



Columbia City Council Meeting Minutes Tuesday, May 19, 2026

Call to Order

The Columbia City Council conducted a Regular Meeting on Tuesday, May 19, 2026 at City Hall (Council Chambers), 1737 Main Street, Columbia, South Carolina 29201. The Honorable Daniel J. Rickenmann, Mayor called the meeting to order at 4:49 p.m. and the following members were present: The Honorable Edward H. McDowell, Jr., The Honorable Will Brennan, The Honorable Tina N. Herbert, Mayor Pro-Tempore, The Honorable Peter M. Brown, The Honorable Tyler D. Bailey, and The Honorable Sam P. Johnson. Also present were Ms. Teresa Wilson, City Manager and Ms. Levanie S. Summerville, Assistant 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. McDowell and seconded by Mr. Bailey, Council voted unanimously to adopt the agenda as presented.

Public Input

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

No one appeared at this time.

Approval of Minutes

1. Council is asked to approve the May 5, 2026 Budget Workshop and Regular Meeting Minutes.

Upon a motion made by Mr. McDowell and seconded by Mr. Johnson, Council voted unanimously to approve the May 5, 2026 Budget Workshop and Regular Meeting Minutes.

Presentations

Mr. William "Skip" Holbrook, Police Chief / Columbia Police Department took a moment of personal privilege to announce that he recently accepted the Governor's Award for Law Enforcement Officer of the Year on behalf of Lance Corporal Joseph Murphy, who is currently deployed. He also announced that Lieutenant Colin Bailey recently completed the Charlotte-Mecklenburg Command College, and that both Captain Jeffrey Brink and

Lieutenant Colin Bailey attended the 10th Annual American Society of Evidence-Based Policing Conference in Washington, D.C.

2. Sarah Kay Wrenn, Miss South Carolina 2025 Day — The Honorable Sam P. Johnson
Councilor Johnson shared that his daughter, Kennedy, and Ms. Payton Lang from the Office of the Mayor participated in the Miss South Carolina pageant last year. He said that witnessing the experience was transformational. He also recognized Ms. Sara Kay Wrenn for her contributions to heart health awareness and related initiatives.

Ms. Sara Kay Wrenn, Miss South Carolina 2025 shared that she was born and raised in Columbia and that her family has been part of the community since the 1930s. She works for the American Heart Association and previously served as the Director of School Engagement, where she led a campaign that raised more than \$300,000. The most recent Heart Ball raised an additional \$300,000.

Mayor Rickenman and members of City Council proclaimed May 19, 2026 as Sara Kay Wrenn, Miss South Carolina 2025 Day in the City of Columbia.

Mayor Rickenmann stated that people do not realize how much work and preparation is required of the contestants until they see the process behind the scenes. He expressed great respect for the young women participating in the competition.

3. Annual Asian American and Pacific Islander Business Day — The Honorable Daniel J. Rickenmann, Mayor

Mayor Rickenmann shared that, as a first-generation American, he remains deeply connected to his family's heritage and traditions. He stated that the American experience is rooted in people coming to the United States in pursuit of opportunity and a dream.

Councilor Johnson stated that it was especially appropriate to recognize AAPI Business Day and AAPI Heritage Month together. He highlighted the commitment, culture, and contributions of AAPI business leaders throughout the community and their continued impact on shaping the City of Columbia.

Mr. Edwin Ng, Owner / Sweetwater Cafe thanked the Mayor and City Council on behalf of the Asian community for recognizing AAPI Heritage Month and celebrating AAPI culture. He also expressed appreciation for the recent Small Business Week Conference and the opportunity it provided for collaboration and connection among business leaders.

Ms. Angela Yong, Owner / Fit Columbia, thanked City Council for its support and shared that she has worked to connect and advocate for members of the Asian community who may face language and cultural barriers. She highlighted the growth of the nonprofit's annual "Tour of Tea" event, which celebrates cultures from multiple countries.

Ms. Punam Patel, South Carolina Community Affairs Manager / Scout Motors thanked City Council for recognizing the AAPI community during an important time for the organization. She stated that the AAPI community is an integral part of Columbia's fabric and encouraged City Council to continue considering that in its future decision-making.

Mayor Rickenmann and members of City Council proclaimed May 27, 2026 as Annual Asian American and Pacific Islander Business Day.

4. Asian American and Pacific Islander Heritage Month Proclamation — The Honorable Sam P. Johnson

Mayor Rickenmman and members of City Council proclaimed May 2026 as Asian American and Pacific Islander Heritage Month in the City of Columbia.

5. City of Columbia Entrepreneurial Month Proclamation — The Honorable Sam P. Johnson

Ms. Erin Outz, South Carolina Ambassador / Right to Start shared the organization's efforts to remove barriers to entrepreneurship. She praised the City's recognition of locally owned businesses, noting that Columbia is among the first communities in South Carolina to demonstrate support for entrepreneurs and economic growth.

Councilor Johnson shared that he learned about this initiative during a conference and believed it was something Council could strongly support. He thanked Mayor Rickenmann and Ms. Payton Lang for meeting with the organization and noted the Mayor's role as a founding mayor for the effort. He also emphasized the importance of supporting small businesses and creating a strong pipeline for entrepreneurs in Columbia.

Mayor Rickenmann stated that small businesses are the backbone of the community and one of the reasons he chose to remain in Columbia after college. He noted that the City of Columbia continues to remove barriers and support entrepreneurs through innovation and community engagement.

Mayor Rickenmann and members of City Council proclaimed May 2026 as Entrepreneurial Month in the City of Columbia.

6. Public Works Week Proclamation — The Honorable Daniel J. Rickenmann, Mayor
Mr. Robert Anderson, Director of Public Works recognized staff members Ms. Sara Hollar, Deputy Public Works Director for her appointment as President of the South Carolina American Public Works Association Board of Directors and Ms. Samantha Yager, Solid Waste Superintendent for her appointment by the Governor to the Recycling Market Development Advisory Council. He shared this year's Public Works Week theme as "Rooted in Service, Powered by Community." He highlighted employees from Animal Services, Traffic Engineering, Street Division, Solid Waste, Forestry and Beautification, and equipment operations, noting their dedication, years of service, and commitment to serving the community.

Mayor Rickenmann thanked all Public Works employees for their daily service to the community, noting that they are often among the first employees residents interact with. He expressed appreciation for Director Robert Anderson's leadership and the department's community engagement efforts. Mayor Rickenmann stated that the City's success would not be possible without the dedication of Public Works' staff.

Mayor Rickenmann and members of City Council proclaimed May 17–May 23, 2026 as Public Works Week in the City of Columbia.

Consent Agenda Items 7 through 20

Upon a single motion made by Mr. McDowell and seconded by Mr. Bailey, Council voted unanimously to approve **Consent Agenda Items 7 through 20**.

7. Council is asked to approve Funding for Repairs on a Solid Waste Refuse Truck, as requested by the Fleet Services Division on April 8, 2026. Award to Cedar Creek Collision, Inc., in the amount of \$77,808.90. This vendor is located in Winnsboro, SC.

Funding Source: Equipment Services Fuel Parts and Repair - Outside Repairs (6308970-672800). The original budget amount is \$77,808.90.

8. Council is asked to approve the Purchase of Vehicles for several City Departments, as requested by the Fleet Services Division. Award to multiple vendors using South Carolina State Contracts in the amount of \$132,681.34.

Item	Vendor and Location	Description	Procurement Method	Funding Source	Amount
a.	Alan Jay Automotive Management dba Alan Jay Fleet Sales Sebring, FL	One (1) 2026 Chevrolet Silverado PPV 1500 4WD Crew Cab Truck for the Columbia Police Department, as requested on April 17, 2026.	South Carolina State Contract #4400035155	Capital Replacement — Auto, Trucks, Heavy Equipment—Capital (6308972-658500). The original budget amount is \$51,494.34.	\$51,494.34
b.	COS Chevrolet, LLC dba Hendrick Chevrolet Charlotte, NC	One (1) 2026 Chevrolet Silverado 4WD Crew Cab Truck with Knapheide Body and Crane Upfit for the Metro Wastewater Treatment Plant, as requested on March 27, 2026.	South Carolina State Contract #4400037566	Utilities Metro Wastewater Plant — Auto, Trucks, Heavy Equipment—Capital (5516208-658500). The original budget amount is \$81,187.00.	\$81,187.00
Total					\$132,681.34

9. Council is asked to approve an Annual Contract Renewal for UKG Pro Workforce Management Timekeeping Software, as requested by the Program Management Office on April 8, 2026. Award to UKG Kronos Systems, LLC, in the amount of \$161,100.00. This vendor is located in Lowell, MA.

Funding Source: Program Management Office - Cloud Based Software Solutions (6218950-632170). The original budget amount is \$161,100.00.

10. Council is asked to approve the Purchase of Asset Tracking Units for Non-Automotive and Truck Applications, as requested by the Fleet Services Division on April 1, 2026. Award to Samsara, Inc., using the Sourcewell Cooperative Contract in the amount of \$169,319.38. This vendor is located in San Francisco, CA.

Funding Source: Equipment Services Fuel Parts and Repair - Repair Parts (6308970-672700). The original budget amount is \$169,319.38.

11. Council is asked to approve a new Professional Services Contract for Project CP901201; Continuing Design Services for the City of Columbia Public Safety

Complex at 400 Laurel Street — Phase II, as requested by General Services on April 21, 2026. Award to LS3P, in an amount not to exceed \$299,145.00. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date one (1) year from commencement and the option to renew for two (2) additional six-month period(s). This firm is located in Columbia, SC.

Funding Source: General Capital Projects - Public Safety Complex - Professional Services (4039999-CP901201-636600). The original budget amount is \$299,145.00.

LS3P, is the prime and will provide schematic design, design development, construction documents, bidding, construction administration, municipal court test-fit, experiential graphic, and interior design renovation services at 56.10% (\$167,845.00) of the total contract amount.

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

ADC Engineering, Inc., located in Irmo, SC, will provide civil and structural engineering services at 3.18% (\$9,500.00) of the total contract amount.

CMTA, Inc., located in Charlotte, NC, will provide mechanical, electrical, plumbing, and fire protection engineering services at 8.29% (\$24,800.00) of the total contract amount.

F&ME, Inc., located in Columbia, SC, will provide special inspection services at 32.43% (\$97,000.00) of the total contract amount.

12. Council is asked to approve Contract Amendment #3 for Program Management of the Community Development Block Grant Mitigation (CDBG-MIT) Program, as requested by the Community Development Department on April 15, 2026. Award to ICF Incorporated, LLC, in an amount not to exceed \$386,955.00. The current term of the contract ends on January 29, 2028. This firm is located in Reston, VA.

Funding Source: Community Development Block Grant-Disaster Recovery-Control Account — Mitigation-Columbia Canal Water Treatment Plant Head and Lock Gate Repair - 2015 October Flood Recovery (2639999-9120010020-638400). The current budget amount is \$975,054.00. The budget amount for this amendment is \$386,955.00. The revised budget amount is \$1,362,009.00.

13. Council is asked to approve a new Professional Services Contract for Project SC117006; Design Services for the Beltline Boulevard Community Enhancement Project - Phase II, as requested by City Administration on March 9, 2026. Award to CPL Architecture Engineering Planning, in an amount not to exceed \$544,349.00. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date eighteen (18) months from commencement and the option to renew for two (2) additional six-month periods. This firm is located in Columbia, SC.

Funding Source: Storm Water Improvement Capital Project Control - Capital Project Costs (5549999-SD8557-658650). The original budget amount is \$544,349.00.

CPL Architecture Engineering Planning is the prime and will provide project oversight services at 4.91% (\$26,700.00) of the total contract amount.

The following subcontractors will provide additional services and/or materials:

Weston and Sampson of North Carolina, PC, located in Raleigh, NC, will provide civil engineering and landscape architecture services at 48.63% (\$264,720.00) of the total contract amount.

ECS Southeast, LLC, located in Lexington, SC, will provide geotechnical services at 4.96% (\$27,000.00) of the total contract amount.

Inter-Fluve, Inc., located in Hood River, OR, will provide neomorphic, ecological, and hydraulic assessments, naturalization of creek corridor, and integration of floodplain and stormwater management services at 41.50% (\$225,929.00) of the total contract amount.

14. Council is asked to approve Contract Amendment #6 for Project SS7572; Sanitary Sewer Main Relocation and Rehabilitation at Multiple Locations, as requested by Columbia Water on March 24, 2026. Award to Weston and Sampson Engineers, Inc., in an amount not to exceed \$51,250.00. The current term of the contract ends on December 31, 2026 and this amendment extends the contract to June 30, 2027. This firm is located in Columbia, SC.

Funding Source: Water and Sewer Capital Projects - Sewer Relocation and Rehabilitation at Multiple Locations - Capital Project Costs (5529999-SS757201-658650). The current budget amount is \$277,514.34. The budget amount for this amendment is \$51,250.00. The total revised budget amount is \$328,764.34.

This is a Mentor Protégé Program project. Weston and Sampson Engineers, Inc. is the mentor and will provide design, permitting, general construction administration, and project closeout services at 71.24% (\$36,510.00) of the amendment amount.

Carper Civil Consulting, LLC, a Minority Business Enterprise (W), located in Columbia, SC, is the protégé and will provide administrative, field surveying (hydro-excavation), geotechnical, and permitting services at 27.20% (\$13,940.00) of the amendment amount.

The following subconsultant will provide additional services:

GEL Engineering, LLC, located in Charleston, SC, will provide surveying services at 1.56% (\$800.00) of the amendment amount.

15. Council is asked to approve Contract Amendment #7 for the purchase of additional Advanced Metering Infrastructure Meters, Fire Service Assembly Meters, Registers, Endpoints and Endpoint Guard Kits, as requested by Columbia Water on April 22, 2026. Award to Badger Meter, Inc., in an amount not to exceed \$71,821.66. The current term of the contract ends on June 30, 2026. This firm is located in Milwaukee, WI.

Funding Source: Utilities Water Distribution and Maintenance - Meters, Parts, and Supplies (5516203-625600). The current budget amount is \$1,584,883.23. The budget amount for this amendment is \$71,821.66. The total revised budget amount is \$1,656,704.89.

16. Council is asked to approve additional funding for Project WM4281; Hardscrabble Road Waterline Relocations South Carolina Department of Transportation (SCDOT) Memorandum of Agreement (MOA) 9-17, as requested by Columbia Water on April 23, 2026. Award to SCDOT in the amount of \$165,989.25.
- Funding Source: Water Sewer Capital Projects-Capital Projects Costs (5529999-658650). The current budget amount is \$2,148,274.72. The budget amount for this amendment is \$165,989.25. The total revised budget amount is \$2,314,263.97.
17. Council is asked to approve Contract Amendment #3 for Screening, Grit, and Sludge Hauling with Container Rental Services, as requested by Columbia Water on April 14, 2026. Award to Waste Management of SC, in an amount not to exceed \$260,000.00. The current term of the contract ends on June 30, 2026. This firm is located in Elgin, SC.
- Funding Source: Utilities Metro Wastewater Treatment Plant - Special Contracts (5516208-638300). The current budget amount is \$1,410,080.40. The budget amount for this amendment is \$260,000.00. The revised budget amount is \$1,670,080.40.
18. Council is asked to approve Change Order #2 for Project WM3925-01; Rosewood Area Water System Improvements Phase 1, as requested by Columbia Water on April 9, 2026. Award to LAD Construction, LLC, in an amount not to exceed \$292,778.64, which includes contingency. The current term of the contract ends on May 28, 2026 and this change order extends the contract to July 31, 2026. This firm is located in Swansea, SC.
- Funding Source: Water and Sewer Capital Projects - Rosewood Area Waterline Replacement - Capital Project Costs (5529999-WM392501-658650). The current budget amount is \$13,715,006.00. The budget amount for this change order is \$292,778.64. The revised budget amount is \$14,007,784.64.
- This is a Mentor Protégé Program project. LAD Construction, LLC is the mentor and will provide water line installation services at 100.00% (\$292,778.64) of the total change order amount.
- The protégé did not elect to participate; however, the protégé participation for the overall project will be 20.99%.
19. Council is asked to approve a new Construction Contract for Project SS7668; Cured-In-Place-Pipe for Trenchless Rehabilitation of the existing Sanitary Sewer System, as requested by Columbia Water on April 20, 2026. Award to Gulf Coast Underground, LLC, using the Houston-Galveston Area Council Cooperative Contract (H-GAC) in the amount of \$2,500,000.00, which includes contingency. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date one hundred sixty-eight (168) days from commencement. This vendor is located in Theodore, AL.
- Funding Source: Water and Sewer Capital Projects — Concurrent Sewer Assessment and Rehabilitation (CSAR) - Investigation and Rehabilitation — Capital Project Costs (5529999-SS766801-658650). The original budget amount is \$2,500,000.00.

20. Ordinance No.: 2026-014 - Granting an encroachment to the University of South Carolina for the use of the right of way area of the 300 block of Main Street for the installation and maintenance of a raised pedestrian crosswalk adjacent to 300 and 315 Main Street, Richland County TMS# 11302-03-02 and 11302-04-02

First reading approval was given on May 5, 2026.

Consideration of Bids, Contracts and Change Orders

21. Council is asked to approve Contract Amendment #2 for Project SS7640; Smith Branch Pump Station and Phase 1 Force Main, as requested by Columbia Water on April 2, 2026. Award to Black and Veatch Corporation in an amount not to exceed \$3,190,055.00. The current term of the contract ends on March 3, 2029. This firm is located in Columbia, SC.

Funding Source: Water and Sewer Capital Projects — Smith Branch Pump Station and Phase 1 Force Main — Capital Project Costs (5529999-SS764001-658650). The current budget amount is \$1,481,005.00. The budget amount for this amendment is \$3,190,055.00. The revised budget amount is \$4,671,060.00.

This is a Mentor Protégé Program project. Black and Veatch Corporation is the mentor and will provide design phase administration, survey and utility mapping, geotechnical investigation, final design, permitting and bid phase services at 63.92% (\$2,039,105.00) of the amendment amount.

Highfill Infrastructure Engineering, PC, located in Columbia, SC, is the protégé and will provide engineering design, permitting assistance, and construction administration services at 19.07% (\$608,300.00) of the amendment amount. The protégé participation for the overall project will be 20.30%.

The following subconsultants will provide additional services:

Hussey Gay Bell & Deyoung, Inc., located in Columbia, SC, will provide field survey and subsurface utility engineering services at 12.40% (\$395,650.00) of the amendment amount.

Howard Engineering, Inc., located in Columbia, SC will provide electrical services at 4.61% (\$147,000.00) of the amendment amount.

Upon a motion made by Mr. Bailey and seconded by Mr. Johnson, Council voted unanimously to approve Contract Amendment #2 for Project SS7640; Smith Branch Pump Station and Phase 1 Force Main, as requested by Columbia Water on April 2, 2026. Award to Black and Veatch Corporation in an amount not to exceed \$3,190,055.00. The current term of the contract ends on March 3, 2029. This firm is located in Columbia, SC. Mr. Brennan was not present for the vote.

Ordinances - Second Reading

22. Ordinance No.: 2026-032 - Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park (DeBartolo Development 1214 through 1236 Gregg Street, 1912 through 1924 Lady Street, 1221 Gregg Street, and 1306 Barnwell Street, TMS# 11406-14-01, 11406-14-05, 11406-14008, 11406-14-09,

11406-14-10, 11406-14-11, 11406-14-28, 11406-14-29, 11406-14-30, 11406-16-16, 11406-16-17, and 11406-16-26)

Endorsed by the Economic Development and Infrastructure Committee on April 14, 2026.

Upon a motion made by Mr. Bailey and seconded by Mr. Johnson, Council voted unanimously to give second reading approval to Ordinance No.: 2026-032 - Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park (DeBartolo Development 1214 through 1236 Gregg Street, 1912 through 1924 Lady Street, 1221 Gregg Street, and 1306 Barnwell Street, TMS# 11406-14-01, 11406-14-05, 11406-14008, 11406-14-09, 11406-14-10, 11406-14-11, 11406-14-28, 11406-14-29, 11406-14-30, 11406-16-16, 11406-16-17, and 11406-16-26). Mr. Brennan abstained from voting due to a conflict of interest.

23. Ordinance No.: 2026-033 - Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park (Congaree Riverfront District Business Park)

Endorsed by the Economic Development and Infrastructure Committee on April 14, 2026.

First reading approval was given on May 5, 2026.

Upon a motion made by Mr. Brennan and seconded by Mr. Johnson, Council voted unanimously to give second approval to Ordinance No.: 2026-033 - Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park (Congaree Riverfront District Business Park) subject to the following amendments:

Section 3, Allocations and Payment of Park Revenues:

Item B was amended to read: "From the park revenues remaining after allocation payment in A, an amount equal to the respective base revenue shall be paid to each taxing entity."

Item C was amended to read: "The park revenues remaining after the allocations and payments in A and B, if any, constitute new revenue, and 7% of the new revenue shall be allocated to the County's Economic Development Fund."

Item D was amended to read: "The new revenue remaining after the allocation and payment in C shall be allocated as follows."

Roman Numeral I was amended by changing "all new revenue" to "all such remaining new revenue."

Roman Numeral II was amended by changing "all new revenue" to "all such remaining new revenue."

Exhibit A, Definitions, was amended by changing the definition of "Project Expense Reserve Cap" to read: "Project Expense Reserve Cap shall mean an amount equal to the greater of \$10 million or twice the then current project expense cap."

24. Ordinance No.: 2026-038 - Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park (Convention Center District Business Park)

Endorsed by the Economic Development and Infrastructure Committee on April 14, 2026.

First reading approval was given on May 5, 2026.

Upon a motion made by Mr. Brennan and seconded by Mr. McDowell, Council voted unanimously to give second reading approval to Ordinance No.: 2026-038 — Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park (Convention Center District Business Park) subject to the following amendments:

Section 3, Allocations and Payment of Park Revenues:

Item B was amended to read: "From the park revenues remaining after the allocation and payment in A, an amount equal to the respective base revenue shall be paid to each taxing entity."

Item C was amended to read: "The park revenues remaining after the allocations and payments in A and B, if any, constitute new revenue, and 7% of the new revenue shall be allocated to the County's Economic Development Fund."

Item D was amended to read: "Of the new revenue remaining after the allocation and payment in C, 50% shall be allocated to and deposited annually in the Convention Center Account created and held by the County Treasurer, and the remaining 50% shall be allocated and paid pursuant to subsection E below."

Public Hearing & First Reading for Zoning / Planning Matters

Council opened the public hearing at 5:35 p.m.

25. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for NX Shop Road Extension, TMS# 16200-01-24

Ordinance No.: 2026-036 - Annexing NX Shop Road Extension, Richland County TMS# 16200-01-24 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 properties and assign the land use classification of Industrial (IND) and assign the zoning of Light Industrial (LI) with portions in the Floodway Overlay District (OV-FW) and Floodplain Overlay District (OV-FP). The property is currently classified as Economic Development Center/Corridor and zoned Light Industrial (M-1) by Richland County.

Owner/Applicant: Josephine Forrester Laney / Mark James, Cypress Development Partners, LLC

Staff Recommendation: Approval

PC Recommendation: 04/09/2026; Approval (7-0)

No one appeared at this time.

Upon a motion made by Mr. Brennan and seconded by Mr. Bailey, Council voted unanimously to give first reading approval to the Annexation, Future Land Use Amendment, and Zoning Map Amendment for NX Shop Road Extension, TMS# 16200-01-24 **and** Ordinance No.: 2026-036 - Annexing NX Shop Road Extension, Richland County TMS #16200-01-24 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map.

26. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 651 Blue Ridge Terrace, 6.06 acres Blue Ridge Terrace, 6700 Monticello Road, E/S Monticello Road, R E/S Monticello Road, N of Clover Road, B/S Clover Road, and S/S Winyah Drive; TMS# 09408-01-03 (128.91 acre portion), 09405-02-04, 09402-03-01 (21.57 acre portion), 09402-03-03, 09406-02-01, 09407-01-04, 09410-01-02, 09406-01-01, 09407-01-05, and 09411-01-35
- Ordinance No.: 2026-037 - Annexing 651 Blue Ridge Terrace, 6.06 acres Blue Ridge Terrace, 6700 Monticello Road, E/S Monticello Road, R E/S Monticello Road, N of Clover Road, B/S Clover Road, and S/S Winyah Drive, Richland County TMS# 09408-01-03 (128.91 acre portion), 09405-02-04, 09402-03-01 (21.57 acre portion), 09402-03-03, 09406-02-01, 09407-01-04, 09410-01-02, 09406-01-01, 09407-01-05, and 09411-01-35 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, assign the land use classification of Urban Edge Community Activity Center (UEAC-1), Neighborhood Activity Corridor (AC-1), Urban Edge Residential Small Lot (UER-1), Urban Edge Residential Large Lot (UER-2), and Transitional/Sensitive Lands (T/S) and assign the zoning of Residential Mixed District (RM-2), Transitional/Conservation District (T/C), Large Lot – Reserve District (LL-R), Mixed Use District (MU-1), and General Commercial District (GC), portions within the Floodplain Overlay District (OV-FP) for pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned Planned Development (PD), Agricultural (AG), Homestead (HM) and Crane Creek (CC-3) by Richland County.

Owner/Applicant: Windy Hills North LLC, R. Joseph and Lauren Bea Richardson, Richardson Investment Family Limited Partnership, and Robert Joseph Richardson/ Kevin Steelman, LandTech Communities, LLC

Staff Recommendation: Approval

PC Recommendation: 04/09/2026; Approval (7-0)

Ms. Ellen Anderson, President of the Forest Heights Community Association expressed support for the City's zoning efforts while advocating for more activities, recreational opportunities, and resources for children and seniors in the community.

Councilor Herbert asked if Forest Heights is within the city or the county.

Ms. Ellen Anderson, President of the Forest Heights Community Association stated that they are within the county.

Councilor Herbert asked her to clarify the request, noting that City Council could not take action on matters related to the County and that the City also maintains a prioritized list of areas for annexation.

Councilor Bailey explained that Blue Ridge Terrace is currently located in the County, but with the City coming into that area better things are on the way.

Ms. Marquita Thompson, 824 Blue Ridge Terrace expressed concerns regarding the upcoming development in the Blue Ridge and Monticello Road area. She asked for clarification on the type of development being proposed. She expressed concern about the potential impact additional residential development could have on crime in the neighborhood.

Mayor Rickenmann clarified that while the density is increasing, that doesn't correlate with crime increasing in the area.

Councilor Herbert stated that there will be 800 residential homes in addition to retail stores.

Ms. Marquita Thompson, 824 Blue Ridge Terrace asked about incoming restaurants.

Mayor Rickenmann explained that increased density creates greater opportunities for investment because businesses rely on traffic and customer activity. He stated that additional development could help attract neighborhood-serving businesses, such as grocery stores.

Councilor Herbert reassured Ms. Thompson that the process would take some time and asked the developer whether the timeline would be two to three years.

Mr. Kevin Steelman, Developer & President / LandTech Communities said they are breaking ground next year.

Councilor Brennan said the summary noted that it will be 10 to 13 years for the full build out.

Councilor Johnson clarified that the annexation would allow the residential project to move forward and noted that such growth often attracts additional amenities like retail and grocery options. He added that increased activity in the area can also help support neighborhood safety.

Ms. Marquita Thompson, 824 Blue Ridge Terrace asked how far the planned build-out will extend.

Mr. Kevin Steelman, Developer & President / LandTech Communities stated that the company has contracted to purchase the property for development of a master-planned community. He explained that the project is expected to include approximately 800 single-family homes, with residential development located primarily within the interior of the property, while the frontage along Blue Ridge Terrace and Monticello Road would be reserved for retail and commercial uses.

Councilor Johnson asked about the proximity of a church located in the Blue Ridge Terrace area and whether it would be impacted by the proposed development.

Mr. Kevin Steelman, Developer & President / LandTech Communities answered that he did not anticipate any impact to the church and noted that a parcel previously acquired from the church would be retained by the seller for planned commercial use.

Councilor Brennan thanked Mr. Steelman for his investment in Columbia, Richland County, and the Midlands, stating that the project supports the City and County's goals for growth and quality-of-life improvements. He also commented on the residential growth occurring along the Garners Ferry and Highway 378 corridors and asked whether the proposed density would remain the same under City jurisdiction.

Mr. Andrew Livengood, Zoning Administrator / Planning and Development Services explained that most of the property is currently zoned as a planned development with primarily industrial uses. However, the Crane Creek planning study envisioned a development layout similar to this proposal.

Councilor Brennan asked for an explanation of our urban service area, specifically the categories of primary and secondary.

Mr. Andrew Livengood, Zoning Administrator / Planning and Development Services noted that primary areas are those the City intends to annex, while secondary areas may lack certain services, and long-range areas extend beyond those zones.

Councilor Brennan noted that the property is within the long-range area and already eligible for Columbia Water services. He emphasized the need to update the City's 2020 urban service area plan and asked City Council to meet in the fall to develop a five-year strategy that manages projected growth without overextending services. He also underscored the need to evaluate the impact on fire services and budget considerations when annexing large tracts.

Mr. Aubrey D. Jenkins, Fire Chief / Columbia Fire Department explained that the development could add 300 to 400 calls annually and would likely require a new fire station with at least one engine and approximately 15 personnel due to the lack of existing stations in that area.

Councilor Brennan asked where the closest firehouse was located.

Mr. Aubrey D. Jenkins, Fire Chief / Columbia Fire Department added that while there is a station on Robert Road, it remains a considerable distance away, and ISO ratings must also be considered. The property currently holds a Class 2 rating in the county, but would not convert to a Class 1 rating within the city unless new infrastructure, including a fire station and response package, is put into place.

Councilor Brennan asked could a fire station be built on six acres.

Mr. Aubrey D. Jenkins, Fire Chief / Columbia Fire Department said yes.

Upon a motion made by Ms. Herbert and seconded by Mr. Johnson, Council voted unanimously to give first reading approval to the Annexation, Future Land Use Map Amendment and Zoning Map Amendment for 651 Blue Ridge Terrace, 6.06 acres Blue Ridge Terrace, 6700 Monticello Road, E/S Monticello Road, R E/S Monticello Road, N of Clover Road, B/S Clover Road, and S/S Winyah Drive; TMS# 09408-01-03 (128.91 acre portion), 09405-02-04, 09402-03-01 (21.57 acre portion), 09402-03-03, 09406-02-01, 09407-01-04, 09410-01-02, 09406-01-01, 09407-01-05, and 09411-01-35 and Ordinance

No.: 2026-037 - Annexing 651 Blue Ridge Terrace, 6.06 acres Blue Ridge Terrace, 6700 Monticello Road, E/S Monticello Road, R E/S \Monticello Road, N of Clover Road, B/S Clover Road, and S/S Winyah Drive, Richland County TMS# 09408-01-03 (128.91 acre portion), 09405-02-04, 09402-03-01 (21.57 acre portion), 09402-03-03, 09406-02-01, 09407-01-04, 09410-01-02, 09406-01-01, 09407-01-05, and 09411-01-35 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map.

27. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 308 Turnwall Lane; TMS# 28911-03-03

Ordinance No.: 2026-035 - Annexing 308 Turnwall Lane, Richland County TMS# 28911-03-03 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map

Council District: 4

Proposal: Request to annex the properties and assign the land use classification of Urban Edge Residential Small Lot (UER-1) and assign the zoning of Planned Development District (PD). The property is currently classified as Neighborhood (Medium Density) and zoned Planned Development District (PD) by Richland County.

Owner and Applicant: Kevin C. Lundy and Julie H. Lundy

Staff Recommendation: Approval

PC Recommendation: 04/09/2026; Approval (7-0)

No one appeared at this time.

Upon a motion made by Mr. Brown and seconded by Mr. Bailey, Council voted unanimously to give first reading approval to the Annexation, Future Land Use Amendment, and Zoning Map Amendment for 308 Turnwall Lane; TMS# 28911-03-03 **and** Ordinance No.: 2026-035 - Annexing 308 Turnwall Lane, Richland County TMS# 28911-03-03 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map.

28. ZONING MAP AMENDMENT for Parcel at 1700 Block Rosewood Drive and Fulton Street TMS# 11309-18-10

Ordinance No.: 2026-040 - Amending the Official Zoning Map to modify the zoning for parcel at the 1700 block of Rosewood Drive and Fulton Street, Richland County TMS # 11309-18-10

Council District: 3

Proposal: Request to rezone the properties from Neighborhood Activity Center/Corridor District (NAC) to Residential Mixed District (RM-2); the property is within the Airport Safety Overlay District (OV-A).

Applicant: Ashok Kumar, Kumar Construction

Staff Recommendation: Approval

PC Recommendation: 4/9/2026; Recommended Approval (6-1)

No one appeared at this time.

Councilor Brown asked if this item was pulled or rejected the last time it appeared before City Council.

Mr. Andrew Livengood, Zoning Administrator / Planning and Development Services reported that the South Carolina Aeronautics Commission and the Jim Hamilton – L.B. Owens Airport raised concerns about the overlay during the public hearing but did not oppose residential use so long as the project stayed within the overlay and included required navigation easements and covenants. He also shared comments from Mr. Guy Jones of the Hollywood-Rose Hill Neighborhood Association, who opposed the rezoning due to insufficient information from the applicant about the project and its potential impact on nearby homes.

Councilor Johnson asked whether the Council could proceed with first reading while also requesting that the applicant meet with the neighborhood association prior to second reading. He clarified that this would not be a condition of approval but a request to facilitate communication with the surrounding community.

Mr. Andrew Livengood, Zoning Administrator / Planning and Development Services said yes.

Mayor Rickenmann asked that the applicant communicate with the neighborhood about their plans for the lot before second reading.

Councilor Brennan asked for clarity if the applicant wasn't required to submit site plans or provide concepts up to this point.

Mr. Andrew Livengood, Zoning Administrator / Planning and Development Services said that is correct. He added that the Residential Mixed District (RM-2) would allow a maximum of five dwelling units on that parcel.

Upon a motion made by Mr. Johnson and seconded by Mr. Brown, Council voted unanimously to give first reading approval to the Zoning Map Amendment for Parcel at 1700 Block Rosewood Drive and Fulton Street TMS# 11309-18-10 **and** Ordinance No.: 2026-040 - Amending the Official Zoning Map to modify the zoning for parcel at the 1700 block of Rosewood Drive and Fulton Street, Richland County TMS # 11309-18-10.

Council closed the public hearing at 6:06 p.m.

Zoning / Planning Matters - Second Reading

29. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 6701 Windwan Drive and NE/S Highway 77, Richland County TMS# 16408-02-06 and 16408-02-17 (portion)

Ordinance No.: 2026-028 - Annexing 6701 Windwan Drive and NE/S Highway 77, Richland County TMS# 16408-02-06 and 16408-02-17 (portion) into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass:

Envision 2036 and the Official Zoning Map

Council District: 4

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

Owner/Applicant: Peggy M. Lawrence and WCB Properties LLC / James Kizer, Wilson Company of South Carolina, LLC

Staff Recommendation: Approval

PC Recommendation: 03/12/26; Recommend Approval (7-0)

First reading approval was given on April 21, 2026.

Upon a motion made by Mr. Brown and seconded by Mr. Bailey, Council voted unanimously to give second reading approval to the Annexation, Future Land Use Map Amendment, and Zoning Map Amendment for 6701 Windwan Drive and NE/S Highway 77, Richland County TMS# 16408-02-06 and 16408-02-17 (portion) **and** Ordinance No.: 2026-028 - Annexing 6701 Windwan Drive and NE/S Highway 77, Richland County TMS# 16408-02-06 and 16408-02-17 (portion) into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map.

Ordinances - First Reading

30. Ordinance No.: 2026-034 - Granting an encroachment to BT Columbia LLC C/O BET Investments, Inc. for the use of the right of way areas of the 300 block of Lincoln Street and the 800 block of Catawba Street for the installation and maintenance of sidewalks, a multi-use path, a drop-off loop with a fountain, a concrete trash collection pad, landscaping and irrigation adjacent to 315 Lincoln Street, Richland County TMS# 08913-05-03 and 08913-05-05

Upon a motion made by Mr. McDowell and seconded by Mr. Bailey, Council voted unanimously to give first reading approval to Ordinance No.: 2026-034 - Granting an encroachment to BT Columbia LLC C/O BET Investments, Inc. for the use of the right of way areas of the 300 block of Lincoln Street and the 800 block of Catawba Street for the installation and maintenance of sidewalks, a multi-use path, a drop-off loop with a fountain, a concrete trash collection pad, landscaping and irrigation adjacent to 315 Lincoln Street, Richland County TMS# 08913-05-03 and 08913-05-05.

Resolutions

31. Resolution No.: R-2026-043 - Establishing a Parental Accountability and Family Support Partnership

Endorsed by the Public Safety Committee on May 12, 2026.

Councilor Bailey noted that the resolution reflects a year of work establishing a partnership between the City, the Police Department, and the Solicitor's Office to connect families with

resources through diversion and intervention programs. He thanked colleagues, public safety leaders, the City Attorney's Office, Solicitor Byron Gibson, and Dr. Trevon Fordham for their support and contributions to the effort.

Upon a motion made by Mr. Bailey and seconded by Mr. Brennan, Council voted unanimously to approve Resolution No.: R-2026-043 — Establishing a Parental Accountability and Family Support Partnership.

Event Resolution Items 32 through 35

32. Resolution No.: R-2026-029 - Authorizing consumption of beer and wine only at Jubilee: Festival of Black History and Culture within the 1800 and 1900 blocks of Marion Street between Laurel Street and Calhoun Street and within the 1300 and 1400 blocks of Richland Street between Sumter Street and Bull Street on Saturday, September 19, 2026

Upon a motion made by Mr. Johnson and seconded by Mr. Brennan, Council voted unanimously to approve Resolution No.: R-2026-029 — Authorizing consumption of beer and wine only at Jubilee: Festival of Black History and Culture within the 1800 and 1900 blocks of Marion Street between Laurel Street and Calhoun Street and within the 1300 and 1400 blocks of Richland Street between Sumter Street and Bull Street on Saturday, September 19, 2026.

33. Resolution No.: R-2026-038 - Authorizing consumption of beer and wine only at the Frosted Blooms at 1615 Barnwell Street on Saturday, May 30, 2026

Upon a motion made by Mr. Brennan and seconded by Mr. Johnson, Council voted unanimously to approve Resolution No.: R-2026-038 — Authorizing consumption of beer and wine only at the Frosted Blooms at 1615 Barnwell Street on Saturday, May 30, 2026.

34. Resolution No.: R-2026-039 - Authorizing consumption of beer, wine, and liquor at the Palmetto Peanut Boil Fundraiser in the 2900 block of Devine Street on Saturday, September 26, 2026 with a rain contingency date of Saturday, October 3, 2026

Upon a motion made by Mr. Brennan and seconded by Mr. Johnson, Council voted unanimously to approve Resolution No.: R-2026-039 — Authorizing consumption of beer, wine, and liquor at the Palmetto Peanut Boil Fundraiser in the 2900 block of Devine Street on Saturday, September 26, 2026 with a rain contingency date of Saturday, October 3, 2026.

35. Resolution No.: R-2026-041 - Authorizing consumption of beer and wine only at Y'all-Mart open air flea market at the 1200 block of Park Street on Sunday, May 31, 2026

Upon a motion made by Mr. Brennan and seconded by Mr. Johnson, Council voted unanimously to approve Resolution No.: R-2026-041 — Authorizing consumption of beer and wine only at Y'all-Mart open air flea market at the 1200 block of Park Street on Sunday, May 31, 2026.

Appointments

36. Small Business Advisory Council

Upon a motion made by Mayor Rickenmann and seconded by Mr. Johnson, Council voted unanimously to reappoint Ms. Kadenia Davis and Ms. Vanessa Mota and appoint Mr. Michael Eargle, Ms. Mary Priester-Clarke, and Ms. Carol Smoak for a four-year term to the Small Business Advisory Council.

City Council Committee Reports, Referrals and New Business

37. Community Development Committee Report — The Honorable Tina N. Herbert

Councilor Herbert said that the Community Development Committee held a productive meeting earlier in the day. She reported that the 2026–2027 Annual Action Plan has been completed and will be submitted to the Department of Housing and Urban Development by June 8. The committee also reviewed the City’s redevelopment plan for 64 city-owned vacant lots, with 10 currently under contract and progress on track to reach 15 per year. She expressed enthusiasm about this advancement, recalling that the Affordable Housing Task Force had reached similar conclusions about the need for steady redevelopment efforts.

Upon a motion made by Mr. Johnson and seconded by Mr. Brown, Council voted unanimously to refer the exploration of potential revenue generation opportunities related to tax-exempt properties and entities that do not currently contribute to the city’s tax rolls to the Economic Development & Infrastructure Committee.

Councilor Herbert added that the redevelopment plan is expected to generate approximately \$10,000 in tax revenue for each of the 15 homes, according to the Chief Financial Officer.

Councilor Brennan reported that the Public Safety Committee met on May 12, 2026. During the meeting, Councilor Bailey presented the Parental Accountability Support Resolution, which focuses on providing support services for parents and offering non-punitive referrals through existing systems. Staff also provided updates on the Sharing the Road planning process and the Vision Zero initiative, which aims to reduce serious traffic injuries and fatalities by five percent annually. Departments reported progress in identifying and regulating group living facilities to improve safety and oversight. Additionally, the committee discussed concerns regarding vehicular noise in hospitality districts and outlined plans for targeted enforcement.

Public Input

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

Ms. Lee Lumpkin, Columbia Classical Ballet announced that the company held its first board meeting in its new home at 610 Harden Street. She thanked City Council for their support as the organization rebuilds its studio and school operations. She noted that the artistic director will relocate to Columbia and two dancers from China and their families are also moving to the city. The company is working to restore and elevate its artistic caliber.

Councilor Brown expressed pride in the accomplishments of Columbia Classical Ballet. He shared his happiness with the organization’s progress and said he looks forward to its continued renewal and success.

Councilor Johnson noted that he and Councilor Brown received a joint thank-you over the

weekend regarding **Item 29** (Annexation, Future Land Use Amendment, and Zoning Map Amendment for 6701 Windwan Drive and NE/S Highway 77, Richland County TMS# 16408-02-06 and 16408-02-17 (portion)).

Adjournment

The meeting was adjourned at 6:22 p.m.

Respectfully Submitted:

Erika D. Moore Hammond, MMC, CPM
City Clerk