



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, FEBRUARY 7, 2023

The Columbia City Council conducted a meeting on Tuesday, February 7, 2023 at City Hall, 1737 Main Street, Columbia, South Carolina. The Honorable Daniel J. Rickenmann, Mayor called the meeting to order at 4:02 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.

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 Dr. Bussells, Council voted unanimously to adopt the agenda subject to deferring **Item 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) and **Item 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.

PUBLIC INPUT ON AGENDA ITEMS

Ms. Denise Wellman, President of Cottowntown said we have reservations about **Items 17 and 18**. We have been trying to get answers about this project since October. I have asked for documents on three occasions but no documents have been received. This project is not going to help us get there. We have tremendous reservations with what we have heard about this project.

Mayor Rickenmann asked Ms. Wellman to share their questions and information with Council. We have questions and it would be great to get answers for everybody.



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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. - *Approved*

Upon a motion made by Mr. McDowell and seconded by Mr. Duvall, Council voted unanimously 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 THOROUGH 9

Upon a single motion made by Mr. Duvall and seconded by Dr. Bussells, Council voted unanimously to approve **Consent Agenda Items 2** through **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. - *Approved*

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. - *Approved*

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. - *Approved*



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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. - *Approved*

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:

Fortiline 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.



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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. - *Approved*

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. – Approved on second reading.*



We Are Columbia

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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. – Approved on second reading.*
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. – Approved on second reading.*

ZONING / PLANNING MATTERS - FIRST READING

Council opened the Public Hearing on Zoning/Planning Matters at 4:10 p.m.

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

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 - Approved on first 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 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)



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Ms. Joette Scarborough said this property is behind my mother's house. We need to know what is being planned.

Ms. Krista Hampton, Planning and Development Services Director said it would annex the property into the City of Columbia. The person requesting the annexation is looking to do a daycare establishment and a restaurant. Once she is annexed and it is zoned office and institutional, she is permitted to do whatever is allowed under that zoning. It is low level office, some residential, and some retail uses.

Mayor Rickenmann said we will email you the list of possibilities. We will give this first reading today and we can connect if there are additional questions. We will encourage the applicant to touch base with you before second reading.

Upon a motion made by Ms. Herbert and seconded by Mr. McDowell, Council voted unanimously to give first reading approval to the Annexation, Future Land Use Map Amendment, and Zoning Map Amendment for 7106 Broad River Road; TMS# 05007-02-38 **and** 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.

11. **ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT** for 1709 Smith Street; TMS# 16301-02-06 - *Approved on first reading.*

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 - Approved on first reading.

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)

No one appeared at this time.



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Upon a motion made by Mr. Brennan and seconded by Dr. Bussells, Council voted unanimously to give first reading approval to the Annexation, Future Land Use Map Amendment, and Zoning Map Amendment for 1709 Smith Street; TMS# 16301-02-06 **and** 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.

12. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 2601 Two Notch Road and 1608 Germany Street; TMS# 11512-01-11 - *Approved on first reading.*

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 - Approved on first reading.

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)

Ms. Krista Hampton, Planning and Development Services Director said the proponents of the annexation are establishing a pet grooming business. Once they are annexed, they can establish any business permitted under the zoning classification. We believe this is an appropriate zoning for this corner.

Mayor Rickenmann said by bringing in this donut hole, we are saving the county some money. I hope they appreciate that we are taking this off their list.

No one appeared at this time.



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Upon a motion made by Mr. McDowell and seconded by Mr. Duvall, Council voted unanimously to give first reading approval to the Annexation, Future Land Use Map Amendment, and Zoning Map Amendment for 2601 Two Notch Road and 1608 Germany Street; TMS# 11512-01-11 **and** 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.

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 - *Approved on first reading.*

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 - Approved on first reading.

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)

No one appeared at this time.

Upon a motion made by Mr. Brennan and seconded by Mr. Duvall, Council voted unanimously to give first reading approval to the 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 **and** 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.



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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) - *Approved on first reading.*

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 - Approved on first reading.

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)

Ms. Krista Hampton, Planning and Development Services Director said we mirror FEMA's floodplain maps. When a portion of the property is in the floodplain, it is also assigned the floodplain overlay district.

No one appeared at this time.

Upon a motion made by Mr. Brennan and seconded by Dr. Bussells, Council voted unanimously to give first reading approval to the 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) **and** 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.



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

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 - Approved on first reading.

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)

No one appeared at this time.

Upon a motion made by Mr. Brennan and seconded by Mr. McDowell, Council voted unanimously to give first reading approval to the Annexation, Future Land Use Map Amendment, and Zoning Map Amendment for ± 14.9 acres, N/S Pineview Drive; TMS# 16200-01-26(p) **and** 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.



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16. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 1109 Kinley Road; TMS# 05000-04-09 - *Approved on first reading.*

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 - Approved on first reading.

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)

No one appeared at this time.

Upon a motion made by Ms. Herbert and seconded by Mr. Duvall, Council voted unanimously to give first reading approval to the Annexation, Future Land Use Map Amendment, and Zoning Map Amendment for 1109 Kinley Road; TMS# 05000-04-09 **and** 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.



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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) – *Deferred*

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) - Deferred

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 – *Deferred*

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 - Deferred

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, Ghost rider OZ Fund LLC

Staff Recommendation: Approval

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



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19. ZONING MAP AMENDMENT for 621 Amherst Avenue, TMS# 13804-15-08 - *Approved on first reading.*

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

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)

Ms. Krista Hampton, Planning and Development Services Director explained that this rezoning request is to facilitate redevelopment with an adjoining commercial property.

Mr. Bill Hall, 615 Amherst Avenue said the UDO allows a 50% buffer reduction from 30' to 15' if an 8' masonry wall is constructed along the length of the property line. Before anything is done, a masonry wall needs to be constructed because the wall will prevent any encroachment on my property and it will also protect the integrity of my property from any demolition or development. I expect the wall to be constructed once the property is rezoned.

Mr. Mark Timbes, The Garvin Design Group said we are working to purchase the property. We have heard that and we agree. The point is to invest in the community. We all want storm water to work well. We all agree that the wall is the best initial step. There are design steps that have to take place. We are under due diligence and under some expediency. We will work with the neighborhood. An investment of that magnitude will take place after second reading.

Mayor Rickenmann said we are going to give it first reading but we want to make sure we are working towards coming up with a solution and a rendering.

Mr. Mark Timbes, The Garvin Design Group said we have met with the neighborhood association and we have walked the site with neighbors. We are headed in that direction. We have to do our due diligence with the engineers to make sure the wall is a benefit and not a nuisance.



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Upon a motion made by Mr. Brennan and seconded by Mr. Duvall, Council voted unanimously to give first reading approval to Ordinance No.: 2023-009 - Amending the Official Zoning Map to modify the zoning for 621 Amherst Avenue, Richland County TMS# 13804-15-08.

20. ZONING MAP AMENDMENT for 200 Mulberry Lane, TMS# 08913-06-04 - *Approved on first reading.*

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

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)

Ms. Krista Hampton, Planning and Development Services Director said this rezoning will allow for the construction of a duplex which is consistent with the housing in the area. It remains in the historic protection area and it will be subject to design review, as well.

No one appeared at this time.

Upon a motion made by Mr. McDowell and seconded by Mr. Duvall, Council voted unanimously to give first reading approval to Ordinance No.: 2023-008 - Amending the Official Zoning Map to modify the zoning for 200 Mulberry Lane, Richland County TMS# 08913-06-04.



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21. ZONING MAP AMENDMENT for 951 and 919 True Street, TMS# 16408-01-02 and 16408-01-03 - *Approved on first reading.*

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 - Approved on first reading.

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)

Ms. Rachel Arnett said I represent the apartment community next to this property. I don't know what this means.

Ms. Krista Hampton, Planning and Development Services Director said they are both mixed use commercial districts. The general commercial allows for more uses. It is being requested to facilitate the inclusion of a storage facility at the contractor's office.

Upon a motion made by Mr. Duvall and seconded by Dr. Bussells, Council voted unanimously to give first reading approval to 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.



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

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 - Denied

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)

Mr. Max Nelson said I played on the USC men's Ruby team and the City of Columbia rugby team. The rugby team doesn't have a place to call home. I am working with the South Carolina Outdoor Recreation Experience (SCORE, LLC) to rezone this property and get it in shape for a Columbia men's and women's rugby team. The property was under contract for single family residential but it was not suitable for that use. It is our opinion that this would be an excellent place for the sports team. It is going to be a recreational facility. Currently, the site is overgrown and run down. Our proposal will bring a positive use to the property.

Mayor Rickenmann asked if Mr. Nelson spoke with the county or city about utilizing an existing site.

Mr. Matthew Foxworth said we have talked to the City's Parks and Recreation Department for years. In 2006 and 2007, we brought the largest rugby tournament to the area and we had to take it to Lexington because Columbia couldn't find room for us. Currently, we practice at Owens Field but we play most of our games in Lugoff-Elgin. The most successful teams are the groups that have a stable home. We have been in Columbia for 50 years and we have over 1,200 players in the area. We get bumped by the parks for youth sports.

Councilor Herbert asked how many people are on the teams.

Mr. Matthew Foxworth said there are twenty people on each team.

Councilor Herbert asked if they will host tournaments at this location.



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Mr. Matthew Foxworth said this site would be for game day and we would partner with the city for bigger events.

Councilor Brennan asked about the amount of investment being made on the site.

Mr. Matthew Foxworth said we are estimating \$250,000. A big portion of the property is already flat and clear. We can play on that portion within a year with very little adjustment. Our goal is to have a high end facility with an urban orchard.

Councilor Brennan asked if there has been feedback from the neighborhood on traffic upticks.

Mr. Matthew Foxworth said they have expressed concerns about the traffic. There is no way to improve where we are. There is another very large park and we assume that our traffic wouldn't be a major uptick from what they are already seeing. You probably have sixty people at a game.

Mrs. Ida Thompson said one of the major concerns is that this property is deeply embedded into the Farrow Hills/Farrow Terrace Community. There is no easy way to get to it other than weaving through a residential community. When there are practices, games and tournaments, the atmosphere of the community is going to change. As a little girl, this area was wooded. We called it the cesspool. I have concerns about the water and what is under the property. Is additional testing required to determine the issues? How does this fit into the overall masterplan for this area? I don't think this is the place for it. Perhaps someone at the city can help them find a better suited location.

Ms. Tracy, President of the North Columbia Civic Club said I sought out Mr. Foxworth to speak to us about the plans. I want him to play rugby. However, we disapprove of the rezoning of that parcel which is embedded in the heart of our community. I have signatures from seven homeowners adjacent to the property, other residents, churches, and visitors. We are trying to maintain a peaceful neighborhood for our mature voting adults. This is not a benefit to our community. This is not part of the masterplan.

Mayor Rickenmann asked if the backside of the baseball field is part of Greenview Park.

Councilor McDowell asked if the applicant addressed Ms. Thompson's concerns.



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Ms. Tracy, President of the North Columbia Civic Club said we gave them a list of things we were concerned about to include soil contamination and compaction testing. I received an email from Mr. Foxworth stating that they were going to speak with engineers.

Councilor Herbert said they can't give them what they want; they don't want it.

Mr. Matthew Foxworth said the proposal is made by SCORE, LLC which is a small and new organization with limited funding. We do not have the financial capability to explore all of the concerns that have been brought up. Our intention is to rezone the property to an appropriate use prior to investing significant financial means into the project. It is our hope to improve the property and bring it to something better. Our hope is to turn it into greenspace where youth and adults can participate in athletic events. Athletics are a great deterrent to crime. There is a lot of crime in this area and we are trying to provide an opportunity for something else. We intend to address all of the concerns of the community but we cannot invest the funds to do so until we have the appropriate zoning.

Mayor Rickenmann said I would like to see you have a place. I am not sure this is the place. I understand your quandary because of what is being asked but understanding the location of the property is part of a development risk. You can't take that risk. I don't think there is support to rezone this property. You are not creating a greenspace; you are creating an event space for athletics. I am willing to work with you all to find a suitable site where you can put your dollars into the field. I am willing to work with my team to help you. Rugby is a unique sport. It is a family sport. We need to find you a spot that makes the most sense. I don't think this is the right location. I want to understand your needs. I prefer you not go to Elgin or Lexington.

Ms. Krista Hampton, Planning and Development Services Director confirmed that the backside of the baseball field is a part of Greenview Park.

Mr. Howard Boyd, former city employee said I am familiar with the location. This is probably a sewer lagoon that was closed out by the city in 1990. This is an ideal adaptive reuse of this location. This area is currently zoned for single family but that is impossible. The lagoon was closed out for environmental safety, not for redevelopment of single family residential.

Councilor Bussells asked why staff recommended denial.



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Ms. Krista Hampton, Planning and Development Services Director said staff denied it because of Council's policy generally of not having commercial encroachment into neighborhoods. This would be commercial encroachment deep inside a neighborhood. Secondly it violates the North Columbia Masterplan that we just had a meeting on. The plan calls for this to be single family residential. Understanding that there are potential development hurdles with that but that is the Council policy document we refer to when making recommendations.

Councilor Herbert said we just spent a lot of time going through the master plan. It is important to follow the plan. I am in agreement with Planning in denying the application. I will make sure Mayor Rickenmann helps with finding a new location.

Upon a motion made by Ms. Herbert and seconded by Mr. McDowell, Council voted unanimously to deny 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.

Councilor McDowell took a moment of personal privilege to acknowledge Ms. Julia Dawson, Social Studies teacher and students from W.A. Perry Middle School. The students represent My Ancestor's Dream. They are raising \$24,000 for six students to travel to Ghana, West Africa. They asked for a sponsorship from the City of Columbia.

Mayor Rickenmann spoke of his family's history in Ghana and Kenya. There are State Department grants for projects like this. We need to connect you with the new office that has been formed. I wish you luck in your journey. Once you have been to Africa, it will change your life. You will feel it in your heart and your soul.

Councilor McDowell recognized Mr. Milton Mack. He wanted to ensure we made this presentation.

23. FUTURE LAND USE MAP AMENDMENT CONFIRMATION for 8325 Old Percival Road; TMS# 19813-01-02 - *Approved on first reading.*

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 - Approved on first reading.

Council District: 4



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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 - *Approved on first reading.*

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 - Approved on first reading.

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)

No one appeared at this time.

Upon a single motion made by Dr. Bussells and seconded by Mr. Duvall, Council voted unanimously to give first reading approval to **(Item 23)** - 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 and **(Item 24)** 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.



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25. FUTURE LAND USE MAP AMENDMENT CONFIRMATION for 3800 Overbrook Drive and 616 Suber Street; TMS# 13708-05-01 - *Approved on first reading.*

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 - Approved on first reading.

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 Overbrook Drive and 616 Suber Street; TMS# 13708-05-01 - *Approved on first reading.*

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 - Approved on first reading.

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)

Mr. Patrick Mahoney said I am here to represent a number of homeowners and I have a personal and financial interest in what goes on in my neighborhood. The water system in this area is more than 70 years old and it is overburdened beyond its engineering capacity. We have constant breakdowns of water and sewer. Adding high density development will tip this system over the edge. How are we going to pay for an upgrade? How will we solve the problem? The burden will



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fall on the homeowners. We are against this kind of high density development. We will have increased traffic and will need a traffic light. Who is going to pay for that? Please disapprove this change in zoning and help us preserve our neighborhood.

Ms. Carol Williams said I live on Capers Avenue behind the church that faces Overbrook. I would like to see the property turned into a park. It is full of trees and shrubs that are very mature. It is a beautiful property. I don't think the infrastructure will support the zoning. There are two leaks today. This area does not have a lot of RM-2 zoning and I don't want to see it come there. There are apartments on Overbrook. I worry about parking, the number of units that will go there, infrastructure, and traffic. There is a baseball field two blocks away. I worry about the safety of children. I would like to see it remain as single family zoning. I propose that RM-1 is more appropriate because that allows for 50' in height.

Mr. Jeff Scott, Pastor of Calvary Baptist Church said the church is adjacent to the property and I live adjacent to the property. I am concerned with the infrastructure. On November 17, 2022, the water main burst in front of our church. The road could not be used for three weeks. This caused a secondary burst on Suber Street and an 8'x20'x18" hole was left there for three months. As of yesterday, the city's water department had no record of the work done on South Kilbourne on or around November 2022. We have a lot of wildlife in our community. We have three endangered birds: owls, buzzards, and hawks. They need woodlands and trees to live in.

Mr. Robert Dudek said I hope you hear us and take us seriously. I have lived there for 37 years and we put a lot of money into upgrading our house and lot. This project is wrong for this space. There are beautiful trees on this large lot. The 31 townhouses will change the character of our neighborhood. We have infrastructure problems. There will be a major traffic problem where there is already a dangerous situation for school children. We have done our share for multi-family housing. We are asking Council to preserve the character of our neighborhood by not letting this project be done. There has been no compromise with the developer.

Ms. Valerie James, retired school teacher said I rode my bike in this neighborhood since I was six years old. I rented places in the area when I was in college. I married Bob Dudek and we have lived in the house since 1986. A lot of changes have taken place. My street is good. When we moved, there were already four complexes. I do not think that 37 units is going to be conducive for a decent residential area. The house sitting there was built in 1946 when Kilbourne was the edge of city limits. I don't see that house being torn down. Sometimes change isn't good and this is not going to be affordable housing. There could be 140 people on a two block street. I would not mind you bringing all of Overbrook in, but I don't want you to change the character of the neighborhood.



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Mr. Jared Johnson said I am in favor of confirming the interim classification. I know a lot of people are proponents of single family housing. Let's focus on the secondary types that fall under RM-2. It is not specifically apartment buildings. Rosewood, Shannon and Old Shannon would benefit from new housing structures. We have to consider growth, change, and development. There is misinformation about Bowers Property Management; they are not the developer. There needs to be a mechanism to marry the developers' needs with the community's needs.

Ms. Whitney Denton said I support annexation. We need to get rid of the donut holes in our community. I question some of the zoning classifications. This is going to be developed, but we do have valid concerns of what needs to be done for infrastructure and roads. The Columbia Compass and Rosewood's 25 year plan talks about fitting the character of the neighborhood as you redevelop and infill properties. I am on the neighborhood council and I understand this is going to be done. These developments are pricing owners and renters out of the neighborhood. We have no legislation to stop rent increases even at 100%. We are close to the university and it is that student per bedroom price point versus affordability.

Ms. CJ Kittle said safety is an issue. There will be more bedrooms than parking spaces. The dumpsters are going to end up on the streets. We brought up the idea of a traffic study but the developer said they were not going to do it because it costs money. We owe it to the future residents of Overbrook Drive and Kilbourne Road to keep them straight and not invite them into a dangerous situation.

Ms. Melissa Crook said I bought a beautiful house on a large lot on Suber Street. I am concerned about the plan we saw from the developer. It didn't seem to fit the character of our neighborhood. Our concern was the number of units which were a mixture of two and three bedrooms. I am not opposed to having more people live on this corner. I don't want the density to be as extensive as the 31 units shown to us. There are concerns with removing the tree canopy and water runoff. We want to have a conversation about how this will be developed.

Ms. Trish McLaughlin, Montgomery Street resident said I am here to support my neighbors on Overbrook Drive. We are in the county so nobody reaches out to us or tells us what the plans are. I hope there is a middle ground so we can get something that achieves our goal of more housing, more affordable housing but also less density.

Mayor Rickenmann sought clarification on the existing zoning of the property.



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Ms. Krista Hampton, Planning and Development Services Director said it is zoned residential high density RM-HD. It did seem as if some people were thinking there was a change. This is an annexation with zoning that is very similar to what currently exists in the county. We are confirming the zoning that already exists generally in the county. Without this annexation, the development could occur in the county. However, connecting to municipal water services is part of the reason for the annexation. This development would occur in the county without the action by City Council.

Mayor Rickenmann asked what would be the process for the development to receive a permit.

Ms. Krista Hampton, Planning and Development Services Director said there would be a sketch plan review first and the site plan review would go to the city's Planning Commission to ensure that city regulations are properly applied to the land.

Mayor Rickenmann said there is no guarantee that there will be 31 units.

Ms. Krista Hampton, Planning and Development Services Director said that is what we have been told. That won't be established until it goes to the Planning Commission. After that, it goes through land disturbance and building permit review.

Councilor Duvall asked if these two items are to confirm that we brought the property in during the annexation process.

Ms. Krista Hampton, Planning and Development Services Director said yes, there are two processes: you annex the property and establish an interim zoning and land use and then you come back for the confirmation of that land use.

Councilor Bussells said the annexation will allow us to have more insight on potential renderings.

Ms. Krista Hampton, Planning and Development Services Director said we don't have design review, but we do have site review.

Councilor Brennan said the developer is here. We are still in the path to planning and now seems like a critical time for us to connect on their concerns.



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Mr. Robert Bowers, Bowers Property Management, LLC said I met with the neighborhood association and we will be meeting with them again before the Planning Commission review. We are glad to meet on site. I think I understand your concerns. We will discuss the concerns to see where we can come to an agreement and hopefully present something that is a win-win for everybody.

Councilor Brennan said please let us know when that meeting is. Last time they were in front of us, I asked for a timeline of the infrastructure upgrades. That is on us. The infrastructure is crumbling in South Kilbourne and Rosewood. This Council is committed to those infrastructure upgrades. We are moving forward but it takes time. When they meet, can we present the timeline and the potential for working together on those water infrastructure projects at the same time as this project, if it moves forward.

Mayor Rickenmann asked if someone could located the missing report from November.

Councilor Brennan said the amount of the construction project required a procurement trigger that took longer than we wanted.

Councilor Duvall said we entertained this neighborhood several times. They convinced me that they have reached a tipping point in this area. I would hope the developer would work with the neighborhood. The development would be excessive and you need to work with them to come up with something that suits their character.

Mayor Rickenmann said unique things can be done and we have to make the investment in infrastructure. There is a great opportunity for us to work together. Mr. Brennan has asked that we be notified so we can participate, too. We will need to work together to take care of the immediate needs. We want to make sure you don't have any more issues. We've made our plan to spend \$120 million a year to improve our water and sewer system. We are investing in our community.

Upon a single motion made by Mr. Brennan and seconded by Mr. McDowell, Council voted unanimously to give first reading approval to **(Item 25)** 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 and **(Item 26)** 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.



**COLUMBIA CITY COUNCIL MEETING MINUTES
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27. FUTURE LAND USE MAP AMENDMENT CONFIRMATION for 1921 Pineview Drive; TMS#19100-06-12 - *Approved on first reading.*

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 - Approved on first reading.

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 - *Approved on first reading.*

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 - Approved on first reading.

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)

Mr. Jay Montgomery, Vice President of Operations for SAFE Federal Credit Union said I am here to speak in support and to answer any questions as needed.



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Upon a single motion made by Dr. Bussells and seconded by Mr. Duvall, Council voted unanimously to give first reading approval to **(Item 27)** 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 and **(Item 28)** 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.

29. **AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE for Vape Shops -**
Approved on first reading.

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 - Approved on first reading.

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)

No one appeared at this time.

Councilor Brennan asked if this goes into effect upon approval.

Ms. Krista Hampton, Planning and Development Services Director said because of your pending ordinance doctrine, we have been enforcing it already.

Upon a motion made by Mr. Duvall and seconded by Dr. Bussells, Council voted unanimously to give first reading approval to 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. Mr. McDowell was not present for the vote.



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Council closed the Public Hearing on Zoning/Planning Matters at 6:08 p.m.

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 - *Approved on first reading.*

Upon a motion made by Mr. Duvall and seconded by Dr. Bussells, Council voted unanimously to give first reading approval to 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 - *Approved*

Upon a motion made by Dr. Bussells and seconded by Mr. Duvall, Council voted unanimously to approve 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) - *Approved*



We Are Columbia

COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, FEBRUARY 7, 2023

Mayor Rickenmann said I still think we need to sale Crane Creek.

Upon a motion made by Mr. Duvall and seconded by Dr. Bussells, Council voted unanimously to approve 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

Councilor McDowell said the Administrative Policy Committee will come with a report later this month referencing boards and commissions.

Councilor Herbert commended the Planning and Development Services Department, Code Enforcement, Public Relations and all of the other departments that helped with the community meeting.

PUBLIC NPUT

Mr. Carmell Washington said city police officers have bothered me for a long time. I had problems with Richland County, too. They were going to my employers and I was losing jobs. They had a camera on my house and I think I am dealing with organized crime. I have high blood pressure, diabetes and thyroid problems. I was terminated for a couple of reasons. I knew they were going to fire me. I came here in 2014 about the same complaints but nothing happened. How can I get a copy of the recording?

Ms. Laura Valtorta, Esq. said I have an office on Calhoun Street and I am here because we have always had a big problem with the homeless population. Within the past four months, it has become dangerous. There is a lot of vandalism to include broken windows, a fire, and an attack on the mail lady. It is becoming unbearable. We are in frequent contact with the police. There needs to be more patrolling of the area, particularly at night. I could move my law office out of town but I am a disability attorney and I like to serve the population that gets there on the bus. A lot of my clients are homeless. People are carrying weapons. I don't know if it is worse because of new services from Catholic Charities in the 800 block. There is more traffic. I would like to ask for suggestions.



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Mayor Rickenmann said we are trying to address these issues. We opened Rapid Shelter Columbia and we have been able to take some of the unsheltered into a process with wraparound services. We will talk to our Police Chief about what can be done. Thank you for persevering. We will continue to do what we can to help you. The ultimate goal is to have an all-inclusive campus with all of the wraparound services in a one stop shop. This gets them off the street and will restore the quality of life. We have seen the uptick in violence as well. I will ask chief to connect you with a neighborhood officer.

EXECUTIVE SESSION

Upon a motion made by Mr. Duvall and seconded by Dr. Bussells, Council voted unanimously to enter into Executive Session at 6:24 p.m. for the discussion of **Items 33 and 34**.

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

The meeting was adjourned at 7:30 p.m.

Respectfully submitted:

Erika D. Moore Hammond, CMC
City Clerk