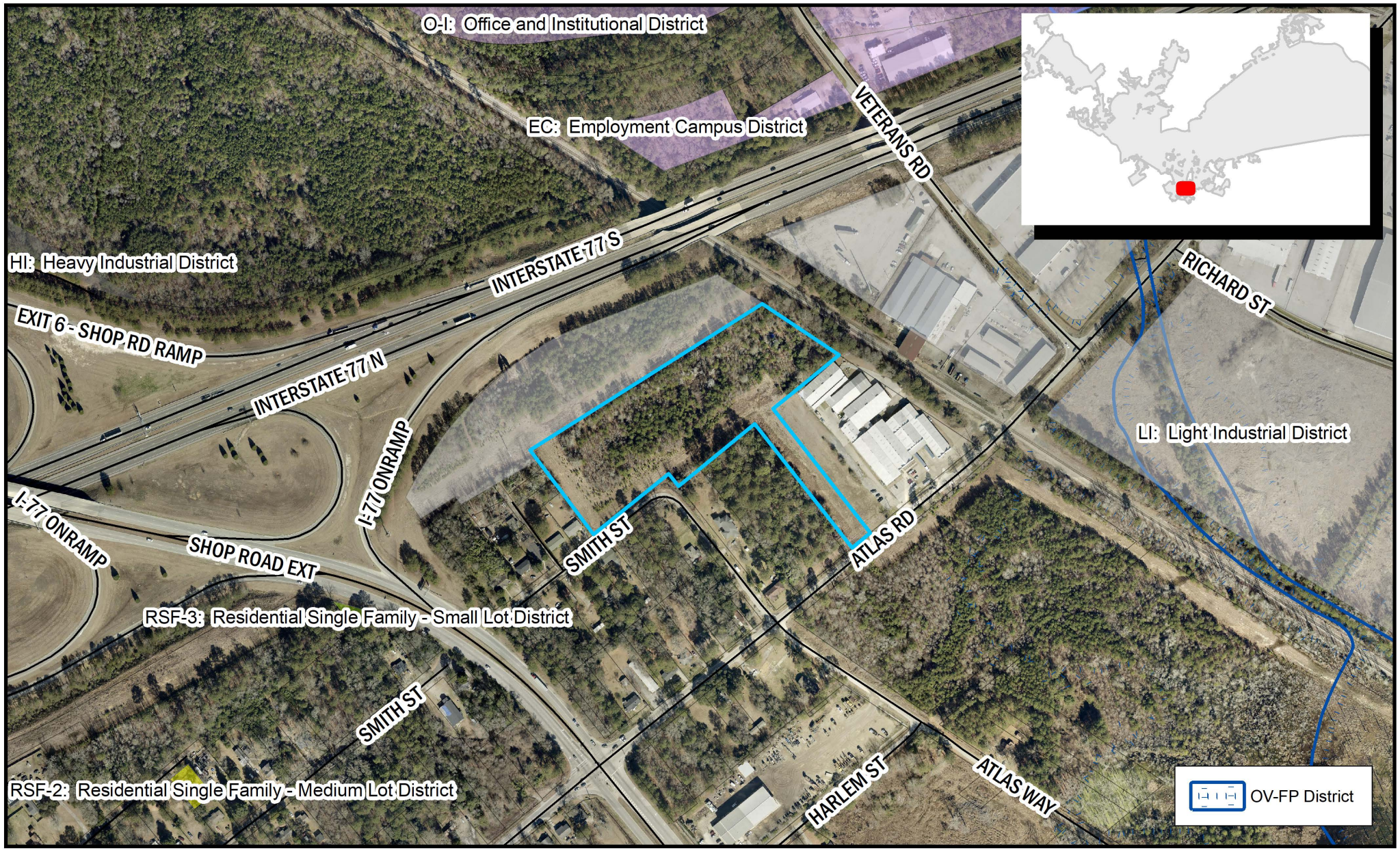
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*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Zoning Map

1709 Smith Street, TMS# 16301-02-06;
Current Rich. Co. Zoning: M-1, Proposed City Zoning: LI



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 11/17/2022

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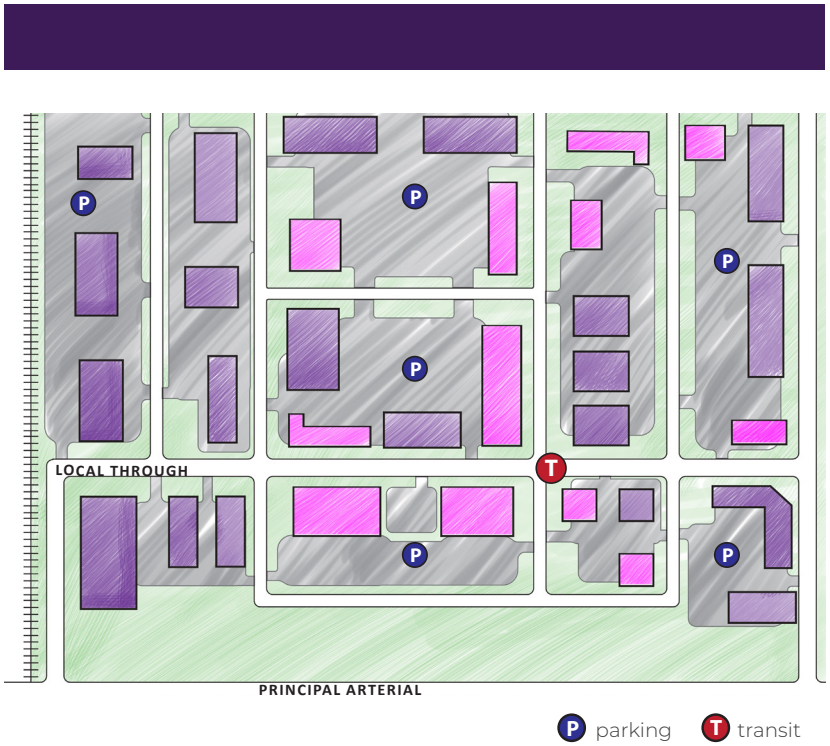
*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Proposed Future Land Use Classification

Development Types

INDUSTRIAL (IND)

Industrial areas 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 these uses, and should provide buffers and sufficient street infrastructure to accommodate the needs of the businesses.



IND BUILDING TYPES/LAND USES

PRIMARY TYPES
- Office/Services Medium to High-rise
- Flex Small to Extra Large

SECONDARY TYPES
- Power Utilities
- Water & Wastewater Treatment

TERTIARY TYPES
- Commercial Small to Extra Large
- Parking Structures & Lots

See matrix for appropriate park/open space types.

Development Types

IND DEVELOPMENT PATTERN/CONTEXT

- Industrial areas are typically near rail lines or highways, and include warehouses, manufacturing and production facilities, laboratories, and high-tech uses.
- Most industrial areas require significant land area to accommodate large and very large format buildings as well as sufficient buffers from adjacent, non-compatible uses.
- Streets need to be designed to adequately accommodate semi-truck and trailer traffic.
- Sites are typically configured to meet the specific needs of the developer, but large format sites maintain significant flexibility for reuse.



Proposed Zoning District

(c) LI: Light Industrial District

(1) Purpose

The purpose of the Light Industrial (LI) District is to provide lands that allow light industrial development. Development allowed in the LI District includes wholesaling, distribution, storage, processing, research and development, light manufacturing, and related development. The district also accommodates support uses such as office and limited commercial uses that primarily serve the principal industrial uses.







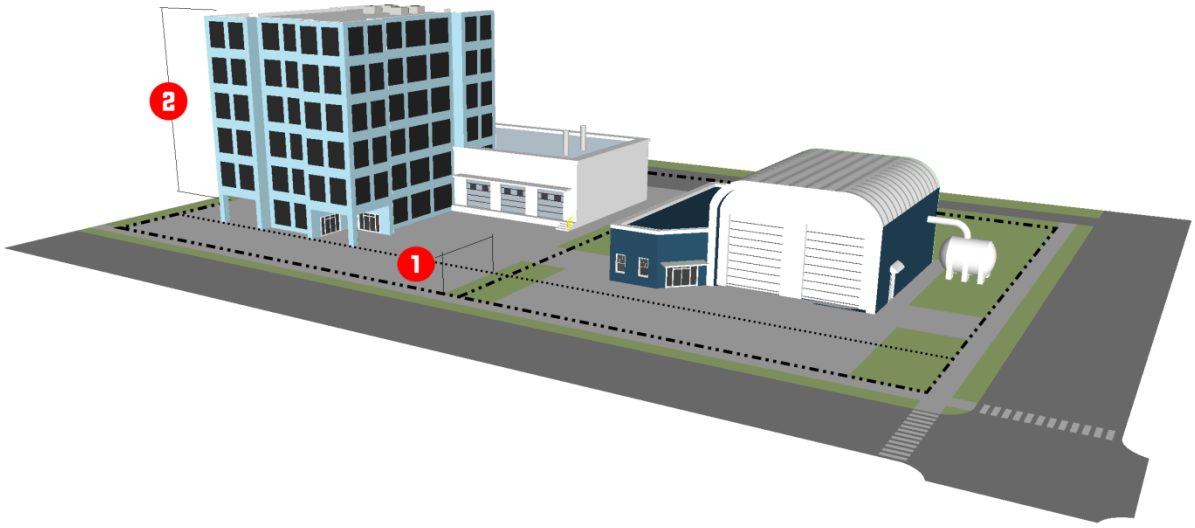
(2) Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

(3) Intensity and Dimensional Standards

	Standard	All Uses
	Lot Area, min. (sf.)	N/A
	Lot Width, min. (ft.)	N/A
	Lot Coverage, max. (% of site area)	N/A
	Density, max. (du/acre)	N/A
1	Front Yard Setback, min. (ft.)	25
	Side Yard Setback, min. (ft.)	N/A
	Rear Yard Setback, min. (ft.)	N/A
2	Building Height, max. (ft.)	75

Notes: ft. = feet sf. = square feet du. = dwelling unit



(4) Reference to Other Standards			
Sec. 17-5.1	Access, Mobility, and Circulation	Sec. 17-5.8	Fences and Walls
Sec. 17-5.2	Off-Street Parking, Bicycle Parking	0	Exterior Lighting
Sec. 17-5.3	Landscaping	0	Signs
Sec. 17-5.4	Tree Protection	Sec. 17-5.11	Green Building Standards
Sec. 17-5.5	Open Space	Sec. 17-6.2	Minimum Design Standards
Sec. 17-5.6	Neighborhood Compatibility	0	Improvements and Sureties
Sec. 17-5.7	Form and Design Standards	Article 9	Definitions and Rules of Measurement

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

WHEREAS, a proper petition has been filed with the City Council by one hundred (100%) percent of the property owners of the within described property under the provisions of South Carolina Code Ann. § 5-3-150; and,

WHEREAS, it appears to City Council that the annexation of the property would be in the best interest of the property owners and the City of Columbia; and,

WHEREAS, City Council adopted Columbia Compass: Envision 2036 as the City of Columbia Comprehensive Plan by Ordinance No.: 2020-028 along with all the maps and policies contained therein, and amended from time to time, in accordance with the South Carolina Comprehensive Planning Act of 1994 (§6-29 of the SC Code); and,

WHEREAS, the City of Columbia has adopted the Unified Development Ordinance (UDO) by Ordinance No.: 2019-013 and Official Zoning Map of the City of Columbia, S.C. by Ordinance No.: 2021-001, both amended from time to time, in accordance with the authority in Title VI of the SC Code; and

WHEREAS, pursuant to Sec. 17-1.7(c) of the UDO, annexation may be considered concurrent with amendments to the Comprehensive Plan and the Zoning Map; and

WHEREAS, the City of Columbia Planning Commission has reviewed the proposed future land use and zoning classifications of the property, and made a recommendation to City Council in accordance with §6-29 of the SC Code and §17-2.5 of the UDO; and

WHEREAS, the Columbia City Council has held a public hearing in accordance with §17-2.4(f) of the UDO and §6-29-760 of the SC Code; and

WHEREAS, the Columbia City Council has determined that the proposed land use classification is appropriate for the property, and the proposed zoning district meets one or more of the criteria set forth by §17-2.5(c)(4), Zoning Map Amendment Decision Standards, of the UDO; NOW THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina this _____ day of _____, 2023, that:

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

2. The property identified as 1709 Smith Street and TMS# 16301-02-06 containing 6.37 acres, further identified in Attachment A, is hereby annexed to and becomes a part of the City of Columbia, and is incorporated into Columbia Compass: Envision 2036 and the Official Zoning Map, effective immediately.

3. This property shall be apportioned to City Council District #3, Census Tract 117.02, and assigned a future land use classification of Industrial (IND) and zoning of Light Industrial District (LI).

LEGAL DEPARTMENT DRAFT

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NOS.: 16301-02-06

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

Approved by:

City Manager

Approved as to form:

Deputy City Attorney

Introduced:
Final Reading:

Mayor

ATTEST:

City Clerk

LEGAL DEPARTMENT DRAFT

Last revised: 12/15/2022
22015065

ORDINANCE NO.: 2023-010
EXHIBIT "A"
PROPERTY DESCRIPTION

All that certain piece, parcel or lot of land, with the improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, and being more fully shown and delineated as Tract "B", 6.37, acres, more or less, on a Boundary Survey prepared for 1-77 ATLAS, LLC by Jay S. Joshi, PLS# 14811, dated September 26, 2022 and recorded October 3, 2022 in the Office of the Register of Deeds for Richland County in Book 2784 at Page 3236. Reference is made to said plat for a more complete and accurate description. All measurements being a little

LEGAL DEPARTMENT DRAFT

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: November 17, 2022

RE: **Property Address:** 1709 Smith Street
Richland County TMS#: 16301-02-06
Owner(s): I-77 Atlas, LLC
Current Use: Undeveloped
Proposed Use: Light Industrial
Current County Land Use: Economic Development Center/Corridor
Proposed City Land Use: Industrial (IND)
Current County Zoning: Light Industrial (M-1)
Proposed City Zoning: Light Industrial (LI)
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 8, 2022** Planning Commission 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
Dana Higgins, Director, Engineering
Frank Eskridge, Director, Utilities
Robert Anderson, Public Works Director
Krista Hampton, Planning & Development Services
Kelly Smith, Business License Administrator
Greg Williams, Business Liasion
Tiffany Latimer, Customer Care Administrator
Todd Beiers, Building Official
Michelle Brazell, Engineering
Police Planning & Research
Alfreda Tindal, Richland Co. 911 Addressing Coordinator
Missy Gentry, Assistant City Manager
Henry M. Simons, Assistant City Manager
Teresa Knox, City Attorney
William Holbrook, Police Chief
Aubrey Jenkins, Fire Chief
Gloria Saaed, Community Development Director
George Adams, Fire Marshal
Hope Hasty, Zoning Administrator
Jacquelyn Richburg, Columbia-Richland 911
David Hatcher, Housing Official
Richland County Solid Waste Collection
Lucinda Statler, Planning Administrator
Brandon Burnette, Development Center Administrator

Planning Commission Land Use Recommendation: IND (Land Use classification) by 7 - 0.
on 12/8/22 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: LI (Zoning classification) by 7 - 0.
on 12/8/22 (mm/dd/yyyy).

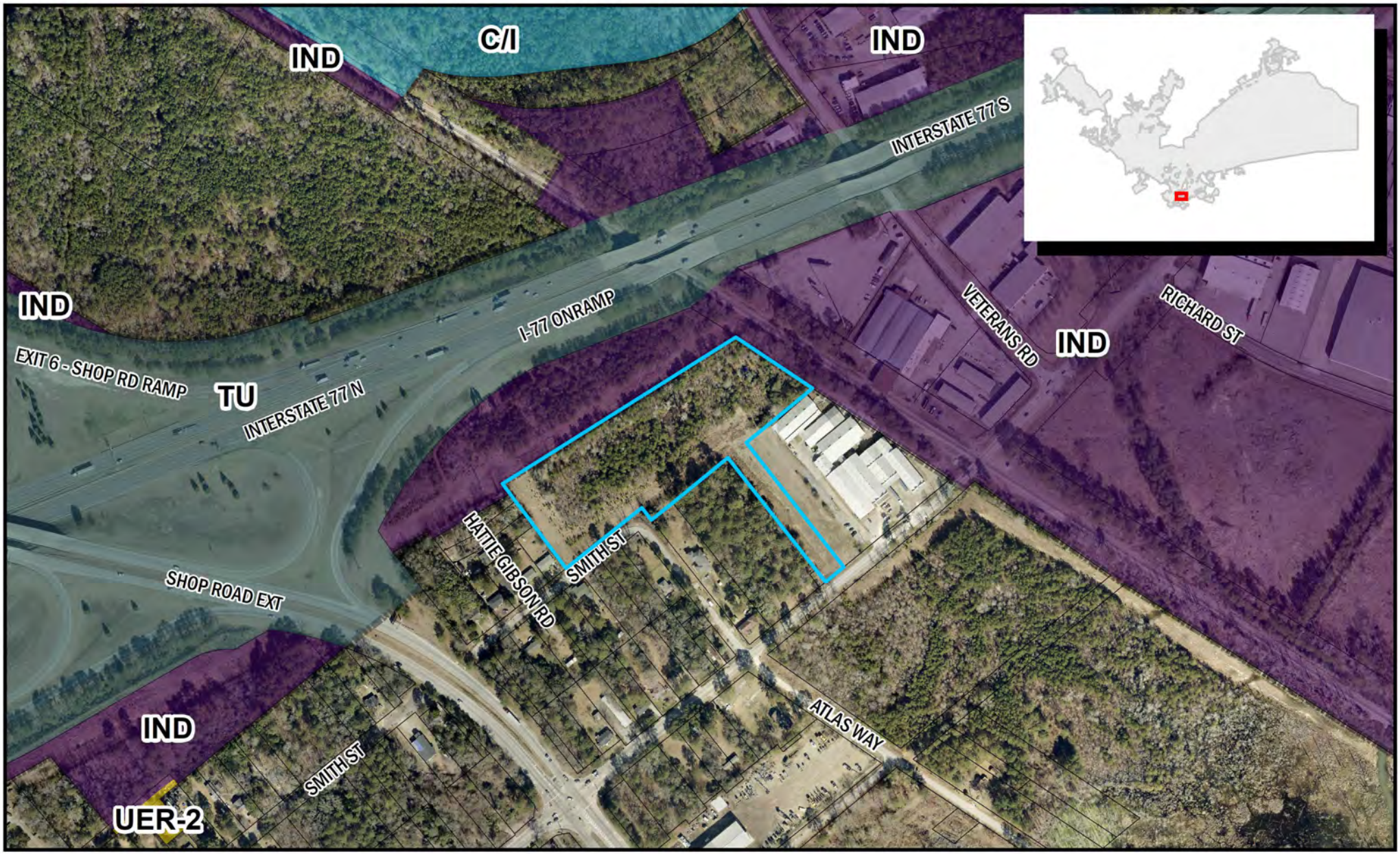
(Signature of Annexation Coordinator)



© All EagleView Technology Corporation

Future Land Use Map

1709 Smith Street, TMS# 16301-02-06;
Current Rich. Co. FLU: Economic Development Center/Corridor, Proposed City FLU: IND



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 11/17/2022

We Are Columbia

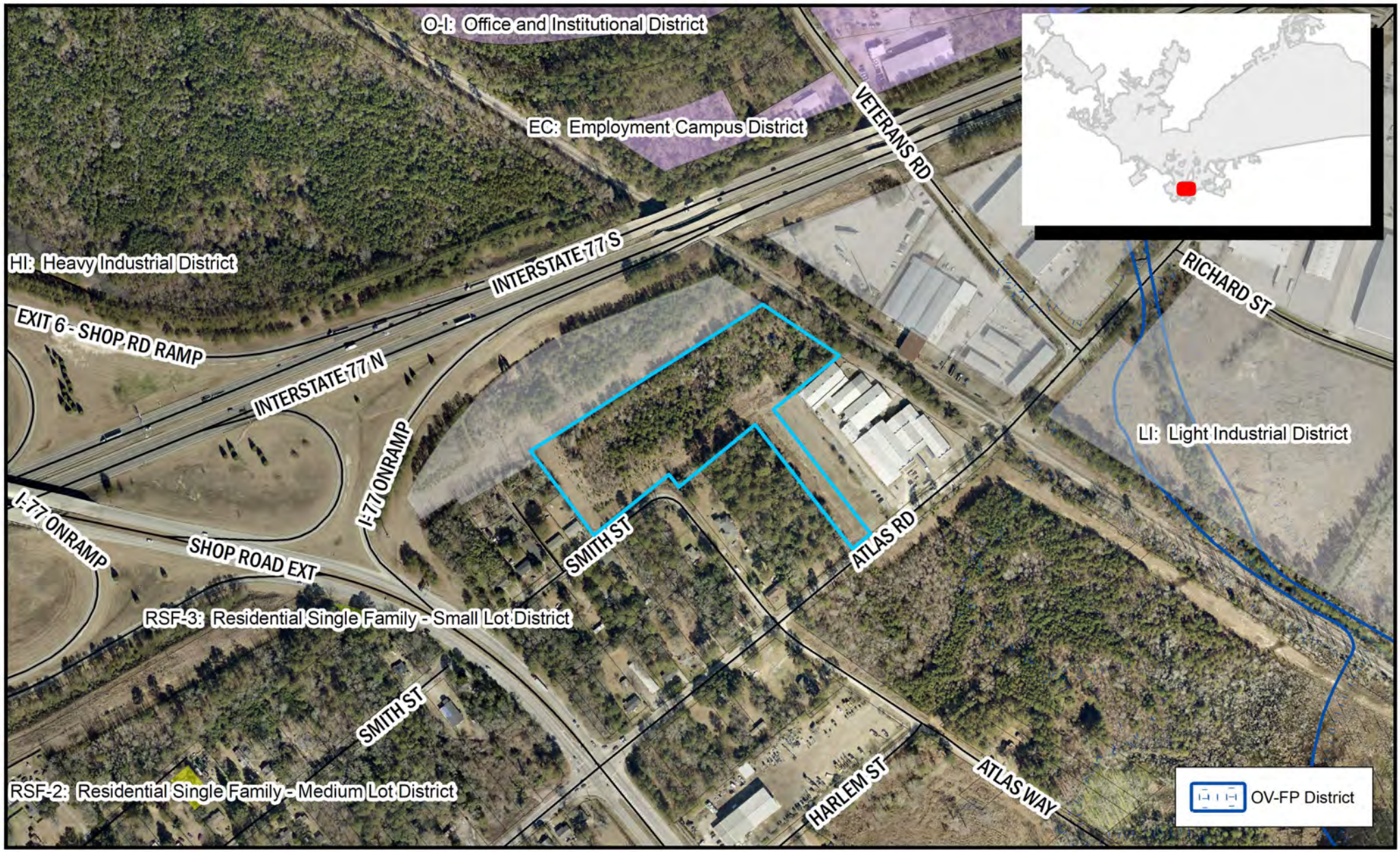
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CITY OF COLUMBIA PLANNING DEPARTMENT
THIS MAP IS THE PRODUCT OF COMPILATION, OR WAS PRODUCED BY OTHERS. IT IS FOR INFORMATION ONLY AND THE CITY OF COLUMBIA MAKES NO REPRESENTATIONS AS TO ITS ACCURACY OR USE WITHOUT FIELD VERIFICATION IS A

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

Zoning Map

1709 Smith Street, TMS# 16301-02-06;
Current Rich. Co. Zoning: M-1, Proposed City Zoning: LI



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 11/17/2022

We Are Columbia

0 125 250 500 Feet

DISCLAIMER:
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*** 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 properties described below hereby petition(s) the Mayor and City Council for annexation to the City of Columbia, South Carolina pursuant to S.C. Code Ann. Section 5-3-150, 1976, as amended.

Property Description: All that certain piece, parcel or lot of land, with the improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, and being more fully shown and delineated as Tract "B", 6.37, acres, more or less, on a Boundary Survey prepared for 1-77 ATLAS, LLC by Jay S. Joshi, PLS# 14811, dated September 26, 2022 and recorded October 3, 2022 in the Office of the Register of Deeds for Richland County in Book 2784 at Page 3236. Reference is made to said plat for a more complete and accurate description. All measurements being a little more or less.

Richland County TMS: 16301-02-06

Property Addresses: 1709 Smith Street

I-77 Atlas, LLC

BY: _____ Date: 10/28/22
(Signature)

GEORGE McCUTCHEN ITS: MANAGING MEMBER
(Print or Type Name) (Print or Type Title)

LINE	BEARING	DISTANCE
L1	S50°40'08"W	99.87'
L2	S51°02'24"W	74.84'
L3	N39°36'37"W	50.02'
L4	S50°38'38"W	87.00'
L5	N39°21'22"W	50.00'
L6	S50°46'21"W	306.42'
L7	N39°17'33"W	303.23'
L8	N59°18'59"W	111.66'
L9	N27°16'00"E	108.57'
L10	N66°50'46"E	79.09'

LINE	CHORD BEARING	CHORD	RADIUS
C1	N46°55'20"E	567.65'	838.32'

N

W E

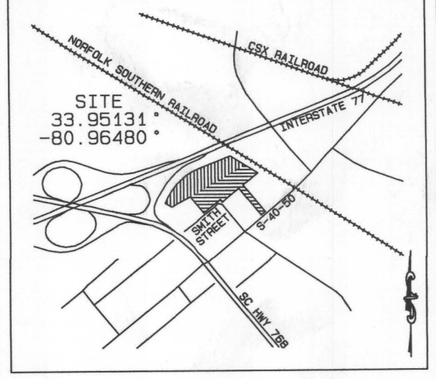
S

SC STATE PLANE
COORDINATE SYSTEM
NAD 83 (2007)
GRID NORTH

LEGEND AND ABBREVIATIONS:

- ⊙ = IRON PIN FOUND WITH DESCRIPTION
- ⊠ = CONCRETE R/W MARKER FOUND
- ● = IRON PIN SET (#5 REBAR)
- PP = POWER POLE
- SMH = SEWER MANHOLE
- = SURVEYED PROPERTY LINE
- = UNSURVEYED PROPERTY LINE
- = TIE LINE
- = RIGHT-OF-WAY
- = CITY OF COLUMBIA LIMITS
- = RAILROAD C/L RAILS
- = UTILITY EASEMENT
- = FENCE LINE
- = OVERHEAD POWER LINE
- OT = OPEN TOP IRON
- PT = PINCH TOP IRON
- ROD = SOLID ROUND BAR

SITE MAP N.T.S.



GRAPHIC SCALE 1"=100'

0 100 200 300

Book 2784-3236
2022055478 10/03/2022 12:21:13:847 Plat Oversized
Fee: $25.00 County Tax: $0.00 State Tax: $0.00
2022055478 John T. Hopkins II Richland County R.O.D.

INTERSTATE 77
VARIABLE R/W
SCDOT FILE 40.277A

EAST RICHLAND COUNTY PUBLIC SERVICE DISTRICT SEWER FORCE MAIN WITHIN SCDOT R/W

N68°12'44"E 439.54'

SCDOT CONTROLLED ACCESS FENCE ALONG PROPERTY LINE

99.8'

IPF-#5RB

S57°48'03"E 253.02'

99.6'

IPF-.5"OT

S57°48'03"E 211.97'

99.3'

IPF-1"OT

171.53'

S51°04'15"W

IPF-1"OT

IPF-#4RB

NORFOLK SOUTHERN RAILROAD
(200' R/W CORRIDOR)

CMF-R/W

L10

TRACT "A"
R16301-02-12

IN THE
CITY LIMITS

6.84 ACRES

BILLBOARD SIGN

10' OVERHEAD POWER LINE MAINTENANCE EASEMENT EACH SIDE OF LINE PER RECORD BOOK 892-2155

C1

CITY OF COLUMBIA LIMITS N60°23'15"E 910.66'

S60°23'15"W 910.66'

UNINCORPORATED RICHLAND COUNTY

TRACT "B"
R16301-02-06

NOT INCLUDED IN
THE CITY LIMITS

6.37 ACRES

L1

R16301-02-04
N/F
1703 ATLAS, LLC
D R2217-568
P R2217-567

50' CITY OF COLUMBIA SANITARY SEWER EASEMENT C.I.P.# SS7076-02, CF# 220-434

IPS

IPF-#4RB

S50°38'11"W 225.06'

S39°13'27"E 500.45'

N39°12'30"W 449.91'

L4

L5

L6

L2

L3

IPF-1/2"SQ OT

IPF-1"OT

IPF-#4RB

ATLAS ROAD (S-50)

40.259 (1967) 40.495 (1996) SCDOT FILES: 40.499A (1996)

TIE LINE N53°41'35"E 553.69'
TO INTERSECTION OF ATLAS ROAD AND
NORFOLK SOUTHERN RAILROAD CROSSING.

L9

L8

L7

CMF-R/W

APPROXIMATE LOCATION 45' WATERLINE WITH 15' (7.5' EACH SIDE) EASEMENT

S60°59'19"W 310.56'

IPF-1"PT

25'

HOUSE 2.4' FROM PROPERTY LINE

SMITH STREET (S-2192)
50' R/W

IPF-1"PT

R13516-05-02
N/F
WOLFE
D R587-264
P 2-425

R16204-02-01
N/F
EDWARDS
D 343-531
P V-70

R16204-01-01
N/F
EDWARDS
D 354-375
P V-70

R16204-02-02
N/F
BOOTH
D R2323-1048
P V-70

R16204-02-03
N/F
THOMAS
D R2525-3300
P V-70

R16204-02-04
N/F
THOMAS
D R2465-3416
P 20-230

R16204-03-02
N/F
SWEET HOME
BAPTIST CHURCH
D R625-2296
P R625-2299

R16204-03-03
N/F
WOLFE
D R1210-1477
P 0-132

R16204-03-04
N/F
CITY OF COLUMBIA
D D888-447
P D888-450

UTILITY REFERENCES:
AS-BUILT OF PLANS PREPARED FOR THE CITY OF COLUMBIA SHOWING WATER AND SEWER RELOCATION FOR I-77 DATED JANUARY 1987 AND LAST REVISED 5-31-1988. AVAILABLE FROM THE CITY ENGINEERS OFFICE UNDER FILE 160-40.
AN EASEMENT TO SCE&G (NOW DOMINION) DOCUMENTING A 10' MAINTENANCE EASEMENT EITHER SIDE OF DISTRIBUTION LINES RECORDED IN THE ROD OFFICE OF RICHLAND COUNTY RECORD BOOK 892 ON PAGE 2155.
AS-BUILT DRAWINGS OF A SANITARY SEWER RELOCATION PROJECT BY POWER ENGINEERING DATED 11-25-2014. AVAILABLE FROM THE CITY ENGINEERS OFFICE UNDER FILE CF# 220-434.

PROPERTY REFERENCES:
SHEET 31 OF SCDOT PLANS IN FILE# 40.277A DATED 2-5-1988 WHICH SHOWS A QUITCLAIM OF ACREAGE TO TILLMAN WILLIAMS ON 5-8-1996.
A QUITCLAIM DEED FROM SCDOT TO TILLMAN WILLIAMS FOR 7 (+/-) ACRES DATED 5-8-1996 RECORDED IN THE ROD OFFICE OF RICHLAND COUNTY IN RECORD BOOK 603 ON PAGE 1722.
A TITLE TO REAL ESTATE OF TWO PARCELS TOTALING 6.68 ACRES MORE OR LESS IN THE NAME OF CHARLES L. DOWEY, DATED 2-6-2004 RECORDED IN THE ROD OFFICE OF RICHLAND COUNTY IN RECORD BOOK 901 ON PAGE 3602.
A TITLE TO REAL ESTATE IN THE NAME OF CHARLES L. DOWEY TRANSFERRING 0.86 ACRES FROM TMS# 16204-03-01 TO TMS#16301-02-06 DATED 11-15-2012, RECORDED IN THE ROD OFFICE OF RICHLAND COUNTY IN RECORD BOOK 1812 ON PAGE 2904.
A TITLE TO REAL ESTATE IN THE NAME OF "THE MARWIN COMPANY" TRANSFERRING 1.15 ACRES FROM TMS# 16301-02-06 TO TMS#16301-02-04 DATED 11-15-2012, RECORDED IN THE ROD OFFICE OF RICHLAND COUNTY IN RECORD BOOK 1812 ON PAGE 2910.
A PLAT OF PROPERTY SURVEYED FOR JESSE E. DAVIS & MARION T. DAVIS SHOWING 5.53 ACRES BY B.P. BARBER DATED AUGUST 27, 1959 RECORDED IN THE ROD OFFICE OF RICHLAND COUNTY IN BOOK 15 ON PAGE 33.
A PLAT PREPARED FOR J. EDWIN DAVIS & MARION H. DAVIS SHOWING 0.86 ACRES BY COX & DINKINS DATED NOVEMBER 12, 2012, RECORDED IN THE ROD OFFICE OF RICHLAND COUNTY IN RECORD BOOK 1812 ON PAGE 2700.
A PLAT PREPARED FOR THE MARWIN COMPANY, INC. SHOWING 1.15 ACRES BY COX & DINKINS DATED NOVEMBER 7, 2012, RECORDED IN THE ROD OFFICE OF RICHLAND COUNTY IN RECORD BOOK 1812 ON PAGE 658.
SHEET 15 OF SCDOT ROADWAY PLANS IN FILE 40.299, SHEET 8 OF SCDOT ROADWAY PLANS IN FILE 40.495, & SHEET 7 OF SCDOT ROADWAY PLANS IN FILE 40.499A SHOWING S-40-50 ALSO KNOWN AS ATLAS ROAD

SOUTH CAROLINA
REGISTERED LAND SURVEYOR
No. 14811
JAY S. JOSHI

SOUTH CAROLINA
CONSTRUCTION SUPPORT SERVICES
No. C02425
CERTIFICATE OF AUTHORIZATION

EXEMPTION FROM REVIEW PROCESS
THIS PLAT IS A SURVEY OF EXISTING LOTS OF RECORD WITH NO CHANGES TO EXISTING LOT LINES.

JAY S. JOSHI PLS# 14811

FLOOD STATEMENT

I HEREBY CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AND FOUND THAT THE PROPERTY DESCRIBED AND SHOWN HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAP NUMBER 45079C0379L, LAST REVISED 12-21-2017.

BOUNDARY SURVEY
PREPARED FOR:

I-77 ATLAS, LLC

OF:

TRACT "A"

LOCATED WITHIN THE CITY LIMITS OF COLUMBIA
TMS# R16301-02-12 (6.84 AC)

&

TRACT "B"

LOCATED ADJACENT TO THE CITY OF COLUMBIA
TMS# R16302-02-06 (6.37 AC)

RICHLAND COUNTY, SC

THIS PARCEL MAY BE SUBJECT TO EASEMENT AND/OR RIGHT-OF-WAYS NOT SHOWN. FINAL RESULTS, CONCLUSIVE OF TITLE SEARCH

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREIN 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 "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

JAY S. JOSHI PLS # 14811
P.O. BOX 90408, COLUMBIA, SC, 29290 803-776-9909

DATE: SEPTEMBER 28, 2022 JOB #083022S

We Are Columbia

MEETING DATE: **February 7, 2023**

DEPARTMENT: **Planning and Development Services**

FROM: ***Krista Hampton, Director***

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

FUNDING SOURCE & ORIGINAL BUDGET:

CLEAN WATER 2020?: **No**

PURPOSE:

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 / Jaqueline Bowman

Staff Recommendation: Approval

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

ATTACHMENTS:

- **#a:** ANNEX-2022-0032_TwoNotch2601_ZPH (PDF)
- #b: 2023-005 - Annex and Incorporate 2601 Two Notch Road and 1608 Germany Street(PDF)
- #c: Offer_Notice_TwoNotch2601Germany (PDF)
- #d: TwoNotch2601Germany_Petition - Revised (PDF)

CITY COUNCIL

February 7, 2023 at 4:00pm
City Hall, 3rd floor Council Chambers, 1737 Main Street, Columbia, SC 29201

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

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 / Jaqueline Bowman

Staff Recommendation: Approval

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

ZPH, 1st Reading: 02/07/2023; Pending

2nd Reading: 02/21/2023; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 0.12 acres
Current Use: Commerical
Proposed Use: Commercial
Reason for Annexation: Municipal Ordinances
Urban Service Area: Donut Hole- Primary
Current County Land Use Classification: Mixed Residential (High Density)
Proposed City Land Use Classification: Urban Edge Multi-family (UEMF)
Current County Zoning: General Commercial (GC)
Proposed City Zoning: Community Activity Center/Corridor District (CAC)
Census Tract: 9

DETERMINATION FOR CITY SERVICES

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

Police
The Columbia Police Department does not object to this proposed annexation. As with most annexations, we find that the proposed annexation may result in an increased number of calls for service. The estimated cost to serve this proposed business would be **approximately $1,100 per year,** based on calls to similar commercial properties within the City limits.

Fire
The proposed annexation will not result in significant 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 Solid Waste Division does not typically provide service to commercial properties. Some low-volume commercial establishments may be eligible for roll cart service.

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

Water Customer Care
The customer on the property will pay water and sewer rates approximately **40% lower** than out-of-city customers.

Planning & Development Services
We recommend approval of the annexation of this property, which is within an area designated as Donut Hole – Primary within the Urban Service Area plan. The proposed use of the property is pet grooming and services, and the estimated real estate tax revenue generated for the City would be **approximately $850 per year** based on the estimated taxable value of this property.

* Estimated City Tax Revenue is based on **2022 millage** for real property and calculated as: ((Taxable Value × Tax Rate) × City Millage Rate (.0938)). The actual additional taxes paid by the property owner will generally be substantially lower as some millage items do not apply to in-City properties, and an increased Local Option Sales Tax credit factor applies to in-City properties (an additional .002321 for the 2022 tax year).

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject property is in a "Donut Hole- Primary" 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 - Primary are the donut holes where services are readily available and the infrastructure is generally good. These services include fire, police, sanitation, and utilities.

Annexation within an area classified as *Donut Hole - Primary* is the highest priority. Barring unanticipated circumstances, annexation of these areas is recommended, and staff should work with individual property owners or neighborhoods/developments to encourage and expedite annexation.

Donut Holes are unincorporated areas that are completely surrounded by the City of Columbia and/or another municipality, or areas surrounded by the City of Columbia and a major geographical feature, such as a river. These areas pose a number of challenges to the City that can be addressed through annexation. Often, these are areas that were developed before the City or any municipality became adjacent, and may lack easy access to City utilities or other services.

Donut Holes can often cause inefficiencies in the delivery of services due to confusion about jurisdiction, and 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 can impact property owners and residents, both within and outside of the municipal boundaries, through confusion over services as well as added operational costs to local government. This results in a greater financial impact to City residents, who pay both City and County taxes

Comprehensive Plan Land Use Classification

The proposed future land use classification for the subject property is Urban Edge Multi-family (UEMF) in the *Columbia Compass: Envision 2036* Future Land Use Map. The property is currently designated as Mixed Residential (High Density) by Richland County.

Urban Edge Multi-family is primarily a single-use development type consisting of multi-family subdivisions in the outer areas of the City. The development is most common after the 1960s and is also a component in the Urban Edge Mixed Residential Development Type. Urban Edge Multi-family developments are characterized by an internal street network of loops and circles with significant surface parking. Often, these developments focus internally and include shared community facilities like pools, clubhouses, and recreation centers.

Primary Types

- Multi-family Small to High-rise

Secondary Types

- Single-family Attached
- Multi-family Mixed-use small to High-rise

Tertiary Types

- Civic/Institutional Small
- Business/Employment Small (excl. Flex)
- Parking Structures & Lots

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

The subject property is located within the study area of *A Plan for the Redevelopment of East Central City* (2004), within Cluster Three. The Plan's site analysis identified the property as an area for potential redevelopment (Section 3A, Page 12). The Plan suggests a land use of Institutional for the subject property (Section 4A, Page 1). The plan does not identify any catalyst projects on or adjacent to the subject property.

PROPOSED ZONING DISTRICT SUMMARY

The parcel is currently zoned GC by Richland County. Surrounding parcels within the City of Columbia are currently zoned Residential Single Family- Small Lot District (RSF-3) to the North and West, Community Activity Center/Corridor District (CAC) to the East and South, and Residential Mixed District (RM-1) to the South.

The proposed City of Columbia zoning district is Community Activity Center/Corridor District (CAC).

Community Activity Center/Corridor District (CAC)

The purpose of the Community Activity Center/Corridor (CAC) District is to provide lands that accommodate moderate-density, walkable, and medium-scale mixed-use development, and commercial development that serves multiple neighborhoods. Some auto-oriented uses are allowed, but the design and location of those uses must be compatible with and support pedestrian-oriented development Allowed uses include live/work and multi-family dwellings, mixed-use, offices, recreation/entertainment, cultural facilities, restaurants, and drinking establishments.

STAFF RECOMMENDATION

Staff recommends the assignment of a future land use classification of Urban Edge Multi-Family (UEMF) and zoning of Community Activity Center/Corridor District (CAC) at the time of annexation.

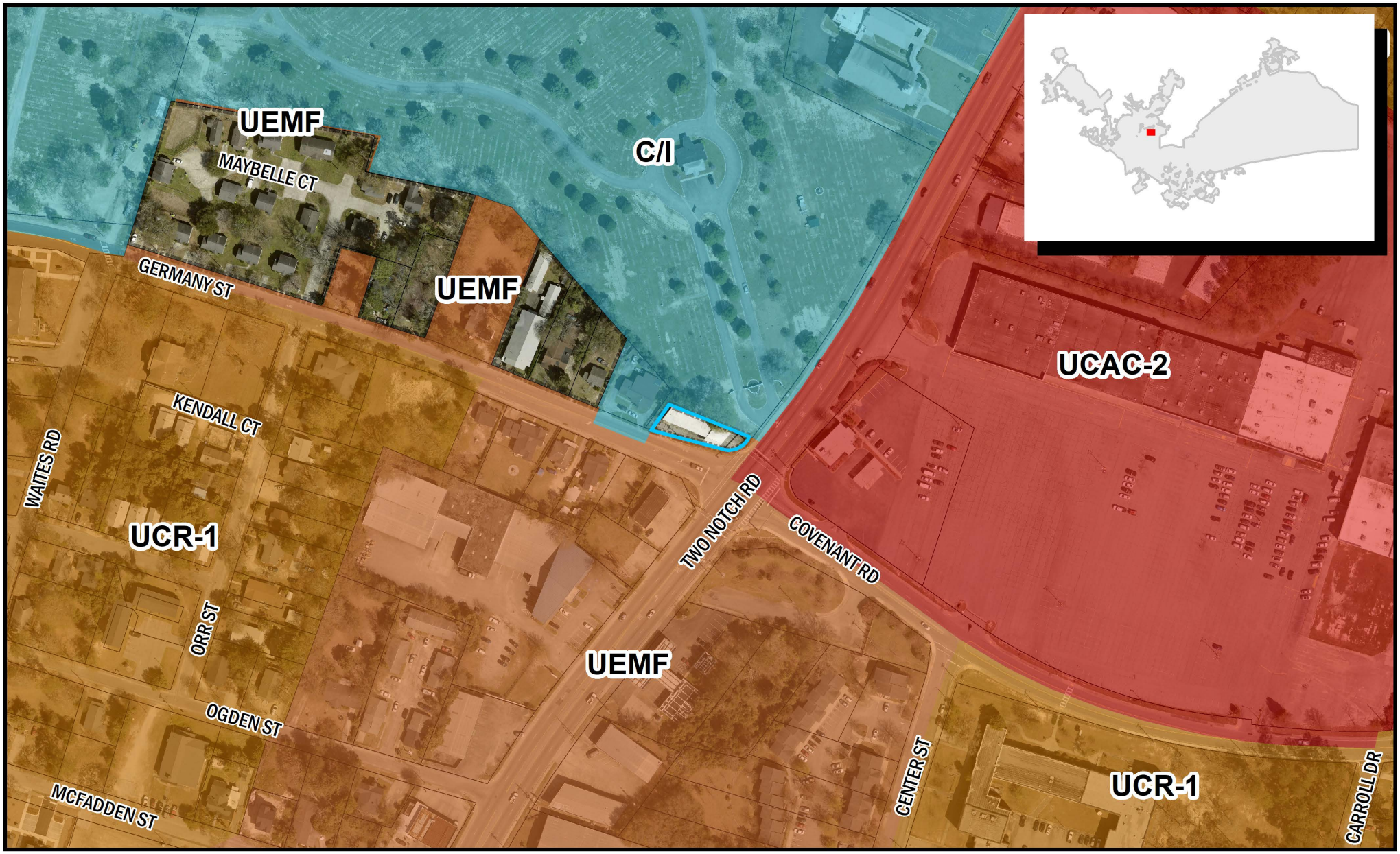


02/08/2021

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Future Land Use Map

2601 Two Notch Rd. and 1608 Germany St, TMS# 11512-01-11;
Current Rich. Co. FLU: Mixed Residential (High Density), Proposed City FLU: UEMF



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 11/17/2022

We Are Columbia

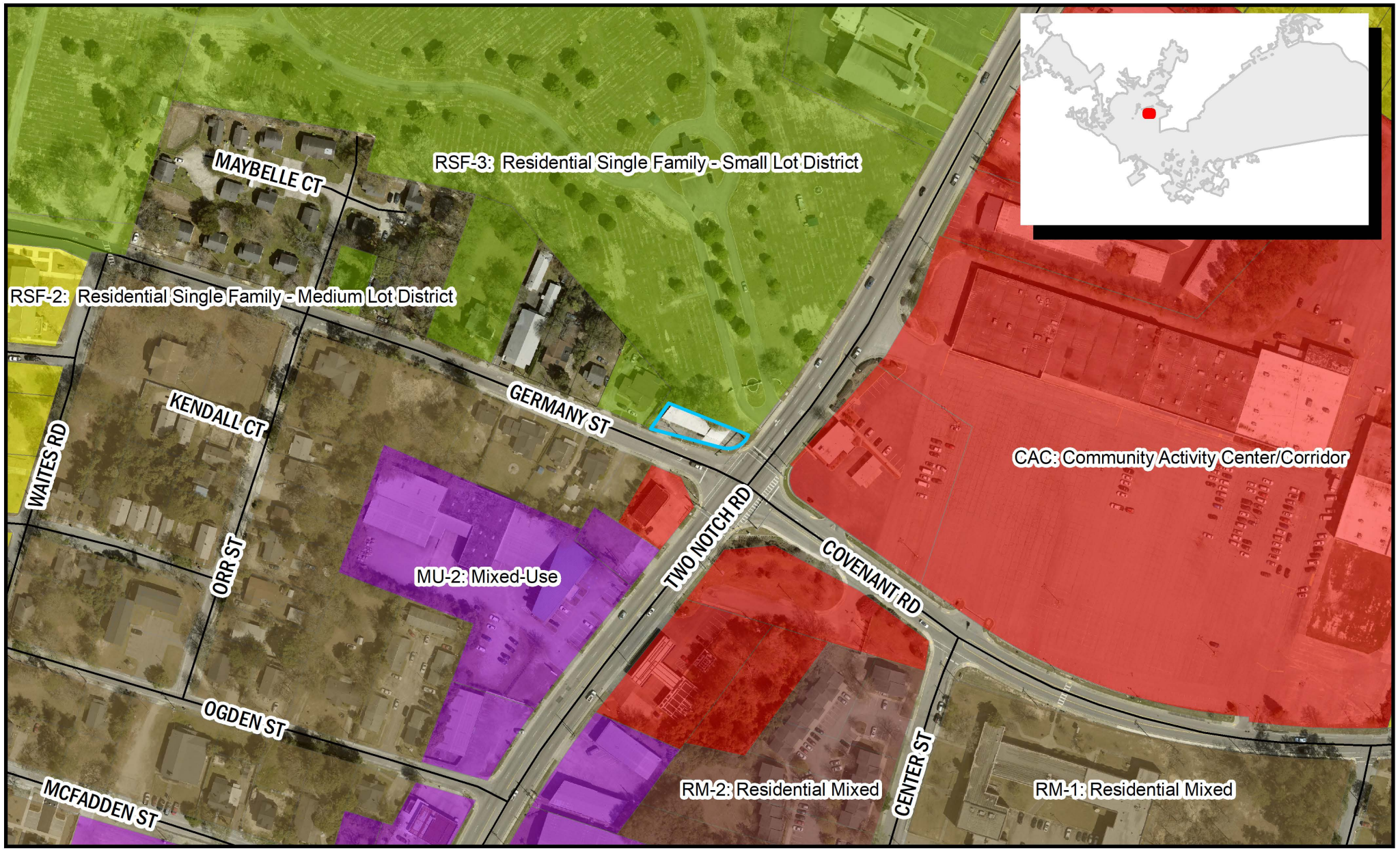
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CITY OF COLUMBIA PLANNING DEPARTMENT
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*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Zoning Map

2601 Two Notch Rd. and 1608 Germany St, TMS# 115
Current Rich. Co. Zoning: GC, Proposed City Zoning: CAC



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 11/17/2022

We Are Columbia

0 62.5 125 250 Feet

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

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Proposed Future Land Use Classification

Development Types

URBAN EDGE MULTI-FAMILY (UEMF)

Urban Edge Multi-family is primarily a single-use development type consisting of multi-family subdivisions in the outer areas of the City. The development is most common after the 1960s and is also a component in the Urban Edge Mixed Residential Development Type. Urban Edge Multi-family developments are characterized by an internal street network of loops and circles with significant surface parking. Often, these developments focus internally and include shared community facilities like pools, clubhouses, and recreation centers.



UEMF BUILDING TYPES/LAND USES

PRIMARY TYPES

- Multi-family Small to High-rise

SECONDARY TYPES

- Single-family Attached
- Multi-family Mixed-use Small to High-rise

TERTIARY TYPES

- Civic/Institutional Small
- Business/Employment Small (excl. Flex)
- Parking Structures & Lots

See matrix for appropriate park/open space types.

Development Types

UEMF DEVELOPMENT PATTERN/CONTEXT

- An interconnected network of streets and small blocks, typically in a rectilinear or grid pattern with a secondary network of alleys, form walkable, pedestrian-oriented neighborhoods with sidewalks and on-street parking.
- Transit access in or at the perimeter of the development is encouraged.
- Buildings face the street and are located close to the street or lot line.
- Buildings may include interior courtyards.
- Structures typically have dedicated parking areas in garages adjacent to or underneath the building, in on-street parking, or in parking lots.
- Open spaces may be in the form of retention lakes and ponds. Clubhouses, pools, tennis courts, and recreation areas may also be part of the open or park spaces in a multi-family development.
- Architectural styles may be varied, but buildings will typically have vertical emphasis and front entrances on the street; front porches, stoops, and/or balconies are common.



Proposed Zoning District

(f) CAC: Community Activity Center/Corridor District

(1) Purpose

The purpose of the Community Activity Center/Corridor (CAC) District is to provide lands that accommodate moderate-density, walkable, and medium-scale mixed-use development, and commercial development that serves multiple neighborhoods. Some auto-oriented uses are allowed, but the design and location of those uses must be compatible with and support pedestrian-oriented development

Allowed uses include live/work and multi-family dwellings, mixed-use, offices, recreation/entertainment, cultural facilities, restaurants, and drinking establishments.







(2) Use Standards

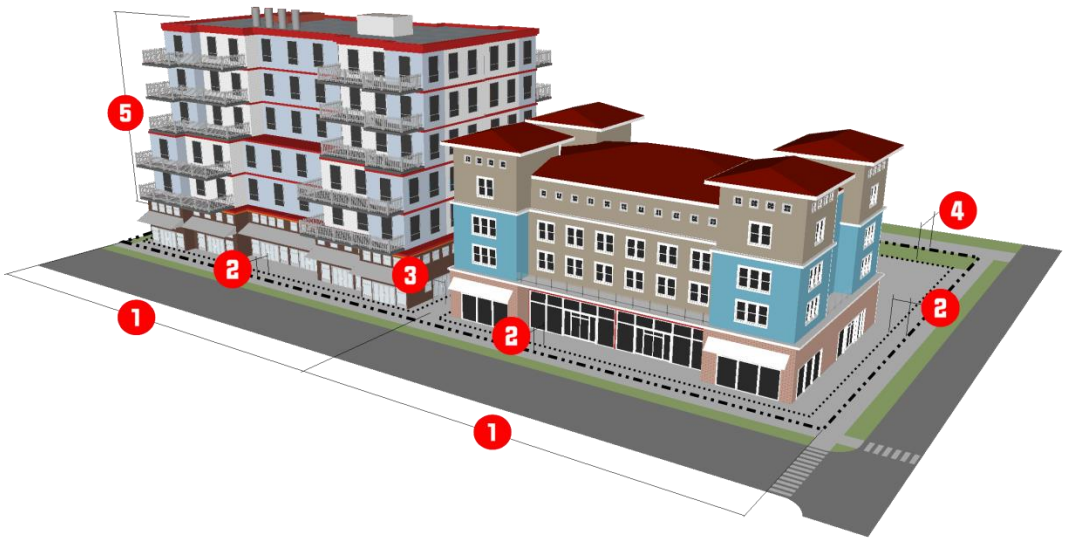
Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

(3) Intensity and Dimensional Standards

	Standard		Multi-family and Mixed-Use	All Other Uses
	Lot Area, min. (sf.)		10,000	5,000
1	Lot Width, min. (ft.)		75	50
	Lot Coverage, max. (% of site area)		N/A	
	Density, max. (du/acre)		N/A	
2	Front Yard Setback, (ft.)	Min.	5 [1]	
		Max.	15 [1]	
3	Side Yard Setback, min. (ft.)		0 to 5	
4	Rear Yard Setback, min. (ft.)		20	
5	Building Height, max. (ft.)		75	

Notes: ft. = feet sf. = square feet du. = dwelling unit

[1] In lieu of this standard, the Zoning Administrator may approve a front yard setback that is within 90 percent and 110 percent of the average front yard setback for properties on the same block face, if more than 50 percent of the lots on the block face have buildings.



(1) Reference to Other Standards			
Sec. 17-5.1	Access, Mobility, and Circulation	Sec. 17-5.8	Fences and Walls
Sec. 17-5.2	Off-Street Parking, Bicycle Parking	0	Exterior Lighting
Sec. 17-5.3	Landscaping	0	Signs
Sec. 17-5.4	Tree Protection	Sec. 17-5.11	Green Building Standards
Sec. 17-5.5	Open Space	Sec. 17-6.2	Minimum Design Standards
Sec. 17-5.6	Neighborhood Compatibility	0	Improvements and Sureties
Sec. 17-5.7	Form and Design Standards	Article 9	Definitions and Rules of Measurement

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

WHEREAS, a proper petition has been filed with the City Council by one hundred (100%) percent of the property owners of the within described property under the provisions of South Carolina Code Ann. § 5-3-150; and,

WHEREAS, it appears to City Council that the annexation of the property would be in the best interest of the property owners and the City of Columbia; and,

WHEREAS, City Council adopted Columbia Compass: Envision 2036 as the City of Columbia Comprehensive Plan by Ordinance No.: 2020-028 along with all the maps and policies contained therein, and amended from time to time, in accordance with the South Carolina Comprehensive Planning Act of 1994 (§6-29 of the SC Code); and,

WHEREAS, the City of Columbia has adopted the Unified Development Ordinance (UDO) by Ordinance No.: 2019-013 and Official Zoning Map of the City of Columbia, S.C. by Ordinance No.: 2021-001, both amended from time to time, in accordance with the authority in Title VI of the SC Code; and

WHEREAS, pursuant to Sec. 17-1.7(c) of the UDO, annexation may be considered concurrent with amendments to the Comprehensive Plan and the Zoning Map; and

WHEREAS, the City of Columbia Planning Commission has reviewed the proposed future land use and zoning classifications of the property, and made a recommendation to City Council in accordance with §6-29 of the SC Code and §17-2.5 of the UDO; and

WHEREAS, the Columbia City Council has held a public hearing in accordance with §17-2.4(f) of the UDO and §6-29-760 of the SC Code; and

WHEREAS, the Columbia City Council has determined that the proposed land use classification is appropriate for the property, and the proposed zoning district meets one or more of the criteria set forth by §17-2.5(c)(4), Zoning Map Amendment Decision Standards, of the UDO; NOW THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina this _____ day of _____, 2023, that:

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

2. The property identified as 2601 Two Notch Road and 1608 Germany Street and TMS# 11512-01-11 containing 0.12 acre, further identified in Attachment A, is hereby annexed to and becomes a part of the City of Columbia, and is incorporated into Columbia Compass: Envision 2036 and the Official Zoning Map, effective immediately.

3. This property shall be apportioned to City Council District #2, Census Tract 9, and assigned a future land use classification of Urban Edge Multi-family (UEMF) and zoning of Community Activity Center/Corridor District (CAC).

LEGAL DEPARTMENT DRAFT

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NOS.: 11512-01-11

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

Approved by:

City Manager

Approved as to form:

Deputy City Attorney

Mayor

ATTEST:

City Clerk

Introduced:
Final Reading:

LEGAL DEPARTMENT DRAFT

Last revised: 12/15/2022

22015052

ORDINANCE NO.: 2023-005
EXHIBIT "A"
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 0.12 acre, more or less, and shown and designated as block 01, lot 11 on Richland County Tax Map 11512. Said parcel having such boundaries and measurements as are shown on said tax map.

LEGAL DEPARTMENT DRAFT

Last revised: 12/15/2022

22015052

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: November 17, 2022

RE: **Property Address:** 2601 Two Notch Road and 1608 Germany Street
Richland County TMS#: 11512-01-11
Owner(s): Laurie E. Flowers and Tammy M. Flowers / Jaqueline Bowman
Current Use: Commercial
Proposed Use: Commercial
Current County Land Use: Mixed Residential (High Density)
Proposed City Land Use: Urban Edge Multi-Family (UEMF)
Current County Zoning: General Commercial (GC)
Proposed City Zoning: Community Activity Center/Corridor (CAC)
Reason for Annexation: Municipal Ordinances; Donut Hole - Primary
City Council District: 2
Census Tract: 9

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 8, 2022** Planning Commission 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
Dana Higgins, Director, Engineering
Frank Eskridge, Director, Utilities
Robert Anderson, Public Works Director
Krista Hampton, Planning & Development Services
Kelly Smith, Business License Administrator
Greg Williams, Business Liasion
Tiffany Latimer, Customer Care Administrator
Todd Beiers, Building Official
Michelle Brazell, Engineering
Police Planning & Research
Alfreda Tindal, Richland Co. 911 Addressing Coordinator
Missy Gentry, Assistant City Manager
Henry M. Simons, Assistant City Manager
Teresa Knox, City Attorney
William Holbrook, Police Chief
Aubrey Jenkins, Fire Chief
Gloria Saaed, Community Development Director
George Adams, Fire Marshal
Hope Hasty, Zoning Administrator
Jacquelyn Richburg, Columbia-Richland 911
David Hatcher, Housing Official
Richland County Solid Waste Collection
Lucinda Statler, Planning Administrator
Brandon Burnette, Development Center Administrator

Planning Commission Land Use Recommendation: UEMF (Land Use classification) by 7 - 0.
on 12/8/2022 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: CAC (Zoning classification) by 7 - 0.
on 12/8/2022 (mm/dd/yyyy).

(Signature of Annexation Coordinator)

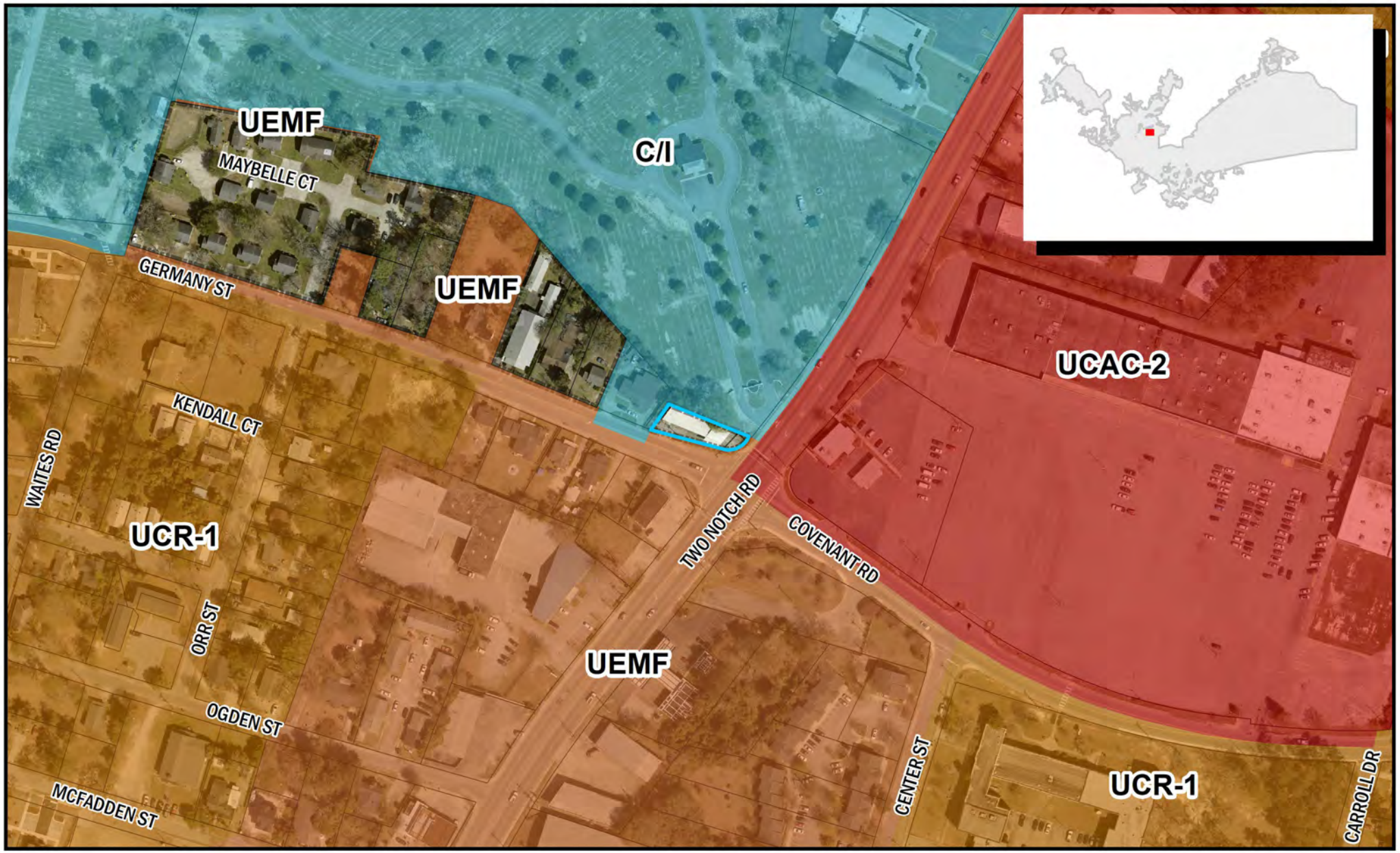


02/08/2021

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Future Land Use Map

2601 Two Notch Rd. and 1608 Germany St, TMS# 11512-01-11;
Current Rich. Co. FLU: Mixed Residential (High Density), Proposed City FLU: UEMF



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 11/17/2022

We Are Columbia

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

Zoning Map

2601 Two Notch Rd. and 1608 Germany St, TMS# 115
Current Rich. Co. Zoning: GC, Proposed City Zoning: CAC



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 11/17/2022

We Are Columbia

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DISCLAIMER:
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*** 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 5-3-260, 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 0.12 acre, more or less, and shown and designated as block 01, lot 11 on Richland County Tax Map 11512. Said parcel having such boundaries and measurements as are shown on said tax map.

Richland County TMS: 11512-01-11

Property Address: 2601 Two Notch Road and 1608 Germany Street

Seller:

Laurie E. Flowers

Laurie E. Flowers Date: 11/4/2022

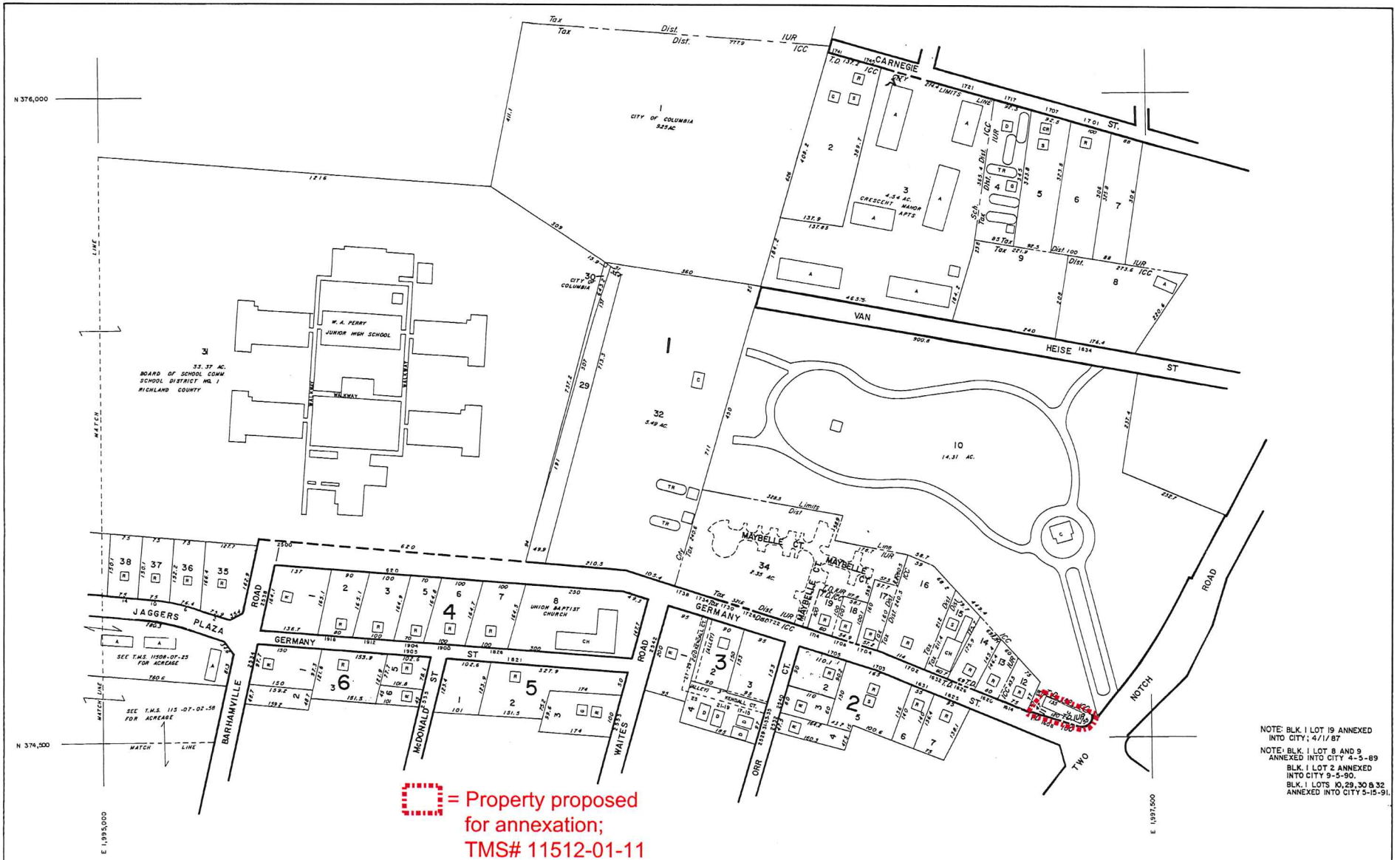
Tammy M. Flowers

Tammy M. Flowers Date: 11/4/2022

Buyer:

Jacqueline Bowman

Jacqueline Bowman Date: 11/4/2022



Prepared by KUCERA ASSOCIATES Photogrammetric Consultants Mentor, Ohio

REVISIONS		
DATE FIELD CHECKED	DATE LAST REVISED	
12/83	12/04	
12/85	12/05	
12/87	12/06	
12/88		
	12/01	
	12/02	
	12/03	

PROPERTY LINE
RIGHT OF WAY
CITY LIMITS
SCHOOL DIST
RAILROAD
PUBLIC ROAD AND BLOCK DIVIDER

LEGEND

H — DENOTES BUILDING USE: R - RESIDENTIAL; C - COMMERCIAL; ETC
(R) (C) — DENOTES SEPARATE OWNER FROM BUILDING

BLOCK NO 50
LOT NO 50
LOT MEASUREMENT 150 S
ACREAGE 8.35 AC
ADDRESS 1204

PROPERTY TAX MAP
RICHLAND COUNTY
SOUTH CAROLINA

THIS MAP OR PHOTO SOLD BY THE RICHLAND COUNTY ASSESSOR'S OFFICE, THE BOARD OF ASSESSMENT CONTROL RESERVES THE EXCLUSIVE RIGHT TO SELL AND NO RESALE OR REPRODUCTIONS FOR RESALE PURPOSES IS PERMITTED

MAP KEY

116-05	116-09	116-13
115-08	115-12	115-16
115-07	115-11	115-15

GRAPHIC SCALE
0 100 200 300
1" = 100'
LOCATION AND DIMENSIONS OF BUILDINGS MAY NOT BE DRAWN TO SCALE

NORTH

PROPERTY MAP SHEET NO.
11512
SCHOOL DISTRICT
ICC, IUR

We Are Columbia

MEETING DATE: **February 7, 2023**

DEPARTMENT: **Planning and Development Services**

FROM: ***Krista Hampton, Director***

SUBJECT: **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**

FUNDING SOURCE & ORIGINAL BUDGET:

CLEAN WATER 2020?: **No**

PURPOSE:

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)

ATTACHMENTS:

- **#a:** ANNEX-2022-0033_GarnersFerry7611FountainLake_ZPH(PDF)
- #b: 2023-002 - Annex and Incorporate 7611 and 7611 and a half Garners Ferry Road and 0.40 acre SS Fountain Lake Road (PDF)
- #c: Offer_Notice_GarnersFerry7611FountainLake (PDF)
- #d: GarnersFerry7611_Petition (PDF)

- #e: FountainLake0.40ac_Petition (PDF)

CITY COUNCIL

February 7, 2023 at 4:00pm
City Hall, 3rd floor Council Chambers, 1737 Main Street, Columbia, SC 29201

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

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)

ZPH, 1st Reading: 02/07/2023; Pending

2nd Reading: 02/21/2023; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 1.73 acres
Current Use: Commercial
Proposed Use: Commercial
Reason for Annexation: Municipal Services
Urban Service Area: Donut Hole- Secondary
Current County Land Use Classification: Neighborhood (Medium Density)
Proposed City Land Use Classification: Urban Edge Regional Activity Center (UEAC-2)
Current County Zoning: General Commercial (GC)
Proposed City Zoning: General Commercial District (GC)
Census Tract: 116.07

DETERMINATION FOR CITY SERVICES

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

Police
The Columbia Police Department does not object to this proposed annexation. As with most annexations, we find that the proposed annexation may result in an increased number of calls for service. The estimated cost to serve this proposed business would be **approximately $15,000 per year,** based on calls to similar commercial properties within the City limits.

Fire
The proposed annexation will not result in significant 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 Solid Waste Division does not typically provide service to this type of development.

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

Water Customer Care
The customer on the property will pay water and sewer rates approximately **40% lower** than out-of-city customers.

Planning & Development Services
We recommend approval of the annexation of this property, which is located within an area classified as Donut Hole – Secondary within the Urban Service Area plan. The property is proposed for redevelopment, with a potential gas station/convenience store along with the retention of an existing business; approximately half of the total development is on land that is already within the City. The real estate tax revenue generated for the City would be **approximately $6,000 per year** based on the estimated taxable value of this property after development.

* Estimated City Tax Revenue is based on **2022 millage** for real property and calculated as: ((Taxable Value × Tax Rate) × City Millage Rate (.0938)). The actual additional taxes paid by the property owner will generally be substantially lower as some millage items do not apply to in-City properties, and an increased Local Option Sales Tax credit factor applies to in-City properties (an additional .002321 for the 2022 tax year).

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject property is in a "Donut Hole- Secondary" 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 - Secondary are the donut holes where the ability to provide all services and/or the condition of existing infrastructure may not be at optimal levels for annexation at this time. For example, it may be that the storm drainage and/or road system is substandard or that the area is in an overburdened service area.

Annexation within an area classified as *Donut Hole - Secondary* should be considered, but an assessment of the impact on the City's revenue and ability to serve the property/area in question is needed. In areas lacking infrastructure or serviceability, the City should work towards improving these conditions in collaboration with the communities, the County, and other organizations if possible.

Donut Holes are unincorporated areas that are completely surrounded by the City of Columbia and/or another municipality, or areas surrounded by the City of Columbia and a major geographical feature, such as a river. These areas pose a number of challenges to the City that can be addressed through annexation. Often, these are areas that were developed before the City or any municipality became adjacent, and may lack easy access to City utilities or other services.

Donut Holes can often cause inefficiencies in the delivery of services due to confusion about jurisdiction, and 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 can impact property owners and residents, both within and outside of the municipal boundaries, through confusion over services as well as added operational

costs to local government. This results in a greater financial impact to City residents, who pay both City and County taxes.

Comprehensive Plan Land Use Classification

The proposed future land use classification for the subject property is Urban Edge Regional Activity Center (UEAC-2) in the *Columbia Compass: Envision 2036* Future Land Use Map. The property is currently designated as Neighborhood (Medium Density) by Richland County.

Urban Edge Regional Activity Centers are large to extra-large scale, mixed-use activity centers with region-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 within up to a 20-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 of larger commercial sites. They are typically found at major intersections of major corridors and may occupy all quadrants of the intersection.

Primary Types

- Multi-family Mixed-use Small & Medium
- Business/Employment Small to Extra Large (incl. High-rise)

Secondary Types

- Multi-family Small to High-rise
- Civic/Institutional Small to Large
- 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 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 (GC) to the North and East. Surrounding parcels in unincorporated Richland County are currently zoned GC to the South and RM-HD to the West.

The proposed City of Columbia zoning district is General Commercial District (GC).

General Commercial District (GC)

The purpose of the General Commercial (GC) District is to provide lands that accommodate a broad range of nonresidential uses characterized primarily by retail, office, and service establishments. Development is primarily auto-oriented, serving isolated commercial areas outside of the activity centers. Allowed uses include personal services, retail sales, recreation/entertainment, commercial services, eating and drinking establishments, visitor accommodation, and vehicle sales and services.

STAFF RECOMMENDATION

Staff recommends the assignment of a future land use classification of Urban Edge Regional Activity Center (UEAC-2) and zoning of General Commercial District (GC) at the time of annexation.



02/08/2021

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Future Land Use Map

7611 and 7611 1/2 Garners Ferry Rd. and 0.40 acres, S/S Fountain Lake Rd;
TMS# 16315-03-02 and 16315-03-05;
Current Rich. Co. FLU: Neighborhood (Medium Density), Proposed City FLU: UEAC-2



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 11/17/2022

We Are Columbia

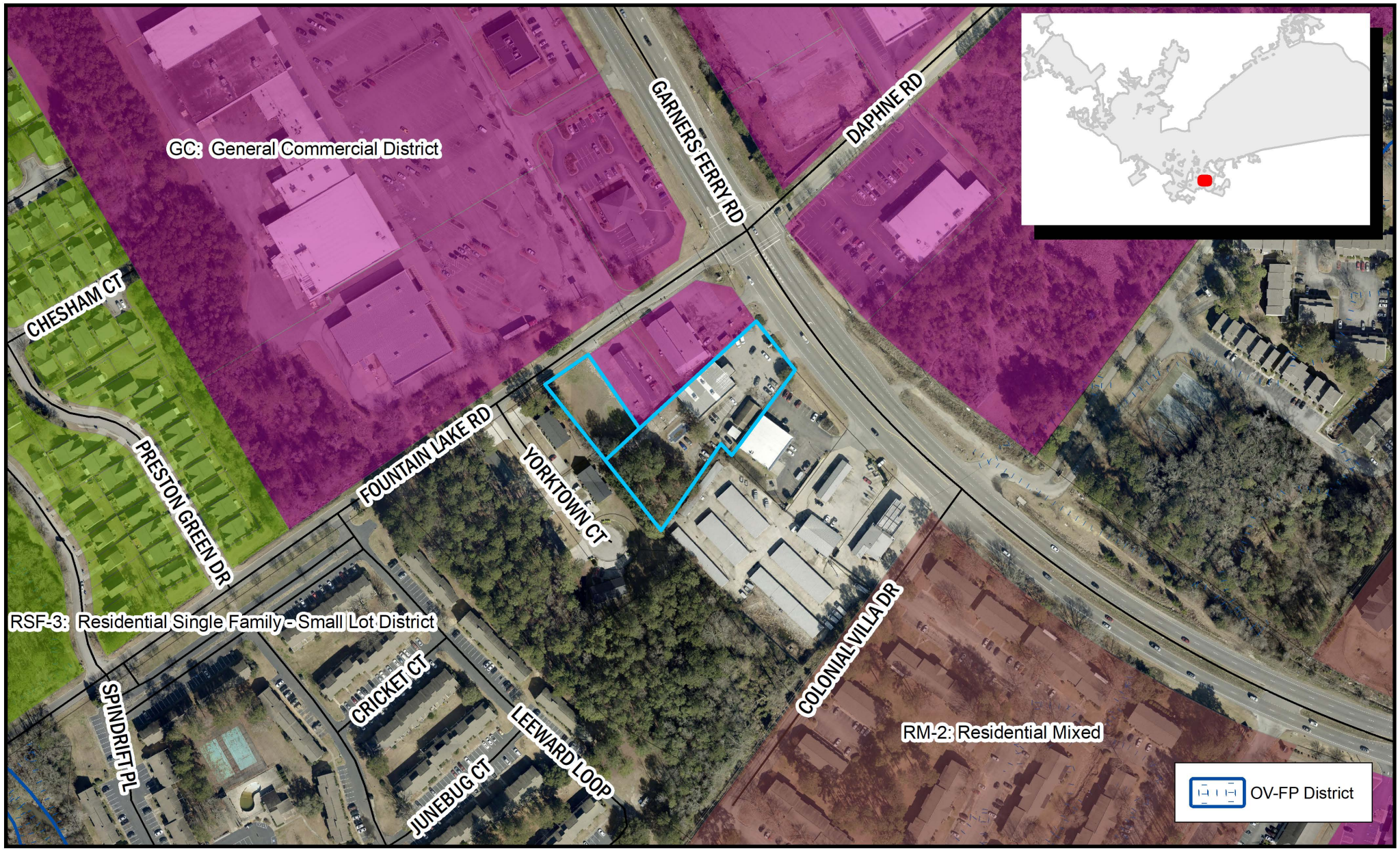
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CITY OF COLUMBIA PLANNING DEPARTMENT
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*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Zoning Map

7611 and 7611 1/2 Garners Ferry Rd. and 0.40 acrs, S/S Fountain Lake Rd;
TMS# 16315-03-02 and 16315-03-05;
Current Rich. Co. Zoning: GC, Proposed City Zoning: GC



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 11/17/2022

We Are Columbia

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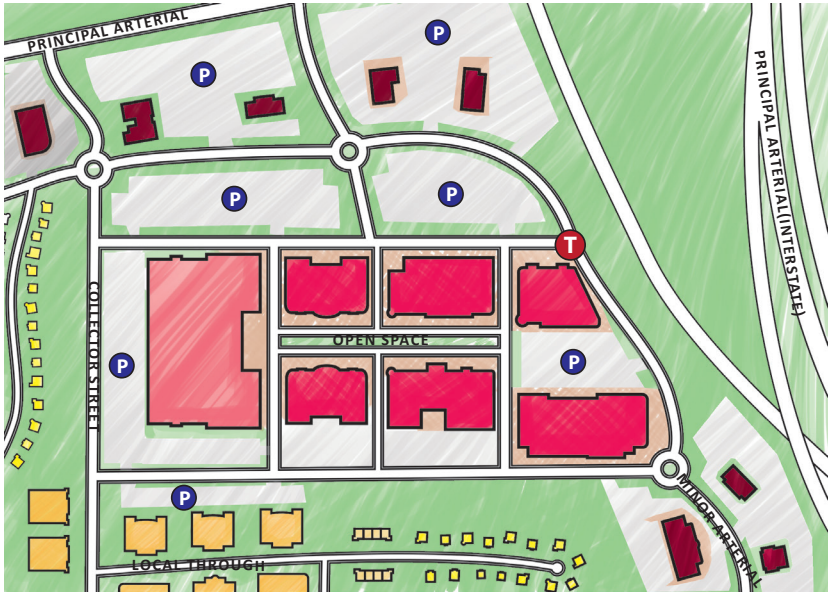
*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Proposed Future Land Use Classification

Development Types

URBAN EDGE REGIONAL ACTIVITY CENTER (UEAC-2)

Urban Edge Regional Activity Centers are large to extra-large scale, mixed-use activity centers with region-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 within up to a 20-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 of larger commercial sites. They are typically found at major intersections of major corridors and may occupy all quadrants of the intersection.



UEAC-2 BUILDING TYPES/LAND USES

PRIMARY TYPES

- Multi-family Mixed-use Small & Medium
- Business/Employment Small to Extra Large (incl. High-rise)

SECONDARY TYPES

- Multi-family Small to High-rise
- Civic/Institutional Small to Large
- Parking Structures

TERTIARY TYPES

- Single-family Attached
- Cemeteries & Mausoleums
- Parking Lots

See matrix for appropriate park/open space types.

Development Types

UEAC-2 DEVELOPMENT PATTERN/CONTEXT

- Internal street networks may be laid out in a grid to create various block sizes and shapes, but typically do not continue the urban street grid. Ingress and egress to the primary road network may be managed by collector drives. Wide sidewalks on both sides of the street are common.
- Blocks vary in size based on tenant mix; subdivision beyond blocks may be non-existent.
- Buildings may be street-oriented or face a parking lot within a development. Buildings often have a larger footprint and are stand-alone single-use structures or are organized in a shopping center configuration.
- Buildings range from small to extra large scale footprint and are typically between one to six stories.
- Design of centers is auto-oriented, but should fully accommodate pedestrians and cyclists as well as automobiles, with sidewalks or other pedestrian connections established between developments.
- Transit facilities should be located near or within these activity centers.
- Depending on the density of uses within a Regional Activity Center, parking for businesses should be accommodated in inner block surface parking or in parking structures and on-street parking. Parking for residential uses should be accommodated in attached parking structures, inner block surface lots, on streets, and in individual rear-loaded garages.
- Regional Activity Centers typically contain multiple developments along an arterial or collector road, and surrounding areas may transition into Community or Regional Activity Corridors. Developments will range in size and intensity.



- Plazas, street trees and plantings, greens, neighborhood parks, and outdoor event venues can provide open spaces and outdoor recreation opportunities in Regional Activity Centers. Bike racks, benches, and other pedestrian and cycling amenities are found along sidewalks and in open spaces.
- Open spaces for buffering from adjacent development may be used; however transitions in building scale, use, and orientation, as well as street connectivity, are all preferred methods of connecting developments of different types rather than buffering them from one another.

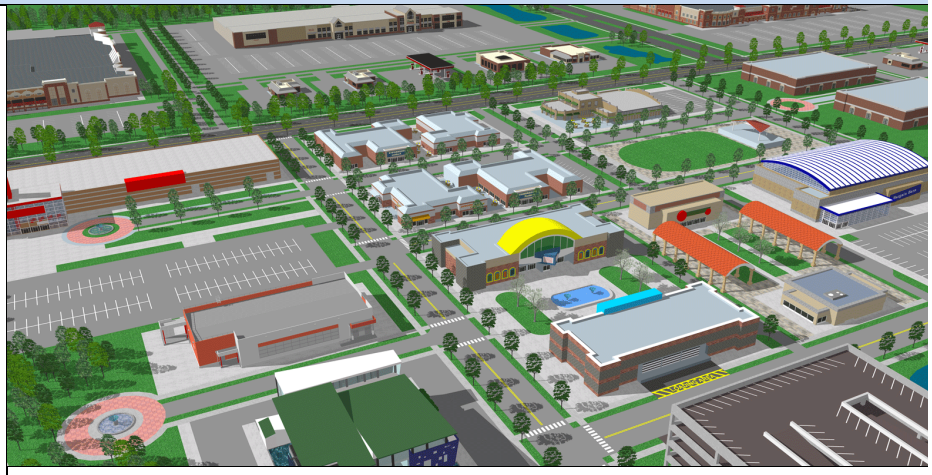
Proposed Zoning District

(j) GC: General Commercial District

(1) Purpose

The purpose of the General Commercial (GC) District is to provide lands that accommodate a broad range of nonresidential uses characterized primarily by retail, office, and service establishments. Development is primarily auto-oriented, serving isolated commercial areas outside of the activity centers.

Allowed uses include personal services, retail sales, recreation/entertainment, commercial services, eating and drinking establishments, visitor accommodation, and vehicle sales and services.







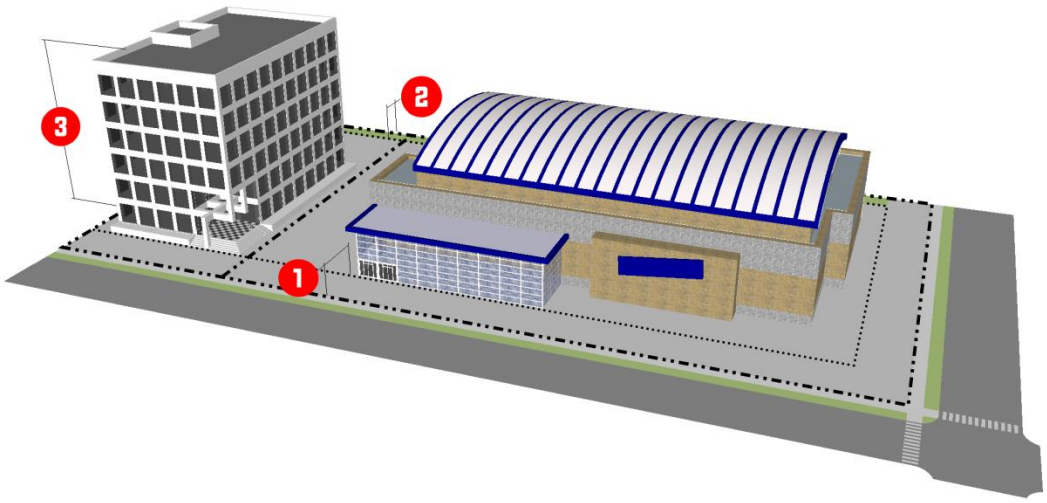
(2) Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

(3) Intensity and Dimensional Standards

	Standard	All Uses
	Lot Area, min. (sf.)	N/A
	Lot Width, min. (ft.)	N/A
	Lot Coverage, max. (% of site area)	N/A
	Density, max. (du/acre)	N/A
1	Front Yard Setback, min. (ft.)	20
	Side Yard Setback, min. (ft.)	N/A
2	Rear Yard Setback, min. (ft.)	10
3	Building Height, max. (ft.)	75

Notes: ft. = feet sf. = square feet du. = dwelling unit



(4) Reference to Other Standards			
Sec. 17-5.1	Access, Mobility, and Circulation	Sec. 17-5.8	Fences and Walls
Sec. 17-5.2	Off-Street Parking, Bicycle Parking	0	Exterior Lighting
Sec. 17-5.3	Landscaping	0	Signs
Sec. 17-5.4	Tree Protection	Sec. 17-5.11	Green Building Standards
Sec. 17-5.5	Open Space	Sec. 17-6.2	Minimum Design Standards
Sec. 17-5.6	Neighborhood Compatibility	0	Improvements and Sureties
Sec. 17-5.7	Form and Design Standards	Article 9	Definitions and Rules of Measurement

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

WHEREAS, a proper petition has been filed with the City Council by one hundred (100%) percent of the property owners of the within described property under the provisions of South Carolina Code Ann. § 5-3-150; and,

WHEREAS, it appears to City Council that the annexation of the property would be in the best interest of the property owners and the City of Columbia; and,

WHEREAS, City Council adopted Columbia Compass: Envision 2036 as the City of Columbia Comprehensive Plan by Ordinance No.: 2020-028 along with all the maps and policies contained therein, and amended from time to time, in accordance with the South Carolina Comprehensive Planning Act of 1994 (§6-29 of the SC Code); and,

WHEREAS, the City of Columbia has adopted the Unified Development Ordinance (UDO) by Ordinance No.: 2019-013 and Official Zoning Map of the City of Columbia, S.C. by Ordinance No.: 2021-001, both amended from time to time, in accordance with the authority in Title VI of the SC Code; and

WHEREAS, pursuant to Sec. 17-1.7(c) of the UDO, annexation may be considered concurrent with amendments to the Comprehensive Plan and the Zoning Map; and

WHEREAS, the City of Columbia Planning Commission has reviewed the proposed future land use and zoning classifications of the property, and made a recommendation to City Council in accordance with §6-29 of the SC Code and §17-2.5 of the UDO; and

WHEREAS, the Columbia City Council has held a public hearing in accordance with §17-2.4(f) of the UDO and §6-29-760 of the SC Code; and

WHEREAS, the Columbia City Council has determined that the proposed land use classification is appropriate for the property, and the proposed zoning district meets one or more of the criteria set forth by §17-2.5(c)(4), Zoning Map Amendment Decision Standards, of the UDO; NOW THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina this _____ day of _____, 2023, that:

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

2. The property identified as 1611 Garners Ferry Road, 1611 ½ Garners Ferry Road and S/S Fountain Lake Road and TMS# 16315-03-02 and TMS# 16315-03-05 containing 1.73 acres, further identified in Attachment A, is hereby annexed to and becomes a part of the City of Columbia, and is incorporated into Columbia Compass: Envision 2036 and the Official Zoning Map, effective immediately.

3. This property shall be apportioned to City Council District #3, Census Tract 116.07, and assigned a future land use classification of Urban Edge Regional Activity Center (UEAC-2) and zoning of General Commercial District (GC).

LEGAL DEPARTMENT DRAFT

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NOS.: 16315-03-02 and 16315-03-05

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

Approved by:

City Manager

Approved as to form:

Deputy City Attorney

Introduced:
Final Reading:

Mayor

ATTEST:

City Clerk

LEGAL DEPARTMENT DRAFT

Last revised: 12/14/2022
22015046

ORDINANCE NO.: 2023-002
EXHIBIT "A"
PROPERTY DESCRIPTION

All that certain piece, parcel, lot of land with the improvements thereon, situate, lying and being near the City of Columbia in the County of Richland, State of South Carolina. Same being shown and designated as 1.33 acres on that certain final plat for Global Invest Group, LLC prepared by Belter and Associates, Inc. dated March 13, 2009 and recorded in the Office of the ROD for Richland County in Record Book 1535 at Page 2564 on July 1, 2009. Said plat being adopted and incorporated herein by reference for a more complete and accurate description; all measurements being a little more or less.

All that certain piece, parcel or lot of land, being known as Parcel "A" containing 0.40 acres, more or less, on a plat prepared for Tom McTeer by Civil Engineering of Columbia dated August 18, 1986 and recorded in Plat Book 53 at page 2324 in the office of the RMC for Richland County, South Carolina. Said Parcel "A" formerly being a portion of the 6.26 acres, more or less, as shown on a boundary survey made by Wilbur Smith and Associates dated January 16, 1974 and recorded in the Office of the RMC for Richland County in Plat Book 45 at page 101.

LEGAL DEPARTMENT DRAFT

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: November 17, 2022

RE: **Property Address:** 7611 and 7611 ½ Garners Ferry Road, and 0.40 acre S/S Fountain Lake Road
Richland County TMS#: 16315-03-02 and 16315-03-05
Owner(s): H & BJ Holdings, LLC and JDR, LLC / Del Lago Ventures, Inc.
Current Use: Commercial
Proposed Use: Commercial
Current County Land Use: Neighborhood (Medium Density)
Proposed City Land Use: Urban Edge Regional Activity Center (UEAC-2)
Current County Zoning: General Commercial (GC)
Proposed City Zoning: General Commercial (GC)
Reason for Annexation: Municipal Services; Donut Hole - Secondary
City Council District: 3
Census Tract: 116.07

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 8, 2022** Planning Commission 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
Dana Higgins, Director, Engineering
Frank Eskridge, Director, Utilities
Robert Anderson, Public Works Director
Krista Hampton, Planning & Development Services
Kelly Smith, Business License Administrator
Greg Williams, Business Liasion
Tiffany Latimer, Customer Care Administrator
Todd Beiers, Building Official
Michelle Brazell, Engineering
Police Planning & Research
Alfreda Tindal, Richland Co. 911 Addressing Coordinator
Missy Gentry, Assistant City Manager
Henry M. Simons, Assistant City Manager
Teresa Knox, City Attorney
William Holbrook, Police Chief
Aubrey Jenkins, Fire Chief
Gloria Saaed, Community Development Director
George Adams, Fire Marshal
Hope Hasty, Zoning Administrator
Jacquelyn Richburg, Columbia-Richland 911
David Hatcher, Housing Official
Richland County Solid Waste Collection
Lucinda Statler, Planning Administrator
Brandon Burnette, Development Center Administrator

Planning Commission Land Use Recommendation: UEAC-2 (Land Use classification) by 7-0.
on 12/8/2022 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: GC (Zoning classification) by 7-0.
on 12/8/2022 (mm/dd/yyyy).

(Signature of Annexation Coordinator)



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Future Land Use Map

7611 and 7611 1/2 Garners Ferry Rd. and 0.40 acres, S/S Fountain Lake Rd;
TMS# 16315-03-02 and 16315-03-05;
Current Rich. Co. FLU: Neighborhood (Medium Density), Proposed City FLU: UEAC-2



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 11/17/2022

We Are Columbia

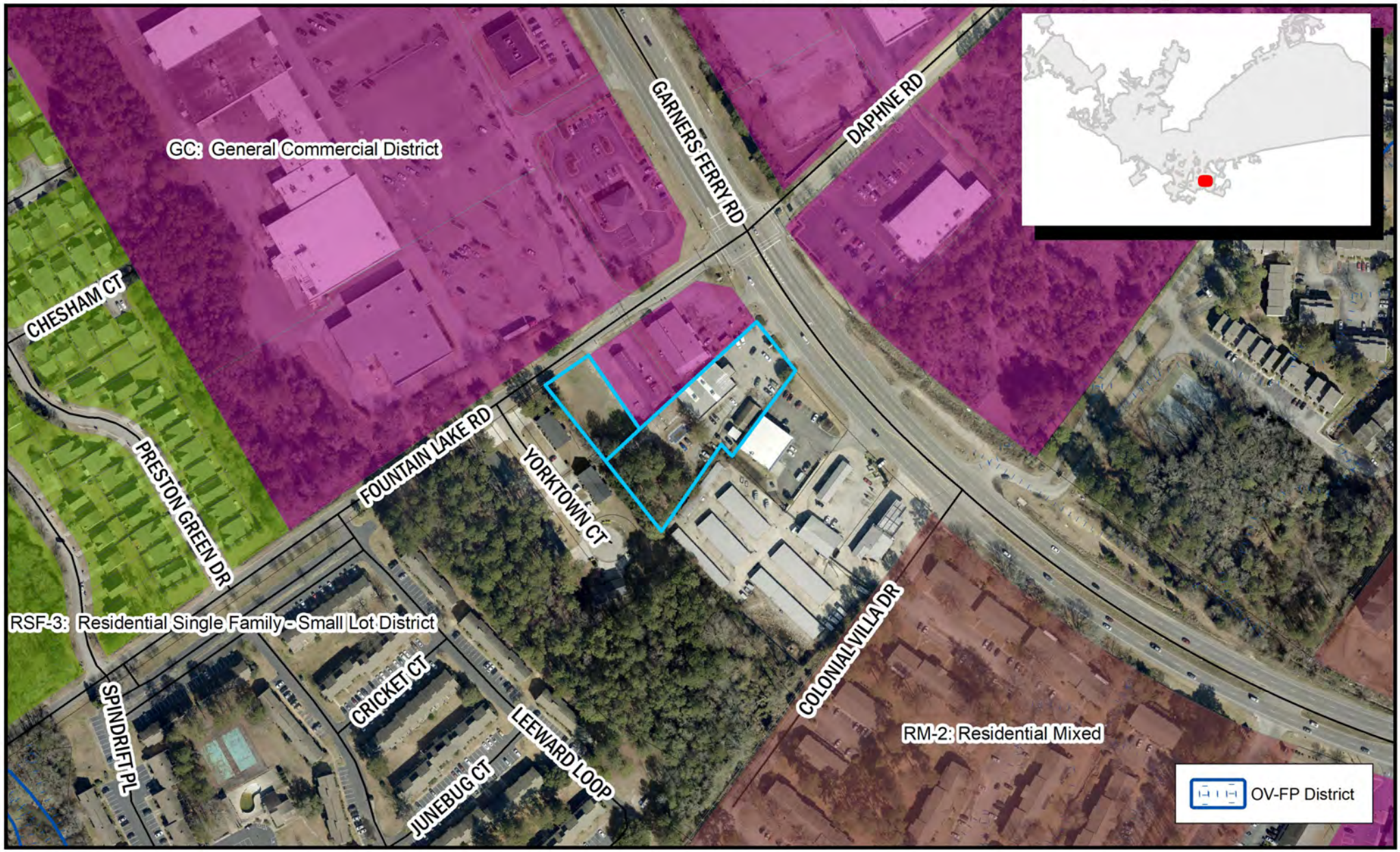
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*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Zoning Map

7611 and 7611 1/2 Garners Ferry Rd. and 0.40 acrs, S/S Fountain Lake Rd;
TMS# 16315-03-02 and 16315-03-05;
Current Rich. Co. Zoning: GC, Proposed City Zoning: GC



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 11/17/2022

We Are Columbia

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

Property Description: All that certain piece, parcel, lot of land with the improvements thereon, situate, lying and being near the City of Columbia in the County of Richland, State of South Carolina. Same being shown and designated as 1.33 acres on that certain final plat for Global Invest Group, LLC prepared by Belter and Associates, Inc. dated March 13, 2009 and recorded in the Office of the ROD for Richland County in Record Book 1535 at Page 2564 on July 1, 2009. Said plat being adopted and incorporated herein by reference for a more complete and accurate description; all measurements being a little more or less.

Richland County TMS: 16315-03-02

Property Addresses: 7611 Garners Ferry Road and 7611 ½ Garners Ferry Road

H & BJ Holdings, LLC

BY: _____ Date: 11/1/22
(Signature)

Jung Han
(Print or Type Name)

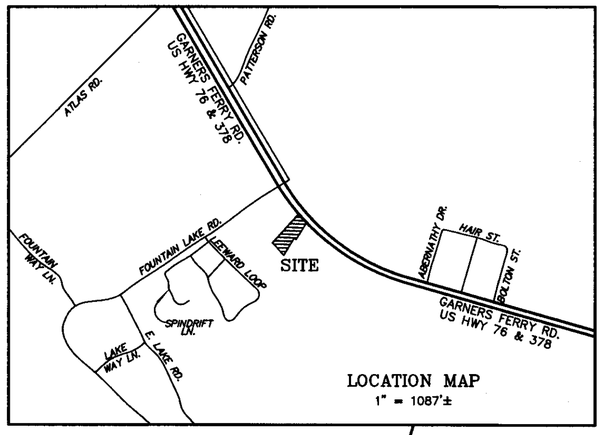
ITS: POA of for Jung H. Kim, SOLE MEMBER
(Print or Type Title)

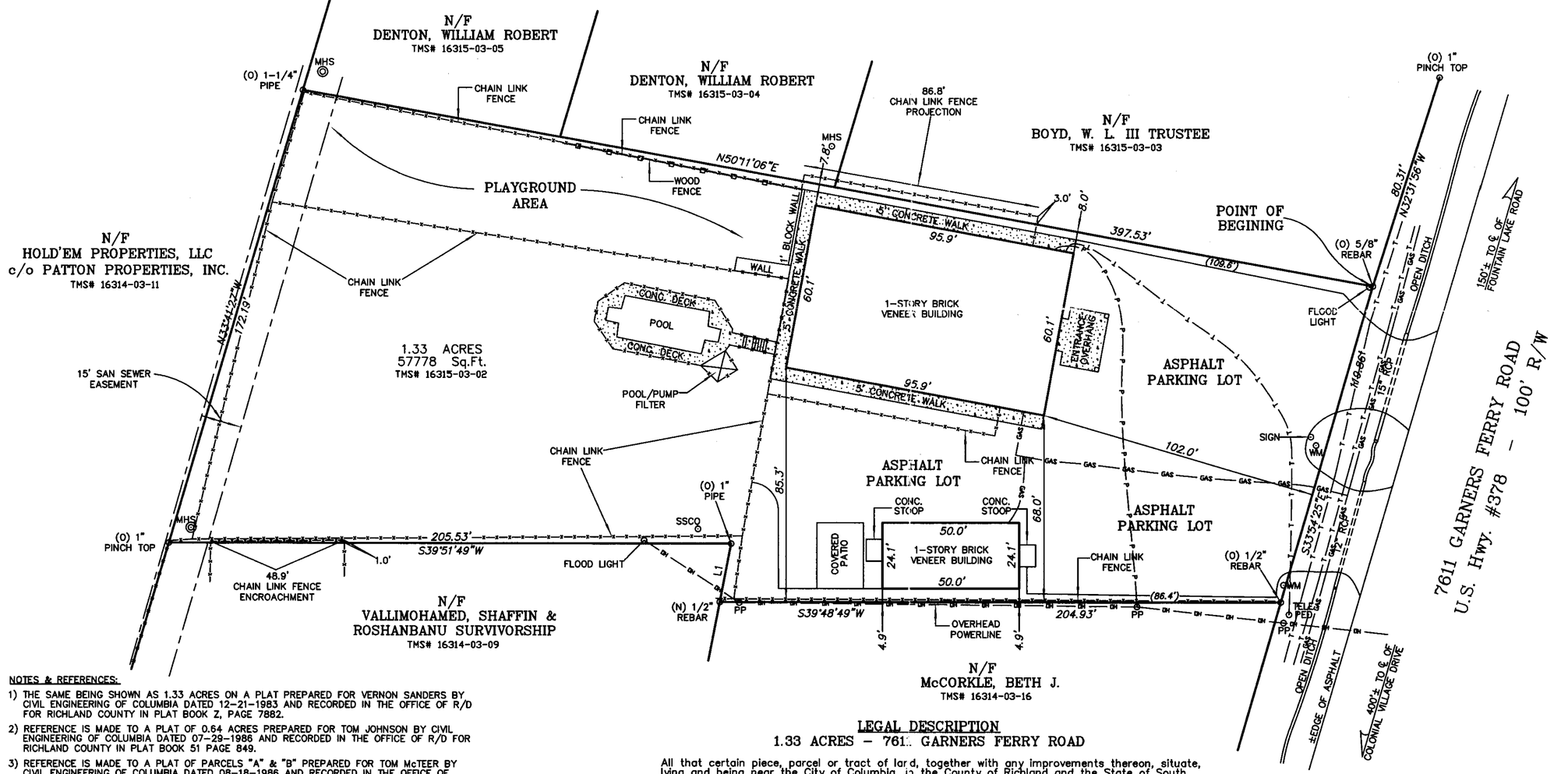
NUM	BEARING	DISTANCE
L1	N39°12'53"W	21.74'

NOTE:
THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES, PALMETTO UTILITY PROTECTION SERVICE (PUPS) LOCATION MARKINGS (TICKET No. 0903100468) AND INFORMATION PROVIDED TO US FROM THE TOWN OF LEXINGTON PUBLIC WORKS DEPARTMENT. PLEASE NOTE THAT THE LOCATIONS SHOWN HEREON ARE APPROXIMATE AND MAY NOT SHOW ALL UNDERGROUND UTILITIES IN THE AREA, AND THERE MAY BE ABANONDED AND OTHER UTILITIES NOT SHOWN.

PALMETTO UTILITY LOCATION SERVICE
3 DAYS BEFORE DIGGING CALL
TOLL FREE 1-800-922-0983
OR, DIAL 811
A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY.

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.





NOTES & REFERENCES:

1) THE SAME BEING SHOWN AS 1.33 ACRES ON A PLAT PREPARED FOR VERNON SANDERS BY CIVIL ENGINEERING OF COLUMBIA DATED 12-21-1983 AND RECORDED IN THE OFFICE OF R/D FOR RICHLAND COUNTY IN PLAT BOOK Z, PAGE 7882.
2) REFERENCE IS MADE TO A PLAT OF 0.64 ACRES PREPARED FOR TOM JOHNSON BY CIVIL ENGINEERING OF COLUMBIA DATED 07-29-1986 AND RECORDED IN THE OFFICE OF R/D FOR RICHLAND COUNTY IN PLAT BOOK 51 PAGE 849.
3) REFERENCE IS MADE TO A PLAT OF PARCELS "A" & "B" PREPARED FOR TOM McTEER BY CIVIL ENGINEERING OF COLUMBIA DATED 08-18-1986 AND RECORDED IN THE OFFICE OF R/D FOR RICHLAND COUNTY IN PLAT BOOK 53 PAGE 2324.
4) REFERENCE IS MADE TO A PLAT OF 3.083 ACRES PREPARED FOR G. JEFF MATTHEWS BY B.P. BARBER & ASSOCIATES, INC. DATED 08-04-1986 AND RECORDED IN THE OFFICE OF R/D FOR RICHLAND COUNTY IN PLAT BOOK 51 PAGE 1067.
5) REFERENCE IS MADE TO A PLAT OF PARCEL "B" & "C" & "D" ON A PLAT PREPARED FOR ANNE L. MATTHEWS BY INMAN LAND SURVEYING COMPANY, INC. DATED 03-07-2000 AND RECORDED IN THE OFFICE OF R/D FOR RICHLAND COUNTY IN PLAT BOOK 458 PAGE 703.
6) REFERENCE IS MADE TO A PLAT OF LOT 3 ON A PLAT PREPARED FOR B.B.C. YORKTOWN PARTNERSHIP BY COX & DINKINS, INC. DATED: 12-31-1986 AND RECORDED IN THE OFFICE OF R/D FOR RICHLAND COUNTY IN PLAT BOOK 51 PAGE 4172.
7) REFERENCE IS MADE TO A PLAT OF PARCEL "A" ON A PLAT PREPARED FOR CAR ASSOCIATES BY COX & DINKINS, INC. DATED: 03-15-1996 AND REVISED: 06-21-1996 AND RECORDED IN THE OFFICE OF R/D FOR RICHLAND COUNTY IN PLAT BOOK 51 PAGE 4175.
8) PER FIELD VISIT ON 03-19-2009 NO WATER MARKINGS WERE LOCATED BY P.U.P.S. ON SITE.

LEGAL DESCRIPTION
1.33 ACRES - 761± GARNERS FERRY ROAD

All that certain piece, parcel or tract of land, together with any improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland and the State of South Carolina, containing 1.33 acres and being described as follows:

Beginning at an (O) 5/8" rebar located on the Southwestern right-of-way of Garners Ferry Road (US Hwy #378) being 150 +\- feet Southeast of the centerline intersection of Fountain Lake Road, and running along the right-of-way of Garners Ferry Road (US Hwy #378) S33°54'25"E for a distance of 119.86 feet to an (O) 1/2" rebar, thence turning and running along the property of N/F Beth J. McCorkle S39°48'49"W for a distance of 204.93 feet to an (N) 1/2" rebar, thence turning and running along the property of N/F Shaffin & Roshanbanu Vallimohamed Survivorship N39°12'53"W for a distance on 21.74feet to an (O) 1" iron pipe, thence continuing along the property of N/F Shaffin & Roshanbanu Vallimohamed Survivorship S39°51'49"W for a distance of 205.53 feet to an (O) 1" pinch top, turning and running along the property of Hold'em Properties, LLC. N33°41'27"W for a distance of 172.19' to an (O) 1-1/4" iron pipe, thence turning and running along the properties of N/F William Robert Denton & W.L. Boyd, Trustee N50°11'06"E for a distance of 397.53 feet to an (O) 5/8" rebar on the Southwestern right-of-way of Garners Ferry Road (US Hwy #378), said rebar being the point of beginning. This parcel contains 1.33 Acres = 57,778 S.F.

Book 1535-2564
2009050324 07/01/2009 14:46:17:293
Fee:$10.00 County Tax:$0.00 Plat Oversized State Tax:$0.00
2009050324 Richard W. Rodden Richland County R.O.D.

BELTER & ASSOCIATES, INC. | 144 FRANSGATE BOULEVARD IRMO, SOUTH CAROLINA 29063 | TELEPHONE: (803) 732-4004

F.I.R.M. MAP # 45079C - 0179 G. DATED: 01-19-94. THE UNDERSIGNED STATES, THAT TO THE BEST OF HIS KNOWLEDGE AND BELIEF THE LOCATION OF THE SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON SAID MAPS OR OTHER FLOOD DATA AND FINISHED FLOOR ELEVATIONS, IF ANY, ARE LOCATED IN "A" ZONE "B" FLOOD HAZARD AREA. (SHADED ZONE "B")

I HEREBY STATE TO GLOBAL INVEST GROUP, LLC, CAROLINA FIRST BANK, PROVIDENT BUSINESS FINANCIAL SERVICES, INC., BILT, AND STEWART TITLE GUARANTY COMPANY AND STATE THAT THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARD FOR LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS A CLASS "A" SURVEY.

G. BRADLEY, JR. SCPLS # 19398

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPARENT OR DISCLOSED BY A CURRENT TITLE SEARCH: EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

ONLY THE LISTED DOCUMENTS SHOWN HEREON WERE CONSIDERED AS A PART OF THIS SURVEY.

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND VISIBLE STRUCTURES. LOCATIONS OF UNDER-GROUND UTILITIES, STRUCTURES AND/OR EASEMENTS MAY VARY FROM LOCATIONS SHOWN HEREON UNLESS DESIGNATED WITH BEARINGS & DISTANCES.

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
BELTER & ASSOCIATES, INC. No. C00767

MAG. NORTH

GRAPHIC SCALE 1" = 30'

SCALE: 1" = 30'	DATE: 03-13-09	LOT AREA: 57778 S.F. 1.33 ACRES	RICHLAND COUNTY TMS# 16315 BLOCK 03 LOT 02	JOB NO. 0903013

FINAL PLAT PREPARED FOR
GLOBAL INVEST GROUP, LLC
NEAR COLUMBIA, S.C. IN RICHLAND COUNTY

QQ-095

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

PETITION FOR ANNEXATION

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

Property Description: All that certain piece, parcel or lot of land, being known as Parcel "A" containing 0.40 acres, more or less, on a plat prepared for Tom McTeer by Civil Engineering of Columbia dated August 18, 1986 and recorded in Plat Book 53 at page 2324 in the office of the RMC for Richland County, South Carolina. Said Parcel "A" formerly being a portion of the 6.26 acres, more or less, as shown on a boundary survey made by Wilbur Smith and Associates dated January 16, 1974 and recorded in the Office of the RMC for Richland County in Plat Book 45 at page 101.

Richland County TMS: 16315-03-05

Property Addresses: 0.40 acre, S/S Fountain Lake Road

JDR, LLC

BY: _____ Date: 11-9-22
(Signature)

RAVINDER KUMAR
(Print or Type Name)

ITS: SOLE MEMBER
(Print or Type Title)

BOOK 53 PAGE 2321

N/F JAMES L. POLK

184.35'
N 35° 37' 43" W.

IP(O)

23.60'

IP(O) ON LINE

MANHOLE

30' INGRESS EGRESS EASEMENT

S 48° 12' 11" W
95.57'

PARCEL "A"

0.40 AC.

100.00'
N 56° 01' 26" E

50' R.O.W.

MAGNET. C

IP(N)

171.27'
S 33° 58' 31" E

IP(N)

S 48° 11' 56" W
102.00'

PARCEL "B"

0.37 AC.

95.05'
N 55° 59' 57" E

IP(N)

157.54'
S 36° 09' 28" E

IP(N)

N/F SANDERS

Oct 4 10 36 AM '90

FILED
HESNB
CLARK

N/F FOUNTAIN LAKE CORP.

135.00'

FOUNTAIN LAKE ROAD

69.48'

THIS LOT IS NOT IN A FLOOD PRONE AREA ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM MAP. COMMUNITY PANEL NUMBER 450172 0018 B. AND 450170 0180 C. 1981

REFERENCES:

1. Plat prepared for Vernon Sanders by Civil Engineering of Columbia Dated December 21, 1983.
   Plat Bk. 251.101
2. Plat prepared for Thomas & Waller By Wilbur Smith & Assoc. Dated Jan. 15, 1974.
3. Plat for Red Wing Rollerway by Ayer, Barker, Graham & Assoc. Dated 7-22-81.
4. BEING A PORTION OF RICHLAND COUNTY TAX MAP SHEET 16315, BLOCK 3, LOT 1.

RECORDED FIVE DOLLARS

TO COLUMBIA

GARNERS FERRY ROAD U.S. 373

I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE FIELD TRAVERSE EXCEEDS 1: 10,000 AS SHOWN HEREON AND THE AREA WAS DETERMINED BY THE COORDINATE METHOD.

WILLIAM H. BROWN, R.E. & R.L.S., NO. 4953

BOOK 53 PAGE 2324

50 25 0 50 100 150

SCALE IN FEET

RICHLAND COUNTY, S.C.

NO	DATE	REVISION DESCRIPTION	BY

PREPARED FOR

TOM McTEER

DATE AUGUST 18, 1985

DRAWN M. DINKINS

SCALE 1" = 50'

JOB NUMBER 86143

CIVIL ENGINEERING of COLUMBIA

CONSULTING ENGINEERING, SURVEYING AND PLANNING

COLUMBIA, SOUTH CAROLINA

We Are Columbia

MEETING DATE: **February 7, 2023**

DEPARTMENT: **Planning and Development Services**

FROM: ***Krista Hampton, Director***

SUBJECT: **ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for ± 10.7 acres, NX Shop Road Extension; TMS# 16200-01-24 and 16200-01-26(p)**

FUNDING SOURCE & ORIGINAL BUDGET:

CLEAN WATER 2020?: **No**

PURPOSE:

Ordinance No.: 2023-012 - Annexing +/- 10.7 acres NX Shop Road Extension, Richland County TMS# 16200-01-24 and TMS# 16200-01-26 (portion) 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), a portion within the Floodplain Overlay District (OV-FP) at the time of annexation. The property is currently classified as Economic Development Center/Corridor and zoned M-1 by Richland County.

Applicant: Kenneth F. Hoagland Revocable Trust and Extra Credit, LLC / Del Lago Ventures, Inc.

Staff Recommendation: Approval

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

ATTACHMENTS:

- **#a:** ANNEX-2022-0034_10.7acNEXhopRdExt_ZPH (PDF)
- #b: 2023-012 - Annex and Incorporate 10.7 acres NX Shop Road Extension (PDF)
- #c: Offer_Notice_10.7_ac_NXShop (PDF)
- #d: Ord_2023-012_Petition1of2_HoaglandTrust (PDF)
- #e: Ord_2023-012_Petition2of2_ExtraCreditLLC_Petition (PDF)

CITY COUNCIL

February 7, 2023 at 4:00pm
City Hall, 3rd floor Council Chambers, 1737 Main Street, Columbia, SC 29201

ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY
±10.7 acres, NX Shop Road Extension; TMS# 16200-01-24 and 16200-01-26(p)

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), a portion within the Floodplain Overlay District (OV-FP) at the time of annexation. The property is currently classified as Economic Development Center/Corridor and zoned M-1 by Richland County.

Applicant: Kenneth F. Hoagland Revocable Trust and Extra Credit, LLC / Del Lago Ventures, Inc.

Staff Recommendation: Approval

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

ZPH, 1st Reading: 02/07/2023; Pending

2nd Reading: 02/21/2023; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 10.7 acres
Current Use: Undeveloped
Proposed Use: Commercial
Reason for Annexation: Municipal Services
Urban Service Area: Secondary
Current County Land Use Classification: Economic Development Center/Corridor
Proposed City Land Use Classification: Industrial (IND)
Current County Zoning: Light Industrial (M-1)
Proposed City Zoning: Light Industrial District (LI), a portion within Floodplain Overlay District (OV-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
The Columbia Police Department does not object to this proposed annexation. As with most annexations, we find that the proposed annexation may result in an increased number of calls for service. The estimated cost to serve this proposed business would be **approximately $15,000 per year,** based on calls to similar commercial properties within the City limits.

Fire
The proposed annexation will not result in significant 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 Solid Waste Division does not typically provide service to this type of development.

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

Water Customer Care
The customer on the property will pay water and sewer rates approximately **40% lower** than out-of-city customers.

Planning & Development Services
We recommend approval of the annexation of this property, which is located within a Secondary area as designated in the Urban Service Area plan. A gas station/convenience store is proposed for the site, and the real estate tax revenue generated for the City would be **approximately $6,000 per year** based on the estimated taxable value of this property.

* Estimated City Tax Revenue is based on **2022 millage** for real property and calculated as: ((Taxable Value × Tax Rate) × City Millage Rate (.0938)). The actual additional taxes paid by the property owner will generally be substantially lower as some millage items do not apply to in-City properties, and an increased Local Option Sales Tax credit factor applies to in-City properties (an additional .002321 for the 2022 tax year).

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject property 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 it may be logical or advantageous to provide City services, but where the ability to provide all services and/or the condition of existing infrastructure may not be at optimal levels for annexation. 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. These areas may include "higher value" properties where annexation could prove beneficial to revenues.

Annexation within *Secondary Areas* should be considered, but an assessment of the impact on the City's revenue and ability to serve the property/area in question should occur prior to consideration of and action upon annexation petitions.

Comprehensive Plan Land Use Classification

The proposed future land use classification for the subject property is Industrial (IND) in the *Columbia Compass: Envision 2036* Future Land Use Map. The property is currently designated as Economic Development Center/Corridor by Richland County.

Industrial areas 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 these uses, and should provide buffers and sufficient street infrastructure to accommodate the needs of the businesses.

Primary Types

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

Secondary Types

- Power Utilities
- Water & Wastewater Treatment

Tertiary Types

- Commercial Small to Extra Large
- Parking Structures & Lots

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

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

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 (LI) to the West. Surrounding parcels in unincorporated Richland County are currently zoned M-1 to the North, East, and South.

The proposed City of Columbia zoning district is Light Industrial District (LI), a portion within Floodplain Overlay District (OV-FP).

Light Industrial District (LI)

The purpose of the Light Industrial (LI) District is to provide lands that allow light industrial development. Development allowed in the LI District includes wholesaling, distribution, storage, processing, research and development, light manufacturing, and related development. The district also accommodates support uses such as office and limited commercial uses that primarily serve the principal industrial uses.

Floodplain Overlay District (OV-FP)

The purpose of the Floodplain Overlay (OV-FP) District is to protect people and property from risks associated with flooding in floodplain areas, minimize disruption of commerce and critical services, and minimize the need for costly repairs due to flooding. District standards limit vulnerable uses and require certain uses to be located and constructed in a manner that avoids or mitigates damage in the event of flooding.

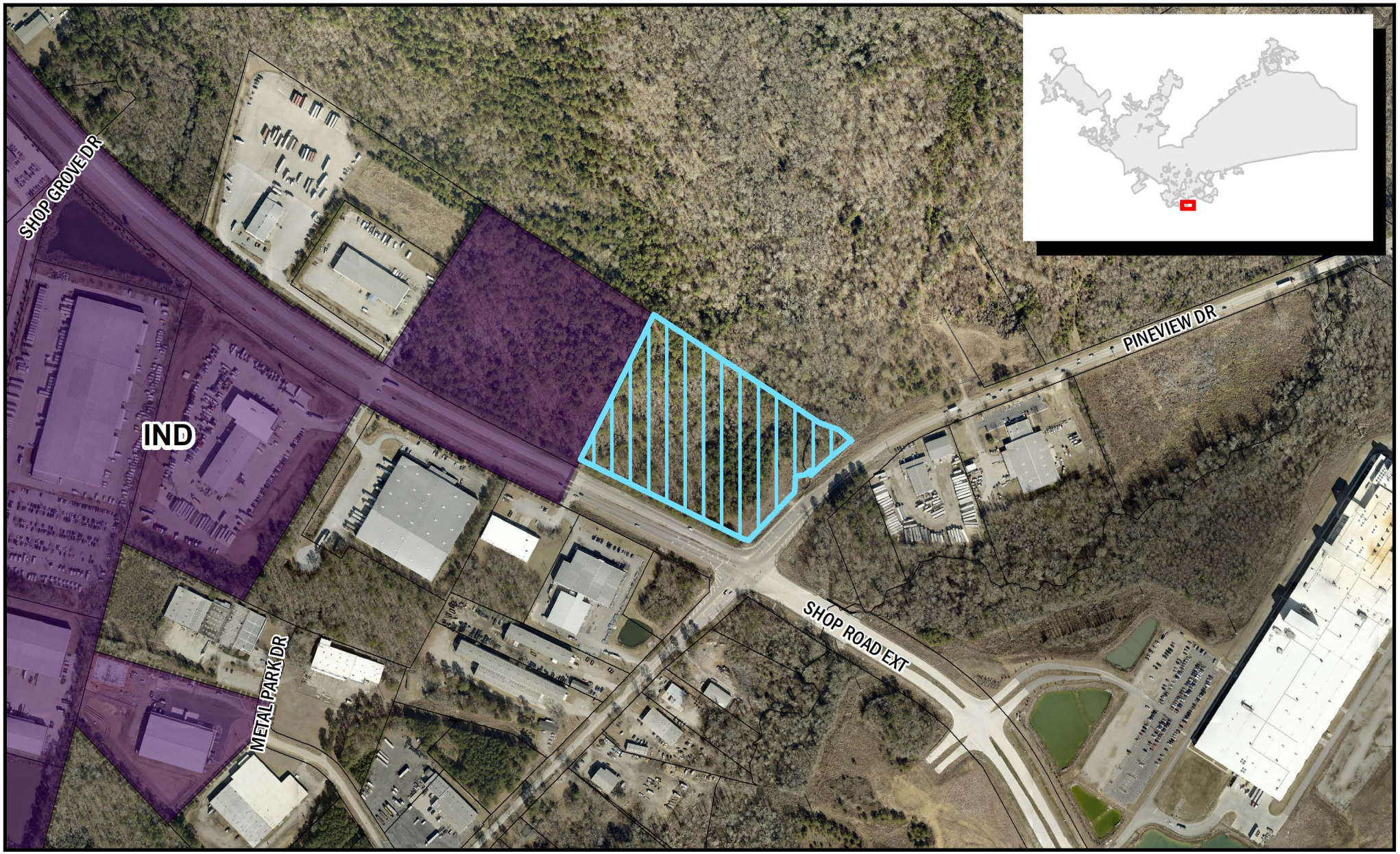
STAFF RECOMMENDATION

Staff recommends the assignment of a future land use classification of Industrial (IND) and zoning of Light Industrial District (LI), a portion within Floodplain Overlay District (OV-FP), at the time of annexation.



Future Land Use Map

+/- 10.7 acres, NX Shop Rd. Ext, TMS# 16200-01-24 and 16200-01-26(p);
Current Rich. Co. FLU: Economic Development Center/Corridor, Proposed City FLU: IND



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 11/21/2022

We Are Columbia

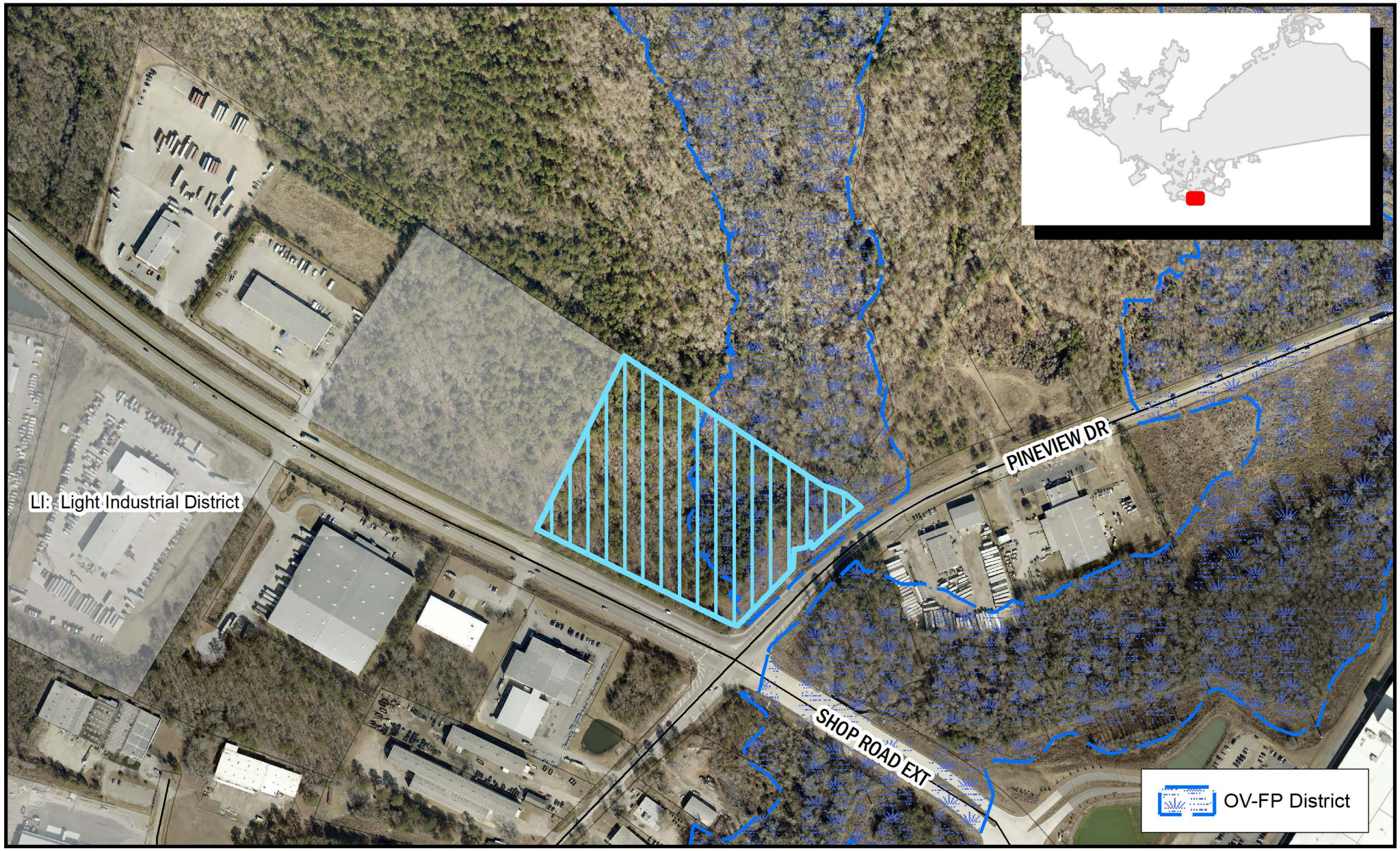
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CITY OF COLUMBIA PLANNING DEPARTMENT
THIS MAP IS THE PRODUCT OF COMPILATION, OR WAS PRODUCED BY OTHERS. IT IS FOR INFORMATION ONLY AND THE CITY OF COLUMBIA MAKES NO REPRESENTATIONS AS TO ITS ACCURACY OR USE WITHOUT FIELD VERIFICATION IS A

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

Zoning Map

+/- 10.7 acres, NX Shop Rd. Ext, TMS# 16200-01-24 and 16200-01-26
Current Rich. Co. Zoning: M-1, Proposed City Zoning: LI, a portion in OV-FP



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 11/21/2022

We Are Columbia

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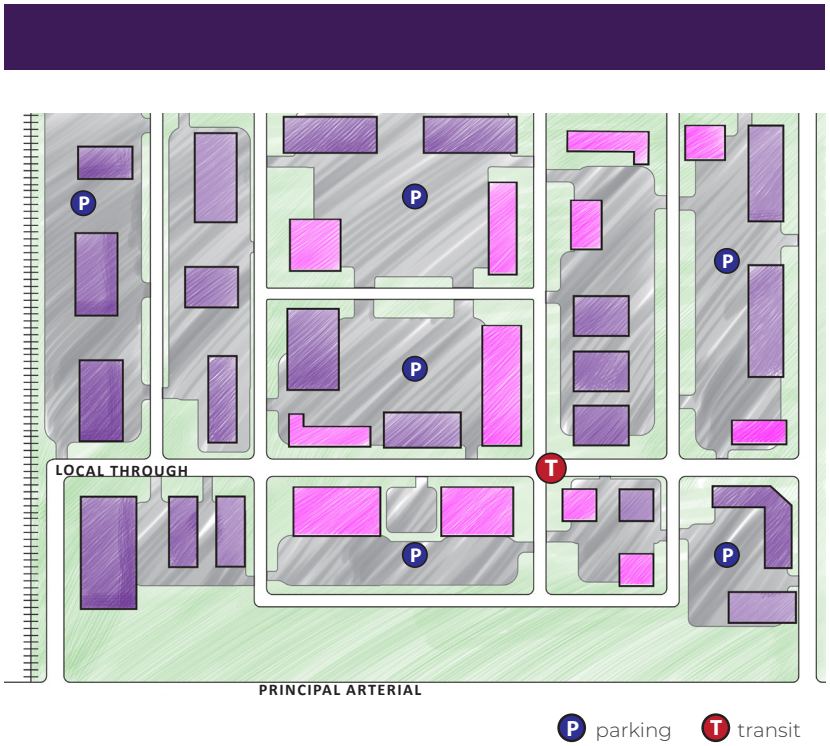
*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Proposed Future Land Use Classification

Development Types

INDUSTRIAL (IND)

Industrial areas 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 these uses, and should provide buffers and sufficient street infrastructure to accommodate the needs of the businesses.



IND BUILDING TYPES/LAND USES

PRIMARY TYPES
- Office/Services Medium to High-rise
- Flex Small to Extra Large

SECONDARY TYPES
- Power Utilities
- Water & Wastewater Treatment

TERTIARY TYPES
- Commercial Small to Extra Large
- Parking Structures & Lots

See matrix for appropriate park/open space types.

Development Types

IND DEVELOPMENT PATTERN/CONTEXT

- Industrial areas are typically near rail lines or highways, and include warehouses, manufacturing and production facilities, laboratories, and high-tech uses.
- Most industrial areas require significant land area to accommodate large and very large format buildings as well as sufficient buffers from adjacent, non-compatible uses.
- Streets need to be designed to adequately accommodate semi-truck and trailer traffic.
- Sites are typically configured to meet the specific needs of the developer, but large format sites maintain significant flexibility for reuse.



Proposed Zoning District

(c) LI: Light Industrial District

(1) Purpose

The purpose of the Light Industrial (LI) District is to provide lands that allow light industrial development. Development allowed in the LI District includes wholesaling, distribution, storage, processing, research and development, light manufacturing, and related development. The district also accommodates support uses such as office and limited commercial uses that primarily serve the principal industrial uses.







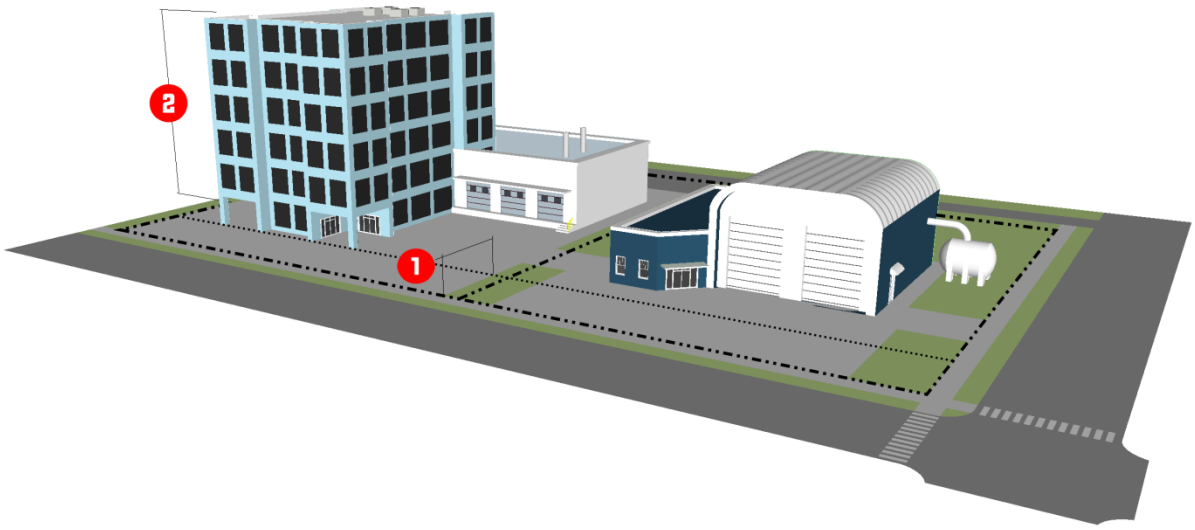
(2) Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

(3) Intensity and Dimensional Standards

	Standard	All Uses
	Lot Area, min. (sf.)	N/A
	Lot Width, min. (ft.)	N/A
	Lot Coverage, max. (% of site area)	N/A
	Density, max. (du/acre)	N/A
1	Front Yard Setback, min. (ft.)	25
	Side Yard Setback, min. (ft.)	N/A
	Rear Yard Setback, min. (ft.)	N/A
2	Building Height, max. (ft.)	75

Notes: ft. = feet sf. = square feet du. = dwelling unit



(4) Reference to Other Standards			
Sec. 17-5.1	Access, Mobility, and Circulation	Sec. 17-5.8	Fences and Walls
Sec. 17-5.2	Off-Street Parking, Bicycle Parking	0	Exterior Lighting
Sec. 17-5.3	Landscaping	0	Signs
Sec. 17-5.4	Tree Protection	Sec. 17-5.11	Green Building Standards
Sec. 17-5.5	Open Space	Sec. 17-6.2	Minimum Design Standards
Sec. 17-5.6	Neighborhood Compatibility	0	Improvements and Sureties
Sec. 17-5.7	Form and Design Standards	Article 9	Definitions and Rules of Measurement

ORDINANCE NO.: 2023-012

Annexing +/- 10.7 acres NX Shop Road Extension, Richland County TMS # 16200-01-24 and TMS# 16200-01-26 (portion) into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map

WHEREAS, a proper petition has been filed with the City Council by one hundred (100%) percent of the property owners of the within described property under the provisions of South Carolina Code Ann. § 5-3-150; and,

WHEREAS, it appears to City Council that the annexation of the property would be in the best interest of the property owners and the City of Columbia; and,

WHEREAS, City Council adopted Columbia Compass: Envision 2036 as the City of Columbia Comprehensive Plan by Ordinance No.: 2020-028 along with all the maps and policies contained therein, and amended from time to time, in accordance with the South Carolina Comprehensive Planning Act of 1994 (§6-29 of the SC Code); and,

WHEREAS, the City of Columbia has adopted the Unified Development Ordinance (UDO) by Ordinance No.: 2019-013 and Official Zoning Map of the City of Columbia, S.C. by Ordinance No.: 2021-001, both amended from time to time, in accordance with the authority in Title VI of the SC Code; and

WHEREAS, pursuant to Sec. 17-1.7(c) of the UDO, annexation may be considered concurrent with amendments to the Comprehensive Plan and the Zoning Map; and

WHEREAS, the City of Columbia Planning Commission has reviewed the proposed future land use and zoning classifications of the property, and made a recommendation to City Council in accordance with §6-29 of the SC Code and §17-2.5 of the UDO; and

WHEREAS, the Columbia City Council has held a public hearing in accordance with §17-2.4(f) of the UDO and §6-29-760 of the SC Code; and

WHEREAS, the Columbia City Council has determined that the proposed land use classification is appropriate for the property, and the proposed zoning district meets one or more of the criteria set forth by §17-2.5(c)(4), Zoning Map Amendment Decision Standards, of the UDO; NOW THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina this _____ day of _____, 2023, that:

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

2. The property identified as NX Shop Road Extension and TMS# 16200-01-24 and TMS# 16200-01-26 (portion) containing approximately 10.7 acres, further identified in Attachment A, is hereby annexed to and becomes a part of the City of Columbia, and is incorporated into Columbia Compass: Envision 2036 and the Official Zoning Map, effective immediately.

3. This property shall be apportioned to City Council District #3, Census Tract 117.02, and assigned a future land use classification of Industrial (IND) and zoning of Light Industrial

LEGAL DEPARTMENT DRAFT

District (LI), a portion within Floodplain Overlay District (OV-FP).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NOS.: 16200-01-24 and 16200-01-26 (portion)

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

Approved by:

City Manager

Approved as to form:

Deputy City Attorney

Mayor

ATTEST:

City Clerk

Introduced:
Final Reading:

LEGAL DEPARTMENT DRAFT

ORDINANCE NO.: 2023-012
EXHIBIT "A"
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 10.20 acres, being shown as TMS# 16200-01-24 on an ALTA/NSPS Land Title Survey prepared for LeCraw Engineering, Inc., by Foresight Surveying, LLC, and dated April 27, 2022 and having such boundaries and measurements as shown on the above described survey, which is specifically incorporated herein.

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, a 0.54 acre portion of Richland County Tax Map #16200-01-26 as shown on an ALTA/NSPS Land Title Survey prepared for LeCraw Engineering, Inc., and dated December 20, 2022.

LEGAL DEPARTMENT DRAFT

Last revised: 12/15/2022
22015068

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: November 21, 2022

RE: **Property Address:** +/-10.7 acres, NX Shop Road Extension
Richland County TMS#: 16200-01-24 and 16200-01-26 (portion)
Owner(s): Kenneth F. Hoagland Revocable Trust and Extra Credit, LLC / Del Lago Ventures, Inc.
Current Use: Undeveloped
Proposed Use: Commercial
Current County Land Use: Economic Development Center/Corridor
Proposed City Land Use: Industrial (IND)
Current County Zoning: Light Industrial (M-1)
Proposed City Zoning: Light Industrial Districtl (LI), a portion within Floodplain Overlay District (OV-FP)
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 8, 2022** Planning Commission 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
Dana Higgins, Director, Engineering
Frank Eskridge, Director, Utilities
Robert Anderson, Public Works Director
Krista Hampton, Planning & Development Services
Kelly Smith, Business License Administrator
Greg Williams, Business Liasion
Tiffany Latimer, Customer Care Administrator
Todd Beiers, Building Official
Michelle Brazell, Engineering
Police Planning & Research
Alfreda Tindal, Richland Co. 911 Addressing Coordinator
Missy Gentry, Assistant City Manager
Henry M. Simons, Assistant City Manager
Teresa Knox, City Attorney
William Holbrook, Police Chief
Aubrey Jenkins, Fire Chief
Gloria Saaed, Community Development Director
George Adams, Fire Marshal
Hope Hasty, Zoning Administrator
Jacquelyn Richburg, Columbia-Richland 911
David Hatcher, Housing Official
Richland County Solid Waste Collection
Lucinda Statler, Planning Administrator
Brandon Burnette, Development Center Administrator

Planning Commission Land Use Recommendation: IND (Land Use classification) by 7 - 0.
on 12/8/22 (mm/dd/yyyy).

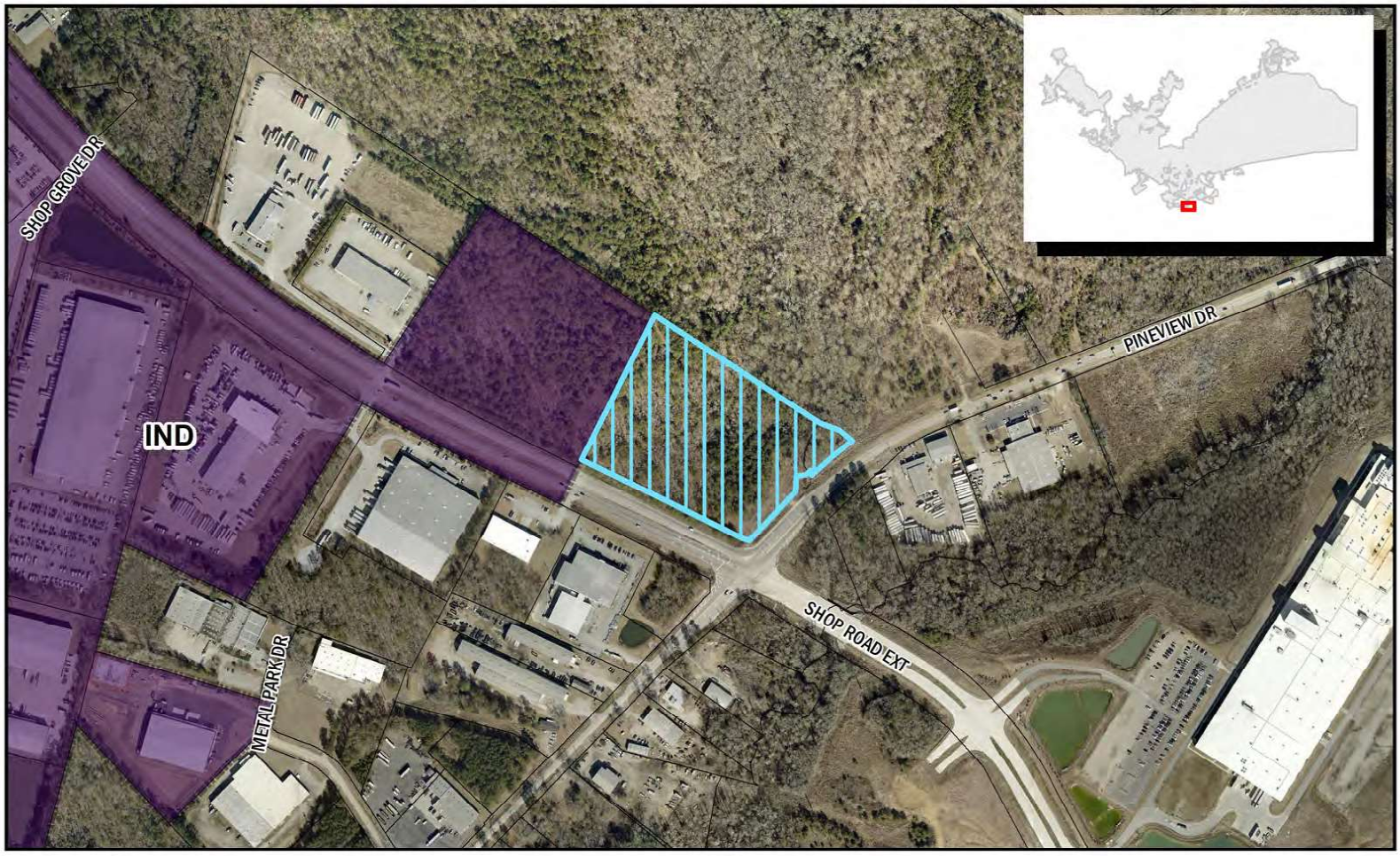
Planning Commission Zoning Recommendation: LI, OV-FP (portion) (Zoning classification) by 7 - 0.
on 12/8/22 (mm/dd/yyyy).

(Signature of Annexation Coordinator)



Future Land Use Map

+/- 10.7 acres, NX Shop Rd. Ext, TMS# 16200-01-24 and 16200-01-26(p);
Current Rich. Co. FLU: Economic Development Center/Corridor, Proposed City FLU: IND



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 11/21/2022

We Are Columbia

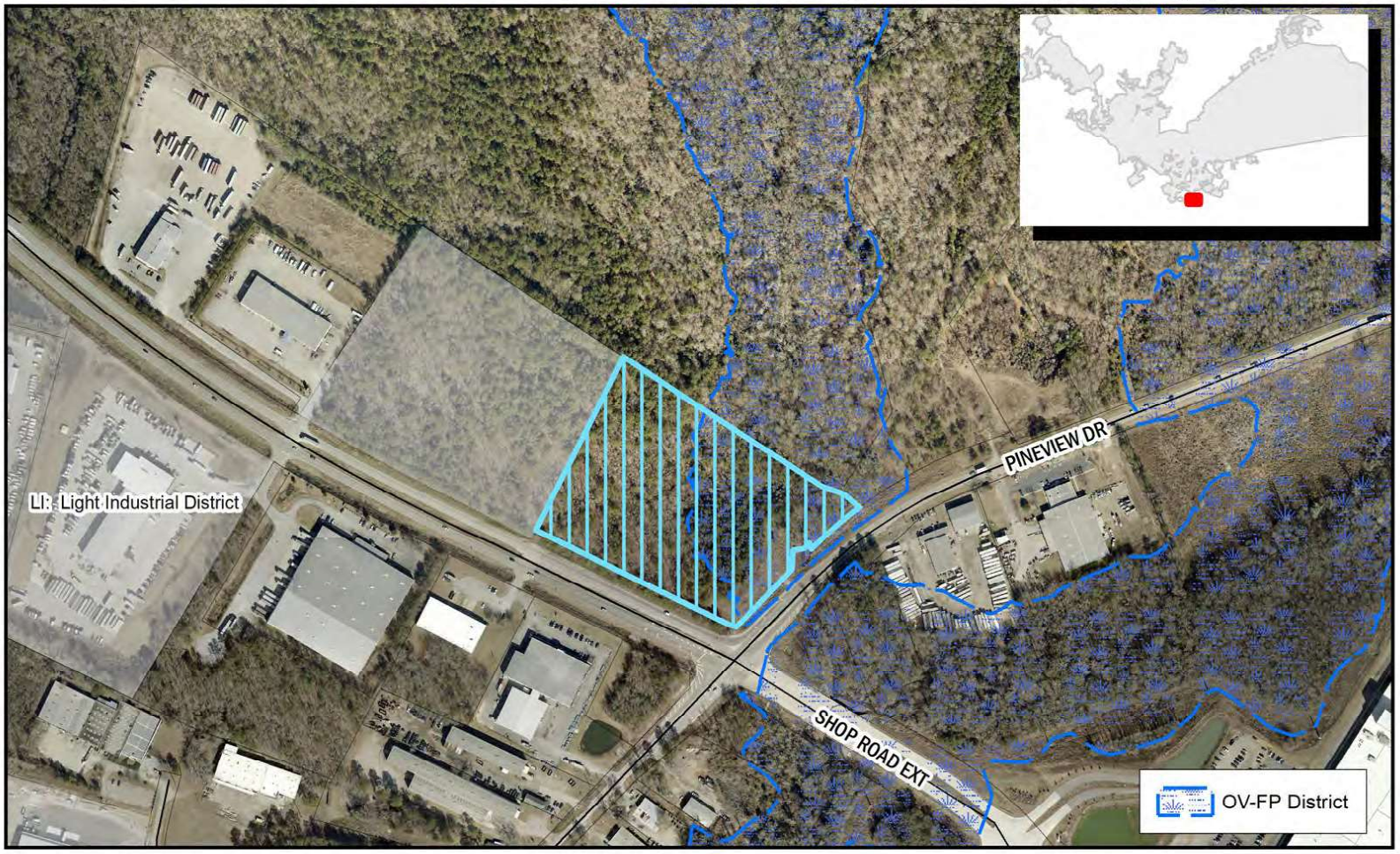
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CITY OF COLUMBIA PLANNING DEPARTMENT
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*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Zoning Map

+/- 10.7 acres, NX Shop Rd. Ext, TMS# 16200-01-24 and 16200-01-26(p);
Current Rich. Co. Zoning: M-1, Proposed City Zoning: LI, a portion in OV-FP



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 11/21/2022

We Are Columbia

0 125 250 500 Feet

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*** 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 5-3-260, 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 10.20 acres, being shown as TMS# 16200-01-24 on an ALTA/NSPS Land Title Survey prepared for LeCraw Engineering, Inc., by Foresight Surveying, LLC, and dated April 27, 2022 and having such boundaries and measurements as shown on the above described survey, which is specifically incorporated herein.

Richland County TMS: 16200-01-24

Property Address: 10.20 acres, NX Shop Road Extension

Seller:

Kenneth F. Hoagland Revocable Trust dated February 24, 2005

Kendol D. Hoagland

Kendol D. Hoagland, as Trustee of the Kenneth F. Hoagland Revocable Trust dated February 24, 2005

Date: Dec/5/22

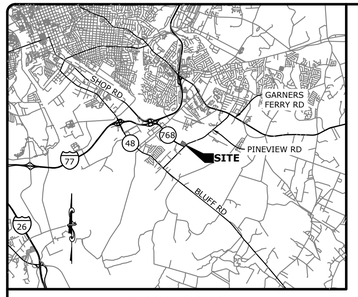
Buyer:

Del Lago Ventures, Inc.

BY: _____ Date: 11/29/2022
(Signature)

Justen Giambalvo
(Print or Type Name)

ITS: VP
(Print or Type Title)



VICINITY MAP
N.T.S.

REFERENCES:

1. TMS #16200-01-24
   KENNETH F. HOAGLOAND REVOCABLE TRUST
   DEED BOOK 1569, PAGE 1448
2. PLAT BY COX AND DINKINS
   RECORDED ON JULY 22, 2005
   PLAT BOOK 1077, PAGE 3321
3. PLAT BY DARRYL V. CRIBB
   RECORDED ON MARCH 22, 2004
   PLAT BOOK 914, PAGE 3078
4. PLAT BY PALMETTO ENGINEERING COMPANY, INC.
   RECORDED ON DECEMBER 6, 1973
   PLAT BOOK X, PAGE 2541
5. PLAT BY WILLIAM WINGFIELD
   RECORDED ON DECEMBER 6, 1973
   PLAT BOOK X, PAGE 2540

NOTES:

1. THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED IN RICHLAND COUNTY COUNTY AS TMS #16200-01-24.
2. DATE OF FIELD SURVEY: MARCH 29, 2022
3. BOUNDARY INFORMATION IS BASED ON A FIELD SURVEY AND REPRESENTS A SURVEY OF OCCUPATION USING EVIDENCE FOUND AND REFERENCES SHOWN.
4. BY GRAPHICAL PLOTTING ONLY, THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE X, X (SHADED) & AE (EL 150'-151'), AS PER F.I.R.M. FOR RICHLAND COUNTY COUNTY, COMMUNITY PANEL NUMBER 450170 AND MAP NUMBER 45079C0379L, WITH AN EFFECTIVE DATE OF DECEMBER 21, 2017.
5. THE AREA WAS DETERMINED BY THE COORDINATE METHOD.
6. THE HORIZONTAL DATUM IS BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM NAD '83 (2011) AND THE DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
7. THE VERTICAL DATUM IS BASED ON NAVD '88. CONTOUR INTERVALS ARE 1 FOOT.
8. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES, OBSERVED EVIDENCE, AND PAINT MARKINGS PROVIDED BY LOWCOUNTRY LOCATING, LLC. LOCATIONS ARE A COMBINATION OF FIELD MEASUREMENTS AND UTILITY RECORDS. THIS DOCUMENT DOES NOT WARRANT THAT ALL UTILITIES ARE SHOWN OR ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES PRIOR TO BEGINNING DIGGING OPERATIONS.
9. ANYTHING SHOWN HEREON OUTSIDE OF THE PROJECT LIMITS IS FOR GRAPHICAL REPRESENTATION ONLY AND NOT PART OF THIS SURVEY.
10. THE LOCATION OF ALL VISIBLE BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SURVEYED PROPERTY, WHICH HAS BEEN CAREFULLY ESTABLISHED BY THE CLASSIFICATION AND SPECIFICATIONS FOR CADASTRAL SURVEYS, ARE CORRECTLY SHOWN AT THE TIME OF THE SURVEY.
11. ALL EASEMENTS AND RIGHTS-OF-WAY APPARENT FROM A CAREFUL PHYSICAL INSPECTION OF THE SURVEYED PROPERTY, OR AS IDENTIFIED IN SCHEDULE B - SECTION II OF THE COMMITMENT FOR TITLE INSURANCE ARE CORRECTLY SHOWN UNLESS OTHERWISE NOTED.
12. THERE ARE NO VISIBLE ENCROACHMENTS ON ADJOINING PREMISES, STREETS OR EASEMENTS, BY VISIBLE BUILDINGS, STRUCTURES, NOR VISIBLE ENCROACHMENTS ON SAID PROPERTY BY VISIBLE STRUCTURES SITUATED ON ADJOINING PREMISES EXCEPT AS SHOWN.
13. AS OF THE DATE OF THE SURVEY, THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE REMAINING SUBJECT PROPERTIES.
14. WETLANDS SHOWN HEREON WERE DELINEATED BY CORBLU ECOLOGY GROUP ON FEBRUARY 22, 2022. THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS IS UNDETERMINED AS OF THE DATE OF THE SURVEY.
15. AS OF THE DATE OF THE SURVEY, THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES BY THE CONTROLLING JURISDICTION, NOR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
16. AS OF THE DATE OF THE SURVEY, THERE WAS NO OBSERVED EVIDENCE OF PARKING SPACES WITHIN THE PROPERTY.
17. AS OF THE DATE OF THE SURVEY, A ZONING REPORT HAS NOT BEEN PROVIDED.
18. ADDRESS: SHOP ROAD (NO PHYSICAL ADDRESS)
    COLUMBIA, SC 29209

LEGAL DESCRIPTION FROM TITLE COMMITMENT

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, WITH THE IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE COUNTY OF RICHLAND, STATE OF SOUTH CAROLINA, CONTAINING 10.353 ACRES, MORE OR LESS AS SHOWN ON A PLAT PREPARED FOR KENNETH F. HOAGLAND BY DARRYL V. CRIBB, RLS, DATED JANUARY 5, 2004, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RICHLAND COUNTY IN PLAT BOOK 00914 AT PAGE 3078; SAID PROPERTY HAVING THE FOLLOWING METES AND BOUNDS-ACCORDING TO SAID PLAT: BEGINNING AT THE SOUTHWEST CORNER OF SAID PROPERTY AND RUNNING N26°50'48"E ALONG PROPERTY NOW OR FORMERLY OF BERNE & SHANNON FOR A DISTANCE OF 644.07 FEET TO A 3/4" REBAR; THENCE TURNING AND RUNNING S56°28'59"E ALONG PROPERTY N/F OF J. EDWIN DAVIS, III, ET AL FOR A DISTANCE OF 731.83 FEET TO A 1" REBAR; THENCE TURNING AND RUNNING S56°28'59"E ALONG PROPERTY N/F OF J. EDWIN DAVIS, III ET AL, FOR A DISTANCE OF 31.82' TO A POINT AT THE BEGINNING OF L1 AS SHOWN ON SAID PLAT; THENCE TURNING AND RUNNING S12°42,47"E ALONG C/L BRANCH (THE LINE) FOR A DISTANCE OF 18.11 FEET TO AN IRON; THENCE TURNING AND RUNNING S34°21'30"W ALONG C/L BRANCH (THE LINE) FOR A DISTANCE OF 79.61 FEET TO AN IRON; THENCE TURNING AND RUNNING S22°15'18"W ALONG C/L BRANCH (THE LINE) FOR A DISTANCE OF 44.60 FEET TO AN IRON; THENCE TURNING AND RUNNING S15°22'38"W ALONG C/L BRANCH (THE LINE) FOR A DISTANCE OF 42.11 FEET TO AN IRON; THENCE TURNING AND RUNNING S2°46'39"W ALONG C/L BRANCH (THE LINE) FOR A DISTANCE OF 53.31 FEET TO AN IRON; THENCE TURNING AND RUNNING S45°41'38"W ALONG C/L BRANCH (THE LINE) FOR A DISTANCE OF 25.21 FEET TO AN IRON; THENCE TURNING AND RUNNING S14°54'50"E ALONG C/L BRANCH (THE LINE) FOR A DISTANCE OF 54.09 FEET TO AN IRON; THENCE TURNING AND RUNNING S45°41'38"W ALONG THE RIGHT OF WAY OF PINEVIEW ROAD FOR A DISTANCE OF 207.97 FEET TO AN IRON; THENCE TURNING AND RUNNING S81°16'13"W ALONG THE INTERSECTION OF PINEVIEW ROAD AND SHOP ROAD EXTENSION FOR A DISTANCE OF 81.33 FEET; THENCE TURNING AND RUNNING N63°09'12"W ALONG SHOP ROAD EXTENSION FOR A DISTANCE OF 669.25 FEET TO THE POINT OF BEGINNING; BE ALL MEASUREMENTS A LITTLE MORE OR LESS.

SURVEYOR'S CERTIFICATION

TO STEWART TITLE GUARANTY COMPANY, KENNETH F. HOAGLOAND REVOCABLE TRUST, DEL LAGO VENTURES, INC., A GEORGIA CORPORATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a)(b), 7(a), 8, 9, 10, 11(b), 12, 13, 14, 15, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 29, 2022.

PRELIMINARY

CLIFTON W. CLEMENTS, PLS DATE
S.C. REGISTRATION NUMBER 23204

TITLE COMMITMENT SCHEDULE B-SECTION II REVIEW

I FURTHER CERTIFY THAT (I) I HAVE EXAMINED TITLE DOCUMENTS FOR THE PROPERTY HEREIN DESCRIBED PROVIDED BY STEWART TITLE GUARANTY COMPANY-COMMERCIAL SERVICES, COMMITMENT NUMBER 22000090165, EFFECTIVE DATE FEBRUARY 28, 2022 AT 8:00AM, LAST REVISED MARCH 25, 2022, AND (II) WITH RESPECT TO THE ITEMS IDENTIFIED IN SCHEDULE B-SECTION II WITH RESPECT TO THE PROPERTY.

***EXCEPTIONS 1-9 ARE NOT SURVEY RELATED MATTERS**

(10) 10. EASEMENTS, RIGHTS OF WAY, AND ALL OTHER MATTERS DISCLOSED BY PLAT(S) RECORDED IN PLAT BOOK X, PAGE 2540; PLAT BOOK X, PAGE 2541; PLAT BOOK 506, PAGE 2928; PLAT BOOK 850, PAGE 2592; AND PLAT BOOK 914, PAGE 3078, RICHLAND COUNTY REGISTRY.
***AFFECTS SUBJECT PROPERTY AS SHOWN HEREON**

11. RIGHT OF WAY GRANT(S) TO THE SOUTH CAROLINA ELECTRIC & GAS COMPANY, RECORDED IN BOOK D1024, PAGE390; BOOK D1024, PAGE 392; BOOK D1024, PAGE 394; BOOK D1024, PAGE 396; BOOK D1024, PAGE 398; BOOK D1102, PAGE 333; BOOK D1102, PAGE 335; BOOK D1102, PAGE 337; BOOK D1102, PAGE 339; BOOK D1102, PAGE 341; AND BOOK 287, PAGE 2642, RICHLAND COUNTY REGISTRY.
***DOES NOT AFFECT SUBJECT PROPERTY**

(12) 12. EASEMENT(S) TO THE CITY OF COLUMBIA, RECORDED IN BOOK D1037, PAGE 720; BOOK D1037, PAGE 723; BOOK D1037, PAGE 726; BOOK D1037, PAGE 729; BOOK D1037, PAGE 732; BOOK D1037, PAGE 735; BOOK D1037, PAGE 738; BOOK D1037, PAGE 741; BOOK D1037, PAGE 744; BOOK D1037, PAGE 747; BOOK D1037, PAGE 750; AND BOOK D1037, PAGE 757, RICHLAND COUNTY REGISTRY.
***AFFECTS SUBJECT PROPERTY AS SHOWN HEREON**

13. RECIPROCAL ACCESS EASEMENT AGREEMENT TO JAMES D. FAULKENBERRY, CHARLES W. FAULKENBERRY, SR. AND CUMMINS ATLANTIC, INC., RECORDED IN BOOK 516, PAGE 246, RICHLAND COUNTY REGISTRY.
***DOES NOT AFFECT SUBJECT PROPERTY**

14. EASEMENT AGREEMENT RECORDED IN BOOK 877, PAGE 1464, RICHLAND COUNTY REGISTRY.
***UNABLE TO DETERMINE LOCATION WITHOUT PLAT RECORD BOOK 877, PAGE 468**

LEGAL DESCRIPTION FROM SURVEY

BEGINNING AT A SCDOT DISK FOUND LOCATED AT THE NORTHWEST INTERSECTION OF PINEVIEW DRIVE AND SHOP ROAD AND BEING KNOWN AS THE TRUE POINT OF BEGINNING; THENCE DEPARTING THE INTERSECTION AND CONTINUING WITH THE NORTHERN RIGHT-OF-WAY OF SHOP ROAD THE FOLLOWING COURSES:

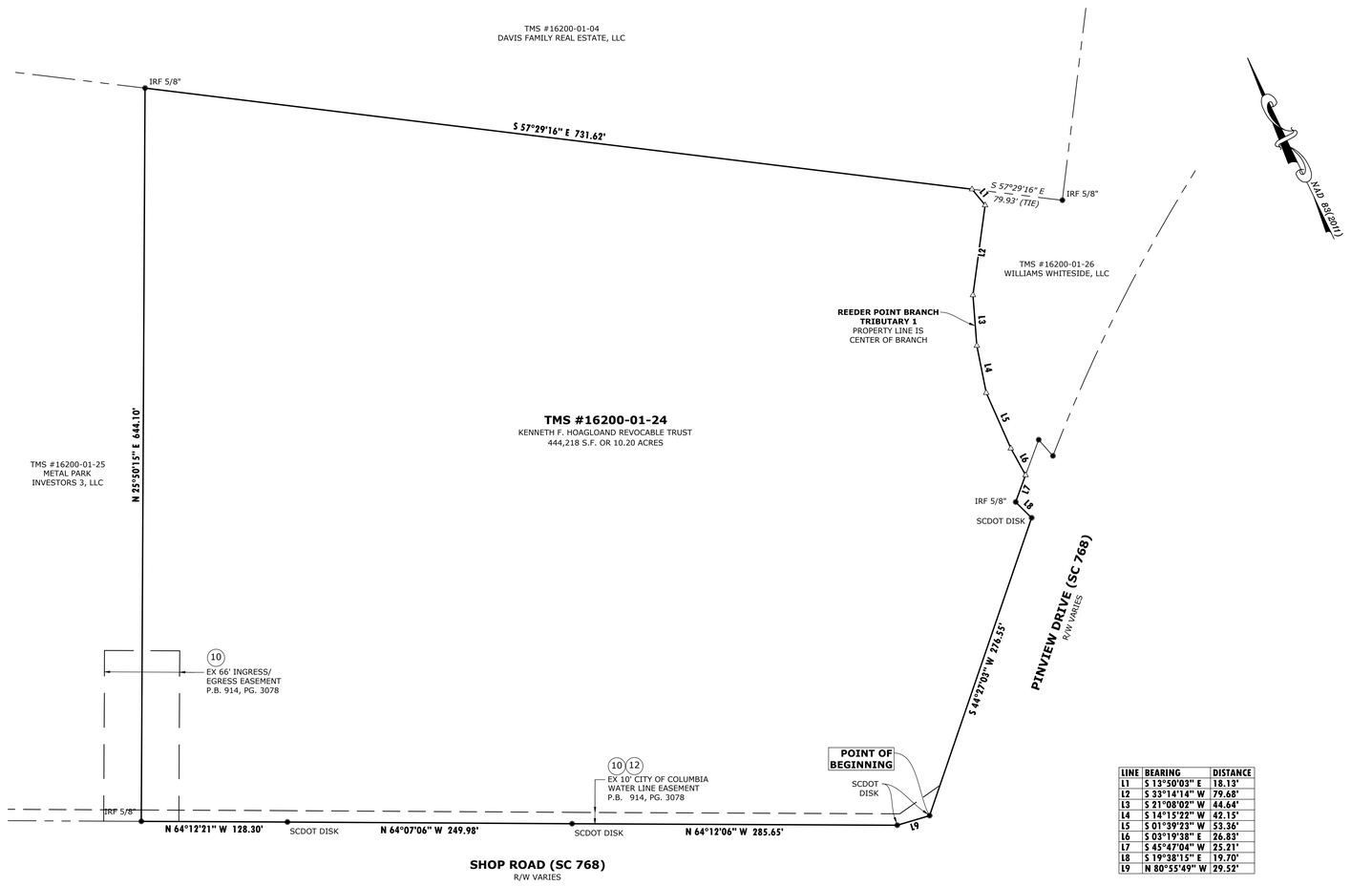
N 80°55'49" W A DISTANCE OF 29.52' TO A SCDOT DISK FOUND; THENCE
N 64°12'06" W A DISTANCE OF 285.65' TO A SCDOT DISK FOUND; THENCE
N 64°07'06" W A DISTANCE OF 249.98' TO A SCDOT DISK FOUND; THENCE
N 64°12'21" W A DISTANCE OF 128.30' TO AN IRON REBAR FOUND;
SAID REBAR BEING LOCATED AT THE SOUTHEAST CORNER OF THE LANDS OF METAL PARK INVESTORS 3, LLC; THENCE DEPARTING THE RIGHT-OF-WAY OF SHOP ROAD AND CONTINUING WITH THE LANDS OF METAL PARK INVESTORS 3, LLC THE FOLLOWING COURSE:

N 25°50'15" E A DISTANCE OF 644.10' TO AN IRON REBAR FOUND;
SAID REBAR BEING LOCATED ALONG THE SOUTHERN LINE OF THE LANDS OF DAVIS FAMILY REAL ESTATE, LLC; THENCE DEPARTING THE LANDS OF METAL PARK INVESTORS 3 AND CONTINUING WITH THE LANDS OF DAVIS FAMILY REAL ESTATE, LLC THE FOLLOWING COURSE:

S 57°29'16" E A DISTANCE OF 731.62' TO A CALCULATED POINT;
SAID CALCULATED POINT BEING LOCATED ALONG THE WESTERN LINE OF WILLIAMS WHITESIDE, LLC AND IS THE CENTER LINE OF THE REEDER POINT BRANCH TRIBUTARY 1; THENCE DEPARTING THE LANDS OF DAVIS FAMILY REAL ESTATE, LLC AND CONTINUING WITH THE LANDS OF WILLIAMS WHITESIDE, LLC AND THE CENTER OF THE BRANCH THE FOLLOWING COURSES:

S 13°50'03" E A DISTANCE OF 18.13' TO A CALCULATED POINT; THENCE
S 33°14'14" W A DISTANCE OF 79.68' TO A CALCULATED POINT; THENCE
S 21°08'02" W A DISTANCE OF 44.64' TO A CALCULATED POINT; THENCE
S 14°15'22" W A DISTANCE OF 42.15' TO A CALCULATED POINT; THENCE
S 01°39'23" W A DISTANCE OF 53.36' TO A CALCULATED POINT; THENCE
S 03°19'38" E A DISTANCE OF 26.83' TO A CALCULATED POINT;
SAID CALCULATED POINT BEING LOCATED ON THE AFORESAID NORTHERN RIGHT-OF-WAY OF PINEVIEW DRIVE; THENCE DEPARTING THE LANDS OF WILLIAMS WHITESIDE, LLC, AND THE BRANCH, AND CONTINUING WITH THE RIGHT-OF-WAY OF PINEVIEW DRIVE THE FLOWING COURSES:

S 45°47'04" W A DISTANCE OF 25.21'; THENCE
S 19°38'15" E A DISTANCE OF 19.70'; THENCE
S 44°27'03" W A DISTANCE OF 276.55' TO THE POINT OF BEGINNING, HAVING AN AREA OF 444,218 SQUARE FEET, OR 10.20 ACRES OF LAND MORE OR LESS.



LINE	BEARING	DISTANCE
L1	S 13°50'03" E	18.13'
L2	S 33°14'14" W	79.68'
L3	S 21°08'02" W	44.64'
L4	S 14°15'22" W	42.15'
L5	S 01°39'23" W	53.36'
L6	S 03°19'38" E	26.83'
L7	S 45°47'04" W	25.21'
L8	S 19°38'15" E	19.70'
L9	N 80°55'49" W	29.52'

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

FORESIGHT SURVEYING, LLC
3229 BUSINESS CIRCLE, NORTH CHARLESTON, SC 29418
PHONE (843) 203-3401 FAX (843) 408-4645

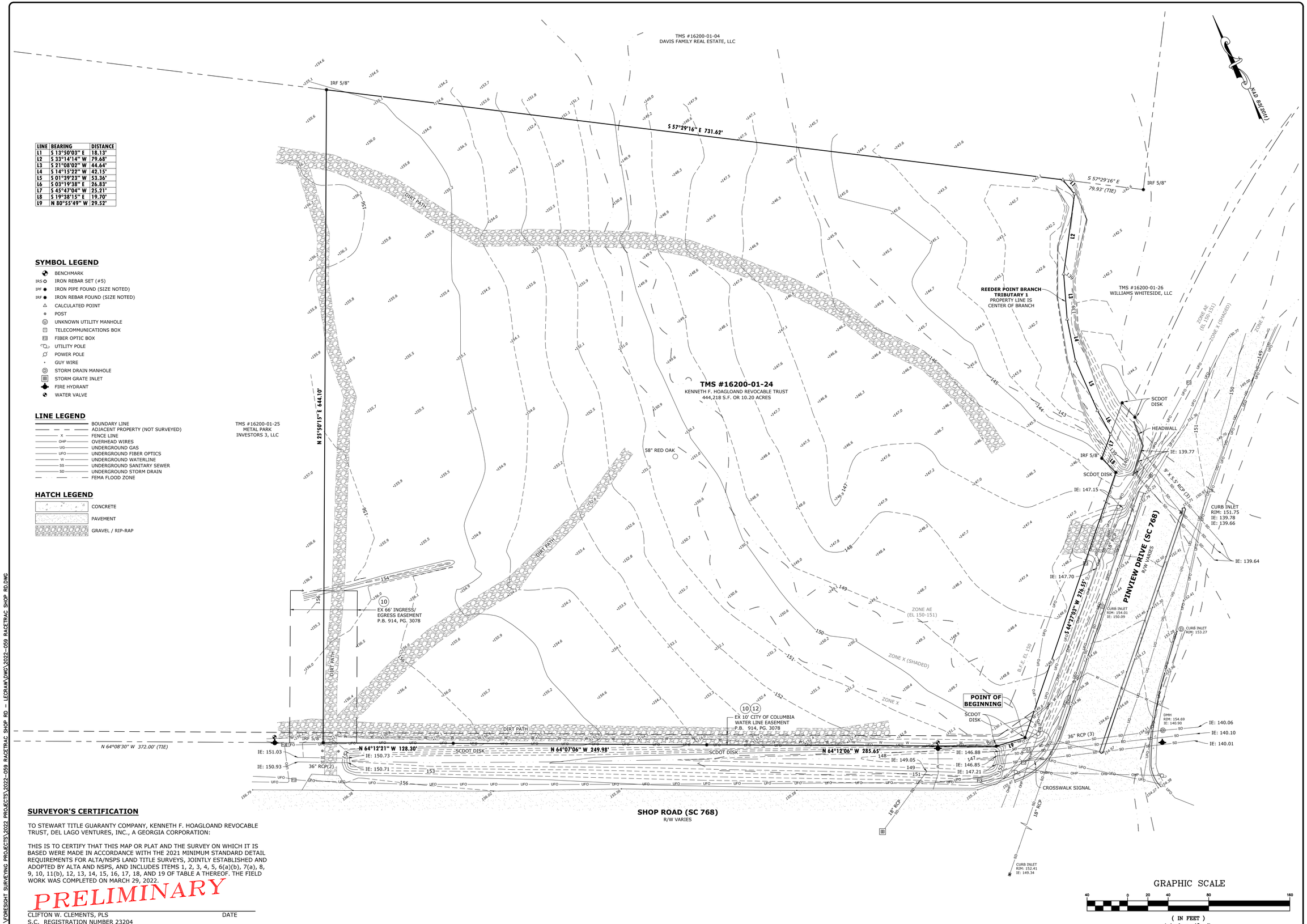
SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
FORESIGHT SURVEYING, LLC
NO. 3528

ALTA/NSPS LAND TITLE SURVEY OF
TMS #16200-01-24
PROPERTY OWNED BY
KENNETH F. HOAGLOAND REVOCABLE TRUST
PREPARED FOR LeCRAW ENGINEERING, INC.
NEAR THE CITY OF COLUMBIA
RICHLAND COUNTY, SOUTH CAROLINA

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
CLIFTON W. CLEMENTS
REG. NO. 23204

DATE :	APRIL 27, 2022
REVISED :	
DRAWN BY :	BMR
PROJECT :	2022-059
SCALE :	1" = 60'
SHEET:	1 OF 2

Z:\FORESIGHT SURVEYING PROJECTS\2022 PROJECTS\2022-059 RACETRAC SHOP RD - LECRAW\DWG\2022-059 RACETRAC SHOP RD.DWG



LINE	BEARING	DISTANCE
L1	S 13°50'03" E	18.13'
L2	S 33°14'14" W	79.68'
L3	S 21°08'09" W	44.64'
L4	S 14°15'22" W	42.15'
L5	S 01°39'23" W	53.36'
L6	S 03°19'38" E	26.83'
L7	S 45°47'04" W	25.21'
L8	S 19°38'15" E	19.70'
L9	N 80°35'49" W	29.52'

SYMBOL LEGEND

- BENCHMARK
- IRS ○ IRON REBAR SET (#5)
- IPF ● IRON PIPE FOUND (SIZE NOTED)
- IRF ● IRON REBAR FOUND (SIZE NOTED)
- △ CALCULATED POINT
- ⊕ POST
- Ⓤ UNKNOWN UTILITY MANHOLE
- T TELECOMMUNICATIONS BOX
- FO FIBER OPTIC BOX
- UTILITY POLE
- POWER POLE
- GUY WIRE
- Ⓓ STORM DRAIN MANHOLE
- STORM GRATE INLET
- FIRE HYDRANT
- WATER VALVE

LINE LEGEND

- BOUNDARY LINE
- ADJACENT PROPERTY (NOT SURVEYED)
- X FENCE LINE
- OHP OVERHEAD WIRES
- UG UNDERGROUND GAS
- UFO UNDERGROUND FIBER OPTICS
- W UNDERGROUND WATERLINE
- SS UNDERGROUND SANITARY SEWER
- SD UNDERGROUND STORM DRAIN
- FEMA FLOOD ZONE

HATCH LEGEND

- CONCRETE
- PAVEMENT
- GRAVEL / RIP-RAP

SURVEYOR'S CERTIFICATION

TO STEWART TITLE GUARANTY COMPANY, KENNETH F. HOAGLOAND REVOCABLE TRUST, DEL LAGO VENTURES, INC., A GEORGIA CORPORATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a)(b), 7(a), 8, 9, 10, 11(b), 12, 13, 14, 15, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 29, 2022.

PRELIMINARY

CLIFTON W. CLEMENTS, PLS — DATE
S.C. REGISTRATION NUMBER 23204

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

FORESIGHT SURVEYING, LLC
3229 BUSINESS CIRCLE, NORTH CHARLESTON, SC 29418
PHONE (843) 203-3401 FAX (843) 408-4645

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
FORESIGHT SURVEYING, LLC
NO. 3528

ALTA/NSPS LAND TITLE SURVEY OF
TMS #16200-01-24
PROPERTY OWNED BY
KENNETH F. HOAGLOAND REVOCABLE TRUST
PREPARED FOR LeCRAW ENGINEERING, INC.
NEAR THE CITY OF COLUMBIA
RICHLAND COUNTY, SOUTH CAROLINA

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
REG. NO. 23204
CLIFTON W. CLEMENTS

DATE :	APRIL 27, 2022
REVISED :	
DRAWN BY :	BMR
PROJECT :	2022-059
SCALE :	1" = 40'
SHEET:	2 OF 2

Z:\FORESIGHT SURVEYING PROJECTS\2022 PROJECTS\2022-059 RACETRAC SHOP RD - LECRAW\DWG\2022-059 RACETRAC SHOP RD.DWG

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 5-3-260, 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, a 0.54 acre portion of Richland County Tax Map #16200-01-26 as shown on an ALTA/NSPS Land Title Survey prepared for LeCraw Engineering, Inc., and dated December 20, 2022.

Richland County TMS: 16200-01-26 (portion)

Property Address: 0.54 acres N/S Pineview Drive

Seller:

Extra Credit, LLC

BY: _____ Date: 1/12/23
(Signature)

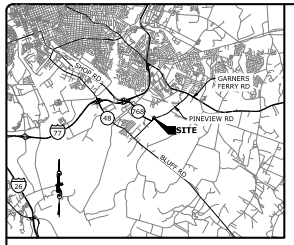
Meredith Hanna ITS: member
(Print or Type Name) (Print or Type Title)

Buyer:

Del Lago Ventures, Inc.

BY: _____ Date: 01/10/2023
(Signature)

Justen Giambalvo ITS: VP
(Print or Type Name) (Print or Type Title)



VICINITY MAP
N.T.S.

REFERENCES:

1. TMS 16200-01-26
   WILLIAMS WHITESIDE, LLC
   DEED BOOK 2090, PAGE 1677
2. PLAT BY MICHAEL T. ARANT & ASSOC., INC.
   SIGNED AND DATE AUGUST 10, 2005
   PLAT BOOK 1102, PAGE 450
3. PLAT BY COX AND DINKINS
   RECORDED ON JULY 22, 2005
   PLAT BOOK 1077, PAGE 3321
4. PLAT BY DARRYL V. CRIBB
   RECORDED ON MARCH 22, 2004
   PLAT BOOK 914, PAGE 3078
5. PLAT BY PALMETTO ENGINEERING COMPANY, INC.
   RECORDED ON DECEMBER 6, 1973
   PLAT BOOK X, PAGE 2541
6. PLAT BY WILLIAM WINGFIELD
   RECORDED ON DECEMBER 6, 1973
   PLAT BOOK X, PAGE 2540

NOTES:

1. THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED IN RICHLAND COUNTY COUNTY AS TMS #16200-01-26.
2. DATE OF FIELD SURVEY: MARCH 29, 2022 & OCTOBER 10, 2022
3. BOUNDARY INFORMATION IS BASED ON A FIELD SURVEY AND REPRESENTS A SURVEY OF OCCUPATION USING EVIDENCE FOUND AND REFERENCES SHOWN.
4. BY GRAPHICAL PLOTTING ONLY, THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE X, X (SHADED) & AE (EL 150'-151'), AS PER F.I.R.M. FOR RICHLAND COUNTY COUNTY, COMMUNITY PANEL NUMBER 450170 AND MAP NUMBER 45079C0379L, WITH AN EFFECTIVE DATE OF DECEMBER 21, 2017.
5. THE AREA WAS DETERMINED BY THE COORDINATE METHOD.
6. THE HORIZONTAL DATUM IS BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM NAD '83 (2011) AND THE DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
7. THE VERTICAL DATUM IS BASED ON NAVD '88. CONTOUR INTERVALS ARE 1 FOOT.
8. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES, OBSERVED EVIDENCE, AND PAINT MARKINGS PROVIDED BY LOWCOUNTRY LOCATING, LLC. LOCATIONS ARE A COMBINATION OF FIELD MEASUREMENTS AND UTILITY RECORDS, THIS DOCUMENT DOES NOT WARRANT THAT ALL UTILITIES ARE SHOWN OR ACCURATE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES PRIOR TO BEGINNING DIGGING OPERATIONS.
9. ANYTHING SHOWN HEREON OUTSIDE OF THE PROJECT LIMITS IS FOR GRAPHICAL REPRESENTATION ONLY AND NOT PART OF THIS SURVEY.
10. THE LOCATION OF ALL VISIBLE BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SURVEYED PROPERTY, WHICH HAS BEEN CAREFULLY ESTABLISHED BY THE CLASSIFICATION AND SPECIFICATIONS FOR CADASTRAL SURVEYS, ARE CORRECTLY SHOWN AT THE TIME OF THE SURVEY.
11. ALL EASEMENTS AND RIGHTS-OF-WAY APPARENT FROM A CAREFUL PHYSICAL INSPECTION OF THE SURVEYED PROPERTY, OR AS IDENTIFIED IN SCHEDULE B - SECTION II OF THE COMMITMENT FOR TITLE INSURANCE ARE CORRECTLY SHOWN UNLESS OTHERWISE NOTED.
12. THERE ARE NO VISIBLE ENCROACHMENTS ON ADJOINING PREMISES, STREETS OR EASEMENTS, BY VISIBLE BUILDINGS, STRUCTURES, NOR VISIBLE ENCROACHMENTS ON SAID PROPERTY BY VISIBLE STRUCTURES SITUATED ON ADJOINING PREMISES EXCEPT AS SHOWN.
13. AS OF THE DATE OF THE SURVEY, THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE REMAINING SUBJECT PROPERTIES.
14. WETLANDS SHOWN HEREON WERE DELINEATED BY CORBLU ECOLOGY GROUP ON FEBRUARY 22, 2022. THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS IS UNDETERMINED AS OF THE DATE OF THE SURVEY.
15. AS OF THE DATE OF THE SURVEY, THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES BY THE CONTROLLING JURISDICTION, NOR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
16. AS OF THE DATE OF THE SURVEY, THERE WAS NO OBSERVED EVIDENCE OF PARKING SPACES WITHIN THE PROPERTY.
17. AS OF THE DATE OF THE SURVEY, A ZONING REPORT HAS NOT BEEN PROVIDED.
18. ADDRESS: PINEVIEW DRIVE (NO PHYSICAL ADDRESS)
    COLUMBIA, SC 29209

LEGAL DESCRIPTION FROM TITLE COMMITMENT

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND WITH ANY IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE COUNTY OF RICHLAND, STATE OF SOUTH CAROLINA BEING SHOWN AND DELINEATED AS 4.00 ACRES ON PINEVIEW ROAD ON SURVEY PREPARED FOR ERNIE WILLIAMS & RICHARD WHITESIDE BY MICHAEL T. ARANT & ASSOC., INC., DATED AUGUST 10, 2005 AND RECORDED SEPTEMBER 26, 2005 IN THE OFFICE OF THE REGISTER OF DEEDS FOR RICHLAND COUNTY IN RECORD BOOK 1102 AT PAGE 450;HAVING THE BOUNDARIES AND MEASUREMENTS AS SHOWN ON SAID PLAT, REFERENCE BEING CRAVED THERETO FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

LESS AND EXCEPTING: ALL THAT CERTAIN PARCEL OF LAND CONTAINING 30,144 SQUARE FEET/0.69 ACRES, MOREOR LESS, AND ALL IMPROVEMENTS THEREON, IF ANY, SHOWN AS THE "AREA OF ACQUISITION" ON EXHIBIT A & B ATTACHED TO TITLE OF REAL ESTATE, DATED, JANUARY 26, 2016 AND RECORDED FEBRUARY 22, 2016 IN THE OFFICE OF THE REGISTER OF DEEDS FOR RICHLAND COUNTY IN RECORD BOOK 2090 AT PAGE 1677; HAVING THE BOUNDARIES AND MEASUREMENTS AS SHOWN ON SAID PLAT, REFERENCE BEING CRAVED THERETO FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING ALSO DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT LOCATED AT THE NORTHERN INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF SHOP ROAD AND THE NORTHWESTERLY RIGHT OF WAY LINE OF PINEVIEW DRIVE; THENCE RUN IN A NORTHEASTERLY DIRECTION ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF PINEVIEW DRIVE FOR A DISTANCE OF 276.55 FEET TO A POINT; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 19,70 FEET TO A POINT; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE IN A NORTHEASTERLY DIRECTION TO A POINT BEING LABELED THE POINT OF BEGINNING (P.O.B); THENCE RUN IN NORTHERLY DIRECTION LEAVING SAID RIGHT OF WAY, FOR A DISTANCE OF 26,83 FEET TO A POINT; THENCE RUN IN A NORTHERLY DIRECTION FOR A DISTANCE OF 53.36 FEET TO A POINT; THENCE RUN IN A NORTHEASTERLY DIRECTION FOR A DISTANCE OF 42,15 FEET TO A POINT; THENCE RUN IN A NORTHEASTERLY DIRECTION FOR A DISTANCE OF 44,64 FEET TO A POINT; THENCE RUN IN A NORTHEASTERLY DIRECTION FOR A DISTANCE OF 79,68 FEET TO A POINT; THENCE RUN IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 18,13 FEET TO A POINT; THENCE RUN IN A SOUTHEASTERLY DIRECTION FOR A DISTANCE OF 79.93 FEET TO A POINT; THENCE RUN IN A SOUTHEASTERLY DIRECTION FOR A DISTANCE OF 87.62 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF PINEVIEW DRIVE; THENCE RUN ALONG SAID RIGHT OF WAY LINE IN A SOUTHWESTERLY DIRECTION FOR A DISTANCE OF 201.17 FEET TO A POINT; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 18.93 FEET TO A POINT; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE IN A SOUTHWESTERLY DIRECTION FOR A DISTANCE OF 33.10 FEET TO THE POINT OF BEGINNING #1 (P.O.B. #2)

CONTAINS 23,660 SQUARE FEET OR 0,543 ACRES, MORE OR LESS, ALL BEING SUBJECT TO A CURRENT AND ACCURATE SURVEY

SURVEYOR'S CERTIFICATION

TO STEWART TITLE GUARANTY COMPANY, EXTRA CREDIT, LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a)(b), 7(a), 8, 9, 10, 11(b), 12, 13, 14, 15, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 29, 2022 & OCTOBER 10, 2022.

CLIFTON W. CLEMENTS, PLS — DATE
S.C. REGISTRATION NUMBER 23204

TITLE COMMITMENT SCHEDULE B-SECTION II REVIEW

I FURTHER CERTIFY THAT (I) I HAVE EXAMINED TITLE DOCUMENTS FOR THE PROPERTY HEREIN DESCRIBED PROVIDED BY STEWART TITLE GUARANTY COMPANY-COMMERCIAL SERVICES, COMMITMENT NUMBER 22000090862, EFFECTIVE DATE OCTOBER 13, 2022 AT 8:00AM, LAST REVISED NOVEMBER 7, 2022, AND (II) WITH RESPECT TO THE ITEMS IDENTIFIED IN SCHEDULE B-SECTION II WITH RESPECT TO THE PROPERTY.

***EXCEPTIONS 1-9 ARE NOT SURVEY RELATED MATTERS**

10. EASEMENTS, RIGHTS OF WAY, AND ALL OTHER MATTERS DISCLOSED BY PLAT(S) FILED IN BOOK 2734, PAGE 976; BOOK 1102, PAGE 450; AND BOOK 914, PAGE 3078, RICHLAND COUNTY RECORDS.
    ***DOES NOT AFFECT SUBJECT PROPERTY**
11. EASEMENT TO THE S.C. STATE HIGHWAY DEPARTMENT, RECORDED IN BOOK D382, PAGE 227, RICHLAND COUNTY RECORDS.
    ***UNABLE TO DETERMINE LOCATION WITHOUT PLAT RECORD BOOK X, PAGES 5364 & 5364-A**
12. EASEMENT(S) TO SOUTH CAROLINA ELECTRIC & GAS COMPANY, RECORDED IN BOOK D1102, PAGE 333; BOOK D1102,PAGE 335; BOOK D1102, PAGE 337; BOOK D1102, PAGE 339; BOOK D1102, PAGE 341; AND BOOK R287, PAGE 2642, RICHLAND COUNTY RECORDS.
    ***DOES NOT AFFECT SUBJECT PROPERTY**

LEGAL DESCRIPTION FROM SURVEY

COMMENCING AT A SCDOT DISK FOUND AT THE NORTHWEST INTERSECTION OF SHOP ROAD (SC 768) AND PINEVIEW DRIVE (SC 768); THENCE DEPARTING THE INTERSECTION AND CONTINUING WITH THE NORTHWESTERN RIGHT-OF-WAY OF PINEVIEW DRIVE THE FOLLOWING COURSES:

N 44°27'03" E A DISTANCE OF 276,55' TO A SCDOT DISK FOUND; THENCE
N 19°38'15" W A DISTANCE OF 19,70' TO A REBAR FOUND; THENCE
N 45°47'04" E A DISTANCE OF 25,21' TO A CALCULATED POINT;

SAID POINT BEING LOCATED AT AN EASTERN CORNER OF THE LANDS OF KENNETH F. HOAGLOAND REVOCABLE TRUST, THE CENTER LINE OF REEDER POINT BRANCH TRIBUTARY 1 AND BEING KNOWN AS THE TRUE POINT OF BEGINNING; THENCE DEPAIRTING PINEVIEW DRIVE AND CONTINUING WITH THE LANDS OF KENNETH F. HOAGLOAND REVOCABLE TRUST AND THE REEDER POINT BRANCH THE FOLLOWING COURSES:

N 03°19'38" W A DISTANCE OF 26,83' TO A CALCULATED POINT; THENCE
N 01°39'23" E A DISTANCE OF 53.36' TO A CALCULATED POINT; THENCE
N 14°15'22" E A DISTANCE OF 42,15' TO A CALCULATED POINT; THENCE
N 21°08'02" E A DISTANCE OF 44.64' TO A CALCULATED POINT; THENCE
N 33°14'14" E A DISTANCE OF 79.68' TO A CALCULATED POINT; THENCE
N 13°50'03" W A DISTANCE OF 18.13' TO A CALCULATED POINT;

SAID POINT BEING LOCATED ALONG THE SOUTHERN LINE OF THE LANDS OF DAVIS FAMILY REAL ESTATE, LLC; THENCE DEPARTING THE LANDS OF KENNETH F. HOAGLOAND REVOCABLE TRUST AND CONTINUING WITH THE LANDS OF DAVIS FAMILY REAL ESTATE, LLC THE FOLLOWING COURSE:

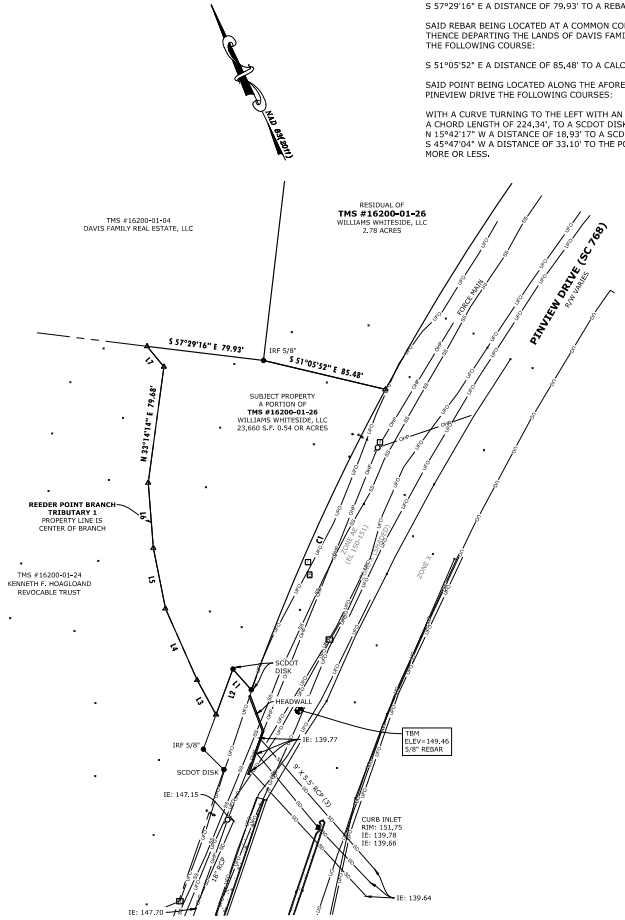
S 57°29'16" E A DISTANCE OF 79.93' TO A REBAR FOUND;

SAID REBAR BEING LOCATED AT A COMMON CORNER OF THE LANDS OF DAVIS FAMILY REAL ESTATE, LLC AND WILLIAMS WHITESIDE, LLC; THENCE DEPARTING THE LANDS OF DAVIS FAMILY REAL ESTATE, LLC AND CONTINUING THROUGH THE LANDS OF WILLIAMS WHITESIDE, LLC THE FOLLOWING COURSE:

S 51°05'52" E A DISTANCE OF 85,48' TO A CALCULATED POINT;

SAID POINT BEING LOCATED ALONG THE AFORESAID NORTHWESTERLY RIGHT-OF-WAY OF PINEVIEW DRIVE; THENCE CONTINUING WITH PINEVIEW DRIVE THE FOLLOWING COURSES:

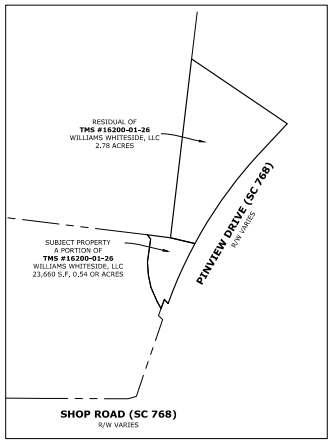
WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 224.55', A RADIUS OF 1502.39', A CHORD BEARING OF S 49°36'54" W, AND A CHORD LENGTH OF 224.34', TO A SCDOT DISK FOUND; THENCE
N 15°42'17" W A DISTANCE OF 18,93' TO A SCDOT DISK FOUND; THENCE
S 45°47'04" W A DISTANCE OF 33.10' TO THE POINT OF BEGINNING, HAVING AN AREA OF 23,660 SQUARE FEET, OR 0.54 ACRES OF LAND MORE OR LESS.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 15°42'17" W	18.93'
L2	S 45°47'04" W	33.10'
L3	N 03°19'38" W	26.83'
L4	N 01°39'23" E	53.36'
L5	N 14°15'22" E	42.15'
L6	N 21°08'02" E	44.64'
L7	N 13°50'03" W	18.13'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	224.55'	1502.39'	8°33'49"	S 49°36'54" W	224.34'

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.



INDEX MAP
1" = 200'

SYMBOL LEGEND

- BENCHMARK
- IRS — IRON REBAR SET (#5)
- IPF — IRON PIPE FOUND (SIZE NOTED)
- IRF — IRON REBAR FOUND (SIZE NOTED)
- CALCULATED POINT
- TELECOMMUNICATIONS BOX
- FIBER OPTIC BOX
- POWER POLE
- GUY WIRE
- ELECTRIC BOX
- STORM DRAIN MANHOLE
- STORM GRATE INLET
- FIRE HYDRANT
- WATER VALVE

LINE LEGEND

- BOUNDARY LINE
- ADJACENT PROPERTY (NOT SURVEYED)
- X — FENCE LINE
- OHP — OVERHEAD WIRES
- UG — UNDERGROUND GAS
- UFO — UNDERGROUND FIBER OPTICS
- W — UNDERGROUND WATERLINE
- SS — UNDERGROUND SANITARY SEWER
- SD — UNDERGROUND STORM DRAIN
- FEMA FLOOD ZONE

HATCH LEGEND

- CONCRETE
- PAVEMENT

FORESIGHT SURVEYING, LLC
3329 BUSINESS CIRCLE, NORTH CHARLESTON, SC 29418
PHONE (843) 203-3401 FAX (843) 406-4645

SOUTH CAROLINA — FORESIGHT SURVEYING, LLC — NO. 3508 — CERTIFICATE OF AUTHORIZATION

ALTA/NSPS LAND TITLE SURVEY OF
A PORTION OF
TMS #16200-01-26
PROPERTY OWNED BY
WILLIAMS WHITESIDE, LLC
PREPARED FOR LeCRAW ENGINEERING, INC.
NEAR THE CITY OF COLUMBIA
RICHLAND COUNTY, SOUTH CAROLINA

SOUTH CAROLINA PROFESSIONAL ENGINEER — REG. NO. 23204 — CLIFTON W. CLEMENTS — SURVEYOR

DATE :	DECEMBER 20, 2022
REVISED :	
DRAWN BY :	BMR
PROJECT :	2022-059
SCALE :	1" = 40'
SHEET:	1 OF 1

Z:\FORESIGHT SURVEYING PROJECTS\2022 PROJECTS\2022-059 RACETRAC SHOP RD - LEC\RAW\DWG\ALTA\CONTRACTOR\REVDO\CONTRACTOR ALTA REVDO.DWG

We Are Columbia

MEETING DATE: **February 7, 2023**

DEPARTMENT: **Planning and Development Services**

FROM: ***Krista Hampton, Director***

SUBJECT: **ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for ± 14.9 acres, N/S Pineview Drive; TMS# 16200-01-26(p)**

FUNDING SOURCE & ORIGINAL BUDGET:

CLEAN WATER 2020?: **No**

PURPOSE:

Ordinance No.: 2023-001 - Annexing +/- 14.9 acres N/S Pineview Drive, Richland County TMS #16200-01-26 (portion) 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), a portion within the Floodplain Overlay District (OV-FP) at the time of annexation. The property is currently classified as Economic Development Center/Corridor and zoned M-1 by Richland County.

Applicant: Extra Credit, LLC

Staff Recommendation: Approval

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

ATTACHMENTS:

- **#a:** ANNEX-2022-0035_14.9acNSPineviewDr_ZPH (PDF)
- #b: 2023-001 - Annex and Incorporate 14.9 acres NS Pineview Drive (PDF)
- #c: Offer_Notice_Pineview1921 (PDF)
- #d: Pineview_REVISED2_ExtraCreditLLC_Petition (PDF)

CITY COUNCIL

February 7, 2023 at 4:00pm
City Hall, 3rd floor Council Chambers, 1737 Main Street, Columbia, SC 29201

ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY
±14.9 acres, N/S Pineview Drive; TMS# 16200-01-26(p)

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), a portion within the Floodplain Overlay District (OV-FP) at the time of annexation. The property is currently classified as Economic Development Center/Corridor and zoned M-1 by Richland County.

Applicant: Extra Credit, LLC

Staff Recommendation: Approval

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

ZPH, 1st Reading: 02/07/2023; Pending

2nd Reading: 02/21/2023; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 14.9 acres
Current Use: Undeveloped
Proposed Use: Light Industrial
Reason for Annexation: Municipal Services
Urban Service Area: Secondary
Current County Land Use Classification: Economic Development Center/Corridor
Proposed City Land Use Classification: Industrial (IND)
Current County Zoning: Light Industrial (M-1)
Proposed City Zoning: Light Industrial District (LI), a portion within Floodplain Overlay District (OV-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
The Columbia Police Department does not object to this proposed annexation. As with most annexations, we find that the proposed annexation may result in an increased number of calls for service. The estimated cost to serve this proposed business would be **approximately $970 per year,** based on calls to similar commercial properties within the City limits.

Fire
The proposed annexation will not result in significant 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 Solid Waste Division does not typically provide service to this type of development.

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

Water Customer Care
The customer on the property will pay water and sewer rates approximately **40% lower** than out-of-city customers.

Planning & Development Services
We recommend approval of the annexation of this property, which is located within a Secondary area as designated in the Urban Service Area plan. The real estate tax revenue generated for the City would be **approximately $6,400 per year** based on the estimated taxable value of this property.

* Estimated City Tax Revenue is based on **2022 millage** for real property and calculated as: ((Taxable Value × Tax Rate) × City Millage Rate (.0938)). The actual additional taxes paid by the property owner will generally be substantially lower as some millage items do not apply to in-City properties, and an increased Local Option Sales Tax credit factor applies to in-City properties (an additional .002321 for the 2022 tax year).

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject property 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 it may be logical or advantageous to provide City services, but where the ability to provide all services and/or the condition of existing infrastructure may not be at optimal levels for annexation. 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. These areas may include "higher value" properties where annexation could prove beneficial to revenues.

Annexation within *Secondary Areas* should be considered, but an assessment of the impact on the City's revenue and ability to serve the property/area in question should occur prior to consideration of and action upon annexation petitions.

Comprehensive Plan Land Use Classification

The proposed future land use classification for the subject property is Industrial (IND) in the *Columbia Compass: Envision 2036* Future Land Use Map. The property is currently designated as Economic Development Center/Corridor by Richland County.

Industrial areas 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 these uses, and should provide buffers and sufficient street infrastructure to accommodate the needs of the businesses.

Primary Types

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

Secondary Types

- Power Utilities
- Water & Wastewater Treatment

Tertiary Types

- Commercial Small to Extra Large
- Parking Structures & Lots

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

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

PROPOSED ZONING DISTRICT SUMMARY

The parcel is currently zoned M-1 by Richland County. Surrounding parcels in unincorporated Richland County are currently zoned M-1 to the North, East, South, and West.

The proposed City of Columbia zoning district is Light Industrial District (LI), a portion within Floodplain Overlay District (OV-FP).

Light Industrial District (LI)

The purpose of the Light Industrial (LI) District is to provide lands that allow light industrial development. Development allowed in the LI District includes wholesaling, distribution, storage, processing, research and development, light manufacturing, and related development. The district also accommodates support uses such as office and limited commercial uses that primarily serve the principal industrial uses.

Floodplain Overlay District (OV-FP)

The purpose of the Floodplain Overlay (OV-FP) District is to protect people and property from risks associated with flooding in floodplain areas, minimize disruption of commerce and critical services, and minimize the need for costly repairs due to flooding. District standards limit vulnerable uses and require certain uses to be located and constructed in a manner that avoids or mitigates damage in the event of flooding.

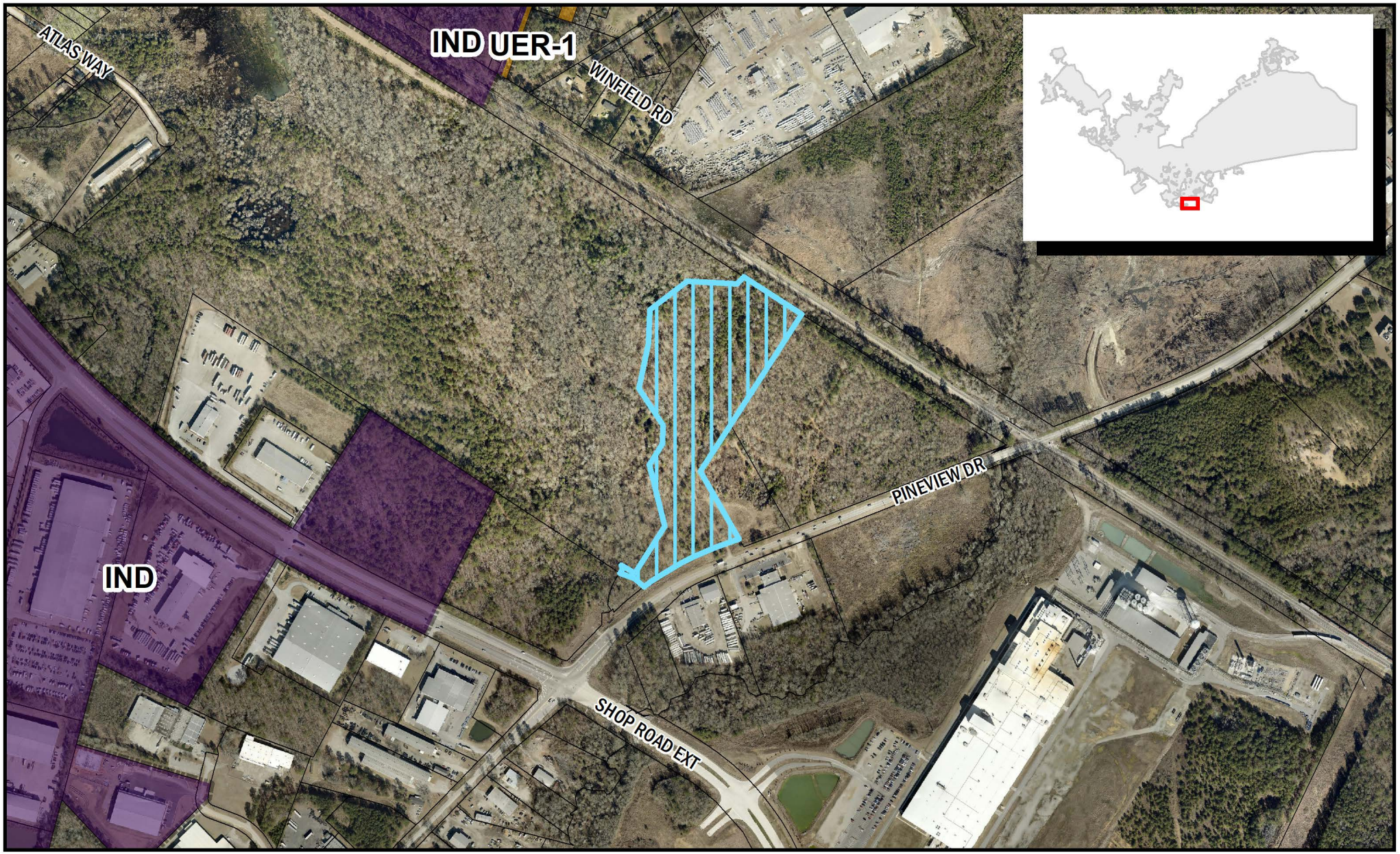
STAFF RECOMMENDATION

Staff recommends the assignment of a future land use classification of Industrial (IND) and zoning of Light Industrial District (LI), a portion within Floodplain Overlay District (OV-FP), at the time of annexation.



Future Land Use Map

+/- 14.9 acres N/S Pineview Dr., TMS# 16200-01-26(p);
Current Rich. Co. FLU: Economic Development Center/Corridor, Proposed City FLU: IND



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 11/21/2022

We Are Columbia

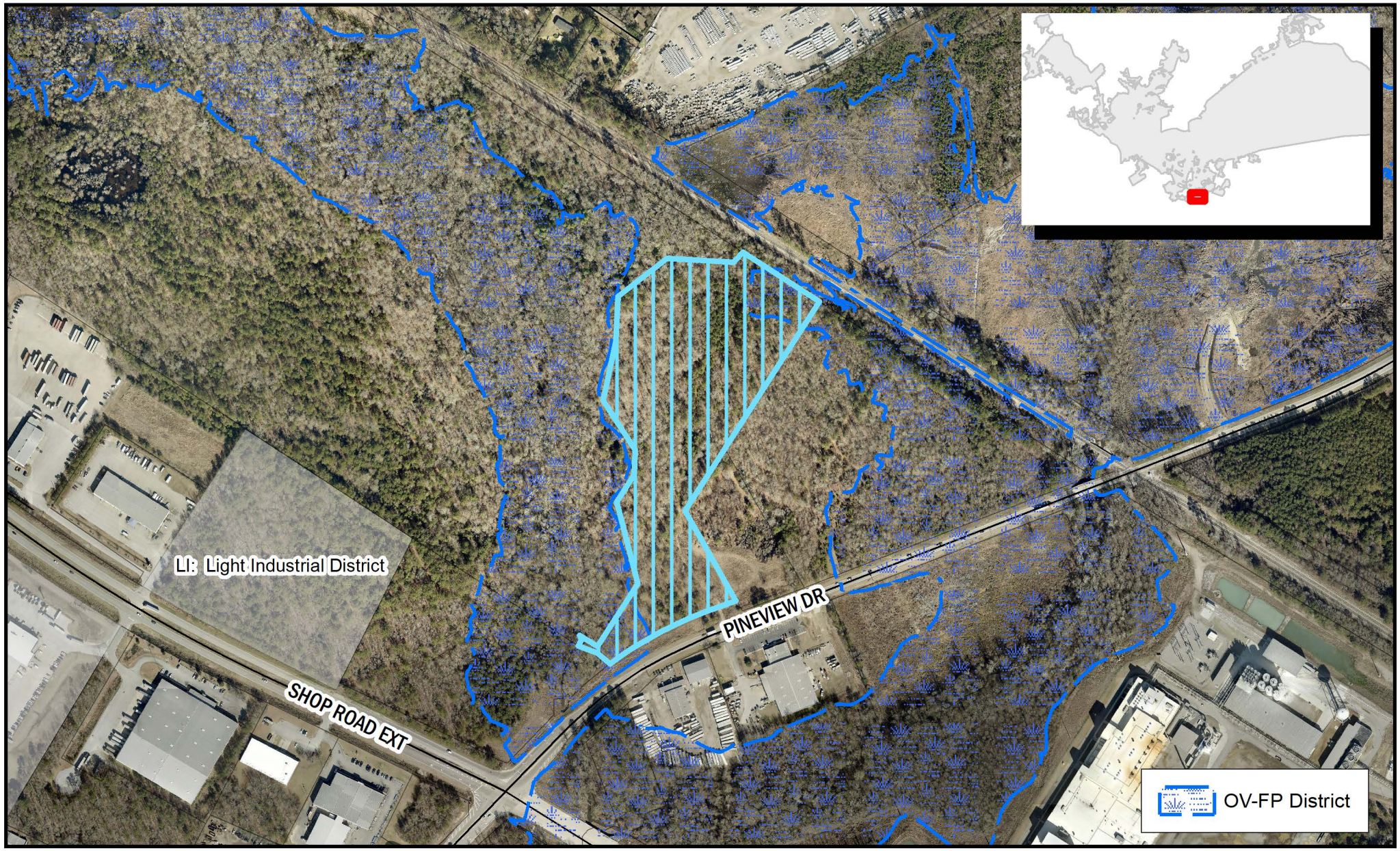
0 165 330 660 Feet

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 A

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

Zoning Map

+/- 14.9 acres N/S Pineview Drive, TMS# 16200-01-26(p);
Current Rich. Co. Zoning: M-1, Proposed City Zoning: LI, a portion in OV-FP



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 11/21/2022

We Are Columbia

0 150 300 600 Feet

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

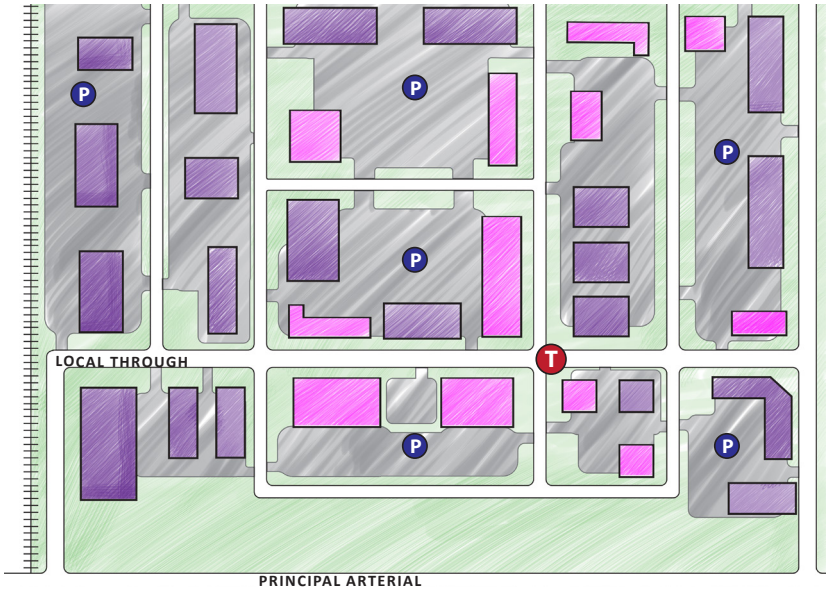
*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Proposed Future Land Use Classification

Development Types

INDUSTRIAL (IND)

Industrial areas 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 these uses, and should provide buffers and sufficient street infrastructure to accommodate the needs of the businesses.



IND BUILDING TYPES/LAND USES

PRIMARY TYPES

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

SECONDARY TYPES

- Power Utilities
- Water & Wastewater Treatment

TERTIARY TYPES

- Commercial Small to Extra Large
- Parking Structures & Lots

See matrix for appropriate park/open space types.

Development Types

IND DEVELOPMENT PATTERN/CONTEXT

- Industrial areas are typically near rail lines or highways, and include warehouses, manufacturing and production facilities, laboratories, and high-tech uses.
- Most industrial areas require significant land area to accommodate large and very large format buildings as well as sufficient buffers from adjacent, non-compatible uses.
- Streets need to be designed to adequately accommodate semi-truck and trailer traffic.
- Sites are typically configured to meet the specific needs of the developer, but large format sites maintain significant flexibility for reuse.



Proposed Zoning District

(c) LI: Light Industrial District

(1) Purpose

The purpose of the Light Industrial (LI) District is to provide lands that allow light industrial development. Development allowed in the LI District includes wholesaling, distribution, storage, processing, research and development, light manufacturing, and related development. The district also accommodates support uses such as office and limited commercial uses that primarily serve the principal industrial uses.







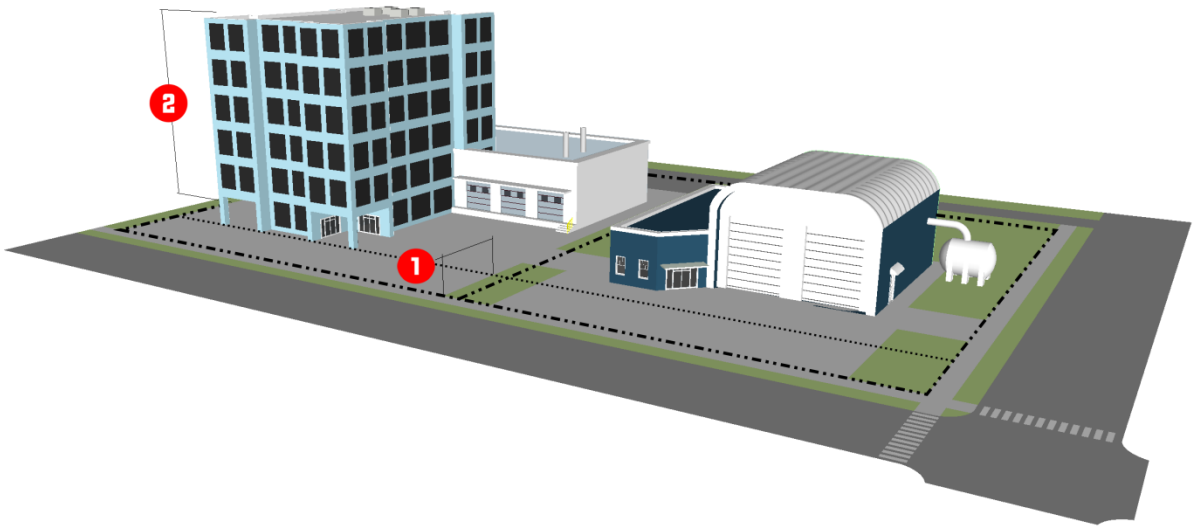
(2) Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

(3) Intensity and Dimensional Standards

Standard	All Uses
Lot Area, min. (sf.)	N/A
Lot Width, min. (ft.)	N/A
Lot Coverage, max. (% of site area)	N/A
Density, max. (du/acre)	N/A
1 Front Yard Setback, min. (ft.)	25
Side Yard Setback, min. (ft.)	N/A
Rear Yard Setback, min. (ft.)	N/A
2 Building Height, max. (ft.)	75

Notes: ft. = feet sf. = square feet du. = dwelling unit



(4) Reference to Other Standards			
Sec. 17-5.1	Access, Mobility, and Circulation	Sec. 17-5.8	Fences and Walls
Sec. 17-5.2	Off-Street Parking, Bicycle Parking	0	Exterior Lighting
Sec. 17-5.3	Landscaping	0	Signs
Sec. 17-5.4	Tree Protection	Sec. 17-5.11	Green Building Standards
Sec. 17-5.5	Open Space	Sec. 17-6.2	Minimum Design Standards
Sec. 17-5.6	Neighborhood Compatibility	0	Improvements and Sureties
Sec. 17-5.7	Form and Design Standards	Article 9	Definitions and Rules of Measurement

ORDINANCE NO.: 2023-001

Annexing +/- 14.9 acres N/S Pineview Drive, Richland County TMS #16200-01-26 (portion) into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map

WHEREAS, a proper petition has been filed with the City Council by one hundred (100%) percent of the property owners of the within described property under the provisions of South Carolina Code Ann. § 5-3-150; and,

WHEREAS, it appears to City Council that the annexation of the property would be in the best interest of the property owners and the City of Columbia; and,

WHEREAS, City Council adopted Columbia Compass: Envision 2036 as the City of Columbia Comprehensive Plan by Ordinance No.: 2020-028 along with all the maps and policies contained therein, and amended from time to time, in accordance with the South Carolina Comprehensive Planning Act of 1994 (§6-29 of the SC Code); and,

WHEREAS, the City of Columbia has adopted the Unified Development Ordinance (UDO) by Ordinance No.: 2019-013 and Official Zoning Map of the City of Columbia, S.C. by Ordinance No.: 2021-001, both amended from time to time, in accordance with the authority in Title VI of the SC Code; and

WHEREAS, pursuant to Sec. 17-1.7(c) of the UDO, annexation may be considered concurrent with amendments to the Comprehensive Plan and the Zoning Map; and

WHEREAS, the City of Columbia Planning Commission has reviewed the proposed future land use and zoning classifications of the property, and made a recommendation to City Council in accordance with §6-29 of the SC Code and §17-2.5 of the UDO; and

WHEREAS, the Columbia City Council has held a public hearing in accordance with §17-2.4(f) of the UDO and §6-29-760 of the SC Code; and

WHEREAS, the Columbia City Council has determined that the proposed land use classification is appropriate for the property, and the proposed zoning district meets one or more of the criteria set forth by §17-2.5(c)(4), Zoning Map Amendment Decision Standards, of the UDO; NOW THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina this _____ day of _____, 2023, that:

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

2. The property identified as N/S Pineview Drive and TMS# 16200-01-26 (portion) containing approximately 14.9 acres, further identified in Attachment A, is hereby annexed to and becomes a part of the City of Columbia, and is incorporated into Columbia Compass: Envision 2036 and the Official Zoning Map, effective immediately.

3. This property shall be apportioned to City Council District #3, Census Tract 117.02, and assigned a future land use classification of Industrial (IND) and zoning of Light Industrial District (LI), a portion within the Floodplain Overlay District (OV-FP).

LEGAL DEPARTMENT DRAFT

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 16200-01-26 (portion)

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

Approved by:

City Manager

Approved as to form:

Deputy City Attorney

Mayor

ATTEST:

City Clerk

Introduced:
Final Reading:

LEGAL DEPARTMENT DRAFT

Last revised: 12/14/2022
220 15043

ORDINANCE NO.: 2023-001
EXHIBIT "A"
PROPERTY DESCRIPTION

All that certain piece, parcel or lot of land, situate, lying and being in the County of Richland, State of South Carolina, being shown and delineated as a vacant lot of land containing 12.19 acres, more or less, on plat prepared for Extra Credit, LLC by Cox and Dinkins, dated March 29, 2022, approved April 4, 2022, and having the boundaries and measurements as shown on said plat, reference being craved thereto for a more complete and accurate legal description.

ALSO: All that certain piece, parcel or lot of land with any improvements thereon, situate, lying and being in the County of Richland, State of South Carolina being shown and delineated as 3.29 acres on Pineview Road on a survey prepared for Extra Credit, LLC by Cox and Dinkins, Inc., dated February 10, 2022 and recorded April 11, 2022 in the Office of the Register of Deeds for Richland County in Record Book 2734 at Page 976; having the boundaries and measurements as shown on said plat, reference being craved thereto for a more complete and accurate legal description.

LESS AND EXCEPT: 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, a 0.54 acre portion of Richland County Tax Map #16200-01-26 as shown on an ALTA/NSPS Land Title Survey prepared for LeCraw Engineering, Inc., and dated December 20, 2022.

LEGAL DEPARTMENT DRAFT

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: October 14, 2022

RE: **Property Address:** 1921 Pineview Drive
Richland County TMS#: 19100-06-12
Owner(s): SAFE Federal Credit Union
Current Use: Undeveloped
Proposed Use: Commercial
Current County Land Use: Neighborhood (Medium Density) in a Neighborhood Activity Center
Proposed City Land Use: Urban Edge Community Activity Center (UEAC-1)
Current County Zoning: Light Industrial District (M-1)
Proposed City Zoning: General Commercial District (GC)
Reason for Annexation: Municipal Services; Primary Area
City Council District: 3
Census Tract: 116.07

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 10, 2022** Planning Commission 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
Dana Higgins, Director, Engineering
Frank Eskridge, Director, Utilities
Robert Anderson, Public Works Director
Krista Hampton, Planning & Development Services
Kelly Smith, Business License Administrator
Greg Williams, Business Liasion
Tiffany Latimer, Customer Care Administrator
Todd Beiers, Building Official
Michelle Brazell, Engineering
Police Planning & Research
Alfreda Tindal, Richland Co. 911 Addressing Coordinator
Missy Gentry, Assistant City Manager
Henry M. Simons, Assistant City Manager
Teresa Knox, City Attorney
William Holbrook, Police Chief
Aubrey Jenkins, Fire Chief
Gloria Saaed, Community Development Director
George Adams, Fire Marshal
Hope Hasty, Zoning Administrator
Jacquelyn Richburg, Columbia-Richland 911
David Hatcher, Housing Official
Richland County Solid Waste Collection
Lucinda Statler, Planning Administrator
Brandon Burnette, Development Center Administrator

Planning Commission Land Use Recommendation: UEAC-1 (Land Use classification) by 7 - 0.
on 11/10/2022 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: GC (Zoning classification) by 7 - 0.
on 11/10/2022 (mm/dd/yyyy).

(Signature of Annexation Coordinator)

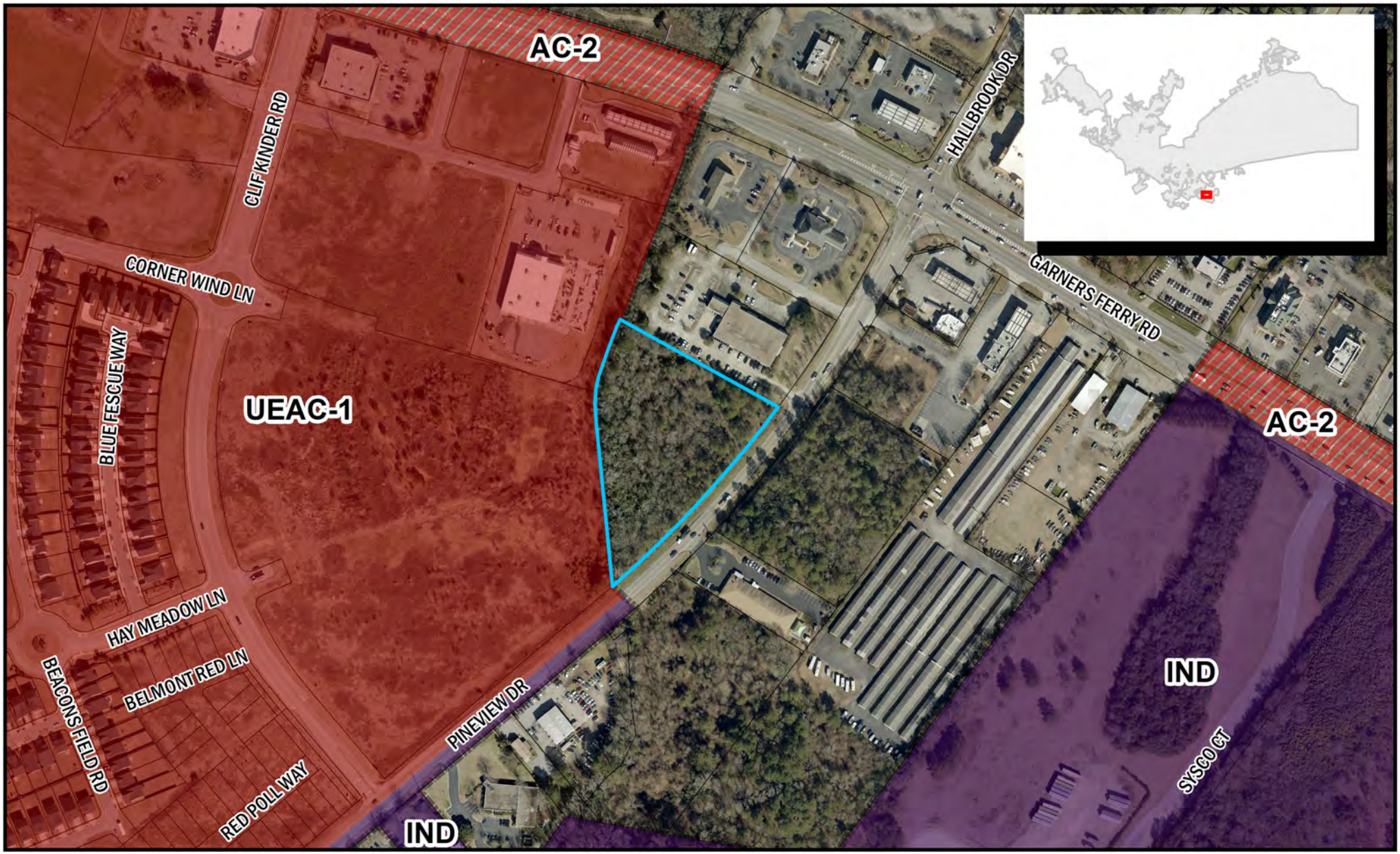


02/08/2021

© All EagleView Technology Corporation

Future Land Use Map

1921 Pineview Drive, TMS# 19100-06-12;
Current Rich. Co. FLU: Neighborhood (Medium Density) in a Neighborhood Activit
Proposed City FLU: UEAC-1



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 10/13/2022

We Are Columbia

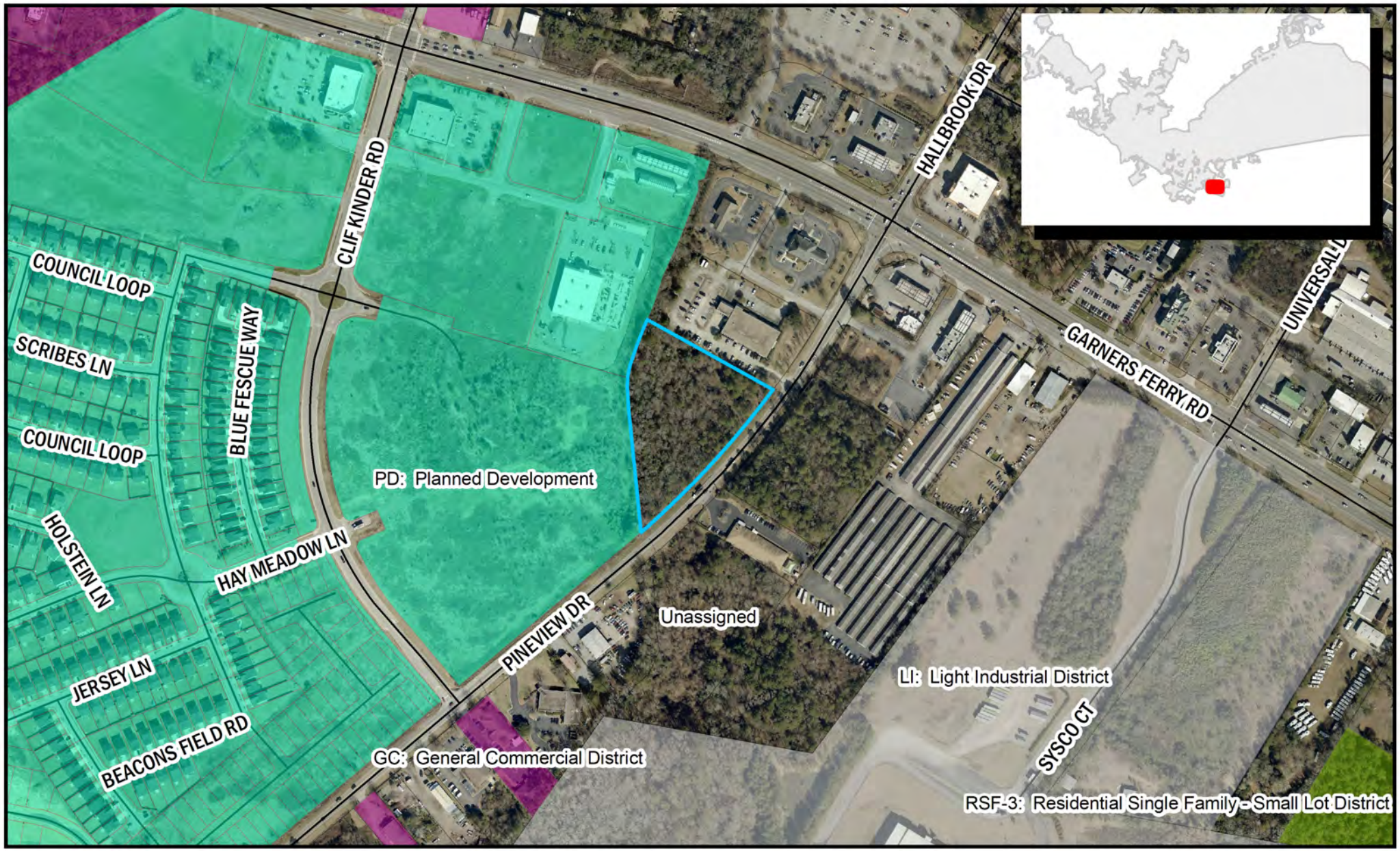
0 80 160 320 Feet

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 A

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

Zoning Map

1921 Pineview Drive, TMS# 19100-06-12,
Current Rich. Co. Zoning: M-1, Proposed City Zoning: GC



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 10/13/2022

We Are Columbia

0 125 250 500 Feet

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

*** 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 5-3-260, 1976, as amended.

Property Description:

All that certain piece, parcel or lot of land, situate, lying and being in the County of Richland, State of South Carolina, being shown and delineated as a vacant lot of land containing 12.19 acres, more or less, on plat prepared for Extra Credit, LLC by Cox and Dinkins, dated March 29, 2022, approved April 4, 2022, and having the boundaries and measurements as shown on said plat, reference being craved thereto for a more complete and accurate legal description.

ALSO: All that certain piece, parcel or lot of land with any improvements thereon, situate, lying and being in the County of Richland, State of South Carolina being shown and delineated as 3.29 acres on Pineview Road on a survey prepared for Extra Credit, LLC by Cox and Dinkins, Inc., dated February 10, 2022 and recorded April 11, 2022 in the Office of the Register of Deeds for Richland County in Record Book 2734 at Page 976; having the boundaries and measurements as shown on said plat, reference being craved thereto for a more complete and accurate legal description.

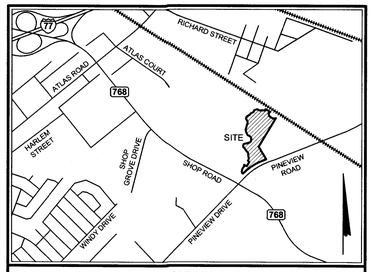
LESS AND EXCEPT: All that certain piece, parcel or lot of land, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, a 0.54 acre portion of Richland County Tax Map #16200-01-26 as shown on an ALTA/NSPS Land Title Survey prepared for LeCraw Engineering, Inc., and dated December 20, 2022.

Richland County TMS: 16200-01-26
Property Address: 15.48 acres, N/S Pineview Drive

Extra Credit, LLC

BY: MHanna (Signature) Date: 1/12/23

Meredith Hanna (Print or Type Name) ITS: Member (Print or Type Title)



LOCATION MAP (Not to Scale)

NOW OR FORMERLY
Kenneth F. Hoagland Trust
TMS#16200-01-24

NOW OR FORMERLY
Davis Family Real Estate, LLC
TMS#16200-01-04
(Remainder)

VACANT LOT
12.19 ACRES
(Portion of TMS#16200-01-04)

VACANT LOT
3.29 ACRES

NOW OR FORMERLY
Avid Properties, LLC
TMS#16200-01-27

NOW OR FORMERLY
Patricia B. Mizell, Et.Al.
TMS#16200-01-05

NOW OR FORMERLY
Southern Railway

Wetland Flag (Typ.)
1/2" Rebar (n)
N2°20'57"E 168.45'
N51°58'16"E 236.53'
N11°33'34"E 232.79'
224.74' N33°21'08"W
New Property Line
S87°11'25"E 254.09'
C/L Railroad Tracks
100.5'
N42°46'29"E 51.18'
Scaled Location of Zone X (Shaded) limits (Typ.)
Scaled Location of Zone AE limits (Typ.)
Wetland Line (Typ.)
Flag Number (Typ.)
Wetland Area (0.51 Acre/ 22,086 Sq.Ft.)
S57°31'21"E 347.67'
215.0'
N1°50'24"E 93.49'
N31°44'39"E 124.84'
N14°31'25"W 321.89'
Calc. Point C/L Creek (Typ.)
Creek
345' ± To Shop Road
1/2" Rebar (n) (30' Ref. Iron)
3" R/W Disk (o)
1" Axle (o)
1/2" Rebar (n)
1/2" Rebar (o)
5/8" Rebar (o)
1-1/2" Pinch Top (o)
331.71' N32°28'32"E
N32°28'32"E 282.40'
280.73' S32°25'20"W
666.61' S32°25'48"W
Portion Of Property Line To Be Abandoned
Old R/W Line (Boundary per Ref. No. 1)
Tele. Lb. (Typ.)
Fiber Optic Marker (Typ.)
Utility Pole (Typ.)
Guy Wire (Typ.)
Overhead Utility Line (Typical)
Ditch
Asphalt Roadway
PINEVIEW ROAD (R/W VARIES)
70' R/W
Existing Centerline of Pavement (Approx. Loc.)
Unpaved Driveway
R.C.P. (Approx. Loc.)
Fiber Optic Box (Typ.)
40' R/W
S29°56'12"E 394.34'

Line Table		
Line #	Length	Direction
L1	44.71'	S32°42'37"E
L2	126.05'	S70°00'27"W
L3	34.87'	S17°49'30"E
L4	18.98'	N15°42'58"W
L5	12.29'	S45°40'27"W
L6	33.31'	N29°59'38"W
L7	52.28'	N5°57'35"E
L8	51.96'	N19°18'05"E
L9	46.52'	N27°34'11"E
L10	30.39'	N42°42'20"E
L11	22.34'	N23°36'04"E
L12	17.90'	N23°41'35"W
L13	79.77'	S59°06'56"E

Line Table		
Line #	Length	Direction
L14	3.56'	S78°24'28"W
L15	46.51'	S78°24'28"W
L16	39.18'	N86°09'16"W
L17	53.58'	N56°07'40"W
L18	55.62'	N51°22'17"W
L19	46.43'	N16°18'40"W
L20	45.75'	N8°04'58"E
L21	37.40'	N61°12'21"E

Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Direction	Chord Length
C1	615.06'	1502.39'	23°27'23"	S57°02'14"W	610.78'

Book 2734-976
20220020766 04/11/2022 13:35:44:720
Fee: $25.00 County Tax: $0.00 State Tax: $0.00 Plat Oversized
2022020766 John T. Hopkins II Richland County R.O.D.

PLANNING & DEVELOPMENT SERVICES
RICHLAND COUNTY SOUTH CAROLINA
APPROVED FOR RECORDING
Date 4/14/2022
RCF # AD 22-038
Signature

Wetlands delineated by:

Robert H. Bunch, Jr., PWS
Palmetto Environmental Consulting, Inc.
710 West Main Street, #1730
Lexington, SC 29071
Phone: (803) 446-0577
www.palmettoenv.com

NOTE:
Illustrated freshwater wetlands are under the jurisdiction of the U.S. Army Corps of Engineers and are subject to its permitting authority. Legal reliance cannot be made on the illustrated location and extent of wetlands without written verification of the wetland boundaries by the U.S. Army Corps of Engineers.

SC GRID NORTH

TOTAL AREA= 15.48 ACRES

REVISIONS

No.	DATE	DESCRIPTION
1	.	.

SOUTH CAROLINA — COX AND DINKINS, INC. No. C00294 — CERTIFICATE OF AUTHORIZATION

CERTIFICATE OF AUTHORIZATION SEAL

COX AND DINKINS
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS
724 BULTLINE BLVD.
COLUMBIA, SC 29205
COXANDDINKINS.COM

DATE: MARCH 29, 2022

PLAT

PREPARED FOR

EXTRA CREDIT, LLC

RICHLAND COUNTY, NEAR COLUMBIA, S.C.

Easements and/or restrictions may exist on the subject property which are not shown hereon.

SOUTH CAROLINA REGISTERED LAND SURVEYOR — J. DON RAWLS, JR. — 13517

SCALE: 1" = 60' (0' 30' 60' 120')

TAX MAP NUMBER: 16200-01-26 & -04 (Por.)

BOOK: 6 — DRAWER

PAGE NO.: 5H-98

CHK: 5

SF: 260-21

PROJ.: 2065H-98.dwg

BY: 20

CERTIFICATION:

I hereby state that to the best of my professional knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements for a Class B survey as specified therein; also there are no visible encroachments or projections other than shown.

PROFESSIONAL LAND SURVEYOR NO. 13517
J. DON RAWLS, JR.

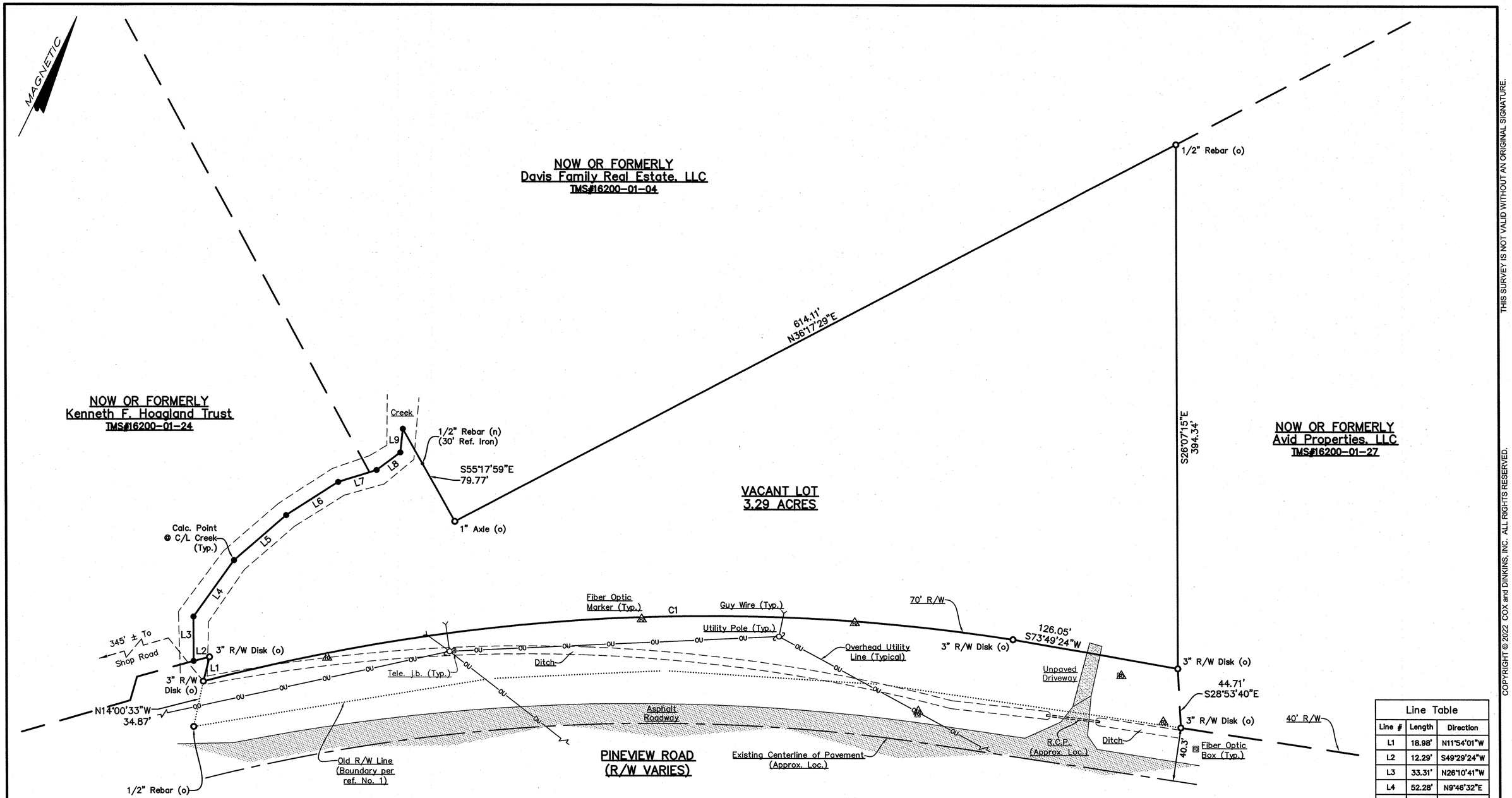
REFERENCES:

1) A PLAT PREPARED FOR ERNIE WILLIAMS & RICHARD WHITESIDE, BY MICHAEL T. ARANT & ASSOCIATES, INC., DATED AUGUST 10, 2005, and RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RICHLAND COUNTY IN BOOK 1102, PAGE 450.
2) PROPOSED PLANS FOR RICHLAND COUNTY PROJECT ID P026018, BY CDM SMITH, INC., SHOP ROAD EXTENSION PROPERTY STRIP MAP, ROUTE NO. SC 768, SHEETS NO. 1 AND 4A, LAST REVISED ON OCTOBER 9, 2015. CORRESPONDING DEED BOOK 2090, PAGE 1677.
3) A PLAT PREPARED FOR C.W. RILEY, JR., BY WILLIAM WINGFIELD, DATED JUNE 8, 1971, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RICHLAND COUNTY IN PLAT BOOK "X", PAGE 2540.
4) RICHLAND COUNTY DEED BOOK 766, PAGE 2340.
5) A PLAT PREPARED FOR EXTRA CREDIT, LLC, BY COX AND DINKINS, INC., DATED FEBRUARY 10, 2022.

NOTES:

1) REFERENCE MARK USED IS NGS MONUMENT DESIGNATED "OLSON", ELEVATION=147.9 (feet) (NAVD 88 DATUM), AS TAKEN FROM NGS DATA SHEET. http://www.ngs.noaa.gov/.
2) THE PURPOSE OF THIS PLAT IS TO DIVIDE A 12.19 ACRE PORTION OF TMS#16200-01-04 TO BE COMBINED WITH TMS#16200-01-26 TO FORM A SINGLE PARCEL TOTALING 15.48 ACRES.
3) ZONE AE AND X (SHADED) PLOTTED LOCATION TAKEN FROM FLOOD INSURANCE RATE MAP DFIRM PANEL 45079C0379 L, DATED DECEMBER 21, 2017.

ORDER NO. 5845



Line Table		
Line #	Length	Direction
L1	18.98'	N11°54'01"W
L2	12.29'	S49°29'24"W
L3	33.31'	N26°10'41"W
L4	52.28'	N9°46'32"E
L5	51.96'	N23°07'02"E
L6	46.52'	N31°23'08"E
L7	30.39'	N46°31'17"E
L8	22.34'	N27°25'01"E
L9	17.90'	N19°52'38"W

Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Direction	Chord Length
C1	615.06'	1502.39'	23°27'23"	N60°51'11"E	610.78'

Easements and/or restrictions may exist on the subject property which are not shown hereon.

EXEMPTION FROM REVIEW PROCESS
This plat is a SURVEY of an existing lot of record without changes to existing lot lines.
X _____
(Registered Surveyor)
Printed Name: J. Don Rawls, Jr.
License#: 13517

REVISIONS		
No.	DATE	DESCRIPTION
1	.	.

COX AND DINKINS
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS
724 BELTLINE BLVD.
COLUMBIA, SC 29205
803.254.0518
COXANDDINKINS.COM

PLAT

PREPARED FOR
EXTRA CREDIT, LLC

RICHLAND COUNTY, NEAR COLUMBIA, S.C.

SOUTH CAROLINA — COX AND DINKINS, INC. No. C00294 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA — REGISTERED LAND SURVEYOR — JACOB DONALD RAWLS, JR. — 13517

CERTIFICATION:

I hereby state that to the best of my professional knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements for a Class B survey as specified therein; also there are no visible encroachments or projections other than shown.

PROF. LAND SURVEYOR NO. 13517
J. DON RAWLS, JR.

REFERENCES:

1) A PLAT PREPARED FOR ERNIE WILLIAMS & RICHARD WHITESIDE, BY MICHAEL T. ARANT & ASSOCIATES, INC., DATED AUGUST 10, 2005, and RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RICHLAND COUNTY IN BOOK 1102, PAGE 450.
2) PROPOSED PLANS FOR RICHLAND COUNTY PROJECT ID P026018, BY CDM SMITH, INC., SHOP ROAD EXTENSION PROPERTY STRIP MAP, ROUTE NO. SC 768, SHEETS NO. 1 AND 4A, LAST REVISED ON OCTOBER 9, 2015. CORRESPONDING DEED BOOK 2090, PAGE 1677.

NOTES:

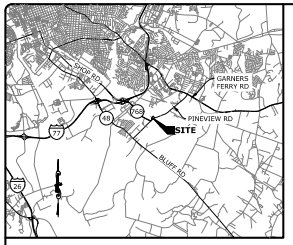
1) THE LOCATION OF OTHER UNDERGROUND UTILITIES AND THEIR SERVICES IS UNKNOWN.

DATE:	SCALE:	TAX MAP NUMBER:	BOOK:	CHK:	SF NO.:	DWG:	BY:
FEBRUARY 10, 2022	1" = 50' (0' 25' 50' 100')	16200-01-26	65H-98	5	260-21	2M65H-98.dwg	20

DRAWER NO.

THIS SURVEY IS NOT VALID WITHOUT AN ORIGINAL SIGNATURE.
COPYRIGHT © 2022 COX and DINKINS, INC. ALL RIGHTS RESERVED.

ORDER NO. 57722



VICINITY MAP
N.T.S.

REFERENCES:

1. TMS 16200-01-26
   WILLIAMS WHITESIDE, LLC
   DEED BOOK 2090, PAGE 1677
2. PLAT BY MICHAEL T. ARANT & ASSOC., INC.
   SIGNED AND DATE AUGUST 10, 2005
   PLAT BOOK 1102, PAGE 450
3. PLAT BY COX AND DINKINS
   RECORDED ON JULY 22, 2005
   PLAT BOOK 1077, PAGE 3321
4. PLAT BY DARRYL V. CRIBB
   RECORDED ON MARCH 22, 2004
   PLAT BOOK 914, PAGE 3078
5. PLAT BY PALMETTO ENGINEERING COMPANY, INC.
   RECORDED ON DECEMBER 6, 1973
   PLAT BOOK X, PAGE 2541
6. PLAT BY WILLIAM WINGFIELD
   RECORDED ON DECEMBER 6, 1973
   PLAT BOOK X, PAGE 2540

TITLE COMMITMENT SCHEDULE B-SECTION II REVIEW

I FURTHER CERTIFY THAT (I) I HAVE EXAMINED TITLE DOCUMENTS FOR THE PROPERTY HEREIN DESCRIBED PROVIDED BY STEWART TITLE GUARANTY COMPANY-COMMERCIAL SERVICES, COMMITMENT NUMBER 22000090862, EFFECTIVE DATE OCTOBER 13, 2022 AT 8:00AM, LAST REVISED NOVEMBER 7, 2022, AND (II) WITH RESPECT TO THE ITEMS IDENTIFIED IN SCHEDULE B-SECTION II WITH RESPECT TO THE PROPERTY.

***EXCEPTIONS 1-9 ARE NOT SURVEY RELATED MATTERS**

10. EASEMENTS, RIGHTS OF WAY, AND ALL OTHER MATTERS DISCLOSED BY PLAT(S) FILED IN BOOK 2734, PAGE 976; BOOK 1102, PAGE 450; AND BOOK 914, PAGE 3078, RICHLAND COUNTY RECORDS.
    ***DOES NOT AFFECT SUBJECT PROPERTY**
11. EASEMENT TO THE S.C. STATE HIGHWAY DEPARTMENT, RECORDED IN BOOK D382, PAGE 227, RICHLAND COUNTY RECORDS.
    ***UNABLE TO DETERMINE LOCATION WITHOUT PLAT RECORD BOOK X, PAGES 5364 & 5364-A**
12. EASEMENT(S) TO SOUTH CAROLINA ELECTRIC & GAS COMPANY, RECORDED IN BOOK D1102, PAGE 333; BOOK D1102,PAGE 335; BOOK D1102, PAGE 337; BOOK D1102, PAGE 339; BOOK D1102, PAGE 341; AND BOOK R287, PAGE 2642, RICHLAND COUNTY RECORDS.
    ***DOES NOT AFFECT SUBJECT PROPERTY**

LEGAL DESCRIPTION FROM SURVEY

COMMENCING AT A SCDOT DISK FOUND AT THE NORTHWEST INTERSECTION OF SHOP ROAD (SC 768) AND PINEVIEW DRIVE (SC 768); THENCE DEPARTING THE INTERSECTION AND CONTINUING WITH THE NORTHWESTERN RIGHT-OF-WAY OF PINEVIEW DRIVE THE FOLLOWING COURSES:

N 44°27'03" E A DISTANCE OF 276.55' TO A SCDOT DISK FOUND; THENCE
N 19°38'15" W A DISTANCE OF 19.70' TO A REBAR FOUND; THENCE
N 45°47'04" E A DISTANCE OF 25.21' TO A CALCULATED POINT;

SAID POINT BEING LOCATED AT AN EASTERN CORNER OF THE LANDS OF KENNETH F. HOAGLOAND REVOCABLE TRUST, THE CENTER LINE OF REEDER POINT BRANCH TRIBUTARY 1 AND BEING KNOWN AS THE TRUE POINT OF BEGINNING; THENCE DEPARTING PINEVIEW DRIVE AND CONTINUING WITH THE LANDS OF KENNETH F. HOAGLOAND REVOCABLE TRUST AND THE REEDER POINT BRANCH THE FOLLOWING COURSES:

N 03°19'38" W A DISTANCE OF 26.83' TO A CALCULATED POINT; THENCE
N 01°39'23" E A DISTANCE OF 53.36' TO A CALCULATED POINT; THENCE
N 14°15'22" E A DISTANCE OF 42.15' TO A CALCULATED POINT; THENCE
N 21°08'02" E A DISTANCE OF 44.64' TO A CALCULATED POINT; THENCE
N 33°14'14" E A DISTANCE OF 79.68' TO A CALCULATED POINT; THENCE
N 13°50'03" W A DISTANCE OF 18.13' TO A CALCULATED POINT;

SAID POINT BEING LOCATED ALONG THE SOUTHERN LINE OF THE LANDS OF DAVIS FAMILY REAL ESTATE, LLC; THENCE DEPARTING THE LANDS OF KENNETH F. HOAGLOAND REVOCABLE TRUST AND CONTINUING WITH THE LANDS OF DAVIS FAMILY REAL ESTATE, LLC THE FOLLOWING COURSE:

S 57°29'16" E A DISTANCE OF 79.93' TO A REBAR FOUND;

SAID REBAR BEING LOCATED AT A COMMON CORNER OF THE LANDS OF DAVIS FAMILY REAL ESTATE, LLC AND WILLIAMS WHITESIDE, LLC; THENCE DEPARTING THE LANDS OF DAVIS FAMILY REAL ESTATE, LLC AND CONTINUING THROUGH THE LANDS OF WILLIAMS WHITESIDE, LLC THE FOLLOWING COURSE:

S 51°05'52" E A DISTANCE OF 85.48' TO A CALCULATED POINT;

SAID POINT BEING LOCATED ALONG THE AFORESAID NORTHWESTERLY RIGHT-OF-WAY OF PINEVIEW DRIVE; THENCE CONTINUING WITH PINEVIEW DRIVE THE FOLLOWING COURSES:

WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 224.55', A RADIUS OF 1502.39', A CHORD BEARING OF S 49°36'54" W, AND A CHORD LENGTH OF 224.34', TO A SCDOT DISK FOUND; THENCE
N 15°42'17" W A DISTANCE OF 18.93' TO A SCDOT DISK FOUND; THENCE
S 45°47'04" W A DISTANCE OF 33.10' TO THE POINT OF BEGINNING, HAVING AN AREA OF 23,660 SQUARE FEET, OR 0.54 ACRES OF LAND MORE OR LESS.

NOTES:

1. THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED IN RICHLAND COUNTY AS TMS #16200-01-26.
2. DATE OF FIELD SURVEY: MARCH 29, 2022 & OCTOBER 10, 2022
3. BOUNDARY INFORMATION IS BASED ON A FIELD SURVEY AND REPRESENTS A SURVEY OF OCCUPATION USING EVIDENCE FOUND AND REFERENCES SHOWN.
4. BY GRAPHICAL PLOTTING ONLY, THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE X, X (SHADED) & AE (EL 150'-151'), AS PER F.I.R.M. FOR RICHLAND COUNTY COUNTY, COMMUNITY PANEL NUMBER 450170 AND MAP NUMBER 45079C0379L, WITH AN EFFECTIVE DATE OF DECEMBER 21, 2017.
5. THE AREA WAS DETERMINED BY THE COORDINATE METHOD.
6. THE HORIZONTAL DATUM IS BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM NAD '83 (2011) AND THE DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
7. THE VERTICAL DATUM IS BASED ON NAVD '88. CONTOUR INTERVALS ARE 1 FOOT.
8. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES, OBSERVED EVIDENCE, AND PAINT MARKINGS PROVIDED BY LOWCOUNTRY LOCATING, LLC. LOCATIONS ARE A COMBINATION OF FIELD MEASUREMENTS AND UTILITY RECORDS, THIS DOCUMENT DOES NOT WARRANT THAT ALL UTILITIES ARE SHOWN OR ACCURATE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES PRIOR TO BEGINNING DIGGING OPERATIONS.
9. ANYTHING SHOWN HEREON OUTSIDE OF THE PROJECT LIMITS IS FOR GRAPHICAL REPRESENTATION ONLY AND NOT PART OF THIS SURVEY.
10. THE LOCATION OF ALL VISIBLE BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SURVEYED PROPERTY, WHICH HAS BEEN CAREFULLY ESTABLISHED BY THE CLASSIFICATION AND SPECIFICATIONS FOR CADASTRAL SURVEYS, ARE CORRECTLY SHOWN AT THE TIME OF THE SURVEY.
11. ALL EASEMENTS AND RIGHTS-OF-WAY APPARENT FROM A CAREFUL PHYSICAL INSPECTION OF THE SURVEYED PROPERTY, OR AS IDENTIFIED IN SCHEDULE B- SECTION II OF THE COMMITMENT FOR TITLE INSURANCE ARE CORRECTLY SHOWN UNLESS OTHERWISE NOTED.
12. THERE ARE NO VISIBLE ENCROACHMENTS ON ADJOINING PREMISES, STREETS OR EASEMENTS, BY VISIBLE BUILDINGS, STRUCTURES, NOR VISIBLE ENCROACHMENTS ON SAID PROPERTY BY VISIBLE STRUCTURES SITUATED ON ADJOINING PREMISES EXCEPT AS SHOWN.
13. AS OF THE DATE OF THE SURVEY, THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE REMAINING SUBJECT PROPERTIES.
14. WETLANDS SHOWN HEREON WERE DELINEATED BY CORBLU ECOLOGY GROUP ON FEBRUARY 22, 2022. THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS IS UNDETERMINED AS OF THE DATE OF THE SURVEY.
15. AS OF THE DATE OF THE SURVEY, THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES BY THE CONTROLLING JURISDICTION, NOR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
16. AS OF THE DATE OF THE SURVEY, THERE WAS NO OBSERVED EVIDENCE OF PARKING SPACES WITHIN THE PROPERTY.
17. AS OF THE DATE OF THE SURVEY, A ZONING REPORT HAS NOT BEEN PROVIDED.
18. ADDRESS: PINEVIEW DRIVE (NO PHYSICAL ADDRESS)
    COLUMBIA, SC 29209

LEGAL DESCRIPTION FROM TITLE COMMITMENT

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND WITH ANY IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE COUNTY OF RICHLAND, STATE OF SOUTH CAROLINA BEING SHOWN AND DELINEATED AS 4.00 ACRES ON PINEVIEW ROAD ON SURVEY PREPARED FOR ERNIE WILLIAMS & RICHARD WHITESIDE BY MICHAEL T. ARANT & ASSOC., INC., DATED AUGUST 10, 2005 AND RECORDED SEPTEMBER 26, 2005 IN THE OFFICE OF THE REGISTER OF DEEDS FOR RICHLAND COUNTY IN RECORD BOOK 1102 AT PAGE 450;HAVING THE BOUNDARIES AND MEASUREMENTS AS SHOWN ON SAID PLAT, REFERENCE BEING CRAVED THERETO FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

LESS AND EXCEPTING: ALL THAT CERTAIN PARCEL OF LAND CONTAINING 30,144 SQUARE FEET/0.69 ACRES, MOREOR LESS, AND ALL IMPROVEMENTS THEREON, IF ANY, SHOWN AS THE "AREA OF ACQUISITION" ON EXHIBIT A & B ATTACHED TO TITLE OF REAL ESTATE, DATED, JANUARY 26, 2016 AND RECORDED FEBRUARY 22, 2016 IN THE OFFICE OF THE REGISTER OF DEEDS FOR RICHLAND COUNTY IN RECORD BOOK 2090 AT PAGE 1677; HAVING THE BOUNDARIES AND MEASUREMENTS AS SHOWN ON SAID PLAT, REFERENCE BEING CRAVED THERETO FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING ALSO DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT LOCATED AT THE NORTHERN INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF SHOP ROAD AND THE NORTHWESTERLY RIGHT OF WAY LINE OF PINEVIEW DRIVE; THENCE RUN IN A NORTHEASTERLY DIRECTION ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF PINEVIEW DRIVE FOR A DISTANCE OF 276.55 FEET TO A POINT; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 19,70 FEET TO A POINT; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE IN A NORTHEASTERLY DIRECTION TO A POINT BEING LABELED THE POINT OF BEGINNING (P.O.B); THENCE RUN IN NORTHERLY DIRECTION LEAVING SAID RIGHT OF WAY, FOR A DISTANCE OF 26,83 FEET TO A POINT; THENCE RUN IN A NORTHERLY DIRECTION FOR A DISTANCE OF 53.36 FEET TO A POINT; THENCE RUN IN A NORTHEASTERLY DIRECTION FOR A DISTANCE OF 42,15 FEET TO A POINT; THENCE RUN IN A NORTHEASTERLY DIRECTION FOR A DISTANCE OF 44,64 FEET TO A POINT; THENCE RUN IN A NORTHEASTERLY DIRECTION FOR A DISTANCE OF 79,68 FEET TO A POINT; THENCE RUN IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 18,13 FEET TO A POINT; THENCE RUN IN A SOUTHEASTERLY DIRECTION FOR A DISTANCE OF 79.93 FEET TO A POINT; THENCE RUN IN A SOUTHEASTERLY DIRECTION FOR A DISTANCE OF 87.62 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF PINEVIEW DRIVE; THENCE RUN ALONG SAID RIGHT OF WAY LINE IN A SOUTHWESTERLY DIRECTION FOR A DISTANCE OF 201.17 FEET TO A POINT; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 18.93 FEET TO A POINT; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE IN A SOUTHWESTERLY DIRECTION FOR A DISTANCE OF 33.10 FEET TO THE POINT OF BEGINNING #1 (P.O.B. #2)

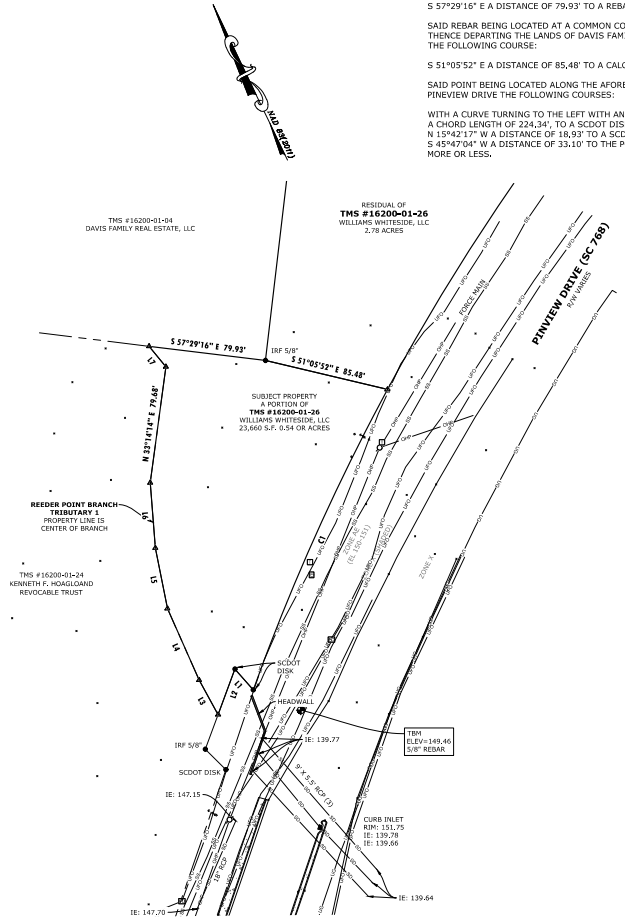
CONTAINS 23,660 SQUARE FEET OR 0,543 ACRES, MORE OR LESS, ALL BEING SUBJECT TO A CURRENT AND ACCURATE SURVEY

SURVEYOR'S CERTIFICATION

TO STEWART TITLE GUARANTY COMPANY, EXTRA CREDIT, LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a)(b), 7(a), 8, 9, 10, 11(b), 12, 13, 14, 15, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 29, 2022 & OCTOBER 10, 2022.

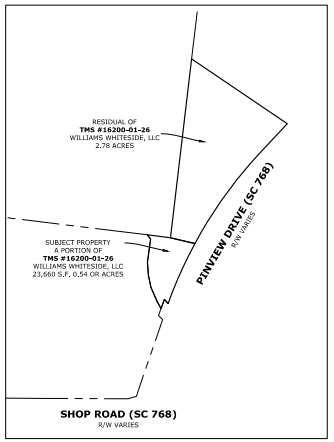
CLIFTON W. CLEMENTS, PLS — DATE
S.C. REGISTRATION NUMBER 23204



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 15°42'17" W	18.93'
L2	S 45°47'04" W	33.10'
L3	N 03°19'38" W	26.83'
L4	N 01°39'23" E	53.36'
L5	N 14°15'22" E	42.15'
L6	N 21°08'02" E	44.64'
L7	N 13°50'03" W	18.13'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	224.55'	1502.39'	8°33'49"	S 49°36'54" W	224.34'

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.



INDEX MAP
1" = 200'

SYMBOL LEGEND

- BENCHMARK
- IRS — IRON REBAR SET (#5)
- IPF — IRON PIPE FOUND (SIZE NOTED)
- IRF — IRON REBAR FOUND (SIZE NOTED)
- CALCULATED POINT
- TELECOMMUNICATIONS BOX
- FIBER OPTIC BOX
- POWER POLE
- GUY WIRE
- ELECTRIC BOX
- STORM DRAIN MANHOLE
- STORM GRATE INLET
- FIRE HYDRANT
- WATER VALVE

LINE LEGEND

- BOUNDARY LINE
- ADJACENT PROPERTY (NOT SURVEYED)
- X — FENCE LINE
- OHP — OVERHEAD WIRES
- UG — UNDERGROUND GAS
- UFO — UNDERGROUND FIBER OPTICS
- W — UNDERGROUND WATERLINE
- SS — UNDERGROUND SANITARY SEWER
- SD — UNDERGROUND STORM DRAIN
- FEMA FLOOD ZONE

HATCH LEGEND

- CONCRETE
- PAVEMENT

FORESIGHT SURVEYING, LLC
3329 BUSINESS CIRCLE, NORTH CHARLESTON, SC 29418
PHONE (843) 203-3401 FAX (843) 406-4645

SOUTH CAROLINA — FORESIGHT SURVEYING, LLC — NO. 3508 — CERTIFICATE OF AUTHORIZATION

ALTA/NSPS LAND TITLE SURVEY OF
A PORTION OF
TMS #16200-01-26
PROPERTY OWNED BY
WILLIAMS WHITESIDE, LLC
PREPARED FOR LeCRAW ENGINEERING, INC.
NEAR THE CITY OF COLUMBIA
RICHLAND COUNTY, SOUTH CAROLINA

SOUTH CAROLINA — PROFESSIONAL — REG. NO. 23204 — LAND SURVEYOR — CLIFTON W. CLEMENTS

DATE :	DECEMBER 20, 2022
REVISED :	
DRAWN BY :	BMR
PROJECT :	2022-059
SCALE :	1" = 40'
SHEET:	1 OF 1

Z:\FORESIGHT SURVEYING PROJECTS\2022 PROJECTS\2022-059 RACETRAC SHOP RD - LEGRAW\DWG\ALTA\CONTRACTOR\REVDO\CONTRACTOR ALTA REVDO.DWG

We Are Columbia

MEETING DATE: **February 7, 2023**

DEPARTMENT: **Planning and Development Services**

FROM: ***Krista Hampton, Director***

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

FUNDING SOURCE & ORIGINAL BUDGET:

CLEAN WATER 2020?: **No**

PURPOSE:

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)

ATTACHMENTS:

- **#a:** ANNEX_2022_0036_Kinley_109_ZPH (PDF)
- #b: 2023-018 - Annex and Incorporate 1109 Kinley Road (PDF)
- #c: Kinley1109_Petition (PDF)
- #d: Offer_Notice_Kinley1109 (PDF)

CITY COUNCIL

February 7, 2023 at 4:00pm
City Hall, 3rd floor Council Chambers, 1737 Main Street, Columbia, SC 29201

ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY
1109 Kinley Road; TMS# 05000-04-09

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)

ZPH, 1st Reading: 02/07/2023; Pending

2nd Reading: 02/21/2023; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 1.6 acres
Current Use: Residential
Proposed Use: Residential
Reason for Annexation: Zoning Map Amendment
Urban Service Area: Donut Hole- Primary
Current County Land Use Classification: Neighborhood (Medium Density), in a Priority Investment Area
Proposed City Land Use Classification: Community Activity Corridor (AC-2)
Current County Zoning: Rural (RU)
Proposed City Zoning: Community Activity Center/Corridor District (CAC)
Census Tract: 103.04

DETERMINATION FOR CITY SERVICES

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

Police
The Columbia Police Department does not object to this proposed annexation. As with most annexations, we find that the proposed annexation may result in an increased number of calls for service. The estimated cost to serve this single family residence would be **approximately $200 per year,** based on calls to nearby residential areas within the City limits.

Fire
The proposed annexation will not result in significant 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 is approximately **$216 annually per household.**

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

Water Customer Care
The customer on the property will pay water and sewer rates approximately **40% lower** than out-of-city customers.

Planning & Development Services
We recommend approval of the annexation of this property, which is located within an area designated as a Donut Hole-Primary in the Urban Service Area plan. The real estate tax revenue generated for the City would be **approximately $200 per year** based on the estimated taxable value of this property. There may be future commercial redevelopment of the property, which would significantly increase the tax revenue.

* Estimated City Tax Revenue is based on **2022 millage** for real property and calculated as: ((Taxable Value × Tax Rate) × City Millage Rate (.0938)). The actual additional taxes paid by the property owner will generally be substantially lower as some millage items do not apply to in-City properties, and an increased Local Option Sales Tax credit factor applies to in-City properties (an additional .002321 for the 2022 tax year).

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject property is in a "Donut Hole- Primary" 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 - Primary are the donut holes where services are readily available and the infrastructure is generally good. These services include fire, police, sanitation, and utilities.

Annexation within an area classified as *Donut Hole - Primary* is the highest priority. Barring unanticipated circumstances, annexation of these areas is recommended, and staff should work with individual property owners or neighborhoods/developments to encourage and expedite annexation.

Donut Holes are unincorporated areas that are completely surrounded by the City of Columbia and/or another municipality, or areas surrounded by the City of Columbia and a major geographical feature, such as a river. These areas pose a number of challenges to the City that can be addressed through annexation. Often, these are areas that were developed before the City or any municipality became adjacent, and may lack easy access to City utilities or other services.

Donut Holes can often cause inefficiencies in the delivery of services due to confusion about jurisdiction, and 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 can impact property owners and residents, both within and outside of the municipal boundaries, through confusion over services as well as added operational costs to local government. This results in a greater financial impact to City residents, who pay both City and County taxes.

Comprehensive Plan Land Use Classification

The proposed future land use classification for the subject property is Community Activity Corridor (AC-2) in the *Columbia Compass: Envision 2036* Future Land Use Map. The property is currently designated as Neighborhood (Medium Density), in a Priority Investment Area, by Richland County.

Community Activity Corridors are a linear extension of a Community Activity Center. They contain nearly identical building types and uses to a Community 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 and minor arterial roadways. They serve surrounding neighborhoods within a three-mile to five-mile drive and typically consist of a variety of commercial and service issues.

Primary Types

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

Secondary Types

- Multi-family Small & Medium

Tertiary Types

- Single-family Attached
- Civic/Institutional Small to Large
- Business/Employment Large (excl. Flex)
- Cemeteries & Mausoleums
- Parking Structures & Lots

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

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

PROPOSED ZONING DISTRICT SUMMARY

The parcel is currently zoned RU by Richland County. Surrounding parcels within the City of Columbia are currently zoned Community Activity Center/Corridor District (CAC) to the West, South, and East. Surrounding parcels in unincorporated Richland County are currently zoned RU to the North.

The proposed City of Columbia zoning district is Community Activity Center/Corridor District (CAC).

Community Activity Center/Corridor District (CAC)

The purpose of the Community Activity Center/Corridor (CAC) District is to provide lands that accommodate moderate-density, walkable, and medium-scale mixed-use development, and commercial development that serves multiple neighborhoods. Some auto-oriented uses are allowed, but the design and location of those uses must be compatible with and support pedestrian-oriented development Allowed uses include live/work and multi-family dwellings, mixed-use, offices, recreation/entertainment, cultural facilities, restaurants, and drinking establishments.

STAFF RECOMMENDATION

Staff recommends the assignment of a future land use classification of Community Activity Corridor (AC-2) and zoning of Community Activity Center/Corridor District (CAC) at the time of annexation.



Future Land Use Map

1109 Kinley Road, TMS# 05000-04-09;
Current Rich. Co. FLU: Neighborhood (Medium Density), in a Priority Investment Area,
Proposed City FLU: AC-2



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 12/13/2022

We Are Columbia

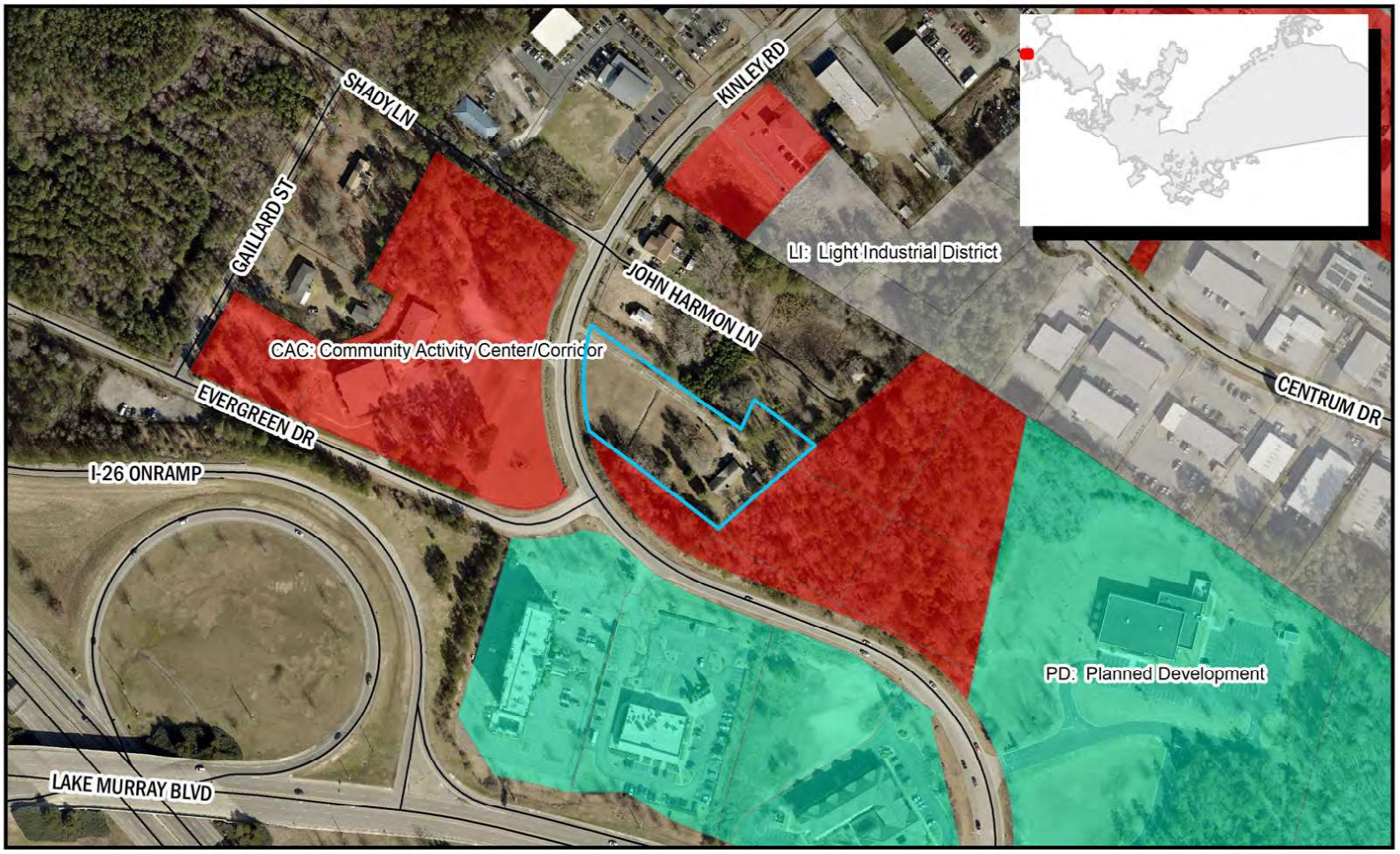
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CITY OF COLUMBIA PLANNING DEPARTMENT
THIS MAP IS THE PRODUCT OF COMPILATION, OR WAS PRODUCED BY OTHERS. IT IS FOR INFORMATION ONLY AND THE CITY OF COLUMBIA MAKES NO REPRESENTATIONS AS TO ITS ACCURACY OR USE WITHOUT FIELD VERIFICATION IS AT THE SOLE RISK OF THE USER.

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

Zoning Map

1109 Kinley Road, TMS# 05000-04-09;
Current Rich. Co. Zoning: RU, Proposed City Zoning: CAC



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 12/13/2022

We Are Columbia

0 75 150 300 Feet

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.

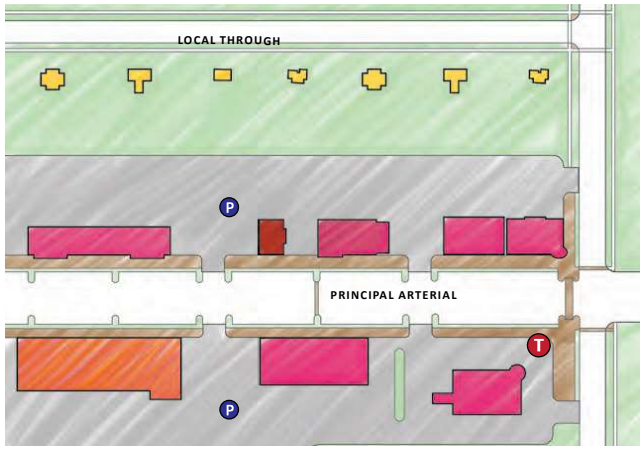
*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Proposed Future Land Use Classification

Development Types

COMMUNITY ACTIVITY CORRIDOR (AC-2)

Community Activity Corridors are a linear extension of a Community Activity Center. They contain nearly identical building types and uses to a Community 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 and minor arterial roadways. They serve surrounding neighborhoods within a three-mile to five-mile drive and typically consist of a variety of commercial and service issues.



AC-2 BUILDING TYPES/LAND USES

PRIMARY TYPES
- Multi-family Mixed-use Small & Medium
- Business/Employment Small & Medium (excl. Flex)

SECONDARY TYPES
- Multi-family Small & Medium

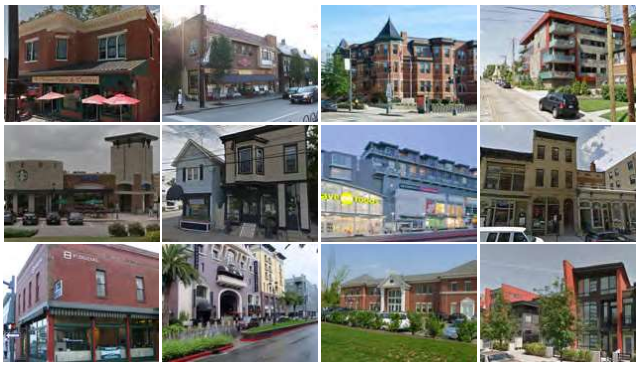
TERTIARY TYPES
- Single-family Attached
- Civic/Institutional Small to Large
- Business/Employment Large (excl. Flex)
- Cemeteries & Mausoleums
- Parking Structures & Lots

See matrix for appropriate park/open space types.

Development Types

AC-2 DEVELOPMENT PATTERN/CONTEXT

- Streets are principal or minor arterial roads carrying high traffic volumes,
- Blocks are not the base component for this development type.
- Lots are large and adequately deep and wide to accommodate groups of smaller businesses or medium to larger format buildings with sufficient parking. Floor area ratios (FARs) are usually in the range of 0.2 to 0.25 for these corridors, but FARs of 3.0 or greater may be appropriate as infill and redevelopment occur.
- Buildings are oriented toward the street and may be located at the front of the lot, right behind the sidewalk, or setback with parking lots in front of the buildings. In new or redevelopment projects, setting the buildings close to the street is preferred with side or rear lots. Access to businesses should be provided from the sidewalk. Buildings may be out-lot, freestanding structures, or in attached strip mall-type structures.
- Designated off-street parking areas are typically located in front of or behind each building; corridors may also have on-street parking.
- These corridors are often located along transit routes, and sidewalks and bike lanes should be incorporated to allow safe access to businesses in corridors. An access management plan should be prepared for each activity corridor to promote safety for pedestrians, bicyclists, transit users, and motorists, as well as accessibility for all businesses.



- Open spaces are provided on individual lots in the form of perimeter plantings and buffer yards are typical.
- Consolidated architectural details and finishes are encouraged to create a cohesive appearance along corridors. Buildings are typically one to two stories.

Proposed Zoning District

(f) CAC: Community Activity Center/Corridor District

(1) Purpose

The purpose of the Community Activity Center/Corridor (CAC) District is to provide lands that accommodate moderate-density, walkable, and medium-scale mixed-use development, and commercial development that serves multiple neighborhoods. Some auto-oriented uses are allowed, but the design and location of those uses must be compatible with and support pedestrian-oriented development

Allowed uses include live/work and multi-family dwellings, mixed-use, offices, recreation/entertainment, cultural facilities, restaurants, and drinking establishments.







(2) Use Standards

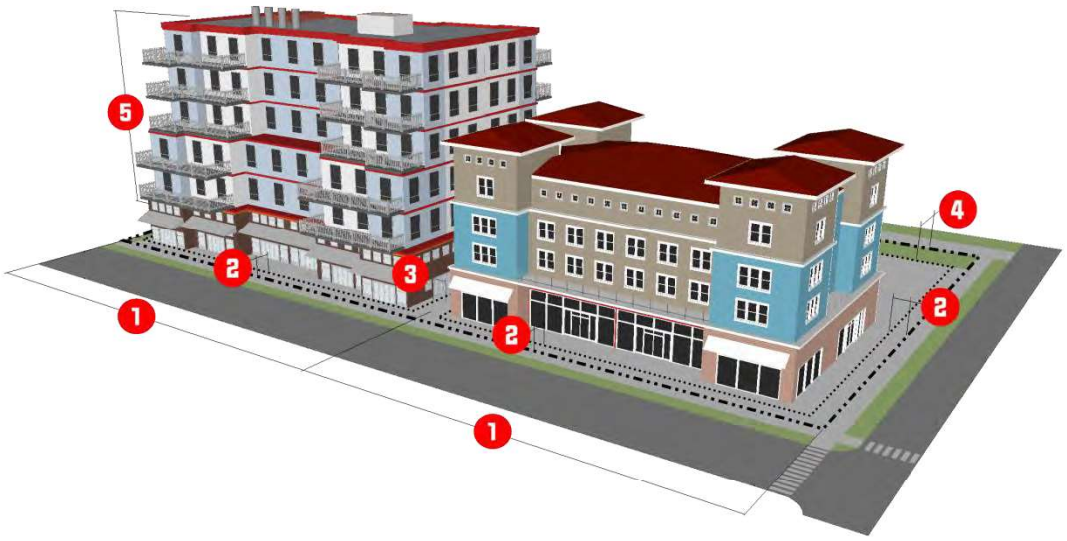
Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

(3) Intensity and Dimensional Standards

	Standard		Multi-family and Mixed-Use	All Other Uses
	Lot Area, min. (sf.)		10,000	5,000
1	Lot Width, min. (ft.)		75	50
	Lot Coverage, max. (% of site area)		N/A	
	Density, max. (du/acre)		N/A	
2	Front Yard Setback, (ft.)	Min.	5 [1]	
		Max.	15 [1]	
3	Side Yard Setback, min. (ft.)		0 to 5	
4	Rear Yard Setback, min. (ft.)		20	
5	Building Height, max. (ft.)		75	

Notes: ft. = feet sf. = square feet du. = dwelling unit

[1] In lieu of this standard, the Zoning Administrator may approve a front yard setback that is within 90 percent and 110 percent of the average front yard setback for properties on the same block face, if more than 50 percent of the lots on the block face have buildings.



(1) Reference to Other Standards			
Sec. 17-5.1	Access, Mobility, and Circulation	Sec. 17-5.8	Fences and Walls
Sec. 17-5.2	Off-Street Parking, Bicycle Parking	0	Exterior Lighting
Sec. 17-5.3	Landscaping	0	Signs
Sec. 17-5.4	Tree Protection	Sec. 17-5.11	Green Building Standards
Sec. 17-5.5	Open Space	Sec. 17-6.2	Minimum Design Standards
Sec. 17-5.6	Neighborhood Compatibility	0	Improvements and Sureties
Sec. 17-5.7	Form and Design Standards	Article 9	Definitions and Rules of Measurement

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

WHEREAS, a proper petition has been filed with the City Council by one hundred (100%) percent of the property owners of the within described property under the provisions of South Carolina Code Ann. § 5-3-150; and,

WHEREAS, it appears to City Council that the annexation of the property would be in the best interest of the property owners and the City of Columbia; and,

WHEREAS, City Council adopted Columbia Compass: Envision 2036 as the City of Columbia Comprehensive Plan by Ordinance No.: 2020-028 along with all the maps and policies contained therein, and amended from time to time, in accordance with the South Carolina Comprehensive Planning Act of 1994 (§6-29 of the SC Code); and,

WHEREAS, the City of Columbia has adopted the Unified Development Ordinance (UDO) by Ordinance No.: 2019-013 and Official Zoning Map of the City of Columbia, S.C. by Ordinance No.: 2021-001, both amended from time to time, in accordance with the authority in Title VI of the SC Code; and

WHEREAS, pursuant to Sec. 17-1.7(c) of the UDO, annexation may be considered concurrent with amendments to the Comprehensive Plan and the Zoning Map; and

WHEREAS, the City of Columbia Planning Commission has reviewed the proposed future land use and zoning classifications of the property, and made a recommendation to City Council in accordance with §6-29 of the SC Code and §17-2.5 of the UDO; and

WHEREAS, the Columbia City Council has held a public hearing in accordance with §17-2.4(f) of the UDO and §6-29-760 of the SC Code; and

WHEREAS, the Columbia City Council has determined that the proposed land use classification is appropriate for the property, and the proposed zoning district meets one or more of the criteria set forth by §17-2.5(c)(4), Zoning Map Amendment Decision Standards, of the UDO; NOW THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina this _____ day of _____, 2023, that:

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

2. The property identified as 1109 Kinley Road and TMS# 05000-04-09 containing approximately 1.6 acres, further identified in Attachment A, is hereby annexed to and becomes a part of the City of Columbia, and is incorporated into Columbia Compass: Envision 2036 and the Official Zoning Map, effective immediately.

3. This property shall be apportioned to City Council District #1, Census Tract 103.04, and assigned a future land use classification of Community Activity Corridor (AC-2) and zoning of Community Activity Center/Corridor District (CAC).

LEGAL DEPARTMENT DRAFT

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 05000-04-09

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

Approved by:

City Manager

Approved as to form:

Deputy City Attorney

Introduced:
Final Reading:

Mayor

ATTEST:

City Clerk

LEGAL DEPARTMENT DRAFT

Last revised 1/6/2023
23015383

ORDINANCE NO.: 2023-018
EXHIBIT "A"
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 1.6 acres, more or less, and being shown and designated as "Property to be Annexed" on an Annexation Exhibit titled 1109 Kinley Road, Richland County TMS # 05000-04-09; prepared on December 5, 2022, by Andrew Livengood, City of Columbia Planning Division.

LEGAL DEPARTMENT DRAFT

Last revised 1/6/2023
23015383

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 1.6 acres, more or less, and being shown and designated as "Property to be Annexed" on an Annexation Exhibit titled 1109 Kinley Road, Richland County TMS# 05000-04-09; prepared on December 5, 2022, by Andrew Livengood, City of Columbia Planning Division.

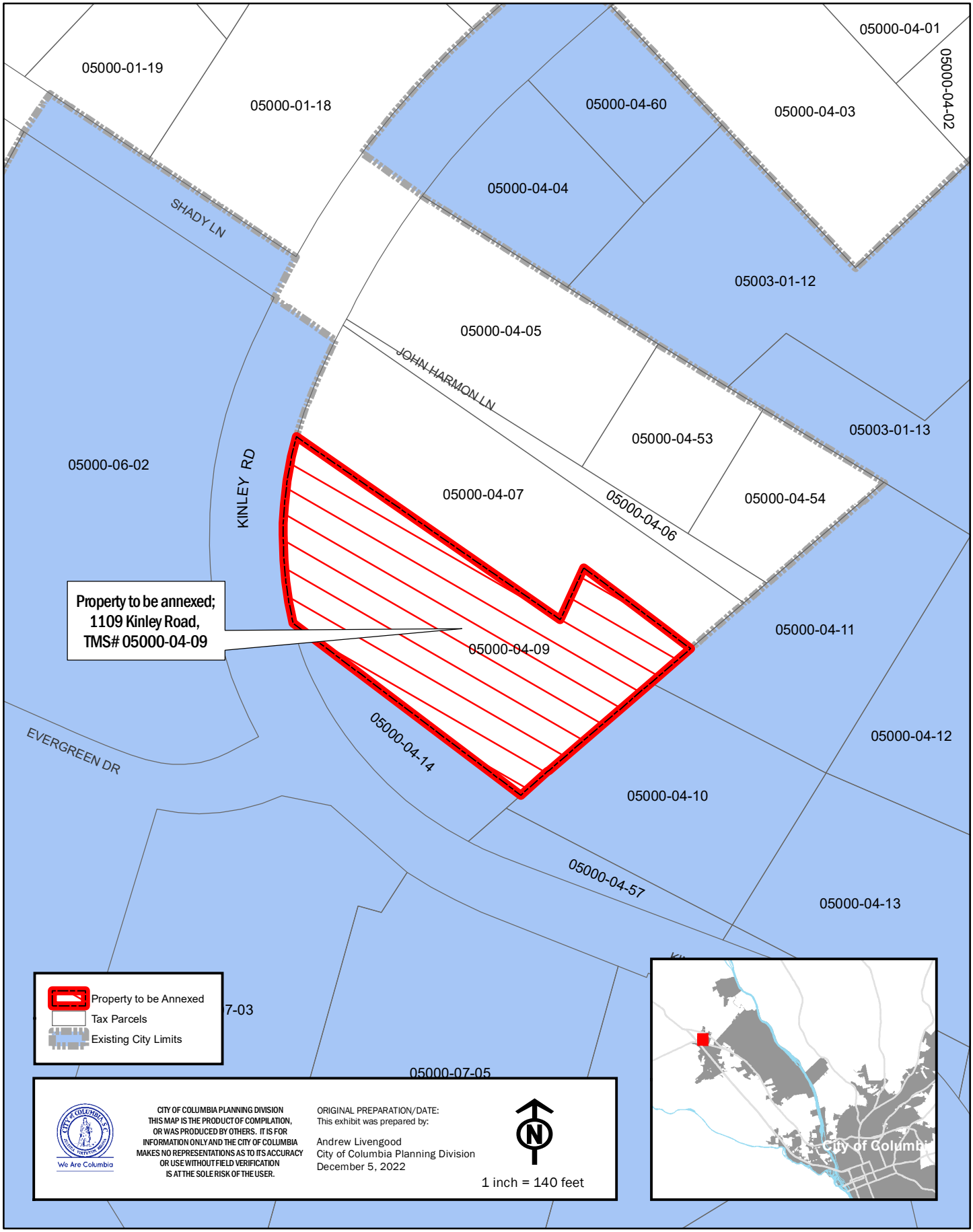
Richland County TMS: 05000-04-09

Property Address: 1109 Kinley Road

Izola Gist

Date: Dec. 7, 2022

Annexation Exhibit - 1109 Kinley Road, Richland County TMS# 05000-04-09



** DATA SOURCE - CITY OF

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: December 13, 2022

RE: **Property Address:** 1109 Kinley Road
Richland County TMS#: 05000-04-09
Owner(s): Izola Gist
Current Use: Residential
Proposed Use: Residential
Current County Land Use: Neighborhood (Medium Density), in a Priority Investment Area
Proposed City Land Use: Community Activity Corridor (AC-2)
Current County Zoning: Rural (RU)
Proposed City Zoning: Community Activity Center/Corridor District (CAC)
Reason for Annexation: Zoning Map Amendment; Donut Hole - Primary
City Council District: 1
Census Tract: 103.04

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 **January 12, 2023** Planning Commission 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
Dana Higgins, Director, Engineering
Frank Eskridge, Director, Utilities
Robert Anderson, Public Works Director
Krista Hampton, Planning & Development Services
Kelly Smith, Business License Administrator
Greg Williams, Business Liasion
Tiffany Latimer, Customer Care Administrator
Todd Beiers, Building Official
Michelle Brazell, Engineering
Police Planning & Research
Alfreda Tindal, Richland Co. 911 Addressing Coordinator
Missy Gentry, Assistant City Manager
Henry M. Simons, Assistant City Manager
Teresa Knox, City Attorney
William Holbrook, Police Chief
Aubrey Jenkins, Fire Chief
Gloria Saaed, Community Development Director
George Adams, Fire Marshal
Hope Hasty, Zoning Administrator
Jacquelyn Richburg, Columbia-Richland 911
David Hatcher, Housing Official
Richland County Solid Waste Collection
Lucinda Statler, Planning Administrator
Brandon Burnette, Development Center Administrator

Planning Commission Land Use Recommendation: AC-2 (Land Use classification) by 8 - 0.
on 1/12/23 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: CAC (Zoning classification) by 8 - 0.
on 1/12/23 (mm/dd/yyyy).

(Signature of Annexation Coordinator)



Future Land Use Map

1109 Kinley Road, TMS# 05000-04-09;
Current Rich. Co. FLU: Neighborhood (Medium Density), in a Priority Investm
Proposed City FLU: AC-2



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 12/13/2022

We Are Columbia

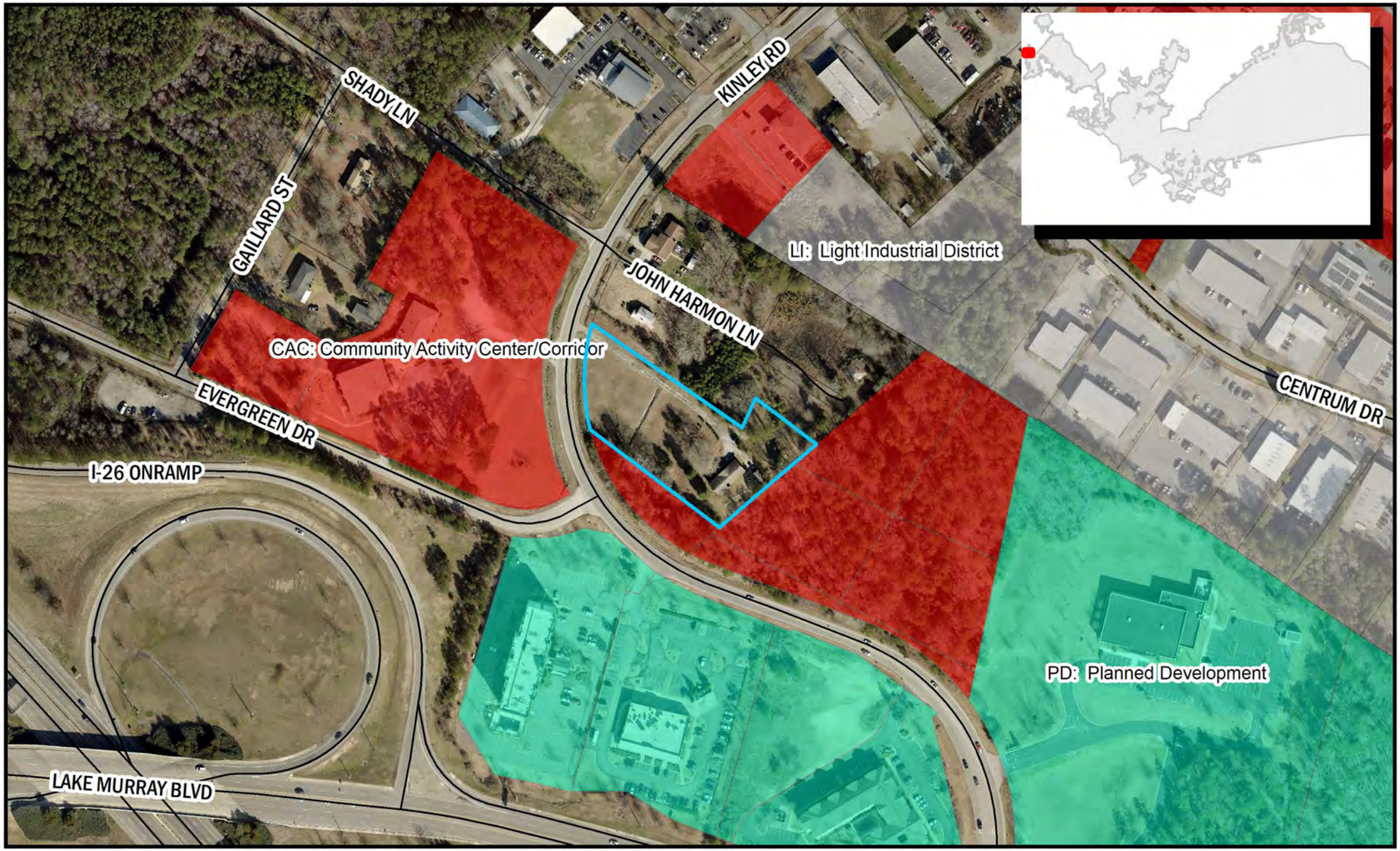
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CITY OF COLUMBIA PLANNING DEPARTMENT
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*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Zoning Map

1109 Kinley Road, TMS# 05000-04-09;
Current Rich. Co. Zoning: RU, Proposed City Zoning: CAC



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 12/13/2022

We Are Columbia

0 75 150 300 Feet

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

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

We Are Columbia

MEETING DATE: **February 7, 2023**

DEPARTMENT: **Planning and Development Services**

FROM: ***Krista Hampton, Director***

SUBJECT: **COMPREHENSIVE PLAN - FUTURE LAND USE MAP AMENDMENT for 1214 Scott Street (p); 1222 Scott Street; 2109, 2119, and 2121 Sumter Street (p), TMS# 09016-12-18 (p), 09016-12-19, 09016-12-06 (p), 09016-12-05 (p), and 09016-12-04(p)**

FUNDING SOURCE & ORIGINAL BUDGET:

CLEAN WATER 2020?: **No**

PURPOSE:

Ordinance No.: 2022-108 - Amending the Columbia Compass: Envision 2036 Map to modify the future land use for 1214 Scott Street (p); 1222 Scott Street; 2109, 2119, and 2121 Sumter Street (p); Richland County TMS# 09016-12-18(p), 09016-12-19, 09016-12-06(p), 09016-12-05(p), and 09016-12-04(p)

City Council District: 1

Proposal: Request to amend the Columbia Compass: Envision 2036 Future Land Use Map to modify the land use classification of the property from Urban Core Mixed Residential Type 2 (UCMR-2) to Urban core Community Activity Center (UCAC-2).

Applicant: Krista Hampton, Planning & Development Services Director

Staff Recommendation: Approval

PC Recommendation: 10/13/2022; Approval (6-0)

ATTACHMENTS:

- **#a:** LUMA-2022-0004 Scott and Sumter Streets_ZPH (PDF)
- #b: 2022-108 Modifying the Columbia Compass Future Land Use Map f.._ (PDF)

CITY COUNCIL

February 7, 2023 at 4:00pm
City Hall, 3rd floor Council Chambers, 1737 Main Street, Columbia, SC 29201

COMPREHENSIVE PLAN – FUTURE LAND USE MAP AMENDMENT CASE SUMMARY
1214 Scott Street (p); 1222 Scott Street; 2109, 2119, and 2121 Sumter Street (p), TMS# 09016-12-18(p), 09016-12-19, 09016-12-06(p), 09016-12-05(p), and 09016-12-04(p)

City Council District:	1
Proposal:	Request to amend the Columbia Compass: Envision 2036 Future Land Use Map to modify the land use classification of the property from Urban Core Mixed Residential Type 2 (UCMR-2) to Urban Core Community Activity Center (UCAC-2).
Applicant:	Krista Hampton, Planning & Development Services Director
Staff Recommendation:	Approval
PC Recommendation:	10/13/2022; Approval (6-0)
ZPH, 1st Reading:	11/15/2022; Deferred
	02/07/2023; Pending
2nd Reading:	02/21/2023; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: +/- 1.28 acres
Current Use: Vacant Land/Commercial Buildings
Proposed Use: Multi-family Mixed-use
Current Land Use Classifications: Urban Core Mixed Residential Type 2 (UCMR-2) and Urban Core Community Activity Center (UCAC-2)
Proposed Land Use Classification: Urban Core Community Activity Center (UCAC-2)
Current Zoning: Mixed Use District (MU-2) in the North Main Corridor Design Overlay District (OV-NMC)
Proposed Zoning: Community Activity Center/Corridor District (CAC) in the North Main Corridor Design Overlay District (OV-NMC)
Census Tract: 7

Comprehensive Plan Land Use Classification

The future land use classification for the subject property is currently split between Urban Core Community Activity Center (UCAC-2) and Urban Core Mixed Residential Type 2 (UCMR-2) in the *Columbia Compass: Envision 2036* Future Land Use Map, as shown in the enclosed map. Concurrent with the application to amend the zoning map, staff is also recommending an amendment to the Future Land Use Map to reclassify the areas shown as UCMR-2 to UCAC-2.

Urban Core Community Activity Centers are medium scale collections of primarily business uses, developed within the urban grid of Columbia's neighborhoods. They are destination locations that serve an area of about a three-mile to five-mile radius or drive distance. These centers often occupy several city blocks (within a neighborhood) and include several dozen businesses and multifamily or mixed-use buildings. The destination nature of these centers means significant demand for transit facilities and parking. Their scale and architecture are larger than most of the surrounding single-family homes. They may be found as nodes in Urban Core Mixed Residential neighborhoods, or in lower intensity within Urban Core Residential neighborhoods.

Urban Core Mixed Residential Type 2 neighborhoods are appropriate in the central city, inner ring areas, and a couple of blocks off of major corridors throughout Columbia. This development type may represent existing and historic neighborhoods, and is a development form appropriate for medium to large scale redevelopment or infill sites. Traditional and contemporary architectural styles have a place in Urban Core Mixed Residential Type 2 neighborhoods, but scale is always important. Urban Core Mixed Residential Type 2 neighborhoods have smaller-scale residential buildings, with single-family homes being a dominant use. Urban Core Mixed Residential Type 2 will usually transition from Urban Core Mixed Residential Type 1 to Urban Core Residential as development moves further from main arterials and activity centers.

Urban Core Community Activity Center (UCAC-2)

Primary Types
- Multi-family Mixed-use Small & Medium
- Business/Employment Small & Medium (excl. Flex)

Secondary Types
- Multi-family Small & Medium

Tertiary Types
- Single-family Attached
- Civic/Institutional Small to Large
- Business/Employment Large (excl. Flex)
- Cemeteries & Mausoleums
- Parking Structures & Lots

Urban Core Mixed Residential Type 2 (UCMR-2)

Primary Types
- Single-family Detached
- Single-family Attached
- Two-family
- Three-family

Secondary Types
- Multi-family Small

Tertiary Types
- Civic/Institutional Small
- Business/Employment Small (excl. Flex)

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

The subject property is located within the study area of *The Master Plan for the Villages of North Columbia* (2005), more specifically within Cluster One (Section 2, Page 42) and the proposed Artist Village (Section 3, Page 85) set forth by the plan. The Artist Village plan recommends a land use of Mixed-Use (Retail/Office Ground Floor, Residential/Office Upper Floors) for the subject property (Section 3, Page 87). The plan noted that the village should utilize existing commercial structures along North Main for artist galleries and studios, with new construction that might include live/work units where artists could display their works in the bottom floor

studios while residing upstairs (Section 3, Page 86). The plan further noted that residents saw "the need for increased housing opportunities within their community and designated N. Main Street as a traffic corridor suited for more intense residential development" and that "The development of townhomes or mixed-use with retail or office on the ground floor and residential above with street frontage will create a more dynamic, pedestrian friendly atmosphere" (Section 3, page 91).

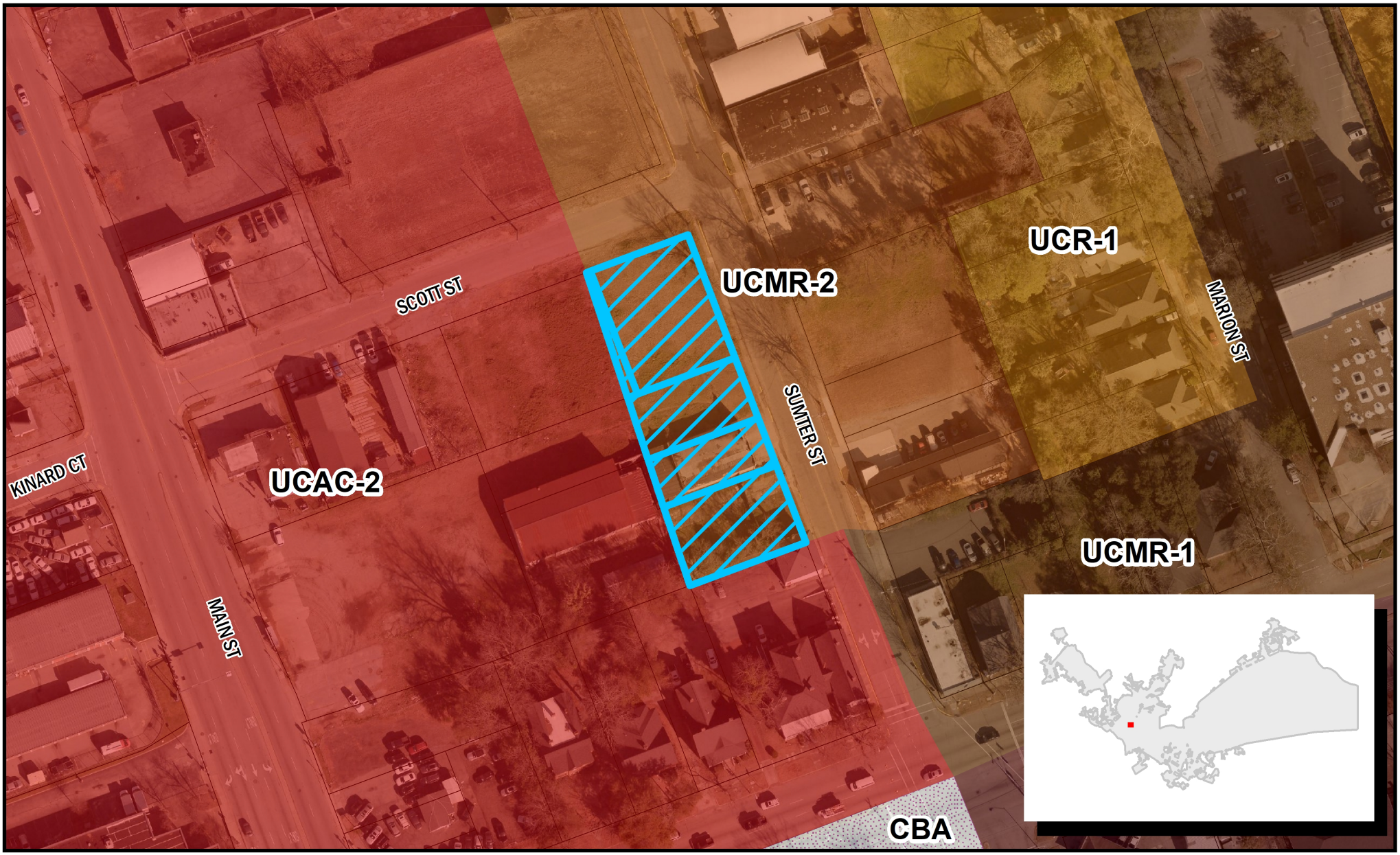
STAFF RECOMMENDATION

Staff recommends the amendment of the *Columbia Compass: Envision 2036* Future Land Use Map to modify the land use classification of the property from Urban Core Mixed Residential Type 2 (UCMR-2) to Urban Core Community Activity Center (UCAC-2).



Future Land Use Map

1214 Scott St.(p), 1222 Scott St and 2121, 2119, and 2109 Sumter St (p)
TMS# 09016-12-18(p), -19, -04(p), -05(p), -06(p);
Current FLU: UCAC-2 and UCMR-2, Proposed FLU: UCAC-2



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 9/12/2022

We Are Columbia

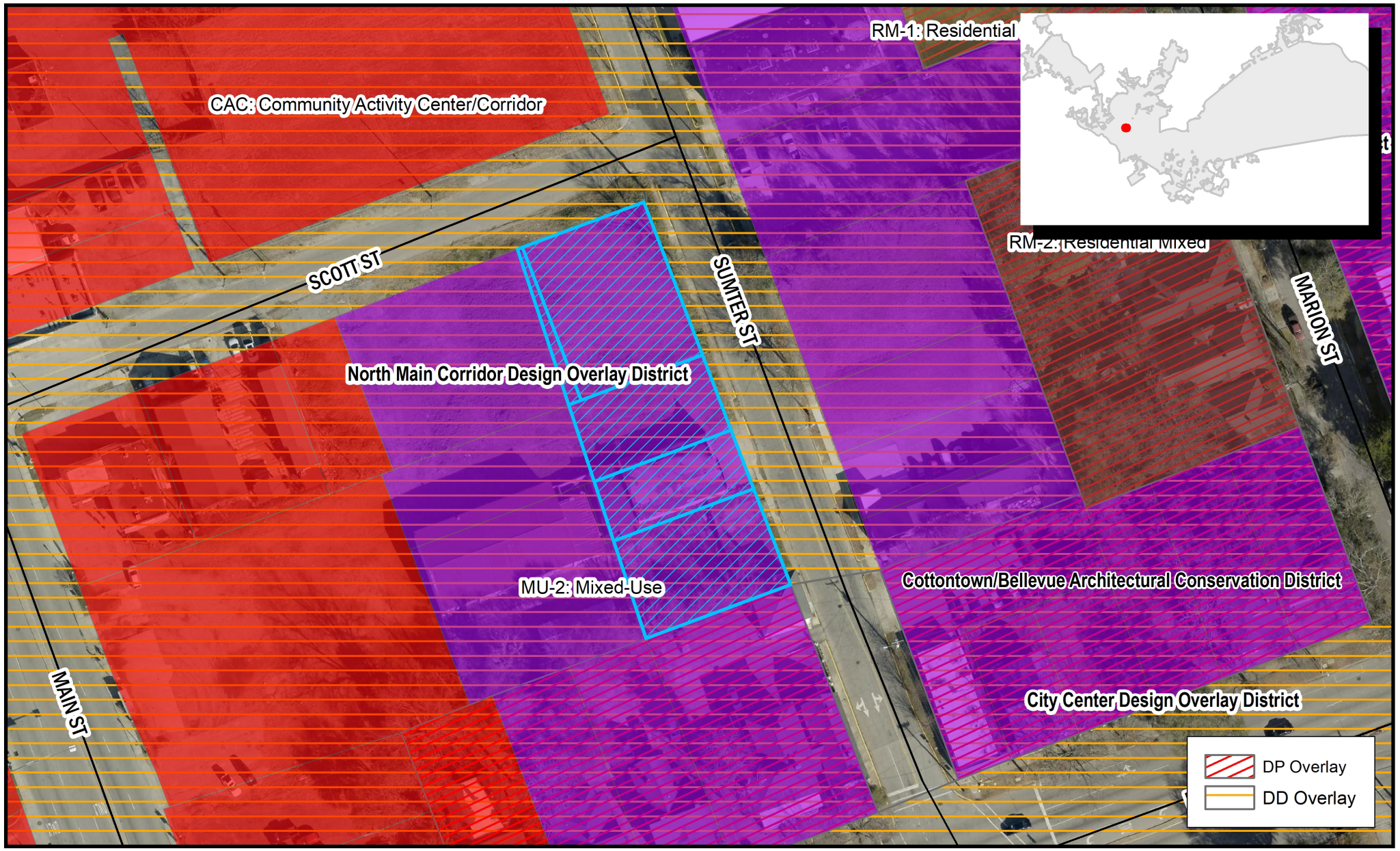
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*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Zoning Map

1214 Scott St.(p), 1222 Scott St. and 2121, 2119, and 2109 Sumter St.(p)
TMS# 09016-12-18(p), -19, -04(p), -05(p), -06(p);
Current Zoning: MU-2, OV-NMC, Proposed Zoning: CAC, OV-NMC



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 9/12/2022

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

Existing Future Land Use Classification

Development Types

URBAN CORE MIXED RESIDENTIAL TYPE 2 (UCMR-2)

Urban Core Mixed Residential Type 2 neighborhoods are appropriate in the central city, inner ring areas, and a couple of blocks off of major corridors throughout Columbia. This development type may represent existing and historic neighborhoods, and is a development form appropriate for medium to large scale redevelopment or infill sites. Traditional and contemporary architectural styles have a place in Urban Core Mixed Residential Type 2 neighborhoods, but scale is always important. Urban Core Mixed Residential Type 2 neighborhoods have smaller-scale residential buildings, with single-family homes being a dominant use. Urban Core Mixed Residential Type 2 will usually transition from Urban Core Mixed Residential Type 1 to Urban Core Residential as development moves further from main arterials and activity centers.



UCMR-2 BUILDING TYPES/LAND USES

PRIMARY TYPES

- Single-family Detached
- Single-family Attached
- Two-family
- Three-family

SECONDARY TYPES

- Multi-family Small

TERTIARY TYPES

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

See matrix for appropriate park/open space types.

Development Types

UCMR-2 DEVELOPMENT PATTERN/CONTEXT

- Streets and rights-of-way are wide and typically straight with wide sidewalks and tree lawns found on both sides of the street (preferred). An interconnected network of streets and small blocks, typically in a rectilinear or grid pattern, form walkable, pedestrian-oriented neighborhoods with sidewalks and on-street parking.
- Blocks are square or rectangular and are commonly smaller than the blocks in the urban core. Alleyways are not common but can be used in redevelopment or infill.
- The subdivision of lots is regular within a block with small, equally sized parcels, typically meeting mid-block. Multiple smaller lots are consolidated to accommodate larger buildings. Deeper lots are typically found along major roads.
- Buildings are set back from the street by small to medium front yards with front doors or entrances located on the main facade. Front yard setbacks are typically consistent along a block. Exceptions are for larger buildings like schools that occupy the majority of the block.
- Individual lots may have only one narrow side yard and have a zero lot line setback from the front or side property lines.
- Building types may be mixed on a block but setbacks are typically consistent and the scale of adjacent buildings is similar.
- Many lots have dedicated driveways and/or parking areas, such as surface parking, driveways, or detached garages, located in the interior of the block. On-street parking is also common.



- Open spaces in the form of neighborhood parks, linear parks, and greens are important open space elements in a more densely developed neighborhood.
- Architectural detailing is human scale, shares many characteristics and proportions with single-family architecture, including frequent windows, front entrances, porches, stoops, and/or balconies. The majority of buildings are two to three stories.

Proposed Future Land Use Classification

Development Types

URBAN CORE COMMUNITY ACTIVITY CENTER (UCAC-2)

Urban Core Community Activity Centers are medium scale collections of primarily business uses, developed within the urban grid of Columbia's neighborhoods. They are destination locations that serve an area of about a three-mile to five-mile radius or drive distance. These centers often occupy several city blocks (within a neighborhood) and include several dozen businesses and multi-family or mixed-use buildings. The destination nature of these centers means significant demand for transit facilities and parking. Their scale and architecture are larger than most of the surrounding single-family homes. They may be found as nodes in Urban Core Mixed Residential neighborhoods, or in lower intensity within Urban Core Residential neighborhoods.



UCAC-2 BUILDING TYPES/LAND USES

PRIMARY TYPES

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

SECONDARY TYPES

- Multi-family Small & Medium

TERTIARY TYPES

- Single-family Attached
- Civic/Institutional Small to Large
- Business/Employment Large (excl. Flex)
- Cemeteries & Mausoleums
- Parking Structures & Lots

See matrix for appropriate park/open space types.

Development Types

UCAC-2 DEVELOPMENT PATTERN/CONTEXT



- Blocks are square or rectangular, and the uses in the activity center typically occupy only a quarter or half of the block. Alleyways are not common but can be used in redevelopment or infill to provide access to rear parking lots.
- The subdivision of lots is regular within a block with small, equally sized parcels typically meeting mid-block. Multiple smaller lots are consolidated to accommodate larger buildings in an activity center. Deeper lots are typically found along major roads.
- Buildings are typically set to the sidewalk edge or may have a small lawn when a converted residential structure is used. Entrances should be located on the main façade. Front yard setbacks are typically consistent along a block.
- Individual buildings may be attached or built close to each other to establish a continuous street frontage. Individual lots may have only one narrow side yard and a zero lot line setback from front or side property lines.
- Building types may be mixed on a block, but setbacks are typically consistent and the scale of adjacent buildings is similar.
- Structures may just utilize on-street parking or may have small parking areas behind the building; activity center parking may be shared in small lots, and in some cases structured parking may be required in Community Activity Centers. Multimodal transit should also be factored into the design of activity centers.
- Open spaces in the form of neighborhood parks, plazas, linear parks, and greens are also contributing uses in an activity center. Pedestrian-oriented streetscape elements such as benches, street trees, landscaping, and outdoor dining areas are typical.
- Architectural detailing is human scale but may include grander elements than found in Neighborhood Activity Centers. The majority of buildings are two to four stories; taller structures are strategically located where increased density and intensity are appropriate.

LEGAL DEPARTMENT DRAFT

ORDINANCE NO.: 2022-108

Amending the Columbia Compass: Envision 2036 Map to modify the future land use for 1214 Scott Street (p); 1222 Scott Street; 2109, 2119, and 2121 Sumter Street (p); Richland County TMS# 09016-12-18(p), 09016-12-19, 09016-12-06(p), 09016-12-05(p), and 09016-12-04(p)

WHEREAS, the City of Columbia and community at large recognize the value of planning for future development and growth; and,

WHEREAS, City Council adopted Columbia Compass: Envision 2036 as the City of Columbia Comprehensive Plan by Ordinance No.: 2020-028 adopting Columbia Compass: Envision 2036 along with all the maps and policies contained therein, and amended from time to time, in accordance with the South Carolina Comprehensive Planning Act of 1994 (Title 6, Chapter 29 of the SC Code); and,

WHEREAS, the subject property is currently classified as Urban Core Mixed Residential Type 2 (UCMR-2) within the Columbia Compass: Envision 2036 Future Land Use Map;

WHEREAS, the City of Columbia Planning Commission has provided input and recommendations in response to the public input and findings; and,

WHEREAS, the Columbia City Council has held a public hearing in accordance with §6-29-760 of the SC Code; and,

WHEREAS the Columbia City Council has determined that the future land use classification of Urban Core Community Activity Center (UCAC-2) is appropriate for the subject property; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia this __ day of _____, 2022, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.
2. The future land use for the property identified as 1214 Scott Street (p); 1222 Scott Street; 2109, 2119, and 2121 Sumter Street (p), Richland County TMS# 09016-12-18(p), 09016-12-19, 09016-12-06(p), 09016-12-05(p), and 09016-12-04(p), and as shown in Attachment A, shall be amended to reflect a classification of Urban Core Community Activity Center (UCAC-2), and the Columbia Compass: Envision 2036 future land use map shall be updated accordingly.

Requested by:

Assistant City Manager Gentry

_____
Mayor

Approved by:

_____
City Manager

Approved as to form:

_____
City Attorney

ATTEST:

_____
City Clerk

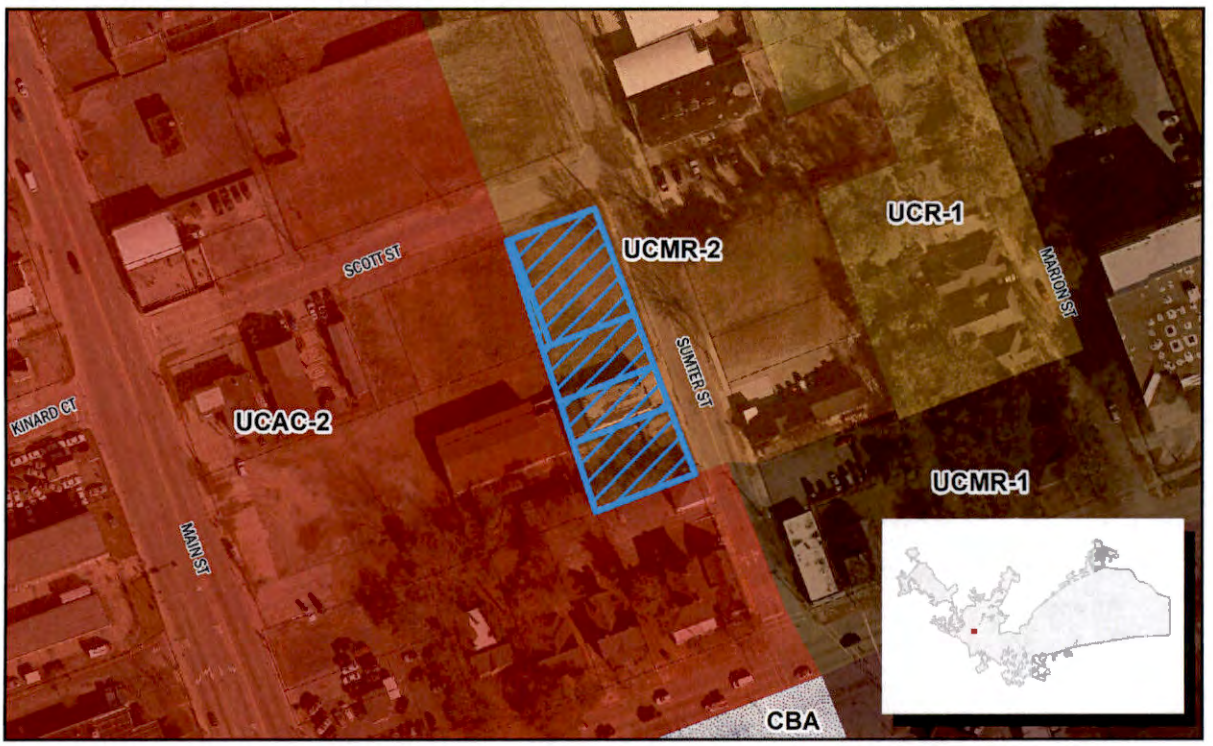
Introduced:
Final Reading:

Last revised: 10/21/2022
22014597

Attachment A

Future Land Use Map

1214 Scott St.(p), 1222 Scott St and 2121, 2119, and 2109 Sumter St.(p), TMS# 09016-12-18(p), -19, -04(p), -05(p), -06(p);
Current FLU: UCAC-2 and UCMR-2, Proposed FLU: UCAC-2



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
Date: 9/12/2022

We Are Columbia

0 25 50 100 Feet

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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Last revised: 10/21/2022
22014597

We Are Columbia

MEETING DATE: **February 7, 2023**

DEPARTMENT: **Planning and Development Services**

FROM: ***Krista Hampton, Director***

SUBJECT: **ZONING MAP AMENDMENT for 1214 and 1222 Scott Street and 2121, 2119, and 2109 Sumter Street, TMS# 09016-12-18, 09016-12-19, 09016-12-04, 09016-12-05 and 09016-12-06**

FUNDING SOURCE & ORIGINAL BUDGET:

CLEAN WATER 2020?: **No**

PURPOSE:

Ordinance No.: 2022-111 - Amending the Official Zoning Map to modify the zoning for 1214 and 1222 Scott Street and 2121, 2119 and 2109 Sumter Street, Richland County TMS# 09016-12-18, TMS# 09016-12-19, TMS# 09016-12-04, TMS# 09016-12-05 and TMS# 09016-12-06

Council District: 1

Proposal: Request to rezone the property from Mixed Use District (MU-2) in the North Main Corridor design Overlay District (OV-NMC) to Community Activity Center/Corridor District (CAC) in the North Main Corridor Design Overlay District (OV-NMC).

Applicant: Lauren Taylor, Ghostrider OZ Fund LLC

Staff Recommendation: Approval

PC Recommendation: 10/13/2022; Approval (6-0)

ATTACHMENTS:

- **#a:** ZMA-2022-0015_Main_Scott_ZPH (PDF)
- #b: 2022-111 Rezone 1214 and 1222 Scott Street and 2121, 2119 and 2109 Sumter Street(PDF)

CITY COUNCIL

February 7, 2023 at 4:00pm
City Hall, 3rd floor Council Chambers, 1737 Main Street, Columbia, SC 29201

Zoning Map Amendment Case Summary
1214 and 1222 Scott Street and 2121, 2119, and 2109 Sumter Street, TMS# 09016-12-18, 09016-12-19, 09016-12-04, 09016-12-05, and 09016-12-06

Council District: 1

Proposal: Request to rezone the property from Mixed Use District (MU-2) in the North Main Corridor Design Overlay District (OV-NMC) to Community Activity Center/Corridor District (CAC) in the North Main Corridor Design Overlay District (OV-NMC).

Applicant: Lauren Taylor, Ghostrider OZ Fund LLC

Staff Recommendation: Approval

PC Recommendation: 10/13/2022; Approval (6-0)

ZPH, 1st Reading: 11/15/2022; Deferred

02/07/2023; Pending

2nd Reading: 02/21/2023; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 1.28 acres
Current Use: Vacant land & storage building
Proposed Use: Multi-family/office
Land Use Classification: Urban Core Community Activity Center (UCAC-2) and Urban Core Mixed Residential-2 (UCMR-2)
Proposed Land Use Classification: Urban Core Community Activity Center (UCAC-2)
Current Zoning: Mixed Use District (MU-2) in the North Main Corridor Design Overlay District (OV-NMC)
Proposed Zoning: Community Activity Center/Corridor District (CAC) in the North Main Corridor Design Overlay District (OV-NMC)

PLANS, POLICIES, AND LAND USE

Comprehensive Plan Land Use Classification

The future land use classification for the subject property is currently split between Urban Core Community Activity Center (UCAC-2) and Urban Core Mixed Residential Type 2 (UCMR-2) in the *Columbia Compass: Envision 2036* Future Land Use Map, as shown in the enclosed map. Concurrent with the application to amend the zoning map, staff is also recommending an amendment to the Future Land Use Map to reclassify the areas shown as UCMR-2 to UCAC-2.

Urban Core Community Activity Centers are medium scale collections of primarily business uses, developed within the urban grid of Columbia's neighborhoods. They are destination locations that serve an area of about a three-mile to five-mile radius or drive distance. These centers often occupy several city blocks (within a neighborhood) and include several dozen businesses and multifamily or mixed-use buildings. The destination nature of these centers means significant demand for transit facilities and parking. Their scale and architecture are larger than most of the surrounding single-family homes. They may be found as nodes in Urban Core Mixed Residential neighborhoods, or in lower intensity within Urban Core Residential neighborhoods.

Urban Core Mixed Residential Type 2 neighborhoods are appropriate in the central city, inner ring areas, and a couple of blocks off of major corridors throughout Columbia. This development type may represent existing and historic neighborhoods, and is a development form appropriate for medium to large scale redevelopment or infill sites. Traditional and contemporary architectural styles have a place in Urban Core Mixed Residential Type 2 neighborhoods, but scale is always important. Urban Core Mixed Residential Type 2 neighborhoods have smaller-scale residential buildings, with single-family homes being a dominant use. Urban Core Mixed Residential Type 2 will usually transition from Urban Core Mixed Residential Type 1 to Urban Core Residential as development moves further from main arterials and activity centers.

Urban Core Community Activity Center (UCAC-2)

Primary Types
- Multi-family Mixed-use Small & Medium
- Business/Employment Small & Medium (excl. Flex)

Secondary Types
- Multi-family Small & Medium

Tertiary Types
- Single-family Attached
- Civic/Institutional Small to Large
- Business/Employment Large (excl. Flex)
- Cemeteries & Mausoleums
- Parking Structures & Lots

Urban Core Mixed Residential Type 2 (UCMR-2)

Primary Types
- Single-family Detached
- Single-family Attached
- Two-family
- Three-family

Secondary Types
- Multi-family Small

Tertiary Types
- Civic/Institutional Small
- Business/Employment Small (excl. Flex)

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

The subject property is located within the study area of *The Master Plan for the Villages of North Columbia* (2005), more specifically within Cluster One (Section 2, Page 42) and the proposed Artist Village (Section 3, Page 85) set forth by the plan. The Artist Village plan recommends a land use of Mixed-Use (Retail/Office Ground Floor, Residential/Office Upper Floors) for the subject property (Section 3, Page 87). The plan noted that the village should utilize existing commercial structures along North Main for artist galleries and studios, with new construction that might include live/work units where artists could display their works in the bottom floor studios while residing upstairs (Section 3, Page 86). The plan further noted that residents saw "the need for increased housing opportunities within their community and designated N. Main Street as a traffic corridor suited for more intense residential development" and that "The development of townhomes or mixed-use with retail or office on the ground floor and residential above with street frontage will create a more dynamic, pedestrian friendly atmosphere" (Section 3, page 91).

PROPOSED ZONING DISTRICT SUMMARY

The subject property currently has base zoning of Mixed Use District (MU-2). The abutting properties in the City of Columbia have base zoning of Mixed Use District (MU-2) to the East and South and Community Activity Center/Corridor District (CAC) to the North and West.

The proposed zoning district is Community Activity Center/Corridor District (CAC) in the North Main Corridor Design Overlay District (OV-NMC).

Mixed-Use District (MU-2)
The purpose of the Mixed-Use (MU-2) District is to provide lands that accommodate medium-density, walkable mixed-use development in a gridded street pattern. Allowed uses include single-family, two-family, townhouse, and multi-family development, as well as a moderate range of neighborhood-serving mixed-use, retail, office, and personal services development.

Community Activity Center/Corridor District (CAC)
The purpose of the Community Activity Center/Corridor (CAC) District is to provide lands that accommodate moderate-density, walkable, and medium-scale mixed-use development, and commercial development that serves multiple neighborhoods. Some auto-oriented uses are allowed, but the design and location of those uses must be compatible with and support pedestrian-oriented development Allowed uses include live/work and multi-family dwellings, mixed-use, offices, recreation/entertainment, cultural facilities, restaurants, and drinking establishments.

North Main Corridor Design Overlay District (OV-NMC)
The purpose of the North Main Corridor Design Overlay (OV-NMC) District is to support the transition of the North Main Corridor to a pedestrian-oriented, mixed-use corridor that is compatible with surrounding residential development. District standards and guidelines promote transition from a low-intensity commercial development pattern to a walkable, mixed-use corridor that supports multiple modes of travel.

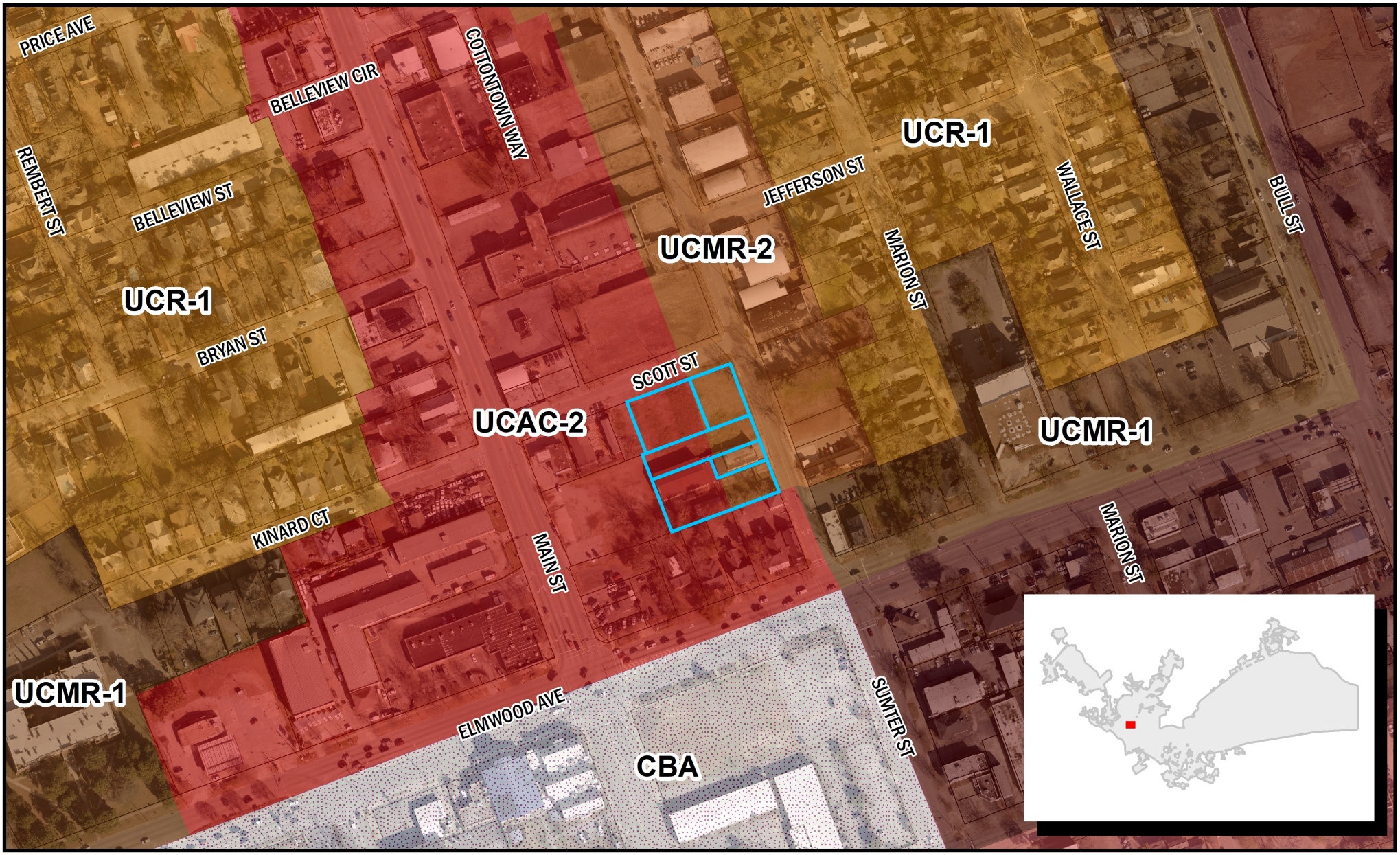
STAFF RECOMMENDATION

Staff finds that the proposed zoning is consistent with the future land use classifications in the Columbia Compass plan and with the recommendations in the *Master Plan for the Villages of North Columbia*. Staff finds that a recommendation to approve is appropriate.



Future Land Use Map

1214 and 1222 Scott St and 2121, 2119, and 2109 Sumter St
TMS# 09016-12-18, -19, -04, -05, -06;
Current FLU: UCAC-2 and UCMR-2, Proposed FLU: UCAC-2



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 9/12/2022

We Are Columbia

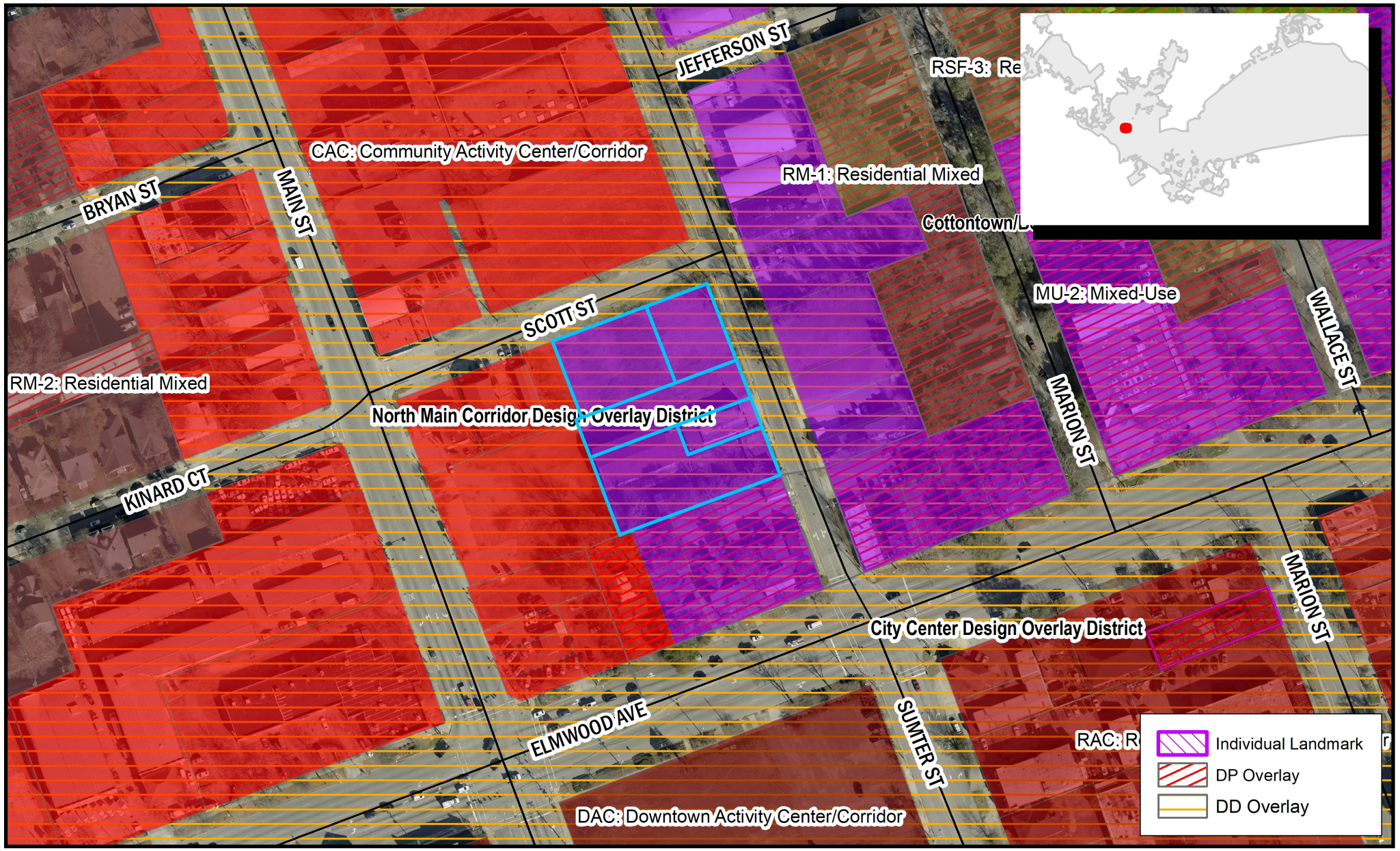
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*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Zoning Map

1214 and 1222 Scott St. and 2121, 2119, and 2109 Sumter St
TMS# 09016-12-18, -19, -04, -05, -06;
Current Zoning: MU-2, OV-NMC, Proposed Zoning: CAC, OV-NMC



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 9/12/2022

We Are Columbia

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

Existing Future Land Use Classification

Development Types

URBAN CORE MIXED RESIDENTIAL TYPE 2 (UCMR-2)

Urban Core Mixed Residential Type 2 neighborhoods are appropriate in the central city, inner ring areas, and a couple of blocks off of major corridors throughout Columbia. This development type may represent existing and historic neighborhoods, and is a development form appropriate for medium to large scale redevelopment or infill sites. Traditional and contemporary architectural styles have a place in Urban Core Mixed Residential Type 2 neighborhoods, but scale is always important. Urban Core Mixed Residential Type 2 neighborhoods have smaller-scale residential buildings, with single-family homes being a dominant use. Urban Core Mixed Residential Type 2 will usually transition from Urban Core Mixed Residential Type 1 to Urban Core Residential as development moves further from main arterials and activity centers.



UCMR-2 BUILDING TYPES/LAND USES

PRIMARY TYPES

- Single-family Detached
- Single-family Attached
- Two-family
- Three-family

SECONDARY TYPES

- Multi-family Small

TERTIARY TYPES

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

See matrix for appropriate park/open space types.

Development Types

UCMR-2 DEVELOPMENT PATTERN/CONTEXT

- Streets and rights-of-way are wide and typically straight with wide sidewalks and tree lawns found on both sides of the street (preferred). An interconnected network of streets and small blocks, typically in a rectilinear or grid pattern, form walkable, pedestrian-oriented neighborhoods with sidewalks and on-street parking.
- Blocks are square or rectangular and are commonly smaller than the blocks in the urban core. Alleyways are not common but can be used in redevelopment or infill.
- The subdivision of lots is regular within a block with small, equally sized parcels, typically meeting mid-block. Multiple smaller lots are consolidated to accommodate larger buildings. Deeper lots are typically found along major roads.
- Buildings are set back from the street by small to medium front yards with front doors or entrances located on the main facade. Front yard setbacks are typically consistent along a block. Exceptions are for larger buildings like schools that occupy the majority of the block.
- Individual lots may have only one narrow side yard and have a zero lot line setback from the front or side property lines.
- Building types may be mixed on a block but setbacks are typically consistent and the scale of adjacent buildings is similar.
- Many lots have dedicated driveways and/or parking areas, such as surface parking, driveways, or detached garages, located in the interior of the block. On-street parking is also common.

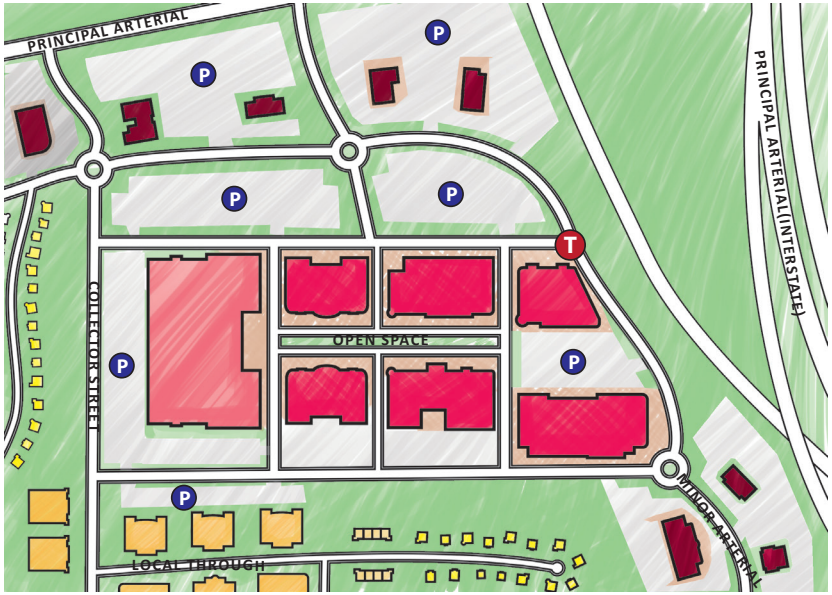


- Open spaces in the form of neighborhood parks, linear parks, and greens are important open space elements in a more densely developed neighborhood.
- Architectural detailing is human scale, shares many characteristics and proportions with single-family architecture, including frequent windows, front entrances, porches, stoops, and/or balconies. The majority of buildings are two to three stories.

Development Types

URBAN EDGE REGIONAL ACTIVITY CENTER (UEAC-2)

Urban Edge Regional Activity Centers are large to extra-large scale, mixed-use activity centers with region-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 within up to a 20-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 of larger commercial sites. They are typically found at major intersections of major corridors and may occupy all quadrants of the intersection.



UEAC-2 BUILDING TYPES/LAND USES

PRIMARY TYPES

- Multi-family Mixed-use Small & Medium
- Business/Employment Small to Extra Large (incl. High-rise)

SECONDARY TYPES

- Multi-family Small to High-rise
- Civic/Institutional Small to Large
- Parking Structures

TERTIARY TYPES

- Single-family Attached
- Cemeteries & Mausoleums
- Parking Lots

See matrix for appropriate park/open space types.

Development Types

UEAC-2 DEVELOPMENT PATTERN/CONTEXT

- Internal street networks may be laid out in a grid to create various block sizes and shapes, but typically do not continue the urban street grid. Ingress and egress to the primary road network may be managed by collector drives. Wide sidewalks on both sides of the street are common.
- Blocks vary in size based on tenant mix; subdivision beyond blocks may be non-existent.
- Buildings may be street-oriented or face a parking lot within a development. Buildings often have a larger footprint and are stand-alone single-use structures or are organized in a shopping center configuration.
- Buildings range from small to extra large scale footprint and are typically between one to six stories.
- Design of centers is auto-oriented, but should fully accommodate pedestrians and cyclists as well as automobiles, with sidewalks or other pedestrian connections established between developments.
- Transit facilities should be located near or within these activity centers.
- Depending on the density of uses within a Regional Activity Center, parking for businesses should be accommodated in inner block surface parking or in parking structures and on-street parking. Parking for residential uses should be accommodated in attached parking structures, inner block surface lots, on streets, and in individual rear-loaded garages.
- Regional Activity Centers typically contain multiple developments along an arterial or collector road, and surrounding areas may transition into Community or Regional Activity Corridors. Developments will range in size and intensity.



- Plazas, street trees and plantings, greens, neighborhood parks, and outdoor event venues can provide open spaces and outdoor recreation opportunities in Regional Activity Centers. Bike racks, benches, and other pedestrian and cycling amenities are found along sidewalks and in open spaces.
- Open spaces for buffering from adjacent development may be used; however transitions in building scale, use, and orientation, as well as street connectivity, are all preferred methods of connecting developments of different types rather than buffering them from one another.

Existing Zoning District

(d) MU-2: Mixed-Use District

(1) Purpose

The purpose of the Mixed-Use (MU-2) District is to provide lands that accommodate medium-density, walkable mixed-use development in a gridded street pattern.

Allowed uses include single-family, two-family, townhouse, and multi-family development, as well as a moderate range of neighborhood-serving mixed-use, retail, office, and personal services development.







(2) Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

(3) Intensity and Dimensional Standards

	Standard		Townhouse	Single-Family and Two-Family	Multi-Family and Mixed Use	All Other Uses
	Lot Area, min. (sf.)		8,000[1]/1,500[2]	5,000	10,000	5,000
1	Lot Width, min. (ft.)		75[1]/18[2]	50	75	50
2	Lot Depth, min. (ft.)		50			N/A
	Lot Coverage, max. (% of site area)		N/A			
	Density, max. (du/acre)		N/A			
3	Front Yard Setback (ft.)	Min.	15	0		
		Max.	15			N/A
4	Side Yard Setback, min. (ft.)		[3]	5		
5	Rear Yard Setback, min. (ft.)		10			
6	Building Height, max. (ft.)		60			

Notes: ft. = feet sf. = square feet du. = dwelling unit

[1] Applies to the development lot as a whole rather than individual lots under individual units.

[2] Applies to individual lots under individual units.

[3] A minimum of five feet required between end units and side yard and ten feet between end units and any secondary front yard.



(4) Reference to Other Standards			
Sec. 17-5.1	Access, Mobility, and Circulation	Sec. 17-5.8	Fences and Walls
Sec. 17-5.2	Off-Street Parking, Bicycle Parking	0	Exterior Lighting
Sec. 17-5.3	Landscaping	0	Signs
Sec. 17-5.4	Tree Protection	Sec. 17-5.11	Green Building Standards
Sec. 17-5.5	Open Space	Sec. 17-6.2	Minimum Design Standards
Sec. 17-5.6	Neighborhood Compatibility	0	Improvements and Sureties
Sec. 17-5.7	Form and Design Standards	Article 9	Definitions and Rules of Measurement

Proposed Zoning District

(f) CAC: Community Activity Center/Corridor District

(1) Purpose

The purpose of the Community Activity Center/Corridor (CAC) District is to provide lands that accommodate moderate-density, walkable, and medium-scale mixed-use development, and commercial development that serves multiple neighborhoods. Some auto-oriented uses are allowed, but the design and location of those uses must be compatible with and support pedestrian-oriented development

Allowed uses include live/work and multi-family dwellings, mixed-use, offices, recreation/entertainment, cultural facilities, restaurants, and drinking establishments.







(2) Use Standards

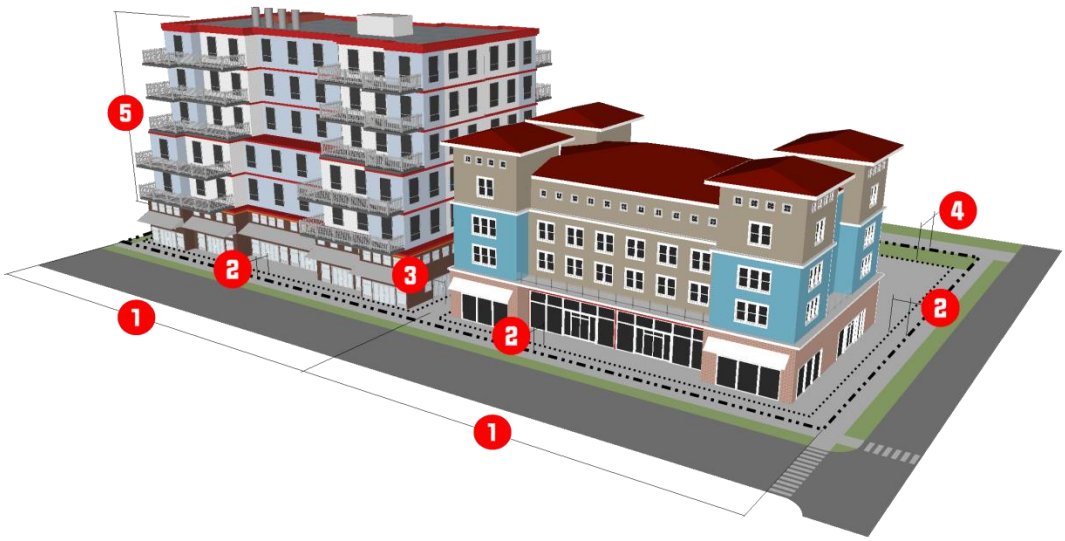
Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

(3) Intensity and Dimensional Standards

	Standard		Multi-family and Mixed-Use	All Other Uses
	Lot Area, min. (sf.)		10,000	5,000
1	Lot Width, min. (ft.)		75	50
	Lot Coverage, max. (% of site area)		N/A	
	Density, max. (du/acre)		N/A	
2	Front Yard Setback, (ft.)	Min.	5 [1]	
		Max.	15 [1]	
3	Side Yard Setback, min. (ft.)		0 to 5	
4	Rear Yard Setback, min. (ft.)		20	
5	Building Height, max. (ft.)		75	

Notes: ft. = feet sf. = square feet du. = dwelling unit

[1] In lieu of this standard, the Zoning Administrator may approve a front yard setback that is within 90 percent and 110 percent of the average front yard setback for properties on the same block face, if more than 50 percent of the lots on the block face have buildings.



(1) Reference to Other Standards			
Sec. 17-5.1	Access, Mobility, and Circulation	Sec. 17-5.8	Fences and Walls
Sec. 17-5.2	Off-Street Parking, Bicycle Parking	0	Exterior Lighting
Sec. 17-5.3	Landscaping	0	Signs
Sec. 17-5.4	Tree Protection	Sec. 17-5.11	Green Building Standards
Sec. 17-5.5	Open Space	Sec. 17-6.2	Minimum Design Standards
Sec. 17-5.6	Neighborhood Compatibility	0	Improvements and Sureties
Sec. 17-5.7	Form and Design Standards	Article 9	Definitions and Rules of Measurement

ORDINANCE NO.: 2022-111

Amending the Official Zoning Map to modify the zoning for 1214 and 1222 Scott Street and 2121, 2119 and 2109 Sumter Street, Richland County TMS #09016-12-18, TMS #09016-12-19, TMS #09016-12-04, TMS #09016-12-05 and TMS #09016-12-06

WHEREAS, an application has been made to amend the Official Zoning Map of the City of Columbia, S.C. to modify the zoning for 1214 and 1222 Scott Street and 2121, 2119 and 2109 Sumter Street, Richland County TMS# 09016-12-18, TMS #09016-12-19, TMS #09016-12-04, TMS #09016-12-05 and TMS #09016-12-06; and,

WHEREAS, City Council adopted *Columbia Compass: Envision 2036* as the City of Columbia Comprehensive Plan by Ordinance No.: 2020-028 along with all the maps and policies contained therein, and amended from time to time, in accordance with the South Carolina Comprehensive Planning Act of 1994 (§6-29 of the SC Code); and,

WHEREAS, the City of Columbia has adopted the Unified Development Ordinance (UDO) by Ordinance No.: 2019-013 and Official Zoning Map of the City of Columbia, S.C. by Ordinance No.: 2021-001, both amended from time to time, in accordance with the authority in Title VI of the SC Code; and

WHEREAS, the City of Columbia Planning Commission has reviewed the application and made a recommendation to City Council regarding the application in accordance with §17-2.5(c)(3)(f) of the UDO; and

WHEREAS, the Columbia City Council has held a public hearing in accordance with §17-2.4(f) of the UDO and §6-29-760 of the SC Code; and

WHEREAS, the Columbia City Council has determined that the proposed rezoning meets one or more of the criteria set forth by §17-2.5(c)(4), Zoning Map Amendment Decision Standards, of the UDO; NOW THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia this __ day of _____, 2022, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.
2. The property identified as 1214 and 1222 Scott Street and 2121, 2119 and 2109 Sumter Street and TMS #09016-12-18, TMS #09016-12-19, TMS #09016-12-04, TMS #09016-12-05 and TMS #09016-12-06, and as shown in Attachment A, is hereby rezoned from Mixed Use District (MU-2) in the North Main Corridor Design Overlay District (OV-NMC) to Community Activity Center/Corridor District (CAC) in the North Main Corridor Design Overlay District (OV-NMC). The Official Zoning Map of the City of Columbia, S.C. is hereby amended to conform to this change.

LEGAL DEPARTMENT DRAFT

Requested by:

Assistant City Manager Gentry

Approved by:

City Manager

Approved as to form:

Deputy City Attorney

Introduced:
Final Reading:

Mayor

ATTEST:

City Clerk

LEGAL DEPARTMENT DRAFT

We Are Columbia

MEETING DATE: **February 7, 2023**

DEPARTMENT: **Planning and Development Services**

FROM: ***Krista Hampton, Director***

SUBJECT: **ZONING MAP AMENDMENT for 621 Amherst Avenue, TMS# 13804-15-08**

FUNDING SOURCE & ORIGINAL BUDGET:

CLEAN WATER 2020?: **No**

PURPOSE:

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)

ATTACHMENTS:

- **#a:** ZMA-2022-0017_Amherst621_ZPH (PDF)
- #b: 2023-009 - Zoning Map Amendment to Rezone 621 Amherst Avenue (PDF)

CITY COUNCIL

February 7, 2023 at 4:00pm
City Hall, 3rd floor Council Chambers, 1737 Main Street, Columbia, SC 29201

Zoning Map Amendment Case Summary
621 Amherst Avenue, 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)

ZPH, 1st Reading: 02/07/2023; Pending

2nd Reading: 02/21/2023; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 0.25 acres
Current Use: Unoccupiable/business
Proposed Use: Neighborhood Activity Center
Land Use Classification: Urban Core Residential Small Lot (UCR-1)
Current Zoning: Residential Two-Family District (RD) in the Shandon Community Character Protection Overlay District (OV-CCP)
Proposed Zoning: Neighborhood Center/Corridor District (NAC)

PLANS, POLICIES, AND LAND USE

Comprehensive Plan Land Use Classification

The future land use classification for the subject property is Urban Core Residential Small Lot (UCR-1) in the *Columbia Compass: Envision 2036* Future Land Use Map, as shown in the enclosed map.

Urban Core Residential Small Lot neighborhoods are common just outside the urban center; most were subdivided before 1950 and many continue the grid or street network from the original planned portion of the City. This development type may represent existing neighborhoods and is 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
- Civic/Institutional Small
- Business/Employment Small (excl. Flex)
- 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 recently adopted by the City of Columbia or Richland County.

PROPOSED ZONING DISTRICT SUMMARY

The subject property currently has base zoning of Residential Two-Family District (RD). The abutting properties in the City of Columbia have base zoning of Neighborhood Center/Corridor (NAC) to the North and West, Community Activity Center/Corridor and Residential Single Family-Small Lot District (RSF-3) to the East, and Residential Two-Family District (RD) to the South and West. The property is also currently in the Shandon Community Character Protection Overlay District (OV-CCP).

The proposed zoning district is Neighborhood Center/Corridor District (NAC).

Residential Two-Family District (RD)

The purpose of the Residential Two-Family (RD) District is to provide lands that accommodate a mix of single-family dwellings and two-family dwellings at moderate densities. The district also accommodates parks and recreation centers, government offices, and minor utility facilities. District regulations discourage development that substantially interferes with the quiet residential nature of the district.

Community Character Protection Overlay District (OV-CCP)

The Community Character Protection Overlay (OV-CCP) District is intended to minimize the possibility that construction activity within a residential community would drastically negatively affect the existing character of that community.

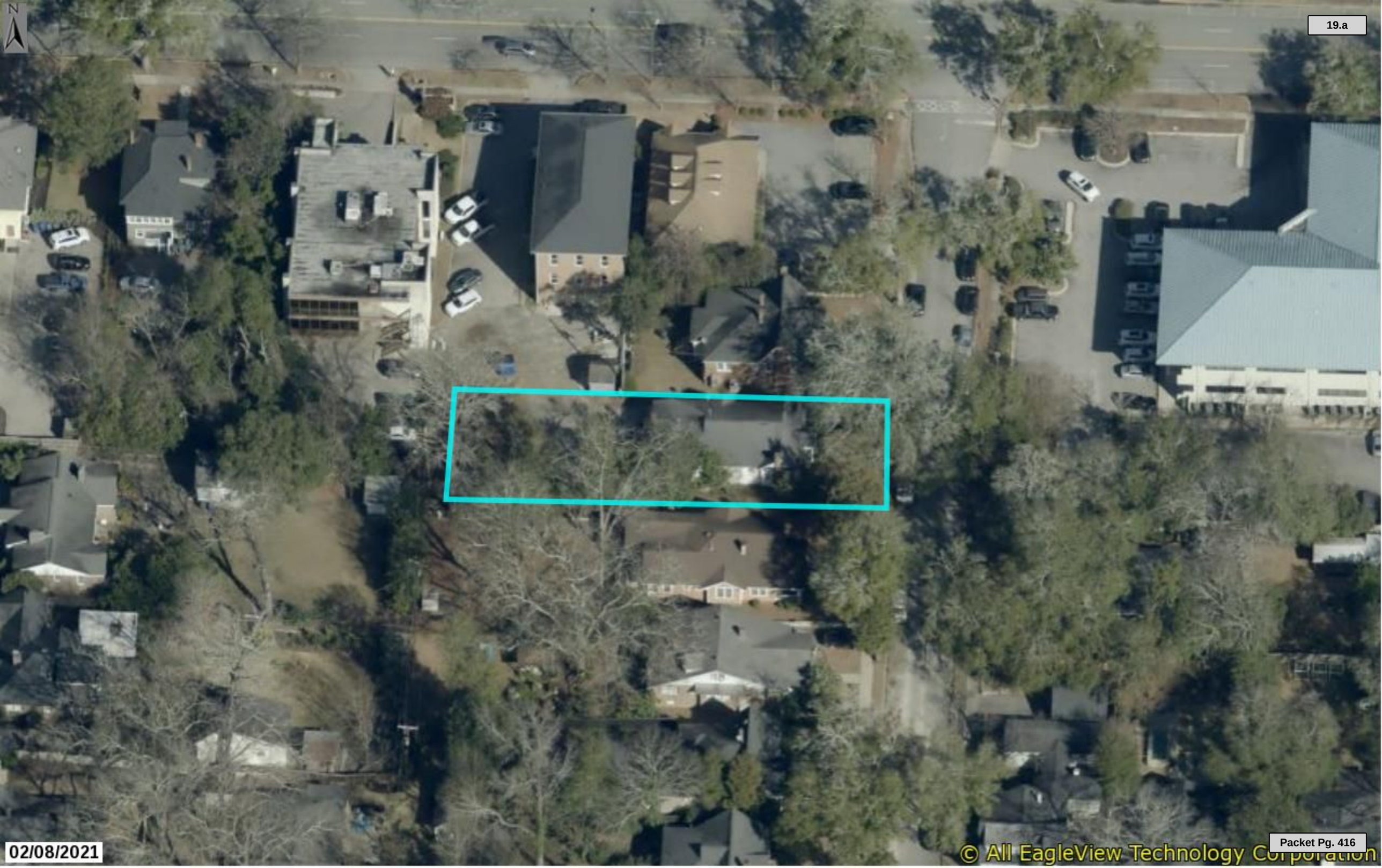
The OV-CCP designation and the associated measures for community character protection are not intended to be utilized as a stand-alone zoning district classification, but as a set of regulations which are overlaid and supplemental to the regulations of the existing zoning district.

Neighborhood Activity Center/Corridor District (NAC)

The purpose of the Neighborhood Activity Center/Corridor (NAC) District is to provide lands that accommodate moderate-density, walkable, neighborhood-scale mixed-use development with neighborhood-serving commercial development within the City's urban neighborhoods. The district is intended to be applied to portions of a city block, consisting of storefronts with limited on-site parking. Uses are intended to be neighborhood-serving and capture some through-traffic, though auto-oriented uses and design are discouraged. Allowed uses include live/work and multi-family dwellings, mixed-use, offices, personal services uses, and community service uses.

STAFF RECOMMENDATION

Staff finds that the proposed zoning is consistent with the future land use classification in *Columbia Compass: Envision 2036* and with the surrounding context and finds that a recommendation to approve is appropriate.

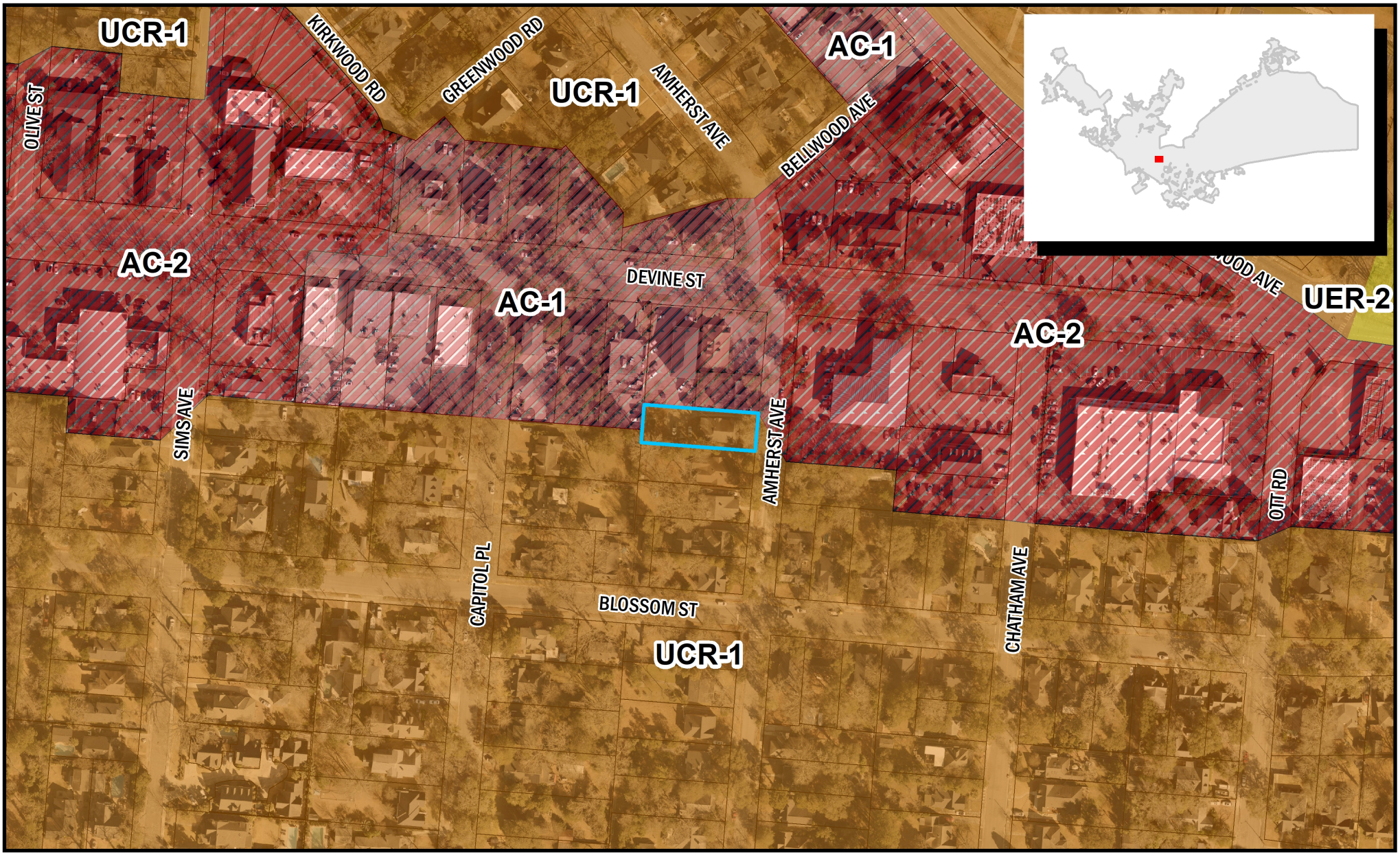


02/08/2021

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Future Land Use Map

621 Amherst Avenue, TMS# 138
Current FLU: UCR-1



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 10/13/2022

We Are Columbia

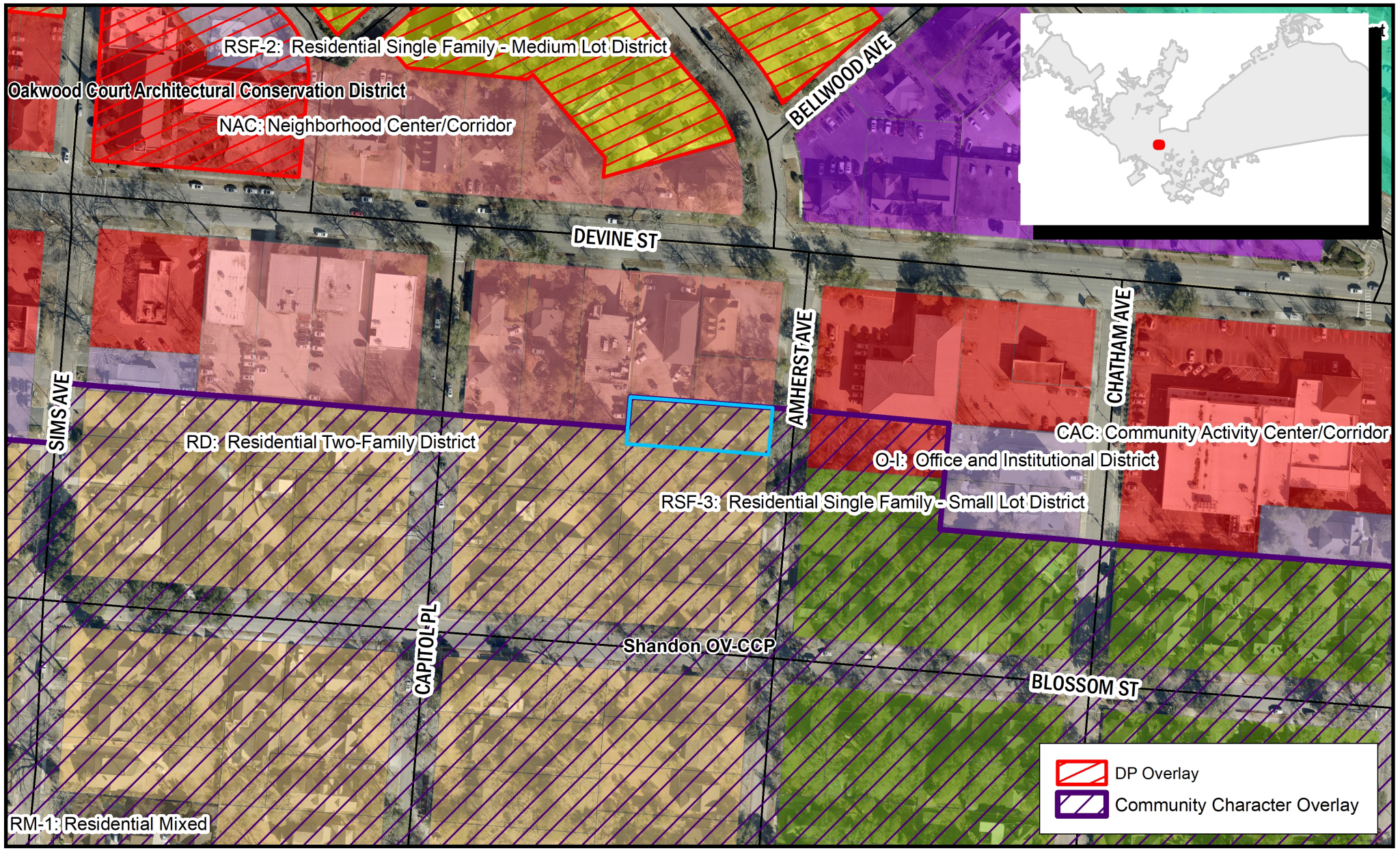
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*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Zoning Map

621 Amherst Avenue, TMS# 13804-15-08,
Current Zoning: RD, OV-CCP, Proposed Zoning: NAC



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 10/13/2022

We Are Columbia

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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Existing Future Land Use Classification

Development Types

URBAN CORE RESIDENTIAL SMALL LOT (UCR-1)

Urban Core Residential Small Lot neighborhoods are common just outside the urban center; most were subdivided before 1950 and many continue the grid or street network from the original planned portion of the City. This development type may represent existing neighborhoods and is 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.



UCR-1 BUILDING TYPES/LAND USES

PRIMARY TYPES

- Single-family Detached

SECONDARY TYPES

- Single-family Attached
- Two-family
- Three-family

TERTIARY TYPES

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

See matrix for appropriate park/open space types.

Development Types

UCR-1 DEVELOPMENT PATTERN/CONTEXT

- Streets and rights-of-way are wide and typically straight; they include sidewalks and tree lawns, preferably lining both sides of the street. Local streets may be narrower than the principal and minor arterial roads.
- Transit may be found along principal and minor arterials or in adjacent activity corridors or centers.
- Blocks are square or rectangular and are commonly smaller than the blocks in the urban center. Alleyways are not common but can be used in redevelopment or infill to increase accessibility.
- The subdivision of blocks is regular and results in equally sized lots that average less than 8,700 square feet. Multiple smaller lots are consolidated to accommodate larger buildings like schools. Deeper lots may be found along major roads.
- Buildings are set back from the street by small to medium front yards with front doors or entrances located on the main façade. Front yard setbacks are typically consistent along a block. Exceptions are for larger buildings like schools that occupy the majority of a block.
- Individual lots may have only one narrow side yard and have a zero lot line setback from front or side property lines, however buildings set in the center of the lot are also common.
- Housing is primarily single family residential, and most buildings are of a similar size, height, and style within a block. Building sizes vary, but most are one to two stories in height with less than 2,000 square feet of livable space per unit.
- Some lots have dedicated parking areas - in driveways, or detached garages located in the interior of the block. On-street parking is also common.



- Open spaces for community gardens or informal passive neighborhood and community scale parks are important open space elements in a more densely developed neighborhood.
- Architecture is vernacular and detailing is human scale with frequent windows, front entrances, porches, stoops, and/or balconies. Neighborhoods display era-specific architectural styles which should be used as a reference for scale and massing for any infill buildings.

Existing Zoning District

(h) RD: Residential Two-Family District

(1) Purpose

The purpose of the Residential Two-Family (RD) District is to provide lands that accommodate a mix of single-family dwellings and two-family dwellings at moderate densities. The district also accommodates parks and recreation centers, government offices, and minor utility facilities. District regulations discourage development that substantially interferes with the quiet residential nature of the district.







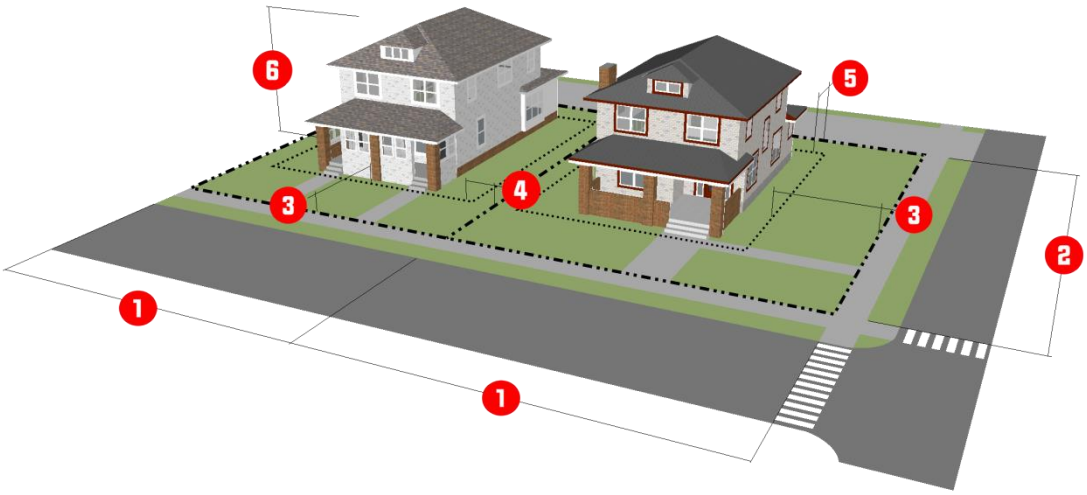
(2) Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

(3) Intensity and Dimensional Standards

Standard	Two-Family	All Other Uses
Lot Area, min. (sf.)	7,500 [1]	5,000
1 Lot Width, min. (ft.)	50	
2 Lot Depth, min. (ft.)	70	
Lot Coverage, max. (% of site area)	50	
Density, max. (du/acre)	8	
3 Front Yard Setback, min. (ft.)	20	
4 Side Yard Setback, min. (ft.)	5	
5 Rear Yard Setback, min. (ft.)	10	
6 Building Height, max. (ft.)	40	

Notes: ft. = feet sf. = square feet du. = dwelling unit
[1] Applies to the development lot as a whole rather than individual lots under individual units.



(4) Reference to Other Standards			
Sec. 17-5.1	Access, Mobility, and Circulation	Sec. 17-5.8	Fences and Walls
Sec. 17-5.2	Off-Street Parking, Bicycle Parking	0	Exterior Lighting
Sec. 17-5.3	Landscaping	0	Signs
Sec. 17-5.4	Tree Protection	Sec. 17-5.11	Green Building Standards
Sec. 17-5.5	Open Space	Sec. 17-6.2	Minimum Design Standards
Sec. 17-5.6	Neighborhood Compatibility	0	Improvements and Sureties
Sec. 17-5.7	Form and Design Standards	Article 9	Definitions and Rules of Measurement

Proposed Zoning District

(e) NAC: Neighborhood Activity Center/Corridor District

(1) Purpose

The purpose of the Neighborhood Activity Center/Corridor (NAC) District is to provide lands that accommodate moderate-density, walkable, neighborhood-scale mixed-use development with neighborhood-serving commercial development within the City's urban neighborhoods. The district is intended to be applied to portions of a city block, consisting of storefronts with limited on-site parking.

Uses are intended to be neighborhood-serving and capture some through-traffic, though auto-oriented uses and design are discouraged. Allowed uses include live/work and multi-family dwellings, mixed-use, offices, personal services uses, and community service uses.







(2) Use Standards

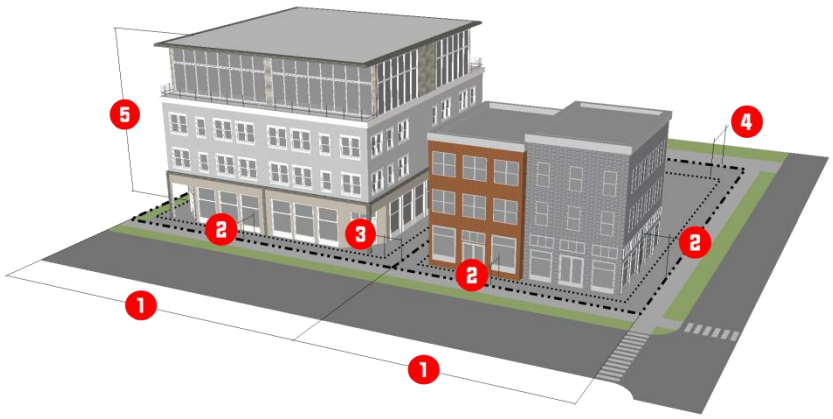
Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

(3) Intensity and Dimensional Standards

	Standard		Multi-family and Mixed-Use	All Other Uses
	Lot Area, min. (sf.)		10,000	5,000
1	Lot Width, min. (ft.)		75	N/A
	Lot Coverage, max. (% of site area)		N/A	
	Density, max. (du/acre)		N/A	
2	Front Yard Setback (ft.)	Min.	5 [1]	
		Max.	15 [1]	
3	Side Yard Setback, min. (ft.)		N/A	
4	Rear Yard Setback, min. (ft.)		15	
5	Building Height, max. (ft.)		50	

Notes: ft. = feet sf. = square feet du. = dwelling unit

[1] In lieu of this standard, the Zoning Administrator may approve a front yard setback that is within 90 percent and 110 percent of the average front yard setback for buildings on the same block face, if more than 50 percent of the lots on the block face have buildings.


5
4
2
3
2
2
1
1

(4) Form and Design Standards

a. Off-street Parking

Along any street frontage, all proposed new or additional accessory parking area shall be located to the rear or side of the development's principal building(s).

b. Sidewalks

Along any street frontage, a sidewalk having a minimum width of six feet shall be provided. A street protective yard (see Sec. 17-5.3(e), Street Protective Yards) having a minimum width of 5 feet shall be located between the street and the sidewalk.

c. Connectivity

1. The internal vehicular, bicycle, and pedestrian circulation systems of development shall be designed to allow vehicular, bicycle, and pedestrian cross-access between the internal system and any internal vehicular, bicycle, and pedestrian circulation systems of existing or allowable future development on adjoining lots.

2. Easements allowing vehicular, bicycle, or pedestrian cross-access between adjoining lots, along with agreements defining maintenance responsibilities of the property owners, shall be recorded with the Register of Deeds.

3. The Zoning Administrator may waive or modify the requirement for cross-access on determining that such cross–access is impractical or infeasible due to police concerns about through traffic routes complicating law enforcement or the presence any of the following at the point(s) where through connections would otherwise be required: topographic conditions, natural features, visual obstructions or parking space locations that create traffic hazards, or the existence of mature or protected landscaping.

(5) Reference to Other Standards

Sec. 17-5.1	Access, Mobility, and Circulation	Sec. 17-5.8	Fences and Walls
Sec. 17-5.2	Off-Street Parking, Bicycle Parking	0	Exterior Lighting
Sec. 17-5.3	Landscaping	0	Signs
Sec. 17-5.4	Tree Protection	Sec. 17-5.11	Green Building Standards
Sec. 17-5.5	Open Space	Sec. 17-6.2	Minimum Design Standards
Sec. 17-5.6	Neighborhood Compatibility	0	Improvements and Sureties

ORDINANCE NO.: 2023-009

Amending the Official Zoning Map to modify the zoning for 621 Amherst Avenue, Richland County TMS# 13804-15-08

WHEREAS, an application has been made to amend the Official Zoning Map of the City of Columbia, S.C. to modify the zoning for 621 Amherst Avenue, Richland County TMS# 13804-15-08; and,

WHEREAS, City Council adopted *Columbia Compass: Envision 2036* as the City of Columbia Comprehensive Plan by Ordinance No.: 2020-028 along with all the maps and policies contained therein, and amended from time to time, in accordance with the South Carolina Comprehensive Planning Act of 1994 (§6-29 of the SC Code); and,

WHEREAS, the City of Columbia has adopted the Unified Development Ordinance (UDO) by Ordinance No.: 2019-013 and Official Zoning Map of the City of Columbia, S.C. by Ordinance No.: 2021-001, both amended from time to time, in accordance with the authority in Title VI of the SC Code; and

WHEREAS, the City of Columbia Planning Commission has reviewed the application and made a recommendation to City Council regarding the application in accordance with §17-2.5(c)(3)(f) of the UDO; and

WHEREAS, the Columbia City Council has held a public hearing in accordance with §17-2.4(f) of the UDO and §6-29-760 of the SC Code; and

WHEREAS, the Columbia City Council has determined that the proposed rezoning meets one or more of the criteria set forth by §17-2.5(c)(4), Zoning Map Amendment Decision Standards, of the UDO; NOW THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia this __ day of _____, 2023, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.
2. The property identified as 621 Amherst Avenue, Richland County TMS# 13804-15-08 and as shown in Attachment A, is hereby rezoned from Residential Two-Family District (RD) in the Shandon Community Character Protection Overlay District (OV-CCP) to Neighborhood Center/Corridor District (NAC). The Official Zoning Map of the City of Columbia, S.C. is hereby amended to conform to this change.

Requested by:

Assistant City Manager Gentry

_____
Mayor

Approved by:

_____
City Manager

Approved as to form:

_____
City Attorney

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

LEGAL DEPARTMENT DRAFT

Last revised: 12/15/2022
22015063

We Are Columbia

MEETING DATE: **February 7, 2023**

DEPARTMENT: **Planning and Development Services**

FROM: ***Krista Hampton, Director***

SUBJECT: **ZONING MAP AMENDMENT for 200 Mulberry Lane, TMS# 08913-06-04**

FUNDING SOURCE & ORIGINAL BUDGET:

CLEAN WATER 2020?: **No**

PURPOSE:

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)

ATTACHMENTS:

- **#a:** ZMA-2022-0018_Mulberry200_ZPH (PDF)
- #b: 2023-008 - Zoning Map Amendment to Rezone 200 Mulberry Lane (PDF)

CITY COUNCIL

February 7, 2023 at 4:00pm
City Hall, 3rd floor Council Chambers, 1737 Main Street, Columbia, SC 29201

Zoning Map Amendment Case Summary
200 Mulberry Lane, 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)

ZPH, 1st Reading: 02/07/2023; Pending

2nd Reading: 02/21/2023; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 0.18 acres
Current Use: Empty Lot
Proposed Use: Duplex
Land Use Classification: Urban Core Mixed Residential- 3 (UCMR-3)
Current Zoning: Residential Single Family-Small Lot District (RSF-3) in the Whaley Street Historic Protection Area (OV-HP)
Proposed Zoning: Residential Mixed District (RM-2) in the Whaley Street Historic Protection Area (OV-HP)

PLANS, POLICIES, AND LAND USE

Comprehensive Plan Land Use Classification

The future land use classification for the subject property is Urban Core Mixed Residential Type 3 (UCMR-3) in the *Columbia Compass: Envision 2036* Future Land Use Map.

Urban Core Mixed Residential Type 3 neighborhoods are appropriate in the central city, inner ring areas, and a couple of blocks off of major corridors throughout Columbia. This development type may represent existing and historic neighborhoods, and is a development form appropriate for small to medium scale redevelopment or infill sites. Traditional and contemporary architectural styles have a place in Urban Core Mixed Residential Type 3 neighborhoods, but scale is always important. Urban Core Mixed Residential Type 3 neighborhoods have smaller-scale residential buildings, with single-family homes being a dominant use, as well as appropriately-scaled mixed-use and neighborhood service amenities. The development of appropriately-scaled commercial uses should be

limited to neighborhood corridors. Urban Core Mixed Residential Type 3 neighborhoods generally decrease in intensity as development moves further from main arterials and activity centers.

Primary Types

- Single-family Detached
- Single-family Attached
- Two-family

Secondary Types

- Three-family
- Multi-family Small

Tertiary Types

- Multi-family Medium
- Multi-family Mixed-use Small
- Civic/Institutional Small
- Business/Employment Small (excl. Flex)
- Cemeteries & Mausoleums
- Parking Lots

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

The subject property is located within the study area of the *Capital City Mill District Area & Corridor Plan* (2017) adopted by the City of Columbia and Richland County. The property falls within the Whaley neighborhood sub area (page 13-14), and the plan proposed a future land use classification of Urban Core Mixed Residential Type 3 (UCMR-3) for the property. Specific Mill District Characteristics were provided related to each recommended future land use classification, and for UCMR-3, these were: "mill vernacular architecture; predominantly single-family; tertiary commercial uses should be limited to corridors with appropriate scale (Olympia Avenue + Whaley Street)" (page 32). No specific multi-modal transportation improvements were recommended adjacent to the subject property, though recommendations were made for bike facilities on Whaley Street.

PROPOSED ZONING DISTRICT SUMMARY

The subject property currently has base zoning of Residential Single Family-Small Lot District (RSF-3). The abutting properties in the City of Columbia have base zoning of Residential Single Family- Small Lot District (RSF-3) to the North and West, Residential Mixed District (RM-2) to the South, and Employment Campus District (EC) to the East. This property is in the Whaley Street Historic Protection Area (OV-HP).

The proposed zoning district is Residential Mixed District (RM-2) in the Whaley Street Historic Protection Area (OV-HP)

Residential Single-Family - Small Lot District (RSF-3)

The purpose of the Residential Single-Family - Small Lot (RSF-3) District is to provide lands that accommodate primarily single-family detached dwellings at moderate densities. The district also accommodates parks and recreation centers, government offices, and minor utility facilities. District regulations discourage development that substantially interferes with the quiet residential nature of the district.

Residential Mixed District (RM-2)

The purpose of the Residential Mixed (RM-2) District is to provide lands that accommodate moderate-density mixed residential development that allows single-family, two-family, townhouse, and medium-scale multi-family dwellings. The street network is gridded and buildings are located close to, and oriented toward, the street.

Historic Preservation Overlay District (OV-HP)

The purpose of the Historic Preservation Overlay (OV-HP) District is to encourage new development and redevelopment

that is consistent with the character of original or historic development in the historic districts and sites. District standards and guidelines are intended to prevent destruction of historic structures and ensure new uses, building design, and site features are compatible with the character of historic districts and sites.

STAFF RECOMMENDATION

Staff finds that the proposed zoning is consistent with the future land use classification in *Columbia Compass: Envision 2036* and recommends approval of the request.

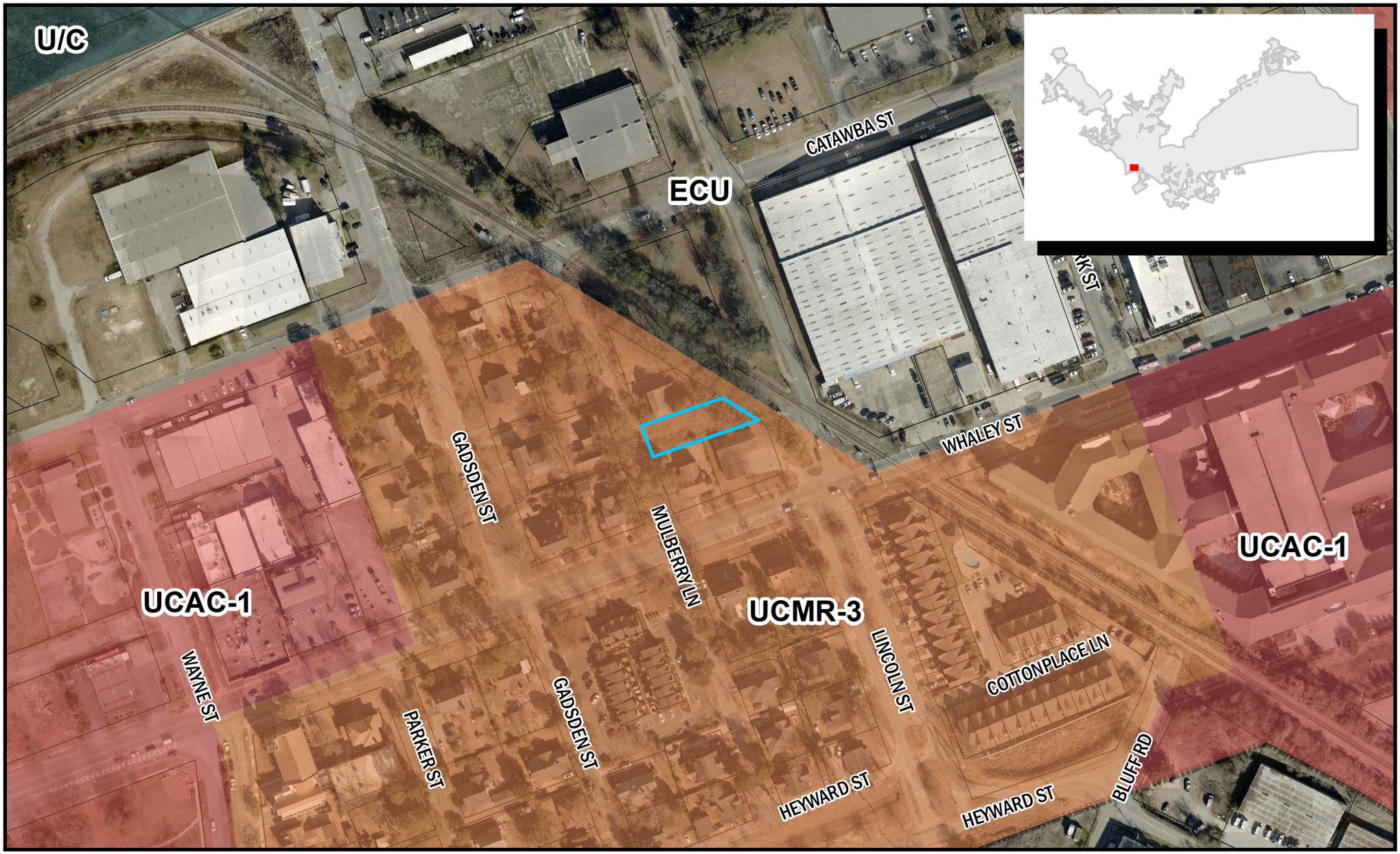


02/04/2021

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Future Land Use Map

200 Mulberry Lane, TMS# 089
Current FLU: UCMR-3



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 11/3/2022

We Are Columbia

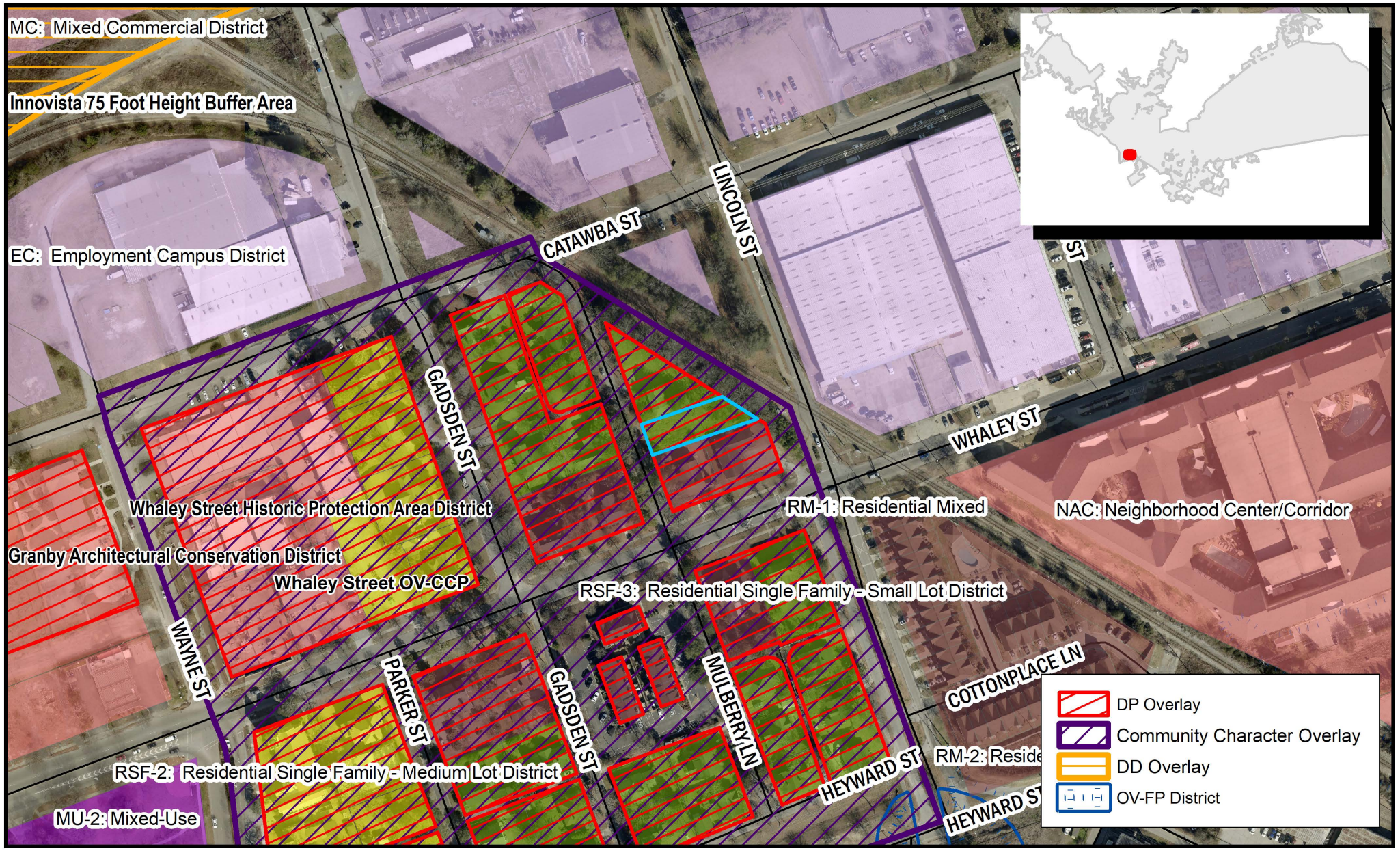
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CITY OF COLUMBIA PLANNING DEPARTMENT
THIS MAP IS THE PRODUCT OF COMPILATION, OR WAS PRODUCED BY OTHERS. IT IS FOR INFORMATION ONLY AND THE CITY OF COLUMBIA MAKES NO REPRESENTATIONS AS TO ITS ACCURACY OR USE WITHOUT FIELD VERIFICATION IS A

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

Zoning Map

200 Mulberry Lane, TMS# 08913-06-04;
Current Zoning: RSF-3, OV-HP, Proposed Zoning: RM-2, OV-HP



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 11/3/2022

We Are Columbia

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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

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Existing Future Land Use Classification

Development Types

URBAN CORE MIXED RESIDENTIAL TYPE 3 (UCMR-3)

Urban Core Mixed Residential Type 3 neighborhoods are appropriate in the central city, inner ring areas, and a couple of blocks off of major corridors throughout Columbia. This development type may represent existing and historic neighborhoods, and is a development form appropriate for small to medium scale redevelopment or infill sites. Traditional and contemporary architectural styles have a place in Urban Core Mixed Residential Type 3 neighborhoods, but scale is always important. Urban Core Mixed Residential Type 3 neighborhoods have smaller-scale residential buildings, with single-family homes being a dominant use, as well as appropriately-scaled mixed-use and neighborhood service amenities. The development of appropriately-scaled commercial uses should be limited to neighborhood corridors. Urban Core Mixed Residential Type 3 neighborhoods generally decrease in intensity as development moves further from main arterials and activity centers.



UCMR-3 BUILDING TYPES/LAND USES

PRIMARY TYPES

- Single-family Detached
- Single-family Attached
- Two-family

SECONDARY TYPES

- Three-family
- Multi-family Small

TERTIARY TYPES

- Multi-family Medium
- Multi-family Mixed-use Small
- Civic/Institutional Small
- Business/Employment Small (excl. Flex)
- Cemeteries & Mausoleums
- Parking Lots

See matrix for appropriate park/open space types.

Development Types

UCMR-3 DEVELOPMENT PATTERN/CONTEXT

- Streets and rights-of-way are wide and typically straight with wide sidewalks and tree lawns found on both sides of the street (preferred). An interconnected network of streets and small blocks, typically in a rectilinear or grid pattern, form walkable, pedestrian-oriented neighborhoods with sidewalks and on-street parking.
- Blocks are square or rectangular and are commonly smaller than the blocks in the urban core. Alleyways are not common but can be used in redevelopment or infill.
- The subdivision of lots is regular within a block with small, equally sized parcels, typically meeting mid-block. Multiple smaller lots are consolidated to accommodate larger buildings. Deeper lots are typically found along major roads.
- Buildings are set back from the street by small to medium front yards with front doors or entrances located on the main façade. Front yard setbacks are typically consistent along a block. Exceptions are for larger buildings like schools that occupy the majority of the block.
- Building types may be mixed on a block but setbacks are typically consistent and the scale of adjacent buildings is similar.
- Many lots have dedicated driveways and/or parking areas, such as surface parking, driveways, or detached garages, located in the interior of the block. On-street parking is also common.



- Open spaces in the form of neighborhood parks, linear parks, and greens are important open space elements in a more densely developed neighborhood.
- Architectural detailing is human scale, shares many characteristics and proportions with single-family architecture, including frequent windows, front entrances, porches, stoops, and/or balconies. The majority of buildings are two to three stories.

Existing Zoning District

(g) RSF-3: Residential Single-Family - Small Lot District

(1) Purpose

The purpose of the Residential Single-Family - Small Lot (RSF-3) District is to provide lands that accommodate primarily single-family detached dwellings at moderate densities. The district also accommodates parks and recreation centers, government offices, and minor utility facilities. District regulations discourage development that substantially interferes with the quiet residential nature of the district.







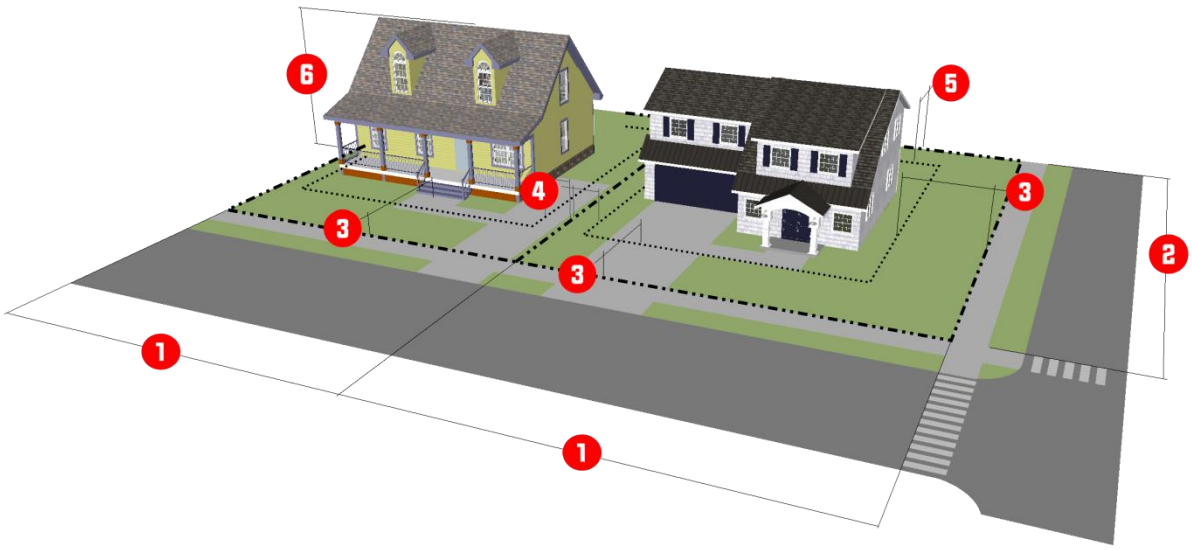
(2) Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

(3) Intensity and Dimensional Standards

	Standard	All Uses
	Lot Area, min. (sf.)	5,000
1	Lot Width, min. (ft.)	50
2	Lot Depth, min. (ft.)	70
	Lot Coverage, max. (% of site area)	40
	Density, max. (du/acre)	N/A
3	Front Yard Setback, min. (ft.)	15
4	Side Yard Setback, min. (ft.)	5
5	Rear Yard Setback, min. (ft.)	10
6	Building Height, max. (ft.)	40

Notes: ft. = feet sf. = square feet du. = dwelling unit



(4) Reference to Other Standards			
Sec. 17-5.1	Access, Mobility, and Circulation	Sec. 17-5.8	Fences and Walls
Sec. 17-5.2	Off-Street Parking, Bicycle Parking	0	Exterior Lighting
Sec. 17-5.3	Landscaping	0	Signs
Sec. 17-5.4	Tree Protection	Sec. 17-5.11	Green Building Standards
Sec. 17-5.5	Open Space	Sec. 17-6.2	Minimum Design Standards
Sec. 17-5.6	Neighborhood Compatibility	0	Improvements and Sureties
Sec. 17-5.7	Form and Design Standards	Article 9	Definitions and Rules of Measurement

Proposed Zoning District

(k) RM-2: Residential Mixed District

(1) Purpose

The purpose of the Residential Mixed (RM-2) District is to provide lands that accommodate moderate-density mixed residential development that allows single-family, two-family, townhouse, and medium-scale multi-family dwellings.

The street network is gridded and buildings are located close to, and oriented toward, the street.







(2) Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

(3) Intensity and Dimensional Standards

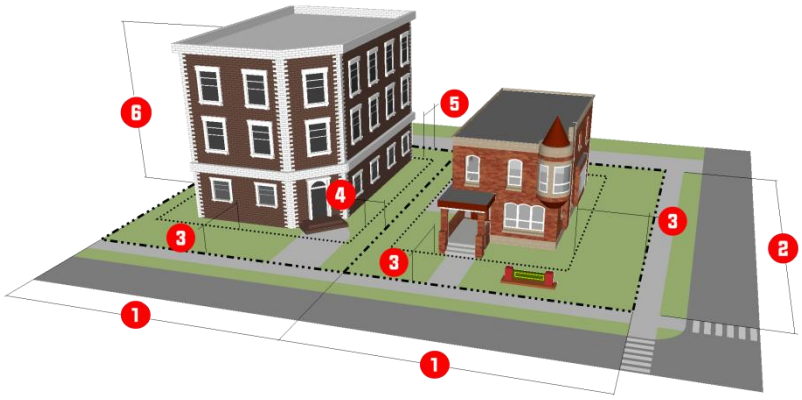
	Standard	Townhouse	All Other Uses
	Lot Area, min. (sf.)	8,000[1]/1,500[2]	3,000
1	Lot Width, min. (ft.)	75[1]/18[2]	40
2	Lot Depth, min. (ft.)	60	60
	Lot Coverage, max. (% of site area)	50	50
	Density, max. (du/acre)	N/A	17.2
3	Front Yard Setback, min. (ft.)	15	15
4	Side Yard Setback, min. (ft.)	[3]	5
5	Rear Yard Setback, min. (ft.)	10	10
6	Building Height, max. (ft.)	50	50

Notes: ft. = feet sf. = square feet du. = dwelling unit

[1] Applies to the development lot as a whole rather than individual lots under individual units.

[2] Applies to individual lots under individual units.

[3] A minimum of five feet required between end units and side yard and ten feet between end units and any secondary front yard.



(4) Reference to Other Standards			
Sec. 17-5.1	Access, Mobility, and Circulation	Sec. 17-5.8	Fences and Walls
Sec. 17-5.2	Off-Street Parking, Bicycle Parking	0	Exterior Lighting
Sec. 17-5.3	Landscaping	0	Signs
Sec. 17-5.4	Tree Protection	Sec. 17-5.11	Green Building Standards
Sec. 17-5.5	Open Space	Sec. 17-6.2	Minimum Design Standards
Sec. 17-5.6	Neighborhood Compatibility	0	Improvements and Sureties
Sec. 17-5.7	Form and Design Standards	Article 9	Definitions and Rules of Measurement

ORDINANCE NO.: 2023-008

Amending the Official Zoning Map to modify the zoning for 200 Mulberry Lane, Richland County TMS# 08913-06-04

WHEREAS, an application has been made to amend the Official Zoning Map of the City of Columbia, S.C. to modify the zoning for 200 Mulberry Lane, Richland County TMS# 08913-06-04; and,

WHEREAS, City Council adopted *Columbia Compass: Envision 2036* as the City of Columbia Comprehensive Plan by Ordinance No.: 2020-028 along with all the maps and policies contained therein, and amended from time to time, in accordance with the South Carolina Comprehensive Planning Act of 1994 (§6-29 of the SC Code); and,

WHEREAS, the City of Columbia has adopted the Unified Development Ordinance (UDO) by Ordinance No.: 2019-013 and Official Zoning Map of the City of Columbia, S.C. by Ordinance No.: 2021-001, both amended from time to time, in accordance with the authority in Title VI of the SC Code; and

WHEREAS, the City of Columbia Planning Commission has reviewed the application and made a recommendation to City Council regarding the application in accordance with §17-2.5(c)(3)(f) of the UDO; and

WHEREAS, the Columbia City Council has held a public hearing in accordance with §17-2.4(f) of the UDO and §6-29-760 of the SC Code; and

WHEREAS, the Columbia City Council has determined that the proposed rezoning meets one or more of the criteria set forth by §17-2.5(c)(4), Zoning Map Amendment Decision Standards, of the UDO; NOW THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia this __ day of _____, 2022, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.
2. The property identified as 200 Mulberry Lane, Richland County TMS# 08913-06-04 and as shown in Attachment A, is hereby rezoned 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). The Official Zoning Map of the City of Columbia, S.C. is hereby amended to conform to this change.

Requested by:

Assistant City Manager Gentry

Approved by:

_____
City Manager

Approved as to form:

_____
Deputy City Attorney

_____
Mayor

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

LEGAL DEPARTMENT DRAFT

We Are Columbia

MEETING DATE: **February 7, 2023**

DEPARTMENT: **Planning and Development Services**

FROM: ***Krista Hampton, Director***

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

FUNDING SOURCE & ORIGINAL BUDGET:

CLEAN WATER 2020?: **No**

PURPOSE:

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)

ATTACHMENTS:

- **#a:** ZMA-2022-0013_True951_919_ZPH (PDF)
- #b: 2023-011 - Zoning Map Amendment to Rezone 951 and 919 True Street (PDF)
- #c: 951_True_St_Zoning (PDF)

CITY COUNCIL

February 7, 2023 at 4:00pm
City Hall, 3rd floor Council Chambers, 1737 Main Street, Columbia, SC 29201

Zoning Map Amendment Case Summary
951 and 919 True Street, 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)

ZPH, 1st Reading: 02/07/2023; Pending

2nd Reading: 02/21/2023; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 3.18 acres
Current Use: Contractor Office, General Office
Proposed Use: Contractor Office, General Office, and Self-Service Storage
Land Use Classification: Urban Edge Residential Small Lot (UER-1)
Current Zoning: Mixed Use District (MU-1)
Proposed Zoning: General Commercial District (GC)

PLANS, POLICIES, AND LAND USE

Comprehensive Plan Land Use Classification

The future land use classification for the subject property is Urban Edge Residential Small Lot (UER-1) in the *Columbia Compass: Envision 2036* Future Land Use Map.

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
- Civic/Institutional Small
- Business/Employment Small (excl. Flex)
- 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 recently adopted by the City of Columbia or Richland County.

PROPOSED ZONING DISTRICT SUMMARY

The subject property currently has base zoning of Mixed Use District (MU-1). The abutting properties in the City of Columbia have base zoning of Mixed Use District (MU-1) to the North and West and Residential Mixed District (RM-2) to the East and South.

The proposed zoning district is General Commercial District (GC).

Mixed-Use District (MU-1)

The purpose of the Mixed-Use (MU-1) District is to provide lands that accommodate low-density, walkable, mixed-use development in a gridded street pattern with varied lot sizes. Allowed uses include single-family, two-family, townhouse, and multi-family dwellings, as well as neighborhood-serving, small-scale mixed-use retail, office, personal services, and institutional development.

General Commercial District (GC)

The purpose of the General Commercial (GC) District is to provide lands that accommodate a broad range of nonresidential uses characterized primarily by retail, office, and service establishments. Development is primarily auto-oriented, serving isolated commercial areas outside of the activity centers. Allowed uses include personal services, retail sales, recreation/entertainment, commercial services, eating and drinking establishments, visitor accommodation, and vehicle sales and services.

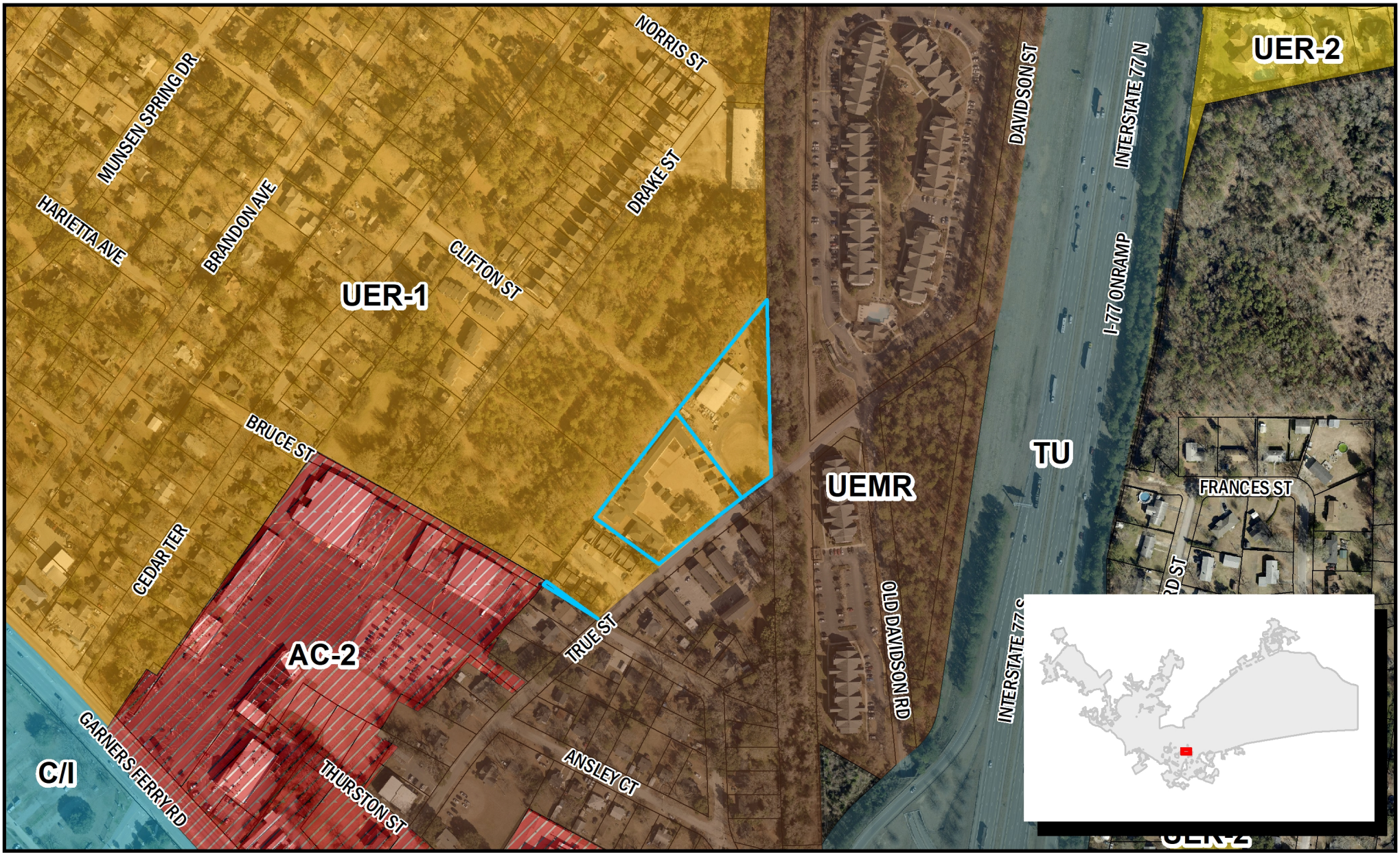
STAFF RECOMMENDATION

City Council sponsored request.



Future Land Use Map

951 and 919 True Street, TMS# 16408-01-0
Current FLU: UER-1



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 8/15/2022

We Are Columbia

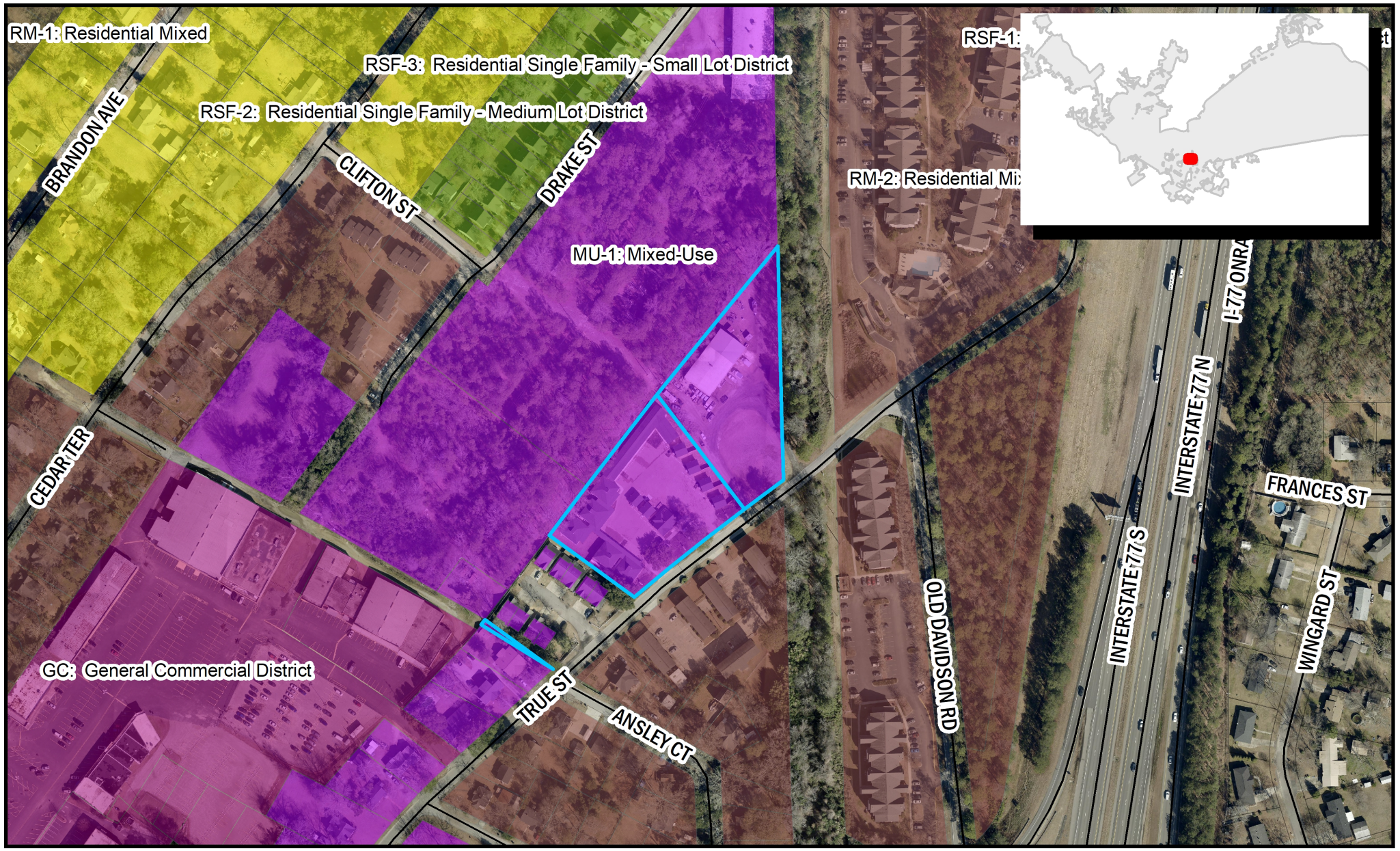
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CITY OF COLUMBIA PLANNING DEPARTMENT
THIS MAP IS THE PRODUCT OF COMPILATION, OR WAS PRODUCED BY OTHERS. IT IS FOR INFORMATION ONLY AND THE CITY OF COLUMBIA MAKES NO REPRESENTATIONS AS TO ITS ACCURACY OR USE WITHOUT FIELD VERIFICATION IS A

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

Zoning Map

951 and 919 True Street, TMS# 16408-0
Current Zoning: MU-1, Proposed Zoning: GC



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 11/16/2022

We Are Columbia

0 75 150 300 Feet

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

Existing Future Land Use Classification

Development Types

URBAN EDGE RESIDENTIAL SMALL LOT (UER-1)

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



UER-1 BUILDING TYPES/LAND USES

PRIMARY TYPES

- Single-family Detached

TERTIARY TYPES

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

See matrix for appropriate park/open space types.

Development Types

UER-1 DEVELOPMENT PATTERN/CONTEXT

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



Existing Zoning District

(c) MU-1: Mixed-Use District

(1) Purpose

The purpose of the Mixed-Use (MU-1) District is to provide lands that accommodate low-density, walkable, mixed-use development in a gridded street pattern with varied lot sizes.

Allowed uses include single-family, two-family, townhouse, and multi-family dwellings, as well as neighborhood-serving, small-scale mixed-use retail, office, personal services, and institutional development.







(2) Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

(3) Intensity and Dimensional Standards

	Standard		Townhouse	Single-Family and Two-Family	Multi-Family and Mixed Use	All Other Uses
	Lot Area, min. (sf.)		8,000[1]/1,500[2]	5,000	10,000	5,000
1	Lot Width, min. (ft.)		75[1]/18[2]	50	75	50
2	Lot Depth, min. (ft.)		[3]			
	Lot Coverage, max. (% of site area)		50	N/A		
	Density, max. (du/acre)		N/A			
3	Front Yard Setback. (ft.)	Min.	15	0		
		Max.	20			
4	Side Yard Setback, min. (ft.)		[4]	5		
5	Rear Yard Setback, min. (ft.)		10			
6	Building Height, max. (ft.)		40			

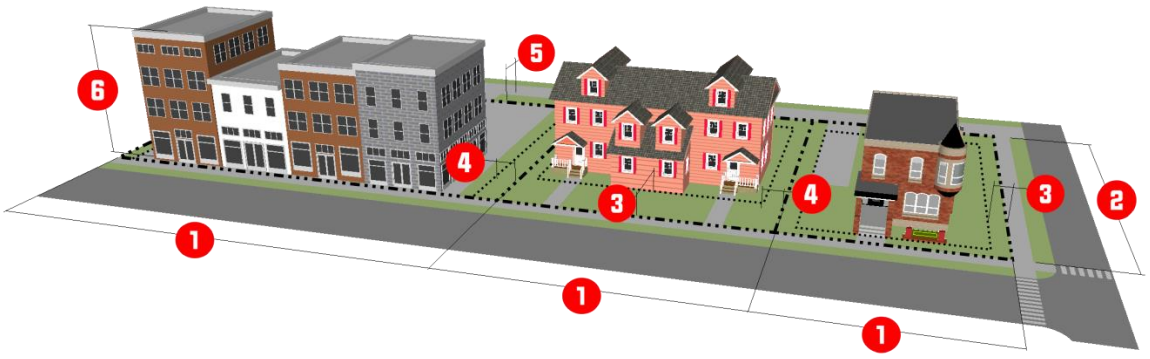
Notes: ft. = feet sf. = square feet du. = dwelling unit

[1] Applies to the development lot as whole rather than individual lots under individual units.

[2] Applies to individual lots under individual units.

[3] Lot depth for residential uses shall be a minimum of 60 feet.

[4] A minimum of five feet required between end units and side yard and ten feet between end units and any secondary front yard.



(4) Reference to Other Standards			
Sec. 17-5.1	Access, Mobility, and Circulation	Sec. 17-5.8	Fences and Walls
Sec. 17-5.2	Off-Street Parking, Bicycle Parking	0	Exterior Lighting
Sec. 17-5.3	Landscaping	0	Signs
Sec. 17-5.4	Tree Protection	Sec. 17-5.11	Green Building Standards
Sec. 17-5.5	Open Space	Sec. 17-6.2	Minimum Design Standards
Sec. 17-5.6	Neighborhood Compatibility	0	Improvements and Sureties
Sec. 17-5.7	Form and Design Standards	Article 9	Definitions and Rules of Measurement

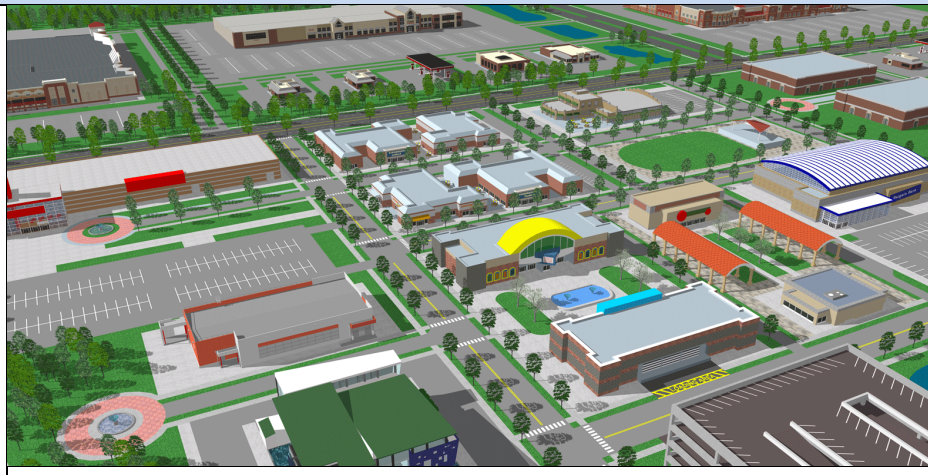
Proposed Zoning District

(j) GC: General Commercial District

(1) Purpose

The purpose of the General Commercial (GC) District is to provide lands that accommodate a broad range of nonresidential uses characterized primarily by retail, office, and service establishments. Development is primarily auto-oriented, serving isolated commercial areas outside of the activity centers.

Allowed uses include personal services, retail sales, recreation/entertainment, commercial services, eating and drinking establishments, visitor accommodation, and vehicle sales and services.







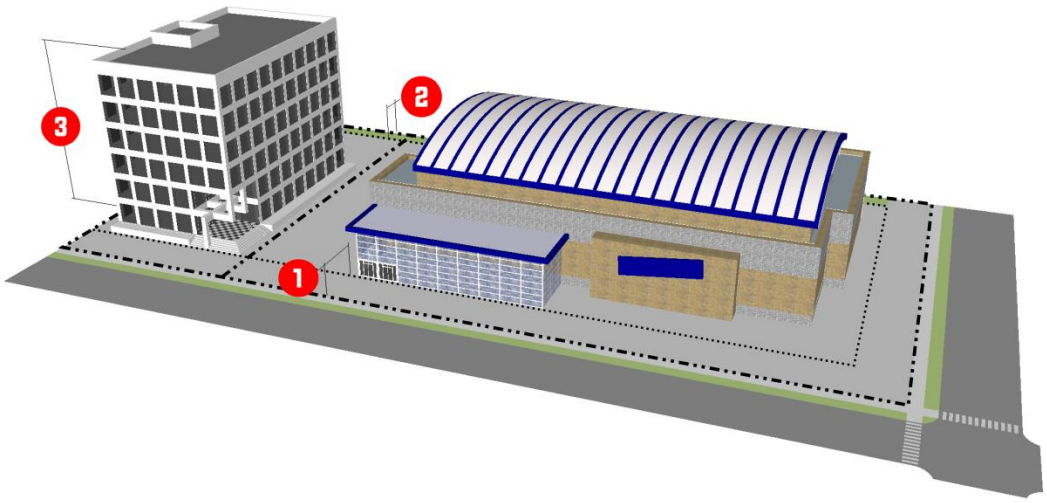
(2) Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

(3) Intensity and Dimensional Standards

	Standard	All Uses
	Lot Area, min. (sf.)	N/A
	Lot Width, min. (ft.)	N/A
	Lot Coverage, max. (% of site area)	N/A
	Density, max. (du/acre)	N/A
1	Front Yard Setback, min. (ft.)	20
	Side Yard Setback, min. (ft.)	N/A
2	Rear Yard Setback, min. (ft.)	10
3	Building Height, max. (ft.)	75

Notes: ft. = feet sf. = square feet du. = dwelling unit



(4) Reference to Other Standards			
Sec. 17-5.1	Access, Mobility, and Circulation	Sec. 17-5.8	Fences and Walls
Sec. 17-5.2	Off-Street Parking, Bicycle Parking	0	Exterior Lighting
Sec. 17-5.3	Landscaping	0	Signs
Sec. 17-5.4	Tree Protection	Sec. 17-5.11	Green Building Standards
Sec. 17-5.5	Open Space	Sec. 17-6.2	Minimum Design Standards
Sec. 17-5.6	Neighborhood Compatibility	0	Improvements and Sureties
Sec. 17-5.7	Form and Design Standards	Article 9	Definitions and Rules of Measurement

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

WHEREAS, an application has been made to amend the Official Zoning Map of the City of Columbia, S.C. to modify the zoning for 951 True Street and 919 True Street, Richland County TMS# 16408-01-02 and TMS# 16408-01-03; and,

WHEREAS, City Council adopted *Columbia Compass: Envision 2036* as the City of Columbia Comprehensive Plan by Ordinance No.: 2020-028 along with all the maps and policies contained therein, and amended from time to time, in accordance with the South Carolina Comprehensive Planning Act of 1994 (§6-29 of the SC Code); and,

WHEREAS, the City of Columbia has adopted the Unified Development Ordinance (UDO) by Ordinance No.: 2019-013 and Official Zoning Map of the City of Columbia, S.C. by Ordinance No.: 2021-001, both amended from time to time, in accordance with the authority in Title VI of the SC Code; and

WHEREAS, the City of Columbia Planning Commission has reviewed the application and made a recommendation to City Council regarding the application in accordance with §17-2.5(c)(3)(f) of the UDO; and

WHEREAS, the Columbia City Council has held a public hearing in accordance with §17-2.4(f) of the UDO and §6-29-760 of the SC Code; and

WHEREAS, the Columbia City Council has determined that the proposed rezoning meets one or more of the criteria set forth by §17-2.5(c)(4), Zoning Map Amendment Decision Standards, of the UDO; NOW THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia this __ day of _____, 2023, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.
2. The property identified as 951 True Street and 919 True Street, Richland County TMS# 16408-01-02 and TMS# 16408-01-03 and as shown in Attachment A, is hereby rezoned from Mixed Use District (MU-1) to General Commercial District (GC). The Official Zoning Map of the City of Columbia, S.C. is hereby amended to conform to this change.

Requested by:

Assistant City Manager Gentry

_____
Mayor

Approved by:

_____
City Manager

Approved as to form:

_____
Deputy City Attorney

ATTEST:

_____
City Clerk

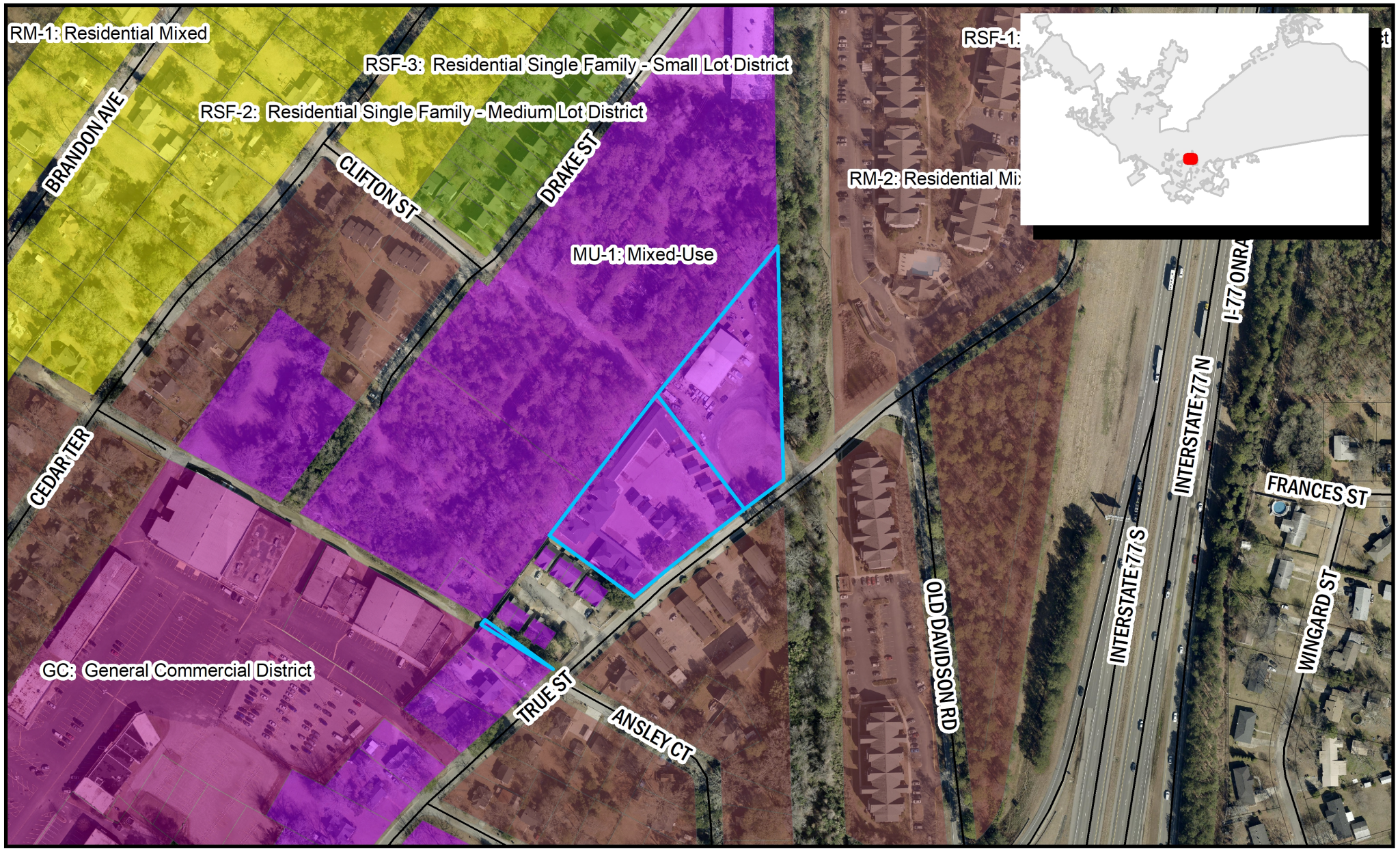
Introduced:
Final Reading:

Last revised: 12/15/2022
22015066

LEGAL DEPARTMENT DRAFT

Zoning Map

951 and 919 True Street, TMS# 16408-0
Current Zoning: MU-1, Proposed Zoning: GC



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 11/16/2022

We Are Columbia

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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

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

We Are Columbia

MEETING DATE: **February 7, 2023**

DEPARTMENT: **Planning and Development Services**

FROM: ***Krista Hampton, Director***

SUBJECT: **ZONING MAP AMENDMENT for 5.51acres W/S Floyd Drive, TMS# 14306-03-11**

FUNDING SOURCE & ORIGINAL BUDGET:

CLEAN WATER 2020?: **No**

PURPOSE:

Ordinance No. 2023-023 - Amending the Official Zoning Map to modify the zoning for 5.51 acres W/S Floyd Drive, Richland County TMS# 14306-03-11

Council District: 1

Proposal: Request to rezone the property from Residential Single Family-Small Lot District (RSF-3) to Mixed Use District (MU-1).

Applicant: Matthew Foxworth, SCORE, LLC

Staff Recommendation: Denial

PC Recommendation: 01/12/2023; Approval (7-1)

ATTACHMENTS:

- **#a:** ZMA-2022-0019_5.51acFloydDr_ZPH (PDF)
- #b: 2023-023 - Zoning Map Amendment to Rezone 5.1 acres WS Floyd Drive (PDF)
- #c: 2023-023 - Zoning Map WS Floyd Drive (PDF)

CITY COUNCIL

February 7, 2023 at 4:00pm
City Hall, 3rd floor Council Chambers, 1737 Main Street, Columbia, SC 29201

Zoning Map Amendment Case Summary
5.51 acres W/S Floyd Drive, TMS# 14306-03-11

Council District: 1

Proposal: Request to rezone the property from Residential Single Family-Small Lot District (RSF-3) to Mixed Use District (MU-1).

Applicant: Matthew Foxworth, SCORE, LLC

Staff Recommendation: Denial

PC Recommendation: 01/12/2023; Approval (7-1)

ZPH, 1st Reading: 02/07/2023; Pending

2nd Reading: 02/21/2023; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 5.51 acres
Current Use: Vacant
Proposed Use: Sporting Fields/Orchard
Land Use Classification: Urban Edge Residential Small Lot (UER-1)
Current Zoning: Residential Single Family-Small Lot District (RSF-3)
Proposed Zoning: Mixed Use District (MU-1)

PLANS, POLICIES, AND LAND USE

Comprehensive Plan Land Use Classification

The future land use classification for the subject property is Urban Edge Residential Small Lot (UER-1) in the *Columbia Compass: Envision 2036* Future Land Use Map.

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

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

The subject property is located within the study areas of *The Master Plan for the Villages of North Columbia* (2005) and the *Walkable 29203 Pedestrian Master Plan* (2017).

The subject property is located within the study area of *The Master Plan for the Villages of North Columbia* (2005), more specifically within Cluster Four (Section 2, Page 57) and the proposed Gateway Village (Section 3, Page 85) set forth by the plan. The Gateway Village plan recommends a land use of Low-Density Residential (Single-family Detached Homes) for the subject property (Section 3, Page 115). The plan's recommendations for the Greenview and North Columbia Civic Club neighborhood include a focus on pedestrian safety, improvements to storm drainage infrastructure, the development of design guidelines for the area to ensure that infill development preserves the original intent of the neighborhood (Section 3, Page 127).

The subject property is one of two large parcels contemplated by the *The Master Plan for the Villages of North Columbia* as Catalyst 4-1 (Floyd Drive). The plan proposes the conversion of the two large (privately-held) parcels into single-family residential homes, with a greenway connection to Greenview Park, noting that the proposed project would be contingent on environmental soil conditions, given that the subject property was originally a sewage lagoon during the community's development, and was filled in the 1970s as City sewer lines reached the neighborhood. The plan notes that "if the environmental conditions do not favor development, the parcels should be converted into park spaces and maintained by the City's Parks Department" and that the subject "property, although maintained as a grassy field, would benefit from additional design elements such as landscaping and shade trees with pedestrian lighting, benches, and sidewalks" (Section 4, Page 165).

The *Walkable 29203 Pedestrian Master Plan* (2017) was the result of a joint planning effort between SCDHEC, Richland County, and the City of Columbia. The plan makes broad policy recommendations for the entire 29203 zip code, as well as specific policy and infrastructure recommendations within and adjacent to the North Main and Crane Creek planning areas. No specific recommendations are made for Floyd Drive. Area-wide, the Plan recommends improving the streetscape for pedestrian use to combat perceptions of crime (pg. 117).

PROPOSED ZONING DISTRICT SUMMARY

The subject property currently has base zoning of Residential Single Family-Small Lot District (RSF-3). Abutting properties in the City of Columbia have base zoning of Residential Single Family- Small Lot District (RSF-3) to the East, South, and West. Abutting properties in unincorporated Richland County are currently zoned M-1 to the North.

Residential Single-Family - Small Lot District (RSF-3)

The purpose of the Residential Single-Family - Small Lot (RSF-3) District is to provide lands that accommodate primarily single-family detached dwellings at moderate densities. The district also accommodates parks and recreation centers, government offices, and minor utility facilities. District regulations discourage development that substantially interferes with the quiet residential nature of the district.

Mixed-Use District (MU-1)

The purpose of the Mixed-Use (MU-1) District is to provide lands that accommodate low-density, walkable, mixed-use development in a gridded street pattern with varied lot sizes. Allowed uses include single-family, two-family, townhouse,

and multi-family dwellings, as well as neighborhood-serving, small-scale mixed-use retail, office, personal services, and institutional development.

STAFF RECOMMENDATION

Staff finds that the proposed zoning is inconsistent with the future land use classification in *Columbia Compass: Envision 2036* and with the *The Master Plan for the Villages of North Columbia* and recommends denial of the request.

Existing Future Land Use Classification

Existing Zoning District

Proposed Zoning District

ORDINANCE NO.: 2023-023

Amending the Official Zoning Map to modify the zoning for 5.51 acres W/S Floyd Drive, Richland County TMS# 14306-03-11

WHEREAS, an application has been made to amend the Official Zoning Map of the City of Columbia, S.C. to modify the zoning for 5.51 acres W/S Floyd Drive, Richland County TMS# 14306-03-11; and,

WHEREAS, City Council adopted *Columbia Compass: Envision 2036* as the City of Columbia Comprehensive Plan by Ordinance No.: 2020-028 along with all the maps and policies contained therein, and amended from time to time, in accordance with the South Carolina Comprehensive Planning Act of 1994 (§6-29 of the SC Code); and,

WHEREAS, the City of Columbia has adopted the Unified Development Ordinance (UDO) by Ordinance No.: 2019-013 and Official Zoning Map of the City of Columbia, S.C. by Ordinance No.: 2021-001, both amended from time to time, in accordance with the authority in Title VI of the SC Code; and

WHEREAS, the City of Columbia Planning Commission has reviewed the application and made a recommendation to City Council regarding the application in accordance with §17-2.5(c)(3)(f) of the UDO; and

WHEREAS, the Columbia City Council has held a public hearing in accordance with §17-2.4(f) of the UDO and §6-29-760 of the SC Code; and

WHEREAS, the Columbia City Council has determined that the proposed rezoning meets one or more of the criteria set forth by §17-2.5(c)(4), Zoning Map Amendment Decision Standards, of the UDO; NOW THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia this __ day of _____, 2023, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.
2. The property identified as 5.51 acres W/S Floyd Drive, Richland County TMS# 14306-03-11 and as shown in Attachment A, is hereby rezoned from Residential Single Family-Small Lot District (RSF-3) to Mixed Use District (MU-1). The Official Zoning Map of the City of Columbia, S.C. is hereby amended to conform to this change.

Requested by:

Assistant City Manager Gentry

Approved by:

_____
City Manager

Approved as to form:

_____
Deputy City Attorney

_____
Mayor

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

LEGAL DEPARTMENT DRAFT

Last revised: 1/6/2023
23015395

Zoning Map

5.51 acres W/S Floyd Drive, TMS# 14306-03-11,
Current Zoning: RSF-3, Proposed Zoning: MU-1



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 12/7/2022

CITY of COLUMBIA, S.C.
JUSTITIA VIRTUTUM REGINA
We Are Columbia

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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

** DATA SOURCE - CITY

We Are Columbia

MEETING DATE: **February 7, 2023**

DEPARTMENT: **Planning and Development Services**

FROM: ***Krista Hampton, Director***

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

FUNDING SOURCE & ORIGINAL BUDGET:

PURPOSE:

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)

ATTACHMENTS:

- **#a:** LUMA-2022-0005_LUMAConfirm_OldPercival8325_ZPH (PDF)
- #b: 2023-006 - 8325 Old Percival LUMA Confirm (PDF)

CITY COUNCIL

February 7, 2023 at 4:00pm
City Hall, 3rd floor Council Chambers, 1737 Main Street, Columbia, SC 29201

FUTURE LAND USE MAP AMENDMENT CONFIRMATION CASE SUMMARY
8325 Old Percival Road; TMS# 19813-01-02

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

Annexation
PC Recommendation: 05/12/2022; Approval (4-0)
First Reading: 06/07/2022; Approved
Second Reading: 09/20/2022; Approved

FLU, ZMA Confirmation
PC Recommendation: 11/10/2022; Approval (7-0)
First Reading: 02/07/2023; Pending
Second Reading: 02/21/2023; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 4.37 acres
Current Use: Undeveloped
Proposed Use: Residential
Current Interim Land Use Classification: Urban Edge Residential Small Lot (UER-1)
Proposed Land Use Classification: Urban Edge Residential Small Lot (UER-1)
Current Interim Zoning: Residential Mixed District (RM-1)
Proposed Zoning: Residential Mixed District (RM-1)
Census Tract: 114.12

PLANS, POLICIES, AND LAND USE

Comprehensive Plan Land Use Classification

The proposed future land use classification for the subject property is Urban Edge Residential Small Lot (UER-1) in the *Columbia Compass: Envision 2036* Future Land Use Map. The property is currently assigned an interim future land use of Urban Edge Residential Small Lot (UER-1).

Urban Edge Residential Small lot neighborhoods account for a significant portion of the City's existing residential neighborhoods. This development type is appropriate as development on remaining large lots or as redevelopment in the outer areas of Columbia. Most of these developments are relatively modern and occurred after 1970. Urban Edge Residential Small Lot developments generally do not continue the grid and block pattern

found in the urban core neighborhoods, but do tend to have a consistently organized internal street network with loops and interconnections. Culs-de-sac are most prominent in this development type.

Primary Types

- Single-family Detached

Tertiary Types

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

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.

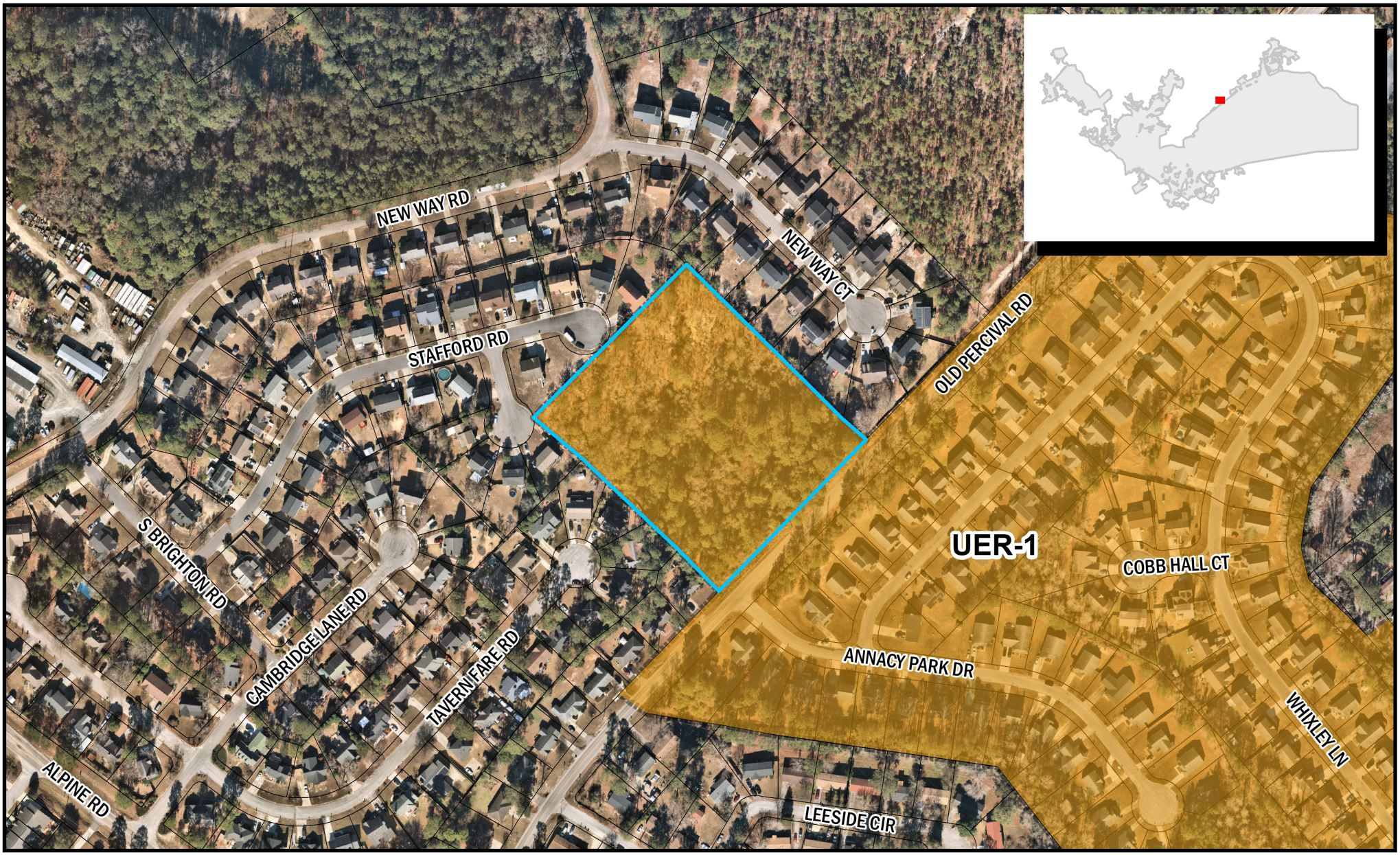
STAFF RECOMMENDATION

Staff recommends confirmation of the future land classification of Urban Edge Residential Small Lot (UER-1) for the property.



Future Land Use Map

8325 Old Percival Road, TMS# 19813-01-02;
Current Interim FLU: UER-1, Proposed FLU: UER-1



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 10/19/2022

We Are Columbia

0 62.5 125 250 Feet

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 A

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

Proposed Future Land Use Classification

Development Types

URBAN EDGE RESIDENTIAL SMALL LOT (UER-1)

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



UER-1 BUILDING TYPES/LAND USES

PRIMARY TYPES

- Single-family Detached

TERTIARY TYPES

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

See matrix for appropriate park/open space types.

Development Types

UER-1 DEVELOPMENT PATTERN/CONTEXT

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



LEGAL DEPARTMENT DRAFT

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

WHEREAS, the City of Columbia and community at large recognize the value of planning for future development and growth; and,

WHEREAS, City Council adopted Columbia Compass: Envision 2036 as the City of Columbia Comprehensive Plan by Ordinance No.: 2020-028 adopting Columbia Compass: Envision 2036 along with all the maps and policies contained therein, and amended from time to time, in accordance with the South Carolina Comprehensive Planning Act of 1994 (Title 6, Chapter 29 of the SC Code); and,

WHEREAS, the City of Columbia Planning Commission has provided input and recommendations in response to the public input and findings; and,

WHEREAS, the Columbia City Council has held a public hearing in accordance with §6-29-760 of the SC Code; and,

WHEREAS, the Columbia City Council has determined that the future land use classification of Industrial (IND) is appropriate for the subject property; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia this __ day of _____, 2023, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.
2. The property identified as 8325 Old Percival Road; Richland County TMS# 19813-01-02, annexed into the City of Columbia by Ordinance No.: 2022-051 enacted on September 20, 2022, and as shown in Attachment A, shall be incorporated into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2020-028 on August 4, 2020, with a future land use classification of Urban Edge Residential Small Lot (UER-1).

Requested by:

Assistant City Manager Gentry

Approved by:

_____
City Manager

Approved as to form:

_____
Deputy City Attorney

_____
Mayor

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

Last revised: 12/15/2022

22015053

Attachment A

Future Land Use Map

8325 Old Percival Road, TMS# 19813-01-02;
Current Interim FLU: UER-1, Proposed FLU: UER-1



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
Date: 10/19/2022

We Are Columbia

0 62.5 125 250 Feet

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

Last revised: 12/15/2022

22015053

We Are Columbia

MEETING DATE: **February 7, 2023**

DEPARTMENT: **Planning and Development Services**

FROM: ***Krista Hampton, Director***

SUBJECT: **ZONING MAP AMENDMENT CONFIRMATION for 8325 Old Percival Road; TMS# 19813-01-02**

FUNDING SOURCE & ORIGINAL BUDGET:

CLEAN WATER 2020?: **No**

PURPOSE:

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)

ATTACHMENTS:

- **#a:** ZMA_2022_0016_ZMAConfirm_OldPercival_8325_ZPH (PDF)
- #b: 2023-007 - Zoning Map Amendment to confirm zoning of 8325 Percival Road (PDF)
- #c: OldPercival8325_Zoning (JPG)

CITY COUNCIL

February 7, 2023 at 4:00pm
City Hall, 3rd floor Council Chambers, 1737 Main Street, Columbia, SC 29201

ZONING MAP AMENDMENT CONFIRMATION CASE SUMMARY
8325 Old Percival Road; TMS# 19813-01-02

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

Annexation
PC Recommendation: 05/12/2022; Approval (4-0)
First Reading: 06/07/2022; Approved
Second Reading: 09/20/2022; Approved

FLU, ZMA Confirmation
PC Recommendation: 11/10/2022; Approval (7-0)
1st Reading: 02/07/2022; Pending
2nd Reading: 02/21/2022; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 4.37 acres
Current Use: Undeveloped
Proposed Use: Residential
Current Interim Land Use Classification: Urban Edge Residential Small Lot (UER-1)
Proposed Land Use Classification: Urban Edge Residential Small Lot (UER-1)
Current Interim Zoning: Residential Mixed District (RM-1)
Proposed Zoning: Residential Mixed District (RM-1)
Census Tract: 114.12

PLANS, POLICIES, AND LAND USE

Comprehensive Plan Land Use Classification

The proposed future land use classification for the subject property is Urban Edge Residential Small Lot (UER-1) in the *Columbia Compass: Envision 2036* Future Land Use Map. The property is currently assigned an interim future land use of Urban Edge Residential Small Lot (UER-1).

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

Primary Types

- Single-family Detached

Tertiary Types

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

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 currently has interim zoning of Residential Mixed District (RM-1). Surrounding parcels within the City of Columbia are currently zoned Residential Single Family-Small Lot District (RSF-3) to the East. Surrounding parcels in unincorporated Richland County are currently zoned RM-HD to the North, West, and South.

The proposed City of Columbia zoning district is Residential Mixed District (RM-1).

Residential Mixed District (RM-1)

The purpose of the Residential Mixed (RM-1) District is to provide lands that accommodate a walkable, moderate-density mix of residential development that allows single-family, two-family, townhouse, and multi-family dwellings.

STAFF RECOMMENDATION

Staff recommends the confirmation of the zoning of Residential Mixed District (RM-1) on the property.



Zoning Map

8325 Old Percival Road, TMS# 19813-01-02;
Current Interim Zoning: RM-1, Proposed Zoning: RM-1



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 10/19/2022

We Are Columbia

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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.

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

Proposed Zoning District

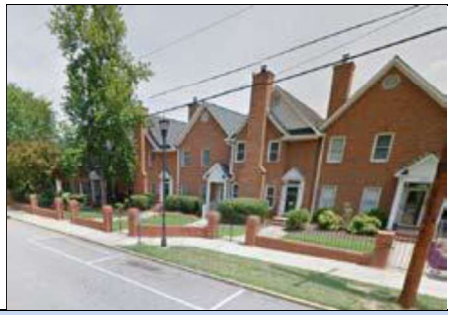
(j) RM-1: Residential Mixed District

(1) Purpose

The purpose of the Residential Mixed (RM-1) District is to provide lands that accommodate a walkable, moderate-density mix of residential development that allows single-family, two-family, townhouse, and multi-family dwellings.







(2) Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

(3) Intensity and Dimensional Standards

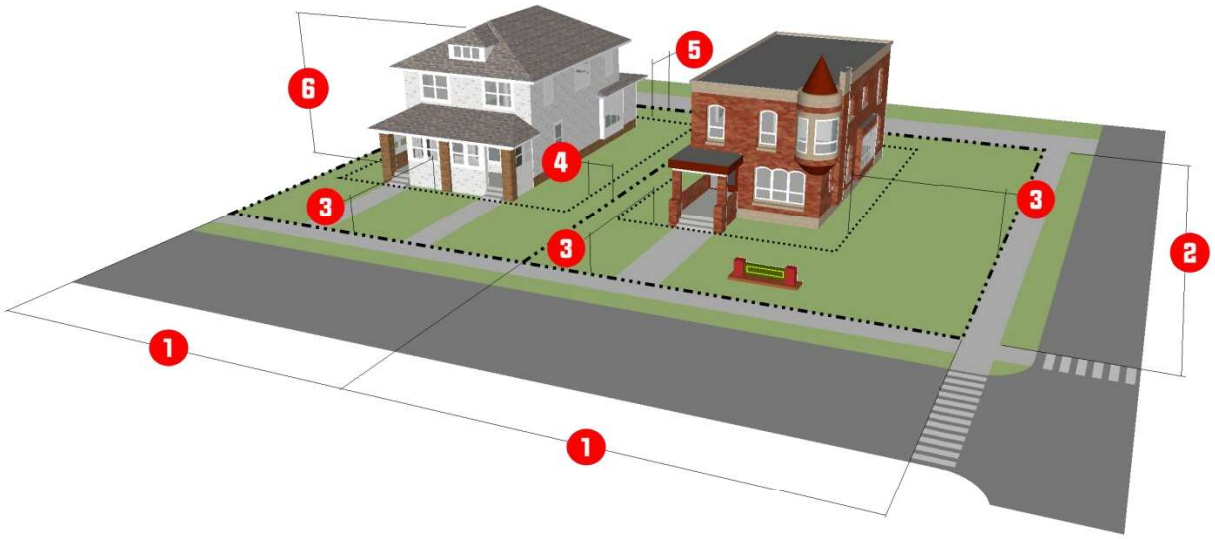
	Standard	Townhouse	All Other Uses
	Lot Area, min. (sf.)	8,000[1]/1,500[2]	5,000
1	Lot Width, min. (ft.)	75[1]/18[2]	50
2	Lot Depth, min. (ft.)	70	70
	Lot Coverage, max. (% of site area)	50	50
	Density, max. (du/acre)	N/A	8.7
3	Front Yard Setback, min. (ft.)	15	15
4	Side Yard Setback, min. (ft.)	[3]	5
5	Rear Yard Setback, min. (ft.)	10	10
6	Building Height, max. (ft.)	40	40

Notes: ft. = feet sf. = square feet du. = dwelling unit

[1] Applies to the development lot as a whole rather than individual lots under individual units.

[2] Applies to individual lots under individual units.

[3] A minimum of five feet required between end units and side yard and ten feet between end units and any secondary front yard.



(4) Reference to Other Standards			
Sec. 17-5.1	Access, Mobility, and Circulation	Sec. 17-5.8	Fences and Walls
Sec. 17-5.2	Off-Street Parking, Bicycle Parking	0	Exterior Lighting
Sec. 17-5.3	Landscaping	0	Signs
Sec. 17-5.4	Tree Protection	Sec. 17-5.11	Green Building Standards
Sec. 17-5.5	Open Space	Sec. 17-6.2	Minimum Design Standards
Sec. 17-5.6	Neighborhood Compatibility	0	Improvements and Sureties
Sec. 17-5.7	Form and Design Standards	Article 9	Definitions and Rules of Measurement

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

WHEREAS, an application has been made to amend the Official Zoning Map of the City of Columbia, S.C. to confirm the zoning for 8325 Old Percival Road, Richland County TMS# 19813-01-02; and,

WHEREAS, City Council adopted *Columbia Compass: Envision 2036* as the City of Columbia Comprehensive Plan by Ordinance No.: 2020-028 along with all the maps and policies contained therein, and amended from time to time, in accordance with the South Carolina Comprehensive Planning Act of 1994 (§6-29 of the SC Code); and,

WHEREAS, the City of Columbia has adopted the Unified Development Ordinance (UDO) by Ordinance No.: 2019-013 and Official Zoning Map of the City of Columbia, S.C. by Ordinance No.: 2021-001, both amended from time to time, in accordance with the authority in Title VI of the SC Code; and

WHEREAS, the City of Columbia Planning Commission has reviewed the application and made a recommendation to City Council regarding the application in accordance with §17-2.5(c)(3)(f) of the UDO; and

WHEREAS, the Columbia City Council has held a public hearing in accordance with §17-2.4(f) of the UDO and §6-29-760 of the SC Code; and

WHEREAS, the Columbia City Council has determined that the proposed rezoning meets one or more of the criteria set forth by §17-2.5(c)(4), Zoning Map Amendment Decision Standards, of the UDO; NOW THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia this __ day of _____, 2023, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.
2. The property identified as 8325 Percival Road and TMS# 19813-01-02 containing 4.37 acres and as shown in Attachment A, is hereby confirmed as Residential Mixed District (RM-1). The Official Zoning Map of the City of Columbia, S.C. is hereby amended to conform to this change.

Requested by:

Assistant City Manager Gentry

_____
Mayor

Approved by:

_____
City Manager

Approved as to form:

_____
Deputy City Attorney

ATTEST:

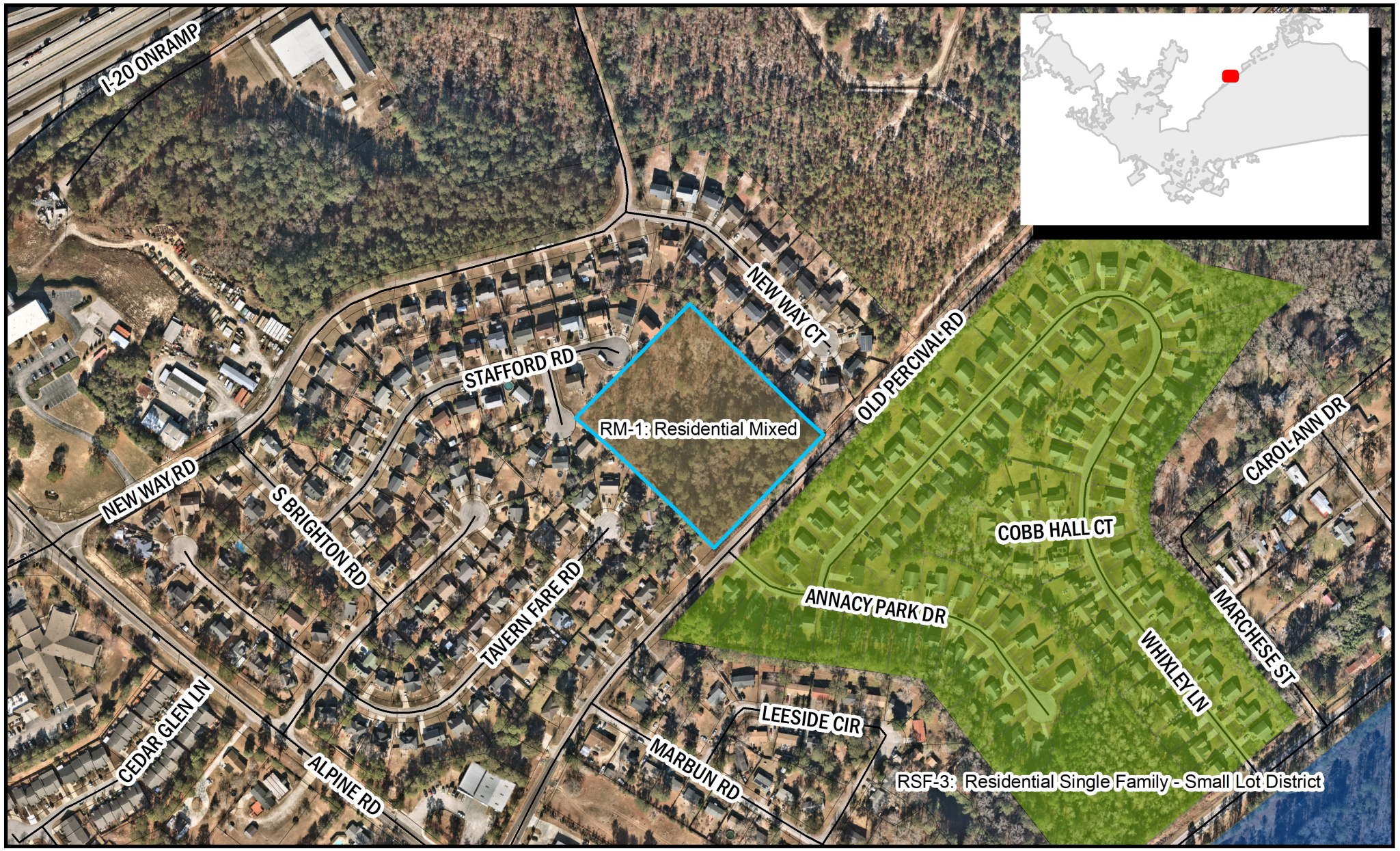
_____
City Clerk

Introduced:
Final Reading:

LEGAL DEPARTMENT DRAFT

Zoning Map

8325 Old Percival Road, TMS# 19813-01-02;
Current Interim Zoning: RM-1, Proposed Zoning: RM-1



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 10/19/2022

We Are Columbia

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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

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

We Are Columbia

MEETING DATE: **February 7, 2023**

DEPARTMENT: **Planning and Development Services**

FROM: ***Krista Hampton, Director***

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

FUNDING SOURCE & ORIGINAL BUDGET:

CLEAN WATER 2020?: **No**

PURPOSE:

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)

ATTACHMENTS:

- **#a:** LUMA-2022-0006_Overbrook3800_LUMAConfirm_ZPH (PDF)
- #b: 2023-020 - Annex only 3800 Overbrook LUMA Confirm (PDF)

CITY COUNCIL

February 7, 2023 at 4:00pm
City Hall, 3rd floor Council Chambers, 1737 Main Street, Columbia, SC 29201

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

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

Annexation
PC Recommendation: 11/10/2022; Approval (7-0)
First Reading: 12/06/2022; Approved
Second Reading: 12/20/2022; Approved

ZMA, FLU Confirmation
PC Recommendation: 01/12/2023; Approval (8-0)
1st Reading: 02/07/2023; Pending
2nd Reading: 02/21/2023; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 1.89 acres
Current Use: Residential
Proposed Use: Residential
Current Interim Land Use Classification: Urban Core Residential Small Lot (UCR-1)
Proposed Land Use Classification: Urban Core Residential Small Lot (UCR-1)
Current Interim Zoning: Residential Mixed District (RM-2)
Proposed Zoning: Residential Mixed District (RM-2)
Census Tract: 26.05

PLANS, POLICIES, AND LAND USE

Comprehensive Plan Land Use Classification

The proposed interim future land use classification for the subject property is Urban Core Residential Small Lot (UCR-1) in the *Columbia Compass: Envision 2036* Future Land Use Map. The property is assigned an interim future land use classification of Urban Core Residential Small Lot (UCR-1).

Urban Core Residential Small Lot neighborhoods are common just outside the urban center; most were subdivided before 1950 and many continue the grid or street network from the original planned portion of the City. This development type may represent existing neighborhoods and is 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

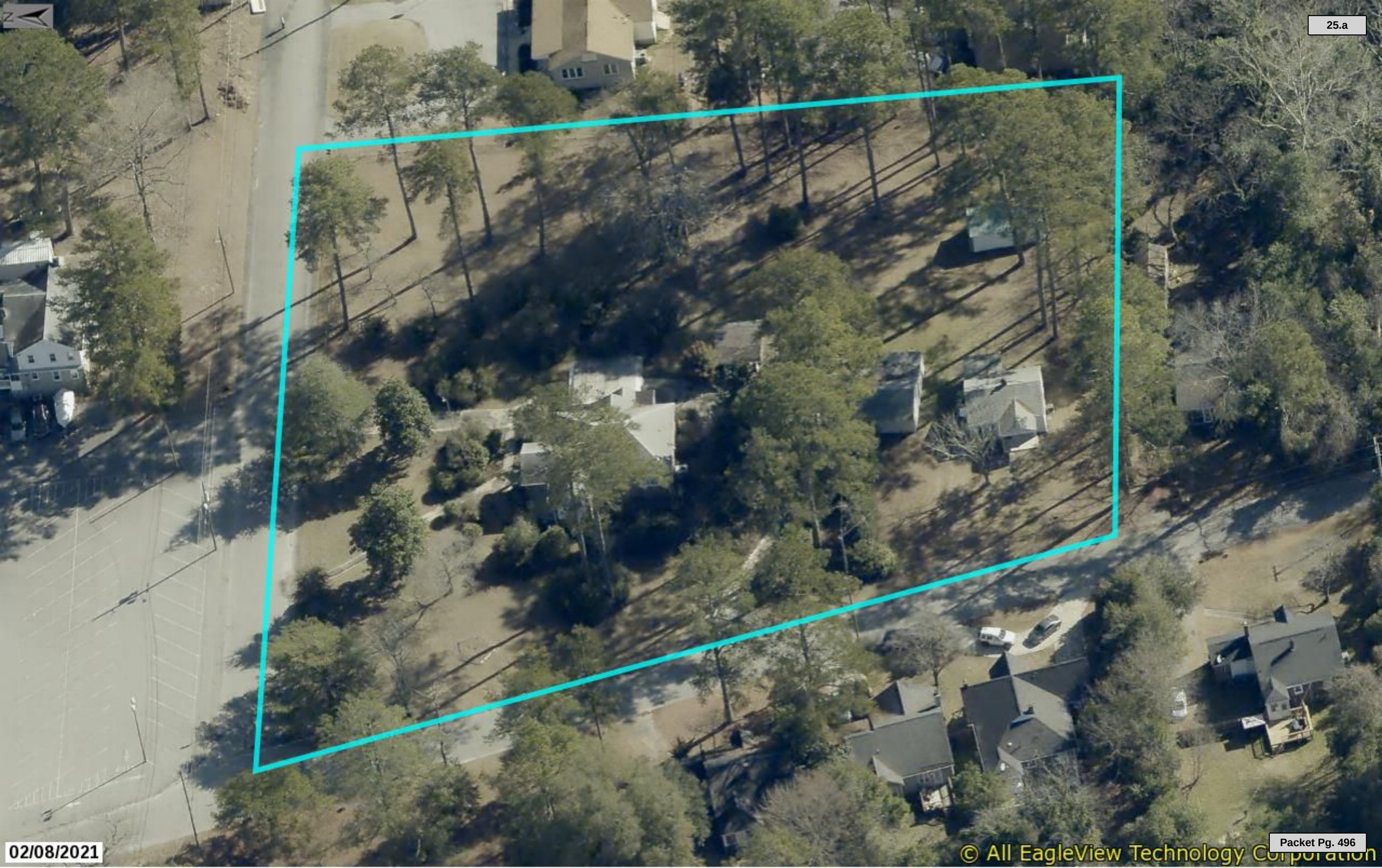
- Multi-family Small
- Civic/Institutional Small
- Business/Employment Small (excl. Flex)
- Cemeteries & Mausoleums

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). As the subject property was not located within the City limits at the time of the planning effort, no specific recommendations for future land use or zoning were made for the property, though the plan did note that the property could be located within the potential neighborhood design overlay area (Ch. 4 Page 32). In general, the Plan discusses the need for walkability and improved/maintained tree canopy within Rosewood.

STAFF RECOMMENDATION

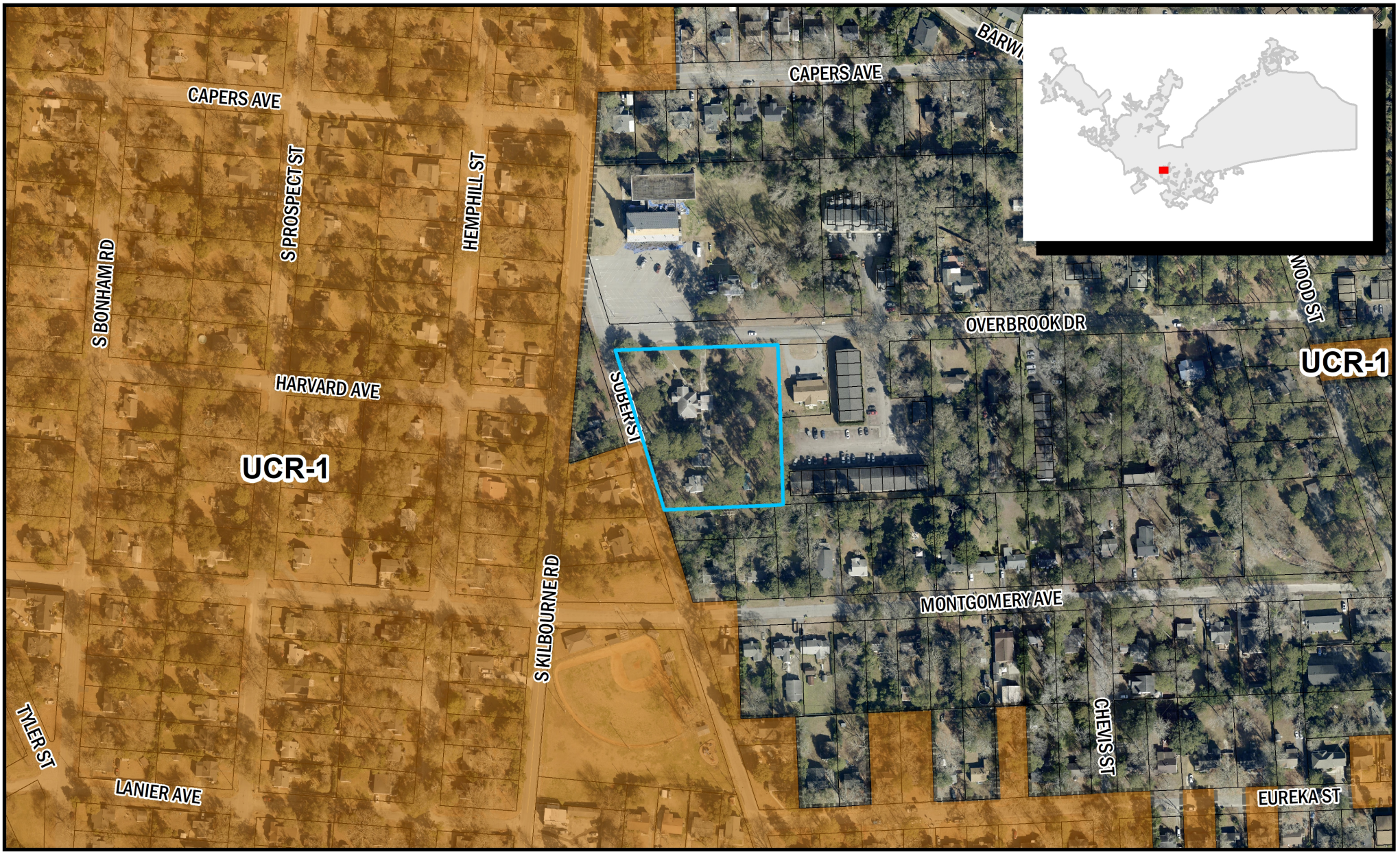
Staff recommends confirmation of the future land classification of Urban Core Residential Small Lot (UCR-1) for the property.



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Future Land Use Map

3800 Overbrook Dr. and 616 Suber St., TMS# 13
Current Interim FLU: UCR-1, Proposed FLU: UCR-1



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 12/5/2022

We Are Columbia

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

Proposed Future Land Use Classification

Development Types

URBAN CORE RESIDENTIAL SMALL LOT (UCR-1)

Urban Core Residential Small Lot neighborhoods are common just outside the urban center; most were subdivided before 1950 and many continue the grid or street network from the original planned portion of the City. This development type may represent existing neighborhoods and is 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.



UCR-1 BUILDING TYPES/LAND USES

PRIMARY TYPES

- Single-family Detached

SECONDARY TYPES

- Single-family Attached
- Two-family
- Three-family

TERTIARY TYPES

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

See matrix for appropriate park/open space types.

Development Types

UCR-1 DEVELOPMENT PATTERN/CONTEXT

- Streets and rights-of-way are wide and typically straight; they include sidewalks and tree lawns, preferably lining both sides of the street. Local streets may be narrower than the principal and minor arterial roads.
- Transit may be found along principal and minor arterials or in adjacent activity corridors or centers.
- Blocks are square or rectangular and are commonly smaller than the blocks in the urban center. Alleyways are not common but can be used in redevelopment or infill to increase accessibility.
- The subdivision of blocks is regular and results in equally sized lots that average less than 8,700 square feet. Multiple smaller lots are consolidated to accommodate larger buildings like schools. Deeper lots may be found along major roads.
- Buildings are set back from the street by small to medium front yards with front doors or entrances located on the main façade. Front yard setbacks are typically consistent along a block. Exceptions are for larger buildings like schools that occupy the majority of a block.
- Individual lots may have only one narrow side yard and have a zero lot line setback from front or side property lines, however buildings set in the center of the lot are also common.
- Housing is primarily single family residential, and most buildings are of a similar size, height, and style within a block. Building sizes vary, but most are one to two stories in height with less than 2,000 square feet of livable space per unit.
- Some lots have dedicated parking areas - in driveways, or detached garages located in the interior of the block. On-street parking is also common.



- Open spaces for community gardens or informal passive neighborhood and community scale parks are important open space elements in a more densely developed neighborhood.
- Architecture is vernacular and detailing is human scale with frequent windows, front entrances, porches, stoops, and/or balconies. Neighborhoods display era-specific architectural styles which should be used as a reference for scale and massing for any infill buildings.

LEGAL DEPARTMENT DRAFT

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

WHEREAS, the City of Columbia and community at large recognize the value of planning for future development and growth; and,

WHEREAS, City Council adopted Columbia Compass: Envision 2036 as the City of Columbia Comprehensive Plan by Ordinance No.: 2020-028 adopting Columbia Compass: Envision 2036 along with all the maps and policies contained therein, and amended from time to time, in accordance with the South Carolina Comprehensive Planning Act of 1994 (Title 6, Chapter 29 of the SC Code); and,

WHEREAS, the City of Columbia Planning Commission has provided input and recommendations in response to the public input and findings; and,

WHEREAS, the Columbia City Council has held a public hearing in accordance with §6-29-760 of the SC Code; and,

WHEREAS, the Columbia City Council has determined that the future land use classification of Urban Core Residential Small Lot (UCR-1) is appropriate for the subject property; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia this __ day of _____, 2023, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.
2. The property identified as 3800 Overbrook Drive and 616 Suber Street; Richland County TMS# 13708-05-01, annexed into the City of Columbia by Ordinance No.: 2022-124 enacted on December 20, 2022, and as shown in Attachment A, shall be incorporated into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2020-028 on August 4, 2020, with a future land use classification of Urban Core Residential Small Lot (UCR-1).

Requested by:

Assistant City Manager Gentry

_____
Mayor

Approved by:

_____
City Manager

Approved as to form:

_____
Deputy City Attorney

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

Last revised: 1/6/2023
23015387

Attachment A

Future Land Use Map

3800 Overbrook Dr. and 616 Suber St., TMS# 13708-05-01;
Current Interim FLU: UCR-1, Proposed FLU: UCR-1



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
Date: 12/5/2022

We Are Columbia

0 62.5 125 250 Feet

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 AT THE SOLE RISK OF THE USER.

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

Last revised: 1/6/2023
23015387

We Are Columbia

MEETING DATE: **February 7, 2023**

DEPARTMENT: **Planning and Development Services**

FROM: ***Krista Hampton, Director***

SUBJECT: **ZONING MAP AMENDMENT CONFIRMATION for 3800 Overbook Drive and 616 Suber Street; TMS# 13708-05-01**

FUNDING SOURCE & ORIGINAL BUDGET:

CLEAN WATER 2020?: **No**

PURPOSE:

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)

ATTACHMENTS:

- **#a:** ZMA-2022-0021_Overbrook3800_ZMAConfirm_ZPH (PDF)
- #b: 2023-022 confirm zoning 3800 Overbrook Drive and 616 Suber Street (PDF)
- #c: 2023-022 - Zoning Map 3800 Overbrook Dr and 616 Suber St (PDF)

CITY COUNCIL

February 7, 2023 at 4:00pm
City Hall, 3rd floor Council Chambers, 1737 Main Street, Columbia, SC 29201

ZONING MAP AMENDMENT CONFIRMATION CASE SUMMARY
3800 Overbrook Drive and 616 Suber Street; TMS# 13708-05-01

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

Annexation
PC Recommendation: 11/10/2022; Approval (7-0)
First Reading: 12/06/2022; Approval
Second Reading: 12/20/2022; Approval

ZMA, FLU Confirmation
PC Recommendation: 01/12/2023; Approval (8-0)
1st Reading: 02/07/2023; Pending
2nd Reading: 02/21/2023; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 1.89 acres
Current Use: Residential
Proposed Use: Residential
Current Interim Land Use Classification: Urban Core Residential Small Lot (UCR-1)
Proposed Land Use Classification: Urban Core Residential Small Lot (UCR-1)
Current Interim Zoning: Residential Mixed District (RM-2)
Proposed Zoning: Residential Mixed District (RM-2)
Census Tract: 26.05

PLANS, POLICIES, AND LAND USE

Comprehensive Plan Land Use Classification

The proposed interim future land use classification for the subject property is Urban Core Residential Small Lot (UCR-1) in the *Columbia Compass: Envision 2036* Future Land Use Map. The property is assigned an interim future land use classification of Urban Core Residential Small Lot (UCR-1).

Urban Core Residential Small Lot neighborhoods are common just outside the urban center; most were subdivided before 1950 and many continue the grid or street network from the original planned portion of the City. This development type may represent existing neighborhoods and is 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
- Civic/Institutional Small
- Business/Employment Small (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). As the subject property was not located within the City limits at the time of the planning effort, no specific recommendations for future land use or zoning were made for the property, though the plan did note that the property could be located within the potential neighborhood design overlay area (Ch. 4 Page 32). In general, the Plan discusses the need for walkability and improved/maintained tree canopy within Rosewood.

PROPOSED ZONING DISTRICT SUMMARY

The parcel currently has interim zoning of Residential Mixed District (RM-2). Surrounding parcels within the City of Columbia are currently zoned Residential Mixed District (RM-2) to the West. Surrounding parcels in unincorporated Richland County are currently zoned RM-HD to the West, North, and East and RS-HD to the South.

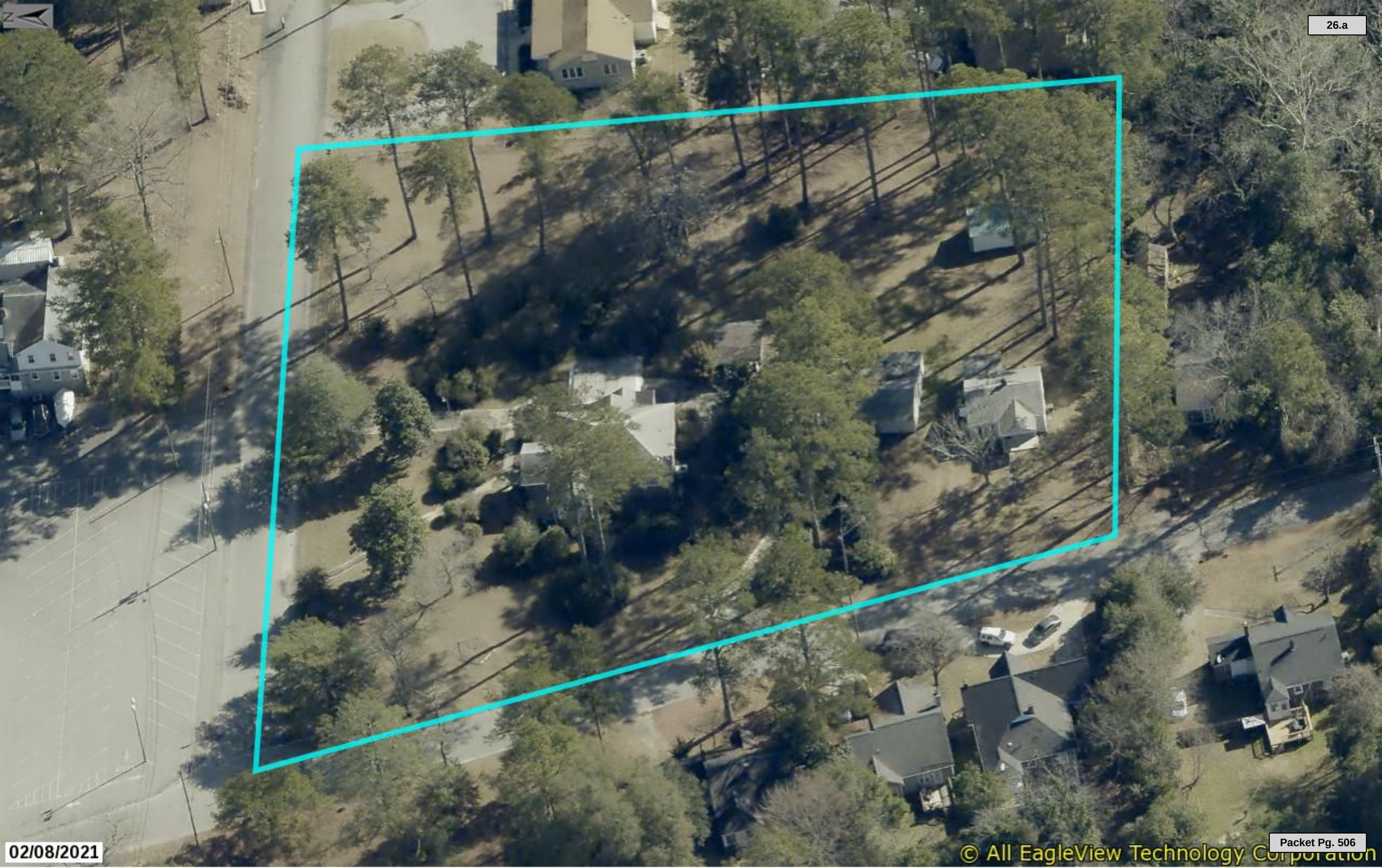
The proposed City of Columbia zoning district is Residential Mixed District (RM-2).

Residential Mixed District (RM-2)

The purpose of the Residential Mixed (RM-2) District is to provide lands that accommodate moderate-density mixed residential development that allows single-family, two-family, townhouse, and medium-scale multi-family dwellings. The street network is gridded and buildings are located close to, and oriented toward, the street.

STAFF RECOMMENDATION

Staff recommends the confirmation of the zoning of Residential Mixed District (RM-2) on the property.

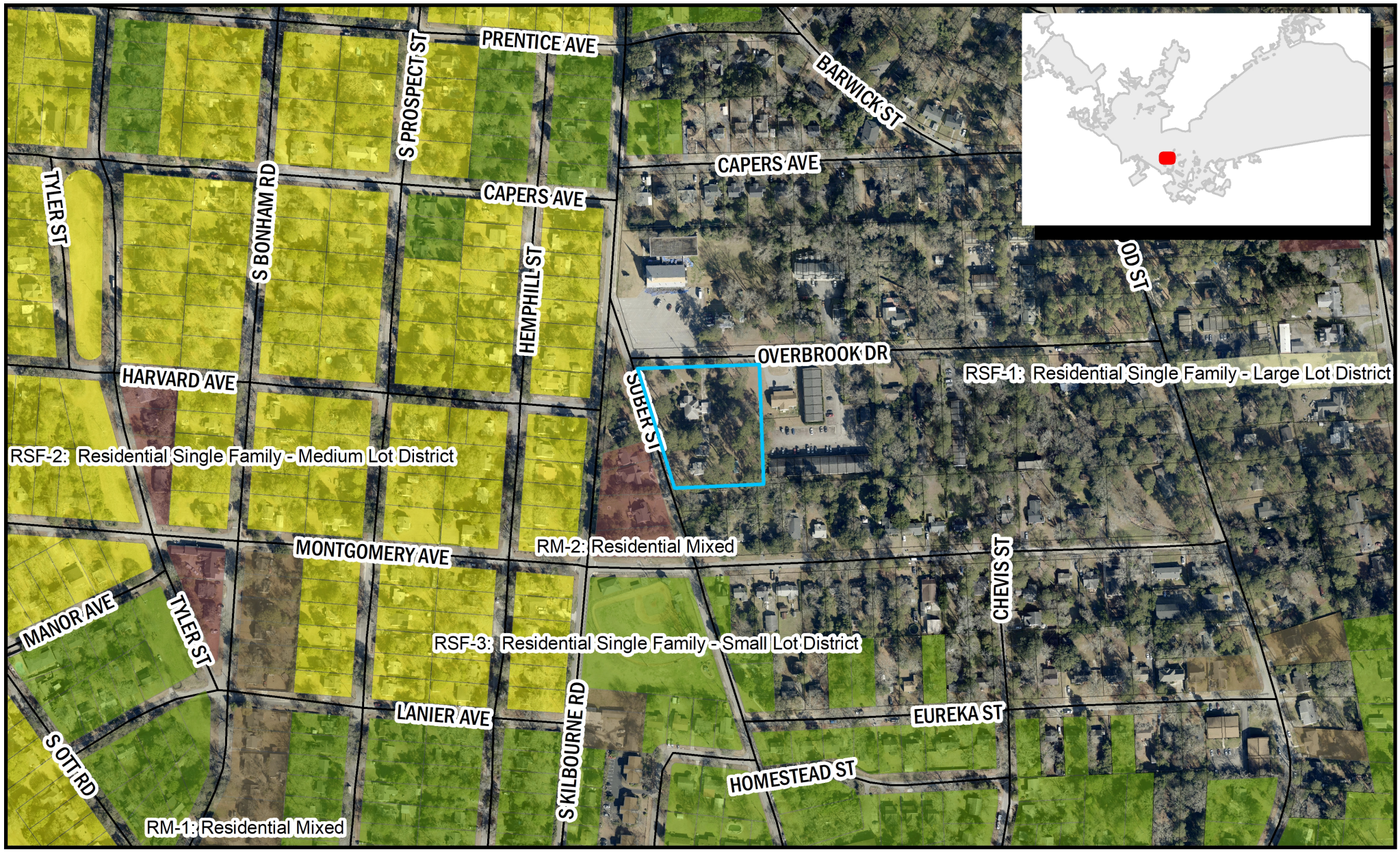


02/08/2021

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Zoning Map

3800 Overbrook Dr. and 616 Suber St., TMS# 137
Current Interim Zoning: RM-2, Proposed Zoning: RM-2



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 12/5/2022

We Are Columbia

0 100 200 400 Feet

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

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Proposed Zoning District

(k) RM-2: Residential Mixed District

(1) Purpose

The purpose of the Residential Mixed (RM-2) District is to provide lands that accommodate moderate-density mixed residential development that allows single-family, two-family, townhouse, and medium-scale multi-family dwellings.

The street network is gridded and buildings are located close to, and oriented toward, the street.







(2) Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

(3) Intensity and Dimensional Standards

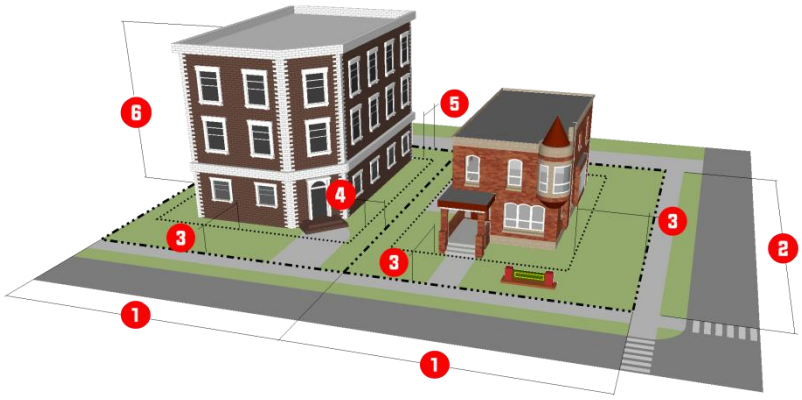
	Standard	Townhouse	All Other Uses
	Lot Area, min. (sf.)	8,000[1]/1,500[2]	3,000
1	Lot Width, min. (ft.)	75[1]/18[2]	40
2	Lot Depth, min. (ft.)	60	60
	Lot Coverage, max. (% of site area)	50	50
	Density, max. (du/acre)	N/A	17.2
3	Front Yard Setback, min. (ft.)	15	15
4	Side Yard Setback, min. (ft.)	[3]	5
5	Rear Yard Setback, min. (ft.)	10	10
6	Building Height, max. (ft.)	50	50

Notes: ft. = feet sf. = square feet du. = dwelling unit

[1] Applies to the development lot as a whole rather than individual lots under individual units.

[2] Applies to individual lots under individual units.

[3] A minimum of five feet required between end units and side yard and ten feet between end units and any secondary front yard.



(4) Reference to Other Standards			
Sec. 17-5.1	Access, Mobility, and Circulation	Sec. 17-5.8	Fences and Walls
Sec. 17-5.2	Off-Street Parking, Bicycle Parking	0	Exterior Lighting
Sec. 17-5.3	Landscaping	0	Signs
Sec. 17-5.4	Tree Protection	Sec. 17-5.11	Green Building Standards
Sec. 17-5.5	Open Space	Sec. 17-6.2	Minimum Design Standards
Sec. 17-5.6	Neighborhood Compatibility	0	Improvements and Sureties
Sec. 17-5.7	Form and Design Standards	Article 9	Definitions and Rules of Measurement

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

WHEREAS, an application has been made to amend the Official Zoning Map of the City of Columbia, S.C. to confirm the zoning for 3800 Overbrook Drive and 616 Suber Street, Richland County TMS# 13708-05-01; and,

WHEREAS, City Council adopted *Columbia Compass: Envision 2036* as the City of Columbia Comprehensive Plan by Ordinance No.: 2020-028 along with all the maps and policies contained therein, and amended from time to time, in accordance with the South Carolina Comprehensive Planning Act of 1994 (§6-29 of the SC Code); and,

WHEREAS, the City of Columbia has adopted the Unified Development Ordinance (UDO) by Ordinance No.: 2019-013 and Official Zoning Map of the City of Columbia, S.C. by Ordinance No.: 2021-001, both amended from time to time, in accordance with the authority in Title VI of the SC Code; and

WHEREAS, the City of Columbia Planning Commission has reviewed the application and made a recommendation to City Council regarding the application in accordance with §17-2.5(c)(3)(f) of the UDO; and

WHEREAS, the Columbia City Council has held a public hearing in accordance with §17-2.4(f) of the UDO and §6-29-760 of the SC Code; and

WHEREAS, the Columbia City Council has determined that the proposed rezoning meets one or more of the criteria set forth by §17-2.5(c)(4), Zoning Map Amendment Decision Standards, of the UDO; NOW THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia this __ day of _____, 2023, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.
2. The property identified as 3800 Overbrook Drive and 616 Suber Street and Richland County TMS# 13708-05-01 and as shown in Attachment A, is hereby confirmed as Residential Mixed District (RM-2). The Official Zoning Map of the City of Columbia, S.C. is hereby amended to conform to this change.

Requested by:

Assistant City Manager Gentry

Approved by:

_____
City Manager

Approved as to form:

_____
Deputy City Attorney

_____
Mayor

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

LEGAL DEPARTMENT DRAFT

Zoning Map

3800 Overbrook Dr. and 616 Suber St., TMS# 13708-05-01;
Current Interim Zoning: RM-2, Proposed Zoning: RM-2



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 12/5/2022

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** DATA SOURCE - CITY

We Are Columbia

MEETING DATE: **February 7, 2023**

DEPARTMENT: **Planning and Development Services**

FROM: ***Krista Hampton, Director***

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

FUNDING SOURCE & ORIGINAL BUDGET:

CLEAN WATER 2020?: **No**

PURPOSE:

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)

ATTACHMENTS:

- **#a:** LUMA-2022-0007_Pineview1921_LUMAConfirm_ZPH (PDF)
- #b: 2023-019 - Annex only 1921 Pineview LUMA Confirm (PDF)

CITY COUNCIL

February 7, 2023 at 4:00pm
City Hall, 3rd floor Council Chambers, 1737 Main Street, Columbia, SC 29201

FUTURE LAND USE MAP AMENDMENT CONFIRMATION CASE SUMMARY
1921 Pineview Drive; TMS# 19100-06-12

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

Annexation
PC Recommendation: 11/10/2022; Approval (7-0)
First Reading: 12/06/2022; Approved
Second Reading: 12/20/2022; Approved

ZMA, FLU Confirmation
PC Recommendation: 01/12/2023; Approval (8-0)
1st Reading: 02/07/2023; Pending
2nd Reading: 02/21/2023; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 3.59 acres
Current Use: Undeveloped
Proposed Use: Commercial
Current Interim Land Use Classification Urban Edge Community Activity Center (UEAC-1)
Proposed Land Use Classification: Urban Edge Community Activity Center (UEAC-1)
Current Interim Zoning: General Commercial District (GC)
Proposed Zoning: General Commercial District (GC)
Census Tract: 116.07

PLANS, POLICIES, AND LAND USE

Comprehensive Plan Land Use Classification

The proposed future land use classification for the subject property is Urban Edge Community Activity Center (UEAC-1) in the *Columbia Compass: Envision 2036* Future Land Use Map. The property is currently designated as Neighborhood (Medium Density) in a Neighborhood Activity Center 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 within a three-mile to five-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 of

larger commercial sites. They typically are found at major intersections of major corridors and may occupy all quadrants of the intersection.

Primary Types

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

Secondary Types

- Multi-family Small & Medium
- Flex Small & Medium

Tertiary Types

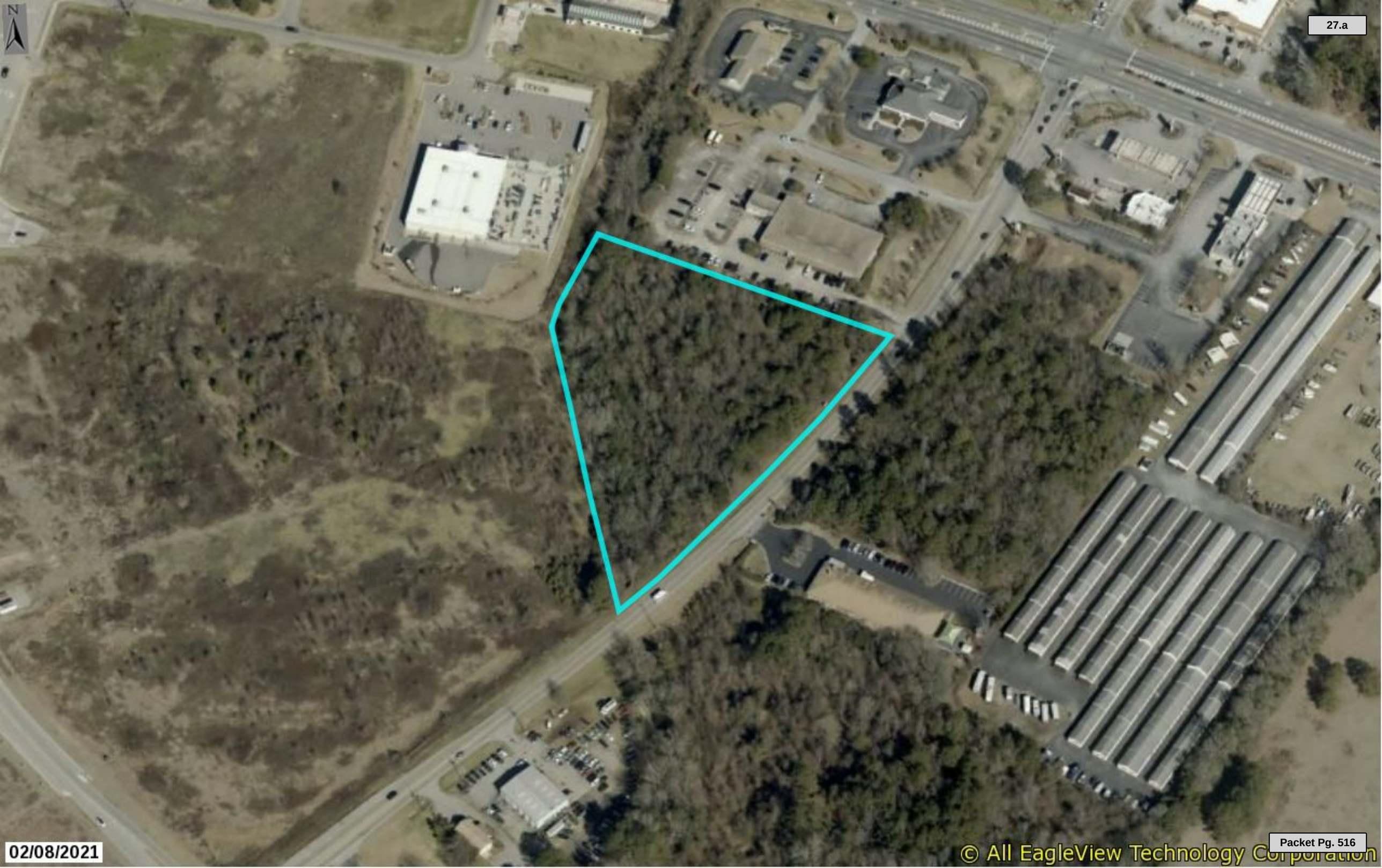
- Single-family Attached
- Civic/Institutional Small & Large
- Commercial Large
- Cemeteries & Mausoleums
- Parking Structures & Lots

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

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

STAFF RECOMMENDATION

Staff recommends confirmation of the future land classification of Urban Edge Community Activity Center (UEAC-1) for the property.

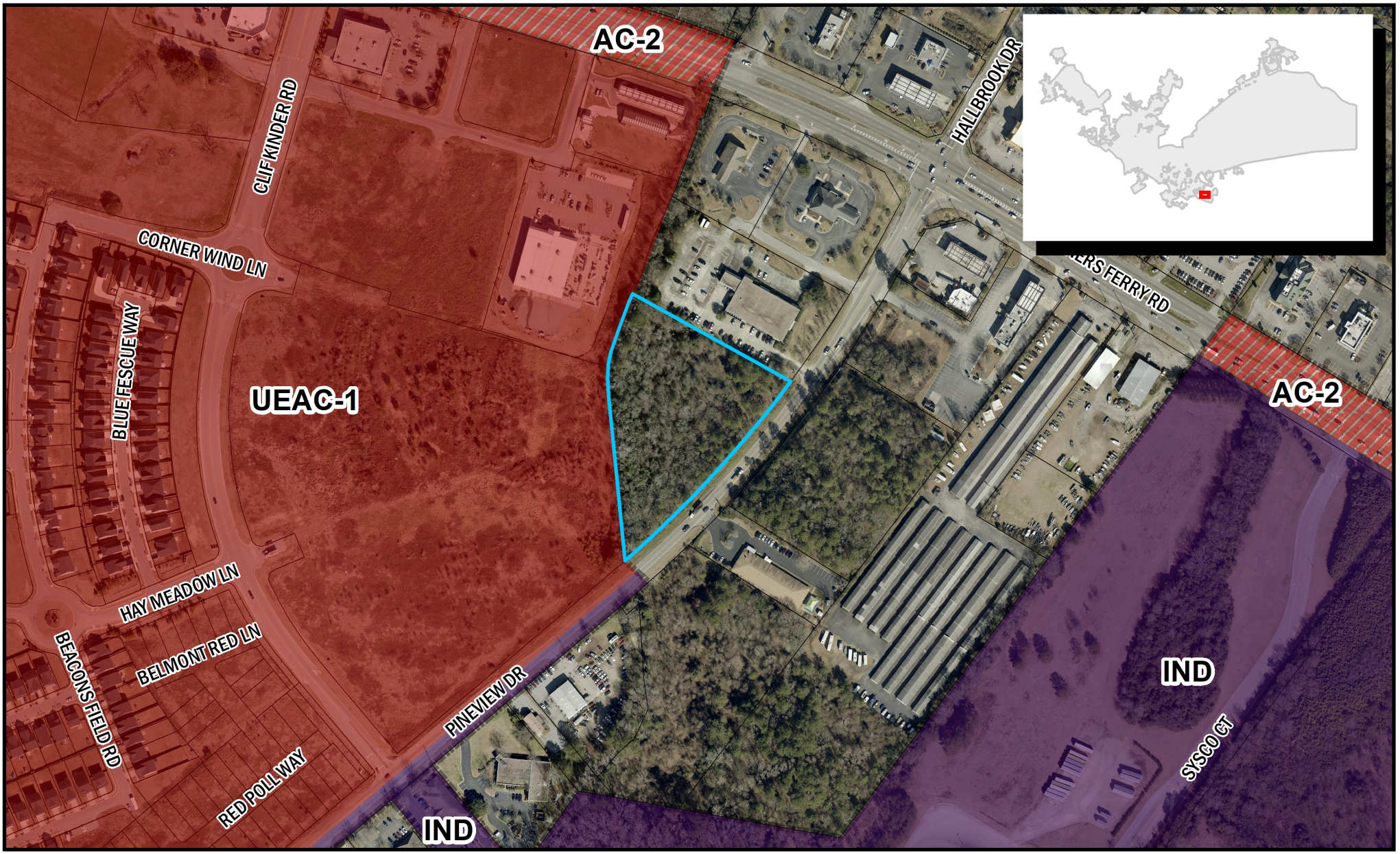


02/08/2021

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Future Land Use Map

1921 Pineview Dr., TMS# 19100-06-12;
Current Interim FLU: UEAC-1, Proposed FLU: UEAC-1



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 12/5/2022

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

Proposed Future Land Use Classification

Development Types

URBAN EDGE COMMUNITY ACTIVITY CENTER (UEAC-1)

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 within a three-mile to five-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 of larger commercial sites. They typically are found at major intersections of major corridors and may occupy all quadrants of the intersection.



UEAC-1 BUILDING TYPES/LAND USES

PRIMARY TYPES

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

SECONDARY TYPES

- Multi-family Small & Medium
- Flex Small & Medium

TERTIARY TYPES

- Single-family Attached
- Civic/Institutional Small & Large
- Commercial Large
- Cemeteries & Mausoleums
- Parking Structures & Lots

See matrix for appropriate park/open space types.

Development Types

UEAC-1 DEVELOPMENT PATTERN/CONTEXT



- Internal street networks may be laid out in a grid to create various block sizes and shapes, but typically do not continue the urban street grid. Connections to the primary road network are somewhat limited. Wide sidewalks on both sides of the street are common.
- Blocks vary in size based on the tenant mix; subdivision beyond blocks may be non-existent if shopping centers and multi-family buildings are owned by a single entity.
- Buildings are oriented toward internal streets of the development. Commercial/retail structures are set up to the sidewalk line, and residential buildings may also be set to the sidewalk or have small lawns or front yards.
- Buildings range from a small to medium scale footprint and are typically one to three stories.
- Design of these activity centers should fully accommodate pedestrians and cyclists as well as automobiles.
- Transit facilities should be located near or within these activity centers.
- Depending on the density of uses within a Community Activity Center, parking for businesses should be accommodated in inner block surface parking, or in parking structures and on-street parking. Parking for residential uses should be accommodated in attached parking structures, inner block surface lots, on streets, and in individual rear-loaded garages.
- Plazas, street trees and plantings, greens, neighborhood parks, and outdoor event venues can provide open spaces and outdoor recreation opportunities in Community Activity Centers.
- Open spaces for buffering from adjacent development may be used; however transitions in building scale, use, and orientation, as well as street connectivity, are all preferred methods of connecting developments of different types rather than buffering them from one another.
- Typically an architectural theme or range of styles is established at the time of planning; most Community Activity Centers are built in phases with a master plan and a single developer/builder. Neo-Traditional styles or modern architecture can be appropriate in these developments.

LEGAL DEPARTMENT DRAFT

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

WHEREAS, the City of Columbia and community at large recognize the value of planning for future development and growth; and,

WHEREAS, City Council adopted Columbia Compass: Envision 2036 as the City of Columbia Comprehensive Plan by Ordinance No.: 2020-028 adopting Columbia Compass: Envision 2036 along with all the maps and policies contained therein, and amended from time to time, in accordance with the South Carolina Comprehensive Planning Act of 1994 (Title 6, Chapter 29 of the SC Code); and,

WHEREAS, the City of Columbia Planning Commission has provided input and recommendations in response to the public input and findings; and,

WHEREAS, the Columbia City Council has held a public hearing in accordance with §6-29-760 of the SC Code; and,

WHEREAS, the Columbia City Council has determined that the future land use classification of Urban Edge Community Activity Center (UEAC-1) is appropriate for the subject property; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia this __ day of _____, 2023, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.
2. The property identified as 1921 Pineview Drive; Richland County TMS# 19100-06-12, annexed into the City of Columbia by Ordinance No.: 2022-125 enacted on December 20, 2022, and as shown in Attachment A, shall be incorporated into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2020-028 on August 4, 2020, with a future land use classification of Urban Edge Community Activity Center (UEAC-1).

Requested by:

Assistant City Manager Gentry

Approved by:

_____
City Manager

Approved as to form:

_____
Deputy City Attorney

_____
Mayor

ATTEST:

_____
City Clerk

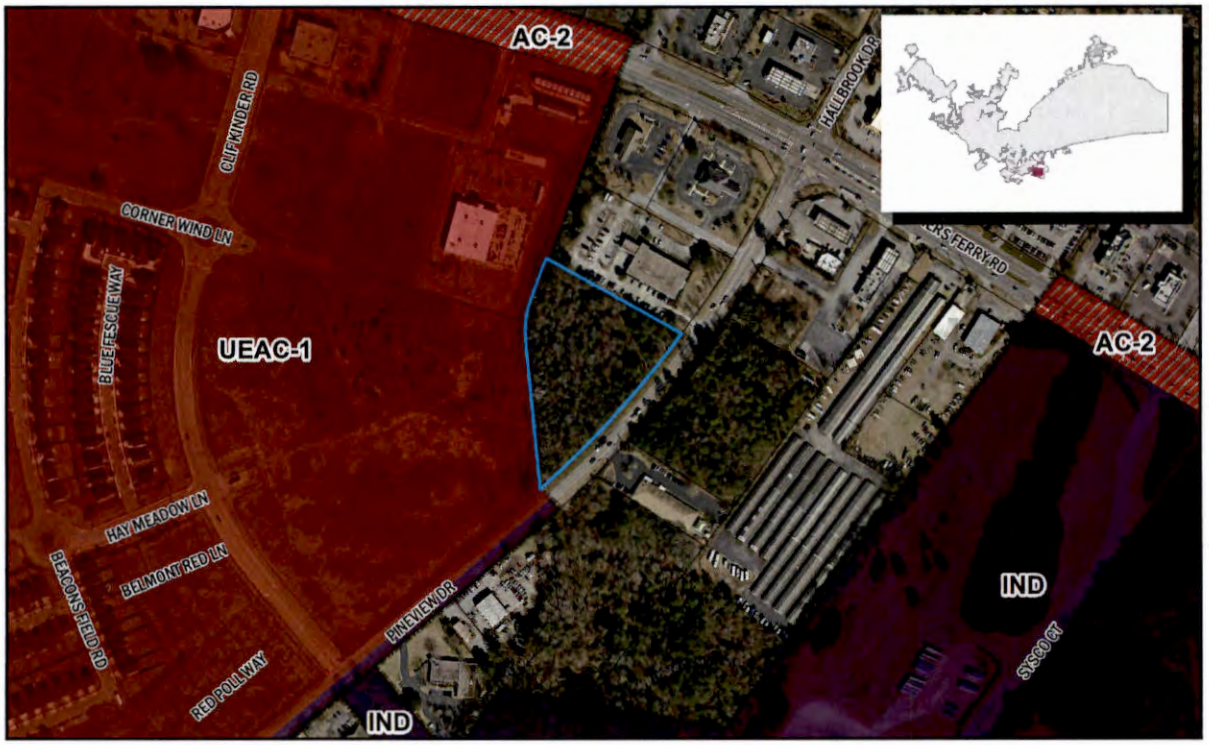
Introduced:
Final Reading:

Last revised 1/6/2023
23015385

Attachment A

Future Land Use Map

1921 Pineview Dr., TMS# 19100-06-12;
Current Interim FLU: UEAC-1, Proposed FLU: UEAC-1



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
Date: 12/5/2022

We Are Columbia

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THIS MAP IS THE PRODUCT OF COMPILATION, OR WAS PRODUCED BY OTHERS. IT IS FOR INFORMATION ONLY AND THE CITY OF COLUMBIA MAKES NO REPRESENTATIONS AS TO ITS ACCURACY OR USE WITHOUT FIELD VERIFICATION IS AT THE SOLE RISK OF THE USER.

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Last revised: 1/6/2023
23015385

We Are Columbia

MEETING DATE: **February 7, 2023**

DEPARTMENT: **Planning and Development Services**

FROM: ***Krista Hampton, Director***

SUBJECT: **ZONING MAP AMENDMENT CONFIRMATION for 1921 Pineview Drive; TMS# 19100-06-12**

FUNDING SOURCE & ORIGINAL BUDGET:

CLEAN WATER 2020?: **No**

PURPOSE:

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)

ATTACHMENTS:

- **#a:** ZMA-2022-0020_Pineview1921_ZMAConfirm_ZPH (PDF)
- #b: 2023-021 confirm zoning 1921 Pineview Drive (PDF)
- #c: 2023-021 - Zoning Map 1921 Pineview Drive (PDF)

CITY COUNCIL

February 7, 2023 at 4:00pm
City Hall, 3rd floor Council Chambers, 1737 Main Street, Columbia, SC 29201

ZONING MAP AMENDMENT CONFIRMATION CASE SUMMARY
1921 Pineview Drive; TMS# 19100-06-12

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

Annexation
PC Recommendation: 11/10/2022; Approval (7-0)
First Reading: 12/06/2022; Approval
Second Reading: 12/20/2022; Approval

ZMA, FLU Confirmation
PC Recommendation: 01/12/2023; Approval (8-0)
1st Reading: 02/07/2023; Pending
2nd Reading: 02/21/2023; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 3.59 acres
Current Use: Undeveloped
Proposed Use: Commercial
Current Interim Land Use Classification Urban Edge Community Activity Center (UEAC-1)
Proposed Land Use Classification: Urban Edge Community Activity Center (UEAC-1)
Current Interim Zoning: General Commercial District (GC)
Proposed Zoning: General Commercial District (GC)
Census Tract: 116.07

PLANS, POLICIES, AND LAND USE

Comprehensive Plan Land Use Classification

The proposed future land use classification for the subject property is Urban Edge Community Activity Center (UEAC-1) in the *Columbia Compass: Envision 2036* Future Land Use Map. The property is currently designated as Neighborhood (Medium Density) in a Neighborhood Activity Center 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 within a three-mile to five-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 of larger commercial sites. They typically are found at major intersections of major corridors and may occupy all

quadrants of the intersection.

Primary Types

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

Secondary Types

- Multi-family Small & Medium
- Flex Small & Medium

Tertiary Types

- Single-family Attached
- Civic/Institutional Small & Large
- Commercial Large
- Cemeteries & Mausoleums
- Parking Structures & Lots

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

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

PROPOSED ZONING DISTRICT SUMMARY

The parcel currently has interim zoning of General Commercial District (GC). Surrounding parcels within the City of Columbia are currently zoned Planned Development District (PD) to the West. Surrounding parcels in unincorporated Richland County are currently zoned M-1 to the North and GC to the East and South.

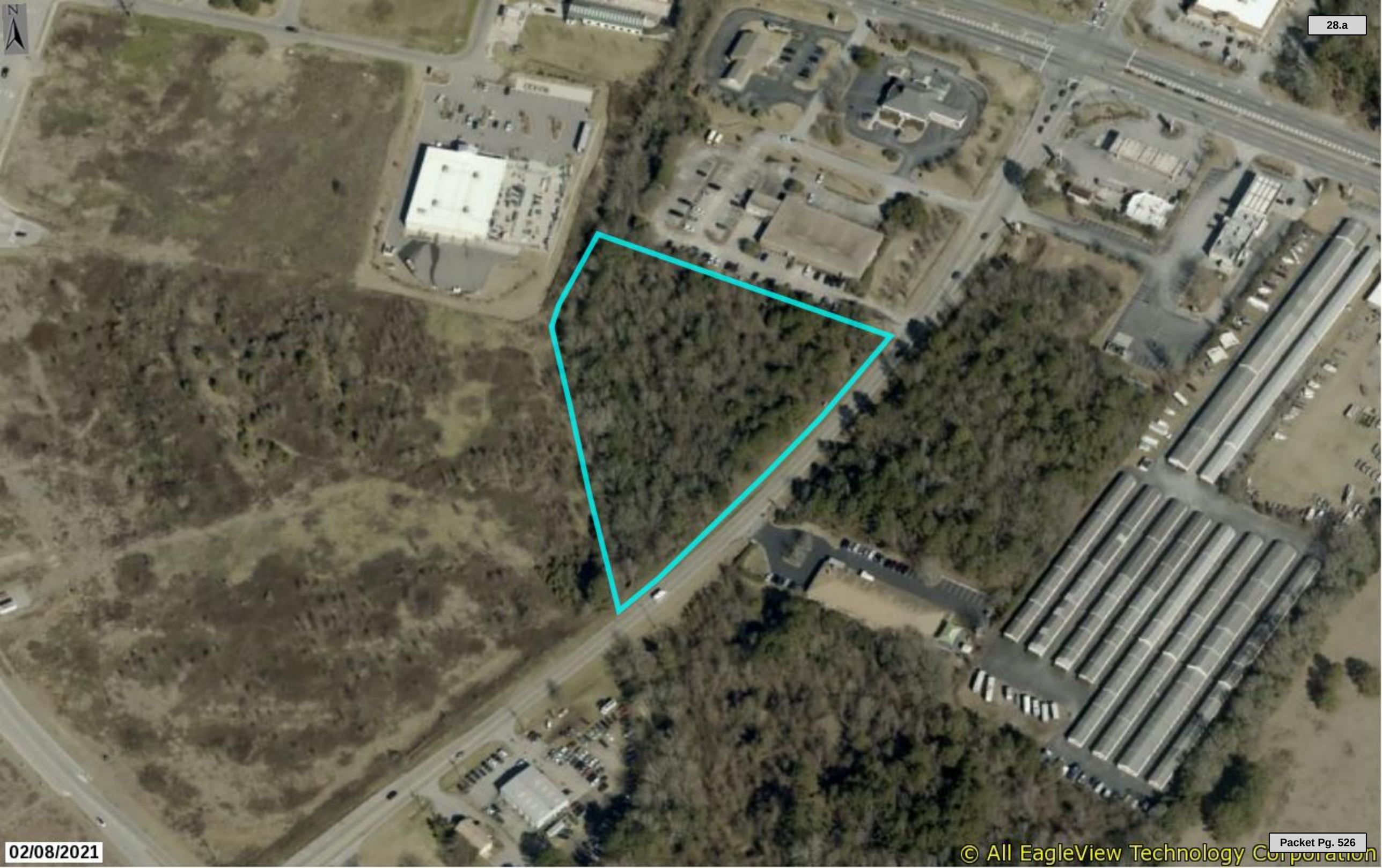
The proposed City of Columbia zoning district is General Commercial District (GC).

General Commercial District (GC)

The purpose of the General Commercial (GC) District is to provide lands that accommodate a broad range of nonresidential uses characterized primarily by retail, office, and service establishments. Development is primarily auto-oriented, serving isolated commercial areas outside of the activity centers. Allowed uses include personal services, retail sales, recreation/entertainment, commercial services, eating and drinking establishments, visitor accommodation, and vehicle sales and services.

STAFF RECOMMENDATION

Staff recommends the confirmation of the zoning of General Commercial District (GC) on the property.

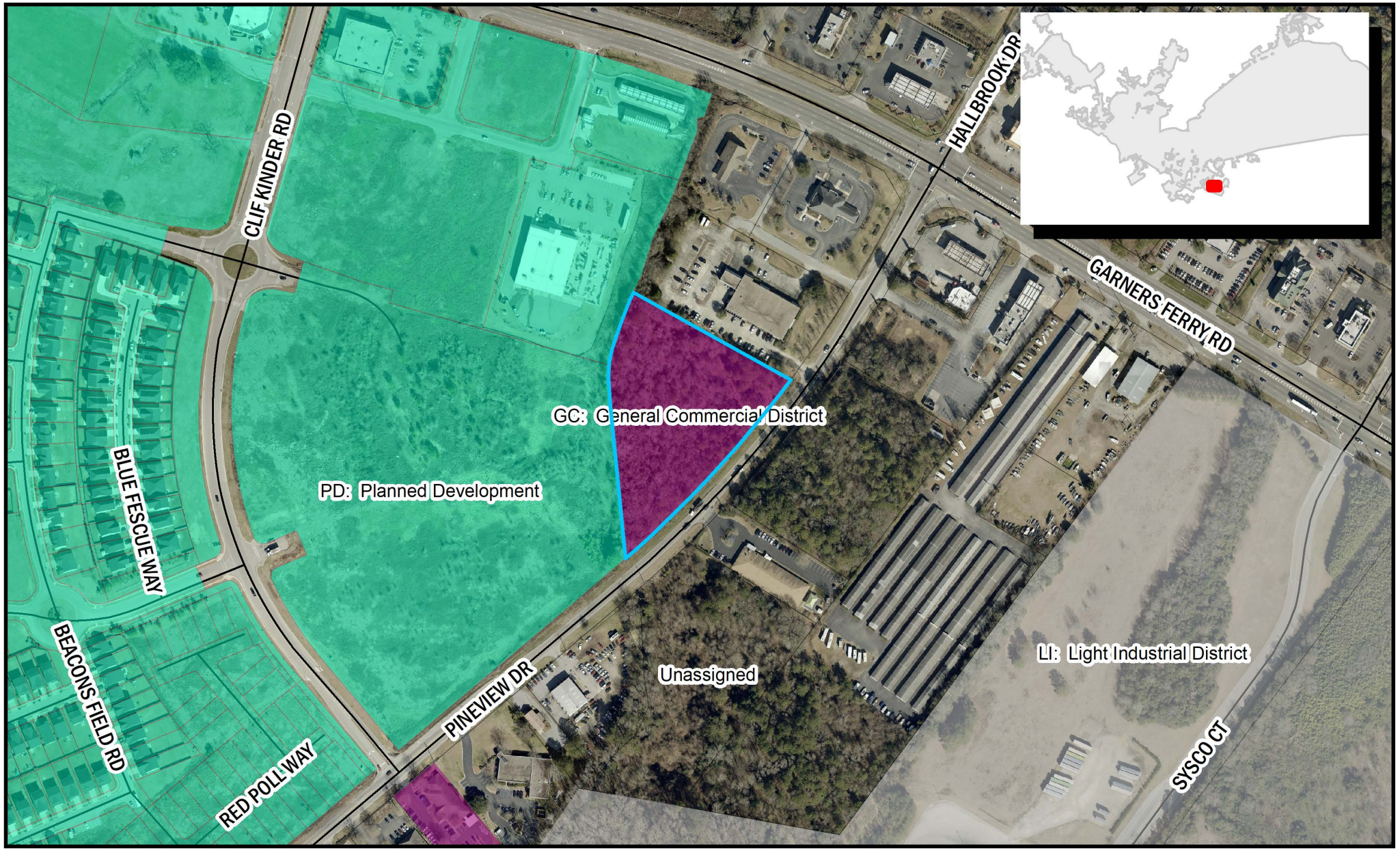


02/08/2021

© All EagleView Technology Corporation

Zoning Map

1921 Pineview Dr., TMS# 19100-06-12;
Current Interim Zoning: GC, Proposed Zoning: GC



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 12/21/2022

We Are Columbia

0 100 200 400 Feet

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

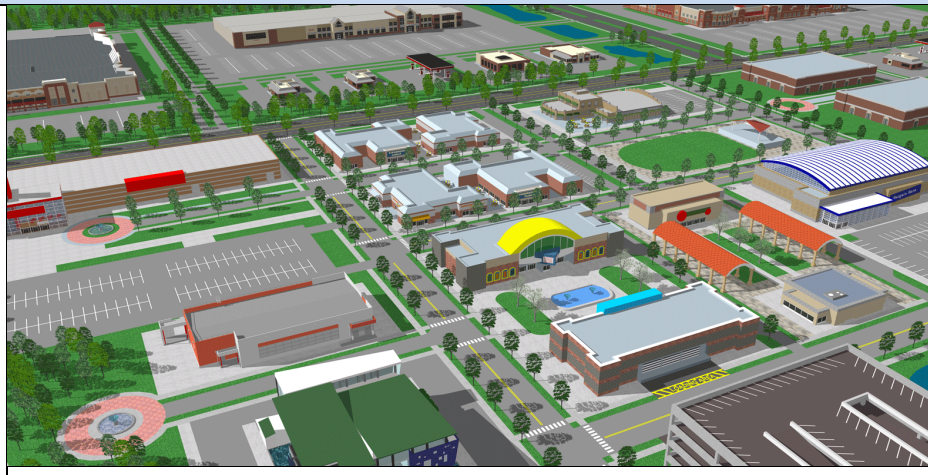
Proposed Zoning District

(j) GC: General Commercial District

(1) Purpose

The purpose of the General Commercial (GC) District is to provide lands that accommodate a broad range of nonresidential uses characterized primarily by retail, office, and service establishments. Development is primarily auto-oriented, serving isolated commercial areas outside of the activity centers.

Allowed uses include personal services, retail sales, recreation/entertainment, commercial services, eating and drinking establishments, visitor accommodation, and vehicle sales and services.







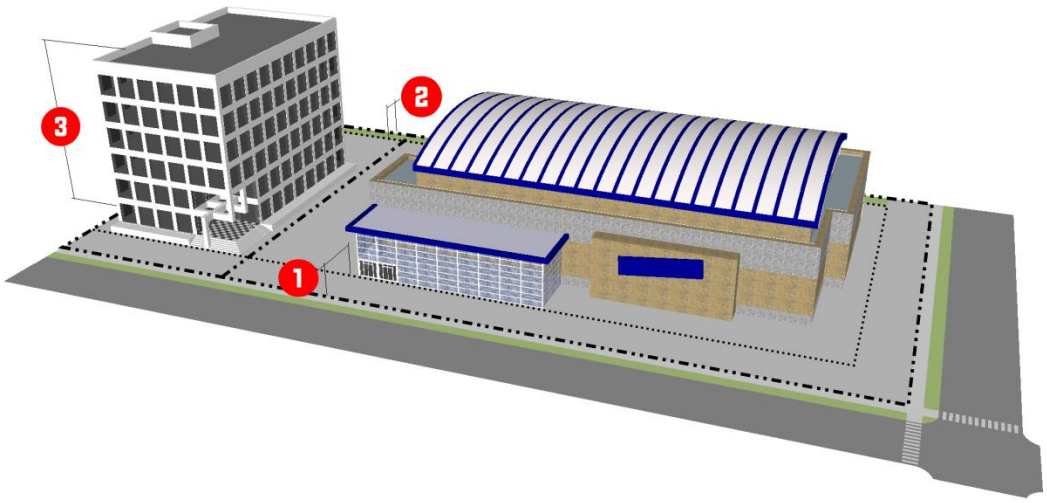
(2) Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

(3) Intensity and Dimensional Standards

Standard	All Uses
Lot Area, min. (sf.)	N/A
Lot Width, min. (ft.)	N/A
Lot Coverage, max. (% of site area)	N/A
Density, max. (du/acre)	N/A
1 Front Yard Setback, min. (ft.)	20
Side Yard Setback, min. (ft.)	N/A
2 Rear Yard Setback, min. (ft.)	10
3 Building Height, max. (ft.)	75

Notes: ft. = feet sf. = square feet du. = dwelling unit



(4) Reference to Other Standards			
Sec. 17-5.1	Access, Mobility, and Circulation	Sec. 17-5.8	Fences and Walls
Sec. 17-5.2	Off-Street Parking, Bicycle Parking	0	Exterior Lighting
Sec. 17-5.3	Landscaping	0	Signs
Sec. 17-5.4	Tree Protection	Sec. 17-5.11	Green Building Standards
Sec. 17-5.5	Open Space	Sec. 17-6.2	Minimum Design Standards
Sec. 17-5.6	Neighborhood Compatibility	0	Improvements and Sureties
Sec. 17-5.7	Form and Design Standards	Article 9	Definitions and Rules of Measurement

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

WHEREAS, an application has been made to amend the Official Zoning Map of the City of Columbia, S.C. to confirm the zoning for 1921 Pineview Drive, Richland County TMS# 19100-06-12; and,

WHEREAS, City Council adopted *Columbia Compass: Envision 2036* as the City of Columbia Comprehensive Plan by Ordinance No.: 2020-028 along with all the maps and policies contained therein, and amended from time to time, in accordance with the South Carolina Comprehensive Planning Act of 1994 (§6-29 of the SC Code); and,

WHEREAS, the City of Columbia has adopted the Unified Development Ordinance (UDO) by Ordinance No.: 2019-013 and Official Zoning Map of the City of Columbia, S.C. by Ordinance No.: 2021-001, both amended from time to time, in accordance with the authority in Title VI of the SC Code; and

WHEREAS, the City of Columbia Planning Commission has reviewed the application and made a recommendation to City Council regarding the application in accordance with §17-2.5(c)(3)(f) of the UDO; and

WHEREAS, the Columbia City Council has held a public hearing in accordance with §17-2.4(f) of the UDO and §6-29-760 of the SC Code; and

WHEREAS, the Columbia City Council has determined that the proposed rezoning meets one or more of the criteria set forth by §17-2.5(c)(4), Zoning Map Amendment Decision Standards, of the UDO; NOW THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia this __ day of _____, 2023, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.
2. The property identified as 1921 Pineview Drive and Richland County TMS# 19100-06-12 and as shown in Attachment A, is hereby confirmed as General Commercial District (GC). The Official Zoning Map of the City of Columbia, S.C. is hereby amended to conform to this change.

Requested by:

Assistant City Manager Gentry

Approved by:

_____
City Manager

Approved as to form:

_____
Deputy City Attorney

Introduced:
Final Reading:

_____
Mayor

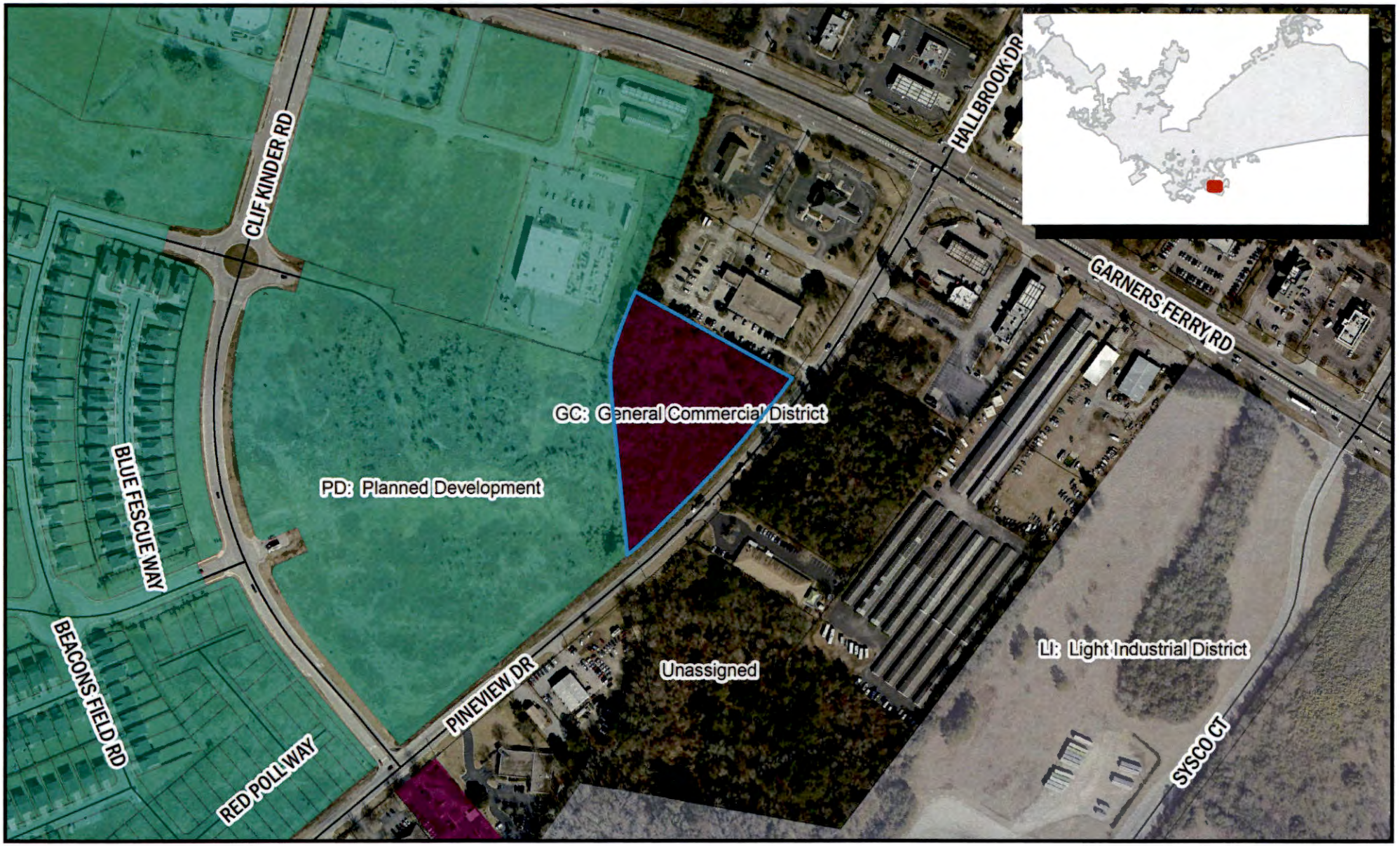
ATTEST:

_____
City Clerk

LEGAL DEPARTMENT DRAFT

Zoning Map

1921 Pineview Dr., TMS# 19100-06-12;
Current Interim Zoning: GC, Proposed Zoning: GC



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 12/21/2022

We Are Columbia

0 100 200 400 Feet

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** DATA SOURCE - CITY

We Are Columbia

MEETING DATE: **February 7, 2023**

DEPARTMENT: **Planning and Development Services**

FROM: ***Krista Hampton, Director***

SUBJECT: **AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE for Vape Shops**

FUNDING SOURCE & ORIGINAL BUDGET:

CLEAN WATER 2020?: **No**

PURPOSE:

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)

ATTACHMENTS:

- **#a:** TA-2022-0007_VapeShops_ZPH (PDF)
- #b: 2023-004 - Amending Chapter 17 to Add Vape Shop Definitions (PDF)

CITY COUNCIL

February 7, 2023 at 4:00pm
City Hall, 3rd floor Council Chambers, 1737 Main Street, Columbia, SC 29201

AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE
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 Definitions concerning Smoke or Vape Shops.
Applicant:	Unanimous Resolution of Columbia City Council
PC Recommendation:	11/10/2022; Approval (7-0)
ZPH, 1st Reading:	02/07/2023; Pending
2nd Reading:	02/21/2023; Pending

DETAIL

City Council, at its October 4, 2022 meeting, passed a resolution referring to Planning Commission a text amendment to add regulations related to smoke or vape shops. This action came after discussion and study in the Council Public Safety Committee. The amendment will add definitions and a conditional use to govern the establishment and operation of smoke or vape shops to address the negative impacts a proliferation of these businesses can impose on the community while providing a reasonable number of areas for them to locate within the City. The new conditions include a requirement that in the districts in which these shops are permitted to operate, that smoke or vape shops locate no closer than 1,000 feet from a public or private K-12 school, child day care facility, youth center, recreational facility, park, church or religious institution, or community center or another smoke of vape shop.

ORDINANCE NO.: 2022-081

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*

WHEREAS, the regulation of smoke and vape shops is necessary and in the interests of the public health, safety and general welfare because there has been an increase of the establishment and operation of smoke and vape shops in the City of Columbia. The proliferation of smoke and vape shops in the City would result in undesirable impacts to the community. Among these impacts are increased potential for minors to be exposed to and therefore use or aspire to use tobacco products, nicotine products and vape products; adverse health consequences of using tobacco products and vape products; and heightened risk of negative aesthetic impacts, blight, and loss of property values of residential neighborhoods and businesses in close proximity to such uses. This ordinance contains amendments consistent with good zoning and planning practices to address such negative impacts of smoke and vape shops while providing a reasonable number of locations and zones for such shops/stores to locate within the City of Columbia.

NOW THEREFORE, BE IT ORDAINED by the Mayor and Council this _____ day of _____, 2022, that the City of Columbia's *Unified Development Ordinance,* Article 4, Use Regulations, Section 17-4.2, Principal Uses, and Article 9, Definitions and Rules of Measurement, Section 17-9.4, is amended to add the following:

Section 17-9.4, Definitions

ALTERNATIVE NICOTINE PRODUCT
A product or device not consisting of or containing tobacco that provides for the ingestion into the body of nicotine, whether by chewing, absorbing, dissolving, inhaling, snorting, sniffing, or by any other means. An "Alternative Nicotine Product" does not include Tobacco Products, or any product approved by the United States Food and Drug Administration as a non-tobacco product for sale as a tobacco cessation product, as a tobacco dependence product, or for other medical purposes, which is being marketed and sold solely for that approved purpose.

CANNABIS
Any derivatives, compounds, extracts, cannabinoids, isomers, acids, salts, or salts of isomers of the species Cannabis Sativa L., excluding marijuana as defined by S.C. Code Ann. § 44-53-110(27)(a), with a tetrahydrocannabinol (THC) concentration of not more than 0.3 percent on a dry weight basis, or the THC concentration for hemp as defined in 7 U.S.C. § 5940, whichever is greater. "Cannabis" includes, but is not limited to, full-spectrum Cannabidiol (CBD), Delta-8 THC, Delta-9 THC, Delta-10 THC and HHC.

INCIDENTAL OR ANCILLARY USE
A display or sale by a grocery store, supermarket, convenience store, gas station, or similar retail business that uses no more than two percent (2%) of its gross floor area, or 200 square feet, whichever is less, for the display, sale, distribution, delivery, offering, furnishing, or marketing of one or more of the following: Tobacco Products, Alternative Nicotine Products, cigarettes containing Cannabis, Smoking Paraphernalia, and/or Vape Products. For any grocery store, market, retail kiosk or similar business consisting of 250 square feet or less, "Incidental or Ancillary Use" is defined as no more than five (5) square feet being used for the display, sale, distribution, delivery, offering, furnishing, or marketing of Tobacco Products, cigarettes containing Cannabis, Smoking Paraphernalia, and/or Vape Products.

LEGAL DEPARTMENT DRAFT

SMOKE OR VAPE SHOP
Any retail store located within the City of Columbia, with more than an Incidental or Ancillary Use, that displays, sells, distributes, delivers, offers, furnishes or markets one or more of the following: 1) Alternative Nicotine Products; 2) Vape Products; 3) Tobacco Products; 4) cigarettes, cigars, dried or shredded plant material, flowers, smoking blends, and similar products that are smoked or inhaled and contain Cannabis or Synthetic Cannabinoids; or 5) Smoking Paraphernalia.

SYNTHETIC CANNABINOIDS
A class of artificially-made chemicals that are cannabinoid receptor agonists intended to replicate, mimic, or cause a similar reaction to the psychoactive effects of marijuana. These compounds may be found in products marketed as incense, herbal blends or mixtures, synthetic marijuana, or potpourri, and labeled as Spice, K2, Green Giant, Smacked, Wicked X, AK-47, Geeked Up, Ninja, Caution, Red Giant, Keisha Kole, XXX Ultra, Skunk, Atomic and other names, however named.

TOBACCO PRODUCT
Any product containing, made, or derived from tobacco that is intended for human consumption, whether chewed, smoked, absorbed, dissolved, inhaled, snorted, sniffed, or ingested by any other means, or any component, part, or accessory of a tobacco product including but not limited to cigarettes; cigars; cheroots; stogies; perique; granulated, plug-cut, crimp-cut, ready rubbed and other smoking tobacco; snuff; snuff flowers; cavendish; plug and twist tobacco; fine-cut and other chewing tobaccos; shorts; refuse scraps, clippings, cuttings and sweepings of tobacco and other kinds and forms of tobacco, prepared in such a manner as to be suitable for chewing or smoking in a pipe, or other tobacco related devices. Tobacco Products do not include any tobacco product that has been approved by the United States Food and Drug Administration for sale as a tobacco cessation product, as a tobacco dependence product, or for other medical purposes, and is being marketed and sold solely for such an approved purpose.

SMOKING PARAPHERNALIA
Any paraphernalia, equipment, device, or instrument that is designed or manufactured for the smoking, chewing, absorbing, dissolving, inhaling, snorting, sniffing, or ingesting by any other means into the body of Tobacco Products, Cannabis Products, Synthetic Cannabinoids, or controlled substances as defined in S.C. Code Ann. § 44-53-110. Items classified as Smoking Paraphernalia include but are not limited to: pipes, ice pipes or chillers, air-driven pipes, water pipes, bongs, water bongs, hookahs, punctured metal bowls, and roach clips.

VAPE PRODUCT
Any non-combustible product, which may or may not use or contain a Cannabis Product, Alternative Nicotine Product, or Synthetic Marijuana, that employs a heating element, power source, electronic circuit, or other electronic, chemical or mechanical means, regardless of shape or size, that can be used to produce vapor from a liquid solution or any other form. "Vape Product" includes devices called e-cigarettes, electronic cigars, electronic pipes, vaporizers, vaporizer cartridges, vapes, e-hookahs, vape pens, pod mods, box mods, puff bars, tanks or mods, sub-ohm tanks, vaporizers, dab pen, or similar product or device. "Vape Product" also includes e-juice, vape juice, and e-liquid containing an Alternative Nicotine Product, Cannabis, or Synthetic Cannabinoids. "Vape Product" does not include any product regulated as a drug or device by the United States Food and Drug Administration under Chapter V of the United States Food, Drug, and Cosmetic Act.

LEGAL DEPARTMENT DRAFT

Section 17-4.2(B)(4), Principal Use Table

Retail Sales Uses

…

Smoke or Vape Shop, allowed conditionally in Zoning Districts NAC, CAC, RAC, DAC, GC, MC, and LI.

Section 17-4.2(c)(3)(e), Standards for Specific Principal Uses, Commercial Uses, Retail Sales Uses

…

3. Smoke or Vape Shops
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      b. Smoke or Vape Shops shall not be located within 1,000 feet from another Smoke or Vape Shop.

If any section, subsection, or clause of this ordinance shall be deemed unconstitutional or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

This ordinance shall take effect upon the date of final reading.

Requested by:

Councilman Howard Duvall

_____
Mayor

Approved by:

_____
City Manager

Approved as to form:

_____
City Attorney

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

LEGAL DEPARTMENT DRAFT

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*

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LEGAL DEPARTMENT DRAFT

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If any section, subsection, or clause of this ordinance shall be deemed unconstitutional or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

This ordinance shall take effect upon the date of final reading.

Requested by:

Councilman Howard Duvall

Mayor

Approved by:

City Manager

Approved as to form:

Deputy City Attorney

ATTEST:

City Clerk

Introduced:
Final Reading:

Last Revised: 12/15/2022
22015051

LEGAL DEPARTMENT DRAFT

We Are Columbia

MEETING DATE: **February 7, 2023**

DEPARTMENT: **Legal Department**

FROM: ***Teresa Knox, City Attorney***

SUBJECT: **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**

FUNDING SOURCE & ORIGINAL BUDGET:

FOCUS AREAS: **Planning Together**

ATTACHMENTS:

- **#a:** Little Red School House memo (PDF)
- #b: 2023-024 - Eighth Amendment to Baker and Baker Agreement (PDF)
- #c: APPROVED_Amendment_No_8_to_Amended_and_Restated_Agreement_of_Sale_and_Purchase (PDF)

We Are Columbia

TO: Teresa Wilson, City Manager

FROM: Melissa Smith Gentry, PE, Assistant City Manager

SUBJECT: Amendment # 8 Amendment #8 to the Amended and Restated Agreement of Sale and Purchase between the City and Columbia and Baker and Baker Real Estate Developers, LLC. / Little Red School House Obligation

DATE: 2/1/23

Council approval is recommended for Amendment #8 to the Amended and Restated Agreement of Sale and Purchase between the City and Columbia and Baker and Baker Real Estate Developers, LLC.

This agreement dates back to 2013, at which time Baker and Baker purchased the property that formerly housed the Little Red Schoolhouse. As part of the transaction, they relocated the Little Red School House to its current site at the entrance of Riverfront Park. The former site was restricted as a result of a designation from the Department of Interior, thus the transaction also included an obligation of Baker and Baker to satisfy the requirement to provide another space with defined criteria to the City.

The City identified a property to be purchased by Baker and Baker to satisfy this obligation and has been working with Baker and Baker as well as State Parks to navigate the process by which formal approval can be secured for the purchase of the property. The current site being evaluated is a portion of the 17 acre track off of Beltline Blvd, currently owned by TNDC but leased to the City. The site is adjacent to All Star Field, which is owned by the City.

Recommend approval of Amendment #8 in order to allow the City and Baker and Baker to continue making progress towards securing approval for the purchase of property (by Baker and Baker) that satisfies this obligation.

ORDINANCE NO.: 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

BE IT ORDAINED by the Mayor and Council this _____ day of _____, 2023, that the City Manager is authorized to execute the attached Amendment No. 8 to Amended and Restated Agreement of Sale and Purchase, or in a form to be approved by the City Attorney, between the City of Columbia and Baker and Baker Real Estate Development, 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 09005-02-03

Requested by:

Assistant City Manager Gentry

_____
Mayor

Approved by:

_____
City Manager

Approved as to form:

_____
Deputy City Attorney

ATTEST:

_____
City Clerk

Introduced: _____
Final Reading: _____

LEGAL DEPARTMENT DRAFT

AMENDMENT NO. 8 TO AMENDED AND RESTATED AGREEMENT OF SALE AND PURCHASE

THIS AMENDMENT NO. 8 TO AGREEMENT OF SALE AND PURCHASE (this "Amendment No. 8") is made and effective as of the date of the last signature hereinbelow (the "Amendment No. 8 Effective Date"), by and among **THE CITY OF COLUMBIA** ("Seller") and **BAKER AND BAKER REAL ESTATE DEVELOPERS, LLC**, a South Carolina limited liability company ("Purchaser").

WITNESSETH:

WHEREAS, Seller and Purchaser previously entered into that certain Agreement of Sale and Purchase with an Effective Date of February 22, 2011 relating to the real property that is the subject of this Third Amendment;

WHEREAS, Seller and Purchaser entered into that certain Amended and Restated Agreement of Sale and Purchase fully executed on February 20, 2013 (the "Amended and Restated Agreement") for the sale and purchase of Parcel A and Parcel B;

WHEREAS, the Amended and Restated Agreement was amended by way of that certain Amendment No. 1 to Amended and Restated Agreement of Sale and Purchase dated April 19, 2013; by way of that certain Amendment No. 2 to Amended and Restated Agreement of Sale and Purchase dated May 22, 2013; by way of that certain Amendment No. 3 to Amended and Restated Agreement of Sale and Purchase dated July 25, 2013; by way of that certain Amendment No. 4 to Amended and Restated Agreement of Sale and Purchase dated August 6, 2013; by way of that certain Amendment No. 5 to Amended and Restated Agreement of Sale and Purchase dated January 10, 2014; by way of that certain Amendment No. 6 to Amended and Restated Agreement of Sale and Purchase dated July 27, 2020; and by way of that certain Amendment No. 7 to Amended and Restated Agreement of Sale and Purchase dated August 5, 2021.

WHEREAS, the closing of the sale and purchase of Parcel A was consummated by the parties, as evidenced by the delivery of a deed from Seller to Purchaser recorded in the Richland County Register of Deeds in Book 1928 at Page 1239; and

WHEREAS, Seller and Purchaser now wish to further amend the Amended and Restated Agreement as set forth below.

NOW, THEREFORE, for Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1. Capitalized Terms. Any capitalized term not defined herein shall have the definition ascribed to such term in the Amended and Restated Agreement.

2. Ratification of Parcel B Purchase Price. Seller and Purchaser hereby agree and ratify the Parcel B Purchase Price, which is Two Hundred Ninety-Nine Thousand Four Hundred

Thirty-Seven and No/100 ($299,437.00) Dollars, to be paid by Purchaser to Seller in immediately available funds at the time of the Parcel B Closing.

3. Approval Period. Seller hereby acknowledges and agrees that Purchaser has pursued and continues to diligently pursue the Requisite Approvals and the Approval Period is hereby extended for a period of 730 days from and after the Amendment No. 8 Effective Date and the Approval Period may continue to be extended from time to time in the manner provided in Paragraph 7 of the Amended and Restated Agreement.

4. Closing Date. The Parcel B Closing Date shall continue to be subject to the provisions of, and calculated as set forth in, Paragraph 11 of the Amended and Restated Agreement.

5. Effect. The Amended and Restated Agreement, as amended hereby, is in full force and effect and is hereby ratified by Seller and Purchaser.

6. Counterparts. This Amendment No. 8 may be executed in multiple counterparts, each of which shall constitute an original and all of which together shall constitute one and the same instrument.

[SIGNATURES ON FOLLOWING PAGE]

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN TESTIMONY WHEREOF, Seller and Purchaser have each executed this Amendment No. 8 as of the date of execution set forth below its signature, with the last of such dates being the Amendment No. 8 Effective Date.

SELLER:

CITY OF COLUMBIA

APPROVED AS TO FORM
Legal Department City of Columbia, SC
1/13/2023

By:_____
Name: Teresa Wilson
Title: City Manager

Date: _____, 2023

PURCHASER:

BAKER AND BAKER REAL ESTATE DEVELOPERS, LLC

By: _____
Name: Steven M. Anastasion
Title: Manager

Date: _____, 2023

We Are Columbia

MEETING DATE: **February 7, 2023**

DEPARTMENT: **Legal Department**

FROM: ***Teresa Knox, City Attorney***

SUBJECT: **Resolution No.: R-2023-008 - Authorizing consumption of beer and wine beverages only at the Columbia Mardi Gras Festival at City Roots Urban Farm in the 1000 block of Airport Boulevard between Jim Hamilton Boulevard and the north side of the entrance into Hunter Gatherer on Saturday, February 18, 2023**

FUNDING SOURCE & ORIGINAL BUDGET:

FOCUS AREAS: **Planning Together**

ATTACHMENTS:

- **#a:** R-2023-008 - Mardi Gras Festival (Feb 18) (PDF)
- #b: City of Columbia - Resolution Request (PDF)

RESOLUTION NO.: R-2023-008

Authorizing consumption of beer and wine beverages only at the Columbia Mardi Gras Festival at City Roots Urban Farm in the 1000 block of Airport Boulevard between Jim Hamilton Boulevard and the north side of the entrance into Hunter Gatherer on Saturday, February 18, 2023

WHEREAS, Benevolent Krewe de Columbi-ya-ya ("Sponsor") is sponsoring the Columbia Mardi Gras Festival at City Roots Urban Farm and in a portion of the 1000 block of Airport Boulevard between Jim Hamilton Boulevard and the north side of the entrance into Hunter Gatherer from 10:00 a.m. until 7:00 p.m. on Saturday, February 18, 2023; and,

WHEREAS, Sponsor has requested permission for the temporary closing and use of a portion of the 1000 block of Airport Boulevard between Jim Hamilton Boulevard and the north side of the entrance into Hunter Gatherer from 8:00 a.m. until 8:00 p.m. for set up, clean up, and staging of the event to be held from 10:00 a.m. until 7:00 p.m.; for patrons to consume beer and wine beverages only during the event hours of 10:00 a.m. until 6:30 p.m.; and for crowd control and overflow; and,

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

1. Firearms shall be prohibited at City Roots Urban Farm in the 1000 block of Airport Boulevard between Jim Hamilton Boulevard and the north side of the entrance into Hunter Gatherer regardless of whether such firearm is carried openly or concealed, and regardless of whether the individual carrying such firearm is a valid concealed weapons permit holder, on Saturday, February 18, 2023, from 10:00 a.m. until 7:00 p.m. *See* Resolution No. 2021-099 (Sept. 7, 2021).

2. Organizer shall establish a boundary line around the event space at City Roots Urban Farm in the 1000 block of Airport Boulevard between Jim Hamilton Boulevard and the north side of the entrance into Hunter Gatherer and the Organizer shall ensure all entrance points into the permitted event area are posted with signage stating "NO CONCEALABLE WEAPONS ALLOWED" that complies with the size and formatting requirements of section 23-31-235 of the South Carolina Code.

3. When publicizing the event in the community, Organizer shall include the statement: "NO CONCEALABLE WEAPONS ALLOWED" to ensure the public has prior notice of this restriction.

4. Organizer shall work with the City to develop a written plan and design a footprint of the event area that adheres to COVID-19 pandemic safety and social distancing protocols, as published by the CDC and SCDHEC, and Organizer shall modify the plans and footprint as safety protocols published by the CDC and SCDHEC are updated.

5. The City may cancel the event at any time based upon public safety and/or public health concerns. The City shall not be financially responsible for any costs associated with the cancellation of the event.

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

7. Organizer shall require that its agents, employees, vendors, contractors, and event attendees adhere to all COVID-19 safety protocols in effect at the time of the event, to include, but not be limited to, wearing of face masks, social distancing, and frequent washing of hands.

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

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

LEGAL DEPARTMENT DRAFT

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

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

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

13. At no cost to the City, Organizer shall be responsible for hiring no fewer than two (2) off-duty City of Columbia police officers during the hours of 11:00 a.m. until 12:00 p.m.

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

BE IT RESOLVED by the Mayor and Council this _____ day of _____, 2023, that the sale of beer and wine beverages only is authorized between the hours of 10:00 a.m. and 6:30 p.m. on Saturday, February 18, 2023; and,

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

BE IT FURTHER RESOLVED that outdoor possession and consumption of beer and wine beverages, all outdoor musical performances and use of sound-amplifying devices shall end by 10:00 p.m. due to the proximity of the event to residential properties; and,

BE IT FURTHER RESOLVED that possession and consumption of alcoholic liquors or alcoholic beverages other than beer and/or wine beverages within the event area is prohibited; and,

BE IT FURTHER RESOLVED that VIP tents or VIP areas for the possession and consumption of alcoholic liquors or alcoholic beverages, other than beer or wine beverages, within the event area are prohibited; and,

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

LEGAL DEPARTMENT DRAFT

BE IT FURTHER RESOLVED that only pedestrian traffic will be allowed within the area. All other traffic, including, but not limited to, automobiles, trucks, motorcycles, mopeds, bicycles, skate boards, and horses, except police horses, is prohibited. Canines are allowed, provided that current leash laws are observed as are set out in the 1998 Code of Ordinances of the City of Columbia, as amended. Coolers, glass bottles, breakable glasses and/or cups, large bags and backpacks shall be prohibited; and,

BE IT FURTHER RESOLVED that during the designated time that the closed portion of the 1000 block of Airport Boulevard between Jim Hamilton Boulevard and the north side of the entrance into Hunter Gatherer, with the exception of the parking area and any other areas posted as to not allow alcoholic beverages, shall be declared to be a Public Park and provisions of Chapter 15, Parks and Recreation, Sec. 15-1, 15-2 and 15-3, Code of Ordinances of the City of Columbia, South Carolina are in effect. Pursuant to Chapter 14, Offenses and Miscellaneous Provisions, Article IV, Offenses Against the Public Peace and Order, Sec. 14-99, 1998 Code of Ordinances of the City of Columbia, South Carolina, the closed portion of the 1000 block of Airport Boulevard between Jim Hamilton Boulevard and the north side of the entrance into Hunter Gatherer, with the exception of the parking area and any other areas posted as to not allow alcoholic beverages, is deemed to be the site of a public festival at which beer and wine beverages only may be consumed and the prohibition against possession or consumption of alcoholic beverages set forth in Sec. 14-99 shall not apply. Possession and consumption of beer and wine beverages shall be permitted only in plastic cups, plastic or aluminum bottles or aluminum cans provided by vendors within the areas designated.

PROVIDED, FURTHER, that the event organizer shall provide the names and cell phone numbers of a least two contact persons who can receive complaints during the event, including any set up and breakdown times. The cell phones shall remain on at all times during the event and during any set up and breakdown time.

PROVIDED, FURTHER, that failure of the event organizer to strictly comply with the time frames and other requirements and responsibilities set forth in this resolution may result in a denial of subsequent requests to allow the event.

PROVIDED, HOWEVER, that no solicitation or transactions be made in violation of Sec. 14-32, 1998 Code of Ordinances of the City of Columbia, South Carolina.

BE IT FURTHER RESOLVED that in the event of inclement weather on Saturday, February 18, 2023, the City Manager is authorized to approve the rescheduling of the canceled event for another date within one (1) week from the date of the originally scheduled event upon receiving twenty-four (24) hours written notice requesting the rescheduling of the event. The hours of operation for the event, service of beer and wine only at the event and closing of streets for set up, clean up and crowd control of the event shall remain as outlined above.

BE IT FURTHER RESOLVED that should the organizer reschedule the event for another date beyond one (1) week from the date of the originally scheduled event, a request for a resolution of City Council approving the new date of the event shall be required.

Requested by:

Assistant City Manager Shealy

Approved by:

City Manager

Approved as to form:

Deputy City Attorney

_____
Mayor

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

Last revised: 1/11/2023
23015442

LEGAL DEPARTMENT DRAFT

DATE OF REQUEST: 01/10/2023

REQUESTOR'S NAME/CONTACT INFORMATION (E-MAIL/ PHONE#/FAX#): Kaitlin Beck
beckkaitlin@gmail.com
740-703-5018

EVENT NAME/PURPOSE (i.e., St. Patrick's/Charity Fund-raiser: 2023 Columbia Mardi Gras Festival

DATE(S) OF EVENTS: (monthly can be on one request): Saturday, February 18, 2023

RAIN CONTINGENCY DATE:
(Rescheduling due to inclement weather is allowed once within one week from the date of the originally scheduled event upon 24-hours written notice to the City,without a new request. The time of event operation shall remain the same.): N/A festival will be cancelled

LOCATION OF EVENT
(i.e., Amphitheater area of Finlay Park; 1300 and 1400 blocks of Main Street between Lady Street and Hampton Street): City Roots Farm, 1005 Airport Blvd., Columbia, SC 29205

STREET(S) OR PARK AREA TO BE CLOSED
(i.e., 1300 and 1400 blocks of Main Street between Lady Street and Hampton Street; Amphitheater area of Finlay Park; Boyd Plaza): A portion of Airport Blvd. Specifically just South of Jim Hamilton Blvd. to just north of Hunter Gather's driveway in front of City Roots Farm. See attached map from previous years.

HOURS FOR STREET(S) OR PARK AREA TO BE CLOSED
(i.e., 5:00 p.m. - 12:00 a.m.
ALLOW TIME FOR SET UP/CLEAN UP: 8AM to 8PM

HOURS OF EVENT
(i.e., 6:00 p.m. - 10:00 p.m.)*: 10AM to 7PM

HOURS OF SERVICE OF BEER/WINE BEVERAGES ONLY (NO LIQUOR**)
(Service should end one-half hour prior to end of event, i.e., event is 6-10 p.m., beer/wine service is 6-9:30 p.m.)*: 10AM to 6:30PM

Requests should be submitted by mail, e-mail or fax at least ***NINETY (90) days in advance of the event*** to allow for preparation and review of the Resolution and scheduling on Council's agenda. Requests may be sent by e-mail (shari.ardis@columbiasc.gov), fax (803-737-4250) or mailed to City Attorney's Office, ATTN: Shari Ardis, POB 667, Columbia, SC 29202. A draft Resolution will be prepared and forwarded for review to the event organizer, as well as to the City departments for coordination of City services and requirements (i.e., Police, Solid Waste, Parks and Recreation, etc.). Approval from the adjoining business/ property owners must be obtained before your request will be submitted to City Council if streets are to be closed off during business hours. The event organizer is responsible for obtaining a permit or license if required by the South Carolina Department of Revenue.

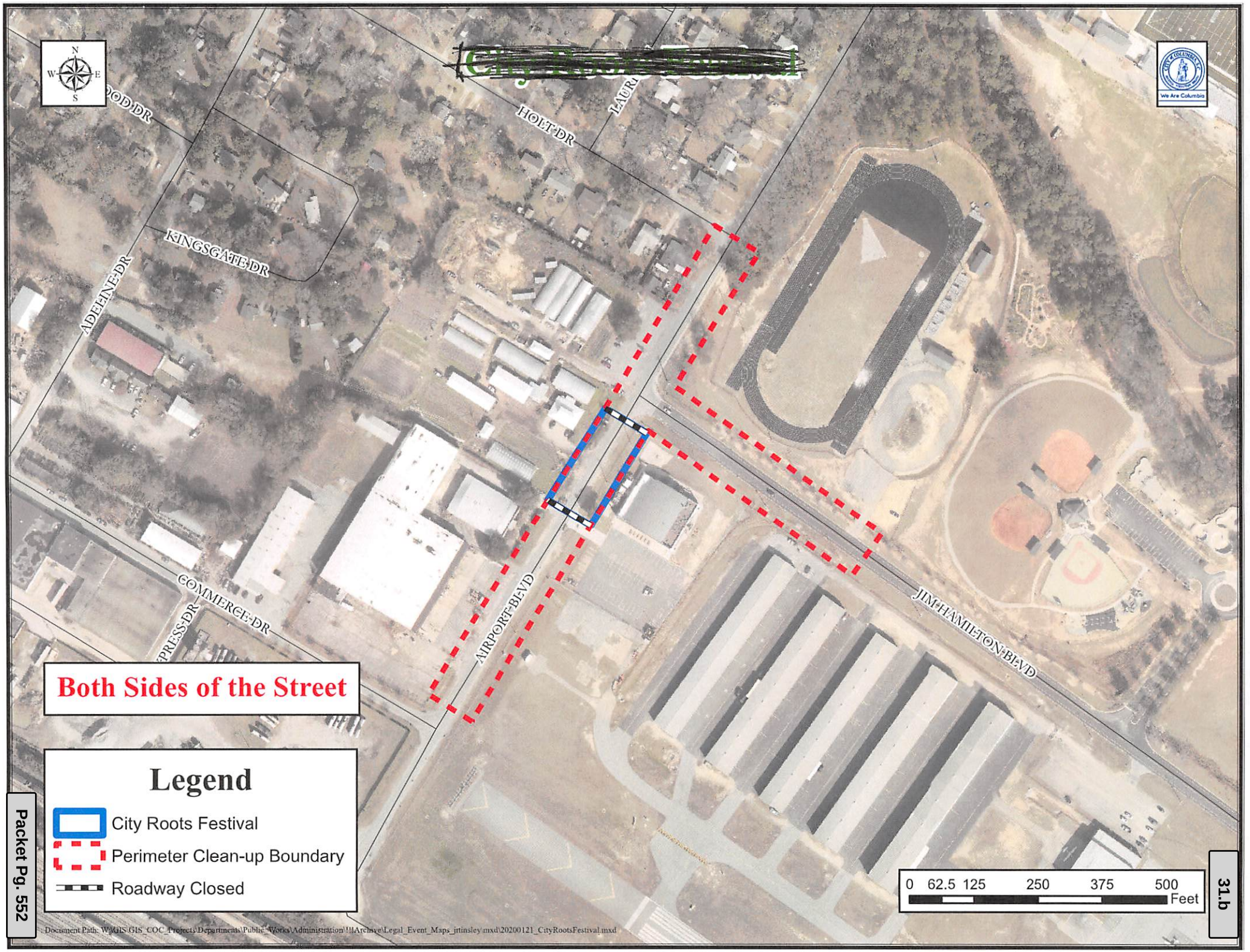
***Outdoor possession and consumption of beer and wine beverages only, all outdoor musical performances and use of sound-amplifying devices shall end by 10:00 p.m. due to the proximity of events to residential properties.**

****POSSESSION OF LIQUOR IS STRICTLY PROHIBITED. VIP tents or VIP areas for possession and consumption of alcoholic beverages or alcoholic liquors within the event area are PRHOHIBITED.**

NOTE: **This form should only be used for public events where beer and/or wine are to be sold and consumed on City property** (i.e., Main Street Latin Festival, St. Patrick's Festival, Vista Lights,, Rocky Shoals Spider Lily Festival, etc.).

This form **should not** be used to request use of City property for **private** events (birthday, retirement, anniversary parties, etc.) nor for sidewalk sales or neighborhood block parties. Requests for private events at City parks should be made through the Parks and Recreation Department. Requests for sidewalk sales should be made to the City Manager. Requests for street closings for private neighborhood block parties should be made to the Police Department Special Events and Public Safety.

Fire Marshal George N. Adams, Jr., 803-545-3703; george.adams@columbiasc.gov
Legal Department - Shari Ardis; 803-737-4242; shari.ardis@columbiasc.gov or fax 803-737-4250 - resolution preparation
Parking Services - Jessica Argoe; (803) 545-0287; jessica.argoe@columbiasc.gov - meter bagging
Police Department Special Events - Officer Robert Hall; 803-545-3535; robert.hall@columbiasc.gov - parade permit, police
Parks and Recreation - Pearl Osborne; 803-545-3100; pearl.osborne@columbiasc.gov park reservations
Police Department Community Services - Brenda Murphy; 803-545-3507; brenda.murphy@columbiasc.gov - street closing
Last revised: 12/2019


HOLT DR
LAURI
KINGSGATE DR
ADELINE DR
COMMERCE DR
AIRPORT BLVD
JIM HAMILTON BLVD
Both Sides of the Street
Legend
City Roots Festival
Perimeter Clean-up Boundary
Roadway Closed
0 62.5 125 250 375 500
Feet
We Are Columbia
Document Path: W:\GIS\GIS_COC_Projects\Departments\Public_Works\Administration\!!Archive\Legal_Event_Maps_jttinsley.mxd\20200121_CityRootsFestival.mxd

We Are Columbia

MEETING DATE: **February 7, 2023**

DEPARTMENT: **Legal Department**

FROM: ***Teresa Knox, City Attorney***

SUBJECT: **Resolution No.: R-2023-009 - Authorizing Condemnation for Easement Acquisition for Sanitary Sewer Main along Crane Creek Lower North Branch for Capacity Upgrade, Phase I; Richland County TMS#12200-03-19 and 20; CIP Project #SS7350-03; CF#250-472 (Easements 7 of 8)**

FUNDING SOURCE & ORIGINAL BUDGET:

FOCUS AREAS: **Planning Together**

ATTACHMENTS:

- **#a:** R-2023-009 - Condemnation SS7350-03 Ph I__Crane Creek at Lorick Rd (PDF)
- #b: R-2023-009 - SS7350-03 Tear Sheet_ (PDF)

RESOLUTION 2023- 009

Authorizing Condemnation for Easement Acquisition for Sanitary Sewer Main along Crane Creek Lower North Branch for Capacity Upgrade, Phase I; Richland County TMS#12200-03-19 and 20; CIP Project #SS7350-03; CF#250-472 (Easements 7 of 8)

WHEREAS, the City's Department of Engineering has identified this capital improvements project in the Crane Creek basin to upgrade sanitary sewer capacity and to meet customer demands; and

WHEREAS, City of Columbia's staff has made numerous attempts to negotiate for acquisition of the easement for this project, but have been unable to come to a negotiated resolution; NOW, THEREFORE,

BE IT RESOLVED by the Mayor and City Council this ___ day of _____, 2023, that it has been determined that for the public purpose of constructing the sanitary sewer main project and for the benefit of upgrading the sanitary sewer system, it is necessary to acquire easements on a portion of the property described below and shown on Exhibit "A" attached hereto and incorporated herein by reference. Based upon an appraisal, it has been determined that the total just compensation is $2,700.00. The City Attorney is authorized to offer that amount to the Landowners in exchange for granting the referenced easement, if the Landowner does not accept within ten (10) days of the offer, the City Attorney is authorized to commence an action for acquisition of the easement by eminent domain.

Owners:	**TMS# & Location:**	**Easement Description:**	**Appraised Value:**
Wakefield Farms, LLC	12200-03-19 (S/S Lorick Rd) 12200-03-20 (Boswell Rd)	(I) Permanent, Exclusive Easements, variable (0' to 5.96') feet in width and a variable (3.6' to 25' to 18.7') width temporary construction easement, and a 12.5' temporary construction easement (II) Permanent, Exclusive Easements, five (5') feet in width, five (5') feet in width, and variable (39.30' to 44.01') feet in width; and variable (7.5' to 12.5') width temporary construction easement, 12.5' temporary construction easement, and variable (12.5' to 25' to 12.5' to 44.57') feet in width temporary construction easement Exhibit "A"	$2,700.00

LEGAL DEPARTMENT DRAFT

Requested by:

Clint E. Shealy, ACM for Columbia Water

Approved by:

City Manager

Approved as to form:

Deputy City Attorney

Introduced:
Final Reading:

Mayor

ATTEST:

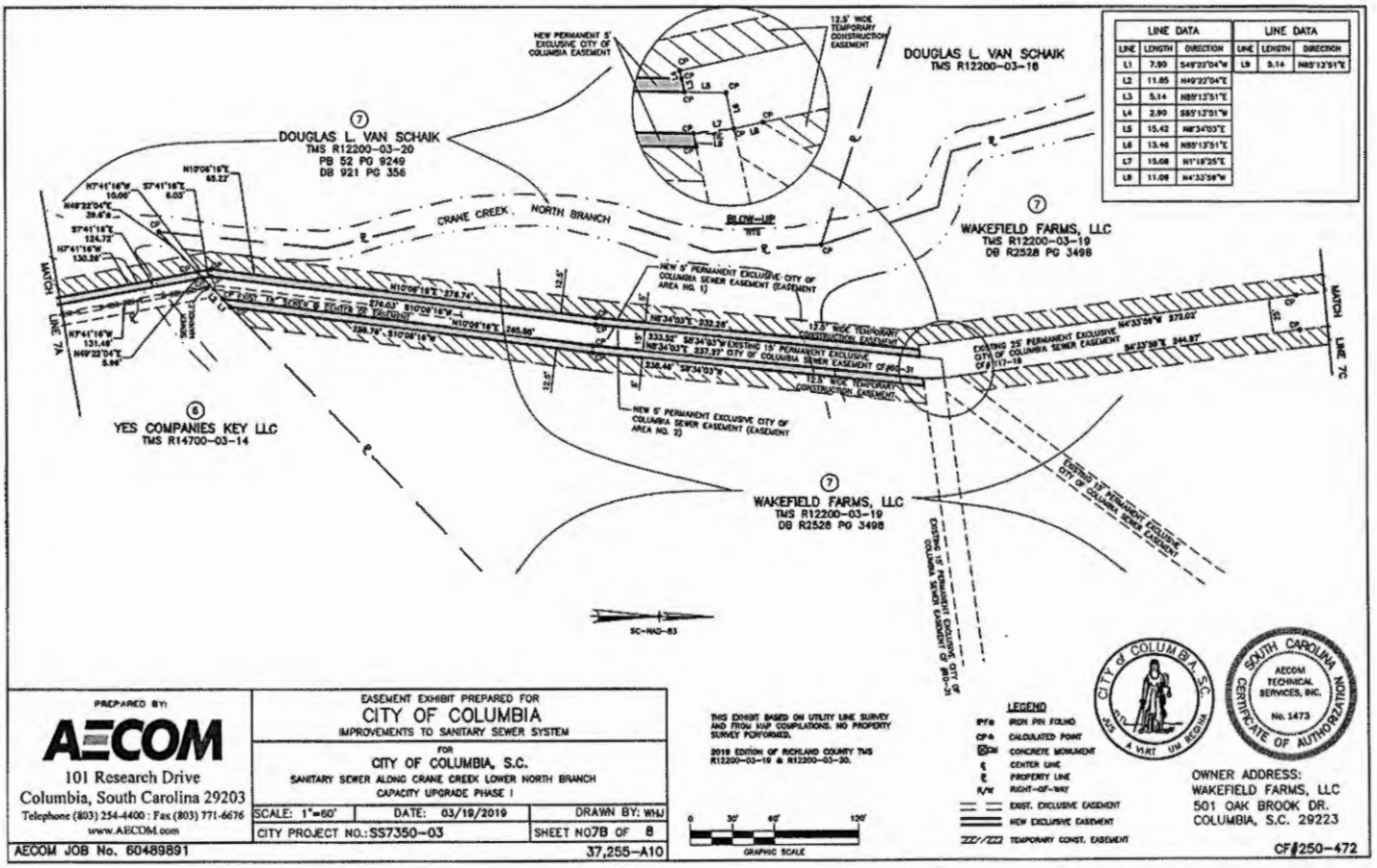
City Clerk

LEGAL DEPARTMENT DRAFT

EXHIBIT "A"

Drawings 7B, 7C, 7D, & 7E

Richland County TMS#12200-03-19



LINE DATA			LINE DATA		
LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION
L1	7.90	S48°22'04"W	L9	5.14	N85°13'51"E
L2	11.85	N49°22'04"E			
L3	5.14	N85°13'51"E			
L4	2.90	S85°13'51"W			
L5	15.42	N8°34'03"E			
L6	13.46	N85°13'51"E			
L7	15.08	N1°18'25"E			
L8	11.09	N4°33'59"W			

PREPARED BY:
AECOM
101 Research Drive
Columbia, South Carolina 29203
Telephone (803) 254-4400 : Fax (803) 771-6676
www.AECOM.com

EASEMENT EXHIBIT PREPARED FOR
CITY OF COLUMBIA
IMPROVEMENTS TO SANITARY SEWER SYSTEM
FOR
CITY OF COLUMBIA, S.C.
SANITARY SEWER ALONG CRANE CREEK LOWER NORTH BRANCH
CAPACITY UPGRADE PHASE I

SCALE: 1"=60'	DATE: 03/19/2019	DRAWN BY: WHJ
CITY PROJECT NO.: SS7350-03	SHEET NO.7B OF 8	

AECOM JOB No. 60489891 — 37,255-A10

THIS EXHIBIT BASED ON UTILITY LINE SURVEY AND FROM MAP COMPILATIONS. NO PROPERTY SURVEY PERFORMED.

2019 EDITION OF RICHLAND COUNTY TMS R12200-03-19 & R12200-03-20.

0 30' 60' 120'
GRAPHIC SCALE

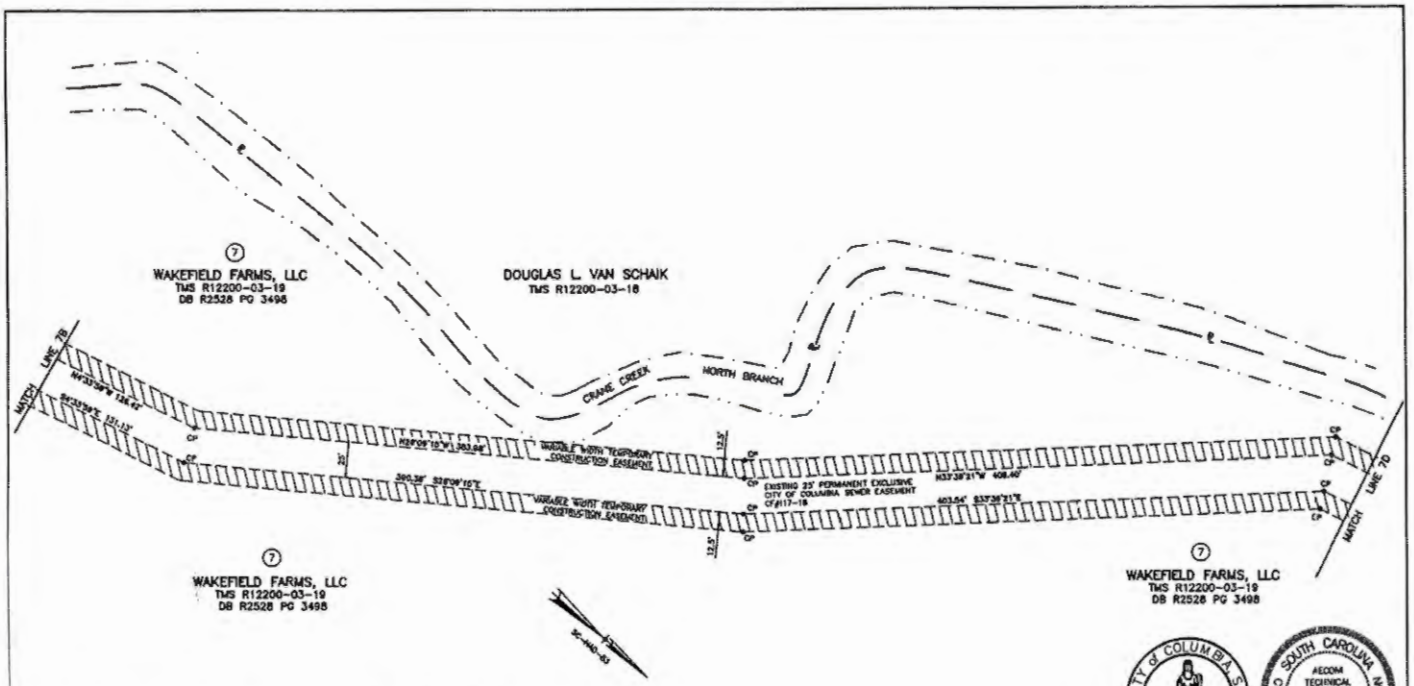
LEGEND
- IPF/o IRON PIN FOUND
- CP/o CALCULATED POINT
- CM CONCRETE MONUMENT
- ℄ CENTER LINE
- ℗ PROPERTY LINE
- R/W RIGHT-OF-WAY
- EXIST. EXCLUSIVE EASEMENT
- NEW EXCLUSIVE EASEMENT
- TEMPORARY CONST. EASEMENT

CITY of COLUMBIA, S.C. — JUSTITIA A VIRTUTE REGIMUR

SOUTH CAROLINA — AECOM TECHNICAL SERVICES, INC. — No. 1473 — CERTIFICATE OF AUTHORIZATION

OWNER ADDRESS:
WAKEFIELD FARMS, LLC
501 OAK BROOK DR.
COLUMBIA, S.C. 29223

CF#250-472



PREPARED BY:
AECOM
101 Research Drive
Columbia, South Carolina 29203
Telephone (803) 254-4400 : Fax (803) 771-6676
www.AECOM.com

EASEMENT EXHIBIT PREPARED FOR
CITY OF COLUMBIA
IMPROVEMENTS TO SANITARY SEWER SYSTEM
FOR
CITY OF COLUMBIA, S.C.
SANITARY SEWER ALONG CRANE CREEK LOWER NORTH BRANCH
CAPACITY UPGRADE PHASE I

SCALE: 1"=60'	DATE: 03/19/2019	DRAWN BY: WHJ
CITY PROJECT NO.: SS7350-03	SHEET NO.7C OF 8	

AECOM JOB No. 60489891 — 37,255-A10

THIS EXHIBIT BASED ON UTILITY LINE SURVEY AND FROM MAP COMPILATIONS. NO PROPERTY SURVEY PERFORMED.

2019 EDITION OF RICHLAND COUNTY TMS R12200-03-19 & R12200-03-20.

0 30' 60' 120'
GRAPHIC SCALE

LEGEND
- IPF/o IRON PIN FOUND
- CP/o CALCULATED POINT
- CM CONCRETE MONUMENT
- ℄ CENTER LINE
- ℗ PROPERTY LINE
- R/W RIGHT-OF-WAY
- EXIST. EXCLUSIVE EASEMENT
- NEW EXCLUSIVE EASEMENT
- TEMPORARY CONST. EASEMENT

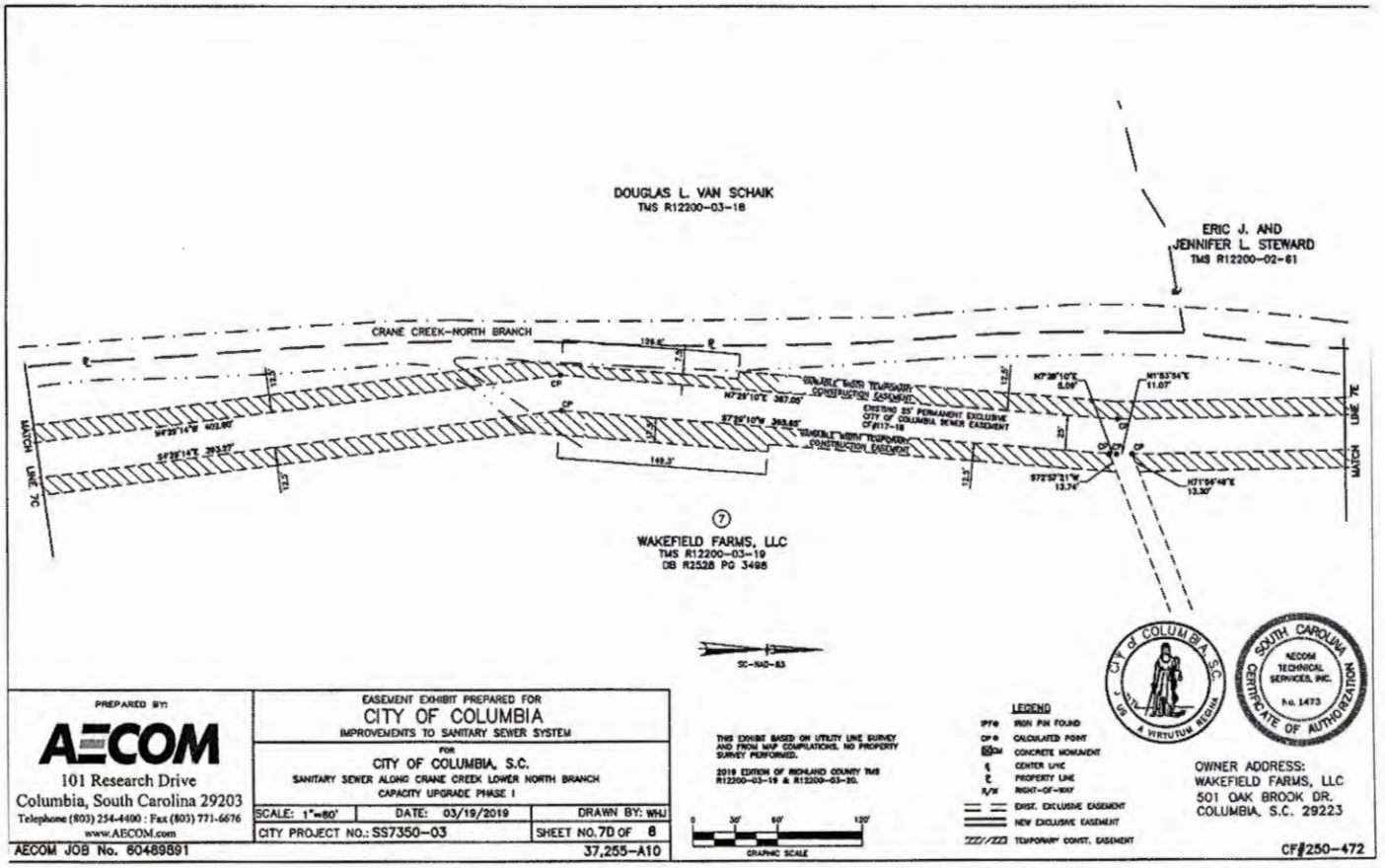
CITY of COLUMBIA, S.C. — JUSTITIA A VIRTUTE REGIMUR

SOUTH CAROLINA — AECOM TECHNICAL SERVICES, INC. — No. 1473 — CERTIFICATE OF AUTHORIZATION

OWNER ADDRESS:
WAKEFIELD FARMS, LLC
501 OAK BROOK DR.
COLUMBIA, S.C. 29223

CF#250-472

EXHIBIT "A"
Drawings 7B, 7C, 7D, & 7E
Richland County TMS#12200-03-19



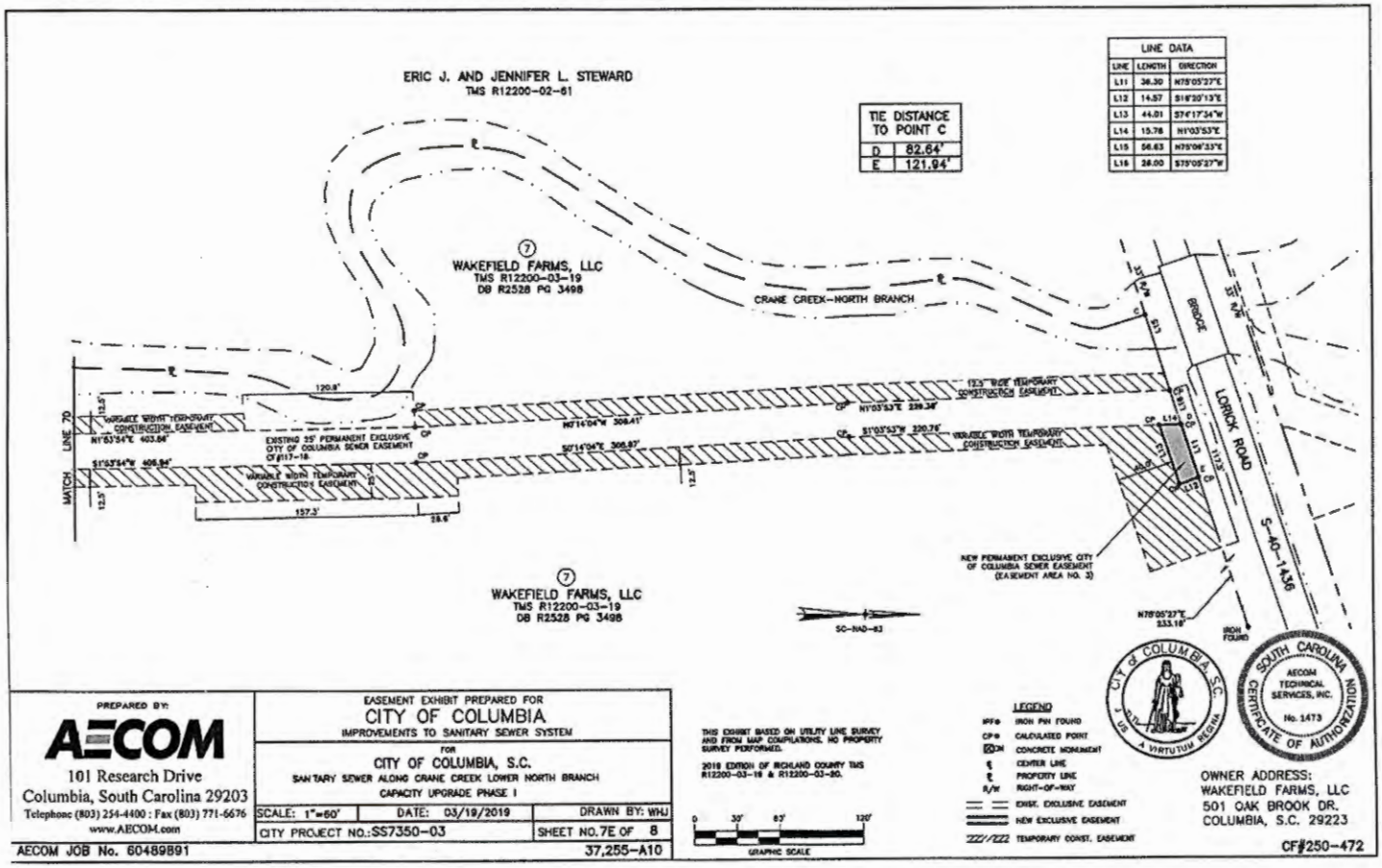
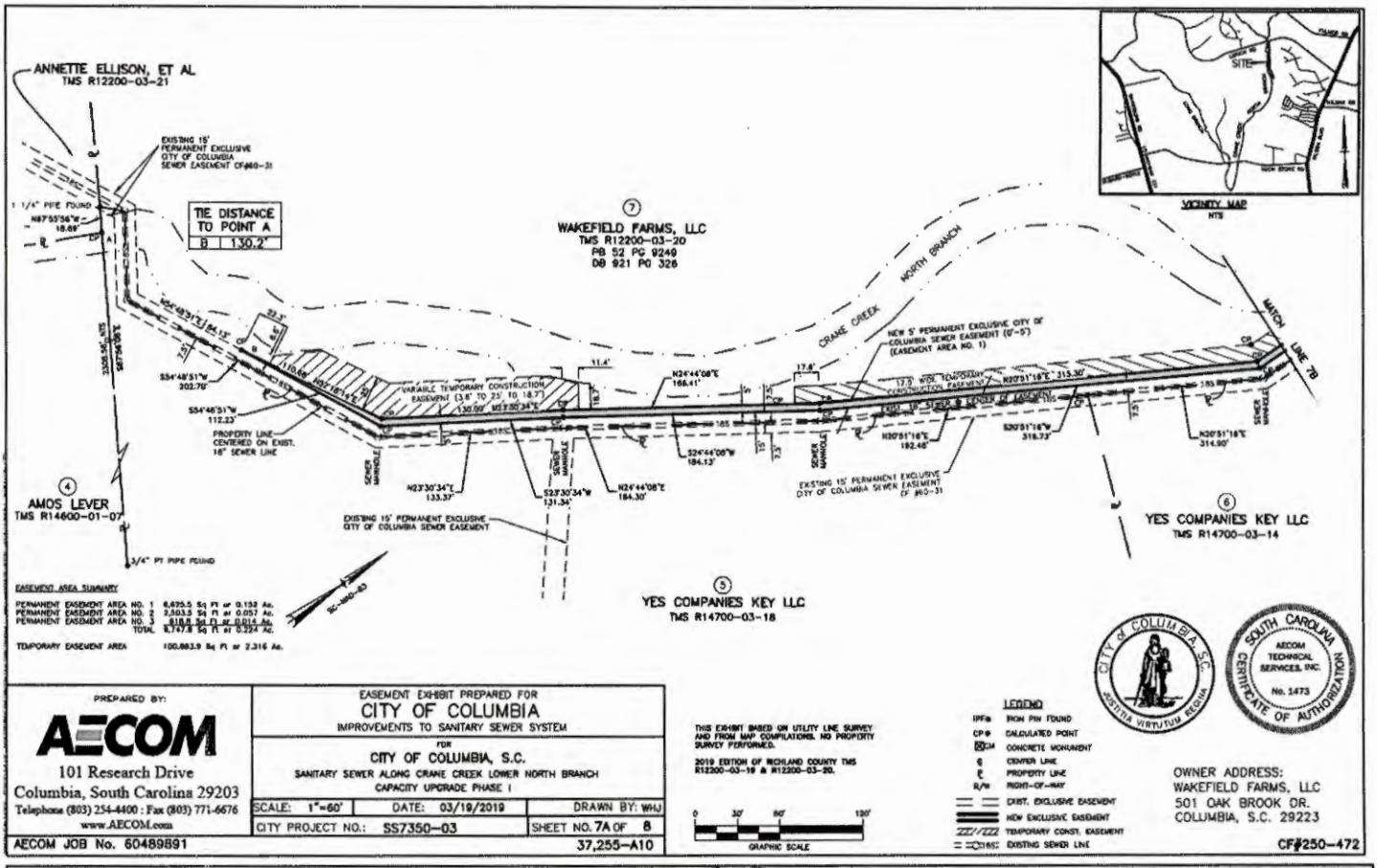


EXHIBIT "A"
Drawings 7A & 7B
TMS#12200-03-20



PREPARED BY:
AECOM
101 Research Drive
Columbia, South Carolina 29203
Telephone (803) 254-4400 : Fax (803) 771-6676
www.AECOM.com

EASEMENT EXHIBIT PREPARED FOR
CITY OF COLUMBIA
IMPROVEMENTS TO SANITARY SEWER SYSTEM
FOR
CITY OF COLUMBIA, S.C.
SANITARY SEWER ALONG CRANE CREEK LOWER NORTH BRANCH
CAPACITY UPGRADE PHASE I

SCALE: 1"=60'	DATE: 03/19/2019	DRAWN BY: WHJ
CITY PROJECT NO.: SS7350-03		SHEET NO. 7A OF 8

AECOM JOB No. 60489891 37,255-A10

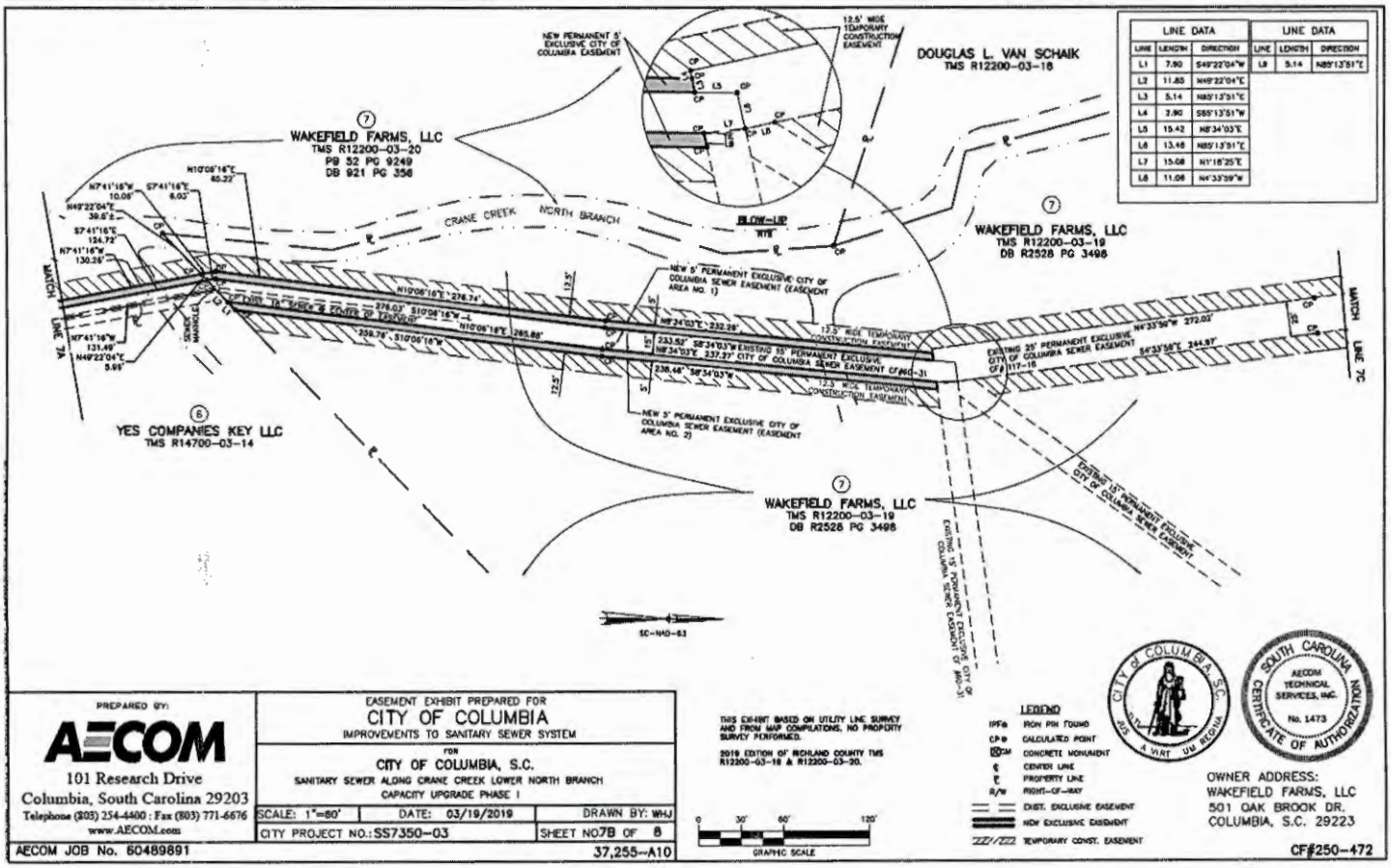
THIS EXHIBIT BASED ON UTILITY LINE SURVEY AND FROM MAP COMPILATIONS. NO PROPERTY SURVEY PERFORMED.
2019 EDITION OF RICHLAND COUNTY TMS R12200-03-19 & R12200-03-20.

GRAPHIC SCALE 0 30' 60' 120'

LEGEND
IPF⊙ IRON PIN FOUND
CP⊕ CALCULATED POINT
CM CONCRETE MONUMENT
℄ CENTER LINE
PL PROPERTY LINE
R/W RIGHT-OF-WAY
EXIST. EXCLUSIVE EASEMENT
NEW EXCLUSIVE EASEMENT
TEMPORARY CONST. EASEMENT
EXISTING SEWER LINE

OWNER ADDRESS:
WAKEFIELD FARMS, LLC
501 OAK BROOK DR.
COLUMBIA, S.C. 29223

CF#250-472



LINE DATA			LINE DATA		
LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION
L1	7.90	S49°22'04"W	L8	5.14	N85°13'51"E
L2	11.85	N49°22'04"E			
L3	5.14	N85°13'51"E			
L4	2.90	S85°13'51"W			
L5	15.42	N8°34'03"E			
L6	13.46	N85°13'51"E			
L7	15.08	N1°18'25"E			
L8	11.08	N4°33'39"W			

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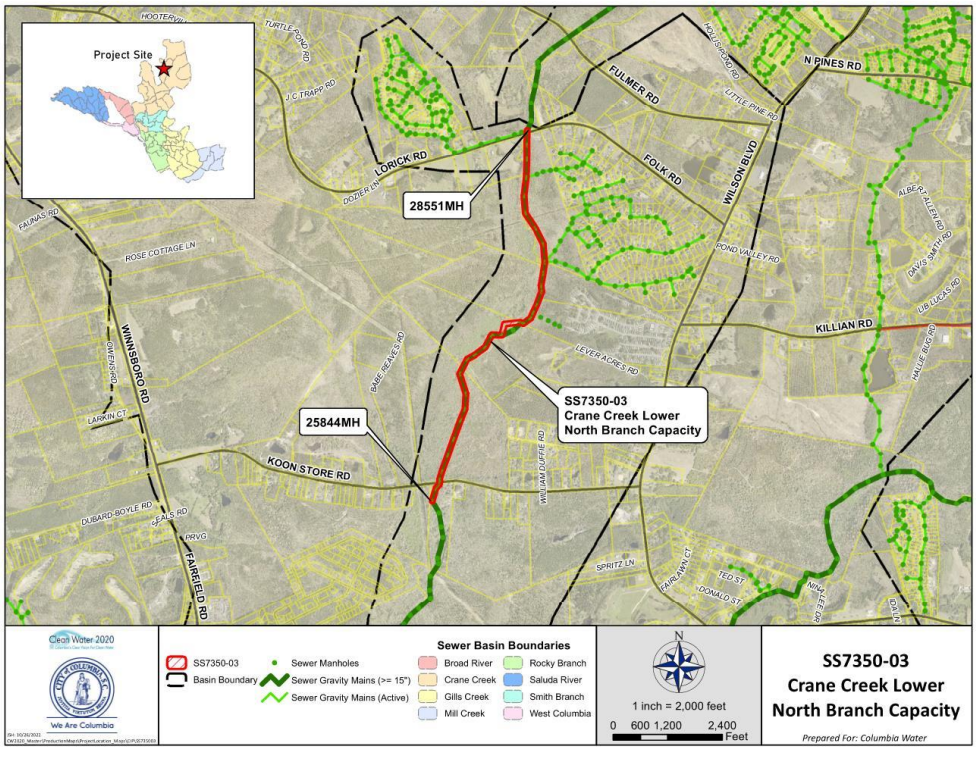
CF#250-472

Columbia Water

Wastewater Projects

SS7350-03 Crane Creek Lower North Branch Capacity Upgrade Ph 1

Project Description:	Project SS7350-03, Crane Creek Lower North Branch Capacity Upgrade Phase 1 (CC Lower) consists of upsizing approximately 9,500 linear feet of existing 15-inch gravity sewer to 36-inch gravity sewer. The project limits will begin at 28551MH (the downstream end of future CIP project SS7474 at Lorick Road) and will terminate at 25844MH (the upstream end of CIP project SS7450 at Koon Store Road).
Objectives:	This project provides the necessary sewer capacity under build-out conditions for this portion of Crane Creek Basin.
Project Type:	Wastewater Capacity Enhancement
Council District:	Outside of Council Districts
Project Cost:	This project's construction cost is approximately $8.0 M.
Current Project Status:	Project design was completed, and all necessary permits were obtained in August of 2019. Since then, all expired permits have been renewed except for the wetland permit. The City has obtained five out of eight required easements for the project but may require condemnation proceedings to obtain a right-of-entry for the remaining three easements. In response to renewed development interest near Interstate 77, design documents are currently being re-finalized and will be submitted to construction procurement in Summer 2023 while the easement rights-of-entry are obtained. Construction could begin approximately six months after submission to procurement.
Project Contact:	John Riggs, PE Deputy Director of Major Capital Projects 803.528.4238 |john.riggs@columbiasc.gov



We Are Columbia

MEETING DATE: **February 7, 2023**

DEPARTMENT: **City Clerk**

FROM: ***Erika Hammond, City Clerk***

SUBJECT: **Discussion of the employment of an employee pursuant to S.C. Code §30-4-70(a)(1)**

FUNDING SOURCE & ORIGINAL BUDGET:

PURPOSE:

Council Support Services
Municipal Court Judges

We Are Columbia

MEETING DATE: **February 7, 2023**

DEPARTMENT: **City Clerk**

FROM: ***Erika Hammond, City Clerk***

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

FUNDING SOURCE & ORIGINAL BUDGET:

PURPOSE:

Lizzie Sanders v. City of Columbia
Lake Katherine Sewer Improvements