COLUMBIA CITY COUNCIL MEETING AGENDA
TUESDAY, MAY 18, 2021

The Columbia City Council will conduct a meeting on Tuesday, May 18, 2021 at 2:00 p.m. using video conferencing technology. The virtual meeting will be streamed online at www.columbiasc.gov. Citizens have the ability to participate in the meeting via telephone by dialing **855-925-2801**. When prompted, enter meeting code: **4978**. During the meeting: press *1 to listen; *2 to leave a message; or *3 to join the speaker queue. For additional information visit www.columbiacitysc.iqm2.com. You may also register at this site to post comments related to items on the agenda. For questions regarding the meeting portal, please contact the City Clerk at (803)545-3045 or cityclerk@columbiasc.gov.

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

CALL TO ORDER

INVOCATION

ADOPTION OF THE AGENDA

APPROVAL OF MINUTES

1. Council is asked to approve the May 4, 2021 and May 11, 2021 City Council Meeting Minutes.

CITY COUNCIL DISCUSSION / ACTION

2. COVID-19 Update - The Honorable Mayor Stephen K. Benjamin

    - *COVID-19 Situational Report - Mr. Harry Tinsley, Emergency Management Director*

3. Main Street Business Improvement District Renewal – Mr. Matt Kennell, President and CEO / City Center Partnership

4. Columbia Housing Update: Vision 2030 - Ms. Ivory Matthews, Chief Executive Officer and Executive Director and Ms. Cindi Herrera, Senior Vice President of Development / Columbia Housing

CONSENT AGENDA ITEMS 5 THROUGH 16

5. Council is asked to approve the Renewal of Utility Software and Hardware for Vehicles, as requested by the Columbia Police Department. Award to Anixter Inc., in the amount of $93,031.89. This vendor is located in Glenview, IL.

   Funding Source: Police Administrative Services - Maintenance & Service Contracts (1012402-638200). The original budget amount is $93,031.89.

6. Council is asked to approve an Agreement for Pavement Survey Services for the City of Columbia Maintained Streets for an initial term of four months with the option to renew for one additional one-year term, as requested by Public Works. Award to ESP Associates, Inc. in the amount of $202,000.00. The firm is located in Fort Mill, SC.

   Funding Source: Street Resurfacing Capital Project - Capital Project Costs (4079999-SR911321-658650). The original budget amount is $202,000.00.
   ESP Associates, Inc. will provide a comprehensive pavement survey of all city maintained roadway surfaces at 74.84% ($151,185.00) of the total contract amount.

   The following subconsultant will provide additional services:

   International Cybernetics Company of North Largo, FL will provide pavement processing and reporting services at 25.16% ($50,815.00) of the total contract amount.

7. Council is asked to approve Contract Amendment #2 for Project SS7560; Lower Crane Creek Equalization Storage, as requested by Columbia Water. Award to Hazen and Sawyer in the amount of $71,500.00. The firm is located in Columbia, SC.

   Funding Source: Water and Sewer Capital Projects - Unforeseen and Miscellaneous Projects - Capital Project Costs (5529999-SS728801-658650). The original budget amount was $2,245,915.00. The budget amount for this amendment is $71,500.00. The total revised budget amount is $2,317,415.00.
   This is a Clean Water 2020 Program Project and Mentor Protégé Program Project. Hazen and Sawyer of Columbia, SC is the mentor and will provide project guidance services at 54.34% ($1,259,237.00) of the revised total contract amount. Palmetto Consulting Engineering Group, Inc., a Minority Business Enterprise (W) of Chapin, SC, is the protégé and will provide geotechnical field investigation, on-site observations and documentation, and CAD assistance during design services at 20.19% ($467,878.00) of the revised total contract amount.

   The following subconsultants will provide additional services:

   Howard Engineering, Inc., a Minority Business Enterprise (W) of Columbia, SC, will provide electrical engineering services at 2.35% ($54,400.00) of the revised total contract amount.

Michael Baker International of Columbia, SC will provide resident construction representative services at 14.21% ($329,400.00) of the revised total contract amount.

Terracon of Columbia, SC will provide geotechnical investigation services at 6.11% ($141,500.00) of the revised total contract amount.

Clemson Engineering Hydraulics of Anderson, SC will provide scale modeling of hydraulic condition assessments for sewer structures at 2.80% ($65,000.00) of the revised total contract amount.

8. Council is asked to approve Contract Amendment #1 to an Indefinite Delivery Contract for Waterline/Hydrant Leak Restoration Services, as requested by Columbia Water. Award to Lake Murray Utility Company, Inc. in the amount of $150,000.00. This firm is located in Chapin, SC.

Funding Source: Engineering Wastewater System Improvements – Special Contracts – Water/Sewer, Stormwater (5516221-638305). The original budget amount was $250,000.00. The budget amount for this amendment is $150,000.00. The total revised budget amount is $400,000.00.
This is a Mentor Protégé Program Project. Lake Murray Utility Company, Inc. of Chapin, SC is the mentor and will provide overall project management, billing, and ordering services at 80% ($320,000.00) of the total revised contract amount. J.W. Brown Construction, LLC of Lexington, SC is the protégé and will provide waterline repair services at 20% ($80,000.00) of the total revised contract amount.

9. Council is asked to approve Contract Amendment #1 to an Indefinite Delivery Contract for Waterline/Hydrant Leak Restoration Services, as requested by Columbia Water. Award to GH Smith Construction, Inc. in the amount of $200,000.00. This firm is located in Columbia, SC.

Funding Source: Engineering Wastewater System Improvements – Special Contracts – Water/Sewer, Stormwater (5516221-638305). The original budget amount was $250,000.00. The budget amount for this amendment is $200,000.00. The total revised budget amount is $450,000.00.
This is a Mentor Protégé Program Project. GH Smith Construction, Inc. of Columbia, SC, is the mentor and will provide equipment/materials, and insurance/bonding services at 80% ($360,000.00) of the total revised contract amount. Smoak Construction, a Minority Business Enterprise (W) of Little Mountain, SC, is the protégé and will provide waterline repair services and equipment/materials at 20% ($90,000.00) of the total revised contract amount.

10. Council is asked to approve Contract Amendment #1 to an Indefinite Delivery Contract for Waterline/Hydrant Leak Restoration Services, as requested by Columbia Water. Award to Carolina Tap and Bore, Inc. in the amount of $250,000.00. This firm is located in West Columbia, SC.

Funding Source: Engineering Wastewater System Improvements – Special Contracts – Water/Sewer, Stormwater (5516221-638305). The original budget amount was $500,000.00. The budget amount for this amendment is $250,000.00. The total revised budget amount is $750,000.00.

This is a Mentor Protégé Program Project. Carolina Tap & Bore, Inc. of West Columbia, SC is the mentor and will provide labor, equipment/materials, and insurance and bonding services for the project at 80% ($600,000.00) of the revised total contract amount. LG Utility Contractors, Inc., a Minority Business Enterprise (W) of Lugoff, SC is the protégé and will provide waterline repair services, labor, equipment, and insurance and bonding at 20% ($150,000.00) of the revised total contract amount.

11. Council is asked to approve Contract Amendment #1; Metro Wastewater Treatment Plant – Bi-Annual Plant Maintenance, as requested by Columbia Water. Award to Charles Underwood, Inc. as a Sole Source in the amount of $195,283.21. This firm is located in Sanford, NC.

    Funding Source: Utilities Metro Wastewater Treatment Plant - Machinery Equipment Capital (5516208-638300). The original budget amount was $50,000.00. The budget amount for this amendment is $195,283.21. The total revised budget amount is $245,283.21.

12. Council is asked to approve Contract Amendment #2 for Project SS753901; Major Sewer Pipe Rehabilitation Project, as requested by Columbia Water. Award to Black and Veatch Corporation in the amount of $1,309,250.00. The firm is located in Columbia, SC.

    Funding Source: Water and Sewer Capital Projects - Unforeseen and Miscellaneous Projects - Capital Project Costs (5529999-SS728801-658650). The original budget amount was $3,735,445.00. The budget amount for this amendment is $1,309,250.00. The total revised budget amount is $5,044,695.00.
    This is a Clean Water 2020 Program Project and Mentor Protégé Program Project. Black & Veatch Corporation of Columbia, SC is the mentor and will provide design, permitting, bidding assistance, and construction phase services at 76.47% ($3,857,845.00) of the revised total contract amount. Highfill Infrastructure Engineering, PC, of Columbia, SC, is the protégé and will provide design, field reconnaissance, regulatory review, utility coordination, permitting construction observation, and management of subconsultants services at 21.96% ($1,107,725.00) of the revised total contract amount.

    The following subconsultant will provide additional services:

    Bunnell-Lammons Engineering of Greenville, SC will provide geotechnical exploration services at 1.57% ($79,125.00) of the revised total contract amount.

13. Ordinance No.: 2021-024 Granting an encroachment to Columbia SC 63 for the use of the right of way area of the 1200 block of Main Street for the installation and maintenance of a historic marker adjacent to 1221 Main Street, Richland County TMS#09103-08-05

    First reading approval was given on May 4, 2021.

14. Ordinance No.: 2021-025 Granting an encroachment to Brian and Sally McCants for the use of the right of way area of the 600 block of Wando Street for the installation and maintenance of a block retaining wall adjacent to 604 Wando Street, Richland County TMS#13704-03-14

    First reading approval was given on May 4, 2021.

15. Ordinance No.: 2021-039 Authorizing transfer of streets to the South Carolina Department of Transportation identified as Gadsden Street (100' R/W) from Richland Street to Calhoun Street, Richland County TMS#09011-10 & 13; Calhoun Street (100' R/W) from Gadsden Street to Lincoln Street, Richland County TMS#09011-10 & 11; Pendleton Street (100' R/W) from S. Main Street to Sumter Street, Richland County TMS#11304-01 & 08 and TMS#08916-05 & 06; Sumter Street (100' R/W) from Gervais Street to Pendleton Street, Richland County TMS#08916-04, TMS#11401-12, TMS#11304-01 & 02; and Pendleton Street from Assembly Street to Lincoln Street, Richland County TMS#08916-07, 08, 09 &10; CF#220-610

    The above-referenced streets are City-owned streets in the city limits of Columbia and are proposed to be conveyed to the South Carolina Department of Transportation in exchange for the conveyance of Candi and the portion of Park Street from Gervais Street to Pendleton Street. This exchange will benefit the City of Columbia by providing access to the Three Rivers Greenway - Saluda Riverwalk, Park Ranger building, parking areas, and other amenities in its vicinity. (This item is associated with Resolution No.: R-2021-049.)

    First reading approval was given on May 4, 2021.

16. Ordinance No.: 2021-040 Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 11, Licenses, Permits and Miscellaneous Business Regulations, Article II, Business and Professional Licenses, Sec. 11-33 Purpose; expiration of license

    It has been determined that the uniform date for business licenses as of 2022 shall be from May 1 to April 30. To conform with the uniform business license year, the current license year for business licenses in the City of Columbia for 2021 shall be extended to April 30, 2022.

    First reading approval was given on May 4, 2021.

BUDGET ORDINANCES - SECOND READING

17. Ordinance No.: 2021-022 To Raise Revenue and Adopt the Budget for the City of Columbia, South Carolina, for the Fiscal Year ending June 30, 2022

18. Ordinance No.: 2021-041 Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 23, Utilities and Engineering, Article V, Water and Sewer Rates, Sec. 23-143 Water service rates and Sec. 23-149 Sewer service rates (a) and (b)

19. Ordinance No.: 2021-042 Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 23, Utilities and Engineering, Article V, Water and Sewer Rates, Sec. 23-144 Special water service fees

20. Ordinance No.: 2021-043 Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 23, Utilities and Engineering, Article V, Water and Sewer Rates, Sec. 23-152 Sewer plant expansion fee

ORDINANCE - FIRST READING

21. Ordinance No.: 2021-026 Granting an encroachment to Lawrence McGuckin and Sandra McGuckin for the use of the right of way area of the 2000 block of Wheat Street and 500 block of Congaree Avenue for the installation and maintenance of a brick and iron fence adjacent to 500 Congaree Avenue, Richland County TMS#11312-13-11

22. Ordinance No: 2021-044 Annexing 8.80-acre portion of S/S Old Leesburg Road; TMS# 22113-01-01(p)

    Council District: 4

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

    Applicant: Janilyn Q. Martin and Susan Q. Phelps / Canary Woods, LLC

    Staff Recommendation: Approval

    PC Recommendation: 05/03/2021; Approval (9-0)

RESOLUTIONS

23. Resolution No.: R-2021-046 Authorizing a Public Hearing for the Improvement Plan for the City Center Improvement District

24. Resolution No.: R-2021-051 Authorizing the City Manager to execute a Ground Lease between the City of Columbia and Tomorrow's LLC for the lease of 721 Saluda Avenue, Richland County TMS #11308-08-06 use as a public parking lot

25. Resolution No.: R-2021-055 Authorizing Condemnation for Easement Acquisition for Sanitary Sewer Main Relocation along Leesburg Road from near Greenlawn Drive to near Lower Richland Boulevard; Richland County TMS#19203-14-11; CIP Project #SS7409; CF#250-455 (Easement 7 of 9)

26. Resolution No.: R-2021-057 Authorizing Condemnation for Easement Acquisition for Sanitary Sewer Main Relocation along Nunamaker Drive; Richland County TMS#07403-03-18; CIP Project #SS7424; CF#250-257 (Easement 2 of 2)

27. Resolution No.: R-2021-056 Authorizing the Purchase of a 0.02 Acre Portion of 7313 Leitner Road, Columbia, SC 29209, identified as the Galaxy Sewer Lift Station Site; Richland County TMS#19206-03-43 n/f George A. Bradley; Project Name: Galaxy Sewer Lift Station Improvements; CIP Project #SS7437; CF#250-502

    Galaxy Sewer Lift Station Improvements

PUBLIC INPUT ON CLOSING AND TRANSFER OF STREET

28. Resolution No.: R-2021-054 Public input on Closing and Transfer of Scrivens Alley between Gervais Street and Senate Street

    City Council will receive public input on the closing and transfer of the described property. No further action will be taken at this time.

PUBLIC HEARING & FIRST READING FOR ZONING/PLANNING MATTERS

29. ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT for 504 Percival Road; TMS# 16712-05-05

Ordinance No.: 2021-032 Annexing and Incorporating 504 Percival Road, Richland County TMS# 16712-05-05 into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2020-028 on August 4, 2020

Council District: 4

Proposal: Request to annex, assign land use classification of Urban Edge Mixed Residential (UEMR) and assign zoning of General Commercial District (C-3) at the time of annexation. The property is currently classified as Mixed Residential (High Density) and zoned RM-HD by Richland County.

Applicant: Pete's Mobile Auto & Truck Repairs, LLC

Staff Recommendation: Approval

PC Recommendation: 03/01/2021; Approval (7-0)

30. ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT for 2213 Apple Valley Road; TMS# 07502-01-12

Ordinance No.: 2021-034 Annexing and Incorporating 2213 Apple Valley Road, Richland County TMS# 07502-01-12 into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2020-028 on August 4, 2020

Council District: 1

Proposal: Request to annex, assign land use classification of Urban Edge Residential Large Lot (UER-2) and assign zoning of General Residential District (RG-1) at the time of annexation. The property is currently classified as Mixed Residential (High Density) and zoned RM-MD by Richland County.

Applicant: Ninette and Tyron Gregory

Staff Recommendation: Approval

PC Recommendation: 04/05/2021; Approval (8-0)

31. ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT for 40.18-acre portion, S/S Old Leesburg Road; TMS# 22113-01-01(p)

Ordinance No.: 2021-035 Annexing and Incorporating 40.18-acre portion, S/S Old Leesburg Road, Richland County TMS# 22113-01-01(p), into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2020-028 on August 4, 2020

Council District: 4

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

Applicant: Janilyn Q. Martin and Susan Q. Phelps / Canary Woods, LLC

Staff Recommendation: Approval

PC Recommendation: 04/05/2021; Approval (8-0)

32. ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT for 80-acre portion, N/S Percival Road – 4621, 4635, 4651, and 4655 Percival Road; TMS# 25600-03-04(p)

Ordinance No.: 2021-036 Annexing and Incorporating an 80-acre portion N/S Percival Road known as 4621 Percival Road, 4635 Percival Road, 4651 Percival Road and 4655 Percival Road, Richland County TMS# 25600-03-04(p) into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2020-028 on August 4, 2020

Council District: 4

Proposal: Request to annex, assign land use classification of Urban Edge Residential Small Lot (UER-1) and assign zoning of General Residential District (RG-1), a portion within the Flood Protective Overlay (-FP) at the time of annexation. The property is currently classified as Neighborhood (Medium Density) and zoned M-1 by Richland County.

Applicant: C. Ray Miles / HVP3 Development, LLC

Staff Recommendation: Approval

PC Recommendation: 04/05/2021; Approval (8-0)

33. ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT for 7315 Coachmaker Road; TMS# 16307-09-01

Ordinance No.: 2021-033 Annexing and Incorporating 7315 Coachmaker Road, Richland County TMS# 16307-09-01 into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2020-028 on August 4, 2020

Council District: 3

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

Applicant: Andrew and Michelle Welsh

Staff Recommendation: Approval

PC Recommendation: 04/05/2021; Approval (8-0)

34. ZONING MAP AMENDMENT for 707 Catawba Street, TMS# 08913-04-01

Council District: 2

Proposal: Request to rezone the parcel from Heavy Industrial District (M-2), -Planned Development District (-PD) to Office and Institutional District (C-1), -Planned Development District (-PD).

Applicant: Hunter Lambert, USC Development Foundation

Staff Recommendation: Approval

PC Recommendation: 04/05/2021; Approval (8-0)

35. ZONING MAP AMENDMENT for 1041 Ponderosa Point Drive, TMS# 09413-01-13

Council District: 1

Proposal: Request to rezone the parcel from Light Industrial District (M-1) to Heavy Industrial District (M-2).

Applicant: James C. Judy

Staff Recommendation: Approval

PC Recommendation: 04/05/2021; Approval (8-0)

36. ZONING MAP AMENDMENT for Congaree Pointe PUD (64.17 acres N/S Bluff Road, 4.23 acres W/S Atlas Road, 2.92 acres W/S Atlas Road, 0.87 acres N/S Atlas Road, 0.03 acres N/S Atlas Road, 0.06 acres N/S Atlas Road, 2513, 2515, 2517, 2519, 2521, 2527, 2529, and 2531 Atlas Road, 116, 120, 124, 130, 134, 138, 142, and 146 Culliver Road, 1.26 acres N/S Beamer Loop Aly., 0.07 acres E/S Congaree Pointe Drive, 1006, 1009, 1010, 1013, 1014, 1017, 1018, 1021, 1022, 1025, 1026, 1029, 1030, 1033, 1034, and 1037 Congaree Pointe Drive, 200, 201, 204, 205, 208, 209, 212, 213, 216, 217, 220, 221, 224, 225, 228, and 229 Jerri Lane, and 1308, 1312, 1316, 1320, 1324, 1328, 1332, and 1336 Poinsett Loop), TMS# 13500-02-04, 13500-02-05, 13500-02-06, 13510-01-05, 13510-05-01, -03, -04, -05, -06, -07, 13510-06-01 thru -12, 13510-07-01, 13510-08-01 thru -09, 13510-09-01 thru -16, and 13510-10-01 thru -16

Council District: 3

Proposal: Request to rezone the parcel from Planned Unit Development-Residential District (PUD-R) to General Residential District (RG-2) and General Commercial District (C-3).

Applicant: Councilwoman Devine and Councilman Rickenmann, City of Columbia City Council

Staff Recommendation: Approval

PC Recommendation: 04/05/2021; Approval (8-0)

37. FUTURE LAND USE MAP CONFIRMATION AMENDMENT for 0.418-acres S/S Mabron Road; TMS# 19206-03-58

Ordinance No.: 2021-038 Amending the Columbia Compass: Envision 2036 Map to include 0.418-acres S/S Mabron Road; Richland County TMS# 19206-03-58; annexed by Ordinance No 2021-016 enacted April 20, 2021

City Council District: 4

Proposal: Request to confirm the future land use classification of Urban Edge Residential Large Lot (UER-2). The property is currently assigned an interim future land use classification of Urban Edge Residential Large Lot (UER-2).

Applicant: Krista Hampton, Planning & Development Services Director

Staff Recommendation: Approval

PC Recommendation: 03/01/2021; Approval (7-0)

Annexation, 1st Reading: 03/16/2021; Approval

Annexation, 2nd Reading: 04/20/2021; Approval

38. ZONING MAP AMENDMENT CONFIRMATION for 0.418-acres S/S Mabron Road; TMS# 19206-03-58

Council District: 4

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

Applicant: Fidelis Financial, a Georgia limited liability corporation

Staff Recommendation: Approval

PC Recommendation: 03/01/2021; Approval (7-0)

Annexation, 1st Reading: 03/16/2021; Approval

Annexation, 2nd Reading: 04/20/2021; Approval

39. ZONING TEXT AMENDMENT Amend §17-674(d)- Criteria for review of design of structures and sites.

Ordinance No.: 2021-037 Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17, Planning, Land Development and Zoning, Article V, Historic Preservation and Architectural Review, Division 2, Preservation Standards for Landmarks and Design Protection Districts, Sec. 17-674 Review process (d) Criteria for review of design of structures and sites

Proposal: Amend Sec. 17-674 of the Columbia Code of Ordinances (Preservation Standards for Landmarks and Design Protection Districts- Review Process) to amend subsection (d) (Criteria for review of design of structures and sites).

Applicant: Councilman Howard Duvall, Columbia City Council

Staff Recommendation: Approval

PC Recommendation: 03/01/2021; Approval (7-0)

DDRC Recommendation: 03/11/2021; Approval (9-0)

40. ZONING TEXT AMENDMENT Amend §17-283(c) Table 3- Permissibility of Bulk Requirements for Wireless Communication Facilities According to Support Structure

Ordinance No.: 2021-030 Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17, Planning, Land Development and Zoning, Article III, Zoning, Division 8, District Descriptions; Use and Dimensional Regulations, Sec. 17-283 Wireless Communication Facilities (Cell Tower), Table 3, Permissibility of Bulk Requirements for Wireless Communication Facilities According to Support Structure

Proposal: Amend §17-283(c) Table 3 of the City of Columbia Code of Ordinances to remove the special exception requirement for placement of wireless communication facilities (cell nodes) on existing support structures.

Applicant: Rachel Bailey, Zoning Administrator

Staff Recommendation: Approval

PC Recommendation: 04/05/2021; Approval (8-0)

APPOINTMENTS

41. Board of Zoning Appeals

42. Columbia Housing Authority

OTHER MATTERS

43. Council is asked to approve the Installation of four Speed Humps and a Speed Limit Reduction from 30 mph to 25 mph along Lakewood Drive in the Earlewood Neighborhood, as requested by the Public Works Department.

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

CITY COUNCIL COMMITTEE REFERRALS / REPORTS

PUBLIC INPUT

EXECUTIVE SESSION

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

COVID-19
– *Executive Order 2021-23*
Conversion Therapy
Closing and Transfer of Scrivens Alley

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

Tawanda Taylor - White v. COC

ADJOURNMENT

We Are Columbia

MEETING DATE: **May 18, 2021**

DEPARTMENT: **City Clerk**

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

SUBJECT: **Council is asked to approve the May 4, 2021 and May 11, 2021 City Council Meeting Minutes.**

FUNDING SOURCE & ORIGINAL BUDGET:

ATTACHMENTS:

- MN_05_04_2021 (PDF)
- MN_05_11_2021 (PDF)

COLUMBIA CITY COUNCIL MEETING MINUTES
TUESDAY, MAY 4, 2021

The Columbia City Council conducted a virtual meeting on Tuesday, May 4, 2021 using video conferencing technology. The Honorable Mayor Stephen K. Benjamin called the meeting to order at 2:24 p.m. and the following members of Council were present: The Honorable Sam Davis, The Honorable Tameika Isaac Devine, The Honorable Howard E. Duvall, Jr., The Honorable Mayor Pro-Tempore Edward H. McDowell, Jr., The Honorable Daniel J. Rickenmann, and The Honorable William Brennan. Also present were Ms. Teresa Wilson, City Manager and Ms. Erika D. Moore Hammond, City Clerk. This meeting was advertised in accordance with the South Carolina Freedom of Information Act.

INVOCATION

The Honorable Mayor Pro Tempore Edward H. McDowell, Jr. offered the invocation.

ADOPTION OF THE AGENDA

Upon a motion made by Mr. Duvall and seconded by Ms. Devine, Council voted unanimously to adopt the agenda, subject to adding **Item 37** - Discussion of compensation of an employee pursuant to S.C. Code §30-4-70(a)(1): Personnel Salaries and Columbia Fire Department.

APPROVAL OF MINUTES

1. Council is asked to approve the April 20, 2021 City Council Meeting Minutes.

Upon a motion made by Mr. Duvall and seconded by Mr. Davis, Council voted unanimously to approve the April 20, 2021 City Council Meeting Minutes.

Ms. Teresa Wilson, City Manager took a moment of personal privilege to recognize National Public Service Recognition Week. I want to acknowledge all of the wonderful men and women who work in the City of Columbia and provide wonderful service to our citizens. I want to acknowledge one employee in particular, Ms. Marli Drum, our Animal Services Superintendent who will be retiring after 25 years. Marli has dedicated her career to helping each adoptable animal reach a forever home. She has helped us partner with Pawmetto Lifeline, Animal Mission, and the South Carolina Animal Care and Control Association. She also worked on the Mayor's Blue Ribbon Committee and other groups in getting our live release rate to an all-time high of 78% last year. She will be staying on a part-time basis to work with our new superintendent and to help our animal services department continue to flourish.

DRAFT

Attachment: MN_05_04_2021 (6694 : Approval of Minutes)

Mayor Benjamin said thank you Ms. Marli. You have done a lot of great work for the City for a very long time. The work around the no-kill initiative has been wonderful and articulates our values as a City by using data and humanizing it in a way that made us all better.

Ms. Teresa Wilson, City Manager said it is also National Drinking Water Week. Columbia Water staff is helping educate our citizens. The City received the Tree City USA Award. We did not get to do our proclamation celebrating Arbor Day due the pandemic but the City has been designated a Tree City USA recipient for 42 years and running; the longest running streak in South Carolina. Our wonderful forestry staff plants a minimum of 500 trees per year. We continue to thank City Council for your initiatives in making sure we have tree ordinances in place and a budget of at least $2.00 per capita for tree care, removal, and plantings.

CITY COUNCIL DISCUSSION / ACTION

2. COVID-19 Update - The Honorable Mayor Stephen K. Benjamin

- *COVID-19 Situational Report - Mr. Harry Tinsley, Emergency Management Director*

Mr. Harry Tinsley, Emergency Management Director said we stand at over 153 million cases and 3.2 million deaths due to COVID-19 worldwide. In the U.S. we have over 32.2 million confirmed cases and 574,000 deaths. In South Carolina, the confirmed case count stands at 483,611 with over 7.4 million tests administered to date. The state case count for today is 294 with a positivity rate of 5.1%. There were no new confirmed deaths in today's report, bringing the state total of confirmed deaths to 8,383. In Richland County, the case count stands at over 38,000 with 21 new cases as of today and a total death count of 484. From April 18th to May 1st, Richland County has had 861 cases, averaging about 61 new cases per day. The zip code with over 100 new cases is 29229 with 126 cases. As of April 28th, Richland County recent disease activity incidence rate has been downgraded to low with a 3.5% positivity rate. The state recovery rate continues to be 97.4% and the fatality rate continues to be estimated at 1.73%. DHEC does not anticipate any large fluctuations in case counts over the next few weeks. Statewide hospitalizations continue to trend downward. The bed utilization rate is 73% and the ICU bed utilization rate is 66%. As of today, there are 386 patients hospitalized due to COVID-19. DHEC continues with vaccine distributions. Over 4.5 million doses have been received in the state and over 3.1 million people have been vaccinated. In Richland County, over 143,000 residents have received at least one vaccine. The federally supported community vaccine center in Columbia Place Mall has administered 4,758 vaccines. As of May 1st, approximately 32.2% of South Carolina's population of people 15 years or older have received the vaccination. According to the CDC, 31.8% of the U.S. population have been fully vaccinated and 44.4% have received at least one dose. Those over 65 that have been fully vaccinated stands at 69.7% with 82.8% having received at least one dose. As of April 27th,

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DHEC has reported 91 cases of the South African variant and 235 of the UK variant in the state. Currently, eight counties and 48 municipalities have mask ordinances in place.

Mayor Benjamin said I had a phone call with the county administrator and Chairman Livingston to get some sense on where the county is on a mask ordinance. They asked Councilwoman Barron, to find some degree of synchronicity as to how we would address it. We need to have more serious dialogue between now and the expiration of our ordinance. I do believe COVID-19 fatigue is real. The inability to identify who has or has not taken the vaccine will continue to elude us. As we go forward, we will shift from a mandatory mask ordinance to a deep dive into a very aggressive vaccination strategy. Universal access is not the same as equitable access. We need to make sure that people who need the vaccine get it by using different tools like offering rides to clinics or even take it door to door by partnering with our health care institutions. I am leaning towards the expiration of the mask ordinance. We are very much indebted to our City staff, fire marshals, and firefighters for the great job they have done. We are in a different phase and we need to continue to make sure the data trends in the right direction. We need to continue pushing people to be personally responsible for the way forward. We have come too far and lost too many lives to fall backward. I am convinced that the deceleration of the number of cases and the reduction of spread is directly attributed to work done at the local level and we should all be proud.

3. Affordable Housing Task Force Report - The Honorable Tameika Isaac Devine

Councilor Devine said we convened the task force in March but were not able to start meeting until the summer. The task force has done a lot of great work so far. We are at a point where we want to make a presentation to City Council and County Council to get a collective agreement on our action items to be able to pursue some of the goals. I want to recognize the members of the task force. We appointed them at different times but I want you to be aware of all the talent we have serving. We have a diversity of fields represented and all committed to the goal of affordable housing. The task force adopted unanimously the definition of affordable housing to consider today. One of the things we do believe is that part of the issue is the different definitions of affordable housing. There is the technical definition for federal funding or state housing and the perception that people have of affordable housing just being public housing or lower wealth communities. We are asking City Council to consider the endorsement of the definition of affordable housing as a continuum of equitable, inclusive, and quality rental and homeownership opportunities for people at every income level which is critical to creating safe, complete, and thriving communities. We believe that is inclusive from homeownership to rental and again people of all income levels. People can understand affordable housing is for people who might have low income, living in poverty, seniors, students, and people making minimum wage. We want people to understand the depth of the problem and how big the solutions have to be. Dr. Bryan Grady has done an excellent job in giving us some statistics. There is a statewide shortage of over 87,000

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affordable homes available to extremely low income households, those earning no more than 30% of the area median income. Nearly 70,000 low income renter households in Columbia are experiencing particularly unaffordable and substandard housing conditions, representing 30% of all renters citywide. These numbers are pre-COVID-19 and we do know they are higher now. We would like Council to look at establishing citywide affordable housing goals on an annual basis to adequately address the needs of the community. We have divided the task force into several subcommittees and priorities: the accessibility subcommittee will look at solutions for making accessible housing for people within special populations; the subcommittee on financing will look at presenting recommendations for financing affordable housing projects, the consideration of an affordable housing tax abatement program, social impact funds for private investors, affordable housing bonds, possibility of using unclaimed state funds set aside for affordable housing, and a trust fund; the legal and zoning subcommittee will look at legal and zoning issues that may help promote the development of more affordable housing; the partnerships subcommittee will be looking at other profit or non-profits and community based organizations that can help; and the public education and awareness subcommittee will look at how to promote affordable housing and make people understand the need of it and what it is. I am asking for Council to adopt the definition of affordable housing and endorse the work of the subcommittees so they can move forward.

Mayor Benjamin asked about the mentality behind the "all income levels" part of the definition. Traditionally, our focus has been 80% or below the median income.

Councilor Devine said we talked about whether to use the term affordable housing or attainable housing because you may have folks who may not be able to afford housing within the area they work. For example, even if they make $45,000 in salary but there is nothing within the Columbia area that will allow for housing to not be too much of their income, then housing can be unattainable. All people need affordable housing.

Mayor Benjamin said I think we should look at the definition. A family of x amount living on $45,000 a year will still fall into that 120% low-to-moderate income number. We might need to articulate that because if you are trying to attract national funding, saying it's open to all incomes might not be suitable. Let's also look at getting reliable data as opposed to the narrative driving the data. If we want to be able to track the dollars that we are talking about, we need to clarify if we are focusing on 30% AMI, 80% AMI, or 120% AMI. If we say all income levels, I do not think we are talking about affordable or attainable access.

Councilor Devine said doing 120% or below might be reasonable. Part of the issue is that we know folks in the middle class that are being crunched out and there are programs at different ends of the spectrum. We wanted to get something that covered the gap and include folks that might have a stable income that still does not allow them to afford to live in the City. We will look at the definition and bring it back to Council.

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4. Community Development Block Grant - Disaster Recovery Grant Program Update - Ms. Gloria Saeed, Community Development Director

Ms. Teresa Wilson, City Manager said I want to reassure Council that I am extremely dedicated to our staff seeing the flood program assistance through. We had a pandemic along the way but it has not stopped us in helping our citizens that were impacted by the flood. Today, I want to show you the evolution of the program and some changes implemented recently that has put us on the fast track for getting homes rebuilt and rehabilitated. This is a public update so everyone can understand what has occurred and the money spent. We have been in contact with the applicants to make sure they understand the changes in the program and what they can expect.

Ms. Gloria Saeed, Community Development Director said the City of Columbia received a total allocation of $26,155,000 in Community Development Block Grant Disaster Recovery (CDBG-DR) funds from the U.S. Department of Housing and Urban Development (HUD) as a result of the 2015 flood. As of April 29, 2021, the total funds expended are $14,002,919.47. Of that, $6,789,180.15 has been expended for activity delivery and $7,213,739.32 in program funds. The remaining funds total $12,152,080.53. We have planned for $4,271,107.75 to go towards activity delivery and $7,880,972.78 towards program funds. The programs included in the original applications are the City of Columbia Homeowner Assistance Program, which provided up to $150,000 for rehabilitation, repair, or reconstruction of owner-occupied households; Minor Repair Program, which provides up to $25,000 to low-to-moderate income owner-occupied households; Elevation Repair Program (closed), provided up to $20,000 for elevation reimbursement to owner-occupied households; FEMA Hazard Mitigation Grant Program and Match/Buyout Program (closed), provided funds for 22 property owners who sold their damaged homes to the City for greenspace; Multifamily Affordable Housing Fund (closed), which the City partnered with subrecipients and developers to finance the new construction of affordable rental housing; Small Rental Repair Program (closed), provided funding for the repair of storm damaged rental properties of 1 to 4 units; and the Small Business Disaster Recovery Program (closed), provided financial assistance in the form of forgivable loans up to $20,000 to impacted businesses. The 49 awards that were made under the prior program manager Landmark Consulting totaled $2,010,115. Under the Small Business Disaster Recovery Program, 53 awards were made totaling $2,090,115. We also funded two multifamily affordable housing projects: Lorick Place and Pointe at Elmwood totaling $2,529,312. These projects have provided 145 units of affordable housing. In July 2020, we made the decision to look for a new program manager team which is ICF. There are two subject matter experts who specialize in a very complicated but important process when you are dealing with older homes. The role of ICF is to review the CDNG program policies and procedures, respond to HUD monitoring letters, update CDBG-DR website, review all active housing applicant files, and contact and communicate with applicants. We do not only have a program manager but we also recognize the importance of having a strong construction team on board. The City engaged

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SBP as a subrecipient who specializes in construction and rehabilitation. The role of SBP include construction case management, damage assessments, construction contractor procurement, asbestos and lead-based paint abatement, construction management, weekly inspections, and one-year warranty service on any work provided. The populations we decided as most in need to be prioritized are the elderly 62 years and older living in any household, any disabled individual, female head of households with children under 18, and any health and safety reasons as defined in the City ordinance. All applicants in the cohort will be notified and will be told what documentation is required to move forward. Once documentation is provided, the application is moved to damage assessment. Our methodology to prioritize applicants is aligned with the action plan and the program policies with the understanding that the program does not have sufficient funding to serve everyone who is in need. The program is using an average cost of $190,000 per applicant. The cost is based on increased costs of building materials, environmental remediation, and need for voluntary relocation assistance.

Mr. Rick McDermott, Program Manager for SBP said we have been out to 20 homes assessing the damage and figuring out what it is going to take to bring these people back to a safe and sanitary condition. We got to the average cost based on the conditions we have observed during the visits. One of the goals is to rebuild the lost trust of the citizens and we do that through frequent transparent personal communications. We have taken a look at this accurate assessment and updated projections to make sure we do not put the City in a position of promising the citizen that they can help and then not be able to. Part of the costs come from the fact that there is a change in scope but there is also an increased cost of materials. From the homes we have seen so far, our abatement costs average about 25,000 per file. Our initial assessment indicated the need to replace about 30 of the homes. Once we have completed ten homes and our first five replacements under contract, we will be able to revise the figures and give you a tighter analysis. My goal is to get the first 35 to 40 homes under construction before the fall.

Ms. Gloria Saeed, Community Development Director said currently there are 23 applications in damage assessment identified by the prior program manager. Out of the 23 applicants, 17 have elderly priority. The total funding required is $4,370,000. Most of the applicants in this cohort were already in pre-construction with the prior program manager and those that were not were added based on health and safety issues. In round 2, there are 18 applications ready to move to damage assessment. Out of the 18 applicants, 16 have elderly priority. The total funding required is $3,420,000. There are two applicants in this round that meet the 4 priority categories. The total funding required for round one and round two is $7,790,000.

Councilor Devine asked if we know how many applications we would not be able to fund.

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Ms. Dolores Curso, Program Manager for ICF said there is a group of about 54 applicants who only have one priority and another 17 who have no priorities. These probably won't be able to get assistance. However, the numbers are based on the $190,000 average cost. We will continue to move folks up in the process as funding becomes available.

Ms. Gloria Saeed, Community Development Director said we have a grouping of 35 applicants to consider as funding becomes available. There are 32 applicants that have 2 priorities including elderly priority and 4 applicants not in the elderly priority group but have more than 1 other priority. The total funding for the 35 applications is $6,650,000. We are proposing recommendations for additional funding: Community Development Block Grant-Revolving Loan Fund in the amount of $570,771; $1,000,000 from HOME Investment Partnership; and $1,000,000 from the American Rescue Plan. This would serve 14 additional applicants.

5. CARES Act Substantial Amendment 2020-2024 Consolidated Plan and 2020 Annual Action Plan - Ms. Dollie Bristow, Community Development Administrator

The Community Development Department conducted a 5-day public comment period, no Public Hearing is required. This request is for City Council to approve the submittal to HUD.

Ms. Dollie Bristow, Community Development Administrator said on September 11, 2020, HUD made available some of the remaining CDBG-CV allocations in round three in the amount of $976,268 to fight the spread of COVID-19 by providing assistance to renters and homeowners. The City has received a total of $1,588,189 in block grant funding. In round one, the City received an additional $220,838 in Housing Opportunities for Person with HIV/AIDS. The provisions related to CDBG-CV suspend the 15% cap on public services, has a five-day comment period, suspends in-person public hearings, excludes CDBG-CV funds from inclusion in determining compliance with the requirements of 24 CFR 570.902, and allows HUD to waive further program requirements. Our proposed allocations for round three of the funding are $195,254 for administration and $781,014 for public services to include rental and mortgage assistance as well as utility assistance for up to two months. We did a survey that was available from April 13 -April 19, 2021 that targeted non-profit agencies and community based organizations. We found that the greatest need for their clients is housing assistance at 41.18%. The substantial amendment timeline includes a public comment period for the CV3 amendment that was done in April, a City Council presentation done today, and the submittal of the substantial amendment to HUD for approval by May 27, 2021. HUD may take up to 45 days to review. The CARES Act Substantial Amendment Summary to the 2020-2024 Five-Year Consolidated Plan is available online at https://columbiasc.gov. All additional comments must be received no later than 11:59pm on May 13, 2021 to the Community Development Department by mail or email.

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Councilor McDowell said I am concerned about our firefighters and their equipment. Is there any way we could possibly look into funding the equipment needed for firefighters? The cancer rate in firefighters is increasing.

Ms. Dollie Bristow, Community Development Administrator said we can look into the possibility of funding that. It will need to be classified under public services to be able to use this pot of money.

PUBLIC HEARING

6. Fiscal Year 2021 Annual Action Plan for Community Development - Ms. Dollie Bristow, Community Development Administrator

Ms. Dollie Bristow, Community Development Administrator said the 2021 Annual Action Plan is submitted to HUD every year during the five-year ConPlan cycle. This is the second year. The plan addresses the City's program priorities as identified in the City's 2020-2024 Consolidated Plan and describes the specific planned uses for HUD programs and other program requirements. It also helps grantees determine activities and organizations to fund in the coming years. This information is managed through HUD's Integrated Disbursement and Information System.

The 2021 HUD funding allocations are $1.8 million for CDBG; $940,008 for HOME; and $1.6 million for HOPWA. The total revenue estimated for the 2021 fiscal year is $4,417,813. Other federal funding sources include the CDBG-Disaster Recovery Program, CDBG-Mitigation Program, and CARES Act. The priority needs and goals are: expand and improve public infrastructure and facilities; preserve and develop affordable housing, public services and quality of life improvements; and housing and supportive services for persons with HIV/AIDS. City Council identified four targeted redevelopment areas and limited funding to City projects to accomplish focused development goals. This includes the Booker Washington Heights Redevelopment Area, King/Lyon Street Redevelopment Area, Farrow Road Business Corridor (Eau Claire Redevelopment Area), and Edisto Court Redevelopment Area. Over 95% of designated CDBG funds are projected to assist low-moderate income persons. The planned activities have gone through the notification of funds available process which gets vetted by our Citizens Advisory Committee. The project areas are administration, public services, public facilities/infrastructure/demolition, and housing rehabilitation and administration. For public services there is a total of $177,150 to include allocations to the COMET, MIRCI, United Way of the Midlands, Homeless No More, Fast Forward, and Bank on Columbia – financial literacy program. The total allocation for HOME is $940,008. The majority of the funding is for residential affordable loans acquisition, rehabilitation, or new construction. The HOPWA proposed awards are to Columbia Housing Authority, Midlands Housing Alliance – Transitions, Palmetto AIDS Life Support, The Cooperative Ministry, Upper Savannah Care Services and University of SC

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Department of Medicine. The total HOPWA awards is $1,609,2015. The public comment period began April 10th and ends May 11th. Today is our second public hearing and we are requesting approval to submit our annual action plan draft to HUD by May 13th. The program year will begin on July 1, 2021.

Council opened the public hearing at 5:09 p.m.

No public comments were received at this time.

Council closed the public hearing at 5:09 p.m.

Upon a motion made by Mr. Davis and seconded by Mr. Duvall, Council voted unanimously to approve the submittal of the Fiscal Year 2021 Community Development Annual Action Plan to the United States Department of Housing and Urban Development not withstanding further comment.

CONSENT AGENDA ITEMS 7 THROUGH 13

Upon a single motion made by Ms. McDowell and seconded by Mr. Davis, Council voted unanimously to approve Consent Agenda **Items 7** through **13**.

7. Council is asked to approve Contract Amendment #2 for Instrumentation and Supervisory Control and Data Acquisition (SCADA) System Maintenance, as requested by Columbia Water. Award to CITI, LLC in the amount of $50,466.58. This firm is located in Charlotte, NC. – *Approved*

   Funding Source: Utilities Metro Wastewater Plant - Maintenance and Service Contract (5516208-638200). This is a multi-year contract and the current year PO Amount is $312,725.00. The amount for this amendment is $50,466.58. The total budget is $370,000.00.

8. Council is asked to approve the Annual Renewal of Trend Micro Software, as requested by the Information Technology Department. Award to SHI International Corporation, using the Omnia Partners, Public Sector Cooperative Contract in the amount of $57,858.47. This vendor is located in Somerset, NJ. – *Approved*

   Funding Source: Information Technology - Maintenance & Service Contract (1011120-638200). The original budget amount is $57,900.00.

9. Council is asked to approve the Purchase of Two 2020 Wheel Loaders for the Solid Waste Division, as requested by Fleet Services Division. Award to Company Wrench LTD, using

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the Sourcewell Cooperative Contract in the amount of $269,030.34. This vendor is located in Carroll, OH. – *Approved*

Funding Source: Capital Replacement - Auto, Trucks, Heavy Equipment - Capital (6308972-658500). The original budget amount is $290,552.75.

10. Ordinance No.: 2021-010 Granting an encroachment to the Municipal Association of South Carolina for the use of the right of way area of the 1400 block of Gervais Street for the installation and maintenance of planters and irrigation adjacent to 1411 Gervais Street, Richland County TMS#11401-04-05 - *First reading approval was given on April 20, 2021 – Approved on second reading.*

11. Ordinance No.: 2021-011 Amending Ordinances 2014-032 and 2012-059 granting encroachments to the University of South Carolina for use of the right of way area of the 1500 block of Greene Street and 800 block of Pickens Street adjacent to USC Petigru College, Richland County TMS #11304-05-01, for installation and maintenance of asphalt pavement, concrete curb, guttering, walkway, brick wall, wrought iron fencing, parking spaces, bike lane, wheel stops, handicap ramp, landscaping and irrigation system and for installation and maintenance of stamped asphalt pavement crosswalks, concrete curb, guttering, columns, gate, islands, bike lanes and removal of thirty-five (35) parking spaces in the 1300 and 1400 blocks of Greene Street and 600 and 700 blocks of Bull Street to allow for the installation and maintenance of retractable bollards within the aforesaid right of way areas - *First reading approval was given on April 20, 2021 – Approved on second reading.*

This amendment is to install retractable bollards and associated work in the three areas in front of the gates to prevent cars from crashing into the gates. All other elements remain as approved and installed.

12. Ordinance No.: 2021-020 Granting an Easement to Dominion Energy South Carolina, Inc. along a portion of City-Owned Property identified as Richland County TMS#11501-01-14 (Park Site northeast of Gregg Street) for the Installation of Electrical Conduit and Appurtenances for the Gregg Street Switchgear in Columbia Commons at Bull Street Development; CF#250-524 - *First reading approval was given on April 20, 2021 – Approved on second reading.*

13. Ordinance No.: 2021-029 Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 23, Utilities and Engineering, Article I, In General Sec. 23-1 Civil penalties for violations related to wastewater collection and treatment or water treatment and distribution; Article IV, Wastewater Service Sec. 23-101 Definitions, Sec. 23-102 Prohibited discharges, Sec. 23-105 Discharge permit required; issuance; conditions and Sec. 23-150 Discharge of hauled waste - *First reading approval was given on April 20, 2021 – Approved on second reading.*

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COLUMBIA CITY COUNCIL MEETING MINUTES
TUESDAY, MAY 4, 2021

EVENT RESOLUTIONS ITEMS 14 THROUGH 20

Mrs. Teresa Wilson, City Manager said we are still adhering to COVID-19 protocols and encouraging event planners to follow CDC guidelines. We have reviewed the events below.

14. Resolution No.: R-2021-022 Authorizing consumption of beer and wine only at Outfest Columbia in the 1200 block of Park Street between Gervais Street and Lady Street on Saturday, June 5, 2021 – *Approved*

Upon a motion made by Mr. Brennan and seconded by Mr. Rickenmann, Council voted unanimously to approve Resolution No.: R-2021-022 Authorizing consumption of beer and wine only at Outfest Columbia in the 1200 block of Park Street between Gervais Street and Lady Street on Saturday, June 5, 2021.

15. Resolution No.: R-2021-028 Authorizing consumption of beer and wine only at the Juneteenth Fest on Saturday, June 19, 2021 – *Approved*

Upon a motion made by Mr. Brennan and seconded by Mr. Rickenmann, Council voted unanimously to approve Resolution No.: R-2021-028 Authorizing consumption of beer and wine only at the Juneteenth Fest on Saturday, June 19, 2021.

16. Resolution No.: R-2021-030 Authorizing consumption of beer and wine only at Ladies Who Lunch on Saturday, May 22, 2021 – *Approved*

Upon a motion made by Mr. Brennan and seconded by Mr. Duvall, Council voted unanimously to approve Resolution No.: R-2021-030 Authorizing consumption of beer and wine only at Ladies Who Lunch on Saturday, May 22, 2021.

17. Resolution No.: R-2021-031 Authorizing consumption of beer and wine only at the Columbia Food and Wine Festival in the 1600 block of Blanding Street on Sunday, May 23, 2021 – *Approved*

Upon a motion made by Mr. Brennan and seconded by Mr. Duvall, Council voted unanimously to approve Resolution No.: R-2021-031 Authorizing consumption of beer and wine only at the Columbia Food and Wine Festival in the 1600 block of Blanding Street on Sunday, May 23, 2021.

18. Resolution No.: R-2021-032 Authorizing consumption of beer and wine beverages only at the Main Street Latin Festival in the 1300 and 1400 blocks of Main Street, the western half block of the 1200 block of Lady Street, the eastern half block of the 1100 block of Lady Street and the eastern half block of the1100 block of Washington Street on Saturday, August 28, 2021 with a rain date contingency of Saturday, September 4, 2021 – *Approved*

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Upon a motion made by Mr. Duvall and seconded by Mr. Brennan, Council voted unanimously to approve Resolution No.: R-2021-032 Authorizing consumption of beer and wine beverages only at the Main Street Latin Festival in the 1300 and 1400 blocks of Main Street, the western half block of the 1200 block of Lady Street, the eastern half block of the 1100 block of Lady Street and the eastern half block of the1100 block of Washington Street on Saturday, August 28, 2021 with a rain date contingency of Saturday, September 4, 2021.

19. Resolution No.: R-2021-035 Authorizing consumption of beer and wine only within Boyd Plaza adjacent to the Columbia Museum of Art for First Thursdays on Main on Thursdays, June 3, 2021, July 1, 2021, August, 5, 2021, September 2, 2021, October 7, 2021, November 4, 2021 and December 2, 2021 – *Approved*

Upon a motion made by Mr. Brennan and seconded by Mr. Duvall, Council voted unanimously to approve Resolution No.: R-2021-035 Authorizing consumption of beer and wine only within Boyd Plaza adjacent to the Columbia Museum of Art for First Thursdays on Main on Thursdays, June 3, 2021, July 1, 2021, August, 5, 2021, September 2, 2021, October 7, 2021, November 4, 2021 and December 2, 2021.

20. Resolution No.: R-2021-036 Authorizing consumption of beer and wine beverages only at the South Carolina Carnival in the 1800 block of Main Street between Laurel Street and Richland Street on Saturday, June 12, 2021 with a rain contingency date of Sunday, July 18, 2021 – *Approved*

Upon a motion made by Ms. Devine and seconded by Mr. Duvall, Council voted unanimously to approve Resolution No.: R-2021-036 Authorizing consumption of beer and wine beverages only at the South Carolina Carnival in the 1800 block of Main Street between Laurel Street and Richland Street on Saturday, June 12, 2021 with a rain contingency date of Sunday, July 18, 2021.

Councilor McDowell said I hope the approval of all these events does not give anyone the notion of false normalcy. The numbers can change rather quickly and we need to continue to exercise an extreme amount of caution. We need to keep our mask ordinance because this virus is still present. Every CDC protocol has to be exercised.

ORDINANCES - FIRST READING

21. Ordinance No.: 2021-021 Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 14, Offenses and Miscellaneous Provisions, Article V, Offenses Involving Minors to add Division 4, Conversion Therapy for Minors Prohibited – *Approved on first reading.*

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Upon a motion made by Ms. Devine and seconded by Mr. Duvall, Council voted unanimously to give first reading approval to Ordinance No.: 2021-021 Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 14, Offenses and Miscellaneous Provisions, Article V, Offenses Involving Minors to add Division 4, Conversion Therapy for Minors Prohibited.

22. Ordinance No.: 2021-024 Granting an encroachment to Columbia SC 63 for the use of the right of way area of the 1200 block of Main Street for the installation and maintenance of a historic marker adjacent to 1221 Main Street, Richland County TMS#09103-08-05 – *Approved on first reading.*

Upon a motion made by Mr. McDowell and seconded by Mr. Davis, Council voted unanimously to give first reading approval to Ordinance No.: 2021-024 Granting an encroachment to Columbia SC 63 for the use of the right of way area of the 1200 block of Main Street for the installation and maintenance of a historic marker adjacent to 1221 Main Street, Richland County TMS#09103-08-05.

23. Ordinance No.: 2021-025 Granting an encroachment to Brian and Sally McCants for the use of the right of way area of the 600 block of Wando Street for the installation and maintenance of a block retaining wall adjacent to 604 Wando Street, Richland County TMS#13704-03-14 – *Approved on first reading.*

Upon a motion made by Mr. Rickenmann and seconded by Mr. Duvall, Council voted unanimously to give first reading approval to Ordinance No.: 2021-025 Granting an encroachment to Brian and Sally McCants for the use of the right of way area of the 600 block of Wando Street for the installation and maintenance of a block retaining wall adjacent to 604 Wando Street, Richland County TMS#13704-03-14.

Councilor Devine left the meeting at 5:34 p.m.

24. Ordinance No.: 2021-040 Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 11, Licenses, Permits and Miscellaneous Business Regulations, Article II, Business and Professional Licenses, Sec. 11-33 Purpose; expiration of license – *Approved on first reading.*

It has been determined that the uniform date for business licenses as of 2022 shall be from May 1 to April 30. To conform with the uniform business license year, the current license year for business licenses in the City of Columbia for 2021 shall be extended to April 30, 2022.

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Mr. Jeff Palen, Assistant City Manager and Chief Financial Officer said the South Carolina Business License Standardization Act 176 will provide the uniformity of all business license rules throughout the state. This act takes effect on January 1, 2022. This ordinance will extend the current business license year to April 30, 2022 from our current expiration date of December 31, 2021. It will set all future business license years to run from May 1st to April 30th. Staff anticipates that in either June or July the model ordinance and new rate schedule will be on the agenda for approval. This will occur as we complete the review of last year's collection and as we set the rates for next year so we don't have a windfall in the revenue. The Municipal Association staff has been assisting City staff to accomplish this. July will be our final target date. We will notify customers of the changes.

Upon a motion made by Mr. Duvall and seconded by Mr. Davis, Council voted unanimously to give first reading approval to Ordinance No.: 2021-040 Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 11, Licenses, Permits and Miscellaneous Business Regulations, Article II, Business and Professional Licenses, Sec. 11-33 Purpose; expiration of license. Ms. Devine was not present for the vote.

25. Ordinance No.: 2021-039 Authorizing transfer of streets to the South Carolina Department of Transportation identified as Gadsden Street (100' R/W) from Richland Street to Calhoun Street, Richland County TMS#09011-10 & 13; Calhoun Street (100' R/W) from Gadsden Street to Lincoln Street, Richland County TMS#09011-10 & 11; Pendleton Street (100' R/W) from S. Main Street to Sumter Street, Richland County TMS#11304-01 & 08 and TMS#08916-05 & 06; Sumter Street (100' R/W) from Gervais Street to Pendleton Street, Richland County TMS#08916-04, TMS#11401-12, TMS#11304-01 & 02; and Pendleton Street from Assembly Street to Lincoln Street, Richland County TMS#08916-07, 08, 09 &10; CF#220-610 – *Approved on first reading.*

The above-referenced streets are City-owned streets in the city limits of Columbia and are proposed to be conveyed to the South Carolina Department of Transportation in exchange for the conveyance of Candi and the portion of Park Street from Gervais Street to Pendleton Street. This exchange will benefit the City of Columbia by providing access to the Three Rivers Greenway - Saluda Riverwalk, Park Ranger building, parking areas, and other amenities in its vicinity. (This item is associated with Resolution No.: R-2021-049.)

Upon a motion made by Mr. Duvall and seconded by Mayor Benjamin, Council voted unanimously to give first reading approval to Ordinance No.: 2021-039 Authorizing transfer of streets to the South Carolina Department of Transportation identified as Gadsden Street (100' R/W) from Richland Street to Calhoun Street, Richland County TMS#09011-10 & 13; Calhoun Street (100' R/W) from Gadsden Street to Lincoln Street, Richland County TMS#09011-10 & 11; Pendleton Street (100' R/W) from S. Main Street to Sumter Street, Richland County TMS#11304-01 & 08 and TMS#08916-05 & 06; Sumter Street (100' R/W) from Gervais Street to Pendleton

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Street, Richland County TMS#08916-04, TMS#11401-12, TMS#11304-01 & 02; and Pendleton Street from Assembly Street to Lincoln Street, Richland County TMS#08916-07, 08, 09 &10; CF#220-610. Ms. Devine was not present for the vote.

RESOLUTIONS

26. Resolution No.: R-2021-049 Authorizing acceptance and dedication of street known as Candi Lane (50' R/W) to the City of Columbia from Greystone Boulevard to the Dead-End, Richland County TMS#07211-01, 07215-02, 07208-03 and acceptance and dedication of that portion of Park Street from Gervais Street to Pendleton Street (100' R/W), Richland County TMS#08916-02, 03,07, 08, 09, & 10; CF#220-610 – *Approved*

Upon a motion made by Mayor Benjamin and seconded by Mr. Duvall, Council voted unanimously to approve Resolution No.: R-2021-049 Authorizing acceptance and dedication of street known as Candi Lane (50' R/W) to the City of Columbia from Greystone Boulevard to the Dead-End, Richland County TMS#07211-01, 07215-02, 07208-03 and acceptance and dedication of that portion of Park Street from Gervais Street to Pendleton Street (100' R/W), Richland County TMS#08916-02, 03,07, 08, 09, & 10; CF#220-610. Ms. Devine was not present for the vote.

27. Resolution No.: R-2021-026 Supporting the Housing Authority of the City of Columbia engaging in the Marion Street High Rise Disposition Project – *Approved*

Upon a motion made by Mr. Duvall and seconded by Mr. McDowell, Council voted unanimously to approve Resolution No.: R-2021-026 Supporting the Housing Authority of the City of Columbia engaging in the Marion Street High Rise Disposition Project. Ms. Devine was not present for the vote.

28. Resolution No.: R-2021-040 Authorizing the City Manager to execute a Ground Lease between the City of Columbia and Hampton Park Associates for the lease of 1427 Park Street and 1429 Park Street, Richland County TMS# 09013-02-08A and 09013-02-08B for use as a public parking lot – *Approved*

Upon a motion made by Mr. Duvall and seconded by Mayor Benjamin, Council voted unanimously to approve Resolution No.: R-2021-040 Authorizing the City Manager to execute a Ground Lease between the City of Columbia and Hampton Park Associates for the lease of 1427 Park Street and 1429 Park Street, Richland County TMS# 09013-02-08A and 09013-02-08B for use as a public parking lot. Ms. Devine was not present for the vote.

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29. Resolution No.: R-2021-053 Approving the honorary naming of the 1900 and 2000 blocks of Cushman Drive "Bishop C.L. Lorick, Sr. Drive" – *Approved*

Upon a motion made by Mr. McDowell and seconded by Mayor Benjamin, Council voted unanimously to approve Resolution No.: R-2021-053 Approving the honorary naming of the 1900 and 2000 blocks of Cushman Drive "Bishop C.L. Lorick, Sr. Drive". Ms. Devine was not present for the vote.

PUBLIC INPUT ON CLOSING AND TRANSFER OF STREET

30. Resolution No.: R-2021-050 Public Input on Closing and Transfer of a portion of Phillips Street from Sunset Drive to Avondale Drive

City Council will receive public input on the closing and transfer of the described property. No further action will be taken at this time.

Council opened the public hearing at 5:42 p.m.

Mr. Chris Layman, Sox and Freeman Tree Expert Company said we are a 73-year-old company doing business in the City of Columbia. We are located at 3615 Phillips Street. I have spoken to others about this resolution and what this is going to do to our business. This will cause some trauma and aggravation to our business and two other businesses located on Phillip Street. If the street is closed, we have asked for the intersections of Cook and Miller Streets to be widened where they intersect at North Main but I have not been given any guarantee of that. I understand from traffic engineering that they are approving the plan and closing of Phillip Street, but they're also asking that the developer fund the development of these intersections. What I'm asking you tonight is to think about older businesses like ours that will pay the price long-term and say no to the closing of the street. This cannot be passed until the companies that have been a landmark in his community are protected. I am not against the development but I don't want it to come at the expense of the companies involved or we will have more trouble with ingressing and egressing.

Councilor Devine returned to the meeting at 5:45 p.m.

Mr. Jim Daniel, Catawba Properties, LLC said yesterday the planning commission approved the site plan contingent on the developer, the City, and the South Carolina Department of Transportation working out some avenue to increase the radius at Cook and Main and Cook and Miller. Who is going to pay for that? The City traffic engineer suggested that the developer pay for it. The Middleton's are building and placing parking in what is Phillip Street which is owned by the City of Columbia. Perhaps there could be some fee created for these parking spaces and

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those funds could be used to pay for the increasing of the radius at Main and Cook and Main and Miller.

Mr. Charles Salley via Minute Traq said I am the owner of 1220 Cook Avenue. My tenant Real Floors Inc. has told me that he has suppliers that will not come to his warehouse if Phillips Street is closed because the turn radius from Main to Cook Avenue and the turn radius from Cook to Phillips Street is not adequate to accommodate a truck. The closing of this public road will place a burden on the other property owners that use Phillips Street.

Council closed the public hearing at 5:57 p.m.

APPOINTMENTS

31. Midlands Authority for Conventions, Sports, and Tourism - *Deferred*

OTHER MATTERS

32. Diversity Internship Program - The Honorable Mayor Pro Tempore Edward H. McDowell, Jr. – *Received as information, no action was taken.*

Councilor McDowell said we have received a funding request of $24,000 for the University of South Carolina Diversity Internship Program. After further discussion we determined that it is not an expense that we can use taxpayer dollars for. The only way we could possibly offer assistance is using hospitality tax dollars. I was introduced to the program by the director of diversity at USC. The money will be used for students to look at higher levels of hospitality. If we can't fund the whole $24,000, we can try and fund as many students as possible for the ten-week program. This program is innovative and lends itself to diversity in that particular major.

Councilor Rickenmann said it is a management program where there is a lack of diversity in the management restaurant field, especially in Columbia from the studies that have been done. Sarah Simmons is having a hard time getting personnel into her program that we committed to already. I suggest that we could assign some of these students to work with her and her management team to get the training there which would cut down the dollars that would be needed. Sarah committed to 50 graduates and this would help with filling her spots.

Mayor Benjamin said because of the pandemic we have macro issues that are creating a real challenge for folks in the hospitality industry and the ability to attract and keep talent. Let's facilitate a conversation with Sarah so we can use the funding that is not being utilized. I would love to find the money for the program. Maybe we can use accommodations tax instead of hospitality tax dollars.

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33. Council is asked to approve the Installation of seven (7) Speed Humps in the Hollywood-Rose Hill Neighborhood, as requested by the Public Works Department. – *Approved*

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

Upon a motion made by Mr. Brennan and seconded by Mr. Duvall, Council voted unanimously to approve the installation of seven (7) Speed Humps in the Hollywood-Rose Hill Neighborhood, as requested by the Public Works Department.

CITY COUNCIL COMMITTEE REFERRALS / REPORTS

No reports or referrals were made at this time.

Upon a motion made by Mr. McDowell and seconded by Mr. Duvall, Council voted unanimously to request that the matter of the Project Catawba Inclusion in the Multi-County Industrial Business Park be added to the next available agenda in order to consider a new ordinance, which will address prior concerns with the matter.

PUBLIC INPUT

No comments were made at this time.

EXECUTIVE SESSION

Upon a motion made by Mr. Duvall and seconded by Mr. Davis, Council voted unanimously to enter into Executive Session at 6:23 p.m. for the discussion of **Items 34** through **37** as amended.

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

COVID-19
CDBG-DR Grant Program
Closing and Transfer of a portion of Phillips Street from Sunset Drive to Avondale Drive

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

Special Assistant United States Attorney

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COLUMBIA CITY COUNCIL MEETING MINUTES
TUESDAY, MAY 4, 2021

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

Dominion Franchise Agreement

37. Discussion of compensation of an employee pursuant to S.C. Code §30-4-70(a)(1)

Personnel Salaries
Fire Department

ADJOURNMENT

The meeting was adjourned at 7:27 p.m.

Respectfully submitted:

Erika D. Moore Hammond, CMC

City Clerk

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COLUMBIA CITY COUNCIL MEETING MINUTES
TUESDAY, MAY 11, 2021

The Columbia City Council conducted a Budget Public Hearing on Tuesday, May 11, 2021 using video conferencing technology. The Honorable Mayor Stephen K. Benjamin called the meeting to order at 2:05 p.m. and the following members of Council were present: The Honorable Sam Davis, The Honorable Tameika Isaac Devine, The Honorable Howard E. Duvall, Jr., The Honorable Mayor Pro-Tempore Edward H. McDowell, Jr., The Honorable Daniel J. Rickenmann, and The Honorable William Brennan. Also present were Ms. Teresa Wilson, City Manager and Ms. Erika D. Moore Hammond, City Clerk. This meeting was advertised in accordance with the South Carolina Freedom of Information Act. *The minutes are numbered to coincide with the order of the meeting.*

INVOCATION

The Honorable Mayor Pro Tempore Edward H. McDowell, Jr. offered the invocation.

ADOPTION OF THE AGENDA

Upon a motion made by Mr. Duvall and seconded by Mr. McDowell, Council voted unanimously to adopt the agenda, subject to considering **Item 8** *(Emergency Ordinance No.: 2021-027)* after Executive Session.

BUDGET PUBLIC HEARING & ORDINANCES FIRST READING

1. Fiscal Year 2021/2022 Proposed Budget Presentation - Ms. Missy Caughman, Budget & Program Management Director

Ms. Melissa Caughman, Budget & Program Management Director presented the proposed budget for fiscal year 2021/2022. The following guiding principles were used during the budget development process: continuity of operations, continuing to provide excellent day-to-day service to our community, fulfilling the City's financial obligations, and addressing other infrastructure needs. There are still various areas of uncertainty; we will proceed with caution. We had a compressed but focused budget process this year. As we proceed, we will continue to monitor the budget. We are prepared to amend the budget as the American Rescue Plan funds become available and as we address the cost of living adjustments. The total proposed budget is $376 million for all operating funds. The total proposed Capital Improvement Program (CIP) is $133,250,000.

The proposed general fund budget is $155 million. Revenues are looking positive, but we are not at pre-pandemic levels for licenses and permits. This is the 12th straight year that the budget has not included a property tax increase. The transfers-in and other financing sources total $23.8

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million, which is an increase of $15 million over the current year's budget due to the return of capital lease purchase proceeds, an allocation from the American Rescue Plan (ARP), the issuance of installment purchase revenue bonds, and restoration of the hospitality tax transfer. This budget does not use fund balance. The general fund expenditures total $126 million and any increases are limited to adjustments to annual contracts, the citywide election, and the PEBA retirement rate increase. Some departments have restored previously frozen vacancies. Non-departmental expenditures total $11.7 million, which is a $3.6 million increase.

The proposed water and sewer fund budget is $182 million, which is an increase of $13.8 million. The operating revenues total $178 million. It includes a 5.02% rate increase to fund our water and sewer CIP and the associated debt service. The annual water and sewer rate study is important in order to maintain the financial integrity of the water and sewer system and to make sure our rates are adjusted in order to provide the necessary resources to operate and maintain the system at a high standard. The rate study assumptions include cash and a bond issuance for our proposed water and sewer CIP with 68.5% coming from bonds and 31.5% from operating cash. This keeps us at a debt service coverage of 2.0. The water and sewer expenditures include $102 million for department operations. Non-departmental is $53.3 million which includes $42.9 million for debt service and $9.5 million for cash reserves. The transfers-out total $25.4 million which includes $18 million for the CIP.

The proposed storm water budget is $15.6 million, which is a $1.5 million increase. This is year 4 of the 5-year rate plan. It increases our equivalent residential unit, the flat rate charged to residential units for storm water from $13.32 to $14.15. The rate increase funds storm water operations and the $11 million CIP. It also continues the 5-year plan of more than $93 million in storm water improvements. The operating departments include public works and engineering services. The expenditures also include debt service and budgeted reserves.

The water CIP totals $40 million with the largest portion going towards water quality projects. The wastewater CIP is $80 million with the largest portion going towards capacity improvements and system rehabilitation. The proposed CIP list is attached to the ordinance.

The proposed parking fund is $9 million, which is a $1.3 million increase. The revenues total $6.2 million, which is a $1.3 million reduction from the current year's budget and $652,000 below prior year actuals. Because of the impact on the parking system by the pandemic, we are reflecting use of the ARP funds of $2.7 million. The parking fund budget also includes $2.8 million in existing debt service.

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The proposed hospitality tax budget is $11.8 million, which is a $4.2 million increase. We are seeing great improvements in the hospitality tax revenue streams but we are still below pre-pandemic levels. We reflect use of ARP funds. The budget includes $3.4 million for the hospitality tax grant program, but we have not determined how funds will be allocated. The budget includes $2.7 million for debt service, transfer to the general fund at $3.7 million, $250,000 for major repairs to the fountain in Five Points, and $1.5 million for pre-construction work and design of Finlay Park.

The accommodations tax budget is proposed at $1.5 million, which is a $57,000 increase. We are seeing a significant impact from the pandemic. We have not made a determination on how funds will be allocated. State law requires a transfer of $25,000 to the general fund, while 30% is allocated for advertising and promotion of tourism, 65% is allocated for tourism related expenditures as recommended by the Accommodations Tax Advisory Committee, and 5% is allocated for general purposes, which has been historically used to fund Together We Can Read and One Columbia. The ARP funds are included in the proposed budget and guidance from the Department of Treasury is now available and under review.

Council opened the Budget Public Hearing at 2:44 p.m.

Ms. Della Watkins, Executive Director / Columbia Museum of Art appealed to Council for support. We celebrated our 70th anniversary as the City of Columbia's fine arts institution. While considering the challenges and fiscal reality, we respectfully request full support during this budget cycle. The CMA is a city owned and supported facility energizing Main Street and the entire city. We have a special relationship as you also appoint members to our commission. In 2017, the City of Columbia made a 5-year, $1 million commitment to our capital campaign. The City fulfilled its pledges through fiscal year 2020, but paused the investment during the current budget year. We urge the Council to make a final payment of $300,000 to finish that pledge. In addition, the CMA requests full restoration of our grant funding for the facilities operations and tourism marketing in support of at least $700,000. Despite the challenges posed by COVID-19, your museum has been resilient. Our collections, exhibitions, and programs are safe, open and very active. Last year, the Van Gogh exhibition was the largest in the museum's history. Our visitation continues to grow steadily. Our school children are active online and will return to the museum soon. I have contracted a premiere show of contemporary African American art and a major show of Rodin bronze sculptures in the spring. I promise that our museum will be inspiring, welcoming to all, and a great vibrant place to be.

Council closed the Budget Public Hearing at 2:47 p.m.

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2. Ordinance No.: 2021-022 To Raise Revenue and Adopt the Budget for the City of Columbia, South Carolina, for the Fiscal Year ending June 30, 2022 – *Approved on first reading.*

Upon a motion made by Mr. Duvall and seconded by Ms. Devine, Council voted unanimously to give first reading approval to Ordinance No.: 2021-022 To Raise Revenue and Adopt the Budget for the City of Columbia, South Carolina, for the Fiscal Year ending June 30, 2022.

3. Ordinance No.: 2021-041 Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 23, Utilities and Engineering, Article V, Water and Sewer Rates, Sec. 23-143 Water service rates and Sec. 23-149 Sewer service rates (a) and (b) – *Approved on first reading.*

Councilor Davis expressed angst about the rate increase. I may support it but I would like to see us revisit this or pay more attention to the actual impact of the increase on residents. This has not been a good year as a result of the increases in water and sewer. We must be mindful of this. There are people out there who are not as comfortable as we are.

Councilor Duvall said nobody ever wants to raise rates. It is a modest increase at 5.02%. It is 2.5% over two years. We did not raise rates last year. We have found from Robert's yearly presentation that if we don't have a modest increase almost every year, we will have a larger increase in the future. The average use of 6,000 gallons per month is a $1 increase. Residents get the first 2,100 gallons with the basic rate. I urge Council to make this increase.

Mayor Benjamin said when you make investments in infrastructure, you are not making investments towards 2021, you are making them towards posterity. The thoughtful and strategic investments we've made over the last decade will inure the long-term health and benefit of our citizens. The work done by staff and our consultant helps us get to a point where we can make the right amount of investment in our water and sewer while keeping the rate increases very low. We do need to keep our eyes on affordability. These are investments during a period when interest rates are historically low.

Councilor McDowell recalled voting no for a rate increase, then I realized over the years that the increase represented infrastructure, tools, and needs within the water system.

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Upon a motion made by Mr. McDowell and seconded by Mr. Duvall, Council voted five (5) to two (2) to give first reading approval to Ordinance No.: 2021-041 Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 23, Utilities and Engineering, Article V, Water and Sewer Rates, Sec. 23-143 Water service rates and Sec. 23-149 Sewer service rates (a) and (b). Mr. Brennan, Mr. McDowell, Mr. Duvall, Ms. Devine, and Mayor Benjamin voted aye. Mr. Rickenmann and Mr. Davis voted nay.

4. Ordinance No.: 2021-042 Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 23, Utilities and Engineering, Article V, Water and Sewer Rates, Sec. 23-144 Special water service fees – *Approved on first reading.*

Upon a motion made by Mr. Duvall and seconded by Mayor Benjamin, Council voted six (6) to one (1) to give first reading approval to Ordinance No.: 2021-042 Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 23, Utilities and Engineering, Article V, Water and Sewer Rates, Sec. 23-144 Special water service fees. Mr. Brennan, Mr. McDowell Mr. Duvall, Ms. Devine, Mr. Davis and Mayor Benjamin voted aye. Mr. Rickenmann voted nay.

Councilor Davis said I spend a lot of time driving through areas. I am encouraging us to look at the amount of water flowing down streets and the impact that has on asphalt. I'd like to see us have the best streets this side of the Mississippi. I hope we can minimize the complaints we get about the roads. What do you observe when you down these streets? We have to show more progress in that area. People are gratified when we fix the problems, but there are so many.

Councilor Duvall reminded his colleagues that the special water service fees allowed us to get the largest water user ever on our system and the increased revenue from that client allowed us to have the 5.02% increase. If not, the rate increase would have doubled. The increased revenue from this special fee we adopted allowed our system to afford $120 million worth of capital improvements during the coming year.

Councilor Rickenmann said the special water service fee is about increased fees for delinquencies and reconnection fees.

Mayor Benjamin said when you make historic investments in your infrastructure, there will be some disruptions to quality of life. I don't want it to fall on deaf ears that our staff is working hard to be responsive and to deliver on the promise of real and legitimate infrastructure that meets the sustainability commitments that we have made.

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Councilor Devine said in order to continue to improve, we have to make the investments. I can agree with Mr. Davis to a certain extent. It is frustrating as we continue to talk with folks about the investments we are making but we still get calls about not being able to get a response or having an exorbitant water bill and not getting a resolution until they contact one of us. Things have gotten a lot better, but responses have slowed down during COVID. As we continue to make improvements and as we return to some semblance of normalcy, let's continue to be responsive to customers and make sure they understand the problems that may come up.

Ms. Teresa Wilson, City Manager said customer care all across the city is my primary goal and that our service delivery meets the highest of expectations and be what our citizens deserve. With Tiffany is such an experienced professional with customer care and that is going a long way. The other issue that we are working through is the amount of work out there to be done. I heard all of you emphasize the need to mobilize small local contractors who are capable of doing this work. You will see on your next agenda some additional funds that we have reallocated to moving these projects forward. It will also boost the economy. Mr. Davis, I hear you loud and clear. We are doing great things, but we always have to push to do better and remember the people that we serve and affordability issues. The bulk rate was captured in the previous item and the expansion fee is the next item you will take up. Those are economic drivers for us and it is a balance that we have to strike. Your combined directives and guidance doesn't fall on deaf ears. We don't take the small rate increases lightly and we will make sure the upgrades continue.

5. Ordinance No.: 2021-043 Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 23, Utilities and Engineering, Article V, Water and Sewer Rates, Sec. 23-152 Sewer plant expansion fee – *Approved on first reading.*

Upon a motion made by Mr. McDowell and seconded by Mayor Benjamin, Council voted six (6) to one (1) to give first reading approval to Ordinance No.: 2021-043 Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 23, Utilities and Engineering, Article V, Water and Sewer Rates, Sec. 23-152 Sewer plant expansion fee. Mr. Brennan, Mr. McDowell Mr. Duvall, Ms. Devine, Mr. Davis and Mayor Benjamin voted aye. Mr. Rickenmann voted nay.

ORDINANCE - FIRST READING

6. Ordinance No.: 2021-045 Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park (Project Catawba, 919 Catawba Avenue, 318 Lincoln Street and 312 Lincoln Street, Richland County TMS # 08914-08-02; 08914-08-07; 08914-08-09) – *Approved on first reading.*

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Councilor Duvall asked if this is the same ordinance number we had before for Project Catawba.

Ms. Erika D. Moore Hammond, City Clerk said no sir.

Councilor Devine said there has been a lot of commitments made by the developer but several of the commitments are vague. Are we going to require those commitments to be flushed out before second reading? How are we going to make sure those commitments actually get fulfilled? Will there be an enforceable memorandum of understanding?

Councilor Davis said I would be comfortable with first reading and coming up with a timeframe for further clarification. There are efforts to meet our requirements. I am attracted by the relationship with that neighborhood; they seem to be on the same page.

Councilor Rickenmann said it was stated that $1 million in revenue is coming to the county. We need to make sure that staff vets that before second reading and provide us with verification. We are taking a fee in lieu. This is not an economic development deal. This is clearly a one-off project because the taxes in Richland County are too high to do it without it. Why can't we get a better split with the county? The City bears all of the service costs. This is a good opportunity for the City to take a portion of that money and invest it in affordable housing.

Mayor Benjamin said as it relates to the characterization of this not being an economic development deal, I couldn't disagree more. The property taxes go up precipitously because of our ability to help create the environment for investment. I agree that when dealing with fees in lieu of taxes, we should seek every opportunity to get more involvement from the county; we should always seek that. Whatever we can do legally, let's articulate that. Let's deliver on those things that can be delivered on before second reading. We are not going to hold up second reading in perpetuity to get this done.

Councilor Duvall reminded Council of President Caslen's letter regarding safety concerns that USC has with this project. We need to look at requiring safety considerations for students living in that development.

Councilor Devine said I forwarded Dr. Caslen's letter to Dinerstein and I am waiting for that response. There are still some things being worked out. I am supportive of trying to work things out with the developer. Although this is not proposed as student housing, that was a concern of mine. The developer has made significant progress over the past week to address concerns like the wetlands, infrastructure, safety, and traffic. The affordable housing piece has been addressed. Some will say that it is not enough but it is more than a lot of developers do. We have to ask for it and make sure they are helping us meet our affordable housing needs. The developer has checked

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all of the boxes, received the county's support, and met with and addressed a lot of the neighborhood's concerns. This is the kind of person we want doing development in our City. I want us to address this Council's desire to continue to work on projects like this for student housing. Do we want to change our criteria to include money for affordable housing and whether we want multi-family instead of student housing? If we are not doing student housing going forward, we need to let developers know that upfront. I am supportive of this on first reading. There are other things that we need commitments on before second reading.

Councilor Rickenmann said it would be helpful if we gather all of the things we need to look at. It needs to be put together and our staff needs to affirm the numbers to ensure that the projections are in line with what is being presented. This is a much project than when it first came to us. It can be better. We do need better criteria and we need to pre-negotiate with the County for a better split on the fee in lieu.

Ms. Teresa Wilson, City Manager asked if any of the clarifying points need to be a part of the motion.

Mayor Benjamin said a firm letter and commitment from the developer should be incorporated by second reading. Other clarifying documents or extraneous conversations should be summarized into one document as requested by Mr. Rickenmann. Let's look at a different split on the FILOT, but I wouldn't make that a condition.

Upon a motion made by Mr. Davis and seconded by Mr. McDowell, Council voted six (6) to one (1) to give first reading approval to Ordinance No.: 2021-045 Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park (Project Catawba, 919 Catawba Avenue, 318 Lincoln Street and 312 Lincoln Street, Richland County TMS # 08914-08-02; 08914-08-07; 08914-08-09). Mr. Rickenmann, Mr. McDowell, Mr. Duvall, Ms. Devine, Mr. Davis and Mayor Benjamin voted aye. Mr. Brennan voted nay.

CITY COUNCIL COMMITTEE REFERRALS / REPORTS

Upon a motion made by Mr. Davis and seconded by Mr. Brennan, Council voted unanimously to assign a policy discussion of student housing project incentives to the Economic and Community Development Committee.

PUBLIC INPUT

Mr. Michael Bailey inquired about the vote to extend the mask ordinance.

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Attachment: MN_05_11_2021 (6694 : Approval of Minutes)

Mayor Benjamin said we haven't discussed the ordinance yet.

Mr. Adam Beck, Vice President of Acquisitions and Development / The Dinerstein Companies said we can address everybody's issues in one concise memo and get that out to everybody soon.

Mayor Benjamin said stay engaged with our economic development people, continue listening to Council, and keep your ears to the ground with the neighborhood leaders. It will make this happen faster and make it much more successful. Thank you for your family and company wanting to invest in Columbia.

Councilor McDowell said we received a resolution for a Chief Health Officer. It has gone through the necessary processes and I would like to have it futuristically on the agenda.

Mayor Benjamin said let's have it go through the agenda review process and I would encourage you to socialize it with Council. We will take it up at the appropriate time.

Councilor Rickenmann said the rest of Council has not been notified and I don't think staff has it either. What process has it gone through?

Mayor Benjamin clarified that it is going to go through the proper process before it gets to Council.

EXECUTIVE SESSION

Upon a motion made by Mr. Duvall and seconded by Mr. Davis, Council voted unanimously to enter into Executive Session at 3:37 p.m. for the discussion of **Item 7**.

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

   COVID-19

Council adjourned the Executive Session at 4:58 p.m.

EMERGENCY ORDINANCE

8. Ordinance No.: 2021-027 An Emergency Ordinance Extending and Amending Certain Emergency - *Approved*

DRAFT

Attachment: MN_05_11_2021 (6694 : Approval of Minutes)

Mayor Benjamin said we are at a point in the evolution of the pandemic that continues to give this Council great concern but at the same time incredible hope. We are seeing a deceleration in the number of cases. Our measure has always been significant deceleration in the positivity rate below 5%. As of today, 34.6% of our residents have been vaccinated. We see a direct correlation between the local efforts led by cities and towns to institute mask ordinances and with acceptance of the vaccine. This Council is of the opinion that our efforts going forward ought to be significantly enhanced and focused on pushing up our vaccination numbers so we can get closer to the 80% range. We realize that universal and equitable access are two very different things. We are going to announce a strategy over the next few days to aggressively begin delivering the vaccine to families and households across the city. I am confident that the leadership of County Council and their administration will work closely with us in the effort to ensure that every resident of Richland County and the City of Columbia will have unfettered access to the vaccine and confidence in leadership. We are all happy that 12 to 15 year olds will now be eligible to get shots. We want an on ramp for teenagers to be able to get their vaccines as we approach Memorial Day. We are fortunate that the on ramp will give us an off ramp when the county ordinance expires on June 5th. My proposed amendment to the ordinance is to extend our mask ordinance to June 5, 2021. Unless there is an uptick in cases, I would expect fully that there will not be a renewal of this ordinance after June 5th. The rest of the ordinance extends for 61-days which means that on July 20, 2021 we will return to regular order and Council will begin meeting in public. That may be at some place other than Council Chambers.

Councilor Rickenmann said I fully support efforts to get vaccinations door-to-door.

Upon a motion made by Mayor Benjamin and seconded by Mr. Duvall, Council voted six (6) to one (1) to approve Ordinance No.: 2021-027 An Emergency Ordinance Extending and Amending Certain Emergency as amended to extend the use of face coverings until June 5, 2021 and to extend the temporary suspension of the normal operating procedures for 61 days. Mr. Brennan, Mr. McDowell Mr. Duvall, Ms. Devine, Mr. Davis and Mayor Benjamin voted aye. Mr. Rickenmann voted nay.

EXECUTIVE SESSION

Upon a motion made by Mr. Duvall and seconded by Mr. Davis, Council voted unanimously to enter into Executive Session at 5:09 p.m. for the discussion of **Item 9**.

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

City Manager
City Attorney

DRAFT

Attachment: MN_05_11_2021 (6694 : Approval of Minutes)

ADJOURNMENT

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

Respectfully submitted:

Erika D. Moore Hammond, CMC
City Clerk

DRAFT

Attachment: MN_05_11_2021 (6694 : Approval of Minutes)

We Are Columbia

MEETING DATE: **May 18, 2021**

DEPARTMENT: **City Clerk**

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

SUBJECT: **COVID-19 Update - The Honorable Mayor Stephen K. Benjamin**

FUNDING SOURCE & ORIGINAL BUDGET:

FOCUS AREAS: **Connecting Our Community, Economic Prosperity - Endless Possibilities, Empowering Our Residents, Enhancing Columbia's Neighborhoods, Innovative & High Quality Municipal Services**

PURPOSE:

COVID-19 Situational Report - Mr. Harry Tinsley, Emergency Management Director

We Are Columbia

MEETING DATE: **May 18, 2021**

DEPARTMENT: **City Clerk**

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

SUBJECT: **Main Street Business Improvement District Renewal – Mr. Matt Kennell, President and CEO / City Center Partnership**

FUNDING SOURCE & ORIGINAL BUDGET:

FOCUS AREAS: **Economic Prosperity - Endless Possibilities, Innovative & High Quality Municipal Services, Planning Together**

ATTACHMENTS:

- CCP City Council Presentation 2021 (PDF)

MAIN STREET BUSINESS IMPROVEMENT DISTRICT

WHY RENEW IN 2021?

Attachment: CCP City Council Presentation 2021 (6705 : Business Improvement District Renewal)

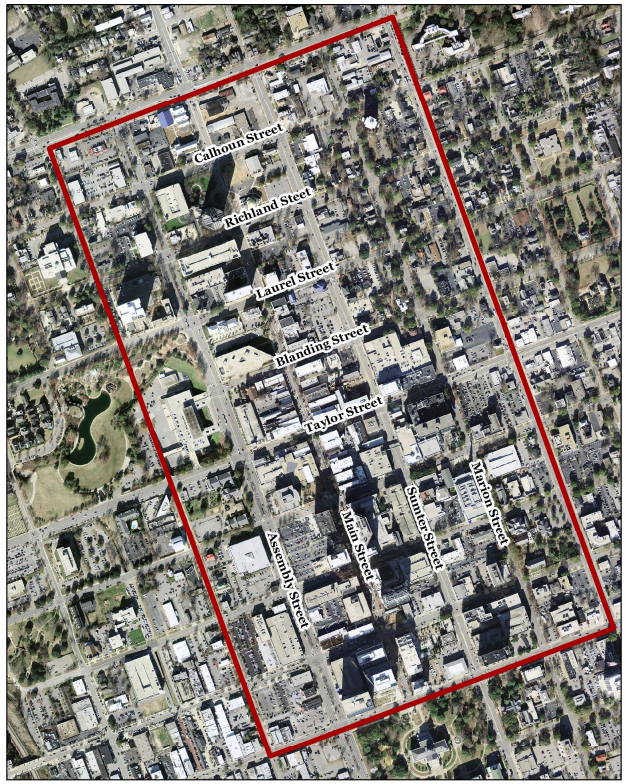
WHAT IS THE CCP?

Formed in 2001, City Center Partnership manages the downtown Business Improvement District (BID), a 36-block area bounded by Gervais, Elmwood, Assembly, and Marion streets in Columbia, focusing on filling vacancies in commercial properties, retaining existing downtown businesses and recruiting new ones, expanding the downtown residential base, and creating a safe, clean, and friendly downtown environment.

Attachment: CCP City Council Presentation 2021 (6705 : Business Improvement District Renewal)

MAIN
STREET DISTRICT

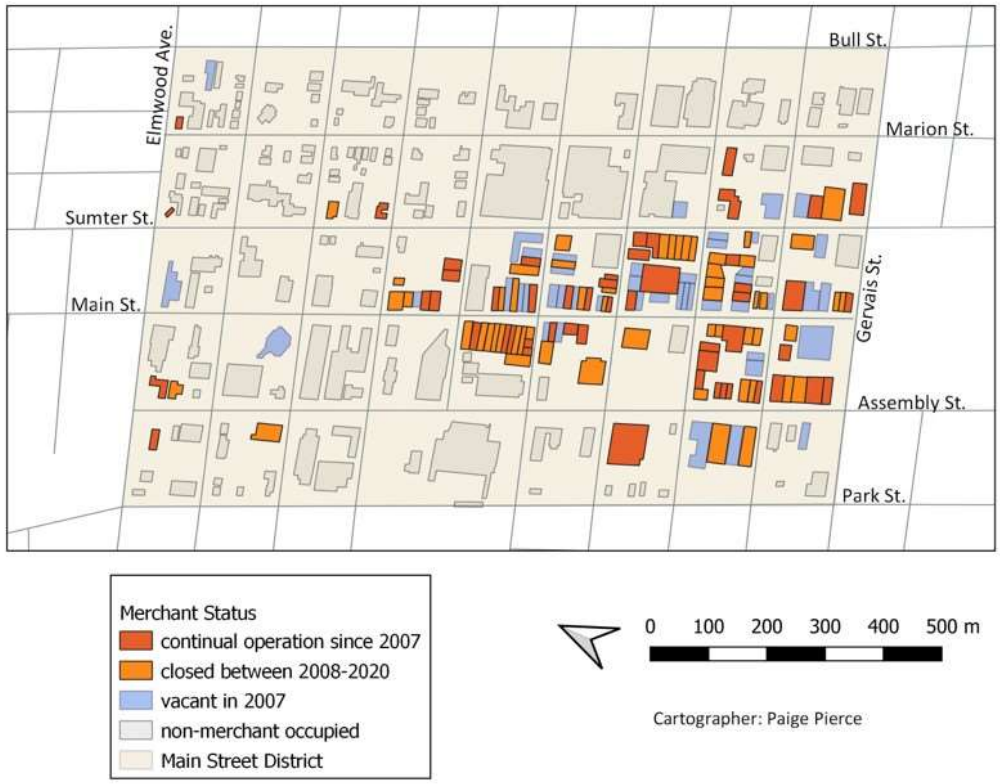
Main Street Business Improvement District
Columbia, South Carolina



Map prepared by Lilian Hutchens
(University of South Carolina) as
directed by the City Center Partnership

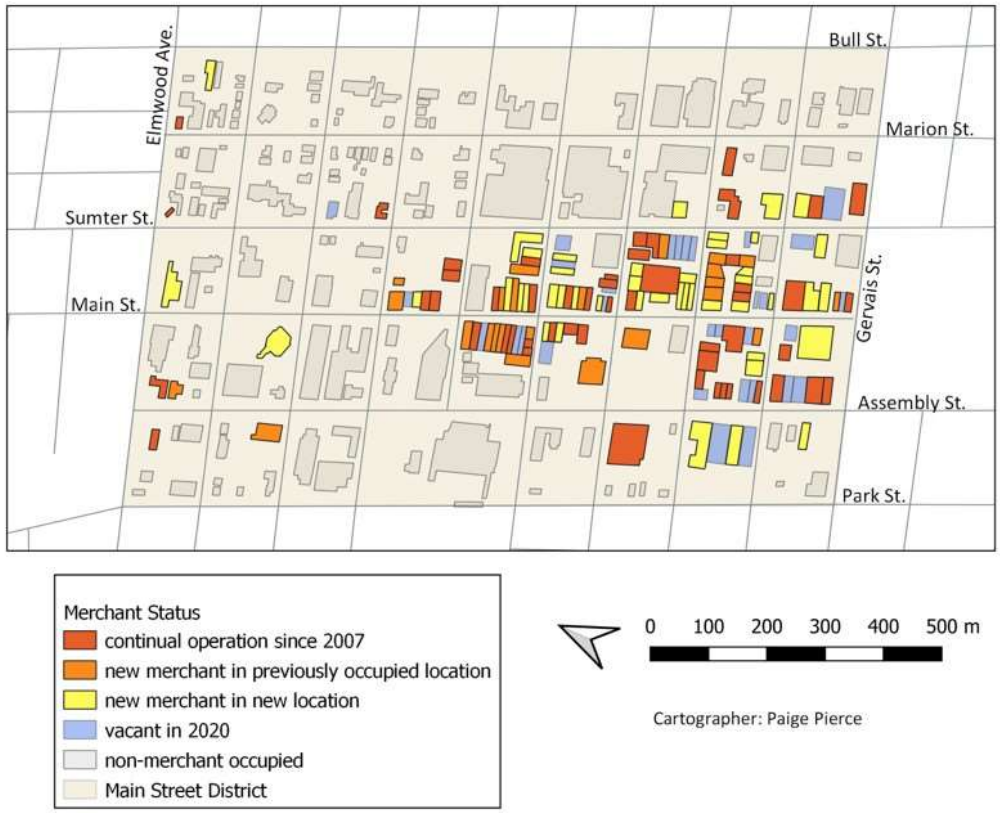
Attachment: CCP City Council Presentation 2021 (6705 : Business Improvement District Renewal)

Main Street District's Merchants 2007



Attachment: CCP City Council Presentation 2021 (6705 : Business Improvement District Renewal)

Main Street District's Merchants 2020



Attachment: CCP City Council Presentation 2021 (6705 : Business Improvement District Renewal)

PROPERTY VALUES

Attachment: CCP City Council Presentation 2021 (6705 : Business Improvement District Renewal)

HOUSING UNITS

789+

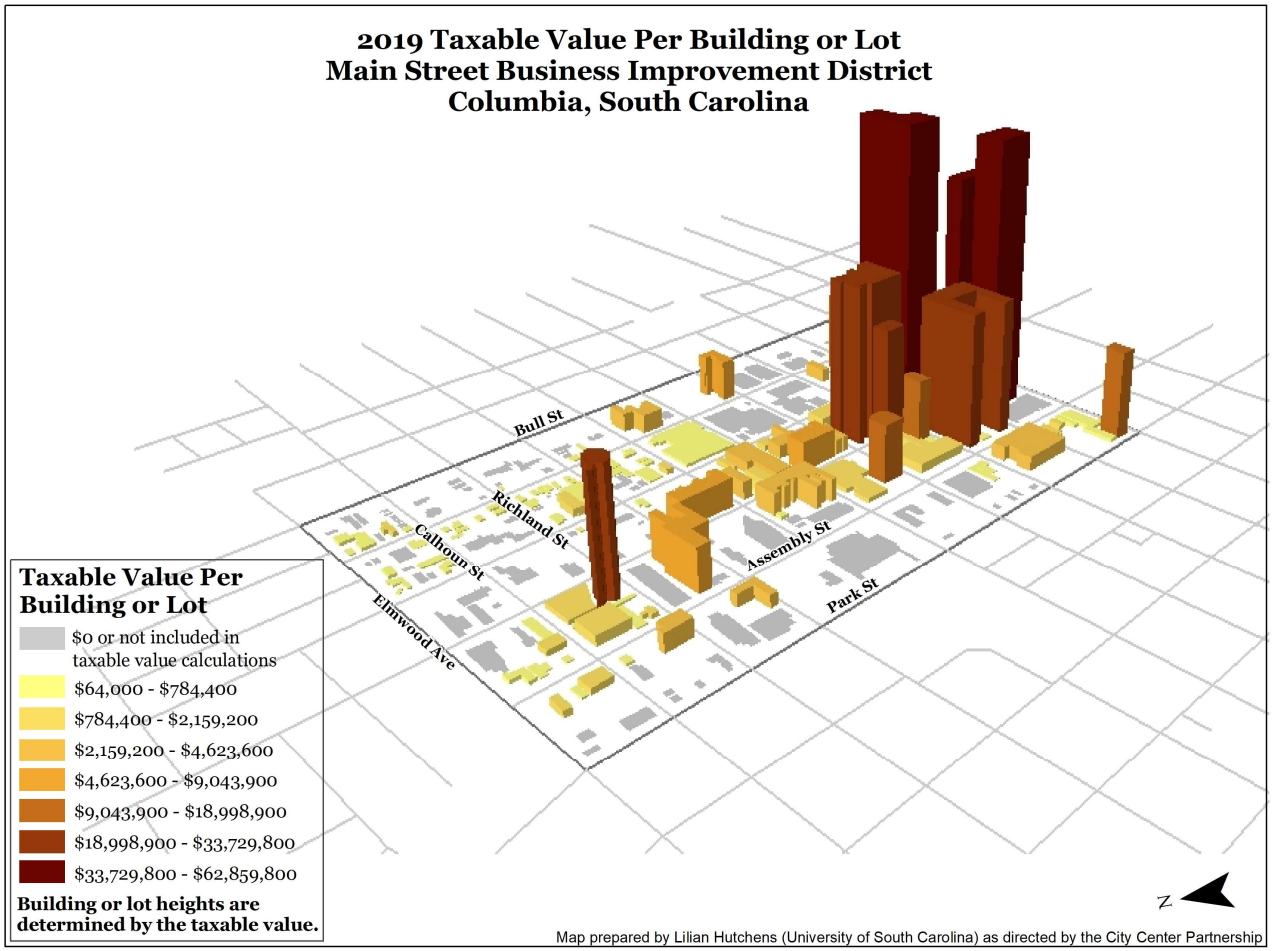
AVERAGE RESIDENTIAL RENT

$1,150

POPULATION DOWNTOWN

2,000

Attachment: CCP City Council Presentation 2021 (6705 : Business Improvement District Renewal)



Attachment: CCP City Council Presentation 2021 (6705 : Business Improvement District Renewal)

8

Attachment: CCP City Council Presentation 2021 (6705 : Business Improvement District Renewal)

HOSPITALITY ASSISTS

25,698

POUNDS OF TRASH REMOVED

584,306

(OVER 292 TONS)

COMPLIMENTARY SHUTTLES

98,571

Attachment: CCP City Council Presentation 2021 (6705 : Business Improvement District Renewal)

First Thursday	14,500	Hip Hop Family Day	16,000	Indie Grits	12,000
New Year	24,000	Music Jam Room Festival	10,000	Famously Hot South Carolina Pride!	80,000
Columbia Greek Festival	175,000	Soda City	440,000	Main Street Latin Festival	20,000

HOTEL ROOMS	HOTEL ROOMS OCCUPANCY	RESTAURANTS	FESTIVALS & EVENTS
447	75%	55+	100+

Attachment: CCP City Council Presentation 2021 (6705 : Business Improvement District Renewal)

TIMELINE FOR BID RENEWAL

INFORMATION PACKETS MAILED TO STAKEHOLDERS BY LATE MAY 2021.

MAY 27, 2021- ADVISORY NOTICE IN STATE NEWSPAPER

JUNE 15, 2021- 12PM - DEADLINE FOR WRITTEN OBJECTIONS

JUNE 15, 2021- PUBLIC HEARING with CITY COUNCIL

Attachment: CCP City Council Presentation 2021 (6705 : Business Improvement District Renewal)

We Are Columbia

MEETING DATE: **May 18, 2021**

DEPARTMENT: **City Clerk**

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

SUBJECT: **Columbia Housing Update: Vision 2030 - Ms. Ivory Matthews, Chief Executive Officer and Executive Director and Ms. Cindi Herrera, Senior Vice President of Development / Columbia Housing**

FUNDING SOURCE & ORIGINAL BUDGET:

FOCUS AREAS: **Empowering Our Residents, Enhancing Columbia's Neighborhoods**

ATTACHMENTS:

- Columbia Houing Presentation (PDF)

VISION 2030

Presentation to Columbia City Council
May 18, 2021

Columbia Housing

Attachment: Columbia Houing Presentation (6701 : Columbia Housing Update)

Columbia Housing

VISION 2030

Quality Affordable Housing

- ✓ Over the next 9 years, Columbia Housing will make an investment o over **$500 million dollars** in preserving and expanding affordable housing through **public/private partnerships**.

- ✓ This investment will improve the quality and increase the supply of affordable housing, while also creating **a significant contribution t the local economy** and expanding opportunities for minority, wome and small businesses.

Attachment: Columbia Houing Presentation (6701 : Columbia Housing Update)

Essential Mission

Columbia Housing was created by the City of Columbia to perform an essential role in our community…

… provide affordable housing for citizens with low and moderate incomes.

Our Mission…

… leverage the power of housing to build a foundation for individuals and families to thrive, to their full potential.

Attachment: Columbia Houing Presentation (6701 : Columbia Housing Update)

Public Housing

Public Housing is a specific federal program and was the original effort through which the federal government supported safe, decent, and affordable housing for low-income families.

The federal commitment to the Public Housing Program has diminished and funding has been significantly reduced resulting in a capital backlog of **over $60 billion nationwide**.

Columbia's Public Housing has a capital backlog of **over $250 Million.**

Attachment: Columbia Houing Presentation (6701 : Columbia Housing Update)

Strategic Framework

Vision 2030 is the strategic framework through which Columbia Housing will reposition our Public Housing portfolio and create new affordable housing in the City of Columbia with the creation of public/private partnerships utilizing private capital.

Conversion tools provided by HUD will result in the **elimination of all Public Housing** in the City of Columbia.

Deep subsidy to assure continued affordability for the lowest income citizens will be provided under long term contracts utilizing the voucher platform, allowing for Choice Mobility.

Attachment: Columbia Houing Presentation (6701 : Columbia Housing Update)

Columbia Housing

Our Partners

mercy HOUSING
Live in Hope

F A JOHNSON CONSULTING GROUP, INC.

THE BENOIT GROUP
CHANGING THE LANDSCAPE

UPLIFT COMMUNITY OUTREACH

COLUMBIA Empowerment Zone, Inc.

PENNROSE
Bricks & Mortar | Heart & So

MUNGO CONSTRUCTION
PARTNERS IN THE AMERICAN DREAM

Integra

CONNELLY BUILDERS INCORPORATED

PACES PRESERVATION

BRINSHORE

SOHO HOUSING PARTNERS

The Hallmark Companies, Inc.

UrbanMatte

Attachment: Columbia Houing Presentation (6701 : Columbia Housing Update)

Oak at St. Anna's Park

(Gonzales Gardens)

Senior Units	95
Family Units	190
TDC	$58,148,544
Est. Closing Date	November 2021

Attachment: Columbia Houing Presentation (6701 : Columbia Housing Update)

VISION 2030

Haven at Palmer Pointe

(Marion Street Replacement)

BRINSHORE

Senior Units	150
TDC	$31,212,954
Est. Closing Date	November 2021

Attachment: Columbia Houing Presentation (6701 : Columbia Housing Update)

Allen Benedict Court/Oak Reed

PROPERTY	CONVERSION STRATEGY	REPOSITIONING STRATEGY
Allen Benedict Court	Demolition	New construction 168 Senior Units 195 Family Units Q2 - 2022
Oak Read Highrise	Transfer of Assistance to ABC Site	Substantial Rehab Eliminate Efficiency Units Q3 - 2023

Attachment: Columbia Houing Presentation (6701 : Columbia Housing Update)

Latimer /Arrington Manor

The Hallmark Companies, Inc.

PENNROSE
Bricks & Mortar | Heart & Soul

PROPERTY	CONVERSION STRATEGY	REPOSITIONING STRATEGY
Latimer Manor	RAD Demolition	New Construction 220 +/- Rental 50 Homeownership Q2 2022
Arrington Manor	RAD Demolition	New Construction 80 +/- Senior Units Q4 2022

Attachment: Columbia Houing Presentation (6701 : Columbia Housing Update)

Reserves at Faraway/Dorrah Randall

PROPERTY	CONVERSION STRATEGY	REPOSITIONING STRATEGY
Reserves	RAD Demolition	New Construction TBD
Dorrah Randall	RAD Demolition	New Construction TBD

Attachment: Columbia Houing Presentation (6701 : Columbia Housing Update)

VISION 2030

Hammond Village / Eastover

SCAHI South Carolina Affordable Housing Initiatives, Inc.

PROPERTY	CONVERSION STRATEGY	REPOSITIONING STRATEGY
Hammond	RAD Conversion	Substantial Rehab FHA223f
Eastover	RAD Conversion	Substantial Rehab FHA 2223f

Attachment: Columbia Houing Presentation (6701 : Columbia Housing Update)

VISION 2030

Scattered Sites

SCAHI
South Carolina Affordable Housing Initiatives, Inc.

PROPERTY	CONVERSION STRATEGY	REPOSITIONING STRATEGY
Small Properties	RAD Conversion	18 Properties / 476 Units 70 Units Demolished 407 Units Rehabbed
Single Family Homes	Disposition and Demolition	295 Homes 155 Rehab/Lease Purchas 140 Sell or Demo

Attachment: Columbia Houing Presentation (6701 : Columbia Housing Update)

New Development

PROJECT	DESCRIPTION
Village at Nazareth	New Construction 90 Senior Units 160 Family Units Retail Commercial TBD

Attachment: Columbia Houing Presentation (6701 : Columbia Housing Update)

VISION 2030

Willows at Wateree

New Development

Senior Units	104
Family Units	160
TDC	$64,350,007
Est. Closing Date	January 2022

SOHO HOUSING PARTNERS

PACES PRESERVATION Partners

Attachment: Columbia Houing Presentation (6701 : Columbia Housing Update)

VISION 2030

Hunt Club

New Development

PACES PRESERVATION Partners

Family Units	160
TDC	$39,249,876
Est. Closing Date	January 2022

SOHO HOUSING PARTNERS

Attachment: Columbia Houing Presentation (6701 : Columbia Housing Update)

VISION 2030

Huntington Court

New Development

Family Units	228
TDC	$40,421,451
Est. Closing Date	June 2022

CONNELLY BUILDERS INCORPORATED

Attachment: Columbia Houing Presentation (6701 : Columbia Housing Update)

Affordable Housing Portfolio 2030

COLUMBIA HOUSING AFFORDABLE PORTFOLIO	
Public Housing Portfolio 1998	2,911
Public Housing Portfolio 2021	1,684
Vision 2030 Units To Be Eliminated	(323)
Vision 2030 Public Housing Converted	1,361
2030 TOTAL PUBLIC HOUSING	**0**
Vision 2030 New Development	1,550
2030 TOTAL AFFORDABLE HOUSING UNITS	**2,911**

Attachment: Columbia Houing Presentation (6701 : Columbia Housing Update)

Multi-Family Housing Revenue Bonds

- Columbia Housing also facilitates affordable housing development through issuance of Multi-Family Housing Revenue Bonds on behalf of developers.
- “Tax-exempt” bonds provide a a substantial savings in interest costs on long-term debt financing if the issuer of the bonds is a unit of local government.
- Bonds enable at least 50% of the tax basis financed with tax-exempt bonds automatically qualify for non-competitive federal and state Low Income Housing Tax Credits (the “LIHTCs”) creating equity for the property.
- The Housing Authority serves as the “conduit issuer” of the multifamily housing revenue bonds.

Attachment: Columbia Houing Presentation (6701 : Columbia Housing Update)

Columbia Housing

Pending Bond Transactions

PROJECT NAME	PROJECT ADDRESS	DEVELOPER	TYPE	UNITS	TDC
Palmetto Terrace	3021 Howell Court	Access Group	Rehab	112	$12,769,05
Arrington Place	1720 Van Heise St.	Vitus Development	Rehab	68	$14,094,0
Riverside Apartments	3245 Lucius Road	Michaels Development	Rehab	104	$22,199,1
TOTAL PRESERVATION				**284**	**$49,062,2**
Brookfield Pointe	7000 Block Brookfield Rd	Bradley Housing Developers	NC	90	$19,512,9
Colonel Creek	300 Clemson Road	Fitch Irick Developers	NC	288	$49,564,8
Garden Lakes	N. Main St. & Mason Rd.	GDA Development Partners	NC	288	$51,243,1
Ovata at Gills Creek	1960 Bluff Road	SCG/NGE/Westminster	NC	180	$35,155,8
St. Andrews Crossings	801 Zimalcrest Drive	Marian Development Group	NC	84	$18,766,3
Atlas Road	2401 Atlas Road	Dominion	NC	198	$48,184,0
TOTAL NEW CONSTRUCTION				**1128**	**$222,427,1**

Attachment: Columbia Houing Presentation (6701 : Columbia Housing Update)

VISION 2030

QUESTIONS??

Columbia Housing

Attachment: Columbia Houing Presentation (6701 : Columbia Housing Update)

We Are Columbia

MEETING DATE: **May 18, 2021**

DEPARTMENT: **Procurement and Contracts**

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

SUBJECT: **Council is asked to approve the Renewal of Utility Software and Hardware for Vehicles, as requested by the Columbia Police Department. Award to Anixter Inc., in the amount of $93,031.89. This vendor is located in Glenview, IL.**

REQUISITION NO.: **R209968**

FUNDING SOURCE & ORIGINAL BUDGET: **Funding Source: Police Administrative Services - Maintenance & Service Contracts (1012402-638200). The original budget amount is $93,031.89.**

CLEAN WATER 2020?: **No**

FOCUS AREAS: **Innovative & High Quality Municipal Services**

We respectfully request Council's approval for this purchase using the Vendor Anixter, at the following cost.

Utility Software & Hardware Warranty			
Description	QTY	Unit Price	Total
Utility SS-G-101	127	$321.11	$43,662.60
Utility Riot-C-3001 Rocket	116	$342.01	$42,478.04
Sales Tax			$ 6,891.25
PO Total			**$93,031.89**

Sec. 2-204.-Item (7) - Competitive sealed bidding required; exceptions. All city contracts shall be awarded by competitive sealed bidding except the following as determined pursuant to definitions and standards set by regulations, or except as otherwise provided in this article: Procurement of Information Technology.

ATTACHMENTS:

- Anixter (PDF)

WESCO | ANIXTER

CSC Communications Supply Corporation

2301 Patriot Blvd. Glenview, IL 60026

QUOTATION

Date:
Quote #: Q005V31B
Customer: 1741

Customer

COLUMBIA, CITY OF (GSASL)

PO BOX 147
COLUMBIA, SC 29217
Elizabeth Marsh

Phone: 803.545.4470

Fax: --

Email: Elizabeth.Marsh@columbiasc.gov

Utility Renewals

Line	Quantity	Part Number and Description	UM	Unit Price	Extended Pri
1	127	687184 Customer Part: SS-G-101 UTILITY SS-G-101 REMOTE CONFIGURATION MANGEMENT(RCM), AVAILWEB & HARDWARE WARRANTY - 1YR ***OPEN MARKET***	EA	343.80	43,662.6
2	116	924134 Customer Part: RIOT-C-3001 UTILITY RIOT-C-3001 ROCKET IOT COMMUNICATIONS/ AVAIL UNLIMITED ACCESS - 1 YR ***OPEN MARKET***	EA	366.19	42,478.0
				Quote Total:	**86,140.**

Attachment: Anixter (6642 : Renewal of Utility Software and Hardware)

The impacts of COVID-19 cannot be reasonably determined at this time. This quote/proposal does not account for any potential adverse impacts COVID-19 may have on Seller's performance or obligations herein. In the event of any delays or adverse impacts, Seller reserves the right for an equitable adjustment of the delivery schedule and prices herein to offset the effects of COVID-19 delays, without fault or penalty of any kind.

BY ACCEPTING THIS QUOTE, YOU AGREE THAT THE WESCO TERMS AND CONDITIONS OF SALE PUBLISHED AT WWW.WESCO.COM/TERMSOFSALE ARE EXPRESSLY INCORPORATED INTO AN SHALL GOVERN THIS TRANSACTION.

2301 Patriot Blvd. Glenview, IL 60026

QUOTATION

Date:
Quote #: Q005V31B
Customer: 1741

Utility Renewals

TERMS	NET30
Freight Terms:	PREPAID
Shipment:	MATERIAL IN ANIXTER INVENTORY IS SUBJECT TO PRIOR SALE. ANY PREPAID FREIGHT IS SUBJECT TO ACCEPTANCE OF ENTIRE QUOTE.
Notes:	ORDER ACCEPTANCE BASED UPON PRIOR CREDIT APPROVAL. ALL MATERIAL NON-RETURNABLE WITHOUT RETURN AUTHORIZATION
Currency:	USD

Please refer all inquiries to:

Garnett Ladd
Phone: 703.318.2302
Mobile: --
Fax: 703.318.2301
Garnett.Ladd@anixter.com

45075 OLD OX ROAD, SUITE 100
DULLES, VA 20166
US

Comments:

COPPER CABLE PRICES VALID 14 CALENDAR DAYS. ALL OTHER ITEMS VALID 30 DAYS UNLESS NOTED AT THE ITEM LEVEL.

Attachment: Anixter (6642 : Renewal of Utility Software and Hardware)

The impacts of COVID-19 cannot be reasonably determined at this time. This quote/proposal does not account for any potential adverse impacts COVID-19 may have on Seller's performance or obligations herein. In the event of any delays or adverse impacts, Seller reserves the right for an equitable adjustment of the delivery schedule and prices herein to offset the effects of COVID-19 delays, without fault or penalty of any kind.

BY ACCEPTING THIS QUOTE, YOU AGREE THAT THE WESCO TERMS AND CONDITIONS OF SALE PUBLISHED AT WWW.WESCO.COM/TERMSOFSALE ARE EXPRESSLY INCORPORATED INTO AN SHALL GOVERN THIS TRANSACTION.

We Are Columbia

MEETING DATE: **May 18, 2021**

DEPARTMENT: **Procurement and Contracts**

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

SUBJECT: **Council is asked to approve an Agreement for Pavement Survey Services for the City of Columbia Maintained Streets for an initial term of four months with the option to renew for one additional one-year term, as requested by Public Works. Award to ESP Associates, Inc. in the amount of $202,000.00. The firm is located in Fort Mill, SC.**

REQUISITION NO.: **R210282**

FUNDING SOURCE & ORIGINAL BUDGET: **Funding Source: Street Resurfacing Capital Project - Capital Project Costs (4079999-SR911321-658650). The original budget amount is $202,000.00.**

CLEAN WATER 2020?: **No**

FOCUS AREAS: **Innovative & High Quality Municipal Services**

PURPOSE:

ESP Associates, Inc. will provide a comprehensive pavement survey of all city maintained roadway surfaces at 74.84% ($151,185.00) of the total contract amount.

The following subconsultant will provide additional services:

International Cybernetics Company of North Largo, FL will provide pavement processing and reporting services at 25.16% ($50,815.00) of the total contract amount.

There were five (5) responses to solicitation RFP005-20-21-ANN Pavement Survey for the City of Columbia Maintained Streets.

ATTACHMENTS:

- Pavement Survey (PDF)

AGREEMENT FOR PROFESSIONAL SERVICES

This Agreement is being awarded under procurement method RFP005-20-21-ANN Pavement Survey for the City of Columbia Maintained Streets.

1. **PURPOSE** – This Agreement is entered into as of the date of the last signature affixed hereto, by and between the City of Columbia, South Carolina (hereinafter referred to as the "City") and ESP Associates, Inc., (hereinafter referred to as the "Consultant"), to conduct a comprehensive pavement survey of all city maintained roadway surfaces.

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

2. **SCOPE OF SERVICES** – Upon written notification by the City to proceed, the Consultant shall provide the scope of services more fully described in Exhibit A, attached hereto. The Consultant shall perform any and all incidental services not specifically set forth in Exhibit A, which are necessary to fully complete the scope of services described in Exhibit A.

3. **SUPPLEMENTAL OR ADDITIONAL SERVICES** – The City may require supplemental or additional services of the Consultant or recommended by the Consultant and approved by the City in writing.

   The Consultant must obtain written approval from the City for any supplemental or additional services prior to the work being performed. If the Consultant fails to obtain prior written approval to perform the work, the City is under no obligation to compensate the Consultant for services performed.

Attachment: Pavement Survey (6654 : Pavement Survey for the City of Columbia Maintained Streets)

4. **TERM OF AGREEMENT** – The term of the Agreement is the date of the execution of this *Award* or a *Notice to Proceed and a valid Purchase Order from the City of Columbia* for an initial term of four (4) months, with the option to renew or continue with work for one (1) additional one-year period at the mutual pleasure of both parties.

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

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

6. **COMPENSATION** – (See Exhibit A)

   A. The total compensation to be paid by the City to the Consultant under this Agreement shall not exceed Two Hundred Two Thousand Dollars and No/100 ($202,000.00).

   B. The Consultant shall submit invoices no more frequently than monthly for services rendered during each phase of the Project. Each invoice submitted must describe the services for which payment is requested, show payment calculations and specify the person(s) rendering such service(s). Consultant must invoice monthly regardless of work being completed during that period. If no work is completed, a zero balance invoice should be submitted. **Each invoice must also clearly identify any portion of the fee invoiced for subcontracted services, including any such services that are specified in the Summary of Proposed Subconsultants shown on Exhibit C hereto.** Each invoice shall bear the signature of the Consultant, whose signature shall certify that the information contained in the invoice is true and accurate and that the invoice amount is currently due and owing. The City will not pay interest or penalty on any past due amount.

Attachment: Pavement Survey (6654 : Pavement Survey for the City of Columbia Maintained Streets)

C. Invoicing Procedure

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

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

1. The Consultant is required to pay all Subconsultants and material suppliers for all work that the Subconsultant has satisfactorily completed, no later than twenty (20) calendar days after the Consultant has received payment from the City.

2. In addition, all retainage amounts received from the City by the Consultant must be paid by the Consultant to the Subconsultant no later than fourteen (14) calendar days after the Subconsultant has, in the opinion of the City, or designee, satisfactorily completed its portion of the Work.

3. A delay in or postponement of payment to the Subconsultant or material supplier requires good cause and prior written approval of the City or designee.

4. The Consultant is required to include, in each Subcontract, a clause requiring the use of appropriate arbitration mechanisms or other method to resolve all payment disputes.

5. The City will not pay the Consultant for subsequent work performed unless and until the Consultant ensures that the Subconsultants have been promptly paid for the work they have performed under all previous payment requests, as evidenced by the filing of City lien waivers, canceled checks (if requested), and the Consultants sworn statement

Attachment: Pavement Survey (6654 : Pavement Survey for the City of Columbia Maintained Streets)

that it has complied with the prompt payment requirements. The Consultant must submit a Prompt Payment Affidavit, Subconsultant list that identifies each Subconsultant (both Disadvantaged Business Enterprises (DBEs) and non-DBEs) including Subcontract values and the date and amount of the last payment to such Subconsultant(s). That documentation must be provided with every payment request submitted to the City, except for the first payment request.

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

E. Affirmative Action Procurement and Contracting Goals:

It is the goal of the City of Columbia, SC to maximize opportunities for historically Disadvantaged Business Enterprises (DBEs) including, but not limited to, Small Business Enterprises (SBEs), Minority Business Enterprises (MBEs), and Women-Owned Business Enterprises (WBEs). The City has implemented an overall citywide 15% goal to encourage socially and economically disadvantaged business participation. This goal extends to bidders, contractors, Subconsultants and suppliers on its procurement and contracting offerings.

Additional information on the City's affirmative action goals and objectives may be obtained by contacting the following office: City of Columbia Office of Business Opportunities, 1401 Main Street, 4th Floor, Columbia, SC 29201, (803) 545-3950.

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

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endeavor.

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

F. Subcontracting Goals

Under this Agreement, the subcontracting goals are as follows:

SB Goals	N/A	%
MBE	N/A	%
WBE	N/A	%
LSA	N/A	%

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

7. **MENTOR-PROTÉGÉ PROGRAM** (http://www.columbiasc.net/business-outreach/) - **Non-applicable**

The City of Columbia encourages, where economically feasible, establishment of mentor-protégé relationships to ensure contracting opportunities for all businesses, including minority / women / small business enterprises. The Mentor-Protégé Program (MPP) helps develop private sector business relationships and enhances the contracting capabilities of minority-owned business enterprises (MBE), women-owned business enterprises (WBE), and small business enterprises (SBE). In order to provide opportunities for growth and to encourage hands-on business relationships, certain capital improvement projects may be designated by the City of Columbia as Mentor-Protégé Program projects. The City of Columbia has determined that participation in

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the City's Mentor-Protégé Program is required for this project. The MPP goals for this requirement are

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

INDEMNIFICATION & INSURANCE

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

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

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

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Insurance. The Consultant shall not permit any person who is not protected by Workers Compensation Insurance or a properly approved Self-Insured Workers Compensation Program to perform any activity related to this Agreement.

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

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

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

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

C. The Consultant shall indemnify, defend, hold harmless and reimburse the City, its agents, and employees from and against any and all losses, liabilities, expenses, and all claims for damages of any nature whatsoever relating to or

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arising out of any action or failure to act by Consultant, its Subconsultants, officers, agents and employees of any of the obligations under the Agreement. Losses, liabilities, expenses and claims for damages shall include, but will not be limited to, civil and criminal fines and penalties, loss of use or services, bodily injury, death, personal injury, or injury to real or personal property, defense costs, legal fees and costs, and attorney's fees for an appeal.

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

8. PERMITS & LICENSES

A. The Consultant shall be responsible for obtaining any approvals, permits and/or licenses as may be required of the Consultant in performing the services required under this Agreement. The Consultant shall be responsible for any costs relating to same.

B. The Consultant shall be responsible for identifying the necessity for and providing any applications and supporting documentation to the City for any approvals and/or permits required of the City in order for the Consultant to perform the services required under this Agreement. Such approvals and/or permits may include, but not be limited to, South Carolina Department of Health and Environmental Control (SCDHEC) Construction Permits, SCDHEC Stormwater Management for Construction Sites Permits, SCDHEC Water Resources Permits, Corps of Consultants Permits, City/County/ South Carolina Department of Health and Environmental Control (SCDOT) Encroachment Permits, encroachment permits for other utility rights-of-way and railroad

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right-of-way encroachment permits/agreements. The City shall obtain the approvals and/or permits identified by the Consultant and pay any costs relating to same.

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

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

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

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

The Consultant is expected to make Consultants available to other entities but agrees to refrain from representing other entities in matters where the position of the City conflicts with that of the other entity. The City may at its discretion, waive this provision. The Consultant has provided a list of all of its clients with whom there may

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be potential conflicts with the City. This list shall be supplemented throughout the duration of this Agreement.

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

    A. Failure by the City to appropriate funds for the performance of any of the services required in this Agreement in any annual budget;

    B. The Consultant fails to perform any of the services required in this Agreement and does not correct such deficiency within fifteen (15) days after being notified by the City of such deficiency;

    C. Force Majeure;

    D. The City, at its sole option and discretion, has the right to terminate this Agreement for any reason whatsoever. A termination for default under this Agreement, if wrongfully made, shall be treated as a termination for convenience under this clause;

    E. Upon expiration of the term of this Agreement; and

    F. By mutual agreement.

    Notice of termination shall be sent by registered mail, return receipt requested. In the event of termination, the Consultant shall only be entitled to the actual direct costs of all labor and material expended on the services required under this Agreement prior to the effective date of the termination or the Engineer shall be entitled to be paid a pro-rata percentage of the total Agreement price which is equal to its percent of completion, whichever of the two methods provides the lowest sum to be paid to the Consultant. In no event shall the Consultant be entitled to anticipatory profit or damages for any termination

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under this Agreement. In no event shall the Consultant be entitled to assert a claim in quantum meruit or any other measure of damages other than that stated herein.

13. **OWNERSHIP OF PROJECT** - All data, documents or other information of any description generated by or used by the Consultant or any Subconsultant retained by the Consultant and related to the services required by this Agreement shall be the property of the City and shall not be used by the Consultant for any purpose whatsoever except to perform the services required by this Agreement.

14. **OWNERSHIP OF PROJECT DOCUMENTS** - All data, documents or other information of any description generated by or used by the Consultant or any Subconsultant retained by the Consultant and related to the services required by this Agreement shall be the property of the City and shall not be used by the Consultant for any purpose whatsoever except to perform the services required by this Agreement.

15. **NOTICE** - All notices and communications in connection with this Agreement will be addressed to the following:

City of Columbia
Name: Office of Procurement and Contracts
Title: Purchasing Agent
Address: 1800 Main Street
Second Floor
Columbia, SC 29201
Phone: (803) 545-3470
Fax: (803) 758-1013
Email: procurement@columbiasc.gov

ESP Associates, Inc.
Name: Brad Adams
Title: Program Manager
Address: 3475 Lakemont Blvd.
Fort Mill, SC 29708
Phone: (972) 768-7393
Email: badams@espassociates.com

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16. **CONSENT DECREE - Non-Applicable**

A. The services performed by the Consultant pursuant to this Agreement are required in whole or in part to satisfy the terms of the Consent Decree entered by the United Stated District Court for the District of South Carolina on May 21, 2014, in the case captioned *The United States of America and State of South Carolina by and through the Department of Health and Environmental Control v. City of Columbia*, Civil Action No. 3:13-2429-TLW (the "Consent Decree"), a copy of which has been provided to the Consultant by the City and is incorporated by reference herein. The Consultant shall perform the services pursuant to this Agreement in conformity with the terms of the Consent Decree as required by Paragraph 5 therein.

B. In addition to the requirements above, the Consultant shall comply with the document retention requirements of Paragraph 68 of the Consent Decree which includes, but is not limited to, the obligation to preserve all non-identical copies of all documents, records, or other information (including documents, records, or other information in electronic form) in the Consultants possession or control that relate in any manner to the Consultants performance under this Agreement ("Preserved Documents"). Upon the Consultants performance of all services required under this Agreement, the Consultant shall provide the City with all Preserved Documents. In addition to the requirements above, the Consultant shall provide the City with all Preserved Documents upon termination of this Agreement.

C. Upon the occurrence of a force majeure event as defined in Paragraph 55 of the Consent Decree, the Consultant shall provide notice to the City's Director of Utilities and Engineering in person, by phone, or by electronic mail within twenty-four (24) hours of when the Consultant first knew or should have known that the event might cause a delay. Within three (3) days thereafter, the Consultant shall provide written notice in accordance with Section XII above to

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

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

E. The Consultant shall perform the services pursuant to this Agreement using sound Consultant practices as set forth in Paragraph 9 of the Consent Decree.

17. MISCELLANEOUS

A. Nothing in this Agreement shall be construed to give any rights or benefits to anyone other than the City and the Consultant.

B. The Consultant shall be responsible for performance of all services required by this Agreement. The Consultant does not act as the City's agent or employee.

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

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

D. In the event there are any disagreements between the City and the Consultant with regard to any of the requirements, specifications or interpretation of this Agreement, the Consultant agrees to defer to the reasonable interpretations of the City as, from time to time, may be made by the City. Ambiguities in the terms of this Agreement, if any, shall not be construed against the City.

E. This Agreement shall be construed in accordance with the laws and City of Columbia Code of Ordinances and those of the State of South Carolina. The Consultant agrees to subject itself to the jurisdiction and venue of the courts of Richland or Lexington County, State of South Carolina as to all matters and disputes arising or to arise under this Agreement and the performance thereof. The City may seek attorney's fees and the Consultant agrees to pay such fees as awarded by the Court or other body. No attorney's fees may be sought by, nor will be paid to, the Consultant.

F. This Agreement represents the entire agreement between the City and the Consultant and supersedes all prior communications, negotiations, representations or agreements, either written or oral. The parties may amend this Agreement at any time provided that such Amendments are executed in writing, signed by a duly authorized representative of both organizations, and approved, where applicable, by the City's governing body.

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

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

G. The failure of either the Consultant or the City to insist upon the strict performance of any provision of this Agreement shall not be deemed to be a waiver of the right to insist upon strict performance of such provision or of any other provision of this Agreement at any time. Partial payment by the City shall not be construed as a waiver. Waiver of any breach of this Agreement shall not constitute waiver of a subsequent breach.

H. In the event any provision of this Agreement is determined to be void or unenforceable, all other provisions shall remain in full force and effect.

I. This Agreement is subject to City Council approval.

J. The Consultant acknowledges, for itself and its Subconsultants, that it is subject to the provisions of the 1991 Ethics Reform Act (8-13-100, et seq, South Carolina Code of Laws, 1976, as amended). Under this Act, "A person may not, directly or indirectly, give, offer, or promise anything of value to a public official, public member, or public employee with intent to:

1. influence the discharge of a public official's, public member's, or public employee's official responsibilities;

2. influence a public official, public member, or public employee to commit, aid in committing, collude in, or allow fraud on a governmental entity; or,

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

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

K. In carrying out the service, the Consultant shall not discriminate against any employee or applicant for employment because of that employee or applicant's age, sex, gender, gender identity or expression, sexual orientation, race, religion, creed, color, disability, national origin, veteran or military status, political affiliation, or any other characteristic protected by federal, state, or local laws ("protected characteristic"). The Consultant shall take affirmative steps to ensure equal employment opportunities for all applicants for employment, without regard to their protected characteristics. For the purpose of this Non-Discrimination in Contracting Policy, the term "sex" includes medical needs and / or lactation needs arising from pregnancy, childbirth, or related medical conditions pursuant to the South Carolina Pregnancy Accommodations Act, 2018 S.C. Act No. 244. This Non-Discrimination in Contracting Policy extends to all aspects of the Consultant operations, including, but not limited to the Consultant employment practices (including selection, hiring, assignment, re-assignment, training, promotion, transfer, compensation, layoff, leave of absence, return from layoff or leave of absence, discipline, and termination); selection of volunteers and vendors, and provision of services. The Consultant shall post in conspicuous places, available to employees and applicants for employment, notices to be provided by the government setting forth the provisions of this Non-Discrimination in Contracting Policy. The Consultant shall incorporate the provisions of this Non-Discrimination in Contracting Policy in all subcontracts for service work.

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L. This Agreement shall be binding upon the respondent and upon its successors and assignees. This Agreement shall be binding upon the City in accordance with its terms and provisions.

M. All of the reports, information, data, records or documents of any kind, prepared or assembled by the Consultant under this Agreement are matters of public record, but that the Consultant agrees that they shall only be made available to any individual or organization by the City and the Consultant shall not make them available to any individual or organization without the prior written approval of the City.

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

REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK – SIGNATURE PAGE FOLLOWS

Attachment: Pavement Survey (6654 : Pavement Survey for the City of Columbia Maintained Streets)

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

CITY OF COLUMBIA, SOUTH CAROLINA

_____ _____ **Date:**_____

Witness **Teresa Wilson, City Manager**

ESP ASSOCIATES, INC.

Joseph R. Bruno, Jr.
Executive Vice President

Print Name/Title

Signature **Date:** 04/20/2021

(Corporate Seal)

ESP ASSOCIATES, INC. CORPORATE SEAL

Attest

Signature **Date:** 4/20/21

Jeffrey Bartholomew, CFO/EVP

APPROVED AS TO FORM

Legal Department City of Columbia, SC
4/19/2021

Attachment: Pavement Survey (6654 : Pavement Survey for the City of Columbia Maintained Streets)

List of Exhibits

Exhibit A – Scope/Compensation

Exhibit B – Schedule for Completion of Services

Exhibit C – Business Information Statement for Subconsultants/Subcontractors

Attachment: Pavement Survey (6654 : Pavement Survey for the City of Columbia Maintained Streets)

Exhibit A

Scope- City of Columbia, South Carolina Pavement Survey

1. **Project Kick Off- $8,500**
   - 1.1. The city will provide all GIS shapefiles for the required collection routes and any areas of growth since the previous routes were canvassed.
   - 1.2. The city will provide any growth areas that need to be collected not represented by the centerline file.
   - 1.3. The city will provide any sidewalk inventory data (if any)
   - 1.4. The city will provide any ADA ramp inventory data (if any)
   - 1.5. ESP will evaluate all the existing data and create a comprehensive collection plan with daily collection zones. This route plan will take into account construction and school zones, travel patterns, and parking issues. We will review the city's road network files defining the routes to be collected (expected in Esri Shapefile format and Micro-Paver database). The GIS SHP file will be reviewed against the existing Micro-Paver database, street segments, and roadways. Any discrepancies will be noted and discussed for resolution with the city in advance of the start of data collection. The finalized road network will be loaded into the ICC Connect software to define what needs to be collected and delivered, eliminating routing problems and location errors.
   - 1.6. A pilot project area will be determined, and ESP will collect, process, extract, and produce deliverables for that small area.
   - 1.7. Kick Off Meeting- ESP and ICC will meet with city officials in person, if possible, or remotely, to present the complete collection plan, and the Pilot Project deliverables for the Pavement Condition Index report, Pavement, Striping, Sidewalk, and ADA Ramp extractions, and the proposed ADA compliance form.
   - 1.8. A public outreach day will be scheduled with the Asset Collection Van and ESP personnel.
2. **Data Collection- $24,160.00**
   - 2.1. Pavement data will be collected with IrisPro Pave Data collection system from ICC including a second generation Pavemetrics LCMS-2.
   - 2.2. Asset information will be collected with the Trimble MX9 mobile mapping system.
   - 2.3. Upon city approval of the collection plan, data collection will commence. The system will be set up, initialized, and pre-mission calibration data will be collected. Once daily data collection is finished, post-mission calibration data will be collected, and the system will be de-initialized. The data drives will be downloaded nightly and backed up.
3. **Data Processing- $31,600.00**
   - 3.1. Automated crack detection, classification, and rating will be performed using the ICC Connect software. Pavement distresses shall be measured and reported in accordance with the ASTM D-6433-20 protocol and shall meet the standards specified in the County's Data Quality Management Plan (DQMP). Distresses will be classified according to the specified **type** and **severities** as defined by ASTM D-6433.
   - 3.2. The 1mm x 1mm image resolution of the LCMS-2, with 4,000 transverse points captured at 28,000 lines per second, is the best resolution currently available in the industry. The daily data will be checked by post processing the drive path trajectories using Applanix PosPac software. After each day of data collection and quality checks, the processing team will begin the final registration of the data. The trajectory will be reprocessed in PosPac to take advantage of GNSS precise ephemeris files. Utilizing the precise ephemeris files helps the system achieve the best possible accuracy. The data will be re-

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processed in separate point cloud processing software to quality check and to verify the raw data.

4. Feature Extraction- $126,740.00

All features will be extracted from one of the four sensors (Inertial Profiler, Laser Crack Management System, Mobile Mapping System, Multiple Cameras) on the asset van. All data from these systems are tied together with Global Positioning System with Differential Corrections (DGPS), combined with the Applanix POS/LV 520 plus IMU, providing accurate and consistent products year after year.

4.1. Sidewalks

Sidewalks will primarily be inventoried from the ROW images. Presence of sidewalks will be identified by user defined fields along the centerlines of the city-maintained roadways.

4.2. Handicap Ramps and Compliance

The presence of handicap walkways will be determined from ROW images. All handicap ramps will be evaluated as ADA compliant through a combination of ROW images and mobile mapping LiDAR. The following criteria will be used to determine compliance to ADA requirements and the base data source. Handicap ramps will be rated on the following list in sequential manner until failure.

4.2.1. Is ramp of Curb Return (CR) at least 36" wide? Imagery
4.2.2. Are transitions on and off CR flush and free of abrupt changes? Imagery
4.2.3. Does CR have detectable warnings? Imagery
4.2.4. Can CR be blocked by legally parked cars? Imagery
4.2.5. Does CR have a running slope of 8.33% or less? Lidar
4.2.6. Does CR have a cross slope of 2% or less? Lidar
4.2.7. Does CR have a gutter slope of 5% or less? Lidar

4.3. Pavement

The sensor data and distresses will be summarized by the reporting engine in ICC Connect to match the City's delivery table requirements. The advanced report builder allows the output tables to be generated directly from the raw and processed data without the need to perform any manual manipulations (which are often error prone). The image below shows some of the options available for each field in the report.

The report builder allows the data analyst to define all aspects of each field, including:

- Field name (e.g. HR_RUT_DL)
- Mapping of field to data source (rutting average)
- Units of measure (e.g. inches)
- Aggregation method (e.g. AVG)
- Decimal places (e.g. 3)
- Invalidation of individual rut measurements based on value ranges
- Range limits (max and min allowed values for output)
- Speed invalidation if required, with or without padding
- Event invalidation (e.g. exclude bridges, lane deviations, construction, and railroad)

4.4. Pavement Condition Index

All pavement data will be compiled into a comprehensive final report with PCI ratings for all city-maintained streets.

4.5. Striping and Pavement Markings

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Exhibit A

Markings will be extracted from the roadway imagery. All reasonably visible pavement striping will be mapped as a shapefile and identified by color and as double lines, single lines, stop bars or crosswalks.

5. **Training Deliverables and Reporting- $11,000.00**

ESP Associates and ICC will perform 24 hours of training for the city's system operators. These training sessions will be divided into 4- 6 hour sessions of which the schedule and syllabus will be discussed at the Kick Off meeting. Included in the last training session will be the delivery of all data un a USB Flash drive and will ensure successful upload of all deliverables to the city's system.

The ESP project manager will submit bi-weekly project reports to the city and will be available for additional meetings as needed.

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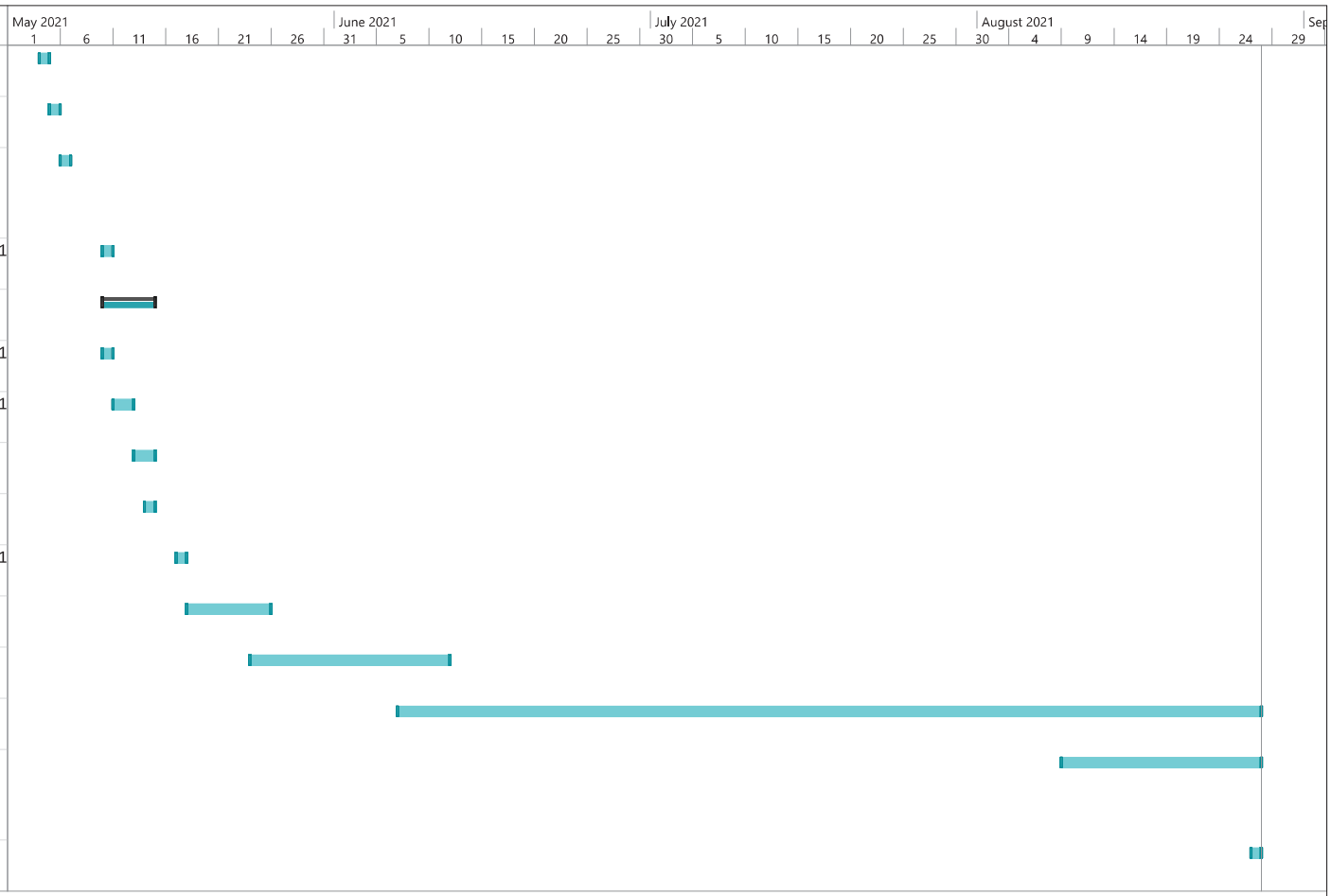
EXHIBIT B

ID	Task Name	Duration	Start	Finish
1	City Council Meeting	1 day	Tue 5/4/21	Tue 5/4/21
2	City Delivers Required Data	1 day	Wed 5/5/21	Wed 5/5/21
3	ESP Submits Pilot Project Location	1 day	Thu 5/6/21	Thu 5/6/21
4	Project NTP	1 day	Mon 5/10/21	Mon 5/10/21
5	**Pilot Project**	**5 days**	**Mon 5/10/21**	**Fri 5/14/21**
6	Pilot Project Collected	1 day	Mon 5/10/21	Mon 5/10/21
7	Pilot Project Processed	2 days	Tue 5/11/21	Wed 5/12/21
8	Pilot Project Extracted	2 days	Thu 5/13/21	Fri 5/14/21
9	Pilot Project Reports	1 day	Fri 5/14/21	Fri 5/14/21
10	Project Kick Off Meeting	1 day	Mon 5/17/21	Mon 5/17/21
11	Data Collection	6 days	Tue 5/18/21	Tue 5/25/21
12	Data Processing	15 days	Mon 5/24/21	Fri 6/11/21
13	Feature Extration	60 days	Mon 6/7/21	Fri 8/27/21
14	Reporting and Final Deliverables	15 days	Mon 8/9/21	Fri 8/27/21
15	Project Completion	1 day	Fri 8/27/21	Fri 8/27/21



Project: City of Columbia Pavem
Date: Wed 4/7/21

Task | Project Summary | Manual Task | Start-only | Deadline
Split | Inactive Task | Duration-only | Finish-only | Progress
Milestone | Inactive Milestone | Manual Summary Rollup | External Tasks | Manual Progress
Summary | Inactive Summary | Manual Summary | External Milestone

Appendix: Business Information Record for Subconsultants/Subcontractors

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

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

Business Name (as shown on W9 or SAM.gov) / DUNS # & CAGE # (If Applicable)	City of Columbia Vendor number	Services and/or Materials Provided	Cost of Services and/or Material ($ Value)	Percentage of Total Contract	MBE, WBE, SBE, DBE, LBE, CDBE (indicate all that apply)	Minority Association Code (If applicable - Use 2 letter Cod – See Key Below)
International Cybernetics Company, LP DUNS: 082640441		Pavement processing and reporting	$50.815.00	25.15 %	n/a	n/a
				%		
				%		
				%		
				%		
				%		

Key: Minority/Women Owned Business Enterprise Association Code

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

COMBINED TOTAL SUB AMOUNT $ 50,815.00

TOTAL CONTRACT AMOUNT: $ 202,000.00

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

Business Name: ESP Associates, Inc.

Representative Name/Title: Bradley Adams, PE

Date: April 9, 2021

Attachment: Pavement Survey (6654 : Pavement Survey for the City of Columbia Maintained Streets)

Business Information for Subconsultants/Subcontractors- Continued

List information for each Subcontractor or Subconsultant below.

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

International Cybernetics Company, LP
Company Name

10630 75th Street N., Largo, FL 33777
Physical Address

P.O. Box 17246
Mailing Address

Clearwater, FL 33762
City/State Zip Code + 4

(727) 547-0696
Phone number

( )
Fax number

Jason Trotter
Primary Contact Name

Valerie Mittica
Secondary Contact Name

jtrotter@internationalcybernetics.com
Primary Contact Email Address

marketing@internationalcybernetics.com
Secondary Contact Email Address

59-1626392
Federal ID #

Vendor #

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

Company Name

Physical Address

Mailing Address

City/State Zip Code + 4

( )
Phone number

( )
Fax number

Primary Contact Name

Secondary Contact Name

Primary Contact Email Address

Secondary Contact Email Address

Federal ID #

Vendor #

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

Attachment: Pavement Survey (6654 : Pavement Survey for the City of Columbia Maintained Streets)

Company Name

Physical Address

Mailing Address

City/State Zip Code + 4

(_____)_____ (_____) _____
Phone number Fax number

Primary Contact Name Secondary Contact Name

Primary Contact Email Address Secondary Contact Email Address

Federal ID # Vendor #

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

Company Name

Physical Address

Mailing Address

City/State Zip Code + 4

(_____)_____ (_____) _____
Phone number Fax number

Primary Contact Name Secondary Contact Name

Primary Contact Email Address Secondary Contact Email Address

Federal ID # Vendor #

Attachment: Pavement Survey (6654 : Pavement Survey for the City of Columbia Maintained Streets)

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

Company Name

Physical Address

Mailing Address

City/State Zip Code + 4

(_____)_____ (____) _____
Phone number Fax number

Primary Contact Name Secondary Contact Name

Primary Contact Email Address Secondary Contact Email Address

Federal ID # Vendor #

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

Company Name

Physical Address

Mailing Address

City/State Zip Code + 4

(_____)_____ (____) _____
Phone number Fax number

Primary Contact Name Secondary Contact Name

Primary Contact Email Address Secondary Contact Email Address

Federal ID # Vendor #

Attachment: Pavement Survey (6654 : Pavement Survey for the City of Columbia Maintained Streets)

We Are Columbia

MEETING DATE:	**May 18, 2021**
DEPARTMENT:	**Procurement and Contracts**
FROM:	***Sandra Middleton, Purchasing Agent***
SUBJECT:	**Council is asked to approve Contract Amendment #2 for Project SS7560; Lower Crane Creek Equalization Storage, as requested by Columbia Water. Award to Hazen and Sawyer in the amount of $71,500.00. The firm is located in Columbia, SC.**
REQUISITION NO.:	**R205445**
FUNDING SOURCE & ORIGINAL BUDGET:	**Funding Source: Water and Sewer Capital Projects - Unforeseen and Miscellaneous Projects - Capital Project Costs (5529999-SS728801-658650). The original budget amount was $2,245,915.00. The budget amount for this amendment is $71,500.00. The total revised budget amount is $2,317,415.00.**
BUSINESS PROGRAM:	**Mentor Protege Program**
CLEAN WATER 2020?:	**Yes**
FOCUS AREAS:	**Innovative & High Quality Municipal Services**

PURPOSE:

This is a Clean Water 2020 Program Project and Mentor Protégé Program Project. Hazen and Sawyer of Columbia, SC is the mentor and will provide project guidance services at 54.34% ($1,259,237.00) of the revised total contract amount. Palmetto Consulting Engineering Group, Inc., a Minority Business Enterprise (W) of Chapin, SC, is the protégé and will provide geotechnical field investigation, on-site observations and documentation, and CAD assistance during design services at 20.19% ($467,878.00) of the revised total contract amount.

The following subconsultants will provide additional services:

Howard Engineering, Inc., a Minority Business Enterprise (W) of Columbia, SC, will provide electrical engineering services at 2.35% ($54,400.00) of the revised total contract amount.

Michael Baker International of Columbia, SC will provide resident construction representative services at 14.21% ($329,400.00) of the revised total contract amount.

Terracon of Columbia, SC will provide geotechnical investigation services at 6.11% ($141,500.00) of the revised total contract amount.

Clemson Engineering Hydraulics of Anderson, SC will provide scale modeling of hydraulic condition assessments for sewer structures at 2.80% ($65,000.00) of the revised total contract amount.

Proposed Change and Basis for Payment:

Original Contract Amount (9/3/2020 to 3/31/2023; PO# P185959):	$1,848,321.00
Contract Amendment #1 (Cost Increase; Time Extension from 4/1/2023 to 3/31/2024; PO# P185959):	$397,594.00
Current Contract Amount:	**$2,245,915.00**
This Contract Amendment #2 (Cost Increase/Addition; PO# P185959):	**$71,500.00**
Revised Contract Amount:	**$2,317,415.00**

ATTACHMENTS:

- CA#2 Hazen Sawyer SS7560 Lower Crane Ck. Equalization Storage (PDF)

Contract Amendment #2

SS7560 Lower Crane Creek Equalization Storage

RFQ0011-16-17-NMJ

Hazen and Sawyer

April 19, 2021

Description of Change: Request change in Agreement for Engineering Services between the City of Columbia (City) and Hazen and Sawyer (Engineer) dated September 2, 2020 (Agreement) to compensate the Engineer for specialized hydraulic scale modeling services to evaluate localized hydraulics of the new facilities on the site. The referenced additional services are further described within the attached hereto.

All other provisions of the Agreement, except as herein modified or changed, remain in full force and effect.

Proposed Change and Basis for Payment:

Original Contract Amount (September 3, 2020 to March 31, 2023; Purchase Order# P185959):	$1,848,321.00
Contract Amendment #1 (Cost Increase/Addition; Time Extension from April 1, 2023 to March 31, 2024; Purchase Order# P185959):	$397,594.00
Current Contract Amount:	**$2,245,915.00**
This Contract Amendment #2 (Cost Increase/Addition; Purchase Order# P185959):	**$71,500.00**
Revised Contract Amount:	**$2,317,415.00**

This Change is Acceptable:

Name of Firm
Hazen and Sawyer

Ronald L Taylor
Print Name

Signature

4/29/21
Date

City of Columbia
Office of the City Manager

Teresa Wilson, City Manager
Print Name

Signature

Date

Witness

APPROVED AS TO FORM

Legal Department City of Columbia, SC

4/28/2021

Attachment: CA#2 Hazen Sawyer SS7560 Lower Crane Ck. Equalization Storage (6669 : SS7560 Hazen and Sawyer CA#2 Lower Crane Creek

COST CHANGE AMENDMENT DETAILS

Contract Amendment #2
Lower Crane Creek Equalization Storage
CIP NUMBER: SS7560

The original Lower Crane Creek Equalization Storage design scope did not include development of a scaled physical hydraulic flow model of the new site facilities. At the City's request, the preliminary site layout now includes a grinder structure that will be designed to accommodate the buildout flows of the future North Columbia Pump Station (NCPS) in addition to the Equalization Storage flow, increasing the site flow conditions from 25 mgd to up to 58.4 mgd. Due to site and facility design modifications for the future NCPS, a scaled physical model is recommended to evaluate the local pipe and channel hydraulics.

I. SCOPE ADDITIONS

The following scope additions are required to perform final design engineering services for the Lower Crane Creek Equalization Storage project.

TASK 500 – Final Design

530.15 Physical Model

Consultant will engage Clemson Engineering Hydraulics (CEH) as a new subconsultant to design and construct a scaled physical model of the proposed diversion structure, grinder structure, Crane Creek Storage Pump Station (CCSPS), and future NCPS (up to wetwell). CEH will make recommendations in a technical memorandum to the design to improve hydraulic efficiency. The full range of flows will be modeled during a demonstration conducted at the CEH facility in Anderson, SC.

The scaled model is intended to inform the final design by performing the following:

- Evaluate the cleaning cycle for the storage pump station (specifically the creation of the hydraulic jump along the ogee ramp for scouring the wet well)
- Evaluate flow distribution through grinder units
- Evaluate discharging the Smith Branch line upstream of the grinder system into a separate manhole or into grinder station with baffling.
- Evaluate the hydraulics of the site layout for the diversion structure, combined grinder station, downstream flow split to the CCSPS and NCPS. Verify ultimate performance of grinder/storage pump station with flow to future pump station under design flows.

Attachment: CA#2 Hazen Sawyer SS7560 Lower Crane Ck. Equalization Storage (6669 : SS7560 Hazen and Sawyer CA#2 Lower Crane Creek

II. COMPENSATION

The following changes to the initial SS7560 contract are recommended to incorporate final design and construction services by $71,500 for this proposed amendment:

- Task 500: $71,500

The new contract values based on the above recommended changes are presented below:

Task Number	Task Title	Original Contract	Previous Amendments	Current Amendment	New Contract Value
Task 100	Evaluation and Design Phase Administration	$91,710	$0	$0	$91,710 (Lump Sum)
Task 200	Preliminary Planning, Investigation, Engineering and Alternative Analysis	$83,196	$40,154	$0	$123,350 (Lump Sum)
Task 300	Survey and Utility Mapping	$19,298	$0	$0	$19,298 (Lump Sum)
Task 400	Geotechnical Investigations	$28,092	$263,142	$0	$291,234 (Lump Sum)
Task 500	Final Design	$418,873	$75,268	$71,500	$565,641 (Lump Sum)
Task 600	Permits and Property	$37,446	$0	$0	$37,446 (Lump Sum)
Task 650	Permit Application Fees	$3,000	$0	$0	$3,000 (Not-To-Exceed)
Task 700	Bidding and Award	$29,114	$2,840	$0	$31,954 (Lump Sum)
Task 800	General Services During Construction	$560,046	$16,190	$0	$576,236 (Lump Sum)
Task 900	Full Time Construction Inspection	$362,340	$0	$0	$362,340 (Lump Sum)
Task 1000	Project Closeout	$165,206	$0	$0	$165,206 (Lump Sum)
Task 1100	Additional Services	$50,000	$0	$0	$50,000 (Lump Sum)
Total Fee		**$1,848,321**	**$397,594**	**$71,500**	**$2,317,415**

Attachment: CA#2 Hazen Sawyer SS7560 Lower Crane Ck. Equalization Storage (6669 : SS7560 Hazen and Sawyer CA#2 Lower Crane Creek

Attachment: CA#2 Hazen Sawyer SS7560 Lower Crane Ck. Equalization Storage (6669 : SS7560 Hazen and Sawyer CA#2 Lower Crane Creek

III. SCHEDULE

The current contract expiration is March 31, 2024, as modified by Amendment No. 1. The contract expiration will not be adjusted by this amendment.

IV. SUBCONSULTANT FIRM INFORMATION

The original contract included Palmetto Consulting Engineering Group, Inc. as a Protégé Firm, Howard Engineering as a sub-consultant Firm, Terracon as a sub-consultant Firm, and Michael Baker International as a sub-consultant firm, for a Protégé percentage of 20.92% and total combined Protégé/Sub-consultant fee of 42.90%. A new sub-consultant Firm will be added for this amendment, Clemson Engineering Hydraulics (CEH). The updated Protégé and sub-consultant percentages and amounts are listed in the table below for the original contract and each contract amendment, as well as the updated total. This amendment (and previous amendments) will decrease the Protégé participation from the original contract from 20.92% to 20.19%, and increase the total combined Protégé/Sub-consultant fee from 42.90% to 45.66%.

	Total Contract Amount	Palmetto Amount (*Protégé*)	% of Contract Amount	Howard Amount (*Sub-consultant*)	% of Contract Amount	Terracon (*Sub-consultant*)	% of Contract Amount	Baker (*Sub-consultant*)	% of Contract Amount	CEH (*Sub-consultant*)	% of Contract Amount
Original Contract	$1,848,321	$386,611	20.92%	$54,400	2.94%	$22,500	1.22%	$329,400	17.82%	$0	0.00%
CA#1	$397,594	$81,267	20.44%	$0	0.00%	$119,000	29.93%	$0	0.00%	$0	0.00%
CA#2	$71,500	$0	0.00%	$0	0.00%	$0	0.00%	$0	0.00%	$65,000	90.91%
Total	**$2,317,415**	**$467,878**	**20.19%**	**$54,400**	**2.35%**	**$141,500**	**6.11%**	**$329,400**	**14.21%**	**$65,000**	**2.80%**

OBO MPP Change Order/Amendment
Implementation Plan Addendum

In Accordance with MPP Guidelines Change Orders/Amendments: If any change order/amendment are required on a MPP project the protégé must be notified prior to the request for approval and given the opportunity to provide services. In addition, the MPP minimum percentage must be maintained, where appropriate, throughout the duration of the project.

OBO Verification	Contract/Change Order Amount	Mentor Amount	Mentor Percentage	Protégé Amount	Protégé Percentage	Subcontractors /Subconsultants Amount	Subcontrac /Subconsult Percenta
Original Contract:	$1,848,321	$1,055,410	57.10%	$386,611	20.92%	$406,300	21.98%
CA1:	$397,594	$197,327	49.63%	$81,267	20.44%	$119,000	29.93%
This Change Order: (Increase)	$71,500	$6,500	9.09%	$0	0%	$65,000	90.91%
Revised Contract:	**$2,317,415**	**$1,259,237**	**54.34%**	**$467,878**	**20.19%**	**$590,300**	**25.47%**

MPP Project #/Name: SS7560 Lower Crane Creek Equalization Storage **Change Order #:** 02 (Ex: 01, 02)

Change Order/Amendment Amount: $71,500

Amendment Justification: Provided **Below**; or Attach (*Justification must include a statement as to why the services could not be completed under the current timeframe or approved funding*) : ☒ Yes ☐ No

As part of the preliminary design efforts currently underway on the project, it became apparent that a specialized evaluation of the site flow conditions via scaled modeling is required to properly assess the localized hydraulic aspects of the final design so that the appropriate design conditions are met by the project. Incorporation of the additional scaled modeling effort into the existing project is the most logical and straightforward mechanism to complete the original project and reduce schedule delays associated with the additional work.

Change Order/Amendment Type:

1. ☐ **Time Extension – New End Date:** __ _____ (Please sign & return form if no cost)
2. ☒ **Change of Subcontractor:** Clemson Engineering Hydraulics (CEH) (Please provide reason below for the change, have Mentor and Protégé sign off & return form)

CEH is a specialized subcontractor uniquely qualified for scale modeling of hydraulic condition assessments for sewer structures.

3. ☒ **Funding Increase – Amount = $71,500** (Please continue on to questions 3 A & B below)
   - **A. Will protégé be performing any work within this change order?** ☐ **Yes** ☒ **No (If no, skip to B)**
     - **Amount of Change Order/Amendment to be received by the protégé:** $_____
     - **Please indicate the services the protégé will be providing for this change order/amendment (in box below):**

Attachment: CA#2 Hazen Sawyer SS7560 Lower Crane Ck. Equalization Storage (6669 : SS7560 Hazen and Sawyer CA#2 Lower Crane Creek

B. If Protégé will not be providing any services on this change order/amendment, please indicate why in the box below:

The scale modeling service is a discrete hydraulic assessment/evaluation that is more appropriately performed by a specialized subcontractor like CEH.

4. Revised scope of work

Specialized Scale Modeling of the pipe/channel hydraulics between and within the sewer structures on the site.

By signing below, all parties agree to the information submitted in this document. Additionally, the protégé also agrees that they have received notification of the referenced change order/amendment for this project and were given the opportunity to provide services.

EXECUTED by Kevin M. Bair (Mentor Firm) this 15th day of March 20 21.

By: _____ Title: Project Manager

Firm Name: Hazen and Sawyer

EXECUTED by Palmetto Consulting Engineering Group, Inc. (Protégé Firm) this 15th day of March 20 21.

By: H. Marguerite McClam Title: President

Firm Name: Palmetto Consulting Engineering Group, Inc.

OBO Statement for the change order/amendment:

OBO Compliance has reviewed the funding increase and change of subcontractor amendment. The original project contract amount was $1,848,321.00. The original amount received by the protégé was $386,611.00 or 20.92% of the original contract amount. The revised total contract amount is $2,317,415.00, which includes the current and any previous contract amendments for this project. The protégé will receive $467,878.00 or 20.19% of the revised total contract amount.

RECOMMENDED FOR APPROVAL: EXECUTED by the Office of Business of Opportunities, Compliance Division on this 22 day of March, 20 21.

By: Latonya Germany Title: Program Compliance Specialist

• Per the MPP Guidelines: The Mentor will maintain the Protégé's 20% required minimum (or more) of the total contract cost, throughout the duration of the project.

*This information is only required if the amendment is greater than $50,000, and the amendment must be approved by the City Council.

Attachment: CA#2 Hazen Sawyer SS7560 Lower Crane Ck. Equalization Storage (6669 : SS7560 Hazen and Sawyer CA#2 Lower Crane Creek

Clean Water 2020

Sewer Manhole
Sewer Gravity Mains (>= 15")
Sewer Gravity Mains (Active, City)
Tax Parcel
CIP Site Location
Basin Boundary

1 inch = 200 feet
0 125 250 Feet

SS7560 Lower Crane Creek Equalization Storage

Prepared For: Water 2020

Packet Pg. 121

7.a

Attachment: CA#2 Hazen Sawyer SS7560 Lower Crane Ck. Equalization Storage (6669 : SS7560 Hazen and Sawyer CA#2 Lower Crane Creek

We Are Columbia

MEETING DATE: **May 18, 2021**

DEPARTMENT: **Procurement and Contracts**

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

SUBJECT: **Council is asked to approve Contract Amendment #1 to an Indefinite Delivery Contract for Waterline/Hydrant Leak Restoration Services, as requested by Columbia Water. Award to Lake Murray Utility Company, Inc. in the amount of $150,000.00. This firm is located in Chapin, SC.**

REQUISITION NO.: **R208045**

FUNDING SOURCE & ORIGINAL BUDGET: **Funding Source: Engineering Wastewater System Improvements – Special Contracts – Water/Sewer, Stormwater (5516221-638305). The original budget amount was $250,000.00. The budget amount for this amendment is $150,000.00. The total revised budget amount is $400,000.00.**

BUSINESS PROGRAM: **Mentor Protege Program**

CLEAN WATER 2020?: **No**

FOCUS AREAS: **Innovative & High Quality Municipal Services**

PURPOSE:

This is a Mentor Protégé Program Project. Lake Murray Utility Company, Inc. of Chapin, SC is the mentor and will provide overall project management, billing, and ordering services at 80% ($320,000.00) of the total revised contract amount. J.W. Brown Construction, LLC of Lexington, SC is the protégé and will provide waterline repair services at 20% ($80,000.00) of the total revised contract amount.

Contract Amendment #1 is requested to increase funding for additional leak and hydrant repair work.

Current and Proposed Change and Basis for Payment:

Original Contract Amount (Fiscal Year 2020 - 2021; Purchase Order# P187183):	$250,000.00

Current Contract Amount:	**$250,000.00**
This Contract Amendment #1 (Cost Increase; Purchase Order# P187183):	**$150,000.00**
Revised Contract Amount:	**$400,000.00**

ATTACHMENTS:

- CA#1 Lake Murray Utilities - Waterline and Hydrant Repairs IDC (PDF)
- OBO_Plan_MPP. LMU (PDF)

Contract Amendment #1

Indefinite Delivery Contract (IDC) for Waterline/Hydrant Leaks Restoration Services

Columbia Water Preapproved Contractors Listing

Lake Murray Utility Company, Incorporated

May 3, 2021

Description of Change: Request change in Agreement for Engineering Services between the City of Columbia (City) and Lake Murray Utility Company, Incorporated (Contractor) executed December 3, 2020 (Agreement) to increase the contract amount for additional leak and hydrant repair work.

All other provisions of the Agreement, except as herein modified or changed, remain in full force and effect.

Current and Proposed Change and Basis for Payment:

Original Contract Amount (Fiscal Year 2020 – 2021; Purchase Order# P187184):	$250,000.00
Current Contract Amount:	**$250,000.00**
This Contract Amendment #1 (Cost Increase/Addition; Purchase Order# P187184):	**$150,000.00**
Revised Contract Amount:	**$400,000.00**

This Change is Acceptable:

Name of Firm
Lake Murray Utility Company, Incorporated

R. Jennings Parker
Print Name

R. Jennings Parker
Signature

5-6-2021
Date

City of Columbia
Office of the City Manager

Teresa Wilson, City Manager

Signature

Date Witness

APPROVED AS TO FORM

Legal Department City of Columbia, SC
5/6/2021

Attachment: CA#1 Lake Murray Utilities - Waterline and Hydrant Repairs IDC (6670 : Lake Murray Utility Company, Inc. CA#1 IDC Contract for Waterline/Hydrant Leaks Restoration)

CITY OF COLUMBIA

Office of Business Opportunities Compliance
1401 Main Street 4th Floor | Columbia, South Carolina 29201
Phone: 803-545-4185

We Are Columbia

MENTOR PROTÉGÉ PROGRAM
Implementation Plan for IDC's

Date: 5-6-2021

IDC Project Name & Project Number: Water leak / hydrant IDC

Mentor: Lake Murray Utility Co., Inc.

Protégé: J.W. Brown Construction

Total Project Contract Amount: Total $400,000 ($250,000 previously approved + $150,000 being requested)

Mentor Amount: $320,000

Mentor % of Total Contract: 80%

Protégé Amount: $80,000

Protégé % of Total Contract: 20%

Duration of the Project: _____

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

The full scope of services needs to be provided to the protégé and a meeting/discussion between the protégé and mentor needs to be held. The protégé and mentor must mutually agree upon the services the protégé will provide at 20% or more throughout the duration of the contract. These services should be based on current capabilities as well as developing and building upon new capacities and skills sets.

A completed Business Information Records (BIR) form is required, and will be reviewed along with this Implementation Plan. **The information recorded in the BIR must be consistent with the Implementation Plan.**

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

We will subcontract a minimum of 20% to our protege giving them specific work to complete working along side of Mentor.

Attachment: OBO_Plan_MPP. LMU (6670 : Lake Murray Utility Company, Inc. CA#1 IDC Contract for Waterline/Hydrant Leaks Restoration)

CITY OF COLUMBIA

We Are Columbia

Office of Business Opportunities Compliance
1401 Main Street 4th Floor | Columbia, South Carolina 29201
Phone: 803-545-4185

2. Proposed manpower and resources from both the Mentor and the Protégé are required for the project. *Address key personnel, equipment/materials, and insurance/bonding. Additionally, included any special arrangements where applicable.*

Mentor:

We will use our crew and our equipment

Protégé: John Brown is their supervisor. They will use their own equipment and ours when needed.

Please ensure that all Subcontractors are listed on the Business Information Records (BIR) and complete items below:

List Subcontractors Names below: (Do not include Protégé)	Who will the subcontractor report to?	Who is responsible for payment of the subcontractor?

5. What scope of work is to be performed by each participant of the MPP team utilizing the proposed resources identified above?

a. Description of Mentor's responsibilities on project:

Overall project management, billing, ordering material, addressing safety issues, calling in locates

b. Description of Protégé responsibilities on project: Reporting any problems to mentor with specific work assigned to them while maintaining safety goals.

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

Keeping up with weekly completion goals - meeting with city inspectors if needed, communicating w/ eachother on issues.

Attachment: OBO_Plan_MPP: LMU (6670 : Lake Murray Utility Company, Inc. CA#1 IDC Contract for Waterline/Hydrant Leaks Restoration)

CITY OF COLUMBIA

Office of Business Opportunities Compliance
1401 Main Street 4th Floor | Columbia, South Carolina 29201
Phone: 803-545-4185

MENTOR-PROTEGE IMPLEMENTATION PLAN SIGNATURE SHEET

MPP participants acknowledge that any change orders/contract amendments to this project will require a completed Implementation Plan Addendum for each change order/contract amendment made to the project.

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

EXECUTED by Lake Murray Utility (Mentor Firm) this 6th day of May 2021.
Corporate SEAL

By: R. Jennings Parker
Title: President
Firm Name: Lake Murray Utility Company, Inc.

ATTEST:
By: Cheryl K. Goodee
Title: office manager

EXECUTED by J.W. Brown Const., LLC (Protégé Firm) this 6th day of May 2021.
Corporate SEAL

By: John W. Brown
Title: President
Firm Name: J.W. Brown Construction, LLC

ATTEST: Cheryl K. Goodee
By: _____
Title: Office Manager

RECOMMENDED FOR APPROVAL:
EXECUTED by the Office of Business Opportunities - Compliance on this ____ day of _____ 20____.

By: _____

Title: _____

Attachment: OBO_Plan_MPP_LMU (6670 : Lake Murray Utility Company, Inc. CA#1 IDC Contract for Waterline/Hydrant Leaks Restoration)

We Are Columbia

MEETING DATE: **May 18, 2021**

DEPARTMENT: **Procurement and Contracts**

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

SUBJECT: **Council is asked to approve Contract Amendment #1 to an Indefinite Delivery Contract for Waterline/Hydrant Leak Restoration Services, as requested by Columbia Water. Award to GH Smith Construction, Inc. in the amount of $200,000.00. This firm is located in Columbia, SC.**

REQUISITION NO.: **R208044**

FUNDING SOURCE & ORIGINAL BUDGET: **Funding Source: Engineering Wastewater System Improvements – Special Contracts – Water/Sewer, Stormwater (5516221-638305). The original budget amount was $250,000.00. The budget amount for this amendment is $200,000.00. The total revised budget amount is $450,000.00.**

BUSINESS PROGRAM: **Mentor Protege Program**

CLEAN WATER 2020?: **No**

FOCUS AREAS: **Innovative & High Quality Municipal Services**

PURPOSE:

This is a Mentor Protégé Program Project. GH Smith Construction, Inc. of Columbia, SC, is the mentor and will provide equipment/materials, and insurance/bonding services at 80% ($360,000.00) of the total revised contract amount. Smoak Construction, a Minority Business Enterprise (W) of Little Mountain, SC, is the protégé and will provide waterline repair services and equipment/materials at 20% ($90,000.00) of the total revised contract amount.

Contract Amendment #1 is requested to increase funding for additional leak and hydrant repair work.

Current and Proposed Change and Basis for Payment:

Original Contract Amount (Fiscal Year 2020 - 2021; Purchase Order# P187183):	$250,000.00
Current Contract Amount:	**$250,000.00**

This Contract Amendment #1 (Cost Increase; Purchase Order# P187183):	**$200,000.00**
Revised Contract Amount:	**$450,000.00**

ATTACHMENTS:

- CA#1 GH Smith - Waterline and Hydrant Repairs IDC (PDF)
- WM4605 IDC MPP 20-21 (PDF)

Contract Amendment #1

Indefinite Delivery Contract (IDC) for Waterline/Hydrant Leaks Restoration Services

Columbia Water Preapproved Contractors Listing

GH Smith Construction, Incorporated

May 3, 2021

Description of Change: Request change in Agreement for Engineering Services between the City of Columbia (City) and GH Smith Construction, Incorporated (Contractor) executed December 3, 2020 (Agreement) to increase the contract amount for additional leak and hydrant repair work.

All other provisions of the Agreement, except as herein modified or changed, remain in full force and effect.

Current and Proposed Change and Basis for Payment:

Original Contract Amount (Fiscal Year 2020 – 2021; Purchase Order# P187183):	$250,000.00
Current Contract Amount:	**$250,000.00**
This Contract Amendment #1 (Cost Increase/Addition; Purchase Order# P187183):	**$200,000.00**
Revised Contract Amount:	**$450,000.00**

This Change is Acceptable:

Name of Firm
GH Smith Construction, Incorporated

Karen S McLane
Print Name

Signature

5/6/21
Date

City of Columbia
Office of the City Manager

Teresa Wilson, City Manager

Signature

Date Witness

APPROVED AS TO FORM

Legal Department City of Columbia, SC

5/6/2021

Attachment: CA#1 GH Smith - Waterline and Hydrant Repairs IDC (6690 : GH Smith Contruction, Inc.. CA#1 IDC Contract for Waterline/Hydrant

CITY OF COLUMBIA

Office of Business Opportunities Compliance
1401 Main Street 4th Floor | Columbia, South Carolina 29201
Phone: 803-545-4185

We Are Columbia

MENTOR PROTÉGÉ PROGRAM
Implementation Plan for IDC's

Date: _____5/5/21_____

IDC Project Name & Project Number: ___**WM4605 Water Leaks & FH 2020 Batch 4**____

Mentor: _GH Smith Construction Inc_____

Protégé: Smoak Construction LLC _____ ___

Total Project Contract Amount: $450,000.00 ($250,000 previously approved + $200,000 additional)

Mentor Amount: __$360,000.00_____ __

Mentor % of Total Contract: __**80%**_____ ___

Protégé Amount: __$90,000.00_____ ___

Protégé % of Total Contract: __**20%**_____ __

Duration of the Project: _____ __

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

The full scope of services needs to be provided to the protégé and a meeting/ discussion between the protégé and mentor needs to be held. The protégé and mentor must mutually agree upon the services the protégé will provide at 20% or more throughout the duration of the contract. These services should be based on current capabilities as well as developing and building upon new capacities and skills sets.

A completed Business Information Records (BIR) form is required, and will be reviewed along with this Implementation Plan. **The information recorded in the BIR must be consistent with the Implementation Plan.**

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

Per our plan in place each company will handle each repair on their own.

Attachment: WM4605 IDC MPP 20-21 (6690 : GH Smith Contruction, Inc.. CA#1 IDC Contract for Waterline/Hydrant Leaks Restoration)

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2. Proposed manpower and resources from both the Mentor and the Protégé are required for the project. *Address key personnel, equipment/materials, and insurance/bonding. Additionally, included any special arrangements where applicable.*

Mentor: Each company will use their own equipment and manpower. GH Smith will handle insurance and bond. We will call in locates and handle billing

Protégé: Smoak is able to handle these on their own without supervision but will report to us with status.

Please ensure that all Subcontractors are listed on the Business Information Records (BIR) and complete items below:

List Subcontractors Names below: (Do not include Protégé)	Who will the subcontractor report to?	Who is responsible for payment of the subcontractor?
none		

5. What scope of work is to be performed by each participant of the MPP team utilizing the proposed resources identified above?

a. Description of Mentor's responsibilities on project: Coordinate who will do which ones—billing.

b. Description of Protégé responsibilities on project: Doing repair work on their own—purchase own materials use own equipment.

c. Description of responsibilities that will be completed as a team: Just coordinate via phone on each one

Attachment: WM4605 IDC MPP 20-21 (6690 : GH Smith Contruction, Inc.. CA#1 IDC Contract for Waterline/Hydrant Leaks Restoration)

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Phone: 803-545-4185

MENTOR-PROTEGE IMPLEMENTATION PLAN SIGNATURE SHEET

MPP participants acknowledge that any change orders/contract amendments to this project will require a completed Implementation Plan Addendum for each change order/contract amendment made to the project.

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

EXECUTED by GH Smith Const (Mentor Firm) this 5 day of May 2021.
Corporate SEAL

By: _____
Title: V. Pres.
Firm Name: GH Smith Const. Inc.

ATTEST:
By: _____
Title: Assist. Sec.

EXECUTED by Smoak Const LLC (Protégé Firm) this 5 day of May 2021.
Corporate SEAL

By: _____
Title: Owner
Firm Name: Smoak Const.

ATTEST:
By: _____
Title: Owner

RECOMMENDED FOR APPROVAL:
EXECUTED by the Office of Business Opportunities - Compliance on this 7 day of May 2021.

By: *Juliet M Nelly*

Attachment: WM4605 IDC MPP 20-21 (6690 : GH Smith Contruction, Inc.. CA#1 IDC Contract for Waterline/Hydrant Leaks Restoration)

We Are Columbia

MEETING DATE: **May 18, 2021**

DEPARTMENT: **Procurement and Contracts**

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

SUBJECT: **Council is asked to approve Contract Amendment #1 to an Indefinite Delivery Contract for Waterline/Hydrant Leak Restoration Services, as requested by Columbia Water. Award to Carolina Tap and Bore, Inc. in the amount of $250,000.00. This firm is located in West Columbia, SC.**

REQUISITION NO.: **R208046**

FUNDING SOURCE & ORIGINAL BUDGET: **Funding Source: Engineering Wastewater System Improvements – Special Contracts – Water/Sewer, Stormwater (5516221-638305). The original budget amount was $500,000.00. The budget amount for this amendment is $250,000.00. The total revised budget amount is $750,000.00.**

BUSINESS PROGRAM: **Mentor Protege Program**

CLEAN WATER 2020?: **No**

FOCUS AREAS: **Innovative & High Quality Municipal Services**

PURPOSE:

This is a Mentor Protégé Program Project. Carolina Tap & Bore, Inc. of West Columbia, SC is the mentor and will provide labor, equipment/materials, and insurance and bonding services for the project at 80% ($600,000.00) of the revised total contract amount. LG Utility Contractors, Inc., a Minority Business Enterprise (W) of Lugoff, SC is the protégé and will provide waterline repair services, labor, equipment, and insurance and bonding at 20% ($150,000.00) of the revised total contract amount.

Contract Amendment #1 is requested to increase funding for additional leak and hydrant repair work.

Current and Proposed Change and Basis for Payment:

Original Contract Amount (Fiscal Year 2020 - 2021; Purchase Order# P187185):	$500,000.00

Current Contract Amount:	**$500,000.00**
This Contract Amendment #1 (Cost Increase; Purchase Order# P187185):	**$250,000.00**
Revised Contract Amount:	**$750,000.00**

ATTACHMENTS:

- CA#1 Carolina Tap Bore - Waterline and Hydrant Repairs IDC (PDF)
- CTB Copier_IPA (PDF)

Contract Amendment #1

Indefinite Delivery Contract (IDC) for Waterline/Hydrant Leaks Restoration Services

Columbia Water Preapproved Contractors Listing

Carolina Tap and Bore, Incorporated

May 3, 2021

Description of Change: Request change in Agreement for Engineering Services between the City of Columbia (City) and Carolina Tap and Bore, Incorporated (Contractor) executed December 3, 2020 (Agreement) to increase the contract amount for additional leak and hydrant repair work.

All other provisions of the Agreement, except as herein modified or changed, remain in full force and effect.

Current and Proposed Change and Basis for Payment:

Original Contract Amount (Fiscal Year 2020 – 2021; Purchase Order# P187185):	$500,000.00
Current Contract Amount:	**$500,000.00**
This Contract Amendment #1 (Cost Increase/Addition; Purchase Order# P187185):	**$250,000.00**
Revised Contract Amount:	**$750,000.00**

This Change is Acceptable:

Name of Firm
Carolina Tap and Bore, Incorporated

Richard Young
Print Name

Signature

5-10-2021
Date

City of Columbia
Office of the City Manager

Teresa Wilson, City Manager

Signature

Date Witness

APPROVED AS TO FORM

Legal Department City of Columbia, SC

5/6/2021

Attachment: CA#1 Carolina Tap Bore - Waterline and Hydrant Repairs IDC (6692 : Carolina Tap and Bore, Inc.. CA#1 IDC Contract for

CITY OF COLUMBIA

Office of Business Opportunities Compliance
1401 Main Street 4th Floor | Columbia, South Carolina 29201
Phone: 803-545-4185

MENTOR PROTÉGÉ PROGRAM
Implementation Plan for IDC's

Date: _____5-07-21_____

IDC Project Name & Project Number: ___**WM 4554 Water Leaks & Fire hydrant Pilot** _____

Mentor: ___Carolina Tap and Bore _____

Protégé: ___LG Utilities _____

Total Project Contract Amount: _____750,000.00__($500,000 previously approved + $250,000 requesting approval)

Mentor Amount: _____**600,000.00**_____

Mentor % of Total Contract: _____**80%**_____

Protégé Amount: _**150,000.00**_____

Protégé % of Total Contract: ____**20%**_____

Duration of the Project: __**Through June 18-2021**_____

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

The full scope of services needs to be provided to the protégé and a meeting/discussion between the protégé and mentor needs to be held. The protégé and mentor must mutually agree upon the services the protégé will provide at 20% or more throughout the duration of the contract. These services should be based on current capabilities as well as developing and building upon new capacities and skills sets.

A completed Business Information Records (BIR) form is required, and will be reviewed along with this Implementation Plan. **The information recorded in the BIR must be consistent with the Implementation Plan.**

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

When the protégé is working on the project, the mentor will assign a foreman or key man to assist and train in areas as needed.

Attachment: CTB Copier_IPA (6692 : Carolina Tap and Bore, Inc.. CA#1 IDC Contract for Waterline/Hydrant Leaks Restoration)

CITY OF COLUMBIA

Office of Business Opportunities Compliance
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Phone: 803-545-4185

2. Proposed manpower and resources from both the Mentor and the Protégé are required for the project. *Address key personnel, equipment/materials, and insurance/bonding. Additionally, included any special arrangements where applicable.*

Mentor: We will supply skilled foreman and operators on project. The equipment to be used will be Mini excavator 50 series and dump trucks. The materials that are supplied on most of the contract will be supplied by the mentor. Insurance and bonding will be met per requirements.

Protégé: Protégé will also provide crew with skilled foreman and the same type of equipment as above. Protégé will also carry required insurance and bonding as required.

Please ensure that all Subcontractors are listed on the Business Information Records (BIR) and complete items below:

List Subcontractors Names below: (Do not include Protégé)	Who will the subcontractor report to?	Who is responsible for payment of the subcontractor?
No Sub contractors intended		

5. What scope of work is to be performed by each participant of the MPP team utilizing the proposed resources identified above?

a. Description of Mentor's responsibilities on project: This project consist of leaks and the installation of Fire hydrants. Both Mento & Protégé will be assigned these tasks. The Mentor will have a superintendent over see each task as they are completed by Mentors crew and proteges crew.

b. Description of Protégé responsibilities on project: The protégé will be responsible for traffic control, excavation, repairing leaks, installing Fire hydrants, replacing fill and repairing Roads.

c. Description of responsibilities that will be completed as a team: There will be several tasks that will require more manpower than one crew. When this type of situation comes up, we will team the Mentors crew and the proteges crew together to complete the task. We have done this in the past and it has worked out very well.

Attachment: CTB Copier_IPA (6692 : Carolina Tap and Bore, Inc.. CA#1 IDC Contract for Waterline/Hydrant Leaks Restoration)

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We Are Columbia

MENTOR-PROTEGE IMPLEMENTATION PLAN SIGNATURE SHEET

MPP participants acknowledge that any change orders/contract amendments to this project will require a completed Implementation Plan Addendum for each change order/contract amendment made to the project.

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

EXECUTED by Carolina Tap & Bore, Inc. (Mentor Firm) this 7day of May 2021.
Corporate SEAL

By: Richard Young
Title: President
Firm Name: Carolina Tap & Bore, Inc.

ATTEST:
By: Melba Cannon
Title: Corporate Secretary

EXECUTED by LG Utility Contractors, Inc. (Protégé Firm) this 7 day of May 2021.
Corporate SEAL

By: Suzanne Bell Leitner
Title: President
Firm Name: LG Utility Contractors, Inc.

ATTEST:
By: Mela Cannon
Title: Corporate Secretary

RECOMMENDED FOR APPROVAL:
EXECUTED by the Office of Business Opportunities - Compliance on this 10 day of May 20 21.

By: *Juliet M. Nelly*

Title: Program Administrator

Attachment: CTB Copier_IPA (6692 : Carolina Tap and Bore, Inc.. CA#1 IDC Contract for Waterline/Hydrant Leaks Restoration)

We Are Columbia

MEETING DATE: **May 18, 2021**

DEPARTMENT: **Procurement and Contracts**

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

SUBJECT: **Council is asked to approve Contract Amendment #1; Metro Wastewater Treatment Plant – Bi-Annual Plant Maintenance, as requested by Columbia Water. Award to Charles Underwood, Inc. as a Sole Source in the amount of $195,283.21. This firm is located in Sanford, NC.**

REQUISITION NO.: **P187003**

FUNDING SOURCE & ORIGINAL BUDGET: **Funding Source: Utilities Metro Wastewater Treatment Plant - Machinery Equipment Capital (5516208-638300). The original budget amount was $50,000.00. The budget amount for this amendment is $195,283.21. The total revised budget amount is $245,283.21.**

CLEAN WATER 2020?: **No**

FOCUS AREAS: **Innovative & High Quality Municipal Services**

Proposed Changes and Basis for Payment:

Original Contract Price	$50,000.00
Amendment Number # 1 (Cost Increase; P187003)	$195,283.21
Revised Contract Price	**$245,283.21**

ATTACHMENTS:

- Legal Approved_PO Mod Underwood (PDF)
- Legal Approved_CA#1 Underwood (PDF)

We Are Columbia

MEETING DATE:	**May 18, 2021**
DEPARTMENT:	**Procurement and Contracts**
FROM:	***Sandra Middleton, Purchasing Agent***
SUBJECT:	**Council is asked to approve Contract Amendment #2 for Project SS753901; Major Sewer Pipe Rehabilitation Project, as requested by Columbia Water. Award to Black and Veatch Corporation in the amount of $1,309,250.00. The firm is located in Columbia, SC.**
REQUISITION NO.:	**R205424**
FUNDING SOURCE & ORIGINAL BUDGET:	**Funding Source: Water and Sewer Capital Projects - Unforeseen and Miscellaneous Projects - Capital Project Costs (5529999-SS728801-658650). The original budget amount was $3,735,445.00. The budget amount for this amendment is $1,309,250.00. The total revised budget amount is $5,044,695.00.**
BUSINESS PROGRAM:	**Mentor Protege Program**
CLEAN WATER 2020?:	**Yes**
FOCUS AREAS:	**Innovative & High Quality Municipal Services**

PURPOSE:

This is a Clean Water 2020 Program Project and Mentor Protégé Program Project. Black & Veatch Corporation of Columbia, SC is the mentor and will provide design, permitting, bidding assistance, and construction phase services at 76.47% ($3,857,845.00) of the revised total contract amount. Highfill Infrastructure Engineering, PC, of Columbia, SC, is the protégé and will provide design, field reconnaissance, regulatory review, utility coordination, permitting construction observation, and management of subconsultants services at 21.96% ($1,107,725.00) of the revised total contract amount.

The following subconsultant will provide additional services:

Bunnell-Lammons Engineering of Greenville, SC will provide geotechnical exploration services at 1.57% ($79,125.00) of the revised total contract amount.

Proposed Change and Basis for Payment:

Original Contract Amount (September 9, 2020 to September 9, 2025; Purchase Order# P186005):	$3,735,445.00
Current Contract Total:	**$3,735,445.00**
Amendment #1 (No Cost Change; Project Name Change; Purchase Order# P186005):	$0.00
This Change Amendment #2 (Cost Increase/Addition; Purchase Order# P186005):	**$1,309,250.00**
Revised Contract Amount:	**$5,044,695.00**

ATTACHMENTS:

- SS753901 B&V CA#2 Major Sewer Pipe Rehab (PDF)

Contract Amendment #2

SS753901 Major Sewer Pipe Rehabilitation Project

Black and Veatch Corporation

RFQ011-16-17-NMJ

April 13, 2021

Description of Change: Request change in Agreement for Engineering Services between the City of Columbia (City) and Black and Veatch Corporation (Engineer) dated September 4, 2020 (Agreement) to compensate the Engineer for additional engineering services regarding the inclusion of assets to be rehabilitated via the Pipe Bursting technique. The referenced additional engineering services are further described within the attached hereto.

All other provisions of the Agreement, except as herein modified or changed, remain in full force and effect.

Proposed Change and Basis for Payment:

Original Contract Amount (September 9, 2020 to September 9, 2025; Purchase Order# P186005):	$3,735,445.00
Current Contract Total:	**$3,735,445.00**
Amendment #1 (No Cost Change; Project Name Change; Purchase Order# P186005):	$0.00
This Change Amendment #2 (Cost Increase/Addition; Purchase Order# P186005):	**$1,309,250.00**
Revised Contract Amount:	**$5,044,695.00**

This Change is Acceptable:

Name of Firm
Black and Veatch Corporation

William J. Wells
Print Name

William J Wells
Signature

5/6/21
Date

City of Columbia
Office of the City Manager

Teresa Wilson, City Manager

Signature

Date Witness

APPROVED AS TO FORM

Legal Department City of Columbia, SC
5/3/2021

Attachment: SS753901 B&V CA#2 Major Sewer Pipe Rehab (6676 : SS753901 Black and Veatch CA#2 Major Sewer Pipe Rehabilitation Project)

COST CHANGE AMENDMENT DETAILS

Contract Amendment #2
Major Sewer Pipe Rehabilitation Project
CIP NUMBER: SS7539

I. SCOPE ADDITION/DELETION

Black & Veatch (CONSULTANT) will provide the Scope of Services as described below. These items are in addition to the scope of services included in the Agreement between the City of Columbia (CITY) and Consultant dated September 9, 2020 for the named project.

Cured-In-Place Pipe (CIPP), Geopolymer, and Pipe Bursting are all trenchless pipe rehabilitation technologies that include many similar activities required during design such as: performing site visits to confirm access and material laydown; reviewing inspection data and CCTV data of existing infrastructure; surveying of properties to produce construction documents, confirm existing utilities, confirm environmental conditions, and produce easement figures for construction; geotechnical exploration to confirm subsurface conditions; production of construction drawings and specifications; and permitting with local agencies.

Each of these trenchless technologies also include similar activities during construction such as: cleaning existing pipe prior to rehabilitation, CCTV inspection of existing pipe before and after rehabilitation, and spot repair to correct pipe defects prior to rehabilitation. With this being the case, the project team discussed that it would be beneficial to work on the Pipe Bursting Project Type simultaneously with the CIPP and Geopolymer Project Types to avoid duplicate work, to allow the benefit of moving assets between project types as needed based on findings during design, and benefit from the compliment of ongoing work including specification development required for each project type.

The additional scope of work includes the addition of the Pipe Bursting Project Type which consists of 27,560 Linear Feet (LF) of pipeline segments and 1 manhole in Phase 1. The project includes 5,606 LF of High Priority segments as well as 21,954 LF of Other segments. There are no segments in the Pipe Bursting project type that are a part of Infrastructure Rehabilitation Report (IRR) Group 2. However, there are 16 segments that are included in IRR Group 3 and must be completed within the mandated schedule of 7 years after IRR approval. All High Priority pipeline segments are a part of IRR Group 3. The manhole is also a part of IRR Group 3. The anticipated deadline for IRR Group 3 is November 2027. Pipeline segments designated as “Other” are not included in the IRR.

Attachment: SS753901 B&V CA#2 Major Sewer Pipe Rehab (6676 : SS753901 Black and Veatch CA#2 Major Sewer Pipe Rehabilitation Project)

The Pipe Bursting Project Type consists of four (4) separate "groups" located in the Gills Creek, Rocky Branch, Saluda River, and Mill Creek sub-basins within the City as shown in Table 1. The pipe diameters range from 15-inch to 30-inch and the pipe materials include vitrified clay pipe (VCP), polyvinyl chloride (PVC) pipe, and ductile/cast iron pipe (DIP).

Table 1 - Pipe Bursting Project Groups

Project Groups	Diameter (in)	Total Length (LF)
Brandon Hills	15	2,756
	18	280
Columbia Armory	15	66
Harbison Blvd	15	870
Longwood Road	30	23,588

One segment shown in Table 2, because of the location or proximity to structures, will require relocation and not rehabilitation. The list of relocation segments within the Pipe Bursting Project Type may vary during the design process after site visits are completed and inspection data has been reviewed. Rehabilitation of the segments listed in Table 1, including all segments identified during design requiring remove and relocation, will be completed under this Amendment. The scope includes removal and relocation of segment identified in Table 2.

Table 2 - Segments Currently Identified for Remove and Relocation

Facility ID	Diameter (in)	Length (LF)	Classification	Project Group
03341MH_03373MH	15	187	Other	Brandon Hills

The general location of the Pipe Bursting Project Type is shown in Figure No. 1 below. The purpose of the project is to assist the City with obtaining easements, perform engineering and design services for permitting, bidding, and construction of sewer rehabilitation using Pipe Bursting for 27,560 LF of sewer and the rehabilitation of 1 manhole.

Attachment: SS753901 B&V CA#2 Major Sewer Pipe Rehab (6676 : SS753901 Black and Veatch CA#2 Major Sewer Pipe Rehabilitation Project)

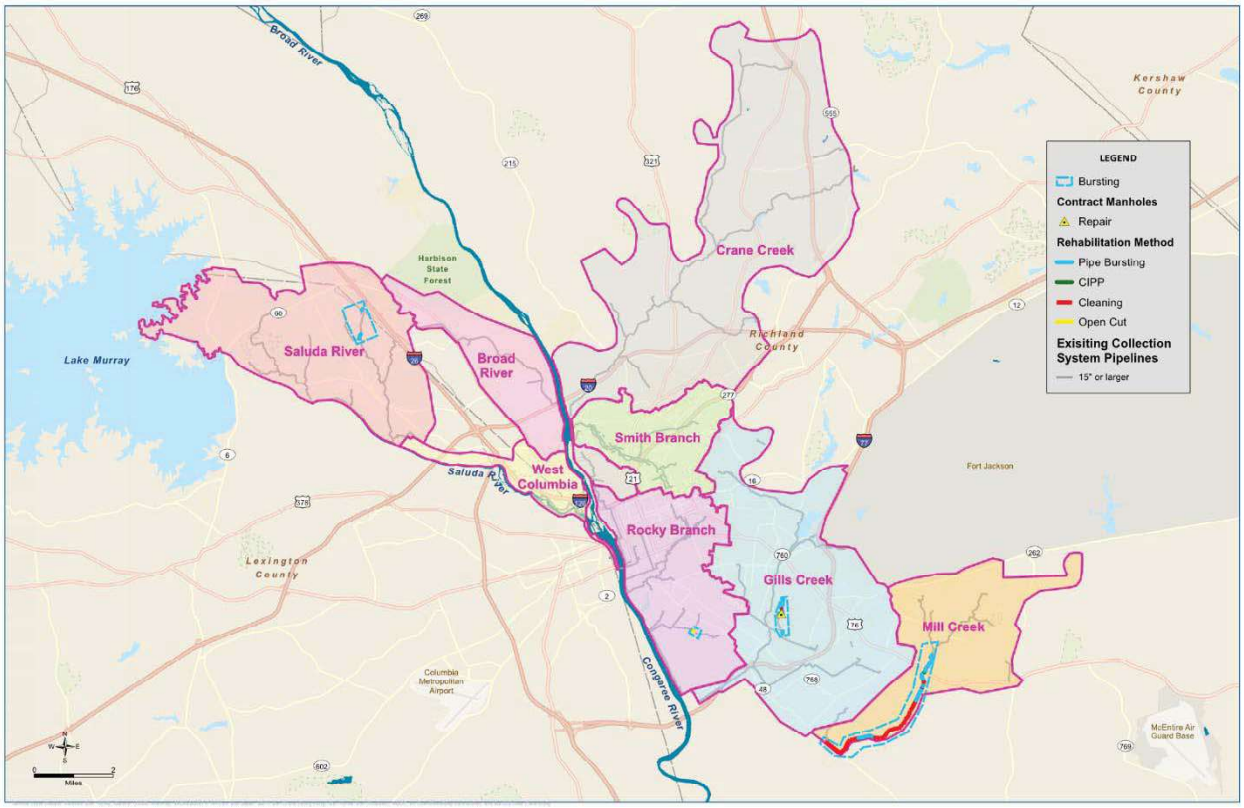

Figure 1 - Pipe Bursting Project Locations

In addition to the Pipe Bursting Project Type, the existing Riverbanks Zoo grit chamber and nine (9) sewer segments identified in Table 3 will be added to the CIPP Project Type for rehabilitation.

Table 3 - Additional Segments CIPP Project Type

Facility ID	Diameter (in)	Length (LF)
00428MH_00976MH	18	191
01238MH_00645MH	18	362
13923MH_13921MH	18	190
24390MH_34410MH	48	46
34410MH_24389MH	48	337
19213MH_26844MH	15	184
26806MH_26808MH	42	162
26818MH_26820MH	42	344

Attachment: SS753901 B&V CA#2 Major Sewer Pipe Rehab (6676 : SS753901 Black and Veatch CA#2 Major Sewer Pipe Rehabilitation Project)

Facility ID	Diameter (in)	Length (LF)
01488MH_01477MH	18	164

The following changes in existing Task 100 through Task 1100 are required to perform additional technical consulting support to the City of Columbia to include the additional Major Sewer Pipe Rehabilitation Pipe Bursting Project Type, including engineering services during detailed design and construction for the project.

Task 100 – Evaluation and Project Administration

This task will be amended to include continued administration tasks through the duration of Task 700. This includes the following:

110.3 General Project Administration – Pipe Bursting

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

- Maintain regular contact through CW2020 and the CITY's staff throughout the project.
- For Tasks 100 through Tasks 700, provide monthly schedule updates pertaining to Consultant's portion of the work to the CITY. The schedule will be included with an updated Monthly Progress Report to be submitted with a draft invoice to the CITY for review. A project schedule will be created and updated not less than monthly in MS Project. The initial detailed project schedule will be reviewed by the CITY before proceeding with the Scope of Service. The schedule will begin based on the date on the Notice to Proceed and will use the calendar days as outlined in Exhibit C (Gantt schedule). All documents provided to the CITY for review and approval will be provided in hardcopy and electronically in PDF format and loaded to SharePoint at a minimum.
- Invoice monthly and include amounts invoiced by sub-consultants in accordance with the City's invoicing procedures.
- Submit and load to SharePoint a Work Summary spreadsheet that the CITY will use to report to Cityworks® on areas that have been inspected or rehabilitated along with each monthly invoice. A comprehensive list is to be provided with each invoice identifying each pipe and/or manhole or other asset, and what was done (cleaning, CCTV, inspection, dye testing, smoke testing, etc.). A sample Work Summary template will be provided by the CITY for this spreadsheet.

Attachment: SS753901 B&V CA#2 Major Sewer Pipe Rehab (6676 : SS753901 Black and Veatch CA#2 Major Sewer Pipe Rehabilitation Project)

- Implement and adhere to internal quality control and quality assurance procedures and ensure all work performed by subconsultants and subcontractors meets these quality control and quality assurance procedures prior to issuance of all deliverables.
- Terminate Project Administration at the completion of Task 700.

120.3 Coordination Meetings – Pipe Bursting

Similar to the original scope, throughout design of the project, Consultant will maintain regular contact through the CW2020 and CITY's staff. Meetings include:

- A kickoff meeting at the beginning of the project to review the schedule, establish communication protocols, and address and establish any design alternative concepts for the Pipe Bursting project.
- Monthly progress meetings with CITY's Project Manager for duration of project of Tasks 100 through 700. A total of fifteen (15) monthly progress meetings are included for the Major Sewer Pipe Rehabilitation Pipe Bursting Project. It is assumed that these meetings will occur on the same day as the Cured-In-Place Pipe and Spray Applied Geopolymer monthly meetings. The Consultant will issue meeting minutes for each meeting.
- During Task 500, the Consultant will hold a design review meeting at the 60-percent, 90-percent design, and final design completion milestones. Design review meetings may be held concurrently with monthly progress meetings. At the project milestones (60-percent, 90-percent, and final design), the Consultant will compile all comments received during the meetings and respond to one consolidated set of comments from the CITY utilizing the CITY's Standard Comment Form. It is assumed that one set of consolidated comments will be received from the City for each deliverable (60-percent, 90-percent, and final design). Responses to the comments will be checked for acceptance by individual commenters before being accepted and closing out the individual comment. At the conclusion of final design, drawings and specifications will be submitted to the CITY for final review and approval. Revisions to the drawings will subsequently be made to incorporate the CITY's comments. This scope assumes four (4) sets of design and construction documents will be delivered for each submittal (60-percent, 90-percent, final, and bid set). Electronic copies of the contract documents will also be delivered in PDF format and loaded to SharePoint unless specified otherwise. Milestone checklists will be used by the CITY's review team during the 60- and 90-percent design review meetings. A copy of these checklists will be provided to Consultant by the CITY.
- This Scope includes two (2) additional coordination meetings to discuss issues during detailed design, modifications to City standards, and design alternatives if Pipe Bursting does not appear feasible.
- The Consultant will attend one (1) Pre-Bid Meeting for the Pipe Bursting project (Task 710.3).

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130.3 Project Management & Coordination with the CITY – Pipe Bursting

- Consultant will communicate with the CITY through a single point of contact, Consultant's Project Manager.
- Consultant will use SharePoint, provided by the CITY, to share and file documentation of project progress, data, decisions, deliverables, design and management of the project.
    - All documents should be loaded to SharePoint within seven (7) days. Consultant is responsible for checking the site monthly and addressing any deficiencies to ensure all content is current, follows the City's standard naming convention for documents, and that all content is loaded under the most appropriate category for each document. Consultant is responsible for breaking out documents such as invoices, monthly progress reports, schedules, etc. into separate categories (not scanning and loading multiple category documents into one file) so they can easily be found by searching by category and/or by document name.
- Consultant will adhere to and update Gantt schedule as shown in Exhibit C.
- Consultant will conduct coordination and progress meetings as outlined in Task 120.3 of this Scope of Services.

140.3 Public Outreach – Pipe Bursting

Similar to the original scope, Consultant will provide public relations support for this project to include:

- Implementation of the CITY's Public Relations Plan and public notification as required in the specifications during the design phase of the project. Consultant will attend, at a minimum, eight (8) public meetings with property owners and key stake holders within the project areas that will occur at approximately the 60-percent design milestone (Task 260.3). Consultant will prepare design technical documents and materials for the meetings, including draft design plans. Consultant will also have a computer with data accessible to show project area mapping, CCTV videos, zoom camera videos, photos, etc. of the project area and will show the information upon request at the meeting.
- Consultant will prepare all displays and handouts needed for the meeting(s).
- Consultant assumes only South Carolina staff will be present at the public outreach meetings.

150.3 Mentor-Protégé Program – Pipe Bursting

Similar to the original scope, Consultant and Highfill Infrastructure Engineering (HIE) will provide the following in compliance with the City of Columbia's Mentor-Protégé Program:

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

Task 100 Deliverables:

- Monthly Progress Reports for Pipe Bursting Project Type
- Updated Monthly Project Schedule for Pipe Bursting Project Type
- Meeting Minutes for Monthly Progress Meetings, Coordination Meetings, and Design Review Meetings for Pipe Bursting Project Type
- Public Outreach Mailers, Materials, Displays, and Handouts for Meetings for Pipe Bursting Project Type
- Quarterly Report Form for Mentor-Protégé Program
- Monthly Invoices

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

Preliminary efforts under task 200 are intended to be confirmation of information provided in SS7453 PDRs.

210.3 General Data Collection, Field Recon and Coordination – Pipe Bursting

- Consultant will coordinate with the CITY to obtain the most recent existing sanitary sewer GIS data in the project area and review with CITY staff to verify accuracy.
- Consultant will obtain the most recent county tax map records identifying property potentially affected by the project.
- Consultant will obtain the most recent SCDOT and CITY maps for road and street right-of-way information.
- Consultant will contact utilities in the area that can be determined from field observation for mapping and location information that may impact construction of the proposed sewer rehabilitation.

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- Consultant will use existing aerial mapping along with utility mapping, county property maps and street right-of-way information for the base map of the contract drawings.
- Field Reconnaissance:
  - Field reconnaissance may be conducted to confirm access for construction. Observation during the field reconnaissance will be recorded and used to identify qualifying or disqualifying issues associated with the construction access.
  - Based on observations Consultant will meet with the CITY to discuss results of the data gathering and field reconnaissance for possible alternatives to the proposed construction method if Pipe Bursting is currently not feasible or desired by the CITY in cases such as locations where a structure is encroaching on the easement or is located over the pipeline. Consultant will present alternative designs to the CITY for review including potential relocations during monthly progress or coordination meetings included in Task 100. During the monthly progress or coordination meeting, the CITY and Consultant will agree upon the selected design alternative. This must be completed before advancing to final design (by 60% design).

220.3 Preliminary Agency Coordination and Meetings – Pipe Bursting

- Consultant will contact all known regulatory agencies that may have jurisdiction in the project area to coordinate any permitting and notification actions required.

230.3 Preliminary Utility Coordination and Meetings – Pipe Bursting

- Consultant will contact all known utilities located in the project construction area to coordinate any easements, encroachments, and design considerations to be addressed.
- Consultant will provide utility coordination for the project and provide utility mapping for the contract drawings.

240.3 Design Criteria – Pipe Bursting

- The Major Sewer Pipe Rehabilitation Pipe Bursting Project will be designed in accordance with the criteria included in the Pipe Bursting Rehabilitation Project Preliminary Design Report by Black & Veatch, dated November 1, 2019.
- Consultant will provide design criteria for the proposed sewer bypass pumping system based on available information provided by the City.
- Consultant will provide rehabilitation design criteria in the bidding documents to address defects identified during construction for segments that have been identified as clean only.

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- Consultant will design the rehabilitation of the pipelines with Pipe Bursting in accordance with SCDHEC regulations, site specific conditions, the CITY standards, permitting requirements, and standard civil engineering practices.

Task 300 – Survey and Utility Mapping

Similar to the original scope, survey to identify easements and other field investigations for the Major Sewer Pipe Rehabilitation Pipe Bursting will be conducted in support of plans preparation and final design.

310.3 Field Survey – Pipe Bursting

- Consultant will coordinate with CITY to send survey notification letters. Consultant to provide addresses and property owners.
- All surveying will be in accordance with current South Carolina surveying standards and conducted using conventional, GPS, or other accepted methods.
- Horizontal datum will be: SC State Plane Coordinates NAD83 (2007)
- Vertical datum will be: NAVD 88
- The surveyor will complete field surveying within the project area. All relevant visual or physical features within the project area will be surveyed including tree and bush lines, rock outcroppings, structures, geotechnical bore locations, existing sanitary sewer manholes (top of lid and inverts for all manholes identified by Consultant), property boundaries, and other existing utilities and conditions sufficient for engineering design will be included in field survey files. consultant's surveyor will recover existing horizontal control monuments and establish GPS control points within the project area. Surveyor will recover existing vertical control points. Temporary benchmarks (TBMs) will be established within the project area. Consultant's surveyor will also provide top of bank, bottom of bank, and water surface elevations at all water crossings within the project area.
- Consultant's surveyor will include flagged wetland boundaries in the electronic file and survey drawings. Delineated wetland boundaries will be identified in the jurisdictional determination provided by Consultant.
- Consultant's surveyor will locate both horizontally and vertically (where appropriate) within the project area, all exposed structures, land features, property corners (as required), marked utilities, etc., such as, but not limited to, location of paved roads and driveways (w/type identified); stormwater culverts with inverts and any headwalls or inlet/junction boxes (w/size and invert elevations identified); stormwater ditches (w/top and bottom of banks identified); power poles and guy wires (w/connection of overhead power lines to adjacent poles); electric boxes; gas valves and meters; water valves, meters, and fire hydrants; exposed pipes (w/type, diameter, and material identified); cable boxes; telephone pedestals; mailboxes; fences; signage (street name, traffic, etc.); tree and brush lines; all grand trees of sufficient size (hardwoods > 24"; pine > 30"; and ornamentals > 10") that require protection according to applicable

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sections of Richland County's and/or Lexington County's current tree ordinance (with identification of size and type); and any other miscellaneous aboveground structure or feature.

- Consultant's surveyor will include in the survey all underground utilities as identified and marked in the field by the local utility locating service. This will include, but not be limited to, all electric, gas, water, cable, stormwater, fiber optics, and telephone service lines. It will be the responsibility of the Engineer's surveyor to contact the utility locating service in the appropriate amount of time prior to field surveying, such that all service lines as identified can be properly located. The Engineer's surveyor will, at a minimum, contact the Palmetto Utility Protection Service (P.U.P.S.) at 1-800-721-7877 and CITY for field locating all underground utilities.
- Consultant's surveyor will include all State and County ROWs and any existing utility easements within the project limits will be researched through the appropriate entity and identified by the Consultant's surveyor for use during the survey and used for design purposes. This information will be included in the electronic file and survey drawings.
- The Consultant will determine the necessary project area boundary to be surveyed for each project group. For the Major Sewer Pipe Rehabilitation Pipe Bursting project, the project corridor includes all surveying required to produce the easement exhibits, design documents for each project group, and permitting documents included in the Scope of Services. Where the existing sanitary sewer is located adjacent to an existing roadway, the opposite side of pavement and driveways will be horizontally located to facilitate developing traffic control plans for construction phase. Where the existing sanitary sewer is within the road right-of-way, the adjacent property owners and their parcel sidelines will be mapped.
- From the survey data, the surveyor will prepare final electronic files of the entire survey that accurately locates all horizontal (planimetric) features and contains, on separate layers, all feature labels and all surveyed points with point number, description, and elevation. Electronic survey files will be provided in AutoCAD 2016.

320.3 Property Research and Easement Exhibits – Pipe Bursting

- In consultation with CITY, the subconsultant's surveyor will survey, research, and prepare all easement exhibits for all required permanent and temporary easements that will be required to construct the proposed Major Sewer Pipe Rehabilitation Pipe Bursting Project. Exhibits will be prepared in accordance with the standards of the CITY for recording. For the Major Sewer Pipe Rehabilitation Pipe Bursting Project only, there are seventeen (17) anticipated permanent easements which are listed in Attachment A. Easement work will begin during detailed design and be provided to the CITY by the sixty-percent (60-percent) completion milestone. An amendment will be issued if additional easement exhibits are required.

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- In addition to the seventeen (17) anticipated permanent easements required for the Major Sewer Pipe Rehabilitation Pipe Bursting Project, an additional forty-one (41) temporary easements are also required for access and laydown during construction. The Scope of Services includes preparation of these additional temporary easements which are listed in Attachment A. These easements will be confirmed during the 60% design and an amendment will be issued if additional easement exhibits are required.
- This scope assumes properties which require both a permanent and temporary easement will be shown in the same easement exhibit. Therefore, this scope assumes a total of forty-five (45) easement exhibits for the Major Sewer Pipe Rehabilitation Pipe Bursting Project.
- Consultant will present the initial easement/property issue tracking spreadsheet in Excel to the CITY during project kick-off meeting, and provide updates monthly during progress meetings, as well as load them into SharePoint.

330.3 Utility Mapping – Pipe Bursting

- The consultant's surveyor will provide existing utility information within the project area. This information will be obtained with assistance of PUPS (SC 811). No Sub Surface Utility Engineering (SUE) is proposed for this project.

340.3 Wetlands Delineation – Pipe Bursting

- The Consultant will have wetlands delineated by a qualified subcontractor. The surveyor will include a detailed mapping of delineated wetland boundaries. Coordination of any required wetlands mitigation is not included in this Scope of Services. The subconsultant's wetlands subcontractor will also assist with Nationwide permitting and coordination of the U.S. Army Corps of Engineers for a Jurisdictional Determination. Wetland mitigation is not anticipated to be required and is not included in this Scope of Services.

Task 300 Deliverables:

- Easement/Property Issue Tracking Spreadsheet

Task 400 – Geotechnical Investigation

410.3 Field Investigation – Pipe Bursting

- Geotechnical borings will be performed by Bunnell-Lammons Engineering, Inc. (BLE) within the project areas where pipe bursting is to be performed and

segments of existing sewer are to be removed and relocated to determine general soil conditions. This information will be used to design pipe bedding details, evaluate soils for potential dewatering requirements, the capability of soils to be effectively dewatered, estimate rock excavation, and estimate amounts of additional suitable backfill material needed (if any) for the project. A total of nineteen (19) borings are anticipated.

- Consultant will ensure the subconsultant will obtain all SCDOT and City permits required to conduct investigation on public right-of-way. CITY will obtain right of entry and permission for investigation as required on private property.

Task 400 Deliverables:

- Geotechnical Data Report

Task 500 – Final Design

510.3 Roadway Coordination (City, Town, County, State, Federal) – Pipe Bursting

- Consultant will contact and meet as necessary with City, County, State and Federal agencies to determine design and construction parameters for the Pipe Bursting rehabilitation of the proposed sanitary sewers, or alternative method if determined Pipe Bursting is not the preferred alternative, within the roadway rights-of-way.
- Consultant will coordinate final design with the requirements of all roadway encroachment permits

520.3 Utility Coordination – Pipe Bursting

- Consultant will contact and meet as necessary with utility agencies that have existing utilities within the construction limits to determine design parameters, right-of-way encroachment requirements and resolve conflict issues related to the Pipe Bursting rehabilitation, or alternative method if determined Pipe Bursting is not the preferred alternative, of the proposed sanitary sewers adjacent to or crossing existing utilities.
- Consultant will coordinate final design with the agreed upon requirements of all encroachment permits and conflict resolution solutions.

530.3 Project Plans and Specifications – Pipe Bursting

- Consultant will prepare drawings and specifications depicting the scope, extent, and character of the materials to be provided and the work to be performed by a

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sanitary sewer Pipe Bursting rehabilitation contractor. One set of contract documents will be provided to the CITY to be used to solicit bids for the construction of the project. The Contract Documents for the Pipe Bursting project will consist of and include the following Design Drawings:

- Cover Sheet
- General Notes and Legend
- Sheet Index
- Traffic Control
- Erosion Control
- Sewer Rehabilitation Sheets – The plan sheets (22-inch by 34-inch) will contain a plan view for sewer rehabilitation at a horizontal scale of one-inch equals 50 feet with an aerial background and be detailed enough to be able to determine approximate field conditions for each repair. Houses and streets will be labeled for better field identification. The sheets may also contain tables of applicable information such as pipeline rehabilitation method, diameter, material, stationing of point repairs, stationing of lateral rehabilitation, and manhole rehabilitation method. This Scope of Services assumes that profile sheets will only be required for the pipe segments included in Table 2. The drawings will be reproducible in color to distinguish information shown on the drawings.
- Sewer Relocation Sheets
- Sewer Installation Details
- The design will include details that could be used to address defects identified during cleaning. This will include open cut, internal spot repair, or addition of the segment to the original quantities.

- The standard rehabilitation specifications will be provided by the CITY. The Consultant will:
  - Modify the CITY standard Bid Form as needed to suit the work.
  - Modify the CITY standard Special Provisions section as needed to suit the work.
  - Modify the CITY standard Division 2 Pipe Bursting rehabilitation sections for pipe and manholes as necessary to accommodate the work.
  - Modify the CITY standard Division 1 General Requirements specifications as necessary to accommodate the work.
  - Provide additional Division 1 and Division 2 specifications as needed for proper completion of the work.
  - CITY will provide the standard contract, advertisement, general conditions, supplemental conditions, bid form, City procurement program requirements, etc. Consultant will provide the technical specifications, bid quantities, measurement and payment items and special provisions.
- Upon approval of the final design submittal, Consultant will provide one set of final bid plans, a CD containing PDF's of the signed and sealed drawings, one sided copy of unbound specifications and final cost estimate in digital format to match the bid tab item list.

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540.3 Regulatory Agency Coordination – Pipe Bursting

- Consultant will contact and meet as necessary with City, County, State and Federal regulatory agencies to determine design parameters for construction of the proposed sanitary sewer Pipe Bursting rehabilitation in accordance with regulatory requirements.
- Consultant will coordinate final design to comply with regulatory and railroad requirements.
- Potential agencies are (but not limited to):
  - South Carolina Department of Health and Environmental Control
  - U.S. Army Corps of Engineers – Wetlands
  - City of Columbia – Streets Division
  - City of Columbia – Stormwater
  - Richland County – Stormwater
  - Lexington County – Stormwater
  - South Carolina Department of Transportation
  - Lexington County Streets
  - Richland County Streets
  - CSX and Norfolk Southern

550.3 Opinion of Probable Construction Cost and Schedule – Pipe Bursting

- Consultant will submit an opinion of the probable cost for the Pipe Bursting Project including construction costs, contingencies and other related items at the 60-percent, 90-percent, and final design plan reviews. Since Consultant has no control over the cost of labor, materials, equipment, or the Contractors' methods of determining price or competitive bidding, we cannot and do not guarantee that proposals, bids, or the project construction cost will not vary from the opinion of the probable cost of the Project.

560.3 Design Reviews – Pipe Bursting

- Consultant will conduct an Internal Technical Review using the Consultant's Quality Management System (QMS) program. A copy of this program will be submitted to the CITY at the beginning of the project.
- After each Internal Technical Review, Consultant will provide the CITY copies of plans and specifications for the Project for review and approval at the sixty (60%) percent and ninety (90%) completion milestones. Consultant will meet with the CITY during these milestones to discuss the project and obtain input from the City. Following the review, Consultant will make revisions as requested by the City. Documentation of the completed reviews will be provided to the CITY by the Consultant. Following the technical reviews, Consultant will make modifications to the construction documents.

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

Task 500 Deliverables:

- Design Plans & Specifications for Pipe Bursting Project Type.
- Four (4) Copies each for 60-percent, 90-percent, Final, and Bidding Milestones for Pipe Bursting Project Type.
- Opinion of Probable Construction Cost (60-percent, 90-percent, Final Design) for Pipe Bursting Project Type.

Task 600 – Permits and Property

610.3 Property and Right-of-Way Assistance – Pipe Bursting

- Easements – Refer to Task 320.1 above.
- The Consultant will rely on Richland and/or Lexington County Tax Map information in identifying property owners and will research Richland and/or Lexington County records for property plats that have been recorded and filed with the County. The Consultant cannot guarantee the accuracy of the County records but will revise the plats as necessary if during the legal research and easement acquisition process corrections are required to the plats. Such revisions may require additional fees. No title or deed research is included beyond that listed.
- This scope assumes the CITY staff will obtain all necessary easements including temporary construction easements and new permanent easements utilizing the easement plats prepared by the Consultant.
- Easement preparation will begin during detailed design and will be submitted to the CITY at the 60-percent design milestone. Any rework of easement plats between the start of detailed design and the 60-percent completion milestone will be at no cost to the CITY.

620.3 Permits – Pipe Bursting

- Construction Permit: Upon CITY approval of the ninety (90%) percent completion documents, Consultant will submit copies of the project plans and specifications for final review and approval by the South Carolina Department of Health and Environmental Control (SCDHEC); work with SCDHEC and assist the CITY in efforts to obtain the necessary permits including partial and final permit to operate and/or approvals; and furnish SCDHEC with the required number of copies of plans and specifications needed for review and approval.
- Stormwater Permit: The scope assumes a Notice of Intent (NOI) Application for Stormwater Discharges from Construction Activities (sediment and erosion

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control permit) will be required by the City of Columbia, Richland County, and/or Lexington County. Upon CITY approval of the ninety (90%) percent completion drawings, Consultant will prepare a Stormwater Pollution Prevention Plan and NOI application for submittal and approval by the City of Columbia, Richland County, and/or Lexington County. Consultant will provide all required submittal copies and respond to all inquiries by the CITY.

- Wetlands Permit: This scope assumes wetland delineation, crossings in Waters of the U.S., and associated permitting will be required. Consultant will delineate wetlands and upon CITY approval of the sixty (60%) percent completion documents, Consultant will submit for wetland permit application for review and approval by the U.S. Army Corps of Engineers; work with the U.S. Army Corps of Engineers and assist the CITY in efforts to obtain the necessary permits and/or approvals; and furnish the U.S. Army Corps of Engineers with the required number of copies of plans and specifications needed for review and approval. The CITY is responsible for any mitigation costs (if required).
- Roadway Encroachment Permits: This scope assumes a City of Columbia and/or a SCDOT Encroachment Permit will be required. Upon approval by the CITY of the ninety (90%) percent completion documents, Consultant will submit for review and approval for an Encroachment Permit by the City of Columbia and/or the SCDOT; work with the City of Columbia and assist the CITY in efforts to obtain the necessary permits and /or approvals; and furnish the City of Columbia with the required number of copies of plans and specifications needed for review and final approval.
- Railroad Permits: This scope assumes encroachment permits into the Norfolk Southern Railway (NSRR) and/or CSX Railway will be required. Upon approval by the CITY of the ninety (90%) percent completion documents, Consultant will provide the City necessary documents to submit each required railroad permit application and work with the City of Columbia and assist the CITY in efforts to obtain the necessary permits and /or approvals. The CITY is responsible for all insurance, fees, and other costs associated with field investigations, design reviews, or construction required by the railroad during review of the encroachment permit application approval process.

630.1 Permit Application Fees – Pipe Bursting

- The Consultant will utilize this Not-to-Exceed task for direct costs associated with permit fees. No labor is included in this Task. A total of $4,150.00 of permit fees are anticipated. The estimated fees for permits are as follows:
    - SCDHEC Construction Permit (Pipe Bursting) - $350.00
    - Stormwater Permit (Pipe Bursting) - $2,800.00
    - USACOE/SCDHEC 401 (Pipe Bursting) - $1,000.00

- This cost will cover all permit fees apart from any wetland mitigation fees. The limit as identified in the proposal is a 'not-to-exceed' value without written consent of the CITY.

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Task 600 Deliverables:

- Forty-five (45) Easement Exhibits for Pipe Bursting Project Type
- SCDHEC Permit to Construct
- City of Columbia/Richland County/Lexington County Sitework/Stormwater Permit(s)
- USACE Wetlands Permit
- SCDOT/City of Columbia Roadway Encroachment Permits
- NSRR/CSX Right-of-Way Agreement

Task 700 – Bidding and Award

710.3 Bidding Assistance – Pipe Bursting

- Bidding is to be for a single Pipe Bursting prime contract. Consultant will provide services during the bidding phase to include attending a pre-bid conference, providing technical interpretation of the bid documents, issuing addenda, assisting with responses to requests for information (RFIs), attending the bid opening.
- It is assumed that the duration of the Bid Period will be forty-five (45) days and that the CITY will be distributing the bid packages. An additional sixty (60) days is assumed from selection of the Contractor to the issuance of the Notice to Proceed.
- While a formal prequalification process is not anticipated, Consultant will work with the CITY to include qualification requirements in the Specifications that will be submitted by the bidders with the bids.

720.3 Award Recommendation – Pipe Bursting

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

Task 700 Deliverables:

- Bid Tabulation for Pipe Bursting Project Type
- Recommendation of Award for Pipe Bursting Project Type

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730.3 Conformed Documents – Pipe Bursting

- Consultant will prepare Conformed Documents that incorporate Addenda items. The Conformed Documents will be used for construction. The Consultant will provide the City and Contractor each up to (3) hard copy sets and (1) digital set (in Adobe PDF format) of the Conformed Documents.

Task 800 – Engineering Services During Construction

810.3 General Administration of Construction Contract – Pipe Bursting

- This scope assumes 27,560 linear feet of gravity sewer with diameters ranging from 15-inch to 30-inch will be rehabilitated utilizing Pipe Bursting or other alternative methods identified during Task 500 Final Design. After award of the construction contract, Consultant will assist the CITY with the contract administration and provide periodic observation of the construction work. It is anticipated that the construction period for the Pipe Bursting sewer rehabilitation project will be twelve (12) months (three-hundred sixty (360) calendar days) for substantial completion and thirty (30) days for final completion with construction duration of three-hundred ninety (390) calendar days. An increase in the construction schedule may require an amendment to authorize additional construction services.
- Consultant will provide general services during construction as described herein. In the performance of its services during the Construction Services, Consultant will not supervise, direct or have control over Contractor's work nor will Consultant have authority over or responsibility for the means, methods, techniques, sequences, procedures of construction or safety precautions and programs incident to the work selected by the Contractor's, or for any failure of the Contractor's compliance with laws, rules, regulations, ordinances, codes or orders applicable to Contractor's.
- Administration of Construction Contract: As part of general administration of the construction contract, Consultant will consult with and advise the CITY and act as its representative during the construction period. Consultant will provide contract administration and general services required for the Project, including:
  - As CITY's representative for the duration of the construction contract, all communications to and from the contractor will go through Consultant. On behalf of the CITY, Consultant will administer the construction contract, respond to Contractor's correspondence, and issue instructions from the CITY;
  - Consultant will use the SharePoint document control system provided by the CITY. Consultant will maintain a complete document file for the project. Documents to be maintained include, but are not limited to: correspondence, quality control procedures, quality control testing; site inspection records, shop drawing schedule, shop drawing submittals, requests for information (RFIs), potential and executed change orders, scheduling, project meeting

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agendas and minutes, cost and disbursement data, progress reports and all other documents pertaining to the construction contract;

- Hold a pre-construction meeting and monthly progress meetings that will address critical schedule requirements, payment procedures, emergency procedures, schedule updates, coordination issues, change orders, quality assurance testing approvals, and any other issues related to completion of the project.
- Prior to pre-construction meeting, prepare a list of required shop drawing submittals, a list of required testing procedures (field tests, shop tests, and performance tests), a list of required warranties, and a list of required material samples and distribute these lists to all parties.
- These lists will be inclusive of all submittals required as part of the Contract Documents. Additionally, these lists will be updated as needed throughout the construction process and will be used to track dates and approvals of actual submittals.
- One (1) pre-construction meeting and twelve (12) monthly progress meetings have been budgeted. Consultant will submit meeting minutes of all meetings to the CITY.

820.3 Submittal & Pay Application Review – Pipe Bursting

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

Attachment: SS753901 B&V CA#2 Major Sewer Pipe Rehab (6676 : SS753901 Black and Veatch CA#2 Major Sewer Pipe Rehabilitation Project)

- Review of Applications for Payment: Based on on-site observations and review of the applications for payment with the accompanying data and schedules, Consultant will review the amounts payable to Contractor on a monthly basis. Consultant will then forward applications for payment to the CITY for payments due to Contractor.

830.3 Change Management – Pipe Bursting

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

840.3 Completion Monitoring & Documentation – Pipe Bursting

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

850.3 Periodic Construction Observation – Pipe Bursting

- Construction Observation: Consultant's project engineer will visit the site (excluding visits coinciding with monthly progress meetings) to observe the progress and quality of the executed work of the Contractor and to determine, in

Attachment: SS753901 B&V CA#2 Major Sewer Pipe Rehab (6676 : SS753901 Black and Veatch CA#2 Major Sewer Pipe Rehabilitation Project)

general, if such work is proceeding in accordance with the Contract Documents. During Consultant's visits, and on the basis of on-site observations, Consultant will keep the CITY informed of the progress of the work, will endeavor to guard the Client against defects and deficiencies in such work, and may recommend to the CITY disapproval or rejection of work failing to conform to the Contract Documents. Considering the complexity of this work and its location, this scope includes the following time for observation of construction:

- This scope includes site visits for twelve (12) months (52-weeks) by the Project Engineer and twelve (12) months (52-weeks) by the field representative. If additional site visits are required, this contract will be amended to provide such additional services.

Task 900 – Full Time Construction Inspection

910.3 Resident Project Representative – Pipe Bursting

- Consultant will furnish resident services during construction. One full-time Resident Project Representative (RPR) is included for a ten (10) month duration of the project. The RPR's compensation in Exhibit B is based on 40 hours per week with no overtime at an hourly rate of $125.00. The hourly rate is inclusive of all direct expenses related to the execution of Task 900 services. The City shall approve the proposed RPR for this project prior to assignment to the project.
- Owner and Consultant agree that representation at the site will be provided. Consultant will provide RPR to assist Consultant in inspecting the progress and quality of the work of the Contractor. Field representation will be as indicated above and is intended to be at a sufficient level to inspect the contractor's work. Consultant will notify Owner promptly if above level of field representation is insufficient to inspect work as defined by Consultant and Owner.
- Such Field Representatives will be selected, employed, and directed by Consultant. The duties, responsibilities and limitations of authority of such Field Representatives will be described in the Contract Documents and as detailed herein.
- Consultant will use reasonable effort to provide protection for Owner against defects and deficiencies in the work of Contractor. However, Consultant will not, during such visits or as a result of such inspections of Contractor's work in progress, supervise, direct, or have control over Contractor's work nor will Consultant have authority over or responsibility for the means, methods, techniques, sequences or procedures selected by Contractor, for safety procedures and programs incident to the work of Contractor, for any failure of Contractor to comply with laws, rules, regulations, ordinances, codes or orders applicable to Contractor's performing and furnishing the work, or responsibility of construction for Contractor's failure to furnish and perform the Work in accordance with the Contract Documents.

Attachment: SS753901 B&V CA#2 Major Sewer Pipe Rehab (6676 : SS753901 Black and Veatch CA#2 Major Sewer Pipe Rehabilitation Project)

920.3 Duties and Responsibilities – Pipe Bursting

- The duties and responsibilities of the RPR are limited to those of Consultant in Consultant's Agreement with the Owner and in the construction Contract Documents, and are further limited and described as follows:
  - General. RPR is Consultant's agent at the site, will act as directed by and under the supervision of Consultant, and will confer with Consultant regarding RPR's actions. RPR's dealings in matters pertaining to the on-site work will in general be with Consultant and Contractor, keeping Owner advised as necessary. RPR's dealing with Contractor's subcontractors will only be through or with the full knowledge and approval of Contractor. RPR will generally communicate with Owner with the knowledge of and under the direction of Consultant.
  - Schedules. RPR will review the progress schedule, schedule of Shop Drawing submittals and schedule of values prepared by Contractor and consult with Consultant concerning acceptability.
  - Conferences and Meetings. RPR will attend meetings with Contractor, such as preconstruction conferences, progress meetings, job conferences and other project-related meetings, and prepare and circulate copies of minutes thereof.
  - Liaison. RPR will serve as Consultant's liaison with Contractor, working principally through Contractor's superintendent and assist in understanding the intent of Contract Documents; and assist Consultant in serving as Owner's liaison with Contractor when Contractor's operations affect Owner's on-site operations.
  - RPR will assist in obtaining from Owner additional details or information when required for proper execution of the Work.

930.3 Shop Drawings and Samples – Pipe Bursting

- RPR will advise Consultant and Contractor of the commencement of any Work requiring a Shop Drawing or Sample if the submittal has not been approved by Consultant.

940.3 Review of Work, Rejection of Defective Work, Inspections, and Tests – Pipe Bursting

- RPR will conduct onsite inspections of the Work in progress to assist Consultant in determining if the Work is proceeding in accordance with the Contract Documents.
- RPR will report to Consultant whenever RPR believes that any Work will not produce a completed Project that conforms to the Contract Documents or will prejudice the integrity of the design concept of the completed Project as a functioning whole as indicated in the Contract Documents, or has been damaged, or does not meet the requirements of any inspection, test or approval required to

Attachment: SS753901 B&V CA#2 Major Sewer Pipe Rehab (6676 : SS753901 Black and Veatch CA#2 Major Sewer Pipe Rehabilitation Project)

be made; and advise Consultant of Work that RPR believes should be corrected or rejected or should be uncovered for observation, or requires special testing, inspection or approval.

- RPR will verify that tests, equipment and systems stamps and operating and maintenance training are conducted in the presence of appropriate personnel and that Contractor maintains adequate records thereof; and observe record and report to Consultant appropriate details relative to the test procedures and start-ups.
- RPR will accompany visiting inspectors representing public or other agencies having jurisdiction over the Project, record the results of these inspections and report to Consultant.
- RPR will coordinate and review the results of tests made by the independent soils and materials testing laboratory.
- Interpretation of Contract Documents. RPR will report to Consultant when clarifications and interpretations of the Contract Documents are needed and transmit to Contractor clarifications and interpretations as issued by Consultant.
- Modifications. RPR will consider and evaluate Contractor's suggestions for modifications in Drawings or Specifications and report with RPR's recommendations to Consultant. RPR will transmit to Contractor in writing decisions as issued by Consultant.

950.3 Recordkeeping – Pipe Bursting

- RPR will maintain at the job site orderly files for correspondence, reports of job conferences, Shop Drawings and Samples, reproductions of original Contract Documents including all Work Changes, Addenda, Change Orders, Field Orders, additional Drawings issued subsequent to the execution of the Contract, Consultant's clarifications and interpretations of the Contract Documents, progress reports, Shop Drawing submittals received from and delivered to Contractor and other Project related documents.
- RPR will prepare a daily report, keep a diary or log book, recording Contractor's hours on the job site, weather conditions, data relative to questions of Work Change Directives, Change Orders or changed conditions, list of job site visitors, daily activities, decisions, observations in general, and specific observations in more detail as in the case of observing test procedures; and send copies to Consultant.
- RPR will record names, addresses and telephone numbers of all Contractors, subcontractors and major suppliers of materials and equipment.

960.3 Reports – Pipe Bursting

- RPR will furnish to Consultant periodic reports as required of progress of the Work and of Contractor's compliance with the progress schedule and schedule of Shop Drawing and Sample submittals.

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- RPR will consult with Consultant in advance of scheduled major tests, inspection or start of important phases of the Work.
- RPR will report immediately to Consultant and Owner the occurrence of any accident.

970.3 Payment Requests – Pipe Bursting

- RPR will review Applications for Payment with Contractor for compliance with the established procedures for their submission and forward with recommendations to Consultant, noting particularly the relationship of the payment requests to the schedule of values, Work completed, and materials and equipment delivered at the site but not incorporated in the Work.

980.3 Certificates, Maintenance, and Operation Manuals – Pipe Bursting

- During the course of the Work, RPR will verify that certificates and other data required to be assembled and furnished by Contractor are applicable to the items actually installed and in accordance with the Contract Documents, and have this material delivered to Consultant to review for forwarding to Owner prior to final payment for the Work.

990.3 Project Completion – Pipe Bursting

- Before Consultant issues a Certificate of Substantial Completion, RPR will submit to Contractor a list of observed items requiring completion or correction.
- RPR will observe whether Contractor has performed inspections required by rules, regulations, ordinances, codes, or orders applicable to the Work, including but not limited to those to be performed by public agencies having jurisdiction over the Work.
- RPR will conduct a final inspection in the company of Consultant, Owner and Contractor and prepare a final list of items to be completed or corrected.
- Consultant will observe whether all items on final list have been completed or corrected and make recommendations to the CITY concerning acceptance and issuance of the Notice of Acceptability of the Work.

Limitations of Authority by Resident Project Representative During Pipe Bursting Project

- RPR will not authorize any deviation from the Contract Documents or substitution of materials or equipment (including "or-equal" items), unless authorized by Owner and Consultant.
- RPR will not exceed limitations of Consultant's authority as set forth in the Agreement or the Contract Documents.

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- RPR will not undertake any of the responsibilities of Contractor, Subcontractors, Suppliers or Contractor's superintendent.
- RPR will not advise on, issue directions relative to or assume control over any aspect of the means, methods, techniques, sequences, procedures of construction, or health and safety procedures unless such advice or directions are specifically required by the Contract Documents.
- RPR will not accept Shop Drawing or Sample submittals from anyone other than Contractor.
- RPR will not authorize Owner to occupy the Project in whole or in part. RPR will not participate in specialized field or laboratory tests or inspections conducted by others except as specifically authorized by Consultant.

Owner and Consultant acknowledge that the Contractor will be solely responsible for all construction means and methods, including all safety and environmental procedures and programs necessary in connection with the Work and Services.

Task 1000 – Project Closeout

1010.3 Record Drawings – Pipe Bursting

- Consultant will prepare record drawings in electronic format as approved by the City and in accordance with the City's record drawing standards. Contractor will be required to provide a final as-built survey in accordance with the CITY's general specifications and Consultant's technical specifications. Consultant will use final as-built survey to produce the record drawings. The final record drawings will be delivered in electronic format on a DVD. Drawings will be provided in a format compatible to the CITY's GIS system and loaded to CITY's SharePoint.
- Consultant will update the condition ratings for all pipes and manholes in the project area with their final post-rehabilitation condition rating separately in an Excel table as a new tab in the Work Summary spreadsheet labeled Post-Rehabilitation Condition Rating. Excel Work Summary spreadsheet to be provided by CW2020.

1020.3 Punch List and Final Inspection – Pipe Bursting

- See Task 840 of this Scope of Services.

Attachment: SS753901 B&V CA#2 Major Sewer Pipe Rehab (6676 : SS753901 Black and Veatch CA#2 Major Sewer Pipe Rehabilitation Project)

1030.3 O&M Submittals – Pipe Bursting

- At the conclusion of the project, Consultant will receive, review and transmit to the CITY with written comments guarantees, Bonds, and certificates that are required by the Contract Documents and provided by the Contractor.
- No O&M submittals are anticipated on this project.
- Consultant will provide copies of the pre and post CCTV inspections to the CITY and will provide to CITY on hard drive with CITY transmittal and work summary.

1040.3 Final Notice of Acceptability of the Work – Pipe Bursting

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

1050.3 SCDHEC Permit to Operate – Pipe Bursting

- A SCDHEC permit to operate is anticipated for the projects listed in Table 2. In the event of additional remove and relocation segments will require a SCDHEC permit to operate, these services will be covered under Task 1100 – Additional Services.

Task 1100 – Additional Services

1010.3 General Task

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

- Additional gravity sewer and manhole replacement above the limits included in Phase 1 of the Pipe Bursting Rehabilitation Project.
- Easement Exhibits required in addition to the forty-five (45) for Major Sewer Pipe Rehabilitation Pipe Bursting Project Type. Any additional exhibits will be paid for as stated in the following table. Unit prices include all tasks associated with these items in the scope as if they were originally included in the project scope.

Service	Unit	Unit Price
Additional Exhibit	EA	$950.00

- Additional Surveying outside original scope or for Record Drawings.

Attachment: SS753901 B&V CA#2 Major Sewer Pipe Rehab (6676 : SS753901 Black and Veatch CA#2 Major Sewer Pipe Rehabilitation Project)

- Additional Construction Services beyond the hours and time allotted under Task 800 and Task 900 in this Scope of Services.
- Flood Study or Flood Impact Analysis.
- Professional engineering services related to additional or extended design, bidding, and construction services. Bidding services are based on a forty-five (45) day advertisement period.
- Additional meetings with homeowners and agencies beyond those scheduled in the agreement.
- Coordination with SCDHEC to obtain permission to operate new piping and/or improvements not identified in Table 2.

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

Attachment: SS753901 B&V CA#2 Major Sewer Pipe Rehab (6676 : SS753901 Black and Veatch CA#2 Major Sewer Pipe Rehabilitation Project)

II. COMPENSATION

The following changes to the initial SS7539 contract are recommended for this proposed amendment:

- Task 100 – "Evaluation and Project Administration" - $124,670.00
- Task 200 – "Preliminary Planning, Investigation, Engineering and Alternative Analysis" - $32,290.00
- Task 300 – "Survey and Utility Mapping" - $177,125.00
- Task 400 – "Geotechnical Investigation" - $32,775.00
- Task 500 – "Final Design" - $352,910.00
- Task 600 – "Permits and Property" - $25,490.00
- Task 700 – "Bidding and Award" - $13,610.00
- Task 800 – "Engineering Services During Construction" - $254,950.00
- Task 900 – "Full Time Construction Inspection" - $220,000.00
- Task 1000 – "Project Closeout" - $25,430.00
- Task 1100 – "Additional Services" - $50,000.00

The new contract values based on the above recommended changes are presented below:

- Task 100 – "Evaluation and Project Administration" - $472,890.00
- Task 200 – "Preliminary Planning, Investigation, Engineering and Alternative Analysis" - $140,690.00
- Task 300 – "Survey and Utility Mapping" - $616,085.00
- Task 400 – "Geotechnical Investigation" - $103,205.00
- Task 500 – "Final Design" - $1,360,975.00
- Task 600 – "Permits and Property" - $92,720.00
- Task 700 – "Bidding and Award" - $37,150.00
- Task 800 – "Engineering Services During Construction" - $1,099,970.00
- Task 900 – "Full Time Construction Inspection" - $850,000.00
- Task 1000 – "Project Closeout" - $121,010.00
- Task 1100 – "Additional Services" - $150,000.00
- Total - $5,044,695.00

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The new contract values based on the above recommended changes are presented below (Not-to-Exceed):

Task Number	Task Title	Original Contract	Previous Amendments	Current Amendment	New Contract Value
Task 100	Evaluation and Project Administration	$348,220.00	$0.00	$124,670.00	$472,890.00
Task 200	Preliminary Planning, Investigation, Engineering and Alternative Analysis	$108,400.00	$0.00	$32,290.00	$140,690.00
Task 300	Survey and Utility Mapping	$ 438,960.00	$0.00	$177,125.00	$616,085.00
Task 400	Geotechnical Investigation	$70,430.00	$0.00	$32,775.00	$103,205.00
Task 500	Final Design	$1,008,065.00	$0.00	$352,910.00	$1,360,975.00
Task 600	Permits and Property	$67,230.00	$0.00	$25,490.00	$92,720.00
Task 700	Bidding and Award	$23,540.00	$0.00	$ 13,610.00	$37,150.00
Task 800	Engineering Services During Construction	$845,020.00	$0.00	$254,950.00	$1,099,970.00
Task 900	Full Time Construction Inspection	$630,000.00	$0.00	$220,000.00	$850,000.00
Task 1000	Project Closeout	$95,580.00	$0.00	$25,430.00	$121,010.00
	Contingency	$100,000.00	$	$50,000.00	$150,000.00
Total Fee		**$3,735,445.00**	**$0.00**	**$1,309,250.00**	**$5,044,695.00**

III. SCHEDULE

No additional time has been added to the overall project schedule from the original contract. Once approval to begin work has been given by the City, the project schedule will be updated to reflect appropriate dates.

IV. SUBCONSULTANT FIRM INFORMATION

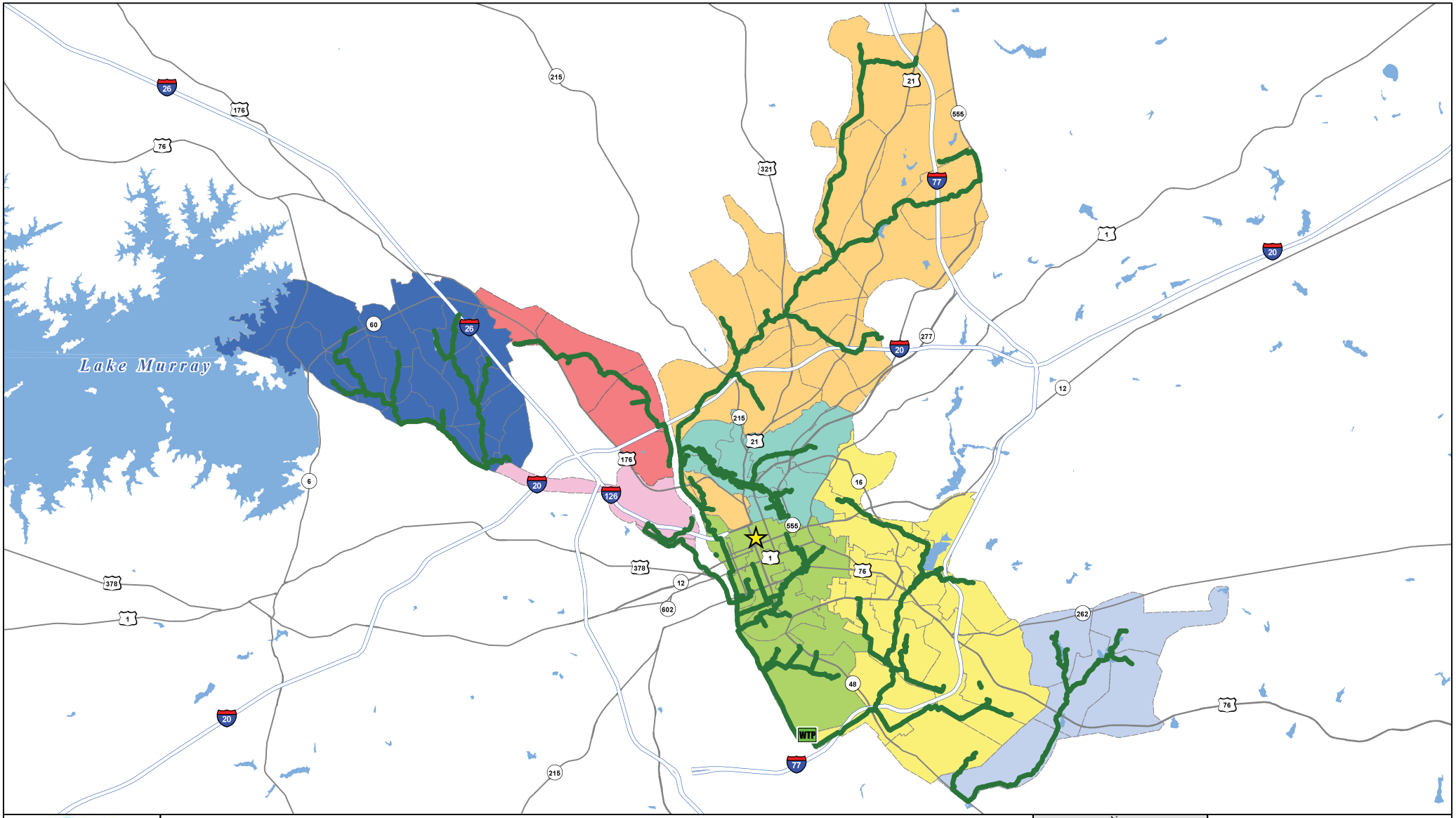
The original contract included Highfill Infrastructure Engineering (HIE) as a Protégé Firm, Bunnell-Lammons Engineering (BLE) as a sub-consultant Firm, for a Protégé percentage of 21.27% and total combined Protégé/Sub-consultant fee of 22.74%. The updated Protégé and sub-consultant percentages and amounts are listed in the table below for the original

Attachment: SS753901 B&V CA#2 Major Sewer Pipe Rehab (6676 : SS753901 Black and Veatch CA#2 Major Sewer Pipe Rehabilitation Project)

contract and each contract amendment, as well as the updated total. This amendment will increase the Protégé participation from the original contract from 21.27% to 21.96%.

	Total Contract Amount	HIE Amount (*Protégé*)	% of Contract Amount	BLE Amount (*Sub-consultant*)	% of Contract Amount
Original Contract	$3,735,445.00	$794,550.00	21.27%	$55,000.00	1.47%
CA#1	$0.00	$0.00	0.0%	$0.00	0.0%
CA#2	$1,309,250.00	$313,175.00	23.92%	$24,125.00	1.84%
New Total Contract Amount	$5,044,695.00	$1,107,725.00	21.96%	$79,125.00	1.57%

Attachment: SS753901 B&V CA#2 Major Sewer Pipe Rehab (6676 : SS753901 Black and Veatch CA#2 Major Sewer Pipe Rehabilitation Project)


Lake Murray
City Hall
Metro WWTP
Sewer Gravity Mains (>= 15")
Broad River
Crane Creek
Gills Creek
Mill Creek
Rocky Branch
Saluda River
Smith Branch
West Columbia
0
6,500
13,000
Feet
SS7539 - Major Sewer Pipe Rehabilitation Project - Contract Amendment #2
Prepared For: Water 2020

OBO MPP Change Order/Amendment
Implementation Plan Addendum

In Accordance with MPP Guidelines Change Orders/Amendments: If any change order/amendment are required on a MPP project the protégé must be notified prior to the request for approval and given the opportunity to provide services. In addition, the MPP minimum percentage must be maintained, where appropriate, throughout the duration of the project.

OBO Verification	Contract/Change Order Amount	Mentor Amount	Mentor Percentage	Protégé Amount	Protégé Percentage	Subcontractors /Subconsultants Amount	Subcontractors /Subconsultants Percentage
Original Contract:	$3,735,445.00	$2,885,895.00	77.26%	$794,550.00	21.27%	$55,000.00	1.47%
CA# 1:	$0	$0	0%	$0	0%	$0	0%
This Change Order: (Increase)	$1,309,250.00	$971,950.00	74.24%	$313,175.00	23.92%	$24,125.00	1.84%
Revised Contract:	**$5,044,695.00**	**$3,857,845.00**	**76.47%**	**$1,107,725.00**	**21.96%**	**$79,125.00**	**1.57%**

MPP Project #/Name: SS7539-Major Sewer Pipe Rehabilitation Project

Change Order #: 02

Change Order/Amendment Amount: $1,309,250.00

Amendment Justification: Provided Below; or Attach (*Justification must include a statement as to why the services could not be completed under the current timeframe or approved funding*) : ☒ Yes ☐ No

As part of a previous project, major pipes throughout the City's wastewater system were identified for various rehabilitation techniques. The final design and rehabilitation of pipes designated for CIPP or Geopolymer Lining were included as part of the original SS7539 Major Sewer Pipe Rehabilitation Project. After additional consideration by the City, the inclusion of assets to be rehabilitated via the Pipe Bursting technique are to be added to SS7539 through this amendment. The addition of these assets to the same design project will allow for flexibility and efficiency during design work, allowing for quicker rehabilitation of the sewer assets in question.

Change Order/Amendment Type:

1. ☐ **Time Extension – New End Date:** _____ (Please sign & return form if no cost)
2. ☐ **Change of Subcontractor:** _____ (Please provide reason below for the change, have Mentor and Protégé sign off & return form)

3. ☒ **Funding Increase – Amount = $1,309,250.00** (Please continue on to questions 3 A & B below)
   - **A. Will protégé be performing any work within this change order?** ☒ **Yes** ☐ **No (If no, skip to B)**
     - **Amount of Change Order/Amendment to be received by the protégé:** **$313,175.00**
     - **Please indicate the services the protégé will be providing for this change order/amendment (in box below):**

Attachment: SS753901 B&V CA#2 Major Sewer Pipe Rehab (6676 : SS753901 Black and Veatch CA#2 Major Sewer Pipe Rehabilitation Project)

Protégé will provide the following services as part of the revised scope of work:

- Evaluation and design phase project administration services including attending public outreach meetings and attending monthly progress meetings.
- Preliminary planning, evaluation, and data collection services including attending site visits and preliminary utility and regulatory agency coordination.
- Survey and utility mapping services including providing field survey of the project area, providing environmental mapping, and providing property research and easement exhibits.
- Final design services including drawing and specification production for the Brandon Hills, Columbia Armory, and Harbison Boulevard project groups.
- Permitting services including assembling and submitting ACOE nationwide permits, SCDHEC construction permits, City of Columbia/Richland County stormwater permits, SCDOT encroachment permits, and CSX/Norfolk Southern railroad encroachment agreements.
- Bidding and award services.
- Engineering during construction services including attending preconstruction meeting, construction progress meetings, and onsite observation.
- Project closeout services including record drawing production for the Brandon Hills, Columbia Armory, and the Harbison Boulevard project groups.

B. If Protégé will not be providing any services on this change order/amendment, please indicate why in the box below:

N/A

4. Revised scope of work

Scope of work will be revised to include pipe bursting rehabilitation of approximately 27,560 linear feet of pipe segments with diameters of 15 – 30 inches, 1 manhole, rehabilitation of the Riverbanks Zoo grit chamber, and CIPP rehabilitation of 9 pipe segments with diameters of 18 – 48 inches. Services in the revised scope of work include:

- Evaluation and Project Administration
- Preliminary Planning, Investigation, Engineering, and Alternative Analysis
- Survey and Utility Mapping
- Geotechnical Investigation
- Final Design
- Permits and Property
- Bidding and Award
- Engineering Services During Construction
- Full Time Construction Inspection
- Project Closeout

By signing below, all parties agree to the information submitted in this document. Additionally, the protégé also agrees that they have received notification of the referenced change order/amendment for this project and were given the opportunity to provide services.

Attachment: SS753901 B&V CA#2 Major Sewer Pipe Rehab (6676 : SS753901 Black and Veatch CA#2 Major Sewer Pipe Rehabilitation Project)

EXECUTED by _____ (Mentor Firm) this 11th day of March 2021.

By: William J. Wells Title: Assoc. Vice President

Firm Name: Black & Veatch

EXECUTED by _____ (Protégé Firm) this 11th day of March 20 21.

By: J. Ray Cox, PE Title: Vice President

Firm Name: HIGHFILL

OBO Statement for the change order/amendment:

OBO has reviewed the funding increase and revised scope of work amendment. The original project contract amount was $3,735,445.00. The original amount received by the protégé was $794,550.00 or 21.27% of the origir contract amount. The revised total contract amount is $5,044,695.00, which includes the current and any previou change orders for this project. The protégé will receive $1,107,725.00 or 21.96% of the revised total contract amo

RECOMMENDED FOR APPROVAL: EXECUTED by the Office of Business of Opportunities, Compliance Division on this 15 day of March, 2021.

By: *Juliet M. Nelly* Title: *Program Compliance Administrator*

*This information is only required if the amendment is greater than $50,000, and the amendment must be approved by the City Council.

Attachment: SS753901 B&V CA#2 Major Sewer Pipe Rehab (6676 : SS753901 Black and Veatch CA#2 Major Sewer Pipe Rehabilitation Project)

We Are Columbia

MEETING DATE: **May 18, 2021**

DEPARTMENT: **Legal Department**

FROM: ***Shari Ardis, Legal Office Manager***

SUBJECT: **Ordinance No.: 2021-024 Granting an encroachment to Columbia SC 63 for the use of the right of way area of the 1200 block of Main Street for the installation and maintenance of a historic marker adjacent to 1221 Main Street, Richland County TMS#09103-08-05**

FUNDING SOURCE & ORIGINAL BUDGET:

FOCUS AREAS: **Connecting Our Community, Economic Prosperity - Endless Possibilities, Empowering Our Residents, Enhancing Columbia's Neighborhoods, Planning Together**

PURPOSE:

First reading approval was given on May 4, 2021.

ATTACHMENTS:

- 2021-024 encroach SC63 Historic Marker 1200 Main (PDF)

HISTORY:

05/04/21	**Columbia City Council**	**APPROVED ON FIRST READING.**

LEGAL DEPARTMENT - Attachment: 2021-024 encroach SC63 Historic Marker 1200 Main (6643 : Ordinance No.: 2021-024 encroach SC63 Historic Marker 1200 Main)

ORDINANCE NO.: 2021-024

Granting an encroachment to Columbia SC 63 for the use of the right of way area of the 1200 block of Main Street for the installation and maintenance of a historic marker adjacent to 1221 Main Street, Richland County TMS#09103-08-05

WHEREAS, Columbia SC 63 (hereinafter "Grantee") desires to utilize a portion of the right of way area of the 1200 block of Main Street adjacent to 1221 Main Street, Richland County TMS#09103-08-05 for the installation and maintenance of a historic marker measuring approximately five (5') feet in width, five (5') feet in length, and six (6') feet in height, as shown on the attached drawings; and,

WHEREAS, it appears that the encroachment will not interfere with the use of the medians or street for traffic, utility locations or other uses within the foreseeable future; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this ___ day of _____, 2021, that Grantee is hereby granted the right to use the right of way areas of the 1200 block of Main Street adjacent to 1221 Main Street, Richland County TMS#09103-08-05 for the installation and maintenance of a historic marker measuring approximately five (5') feet in width, five (5') feet in length, and six (6') feet in height, as shown on the attached drawings.

PROVIDED FURTHER that all work shall comply with the requirements of The City of Columbia, South Carolina Department of Transportation (SCDOT) and Federal Emergency Management Agency (FEMA) now in existence or hereafter enacted. The materials and type of finish to be used are to be approved by the City Engineer prior to installation. Any damage to the street or sidewalk caused by Grantee's construction shall be repaired to the satisfaction of the City Manager. Improvements within the encroachment shall be maintained by the grantee at no cost to the City in a manner approved by the City Manager; and,

PROVIDED further that in the event the City has to make repairs or maintain utility lines located within the encroachment area the City will replace any items removed for the utility repair or maintenance with like items to those removed; and,

PROVIDED FURTHER that the privilege granted hereby may be modified or terminated by Columbia City Council at any time without notice to the Grantee, its successors and assigns; and,

PROVIDED FURTHER that a certificate of insurance be issued as evidence of general liability insurance with at least the minimum amount of $600,000.00 for personal injury and property damage and naming the City as an insured, be provided to and filed annually with the City Clerk by Grantee, his successors and assigns, as required by Chapter 11, Licenses, Permits, Business Regulations, Article III, Contractors, Sec. 11-71, 1998 Code of Ordinances of the City of Columbia, South Carolina.

PROVIDED FURTHER that the privilege granted hereby is subject to the Grantee complying with the following conditions, restrictions or limitations:

1. No item, including landscaping, shall be placed, planted or allowed to grow such that it creates a visual impediment to persons safely entering or exiting the driveway or to persons safely
walking along the sidewalk. The City reserves the right to remove or cut any item located within the right of way which it deems to be a safety hazard.

2. Grantee is responsible for all maintenance and assuring that all accessibility and ADA requirements are met and maintained.

3. Grantee is responsible for maintaining landscaping and improvements.

4. Irrigation must be designed to avoid spraying walkways, sidewalks and streets and/or creating hazardous conditions upon the walkways, sidewalks and streets.

5. Obstructions of more than be four (4') feet in height are prohibited within the sight-visibility triangle.

6. Forestry and Beautification shall be provided access to trees within the right of way for maintenance purposes.

7. All trees shall be protected and no large tree roots shall be removed from any existing trees.

BE IT FURTHER ORDAINED that Grantee, in consideration of the above privilege, shall at its expense provide for protection and relocation of all utilities that might be within this area to the satisfaction of the City Manager.

Requested by:

Assistant City Manager Gentry

_____
Mayor

Approved by:

_____
City Manager

Approved as to form:

_____
Senior Assistant City Attorney

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

Last revised: 4/5/2021
21008499

LEGAL DEPARTMENT - LEGAL DEPARTMENT
Attachment: 2021-024 encroach SC63 Historic Marker 1200 Main (6643 : Ordinance No.: 2021-024 encroach SC63 Historic Marker 1200 Main)

CITY COUNCIL
ENCROACHMENT SUMMARY
2021-024

1200 BLOCK OF MAIN STREET
ADJACENT TO 1221 MAIN STREET
SC 63 HISTORIC MARKER

Subject Property:	Right-of-ways adjacent to 1221 Main Street, TMS#09103-08-05
Council District:	2
Proposal:	The applicant is requesting an encroachment for installation and maintenance of a historic marker.
Applicant:	Columbia SC 63
Staff Recommendation:	Approval with conditions.

Detail:	The applicant is requesting an encroachment for installation and maintenance of a historic marker measuring approximately five (5') feet in width, five (5') feet in length, and six (6') feet in height, as shown on the attached drawings. Conditions of the proposed encroachment are as follows: 1. No item, including landscaping, shall be placed, planted or allowed to grow such that it creates a visual impediment to persons safely entering or exiting the driveway or to persons safely walking along the sidewalk. The City reserves the right to remove or cut any item located within the right of way which it deems to be a safety hazard. 2. Grantee is responsible for all maintenance and assuring that all accessibility and ADA requirements are met and maintained. 3. Grantee is responsible for maintaining landscaping and improvements. 4. Irrigation must be designed to avoid spraying walkways, sidewalks and streets and/or creating hazardous conditions upon the walkways, sidewalks and streets. 5. Obstructions of more than be four (4') feet in height are prohibited within the sight-visibility triangle. 6. Forestry and Beautification shall be provided access to trees within the right of way for maintenance purposes. 7. All trees shall be protected and no large tree roots shall be removed from any existing trees.

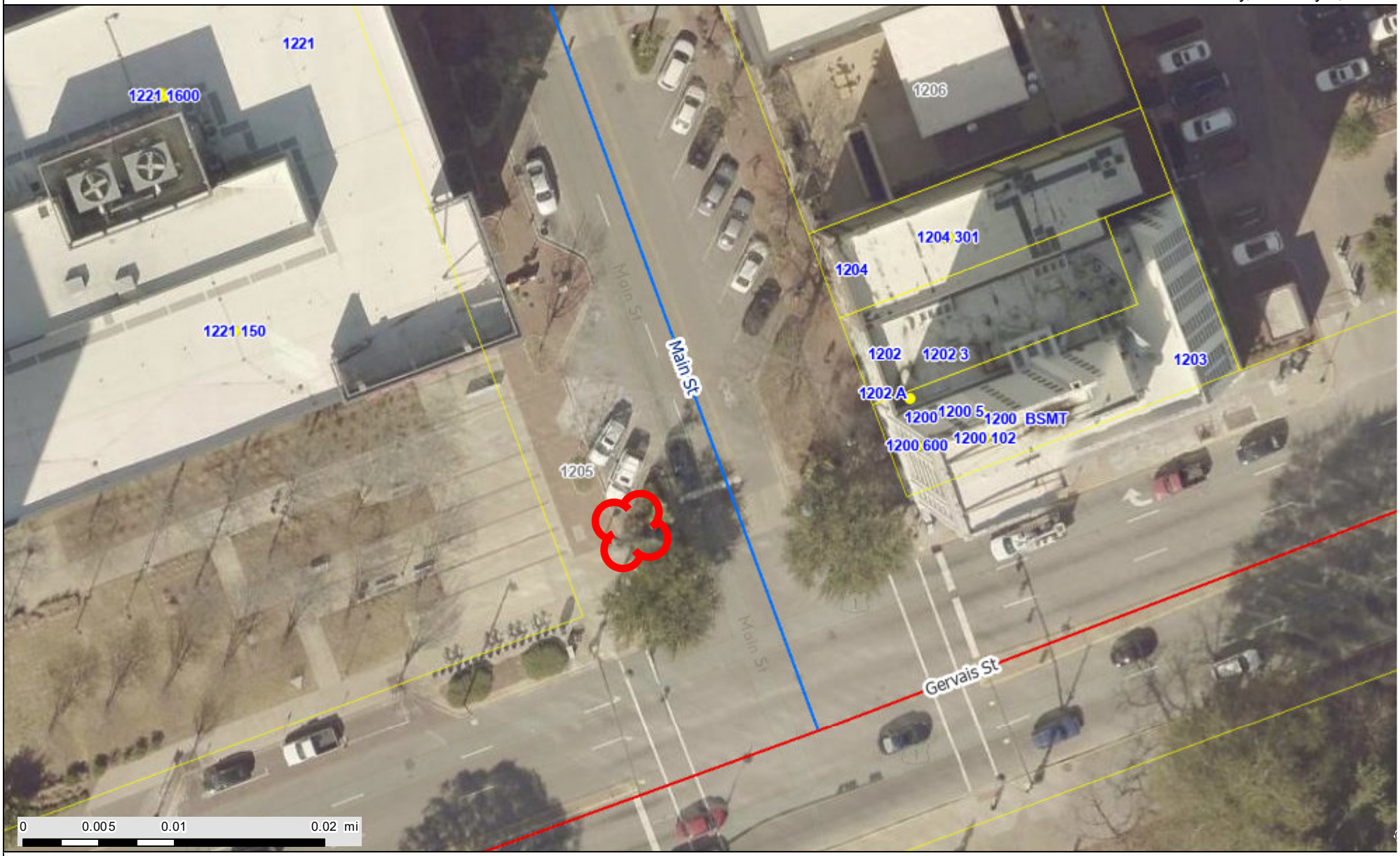
CITY AGENCY COMMENTS FOR ENCROACHMENT	
Lucinda Statler, Planning & Development Services	Recommend approval.
Robert Sweatt, Street Division	Recommend approval.
Denny Daniels, Columbia Water Engineering Department	Recommend approval.
Andrew Ritter, Traffic Engineering	Recommend approval.
Caleb King, Forestry Division	Recommend approval.
Johnathan Chambers, Land Development	Recommend approval.
Kris Scott, Fire Department	Recommend approval.

Attachment: 2021-024 encroach SC63 Historic Marker 1200 Main (6643 : Ordinance No.: 2021-024 encroach SC63 Historic Marker 1200 Main)

City of Columbia

SC63 Historic Marker

Tuesday, January 5, 2021



Attachment: 2021-024 encroach SC63 Historic Marker 1200 Main (6643 : Ordinance No.: 2021-024

CITY OF COLUMBIA GIS DATA DISCLAIMER

The City of Columbia GIS data represented on this map or plan is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Columbia makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.

REQUEST FOR A PERMANENT COMMERCIAL ENCROACHMENT ORDINANCE (INCLUDING OUTDOOR DINING/LANDSCAPING/STUDENT HOUSING)

For a continuing encroachment on any type of property in which the City has an interest (i.e., rights of way, tree zone, sidewalk, streets), the person or entity is required to have an encroachment ordinance enacted by City Council permitting the encroachment. Encroachment ordinances are required for but not limited to: irrigation systems; landscaping; fencing; walls; pavers; walkways; outdoor dining items (chairs, tables, umbrellas, etc.); awnings; bollards and directional signs (i churches) Business signs are NOT permitted via an encroachment. Encroachments must comply with all existing City codes, rules and regulations, the Americans w Disabilities Act, if applicable, and are subject to review and approval by City staff. Enactment of the encroachment ordinance by a majority vote of City Council, wh is a discretionary legislative act, is also required. In order to obtain an encroachment ordinance from the City of Columbia, it will be necessary for the City of Colum to be named as an additional insured on your insurance policy with limits being increased to $600,000 as required by Sec. 11-71. It is recommended that you cont your insurance provider to determine if it will name the City of Columbia as an additional insured prior to submitting your request for an encroachment ordinance. you have any questions concerning these requirements, please contact Chip Timmons with Risk Management, (803) 733-8306 or catimmons@columbiasc.net.

Please complete and submit this form along with photographs and drawings or site plan drawn to scale (including a 8-1/2 x11) to Johnathan Chambers by mail at jechambers@columbiasc.net; fax at 803-343-8779; or mail to Johnathan Chambers, Development Services, POB 147 Columbia, SC 29217, for preparation an encroachment ordinance. Copies to City departments should be directed to the contact person for that department as shown below.

All work shall comply with the requirements of the City of Columbia and South Carolina Department of Transportation now in existence or hereafter enacte The materials and type of finish to be used are to be approved by the City Engineer prior to installation. Any damage to the street or sidewalk caused by constructi shall be repaired to the satisfaction of the City Manager. Improvements within the encroachment shall be maintained by the grantee at no cost to the City in a mann approved by the City Manager. Property owned, operated and maintained by SCDOT shall comply with SCDOT encroachment requirements.

Date: 12/23/2020 Property Owner: City of Columbia

Applicant's Name if different from Property Owner: Columbia SC 63: Our Story Matters

Contact Information: Telephone Number: 8036083301 Fax Number: _____

Mailing address: 1601 Richland St, Columbia, SC 29201 E-mail address: columbiasc63osm@gmail.com

Business Name/Development Name for Encroachment: Columbia SC 63: Our Story Matters

Encroachment type: ___Wall ___ Fence ___ Columns ___ Steps ___ Irrigation System ___ Landscaping ____ Driveway ____ Pavers Yes Sidewalk/Walkway
Planters Awning Underground Utilities Other:

Dimensions (height/width/length): Approximately 5ft in Height, 2ft by 2ft length and width. It is stone
(i.e. 6'x42' wooden privacy fence; signage for Civil Rights Marker at the corner of Main and Gervais.
two 12'x4'x3' concrete steps)

Construction material: stone with engraved words

☐ ***OUTDOOR DINING:*** *The Fire Marshal's posted capacity allowed within the business at the time of enactment of the outdoor dining encroachment ordinance sh include the total number of patron seating approved for the outdoor dining encroachment area, if not already included in the posted capacity allowance, so t patrons relocating from inside to the outside or from outside to the inside do not cause the posted capacity to be exceeded.*

Hours/days of operation for outdoor dining: _____

Posted Maximum Capacity Allowance (inside/outside combined): _____ No. of chairs outdoors: _____ No. of Tables Outdoors: _____

Do you serve: ☐ Wine ☐ Beer ☐ Liquor SCDOR ABL No.: _____ If not, do you intend to apply for an ABL license? _____

I acknowledge that the adjoining property owners and businesses have been contacted and approve the addition of outdoor dining at this location to include the service of beer, wine and/or liquor if applicable during the business hours noted above, and that any changes made to the business hours, use of the encroachment area or items allowed within the encroachment area will require an amendment to the encroachment ordinance.

_____
Name/Title:
Date:

I acknowledge that any changes made to the business, hours, use of the encroachment area, or items allowed within the encroachment area, to include obtaining a license to sell beer, wine and/or liquor will require an amendment to the encroachment ordinance.

_____
Name/Title:
Date:

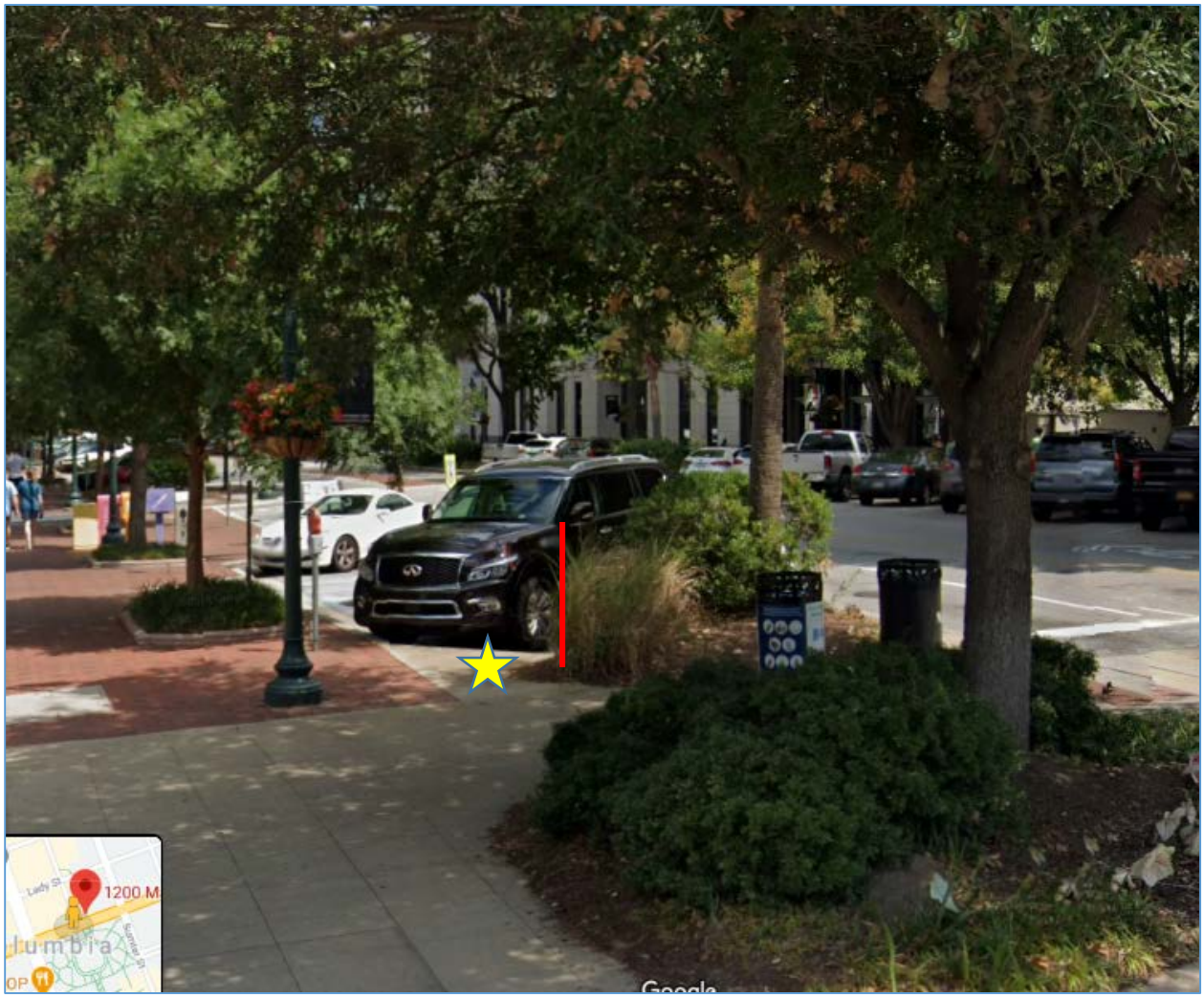
The proposed ordinance will be sent to the requesting party and City offices for review and approval. Johnathan Chambers will compile the recommendati and forward them to the City Clerk for scheduling before City Council. This process may take from 30-90 days.

CONTACT	DEPARTMENT	PHONE	FAX	E-MAIL
Johnathan Chambers	Development Services (Land Development)	803-545-3333	803-343-8779	jechambers@columbiasc.net
John Fellows	Development Services (Planning)	803-545-3222	803-733-8647	jsfellows@columbiasc.net
Brian Cook	Development Services (Zoning)	803-545-3332	803-733-8647	kbcook@columbiasc.net
Jerry Thompson	Development Services (Building Inspections)	803-545-3420	803-733-8699	jlthompson@columbiasc.net
Fanessa Pinckney	Development Services (Permits)	803-545-3420	803-733-8699	fcpinckney@columbiasc.net
Amy Moore	Development Services (Historic Preservation)	803-545-3222	803-733-8647	aemoore@columbiasc.net
Robert Harkins	Development Services (Plans Review)	803-545-3420	803-733-8647	rlharkins@columbiasc.net
Denny Daniels	Utilities & Engineering (Construction Management)	803-545-3400	803-988-8199	jddaniels@columbiasc.net
Robert Anderson	Public Works (Administration)	803-545-3780	803-733-8648	raanderson@columbiasc.net
Robert Sweat	Public Works (Street Division)	803-545-3790	803-545-3785	rgsweatt@columbiasc.net
David Brewer	Public Works (Traffic Engineering)	803-545-3850	803-733-8648	ddbrewer@columbiasc.net
Sara Hollar	Public Works (Forestry & Beautification)	803-545-3860	803-733-8648	sehollar@columbiasc.net
John Hooks	Public Works (Solid Waste)	803-545-3800	803-733-8648	jphooks@columbiasc.net
Chip Timmons	Risk Management	803-733-8306	803-733-8245	catimmons@columbiasc.net
David Koon	Fire Department	803-545-3701	803-401-8839	cfdgkoon@columbiasc.net
John David Spade	Parking Services	803-545-3070	803-733-8523	spade@columbiasc.net

LR: 7/2014

Attachment: 2021-024 encroach SC63 Historic Marker 1200 Main (6643 : Ordinance No.: 2021-024 encroach SC63 Historic Marker 1200 Main)

Intersection of Main and Gervais Streets, west side of block



= proposed installation; | = approved location of historic marker, awaiting locate

The proposal is to have a stone monument with information listed which ties in with the information which will be on the immediately adjacent historic marker. An example of what is proposed is below in the photo below and details from Jonathon, Columbia SC63 here:

Based on our potential designs we will have an installation with a 2 by 2 foot print on the sidewalk. It is likely that it will be approximately 5 ft tall. The preferred location will be next to the flower bed where the historic marker is set to be installed. The contractor has done enough work across the city that he ensured that the installation will be up to code in regard to distance away from obstructions on the sidewalk such as the light pole.

Attachment: 2021-024 encroach SC63 Historic Marker 1200 Main (6643 : Ordinance No.: 2021-024 encroach SC63 Historic Marker 1200 Main)

View Text Select Layout Shape Image Tools Arrange Detail Edit Dimensions Window Help

PALATINO ACCT.A.K.REV.F 0.500 0.0 0.792 Fixed Length

97, 7.390)

Length: 5.870 Height: 5.248
Current line length: 4.871

LG

Attachment: 2021-024 encroach SOS3 Historic Marker 1200 Main (6643 : Ordinance No: 2021-024 encroach SOS3 Historic Marker 1200 Main)

Attachment: 2021-024 encroach SC63 Historic Marker 1200 Main (6643 : Ordinance No.: 2021-024

We Are Columbia

MEETING DATE: **May 18, 2021**

DEPARTMENT: **Legal Department**

FROM: ***Shari Ardis, Legal Office Manager***

SUBJECT: **Ordinance No.: 2021-025 Granting an encroachment to Brian and Sally McCants for the use of the right of way area of the 600 block of Wando Street for the installation and maintenance of a block retaining wall adjacent to 604 Wando Street, Richland County TMS#13704-03-14**

FUNDING SOURCE & ORIGINAL BUDGET:

FOCUS AREAS: **Connecting Our Community, Economic Prosperity - Endless Possibilities, Empowering Our Residents, Enhancing Columbia's Neighborhoods, Planning Together**

PURPOSE:

First reading approval was given on May 4, 2021.

ATTACHMENTS:

- 2021-025 encroach 604 Wando Street (PDF)

HISTORY:

05/04/21	**Columbia City Council**	**APPROVED ON FIRST READING.**

LEGAL DEPARTMENT - LEGISLATIVE
Attachment: 2021-025 encroach 604 Wando Street (6644 : Ordinance No.: 2021-025 encroach 604 Wando Street)

ORDINANCE NO.: 2021-025

Granting an encroachment to Brian and Sally McCants for the use of the right of way area of the 600 block of Wando Street for the installation and maintenance of a block retaining wall adjacent to 604 Wando Street, Richland County TMS#13704-03-14

WHEREAS, Brian McCants and Sally McCants (hereinafter "Grantee") desire to utilize a portion of the right of way area of the 600 block of Wando Street adjacent to 604 Wando Street, Richland County TMS#09103-08-05, for the installation and maintenance of a block retaining wall measuring approximately six (6") inches in width, thirty-five (35') feet in length, and two (2') feet in height, as shown on the attached drawings; and,

WHEREAS, it appears that the encroachment will not interfere with the use of the medians or street for traffic, utility locations or other uses within the foreseeable future; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this ____ day of _____, 2021, that Grantee is hereby granted the right to use the right of way areas of the 600 block of Wando Street adjacent to 604 Wando Street, Richland County TMS#09103-08-05, for the installation and maintenance of a block retaining wall measuring approximately six (6") inches in width, thirty-five (35') feet in length, and two (2') feet in height, as shown on the attached drawings.

PROVIDED FURTHER that all work shall comply with the requirements of The City of Columbia, South Carolina Department of Transportation (SCDOT) and Federal Emergency Management Agency (FEMA) now in existence or hereafter enacted. The materials and type of finish to be used are to be approved by the City Engineer prior to installation. Any damage to the street or sidewalk caused by Grantee's construction shall be repaired to the satisfaction of the City Manager. Improvements within the encroachment shall be maintained by the grantee at no cost to the City in a manner approved by the City Manager; and,

PROVIDED further that in the event the City has to make repairs or maintain utility lines located within the encroachment area the City will replace any items removed for the utility repair or maintenance with like items to those removed; and,

PROVIDED FURTHER that the privilege granted hereby may be modified or terminated by Columbia City Council at any time without notice to the Grantee, its successors and assigns; and,

PROVIDED FURTHER that a certificate of insurance be issued as evidence of general liability insurance with at least the minimum amount of $600,000.00 for personal injury and property damage and naming the City as an insured, be provided to and filed annually with the City Clerk by Grantee, his successors and assigns, as required by Chapter 11, Licenses, Permits, Business Regulations, Article III, Contractors, Sec. 11-71, 1998 Code of Ordinances of the City of Columbia, South Carolina.

PROVIDED FURTHER that the privilege granted hereby is subject to the Grantee complying with the following conditions, restrictions or limitations:

1. No item, including landscaping, shall be placed, planted or allowed to grow such that it creates a visual impediment to persons safely entering or exiting the driveway or to persons safely walking along the sidewalk. The City reserves the right to remove or cut any item located within the right of way which it deems to be a safety hazard.
2. Grantee is responsible for all maintenance and assuring that all accessibility and ADA requirements are met and maintained.
3. Grantee is responsible for maintaining landscaping and improvements.
4. Irrigation must be designed to avoid spraying walkways, sidewalks and streets and/or creating hazardous conditions upon the walkways, sidewalks and streets.
5. Obstructions of more than be four (4') feet in height are prohibited within the sight-visibility triangle.

LEGAL DEPARTMENT - CITY OF LUBBOCK
Attachment: 2021-025 encroach 604 Wando Street (6644 : Ordinance No.: 2021-025 encroach 604 Wando Street)

6. Forestry and Beautification shall be provided access to trees within the right of way for maintenance purposes.

7. All trees shall be protected and no large tree roots shall be removed from any existing trees.

BE IT FURTHER ORDAINED that Grantee, in consideration of the above privilege, shall at its expense provide for protection and relocation of all utilities that might be within this area to the satisfaction of the City Manager.

Requested by:

Assistant City Manager Gentry

_____
Mayor

Approved by:

_____
City Manager

Approved as to form:

_____
Senior Assistant City Attorney

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

CITY COUNCIL
ENCROACHMENT SUMMARY
2021-025

600 BLOCK OF WANDO STREET
ADJACENT TO 604 WANDO STREET
BLOCK RETAINING WALL

Subject Property:	Right-of-ways adjacent to 604 Wando Street, TMS#09103-08-05
Council District:	3
Proposal:	The applicant is requesting an encroachment for installation and maintenance of a block retaining wall.
Applicant:	Brian and Salley McCants
Staff Recommendation:	Approval with conditions.

Detail:	The applicant is requesting an encroachment for installation and maintenance of a block retaining wall measuring approximately six (6”) inches in width, thirty-five (35’) feet in length, and two (2’) feet in height, as shown on the attached drawings. Conditions of the proposed encroachment are as follows: 1. No item, including landscaping, shall be placed, planted or allowed to grow such that it creates a visual impediment to persons safely entering or exiting the driveway or to persons safely walking along the sidewalk. The City reserves the right to remove or cut any item located within the right of way which it deems to be a safety hazard. 2. Grantee is responsible for all maintenance and assuring that all accessibility and ADA requirements are met and maintained. 3. Grantee is responsible for maintaining landscaping and improvements. 4. Irrigation must be designed to avoid spraying walkways, sidewalks and streets and/or creating hazardous conditions upon the walkways, sidewalks and streets. 5. Obstructions of more than be four (4') feet in height are prohibited within the sight-visibility triangle. 6. Forestry and Beautification shall be provided access to trees within the right of way for maintenance purposes. 7. All trees shall be protected and no large tree roots shall be removed from any existing trees.

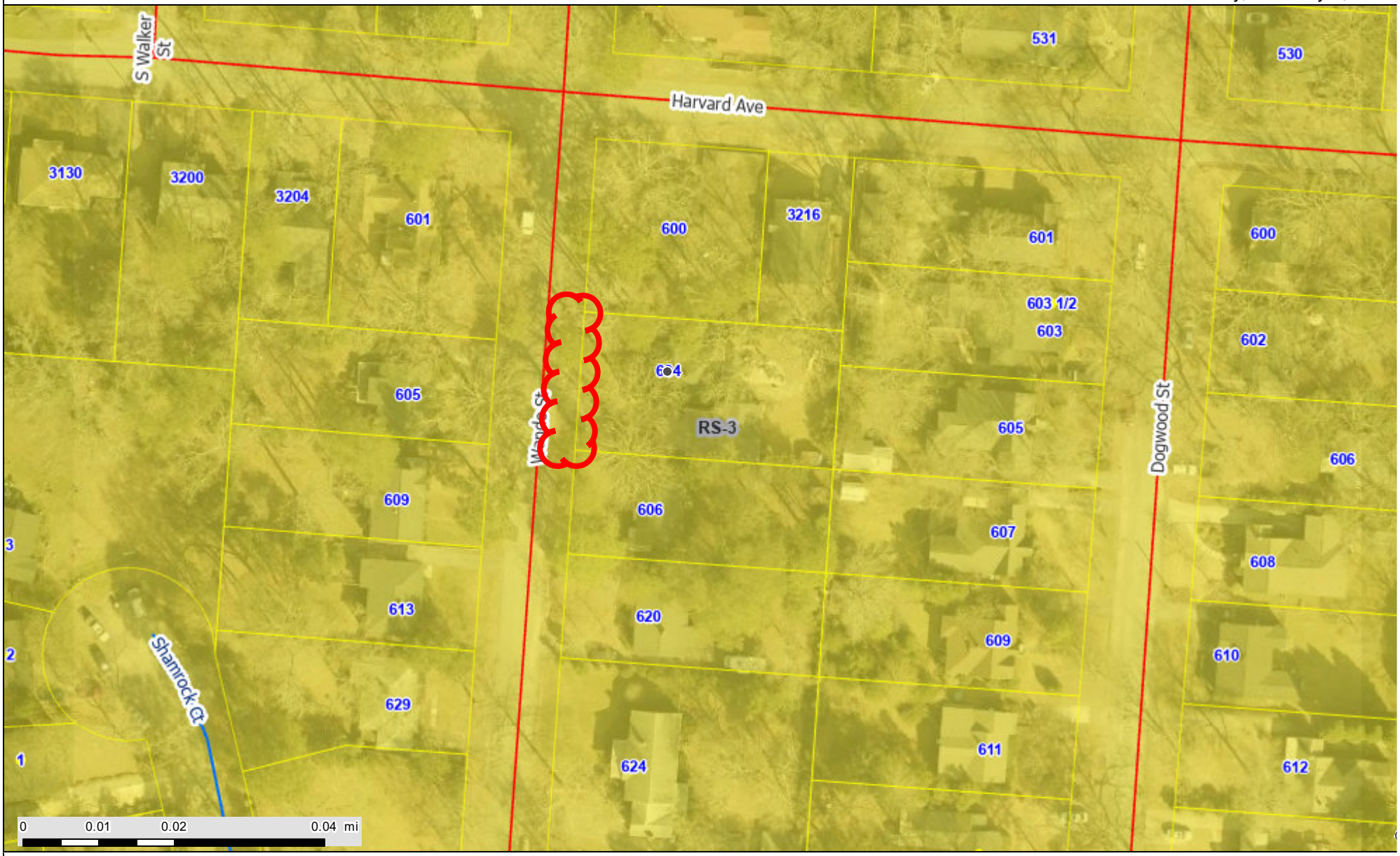
CITY AGENCY COMMENTS FOR ENCROACHMENT	
Lucinda Statler, Planning & Development Services	Recommend approval.
Robert Sweatt, Street Division	Recommend approval.
Denny Daniels, Columbia Water Engineering Department	Recommend approval.
Andrew Ritter, Traffic Engineering	Recommend approval.
Caleb King, Forestry Division	Recommend approval.
Johnathan Chambers, Land Development	Recommend approval.
Kris Scott, Fire Department	Recommend approval.

Attachment: 2021-025 encroach 604 Wando Street (6644 : Ordinance No.: 2021-025 encroach 604 Wando Street)

City of Columbia

604 Wando Street

Monday, February 1, 2021



CITY OF COLUMBIA GIS DATA DISCLAIMER

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Attachment: 2021-025 encroach 604 Wando Street (6644 : Ordinance No.: 2021-025 encroach 604 Wando

REQUEST FOR A PERMANENT RESIDENTIAL OR CHURCH DIRECTIONAL SIGNS ENCROACHMENT ORDINANCE

For a continuing encroachment on any type of property in which the City has an interest (i.e., rights of way, tree zone, sidewalk, streets), the person or entity is required to have an encroachment ordinance enacted by City Council permitting the encroachment. Encroachment ordinances are required for but not limited to: irrigation systems; landscaping; fencing; walls; pavers; walkways; outdoor dining items (chairs, tables, umbrellas, etc.); awnings; bollards and directional signs (i.e., churches) *Business signs are* ***NOT*** *permitted via an encroachment. An encroachment must comply with all existing City codes, rules and regulations, the Americans with Disabilities Act, if applicable, and is subject to review and approval by City staff. Enactment of the encroachment ordinance by a majority vote of City Council, which is a discretionary legislative act, is also required. In order to obtain an encroachment ordinance from the City of Columbia, it will be necessary for the City of Columbia to be named as an additional insured on your homeowners' policy with limits being increased to $600,000 as required by Sec. 11-71. It is recommended that you contact your insurance provider to determine if it will name the City of Columbia as an additional insured prior to submitting your request for an encroachment ordinance. If you have any questions concerning these requirements, please contact Chip Timmons with Risk Management.*

Please complete and submit this form along with any attachment(s) to Shari Ardis by e-mail at slardis@columbiasc.net ; fax at 803-737-4250; **or** mail to Shari Ardis, Legal Department, POB 147 Columbia, SC 29217, for preparation of an encroachment ordinance. Copies to City departments should be directed to the contact person for that department as shown below and not through the Legal Department. Chip Timmons with Risk Management (733-8306 or catimmons@columbiasc.net) should be contacted regarding the insurance requirements.

Date: 1/29/21 Property Owner: Brian and Sally McCants

Applicant's Name if different from Property Owner: _____

Contact Information: Telephone Number: 803-256-1069 Fax Number: -

Mailing address: 604 Wando St 29205 E-mail address: BrianMcCants@att.net

Encroachment Location (Address): same

(If corner lot, include name and block number of side street, i.e., 1737 Main Street and 1100 block of Laurel Street)

Tax Map Number for Encroachment Location: 13704-03-14

==========

Encroachment type: ✓ Wall ___Fence ___Columns ___Steps ___Irrigation System ___Landscaping ___Driveway ___Pavers

___ Walkway/Side walk ___Underground Utilities ___other

If Other - specify: _____

Dimensions (height/width/length): 2' high, 35' long, 6" deep

(i.e., 6'x42' wooden privacy fence; two 12"x4' concrete step; two 12"x12" x24" brick columns; 4'x15' brick paver walkway)

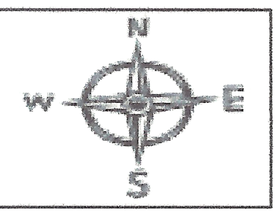
Construction material: Stone Blocks

Please provide photographs and drawing or site plan ***drawn to scale*** - no larger than 8-1/2 x 11.

==========

_____ **Church Directional Signs** (Must provide picture or drawing of proposed signs that reflect dimensions)

Location(s) signs are to be placed (i.e. Northeast corner of Main Street) N/A



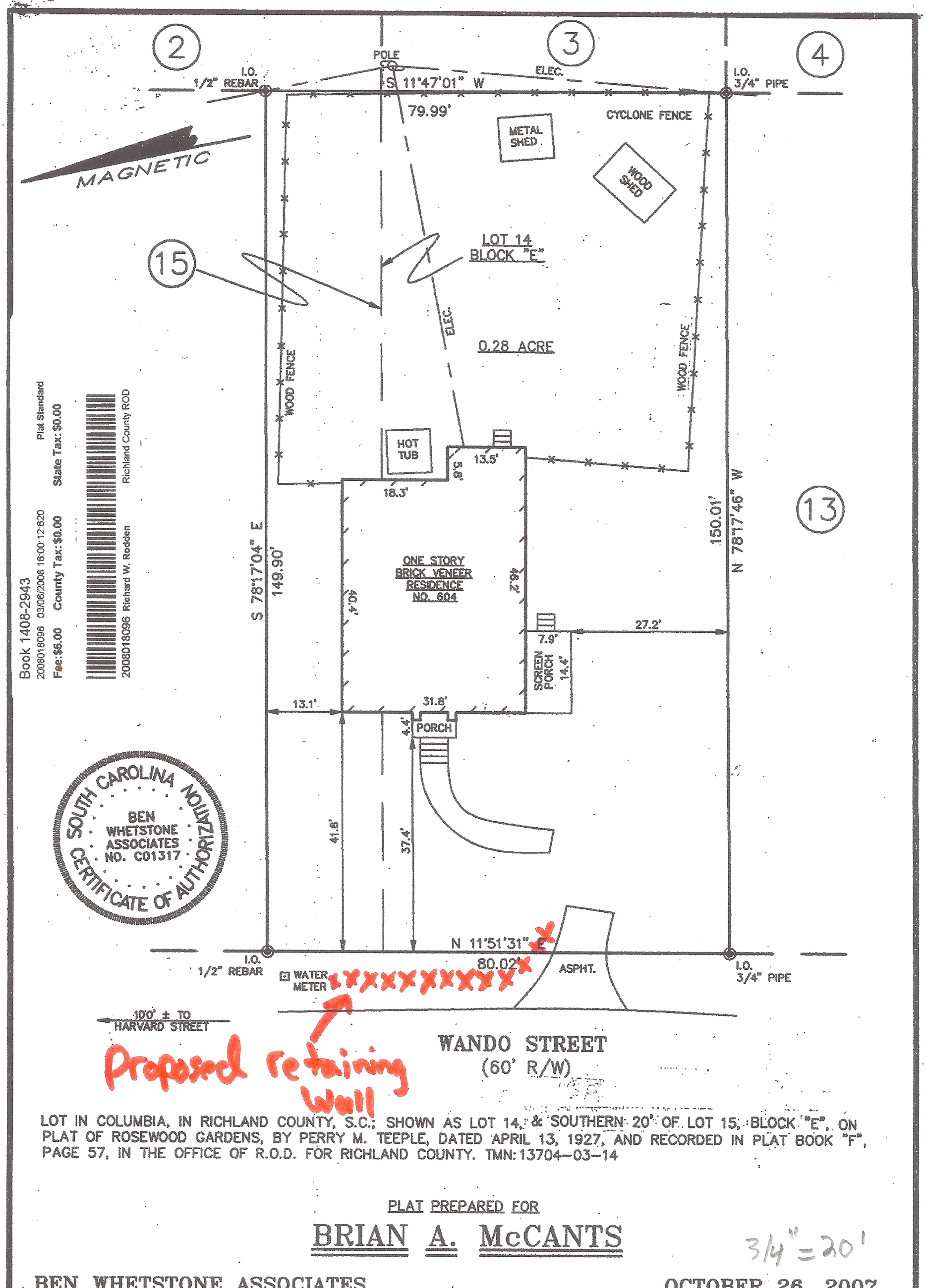
All work shall comply with the requirements of The City of Columbia and South Carolina Department of Transportation now in existence or hereafter enacted. The materials and type of finish to be used are to be approved by the City Engineer prior to installation. Any damage to the street or sidewalk caused by construction shall be repaired to the satisfaction of the City Manager. Improvements within the encroachment shall be maintained by the grantee at no cost to the City in a manner approved by the City Manager.

The proposed ordinance will be sent to the requesting party and City offices for review and approval. Johnathan Chambers will compile the recommendations and forward them to the City Clerk for scheduling before City Council. This process may take from 30-90 days.

CONTACT	DEPARTMENT	PHONE	FAX	E-MAIL
Johnathan Chambers	Development Services (Land Development)	803-545-3333	803-255-8935	jechambers@columbiasc.net
John Fellows	Development Services (Planning)	803-545-3222	803-733-8647	jsfellows@columbiasc.net
Rachel Bailey	Development Services (Zoning)	803-545-3332	803-733-8647	rlbailey@columbiasc.net
Jerry Thompson	Development Services (Building Inspections)	803-545-3420	803-733-8699	jlthompson@columbiasc.net
Tori Salvant	Development Services (Development Center)	803-545-3420	803-733-8699	tcsalvant@columbiasc.net
Amy Moore	Development Services (Historic Preservation)	803-545-3222	803-733-8647	aemoore@columbiasc.net
Lucinda Statler	Development Services (Urban Design)	803-545-0229	803-733-8647	lsstatler@columbiasc.net
Todd Beiers	Development Services (Commercial Plan Review)	803-545-3420	803-733-8647	tfbeiers@columbiasc.net
Scott Holder	Development Services (Landscaping)	803-545-3218	803-255-8935	jsholder@columbiasc.net
Denny Daniels	Utilities & Engineering (Construction Management)	803-545-3400	803-988-8199	jddaniels@columbiasc.net
Robert Anderson	Public Works (Administration)	803-545-3780	803-733-8648	raanderson@columbiasc.net
Robert Sweatt	Public Works (Street Division)	803-545-3790	803-545-3785	rgsweatt@columbiasc.net
David Brewer	Public Works (Traffic Engineering)	803-545-3850	803-733-8648	ddbrewer@columbiasc.net
Caleb King	Public Works (Forestry & Beautification)	803-545-3860	803-733-8648	cdking@columbiasc.net
John Hooks	Public Works (Solid Waste)	803-545-3800	803-733-8648	jphooks@columbiasc.net
Chip Timmons	Risk Management	803-733-8306	803-733-8245	catimmons@columbiasc.net
Kris Scott	Fire Department	803-545-3736	803-401-8839	cfdkdscott@columbiasc.net
Linda Matney	Parking Services	803-545-3070	803-733-8523	lsmatney@columbiasc.net

LR: 1/2017

Instrument Number: 2008018096 Book/Page: R 1408/2943 Date Time: 03/06/2008 16:00:12:620



Book 1408-2943
2008018096 03/06/2008 16:00:12:620 Plat Standard
Fee:$5.00 County Tax:$0.00 State Tax: $0.00

2008018096 Richard W. Rodden Richland County ROD

BEN WHETSTONE ASSOCIATES NO. C01317 CERTIFICATE OF AUTHORIZATION SOUTH CAROLINA

LOT IN COLUMBIA, IN RICHLAND COUNTY, S.C.; SHOWN AS LOT 14, & SOUTHERN 20' OF LOT 15, BLOCK "E", ON PLAT OF ROSEWOOD GARDENS, BY PERRY M. TEEPLE, DATED APRIL 13, 1927, AND RECORDED IN PLAT BOOK "F", PAGE 57, IN THE OFFICE OF R.O.D. FOR RICHLAND COUNTY. TMN: 13704-03-14

PLAT PREPARED FOR

BRIAN A. McCANTS

3/4" = 20'

BEN WHETSTONE ASSOCIATES
1321 AUGUSTA ROAD
WEST COLUMBIA, S.C. 29169
PHONE (803) 791-8467

OCTOBER 26, 2007
SCALE: 1" = 20'

0' 10' 20' 40'

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

JOB NO. 07-10-015

Benjamin H. Whetstone
BENJAMIN H. WHETSTONE, R.L.S.
S.C. REGISTRATION NUMBER #2904

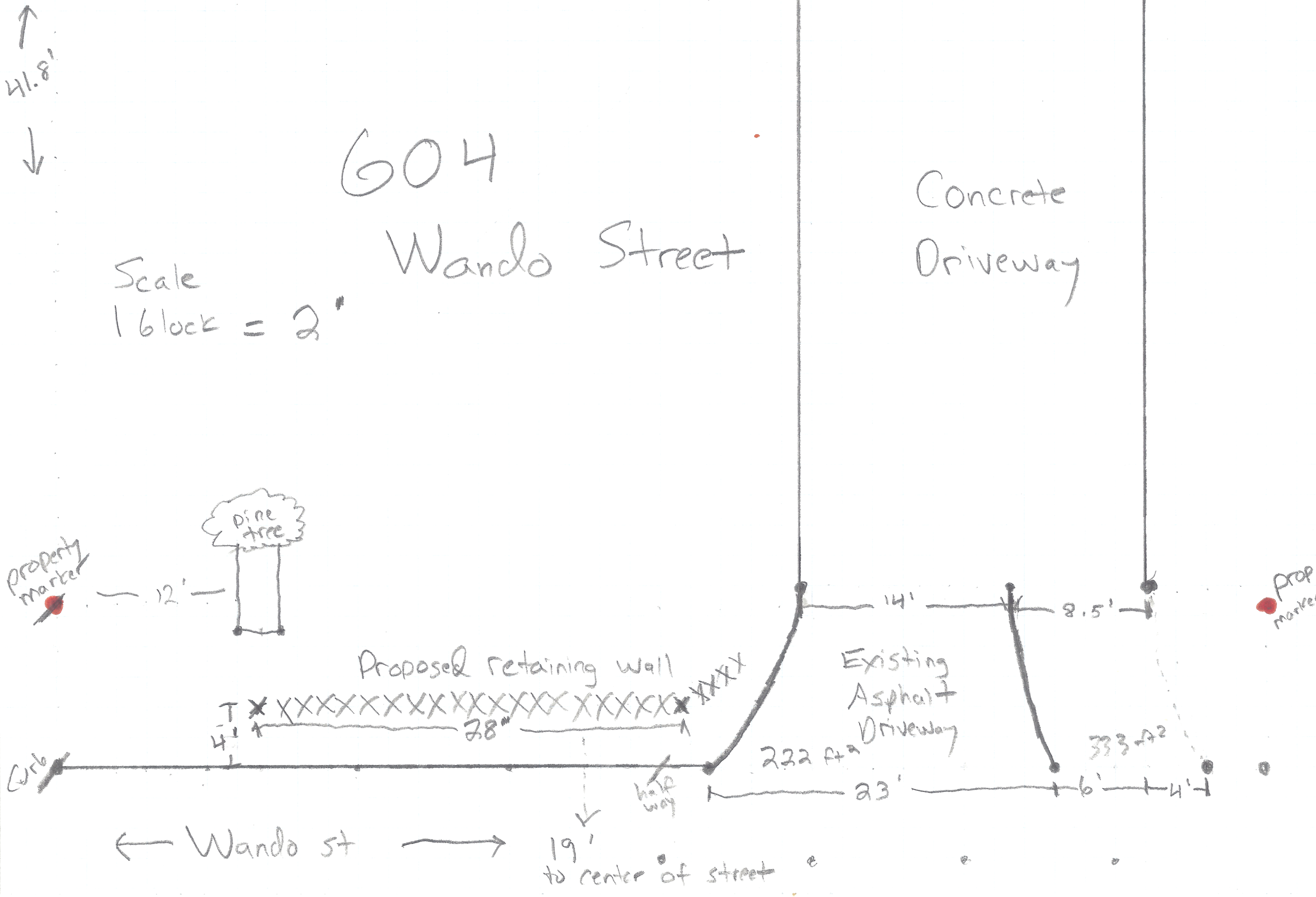
House House

41.8'

604 Wando Street

Concrete Driveway

Scale
1 block = 2"



604 Wando St – 29205

Brian and Sally McCants – homeowners

Proposed retaining wall – 2’ high, 35’ wide, 6” deep

Proposed location – 13.5’ south of property marker (in front of pine tree), 19’ from the center line of the street, 2’ from driveway

Proposed retaining wall – Application has been submitted to SCDOT – Insurance Company is aware of requirements – Current liability protection on property is $1,000,000

Attachment: 2021-025 encroach 604 Wando Street (6644 : Ordinance No.: 2021-025 encroach 604 Wando Street)

We Are Columbia

MEETING DATE: **May 18, 2021**

DEPARTMENT: **Legal Department**

FROM: ***Shari Ardis, Legal Office Manager***

SUBJECT: **Ordinance No.: 2021-039 Authorizing transfer of streets to the South Carolina Department of Transportation identified as Gadsden Street (100' R/W) from Richland Street to Calhoun Street, Richland County TMS#09011-10 & 13; Calhoun Street (100' R/W) from Gadsden Street to Lincoln Street, Richland County TMS#09011-10 & 11; Pendleton Street (100' R/W) from S. Main Street to Sumter Street, Richland County TMS#11304-01 & 08 and TMS#08916-05 & 06; Sumter Street (100' R/W) from Gervais Street to Pendleton Street, Richland County TMS#08916-04, TMS#11401-12, TMS#11304-01 & 02; and Pendleton Street from Assembly Street to Lincoln Street, Richland County TMS#08916-07, 08, 09 &10; CF#220-610**

FUNDING SOURCE & ORIGINAL BUDGET:

FOCUS AREAS: **Connecting Our Community, Empowering Our Residents, Enhancing Columbia's Neighborhoods, Innovative & High Quality Municipal Services, Planning Together**

PURPOSE:

The above-referenced streets are City-owned streets in the city limits of Columbia and are proposed to be conveyed to the South Carolina Department of Transportation in exchange for the conveyance of Candi and the portion of Park Street from Gervais Street to Pendleton Street. This exchange will benefit the City of Columbia by providing access to the Three Rivers Greenway - Saluda Riverwalk, Park Ranger building, parking areas, and other amenities in its vicinity. (This item is associated with Resolution No.: R-2021-049.)

First reading approval was given on May 4, 2021.

ATTACHMENTS:

- 2021-039 authorizing street transfer to SCDOT (PDF)

HISTORY:

05/04/21	**Columbia City Council**	**APPROVED ON FIRST READING.**

Attachment: 2021-039 authorizing street transfer to SCDOT (6617 : Ordinance No.: 2021-039 transfer to SCDOT portions of Gadsden, Calhoun,

ORDINANCE NO.: 2021-039

Authorizing transfer of streets to the South Carolina Department of Transportation identified as Gadsden Street (100' R/W) from Richland Street to Calhoun Street, Richland County TMS#09011-10 & 13; Calhoun Street (100' R/W) from Gadsden Street to Lincoln Street, Richland County TMS#09011-10 & 11; Pendleton Street (100' R/W) from S. Main Street to Sumter Street, Richland County TMS#11304-01 & 08 and TMS#08916-05 & 06; Sumter Street (100' R/W) from Gervais Street to Pendleton Street, Richland County TMS#08916-04, TMS#11401-12, TMS#11304-01 & 02; and Pendleton Street from Assembly Street to Lincoln Street, Richland County TMS#08916-07, 08, 09 &10; CF#220-610

WHEREAS, the above-referenced streets are City-owned streets in the city limits of Columbia and are proposed to be conveyed to the South Carolina Department of Transportation (also hereinafter referred to as "SCDOT") in exchange for the conveyance of Candi Lane (Secondary Road #S40-2889) and that portion of Park Street from Gervais Street to Pendleton Street; and

WHEREAS, Candi Lane will benefit the City of Columbia by providing access to the Three Rivers Greenway – Saluda Riverwalk, Park Ranger building, parking areas and other amenities in its vicinity and Park Street is being exchanged for a portion of Pendleton Street; and,

WHEREAS, the City's Public Works Director and the Director of Engineering recommend that the City accept the road swap agreement and transfer of the specified portions of the referenced streets to the South Carolina Department of Transportation; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina this day_____ of _____, 2021, for and in consideration of a road swap agreement for conveyance of Candi Lane and that portion of Park Street from Gervais Street to Pendleton Street to the City of Columbia that the City of Columbia transfer the specified portions of the aforesaid streets known as Gadsden Street, Calhoun Street, Pendleton Street, and Sumter Street to the South Carolina Department of Transportation. The City Manager is authorized to sign all documents to facilitate the transfer of specified portions of the aforesaid streets to the South Carolina Department of Transportation.

The referenced portions of Gadsden Street, Calhoun Street, Pendleton Street, and Sumter Street are located in District 2 in downtown Columbia as shown on plats prepared by the City of Columbia, Department of Engineering, and being on file in the office of the Department of Engineering under CF#220-610. Reference is made to the attached Exhibit "A".

Requested by:

Assistant City Manager Shealy

_____
Mayor

Approved by:

_____
City Manager

Approved as to form:

_____
Senior Assistant City Attorney

ATTEST:

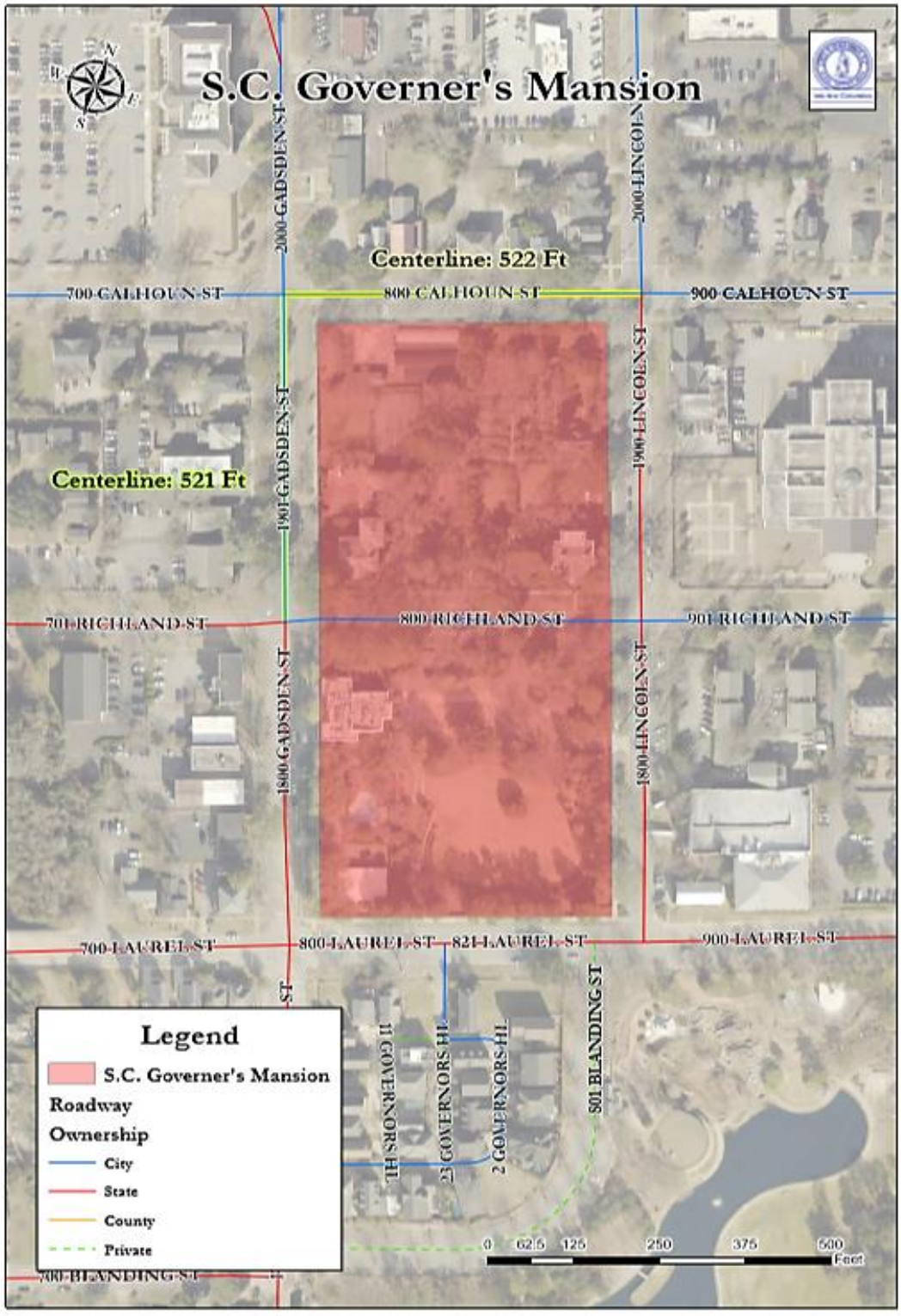
_____
City Clerk

Introduced:
Final Reading:

DRAFT

ORDINANCE NO.: 2021-039
Exhibit "A"

Gadsden Street from Richland Street to Calhoun Street
Calhoun Street from Gadsden Street to Lincoln Street



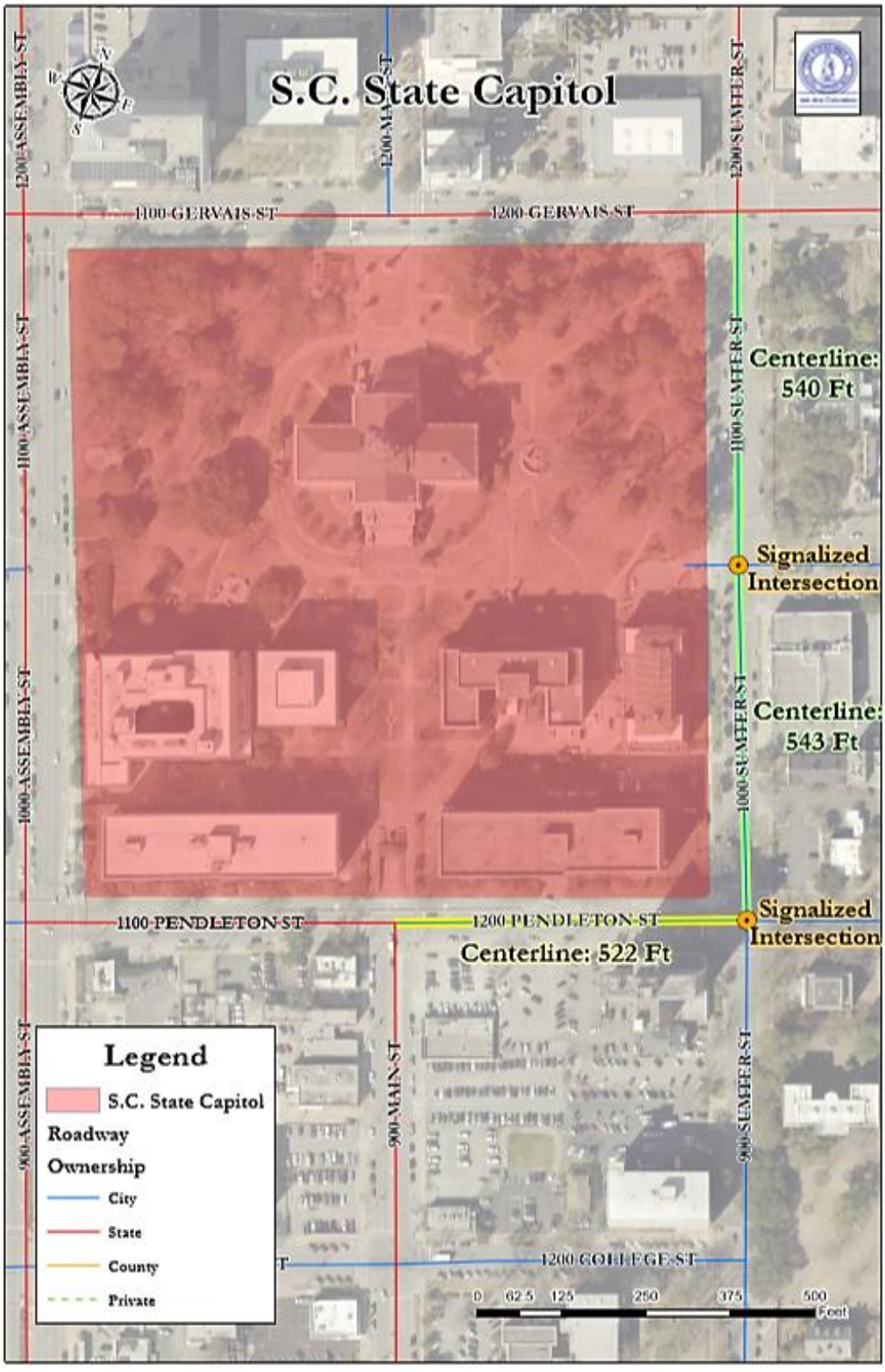
Last revised: 4/16/2021
21008750

Attachment: 2021-039 authorizing street transfer to SCDOT (6617 : Ordinance No.: 2021-039 transfer to SCDOT portions of Gadsden, Calhoun,

DRAFT

ORDINANCE NO.: 2021-039
Exhibit "A"

Pendleton Street from S. Main Street to Sumter Street
Sumter Street from Gervais Street to Pendleton Street



Last revised: 4/16/2021
21008750

Attachment: 2021-039 authorizing street transfer to SCDOT (6617 : Ordinance No.: 2021-039 transfer to SCDOT portions of Gadsden, Calhoun,

DRAFT

We Are Columbia

MEETING DATE: **May 18, 2021**

DEPARTMENT: **Legal Department**

FROM: ***Shari Ardis, Legal Office Manager***

SUBJECT: **Ordinance No.: 2021-040 Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 11, Licenses, Permits and Miscellaneous Business Regulations, Article II, Business and Professional Licenses, Sec. 11-33 Purpose; expiration of license**

FUNDING SOURCE & ORIGINAL BUDGET:

FOCUS AREAS: **Attracting & Retaining Talent, Economic Prosperity - Endless Possibilities, Empowering Our Residents, Innovative & High Quality Municipal Services, Planning Together**

PURPOSE:

It has been determined that the uniform date for business licenses as of 2022 shall be from May 1 to April 30. To conform with the uniform business license year, the current license year for business licenses in the City of Columbia for 2021 shall be extended to April 30, 2022.

First reading approval was given on May 4, 2021.

ATTACHMENTS:

- 2021-040 amend Sec. 11-33 Purpose expiration of license (PDF)

HISTORY:

05/04/21	**Columbia City Council**	**APPROVED ON FIRST READING.**

LEGAL DEPARTMENT - CITY OF COLUMBIA
Attachment: 2021-040 amend Sec. 11-33 Purpose expiration of license (6627 : Ordinance No.: 2021-040 amend Sec.11-33 Purpose; expiration of

ORDINANCE NO.: 2021-040

Extending the Current Business License Year and Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 11, Licenses, Permits and Miscellaneous Business Regulations, Article II, Business and Professional Licenses, Sec. 11-33 Purpose; expiration of license

WHEREAS, the General Assembly of the State of South Carolina passed Act 176, the S.C. Business License Standardization Act, which adds many specific standardization requirements has mandated that all South Carolina municipalities to adopt certain uniform standards for business licenses to implement by January 1, 2022;

WHEREAS, the law requires taxing jurisdictions use of single due date of April 30th and it has been determined that the uniform date for business licenses as of 2022 shall be from May 1 to April 30;

WHEREAS, to insure a smooth transition from the current business license year to the uniform business license year beginning May 1, 2022, the license year for business licenses in the City of Columbia for 2021 shall be extended to April 30, 2022; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and Council this _____ day of _____, 2021, that to conform with the uniform business license year the current license year for business licenses in the City of Columbia for 2021 shall be extended to April 30, 2022; and,

BE IT FURTHER ORDAINED that the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 11, Licenses, Permits and Miscellaneous Business Regulations, Article II, Business and Professional Licenses, Sec. 11-33 Purpose; expiration of license, is amended to read as follows:

Sec. 11-33. Purpose; expiration of license.
The business license levied by this article is for the purpose of providing such regulation as may be required by the businesses subject thereto and for the purpose of raising revenue for the general fund through a privilege tax. Each license shall be issued for ~~one calendar year~~ ***a twelve-month period beginning May 1*** and ~~shall expire on December 31~~ ***expiring April 30***. The provisions of this article and the rates set out in this article shall remain in effect from year to year as amended by the council.

This ordinance is effective as of final reading.

Requested by:

Assistant City Manager Palen

Approved by:

_____
City Manager

Approved as to form:

_____
Senior Assistant City Attorney

_____
Mayor

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

Last revised: 4/30/2021
21008776

We Are Columbia

MEETING DATE: **May 18, 2021**

DEPARTMENT: **Legal Department**

FROM: ***Shari Ardis, Legal Office Manager***

SUBJECT: **Ordinance No.: 2021-022 To Raise Revenue and Adopt the Budget for the City of Columbia, South Carolina, for the Fiscal Year ending June 30, 2022**

FUNDING SOURCE & ORIGINAL BUDGET:

FOCUS AREAS: **Attracting & Retaining Talent, Connecting Our Community, Economic Prosperity - Endless Possibilities, Empowering Our Residents, Enhancing Columbia's Neighborhoods, Innovative & High Quality Municipal Services, Planning Together**

ATTACHMENTS:

- 2021-022 adopt 2021-2022 budget (PDF)
- FY_2021_2022_Proposed_Budget (PDF)

HISTORY:

05/11/21	**Columbia City Council**	**APPROVED ON FIRST READING.**

LEGAL DEPARTMENT DRAFT

Attachment: 2021-022 adopt 2021-2022 budget (6635 : Ordinance No.: 2021-022 Adopt 2021-2022 Budget)

ORDINANCE NO.: 2021-022

To Raise Revenue and Adopt the Budget for the City of Columbia, South Carolina, for the Fiscal Year ending June 30, 2022

BE IT ORDAINED by the Mayor and Council this ___ day of _____, 2021 as follows:

Section 1. That a tax to cover the period from the first day of July 2021, to the thirtieth day of June 2022, both inclusive, for the sums and in the manner hereinafter mentioned, is and shall be levied, collected and paid into the treasury of Richland and Lexington Counties, South Carolina, for the credit to The City of Columbia, South Carolina, for the use and service thereof; that is to say, a tax rate of ninety-three and eight tenths (93.8) mills, on the value of all real estate and personal property of every description owned and used in The City of Columbia, South Carolina, except such as is exempt from taxation under the Constitution and law of the State of South Carolina, is and shall be levied and paid into the County Treasury for the credit to The City of Columbia for the corporate purposes, permanent improvements, for the purpose of paying current expenses, and for the payment of interest and retiring outstanding bonds of the said City. Such tax is levied on such property as assessed for taxation for County and State purposes.

Section 2. That the budget heretofore adopted by the City Council and the estimated revenue for the payment of same is hereby adopted and is hereby made a part hereof as fully as if incorporated herein and a copy thereof is attached hereto.

Section 3. That the billing dates, the penalty dates, and the amount of penalty which shall be levied for delinquent taxes shall be the same as those established by Richland and Lexington Counties pursuant to State Law.

Section 4. That the City Manager shall administer the budget and may authorize the following to achieve the goals of this budget:

a. Authorize the transfer of appropriated funds within and between departments and funds as necessary.
b. Controls shall be made by fund appropriation.
c. Designate continuing projects from fund balances.

Encumbrances will be carried over to the next year as a reserve to the fund balance.

Expenditures approved by council shall automatically carry amendments to fund appropriation where necessary.

Section 5. If for any reason any sentence, clause of provision of this ordinance shall be declared invalid, such shall not affect the remaining provisions hereof.

Requested by:

City Manager

_____
Mayor

Approved by:

_____
City Manager

Approved as to form:

T.A. Knox

_____
City Attorney

ATTEST:

_____
City Clerk

Public Hearing:
Introduced:
Final Reading:

Last revised: 3/15/2021
21008806

FY 2021/2022 Proposed Operating Budget Summaries

General Fund
Water & Sewer Operating
Storm Water Operating
Parking Fund
Hospitality Tax
Accommodations Tax

Attachment: FY_2021_2022_Proposed_Budget (6635 : Ordinance No.: 2021-022 Adopt 2021-2022 Budget)

We Are Columbia

GENERAL FUND SUMMARY

	ACTUAL FY 19/20	APPROVED FY 20/21	PROPOSED FY 21/22	DIFF. FM BUDGET	% CHANGE
REVENUE CATEGORIES					
GENERAL PROPERTY TAX	57,962,788	57,333,994	59,084,569		
LICENSES AND PERMITS	40,342,564	38,379,287	39,032,937		
FROM OTHER AGENCIES	17,401,744	16,017,801	17,094,457		
CURRENT SERVICE CHARGES	15,704,175	15,088,203	15,295,894		
FINES & FORFEITURES	625,649	677,587	506,500		
MISCELLANEOUS REVENUE	856,050	231,412	245,000		
INTEREST ON INVESTMENT	273,123	289,662	145,164		
RENTS & SALE OF PROPERTY	244,894	272,215	247,000		
TOTAL REVENUE	**133,410,987**	**128,290,161**	**131,651,521**	3,361,360	2.62%
TRANSFERS IN					
FROM AMERICAN RESCUE PLAN			1,689,499		
FROM BOND PROCEEDS			4,228,789		
FROM ACCOMMODATIONS TAX	25,000	25,000	25,000		
FROM HOSPITALITY TAX	2,775,000	1,540,000	3,700,000		
FROM CAPITAL LEASE PROCEEDS	7,992,966		9,000,000		
FROM PARKING FUND	500,000	500,000	500,000		
FROM WATER & SEWER	4,189,680	4,189,680	4,189,680		
FROM WATER & SEWER - COVID 19 EMERGENCY RESPONSE	6,325,000	2,000,000	0		
FROM STORM WATER	560,000	560,000	560,000		
FROM UN-APPROPRIATED SURPLUS	0	0	0		
TOTAL TRANSFERS IN	**22,367,646**	**8,814,680**	**23,892,968**	15,078,288	171.06%
TOTAL GENERAL FUND REV & TRANS	**155,778,633**	**137,104,841**	**155,544,489**	18,439,648	13.45%
DEPARTMENTS					
LEGISLATIVE - MAYOR & CITY COUNCIL	693,437	764,790	785,273		
ADMINISTRATION - CITY MANAGER	867,898	882,123	907,304		
GOVERNMENTAL AFFAIRS	278,445	264,165	357,041		
ADMINISTRATION - ACM DEVELOPMENT & COMMUNITY SRVCS	525,999	494,474	494,474		
ADMINISTRATION - ACM CHIEF FINANCIAL OFFICER	229,964	243,722	243,722		
ADMINISTRATION - ACM OPERATIONS	290,338	360,545	365,659		
HUMAN RESOURCES	1,068,166	1,105,024	1,162,432		
BUDGET & PROGRAM MANAGEMENT OFFICE	468,918	550,987	550,987		
PUBLIC RELATIONS	747,327	796,168	799,168		
COUNCIL SUPPORT SERVICES	480,693	328,067	510,916		
LEGAL	2,084,437	2,381,553	2,113,533		
MUNICIPAL COURT	2,380,664	2,447,480	2,447,480		
FINANCE	1,965,273	2,106,842	2,106,956		
OFFICE OF BUSINESS OPPORTUNITIES	774,746	770,674	770,674		
COMMUNITY DEVELOPMENT	362,647	384,444	461,599		
PLANNING & DEV. SERVICES	3,645,655	3,392,227	3,392,227		
POLICE	47,823,406	41,838,686	43,445,255		
EMERGENCY MANAGEMENT	581,127	561,781	561,781		
911 EMERGENCY COMMUNICATIONS	3,101,743	3,021,406	3,176,012		
FIRE	24,672,825	21,900,925	22,835,155		
PARKS & RECREATION	12,907,827	12,727,454	13,362,897		
PUBLIC WORKS	19,994,338	18,966,830	19,303,333		
SUPPORT SERVICES	2,085,475	1,406,433	1,686,839		
INFORMATION TECHNOLOGY	4,040,389	3,918,627	4,230,330		
TOTAL DEPARTMENT	**132,071,737**	**121,615,427**	**126,071,046**	4,455,619	3.66%
NON-DEPARTMENTAL & MISC.					
COMMUNITY PROMOTIONS					
CAPITAL LEASE PURCHASE PAYMENT	4,781,467	5,508,755	6,265,432		
RICHLAND COUNTY DETENTION CENTER PER DIEM	488,480	500,000	500,000		
5TH CIRCUIT SOLICITOR'S OFFICE	215,817	215,817	215,817		
RICHLAND COUNTY PUBLIC DEFENDER	138,000	138,000	225,000		
HOMELESS SERVICES	983,808	1,000,000	1,050,000		
SECURITY CAMERAS		0	2,500,000		
ECONOMIC STABILIZATION - NON-PROFIT PROGRAM	312,190		0		
SPECIAL EMERGENCY RESERVE		492,849	1,000,000		
NON-DEPARTMENTAL & MISC.	39,702	40,000	40,000		
OFFICE SPACE LEASE	739,803	300,000	0		
TOTAL NON-DEPARTMENTAL	**7,699,267**	**8,195,421**	**11,796,249**	3,600,828	43.94%
TOTAL EXPENDITURES	**139,771,004**	**129,810,848**	**137,867,295**	8,056,447	6.21%
TRANSFERS OUT					
TO INTERNAL SERVICE FUNDS	3,877,532	2,766,439	2,766,439		
TO DEBT SERVICE	3,668,213	3,395,288	4,778,489		
TO COMPONENT UNIT	1,674,294	1,132,266	1,132,266		
TO OTHER FUNDS	196,422	0	0		
TO SMALL BUSINESS PROGRAMS	1,500,000		0		
TO CAPITAL REPLACEMENT PROGRAM	-	0	9,000,000		
TOTAL TRANSFERS OUT	**10,916,461**	**7,293,993**	**17,677,194**	10,383,201	142.35%
TOTAL BUDGET	**150,687,465**	**137,104,841**	**155,544,489**	18,439,648	13.45%

Attachment: FY_2021_2022_Proposed_Budget (6635 : Ordinance No.: 2021-022 Adopt 2021-2022 Budget)

WATER/SEWER OPERATING FUND SUMMARY

	ACTUAL FY 19/20	APPROVED FY 20/21	PROPOSED FY 21/22	DIFF. FM BUDGET	% CHANGE
REVENUE					
WATER SALES	99,792,395	101,191,576	115,969,175		
SEWER SALES	59,305,053	62,386,428	61,458,133		
MISCELLANEOUS REVENUE	94,008	45,042	45,106		
FINES AND FORFEITURES	1,320,836	656,500	653,250		
TOTAL OPERATING REVENUES	**160,512,292**	**164,279,546**	**178,125,664**	13,846,118	8%
NON-OPERATING REVENUE & TRANSFERS IN					
INTEREST	6,495,347	4,240,557	4,277,000		
RENTS & USE OF PROPERTY	(457)	162,328	161,525		
FROM OTHER FUNDS	215,548				
CONTRIBUTED CAPITAL	6,958,105	0	0		
TOTAL NON-OPERATING REVENUES	**13,668,543**	**4,402,885**	**4,438,525**	35,640	1%
TOTAL REVENUE & TRANSFERS IN	**174,180,835**	**168,682,431**	**182,564,189**	13,881,758	8%
EXPENDITURES					
ADMINISTRATION	731,321	1,252,681	1,188,566		
CUSTOMER CARE CENTER	4,855,811	5,389,795	5,334,340		
FINANCE	1,826,971	2,085,662	3,022,782		
FIRE HYDRANT MAINTENANCE	565,502	639,756	647,983		
POLICE - CSO/PUBLIC SAFETY	1,034,420	1,372,396	1,312,710		
PUBLIC WORKS-STREET REPAIR	876,056	1,768,737	1,695,736		
GENERAL SERVICES PUBLIC BLDGS.	1,771,792	2,473,890	2,523,062		
GIS MANAGEMENT	509,920	758,354	758,354		
UTILITIES	52,684,490	70,246,943	72,029,912		
ENGINEERING	11,771,776	13,210,708	13,674,103		
TOTAL OPERATING	**76,628,059**	**99,198,922**	**102,187,548**	2,988,626	3%
Non-Operating Departments & Non-Departmental					
ECONOMIC DEV DEPARTMENT	1,055,164	1,337,051	1,331,487	(5,564)	0%
TOTAL NON-OPERATING DEPARTMENTS	**1,055,164**	**1,337,051**	**1,331,487**		
DEPRECIATION	40,316,022				
DEBT SERVICE	10,639,199	41,946,034	42,917,888		
ECONOMIC DEV SPECIAL PROJECTS	53,500	78,500	78,500		
TECHNOLOGY REPLACEMENTS	357,480	1,000,000	1,000,000		
NON-DEPARTMENTAL	2,824,919	85,000	85,000		
BAD DEBT	4,974,514	0	0		
RESERVE	0	1,087,244	9,514,086		
TOTAL NON-DEPARTMENTAL OPERATING	**59,165,634**	**44,196,778**	**53,595,474**	9,398,696	21%
TRANSFERS OUT					
TO GENERAL FUND/INDIRECT COST ALLOCATION	4,189,680	4,189,680	4,189,680		
TO GENERAL FUND - COVID 19 EMERGENCY RESPONSE	6,325,000	2,000,000			
TO WATER/SEWER CAPITAL IMP.		14,500,000	18,000,000		
TO INTERNAL SERVICE FUNDS	2,866,873	3,260,000	3,260,000		
TOTAL TRANSFERS	**13,381,553**	**23,949,680**	**25,449,680**	1,500,000	6%
TOTAL BUDGET	**150,230,410**	**168,682,431**	**182,564,189**	13,881,758	8%

Attachment: FY_2021_2022_Proposed_Budget (6635 : Ordinance No.: 2021-022 Adopt 2021-2022 Budget)

STORM WATER OPERATING SUMMARY

	ACTUAL FY 19/20	BUDGET FY 20/21	PROPOSED FY 21/22	DIFF. FM BUDGET	% CHANG
REVENUE					
Operating Revenue					
STORM WATER FEE	15,460,595	13,988,299	15,251,699		
STORM WATER REVIEW	15,550	20,000	15,000		
STORM WATER INSPECTIONS	850	15,000	5,000		
TOTAL OPERATING REVENUES	**15,476,995**	**14,023,299**	**15,271,699**	1,248,400	
Non-operating Revenue & Transfers					
INTEREST & USE OF PROPERTY	1,371,381		351,055		
TRANSFER FROM STORM WATER IMPROVEMENTS	6,546,590				
TOTAL NON-OPERATING REVENUES	**7,917,971**	**0**	**351,055**		
TOTAL REVENUES & TRANSFERS IN	**23,394,966**	**14,023,299**	**15,622,754**	1,599,455	1
EXPENDITURES					
DEPARTMENTS					
ENGINEERING	2,096,746	3,089,966	3,089,965		
PUBLIC WORKS	2,334,001	4,799,185	4,381,185		
TOTAL DEPARTMENTS	**4,430,747**	**7,889,151**	**7,471,150**	(418,001)	
NON-DEPARTMENTAL EXPENSES					
DEPRECIATION	1,458,091				
DEBT SERVICE	1,873,521	2,490,250	2,488,850		
NON-DEPARTMENTAL/MISC.	73,119				
BAD DEBT	1,348	0	0		
RESERVE	0	2,029,019	3,247,754		
TOTAL NON-DEPARTMENTAL	**3,406,079**	**4,519,269**	**5,736,604**	1,217,335	2
TRANSFERS OUT					
TO GENERAL FUND/INDIRECT COST ALLOCATION	560,000	560,000	560,000		
TO STORM WATER CAPITAL PROJECTS		1,054,879	1,735,000		
TO CENTRAL STORES/RISK MNGMT	16,887		120,000		
TOTAL OTHER	**576,887**	**1,614,879**	**2,415,000**	800,121	5
TOTAL BUDGET	**8,413,713**	**14,023,299**	**15,622,754**	1,599,455	1

Attachment: FY_2021_2022_Proposed_Budget (6635 : Ordinance No.: 2021-022 Adopt 2021-2022 Budget)

PARKING OPERATING FUND SUMMARY

	ACTUAL FY 19/20	BUDGET FY 20/21	PROPOSED FY 21/22	DIFF. FM BUDGET	% CHANG
OPERATING REVENUES					
STREET PARKING METERS	2,388,530	2,480,000	1,716,000		
PARKING GARAGES	2,993,930	2,820,000	2,694,600		
PARKING LOTS	297,071	309,400	64,400		
MISCELLANEOUS REVENUE	15,912	11,750	13,600		
VALIDATIONS	56,401	45,000	30,000		
IN-OUT PARKING	62,730	63,000	48,000		
PARKING METER BAG FEE	119,631	166,500	48,000		
NON-MOVING VIOLATIONS	934,160	1,601,000	1,601,200		
TOTAL REVENUE	**6,868,365**	**7,496,650**	**6,215,800**	(1,280,850)	-17.1
NON-OPERATING & TRANSFERS IN					
INTEREST REVENUE	106,757	120,200	74,921		
RENTS & USE OF PROPERTY	458,760	110,400	108,780		
FROM AMERICAN RESCUE PLAN			2,703,774		
FROM OTHER FUNDS	15,336	0	0		
TOTAL NON-OPERATING & TRANSFERS	**580,853**	**230,600**	**2,887,475**	2,656,875	1152.2
TOTAL REVENUES & TRANSFERS IN	**7,449,218**	**7,727,250**	**9,103,275**	1,376,025	17.8
EXPENDITURES					
Operating Departments					
FINANCE - PARKING PAVMENT SERVICES	103,002	109,999	105,813		
PARKING OPERATIONS	2,821,794	2,672,865	3,110,148		
PARKING FACILITIES	1,220,769	1,252,935	1,466,028		
PUBLIC WORKS	84,914	83,313	94,484		
TOTAL OPERATING DEPARTMENTS	**4,230,479**	**4,119,112**	**4,776,473**	657,361	43.0
Non-Departmental					
DEPRECIATION	1,715,665	0	0		
DEBT SERVICE	1,520,215	2,706,746	2,814,033		
NON-DEPARTMENTAL/MISC.	169,466	5,000	5,000		
TECHNOLOGY REPLACEMENT	22,196	0	0		
BAD DEBT / YEAR END ACCRUALS	59,069	0	0		
RESERVE	0	4,392	615,769		
TOTAL NON-DEPARTMENTAL	**3,486,611**	**2,716,138**	**3,434,802**	718,664	26.5
TRANSFERS OUT					
TO GENERAL FUND	500,000	500,000	500,000		
TO CAPITAL IMPROVEMENTS	596,543	0	0		
TO INTERNAL SERVICES	390,183	392,000	392,000		
TOTAL TRANSFERS	**1,486,726**	**892,000**	**892,000**		
TOTAL BUDGET	**9,203,816**	**7,727,250**	**9,103,275**	1,376,025	17.8

Attachment: FY_2021_2022_Proposed_Budget (6635 : Ordinance No.: 2021-022 Adopt 2021-2022 Budget)

HOSPITALITY TAX SUMMARY

	ACTUAL FY 19/20	APPROVED FY 20/21	PROPOSED FY 21/22	DIFF. FM BUDGET	% CHANG
REVENUES					
HOSPITALITY TAX	10,715,081	7,100,777	10,000,000		
FINES & LATE FEES	52,631	40,000	40,000		
MISCELLANEOUS	52,173				
INTEREST	-	25,000	15,061		
TOTAL REVENUES	**10,819,885**	**7,165,777**	**10,055,061**	2,889,284	
TRANSFERS IN & OTHER FINANCING					
FM FUND BALANCE		383,163			
FM AMERICAN RESCUE PLAN			1,759,577		
TOTAL REVENUE & TRANSFERS IN	**10,819,885**	**7,548,940**	**11,814,638**	4,265,698	5
EXPENDITURES					
ALLOCATIONS	4,538,541	3,017,145	3,604,725	587,580	587,58
FIVE POINTS FOUNTAIN			250,000		
TRANSFERS OUT					
TO GEN. FUND	2,775,000	1,540,000	3,700,000		
TO DEBT SERVICE	2,821,427	2,991,795	2,759,913		
TO CAPITAL PROJECTS - FINLAY PARK			1,500,000		
TOTAL TRANSFERS OUT	**5,596,427**	**4,531,795**	**7,959,913**	3,428,118	7
TOTAL BUDGET	**10,134,968**	**7,548,940**	**11,814,638**	4,265,698	5

Attachment: FY_2021_2022_Proposed_Budget (6635 : Ordinance No.: 2021-022 Adopt 2021-2022 Budget)

ACCOMMODATIONS (STATE) TAX

	ACTUAL FY 19/20	APPROVED FY 20/21	PROPOSED FY 21/22	DIFF. FM BUDGET	% CHANGE
REVENUES					
ACCOMMODATIONS TAX	2,456,870	1,472,056	1,530,000		
INTEREST EARNINGS	3,925		1,048		
TOTAL REVENUES	**2,460,795**	**1,472,056**	**1,531,048**	57,944	3.9%
TRANSFERS IN					
FROM FUND BALANCE	375,276				
TOTAL REVENUE & TRANSFERS IN	**2,836,071**	**1,472,056**	**1,531,048**	58,992	4.0%
EXPENDITURES					
COMMITTEE ALLOCATIONS	2,442,000	1,374,703	1,430,746	56,043	4.1%
GENERAL ALLOCATIONS (5%)	91,320	72,353	75,302	2,949	4.1%
TOTAL EXPENSES	**2,878,599**	**1,447,056**	**1,506,048**	58,992	4.1%
TRANSFERS OUT					
TO GENERAL FUND	25,000	25,000	25,000		
TOTAL OTHER FUNDS	**25,000**	**25,000**	**25,000**		
TOTAL BUDGET	**2,903,599**	**1,472,056**	**1,531,048**	58,992	4.0%

Attachment: FY_2021_2022_Proposed_Budget (6635 : Ordinance No.: 2021-022 Adopt 2021-2022 Budget)

FY 2021/2022 Proposed Capital Improvement Program

Water & Sewer CIP
Storm Water CIP

Attachment: FY_2021_2022_Proposed_Budget (6635 : Ordinance No.: 2021-022 Adopt 2021-2022 Budget)

FY21-22 Water Wastewater Proposed Capital Improvement Plan

FY21-22 Water Propsed CIP

Project Number	Project Name	Type of Improvement	
WM4323	Unforeseen Projects	Other	$1,000,(
		Total Other	**$1,000,(**
WM3355	Utility Conflicts (Annual)	Utility Relocation	$8,000,(
		Total Utility Relocation	**$8,000,(**
WM4543	Lake Murray Taste and Order Treatment System (Carbon Feed System)	Water Plant	$1,000,(
WM4549	Alternative Raw Water Pump Station at Canal WTP (Phase 1 of 3)	Water Plant	$14,000,(
		Total Water Plant	**$15,000,(**
WM3001	Water Quality Projects City Wide (Services & 2-inch water line replacement) (Annual)	Water Quality	$1,000,(
WM3912	Shandon Area Waterline Replacement (Phase 1 of 2)	Water Quality	$7,500,(
WM3925	Rosewood Area Waterline Replacement (Phase 1 of 3)	Water Quality	$7,500,(
		Total Water Quality	**$16,000,(**
		Total Water CIP	**$40,000,(**

FY21-22 Wastewater Proposed CIP

Project Number	Project Name	Type of Improvement	
SS733701	East Rocky Branch Improvements Phase I	Capacity	$13,800,(
SS7560	Lower Crane Creek Storage Facility and Pump Station	Capacity	$30,000,(
SS7564	WCPS Improvements	Capacity	$1,102,(
		Total Capacity	**$44,902,(**
SS7236	CD Program Management	Other	$4,200,(
SS7286	CE Projects not yet Defined	Other	$2,350,(
SS7288	Unforeseen & Miscellaneous Projects	Other	$2,350,(
SS7528	Beltline Columbia Storage Canopy	Other	$851,3
		Total Other	**$9,751,3**
SS6786	Annual Gravity Sewer MH Lining and Replacement	Rehab	$1,000,(
SS6966	Annual Rehab on lines less than 15"	Rehab	$4,000,(
SS7432	Starlite Pump Station Improvements (removal of PS)	Rehab	$1,100,(
SS7462	Investigation of Crockett Road, Atlas Road and Versch Lock Lift Stations	Rehab	$1,100,(
SS7468	Three Rivers Force Main Replacement / Relocation	Rehab	$505,(
SS7487	Hickory Ridge Road Sewer Rehab	Rehab	$536,(
SS7497	Mill Creek Pump Station Miscellaneous Improvements	Rehab	$1,060,(
SS7546	Mallard Pointe FM Replacement	Rehab	$125,(
SS7547	Yacht Cove FM Replacement	Rehab	$220,(
SS7549	Woodlands FM Replacement	Rehab	$720,(
		Total Rehab	**$10,366,(**
SS7561	Sewer Utility Relocation	Utility Relocation	$8,000,(
		Total Utility Relocation	**$8,000,(**
SS7382	Metro Compliance, Lift Station, and Misc Maintenance Items	WWTP	$6,980,(
		Total WWTP	**$6,980,(**
		Total Wastewater CIP	**$80,000,(**

Attachment: FY_2021_2022_Proposed_Budget (6635 : Ordinance No.: 2021-022 Adopt 2021-2022 Budget)

PROPOSED FY 21 -22 STORMWATER CAPITAL IMPROVEMENT PROGRAM

Fiscal Year 21/22 Stormwater CIP		
Project ID	**Project Title**	**FY 21/22 Proposed**
SD8325	Shandon Phase 2	$3,000,000
SD8471	Allen-Benedict Bioretention (LID-40)	$2,000,000
SD8438	Queen Street	$3,000,000
SD8371	Penn Branch Drainage Improvements	$2,700,000
SD8478	North Tanglewood Stormwater Improvements	$350,000
	TOTAL STORMWATER CIP	**$11,050,000**

Attachment: FY_2021_2022_Proposed_Budget (6635 : Ordinance No.: 2021-022 Adopt 2021-2022 Budget)

We Are Columbia

MEETING DATE: **May 18, 2021**

DEPARTMENT: **Legal Department**

FROM: ***Shari Ardis, Legal Office Manager***

SUBJECT: **Ordinance No.: 2021-041 Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 23, Utilities and Engineering, Article V, Water and Sewer Rates, Sec. 23-143 Water service rates and Sec. 23-149 Sewer service rates (a) and (b)**

FUNDING SOURCE & ORIGINAL BUDGET:

FOCUS AREAS: **Attracting & Retaining Talent, Connecting Our Community, Economic Prosperity - Endless Possibilities, Empowering Our Residents, Enhancing Columbia's Neighborhoods, Innovative & High Quality Municipal Services, Planning Together**

ATTACHMENTS:

- 2021-041 amend Sec 23-143 Water service rates and Sec. 23-149 Sewer service rates (PDF)

HISTORY:

05/11/21	**Columbia City Council**	**APPROVED ON FIRST READING.**

ORDINANCE NO.: 2021-041

Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 23, Utilities and Engineering, Article V, Water and Sewer Rates, Sec. 23-143 Water service rates and Sec. 23-149 Sewer service rates (a) and (b)

BE IT ORDAINED by the Mayor and Council this ___ day of _____, 2021, that the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 23, Utilities and Engineering, Article V, Water and Sewer Rates, Sec. 23-143 Water service rates and Sec. 23-149 Sewer service rates (a) and (b), are amended to read as follows:

Sec. 23-143. Water service rates.
Generally. Except as otherwise provided by contract, monthly water service charges shall be as follows:

Monthly Water Use (cubic feet)	Meter Size (inches)	In City		Out of City	
		Current	Proposed	Current	Proposed
Minimum--300	3/4"	~~8.12~~	**8.53**	~~13.81~~	**14.50**
	1"	~~13.56~~	**14.24**	~~23.05~~	**24.21**
	1.5"	~~20.31~~	**21.33**	~~34.53~~	**36.27**
	2"	~~32.49~~	**34.12**	~~55.24~~	**58.02**
	3"	~~65.00~~	**68.27**	~~110.49~~	**116.04**
	4"	~~101.55~~	**106.65**	~~172.64~~	**181.31**
	6"	~~203.35~~	**213.57**	~~345.69~~	**363.06**
	8"	~~324.96~~	**341.29**	~~552.43~~	**580.19**
	10"	~~645.21~~	**677.63**	~~1096.86~~	**1,151.97**
	Additional charge per 100 cubic feet				

Volumetric Charges are based on the customer category.

Monthly Water Use (cubic feet)	In City		Out of City	
	Current	Proposed	Current	Proposed
Residential:				
Next 9,700	~~2.91~~	**3.06**	~~4.96~~	**5.21**
Next 90,000	~~2.77~~	**2.91**	~~4.71~~	**4.95**
Over 100,000	~~2.62~~	**2.76**	~~4.45~~	**4.67**
Irrigation:				
Next 9,700	~~4.96~~	**5.21**	~~8.43~~	**8.85**
Next 90,000	~~4.71~~	**4.95**	~~8.02~~	**8.42**
Over 100,000	~~4.45~~	**4.67**	~~7.58~~	**7.96**
All others:				
Next 9,700	~~2.77~~	**2.91**	~~4.71~~	**4.95**
Next 90,000	~~2.62~~	**2.75**	~~4.45~~	**4.67**
Next 1,120,000	~~2.45~~	**2.57**	~~4.18~~	**4.39**

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Attachment: 2021-041 amend Sec 23-143 Water service rates and Sec. 23-149 Sewer service rates (6639 : Ordinance No.: 2021-041 Sec. 23-143

Over 1,220,000	-	**2.57**	-	**3.68**

Sec. 23-149. Sewer service rates.

(a) Generally. Except as otherwise provided by contract, the monthly sewer service charge shall be as follows:

Size of Meter (inches)	In City		Out of City	
	Current	Proposed	Current	Proposed
5/8	~~8.12~~	**8.53**	~~13.81~~	**14.50**
1	~~8.12~~	**8.53**	~~13.81~~	**14.50**
1½	~~8.12~~	**8.53**	~~13.81~~	**14.50**
2	~~13.00~~	**13.65**	~~22.09~~	**23.20**
3	~~25.99~~	**27.30**	~~44.18~~	**46.40**
4	~~40.62~~	**42.66**	~~69.04~~	**72.51**
6	~~81.24~~	**85.32**	~~138.11~~	**145.05**
8	~~130.23~~	**136.77**	~~220.97~~	**232.07**
10	~~203.10~~	**213.31**	~~345.27~~	**362.62**

Monthly Water Use (cubic feet)	Monthly Sewer Service Charge			
	In City		Out of City	
	Current	Proposed	Current	Proposed
Each 100 cubic feet	~~4.22~~	**4.43**	~~7.18~~	**7.54**

(b) Consumers using water cooling towers for air conditioning. Consumers using water cooling towers for air conditioning systems shall be given a credit of 30 cubic feet per ton per month during the service periods commencing in the months of April through October. The minimum charge shall be:

Size of Meter (inches)	In City		Out of City	
	Current	Proposed	Current	Proposed
5/8	~~13.17~~	**13.83**	~~16.76~~	**17.60**
1	~~18.58~~	**19.51**	~~24.53~~	**25.76**
1½	~~23.96~~	**25.16**	~~32.30~~	**33.92**
2	~~34.75~~	**36.50**	~~47.80~~	**50.20**
3	~~56.31~~	**59.14**	~~78.87~~	**82.83**
4	~~99.44~~	**104.44**	~~140.99~~	**148.07**
6	~~207.25~~	**217.66**	~~296.27~~	**311.16**
8	~~293.48~~	**308.23**	~~420.56~~	**441.69**
10	~~646.54~~	**679.03**	~~929.21~~	**975.90**

(c) Limitation on charge on single-family residences. Maximum sewer charge on single-family residences during the service periods commencing in the months of April through October will be 1,400 cubic feet.

(d) Apartments and trailer parks. Sewer rates for apartment buildings and trailer parks shall be the base rate of a single-family residence per dwelling unit plus a base fee based on meter connection size plus the rate per 100 cubic feet as reflected by water consumption.

(e) Hotels, motels, dormitories and roominghouses. Sewer rates for hotels, motels, dormitories and roominghouses shall be one-half the base rate of a single-family residence per room plus a base fee based on meter connection size plus the rate per 100 cubic feet as reflected by water consumption.

(f) Contaminated groundwater. Separate meters for discharges of contaminated groundwater are required. In city or out of city customers discharging contaminated ground water shall pay the out of city base monthly sewer service

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Attachment: 2021-041 amend Sec 23-143 Water service rates and Sec. 23-149 Sewer service rates (6639 : Ordinance No.: 2021-041 Sec. 23-143

charge times one and one-half plus the out of city monthly sewer service charge for each 100 cubic feet times one and one-half.

This ordinance is effective as of July 1, 2021.

Requested by:

Mayor and City Council

Approved by:

City Manager

Approved as to form:

Senior Assistant City Attorney

Mayor

ATTEST:

City Clerk

Public Hearing:
Introduced:
Final Reading:

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Attachment: 2021-041 amend Sec 23-143 Water service rates and Sec. 23-149 Sewer service rates (6639 : Ordinance No.: 2021-041 Sec. 23-143

We Are Columbia

MEETING DATE: **May 18, 2021**

DEPARTMENT: **Legal Department**

FROM: ***Shari Ardis, Legal Office Manager***

SUBJECT: **Ordinance No.: 2021-042 Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 23, Utilities and Engineering, Article V, Water and Sewer Rates, Sec. 23-144 Special water service fees**

FUNDING SOURCE & ORIGINAL BUDGET:

FOCUS AREAS: **Attracting & Retaining Talent, Connecting Our Community, Economic Prosperity - Endless Possibilities, Empowering Our Residents, Enhancing Columbia's Neighborhoods, Innovative & High Quality Municipal Services, Planning Together**

ATTACHMENTS:

- 2021-042 amend Sec 23-144 Special water service fees (PDF)

HISTORY:

05/11/21	**Columbia City Council**	**APPROVED ON FIRST READING.**

Attachment: 2021-042 amend Sec 23-144 Special water service fees (6640 : Ordinance No.: 2021-042 amend Sec. 23-144 Special water service

ORDINANCE NO.: 2021-042

Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 23, Utilities and Engineering, Article V, Water and Sewer Rates, Sec. 23-144 Special water service fees

BE IT ORDAINED by the Mayor and Council this __ day of _____, 2021, that the 1979 Code of Ordinances of The City of Columbia, South Carolina, Chapter 23, Utilities and Engineering, Article V, Water and Sewer Rates, Sec. 23-144 Special water service fees, is amended to read as follows:

Sec. 23-144 Special water service fees.

(a) *Fee for turning on water.* A fee of $5.00 will be charged for turning on water, except for the first time after a new service is established.

(b) *Delinquency fee.* A fee of ~~**$10.00**~~ **$40.00** will be charged when service is discontinued for nonpayment, a past due bill is collected, or a delinquent notice is left.

(c) *Dishonored checks, credit card payments and electronic payments.* A charge in the maximum amount permitted by South Carolina law shall be added to a water account for each returned or bad check given on the account. If payment was made by electronic funds transfer or credit card and a chargeback is ordered, the same administrative fee applicable for returned checks shall be added to the water account for each chargeback.

Water service shall be terminated immediately upon dishonor of a check, credit card payment or electronic payment chargeback on an account which is two months in arrears.

(d) *Restoration of discontinued service; service calls in connection with delinquent account.* ~~**The following fees shall be charged**~~ **A fee of $80.00 will be charged** for replacing a meter or removing a locking device to restore discontinued service, or for a service call involving a vehicle in connection with a delinquent account**:**

~~**(1) Workdays from 8:30 a.m. to 5:00 p.m.: $15.00.**~~

~~**(2) All other hours, holidays and weekends: $30.00**~~.

(e) *Installation of fire hydrant meter.* A fee of ~~**$240.00**~~ **$1000.00** will be charged for installing all fire hydrant meters. No connection to a fire hydrant shall be made by any person other than an authorized employee of the city except through a permitted fire hydrant meter. **If hydrant meter is returned undamaged within 3 years, the applicant is eligible to receive a credit up to $700.00.**

(f) *Charges to constitute lien; discontinuance of service authorized.* All fees and charges for water service shall be a lien on the property served as provided by contract with the water customer. Services shall be discontinued for any account which is two months in arrears; provided that the city manager or his designee may authorize continued service in a hardship case upon the execution of an acceptable payment schedule which will bring the account current in not more than 12 months with payment in full for continued service.

(g) *Testing of backflow devices.* A fee of ~~**$45.00**~~ **$200.00** per backflow device shall be charged for the annual testing and certification of reduced pressure backflow devices and double check valves **if the customer does not provide the City with annual testing results**. Testing and certification shall be performed by the city on all such devices. This fee shall be added to the charges for water service.

(h) *Locating and uncovering meter or backflow device.* The actual cost of locating, uncovering and inspecting any water meter or backflow device covered by grading or filling shall be added to the charges for water service.

(i) *Unauthorized use fee (straight connection to hydrant):* A fee of $150.00 shall be charged.

(j) *Unauthorized use fee (straight connection to waterline):* A fee of $500.00 shall be charged.

(k) *Fees associated with meters:*

1. **Meter Test: One test every 3 years at the customer's request. Over one test within 3 years, the following fees will be charged:**
    a. **$100 for ¾" meter**
    b. **$200 for 1"-2" meter**

Last revised: 4/21/2021
21008810

c. **No charge if testing results indicate inaccurate meter reading in accordance with industry standards.**

2. **Meter Replacement: $300 for ¾"-1" meter at customer request if meter is functioning properly.**

3. **Lock Meter: $40 fee will be charged for locking meter or lock replacement.**

(l) *Utility Review Fee:* A fee of $250.00 shall be charged for review of water and sewer plans. Any complete redesign submittals for the same site shall be charged $250.00.

This ordinance is effective as of July 1, 2021.

Requested by:

Assistant City Manager Shealy

Approved by:

City Manager

Approved as to form:

Senior Assistant City Attorney

Mayor

ATTEST:

City Clerk

Public Hearing:
Introduced:
Final Reading:

DRAFT

Last revised: 4/21/2021
21008810

Attachment: 2021-042 amend Sec 23-144 Special water service fees (6640 : Ordinance No.: 2021-042 amend Sec. 23-144 Special water service

We Are Columbia

MEETING DATE: **May 18, 2021**

DEPARTMENT: **Legal Department**

FROM: ***Shari Ardis, Legal Office Manager***

SUBJECT: **Ordinance No.: 2021-043 Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 23, Utilities and Engineering, Article V, Water and Sewer Rates, Sec. 23-152 Sewer plant expansion fee**

FUNDING SOURCE & ORIGINAL BUDGET:

FOCUS AREAS: **Attracting & Retaining Talent, Connecting Our Community, Economic Prosperity - Endless Possibilities, Empowering Our Residents, Enhancing Columbia's Neighborhoods, Innovative & High Quality Municipal Services, Planning Together**

ATTACHMENTS:

- 2021-043 amend Sec 23-152 Sewer plant expansion fee (PDF)

HISTORY:

05/11/21	**Columbia City Council**	**APPROVED ON FIRST READING.**

ORDINANCE NO.: 2021-043

Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 23, Utilities and Engineering, Article V, Water and Sewer Rates, Sec. 23-152 Sewer plant expansion fee

BE IT ORDAINED by the Mayor and Council this __ day of _____, 2021, that the 1979 Code of Ordinances of The City of Columbia, South Carolina, Chapter 23, Utilities and Engineering, Article V, Water and Sewer Rates, Sec. 23-152 Sewer Plant Expansion Fee, is amended to read as follows:

Sec. 23-152. Sewer plant expansion fee.

Amount. In addition to those fees established and required by section 23-148, a sewer plant expansion fee shall be required to be paid prior to each sewer service connection to offset the cost of constructing increased treatment plant and collection system capacity or capital expenditures to retain current system capacity in accordance with the capital improvement plan of the City of Columbia. The costs of construction or expenditures to retain current system capacity shall include design and engineering costs, materials, labor and debt service on any bonds which may be issued to provide the intended plant capacity increase. The amount of the expansion fee for each connection shall be computed by multiplying the number of taps required for each application in accordance with section 23-148 times $2,640.00. ***One tap or one Equivalent Residential Unit (ERU) is equivalent to 400 GPD for purposes of calculating expansion fees.*** Taps may be proportioned to the nearest tenth after the first whole tap for the purposes of calculating expansion fees. ***Applicants with estimated wastewater discharges of 300,000 GPD or greater shall be calculated as described in this section up to 300,000 GPD with an addition of $1 per gallon for every gallon per day greater than 300,000***

This ordinance is effective as of July 1, 2021.

Requested by:

Assistant City Manager Shealy

_____
Mayor

Approved by:

_____
City Manager

Approved as to form:

_____
Senior Assistant City Attorney

ATTEST:

_____
City Clerk

Public Hearing:
Introduced:
Final Reading:

Last revised: 4/21/2021
21008811

DRAFT

Attachment: 2021-043 amend Sec 23-152 Sewer plant expansion fee (6641 : Ordinance No.: 2021-043 Sec. 23-152 Sewer plant expansion fee)

We Are Columbia

MEETING DATE: **May 18, 2021**

DEPARTMENT: **Legal Department**

FROM: ***Shari Ardis, Legal Office Manager***

SUBJECT: **Ordinance No.: 2021-026 Granting an encroachment to Lawrence McGuckin and Sandra McGuckin for the use of the right of way area of the 2000 block of Wheat Street and 500 block of Congaree Avenue for the installation and maintenance of a brick and iron fence adjacent to 500 Congaree Avenue, Richland County TMS#11312-13-11**

FUNDING SOURCE & ORIGINAL BUDGET:

FOCUS AREAS: **Empowering Our Residents, Enhancing Columbia's Neighborhoods, Planning Together**

ATTACHMENTS:

- 2021-026 encroach 500 Congaree Avenue (McGuckin) (PDF)

LEGAL DEPARTMENT
Attachment: 2021-026 encroach 500 Congaree Avenue (McGuckin) (6655 : Ordinance No.: 2021-026 encroachment 500 Congaree Avenue

ORDINANCE NO.: 2021-026

Granting an encroachment to Lawrence McGuckin and Sandra McGuckin for the use of the right of way area of the 2000 block of Wheat Street and 500 block of Congaree Avenue for the installation and maintenance of a brick and iron fence adjacent to 500 Congaree Avenue, Richland County TMS#11312-13-11

WHEREAS, Lawrence McGuckin and Sandra McGuckin (hereinafter "Grantee") desires to utilize a portion of the right of way area of the 2000 block of Wheat Street and 500 block of Congaree Avenue adjacent to 500 Congaree Avenue, Richland County TMS#11312-136-11, for the installation and maintenance of a brick and iron fence measuring approximately four (4') feet in height, approximately three hundred fifty-seven (357') feet in length, as shown on the attached drawings; and,

WHEREAS, it appears that the encroachment will not interfere with the use of the medians or street for traffic, utility locations or other uses within the foreseeable future; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this __ day of _____, 2021, that Grantee is hereby granted the right to use the right of way areas of the 2000 block of Wheat Street and 500 block of Congaree Avenue adjacent to 500 Congaree Avenue, Richland County TMS#11312-13-11, for the installation and maintenance of a brick and iron fence block retaining wall measuring approximately four (4') feet in height, approximately three hundred fifty-seven (357') feet in length, as shown on the attached drawings.

PROVIDED FURTHER that all work shall comply with the requirements of The City of Columbia, South Carolina Department of Transportation (SCDOT) and Federal Emergency Management Agency (FEMA) now in existence or hereafter enacted. The materials and type of finish to be used are to be approved by the City Engineer prior to installation. Any damage to the street or sidewalk caused by Grantee's construction shall be repaired to the satisfaction of the City Manager. Improvements within the encroachment shall be maintained by the grantee at no cost to the City in a manner approved by the City Manager; and,

PROVIDED further that in the event the City has to make repairs or maintain utility lines located within the encroachment area the City will replace any items removed for the utility repair or maintenance with like items to those removed; and,

PROVIDED FURTHER that the privilege granted hereby may be modified or terminated by Columbia City Council at any time without notice to the Grantee, its successors and assigns; and,

PROVIDED FURTHER that a certificate of insurance be issued as evidence of general liability insurance with at least the minimum amount of $600,000.00 for personal injury and property damage and naming the City as an insured, be provided to and filed annually with the City Clerk by Grantee, his successors and assigns, as required by Chapter 11, Licenses, Permits, Business Regulations, Article III, Contractors, Sec. 11-71, 1998 Code of Ordinances of the City of Columbia, South Carolina.

PROVIDED FURTHER that the privilege granted hereby is subject to the Grantee complying with the following conditions, restrictions or limitations:

1. No item, including landscaping, shall be placed, planted or allowed to grow such that it creates a visual impediment to persons safely entering or exiting the driveway or to persons safely walking along the sidewalk. The City reserves the right to remove or cut any item located within the right of way which it deems to be a safety hazard.

2. Grantee is responsible for all maintenance and assuring that all accessibility and ADA requirements are met and maintained.

3. Grantee is responsible for maintaining landscaping and improvements.

4. Irrigation must be designed to avoid spraying walkways, sidewalks and streets and/or creating hazardous conditions upon the walkways, sidewalks and streets.

5. Obstructions of more than be four (4') feet in height are prohibited within the sight-visibility triangle.

6. Forestry and Beautification shall be provided access to trees within the right of way for maintenance purposes.

7. All trees shall be protected and no large tree roots shall be removed from any existing trees.

8. Brick columns shall be positioned to not interfere with the existing sanitary sewer line and associated easement.

9. Certificate of Design Approval (CDA) must be obtained prior to the issuance of the permit.

BE IT FURTHER ORDAINED that Grantee, in consideration of the above privilege, shall at its expense provide for protection and relocation of all utilities that might be within this area to the satisfaction of the City Manager.

Requested by:

Assistant City Manager Gentry

_____
Mayor

Approved by:

_____
City Manager

Approved as to form:

_____
Senior Assistant City Attorney

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

Last revised: 4/22/2021
21008501

LEGAL QUESTIONS | LAWSUITS | CONTRACTS
Attachment: 2021-026 encroach 500 Congaree Avenue (McGuckin) (6655 : Ordinance No.: 2021-026 encroachment 500 Congaree Avenue

CITY COUNCIL
ENCROACHMENT SUMMARY
2021-026

2000 BLOCK OF WHEAT STREET AND 500 BLOCK OF CONGAREE AVENUE
ADJACENT TO 500 CONGAREE AVENUE
BRICK AND IRON FENCE

Subject Property:	Right-of-ways adjacent to 500 Congaree Avenue, TMS#11312-13-11
Council District:	3
Proposal:	The applicant is requesting an encroachment for installation and maintenance of a brick and iron fence.
Applicant:	Lawrence and Sandra McGuckin
Staff Recommendation:	Approval with conditions.

Detail:	The applicant is requesting an encroachment for installation and maintenance of a brick and iron fence measuring approximately four (4') feet in height, approximately three hundred fifty-seven (357') feet in length, as shown on the attached drawings. Conditions of the proposed encroachment are as follows: 1. No item, including landscaping, shall be placed, planted or allowed to grow such that it creates a visual impediment to persons safely entering or exiting the driveway or to persons safely walking along the sidewalk. The City reserves the right to remove or cut any item located within the right of way which it deems to be a safety hazard. 2. Grantee is responsible for all maintenance and assuring that all accessibility and ADA requirements are met and maintained. 3. Grantee is responsible for maintaining landscaping and improvements. 4. Irrigation must be designed to avoid spraying walkways, sidewalks and streets and/or creating hazardous conditions upon the walkways, sidewalks and streets. 5. Obstructions of more than be four (4') feet in height are prohibited within the sight-visibility triangle. 6. Forestry and Beautification shall be provided access to trees within the right of way for maintenance purposes. 7. All trees shall be protected and no large tree roots shall be removed from any existing trees. 8. Brick columns shall be positioned to not interfere with the existing sanitary sewer line and associated easement. 9. Certificate of Design Approval (CDA) must be obtained prior to the issuance of the permit.

CITY AGENCY COMMENTS FOR ENCROACHMENT	
Lucinda Statler Planning & Development Services	Recommend approval.
Robert Sweatt, Street Division	Recommend approval.
Denny Daniels, Columbia Water Engineering Department	Recommend approval.
Andrew Ritter, Traffic Engineering	Recommend approval.
Caleb King, Forestry	Recommend approval.

Attachment: 2021-026 encroach 500 Congaree Avenue (McGuckin) (6655 : Ordinance No.: 2021-026 encroachment 500 Congaree Avenue

Johnathan Chambers, Land Development	Recommend approval.
Kris Scott, Fire Department	Recommend approval.

Attachment: 2021-026 encroach 500 Congaree Avenue (McGuckin) (6655 : Ordinance No.: 2021-026 encroachment 500 Congaree Avenue

City of Columbia

500 Congaree

Monday, February 1, 2021

Attachment: 2021-026 encroach 500 Congaree Avenue (McGuckin) (6655 : Ordinance No.: 2021-026

CITY OF COLUMBIA GIS DATA DISCLAIMER

The City of Columbia GIS data represented on this map or plan is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Columbia makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.

REQUEST FOR A PERMANENT RESIDENTIAL OR CHURCH DIRECTIONAL SIGNS ENCROACHMENT ORDINANCE

For a continuing encroachment on any type of property in which the City has an interest (i.e., rights of way, tree zone, sidewalk, streets), the person or entity is required to have an encroachment ordinance enacted by City Council permitting the encroachment. Encroachment ordinances are required for but not limited to: irrigation systems; landscaping; fencing; walls; pavers; walkways; outdoor dining items (chairs, tables, umbrellas, etc.); awnings; bollards and directional signs (i.e., churches) *Business signs are **NOT** permitted via an encroachment. An encroachment must comply with all existing City codes, rules and regulations, the Americans with Disabilities Act, if applicable, and is subject to review and approval by City staff. Enactment of the encroachment ordinance by a majority vote of City Council, which is a discretionary legislative act, is also required. In order to obtain an encroachment ordinance from the City of Columbia, it will be necessary for the City of Columbia to be named as an additional insured on your homeowners' policy with limits being increased to $600,000 as required by Sec. 11-71. It is recommended that you contact your insurance provider to determine if it will name the City of Columbia as an additional insured prior to submitting your request for an encroachment ordinance. If you have any questions concerning these requirements, please contact Chip Timmons with Risk Management.*

Please complete and submit this form along with any attachment(s) to Shari Ardis by e-mail at slardis@columbiasc.net ; fax at 803-737-4250; **or** mail to Shari Ardis, Legal Department, POB 147 Columbia, SC 29217, for preparation of an encroachment ordinance. Copies to City departments should be directed to the contact person for that department as shown below and not through the Legal Department. Chip Timmons with Risk Management (733-8306 or catimmons@columbiasc.net) should be contacted regarding the insurance requirements.

Date: Property Owner: Lawrence P. + Sandra B McGuckin

Applicant's Name if different from Property Owner: _____

Contact Information: Telephone Number: 803-429-3460 Fax Number: _____

Mailing address: _____ E-mail address: SANDRABMCGUCKIN@GMAIL.COM

Encroachment Location (Address): 500 Congaree Ave Columbia SC 29205

(If corner lot, include name and block number of side street, i.e., 1737 Main Street and 1100 block of Laurel Street)

Tax Map Number for Encroachment Location: R11312-13-11

==========

Encroachment type: ___Wall ___ Fence X Columns X Steps ___ Irrigation System___ Landscaping____ Driveway____ Pavers

____ Walkway/Side walk ____ Underground Utilities ____ other

If Other - specify: _____

Dimensions (height/width/length): Perimeter of front + Side Yard - 4' high - Brick or IRON as designated by City.

(i.e., 6'x42' wooden privacy fence; two 12"x4' concrete step; two 12"x12" x24" brick columns; 4'x15' brick paver walkway)

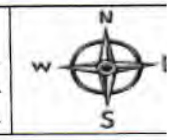
Construction material: Brick and Iron (if avail)

Please provide photographs and drawing or site plan ***drawn to scale*** - no larger than 8-1/2 x 11. Attached

==========

_____ **Church Directional Signs** (Must provide picture or drawing of proposed signs that reflect dimensions)

Location(s) signs are to be placed (i.e. Northeast corner of Main Street) _____



All work shall comply with the requirements of The City of Columbia and South Carolina Department of Transportation now in existence or hereafter enacted. The ma... ls and type of finish to be used are to be approved by the City Engineer prior to installation. Any damage to the street or sidewalk caused by construction shall be repa... o the satisfaction of the City Manager. Improvements within the encroachment shall be maintained by the grantee at no cost to the City in a manner approved by th... ty Manager.

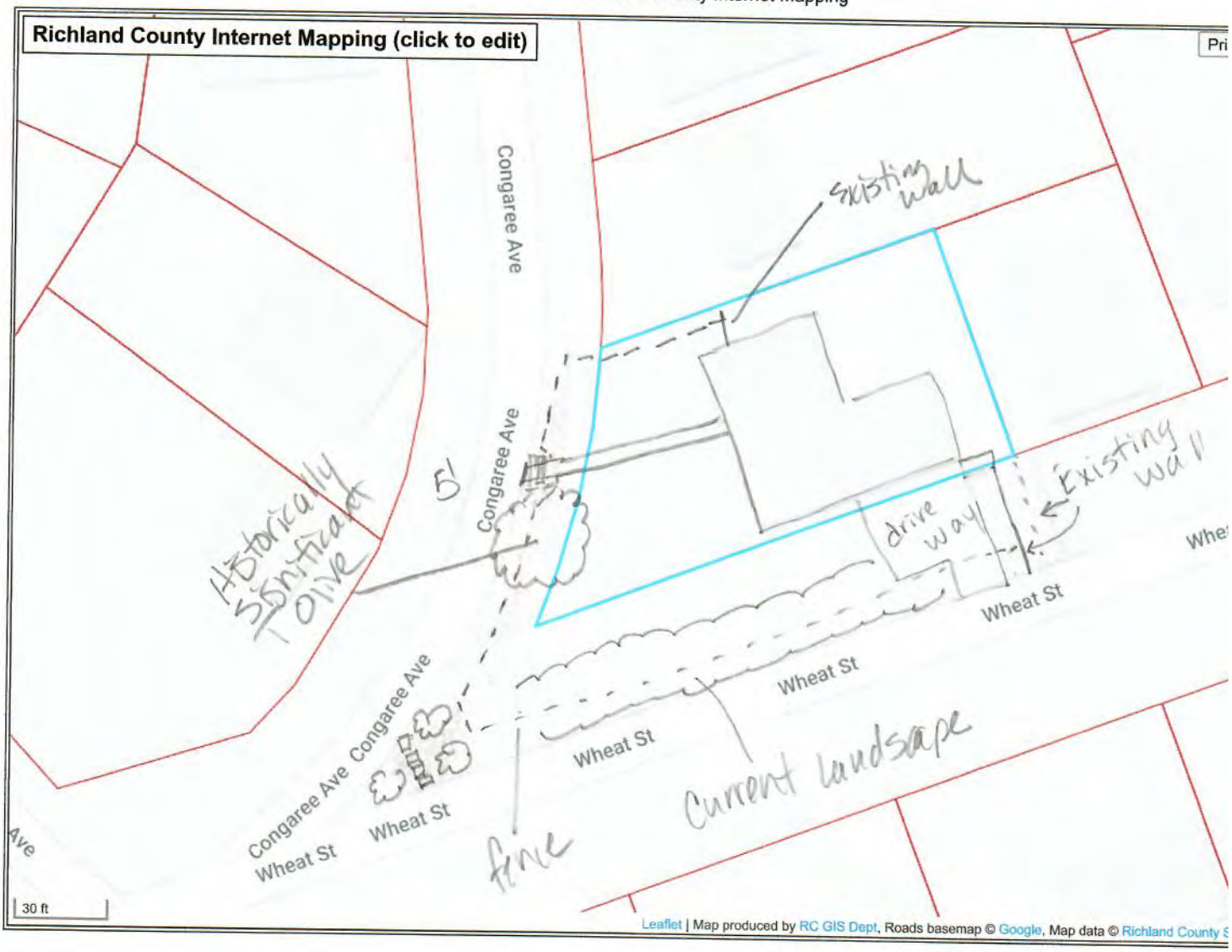
The proposed ordinance will be sent to the requesting party and City offices for review and approval. Johnathan Chambers will compile the recommendations and f... 'd them to the City Clerk for scheduling before City Council. This process may take from 30-90 days.

CONTACT	DEPARTMENT	PHONE	FAX	E-MAIL
Johnathan Chambers	Development Services (Land Development)	803-545-3333	803-343-8779	jechambers@columbiasc.net
John Fellows	Development Services (Planning)	803-545-3222	803-733-8647	jsfellows@columbiasc.net
Brian Cook	Development Services (Zoning)	803-545-3332	803-733-8647	kbcook@columbiasc.net
Jerry Thompson	Development Services (Building Inspections)	803-545-3420	803-733-8699	jlthompson@columbiasc.net
Fanessa Pinckney	Development Services (Permits)	803-545-3420	803-733-8699	fcpinckney@columbiasc.net
Amy Moore	Development Services (Historic Preservation)	803-545-3222	803-733-8647	aemoore@columbiasc.net
Robert Harkins	Development Services (Plans Review)	803-545-3420	803-733-8647	rlharkins@columbiasc.net
Denny Daniels	Utilities & Engineering (Construction Management)	803-545-3400	803-988-8199	jddaniels@columbiasc.net
Robert Anderson	Public Works (Administration)	803-545-3780	803-733-8648	raanderson@columbiasc.net
Robert Sweat	Public Works (Street Division)	803-545-3790	803-545-3785	rgsweatt@columbiasc.net
David Brewer	Public Works (Traffic Engineering)	803-545-3850	803-733-8648	ddbrewer@columbiasc.net
Sara Hollar	Public Works (Forestry & Beautification)	803-545-3860	803-733-8648	sehollar@columbiasc.net
John Hooks	Public Works (Solid Waste)	803-545-3800	803-733-8648	jphooks@columbiasc.net
Chip Timmons	Risk Management	803-733-8306	803-733-8245	catimmons@columbiasc.net
David Koon	Fire Department	803-545-3701	803-401-8839	cfdgkoon@columbiasc.net
John David Spade	Parking Services	803-545-3070	803-733-8523	spade@columbiasc.net

LR: 7/2014

Attachment: 2021-026 encroach 500 Congaree Avenue (McGuckin) (6655 : Ordinance No.: 2021-026 encroachment 500 Congaree Avenue

1/27/2021 Richland County Internet Mapping



inset from Congaree apx 5'

21 - set back Congaree

inset from Wheat apx 11' 7"

39 Set Back Wheat

Attachment: 2021-026 encroach 500 Congaree Avenue (McGuckin) (6655 : Ordinance No.: 2021-026 encroachment 500 Congaree Avenue

1/27/2021

Richland County Internet Mapping

Attachment: 2021-026 encroach 500 Congaree Avenue (McGuckin) (6655 : Ordinance No.: 2021-026

Attachment: 2021-026 encroach 500 Congaree Avenue (McGuckin) (6655 : Ordinance No.: 2021-026

Attachment: 2021-026 encroach 500 Congaree Avenue (McGuckin) (6655 : Ordinance No.: 2021-026

Lawrence and Sandra McGuckin
500 Congaree Ave.
Columbia SC 29205

Johnathan Chambers
Development Services Land Development
City of Columbia SC

Dear Johnathan,

Attached please find the proposed layout for a fence at 500 Congaree Ave. Since we purchased our home a few years ago, the need for security has become more and more apparent. While we appreciate the college kids in our neighborhood, at times late in the evening, they have been known to invade our yard, and, on several occasions, have asked to come inside. Luckily, my husband was at home each time, but I worry that the evening will come that he will not be home to protect our home. We would like to provide more of a deterrent for this behavior.

We would like to add a protective fence around the front perimeter of the yard, by 1) adding to the height of the existing brick wall in the front (Congaree Ave) and 2) building a new fence along the Wheat street side of the house. We have worked to ensure it will be in keeping with the neighborhood as well as with our home. Our current plan is to use brick and if available, iron above the brick.

Using the measuring feature on the Richland County Internet Mapping site, I have illustrated the proposed change including distances from the curb where appropriate. A couple of notes:

- There is a historically significant Tea Olive Tree in the front yard that we do not want to damage in the process (this was apparently written up in the state paper at some point in the past, however this was prior to our ownership, so we have no documents on this).
- There is existing landscaping (trees, shrubs etc) on the Wheat street side that we are planning to leave as is, and place the fence several feet back from the curb, leaving the view from the street more natural.
- There is a peninsula at the corner of Congaree and Wheat that protrudes out significantly. We have added stepping stones to allow pedestrians the ability to cut through without feeling that they are trespassing. We plan to add a bench as well as it is a beautiful place to sit under the large crape myrtles. The fence would be well inside of that as well.
- The back and sides of the house are already enclosed in a brick wall. Our plan is to extend this wall to enclose the front as well by connecting the new wall to the existing wall end points. We would add a sliding gate at the driveway to allow ingress and egress from the property.
- The current wall on Congaree is next to the sidewalk and approx. 2 ft tall retaining wall. We propose to add 4 feet to this retaining wall, allowing for a 4 foot fence from the elevation of our front yard.
- The new wall on Wheat street would also be 4 ft tall (approx.) and would be set back from the curb approx. 11 ft, allowing the view from the road to be of the existing trees and shrubs.

Attachment: 2021-026 encroach 500 Congaree Avenue (McGuckin) (6655 : Ordinance No.: 2021-026 encroachment 500 Congaree Avenue

Please let me know if you require additional information of better drawings. These are my drawings based on where we feel the fence would look best in keeping with the neighborhood. We have spoken with Rachel Walling and are proposing a brick fence (we would prefer brick and iron, but apparently with Covid, Iron is hard to come by these days, and while brick is more expensive, we would have a lattice style pattern that would allow one to see through it). Rachel feels that this design would be approved. I will provide pics for this as well.

Thank you so much Johnathan for your guidance as we navigate this issue.

Very Sincerely,

Sandra McGuckin

Attachment: 2021-026 encroach 500 Congaree Avenue (McGuckin) (6655 : Ordinance No.: 2021-026 encroachment 500 Congaree Avenue

We Are Columbia

MEETING DATE: **May 18, 2021**

DEPARTMENT: **Planning and Development Services**

FROM: ***Krista Hampton, Director***

SUBJECT: **Ordinance No: 2021-044 Annexing 8.80-acre portion of S/S Old Leesburg Road; TMS# 22113-01-01(p)**

FUNDING SOURCE & ORIGINAL BUDGET:

CLEAN WATER 2020?: **No**

FOCUS AREAS: **Innovative & High Quality Municipal Services, Planning Together**

PURPOSE:

Council District: 4

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

Applicant: Janilyn Q. Martin and Susan Q. Phelps / Canary Woods, LLC

Staff Recommendation: Approval

PC Recommendation: 05/03/2021; Approval (9-0)

ATTACHMENTS:

- AO-ANNEX-2021-0009_8.80acSSOldLeesburg (PDF)
- 2021-044 annex 8.80 ac SS Old Leesburg (PDF)

CITY COUNCIL

May 18, 2021 at 2:00pm
Virtual Meeting Using Video Conferencing Technology, Columbia, SC

ANNEXATION, INTERIM COMPREHENSIVE PLAN MAP AMENDMENT, AND INTERIM ZONING MAP AMENDMENT CASE SUMMARY
8.80-acre portion of S/S Old Leesburg Road; TMS# 22113-01-01(p)

Council District:	4
Proposal:	Request to annex, assign interim land use classification of Urban Edge Residential Small Lot (UER-1) and assign interim zoning of Single Family Residential District (RS-3) at the time of annexation. The property is currently classified as Neighborhood (Medium Density) and zoned RS-HD by Richland County.
Applicant:	Janilyn Q. Martin and Susan Q. Phelps / Canary Woods, LLC
Staff Recommendation:	Approval
PC Recommendation:	05/03/2021; Pending
ZPH, 1st Reading:	05/18/2021; Pending
2nd Reading:	06/01/2021; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 8.80 acres
Current Use: Undeveloped
Proposed Use: Residential
Reason for Annexation: Municipal Services
Urban Service Area: Long Range Area
Current County Land Use Classification: Neighborhood (Medium Density)
Proposed Interim City Land Use Classification: Urban Edge Residential Small Lot (UER-1)
Current County Zoning: Residential Single Family High Density (RS-HD)
Proposed Interim City Zoning: Single Family Residential District (RS-3)
Census Tract: 119.01

DETERMINATION FOR CITY SERVICES

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

Police
CPD does not object to this annexation. As with most annexations, we find that the proposed annexation will result in an increased number of calls for service. For the proposed 200 single-family residential lots between this annexation and the associated 40.18-acre annexation, the estimated cost to serve would be **approximately $45,000 per year** at full build-out, based on calls to similar nearby properties within the City limits.

Attachment: AO-ANNEX-2021-0009_8.80acSSOldLeesburg (6691 : ANNEXATION - 8.80 acre portion of S/S Old Leesburg Road)

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

Solid Waste
Solid Waste provides service to the existing phases of this development. The cost associated with solid waste service is **approximately $216 annually** per household.

Engineering
Water and Sewer services are currently not available to this property, the proposed Phase 3 of the Canary Woods subdivision. The developer will need to revise water and sewer plans for Canary Woods Phase 2 and complete the project in order to provide adequate connection to this property.

Water Customer Care
Any proposed development on the annexed property would result in new customers, who will pay water rates approximately **40% lower** than out-of-city customers.

Planning & Development Services
We recommend approval of the annexation of this residential tract. The property is located within a Long Range Area as designated in the Urban Service Area Plan, and as a new phase of an existing in-City subdivision this annexation would be consistent with the goals of the Plan. Together with the separate (but related) 40.18-acre annexation petition being considered by Council today, approximately 200 single-family homes for Canary Woods Phase 3 are proposed on +/- 48.98 acres. At full build-out, the estimated real estate tax revenue generated for the City for this development would be **approximately $113,000 per year**.

* Estimated City Tax Revenue is based on **2020 millage** for real property and calculated as: ((Taxable Value × Tax Rate) × City Millage Rate (.0938)). The actual additional taxes paid by the property owner will generally be substantially lower as some millage items do not apply to in-City properties, and an increased Local Option Sales Tax credit factor applies to in-City properties (an additional .002020 for the 2020 tax year).

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject parcel is in a "Long Range Area" as identified in the Urban Service Area Map

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

*Long Range Area*s are those areas that do not meet the criteria of Primary Areas or Secondary Areas but are within the Columbia Water service area. They may not meet the criteria simply due to distance, because of the condition of the existing infrastructure, or because of the practicality of providing City services- or any combination thereof.
Annexation within *Long Range Areas* is the lowest priority. Annexation of small individual properties in these areas is generally not in the City's best interest, however new developments and group petitions can be considered for annexation with an assessment of the impact on the City's revenue and ability to serve the property/area in question.

Comprehensive Plan Land Use Classification

The proposed interim future land use for the subject property is Urban Edge Residential Small Lot (UER-1) in the *Columbia Compass: Envision 2036* Future Land Use Map. The property is currently assigned a future land use of Neighborhood (Medium Density) by Richland County.

Attachment: AO-ANNEX-2021-0009_8.80acSSOldLeesburg (6691 : ANNEXATION - 8.80 acre portion of S/S Old Leesburg Road)

Urban Edge Residential Small lot neighborhoods account for a significant portion of the City's existing residential neighborhoods. This development type is appropriate as development on remaining large lots or as redevelopment in the outer areas of Columbia. Most of these developments are relatively modern and occurred after 1970. Urban Edge Residential Small Lot developments generally do not continue the grid and block pattern found in the urban core neighborhoods, but do tend to have a consistently organized internal street network with loops and interconnections. Culs-de-sac are most prominent in this development type.

Primary Types

- Single-family Detached

Tertiary Types

- Single-family Attached
- Two-family
- Three-family
- Multi-family Small
- Civic/Institutional Small
- Business/Employment Small (excl. Flex)
- Cemeteries & Mausoleums

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

The subject property is located within the study area of the *Lower Richland County Richland County Strategic Community Master Plan* (2014). The subject property is assigned the future land use map classifications of Suburban Transition Area (page 20) and Military Compatibility Zones (page 23). Recommendations for the Suburban Transition Area include identifying and prioritizing "sidewalk and greenway connections to existing community facilities", promoting "a variety of housing types", providing "additional utility service to increase service reliability and capacity", and promoting" development that is respectful of existing neighborhoods, as well as natural, agricultural, and historic resources" (page 20). Recommendations for the Military Compatibility Zones include keeping "residential density very low in these areas to reduce nuisance conflicts between neighborhood residents and military operations" (page 23). The subject property is not located within an activity node (page 24). The plan recommends an intersection improvement near the subject property, at the intersection of Ridge Road and Leesburg Road (page 31).

PROPOSED ZONING DISTRICT SUMMARY

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

The proposed City of Columbia interim zoning district is Single Family Residential District (RS-3).

Single Family Residential District (RS-3)

The RS-1, RS-1A, RS-1B, RS-2 and RS-3 districts are intended as single-family residential areas with detached units with low to medium population densities. Use regulations for the single-family districts are identical, but contain varying classes of lot width and lot area, and these dimensional differences are intended to be preserved. Certain structures and uses required to serve governmental, educational, religious, noncommercial recreational, and other needs of those areas are permitted outright within such districts or are permissible as special exceptions subject to restrictions and requirements intended to preserve and protect the single-family residential character of the district.

STAFF RECOMMENDATION

Staff recommends City Council annex the property, assign an interim future land use classification of Urban Edge Residential Small Lot (UER-1), and assign interim zoning of Single Family Residential District (RS-3) at the time of annexation.

Attachment: AO-ANNEX-2021-0009_8.80acSSOldLeesburg (6691 : ANNEXATION - 8.80 acre portion of S/S Old Leesburg Road)

Development Types

URBAN EDGE RESIDENTIAL SMALL LOT (UER-1)

Urban Edge Residential Small lot neighborhoods account for a significant portion of the City's existing residential neighborhoods. This development type is appropriate as development on remaining large lots or as redevelopment in the outer areas of Columbia. Most of these developments are relatively modern and occurred after 1970. Urban Edge Residential Small Lot developments generally do not continue the grid and block pattern found in the urban core neighborhoods, but do tend to have a consistently organized internal street network with loops and interconnections. Culs-de-sac are most prominent in this development type.

UER-1 BUILDING TYPES/LAND USES

PRIMARY TYPES

- Single-family Detached

TERTIARY TYPES

- Single-family Attached
- Two-family
- Three-family
- Multi-family Small
- Civic/Institutional Small
- Business/Employment Small (excl. Flex)
- Cemeteries & Mausoleums

See matrix for appropriate park/open space types.

Attachment: AO-ANNEX-2021-0009_8.80acSSOldLeesburg (6691 : ANNEXATION - 8.80 acre portion of S/S 0

Development Types

UER-1 DEVELOPMENT PATTERN/CONTEXT

- The street network is typically curvilinear with irregular block structure and limited points of connection to the main road network. Street widths may be narrow or wide. Sidewalks may or may not be present in existing neighborhoods but should be provided in new developments. On-street parking is uncommon in these neighborhoods when street widths are narrow.
- Blocks are slightly irregular and may display a range of sizes and shapes determined by the parent lot shape and the internal street network.
- Blocks are subdivided into regular sized lots ranging between 2,500 square feet and 10,000 square feet.
- Buildings are typically set back from the street with deep front yards; buildings sit parallel to the street.
- Building sizes vary slightly within a block, but most are one to two stories in height with less than 2,000 square feet of livable space. Exceptions in the number of stories would be for neighborhoods with many split-level homes.
- Most homes have dedicated parking areas in front or side yards. Attached garages or carports are common.
- Open or green spaces are included in individual properties, retention or detention areas, or neighborhood parks. Passive green spaces should be included in new developments.
- Within a single development, building architecture, density, scale, and design will typically be fairly consistent along with front yard setbacks and driveway and garage arrangements.

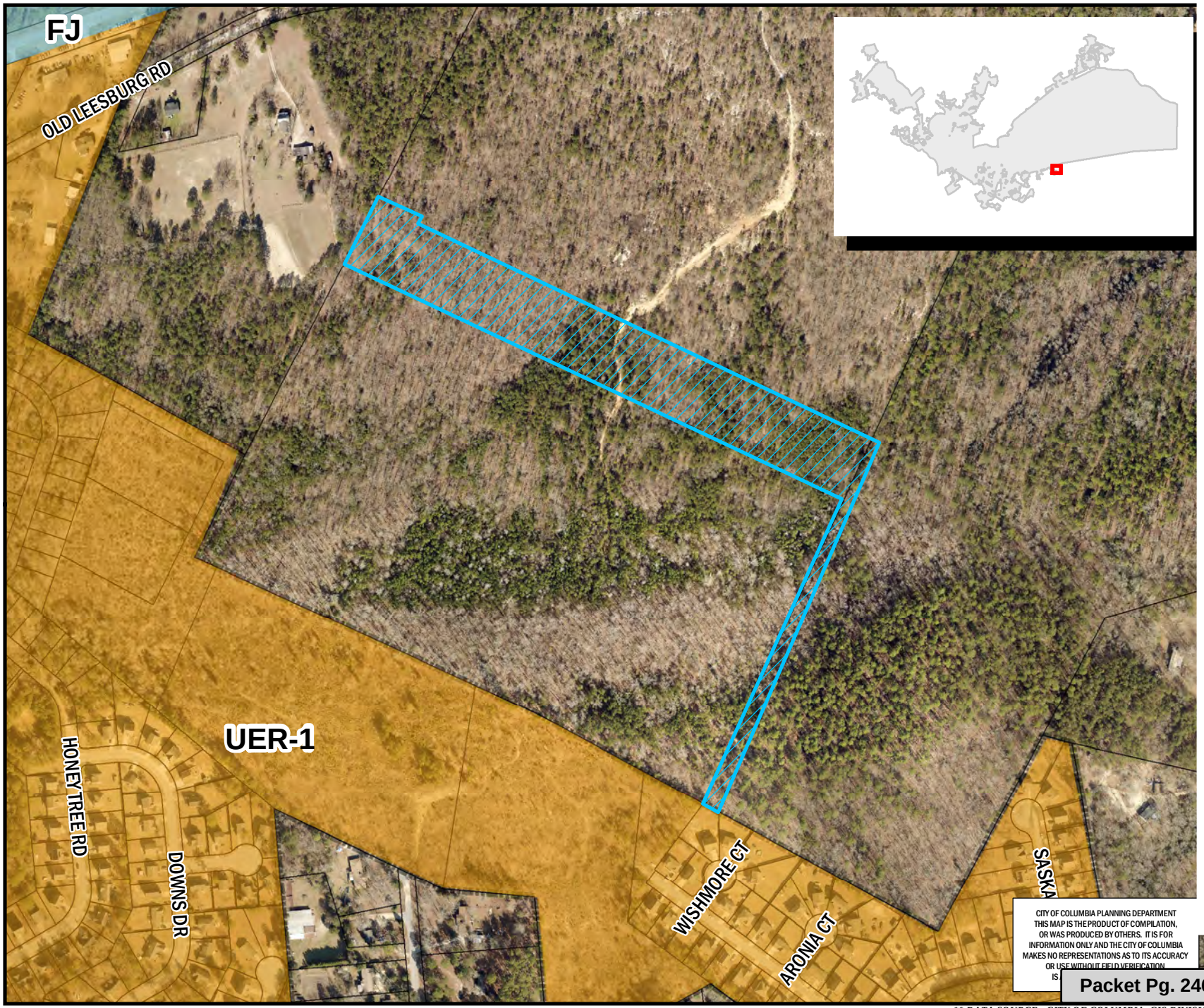
Attachment: AO-ANNEX-2021-0009_8.80acSSOldLeesburg (6691 : ANNEXATION - 8.80 acre portion of S/S 0

Attachment: AO-ANNEX-2021-0009_8.80acSSOldLeesburg (6691 : ANNEXATION - 8.80 acre portion of S/S

Future Land Use Map

8.80 acre portion of S/S Old Leesburg Road, TMS# 22113-01-01(p), Current Rich. Co. FLU: Neighborhood (Medium Density), Proposed Interim FLU: UER-1

Department of Planning & Development Services



Legend

- CITY LIMITS
- PARCELS
- OldLeesburg_8_80ac
- UCMR-1 - Urban Core Mixed Residential - 1
- UCMR-2 - Urban Core Mixed Residential - 2
- UCMR-3 - Urban Core Mixed Residential - 3
- UEMR - Urban Edge Mixed Residential
- UCMF - Urban Core Multi-family
- UEMF - Urban Edge Multi-family
- UCR-1 - Urban Core Residential Small Lot
- UCR-2 - Urban Core Residential Large Lot
- UER-1 - Urban Edge Residential Small Lot
- UER-2 - Urban Edge Residential Large Lot
- UCAC-1 - Urban Core Neighborhood Activity Center
- UCAC-2 - Urban Core Community Activity Center
- UCAC-3 - Urban Core Regional Activity Center
- UEAC-1 - Urban Edge Community Activity Center
- UEAC-2 - Urban Edge Regional Activity Center
- AC-1 - Neighborhood Activity Corridor
- AC-2 - Community Activity Corridor
- AC-3 - Regional Activity Corridor
- EC - Employment Campus
- IND - Industrial
- TU - Transportation & Utilities
- S/A - Sports/Amusement
- C/I - Civic/Institutional
- CBA - Central Business Area
- ZOO - Riverbanks Zoo & Garden
- U/C - Universities/Colleges
- FJ - Fort Jackson
- T/S - Transitional/Sensitive Lands

0 105 210 420 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
Date: 4/15/2021

We Are Columbia

CITY OF COLUMBIA PLANNING DEPARTMENT
THIS MAP IS THE PRODUCT OF COMPILATION, OR WAS PRODUCED BY OTHERS. IT IS FOR INFORMATION ONLY AND THE CITY OF COLUMBIA MAKES NO REPRESENTATIONS AS TO ITS ACCURACY OR USE WITHOUT FIELD VERIFICATION IS

*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION**

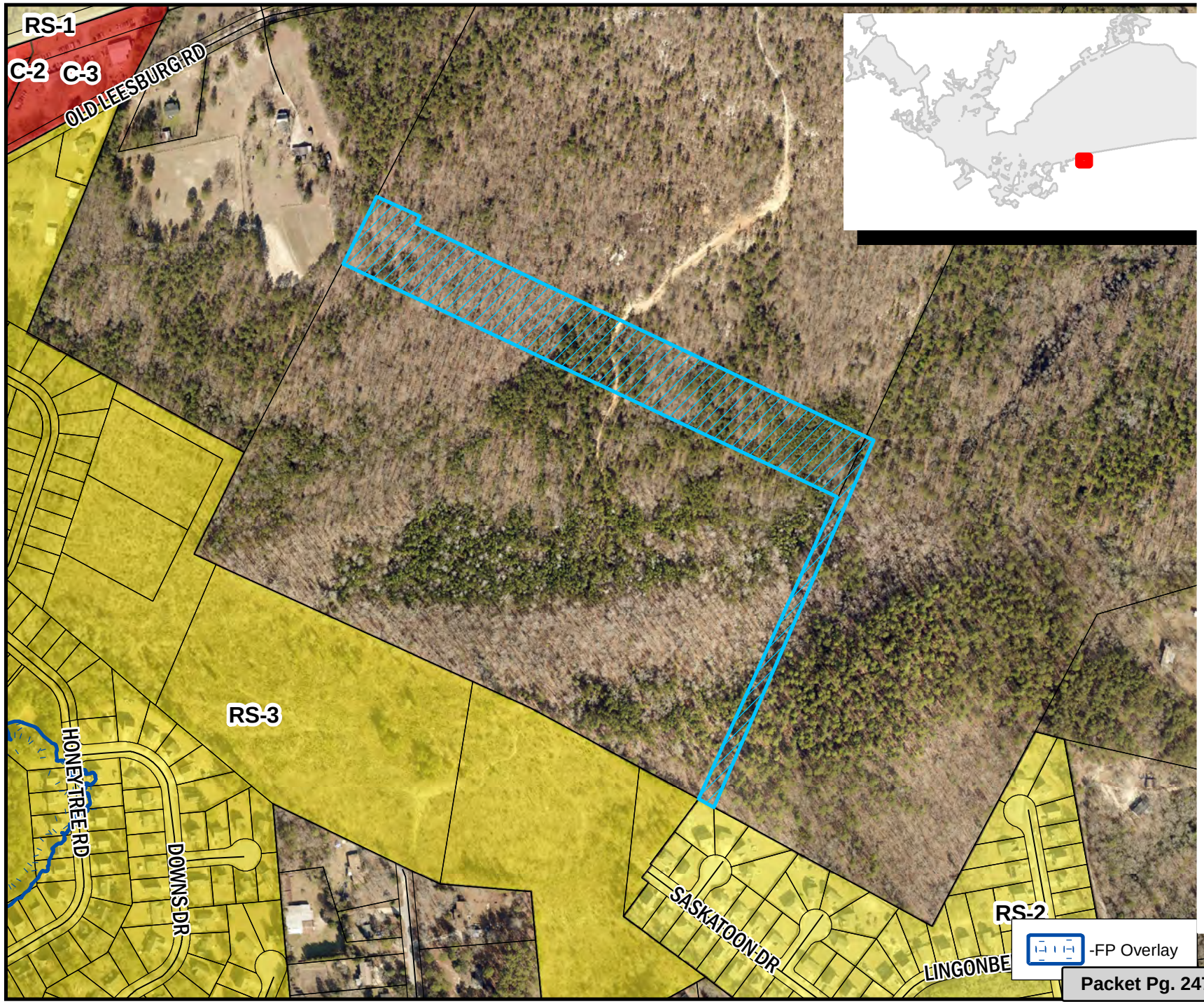
Attachment: AO-ANNEX-2021-0009_8.80acSSOldLeesburg (6691 : ANNEXATION - 8.80 acre portion of S/S

Zoning Map

8.80 acre portion of S/S Old Leesburg Road, TMS# 22113-
Current Rich. Co. Zoning: RS-HD, Proposed Interim Zoning: RS-3

22.a

Department of Planning & Development Services



Legend

PARCELS

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

0 100 200 400 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
April 15, 2021

DISCLAIMER:
The City of Columbia Department of Planning and Development Services data represented on this map or plan is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Columbia makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.

We Are Columbia

Attachment: AO-ANNEX-2021-0009_8.80acSSOldLeesburg (6691 : ANNEXATION - 8.80 acre portion of S/S

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

LEGAL DEPARTMENT - UNOFFICIAL DOCUMENT
Attachment: 2021-044 annex 8.80 ac SS Old Leesburg (6691 : ANNEXATION - 8.80 acre portion of S/S Old Leesburg Road)

ORDINANCE NO.: 2021-044

Annexing 8.80 acre portion of S/S Old Leesburg Road, Richland County TMS# 22113-01-01(p)

WHEREAS, a proper petition has been filed with the City Council by one hundred (100%) percent of the property owners of the within described property under the provisions of South Carolina Ann. Sec. 5-3-150; and,

WHEREAS, it appears to City Council that the annexation of the property would be in the best interest of the property owners and the City of Columbia; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this ___ day of _____, 2021, that the property described herein is hereby annexed to and becomes a part of the City of Columbia effective immediately. This property shall be assigned an interim land use classification of Urban Edge Residential Small Lot (UER-1), interim zoning of Single Family Residential District (RS-3), apportioned to City Council District 4, Census Tract 119.01 and contains 8.80 acre.

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 22113-01-01(p)

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

Requested by:

Assistant City Manager Gentry

_____
Mayor

Approved by:

_____
City Manager

Approved as to form:

_____
Senior Assistant City Attorney

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

Last revised: 4/29/2021
21008889

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2021-044

All that certain piece, parcel or lot of land with improvements thereon situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, an 8.80 acre portion of Richland County TMS# 22113-01-01 as shown on an Annexation Exhibit titled "Canary Woods Phase 3" prepared for Canary Woods, LLC by Power Engineering Company, Inc., dated April 12, 2021. Said parcel having such boundaries and measurements as are shown on said exhibit.

Attachment: 2021-044 annex 8.80 ac SS Old Leesburg (6691 : ANNEXATION - 8.80 acre portion of S/S Old Leesburg Road)

Last revised: 4/29/2021
21008889

We Are Columbia

MEETING DATE: **May 18, 2021**

DEPARTMENT: **Legal Department**

FROM: ***Shari Ardis, Legal Office Manager***

SUBJECT: **Resolution No.: R-2021-046 Authorizing a Public Hearing for the Improvement Plan for the City Center Improvement District**

FUNDING SOURCE & ORIGINAL BUDGET:

FOCUS AREAS: **Attracting & Retaining Talent, Connecting Our Community, Economic Prosperity - Endless Possibilities, Empowering Our Residents, Enhancing Columbia's Neighborhoods, Innovative & High Quality Municipal Services, Planning Together**

ATTACHMENTS:

- R-2021-046 Authorize Public Hearing - City Center Improvement District Plan (PDF)
- Downtown BID Plan and Map (PDF)

LEGAL DEPARTMENT DRAFT

Attachment: R-2021-046 Authorize Public Hearing - City Center Improvement District Plan (6693 : Resolution No.: R-2021-046 Authorize Public

RESOLUTION NO.: R-2021-046

Authorizing a Public Hearing for the Improvement Plan for the City Center Improvement District

WHEREAS, pursuant to South Carolina Code §5-37-10, et seq., municipalities are authorized to create municipal improvement districts; and,

WHEREAS, it is proposed that Columbia City Council create a Municipal Improvement District for the area described in the within referenced Improvement Plan, generally bounded as follows:

The Western boundary is: the western property line of property on the West side of Assembly Street from Elmwood Avenue to Gervais Street.

The Northern boundary is: the northern property line of property on the South side of Elmwood Avenue from Assembly Street to Marion Street.

The Eastern boundary is: the eastern property line of property on the East side of Marion Street from Elmwood Avenue to Gervais Street.

The Southern boundary is: the southern property line of property on the North side of Gervais Street from Assembly Street to Marion Street.

WHEREAS, it is the desire of Columbia City Council to receive public comments thereon; and,

WHEREAS, South Carolina Code §5-37-50 requires that certain resolutions be adopted and that a public hearing be held on the question of the creation of such a district; NOW, THEREFORE,

BE IT RESOLVED by the Mayor and City Council of the City of Columbia, South Carolina this ___ day of _____, 2021, that the attached "Improvement Plan for the City Center Improvement District Revised March 5, 2021 (the "Improvement Plan) be and it is incorporated herein by reference and this Improvement Plan shall form the basis for a public hearing to be held before Columbia City Council on Tuesday, June 15, 2021 at 2:00 p.m. using Video Conferencing Technology. The Virtual Meeting will be streamed online at www.columbiasc.gov. Citizens have the ability to listen to audio and participate in the meeting via telephone by dialing 1-855-925-2801. When prompted, enter meeting code: 9978. For additional meeting information visit www.columbiacitysc.iqm2.com. You may also register at this site to post comments related to items on the agenda. For questions regarding the meeting portal, please contact the City Clerk at (803)545-3045 or cityclerk@columbiasc.gov.

Requested by:

City Manager

Approved by:

City Manager

Approved as to form:

Deputy City Attorney

Introduced:

Final Reading:

Mayor

ATTEST:

City Clerk

Last revised: 5/5/2021
21008709

Improvement Plan
City Center
Business Improvement District
Columbia, SC

Prepared pursuant to the State of South Carolina
Municipal Improvement Act
To reauthorize an improvement district in
Downtown Columbia

FINAL 2021

REVISED MARCH 5, 2021

Attachment: Downtown BID Plan and Map (6693 : Resolution No.: R-2021-046 Authorize Public Hearing for City Center Improvement District

Improvement Plan
City Center Improvement District
Columbia, South Carolina

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4.	City Center Improvement District Boundaries District	14
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6.	Operating Budget	19
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Exhibit One **BID Map**

Attachment: Downtown BID Plan and Map (6693 : Resolution No.: R-2021-046 Authorize Public Hearing for City Center Improvement District

Section 1

Why Reauthorize a Business Improvement District for Downtown Columbia?

Since the establishment of Columbia's downtown Business Improvement District (aka the Main Street District or MSD) 20 years ago, countless property owners, businesses, individuals, and city leaders have worked on the revitalization of downtown and particularly - South Carolina's Main Street. Main Street and the downtown core are the heart of our community and should reflect everything that is positive and good about Columbia. The image of Columbia, as in most other cities, is reflected by strong development in our city's core pushing strong development into the region. Our Main Street is important, it is the heart of our city – the State Capital of South Carolina. Why would we accept anything less than a great Main Street? To continue to attract new investment and to protect and maintain the existing investment Downtown, property owners are proposing to continue assessing themselves to maintain the City Center Business Improvement District, a private sector, self-help improvement district established under the South Carolina Municipal Improvements Act.

This would be the third renewal and the second 10-year reauthorization of the City Center BID which was first established in 2001 and is managed by the non-profit City Center Partnership. The success of the BID since the first 10 year renewal beginning on Jan. 1, 2012, warrants another 10-year term for the BID. Since that plan was approved, Columbia's City Center has seen significant growth and even with the hardships imposed by the coronavirus pandemic beginning in early 2020 and continuing growth has continued. Over the past 10 years, the City and the BID working together have made Main Street and downtown a destination.

The City Center Partnership is thankful for and values its supportive relationship with city government and with other organizations. We hope we can continue to work together to accomplish our goals and strengthen the City Center and beyond.

Summary of growth over 10 years
Promoting density downtown pays off. As of 2019, the taxable density of the Main Street District was $2,091,097 per acre, exceeding by 3 times that value per acre of Five Points at $598,276 and nearly 10 times that of The Vista at $284,131.

Since the 2011 BID renewal, downtown has seen major commercial, retail and residential investment.

A few of those investments include: Mast General Store opened in the renovated Lourie's building in 2011; AgFirst purchased the Bank of America Plaza in 2012 and moved its operations and some 475 employees into the building; in 2013, the Columbia Marriott completed a $12 million renovation project; in 2015 the Nickelodeon Theatre completed its second-floor renovation; and in 2019 the 1321 Lofts on Lady Street. The 130 apartments in a converted 1940s office building is the latest project by downtown residential pioneer Tom Prioreschi.

Attachment: Downtown BID Plan and Map (6693 : Resolution No.: R-2021-046 Authorize Public Hearing for City Center Improvement District

Attachment: Downtown BID Plan and Map (6693 : Resolution No.: R-2021-046 Authorize Public Hearing for City Center Improvement District

Since the opening of Mast in 2011, which Mast officials have noted would not have come to Main Street without the presence of the City Center Partnership, and the renovation of the Nickelodeon Theater, the 1600 block of Main Street has seen a complete makeover and transformation into a major entertainment destination, much of it spearheaded by Scott Middleton, who first moved his healthcare businesses from West Columbia to Main Street in 2014. Seeing the value in the Main Street District and the potential to create a new downtown entertainment district, the Middleton family has acquired multiple properties in the 1600 block and his businesses now include Good Life Café, The Grand on Main, and The Main Course. Middleton's latest Main Street venture Smoked -- an oyster bar, barbecue restaurant and microbrewery – is set to open later in 2021 in three renovated spaces in the 1600 block. Many of his original healthcare businesses are moving to properties Middleton has acquired in the 1700 block. He also owns other properties in the MSD.

The 1600 block has also seen the opening of the Mad Monkey office (located in the historic Habernicht Building), Lula Drake Wine Parlour, Hendrix restaurant and The Woody on Main, a former Vista bar. Hendrix and The Woody occupy a historic building that once housed the popular Hennessy's restaurant.

Entertainment destinations have also been established in the 1700 block with The Joint@1700 Main, a jazz and tapas bar in the turn of the century Walker building; The Transmission Arcade at 1712 Main St.; and Mom's on Main Bistro and Bar at 1734 Main St.

Other redevelopment has included the purchase and renovation of the historic Equitable Arcade at Main and Washington streets by developer Ron Swinson. The building is now how home to several new businesses, including Indah Coffee, Ophidian Tattoo, Odd Bird Books, Stoner's Pizza Joint, and Ally & Eloise bakeshop.

A strong sign of Main Street's vitality has been that as retail and commercial space in the Main Street District has become vacant, those vacancies have not lasted long. The popular Zoe's Kitchen in The Meridian building closed in August of 2018 after six years and was replaced in late 2019 by Market on Main which has created one of Main Street's most popular outdoor venues, especially in the age of COVID-19. When the Blue Flour Bakery's Main Street location closed in September 2020, a victim of the pandemic, the space was almost immediately acquired by Bourbon restaurant next door for an expansion. Similarly, when The Oak Table closed in the building at 1221 Main St. in 2018, the space was taken over by the critically acclaimed Hall's Chophouse.

Other businesses have simply changed hands, like Uptown Gifts on Main, attesting to the continuing interest in the Main Street District.

City Center Partnership initiated an action to have portions of the MSD buildings placed on the list of The National Register of Historic Places. In a collaboration

with Historic Columbia and a grant from the Richland County Conservation Commission, the initiative has resulted in spurring growth through the reuse of existing, historic buildings.

Despite the negative impact of the coronavirus pandemic, the downtown Columbia market has seen decreasing numbers of empty offices and storefronts. While the pandemic caused soaring vacancies in many cities, Colliers International reports that in the 4th quarter of 2020, Columbia's Central Business District actually saw a decrease in the vacancy rate for office space from 9.43% in the third quarter to 9.26% in the fourth quarter. Much of that decline was attributed to absorption of Class B space, which means the renovation of older space.

As Main Street proper has seen significant revitalization, that renaissance has begun to accelerate outward, especially in the last few years with the opening of Hotel Trundle in 2018, a $10-million adaptive reuse project at 1224 Taylor St. in three historic commercial buildings dating to the early 1900s; The Boudreaux Group, architects renovation and occupancy of the Powell Furniture building at 1519 Sumter St.; and Lexington Hospitality group's renovation of a 10-story office building at 1233 Washington St. into a Holiday Inn.

More development, especially in the hospitality sector, is on tap with plans for the Armory Hotel, a 34-room boutique-style project announced for the historic S.C. National Guard Armory at 1219 Assembly St.

The 2019 Hospitality Tax generated for the Main Street District was $3,417 per acre, considerably more than the $2,010 per acre of the much larger Vista District and eclipsed only by Five Points. That figure is certain to increase with the opening of new hospitality businesses. In previous years, the Hospitality Tax has been a significant source of funding for the City Center Partnership and the Main Street District. As the district's hospitality industry continues to grow that funding will be even more important as the City Center Partnership works to bring even more visitors to the city. As early as 2003 the City Center Partnership received $56,500 in Hospitality Tax funds. The amount of Hospitality Tax funds received increased for many years as Hospitality Tax revenues increased. But in recent years the city has decided to reallocate much of those funds for other purposes, and the CCP has stopped receiving Hospitality Tax funds. The City Center Partnership hopes to receive Hospitality Tax funding again in the future as it provides extra support for our Clean and Safe and Marketing efforts.

Not only has downtown seen significant commercial and retail growth, but the Main Street District's residential growth has been and continues to be especially strong. In 2011, approximately 550 people lived in the district in six residential properties. By 2019 that number had tripled to nearly 1,700 people and 10 residential properties.

And residential growth continues unabated even in the face of the coronavirus pandemic. At present 5 new residential projects are either under way or planned for the Main Street District, including:

Attachment: Downtown BID Plan and Map (6693 : Resolution No.: R-2021-046 Authorize Public Hearing for City Center Improvement District

Attachment: Downtown BID Plan and Map (6693 : Resolution No.: R-2021-046 Authorize Public Hearing for City Center Improvement District

1) 1813 Main Street – Adaptive reuse and conversion of an office building by Cason Development Group to 30 market-rate apartments. This is the first residential project in the 1800 block.

2) Laurel & Assembly Streets -- Adaptive reuse of the Veterans Administration building by international developer and investor Justin Etzin to create an 88-unit luxury apartment complex. Situated overlooking Finlay Park, these units will have a spectacular view of the city.
3) Assembly & Washington Streets -- The Edge, a 17-story, 670-bed student housing tower by Chicago-based CRG Real Estate.

4) Lady & Assembly Streets -- the Palms on Lady, an 88-unit luxury residential tower by developer Ben Arnold. The Veterans Administration building reuse, The Palms and The Edge are the first residences along Assembly Street north of Gervais.

5) 1310 Lady Street – The Lady is a 109-unit apartment complex by Columbia-based Styx Co. This adaptive reuse project spans three historic buildings at Sumter and Lady streets.

Much of this development would not have happened without the efforts of the City Center Partnership working with pioneering downtown residential developers and other partners, in addition to creating a safer and more livable downtown through programs such as Clean and Safe. The amount of residential development and the large number of students who now live in the Main Street District --- some 800 alone in the Hub -- as well as other new residents have brought a diversity and a 24/7 vibrancy to downtown that it did not have before. The diversity and vibrancy of downtown will continue to be enhanced moving forward as new residential properties are added to the Main Street District.

The past 10 years have also seen an emphasis in the Main Street District on the development of public spaces, such as the renovation of Boyd Plaza at the Columbia Museum of Art, and an explosion of popular cultural and entertainment options, such as the Soda City Market, First Thursday and the many street festivals and spectacular events like the Famously Hot New Year. These kinds of amenities, many developed and hosted with the assistance of the City Center Partnership improve livability and have proven an extremely popular draw for downtown. The City Center Partnership has made downtown fun again.

While the coronavirus pandemic has posed problems for downtowns across the country, the end of the pandemic will pose tremendous opportunity to downtowns, like Columbia, that are well positioned to take advantage.

Business Improvement District Property owners have several reasons for seeking a third renewal and second 10-year term for the district.

Attachment: Downtown BID Plan and Map (6693 : Resolution No.: R-2021-046 Authorize Public Hearing for City Center Improvement District

1. To Provide Consistent Funding to Continue to Improve Both the Health and Safety of Downtown.

Downtown Columbia is now discernably safer, more secure and cleaner than it was a decade ago. Much of the change in downtown Columbia is due directly to the efforts of the City Center Partnership. Acting on the No. 1 issue to downtown property owners – homelessness – the City Center Partnership through its Clean and Safe Ambassadors, familiarly known as the Yellow Shirts, has significantly decreased the negative impact of homelessness on downtown. In 2020, the Yellow Shirts reported handling 428 contacts related to homelessness and panhandling, dramatically fewer than the 2,298 just five years earlier in 2015. The number of outreach contacts with the homeless in downtown also dropped dramatically over the same five years from 1,539 in 2015 to just 69 in 2020.

The pandemic has also brought an emphasis on creating a healthier downtown, and as a result the Yellow Shirts now and for the foreseeable future sanitize every trash can, door handle, café table seat and magazine rack multiple times a day, 7 days a week.

Downtown Columbia must continue to compete for investors, customers and visitors with clean, safe, healthy and attractive areas. Continued enhanced security, maintenance and cleaning programs will further address both the reality and perception of Downtown as a safe and healthy place and to live, work, play, and worship, and to own a business.

2. An Opportunity to Strengthen Private Sector Management and Accountability in Downtown

The district will continue to be managed by the non-profit, private sector corporation known as the City Center Partnership. District work plans and budgets, based on this 10-year plan, will be refined annually by a board of directors, representative of the property owners who are paying the assessment with direct accountability to those who are paying into the district. Services provided by the district will be subject to private sector performance standards and controls including annual audits where no findings have occurred in almost 20 years of operations.

3. The Need to be Proactive in Determining the Future of Downtown

In order to protect their investment, property owners must be a partner in the process that determines how new development projects are implemented. Property owners in Columbia and in other cities —such as Atlanta, Nashville, Raleigh, Roanoke, Birmingham and Charlotte -- have been successful at leading and shaping future downtown developments through strong Business Improvement Districts. A BID in Columbia provides the financial resources, professional staff and private sector management to ensure that the challenges faced by Downtown will be proactively addressed.

4. The Need to Continue to Attract New Business and Investment

Downtown Columbia competes with suburban shopping centers and office parks in the region, as well as against managed downtown areas in other states for tenants, visitors and investors. The City Center Partnership has proven itself a valuable asset in helping to attract new business and investment to the Central Business District. There is currently more than $200 million of construction taking place in the Main Street District.

While the growth and investment in downtown over the last 10 years has been nothing short of spectacular, the next 10 years will present unique challenges as Columbia emerges from the shadow of the worldwide coronavirus pandemic.

Columbia's Main Street District has not only weathered the pandemic but also has seen continued growth. Downtown is well positioned to capitalize on new opportunities. Prior to the pandemic, smaller cities, like Columbia, were already becoming attractive to the country's youngest adults reacting to skyrocketing rents in large urban areas, and now changes in the labor market. The "I can work from anywhere" phenomenon has accelerated that shift.

If Downtown is to continue to remain competitive and viable as an alternative location, it must pursue its own well-financed, proactive strategy to retain business and tenants as well as to attract new business and investment. A Business Improvement District provides the financial resources to develop and implement a Downtown focused economic development strategy to reduce building vacancies and attract new business. This return on investment is quite significant.

The City Center Partnership remains well positioned to continue as a convener for agencies involved in economic development in the central business district, as well as to serve as a resource for the creation of a focused economic development strategy. CCP can help facilitate city-funded programs to improve the appearance of downtown and attract and retain businesses, such as a Façade Improvement Program. CCP also will continue to implement its highly successful retail recruitment program, which has brought numerous new retailers to the Main Street District since 2011, such as Mast General Store, Miss Cocky, The Shoppes on Main, Something Special Florist & Gifts, and Odd Bird Books, as well as restaurants and new hotels.

Commercial, retail and residential development can be expected to boom on Assembly Street between Gervais and Elmwood and in the northern section of the BID over the next 10 years as the City solidifies and moves on redevelopment plans for the U.S. Post Office property at 1601 Assembly St. and the revitalization of the adjacent Finlay Park. The City Center Partnership is well positioned to enhance these efforts.

As growth continues to push beyond the BID's boundaries, the City Center Partnership will continue to seek opportunities to collaborate and to provide contract services to and work with other districts and organizations as we look toward the future. We also are open to expanding boundaries of the BID and the

Attachment: Downtown BID Plan and Map (6693 : Resolution No.: R-2021-046 Authorize Public Hearing for City Center Improvement District

responsibilities of the CCP if all parties desire that and it will move the community forward.

Attachment: Downtown BID Plan and Map (6693 : Resolution No.: R-2021-046 Authorize Public Hearing for City Center Improvement District

Section 2

What Is a Business Improvement District?

The International Downtown Association estimates about 4,000+ place management organizations globally with 2,500 in North America, also known as Business Improvement Districts (BIDs), Business Improvement Areas (BIAs), Partnerships and Alliances. Led by the private sector, they are typically nonprofits primarily supported by special assessments. BIDs exist in nearly every state. According to the IDA, each organization on average "provides $1.2 million in services to their districts to help businesses thrive and to make the district a great place for workers, residents and visitors." These enhanced improvements and activities such as security, maintenance and marketing, are **in addition** to those provided by local government.

A Property-Based Business Improvement District (BID) is based upon the "benefit assessment district" concept, which provides for an assessment on real property and improvements upon real property to be raised within a specific geographic district with the proceeds directed back to the district to provide **enhanced services** that benefit the district and properties located within the district boundaries.

BIDs allow for a wide range of service options, including security, maintenance, marketing, economic and housing development, special events, etc.

BIDs offer a number of unique advantages. They are:

- Designed and created by those who will pay the assessment
- Governed by those who pay through a property and business board that supervises operations and submits a yearly implementation plan.
- Implemented by those who pay …through a non-profit, private sector, management organization.
- Established through the support of the property owners who will pay the proposed property assessments.
- Established for a predetermined number of years with a sunset clause that requires a new approval by those who pay to renew the BID

Attachment: Downtown BID Plan and Map (6693 : Resolution No.: R-2021-046 Authorize Public Hearing for City Center Improvement District

Section 3
City Center
Improvement Plan Summary

Improvement Plan Summary

Developed by property owners in Downtown Columbia, the City Center Improvement District Plan improves and conveys special benefits to properties located within the boundaries of the BID. The City Center Improvement District provides new and enhanced improvements and activities including maintenance, public space cleaning and sanitizing, security, homeless outreach, transportation, marketing, retail recruitment, promotion and economic and residential development services above and beyond those provided by the City.

Location

Approximately 36 blocks, an area defined in Section 4 of this plan. (See map on Exhibit 1).

Value of District

The total estimated fair market value of the private properties within the proposed district as appraised by the Richland County Assessor as of September 2011 was $403,212,282. As of September 2020, it was $572,379,700, a 42% increase.

Improvements, Activities, Services

Public Space Management

Enhanced Security Programs:

- Downtown Ambassadors
- Security Patrols
- Courtesy Shuttle Service. Suspended due to the pandemic – expected to resume when safe.
- Visitor, Pedestrian, and Motorist Assistance
- Enhancements to street lighting and parking

Enhanced Maintenance programs:

- Enhanced cleaning and sanitizing of public spaces
- Graffiti Removal; Poster and Handbill Removal
- Sidewalk/Gutter Cleaning
- Sidewalk Pressure Washing
- Trash Removal
- Dog Waste Receptacles
- Collection of Cigarette Debris from special receptacles

Attachment: Downtown BID Plan and Map (6693 : Resolution No.: R-2021-046 Authorize Public Hearing for City Center Improvement District

Enhanced Landscape Programs

- Tree Grate Maintenance
- Landscape Maintenance in Special Areas
- Plant and Maintain Flower Baskets, Flower Planters
- Sidewalk Weeding

Special Projects

- Activation of current and creation of new public spaces.
- Additional Trash Cans and branding wraps
- Public Art Installation

Economic Development

Communication/Marketing

- Funding and Distribution of Visitor Guides and MSD Maps
- Clean and Safe Promotions
- Public Relations, Marketing and Branding Services
- City Center Marketing Campaigns
- Street Banners and Holiday Decorations
- Improved Signage
- Support and Promote Events in the MSD

Business Development

- Business & Retail Recruitment & Retention
- Developer & Investor Recruitment
- Market Research & Data Collection
- Residential Recruitment & Demographics
- Encourage implementation of Commercial New Façade Improvement Program

Quality of Life Development

- Develop and support efforts for cultural, artistic, and healthy activities and events
- Enhance the district's capability and image to be a desirable place to work, live, and visit.

Planning

- Grant Writing
- Public/Private Planning Activities
- Work with city and other partners to improve connections to other districts

Method of Financing:

A levy of assessments upon real property and buildings which benefit from the improvements and activities.

Attachment: Downtown BID Plan and Map (6693 : Resolution No.: R-2021-046 Authorize Public Hearing for City Center Improvement District

Budget:

Anticipated district budget contribution from private property assessment for the year 2021 of operation is $1,038,000.

In addition to private property assessment, it is anticipated that public property owners (City, County, State and Federal) will contribute at least $210,117 to the year 2021 operations budget.

It is also anticipated that non-profit property owners (Churches, Hospitals) will contribute at least $75,000 to the year 2021 operations budget.

Anticipated miscellaneous revenue and grants will contribute $1,000 to the year 2021 operations budget.

Total Operations Budget year 2021: $1,324,117

Cost:

Annual assessments are based upon an allocation of specific program costs. Two property assessment variables, appraised value and street frontage on Main Street, are used in the calculation.

The annual yearly assessments are not expected to exceed the rates listed below during the full term of the BID unless specifically authorized by City Council.

Assessment Rate	
Per Dollar of Fair Market Value	$.001844
Per Foot of Property Frontage on Main Street	$4.01

Properties fronting Main Street are subject to both assessments.

City Services:

The City has agreed that existing City services will continue to be provided within the BID District at the same level as before the BID was created consistent with City services provided in other areas. BID services are in addition to existing City services.

Attachment: Downtown BID Plan and Map (6693 : Resolution No.: R-2021-046 Authorize Public Hearing for City Center Improvement District

District Formation:

A District may be formed by either of two processes.

1. Submission of signed petitions from property owners who represent a majority per capita of all owners of real property within the district, which is not exempt from ad valorem taxation.
2. The City may create an improvement district through an ordinance adopted by a majority of council after a public hearing at which the plan is presented, including the proposed basis and amount of assessment.

This plan anticipates that the City will form the district using Process No. 2, the same process used when the district was reauthorized in 2011.

Duration:

The Business Improvement District will have a 10-year life (January 1, 2022 through December 31, 2031). After nine years, a new implementation plan must be developed, and the approval process must be repeated in order to continue beyond the tenth year.

Governance:

The City of Columbia as the governing body must approve the 10-year implementation plan. City Center Improvement District budgets may be refined annually within the limitations set forth in the district implementation plan, by the board of the private sector management/implementation organization. Any changes to the implementation plan during the term of the district that are not within the limitations set forth for changes in the plan, must be approved by the City Council acting as the governing body.

Through a contract with the governing body (i.e. City of Columbia), a property owner-led, private sector, non-profit district management/implementation organization will implement the improvements and activities defined in the Plan and will manage the day-to-day operations of the District.

On a yearly basis a report summarizing the accomplishments of the District as well as a report of the financial activities of the District will be submitted to the governing body and to each assessment-paying property owner.

Attachment: Downtown BID Plan and Map (6693 : Resolution No.: R-2021-046 Authorize Public Hearing for City Center Improvement District

Section 4
CITY CENTER IMPROVEMENT DISTRICT BOUNDARIES

An approximate 36-block area has been identified for the City Center Improvement District. The map on Exhibit 1 of this report identifies district boundaries. These boundaries have remained consistent since the original formation of the BID in 2001.

District Boundaries
The District includes all properties within an area defined by the following boundaries:

The Western boundary is:

The western property line of property on the West side of Assembly Street from Elmwood Avenue to Gervais Street

The Northern boundary is:

The northern property line of property on the South side of Elmwood Avenue from Assembly Street to Marion Street

The Eastern boundary is:

The eastern property line of property on the East side of Marion Street from Elmwood Avenue to Gervais Street.

The Southern boundary is:

The southern property line of property on the North side Gervais Street from Assembly Street to Marion Street.

For a graphic representation of the boundaries of the City Center Improvement District see the map labeled “Exhibit 1.”

Attachment: Downtown BID Plan and Map (6693 : Resolution No.: R-2021-046 Authorize Public Hearing for City Center Improvement District

Section 5
PROGRAMS AND SERVICES TO BE PROVIDED

Process to Establish the Improvement District Plan
Through a series of focus group meetings and BID-Advisory Committee meetings of the City Center Partnership Long Range Planning Committee – all held virtually because of the ongoing pandemic -- and ongoing discussion with the Board of Directors, Downtown Columbia stakeholders collectively determined the priority for improvements and activities to be delivered by the City Center Improvement District. The primary needs as determined by the stakeholders were safety/security/cleanliness, maintenance, marketing/communications, homeless outreach, connectivity, economic development and retail recruitment.

All properties receive a core level of all the district's services. In addition, Main Street receives a higher level of maintenance. The additional frontage assessment on Main Street reflects the increased level of services provided.

What We Will Do!

PUBLIC SPACE DEVELOPMENT & MANAGEMENT

The coronavirus pandemic has brought with it a greater demand for outdoor spaces and seating that has already reshaped public space, especially with many restaurants moving indoor dining outside. Moving forward, a greater emphasis will be needed on management of these spaces, especially those that use existing outdoor areas such as public sidewalks. Enhancing the safety and cleanliness of these areas will be a key goal of the City Center Partnership.

Public Safety Program

City Center Public Safety Program
The 36-block City Center security program mission is to support the police department, property owners and tenants in overall crime prevention efforts and reduction in street disorder, while offering a customer service orientation to pedestrians and motorists. It provides highly visible security and is intended to supplement -- not supplant -- individual building security and the Columbia Police Department.

Integration with the Columbia Police Department
The downtown public security program will work closely with The Columbia Police Department and integrate the Downtown Columbia program with that of the Department as an effective "force multiplier."

Bicycle/Segway Defender/Foot Patrol
These patrols deter aggressive panhandling and other unsuitable street behavior. Their presence is a deterrent to theft and burglary from motor vehicles and has made an impact to reduce this cyclical

Attachment: Downtown BID Plan and Map (6693 : Resolution No.: R-2021-046 Authorize Public Hearing for City Center Improvement District

problem. They also deter and report illegal street vending, illegal dumping and code violations. They handle a myriad of quality of life problems, including drinking in public, urinating in public, indecent exposure, trespassing, aggressive panhandling, prostitution, and scavenging.

They perform goodwill gestures such as escorting employees and visitors to their vehicles or places of work, helping lost persons, changing flat tires, jumping dead batteries, and conducting tours. These patrols also assist with traffic control in the event of accidents, fires, or unusual occurrences.

They patrol assigned routes, covering all of the district. They are professional, assertive, friendly, courteous, people-oriented individuals in excellent physical condition. The bike patrol officers complete customized classroom district training and additional hours of field training.

Evening Safety patrol
The evening patrol has increased the sense of safety for downtown residents and the patrons of the restaurants, churches, hospital, hotels, and other businesses that cater to a nighttime clientele.

Maintenance Program

City Center Clean Team: In order to deal effectively and consistently with maintenance issues a City Center Maintenance Plan has been established. A multi-dimensional approach has been developed consisting of the following elements:

Sidewalk Maintenance: Uniformed, radio-equipped personnel sweep litter, debris and refuse from sidewalks and gutters of the district. Personnel also collect trash and debris as necessary, including maintaining pet “comfort stations.”

Graffiti Removal: Removal of graffiti by using solvent and pressure washing. The District maintains a zero tolerance graffiti policy. All tags are removed within 24 hours once the team is notified of the presence of graffiti.

Sidewalk Pressure Washing: The district standard is to have all sidewalks cleaned as necessary to maintain a “just cleaned” appearance at all times.

Paper Sign and Handbill Removal: Paper signs and handbills taped or glued on public property, utility boxes, poles and telephones are removed by hand or when necessary by high-pressure hose.

Attachment: Downtown BID Plan and Map (6693 : Resolution No.: R-2021-046 Authorize Public Hearing for City Center Improvement District

Special Collections: A truck is available to collect items illegally dumped in the district.

Maintenance Problems Requiring Third Party Intervention: Problems that create blighted or unsafe conditions in the district, but are outside of the jurisdiction of the district to repair are monitored, and the responsible party is contacted and asked to deal with the issue. These types of problems include blocked or damaged sewers or drains, damaged sidewalks/streets/alleys, non-operating streetlights, damaged or missing street signs, etc.

Landscape Maintenance Program

Litter/Weed Removal: Public landscape areas, tree wells and planters are maintained and kept free of litter and weeds.

Seasonal Planting: A program of seasonal plantings with colorful flowers has been developed and more than 201 planters and baskets are maintained.

Special Projects Program

Public Art: A program has been developed to facilitate the installation of public art within the district. This includes permanent installations as well as seasonal projects, such as the popular seasonal yarn-bombing displays.

Street Furniture: Additional street furniture (chairs and tables), trashcans, and cigarette receptacles have been added and are serviced, as necessary.

ECONOMIC DEVELOPMENT

Columbia's Main Street District needs to position itself for opportunities that may arise post pandemic.

Communications/Marketing

Programs will continue to be developed that will tell the story of change and improvement in downtown Columbia. As the city recovers from the pandemic, communications and marketing will play a critical role in attracting people to return to a safe, clean and healthy downtown. The program includes:

- Street Banner Program
- LED Holiday Lights installed at major intersections along Main Street and Seasonal Decorations purchased
- The Visitor Guide distribution and MSD Maps
- Maintaining and updating the MSD Website

Attachment: Downtown BID Plan and Map (6693 : Resolution No.: R-2021-046 Authorize Public Hearing for City Center Improvement District

- Business directory on website
- Use of Social Media to promote the BID area including Instagram, Facebook, and Twitter
- Monthly Electronic Newsletters to more than 2,000 people and Printed Annual Report for stakeholders
- MSD Interest Tours
- Continue to Improve Wayfinding Signage Program

Business Development

New tools will be developed, and older tools revitalized coming out of the pandemic to support the efforts of individual property owners and brokers to attract and retain tenants. Some of these tools are:

- Defined Business and Retail Recruitment and Retention Strategy
- Investor, Tenant and Broker Recruitment Support Information
- Residential Recruitment and Demographics Development
- Work as a liaison with other city offices
-

Planning

- Public/Private Planning Activities
- Parking Study
- Resource Sourcing
- Grant Writing

ADMINISTRATION

Management Personnel

A professional staff that requires centralized administrative support manages the City Center improvements and activities. Additionally, this staff serves as a liaison between property owners, businesses and public agencies. District services are delivered a minimum of 16 hours a day, seven days a week and require management staff 16 hours a day, seven days a week.

Attachment: Downtown BID Plan and Map (6693 : Resolution No.: R-2021-046 Authorize Public Hearing for City Center Improvement District

Section 6
Operating Budget

FY 2021 Operating Budget Summary
The summary of the FY 2021 operating budget for the City Center Improvement District is provided. The total improvement and activity plan budget for 2021 is projected at $1,324,117 made up of the following components:

PUBLIC SPACE MANAGEMENT **Budget Total** **$ 1,324,117**

Public Clean and Safety Program

The budget for the public safety program is **$538,062 or 40%** of the **total District budget**.

- **Enhanced Security Programs**
  The public safety programs are designed to improve both the reality and the perception of safety in the City Center. Individual public safety programs are detailed in Section 5.

- **Enhanced Maintenance**
  In order to establish and maintain cleanliness throughout the District the Maintenance program will remove graffiti, remove trash and debris, provide sidewalk maintenance, sidewalk pressure washing and other services as detailed in Section 5.

- **Enhanced Landscape Services**
  To provide a more positive perception of the City Center an enhanced landscape program will be provided as detailed in Section 5.

- **Special Projects**
  Special projects are projects that are important to increasing the quality of life in the public environment, but do not fit within one of the other categories. Special project details are found in Section 5.

ECONOMIC DEVELOPMENT

In order to tell the story of downtown Columbia, and continue to build upon the positive changes in both perception and reality, we have developed a communications, marketing and economic development program as detailed in Section 5.

The budget for economic development programs is **$516,405 or 39%** of the **total District budget**.

ADMINISTRATION

In order to manage the day-to-day activities of the BID a professional administrative staff and office is necessary to ensure the delivery of quality services. The budget for administration is **$278,065 or 21%** of the **total District budget**.

Attachment: Downtown BID Plan and Map (6693 : Resolution No.: R-2021-046 Authorize Public Hearing for City Center Improvement District

Section 7
ASSESSMENT METHODOLOGY

Assessment Methodology
Downtown Columbia property owners and business owners have emphasized that the assessment formula for the District must be fair, balanced and have a direct relationship between benefits received and costs.

Calculation of Assessments
The preceding methodology is applied to a database that has been constructed by the Downtown Columbia property owners and its consultant team. The process for compiling the property database includes the following steps:

1. Property data was first obtained from the County Assessor's Office
2. County Assessor property data was cross-checked with reliable private sector data sources
3. A site survey was undertaken to verify selective data.

Based upon the methodology as set forth above, property data compiled by the Downtown Columbia property owners and the District budget will yield the following assessments for each benefit zone.

The annual yearly assessments will not exceed the rates listed below during the first year of the BID.

Assessment Rate Per Dollar of Fair Market Value	$.001844
Assessment Rate Per Foot Frontage on Main Street	$4.01

In future years, assessments may change, up or down, if appraised value information changes. We do not anticipate any increases in the assessment rates unless unforeseen circumstances occur.

Budget Adjustments
If there is a budget surplus, it will be rolled into the following year's District budget. Yearly expenditures and budgets shall be set so that at the end of each year there will not be a planned deficit at the end of any year.

Time and Manner for Collecting Assessments
As provided by state law, the City Center BID assessment will appear as a separate line item on annual property tax bills.

Government Assessments
The City Center Improvement District plan assumes that the City, County and Federal Government will pay fair-share assessments for property owned within the boundaries of the District.

Attachment: Downtown BID Plan and Map (6693 : Resolution No.: R-2021-046 Authorize Public Hearing for City Center Improvement District

It is the intent of the improvement district law to provide services only to those properties that pay assessments. District services will not be provided to government properties that do not pay District assessments. All reasonable efforts will be made to include government properties on a voluntary basis in the District assessment.

Residential Assessments
Owner occupied residential property which is taxed under Section 12-43-220 (c) will not be assessed unless the owner gives the governing body written permission to include the property within the improvement district. Multi-unit residential property and non-owner occupied horizontal property regime units which are not taxed or will not be taxed pursuant to Section 12-43-220 (c) will be assessed.

Non-profit Assessments
Property held in a non-profit status that does not currently pay ad valorem taxes will not be required to pay District assessments by the City Center Partnership Board of Directors. All reasonable efforts will be made to include non-profit properties on a voluntary basis in the District assessment. The District budget assumes participation from some non-profit property owners.

Attachment: Downtown BID Plan and Map (6693 : Resolution No.: R-2021-046 Authorize Public Hearing for City Center Improvement District

Section 8
GOVERNING THE BUSINESS IMPROVEMENT DISTRICT

Private Sector, Management/Implementation Organization
Through a contract with the governing body (i.e. City of Columbia), a property owner-led, private sector, non-profit district management/implementation organization will implement the improvements and activities defined in the Plan and will manage the day-to-day operations of the District. This group's professional management staff will handle communications and administration for the District.

The City of Columbia as the governing body, must approve the 10-year implementation plan. City Center Improvement District budgets and policies may be refined annually within the limitations set forth in the district implementation plan, by the board of the private sector management/implementation organization. During the term of the District, any changes to the implementation plan that are not within the limitations set forth for changes in the plan must be approved by the City Council.

On a yearly basis the management/implementation organization will issue a report summarizing the accomplishments of the district as well as a report of the financial activities of the district. The report will be submitted to the City Council as the governing body and to each assessment-paying property owner.

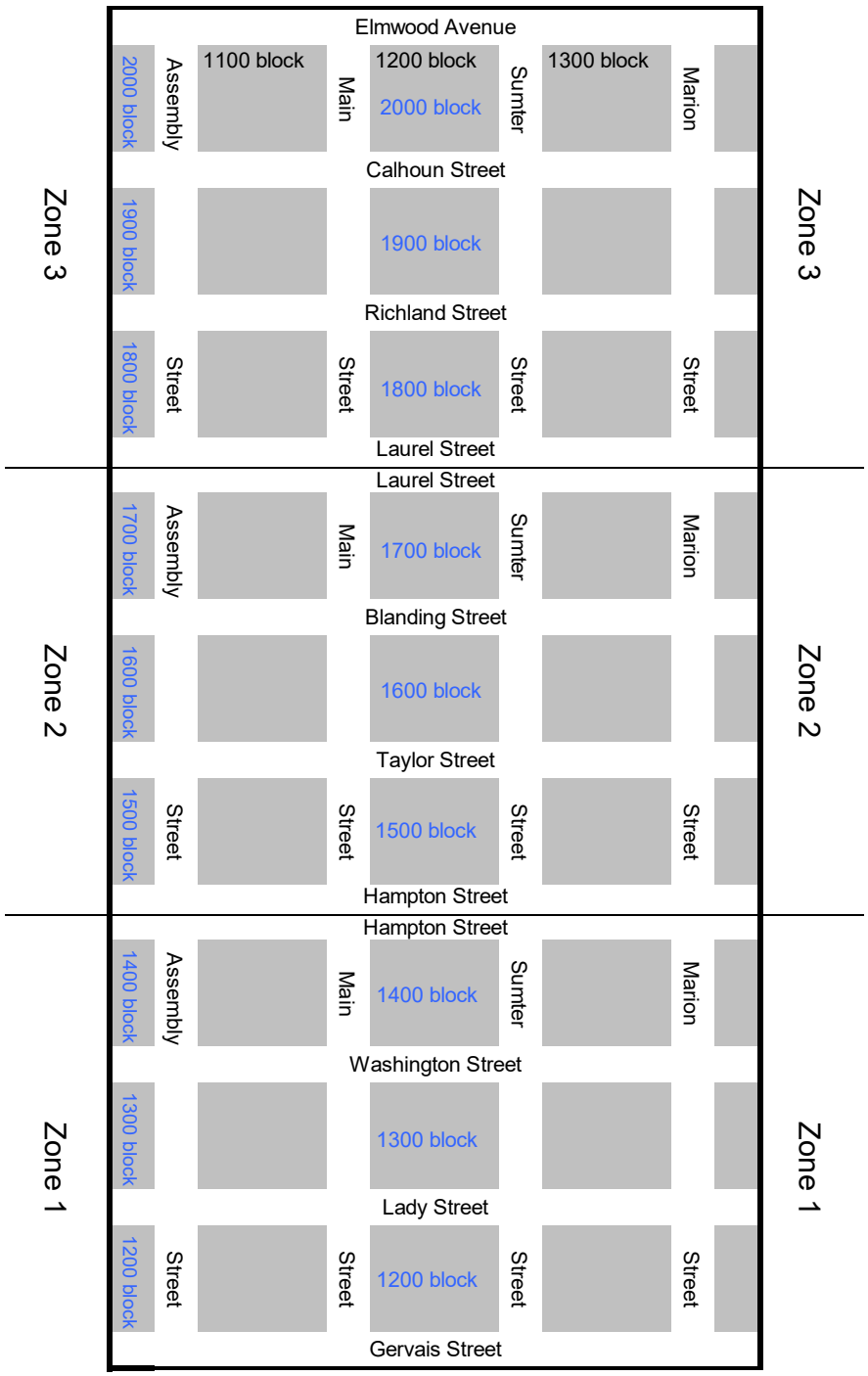
Attachment: Downtown BID Plan and Map (6693 : Resolution No.: R-2021-046 Authorize Public Hearing for City Center Improvement District

Section 9
CONTINUATION OF CITY SERVICES

Throughout the process to establish the City Center Improvement District, business and property owners have voiced concerns that the City of Columbia maintain existing services at verifiable "baseline" service levels. A formal baseline level of service policy ensures that existing City services are enhanced and not replaced by new BID improvements and activities.

Attachment: Downtown BID Plan and Map (6693 : Resolution No.: R-2021-046 Authorize Public Hearing for City Center Improvement District

Yrs: 2012-2021
City Center Partnership, Inc.
Business Improvement District Grid



T:\CITY COUNCIL\IMPROVEMENT DISTRICTS (BIDS)\City Center BID\2021\BIDgridmap.xls

Attachment: Downtown BID Plan and Map (6693 : Resolution No.: R-2021-046 Authorize Public Hearing for City Center Improvement District

We Are Columbia

MEETING DATE: **May 18, 2021**

DEPARTMENT: **Legal Department**

FROM: ***Shari Ardis, Legal Office Manager***

SUBJECT: **Resolution No.: R-2021-051 Authorizing the City Manager to execute a Ground Lease between the City of Columbia and Tomorrow's LLC for the lease of 721 Saluda Avenue, Richland County TMS #11308-08-06 use as a public parking lot**

FUNDING SOURCE & ORIGINAL BUDGET:

FOCUS AREAS: **Attracting & Retaining Talent, Connecting Our Community, Economic Prosperity - Endless Possibilities, Empowering Our Residents, Enhancing Columbia's Neighborhoods, Innovative & High Quality Municipal Services, Planning Together**

ATTACHMENTS:

- R-2021-051 Tomorrow's LLC Ground Lease 721 Santee Avenue (PDF)
- Tomorrow's LLC Ground Lease 721 Saluda Avenue (PDF)

RESOLUTION NO.: R-2021-051

Authorizing the City Manager to execute a Ground Lease between the City of Columbia and Tomorrow's LLC for the lease of 721 Saluda Avenue, Richland County TMS #11308-08-06 use as a public parking lot

BE IT RESOLVED by the Mayor and City Council this ___ day of _____, 2021, that the City Manager is hereby authorized to execute the attached Ground Lease and any documents necessary and approved by the City Attorney, between the City of Columbia and Tomorrow's LLC for the lease of 721 Santee Avenue, Richland County TMS #11308-08-06 for use as a public parking lot.

(Funding Source: 5312413/636300)

Requested by:

Assistant City Manager Gentry

Approved by:

_____
City Manager

Approved as to form:

Dana M. Thye

_____
Deputy City Attorney

Introduced:
Final Reading:

_____
Mayor

ATTEST:

_____
City Clerk

Last revised: 4/20/2021
21008678

LEGAL REVIEW COMPLETED
Attachment: R-2021-051 Tomorrow's LLC Ground Lease 721 Santee Avenue (6629 : Resolution No.: R-2021-051 Tomorrow's LLC Ground Lease

STATE OF SOUTH CAROLINA)
)
) GROUND LEASE
) (Resolution No.: R-2021-051)
COUNTY OF RICHLAND)

THIS GROUND LEASE is made and entered into by Tomorrow's LLC, herein referred to as Lessor, and the City of Columbia ("City"), herein referred to as Lessee.

WHEREAS, the Lessor owns and controls the premises located at 721 Santee Avenue; TMS# 11308-08 & P10 Parcel B-1B. As used herein, the term premises refers to the real property above described and to any improvements located thereon from time to time. The premises includes approximately thirty-four (34) parking spaces located on the premises of 721 Santee Avenue with access on Devine Street and Santee Avenue; and,

WHEREAS, the Lessor wishes to lease to the Lessee the entire parcel for the purpose of facilitating public parking on the premises; and,

WHEREAS, the Lessee wishes to enter into this Lease for the purpose of managing and maintaining approximately (34) parking spaces on these premises for the use of the general public, with the income derived therefrom to be retained by the Lessee; and,

NOW, THEREFORE, for and in consideration of these premises and the mutual promises to each other, Tomorrow's LLC and the City agree as follows:

1. Description. Lessor leases to Lessee the shaded area illustrated on Exhibit "A" for the purpose of marking and maintaining (34) parking spaces on that portion of the premises.

2. Parking Lot Management and Maintenance. This lease shall include the right to control the use of the lot for public parking, including the right to place parking lot control equipment as needed and to remove, replace, or otherwise maintain said equipment for the duration of this Lease. Any control equipment so placed shall be removed from the premises prior to the end of the current term and shall remain at all times the property of the Lessee.

3. Use. Lessor agrees that the premises shall be used as parking for the benefit of the general public and any income derived therefrom shall remain with the Lessee. Lessor will be given full rights to utilize the entire surface lot for the 2022 Five Points St. Patrick's Event.; one day before, day of event and one day after for cleanup.

4. Term and Renewal. The initial term of this lease shall be for twelve (12) months, commencing on the date listed above. At the end of this short-term lease, this lease may renew annually by written agreement or unless written notice is provided to the other party of the intention to terminate the lease as provided for herein. As used herein the expression "term hereof refers to such initial term and to a renewal thereof as hereinafter provided.

5. Rent. The annual rent shall be Six Thousand One Hundred Seven and no/100 ($6,107.00) Dollars to be paid monthly at Five Hundred Nine and No/100 ($509.00) Dollars on the same day as this Lease is signed and thereafter annually until the Lease is terminated.

6. Warranties of Title and Delivery of Possession. Lessor covenants that Lessor is seized of the demised premises in fee simple and has full right to make this lease and that Lessee shall have quiet and peaceable possession of the leased parking spaces during the term hereof. If Lessor, for any reason whatsoever cannot provide the spaces to Lessee at the commencement of the lease term, as hereinbefore

Attachment: Tomorrow's LLC Ground Lease 721 Saluda Avenue (6629 : Resolution No.: R-2021-051 Tomorrow's LLC Ground Lease 721 Saluda

specified, this lease shall be void and Lessor shall not be liable to Lessee for any loss or damage resulting there from.

7. Prohibited Uses. Lessee and Lessor shall not use, or permit the parking spaces, or any part thereof, to be used for any purpose or purposes other than the purpose or purposes for which the demised spaces are hereby leased. The Lessee shall enforce the City's parking ordinances and regulations with respect to the premises herein at Lessee's sole discretion.

8. Lessee's Lease Hold Interest. Lessee may not encumber by mortgage or deed of trust, or other interest, its leasehold interest and estate in the demised parking spaces without the prior written consent of the Lessor.

9. Subletting and Assignment. Lessee may not assign, sublet or transfer this lease in whole or in part, without the prior written consent of the Lessor. Any such attempt to assign, sublet or transfer this lease in whole or in part, shall, at the option of the Lessor, terminate the lease.

10. Notices. All notices, demands, or other writings in this lease provided to be given, made or sent, or which may be given, made or sent, by either party hereto, shall be deemed to have been fully given, made or sent when made in writing and deposited in the United States mail, postage prepaid and addressed as follows:

To Lessor:
Dominic Como
Tomorrow's, LLC
PO Box 2238
West Columbia, SC 29171

To Lessee:
City Manager
City of Columbia
P.O. Box 147
Columbia, SC 29217
With a copy to:
Parking Services
City of Columbia
P.O. Box 147
Columbia, SC 29217

The address to which any notice, demand, or other writing may be given, made or sent to any party as above provided may be changed by written notice given by such party as above provided.

11. Termination. Either party may terminate this Lease for any reason and at any time provided sixty (60) days written notice is given to the other party. The Lessee shall continue to collect any income derived from the parking spaces throughout that sixty-day period.

12. Notice of Default and Waiver. Lessee shall not be deemed to be in default hereunder unless Lessor shall first give to Lessee thirty (30) days written notice of such default, and Lessee fails to cure such default within such thirty-day period, or, if the default is of such a nature that it cannot be cured within thirty days, Lessee fails to commence to cure such default within such period of thirty days, or fails thereafter to proceed with all possible diligence. The waiver by Lessor of, or the failure of Lessor to take action with respect to any breach of any term, covenant, or condition herein contained shall not be deemed to be a waiver of such term, covenant, or condition, or subsequent breach of the same, or any other term, covenant, or condition therein contained. The subsequent acceptance of rent hereunder by Lessor shall not be deemed to be a waiver of any preceding breach by Lessee of any term, covenant, or condition of this lease, other than the failure of Lessee to pay the particular rental so accepted, regardless of Lessor's knowledge of such preceding breach at the time of acceptance of such rent.

Attachment: Tomorrow's LLC Ground Lease 721 Saluda Avenue (6629 : Resolution No.: R-2021-051 Tomorrow's LLC Ground Lease 721 Saluda

13. Entire Agreement. The parties acknowledge and agree that this ground lease along with Exhibit "A" constitute the entire agreement of the parties with respect to the premises, and supersede any and all other prior or contemporaneous oral or written agreements, side letters, course of dealings or other deviations from the terms and conditions set forth herein and any and all such deviations are hereby declared null and void without any further force andeffect.

IN WITNESS WHEREOF, the parties have caused this lease to be executed and effective as of the day and year of the last signature hereinbelow.

WITNESS:

TOMORROW'S LLC

_____

BY: _____
Dominic Como
Its: Managing Partner

Date: _____

CITY OF COLUMBIA

_____

BY: _____
Teresa B. Wilson
Its: City Manager

Date: _____

APPROVED AS TO FORM

Legal Department City of Columbia, SC

Attachment: Tomorrow's LLC Ground Lease 721 Saluda Avenue (6629 : Resolution No.: R-2021-051 Tomorrow's LLC Ground Lease 721 Saluda

EXHIBIT "A"

Attachment: Tomorrow's LLC Ground Lease 721 Saluda Avenue (6629 : Resolution No.: R-2021-051 Tomorrow's LLC Ground Lease 721 Saluda

We Are Columbia

MEETING DATE: **May 18, 2021**

DEPARTMENT: **Legal Department**

FROM: ***Shari Ardis, Legal Office Manager***

SUBJECT: **Resolution No.: R-2021-055 Authorizing Condemnation for Easement Acquisition for Sanitary Sewer Main Relocation along Leesburg Road from near Greenlawn Drive to near Lower Richland Boulevard; Richland County TMS#19203-14-11; CIP Project #SS7409; CF#250-455 (Easement 7 of 9)**

FUNDING SOURCE & ORIGINAL BUDGET:

FOCUS AREAS: **Connecting Our Community, Enhancing Columbia's Neighborhoods, Innovative & High Quality Municipal Services, Planning Together**

ATTACHMENTS:

- R-2021-055 condemn 1709 Leesburg (Optima) (PDF)

RESOLUTION NO.: R-2021-055

Authorizing Condemnation for Easement Acquisition for Sanitary Sewer Main Relocation along Leesburg Road from near Greenlawn Drive to near Lower Richland Boulevard; Richland County TMS#19203-14-11; CIP Project #SS7409; CF#250-455 (Easement 7 of 9)

WHEREAS, the City's Department of Engineering has identified this capital improvements project in coordination with the South Carolina Department of Transportation for the Leesburg Road Widening Project and to relocate the existing sanitary sewer main to provide sanitary sewer service in this area to meet customer demands; and

WHEREAS, City of Columbia's staff has made numerous attempts to negotiate for acquisition of the easement for this project, but have been unable to come to a negotiated resolution; NOW, THEREFORE,

BE IT RESOLVED by the Mayor and City Council of the City of Columbia, South Carolina this ___ day of _____, 2021, that it has been determined that for the public purpose of constructing the sanitary sewer main project and for the benefit of upgrading the sanitary sewer system, it is necessary to acquire an easement on a portion of the property described below and shown on Exhibit "A" attached hereto and incorporated herein by reference. Based upon an appraisal, it has been determined that the total just compensation is Two Thousand Eight Hundred and No/100 ($2,800.00.) The City Attorney is hereby authorized to offer that amount to the Landowners in exchange for granting the referenced easement. If the Landowner does not accept within ten (10) days of the offer, the City Attorney is hereby authorized to commence an action for acquisition of the easement by eminent domain.

Owners:	**TMS# & Location:**	**Easement Description:**	**Appraised Value:**
Optima Investment Properties, LLC and Skytree Ventures, LLC	19203-14-11 1709 Leesburg Road Columbia, SC 29209	**(I)** Permanent, Exclusive Easement seven (7) feet in width Exhibit "A"	$2,800.00

Requested by:

Assistant City Manager Shealy

Approved by:

_____
City Manager

Approved as to form:

_____
Senior Assistant City Attorney

_____
Mayor

ATTEST:

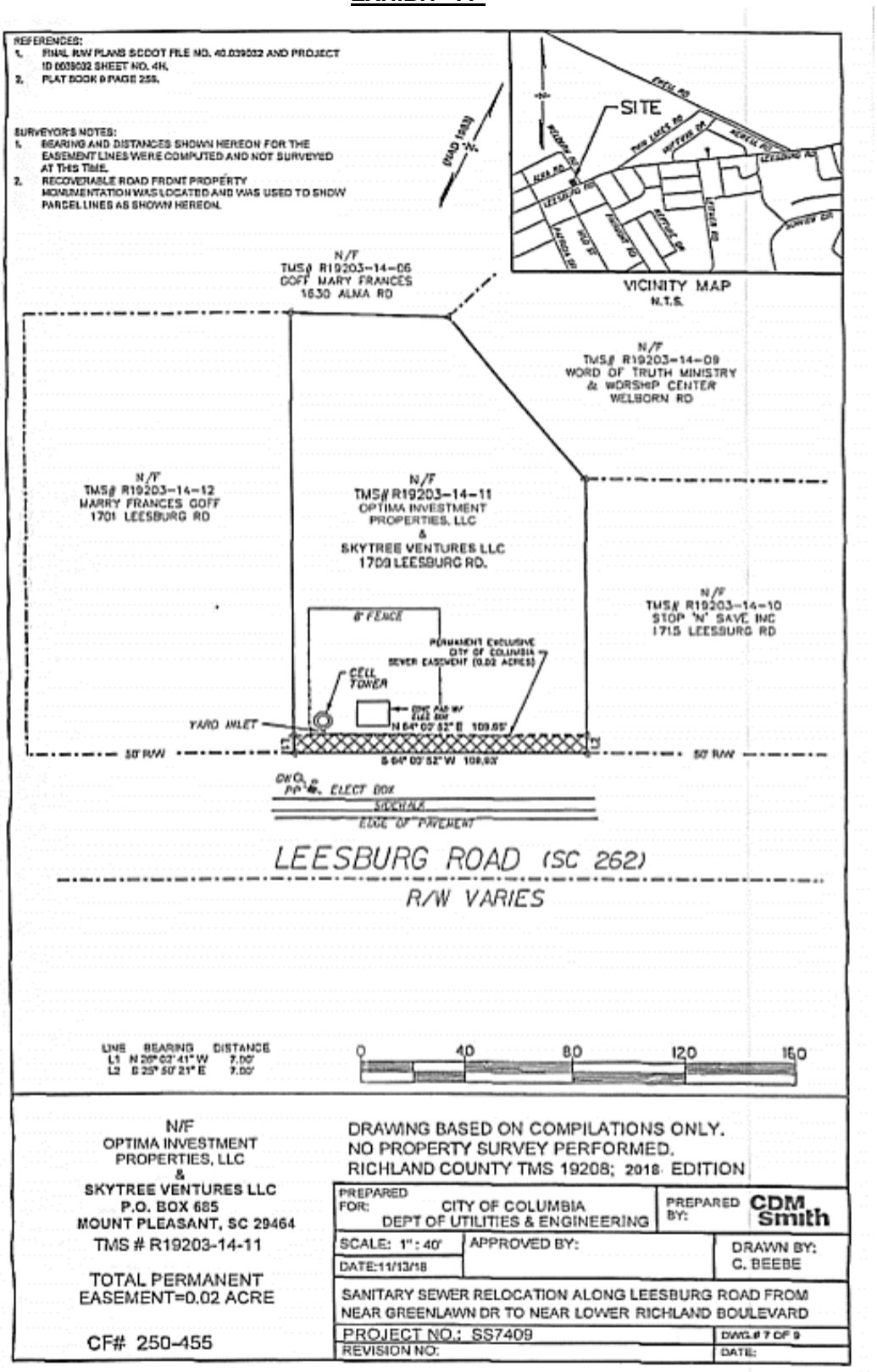
_____
City Clerk

Introduced:
Final Reading:

DRAFT

Attachment: R-2021-055 condemn 1709 Leesburg (Optima) (6663 : Resolution No.: R-2021-055 condemn portion of 1709 Leesburg (SS

RESOLUTION NO.: R-2021-055
EXHIBIT "A"



Last revised: 4/29/2021
21008881

Attachment: R-2021-055 condemn 1709 Leesburg (Optima) (6663 : Resolution No.: R-2021-055 condemn portion of 1709 Leesburg (SS

We Are Columbia

MEETING DATE: **May 18, 2021**

DEPARTMENT: **Legal Department**

FROM: ***Shari Ardis, Legal Office Manager***

SUBJECT: **Resolution No.: R-2021-057 Authorizing Condemnation for Easement Acquisition for Sanitary Sewer Main Relocation along Nunamaker Drive; Richland County TMS#07403-03-18; CIP Project #SS7424; CF#250-257 (Easement 2 of 2)**

FUNDING SOURCE & ORIGINAL BUDGET:

FOCUS AREAS: **Connecting Our Community, Enhancing Columbia's Neighborhoods, Innovative & High Quality Municipal Services, Planning Together**

ATTACHMENTS:

- R-2021-057 condemn 1518 Nunamaker (Jenkins) (PDF)

RESOLUTION NO.: R-2021-057

Authorizing Condemnation for Easement Acquisition for Sanitary Sewer Main Relocation along Nunamaker Drive; Richland County TMS#07403-03-18; CIP Project #SS7424; CF#250-257 (Easement 2 of 2)

WHEREAS, the City's Department of Engineering has identified this capital improvements project to relocate the existing sanitary sewer main for elimination of the encroachment of the structure from within the City's existing 15' sanitary sewer easement on the subject property; and

WHEREAS, City of Columbia's staff has made numerous attempts to negotiate for acquisition of the easement for this project, but have been unable to come to a negotiated resolution; NOW, THEREFORE,

BE IT RESOLVED by the Mayor and City Council this ___ day of _____, 2021, that it has been determined that for the public purpose of constructing the sanitary sewer main project to eliminate the encroachment of the structure from within the City's existing 15' sanitary sewer easement, it is necessary to acquire an easement on a portion of the property described below and shown on Exhibit "A" attached hereto and incorporated herein by reference. Based upon an appraisal, it has been determined that the total just compensation is $0.00. The City Attorney is authorized to offer that amount to the Landowners in exchange for granting the referenced easement, if the Landowner does not accept within ten (10) days of the offer, the City Attorney is authorized to commence an action for acquisition of the easement by eminent domain.

Owners:	**TMS# & Location:**	**Easement Description:**	**Appraised Value:**
Leroy M. Jenkins	07403-03-18 1518 Nunamaker Drive Columbia, SC 29210	**(I)** Permanent, Exclusive Easement, Variable (16.85' x 76.54' x 75.94') feet in width Exhibit "A"	$0.00

Requested by:

Assistant City Manager Shealy

Approved by:

_____
City Manager

Approved as to form:

_____
Senior Assistant City Attorney

_____
Mayor

ATTEST:

_____
City Clerk

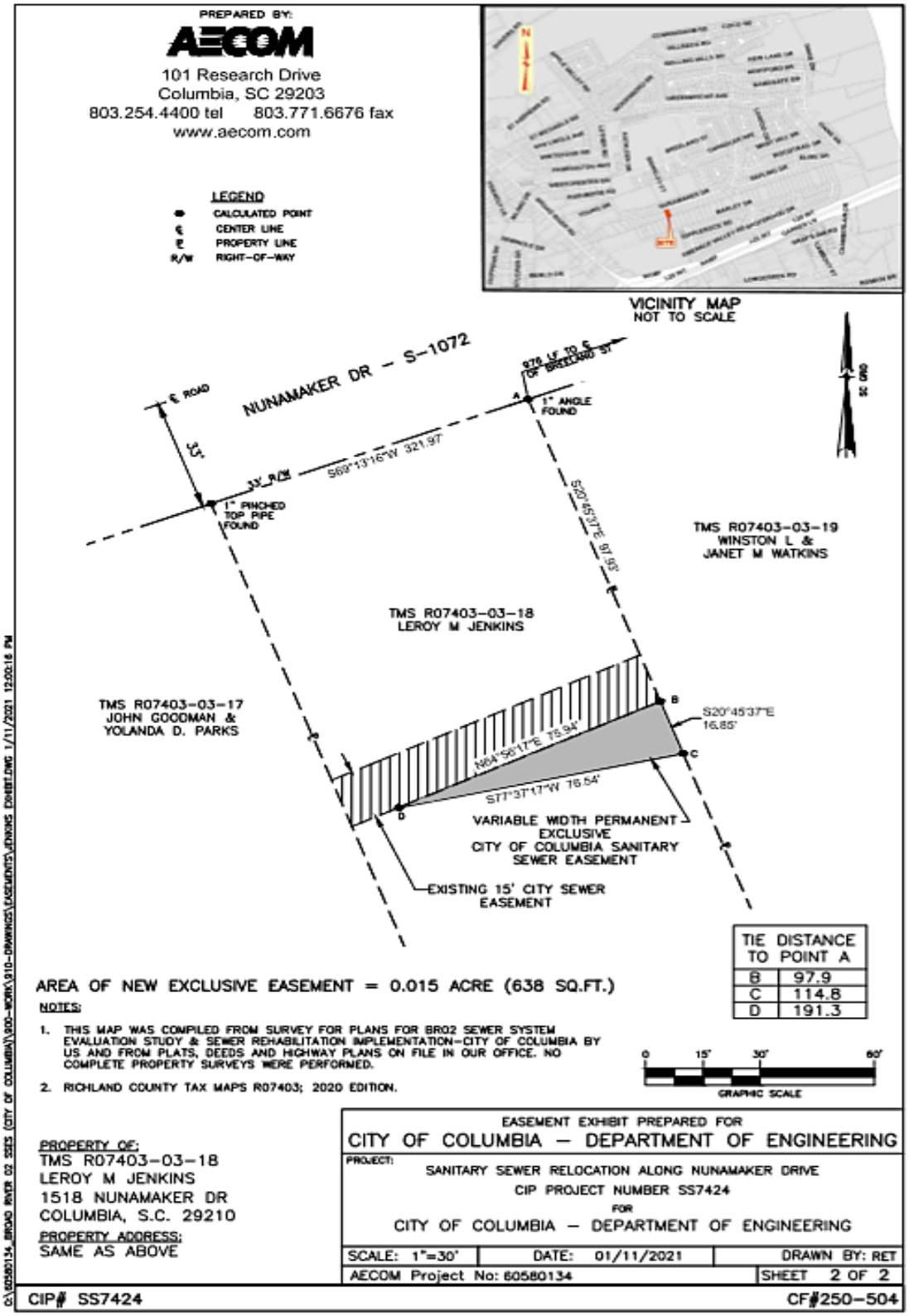
Introduced:
Final Reading:

DRAFT

Attachment: R-2021-057 condemn 1518 Nunamaker (Jenkins) (6667 : Resolution No.: R-2021-057 condemn pt 1518 Nunamaker (Jenkins))

RESOLUTION NO.: R-2021-057

EXHIBIT "A"



Attachment: R-2021-057 condemn 1518 Nunamaker (Jenkins) (6667 : Resolution No.: R-2021-057 condemn pt 1518 Nunamaker (Jenkins))

Last revised: 4/30/2021
21008893

We Are Columbia

MEETING DATE: **May 18, 2021**

DEPARTMENT: **Legal Department**

FROM: ***Shari Ardis, Legal Office Manager***

SUBJECT: **Resolution No.: R-2021-056 Authorizing the Purchase of a 0.02 Acre Portion of 7313 Leitner Road, Columbia, SC 29209, identified as the Galaxy Sewer Lift Station Site; Richland County TMS#19206-03-43 n/f George A. Bradley; Project Name: Galaxy Sewer Lift Station Improvements; CIP Project #SS7437; CF#250-502**

FUNDING SOURCE & ORIGINAL BUDGET:

FOCUS AREAS: **Connecting Our Community, Enhancing Columbia's Neighborhoods, Innovative & High Quality Municipal Services, Planning Together**

PURPOSE:

Galaxy Sewer Lift Station Improvements

ATTACHMENTS:

- R-2021-056 purchase 0.02 pt 7313 Leitner Road for Galaxy Sewer Lift Station (Bradley) (PDF)

RESOLUTION NO.: R-2021-056

Authorizing the Purchase of a 0.02 Acre Portion of 7313 Leitner Road, Columbia, SC 29209, identified as the Galaxy Sewer Lift Station Site; Richland County TMS#19206-03-43 n/f George A. Bradley; Project Name: Galaxy Sewer Lift Station Improvements; CIP Project #SS7437; CF#250-502

WHEREAS, CIP Project #SS7437 has been identified as a Columbia Water project with the primary focus of making improvements and upgrading the sanitary sewer lift station to meet current standards and regulations. The existing sewer lift station site is located in the Galaxy Subdivision and is currently operated by the City of Columbia under easement rights only; and,

WHEREAS, the City requested an additional easement from the owner to expand the existing sewer lift station site. In lieu of granting the additional easement, the owner agreed to convey the sewer lift station site to the City for the appraised value of Four Hundred Seventy and No/100 ($470.00) Dollars; and,

WHEREAS, approval is recommended by the Director of Engineering; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina this _____ day of _____, 2021, for and in consideration of the sum of Four Hundred Seventy ($470.00) Dollars to be paid to the Seller, the City Manager is hereby authorized to execute the contract of sale and all closing documents necessary and approved by the City Attorney for the acquisition of that portion of 7313 Leitner Road, Columbia, SC 29209 consisting of 0.02 Acre and all improvements on the Galaxy Sewer Lift Station Site.

The referenced property is shown on a plat prepared for the City of Columbia, dated January 25, 2021, prepared by the City of Columbia, David S. Sharpe, S.C. P.L.S. #10509, and being on file in the office of the Department of Engineering, City of Columbia, South Carolina under CIP Project #SS7437 and file reference #250-502. A copy of said plat being attached hereto and made a part hereof as Exhibit “A”.

(Funding Source: 5529999-SS743701-658650).

Requested by:

Assistant City Manager Shealy

_____
Mayor

Approved by:

_____
City Manager

Approved as to form:

_____
Senior Assistant City Attorney

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

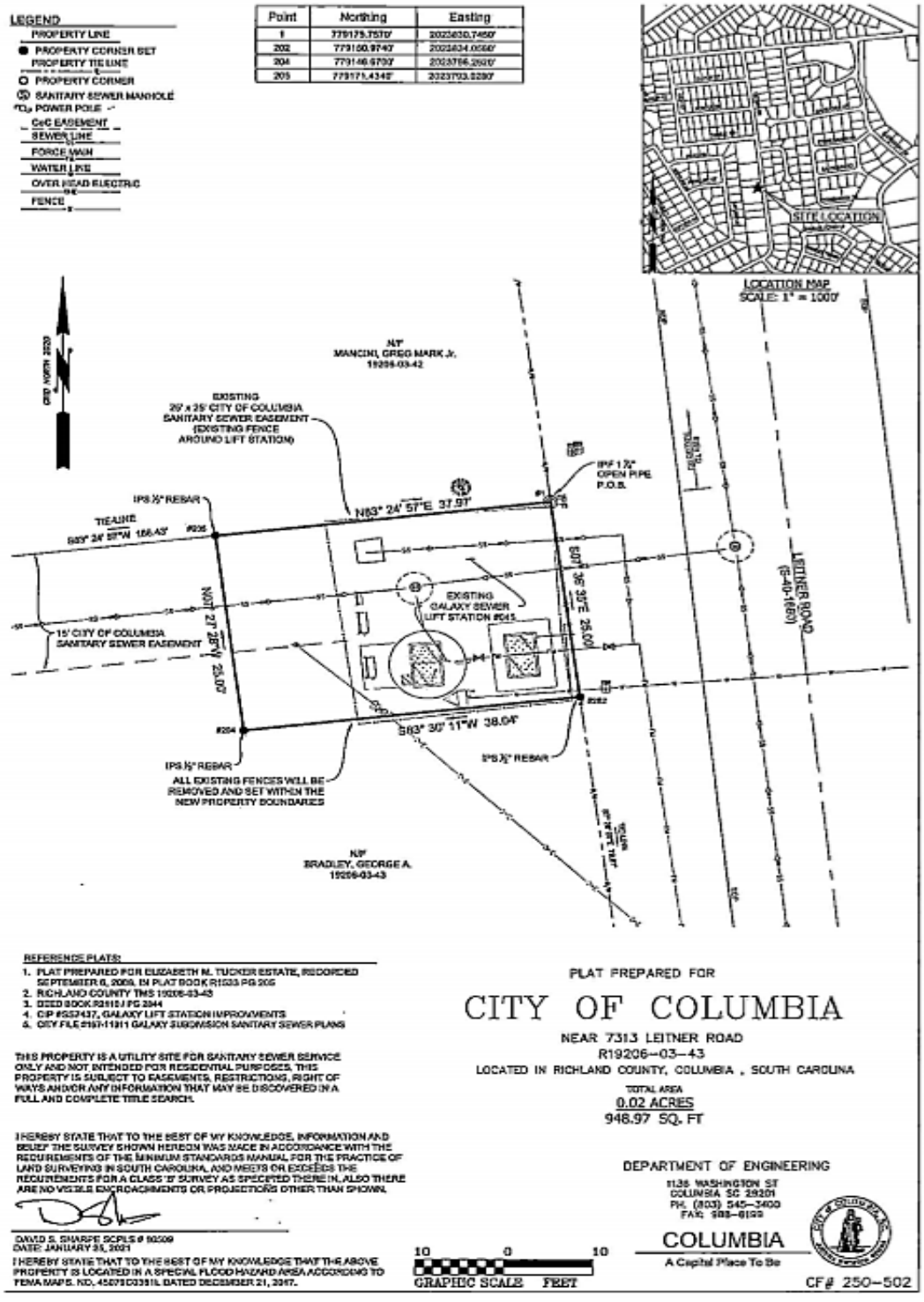
DRAFT

Attachment: R-2021-056 purchase 0.02 pt 7313 Leitner Road for Galaxy Sewer Lift Station (Bradley) (6664 : Resolution No.: R-2021-056

RESOLUTION NO.: R-2021-056

EXHIBIT "A"

Point	Northing	Easting
1	779175.7570'	2023630.7460'
202	779160.9740'	2023634.0556'
204	779146.9700'	2023706.2920'
205	779171.4345'	2023703.3280'



REFERENCE PLATS:

1. PLAT PREPARED FOR ELIZABETH M. TUCKER ESTATE, RECORDED SEPTEMBER 8, 2004, IN PLAT BOOK R1033 PG 205
2. RICHLAND COUNTY TMS 19206-03-43
3. DEED BOOK R2915 PG 2944
4. CIP #557437, GALAXY LIFT STATION IMPROVMENTS
5. CITY FILE #197-11911 GALAXY SUBDIVISION SANITARY SEWER PLANS

THIS PROPERTY IS A UTILITY SITE FOR SANITARY SEWER SERVICE ONLY AND NOT INTENDED FOR RESIDENTIAL PURPOSES. THIS PROPERTY IS SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHT OF WAYS AND/OR ANY INFORMATION THAT MAY BE DISCOVERED IN A FULL AND COMPLETE TITLE SEARCH.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS 'D' SURVEY AS SPECIFIED THERE IN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

DAVID S. SHARPE SCPLS # 19209
DATE: JANUARY 28, 2021

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE THAT THE ABOVE PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA MAPS. NO. 45079C0391L DATED DECEMBER 21, 2017.

10 0 10
GRAPHIC SCALE FEET

PLAT PREPARED FOR

CITY OF COLUMBIA

NEAR 7313 LEITNER ROAD
R19206-03-43
LOCATED IN RICHLAND COUNTY, COLUMBIA, SOUTH CAROLINA

TOTAL AREA
0.02 ACRES
948.97 SQ. FT

DEPARTMENT OF ENGINEERING
1136 WASHINGTON ST
COLUMBIA SC 29201
PH: (803) 545-3400
FAX: 545-3299

COLUMBIA
A Capital Place To Be

CF# 250-502

Attachment: R-2021-056 purchase 0.02 pt 7313 Leitner Road for Galaxy Sewer Lift Station (Bradley) (6664 : Resolution No.: R-2021-056

We Are Columbia

MEETING DATE: **May 18, 2021**

DEPARTMENT: **Legal Department**

FROM: ***Shari Ardis, Legal Office Manager***

SUBJECT: **Resolution No.: R-2021-054 Public input on Closing and Transfer of Scrivens Alley between Gervais Street and Senate Street**

FUNDING SOURCE & ORIGINAL BUDGET:

FOCUS AREAS: **Economic Prosperity - Endless Possibilities, Empowering Our Residents, Planning Together**

PURPOSE:

City Council will receive public input on the closing and transfer of the described property. No further action will be taken at this time.

ATTACHMENTS:

- R-2021-054 public input on closing Scrivens Alley (PDF)
- Scrivens Alley (PDF)

LEGAL DEPARTMENT
Attachment: R-2021-054 public input on closing Scrivens Alley (6662 : Resolution No.: R-2021-054 input on Closing and Transfer of Scrivens

RESOLUTION NO.: R-2021-054

Public Input on Closing and Transfer of Scrivens Alley between Gervais Street and Senate Street

WHEREAS, pursuant to Resolution R-2014-053 enacted by the Mayor and City Council on June 10, 2014, the City adopted a procedure to receive public input on any action to which the City is a party regarding the permanent closure of a public street; and,

WHEREAS, Charles J. Brooks and Mary B. Brooks have requested the permanent closing and transfer of an alleyway known as Scrivens Alley which runs between Senate Street and Gervais Street adjacent to 504 Gervais Street, 508, Gervais Street, 514 Gervais Street, S/S/ Scrivens Alley, 509 Senate Street, 1102 Huger Street, 1104 Huger Street, 1106 Huger Street, 1108 Huger Street, 1114 Huger Street and 1118 Huger Street, Richland County TMS #08912-10-02, 08912-10-03, 08912-10-14, 08912-10-15, 08912-10-12, 08912-10-11, 08912-10-16, 08912-10-17, 08912-10-18, 08912-10-19, 08912-10-20, 08912-10-21, , a copy of said tax map is attached hereto as Exhibit "A"; NOW, THEREFORE,

BE IT RESOLVED by the Mayor and City Council this ___ day of _____, 2021, that pursuant to R-2014-053, the City desires to receive public input regarding the request of Charles J. Brooks and Mary B. Brooks have requested the permanent closing and transfer of an alleyway known as Scrivens Alley which runs between Senate Street and Gervais Street adjacent to 504 Gervais Street, 508, Gervais Street, 514 Gervais Street, S/S/ Scrivens Alley, 509 Senate Street, 1102 Huger Street, 1104 Huger Street, 1106 Huger Street, 1108 Huger Street, 1114 Huger Street and 1118 Huger Street, Richland County TMS #08912-10-02, 08912-10-03, 08912-10-14, 08912-10-15, 08912-10-12, 08912-10-11, 08912-10-16, 08912-10-17, 08912-10-18, 08912-10-19, 08912-10-20, 08912-10-21, , a copy of said tax map is attached hereto as Exhibit "A".

Requested by:

Assistant City Manager Gentry

_____
Mayor

Approved by:

_____
City Manager

Approved as to form:

Dana M. Thye

_____
Deputy City Attorney

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

RESOLUTION NO.: R-2021-054

EXHIBIT "A"

Parcel 1 (Also Referenced as "Gervais Street Side")

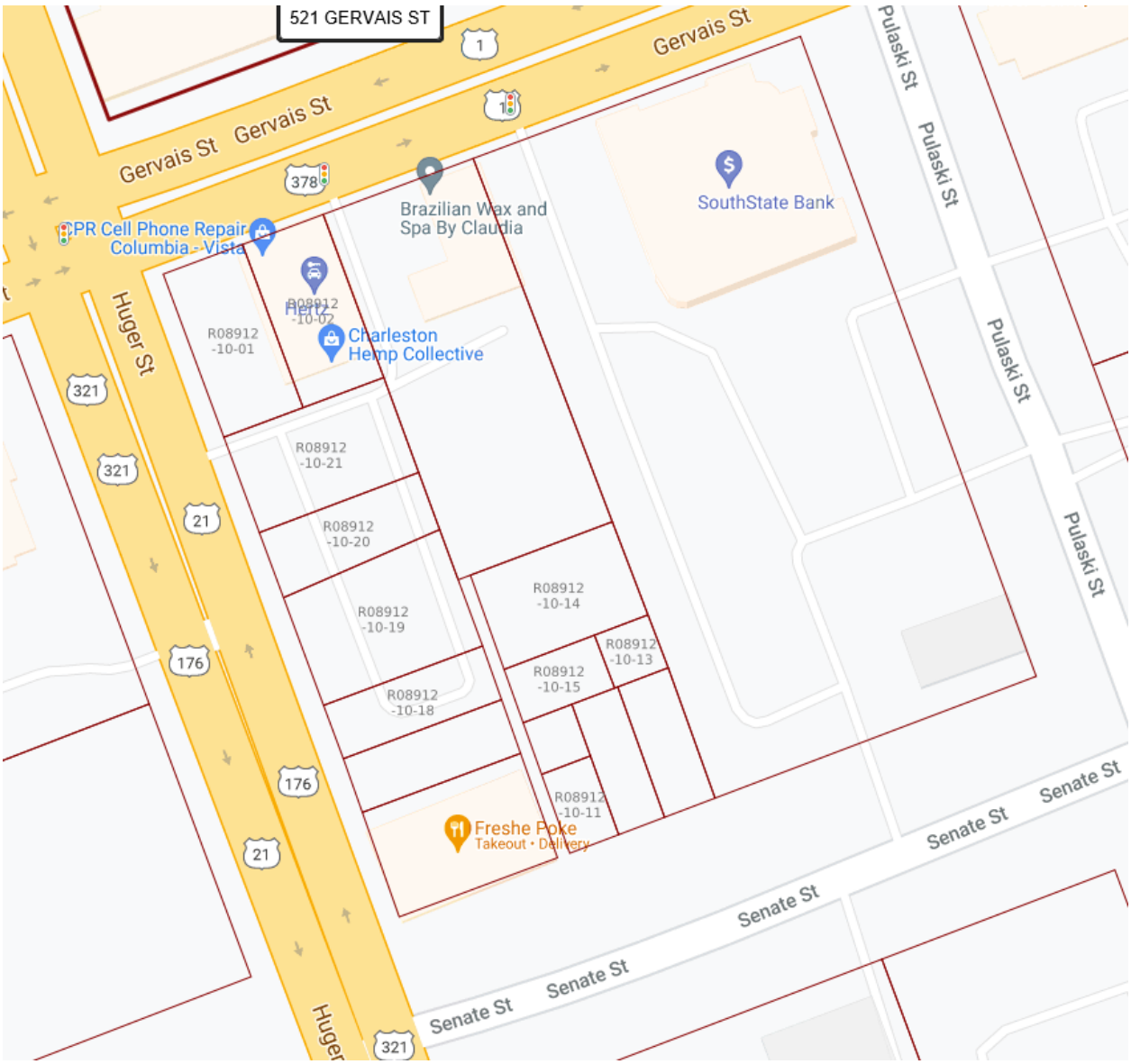
All that certain piece, parcel or strip of land, lying and being in the City of Columbia, County of Richland, State of South Carolina, commonly known as portion of Scrivens Ally on the South side of Gervais Street, beginning at a point approximately 104.40 feet east from the southeastern corner of the intersection of Gervais Street and Huger Street (point of commencement), and running in a southeasterly direction for an approximate distance of 237.20 feet, more or less; thence turning and running in a northeasterly direction an approximate distance of 8.0 feet to 11.0 feet, more or less; thence turning and running in a northwesterly direction an approximate distance of 237 feet, more or less; thence turning and running along the southern side of the right-of-way of Gervais Street in a southwesterly direction an approximately distance of 8.0 feet to 11 feet, more or less, to the point of commencement.

AND

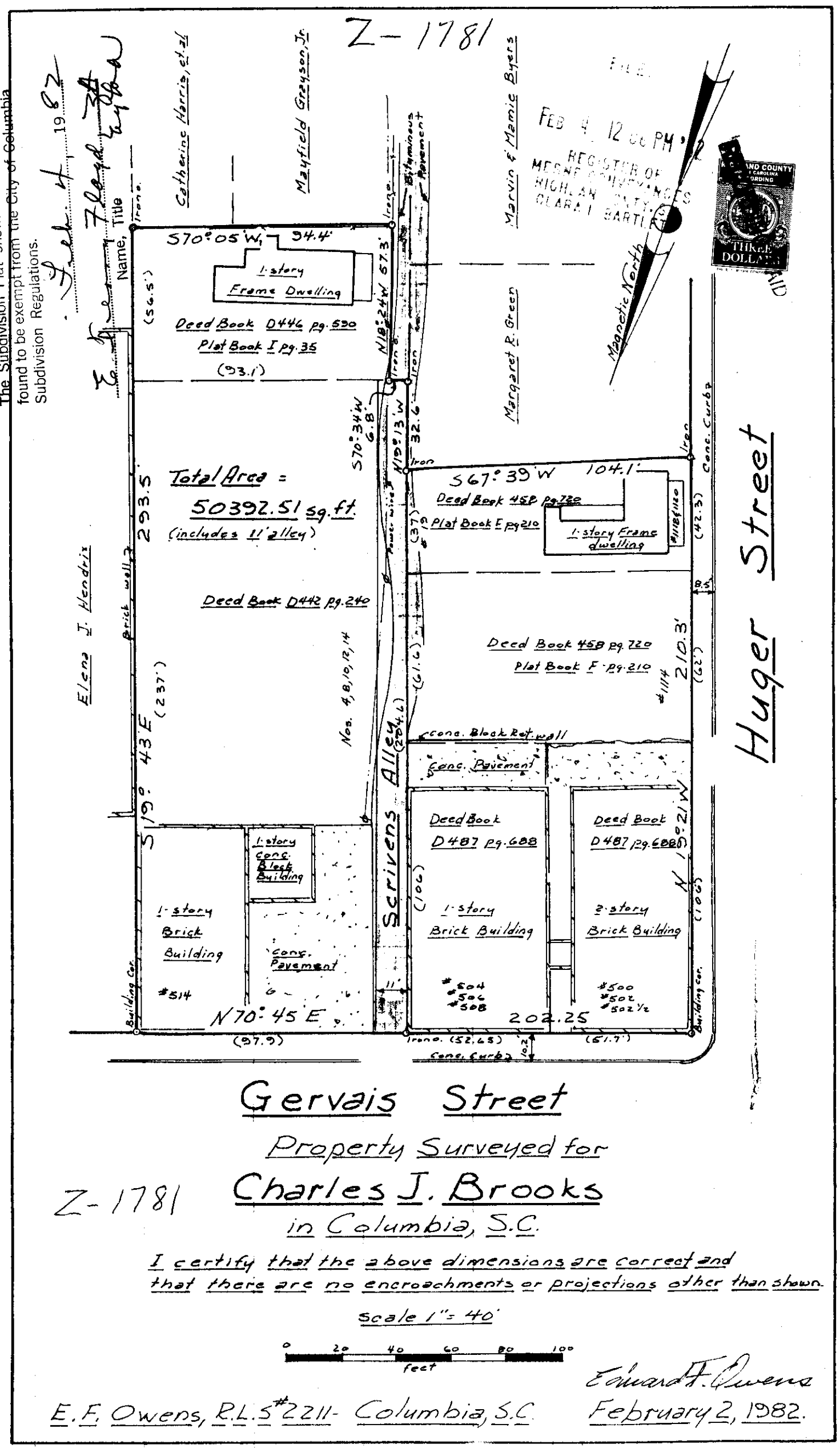
Parcel 2 (Also Referenced as "Senate Street Side")

All that certain, piece, parcel or strip of land, lying and being in the City of Columbia, County of Richland, State of South Carolina, commonly known as a portion of Scrivens Ally on the North side of Senate Street, beginning at a point approximately 103.3 feet, more or less, from the northeastern corner of the intersection Senate Street and Huger Street, ("the point of commencement"), and, running in a northwesterly direction approximately 183.10 feet; thence turning and running in an eastern direction approximately 8.0 feet to 11.0 feet, thence turning and running in a southeasterly direction approximately 183.10 feet; thence turning and running along the right-of-way of Senate Street in a southwesterly distance approximately 8.0 feet to 11.0 feet to the point of commencement.

Attachment: R-2021-054 public input on closing Scrivens Alley (6662 : Resolution No.: R-2021-054 input on Closing and Transfer of Scrivens



Attachment: R-2021-054 public input on closing Scrivens Alley (6662 : Resolution No.: R-2021-054 input on Closing and Transfer of Scrivens



Property Surveyed for

Z-1781 **Charles J. Brooks**

in Columbia, S.C.

I certify that the above dimensions are correct and that there are no encroachments or projections other than shown.

Scale 1" = 40'

0 20 40 60 80 100 feet

Edward F. Owens

E. F. Owens, R.L.S. #2211 - Columbia, S.C. February 2, 1982.

Attachment: Scrivens Alley (6662 : Resolution No.: R-2021-054 input on Closing and Transfer of Scrivens Alley)

Attachment: Scrivens Alley (6662 : Resolution No.: R-2021-054 input on Closing and

We Are Columbia

MEETING DATE: **May 18, 2021**

DEPARTMENT: **Planning and Development Services**

FROM: ***Krista Hampton, Director***

SUBJECT: **ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT for 504 Percival Road; TMS# 16712-05-05**

FUNDING SOURCE & ORIGINAL BUDGET:

CLEAN WATER 2020?: **No**

FOCUS AREAS: **Innovative & High Quality Municipal Services, Planning Together**

PURPOSE:

Ordinance No.: 2021-032 Annexing and Incorporating 504 Percival Road, Richland County TMS# 16712-05-05 into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2020-028 on August 4, 2020

Council District: 4

Proposal: Request to annex, assign land use classification of Urban Edge Mixed Residential (UEMR) and assign zoning of General Commercial District (C-3) at the time of annexation. The property is currently classified as Mixed Residential (High Density) and zoned RM-HD by Richland County.

Applicant: Pete's Mobile Auto & Truck Repairs, LLC

Staff Recommendation: Approval

PC Recommendation: 03/01/2021; Approval (7-0)

ATTACHMENTS:

- ANNEX-2021-0003_Percival504 (PDF)
- 2021-032 annex and incorporate 504 Percival Road (PDF)

CITY COUNCIL

May 18, 2021 at 2:00pm
Virtual Meeting Using Video Conferencing Technology, Columbia, SC

ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY
504 Percival Road; TMS# 16712-05-05

Council District:	4
Proposal:	Request to annex, assign land use classification of Urban Edge Mixed Residential (UEMR) and assign zoning of General Commercial District (C-3) at the time of annexation. The property is currently classified as Mixed Residential (High Density) and zoned RM-HD by Richland County.
Applicant:	Pete's Mobile Auto & Truck Repairs, LLC
Staff Recommendation:	Approval
PC Recommendation:	03/01/2021; Approval (7-0)
ZPH, 1st Reading:	05/18/2021; Pending
2nd Reading:	06/01/2021; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 0.7 acres
Current Use: Commercial
Proposed Use: Commercial
Reason for Annexation: Zoning
Urban Service Area: Donut Hole-Primary
Current County Land Use Classification: Mixed Residential (High Density)
Proposed City Land Use Classification: Urban Edge Mixed Residential (UEMR)
Current County Zoning: Residential Multifamily High Density (RM-MD)
Proposed City Zoning: General Commercial District (C-3)
Census Tract: 113.01

DETERMINATION FOR CITY SERVICES

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

Police
We find that the proposed annexation will result in an increased number of calls for service. The estimated cost to serve this existing auto and truck garage would be **approximately $1,000 per year,** based on calls to similar properties within the City limits.

Attachment: ANNEX-2021-0003_Percival504 (6685 : ANNEXATION, COMPREHENSIVE PLAN MAP, AND ZONING MAP AMENDMENT for 504

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

Solid Waste
The Solid Waste Division does not typically serve this kind of commercial property.

Engineering
Because water lines currently exist in this area, the Utilities and Engineering Division **will not incur any costs** associated with this annexation. The property is not within the City of Columbia sanitary sewer service area.

Water Customer Care
Customers on the property will pay water rates approximately **40% lower** than out-of-city customers.

Planning & Development Services
We recommend approval of the annexation of this existing automotive and truck repair facility. The property is located within a designated Primary Donut Hole in the Urban Service Area plan. Based on the existing value of the property, the estimated real estate tax revenue generated for the City would be **approximately $700 per year**.

* Estimated City Tax Revenue is based on **2020 millage** for real property and calculated as: ((Taxable Value × Tax Rate) × City Millage Rate (.0938)). The actual additional taxes paid by the property owner will generally be substantially lower as some millage items do not apply to in-City properties, and an increased Local Option Sales Tax credit factor applies to in-City properties (an additional .002020 for the 2020 tax year).

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject property is in a "Donut Hole-Primary" as identified in the Urban Service Area Map

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

Donut Holes - Primary are the donut holes where services are readily available and the infrastructure is generally good. These services include fire, police, sanitation, and utilities.

Annexation within an area classified as *Donut Hole - Primary* is the highest priority. Barring unanticipated circumstances, annexation of these areas is recommended, and staff should work with individual property owners or neighborhoods/developments to encourage and expedite annexation.

Donut Holes are unincorporated areas that are completely surrounded by the City of Columbia and/or another municipality, or areas surrounded by the City of Columbia and a major geographical feature, such as a river. These areas pose a number of challenges to the City that can be addressed through annexation. Often, these are areas that were developed before the City or any municipality became adjacent, and may lack easy access to City utilities or other services.

Donut Holes can often cause inefficiencies in the delivery of services due to confusion about jurisdiction, and if the land is in a jurisdiction with a different approach to code enforcement, these areas can negatively impact the quality of life for adjacent City residents. Such inefficiencies can impact property owners and residents, both within and outside of the municipal boundaries, through confusion over services as well as added operational costs to local government. This results in a greater financial impact to City residents, who pay both City and County taxes.

Attachment: ANNEX-2021-0003_Percival504 (6685 : ANNEXATION, COMPREHENSIVE PLAN MAP, AND ZONING MAP AMENDMENT for 504

Comprehensive Plan Land Use Classification

The proposed future land use for the subject property is Urban Edge Mixed Residential (UEMR) in the *Columbia Compass: Envision 2036* Future Land Use Map. The property is currently assigned a future land use of Mixed Residential (High Density) by Richland County.

Urban Edge Mixed Residential neighborhoods are appropriate near the perimeter of the City or in the outer ring of neighborhoods. This development type primarily represents existing post-1940s subdivisions and the auto-oriented corridors associated with them. The pattern is also suitable for small to medium infill development within these areas. It is primarily characterized by individual subdivisions or neighborhoods with a specific street and block pattern adjacent to other subdivisions or neighborhoods with a different subdivision street and block pattern. Urban Edge Mixed Residential neighborhoods can accommodate a variety of housing types from detached single-family to multi-family complexes.

Primary Types

- Single-family Detached

Secondary Types

- Single-family Attached
- Two-family
- Three-family
- Multi-family Small & Medium

Tertiary Types

- Civic/Institutional Small
- Business/Employment Small (excl. Flex)
- Cemeteries & Mausoleums

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

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

PROPOSED ZONING DISTRICT SUMMARY

The parcel is currently zoned RM-MD by Richland County. Surrounding parcels within the City of Columbia are currently zoned General Commercial District (C-3) to the North, East, and South. Surrounding parcels in unincorporated Richland County are currently zoned RM-HD to the North and NC to the West.

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

General Commercial District (C-3)

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

STAFF RECOMMENDATION

Staff recommends that City Council annex the property, assign a future land use classification of Urban Edge Mixed Residential (UEMR), and assign zoning of General Commercial District (C-3) at the time of annexation.

Attachment: ANNEX-2021-0003_Percival504 (6685 : ANNEXATION, COMPREHENSIVE PLAN MAP, AND ZONING MAP AMENDMENT for 504

Development Types

URBAN EDGE MIXED RESIDENTIAL (UEMR)

Urban Edge Mixed Residential neighborhoods are appropriate near the perimeter of the City or in the outer ring of neighborhoods. This development type primarily represents existing post-1940s subdivisions and the auto-oriented corridors associated with them. The pattern is also suitable for small to medium infill development within these areas. It is primarily characterized by individual subdivisions or neighborhoods with a specific street and block pattern adjacent to other subdivisions or neighborhoods with a different subdivision street and block pattern. Urban Edge Mixed Residential neighborhoods can accommodate a variety of housing types from detached single-family to multi-family complexes.

UEMR BUILDING TYPES/LAND USES

PRIMARY TYPES
- Single-family Detached

SECONDARY TYPES
- Single-family Attached
- Two-family
- Three-family
- Multi-family Small & Medium

TERTIARY TYPES
- Civic/Institutional Small
- Business/Employment Small (excl. Flex)
- Cemeteries & Mausoleums

See matrix for appropriate park/open space types.

Attachment: ANNEX-2021-0003_Percival504 (6685 : ANNEXATION, COMPREHENSIVE PLAN MAP, AND 0

Development Types

UEMR DEVELOPMENT PATTERN/CONTEXT

- The street network is typically curvilinear with irregular block structure. It may have limited points of connections and frequent use of culs-de-sac.
- Streets vary in width from 30 foot rights-of-way to 60 foot rights-of-way. Sidewalks are not common in existing neighborhoods but should be provided in redevelopment or new development.
- Blocks vary by subdivision but may be similar to an urban block, or be less defined and more organically shaped by the landscape or former parent lot.
- The subdivision pattern is typically very consistent in terms of lot sizes. Lots themselves may vary from rectangular parcels to wedge-shaped parcels consistent with the more curvilinear street network and cul-de-sac lots.
- Buildings are typically located near the center of the lot, with somewhat equal front and back yards. Buildings often present a wider façade to the street and attached garages and driveways are common.
- Building scale and design of groups of housing types should be complimentary to adjacent housing types in scale. Housing types are typically developed in separate subdivisions (multi-family, single-family, townhouses). Mixing of housing types within a block is uncommon.
- Open space should be provided throughout Urban Edge Mixed Residential developments in an informal and passive manner as well as through neighborhood recreation facilities and clubhouses.

- Architectural details may vary within each subdivision depending on the mix of residential types and era of construction. Infill development should respect the existing horizontal and vertical scaling as well as location and orientation of buildings on the lots.

Attachment: ANNEX-2021-0003_Percival504 (6685 : ANNEXATION, COMPREHENSIVE PLAN MAP, AND 0

Attachment: ANNEX-2021-0003_Percival504 (6685 : ANNEXATION, COMPREHENSIVE PLAN MAP, AND ZONING MAP AMENDMENT for 504

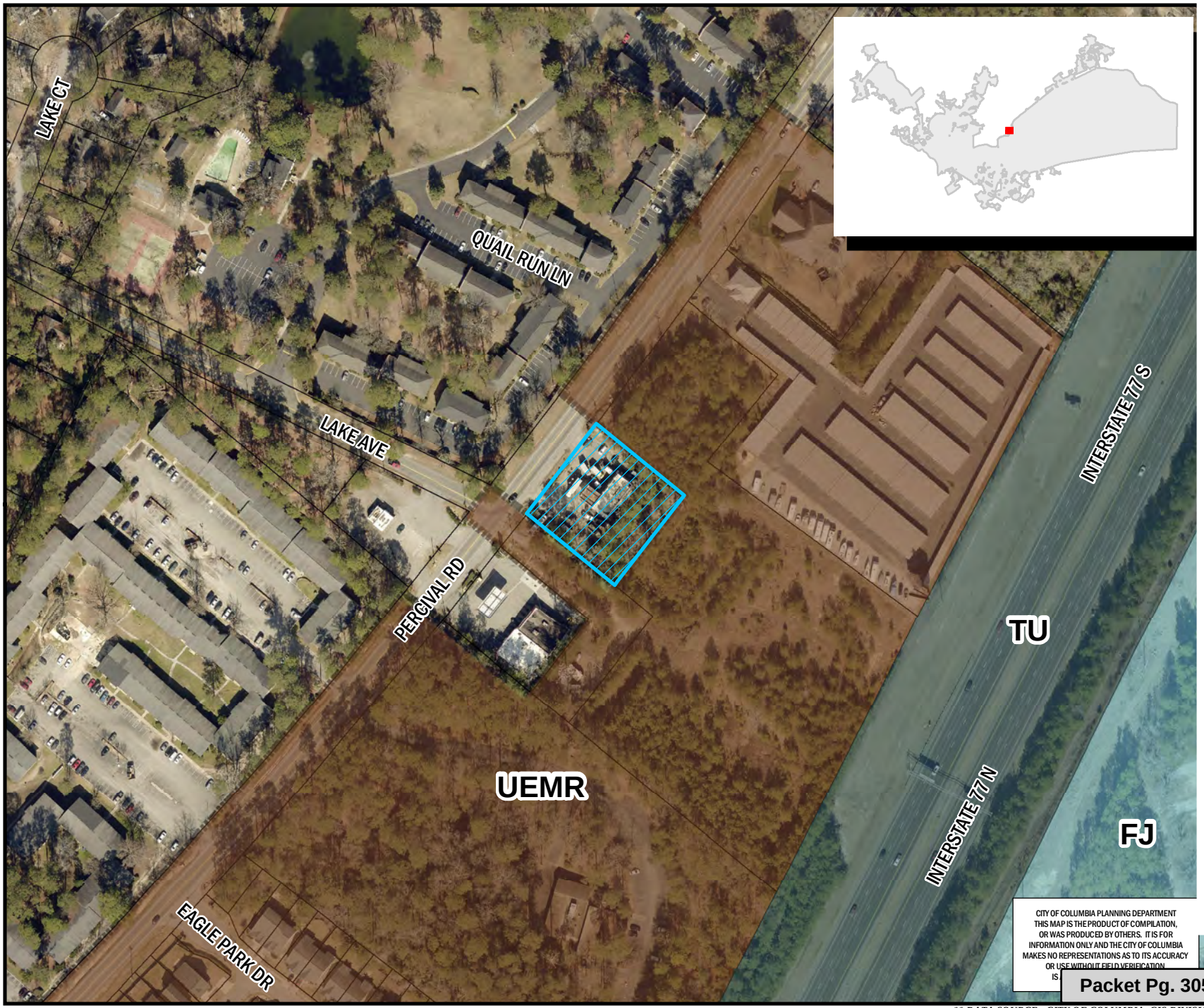
02/04/2019

© All Pictometry

Future Land Use Map

504 Percival Road, TMS# 16712-05-05,
Existing Rich. Co. FLU: Mixed Residential (High Density), Proposed FLU: UEMR

Department of Planning & Development Services



Legend

- CITY LIMITS
- PARCELS

- UCMR-1 - Urban Core Mixed Residential - 1
- UCMR-2 - Urban Core Mixed Residential - 2
- UCMR-3 - Urban Core Mixed Residential - 3
- UEMR - Urban Edge Mixed Residential
- UCMF - Urban Core Multi-family
- UEMF - Urban Edge Multi-family
- UCR-1 - Urban Core Residential Small Lot
- UCR-2 - Urban Core Residential Large Lot
- UER-1 - Urban Edge Residential Small Lot
- UER-2 - Urban Edge Residential Large Lot
- UCAC-1 - Urban Core Neighborhood Activity Center
- UCAC-2 - Urban Core Community Activity Center
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- UEAC-1 - Urban Edge Community Activity Center
- UEAC-2 - Urban Edge Regional Activity Center
- AC-1 - Neighborhood Activity Corridor
- AC-2 - Community Activity Corridor
- AC-3 - Regional Activity Corridor
- EC - Employment Campus
- IND - Industrial
- TU - Transportation & Utilities
- S/A - Sports/Amusement
- C/I - Civic/Institutional
- CBA - Central Business Area
- ZOO - Riverbanks Zoo & Garden
- U/C - Universities/Colleges
- FJ - Fort Jackson
- T/S - Transitional/Sensitive Lands

0 50 100 200 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
Date: 2/10/2021

CITY OF COLUMBIA PLANNING DEPARTMENT
THIS MAP IS THE PRODUCT OF COMPILATION, OR WAS PRODUCED BY OTHERS. IT IS FOR INFORMATION ONLY AND THE CITY OF COLUMBIA MAKES NO REPRESENTATIONS AS TO ITS ACCURACY OR USE WITHOUT FIELD VERIFICATION IS

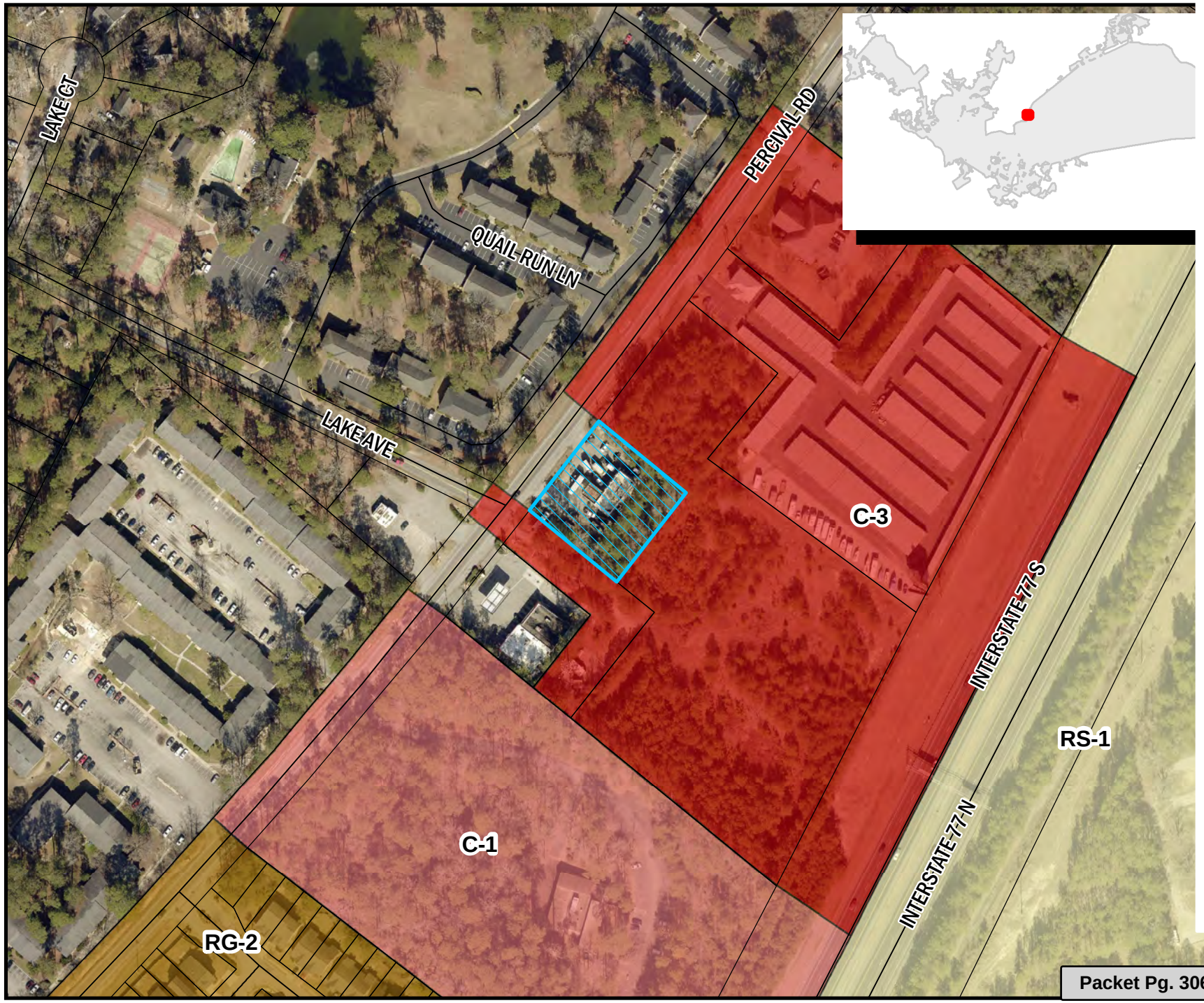
*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Attachment: ANNEX-2021-0003_Percival504 (6685 : ANNEXATION, COMPREHENSIVE PLAN MAP, AND

Zoning Map

504 Percival Road, TMS# 16712-05-05;
Current Rich. Co. Zoning: RM-HD, Proposed Zoning: C-3

Department of Planning & Development Services



Legend

PARCELS

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

0 45 90 180 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
February 10, 2021

DISCLAIMER:
The City of Columbia Department of Planning and Development Services data represented on this map or plan is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Columbia makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.

We Are Columbia

Attachment: ANNEX-2021-0003_Percival504 (6685 : ANNEXATION, COMPREHENSIVE PLAN MAP, AND

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

LEGAL LUESTRAN | Annexation | Attachment: 2021-032 annex and incorporate 504 Percival Road (6685 : ANNEXATION, COMPREHENSIVE PLAN MAP, AND ZONING MAP

ORDINANCE NO.: 2021-032

Annexing and Incorporating 504 Percival Road, Richland County TMS# 16712-05-05 into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2020-028 on August 4, 2020

WHEREAS, a proper petition has been filed with the City Council by one hundred (100%) percent of the property owners of the within described property under the provisions of South Carolina Ann. Sec. 5-3-150; and,

WHEREAS, it appears to City Council that the annexation of the property would be in the best interest of the property owners and the City of Columbia; and,

WHEREAS, City Council adopted Columbia Compass: Envision 2036 as the City of Columbia Comprehensive Plan by Ordinance No.: 2020-028 adopting Columbia Compass: Envision 2036 along with all the maps and policies contained therein, and amended from time to time, in accordance with the South Carolina Comprehensive Planning Act of 1994 (Title 6, Chapter 29 of the SC Code); NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this ___ day of _____, 2021, that the property described herein is hereby annexed to, incorporated into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2020-028 on August 4, 2020, and becomes a part of the City of Columbia effective immediately. This property shall be assigned a future land use classification of Urban Edge Mixed Residential (UEMR), zoned General Commercial District (C-3), apportioned to City Council District 4, Census Tract 113.01 and contains 0.7 acres.

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 16712-05-05

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

Requested by:

Assistant City Manager Gentry

_____
Mayor

Approved by:

_____
City Manager

Approved as to form:

_____
Senior Assistant City Attorney

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

Last revised: 4/19/2021
21008713

EXHIBIT “A”
PROPERTY DESCRIPTION
ORDINANCE NO.: 2021-032

All that certain piece, parcel or lot of land, with improvement thereon, situate, lying and being on the southeastern side of Percival Road, near the City of Columbia, in the County of Richland, in the State of South Carolina and being more particularly shown and delineated as 0.703 acre on a plat of property surveyed and a topographic survey for Texaco, Inc., prepared by Dewey H. Campbell, Jr., dated April 4, 1971 and recorded in the Office of the Register of Deeds for Richland County in Plat Book "X" at Page 1835; be all measurements a little more or less, reference being made to said aforementioned Plat for a more complete and accurate description.

Attachment: 2021-032 annex and incorporate 504 Percival Road (6685 : ANNEXATION, COMPREHENSIVE PLAN MAP, AND ZONING MAP

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: February 11, 2021

RE: **Property Address:** 504 Percival Road
Richland County TMS#: 16712-05-05
Owner(s): Pete's Mobile Auto & Truck Repairs LLC
Current Use: Commercial
Proposed Use: Commercial
Current County Land Use: Mixed Residential (High Density)
Proposed City Land Use: Urban Edge Mixed Residential (UEMR)
Current County Zoning: Residential Multifamily High Density (RM-HD)
Proposed City Zoning: General Commercial (C-3)
Reason for Annexation: Zoning; Donut Hole - Primary
City Council District: 4
Census Tract: 113.01

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

Planning & Development Services staff will see to it that this matter is placed on the **March 1, 2021** Planning Commission agenda. Planning & Development Services staff will notify the City Attorney of the Planning Commission's zoning recommendation by forwarding a copy of this form, completed, as soon as the Planning Commission has met.

/atl
Attachments

cc:

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

Planning Commission Land Use Recommendation: UEMR (Land Use classification) by 7 - 0.
on 3/1/21 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: C-3 (Zoning classification) by 7 - 0.
on 3/1/21 (mm/dd/yyyy).

(Signature of Annexation Coordinator)

Attachment: 2021-032 annex and incorporate 504 Percival Road (6685 : ANNEXATION, COMPREHENSIVE PLAN MAP, AND ZONING MAP

Attachment: 2021-032 annex and incorporate 504 Percival Road (6685 : ANNEXATION, COMPREHENSIVE PLAN MAP, AND ZONING MAP

02/04/2019

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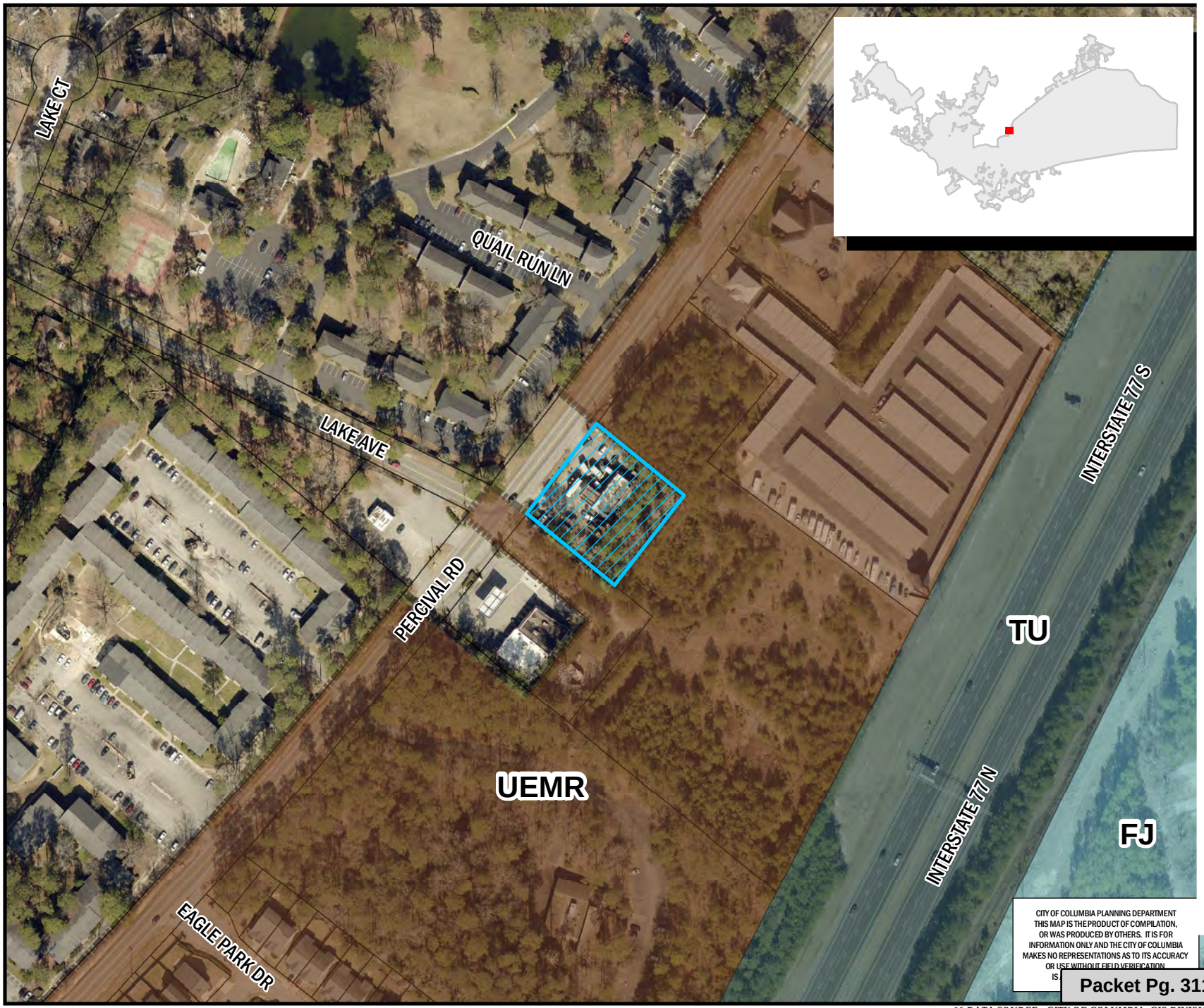
Future Land Use Map

504 Percival Road, TMS# 16712-05-05,
Existing Rich. Co. FLU: Mixed Residential (High Density), Proposed FLU: UEMR

Department of Planning & Development Services



Legend

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- PARCELS
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- UCMR-2 - Urban Core Mixed Residential - 2
- UCMR-3 - Urban Core Mixed Residential - 3
- UEMR - Urban Edge Mixed Residential
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- UCAC-3 - Urban Core Regional Activity Center
- UEAC-1 - Urban Edge Community Activity Center
- UEAC-2 - Urban Edge Regional Activity Center
- AC-1 - Neighborhood Activity Corridor
- AC-2 - Community Activity Corridor
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- CBA - Central Business Area
- ZOO - Riverbanks Zoo & Garden
- U/C - Universities/Colleges
- FJ - Fort Jackson
- T/S - Transitional/Sensitive Lands

0 50 100 200 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
Date: 2/10/2021

We Are Columbia

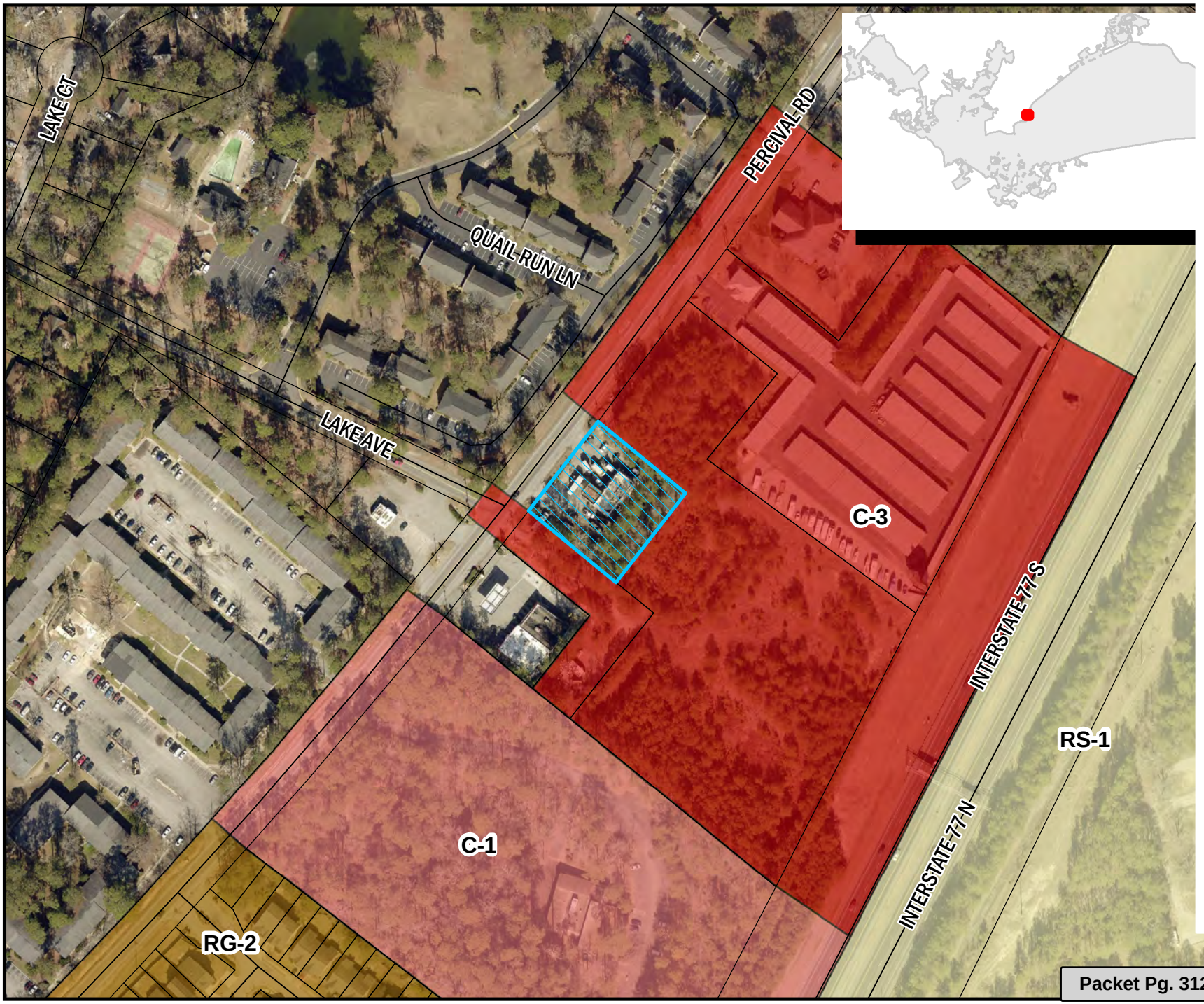
*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Attachment: 2021-032 annex and incorporate 504 Percival Road (6685 : ANNEXATION, COMPREHENSIVE

Zoning Map

504 Percival Road, TMS# 16712-05-05;
Current Rich. Co. Zoning: RM-HD, Proposed Zoning: C-3

Department of Planning & Development Services



Legend

PARCELS

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

0 45 90 180 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
February 10, 2021

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We Are Columbia

Attachment: 2021-032 annex and incorporate 504 Percival Road (6685 : ANNEXATION, COMPREHENSIVE

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

PETITION FOR ANNEXATION

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

Property Description: All that certain piece, parcel or lot of land, with improvement thereon, situate, lying and being on the southeastern side of Percival Road, near the City of Columbia, in the County of Richland, in the State of South Carolina and being more particularly shown and delineated as 0.703 acre on a plat of property surveyed and a topographic survey for Texaco, Inc., prepared by Dewey H. Campbell, Jr., dated April 4, 1971 and recorded in the Office of the Register of Deeds for Richland County in Plat Book "X" at Page 1835; be all measurements a little more or less, reference being made to said aforementioned Plat for a more complete and accurate description.

Richland County TMS: 16712-05-05

Property Address: 504 Percival Road

Pete's Mobile Auto & Truck Repairs LLC

BY: Melvin Wells
(Print Name)

Date: 1-27-21

Melvin Wells
(Signature)

ITS: Melvin Wells

Attachment: 2021-032 annex and incorporate 504 Percival Road (6685 : ANNEXATION, COMPREHENSIVE PLAN MAP, AND ZONING MAP

X-1835

X-1835

NOW OR FORMERLY
EVELYN B. POWELL & COLUMBIA INVESTMENT CO.

S 38°-44' W 175.0'

N 38°-02' E 71.9'

N 39°-14' E 103.1'

S 49°-52' E 175.0'

N 49°-52' W 175.0'

0.703 ACRE
30,625 SQ. FT.

242.0
111.2
130.3

241.5
111.3
130.1

50' R/W

℄ PROPOSED STREET

℄ PERCIVAL ROAD
75 R/W - 24' BITUMINOUS PAVEMENT

℄ LAKE AVE.
60' R/W — 22' BIT. PVMT.

POWER WIRES
(ABOUT ANY TYPE ELECTRICAL SERVICE IS AVAILABLE)

POLE

209.5' TO PROPERTY LINE

APPROXIMATELY 1 MILE TO FOREST DRIVE

439.5'

8" SANITARY SEWER LINE

MANHOLE
RIM ELEV. 103.31
INV. ELEV. 98.21

UNDERGROUND TELE. CABLE

SOUTHERN BELL TEL. & TELE. CO. MANHOLE

8" OR 10" WATER MAIN

T.B.M.
TOP OF FIRE HYDRANT
ASSUMED ELEV. 1000.

SANITARY SEWER ALSO AT 300± FEET AVAILABLE ON LAKE AVE. FROM GOLF (WITH GRAVITY FALL)

I.P.P.

P.O.B.

I.P.F.

NOTE: THERE ARE NO REASONS WHICH WOULD PREVENT NORMAL CONSTRUCTION.

NOTE: AT PRESENT, NO BUILDING CODE HAS BEEN IMPOSED.

REF: THE SAME SHOWN REPRESENTS PORTIONS OF LOTS 2 & 3 ON "PLAT PREPARED FOR EVELYN B. POWELL & COLUMBIA INVESTMENT CO." BY WILLIAM WINGFIELD DATED MAY 23, 1949 & RECORDED IN THE OFFICE OF THE CLERK OF COURT FOR RICHLAND COUNTY IN PLAT BOOK ___ AT PAGE ___. (NOT RECORDED)

Rim = 233.4
103.31
130.01
Dif in Elev

233.0
103.1
129.9

103.1
21.9
125

PROPERTY SURVEYED & TOPOGRAPHIC SURVEY FOR

TEXACO, INC.

NEAR COLUMBIA — RICHLAND COUNTY, S.C.

BY: DEWEY H. CAMPBELL, JR.
COLUMBIA, S.C.

SCALE: 1" = 20'
APRIL 4, 1971

I DEWEY H. CAMPBELL, JR., REG. LAND SURVEYOR #1376 IN THE STATE OF SOUTH CAROLINA HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT PLAT OF THE PROPERTY INDICATED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Dewey H. Campbell Jr.
REG. LAND SURVEYOR #1376

T-61-27-35

MAR 10 4 07 PM '77

Attachment: 2021-032 annex and incorporate 504 Percival Road (6685 : ANNEXATION, COMPREHENSIVE PLAN MAP, AND ZONING MAP AMENDMENT for 504 Percival Road)

We Are Columbia

MEETING DATE: **May 18, 2021**

DEPARTMENT: **Planning and Development Services**

FROM: ***Krista Hampton, Director***

SUBJECT: **ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT for 2213 Apple Valley Road; TMS# 07502-01-12**

FUNDING SOURCE & ORIGINAL BUDGET:

CLEAN WATER 2020?: **No**

FOCUS AREAS: **Innovative & High Quality Municipal Services, Planning Together**

PURPOSE:

Ordinance No.: 2021-034 Annexing and Incorporating 2213 Apple Valley Road, Richland County TMS# 07502-01-12 into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2020-028 on August 4, 2020

Council District: 1

Proposal: Request to annex, assign land use classification of Urban Edge Residential Large Lot (UER-2) and assign zoning of General Residential District (RG-1) at the time of annexation. The property is currently classified as Mixed Residential (High Density) and zoned RM-MD by Richland County.

Applicant: Ninette and Tyron Gregory

Staff Recommendation: Approval

PC Recommendation: 04/05/2021; Approval (8-0)

ATTACHMENTS:

- 2021-034 annex and incorporate 2213 Apple Valley Road (PDF)
- ANNEX-2021-0004_2213AppleValley (PDF)

LEGAL DEPARTMENT - ANNEXATION
Attachment: 2021-034 annex and incorporate 2213 Apple Valley Road (6686 : ANNEXATION, COMPREHENSIVE PLAN MAP, AND ZONING MAP

ORDINANCE NO.: 2021-034

Annexing and Incorporating 2213 Apple Valley Road, Richland County TMS# 07502-01-12 into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2020-028 on August 4, 2020

WHEREAS, a proper petition has been filed with the City Council by one hundred (100%) percent of the property owners of the within described property under the provisions of South Carolina Ann. Sec. 5-3-150; and,

WHEREAS, it appears to City Council that the annexation of the property would be in the best interest of the property owners and the City of Columbia; and,

WHEREAS, City Council adopted Columbia Compass: Envision 2036 as the City of Columbia Comprehensive Plan by Ordinance No.: 2020-028 adopting Columbia Compass: Envision 2036 along with all the maps and policies contained therein, and amended from time to time, in accordance with the South Carolina Comprehensive Planning Act of 1994 (Title 6, Chapter 29 of the SC Code); NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this ___ day of _____, 2021, that the property described herein is hereby annexed to, incorporated into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2020-028 on August 4, 2020, and becomes a part of the City of Columbia effective immediately. This property shall be assigned a future land use classification of Urban Edge Mixed Residential Large Lot (UER-2), zoned General Residential District (RG-1), apportioned to City Council District 1, Census Tract 104.07 and contains 0.27 acres.

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 07502-01-12

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

Requested by:

Assistant City Manager Gentry

_____
Mayor

Approved by:

_____
City Manager

Approved as to form:

_____
Senior Assistant City Attorney

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

Last revised: 4/19/2021
21008715

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2021-034

All that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, the same being designated as Lot No. 26, Block No. G, on a plat of Apple Valley Section of St. Andrews Acres by McMillan Engineering Company, dated February I, 1964, revised March 27, 1968 and recorded in the Office of the Register of Deeds for Richland County in Plat Book X at Page 549. Being more particularly shown on a plat prepared for Thomas F. Knotts and Patsy H. Knotts by Ben Whetstone Associates, dated April 13, 1999 and recorded in Record Book 299 at Page 2121; having the boundaries and measurements as shown on said plat, reference being craved thereto for a more complete and accurate legal description.

Last revised: 4/19/2021
21008715

Attachment: 2021-034 annex and incorporate 2213 Apple Valley Road (6686 : ANNEXATION, COMPREHENSIVE PLAN MAP, AND ZONING MAP

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: March 18, 2021

RE: **Property Address:** 2213 Apple Valley Road
Richland County TMS#: 07502-01-12
Owner(s): Ninette and Tyron Gregory
Current Use: Residential
Proposed Use: Residential
Current County Land Use: Mixed Residential (High Density)
Proposed City Land Use: Urban Edge Residential Large Lot (UER-2)
Current County Zoning: Residential Multifamily Medium Density (RM-MD)
Proposed City Zoning: General Residential (RG-1)
Reason for Annexation: Municipal Services; Donut Hole - Primary
City Council District: 1
Census Tract: 104.07

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

Planning & Development Services staff will see to it that this matter is placed on the **April 5, 2021** Planning Commission agenda. Planning & Development Services staff will notify the City Attorney of the Planning Commission's zoning recommendation by forwarding a copy of this form, completed, as soon as the Planning Commission has met.

/atl
Attachments

cc:

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

Planning Commission Land Use Recommendation: UER-2 (Land Use classification) by 8 - 0.
on 4/5/21 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: RG-1 (Zoning classification) by 8 - 0.
on 4/5/21 (mm/dd/yyyy).

(Signature of Annexation Coordinator)

Attachment: 2021-034 annex and incorporate 2213 Apple Valley Road (6686 : ANNEXATION, COMPREHENSIVE PLAN MAP, AND ZONING MAP

Attachment: 2021-034 annex and incorporate 2213 Apple Valley Road (6686 : ANNEXATION, COMPREHENSIVE PLAN MAP, AND

02/14/2019

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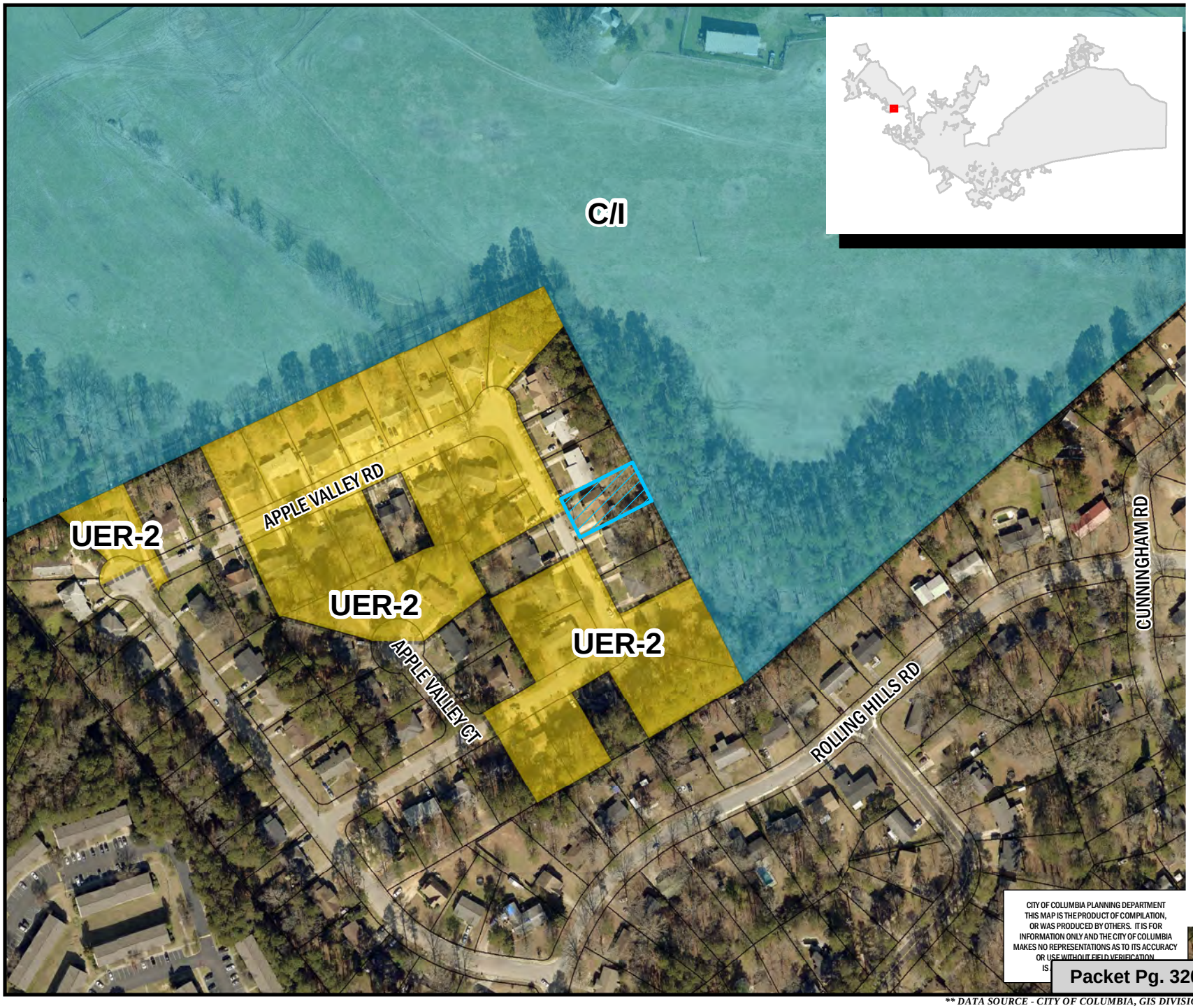
Future Land Use Map

2213 Apple Valley Road, TMS# 07502-01-12
Existing Rich. Co. FLU: Mixed Residential (High Density), Proposed FLU: UER-2

Department of Planning & Development Services



Legend

- CITY LIMITS
- PARCELS

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- UCMR-3 - Urban Core Mixed Residential - 3
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- ZOO - Riverbanks Zoo & Garden
- U/C - Universities/Colleges
- FJ - Fort Jackson
- T/S - Transitional/Sensitive Lands

0 60 120 240 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
Date: 3/12/2021

We Are Columbia

CITY OF COLUMBIA PLANNING DEPARTMENT
THIS MAP IS THE PRODUCT OF COMPILATION, OR WAS PRODUCED BY OTHERS. IT IS FOR INFORMATION ONLY AND THE CITY OF COLUMBIA MAKES NO REPRESENTATIONS AS TO ITS ACCURACY OR USE WITHOUT FIELD VERIFICATION IS

*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

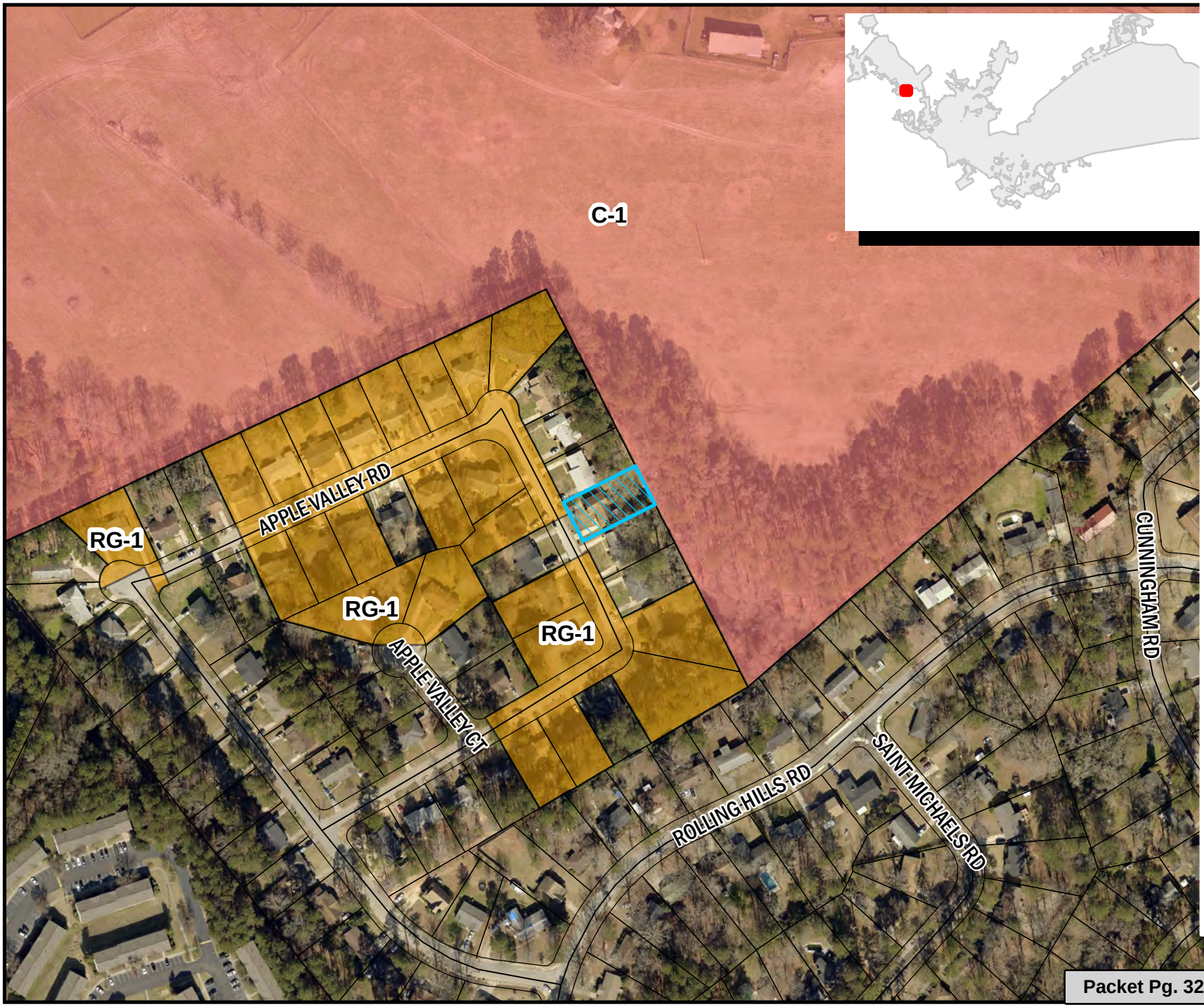
Attachment: 2021-034 annex and incorporate 2213 Apple Valley Road (6686 : ANNEXATION,

Zoning Map

2213 Apple Valley Road, TMS# 07502-01-12
Current Rich. Co. Zoning: RM-MD, Proposed Zoning: RG-1

30.a

Department of Planning & Development Services



Legend

PARCELS

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

0 50 100 200 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
March 12, 2021

DISCLAIMER:
The City of Columbia Department of Planning and Development Services data represented on this map or plan is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Columbia makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.

We Are Columbia

Attachment: 2021-034 annex and incorporate 2213 Apple Valley Road (6686 : ANNEXATION,

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

PETITION FOR ANNEXATION

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

Property Description: All that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, the same being designated as Lot No. 26, Block No. G, on a plat of Apple Valley Section of St. Andrews Acres by McMillan Engineering Company, dated February I, 1964, revised March 27, 1968 and recorded in the Office of the Register of Deeds for Richland County in Plat Book X at Page 549. Being more particularly shown on a plat prepared for Thomas F. Knotts and Patsy H. Knotts by Ben Whetstone Associates, dated April 13, 1999 and recorded in Record Book 299 at Page 2121; having the boundaries and measurements as shown on said plat, reference being craved thereto for a more complete and accurate legal description.

Richland County TMS: 07502-01-12

Property Address: 2213 Apple Valley Road

T Y Gregory

Tyron Gregory

Date: 02/24/2021

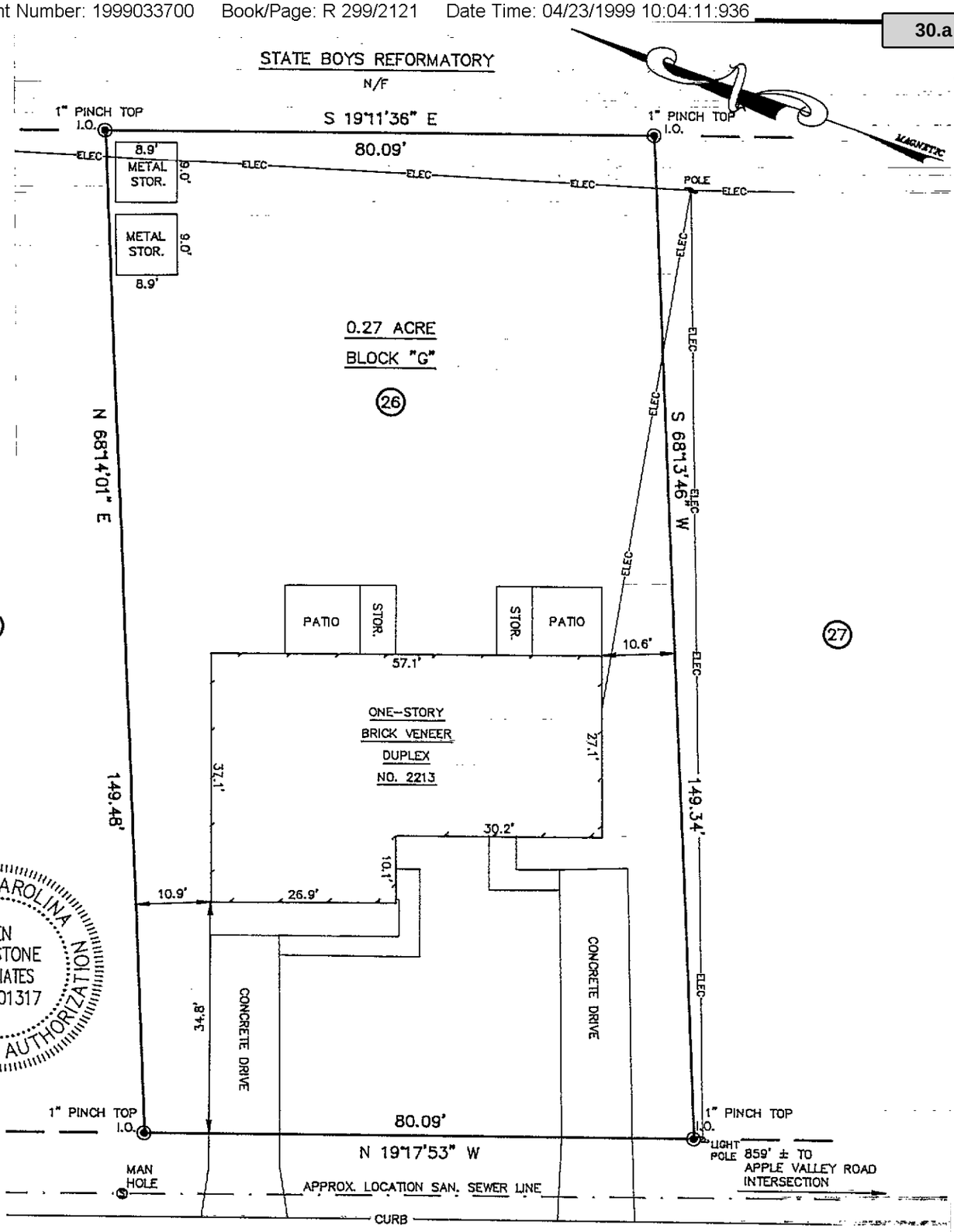
Ninette Gregory

Ninette Gregory

Date: 02/24/2021

Attachment: 2021-034 annex and incorporate 2213 Apple Valley Road (6686 : ANNEXATION, COMPREHENSIVE PLAN MAP, AND ZONING MAP

Book 00299-2121
1999033700 04/23/1999 10:04 11 93
Fee: $5.00 County Tax: $0.00 State Tax: $0.00
Plat Standard
1999033700 John G Norris
Richland County ROD



SOUTH CAROLINA
BEN WHETSTONE ASSOCIATES
NO. C01317
CERTIFICATE OF AUTHORIZATION

LOT NEAR COLUMBIA, IN RICHLAND COUNTY, S.C.; THE SAME BEING SHOWN AS LOT 26, BLOCK "G", ON MAP OF APPLE VALLEY, SECTION OF ST. ANDREWS ACRES, BY McMILLAN ENGINEERING CO., DATED FEBRUARY 1, 1964, LAST REVISED MARCH 27, 1968, RECORDED IN PLAT BOOK X, PAGE 549; ALSO SHOWN ON PLAT FOR DAPHNE HALL KOENIGSBERG & DAWN HALL JORDAN, BY COX AND DINKINS, INC., DATED AUGUST 27, 1997, RECORDED IN PLAT BOOK 57, PAGE 215, OFFICE OF R.O.D. FOR RICHLAND COUNTY. TMS. 7502-01-12.

PREPARED FOR

THOMAS F. KNOTTS & PATSY H. KNOTTS

BEN WHETSTONE ASSOCIATES
410 N. BROWN STREET
WEST COLUMBIA, S.C. 29169
PHONE (803) 791-8467

APRIL 13, 1999
SCALE: 1 inch = 20 ft.

0 10 20 40

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS, OTHER THAN SHOWN.

Ronald W. Fisher

RONALD W. FISHER, P.L.S.
S.C. REGISTRATION NUMBER #17926

JOB 99-04-015

Attachment: 2021-034 annex and incorporate 2213 Apple Valley Road (6686 : ANNEXATION, COMPREHENSIVE PLAN MAP, AND ZONING MAP AMENDMENT for 2213 Apple Valley Road)

CITY COUNCIL

May 18, 2021 at 2:00pm
Virtual Meeting Using Video Conferencing Technology, Columbia, SC

ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY
2213 Apple Valley Road; TMS# 07502-01-12

Council District:	1
Proposal:	Request to annex, assign land use classification of Urban Edge Residential Large Lot (UER-2) and assign zoning of General Residential District (RG-1) at the time of annexation. The property is currently classified as Mixed Residential (High Density) and zoned RM-MD by Richland County.
Applicant:	Ninette and Tyron Gregory
Staff Recommendation:	Approval
PC Recommendation:	04/05/2021; Approval (8-0)
ZPH, 1st Reading:	05/18/2021; Pending
2nd Reading:	06/01/2021; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 0.27 acres
Current Use: Residential
Proposed Use: Residential
Reason for Annexation: Municipal Services
Urban Service Area: Donut Hole-Primary
Current County Land Use Classification: Mixed Residential (High Density)
Proposed City Land Use Classification: Urban Edge Residential Large Lot (UER-2)
Current County Zoning: Residential Multifamily Medium Density (RM-MD)
Proposed City Zoning: General Residential District (RG-1)
Census Tract: 104.07

DETERMINATION FOR CITY SERVICES

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

Police
CPD does not object to this annexation. As with most annexations, we find that the proposed annexation may result in an increased number of calls for service. The estimated cost to serve this existing duplex would be **approximately $420 per year,** based on calls to similar nearby properties within the City limits.

Attachment: ANNEX-2021-0004_2213AppleValley (6686 : ANNEXATION, COMPREHENSIVE PLAN MAP, AND ZONING MAP AMENDMENT for

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

Solid Waste
Solid Waste provides service in this neighborhood. The cost associated with solid waste service is approximately $216 annually per household.

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

Water Customer Care
Customers at this property will pay water and sewer rates approximately **40% lower** than out-of-city customers.

Planning & Development Services
We recommend approval of the annexation of this duplex. The property is located within a designated Primary Donut Hole within the Urban Service Area plan. Based on the value of this duplex, the estimated real estate tax revenue generated for the City would be **approximately $520 per year**.

* Estimated City Tax Revenue is based on **2020 millage** for real property and calculated as: ((Taxable Value × Tax Rate) × City Millage Rate (.0938)). The actual additional taxes paid by the property owner will generally be substantially lower as some millage items do not apply to in-City properties, and an increased Local Option Sales Tax credit factor applies to in-City properties (an additional .002020 for the 2020 tax year).

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject property is in a "Donut Hole-Primary" as identified in the Urban Service Area Map

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

Donut Holes - Primary are the donut holes where services are readily available and the infrastructure is generally good. These services include fire, police, sanitation, and utilities.

Annexation within an area classified as *Donut Hole - Primary* is the highest priority. Barring unanticipated circumstances, annexation of these areas is recommended, and staff should work with individual property owners or neighborhoods/developments to encourage and expedite annexation.

Donut Holes are unincorporated areas that are completely surrounded by the City of Columbia and/or another municipality, or areas surrounded by the City of Columbia and a major geographical feature, such as a river. These areas pose a number of challenges to the City that can be addressed through annexation. Often, these are areas that were developed before the City or any municipality became adjacent, and may lack easy access to City utilities or other services.

Donut Holes can often cause inefficiencies in the delivery of services due to confusion about jurisdiction, and if the land is in a jurisdiction with a different approach to code enforcement, these areas can negatively impact the quality of life for adjacent City residents. Such inefficiencies can impact property owners and residents, both within and outside of the municipal boundaries, through confusion over services as well as added operational costs to local government. This results in a greater financial impact to City residents, who pay both City and County taxes.

Attachment: ANNEX-2021-0004_2213AppleValley (6686 : ANNEXATION, COMPREHENSIVE PLAN MAP, AND ZONING MAP AMENDMENT for

Comprehensive Plan Land Use Classification

The proposed future land use classification for the subject property is Urban Edge Residential Large Lot (UER-2) in the *Columbia Compass: Envision 2036* Future Land Use Map. The property is currently designated as Mixed Residential (High Density) by Richland County.

Urban Edge Residential Large Lot neighborhoods represent many of the older residential neighborhoods in the outer areas of the City. This development type is appropriate as development on remaining large lots or as redevelopment in the outer areas of Columbia. Most of the existing developments occurred after 1950. Urban Edge Residential Large Lot developments generally do not continue the grid and block pattern found in the urban neighborhoods, but do tend to have a consistently organized internal street network with loops and interconnections.

Primary Types

- Single-Family Detached
  *Accessory dwelling units

Tertiary Types

- Single-family Attached
- Two-family
- Three-family
- Civic/Institutional Small
- Business/Employment Small (excl. Flex)
- Cemeteries & Mausoleums

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

The subject property is located within the study area of the *Broad River Road Corridor and Community Master Plan* (2010) adopted by Richland County, specifically within the St. Andrews East Neighborhood Sub-Area (page 48). The plan proposes a land use character district of Neighborhood Residential District for the property (page 32), and the subject property is not located within a half mile radius of the proposed nodes set forth within the plan along the Broad River Road Corridor (page 61). The subject property is not located within the area of a proposed catalyst project (page 51).

PROPOSED ZONING DISTRICT SUMMARY

The parcel is currently zoned RM-MD by Richland County. Surrounding parcels within the City of Columbia are currently zoned General Residential District (RG-1) to the West and Office and Institutional District (C-1) to the East. Surrounding parcels in unincorporated Richland County are currently zoned RM-MD to the North, West, and South.

The proposed City of Columbia zoning district is General Residential District (RG-1).

General Residential District (RG-1)

The RG-1, RG-1A and RG-2 districts are intended as medium and high density residential areas permitting progressively higher population densities, characterized by single-family detached, two-family detached and multiple-family structures, and garden type apartments. Certain structures and uses required to serve governmental, educational, religious, noncommercial recreational, and other needs of the areas are permitted outright or are permissible as special exceptions subject to restrictions and requirements intended to preserve and protect the residential character of the districts.

STAFF RECOMMENDATION

Staff recommends City Council annex the property, assign a future land use classification of Urban Edge Residential Large Lot (UER-2), and assign zoning of General Residential District (RG-1) at the time of annexation.

Attachment: ANNEX-2021-0004_2213AppleValley (6686 : ANNEXATION, COMPREHENSIVE PLAN MAP, AND ZONING MAP AMENDMENT for

Development Types

URBAN EDGE RESIDENTIAL LARGE LOT (UER-2)

Urban Edge Residential Large Lot neighborhoods represent many of the older residential neighborhoods in the outer areas of the City. This development type is appropriate as development on remaining large lots or as redevelopment in the outer areas of Columbia. Most of the existing developments occurred after 1950. Urban Edge Residential Large Lot developments generally do not continue the grid and block pattern found in the urban neighborhoods, but do tend to have a consistently organized internal street network with loops and interconnections.

UER-2 BUILDING TYPES/LAND USES

PRIMARY TYPES

- Single-family Detached
  *Accessory dwelling units

TERTIARY TYPES

- Single-family Attached
- Two-family
- Three-family
- Civic/Institutional Small
- Business/Employment Small (excl. Flex)
- Cemeteries & Mausoleums

See matrix for appropriate park/open space types.

Attachment: ANNEX-2021-0004_2213AppleValley (6686 : ANNEXATION, COMPREHENSIVE PLAN MAP, 0

Development Types

UER-2 DEVELOPMENT PATTERN/CONTEXT

- The street network is typically curvilinear with irregular block structure and limited points of connection to the main road network. Street widths may be narrow or wide. Sidewalks may or may not be present in existing neighborhoods but should be provided in new developments. On-street parking is uncommon in these neighborhoods when street widths are narrow.
- Blocks are slightly irregular and may display a range of sizes and shapes determined by the parent lot shape and the internal street network.
- Blocks are subdivided into regular sized lots over 10,000 square feet.
- Buildings are typically set back from the street with deep front yards; buildings sit parallel to the street.
- Building sizes vary slightly within a block, but most are one to two stories in height with more than 2,000 square feet of livable space. Exceptions in the number of stories would be for neighborhoods with many split-level homes.
- Most homes have dedicated parking areas in front or side yards. Attached garages or carports are common.
- Open or green spaces are included in individual properties, retention or detention areas, or neighborhood parks. Passive green spaces should be included in new developments.
- Within a single development, building architecture, density, scale, and design will typically be fairly consistent along with front yard setbacks and driveway and garage arrangements. Side loading garages may be more common in a large lot neighborhood than in small lot neighborhoods.

Attachment: ANNEX-2021-0004_2213AppleValley (6686 : ANNEXATION, COMPREHENSIVE PLAN MAP, 0

Attachment: ANNEX-2021-0004_2213AppleValley (6686 : ANNEXATION, COMPREHENSIVE PLAN MAP, AND ZONING MAP AMENDMENT

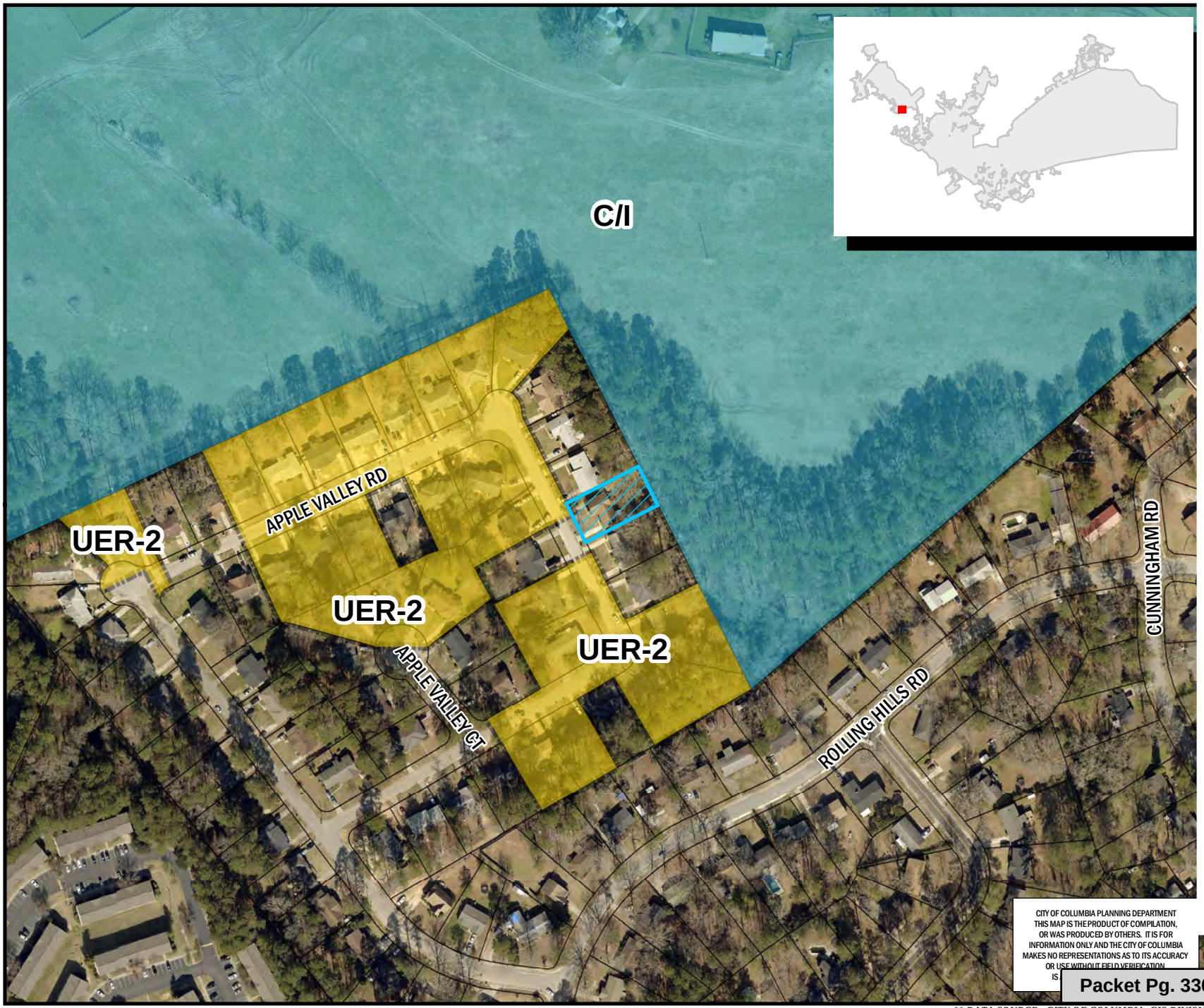
02/14/2019

© All Pictometry

Future Land Use Map

2213 Apple Valley Road, TMS# 07502-01-12
Existing Rich. Co. FLU: Mixed Residential (High Density), Proposed FLU: UER-2

Department of Planning & Development Services



Legend

- CITY LIMITS
- PARCELS

- UCMR-1 - Urban Core Mixed Residential - 1
- UCMR-2 - Urban Core Mixed Residential - 2
- UCMR-3 - Urban Core Mixed Residential - 3
- UEMR - Urban Edge Mixed Residential
- UCMF - Urban Core Multi-family
- UEMF - Urban Edge Multi-family
- UCR-1 - Urban Core Residential Small Lot
- UCR-2 - Urban Core Residential Large Lot
- UER-1 - Urban Edge Residential Small Lot
- UER-2 - Urban Edge Residential Large Lot
- UCAC-1 - Urban Core Neighborhood Activity Center
- UCAC-2 - Urban Core Community Activity Center
- UCAC-3 - Urban Core Regional Activity Center
- UEAC-1 - Urban Edge Community Activity Center
- UEAC-2 - Urban Edge Regional Activity Center
- AC-1 - Neighborhood Activity Corridor
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- S/A - Sports/Amusement
- C/I - Civic/Institutional
- CBA - Central Business Area
- ZOO - Riverbanks Zoo & Garden
- U/C - Universities/Colleges
- FJ - Fort Jackson
- T/S - Transitional/Sensitive Lands

0 60 120 240 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
Date: 3/12/2021

We Are Columbia

CITY OF COLUMBIA PLANNING DEPARTMENT
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*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Attachment: ANNEX-2021-0004_2213AppleValley (6686 : ANNEXATION, COMPREHENSIVE PLAN MAP,

Zoning Map

2213 Apple Valley Road, TMS# 07502-01-12
Current Rich. Co. Zoning: RM-MD, Proposed Zoning: RG-1

Department of Planning & Development Services

Legend

PARCELS

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

0 50 100 200 Feet

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This map was prepared by:

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March 12, 2021

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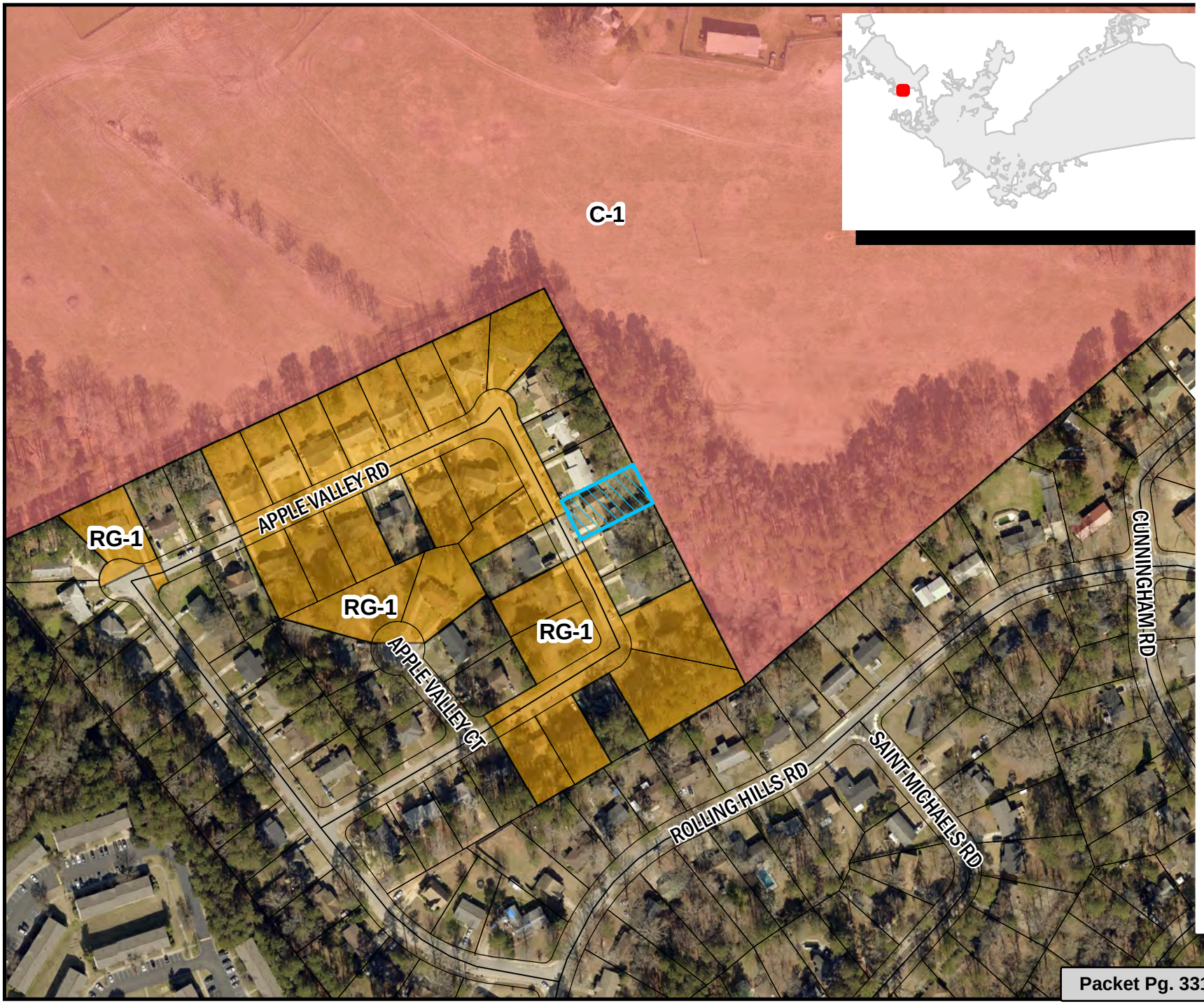
We Are Columbia



Attachment: ANNEX-2021-0004_2213AppleValley (6686 : ANNEXATION, COMPREHENSIVE PLAN MAP,

*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

We Are Columbia

MEETING DATE: **May 18, 2021**

DEPARTMENT: **Planning and Development Services**

FROM: ***Krista Hampton, Director***

SUBJECT: **ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT for 40.18-acre portion, S/S Old Leesburg Road; TMS# 22113-01-01(p)**

FUNDING SOURCE & ORIGINAL BUDGET:

CLEAN WATER 2020?: **No**

FOCUS AREAS: **Innovative & High Quality Municipal Services, Planning Together**

PURPOSE:

Ordinance No.: 2021-035 Annexing and Incorporating 40.18-acre portion, S/S Old Leesburg Road, Richland County TMS# 22113-01-01(p), into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2020-028 on August 4, 2020

Council District: 4

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

Applicant: Janilyn Q. Martin and Susan Q. Phelps / Canary Woods, LLC

Staff Recommendation: Approval

PC Recommendation: 04/05/2021; Approval (8-0)

ATTACHMENTS:

- 2021-035 annex and incorporate 40.18 acre pt SS Old Leesburg Road (PDF)
- ANNEX-2021-0005_40.18acSSOldLeesburg_CanaryWoodsPh3 (PDF)

LEGAL DEPARTMENT - UNIVERSITY VILLAGE
Attachment: 2021-035 annex and incorporate 40.18 acre pt SS Old Leesburg Road (6687 : ANNEXATION, COMPREHENSIVE PLAN MAP, AND

ORDINANCE NO.: 2021-035

Annexing and Incorporating 40.18 acre portion, S/S Old Leesburg Road, Richland County TMS# 22113-01-01(p), into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2020-028 on August 4, 2020

WHEREAS, a proper petition has been filed with the City Council by one hundred (100%) percent of the property owners of the within described property under the provisions of South Carolina Ann. Sec. 5-3-150; and,

WHEREAS, it appears to City Council that the annexation of the property would be in the best interest of the property owners and the City of Columbia; and,

WHEREAS, City Council adopted Columbia Compass: Envision 2036 as the City of Columbia Comprehensive Plan by Ordinance No.: 2020-028 adopting Columbia Compass: Envision 2036 along with all the maps and policies contained therein, and amended from time to time, in accordance with the South Carolina Comprehensive Planning Act of 1994 (Title 6, Chapter 29 of the SC Code); NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this ___ day of _____, 2021, that the property described herein is hereby annexed to, incorporated into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2020-028 on August 4, 2020, and becomes a part of the City of Columbia effective immediately. This property shall be assigned a future land use classification of Urban Edge Residential Small Lot (UER-1), zoned Single Family Residential District (RS-3), apportioned to City Council District 4, Census Tract 119.01 and contains 40.18 acres.

PROPERTY DESCRIPTION: See Attached Exhibit “A”

Richland County TMS NO.: 22113-01-01(p)

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

Requested by:

Assistant City Manager Gentry

_____
Mayor

Approved by:

_____
City Manager

Approved as to form:

_____
Senior Assistant City Attorney

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

Last revised: 4/23/2021
21008716

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2021-035

All that certain piece, parcel or lot of land with improvements thereon situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, a 40.18 acre portion of Richland County TMS# 22113-01-01 as shown on an Annexation Exhibit titled "Canary Woods Phase 3" prepared for Canary Woods, LLC by Power Engineering Company, Inc., dated February 18, 2021. Said parcel having such boundaries and measurements as are shown on said exhibit.

Attachment: 2021-035 annex and incorporate 40.18 acre pt SS Old Leesburg Road (6687 : ANNEXATION, COMPREHENSIVE PLAN MAP, AND

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: March 18, 2021

RE: **Property Address:** 40.18 acres, S/S Old Leesburg Road
Richland County TMS#: 22113-01-01 (portion)
Owner(s): Janilyn Q. Martin and Susan Q. Phelps / Canary Woods, LLC
Current Use: Undeveloped
Proposed Use: Residential
Current County Land Use: Neighborhood (Medium Density)
Proposed City Land Use: Urban Edge Residential Small Lot (UER-1)
Current County Zoning: Residential Single Family High Density (RS-HD)
Proposed City Zoning: Single Family Residential (RS-3)
Reason for Annexation: Municipal Services; Long Range Area
City Council District: 4
Census Tract: 119.01

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

Planning & Development Services staff will see to it that this matter is placed on the **April 5, 2021** Planning Commission agenda. Planning & Development Services staff will notify the City Attorney of the Planning Commission's zoning recommendation by forwarding a copy of this form, completed, as soon as the Planning Commission has met.

/atl
Attachments

cc:

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

Planning Commission Land Use Recommendation: UER-1 (Land Use classification) by 8 - 0 .
on 4/5/21 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: RS-3 (Zoning classification) by 8 - 0 .
on 4/5/21 (mm/dd/yyyy).

(Signature of Annexation Coordinator)

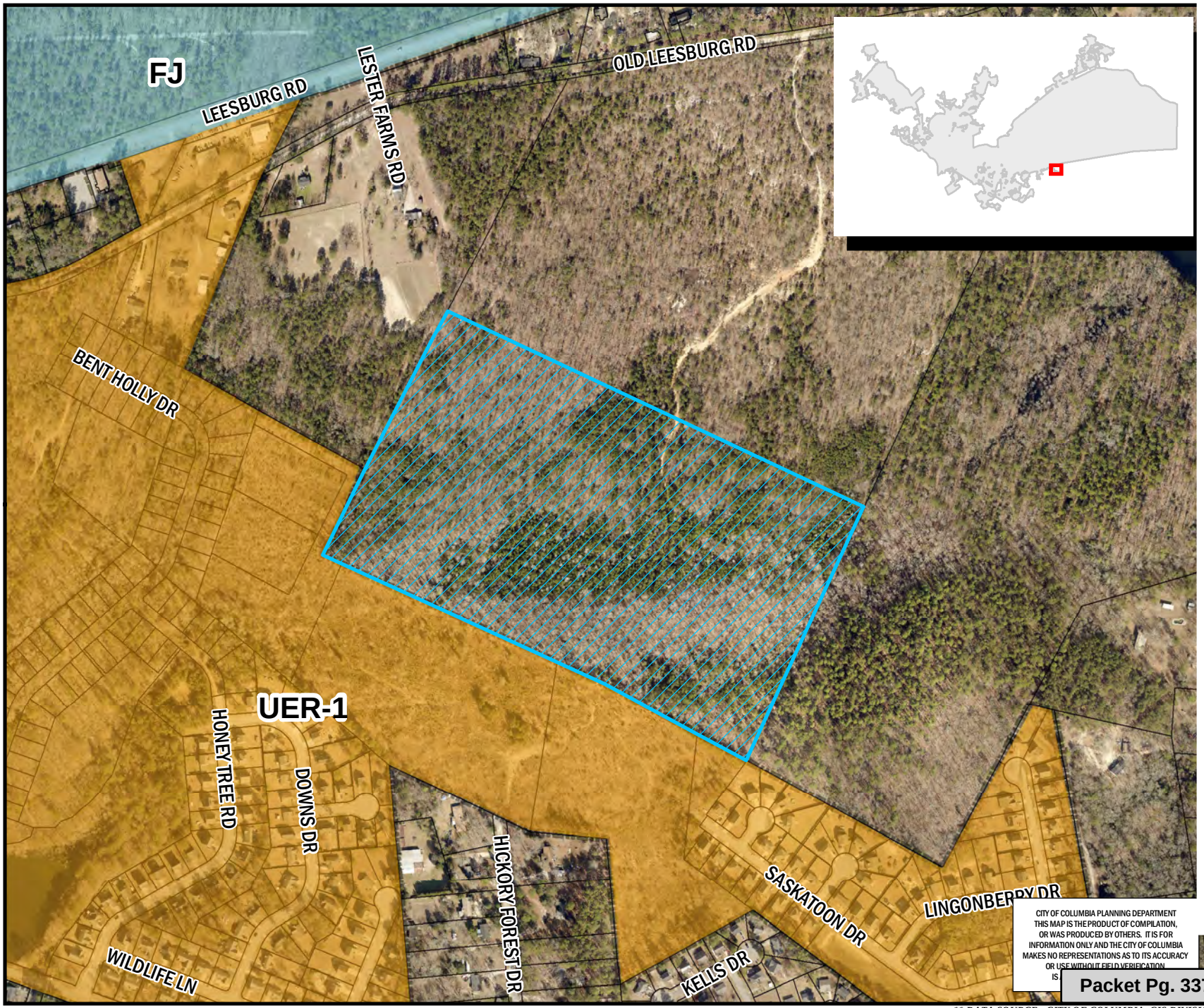
Attachment: 2021-035 annex and incorporate 40.18 acre pt SS Old Leesburg Road (6687 : ANNEXATION, COMPREHENSIVE PLAN MAP, AND

Attachment: 2021-035 annex and incorporate 40.18 acre pt SS Old Leesburg Road (6687 : ANNEXATION,

Future Land Use Map

40.18 acre portion, S/S Old Leesburg Road, TMS# 22113-01-01(p)
Existing Rich. Co. FLU: Neighborhood (Medium Density), Proposed FLU: UER-1

Department of Planning & Development Services



Legend

- CITY LIMITS
- PARCELS
- Leesburg40ac_CanaryWoodsPh3
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0 125 250 500 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
Date: 3/12/2021

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*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

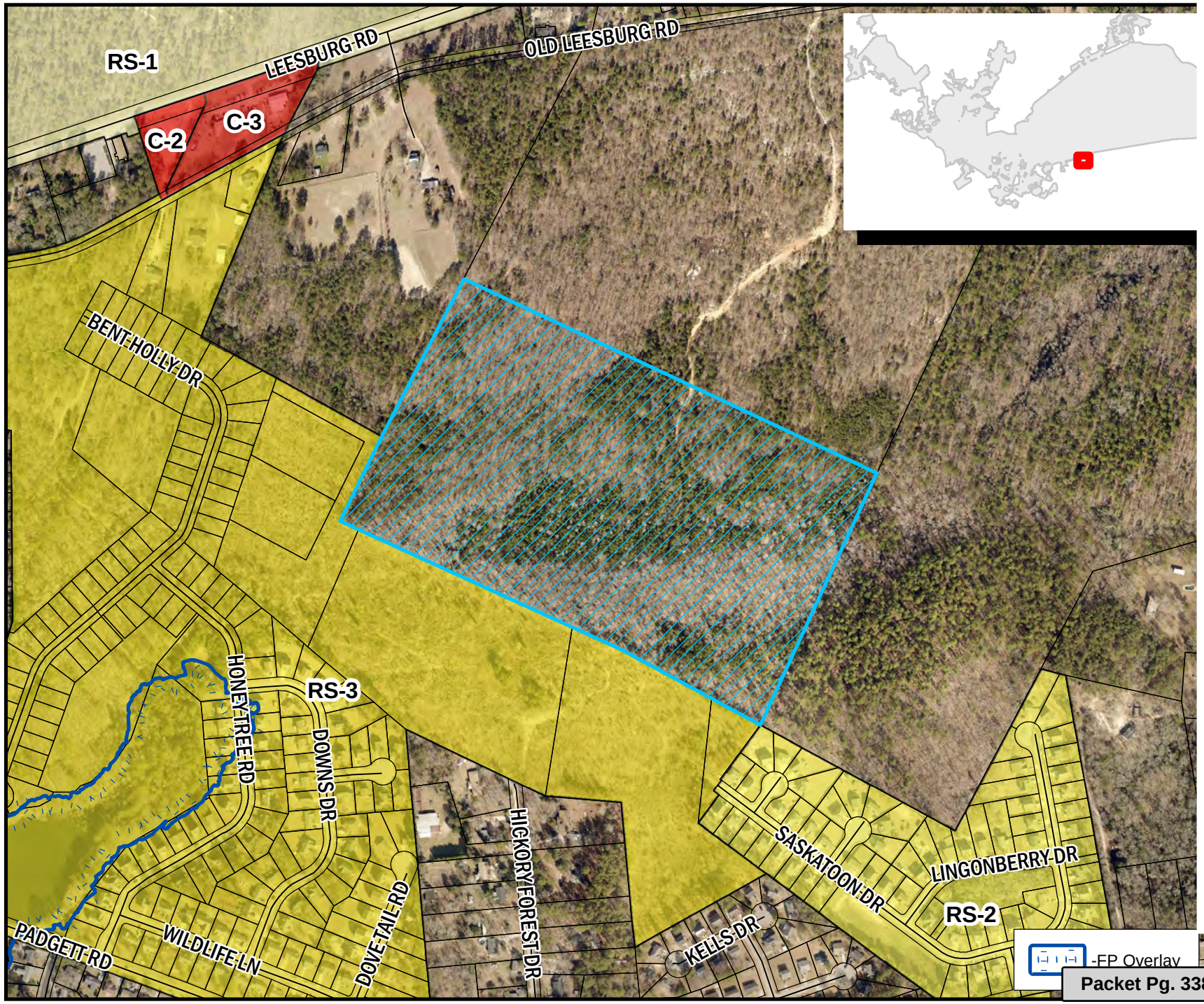
Attachment: 2021-035 annex and incorporate 40.18 acre pt SS Old Leesburg Road (6687 : ANNEXATION,

Zoning Map

40.18 acre portion, S/S Old Leesburg Road, TMS# 22113
Current Rich. Co. Zoning: RS-HD, Proposed Zoning: RS-3

31.a

Department of Planning & Development Services



Legend

PARCELS

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

0 120 240 480 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
March 12, 2021

DISCLAIMER:
The City of Columbia Department of Planning and Development Services data represented on this map or plan is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Columbia makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.

We Are Columbia

*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Attachment: 2021-035 annex and incorporate 40.18 acre pt SS Old Leesburg Road (6687 : ANNEXATION,

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

PETITION FOR ANNEXATION

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

Property Description: All that certain piece, parcel or lot of land with improvements thereon situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, a 40.18 acre portion of Richland County TMS# 22113-01-01 as shown on an Annexation Exhibit titled "Canary Woods Phase 3" prepared for Canary Woods, LLC by Power Engineering Company, Inc., dated February 18, 2021. Said parcel having such boundaries and measurements as are shown on said exhibit.

Richland County TMS: 22113-01-01 (portion)
Property Address: 40.18 acres, S/S Old Leesburg Road

Sellers:

Janilyn Q. Martin

Janilyn Q. Martin

Date: March 1, 2021

Susan Q. Phelps

Susan Q. Phelps

Date: March 1, 2021

Buyer:

Canary Woods, LLC

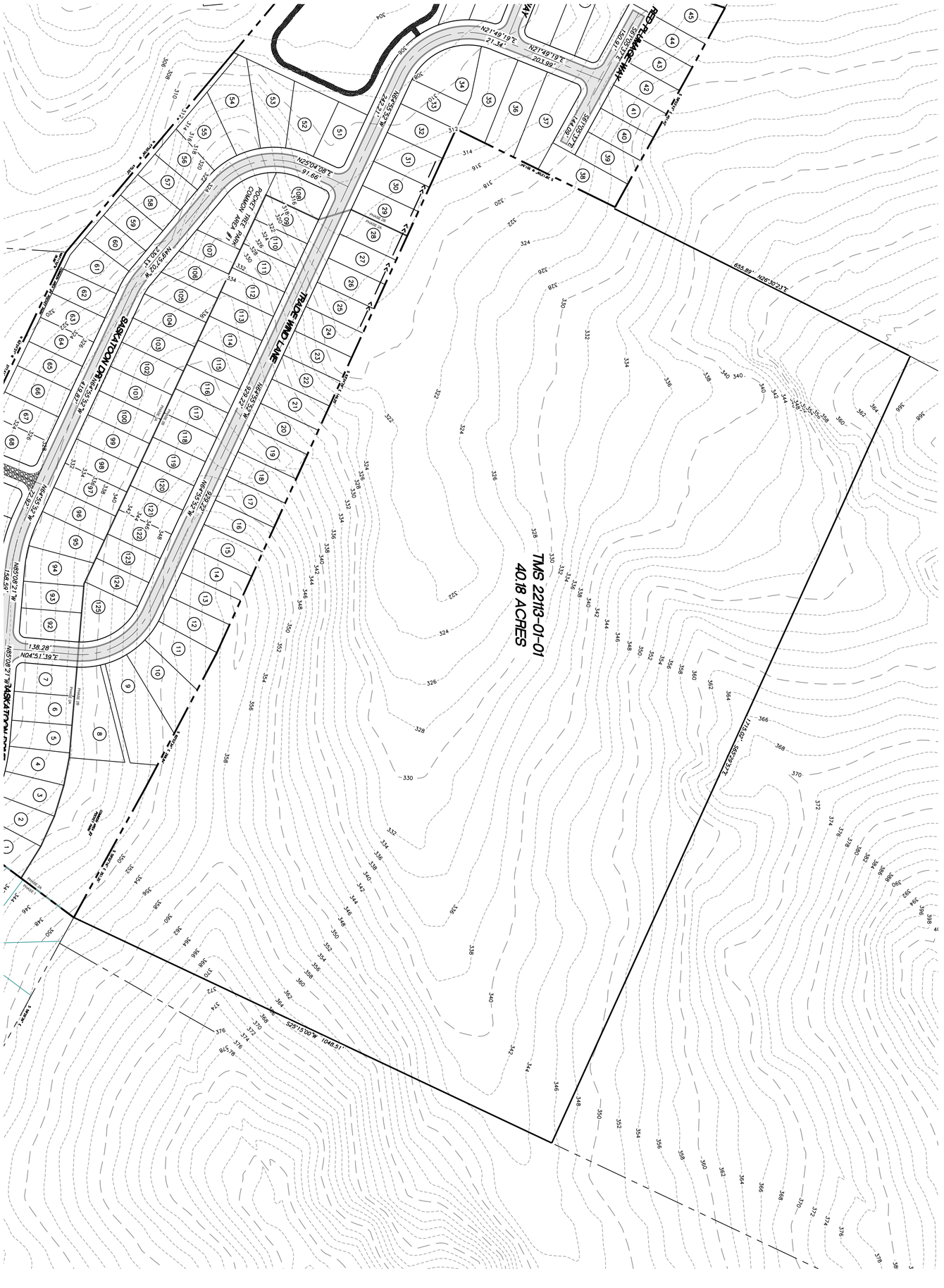
John T. Stephenson

Date: MARCH 1, 2021

ITS: Member

Attachment: 2021-035 annex and incorporate 40.18 acre pt SS Old Leesburg Road (6687 : ANNEXATION, COMPREHENSIVE PLAN MAP, AND

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.



OWNER: CANARY WOODS, LLC
C/O J. STEPHENSON
1330 SUNSET BLVD. SUITE 101
WEST COLUMBIA, SC 29169
PHONE: 803-216-8777
EMAIL: jfs@wereng.net

ENGINEER: POWER ENGINEERING COMPANY, INC.
1330 SUNSET BLVD. SUITE 101
WEST COLUMBIA, SC 29169
PHONE: (803) 216-8777
FAX: (803) 216-8070
EMAIL: dpc@wereng.net

DRAWN D.M.C.
CHECKED D.B.P.
DATE 02-18-2021
SCALE AS SHOWN
JOB NO. 3815
SHEET 01
OF 1 SHEETS

CANARY WOODS, LLC
CANARY WOODS PHASE 3
ANNEXATION EXHIBIT
CITY OF COLUMBIA, RICHLAND COUNTY, SC

PREPARED BY
POWER ENGINEERING COMPANY, INC.
ENGINEERS - PLANNERS
WEST COLUMBIA, SC

REVISIONS	BY

CITY COUNCIL

May 18, 2021 at 2:00pm
Virtual Meeting Using Video Conferencing Technology, Columbia, SC

ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY
40.18-acre portion, S/S Old Leesburg Road; TMS# 22113-01-01(p)

Council District:	4
Proposal:	Request to annex, assign land use classification of Urban Edge Residential Small Lot (UER-1) and assign zoning of Single Family Residential District (RS-3) at the time of annexation. The property is currently classified as Neighborhood (Medium Density) and zoned RS-HD by Richland County.
Applicant:	Janilyn Q. Martin and Susan Q. Phelps / Canary Woods, LLC
Staff Recommendation:	Approval
PC Recommendation:	04/05/2021; Approval (8-0)
ZPH, 1st Reading:	05/18/2021; Pending
2nd Reading:	06/01/2021; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 40.18 acres
Current Use: Residential
Proposed Use: Residential
Reason for Annexation: Municipal Services
Urban Service Area: Long Range
Current County Land Use Classification: Neighborhood (Medium Density)
Proposed City Land Use Classification: Urban Edge Residential Small Lot (UER-1)
Current County Zoning: Residential Single Family High Density (RS-HD)
Proposed City Zoning: Single Family Residential District (RS-3)
Census Tract: 119.01

DETERMINATION FOR CITY SERVICES

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

Police
CPD does not object to this annexation. As with most annexations, we find that the proposed annexation will result in an increased number of calls for service. For the proposed 200 single-family residential lots between this annexation and the associated 8.80-acre annexation, the estimated cost to serve would be **approximately $45,000 per year** at full build-out, based on calls to similar nearby properties within the City limits.

Attachment: ANNEX-2021-0005_40.18acSSOldLeesburg_CanaryWoodsPh3 (6687 : ANNEXATION, COMPREHENSIVE PLAN MAP, AND ZONING

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

Solid Waste
Solid Waste provides service to the existing phases of this development. The cost associated with solid waste service is **approximately $216 annually** per household.

Engineering
Water and Sewer services are currently not available to this property, the proposed Phase 3 of the Canary Woods subdivision. The developer will need to revise water and sewer plans for Canary Woods Phase 2 and complete the project in order to provide adequate connection to this property.

Water Customer Care
Any proposed development on the annexed property would result in new customers, who will pay water rates approximately **40% lower** than out-of-city customers.

Planning & Development Services
We recommend approval of the annexation of this residential tract. The property is located within a Long Range Area as designated in the Urban Service Area Plan, and as a new phase of an existing in-City subdivision this annexation would be consistent with the goals of the Plan. Together with the separate (but related) 8.80-acre annexation petition being considered by Council today, approximately 200 single-family homes for Canary Woods Phase 3 are proposed on +/- 48.98 acres. At full build-out, the estimated real estate tax revenue generated for the City for this development would be **approximately $113,000 per year**.

* Estimated City Tax Revenue is based on **2020 millage** for real property and calculated as: ((Taxable Value × Tax Rate) × City Millage Rate (.0938)). The actual additional taxes paid by the property owner will generally be substantially lower as some millage items do not apply to in-City properties, and an increased Local Option Sales Tax credit factor applies to in-City properties (an additional .002020 for the 2020 tax year).

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject property is in a "Long Range Area" as identified in the Urban Service Area Map

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

*Long Range Area*s are those areas that do not meet the criteria of Primary Areas or Secondary Areas but are within the Columbia Water service area. They may not meet the criteria simply due to distance, because of the condition of the existing infrastructure, or because of the practicality of providing City services- or any combination thereof.

Annexation within *Long Range Areas* is the lowest priority. Annexation of small individual properties in these areas is generally not in the City's best interest, however new developments and group petitions can be considered for annexation with an assessment of the impact on the City's revenue and ability to serve the property/area in question.

Comprehensive Plan Land Use Classification

The proposed future land use for the subject property is Urban Edge Residential Small Lot (UER-1) in the *Columbia Compass: Envision 2036* Future Land Use Map. The property is currently designated as Neighborhood (Medium Density) by Richland County.

Attachment: ANNEX-2021-0005_40.18acSSOldLeesburg_CanaryWoodsPh3 (6687 : ANNEXATION, COMPREHENSIVE PLAN MAP, AND ZONING

Urban Edge Residential Small lot neighborhoods account for a significant portion of the City's existing residential neighborhoods. This development type is appropriate as development on remaining large lots or as redevelopment in the outer areas of Columbia. Most of these developments are relatively modern and occurred after 1970. Urban Edge Residential Small Lot developments generally do not continue the grid and block pattern found in the urban core neighborhoods, but do tend to have a consistently organized internal street network with loops and interconnections. Culs-de-sac are most prominent in this development type.

Primary Types

- Single-family Detached

Tertiary Types

- Single-family Attached
- Two-family
- Three-family
- Multi-family Small
- Civic/Institutional Small
- Business/Employment Small (excl. Flex)
- Cemeteries & Mausoleums

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

The subject property is located within the study area of the *Lower Richland County Richland County Strategic Community Master Plan* (2014). The subject property is assigned the future land use map classifications of Suburban Transition Area (page 20) and Military Compatibility Zones (page 23). Recommendations for the Suburban Transition Area include identifying and prioritizing "sidewalk and greenway connections to existing community facilities", promoting "a variety of housing types", providing "additional utility service to increase service reliability and capacity", and promoting" development that is respectful of existing neighborhoods, as well as natural, agricultural, and historic resources" (page 20). Recommendations for the Military Compatibility Zones include keeping "residential density very low in these areas to reduce nuisance conflicts between neighborhood residents and military operations" (page 23). The subject property is not located within an activity node (page 24). The plan recommends an intersection improvement near the subject property, at the intersection of Ridge Road and Leesburg Road (page 31).

PROPOSED ZONING DISTRICT SUMMARY

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

The proposed City of Columbia zoning district is Single Family Residential District (RS-3)

Single Family Residential District (RS-3)

The RS-1, RS-1A, RS-1B, RS-2 and RS-3 districts are intended as single-family residential areas with detached units with low to medium population densities. Use regulations for the single-family districts are identical, but contain varying classes of lot width and lot area, and these dimensional differences are intended to be preserved. Certain structures and uses required to serve governmental, educational, religious, noncommercial recreational, and other needs of those areas are permitted outright within such districts or are permissible as special exceptions subject to restrictions and requirements intended to preserve and protect the single-family residential character of the district.

STAFF RECOMMENDATION

Staff recommends City Council annex the property, assign a future land use classification of Urban Edge Residential Small Lot (UER-1), and assign zoning of Single Family Residential District (RS-3) at the time of annexation.

Attachment: ANNEX-2021-0005_40.18acSSOldLeesburg_CanaryWoodsPh3 (6687 : ANNEXATION, COMPREHENSIVE PLAN MAP, AND ZONING

Development Types

URBAN EDGE RESIDENTIAL SMALL LOT (UER-1)

Urban Edge Residential Small lot neighborhoods account for a significant portion of the City's existing residential neighborhoods. This development type is appropriate as development on remaining large lots or as redevelopment in the outer areas of Columbia. Most of these developments are relatively modern and occurred after 1970. Urban Edge Residential Small Lot developments generally do not continue the grid and block pattern found in the urban core neighborhoods, but do tend to have a consistently organized internal street network with loops and interconnections. Culs-de-sac are most prominent in this development type.

UER-1 BUILDING TYPES/LAND USES

PRIMARY TYPES

- Single-family Detached

TERTIARY TYPES

- Single-family Attached
- Two-family
- Three-family
- Multi-family Small
- Civic/Institutional Small
- Business/Employment Small (excl. Flex)
- Cemeteries & Mausoleums

See matrix for appropriate park/open space types.

Attachment: ANNEX-2021-0005_40.18acSSOldLeesburg_CanaryWoodsPh3 (6687 : ANNEXATION,

Development Types

UER-1 DEVELOPMENT PATTERN/CONTEXT

- The street network is typically curvilinear with irregular block structure and limited points of connection to the main road network. Street widths may be narrow or wide. Sidewalks may or may not be present in existing neighborhoods but should be provided in new developments. On-street parking is uncommon in these neighborhoods when street widths are narrow.
- Blocks are slightly irregular and may display a range of sizes and shapes determined by the parent lot shape and the internal street network.
- Blocks are subdivided into regular sized lots ranging between 2,500 square feet and 10,000 square feet.
- Buildings are typically set back from the street with deep front yards; buildings sit parallel to the street.
- Building sizes vary slightly within a block, but most are one to two stories in height with less than 2,000 square feet of livable space. Exceptions in the number of stories would be for neighborhoods with many split-level homes.
- Most homes have dedicated parking areas in front or side yards. Attached garages or carports are common.
- Open or green spaces are included in individual properties, retention or detention areas, or neighborhood parks. Passive green spaces should be included in new developments.
- Within a single development, building architecture, density, scale, and design will typically be fairly consistent along with front yard setbacks and driveway and garage arrangements.

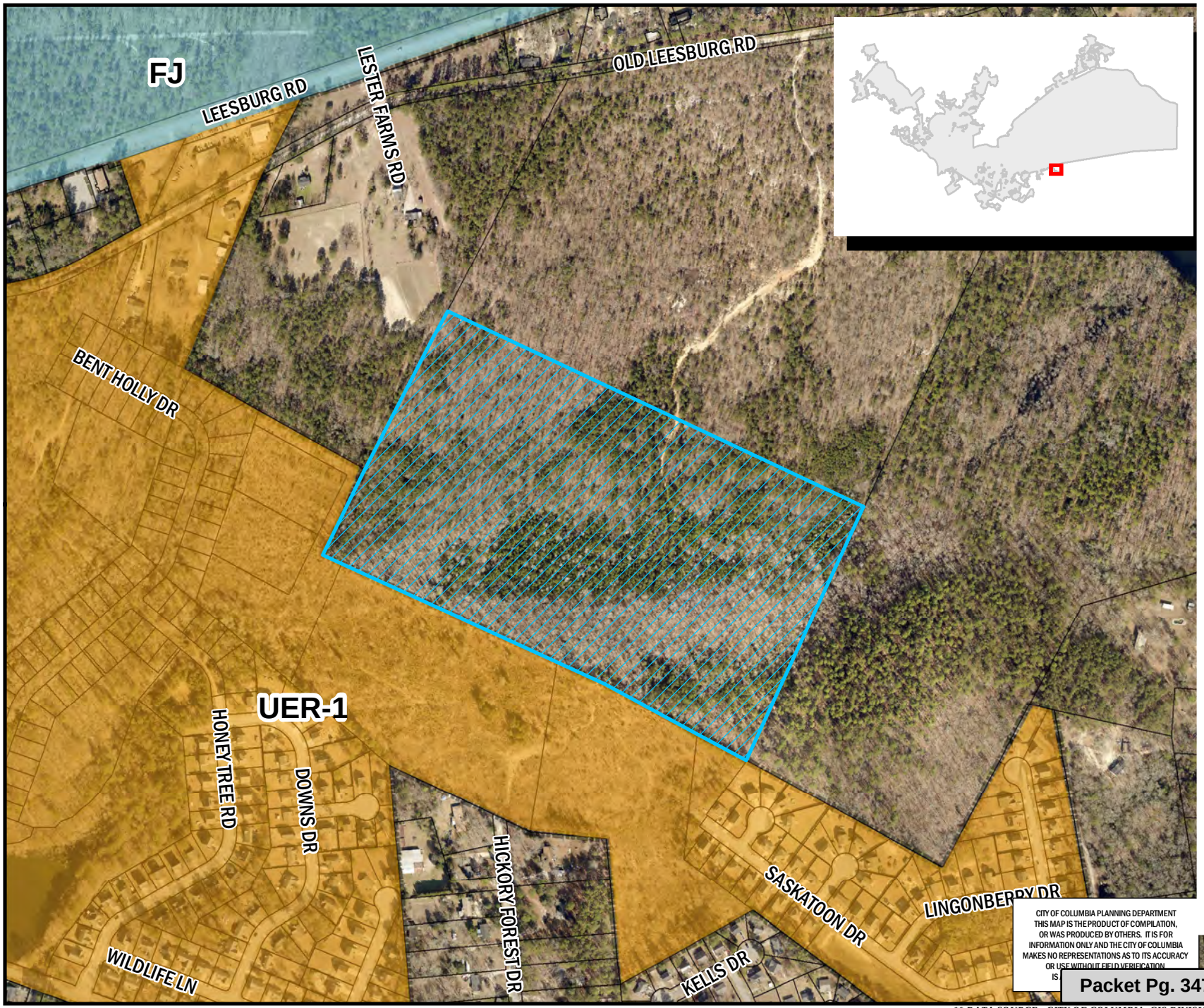
Attachment: ANNEX-2021-0005_40.18acSSOldLeesburg_CanaryWoodsPh3 (6687 : ANNEXATION,

Attachment: ANNEX-2021-0005_40.18acSSOldLeesburg_CanaryWoodsPh3 (6687 : ANNEXATION,

Future Land Use Map

40.18 acre portion, S/S Old Leesburg Road, TMS# 22113-01-01(p)
Existing Rich. Co. FLU: Neighborhood (Medium Density), Proposed FLU: UER-1

Department of Planning & Development Services



Legend

- CITY LIMITS
- PARCELS
- Leesburg40ac_CanaryWoodsPh3
- UCMR-1 - Urban Core Mixed Residential - 1
- UCMR-2 - Urban Core Mixed Residential - 2
- UCMR-3 - Urban Core Mixed Residential - 3
- UEMR - Urban Edge Mixed Residential
- UCMF - Urban Core Multi-family
- UEMF - Urban Edge Multi-family
- UCR-1 - Urban Core Residential Small Lot
- UCR-2 - Urban Core Residential Large Lot
- UER-1 - Urban Edge Residential Small Lot
- UER-2 - Urban Edge Residential Large Lot
- UCAC-1 - Urban Core Neighborhood Activity Center
- UCAC-2 - Urban Core Community Activity Center
- UCAC-3 - Urban Core Regional Activity Center
- UEAC-1 - Urban Edge Community Activity Center
- UEAC-2 - Urban Edge Regional Activity Center
- AC-1 - Neighborhood Activity Corridor
- AC-2 - Community Activity Corridor
- AC-3 - Regional Activity Corridor
- EC - Employment Campus
- IND - Industrial
- TU - Transportation & Utilities
- S/A - Sports/Amusement
- C/I - Civic/Institutional
- CBA - Central Business Area
- ZOO - Riverbanks Zoo & Garden
- U/C - Universities/Colleges
- FJ - Fort Jackson
- T/S - Transitional/Sensitive Lands

0 125 250 500 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
Date: 3/12/2021

We Are Columbia

CITY OF COLUMBIA PLANNING DEPARTMENT
THIS MAP IS THE PRODUCT OF COMPILATION, OR WAS PRODUCED BY OTHERS. IT IS FOR INFORMATION ONLY AND THE CITY OF COLUMBIA MAKES NO REPRESENTATIONS AS TO ITS ACCURACY OR USE WITHOUT FIELD VERIFICATION IS

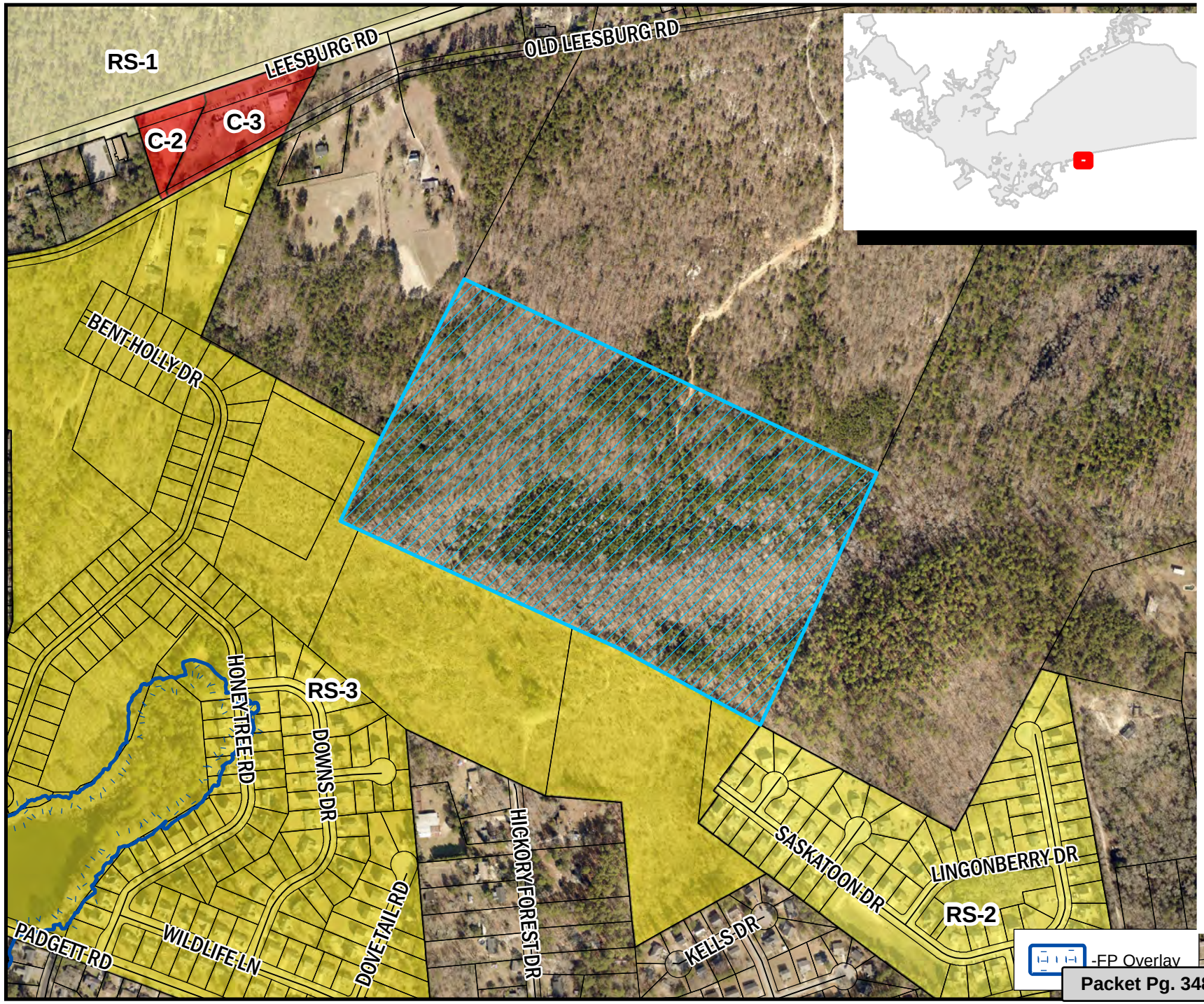
*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Attachment: ANNEX-2021-0005_40.18acSSOldLeesburg_CanaryWoodsPh3 (6687 : ANNEXATION,

Zoning Map

40.18 acre portion, S/S Old Leesburg Road, TMS# 22113
Current Rich. Co. Zoning: RS-HD, Proposed Zoning: RS-3

Department of Planning & Development Services



Legend

PARCELS

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

0 120 240 480 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
March 12, 2021

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Attachment: ANNEX-2021-0005_40.18acSSOldLeesburg_CanaryWoodsPh3 (6687 : ANNEXATION,

We Are Columbia

MEETING DATE: **May 18, 2021**

DEPARTMENT: **Planning and Development Services**

FROM: ***Krista Hampton, Director***

SUBJECT: **ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT for 80-acre portion, N/S Percival Road – 4621, 4635, 4651, and 4655 Percival Road; TMS# 25600-03-04(p)**

FUNDING SOURCE & ORIGINAL BUDGET:

CLEAN WATER 2020?: **No**

FOCUS AREAS: **Innovative & High Quality Municipal Services, Planning Together**

PURPOSE:

Ordinance No.: 2021-036 Annexing and Incorporating an 80-acre portion N/S Percival Road known as 4621 Percival Road, 4635 Percival Road, 4651 Percival Road and 4655 Percival Road, Richland County TMS# 25600-03-04(p) into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2020-028 on August 4, 2020

Council District: 4

Proposal: Request to annex, assign land use classification of Urban Edge Residential Small Lot (UER-1) and assign zoning of General Residential District (RG-1), a portion within the Flood Protective Overlay (-FP) at the time of annexation. The property is currently classified as Neighborhood (Medium Density) and zoned M-1 by Richland County.

Applicant: C. Ray Miles / HVP3 Development, LLC

Staff Recommendation: Approval

PC Recommendation: 04/05/2021; Approval (8-0)

ATTACHMENTS:

- 2021-036 annex and incorporate 80 acre portion N S Percival Road (PDF)
- ANNEX-2021-0006_80acNSPercivalRd (PDF)

LEGAL LUEDTKE | ENGINEERING | SURVEYING
Attachment: 2021-036 annex and incorporate 80 acre portion N S Percival Road (6688 : ANNEXATION, COMPREHENSIVE PLAN MAP, AND

ORDINANCE NO.: 2021-036

Annexing and Incorporating an 80-acre portion N/S Percival Road known as 4621 Percival Road, 4635 Percival Road, 4651 Percival Road and 4655 Percival Road, Richland County TMS# 25600-03-04(p) into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2020-028 on August 4, 2020

WHEREAS, a proper petition has been filed with the City Council by one hundred (100%) percent of the property owners of the within described property under the provisions of South Carolina Ann. Sec. 5-3-150; and,

WHEREAS, it appears to City Council that the annexation of the property would be in the best interest of the property owners and the City of Columbia; and,

WHEREAS, City Council adopted Columbia Compass: Envision 2036 as the City of Columbia Comprehensive Plan by Ordinance No.: 2020-028 adopting Columbia Compass: Envision 2036 along with all the maps and policies contained therein, and amended from time to time, in accordance with the South Carolina Comprehensive Planning Act of 1994 (Title 6, Chapter 29 of the SC Code); NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this ___ day of _____, 2021, that the property described herein is hereby annexed to, incorporated into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2020-028 on August 4, 2020, and becomes a part of the City of Columbia Urban Edge Residential effective immediately. This property shall be assigned a future land use classification Small Lot (UER-1), zoned General Residential District (RG-1), a portion within the Flood Protective Overlay (-FP), apportioned to City Council District 4, Census Tract 114.14 and contains 80 acres.

PROPERTY DESCRIPTION: See Attached Exhibit “A”

Richland County TMS NO.: 25600-03-04(p)

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

Requested by:

Assistant City Manager Gentry

_____
Mayor

Approved by:

_____
City Manager

Approved as to form:

_____
Senior Assistant City Attorney

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

Last revised: 4/19/2021
21008717

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2021-036

All that certain piece, parcel or lot of land with improvements thereon situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, an 80-acre portion of Richland County TMS# 25600-03-04 as shown on a Plat prepared for HVP3 Development, LLC by Belter & Associates, Inc., dated March 10, 2021. Said parcel having such boundaries and measurements as are shown on said exhibit.

Attachment: 2021-036 annex and incorporate 80 acre portion N S Percival Road (6688 : ANNEXATION, COMPREHENSIVE PLAN MAP, AND

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: March 18, 2021

RE: **Property Address:** 80 acres N/S Percival Road – 4621, 4635, 4651, and 4655 Percival Road
Richland County TMS#: 25600-03-04 (portion)
Owner(s): C. Ray Miles / HVP3 Development, LLC
Current Use: Commercial/Largely undeveloped
Proposed Use: Residential
Current County Land Use: Neighborhood (Medium Density)
Proposed City Land Use: Urban Edge Residential Small Lot (UER-1)
Current County Zoning: Light Industrial (M-1)
Proposed City Zoning: General Residential (RG-1), a portion within the Flood Protective (-FP) overlay
Reason for Annexation: Municipal Services; Donut Hole - Secondary
City Council District: 4
Census Tract: 114.14

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

Planning & Development Services staff will see to it that this matter is placed on the **April 5, 2021** Planning Commission agenda. Planning & Development Services staff will notify the City Attorney of the Planning Commission's zoning recommendation by forwarding a copy of this form, completed, as soon as the Planning Commission has met.

/atl
Attachments

cc:

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

Planning Commission Land Use Recommendation: UER-1 (Land Use classification) by 8 - 0.
on 4/5/21 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: RG-1, RG-1, -FP (Zoning classification) by 8 - 0.
on 4/5/21 (mm/dd/yyyy).

(Signature of Annexation Coordinator)

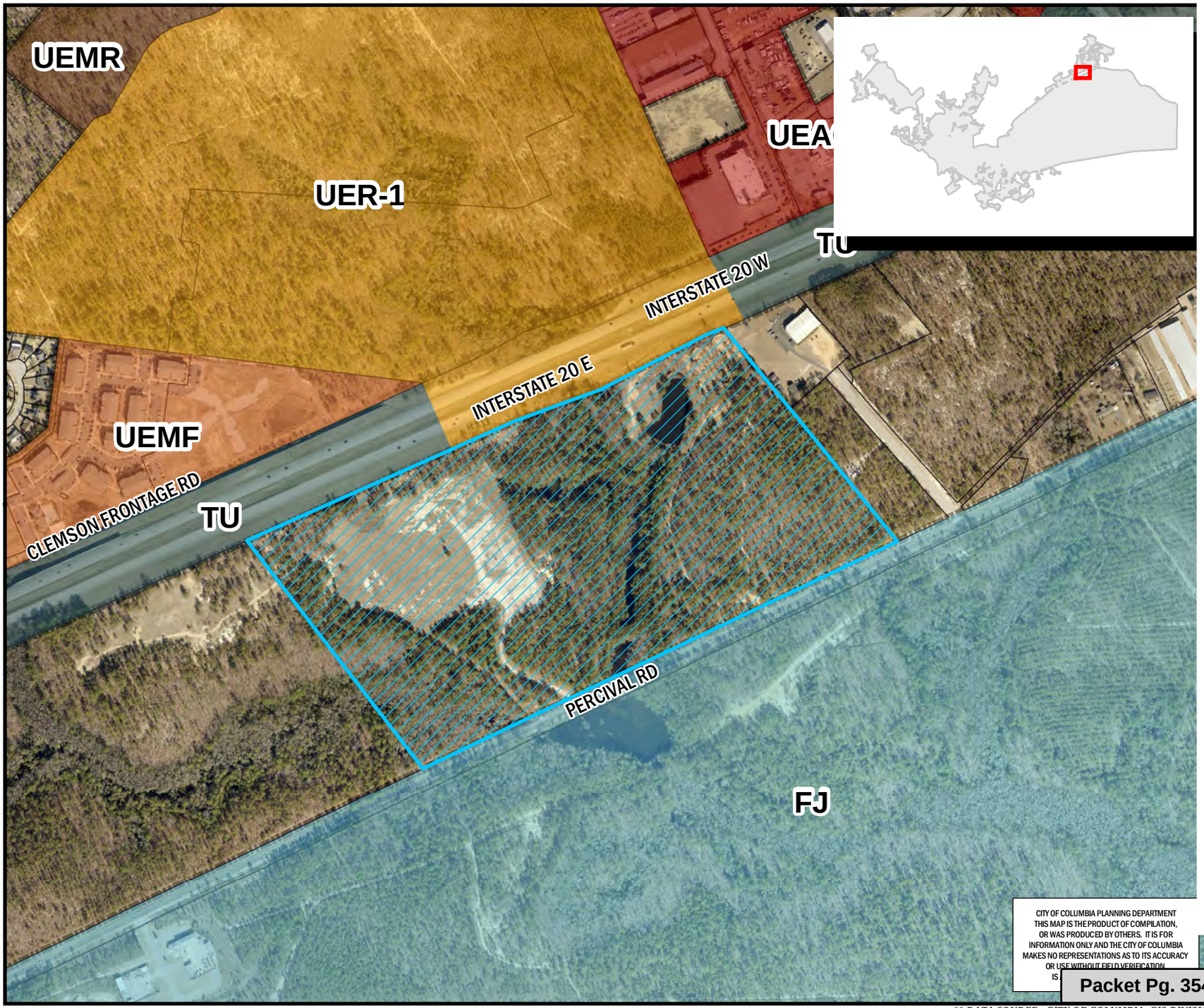
Attachment: 2021-036 annex and incorporate 80 acre portion N S Percival Road (6688 : ANNEXATION, COMPREHENSIVE PLAN MAP, AND

Attachment: 2021-036 annex and incorporate 80 acre portion N S Percival Road (6688 : ANNEXATION,

Future Land Use Map

80 acre portion of N/S Percival Road, TMS# 25600-03-04(p)
Existing Rich. Co. FLU: Neighborhood (Medium Density), Proposed FLU: UER-1

Department of Planning & Development Services



Legend

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- Percival80ac_ColonelsCreek
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- CBA - Central Business Area
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- U/C - Universities/Colleges
- FJ - Fort Jackson
- T/S - Transitional/Sensitive Lands

0 165 330 660 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
Date: 3/12/2021

CITY OF COLUMBIA PLANNING DEPARTMENT
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*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

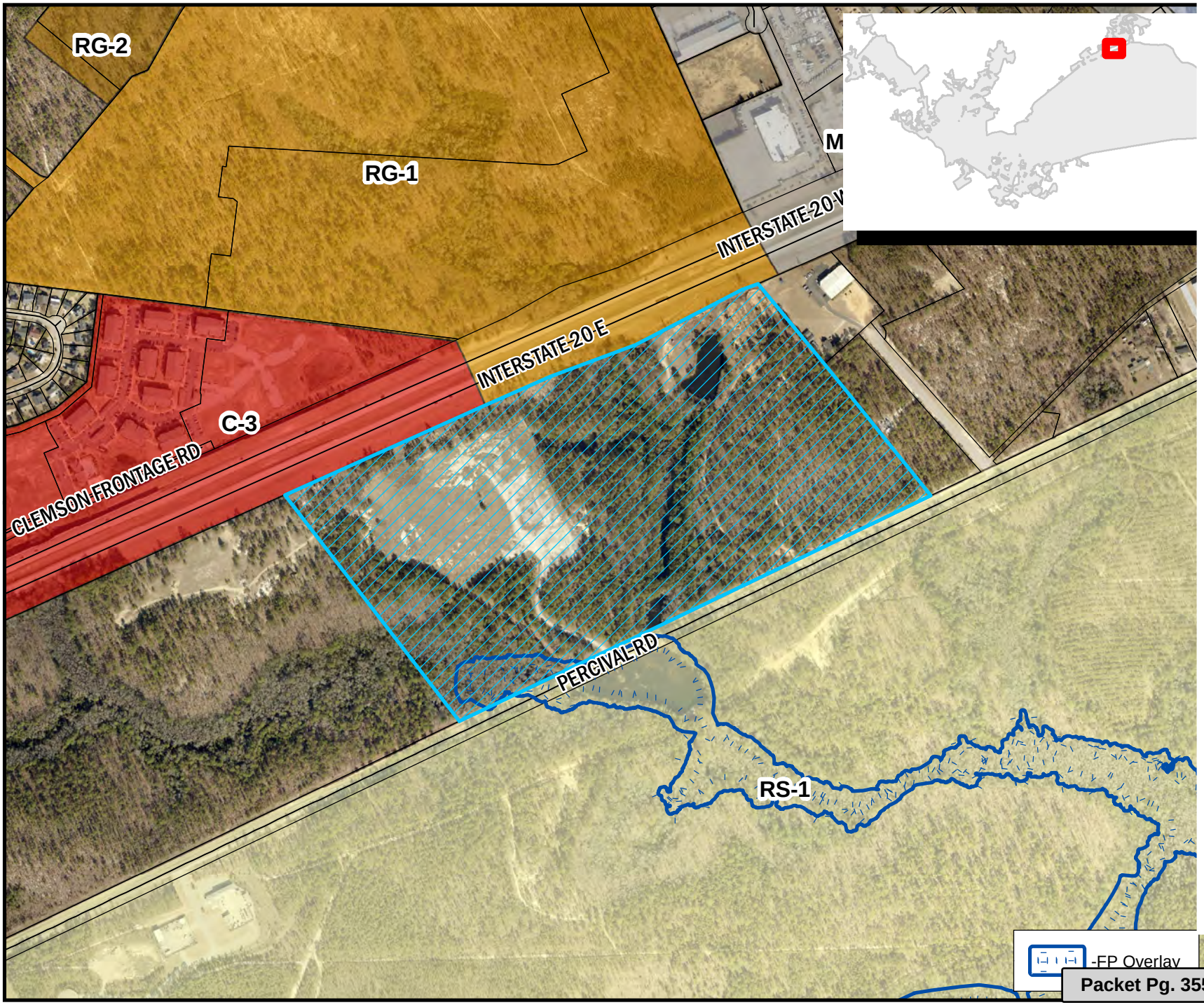
Attachment: 2021-036 annex and incorporate 80 acre portion N S Percival Road (6688 : ANNEXATION,

Zoning Map

80 acre portion, N/S Percival Road, TMS# 25600-03
Current Rich. Co. Zoning: M-1, Proposed Zoning: RG-1, -FP

32.a

Department of Planning & Development Services



Legend

PARCELS

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

0 150 300 600 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
March 12, 2021

DISCLAIMER:
The City of Columbia Department of Planning and Development Services data represented on this map or plan is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Columbia makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.

We Are Columbia

Attachment: 2021-036 annex and incorporate 80 acre portion N S Percival Road (6688 : ANNEXATION,

*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

PETITION FOR ANNEXATION

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

Property Description: All that certain piece, parcel or lot of land with improvements thereon situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, an 80-acre portion of Richland County TMS# 25600-03-04 as shown on a Plat prepared for HVP3 Development, LLC by Belter & Associates, Inc., dated March 10, 2021. Said parcel having such boundaries and measurements as are shown on said exhibit.

Richland County TMS: 25600-03-04 *(portion)*

Property Addresses: 80 acres N/S Percival Road - 4621 Percival Road, 4635 Percival Road, 4651 Percival Road, 4655 Percival Road

Seller:

C. Ray Miles POA for C. Ray Miles Date: 3-23-21

Buyer:

HVP3 Development, LLC

Harold V. Pickrel III Date: 3-26-21

ITS: Owner

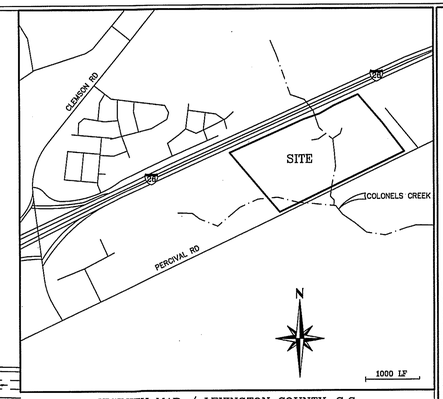
Attachment: 2021-036 annex and incorporate 80 acre portion N S Percival Road (6688 : ANNEXATION, COMPREHENSIVE PLAN MAP, AND

TO COLUMBIA

I-20 120' R/W
S.C.D.O.T. PROJECT No. 40.538

TO CAMDEN

VICINITY MAP / LEXINGTON COUNTY, S.C.



CONC MON (O)
(N) 1/2" REBAR
BILLBOARD
N 65°58'36" E 1511.69'
BILLBOARD
INTERSTATE HIGHWAY FENCE
SCDOT R/W AND PROPERTY LINE
120'
CONC MON (O)
S 71°09'55" W 309.19'
R/OW
(O) 1/2" REBAR
CULVERT/HEADWALL APPROX. LOC.
N 60°30'20" E 294.13'
CONC MON (O)
BILLBOARD APPROX LOC.
O.H. ELECTRIC SERVICE
N 65°56'49" E 499.69'
(O) 1" PINCH TOP
N 65°54'55" E 97.85'
CONC MON (O)

N/F
CLOTHING WORLD INC.
TMS 28800-06-02
PLAT Bk. 759 Pg. 518

S 40°56'12" E 515.79'
CHAIN LINK FENCE
(O) 1" PINCH TOP
S 47°00'48" E 160.35'
(O) 1" PINCH TOP

N/F
CLOTHING WORLD INC.
TMS 28800-08-04
PLAT Bk. 759 Pg. 518

CELL TOWER
S 37°41'34" E 678.87'

N 40°51'02" W 1435.38'

80.00 Ac.
3484598 S.F.

SOME TOPOGRAPHIC FEATURES NOT SHOWN AT THIS TIME AT OWNERS REQUEST.
SOME UTILITIES ALONG PERCIVAL ROAD TO BE SHOWN AT THE TIME OF MARKING BY SCB11.

N/F
C. RAY MILES
TMS 25600-03-04
PLAT Bk. 51 Pg. 3478
79.1 ACRES ± REMAINING

APPROXIMATE LOCATION
FLOOD ZONE "A"
SEE FLOOD MAP 45079C 0277 L

PALMETTO UTILITIES
SEWER PUMPING STATION
w/CHAIN LINK FENCE

(N) 1/2" REBAR
PP
SMH
O.H. ELECTRIC LINES
S 64°25'34" W 2563.58'
SCDOT R/W AND PROPERTY LINE
N 64°32'12" E 342.47'
TO 5/8" REBAR (O) 307'± TO CL NEWLAND ROAD
(N) 1/2" REBAR
EDGE PAVEMENT
FLOW
CULVERT/HEADWALL
50'
PERCIVAL ROAD – SC 12 100' R/W

FB XX-XXX, PG. XX

F.I.R.M. MAP PANEL #45079C 0276E/0277 E, DATED 12-21-17
THE SUBJECT PROPERTY IS SHOWN HEREON AND BELIEF THE LOCATION OF THE SUBJECT PROPERTY HAS BEEN CHECKED AGAINST FEMA MAPS OR OTHER FLOOD DATA AND A PORTION OF THE PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA.

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

SCPLS # 5372
DATE 3/2/2021

BELTER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
2545 WESCOTT ROAD 29212
COLUMBIA, SOUTH CAROLINA
TELEPHONE: (803) 732-4004
FAX: (803) 732-2891

BELTER & ASSOCIATES, INC.
No. C00767
CERTIFICATE OF AUTHORIZATION
SOUTH CAROLINA

GRAPHIC SCALE 100 0 50 100
GRID NORTH

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPARENT OR OF RECORD: THE EXISTENCE OF EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS; AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

ONLY THE LISTED DOCUMENTS SHOWN HEREON WERE CONSIDERED AS A PART OF THIS SURVEY.

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND VISIBLE EVIDENCE AND/OR UTILITY AS-BUILT DRAWINGS. ADDITIONAL UTILITIES OR EASEMENTS MAY EXIST. LOCATIONS SHOWN HEREON UNLESS DESIGNATED WITH BEARINGS & DISTANCES.

SCALE: 1" = 100'
DATE: 03-10-2021
LOT AREA: 80.00 ACRES
RICHLAND COUNTY TMS# R28800-03-04 (PORTION)
JOB NO. 2103026

PLAT PREPARED FOR
HVP3 DEVELOPMENT LLC
NEAR COLUMBIA, S.C. IN RICHLAND COUNTY

EEE-071

Attachment: 2021-036 annex and incorporate 80 acre portion N S Percival Road (6688 : ANNEXATION, COMPREHENSIVE PLAN MAP, AND ZONING MAP AMENDMENT for 4621, 4635, 4651, and 4655 Percival)

CITY COUNCIL

May 18, 2021 at 2:00pm
Virtual Meeting Using Video Conferencing Technology, Columbia, SC

ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY
80-acre portion, N/S Percival Road – 4621, 4635, 4651, and 4655 Percival Road; TMS# 25600-03-04(p)

Council District:	4
Proposal:	Request to annex, assign land use classification of Urban Edge Residential Small Lot (UER-1) and assign zoning of General Residential District (RG-1), a portion within the Flood Protective Overlay (-FP) at the time of annexation. The property is currently classified as Neighborhood (Medium Density) and zoned M-1 by Richland County.
Applicant:	C. Ray Miles / HVP3 Development, LLC
Staff Recommendation:	Approval
PC Recommendation:	04/05/2021; Approval (8-0)
ZPH, 1st Reading:	05/18/2021; Pending
2nd Reading:	06/01/2021; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 80 acres
Current Use: Commercial/Largely undeveloped
Proposed Use: Residential
Reason for Annexation: Municipal Services
Urban Service Area: Donut Hole-Secondary
Current County Land Use Classification: Neighborhood (Medium Density)
Proposed City Land Use Classification: Urban Edge Residential Small Lot (UER-1)
Current County Zoning: Light Industrial (M-1)
Proposed City Zoning: General Residential District (RG-1), a portion within the Flood Protective Overlay (-FP)
Census Tract: 114.14

DETERMINATION FOR CITY SERVICES

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

Police
CPD does not object to this annexation. As with most annexations, we find that the proposed annexation will result in an increased number of calls for service. For the proposed 298 single-family residential lots, the estimated cost to serve would be **approximately $53,000 per year** at full build-out, based on calls to similar nearby properties within the City limits.

Attachment: ANNEX-2021-0006_80acNSPercivalRd (6688 : ANNEXATION, COMPREHENSIVE PLAN MAP, AND ZONING MAP AMENDMENT for

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

Solid Waste
With the recent explosion of residential development in the City's northeast, the Solid Waste Division will need additional equipment and personnel to continue to provide our standard of service. We are currently adjusting our routes to balance out the growth, but there will soon be a tipping point. The cost associated with solid waste service is **approximately $216 annually** per household.

Engineering
Water is not currently available to this property however 12" mains exist approximately 3,500 feet down Percival Road to the west and across I-20 to the north. The property is not within the City of Columbia's sanitary sewer service area.

Water Customer Care
Any proposed development on the annexed property would result in **new customers**, who will pay water rates approximately **40% lower** than out-of-city customers.

Planning & Development Services
We recommend approval of the annexation of this residential tract. The property is located within a designated Secondary Donut Hole in the Urban Service Area plan. A proposed 298-lot single-family subdivision has been proposed for the site, and at full build-out, the estimated real estate tax revenue generated for the City would be **approximately $223,000 per year**.

* Estimated City Tax Revenue is based on **2020 millage** for real property and calculated as: ((Taxable Value × Tax Rate) × City Millage Rate (.0938)). The actual additional taxes paid by the property owner will generally be substantially lower as some millage items do not apply to in-City properties, and an increased Local Option Sales Tax credit factor applies to in-City properties (an additional .002020 for the 2020 tax year).

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject property is in a "Donut Hole-Secondary" as identified in the Urban Service Area Map

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

Donut Holes - Secondary are the donut holes where the ability to provide all services and/or the condition of existing infrastructure may not be at optimal levels for annexation at this time. For example, it may be that the storm drainage and/or road system is substandard or that the area is in an overburdened service area.

Annexation within an area classified as *Donut Hole - Secondary* should be considered, but an assessment of the impact on the City's revenue and ability to serve the property/area in question is needed. In areas lacking infrastructure or serviceability, the City should work towards improving these conditions in collaboration with the communities, the County, and other organizations if possible.

Donut Holes are unincorporated areas that are completely surrounded by the City of Columbia and/or another municipality, or areas surrounded by the City of Columbia and a major geographical feature, such as a river. These areas pose a number of challenges to the City that can be addressed through annexation. Often, these are areas that were developed before the City or any municipality became adjacent, and may lack easy access to City utilities or other services.

Attachment: ANNEX-2021-0006_80acNSPercivalRd (6688 : ANNEXATION, COMPREHENSIVE PLAN MAP, AND ZONING MAP AMENDMENT for

Donut Holes can often cause inefficiencies in the delivery of services due to confusion about jurisdiction, and if the land is in a jurisdiction with a different approach to code enforcement, these areas can negatively impact the quality of life for adjacent City residents. Such inefficiencies can impact property owners and residents, both within and outside of the municipal boundaries, through confusion over services as well as added operational costs to local government. This results in a greater financial impact to City residents, who pay both City and County taxes.

Comprehensive Plan Land Use Classification

The proposed future land use for the subject property is Urban Edge Residential Small Lot (UER-1) in the *Columbia Compass: Envision 2036* Future Land Use Map. The property is currently designated as Neighborhood (Medium Density) by Richland County.

Urban Edge Residential Small lot neighborhoods account for a significant portion of the City's existing residential neighborhoods. This development type is appropriate as development on remaining large lots or as redevelopment in the outer areas of Columbia. Most of these developments are relatively modern and occurred after 1970. Urban Edge Residential Small Lot developments generally do not continue the grid and block pattern found in the urban core neighborhoods, but do tend to have a consistently organized internal street network with loops and interconnections. Culs-de-sac are most prominent in this development type.

Primary Types

- Single-family Detached

Tertiary Types

- Single-family Attached
- Two-family
- Three-family
- Multi-family Small
- Civic/Institutional Small
- Business/Employment Small (excl. Flex)
- Cemeteries & Mausoleums

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

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

PROPOSED ZONING DISTRICT SUMMARY

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

The proposed City of Columbia zoning district is General Residential District (RG-1), a portion within the Flood Protective Overlay (-FP).

General Residential District (RG-1)

The RG-1, RG-1A and RG-2 districts are intended as medium and high density residential areas permitting progressively higher population densities, characterized by single-family detached, two-family detached and multiple-family structures, and garden type apartments. Certain structures and uses required to serve governmental, educational, religious, noncommercial recreational, and other needs of the areas are permitted outright or are permissible as special exceptions subject to restrictions and requirements intended to preserve and protect the residential character of the districts.

Attachment: ANNEX-2021-0006_80acNSPercivalRd (6688 : ANNEXATION, COMPREHENSIVE PLAN MAP, AND ZONING MAP AMENDMENT for

Flood Protective Overlay (-FP)

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

STAFF RECOMMENDATION

Staff recommends City Council to annex the property, assign a future land use classification of Urban Edge Residential Small Lot (UER-1), and assign zoning of General Residential District (RG-1), a portion within the Flood Protective Overlay (-FP) at the time of annexation.

Attachment: ANNEX-2021-0006_80acNSPercivalRd (6688 : ANNEXATION, COMPREHENSIVE PLAN MAP, AND ZONING MAP AMENDMENT for

Development Types

URBAN EDGE RESIDENTIAL SMALL LOT (UER-1)

Urban Edge Residential Small lot neighborhoods account for a significant portion of the City's existing residential neighborhoods. This development type is appropriate as development on remaining large lots or as redevelopment in the outer areas of Columbia. Most of these developments are relatively modern and occurred after 1970. Urban Edge Residential Small Lot developments generally do not continue the grid and block pattern found in the urban core neighborhoods, but do tend to have a consistently organized internal street network with loops and interconnections. Culs-de-sac are most prominent in this development type.

UER-1 BUILDING TYPES/LAND USES

PRIMARY TYPES

- Single-family Detached

TERTIARY TYPES

- Single-family Attached
- Two-family
- Three-family
- Multi-family Small
- Civic/Institutional Small
- Business/Employment Small (excl. Flex)
- Cemeteries & Mausoleums

See matrix for appropriate park/open space types.

Attachment: ANNEX-2021-0006_80acNSPercivalRd (6688 : ANNEXATION, COMPREHENSIVE PLAN MAP, 0

Development Types

UER-1 DEVELOPMENT PATTERN/CONTEXT

- The street network is typically curvilinear with irregular block structure and limited points of connection to the main road network. Street widths may be narrow or wide. Sidewalks may or may not be present in existing neighborhoods but should be provided in new developments. On-street parking is uncommon in these neighborhoods when street widths are narrow.
- Blocks are slightly irregular and may display a range of sizes and shapes determined by the parent lot shape and the internal street network.
- Blocks are subdivided into regular sized lots ranging between 2,500 square feet and 10,000 square feet.
- Buildings are typically set back from the street with deep front yards; buildings sit parallel to the street.
- Building sizes vary slightly within a block, but most are one to two stories in height with less than 2,000 square feet of livable space. Exceptions in the number of stories would be for neighborhoods with many split-level homes.
- Most homes have dedicated parking areas in front or side yards. Attached garages or carports are common.
- Open or green spaces are included in individual properties, retention or detention areas, or neighborhood parks. Passive green spaces should be included in new developments.
- Within a single development, building architecture, density, scale, and design will typically be fairly consistent along with front yard setbacks and driveway and garage arrangements.

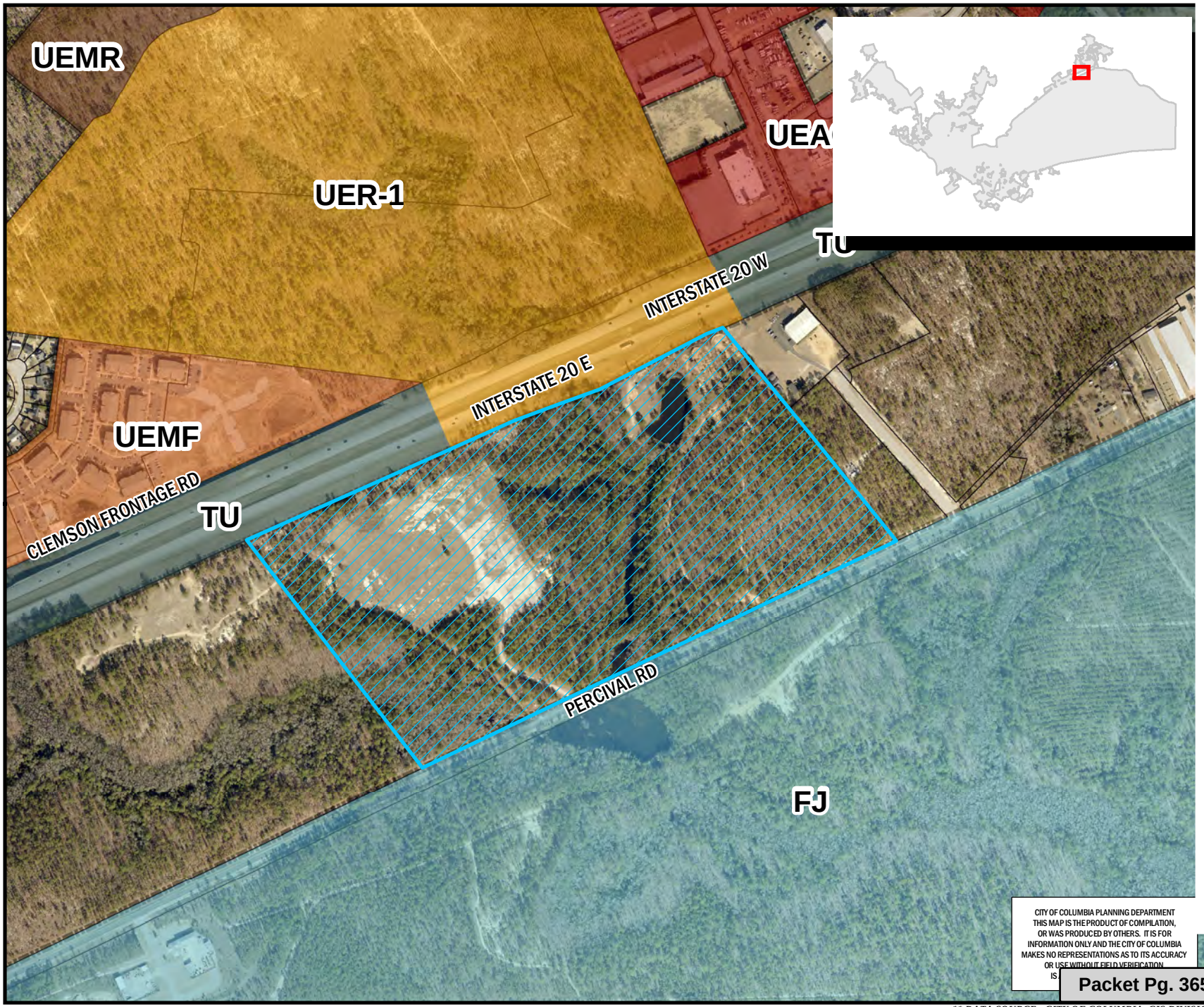
Attachment: ANNEX-2021-0006_80acNSPercivalRd (6688 : ANNEXATION, COMPREHENSIVE PLAN MAP, 0

Attachment: ANNEX-2021-0006_80acNSPercivalRd (6688 : ANNEXATION, COMPREHENSIVE PLAN MAP,

Future Land Use Map

80 acre portion of N/S Percival Road, TMS# 25600-03-04(p)
Existing Rich. Co. FLU: Neighborhood (Medium Density), Proposed FLU: UER-1

Department of Planning & Development Services



Legend

- CITY LIMITS
- PARCELS
- Percival80ac_ColonelsCreek
- UCMR-1 - Urban Core Mixed Residential - 1
- UCMR-2 - Urban Core Mixed Residential - 2
- UCMR-3 - Urban Core Mixed Residential - 3
- UEMR - Urban Edge Mixed Residential
- UCMF - Urban Core Multi-family
- UEMF - Urban Edge Multi-family
- UCR-1 - Urban Core Residential Small Lot
- UCR-2 - Urban Core Residential Large Lot
- UER-1 - Urban Edge Residential Small Lot
- UER-2 - Urban Edge Residential Large Lot
- UCAC-1 - Urban Core Neighborhood Activity Center
- UCAC-2 - Urban Core Community Activity Center
- UCAC-3 - Urban Core Regional Activity Center
- UEAC-1 - Urban Edge Community Activity Center
- UEAC-2 - Urban Edge Regional Activity Center
- AC-1 - Neighborhood Activity Corridor
- AC-2 - Community Activity Corridor
- AC-3 - Regional Activity Corridor
- EC - Employment Campus
- IND - Industrial
- TU - Transportation & Utilities
- S/A - Sports/Amusement
- C/I - Civic/Institutional
- CBA - Central Business Area
- ZOO - Riverbanks Zoo & Garden
- U/C - Universities/Colleges
- FJ - Fort Jackson
- T/S - Transitional/Sensitive Lands

0 165 330 660 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
Date: 3/12/2021

CITY OF COLUMBIA PLANNING DEPARTMENT
THIS MAP IS THE PRODUCT OF COMPILATION, OR WAS PRODUCED BY OTHERS. IT IS FOR INFORMATION ONLY AND THE CITY OF COLUMBIA MAKES NO REPRESENTATIONS AS TO ITS ACCURACY OR USE WITHOUT FIELD VERIFICATION IS

*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

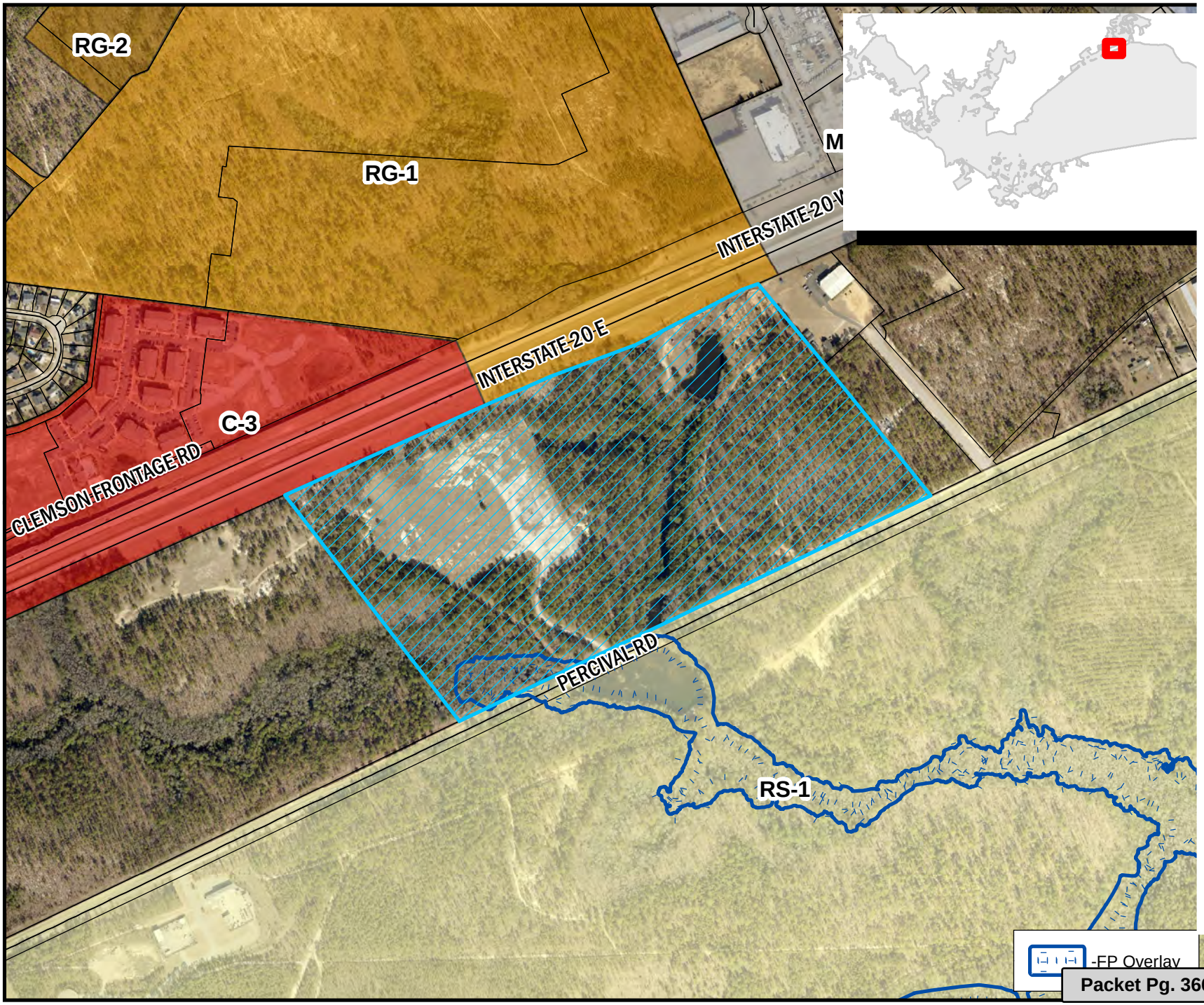
Attachment: ANNEX-2021-0006_80acNSPercivalRd (6688 : ANNEXATION, COMPREHENSIVE PLAN MAP,

Zoning Map

80 acre portion, N/S Percival Road, TMS# 25600-03
Current Rich. Co. Zoning: M-1, Proposed Zoning: RG-1, -FP

32.b

Department of Planning & Development Services



Legend

PARCELS

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

0 150 300 600 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
March 12, 2021

DISCLAIMER:
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We Are Columbia

Attachment: ANNEX-2021-0006_80acNSPercivalRd (6688 : ANNEXATION, COMPREHENSIVE PLAN MAP,

*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

We Are Columbia

MEETING DATE: **May 18, 2021**

DEPARTMENT: **Planning and Development Services**

FROM: ***Krista Hampton, Director***

SUBJECT: **ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT for 7315 Coachmaker Road; TMS# 16307-09-01**

FUNDING SOURCE & ORIGINAL BUDGET:

CLEAN WATER 2020?: **No**

FOCUS AREAS: **Innovative & High Quality Municipal Services, Planning Together**

PURPOSE:

Ordinance No.: 2021-033 Annexing and Incorporating 7315 Coachmaker Road, Richland County TMS# 16307-09-01 into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2020-028 on August 4, 2020

Council District: 3

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

Applicant: Andrew and Michelle Welsh

Staff Recommendation: Approval

PC Recommendation: 04/05/2021; Approval (8-0)

ATTACHMENTS:

- ANNEX-2021-0007_7315CoachmakerRd (PDF)
- 2021-033 annex and incorporate 7315 Coachmaker Road (PDF)
- Rogers_Coachmaker_Email (PDF)

PLANNING COMMISSION

May 18, 2021 at 2:00pm
Virtual Meeting Using Video Conferencing Technology, Columbia, SC

ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY
7315 Coachmaker Road; TMS# 16307-09-01

Council District:	3
Proposal:	Request to annex, assign land use classification of Urban Edge Residential Large Lot (UER-2) and assign zoning of Single Family Residential District (RS-2) at the time of annexation. The property is currently classified as Mixed Residential (High Density) and zoned RS-MD by Richland County.
Applicant:	Andrew and Michelle Welsh
Staff Recommendation:	Approval
PC Recommendation:	04/05/2021; Approval (8-0)
ZPH, 1st Reading:	05/18/2021; Pending
2nd Reading:	06/01/2021; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 0.35 acres
Current Use: Residential
Proposed Use: Residential
Reason for Annexation: Municipal Services
Urban Service Area: Donut Hole-Secondary
Current County Land Use Classification: Mixed Residential (High Density)
Proposed City Land Use Classification: Urban Edge Residential Large Lot (UER-2)
Current County Zoning: Residential Single Family Medium Density (RS-MD)
Proposed City Zoning: Single Family Residential District (RS-2)
Census Tract: 116.04

DETERMINATION FOR CITY SERVICES

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

Police
CPD does not object to this annexation. As with most annexations, we find that the proposed annexation may result in an increased number of calls for service. For this existing single-family residence, the estimated cost to serve would be **approximately $120 per year**, based on calls to similar nearby properties within the City limits.

Attachment: ANNEX-2021-0007_7315CoachmakerRd (6689 : ANNEXATION, COMPREHENSIVE PLAN MAP, AND ZONING MAP AMENDMENT for

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

Solid Waste
Solid Waste provides service in this neighborhood. The cost associated with solid waste service is approximately **$216 annually per household.**

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

Water Customer Care
The customers on this property will pay water & sewer rates approximately **40% lower** than out-of-city customers.

Planning & Development Services
We recommend approval of the annexation of this single-family residence. The property is located within a designated Secondary Donut Hole in the Urban Service Area plan. Based on the existing taxable value of this property, the estimated real estate tax revenue generated for the City would be **approximately $670 per year**.

* Estimated City Tax Revenue is based on **2020 millage** for real property and calculated as: ((Taxable Value × Tax Rate) × City Millage Rate (.0938)). The actual additional taxes paid by the property owner will generally be substantially lower as some millage items do not apply to in-City properties, and an increased Local Option Sales Tax credit factor applies to in-City properties (an additional .002020 for the 2020 tax year).

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject property is in a "Donut Hole-Secondary" as identified in the Urban Service Area Map

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

Donut Holes - Secondary are the donut holes where the ability to provide all services and/or the condition of existing infrastructure may not be at optimal levels for annexation at this time. For example, it may be that the storm drainage and/or road system is substandard or that the area is in an overburdened service area.

Annexation within an area classified as *Donut Hole - Secondary* should be considered, but an assessment of the impact on the City's revenue and ability to serve the property/area in question is needed. In areas lacking infrastructure or serviceability, the City should work towards improving these conditions in collaboration with the communities, the County, and other organizations if possible.

Donut Holes are unincorporated areas that are completely surrounded by the City of Columbia and/or another municipality, or areas surrounded by the City of Columbia and a major geographical feature, such as a river. These areas pose a number of challenges to the City that can be addressed through annexation. Often, these are areas that were developed before the City or any municipality became adjacent, and may lack easy access to City utilities or other services.

Donut Holes can often cause inefficiencies in the delivery of services due to confusion about jurisdiction, and if the land is in a jurisdiction with a different approach to code enforcement, these areas can negatively impact the quality of life for adjacent City residents. Such inefficiencies can impact property owners and residents, both within and outside of the municipal boundaries, through confusion over services as well as added operational costs to local government. This results in a greater financial impact to City residents, who pay both City and County taxes.

Attachment: ANNEX-2021-0007_7315CoachmakerRd (6689 : ANNEXATION, COMPREHENSIVE PLAN MAP, AND ZONING MAP AMENDMENT for

Comprehensive Plan Land Use Classification

The proposed future land use classification for the subject property is Urban Edge Residential Large Lot (UER-2) in the *Columbia Compass: Envision 2036* Future Land Use Map. The property is currently designated as Mixed Residential (High Density) by Richland County.

Urban Edge Residential Large Lot neighborhoods represent many of the older residential neighborhoods in the outer areas of the City. This development type is appropriate as development on remaining large lots or as redevelopment in the outer areas of Columbia. Most of the existing developments occurred after 1950. Urban Edge Residential Large Lot developments generally do not continue the grid and block pattern found in the urban neighborhoods, but do tend to have a consistently organized internal street network with loops and interconnections.

Primary Types

- Single-Family Detached
  *Accessory dwelling units

Tertiary Types

- Single-family Attached
- Two-family
- Three-family
- Civic/Institutional Small
- Business/Employment Small (excl. Flex)
- Cemeteries & Mausoleums

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

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

PROPOSED ZONING DISTRICT SUMMARY

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

The proposed City of Columbia zoning district is Single Family Residential District (RS-2).

Single Family Residential District (RS-2)

The RS-1, RS-1A, RS-1B, RS-2 and RS-3 districts are intended as single-family residential areas with detached units with low to medium population densities. Use regulations for the single-family districts are identical, but contain varying classes of lot width and lot area, and these dimensional differences are intended to be preserved. Certain structures and uses required to serve governmental, educational, religious, noncommercial recreational, and other needs of those areas are permitted outright within such districts or are permissible as special exceptions subject to restrictions and requirements intended to preserve and protect the single-family residential character of the district.

STAFF RECOMMENDATION

Staff recommends City Council annex the property, assign a future land use classification of Urban Edge Residential Large Lot (UER-2) and assign zoning of Single Family Residential District (RS-2) at the time of annexation.

Attachment: ANNEX-2021-0007_7315CoachmakerRd (6689 : ANNEXATION, COMPREHENSIVE PLAN MAP, AND ZONING MAP AMENDMENT for

Development Types

URBAN EDGE RESIDENTIAL LARGE LOT (UER-2)

Urban Edge Residential Large Lot neighborhoods represent many of the older residential neighborhoods in the outer areas of the City. This development type is appropriate as development on remaining large lots or as redevelopment in the outer areas of Columbia. Most of the existing developments occurred after 1950. Urban Edge Residential Large Lot developments generally do not continue the grid and block pattern found in the urban neighborhoods, but do tend to have a consistently organized internal street network with loops and interconnections.

UER-2 BUILDING TYPES/LAND USES

PRIMARY TYPES

- Single-family Detached
  *Accessory dwelling units

TERTIARY TYPES

- Single-family Attached
- Two-family
- Three-family
- Civic/Institutional Small
- Business/Employment Small (excl. Flex)
- Cemeteries & Mausoleums

See matrix for appropriate park/open space types.

Attachment: ANNEX-2021-0007_7315CoachmakerRd (6689 : ANNEXATION, COMPREHENSIVE PLAN 0

Development Types

UER-2 DEVELOPMENT PATTERN/CONTEXT

- The street network is typically curvilinear with irregular block structure and limited points of connection to the main road network. Street widths may be narrow or wide. Sidewalks may or may not be present in existing neighborhoods but should be provided in new developments. On-street parking is uncommon in these neighborhoods when street widths are narrow.
- Blocks are slightly irregular and may display a range of sizes and shapes determined by the parent lot shape and the internal street network.
- Blocks are subdivided into regular sized lots over 10,000 square feet.
- Buildings are typically set back from the street with deep front yards; buildings sit parallel to the street.
- Building sizes vary slightly within a block, but most are one to two stories in height with more than 2,000 square feet of livable space. Exceptions in the number of stories would be for neighborhoods with many split-level homes.
- Most homes have dedicated parking areas in front or side yards. Attached garages or carports are common.
- Open or green spaces are included in individual properties, retention or detention areas, or neighborhood parks. Passive green spaces should be included in new developments.
- Within a single development, building architecture, density, scale, and design will typically be fairly consistent along with front yard setbacks and driveway and garage arrangements. Side loading garages may be more common in a large lot neighborhood than in small lot neighborhoods.

Attachment: ANNEX-2021-0007_7315CoachmakerRd (6689 : ANNEXATION, COMPREHENSIVE PLAN 0

Attachment: ANNEX-2021-0007_7315CoachmakerRd (6689 : ANNEXATION, COMPREHENSIVE PLAN MAP, AND ZONING MAP AMENDMENT for

02/01/2019

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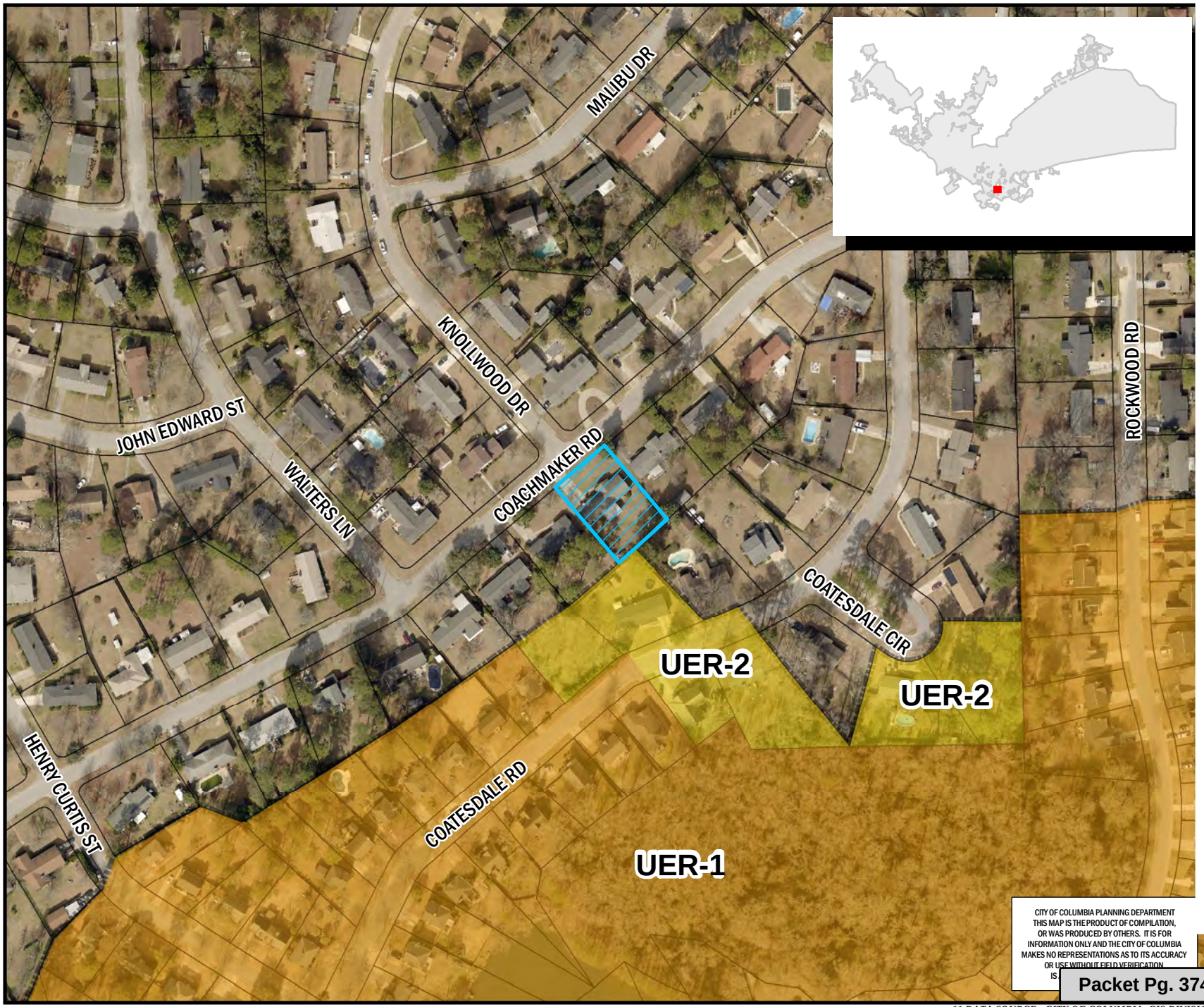
Future Land Use Map

7315 Coachmaker Road, TMS# 16307-09-01
Existing Rich. Co. FLU: Mixed Residential (High Density), Proposed FLU: UER-2

Department of Planning & Development Services



Legend

- CITY LIMITS
- PARCELS
- UCMR-1 - Urban Core Mixed Residential - 1
- UCMR-2 - Urban Core Mixed Residential - 2
- UCMR-3 - Urban Core Mixed Residential - 3
- UEMR - Urban Edge Mixed Residential
- UCMF - Urban Core Multi-family
- UEMF - Urban Edge Multi-family
- UCR-1 - Urban Core Residential Small Lot
- UCR-2 - Urban Core Residential Large Lot
- UER-1 - Urban Edge Residential Small Lot
- UER-2 - Urban Edge Residential Large Lot
- UCAC-1 - Urban Core Neighborhood Activity Center
- UCAC-2 - Urban Core Community Activity Center
- UCAC-3 - Urban Core Regional Activity Center
- UEAC-1 - Urban Edge Community Activity Center
- UEAC-2 - Urban Edge Regional Activity Center
- AC-1 - Neighborhood Activity Corridor
- AC-2 - Community Activity Corridor
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- EC - Employment Campus
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- U/C - Universities/Colleges
- FJ - Fort Jackson
- T/S - Transitional/Sensitive Lands

0 50 100 200 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
Date: 3/18/2021

CITY OF COLUMBIA PLANNING DEPARTMENT
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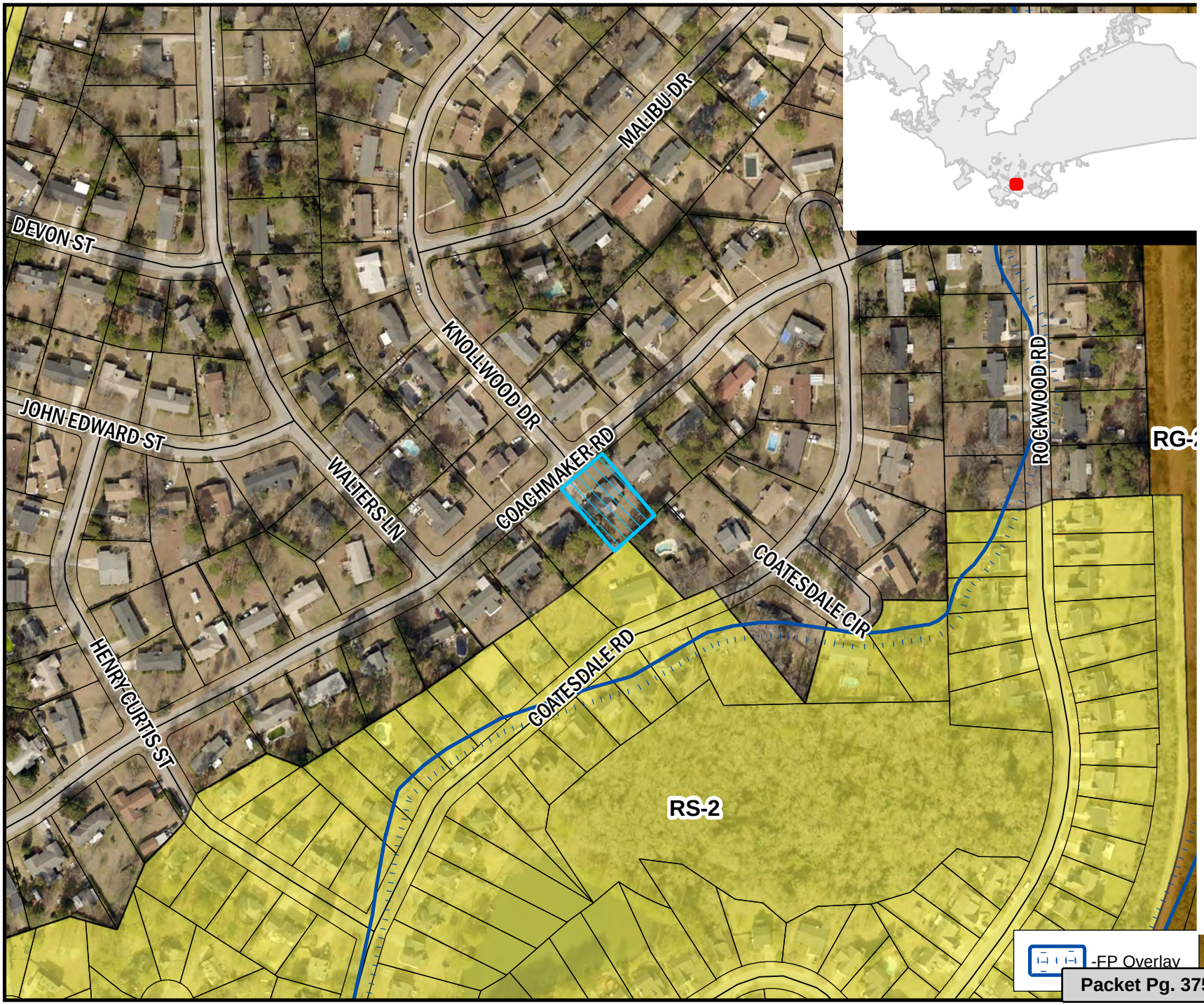
*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Attachment: ANNEX-2021-0007_7315CoachmakerRd (6689 : ANNEXATION, COMPREHENSIVE PLAN

Zoning Map

7315 Coachmaker Road, TMS# 16307-09-01
Current Rich. Co. Zoning: RS-MD, Proposed Zoning: RS-2

Department of Planning & Development Services



Legend

PARCELS

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

0 60 120 240 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
March 18, 2021

DISCLAIMER:
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Attachment: ANNEX-2021-0007_7315CoachmakerRd (6689 : ANNEXATION, COMPREHENSIVE PLAN

*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

LEGAL DEPARTMENT - ANNEXATION
Attachment: 2021-033 annex and incorporate 7315 Coachmaker Road (6689 : ANNEXATION, COMPREHENSIVE PLAN MAP, AND ZONING MAP

ORDINANCE NO.: 2021-033

Annexing and Incorporating 7315 Coachmaker Road, Richland County TMS# 16307-09-01 into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2020-028 on August 4, 2020

WHEREAS, a proper petition has been filed with the City Council by one hundred (100%) percent of the property owners of the within described property under the provisions of South Carolina Ann. Sec. 5-3-150; and,

WHEREAS, it appears to City Council that the annexation of the property would be in the best interest of the property owners and the City of Columbia; and,

WHEREAS, City Council adopted Columbia Compass: Envision 2036 as the City of Columbia Comprehensive Plan by Ordinance No.: 2020-028 adopting Columbia Compass: Envision 2036 along with all the maps and policies contained therein, and amended from time to time, in accordance with the South Carolina Comprehensive Planning Act of 1994 (Title 6, Chapter 29 of the SC Code); NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this ___ day of _____, 2021, that the property described herein is hereby annexed to, incorporated into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2020-028 on August 4, 2020, and becomes a part of the City of Columbia effective immediately. This property shall be assigned a future land use classification of Urban Edge Residential Large Lot (UER-2), zoned Single Family Residential District (RS-2), apportioned to City Council District 3, Census Tract 116.04 and contains 0.35 acres.

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 16307-09-01

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

Requested by:

Assistant City Manager Gentry

_____
Mayor

Approved by:

_____
City Manager

Approved as to form:

_____
Senior Assistant City Attorney

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

Last revised: 4/19/2021
21008714

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2021-033

All that certain piece, parcel or lot of land, together with the improvements thereon, situate, lying and being on the Southeastern side of Coachmaker Road, in the subdivision known as "Knollwood", near the City of Columbia, School District No. 1-L of Richland County, State of South Carolina, being more fully shown and delineated as Lot Number Nine (9) of Block D on a plat of a portion of Knollwood, prepared by McMillan Engineering Company, dated September 30, 1965, subsequently revised, recorded in the Office of the Register of Deeds for Richland County, South Carolina, in Plat Book W at Pages 118-119 and more recent plat prepared for Bobby E. Counts and Joyce F. Counts by Ben Whetstone Associates, dated October 7, 2010 and recorded in Record Book 1640 at Page 2780; having the boundaries and measurements as shown on said plat, reference being craved thereto for a more complete and accurate legal description.

Last revised: 4/19/2021
21008714

Attachment: 2021-033 annex and incorporate 7315 Coachmaker Road (6689 : ANNEXATION, COMPREHENSIVE PLAN MAP, AND ZONING MAP

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: March 18, 2021

RE: **Property Address:** 7315 Coachmaker Road
Richland County TMS#: 16307-09-01
Owner(s): Andrew and Michelle Welsh
Current Use: Residential
Proposed Use: Residential
Current County Land Use: Mixed Residential (High Density)
Proposed City Land Use: Urban Edge Residential Large Lot (UER-2)
Current County Zoning: Residential Single Family Medium Density (RS-MD)
Proposed City Zoning: Single Family Residential (RS-2)
Reason for Annexation: Municipal Services; Donut Hole - Secondary
City Council District: 3
Census Tract: 116.04

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

Planning & Development Services staff will see to it that this matter is placed on the **April 5, 2021** Planning Commission agenda. Planning & Development Services staff will notify the City Attorney of the Planning Commission's zoning recommendation by forwarding a copy of this form, completed, as soon as the Planning Commission has met.

/atl
Attachments

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

Planning Commission Land Use Recommendation: UER-2 (Land Use classification) by 8-0.
on 4/5/21 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: RS-2 (Zoning classification) by 8-0.
on 4/5/21 (mm/dd/yyyy).

(Signature of Annexation Coordinator)

Attachment: 2021-033 annex and incorporate 7315 Coachmaker Road (6689 : ANNEXATION, COMPREHENSIVE PLAN MAP, AND ZONING MAP

Attachment: 2021-033 annex and incorporate 7315 Coachmaker Road (6689 : ANNEXATION, COMPREHENSIVE PLAN MAP, AND ZONING MAP

02/01/2019

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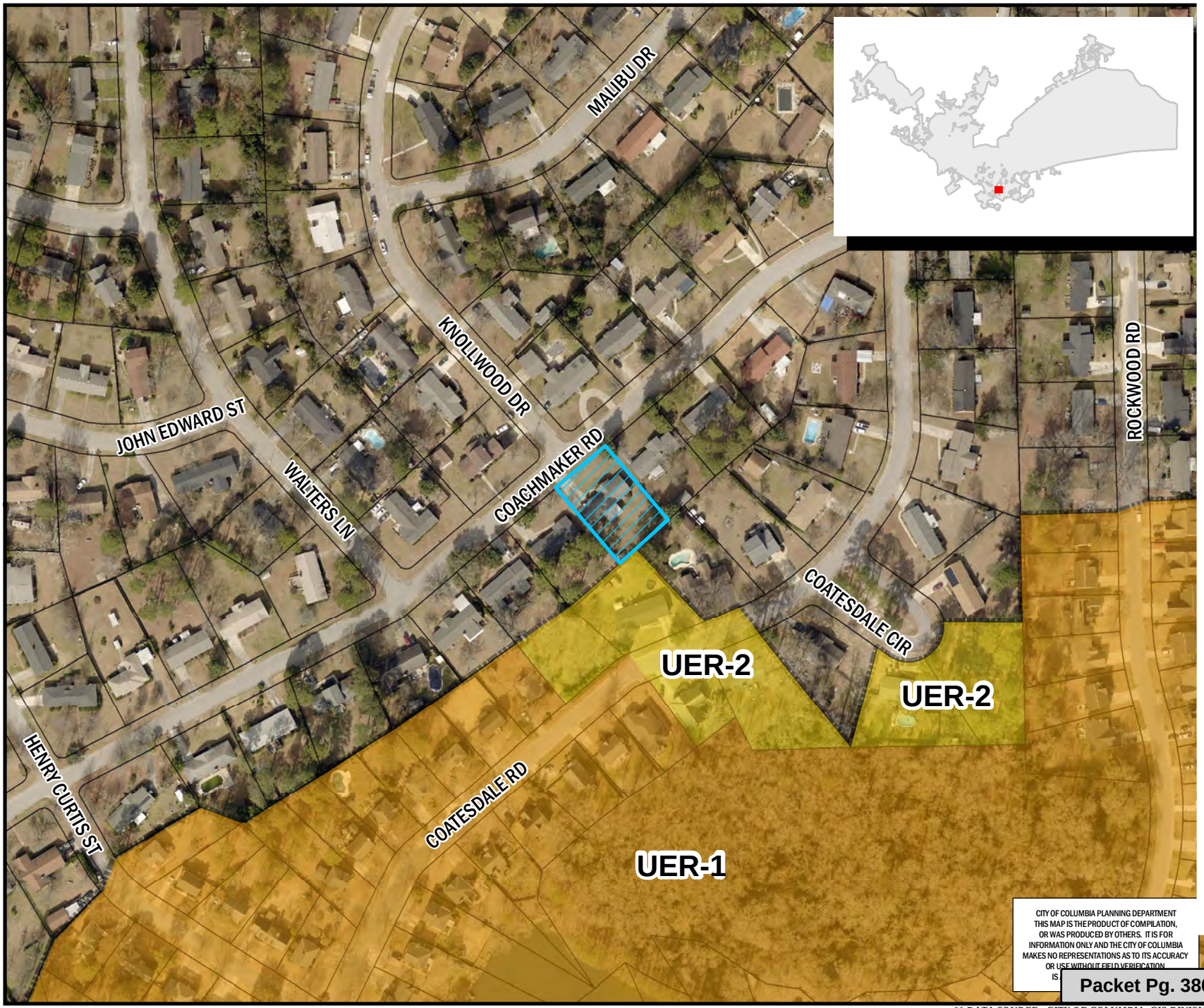
Future Land Use Map

7315 Coachmaker Road, TMS# 16307-09-01
Existing Rich. Co. FLU: Mixed Residential (High Density), Proposed FLU: UER-2

Department of Planning & Development Services



Legend

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- PARCELS

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- UCMR-3 - Urban Core Mixed Residential - 3
- UEMR - Urban Edge Mixed Residential
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- FJ - Fort Jackson
- T/S - Transitional/Sensitive Lands

0 50 100 200 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
Date: 3/18/2021

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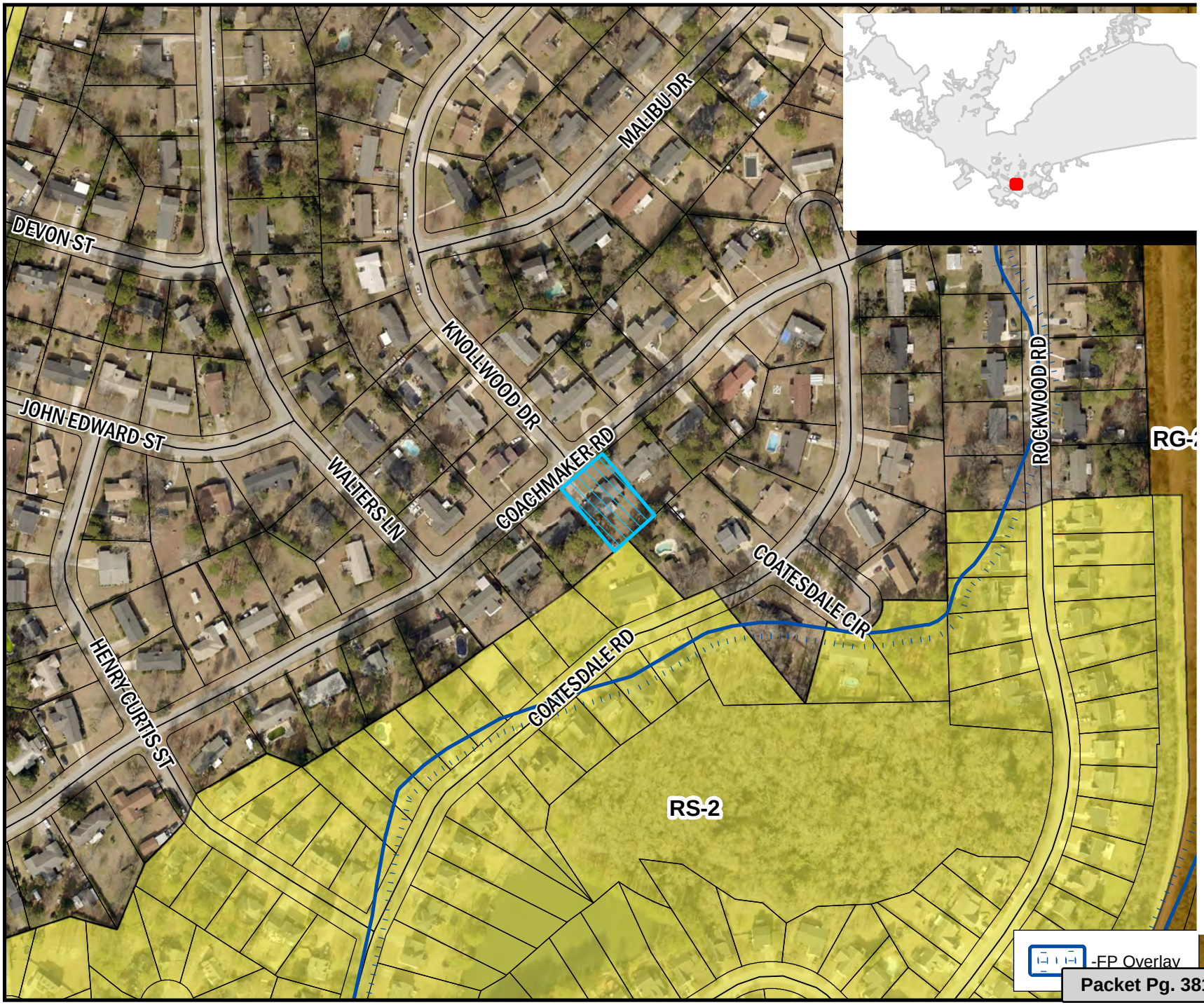
Attachment: 2021-033 annex and incorporate 7315 Coachmaker Road (6689 : ANNEXATION,

Zoning Map

7315 Coachmaker Road, TMS# 16307-09-01
Current Rich. Co. Zoning: RS-MD, Proposed Zoning: RS-2

Department of Planning & Development Services



Legend

PARCELS

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

0 60 120 240 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
March 18, 2021

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Attachment: 2021-033 annex and incorporate 7315 Coachmaker Road (6689 : ANNEXATION,

*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

PETITION FOR ANNEXATION

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

Property Description: All that certain piece, parcel or lot of land, together with the improvements thereon, situate, lying and being on the Southeastern side of Coachmaker Road, in the subdivision known as "Knollwood", near the City of Columbia, School District No. 1-L of Richland County, State of South Carolina, being more fully shown and delineated as Lot Number Nine (9) of Block D on a plat of a portion of Knollwood, prepared by McMillan Engineering Company, dated September 30, 1965, subsequently revised, recorded in the Office of the Register of Deeds for Richland County, South Carolina, in Plat Book W at Pages 118-119 and more recent plat prepared for Bobby E. Counts and Joyce F. Counts by Ben Whetstone Associates, dated October 7, 2010 and recorded in Record Book 1640 at Page 2780; having the boundaries and measurements as shown on said plat, reference being craved thereto for a more complete and accurate legal description.

Richland County TMS: 16307-09-01

Property Address: 7315 Coachmaker Road

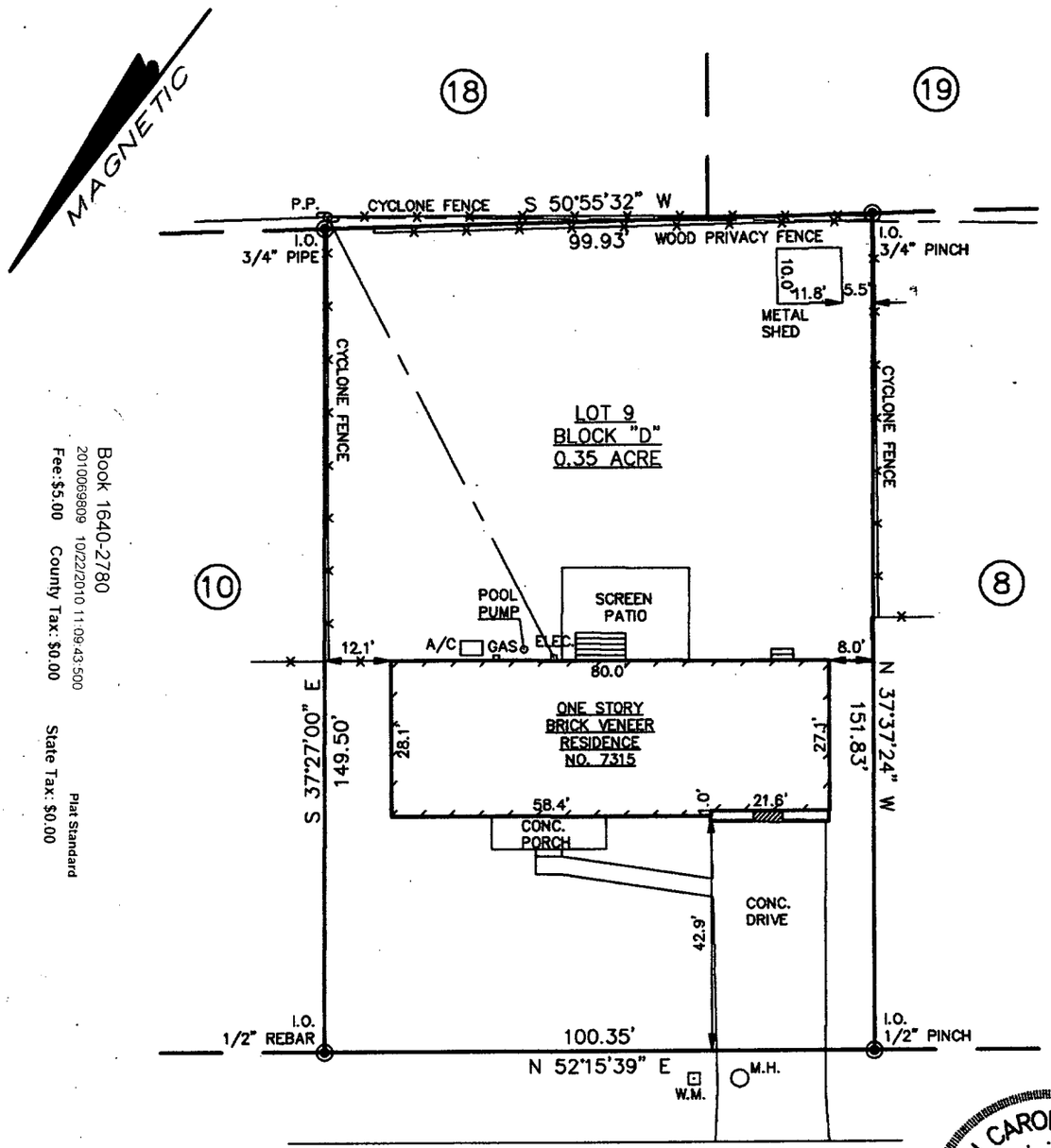
Andrew Welsh

Date: 3-3-2021

Michelle Welsh

Date: 3/3/2021

Attachment: 2021-033 annex and incorporate 7315 Coachmaker Road (6689 : ANNEXATION, COMPREHENSIVE PLAN MAP, AND ZONING MAP



Book 1640-2780
2010069809 10/22/2010 11:09:43:500
Fee:$5.00 County Tax: $0.00 State Tax: $0.00
Plat Standard

2010069809 Richard W. Rodden
Richland County R.O.D.

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
BEN WHETSTONE ASSOCIATES NO. C01317

EXEMPTION FROM REVIEW PROCESS
THIS PLAT IS A RESURVEY OF AN EXISTING LOT OF RECORD WITH NO CHANGES TO EXISTING LOT LINES.

Benjamin H. Whetstone

LOT NEAR COLUMBIA, IN RICHLAND COUNTY, S.C.; SHOWN AS LOT 9, BLOCK "D", ON A PLAT OF KNOLLWOOD, BY MCMILLAN ENGINEERING CO., DATED SEPTEMBER 30, 1965, REVISED JANUARY 6, 1966, AND RECORDED IN PLAT BOOK "W", PAGES 118 & 119, IN THE OFFICE OF R.O.D. FOR RICHLAND COUNTY. TMS: 16307-09-01

PLAT PREPARED FOR

BOBBY E. COUNTS & JOYCE F. COUNTS

BEN WHETSTONE ASSOCIATES
1321 AUGUSTA ROAD
WEST COLUMBIA, S.C. 29169
PHONE (803) 791-8467

OCTOBER 7, 2010
SCALE: 1" = 30'

0' 15' 30' 60'

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

Benjamin H. Whetstone
BENJAMIN H. WHETSTONE, R.L.S.
S.C. REGISTRATION NUMBER #2904

JOB NO. 10-10-002A

Attachment: 2021-033 annex and incorporate 7315 Coachmaker Road (6689 : ANNEXATION, COMPREHENSIVE PLAN MAP, AND ZONING MAP AMENDMENT for 7315 Coachmaker Road)

Hammond, Erika

From: Livengood, Andrew
Sent: Thursday, May 13, 2021 5:14 PM
To: Hammond, Erika
Subject: Fw: [EXTERNAL] ref 7315 Coachmaker road

Erika,

This is an emailed comment about a case on the May 18 Zoning Public Hearing. It is MinuteTraq item # 6689, Ordinance # 2021-033 (7315 Coachmaker Road, TMS# 16307-09-01).

I received it a while ago, but wanted to wait until the case was entered into MinuteTraq. I guess I could have sent it a week ago, though!

Let me know if you need anything,
Andrew

Andrew Livengood

Annexation Coordinator
City of Columbia Planning & Development Services
1136 Washington Street, 3rd Fl
Columbia SC 29201

803-545-3217
Andrew.Livengood@ColumbiaSC.gov
Annexation@ColumbiaSC.gov

From: Jimmy Rogers <jimmy1609@att.net>
Sent: Monday, April 19, 2021 7:05 PM
To: COC Board Meeting <COCBoardMeeting@columbiasc.gov>
Cc: jdenard622@gmail.com <jdenard622@gmail.com>
Subject: [EXTERNAL] ref 7315 Coachmaker road

CAUTION: This email originated outside of the organization. Do not click links or open attachments from unknown senders or suspicious emails. Never enter a username or password on a site that you did not knowingly access.

To Whom It May Concern,

I am writing in response to letter that I received in regards to reassigning the zoning of property 7315 Coachmaker Road Columbia, SC 29209. I am the rightful owner of 7309 Coachmaker Road Columbia, SC 29209. I have lived here at 7309 Coachmaker Road for 47 years and the neighborhood has always been county property. I oppose the reassignment of 7315 Coachmaker Road to city property. 7315 Coachmaker Road borders my property (7309 Coachmaker Road). I do no wish for this property to be annexed into the city property. 7315 Coachmaker Road has no city access to city roads or city property in any direction ie front, side or rear. 7401 Coachmaker Road is on the other side of 7315 Coachmaker and is a rental property. This property (7401 Coachmaker Road) borders the other side of 7315 Coachmaker Road. 7401

Attachment: Rogers_Coachmaker_Email (6689 : ANNEXATION, COMPREHENSIVE PLAN MAP, AND ZONING MAP AMENDMENT for 7315

Coachmaker road has no way to be accessed by the city in any direction. Again, both of these properties (7401 and 7315 Coachmaker Road, Columbia SC 29209) can only be accessed through Richland County property. Again, I am submitted my vote for opposing 7315 Coachmaker Road Columbia, SC 29209 to be reassigned as city property. Thank you for your time in the matter.

Regards,

Mr. and Mrs. Jimmy Rogers
7309 Coachmaker Road
Columbia, SC 29209
803-695-8507 (home)
803-351-2434 (cell)

Sent from Mail for Windows 10

Attachment: Rogers_Coachmaker_Email (6689 : ANNEXATION, COMPREHENSIVE PLAN MAP, AND ZONING MAP AMENDMENT for 7315

We Are Columbia

MEETING DATE: **May 18, 2021**

DEPARTMENT: **Planning and Development Services**

FROM: ***Krista Hampton, Director***

SUBJECT: **ZONING MAP AMENDMENT for 707 Catawba Street, TMS# 08913-04-01**

FUNDING SOURCE & ORIGINAL BUDGET:

CLEAN WATER 2020?: **No**

FOCUS AREAS: **Planning Together**

PURPOSE:

Council District: 2

Proposal: Request to rezone the parcel from Heavy Industrial District (M-2), -Planned Development District (-PD) to Office and Institutional District (C-1), -Planned Development District (-PD).

Applicant: Hunter Lambert, USC Development Foundation

Staff Recommendation: Approval

PC Recommendation: 04/05/2021; Approval (8-0)

ATTACHMENTS:

- ZMA-2021-0002_Catawba707 (PDF)

CITY COUNCIL

May 18, 2021 at 2:00pm
Virtual Meeting Using Video Conferencing Technology, Columbia, SC

Zoning Map Amendment Case Summary
707 Catawba Street, TMS# 08913-04-01

Council District: 2

Proposal: Request to rezone the parcel from Heavy Industrial District (M-2), -Planned Development District (-PD) to Office and Institutional District (C-1), -Planned Development District (-PD).

Applicant: Hunter Lambert, USC Development Foundation

Staff Recommendation: Approval

PC Recommendation: 04/05/2021; Approval (8-0)

ZPH, 1st Reading: 05/18/2021; Pending

2nd Reading: 06/01/2021; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 3.5 acres
Current Use: Warehouse
Proposed Use: Warehouse, Classrooms, and Offices
Current Land Use Classification: Employment Campus (EC)
Current Zoning: Heavy Industrial District (M-2), -Planned Development District (-PD)
Proposed Zoning: Office and Institutional District (C-1), -Planned Development District (-PD)

PLANS, POLICIES, AND LAND USE

Comprehensive Plan Land Use Classification

The subject property is designated Employment Campus (EC) in the *Columbia Compass: Envision 2036* Future Land Use Map.

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

Primary Types

Attachment: ZMA-2021-0002_Catawba707 (6677 : ZMA for 707 Catawba Street)

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

Secondary Types

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

Tertiary Types

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

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

The subject property is located within the study areas of two area plans: the *Innovista Master Plan* (2007), adopted by the City of Columbia; and the *Capital City Mill District Area and Corridor Plan* (2017) adopted by the City of Columbia and Richland County.

The subject property was included within the study area of the *Innovista Master Plan*, though properties south of the railroad were not included in the subsequent design/development overlay district. Urban design concepts were not proposed for the subject property, though Catawba Street was designated as an Avenue I; the plan further designates all avenues as "A" streets, which the plan indicates should prioritize pedestrian and bicycle circulation (page 31-32).

The *Capital City Mill District Area and Corridor Plan* recommended a future land use of Employment Campus for the subject property; the future land use maps were subsequently updated to implement this recommendation. The plan provided Mill District Characteristics for each future land use classification, and noted that Employment Campus should include active green spaces, flexible innovative buildings, transitional scale, and reuse and infill development. It further noted that "due to the unique, innovative character of the Mill District neighborhoods and the historic nature of the mill villages, scale in this district should be modified to remain consistent with present development patterns and with buildings maintaining a scale that is appropriate as a transition between residential uses and more intense districts" (page 35). No specific transportation infrastructure recommendations are made for the property by the plan, however the plan as a whole states the community's desire for walkability and multimodal ease of access, in light of current concerns regarding both vehicular and pedestrian traffic volumes and safety issues. The plan also notes that the subject property is within close proximity to a neighborhood node (centered at Wayne and Whaley Street), and the subject property's location diagonally opposite of Pacific Park and nearby access to the Mill Village Riverlink (along Lincoln Street) reinforces the need for pedestrian access (page 77).

Recommendations made by the Capital City Mill District Area and Corridor Plan for various alternatives related to rail consolidation would have varying impacts to the subject property; since these recommendations were made, SCDOT has developed preliminary alternatives as part of a NEPA analysis, and these alternatives should be examined by the applicant as they relate to potential impacts.

Attachment: ZMA-2021-0002_Catawba707 (6677 : ZMA for 707 Catawba Street)

PROPOSED ZONING DISTRICT SUMMARY

The subject property is currently zoned Heavy Industrial District (M-2), -Planned Development District (-PD). The abutting properties in the City of Columbia have base zoning of Heavy Industrial District (M-2) to the East and West, Light Industrial District (M-1) to the South, and Mixed Use Urban District (MX-2) to the North.

The proposed zoning district is Office and Institutional District (C-1), -Planned Development District (-PD).

Heavy Industrial District (M-2)

The M-2 district is intended to accommodate primarily those uses of a manufacturing and industrial nature, and secondarily those uses which are functionally related thereto such as distribution, storage and processing. General commercial uses are allowed but are considered incidental to the predominantly industrial nature of the district. Certain related structures and uses required to serve the needs of the primary uses are permitted outright or are permissible as special exceptions subject to restrictions and requirements intended to best fulfill the intent of this article. In addition, certain uses are permitted only as special exceptions or are prohibited in order to protect such uses from the potentially incompatible characteristics of industrial areas.

Office and Institutional District (C-1)

The C-1 district is intended to accommodate office, institutional, and certain types of residential uses in areas whose characteristic is neither general commercial nor exclusively residential in nature. Certain related structures and uses required to serve the needs of the areas are permitted outright or are permissible as special exceptions subject to restrictions and requirements intended to best fulfill the intent of this article.

Planned Development District (-PD)

The -PD area is intended to protect the Congaree vista and other areas of the city undergoing redevelopment and revitalization from incompatible land uses and influences which do not complement or promote the high-intensity mixed use character of the area. It is also the intent that new developments within the -PD area are coordinated to ensure that the land use, pedestrian environment, urban design, open space, signs, streetscape and traffic circulation are sensitive to and implement the overall objectives and concept of the applicable redevelopment plan.

STAFF RECOMMENDATION

Staff recommends City Council rezone the parcel from M-2, -PD to C-1, -PD.

Attachment: ZMA-2021-0002_Catawba707 (6677 : ZMA for 707 Catawba Street)

02/25/2019

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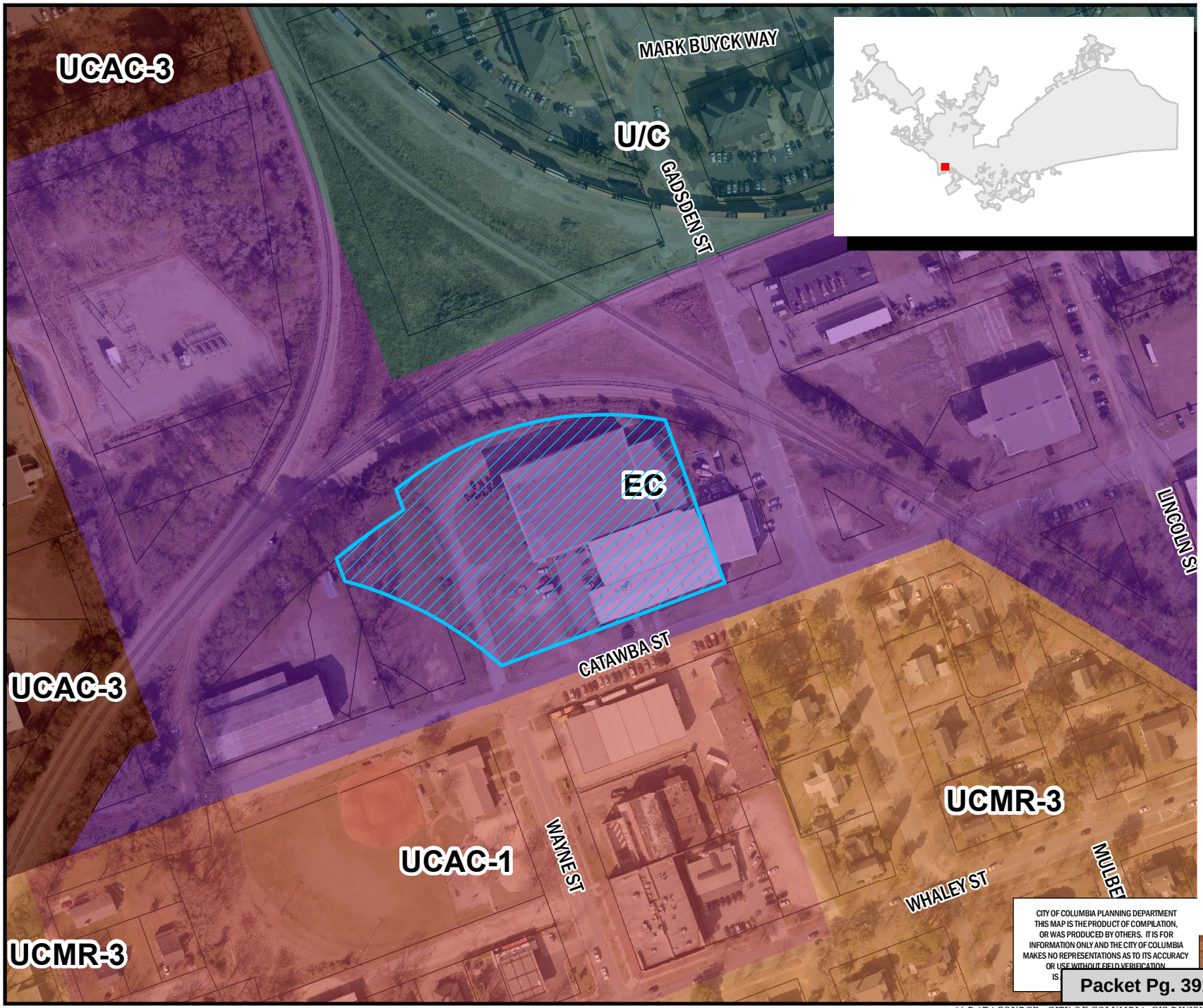
Attachment: ZMA-2021-0002_Catawba707 (6677 : ZMA for 707 Catawba Street)

Future Land Use Map

707 Catawba Street, TMS# 08
Existing FLU: EC

Department of Planning & Development Services



Legend

- CITY LIMITS
- PARCELS
- UCMR-1 - Urban Core Mixed Residential - 1
- UCMR-2 - Urban Core Mixed Residential - 2
- UCMR-3 - Urban Core Mixed Residential - 3
- UEMR - Urban Edge Mixed Residential
- UCMF - Urban Core Multi-family
- UEMF - Urban Edge Multi-family
- UCR-1 - Urban Core Residential Small Lot
- UCR-2 - Urban Core Residential Large Lot
- UER-1 - Urban Edge Residential Small Lot
- UER-2 - Urban Edge Residential Large Lot
- UCAC-1 - Urban Core Neighborhood Activity Center
- UCAC-2 - Urban Core Community Activity Center
- UCAC-3 - Urban Core Regional Activity Center
- UEAC-1 - Urban Edge Community Activity Center
- UEAC-2 - Urban Edge Regional Activity Center
- AC-1 - Neighborhood Activity Corridor
- AC-2 - Community Activity Corridor
- AC-3 - Regional Activity Corridor
- EC - Employment Campus
- IND - Industrial
- TU - Transportation & Utilities
- S/A - Sports/Amusement
- C/I - Civic/Institutional
- CBA - Central Business Area
- ZOO - Riverbanks Zoo & Garden
- U/C - Universities/Colleges
- FJ - Fort Jackson
- T/S - Transitional/Sensitive Lands

0 50 100 200 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
Date: 2/26/2021

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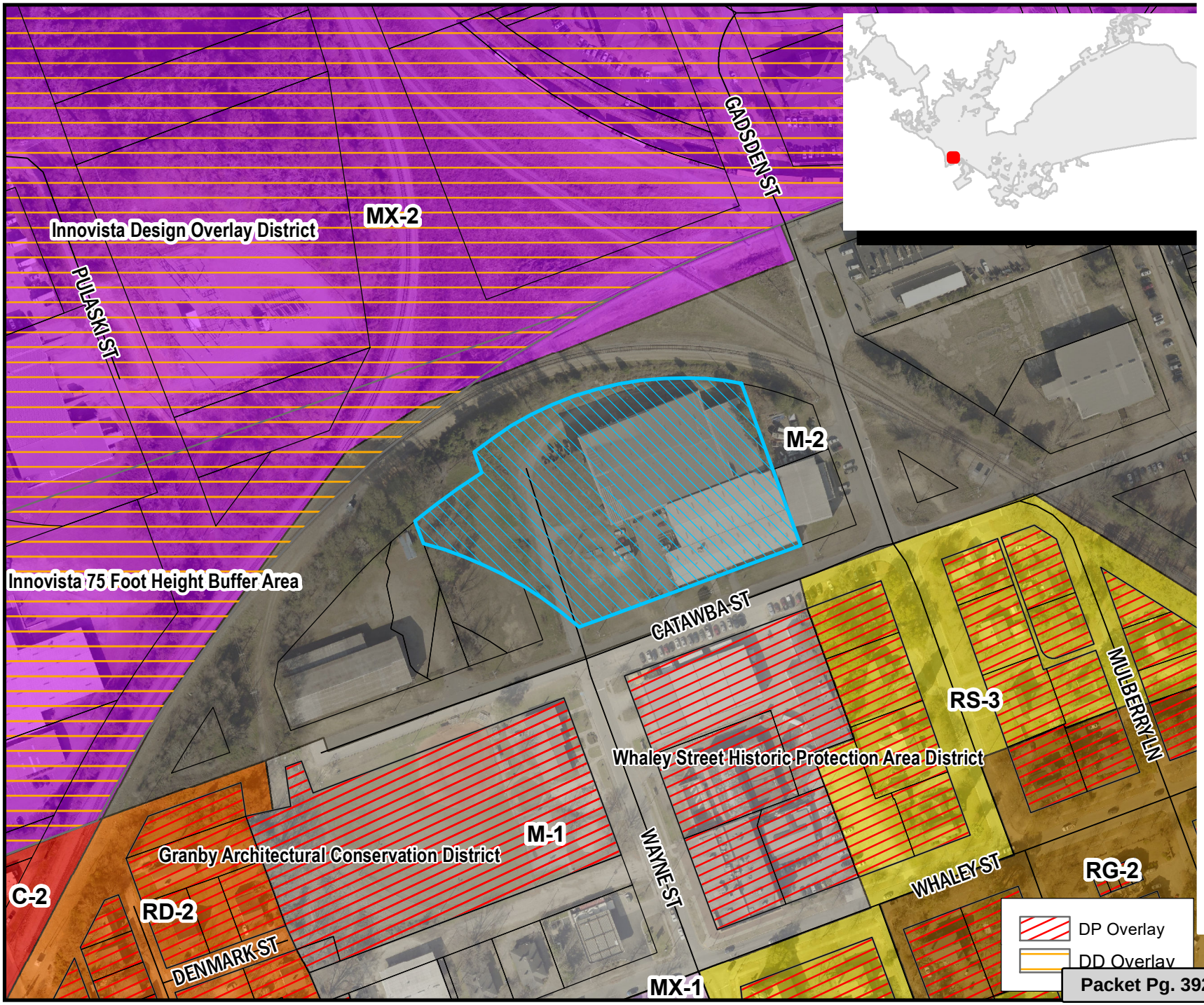
*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Attachment: ZMA-2021-0002_Catawba707 (6677 : ZMA for 707 Catawba Street)

Zoning Map

707 Catawba Street, TMS# 08913-04-01
Current Zoning: M-2, -PD, Proposed Zoning: C-1. -PD

Department of Planning & Development Services



Legend

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

0 45 90 180 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
February 26, 2021

DISCLAIMER:
The City of Columbia Department of Planning and Development Services data represented on this map or plan is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Columbia makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.

We Are Columbia

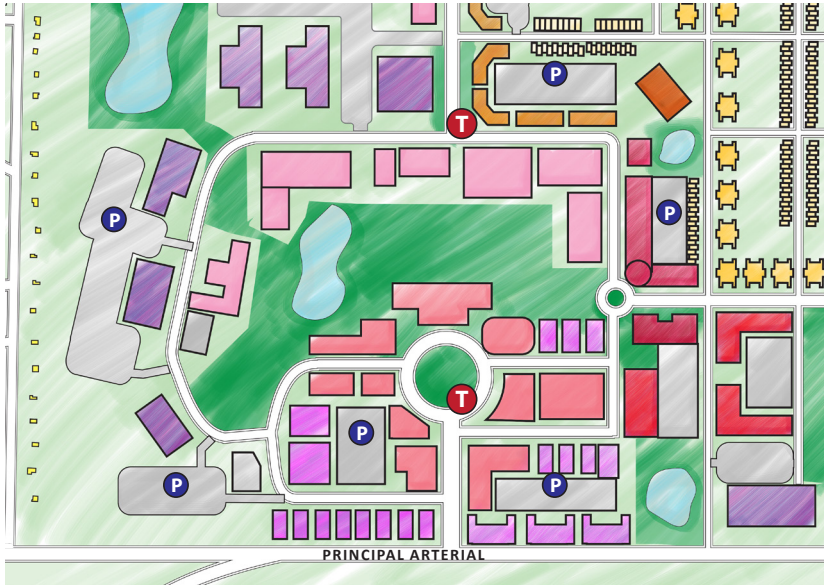
*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Attachment: ZMA-2021-0002_Catawba707 (6677 : ZMA for 707 Catawba Street)

Development Types

EMPLOYMENT CAMPUS (EC)

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



EC BUILDING TYPES/LAND USES

PRIMARY TYPES
- Office/Services Medium to High-rise
- Flex Medium to Extra Large

SECONDARY TYPES
- Multi-family Mixed-use Medium & High-rise
- Parking Structures

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

See matrix for appropriate park/open space types.

Attachment: ZMA-2021-0002_Catawba707 (6677 : ZMA for 707 Catawba Street)

Development Types

EC DEVELOPMENT PATTERN/CONTEXT

- Streets and rights-of-way may be organized in a curvilinear or rectilinear grid, creating blocks of different types. Sidewalks and trails are provided throughout the campus, with special attention to connections to transit centers and individual buildings.
- Subdivision of lots is semi-regular, but flexible enough to accommodate various building/parking configurations for large format uses.
- Buildings address the street, and may be built near the sidewalk or in the center of lots depending on the intensity and design of the campus.
- Parking may be provided in shared surface lots or parking structures. Structured parking is strongly encouraged to increase capacity of employment campuses.
- Large linear or community scale opens paces or parks are an integrated component of these developments. As development intensity increases, more urban open spaces may be included, such as plazas and greens.
- Architecture is large to very large scale, with four to six stories being typical. High-rises may be appropriate, especially when mixed-use buildings are included.

Attachment: ZMA-2021-0002_Catawba707 (6677 : ZMA for 707 Catawba Street)

Table of Permitted Uses
M-2
Permitted Principal Uses
Food crops grown within a covered enclosure
General farms, primarily crop
Veterinary services with indoor kennels
Veterinary services with outdoor kennels
Landscape counseling and planning
Lawn and garden services
Ornamental shrub and tree services
Building construction-General contractors and operative builders
Building Construction - Office Only
Construction other than building construction-General contractors
Construction other than building construction - Office Only
Construction-Special trade contractors
Construction - Special trade contractors - Office Only
Food and kindred products
Bakery products
Microbrewery (Sec. 17-290) products
Tobacco products
Textile mill products
Apparel and other finished products made from fabrics and similar materials
Lumber and wood products, except furniture
Furnitures and fixtures
Paper and allied products
Printing, publishing and allied industries
Chemicals and allied products
Petroleum refining and related industries
Rubber and miscellaneous plastic products
Leather and leather products
Stone, clay, glass and concrete products
Primary metal industries
Fabricated metal products, except machinery and transportation equipment
Machinery, except electrical
Electrical and electronic machinery, equipment and supplies
Transportation and equipment
Measuring, analyzing and controlling instruments; photographic, medical and optical goods; watches and clocks
Manufacturing industries, not elsewhere classified
Railroad transportation

Table of Permitted Uses
C-1
Permitted Principal Uses
Landscape counseling and planning
Building Construction - Office Only
Construction other than building construction - Office Only
Arrangement of Transportation Services
Water supply services
Sewerage Systems (Sec. 17-262)
Finance, Insurance, and Real Estate
Organization hotels and lodginghouses on membership basis
Cemetary subdividers and developers
Photographic Studies, portrait
Funeral Service and crematories
Advertising agences
Consumer credit reporting agences
Blueprinting and photocopying (Sec. 17-264)
Commercial photography, art and graphics
Stenographic services and reproduction services not elsewhere classified
Employment agencies
Temporary help services
Computer and data processing services
Detective agencies and protective services
Parking Lots
Municipal or other passive recreation facilities (parks, greenways, including administrative facilities)
Dance studios
Public Golf Course
Offices of physicians
Nursing and personal care facilities
Hospitals
Medical and dental laboratories
Legal services
Colleges, universities, professional schools, and junior colleges
Libraries and information centers
Business and secretarial schools
Vocational schools except vocational high schools not elsewhere classified
Individual and family siocial services
Job training and vocational rehabilitation services
Museums and art galleries

Attachment: ZMA-2021-0002_Catawba707 (6677 : ZMA for 707 Catawba Street)

Railroads
Railway express service
Local and suburban transit and interurban highway passenger transportation and service facilities for motor vehicle passenger transportation
Motor freight transportation and warehousing
Trucking, local and long distance
Motor freight transportation and warehousing: Local trucking without storage
Motor freight transportation and warehousing: Local trucking with storage
Public warehousing
Private Commercial Storage (Sec. 17-260)
Water transportation
Transportation by air
Pipelines
Transportation services
Arrangement of Transportation Services
Radio and television broadcasting
Communication services, not elsewhere classfied
Electric substations
Gas production and distribution
Combination electric and gas, and other utility services
Water supply services
Sewerage Systems (Sec. 17-262)
Refuse systems
Motor vehicles and automotive parts and supplies
Wholesale trade-Durable goods
Wholesale trade, Non durable goods: Paper and paper products
Wholesale trade, Non durable goods: Drugs, drug proprietaries, and drugist sundries
Wholesale trade, Non durable goods: Apparel - Goods and notions
Wholesale trade, Non durable goods: Groceries and related products
Wholesale trade, Non durable goods: Farm products-Raw materials
Wholesale trade, Non durable goods: Chemicals and allied products
Wholesale trade, Non durable goods: Petroleum bulk stations and terminals

Business associations
Professional membership
Labor unions and similar organizations
Civic, social and fraternal associations
Political organizations
Religious organizations
Engineering, architectural, and surveying services
Accounting, auditing, and bookkeeping services
Commercial economic, sociological, and educational research
Noncommercial research organization
Management and public relations services
Detached One-Family Dwelling
Attached Two-Family Dwelling
High-Rise (Sec. 17-304)
Mid-Rise (Sec. 17-267)
Miscellaneous services
Executive Offices
Legislative bodies
General government not elsewhere classified
Courts
Police and Fire Protection
Public finance, taxation, and monetary policy
Administration of human resources programs
Administration of environmental quality and housing programs
Administration of economic programs
Permitted in District, provided owner and/or tenant complies with the associated conditions set forth in this article
Municipal active recreation facilities (athletic ball fields, swimming pools, playgrounds, including administration facilities)(Sec. 17-289)
Non-depository personal credit institutions (pay day loan and/or title loan establishments (Sec. 17-294)
Offices and clinics of other health practictioners, including therapeutic massage (17-288)
Elementary and Secondary Schools (17-296)

Attachment: ZMA-2021-0002_Catawba707 (6677 : ZMA for 707 Catawba Street)

Wholesale trade, Non durable goods: Beer, wine and distilled alcoholic beverages
Wholesale trade, Non durable goods: Miscellaneous nondurable goods
Mobile home dealers
Gasoline service stations (Sec. 17-286)
Fuel oil dealers
Liquified petroleum gas (bottled gas) dealers
Finance, Insurance, and Real Estate
Cemetary subdividers and developers
Power laundries
Coin-operated laundries and dry cleaning
Equipment rental and leasing services
Miscellaneous business services: Miscellaneous
Employment agencies
Computer and data processing services
Photofinishing laboratories
Parking Lots
Parking structures
Automotive repair shops
Automotive services, except repair and carwashes
Welding repair
Municipal or other passive recreation facilities (parks, greenways, including administrative facilities)
Labor Unions and similar labor organizations
Commercial, physical and biological research
Testing laboratories
Miscellaneous services
Police and Fire Protection
Permitted in District, provided owner and/or tenant complies with the associated conditions set forth in this article
Used merchandise stores without weapons (Sec. 17-87)
Non-depository personal credit institutions (pay day loan and/or title loan establishments (Sec. 17-294)
Municipal active recreation facilities (athletic ball fields, swimming pools, playgrounds, including administration facilities)(Sec. 17-289)
Dormitories , Private (Sec. 17-321)
Permitted Accessory Use
Aquaponics
Special Exception by Board of Zoning Appeals

Permitted Accessory Use
Private Commercial Storage (Sec. 17-260)
Eating Places
Drugstores and proprietary stores
Beauty Shops
Barbershops
Reupholstery and furniture repair
Permitted as an Accessory Use or as a Principal Use by Special Exception
Food crops grown within a covered enclosure
General farms, primarily crop
Special Exception by Board of Zoning Appeals
Veterinary services with indoor kennels
Veterinary services with outdoor kennels
Roominghouses and boardinghouses
U.S. Postal Service
Drinking Places (alcoholic beverages)(Sec. 17-269)
Electric substations
Florist
Cigar store and stands
New dealers and newsstands
Miscellaneous retail stores, not elsewhere classified
Apparel and accessory stores
Coin-operated laundries and dry cleaning
Garment pressing and agents for laundries and dry cleaners
Miscellaneous personal services, except massage parlors and spas
Massage parlors and spas
Business services not elsewhere classified
Agricultural services with indoor kennels
Agricultural services with outdoor kennels
Parking structures
Radio and mobile telephone installation shops
Watch and jewelry repair
Motion picture theaters except drive-in
Physical fitness facilities and yoga facilities

Attachment: ZMA-2021-0002_Catawba707 (6677 : ZMA for 707 Catawba Street)

Wholesale trade-durable goods-Scrap
Used merchandise stores with weapons
Pawn shops
Recycling centers (see Sec. 17-273)
Dormitories, Public
Fraternity and sorority houses
Correctional insitutions

Membership Sports and Recreation Clubs
Arboreta, botanical and zoological gardens
Day Care Facilities (Sec. 17-265)
Residential Care (Sec. 17-266)
Attached One-Family Dwelling
Multi-Family Dwelling
Group Development
Dormitories, Public
Fraternity and sorority houses

Attachment: ZMA-2021-0002_Catawba707 (6677 : ZMA for 707 Catawba Street)

We Are Columbia

MEETING DATE: **May 18, 2021**

DEPARTMENT: **Planning and Development Services**

FROM: ***Krista Hampton, Director***

SUBJECT: **ZONING MAP AMENDMENT for 1041 Ponderosa Point Drive, TMS# 09413-01-13**

FUNDING SOURCE & ORIGINAL BUDGET:

CLEAN WATER 2020?: **No**

FOCUS AREAS: **Planning Together**

PURPOSE:

Council District: 1

Proposal: Request to rezone the parcel from Light Industrial District (M-1) to Heavy Industrial District (M-2).

Applicant: James C. Judy

Staff Recommendation: Approval

PC Recommendation: 04/05/2021; Approval (8-0)

ATTACHMENTS:

- ZMA-2021-0003_PonderosaPoint (PDF)

CITY COUNCIL

May 18, 2021 at 2:00pm
Virtual Meeting Using Video Conferencing Technology, Columbia, SC

Zoning Map Amendment Case Summary
1041 Ponderosa Point Drive, TMS# 09413-01-13

Council District: 1

Proposal: Request to rezone the parcel from Light Industrial District (M-1) to Heavy Industrial District (M-2).

Applicant: James C. Judy

Staff Recommendation: Approval

PC Recommendation: 04/05/2021; Approval (8-0)

ZPH, 1st Reading: 05/18/2021; Pending

2nd Reading: 06/01/2021; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 6.53 acres
Current Use: Vacant land
Proposed Use: Manufacturing
Current Land Use Classification: Industrial (IND)
Current Zoning: Light Industrial District (M-1)
Proposed Zoning: Heavy Industrial District (M-2)

PLANS, POLICIES, AND LAND USE

Comprehensive Plan Land Use Classification

The subject property is designated Industrial (IND) in the *Columbia Compass: Envision 2036* Future Land Use Map.

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

Primary Types

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

Attachment: ZMA-2021-0003_PonderosaPoint (6678 : ZMA for 1041 Ponderosa Point Drive)

Secondary Types

- Power Utilities
- Water & Wastewater Treatment

Tertiary Types

- Commercial Small to Extra Large
- Parking Structures & Lots

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

The subject property is located within the study area of the *Walkable 29203 Pedestrian Master Plan* (2017). The plan encompasses the whole of the 29203 zip code, and makes recommendations to improve access to healthy activities and healthy food outlets. This Plan focused on network gaps and safety concerns within the pedestrian network, and also made generalized recommendations on how to improve the perception of safety in the area, which would influence perceptions of walkability. The Plan did not make any specific recommendations for improvements to the pedestrian network adjacent to the subject property.

PROPOSED ZONING DISTRICT SUMMARY

The subject property is currently zoned Light Industrial District (M-1). The abutting properties in the City of Columbia have base zoning of Light Industrial District (M-1). The abutting properties in unincorporated Richland County are currently zoned M-1 to the West.

The proposed zoning district is Heavy Industrial District (M-2).

Light Industrial District (M-1)

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

Heavy Industrial District (M-2)

The M-2 district is intended to accommodate primarily those uses of a manufacturing and industrial nature, and secondarily those uses which are functionally related thereto such as distribution, storage and processing. General commercial uses are allowed but are considered incidental to the predominantly industrial nature of the district. Certain related structures and uses required to serve the needs of the primary uses are permitted outright or are permissible as special exceptions subject to restrictions and requirements intended to best fulfill the intent of this article. In addition, certain uses are permitted only as special exceptions or are prohibited in order to protect such uses from the potentially incompatible characteristics of industrial areas.

STAFF RECOMMENDATION

Staff recommends City Council rezone the parcel from M-1 to M-2.

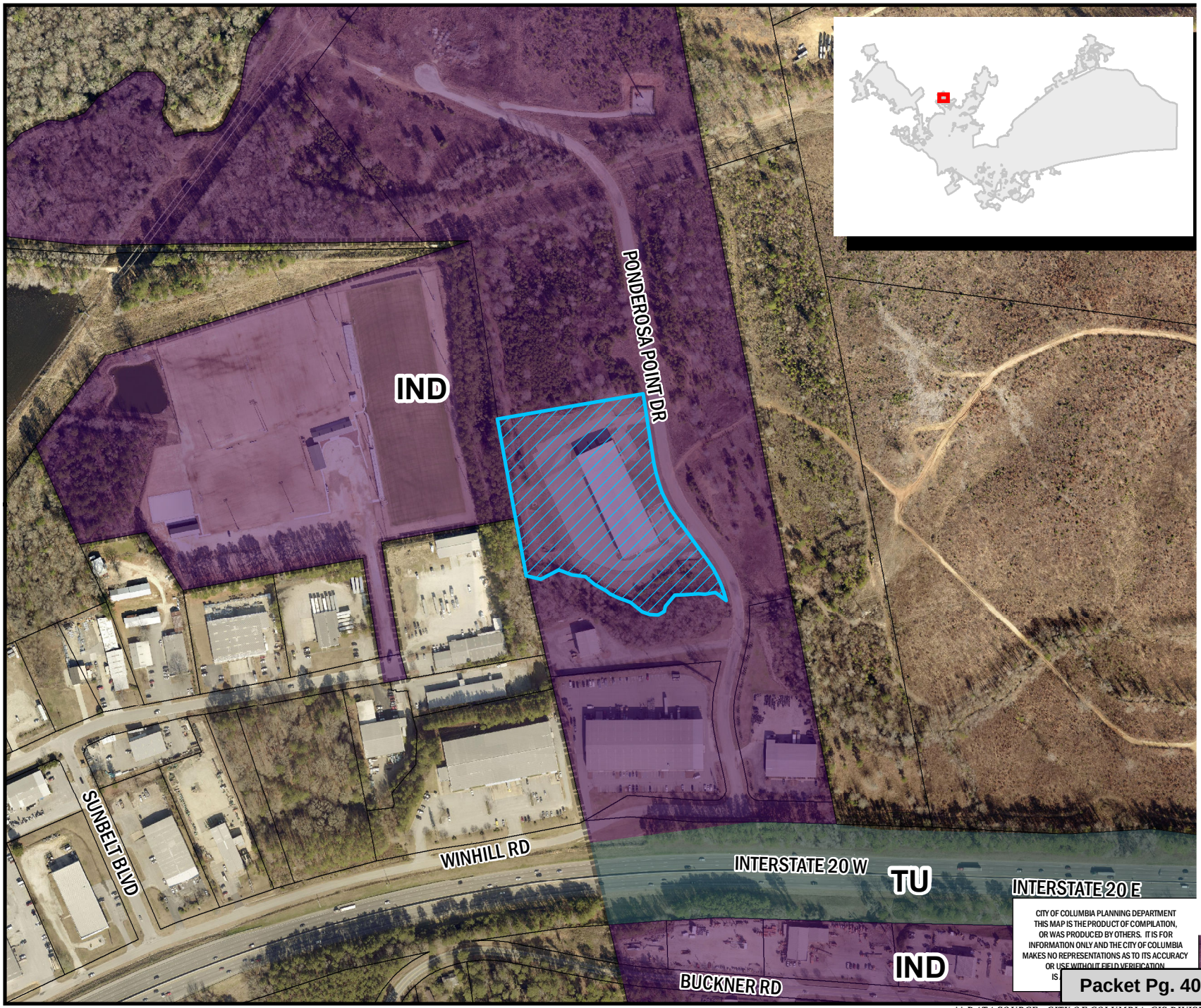
Attachment: ZMA-2021-0003_PonderosaPoint (6678 : ZMA for 1041 Ponderosa Point Drive)

Attachment: ZMA-2021-0003_PonderosaPoint (6678 : ZMA for 1041 Ponderosa Point Drive)

Future Land Use Map

1041 Ponderosa Point Drive, TMS# 09
Existing FLU: IND

Department of Planning & Development Services



Legend

- CITY LIMITS
- PARCELS

- UCMR-1 - Urban Core Mixed Residential - 1
- UCMR-2 - Urban Core Mixed Residential - 2
- UCMR-3 - Urban Core Mixed Residential - 3
- UEMR - Urban Edge Mixed Residential
- UCMF - Urban Core Multi-family
- UEMF - Urban Edge Multi-family
- UCR-1 - Urban Core Residential Small Lot
- UCR-2 - Urban Core Residential Large Lot
- UER-1 - Urban Edge Residential Small Lot
- UER-2 - Urban Edge Residential Large Lot
- UCAC-1 - Urban Core Neighborhood Activity Center
- UCAC-2 - Urban Core Community Activity Center
- UCAC-3 - Urban Core Regional Activity Center
- UEAC-1 - Urban Edge Community Activity Center
- UEAC-2 - Urban Edge Regional Activity Center
- AC-1 - Neighborhood Activity Corridor
- AC-2 - Community Activity Corridor
- AC-3 - Regional Activity Corridor
- EC - Employment Campus
- IND - Industrial
- TU - Transportation & Utilities
- S/A - Sports/Amusement
- C/I - Civic/Institutional
- CBA - Central Business Area
- ZOO - Riverbanks Zoo & Garden
- U/C - Universities/Colleges
- FJ - Fort Jackson
- T/S - Transitional/Sensitive Lands

0 100 200 400 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
Date: 2/26/2021

CITY OF COLUMBIA PLANNING DEPARTMENT
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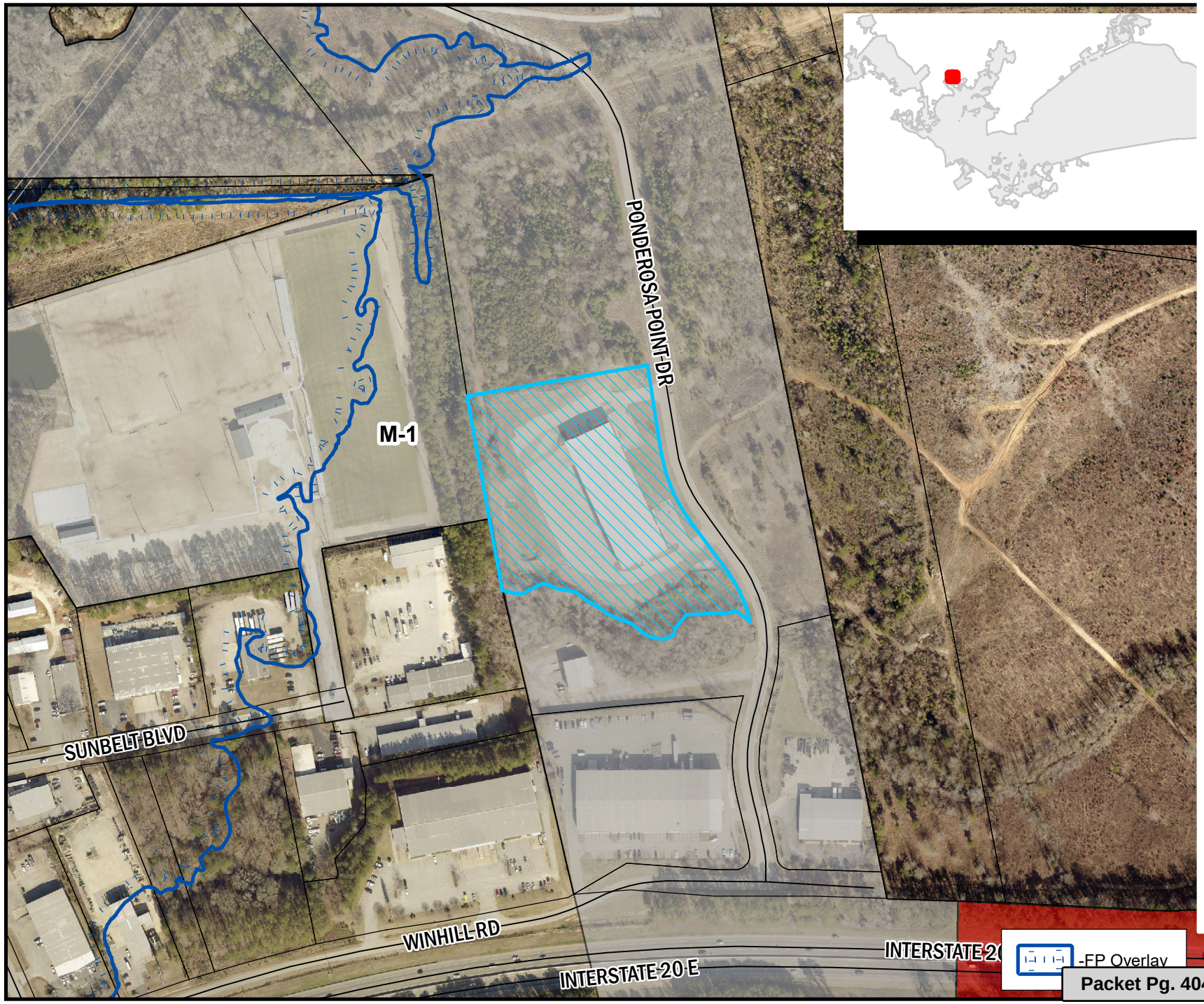
*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Attachment: ZMA-2021-0003_PonderosaPoint (6678 : ZMA for 1041 Ponderosa Point Drive)

Zoning Map

1041 Ponderosa Point Drive, TMS# 094
Current Zoning: M-1, Proposed Zoning: M-2

Department of Planning & Development Services



Legend

PARCELS

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

N

0 75 150 300 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
February 26, 2021

DISCLAIMER:
The City of Columbia Department of Planning and Development Services data represented on this map or plan is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Columbia makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.

We Are Columbia

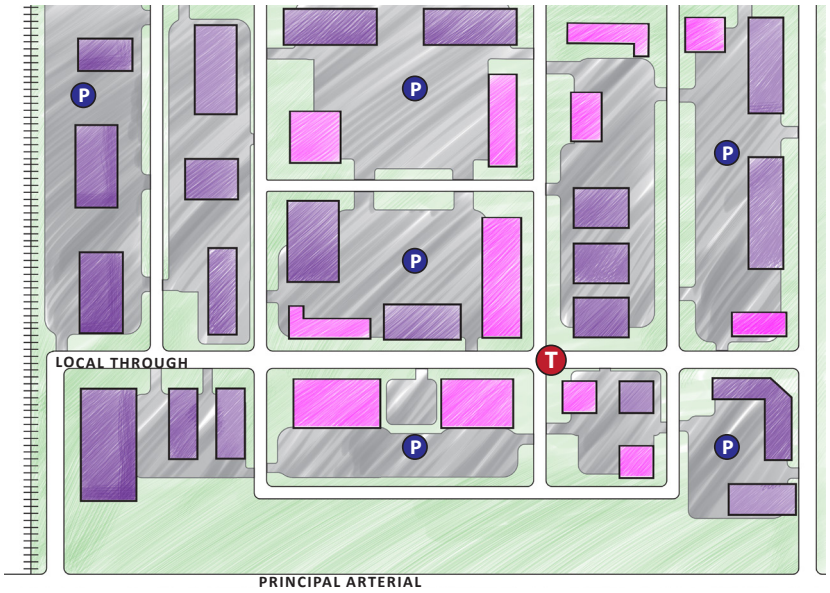
*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Attachment: ZMA-2021-0003_PonderosaPoint (6678 : ZMA for 1041 Ponderosa Point Drive)

Development Types

INDUSTRIAL (IND)

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



IND BUILDING TYPES/LAND USES

PRIMARY TYPES
- Office/Services Medium to High-rise
- Flex Small to Extra Large

SECONDARY TYPES
- Power Utilities
- Water & Wastewater Treatment

TERTIARY TYPES
- Commercial Small to Extra Large
- Parking Structures & Lots

See matrix for appropriate park/open space types.

Attachment: ZMA-2021-0003_PonderosaPoint (6678 : ZMA for 1041 Ponderosa Point Drive)

Development Types

IND DEVELOPMENT PATTERN/CONTEXT

- Industrial areas are typically near rail lines or highways, and include warehouses, manufacturing and production facilities, laboratories, and high-tech uses.
- Most industrial areas require significant land area to accommodate large and very large format buildings as well as sufficient buffers from adjacent, non-compatible uses.
- Streets need to be designed to adequately accommodate semi-truck and trailer traffic.
- Sites are typically configured to meet the specific needs of the developer, but large format sites maintain significant flexibility for reuse.

Attachment: ZMA-2021-0003_PonderosaPoint (6678 : ZMA for 1041 Ponderosa Point Drive)

Table of Permitted Uses
M-1
Permitted Principal Uses
Food crops grown within a covered enclosure
General farms, primarily crop
Agricultural services with indoor kennels
Agricultural services with outdoor kennels
Landscape counseling and planning
Lawn and garden services
Ornamental shrub and tree services
Building construction-General contractors and operative builders
Building Construction - Office Only
Construction other than building construction-General contractors
Construction other than building construction - Office Only
Construction-Special trade contractors
Construction - Special trade contractors - Office Only
Food and kindred products
Bakery products
Microbrewery (Sec. 17-290) products
Apparel and other finished products made from fabrics and similar materials
Lumber and wood products, except furniture
Furnitures and fixtures
Printing, publishing and allied industries
Measuring, analyzing and controlling instruments; photographic, medical and optical goods; watches and clocks
Railway express service
Local and suburban transit and interurban highway passenger transportation and service facilities for motor vehicle passenger transportation
Motor freight transportation and warehousing
Trucking, local and long distance
Motor freight transportation and warehousing: Local trucking without storage
Motor freight transportation and warehousing: Local trucking with storage
Public warehousing
Public warehousing: Miniwarehouse (Sec. 17-260)
Private Commercial Storage (Sec. 17-260)
U.S. Postal Service
Water transportation
Transportation by air

Table of Permitted Uses
M-2
Permitted Principal Uses
Food crops grown within a covered enclosure
General farms, primarily crop
Veterinary services with indoor kennels
Veterinary services with outdoor kennels
Landscape counseling and planning
Lawn and garden services
Ornamental shrub and tree services
Building construction-General contractors and operative builders
Building Construction - Office Only
Construction other than building construction-General contractors
Construction other than building construction - Office Only
Construction-Special trade contractors
Construction - Special trade contractors - Office Only
Food and kindred products
Bakery products
Microbrewery (Sec. 17-290) products
Tobacco products
Textile mill products
Apparel and other finished products made from fabrics and similar materials
Lumber and wood products, except furniture
Furnitures and fixtures
Paper and allied products
Printing, publishing and allied industries
Chemicals and allied products
Petroleum refining and related industries
Rubber and miscellaneous plastic products
Leather and leather products
Stone, clay, glass and concrete products
Primary metal industries
Fabricated metal products, except machinery and transportation equipment
Machinery, except electrical
Electrical and electronic machinery, equipment and supplies
Transportation and equipment

Attachment: ZMA-2021-0003_PonderosaPoint (6678 : ZMA for 1041 Ponderosa Point Drive)

Pipelines
Transportation services
Arrangement of Transportation Services
Telephone communication (wire or radio)
Communication: Telegraph
Radio and television broadcasting
Communication: Cable
Electric substations
Water supply services
Sewerage Systems (Sec. 17-262)
Motor vehicles and automotive parts and supplies
Wholesale trade-Durable goods
Wholesale trade, Non durable goods: Paper and paper products
Wholesale trade, Non durable goods: Apparel - Goods and notions
Wholesale trade, Non durable goods: Groceries and related products
Wholesale trade, Non durable goods: Farm products-Raw materials
Wholesale trade, Non durable goods: Chemicals and allied products
Wholesale trade, Non durable goods: Beer, wine and distilled alcoholic beverages
Wholesale trade, not durable goods: Miscellaneous nondurable goods
Retail Trade: Lumber and other building materials dealers
Paint, glass and wallpaper stores
Hardware stores
Retail nursuries, lawn and garden supply stores
General merchandise stores: Miscellaneous general merchandise stores
Grocery Stores
Fruit stores and vegetable markets
Retail bakeries
Food stores: Miscellaneous
Motor vehicle dealers (new and used)(Sec. 17-286)
Motor vehicle dealers (used only)(Sec. 17-286)

Measuring, analyzing and controlling instruments; photographic, medical and optical goods; watches and clocks
Manufacturing industries, not elsewhere classified
Railroad transportation
Railroads
Railway express service
Local and suburban transit and interurban highway passenger transportation and service facilities for motor vehicle passenger transportation
Motor freight transportation and warehousing
Trucking, local and long distance
Motor freight transportation and warehousing: Local trucking without storage
Motor freight transportation and warehousing: Local trucking with storage
Public warehousing
Private Commercial Storage (Sec. 17-260)
Water transportation
Transportation by air
Pipelines
Transportation services
Arrangement of Transportation Services
Radio and television broadcasting
Communication services, not elsewhere classfied
Electric substations
Gas production and distribution
Combination electric and gas, and other utility services
Water supply services
Sewerage Systems (Sec. 17-262)
Refuse systems
Motor vehicles and automotive parts and supplies
Wholesale trade-Durable goods
Wholesale trade, Non durable goods: Paper and paper products
Wholesale trade, Non durable goods: Drugs, drug proprietaries, and drugist sundries
Wholesale trade, Non durable goods: Apparel - Goods and notions

Attachment: ZMA-2021-0003_PonderosaPoint (6678 : ZMA for 1041 Ponderosa Point Drive)

Auto and home supply stores (Sec. 17-286)
Gasoline service stations (Sec. 17-286)
Boat dealers (Sec. 17-286)
Recreational and utility trailer dealers (Sec. 17-286
Apparel and accessory stores
Furniture, home furnishings and equipment stores
Eating Places
Drinking Places (alcoholic beverages)(Sec. 17-269)
Drugstores and proprietary stores
Miscellaneous shopping goods stores
Mail order house
Non-store retaliers: Automatic merchandising machine operaters
Fuel and ice dealers, except oil fuel dealers and bottled gas dealers
Fuel oil dealers
Liquified petroleum gas (bottled gas) dealers
Florist
Cigar store and stands
New dealers and newsstands
Miscellaneous retail stores, not elsewhere classified
Finance, Insurance, and Real Estate
Banquet Hall
Cemetary subdividers and developers
Suite Hotel (Sec. 17-271)
Bed and breakfast hotel (Sec. 17-271)
Power laundries
Garment pressing and agents for laundries and dry cleaners
Linen supply
Diaper service
Coin-operated laundries and dry cleaning
Dry cleaning plants, except rug cleaning
Carpet and upolstery cleaning
Industrial launderers
Laundry and garment services not elsewhere classified

Wholesale trade, Non durable goods: Groceries and related products
Wholesale trade, Non durable goods: Farm products-Raw materials
Wholesale trade, Non durable goods: Chemicals and allied products
Wholesale trade, Non durable goods: Petroleum bulk stations and terminals
Wholesale trade, Non durable goods: Beer, wine and distilled alcoholic beverages
Wholesale trade, Non durable goods: Miscellaneous nondurable goods
Mobile home dealers
Gasoline service stations (Sec. 17-286)
Fuel oil dealers
Liquified petroleum gas (bottled gas) dealers
Finance, Insurance, and Real Estate
Cemetary subdividers and developers
Power laundries
Coin-operated laundries and dry cleaning
Equipment rental and leasing services
Miscellaneous business services: Miscellaneous
Employment agencies
Computer and data processing services
Photofinishing laboratories
Parking Lots
Parking structures
Automotive repair shops
Automotive services, except repair and carwashes
Welding repair
Municipal or other passive recreation facilities (parks, greenways, including administrative facilities)
Labor Unions and similar labor organizations
Commercial, physical and biological research
Testing laboratories
Miscellaneous services
Police and Fire Protection
Permitted in District, provided owner and/or tenant complies with the associated conditions set forth in this article
Used merchandise stores without weapons (Sec. 17-87)
Non-depository personal credit institutions (pay day loan and/or title loan establishments (Sec. 17-294)

Attachment: ZMA-2021-0003_PonderosaPoint (6678 : ZMA for 1041 Ponderosa Point Drive)

Photographic Studies, portrait
Beauty Shops
Barbershops
Shoe repair shops, shoeshine parlors, and hat cleaning shops
Miscellaneous personal services, except massage parlors and spas
Advertising agences
Outdoor advertising agencies
Consumer credit reporting agences
Blueprinting and photocopying (Sec. 17-264)
Commercial photography, art and graphics
Stenographic services and reproduction services not elsewhere classified
Disinfecting and extermination services
Cleaning and maintenance services to dwellings and other buildings not elsewhere classified
Equipment rental and leasing services
Personal supply services
Miscellaneous business services: Miscellaneous
Business services not elsewhere classified
Employment agencies
Computer and data processing services
Detective agencies and protective services
Photofinishing laboratories
Passenger car rental and leasing without driver
Truck rental and leasing without drivers
Utility trailer and recreational vehicle rental
Parking Lots
Automotive repair shops
Carwashes
Automotive services, except repair and carwashes
Radio and mobile telephone installation shops
Radio and television repair shops
Refrigeration and air conditioning service and repair shops
Reupholstery and furniture repair
Watch and jewelry repair
Welding repair
Repair shops, not otherwise classified
Motion picture theaters except drive-in
Bowling alleys and billiard and pool establishments
Physical fitness facilities and yoga facilities
Dance studios
Professional sports clubs and promoters

Municipal active recreation facilities (athletic ball fields, swimming pools, playgrounds, including administration facilities)(Sec. 17-289)
Dormitories , Private (Sec. 17-321)
Permitted Accessory Use
Aquaponics
Special Exception by Board of Zoning Appeals
Wholesale trade-durable goods-Scrap
Used merchandise stores with weapons
Pawn shops
Recycling centers (see Sec. 17-273)
Dormitories, Public
Fraternity and sorority houses
Correctional insitutions

Attachment: ZMA-2021-0003_PonderosaPoint (6678 : ZMA for 1041 Ponderosa Point Drive)

Racing including track operations
Municipal or other passive recreation facilities (parks, greenways, including administrative facilities)
Public golf courses
Coin-operated amusement devices
Amusement parks
Membership Sports and Recreation Clubs
Amusement and recreation services not elsewhere classified
Offices of physicians
Medical and dental laboratories
Legal services
Business and secretarial schools
Vocational schools except vocational high schools not elsewhere classified
Job training and vocational rehabilitation services
Museums and art galleries
Arboreta, botanical and zoological gardens
Business associations
Professional membership
Labor Unions and similar labor organizations
Civic, social and fraternal associations
Political organizations
Religious organizations
Engineering, architectural, and surveying services
Accounting, auditing, and bookkeeping services
Commercial, physical and biological research
Commercial economic, sociological, and educational research
Noncommercial research organization
Testing laboratories
Management and public relations services
Miscellaneous services
Police and Fire Protection
Permitted in District, provided owner and/or tenant complies with the associated conditions set forth in this article
Used merchandise stores without weapons (Sec. 17-87)
Non-depository personal credit institutions (pay day loan and/or title loan establishments (Sec. 17-294)
Municipal active recreation facilities (athletic ball fields, swimming pools, playgrounds, including administration facilities)(Sec. 17-289)
Offices and clinics of other health practictioners, including therapeutic massage (17-288)
Dormitories , Private (Sec. 17-321)

Attachment: ZMA-2021-0003_PonderosaPoint (6678 : ZMA for 1041 Ponderosa Point Drive)

Permitted Accessory Use
Aquaponics
Special Exception by Board of Zoning Appeals
Gas production and distribution
Wholesale trade-durable goods-Scrap
Liquor Stores
Used merchandise stores with weapons
Pawn shops
Body piercing facilities and tattoo establishments
Recycling centers (see Sec. 17-273)
Parking structures
Drive-in motion picture theaters
Bingo parlors
Libraries and information centers
Day Care Facilities (Sec. 17-265)
Dormitories, Public
Fraternity and sorority houses
Correctional insitutions

Attachment: ZMA-2021-0003_PonderosaPoint (6678 : ZMA for 1041 Ponderosa Point Drive)

We Are Columbia

MEETING DATE: May 18, 2021

DEPARTMENT: Planning and Development Services

FROM: *Krista Hampton, Director*

SUBJECT: ZONING MAP AMENDMENT for Congaree Pointe PUD (64.17 acres N/S Bluff Road, 4.23 acres W/S Atlas Road, 2.92 acres W/S Atlas Road, 0.87 acres N/S Atlas Road, 0.03 acres N/S Atlas Road, 0.06 acres N/S Atlas Road, 2513, 2515, 2517, 2519, 2521, 2527, 2529, and 2531 Atlas Road, 116, 120, 124, 130, 134, 138, 142, and 146 Culliver Road, 1.26 acres N/S Beamer Loop Aly., 0.07 acres E/S Congaree Pointe Drive, 1006, 1009, 1010, 1013, 1014, 1017, 1018, 1021, 1022, 1025, 1026, 1029, 1030, 1033, 1034, and 1037 Congaree Pointe Drive, 200, 201, 204, 205, 208, 209, 212, 213, 216, 217, 220, 221, 224, 225, 228, and 229 Jerri Lane, and 1308, 1312, 1316, 1320, 1324, 1328, 1332, and 1336 Poinsett Loop), TMS# 13500-02-04, 13500-02-05, 13500-02-06, 13510-01-05, 13510-05-01, -03, -04, -05, -06, -07, 13510-06-01 thru -12, 13510-07-01, 13510-08-01 thru -09, 13510-09-01 thru -16, and 13510-10-01 thru -16

FUNDING SOURCE & ORIGINAL BUDGET:

CLEAN WATER 2020?: No

FOCUS AREAS: Planning Together

PURPOSE:

Council District: 3

Proposal: Request to rezone the parcel from Planned Unit Development-Residential District (PUD-R) to General Residential District (RG-2) and General Commercial District (C-3).

Applicant: Councilwoman Devine and Councilman Rickenmann, City of Columbia City Council

Staff Recommendation: Approval

PC Recommendation: 04/05/2021; Approval (8-0)

ATTACHMENTS:

- ZMA-2021-0004_CongareePointe (PDF)

CITY COUNCIL

May 18, 2021 at 2:00pm
Virtual Meeting Using Video Conferencing Technology, Columbia, SC

Zoning Map Amendment Case Summary
Congaree Pointe PUD (64.17 acres N/S Bluff Road, 4.23 acres W/S Atlas Road, 2.92 acres W/S Atlas Road, 0.87 acres N/S Atlas Road, 0.03 acres N/S Atlas Road, 0.06 acres N/S Atlas Road, 2513, 2515, 2517, 2519, 2521, 2527, 2529, and 2531 Atlas Road, 116, 120, 124, 130, 134, 138, 142, and 146 Culliver Road, 1.26 acres N/S Beamer Loop Aly., 0.07 acres E/S Congaree Pointe Drive, 1006, 1009, 1010, 1013, 1014, 1017, 1018, 1021, 1022, 1025, 1026, 1029, 1030, 1033, 1034, and 1037 Congaree Pointe Drive, 200, 201, 204, 205, 208, 209, 212, 213, 216, 217, 220, 221, 224, 225, 228, and 229 Jerri Lane, and 1308, 1312, 1316, 1320, 1324, 1328, 1332, and 1336 Poinsett Loop),
TMS# 13500-02-04, 13500-02-05, 13500-02-06, 13510-01-05, 13510-05-01, -03, -04, -05, -06, -07, 13510-06-01 thru -12, 13510-07-01, 13510-08-01 thru -09, 13510-09-01 thru -16, and 13510-10-01 thru -16

Council District: 3

Proposal: Request to rezone the parcel from Planned Unit Development-Residential District (PUD-R) to General Residential District (RG-2) and General Commercial District (C-3).

Applicant: Councilwoman Devine and Councilman Rickenmann, City of Columbia City Council

Staff Recommendation: Approval

PC Recommendation: 04/05/2021; Approval (8-0)

ZPH, 1st Reading: 05/18/2021; Pending

2nd Reading: 06/01/2021; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 106.87 acres
Current Use: Single-Family Residences and Vacant Land
Proposed Use: Single-Family Residences and Vacant Land
Current Land Use Classification: Urban Edge Community Activity Center (UEAC-1)
Current Zoning: Planned Unit Development-Residential District (PUD-R)
Proposed Zoning: General Residential District (RG-2) and General Commercial District (C-3)

PLANS, POLICIES, AND LAND USE

Attachment: ZMA-2021-0004_CongareePointe (6679 : ZMA for Congaree Pointe PUD)

Comprehensive Plan Land Use Classification

The subject property is designated Urban Edge Community Activity Center (UEAC-1) in the *Columbia Compass: Envision 2036* Future Land Use Map.

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

Primary Types

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

Secondary Types

- Multi-family Small & Medium
- Flex Small & Medium

Tertiary Types

- Single-family Attached
- Civic/Institutional Small to Large
- Commercial Large
- Cemeteries & Mausoleums
- Parking Structures & Lots

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

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

PROPOSED ZONING DISTRICT SUMMARY

The subject property is currently zoned Planned Unit Development-Residential District (PUD-R). The abutting properties in the City of Columbia have base zoning of Light Industrial District (M-1) and Heavy Industrial District (M-2) to the North, Development District (D-1) to the South, and General Residential District (RG-2) and General Commercial District (C-3) to the West. The abutting properties in unincorporated Richland County are currently zoned M-1 to the West and RS-HD and RU to the East.

The proposed zoning district is General Residential District (RG-2) and General Commercial District (C-3)

Planned Unit Development-Residential District (PUD-R)

(a) Intent. The intent of planned unit development districts is to derive the benefits of efficiency, economy and flexibility by encouraging unified development of large sites, while also obtaining the advantage of creative site design, improved appearance, compatibility of uses, optimum service by community facilities, and better functioning of vehicular access and circulation. It is the intent of this article to allow development of large sites subject to specific regulations concerning permitted uses, but only subject to regulations concerning lot area, building coverage, yard spaces and building height insofar as the city council shall deem appropriate to fulfill the intent of this article, upon presentation of certification from the owners, developers or other parties at interest in the development of such sites that they will adhere to development policies which will fulfill the intent of this article.

Attachment: ZMA-2021-0004_CongareePointe (6679 : ZMA for Congaree Pointe PUD)

(b) Types of districts. Two types of districts accommodating primarily residential or nonresidential uses are created as follows:

(1) PUD-R Planned Unit Development—Residential. The PUD-R district is intended to accommodate residential uses, with nonresidential uses integrated into the design of such districts as secondary uses.

(2) PUD-C Planned Unit Development—Commercial. The PUD-C district is intended to accommodate primarily nonresidential uses, with residential uses integrated into the design of such districts as secondary uses.

(c) Design and planning features. The types of residential dwelling units and the types of nonresidential uses allowed to be established in such districts increase with increasing site size of such districts, based upon the premise that increased site size will allow proper design, including functional interrelations, buffer treatments separating uses with potentially incompatible characteristics of use, design of access patterns, and relationships of uses within such planned unit developments with uses in adjacent districts. It is the intent of this article that such design and planning features be incorporated properly into any PUD district hereafter created, and that the planning commission and city council shall consider the existence and appropriateness of such features before any amendment to the zoning map is adopted to create such district.

General Residential District (RG-2)

The RG-1, RG-1A and RG-2 districts are intended as medium and high density residential areas permitting progressively higher population densities, characterized by single-family detached, two-family detached and multiple-family structures, and garden type apartments. Certain structures and uses required to serve governmental, educational, religious, noncommercial recreational, and other needs of the areas are permitted outright or are permissible as special exceptions subject to restrictions and requirements intended to preserve and protect the residential character of the districts.

General Commercial District (C-3)

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

STAFF RECOMMENDATION

Staff recommends City Council rezone the parcel from PUD-R to RG-2 and C-3.

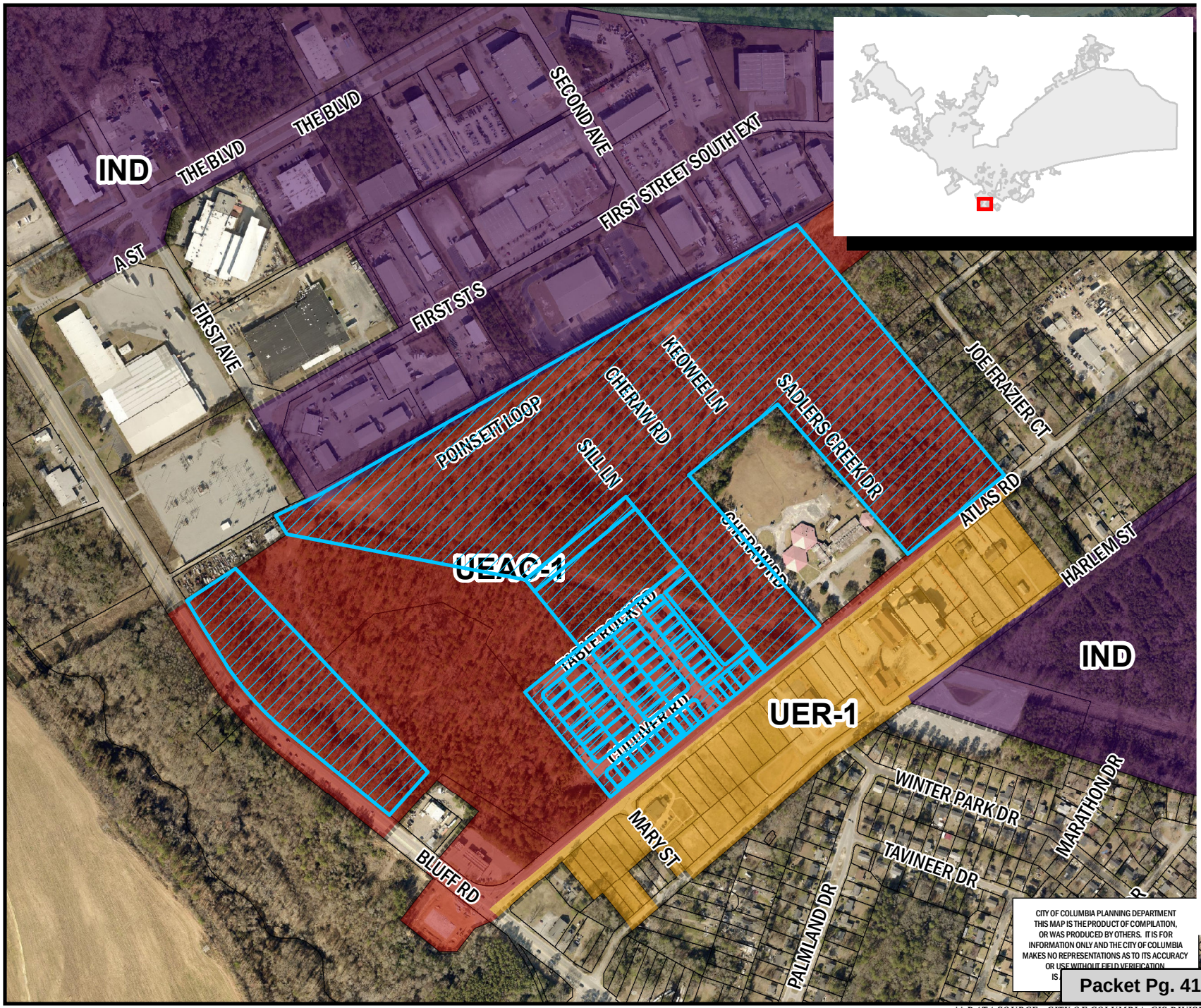
Attachment: ZMA-2021-0004_CongareePointe (6679 : ZMA for Congaree Pointe PUD)

Attachment: ZMA-2021-0004_CongareePointe (6679 : ZMA for Congaree Pointe PUD)

Future Land Use Map

Congaree Poi
Existing FLU: UEAC-1

Department of Planning & Development Services



Legend

- CITY LIMITS
- PARCELS

- UCMR-1 - Urban Core Mixed Residential - 1
- UCMR-2 - Urban Core Mixed Residential - 2
- UCMR-3 - Urban Core Mixed Residential - 3
- UEMR - Urban Edge Mixed Residential
- UCMF - Urban Core Multi-family
- UEMF - Urban Edge Multi-family
- UCR-1 - Urban Core Residential Small Lot
- UCR-2 - Urban Core Residential Large Lot
- UER-1 - Urban Edge Residential Small Lot
- UER-2 - Urban Edge Residential Large Lot
- UCAC-1 - Urban Core Neighborhood Activity Center
- UCAC-2 - Urban Core Community Activity Center
- UCAC-3 - Urban Core Regional Activity Center
- UEAC-1 - Urban Edge Community Activity Center
- UEAC-2 - Urban Edge Regional Activity Center
- AC-1 - Neighborhood Activity Corridor
- AC-2 - Community Activity Corridor
- AC-3 - Regional Activity Corridor
- EC - Employment Campus
- IND - Industrial
- TU - Transportation & Utilities
- S/A - Sports/Amusement
- C/I - Civic/Institutional
- CBA - Central Business Area
- ZOO - Riverbanks Zoo & Garden
- U/C - Universities/Colleges
- FJ - Fort Jackson
- T/S - Transitional/Sensitive Lands

0 150 300 600 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
Date: 2/26/2021

We Are Columbia

CITY OF COLUMBIA PLANNING DEPARTMENT
THIS MAP IS THE PRODUCT OF COMPILATION, OR WAS PRODUCED BY OTHERS. IT IS FOR INFORMATION ONLY AND THE CITY OF COLUMBIA MAKES NO REPRESENTATIONS AS TO ITS ACCURACY OR USE WITHOUT FIELD VERIFICATION IS

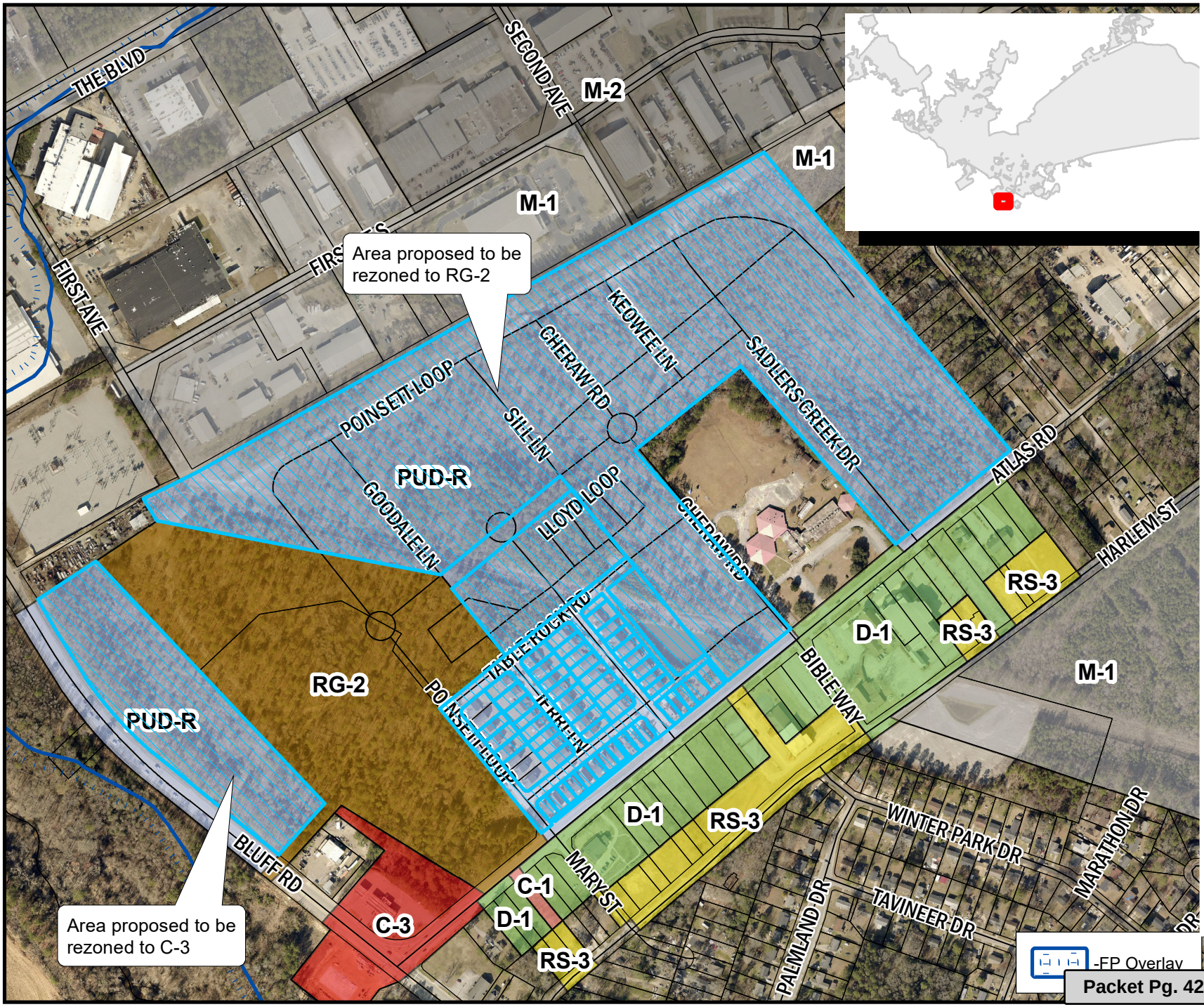
*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Attachment: ZMA-2021-0004_CongareePointe (6679 : ZMA for Congaree Pointe PUD)

Zoning Map

Congaree Pointe PUD
Current Zoning: PUD-R, Proposed Zoning: RG-2 and C-3

Department of Planning & Development Services



Legend

PARCELS

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

0 120 240 480 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
March 30, 2021

DISCLAIMER:
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We Are Columbia

Attachment: ZMA-2021-0004_CongareePointe (6679 : ZMA for Congaree Pointe PUD)

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Development Types

URBAN EDGE COMMUNITY ACTIVITY CENTER (UEAC-1)

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

UEAC-1 BUILDING TYPES/LAND USES

PRIMARY TYPES

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

SECONDARY TYPES

- Multi-family Small & Medium
- Flex Small & Medium

TERTIARY TYPES

- Single-family Attached
- Civic/Institutional Small & Large
- Commercial Large
- Cemeteries & Mausoleums
- Parking Structures & Lots

See matrix for appropriate park/open space types.

Attachment: ZMA-2021-0004_CongareePointe (6679 : ZMA for Congaree Pointe PUD)

Development Types

UEAC-1 DEVELOPMENT PATTERN/CONTEXT

- Internal street networks may be laid out in a grid to create various block sizes and shapes, but typically do not continue the urban street grid. Connections to the primary road network are somewhat limited. Wide sidewalks on both sides of the street are common.
- Blocks vary in size based on the tenant mix; subdivision beyond blocks may be non-existent if shopping centers and multi-family buildings are owned by a single entity.
- Buildings are oriented toward internal streets of the development. Commercial/retail structures are set up to the sidewalk line, and residential buildings may also be set to the sidewalk or have small lawns or front yards.
- Buildings range from a small to medium scale footprint and are typically one to three stories.
- Design of these activity centers should fully accommodate pedestrians and cyclists as well as automobiles.
- Transit facilities should be located near or within these activity centers.
- Depending on the density of uses within a Community Activity Center, parking for businesses should be accommodated in inner block surface parking, or in parking structures and on-street parking. Parking for residential uses should be accommodated in attached parking structures, inner block surface lots, on streets, and in individual rear-loaded garages.
- Plazas, street trees and plantings, greens, neighborhood parks, and outdoor event venues can provide open spaces and outdoor recreation opportunities in Community Activity Centers.

- Open spaces for buffering from adjacent development may be used; however transitions in building scale, use, and orientation, as well as street connectivity, are all preferred methods of connecting developments of different types rather than buffering them from one another.
- Typically an architectural theme or range of styles is established at the time of planning; most Community Activity Centers are built in phases with a master plan and a single developer/builder. Neo-Traditional styles or modern architecture can be appropriate in these developments.

Attachment: ZMA-2021-0004_CongareePointe (6679 : ZMA for Congaree Pointe PUD)

Table of Permitted Uses
RG-2
Permitted Principal Uses
Water supply services
Sewerage Systems (Sec. 17-262)
Municipal or other passive recreation facilities (parks, greenways, including administrative facilities)
Detached One-Family Dwelling
Attached One-Family Dwelling
Attached Two-Family Dwelling
Multi-Family Dwelling
Group Development
Police and Fire Protection
Permitted in District, provided owner and/or tenant complies with the associated conditions set forth in this article
Municipal active recreation facilities (athletic ball fields, swimming pools, playgrounds, including administration facilities)(Sec. 17-289)
Permitted Accessory Use
Coin-operated laundries and dry cleaning
Permitted as an Accessory Use or as a Principal Use by Special Exception
Food crops grown within a covered enclosure
General farms, primarily crop
Public Golf Course
Elementary and Secondary Schools (17-296)
Libraries and Information Centers
Religious Organizations
Roominghouses and boardinghouses
Organization hotels and lodginghouses on membership basis
Special Exception by Board of Zoning Appeals
Electric substations
Cemetary subdividers and developers
Parking Lots
Membership Sports and Recreation Clubs
Day Care Facilities (17-265)

Table of Permitted Uses
C-3
Permitted Principal Uses
Landscape counseling and planning
Lawn and garden services
Ornamental shrub and tree services
Building Construction - Office Only
Construction other than building construction - Office Only
Bakery products
Printing, publishing and allied industries
Private Commercial Storage (Sec. 17-260)
Arrangement of Transportation Services
Telephone communication (wire or radio)
Communication: Telegraph
Radio and television broadcasting
Communication services, not elsewhere classfied
Water supply services
Sewerage Systems (Sec. 17-262)
Paint, glass and wallpaper stores
Hardware stores
Retail nursuries, lawn and garden supply stores
Department stores
Variety stores
General merchandise stores: Miscellaneous general merchandise stores
Grocery Stores
Fruit stores and vegetable markets
Retail bakeries
Food stores: Miscellaneous
Motor vehicle dealers (new and used)(Sec. 17-286)
Motor vehicle dealers (used only)(Sec. 17-286)
Auto and home supply stores (Sec. 17-286)
Apparel and accessory stores
Furniture, home furnishings and equipment stores
Eating Places
Drugstores and proprietary stores

Attachment: ZMA-2021-0004_CongareePointe (6679 : ZMA for Congaree Pointe PUD)

Residential Care (17-266)
Mobile home parks subject to article VI division 2
Fraternity and sorority houses

Miscellaneous shopping goods stores
Mail order house
Non-store retaliers: Automatic merchandising machine operaters
Fuel and ice dealers, except oil fuel dealers and bottled gas dealers
Florist
Cigar store and stands
New dealers and newsstands
Miscellaneous retail stores, not elsewhere classified
Finance, Insurance, and Real Estate
Cemetary subdividers and developers
Hotels, motels, and tourist courts
Suite Hotel (Sec. 17-271)
Bed and breakfast hotel (Sec. 17-271)
Organization hotels and lodginghouses on membership basis
Garment pressing and agents for laundries and dry cleaners
Taylor and alteration shops
Linen supply
Diaper service
Coin-operated laundries and dry cleaning
Permitted Principal Uses
Photographic Studies, portrait
Beauty Shops
Barbershops
Shoe repair shops, shoeshine parlors, and hat cleaning shops
Funeral service and crematories
Miscellaneous personal services, except massage parlors and spas
Advertising agences
Consumer credit reporting agences
Blueprinting and photocopying (Sec. 17-264)
Commercial photography, art and graphics
Stenographic services and reproduction services not elsewhere classified
Disinfecting and extermination services
Cleaning and maintenance services to dwellings and other buildings not elsewhere classified
Equipment rental and leasing services
Personal supply services
Miscellaneous business services: Miscellaneous
Business services not elsewhere classified
Employment agencies
Temporary help services

Attachment: ZMA-2021-0004_CongareePointe (6679 : ZMA for Congaree Pointe PUD)

Computer and data processing services
Detective agencies and protective services
Passenger car rental and leasing without driver
Truck rental and leasing without drivers
Utility trailer and recreational vehicle rental
Parking Lots
Carwashes
Radio and mobile telephone installation shops
Radio and television repair shops
Refrigeration and air conditioning service and repair shops
Reupholstery and furniture repair
Watch and jewelry repair
Repair shops, not otherwise classified
Motion picture production
Motion picture theaters except drive-in
Bowling alleys and billiard and pool establishments
Physical fitness facilities and yoga facilities
Dance studios
Professional sports clubs and promoters
Racing including track operations
Municipal or other passive recreation facilities (parks, greenways, including administrative facilities)
Public golf courses
Coin-operated amusement devices
Amusement parks
Membership Sports and Recreation Clubs
Amusement and recreation services not elsewhere classified
Offices of physicians
Nursing and personal care facilities
Hospitals
Medical and dental laboratories
Legal services
Colleges, universities, professional schools, and junior colleges
Libraries and information centers
Permitted Principal Uses
Business and secretarial schools
Vocational schools except vocational high schools not elsewhere classified
Individual and family social services
Job training and vocational rehabilitation services
Museums and art galleries
Arboreta, botanical and zoological gardens
Business associations

Attachment: ZMA-2021-0004_CongareePointe (6679 : ZMA for Congaree Pointe PUD)

Professional membership
Labor Unions and similar labor organizations
Civic, social and fraternal associations
Political organizations
Religious organizations
Engineering, architectural, and surveying services
Accounting, auditing, and bookkeeping services
Commercial economic, sociological, and educational research
Noncommercial research organization
Testing laboratories
Management and public relations services
Miscellaneous services
Executive Offices
Legislative bodies
General government not elsewhere classified
Courts
Police and Fire Protection
Public finance, taxation, and monetary policy
Administration of human resources programs
Administration of environmental quality and housing programs
Administration of economic programs
Permitted in District, provided owner and/or tenant complies with the associated conditions set forth in this article
Microbrewery (Sec. 17-290) products
Used merchandise stores without weapons (Sec. 17-87)
Non-depository personal credit institutions (pay day loan and/or title loan establishments (Sec. 17-294)
Municipal active recreation facilities (athletic ball fields, swimming pools, playgrounds, including administration facilities)(Sec. 17-289)
Offices and clinics of other health practictioners, including therapeutic massage (17-288)
Elementary and Secondary Schools (17-296)
Permitted as an Accessory Use or as a Principal Use by Special Exception
Food crops grown within a covered enclosure
General farms, primarily crop
Special Exception by Board of Zoning Appeals
Veterinary services with indoor kennels
Veterinary services with outdoor kennels

Attachment: ZMA-2021-0004_CongareePointe (6679 : ZMA for Congaree Pointe PUD)

Furnitures and fixtures
Special Exception by Board of Zoning Appeals
Local and suburban transit and interurban highway passenger transportation and service facilities for motor vehicle passenger transportation
Motor freight transportation and warehousing: Local trucking without storage
Public warehousing: Miniwarehouse (Sec. 17-260)
U.S. Postal Service
Electric substations
Motor vehicles and automotive parts and supplies
Wholesale trade, not durable goods: Paper and paper products
Wholesale trade, not durable goods: Drugs, drug proprietaries, and drugist sundries
Wholesale trade, not durable goods: Apparel - Goods and notions
Wholesale trade, not durable goods: Groceries and related products
Wholesale trade, not durable goods: Miscellaneous nondurable goods
Retail Trade: Lumber and other building materials dealers
Gasoline service stations (Sec. 17-286)
Boat dealers (Sec. 17-286)
Recreational and utility trailer dealers (Sec. 17-286
Drinking Places (alcoholic beverages)(Sec. 17-269)
Liquor Stores
Used merchandise stores with weapons
Pawn shops
Fuel oil dealers
Liquified petroleum gas (bottled gas) dealers
Banquet Hall
Power laundries
Laundry and garment services not elsewhere classified
Body piercing facilities and tattoo establishments
Massage parlors and spas
Outdoor advertising agencies
Parking structures
Automotive repair shops
Automotive services, except repair and carwashes
Drive-in motion picture theaters
Bingo parlors

Attachment: ZMA-2021-0004_CongareePointe (6679 : ZMA for Congaree Pointe PUD)

Day Care Facilities (Sec. 17-265)
Residential Care (Sec. 17-266)
Commercial, physical and biological research
Detached One-Family Dwelling
Attached Two-Family Dwelling
Multi-Family Dwelling
Group Development
High-Rise (Sec. 17-304)
Mid-Rise (Sec. 17-267)
Dormitories, Public
Fraternity and sorority houses
Correctional insitutions

Attachment: ZMA-2021-0004_CongareePointe (6679 : ZMA for Congaree Pointe PUD)

We Are Columbia

MEETING DATE: **May 18, 2021**

DEPARTMENT: **Planning and Development Services**

FROM: ***Krista Hampton, Director***

SUBJECT: **FUTURE LAND USE MAP CONFIRMATION AMENDMENT for 0.418-acres S/S Mabron Road; TMS# 19206-03-58**

FUNDING SOURCE & ORIGINAL BUDGET:

CLEAN WATER 2020?: **No**

FOCUS AREAS: **Planning Together**

PURPOSE:

Ordinance No.: 2021-038 Amending the Columbia Compass: Envision 2036 Map to include 0.418-acres S/S Mabron Road; Richland County TMS# 19206-03-58; annexed by Ordinance No 2021-016 enacted April 20, 2021

City Council District: 4

Proposal: Request to confirm the future land use classification of Urban Edge Residential Large Lot (UER-2). The property is currently assigned an interim future land use classification of Urban Edge Residential Large Lot (UER-2).

Applicant: Krista Hampton, Planning & Development Services Director

Staff Recommendation: Approval

PC Recommendation: 03/01/2021; Approval (7-0)

Annexation, 1st Reading: 03/16/2021; Approval

Annexation, 2nd Reading: 04/20/2021; Approval

ATTACHMENTS:

- LUMAConfirm_0.418acMabron (PDF)
- 2021-038 amend Columbia Compass to add 0.418 ac SS Mabron Road (PDF)

CITY COUNCIL

May 18, 2021 at 2:00pm
Virtual Meeting Using Video Conferencing Technology, Columbia, SC

FUTURE LAND USE MAP CONFIRMATION AMENDMENT
CASE SUMMARY
0.418 acres S/S Mabron Road; TMS# 19206-03-58

Council District:	4
Proposal:	Request to confirm the future land use classification of Urban Edge Residential Large Lot (UER-2). The property is currently assigned an interim future land use classification of Urban Edge Residential Large Lot (UER-2).
Applicant:	Fidelis Financial, a Georgia limited liability corporation
PC Recommendation:	03/01/2021; Approval (7-0)
Annexation, 1st Reading:	03/16/2021; Approval
Annexation, 2nd Reading:	04/20/2021; Approval
Land Use Map Amendment Confirmation, 1st Reading:	05/18/2021; Pending
Land Use Map Amendment Confirmation, 2nd Reading:	06/01/2021; Pending
Zoning Map Amendment Confirmation, 1st Reading:	05/18/2021; Pending
Zoning Map Amendment Confirmation, 2nd Reading:	06/01/2021; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 0.418 acres
Current Use: Vacant Land
Proposed Use: Residential
Reason for Annexation: Municipal Services
Urban Service Area: Donut Hole - Primary
Current Interim Land Use Classification: Urban Edge Residential Large Lot (UER-2)
Proposed Land Use Classification: Urban Edge Residential Large Lot (UER-2)
Current Interim Zoning: Single Family Residential District (RS-1)
Proposed Zoning: Single Family Residential District (RS-1)
Census Tract: 116.08

Attachment: LUMAConfirm_0.418acMabron (6671 : Comprehensive Plan - Future Land Use Map Confirmation Amendment 0.418 Acres Mabron

Urban Service Area

Subject parcel is in a "Donut Hole-Primary" as identified in the Urban Service Area Map

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

Donut Holes - Primary are the donut holes where services are readily available and the infrastructure is generally good. These services include fire, police, sanitation, and utilities.
Annexation within an area classified as *Donut Hole - Primary* is the highest priority. Barring unanticipated circumstances, annexation of these areas is recommended, and staff should work with individual property owners or neighborhoods/developments to encourage and expedite annexation.
Donut Holes are unincorporated areas that are completely surrounded by the City of Columbia and/or another municipality, or areas surrounded by the City of Columbia and a major geographical feature, such as a river. These areas pose a number of challenges to the City that can be addressed through annexation. Often, these are areas that were developed before the City or any municipality became adjacent, and may lack easy access to City utilities or other services.

Donut Holes can often cause inefficiencies in the delivery of services due to confusion about jurisdiction, and if the land is in a jurisdiction with a different approach to code enforcement, these areas can negatively impact the quality of life for adjacent City residents. Such inefficiencies can impact property owners and residents, both within and outside of the municipal boundaries, through confusion over services as well as added operational costs to local government. This results in a greater financial impact to City residents, who pay both City and County taxes

Comprehensive Plan Land Use Classification

The proposed future land use for the subject property is Urban Edge Residential Large Lot (UER-2) in the *Columbia Compass: Envision 2036* Future Land Use Map. The property is currently assigned an interim future land use of Urban Edge Residential Large Lot (UER-2).

Urban Edge Residential Large Lot neighborhoods represent many of the older residential neighborhoods in the outer areas of the City. This development type is appropriate as development on remaining large lots or as redevelopment in the outer areas of Columbia. Most of the existing developments occurred after 1950. Urban Edge Residential Large Lot developments generally do not continue the grid and block pattern found in the urban neighborhoods, but do tend to have a consistently organized internal street network with loops and interconnections.

Primary Types

- Single-family Detached
  *Accessory Dwelling Units

Tertiary Types

- Single-family Attached
- Two-family
- Three-family
- Civic/Institutional Small
- Business/Employment Small (excl. Flex
- Cemeteries & Mausoleums

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

Attachment: LUMAConfirm_0.418acMabron (6671 : Comprehensive Plan - Future Land Use Map Confirmation Amendment 0.418 Acres Mabron

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

STAFF RECOMMENDATION

Staff recommends City Council adopt an ordinance to amend the *Columbia Compass: Envision 2036* Future Land Use Map to affirm the assignment of the Urban Edge Residential Large Lot (UER-2) land use classification for the property.

Attachment: LUMAConfirm_0.418acMabron (6671 : Comprehensive Plan - Future Land Use Map Confirmation Amendment 0.418 Acres Mabron

Attachment: LUMAConfirm_0.418acMabron (6671 : Comprehensive Plan - Future Land Use Map Confirmation Amendment 0.418 Acres Mabron

02/01/2019

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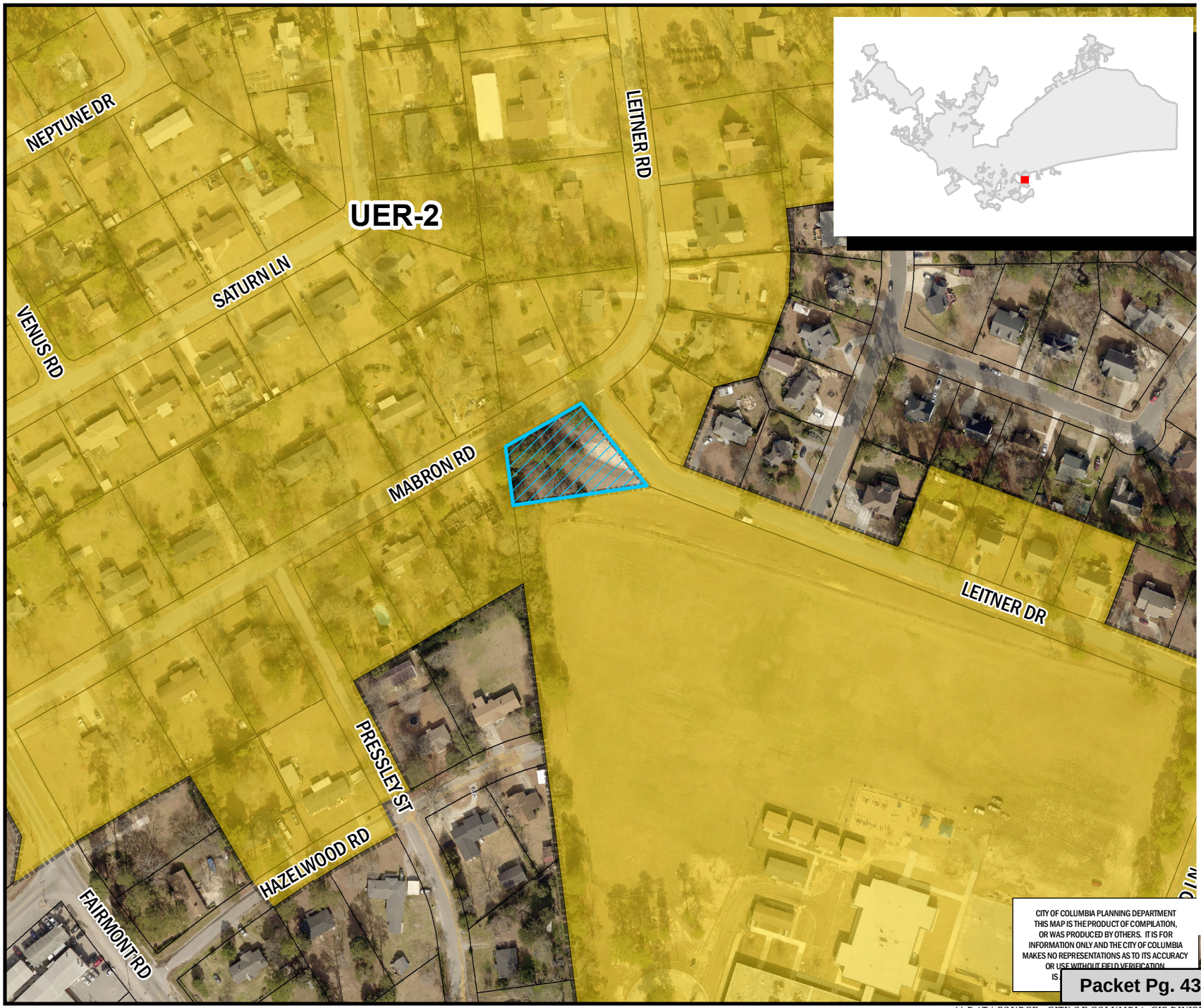
Future Land Use Map

0.418 acres S/S Mabron Road, TMS# 19206-
Current Interim FLU: UER-2, Proposed FLU: UER-2

37.a

Department of Planning & Development Services



Legend

- CITY LIMITS
- PARCELS

- UCMR-1 - Urban Core Mixed Residential - 1
- UCMR-2 - Urban Core Mixed Residential - 2
- UCMR-3 - Urban Core Mixed Residential - 3
- UEMR - Urban Edge Mixed Residential
- UCMF - Urban Core Multi-family
- UEMF - Urban Edge Multi-family
- UCR-1 - Urban Core Residential Small Lot
- UCR-2 - Urban Core Residential Large Lot
- UER-1 - Urban Edge Residential Small Lot
- UER-2 - Urban Edge Residential Large Lot
- UCAC-1 - Urban Core Neighborhood Activity Center
- UCAC-2 - Urban Core Community Activity Center
- UCAC-3 - Urban Core Regional Activity Center
- UEAC-1 - Urban Edge Community Activity Center
- UEAC-2 - Urban Edge Regional Activity Center
- AC-1 - Neighborhood Activity Corridor
- AC-2 - Community Activity Corridor
- AC-3 - Regional Activity Corridor
- EC - Employment Campus
- IND - Industrial
- TU - Transportation & Utilities
- S/A - Sports/Amusement
- C/I - Civic/Institutional
- CBA - Central Business Area
- ZOO - Riverbanks Zoo & Garden
- U/C - Universities/Colleges
- FJ - Fort Jackson
- T/S - Transitional/Sensitive Lands

0 50 100 200 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
Date: 4/13/2021

CITY OF COLUMBIA PLANNING DEPARTMENT
THIS MAP IS THE PRODUCT OF COMPILATION, OR WAS PRODUCED BY OTHERS. IT IS FOR INFORMATION ONLY AND THE CITY OF COLUMBIA MAKES NO REPRESENTATIONS AS TO ITS ACCURACY OR USE WITHOUT FIELD VERIFICATION IS

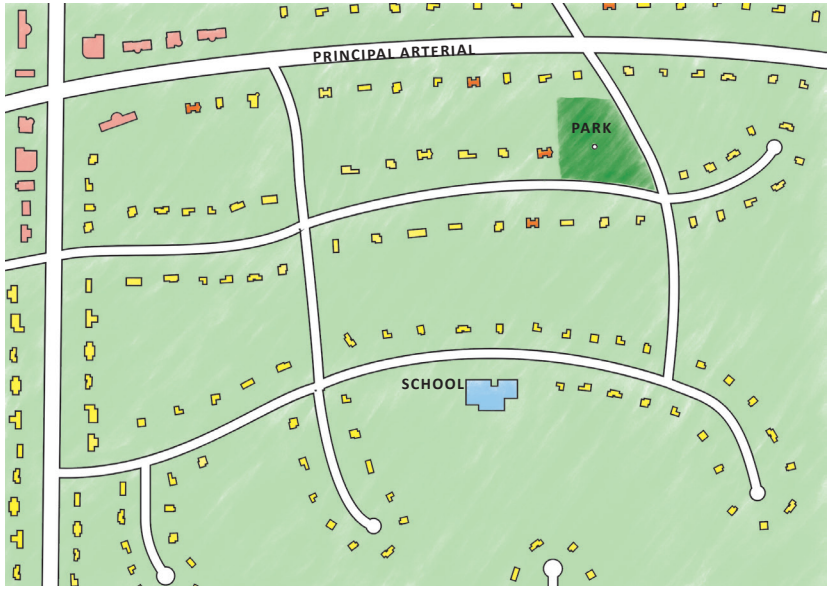
Attachment: LUMAConfirm_0.418acMabron (6671 : Comprehensive Plan - Future Land Use Map

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Development Types

URBAN EDGE RESIDENTIAL LARGE LOT (UER-2)

Urban Edge Residential Large Lot neighborhoods represent many of the older residential neighborhoods in the outer areas of the City. This development type is appropriate as development on remaining large lots or as redevelopment in the outer areas of Columbia. Most of the existing developments occurred after 1950. Urban Edge Residential Large Lot developments generally do not continue the grid and block pattern found in the urban neighborhoods, but do tend to have a consistently organized internal street network with loops and interconnections.



UER-2 BUILDING TYPES/LAND USES

PRIMARY TYPES

- Single-family Detached
  *Accessory dwelling units

TERTIARY TYPES

- Single-family Attached
- Two-family
- Three-family
- Civic/Institutional Small
- Business/Employment Small (excl. Flex)
- Cemeteries & Mausoleums

See matrix for appropriate park/open space types.

Attachment: LUMAConfirm_0.418acMabron (6671 : Comprehensive Plan - Future Land Use Map

Development Types

UER-2 DEVELOPMENT PATTERN/CONTEXT

- The street network is typically curvilinear with irregular block structure and limited points of connection to the main road network. Street widths may be narrow or wide. Sidewalks may or may not be present in existing neighborhoods but should be provided in new developments. On-street parking is uncommon in these neighborhoods when street widths are narrow.
- Blocks are slightly irregular and may display a range of sizes and shapes determined by the parent lot shape and the internal street network.
- Blocks are subdivided into regular sized lots over 10,000 square feet.
- Buildings are typically set back from the street with deep front yards; buildings sit parallel to the street.
- Building sizes vary slightly within a block, but most are one to two stories in height with more than 2,000 square feet of livable space. Exceptions in the number of stories would be for neighborhoods with many split-level homes.
- Most homes have dedicated parking areas in front or side yards. Attached garages or carports are common.
- Open or green spaces are included in individual properties, retention or detention areas, or neighborhood parks. Passive green spaces should be included in new developments.
- Within a single development, building architecture, density, scale, and design will typically be fairly consistent along with front yard setbacks and driveway and garage arrangements. Side loading garages may be more common in a large lot neighborhood than in small lot neighborhoods.

Attachment: LUMAConfirm_0.418acMabron (6671 : Comprehensive Plan - Future Land Use Map 0

LEGAL DEPARTMENT - CITY OF COLUMBIA
Attachment: 2021-038 amend Columbia Compass to add 0.418 ac SS Mabron Road (6671 : Comprehensive Plan - Future Land Use Map

ORDINANCE NO.: 2021-038

Amending the Columbia Compass: Envision 2036 Map to include 0.418 acres S/S Mabron Road; Richland County TMS# 19206-03-58; annexed by Ordinance No 2021-016 enacted April 20, 2021

WHEREAS, the City of Columbia and community at large recognize the value of planning for future development and growth; and,

WHEREAS, City Council adopted Columbia Compass: Envision 2036 as the City of Columbia Comprehensive Plan by Ordinance No.: 2020-028 adopting Columbia Compass: Envision 2036 along with all the maps and policies contained therein, and amended from time to time, in accordance with the South Carolina Comprehensive Planning Act of 1994 (Title 6, Chapter 29 of the SC Code); and,

WHEREAS, 0.418 acres S/S Mabron Road; Richland County TMS# 19206-03-58, filed for petition on February 8, 2021, and shall be assigned the designated future land use classification of Urban Edge Residential Large Lot (UER-2), and the Columbia Compass: Envision 2036 Map shall be amended accordingly; and,

WHEREAS, the City of Columbia Planning Commission has provided input and recommendations in response to the public input and findings NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia this __ day of _____, 2021, that 0.418 acres S/S Mabron Road; Richland County TMS# 19206-03-58, annexed into the City of Columbia by Ordinance No.: 2021-016 enacted on April 20, 2021, shall be incorporated into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2020-028 on August 4, 2020. This property shall be apportioned to City Council District 4, Census Tract 116.08, contains 0.418 acres, and shall be assigned a future land use classification of Urban Edge Residential Large Lot (UER-2).

Requested by:

Assistant City Manager Shealy

_____
Mayor

Approved by:

_____
City Manager

Approved as to form:

_____
Senior Assistant City Attorney

ATTEST:

_____
City Clerk

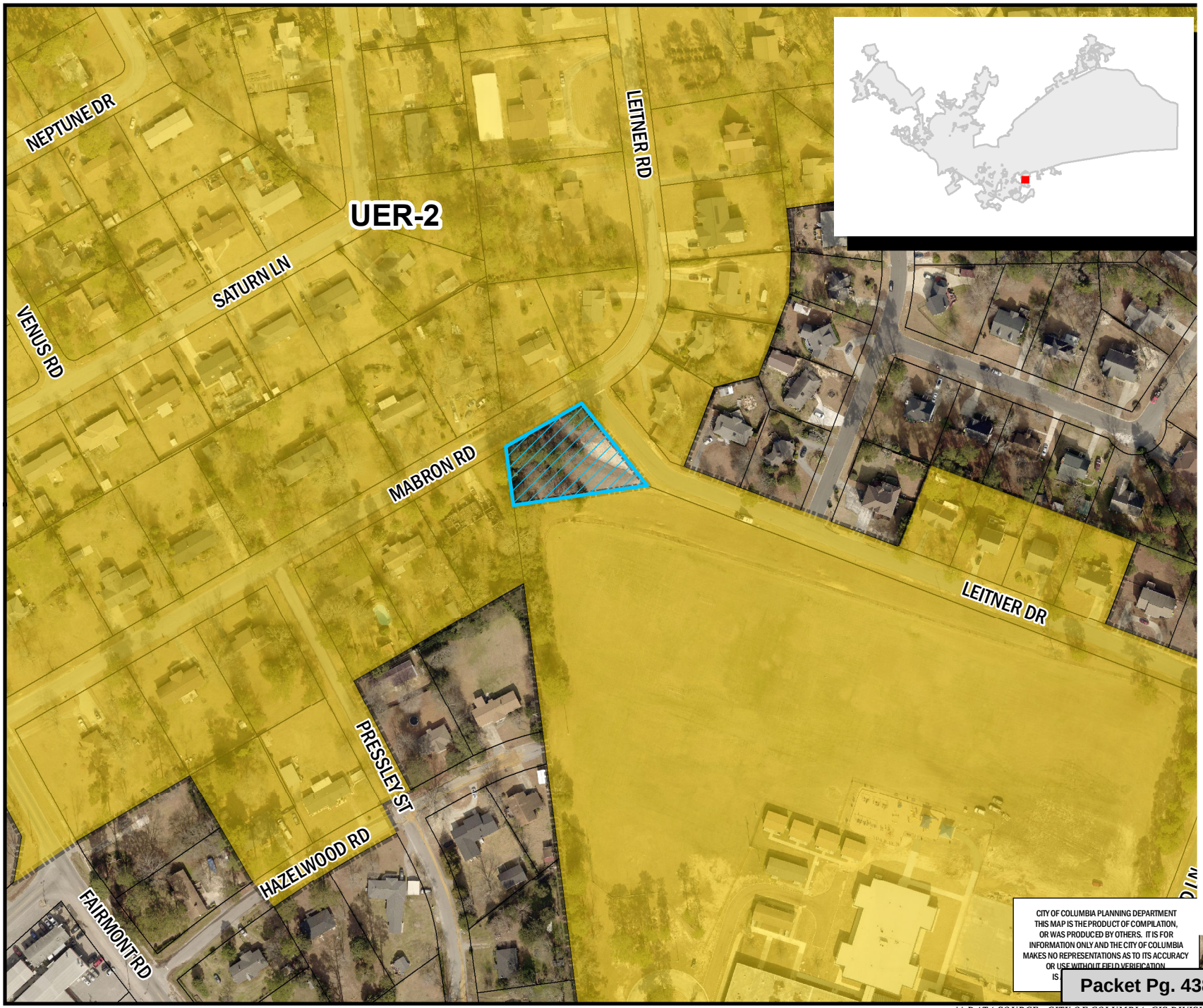
Introduced:
Final Reading:

Last revised: 4/14/2020
20005227

Future Land Use Map

0.418 acres S/S Mabron Road, TMS# 19206-
Current Interim FLU: UER-2, Proposed FLU: UER-2

Department of Planning & Development Services



Legend

- CITY LIMITS
- PARCELS

- UCMR-1 - Urban Core Mixed Residential - 1
- UCMR-2 - Urban Core Mixed Residential - 2
- UCMR-3 - Urban Core Mixed Residential - 3
- UEMR - Urban Edge Mixed Residential
- UCMF - Urban Core Multi-family
- UEMF - Urban Edge Multi-family
- UCR-1 - Urban Core Residential Small Lot
- UCR-2 - Urban Core Residential Large Lot
- UER-1 - Urban Edge Residential Small Lot
- UER-2 - Urban Edge Residential Large Lot
- UCAC-1 - Urban Core Neighborhood Activity Center
- UCAC-2 - Urban Core Community Activity Center
- UCAC-3 - Urban Core Regional Activity Center
- UEAC-1 - Urban Edge Community Activity Center
- UEAC-2 - Urban Edge Regional Activity Center
- AC-1 - Neighborhood Activity Corridor
- AC-2 - Community Activity Corridor
- AC-3 - Regional Activity Corridor
- EC - Employment Campus
- IND - Industrial
- TU - Transportation & Utilities
- S/A - Sports/Amusement
- C/I - Civic/Institutional
- CBA - Central Business Area
- ZOO - Riverbanks Zoo & Garden
- U/C - Universities/Colleges
- FJ - Fort Jackson
- T/S - Transitional/Sensitive Lands

0 50 100 200 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
Date: 4/13/2021

CITY OF COLUMBIA PLANNING DEPARTMENT
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*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Attachment: 2021-038 amend Columbia Compass to add 0.418 ac SS Mabron Road (6671 :

We Are Columbia

MEETING DATE: **May 18, 2021**

DEPARTMENT: **Planning and Development Services**

FROM: ***Krista Hampton, Director***

SUBJECT: **ZONING MAP AMENDMENT CONFIRMATION for 0.418-acres S/S Mabron Road; TMS# 19206-03-58**

FUNDING SOURCE & ORIGINAL BUDGET:

CLEAN WATER 2020?: **No**

FOCUS AREAS: **Planning Together**

PURPOSE:

Council District: 4

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

Applicant: Fidelis Financial, a Georgia limited liability corporation

Staff Recommendation: Approval

PC Recommendation: 03/01/2021; Approval (7-0)

Annexation, 1st Reading: 03/16/2021; Approval

Annexation, 2nd Reading: 04/20/2021; Approval

ATTACHMENTS:

- ZMAConfirm_0.418acMabron (PDF)

CITY COUNCIL

May 18, 2021 at 2:00pm
Virtual Meeting Using Video Conferencing Technology, Columbia, SC

ZONING MAP AMENDMENT CONFIRMATION CASE SUMMARY
0.418 acres S/S Mabron Road; TMS# 19206-03-58

Council District:	4
Proposal:	Request to confirm the zoning of Single Family Residential District (RS-1). The property currently has interim zoning of Single Family Residential District (RS-1).
Applicant:	Fidelis Financial, a Georgia limited liability corporation
PC Recommendation:	03/01/2021; Approval (7-0)
Annexation, 1st Reading:	03/16/2021; Approval
Annexation, 2nd Reading:	04/20/2021; Approval
Land Use Map Amendment Confirmation, 1st Reading:	05/18/2021; Pending
Land Use Map Amendment Confirmation, 2nd Reading:	06/01/2021; Pending
Zoning Map Amendment Confirmation, 1st Reading:	05/18/2021; Pending
Zoning Map Amendment Confirmation, 2nd Reading:	06/01/2021; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 0.418 acres
Current Use: Vacant Land
Proposed Use: Residential
Reason for Annexation: Municipal Services
Urban Service Area: Donut Hole - Primary
Current Interim Land Use Classification: Urban Edge Residential Large Lot (UER-2)
Proposed Land Use Classification: Urban Edge Residential Large Lot (UER-2)
Current Interim Zoning: Single Family Residential District (RS-1)
Proposed Zoning: Single Family Residential District (RS-1)
Census Tract: 116.08

Attachment: ZMAConfirm_0.418acMabron (6675 : ZMA Confirmation for 0.418 acres S/S Mabron Road)

Urban Service Area

Subject parcel is in a "Donut Hole-Primary" as identified in the Urban Service Area Map

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

Donut Holes - Primary are the donut holes where services are readily available and the infrastructure is generally good. These services include fire, police, sanitation, and utilities.
Annexation within an area classified as *Donut Hole - Primary* is the highest priority. Barring unanticipated circumstances, annexation of these areas is recommended, and staff should work with individual property owners or neighborhoods/developments to encourage and expedite annexation.
Donut Holes are unincorporated areas that are completely surrounded by the City of Columbia and/or another municipality, or areas surrounded by the City of Columbia and a major geographical feature, such as a river. These areas pose a number of challenges to the City that can be addressed through annexation. Often, these are areas that were developed before the City or any municipality became adjacent, and may lack easy access to City utilities or other services.

Donut Holes can often cause inefficiencies in the delivery of services due to confusion about jurisdiction, and if the land is in a jurisdiction with a different approach to code enforcement, these areas can negatively impact the quality of life for adjacent City residents. Such inefficiencies can impact property owners and residents, both within and outside of the municipal boundaries, through confusion over services as well as added operational costs to local government. This results in a greater financial impact to City residents, who pay both City and County taxes

Comprehensive Plan Land Use Classification

The proposed future land use for the subject property is Urban Edge Residential Large Lot (UER-2) in the *Columbia Compass: Envision 2036* Future Land Use Map. The property is currently assigned an interim future land use classification of Urban Edge Residential Large Lot (UER-2).

Urban Edge Residential Large Lot neighborhoods represent many of the older residential neighborhoods in the outer areas of the City. This development type is appropriate as development on remaining large lots or as redevelopment in the outer areas of Columbia. Most of the existing developments occurred after 1950. Urban Edge Residential Large Lot developments generally do not continue the grid and block pattern found in the urban neighborhoods, but do tend to have a consistently organized internal street network with loops and interconnections.

Primary Types

- Single-family Detached
  *Accessory Dwelling Units

Tertiary Types

- Single-family Attached
- Two-family
- Three-family
- Civic/Institutional Small
- Business/Employment Small (excl. Flex
- Cemeteries & Mausoleums

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

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

Attachment: ZMAConfirm_0.418acMabron (6675 : ZMA Confirmation for 0.418 acres S/S Mabron Road)

PROPOSED ZONING DISTRICT SUMMARY

The parcel currently has interim zoning of Single Family Residential District (RS-1). Surrounding parcels within the City of Columbia are currently zoned Single Family Residential District (RS-1).

The proposed City of Columbia zoning district is Single Family Residential District (RS-1).

Single Family Residential District (RS-1)

The RS-1, RS-1A, RS-1B, RS-2 and RS-3 districts are intended as single-family residential areas with detached units with low to medium population densities. Use regulations for the single-family districts are identical, but contain varying classes of lot width and lot area, and these dimensional differences are intended to be preserved. Certain structures and uses required to serve governmental, educational, religious, noncommercial recreational, and other needs of those areas are permitted outright within such districts or are permissible as special exceptions subject to restrictions and requirements intended to preserve and protect the single-family residential character of the district.

STAFF RECOMMENDATION

Staff recommends City Council affirm the zoning of Single Family Residential District (RS-1) on the property.

Attachment: ZMAConfirm_0.418acMabron (6675 : ZMA Confirmation for 0.418 acres S/S Mabron Road)

02/01/2019

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Attachment: ZMAConfirm_0.418acMabron (6675 : ZMA Confirmation for 0.418 acres S/S Mabron Road)

Zoning Map

0.418 acres S/S Mabron Rd., TMS# 19206-03-58;
Current Rich. Co. Zoning: RS-LD, Proposed Zoning: RS-1

38.a

Department of Planning & Development Services

Legend

PARCELS

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

0 45 90 180 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
February 10, 2021

DISCLAIMER:
The City of Columbia Department of Planning and Development Services data represented on this map or plan is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Columbia makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.

We Are Columbia

Attachment: ZMAConfirm_0.418acMabron (6675 : ZMA Confirmation for 0.418 acres S/S Mabron Road)

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

We Are Columbia

MEETING DATE: **May 18, 2021**

DEPARTMENT: **Planning and Development Services**

FROM: ***Krista Hampton, Director***

SUBJECT: **ZONING TEXT AMENDMENT Amend §17-674(d)- Criteria for review of design of structures and sites.**

FUNDING SOURCE & ORIGINAL BUDGET:

CLEAN WATER 2020?: **No**

PURPOSE:

Ordinance No.: 2021-037 Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17, Planning, Land Development and Zoning, Article V, Historic Preservation and Architectural Review, Division 2, Preservation Standards for Landmarks and Design Protection Districts, Sec. 17-674 Review process (d) Criteria for review of design of structures and sites

Proposal: Amend Sec. 17-674 of the Columbia Code of Ordinances (Preservation Standards for Landmarks and Design Protection Districts- Review Process) to amend subsection (d) (Criteria for review of design of structures and sites).

Applicant: Councilman Howard Duvall, Columbia City Council

Staff Recommendation: Approval

PC Recommendation: 03/01/2021; Approval (7-0)

DDRC Recommendation: 03/11/2021; Approval (9-0)

ATTACHMENTS:

- TA-2021-0002_DesignStandards (PDF)
- 2021-037 amend Sec.17-674 Review process (PDF)

CITY COUNCIL

May 18, 2021 at 2:00pm
Virtual Meeting Using Video Conferencing Technology, Columbia, SC

Zoning Text Amendment Case Summary
Amend §17-674(d)- Criteria for review of design of structures and sites.

Proposal:	Amend Sec. 17-674 of the Columbia Code of Ordinances (Preservation Standards for Landmarks and Design Protection Districts- Review Process) to amend subsection (d) (Criteria for review of design of structures and sites).
Pertinent Sections:	Chapter 17, Article V, Division 2, Amend §17-674(d)
Applicant:	Councilman Howard Duvall, Columbia City Council
Staff Recommendation:	Approval
PC Recommendation:	03/01/2021; Approval (7-0)
DDRC Recommendation:	03/11/2021; Approval (9-0)
ZPH, 1st Reading:	05/28/2021; Pending
2nd Reading:	06/01/2021; Pending

PROPOSED ZONING TEXT SUMMARY

This request is to amend Section 17-674 (Review Process) to include the language in red below.

> c. For individual landmarks and the landmark district, each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken. An opening and its configuration which have gained historic significance in their own right may be replicated in an opening on the same elevation of a given structure where the existing configuration is not original, maintaining the dimensions of the historic opening.

STAFF RECOMMENDATION

Staff recommends City Council approve the Text Amendment.

Attachment: TA-2021-0002_DesignStandards (6673 : TA - Preservation Standards for Landmarks and Design Protection Districts- Review

Sec. 17-674. - Review process.

(a) *Notice of public hearing.* The DDRC shall cause public notice to be given on all actions listed in section 17-655(a)(2)b.

(b) *Materials to be submitted for review.* Where the DDRC deems it necessary, in order to pass upon a particular proposal in a DP district, it may require submission of any or all of the following, among other necessary items, as part of the application for review: architectural plans, plot plans, landscaping plans, plans for off-street parking, proposed signs, and elevations of proposed structures. Additionally, in any historic commercial districts or for any proposals of multi-family structures, landscaping plans and elevation photographs or drawings showing proposed structures and all such existing structures as are within 500 feet of the proposed structure and are substantially related to it visually or by reason of function, traffic generation or other characteristics, may be required.

(c) *Matters to be considered by commission.* In its review of material submitted with applications for approval, the commission shall examine the architectural design, the exterior surface treatment, the arrangement and location of buildings and structures on the site in question and their relation to other buildings and structures within the district involved, and other pertinent factors affecting the appearance and efficient functioning of the district. In the DP districts, the commission shall not approve any proposed building or structure separately or in relation to its premises as proposed to be arranged, landscaped or constructed which would adversely affect the primary character of the district involved or the setting of public or quasi-public historical buildings or landmarks on which public or private monies have been or are proposed to be spent. The commission shall endeavor to ensure that the exterior appearance and arrangement of buildings, structures and premises in these districts will:

(1) Enhance the attractiveness and functioning of each district in keeping with its purpose and intent;

(2) Encourage the orderly and harmonious development of each district; and

(3) Enhance and protect the public and private investment and general value of lands and improvements within the district.

(d) *Criteria for review of design of structures and sites.*

(1) Issuance of a certificate of design approval shall be based upon the requirements set forth in the standards or design guidelines adopted by the city council for each historic district. For individual landmarks, the Governor's Mansion Protection Area, Elmwood Park Architectural Conservation District, and the Landmark District, the Secretary of the Interior's Standards for Rehabilitation, as amended and listed below (the "Standards"), shall serve as guidelines until such time as design guidelines may be written and adopted by City Council for each local historic district. The Standards are to be applied to specific rehabilitation projects, taking into account the designation level of each district.

a. For landmark districts and individual landmarks, the historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

b. In architectural conservation districts and protection areas, the historic character of a district shall be retained and preserved through the preservation of historic materials and features which characterize the historic district.

Attachment: TA-2021-0002_DesignStandards (6673 : TA - Preservation Standards for Landmarks and Design Protection Districts- Review

c. For individual landmarks and the landmark district, each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken. An opening and its configuration which have gained historic significance in their own right may be replicated in an opening on the same elevation of a given structure where the existing configuration is not original, maintaining the dimensions of the historic opening.

d. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

e. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

f. Deteriorated historic features shall be repaired rather than replaced. Where severe deterioration or complete loss requires replacement of a distinctive feature, the new feature shall match the old in design, color, finish, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence, and character-defining features that have been lost due to intentional damage, removal or neglect shall be rebuilt.

g. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

h. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

i. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Attachment: TA-2021-0002_DesignStandards (6673 : TA - Preservation Standards for Landmarks and Design Protection Districts- Review

ORDINANCE NO.: 2021-037

Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17, Planning, Land Development and Zoning, Article V, Historic Preservation and Architectural Review, Division 2, Preservation Standards for Landmarks and Design Protection Districts, Sec. 17-674 Review process (d) Criteria for review of design of structures and sites

BE IT ORDAINED by the Mayor and Council this ___ day of _____, 2021, that the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17, Planning, Land Development and Zoning, Article V, Historic Preservation and Architectural Review, Division 2, Preservation Standards for Landmarks and Design Protection Districts, Sec. 17-674 Review process (d) Criteria for review of design of structures and sites is amended to read as follows:

Sec. 17-674. Review process.

(a) *Notice of public hearing.* The DDRC shall cause public notice to be given on all actions listed in section 17-655(a)(2)b.

(b) *Materials to be submitted for review.* Where the DDRC deems it necessary, in order to pass upon a particular proposal in a DP district, it may require submission of any or all of the following, among other necessary items, as part of the application for review: architectural plans, plot plans, landscaping plans, plans for off-street parking, proposed signs, and elevations of proposed structures. Additionally, in any historic commercial districts or for any proposals of multi-family structures, landscaping plans and elevation photographs or drawings showing proposed structures and all such existing structures as are within 500 feet of the proposed structure and are substantially related to it visually or by reason of function, traffic generation or other characteristics, may be required.

(c) *Matters to be considered by commission.* In its review of material submitted with applications for approval, the commission shall examine the architectural design, the exterior surface treatment, the arrangement and location of buildings and structures on the site in question and their relation to other buildings and structures within the district involved, and other pertinent factors affecting the appearance and efficient functioning of the district. In the DP districts, the commission shall not approve any proposed building or structure separately or in relation to its premises as proposed to be arranged, landscaped or constructed which would adversely affect the primary character of the district involved or the setting of public or quasi-public historical buildings or landmarks on which public or private monies have been or are proposed to be spent. The commission shall endeavor to ensure that the exterior appearance and arrangement of buildings, structures and premises in these districts will:

(1) Enhance the attractiveness and functioning of each district in keeping with its purpose and intent;
(2) Encourage the orderly and harmonious development of each district; and
(3) Enhance and protect the public and private investment and general value of lands and improvements within the district.

(d) *Criteria for review of design of structures and sites.*

(1) Issuance of a certificate of design approval shall be based upon the requirements set forth in the standards or design guidelines adopted by the city council for each historic district. For individual landmarks, the Governor's Mansion Protection Area, Elmwood Park Architectural Conservation District, and the Landmark District, the Secretary of the Interior's Standards for Rehabilitation, as amended and listed below (the "Standards"), shall serve as guidelines until such time as design guidelines may be written and adopted by City Council for each local historic district. The Standards are to be applied to specific rehabilitation projects, taking into account the designation level of each district.

a. For landmark districts and individual landmarks, the historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

b. In architectural conservation districts and protection areas, the historic character of a district shall be retained and preserved through the preservation of historic materials and features which characterize the historic district.

c. For individual landmarks and the landmark district, each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken. An opening and its configuration which have gained historic significance in their own right may be replicated in an opening on the same elevation of a given structure where the existing configuration is not original, maintaining the dimensions of the historic opening.

DRAFT

Attachment: 2021-037 amend Sec.17-674 Review process (6673 : TA - Preservation Standards for Landmarks and Design Protection Districts-

d. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

e. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

f. Deteriorated historic features shall be repaired rather than replaced. Where severe deterioration or complete loss requires replacement of a distinctive feature, the new feature shall match the old in design, color, finish, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence, and character-defining features that have been lost due to intentional damage, removal or neglect shall be rebuilt.

g. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

h. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

i. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Requested by:

Assistant City Manager Gentry

Approved by:

_____
City Manager

Approved as to form:

_____
Senior Assistant City Attorney

_____
Mayor

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

DRAFT

Attachment: 2021-037 amend Sec.17-674 Review process (6673 : TA - Preservation Standards for Landmarks and Design Protection Districts-

We Are Columbia

MEETING DATE: **May 18, 2021**

DEPARTMENT: **Planning and Development Services**

FROM: ***Krista Hampton, Director***

SUBJECT: **ZONING TEXT AMENDMENT Amend §17-283(c) Table 3- Permissibility of Bulk Requirements for Wireless Communication Facilities According to Support Structure**

FUNDING SOURCE & ORIGINAL BUDGET:

CLEAN WATER 2020?: **No**

FOCUS AREAS: **Connecting Our Community**

PURPOSE:

Ordinance No.: 2021-030 Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17, Planning, Land Development and Zoning, Article III, Zoning, Division 8, District Descriptions; Use and Dimensional Regulations, Sec. 17-283 Wireless Communication Facilities (Cell Tower), Table 3, Permissibility of Bulk Requirements for Wireless Communication Facilities According to Support Structure

Proposal: Amend §17-283(c) Table 3 of the City of Columbia Code of Ordinances to remove the special exception requirement for placement of wireless communication facilities (cell nodes) on existing support structures.

Applicant: Rachel Bailey, Zoning Administrator

Staff Recommendation: Approval

PC Recommendation: 04/05/2021; Approval (8-0)

ATTACHMENTS:

- TA-2021-0003_WCF-TA (PDF)
- 2021-030 Amend 17-283(c) Table 3 - Remove Special Exception Requirement for Wireless Communication Facilities on Existing Support Structures (PDF)

CITY COUNCIL

May 18, 2021 at 2:00pm
Virtual Meeting Using Video Conferencing Technology, Columbia, SC

Zoning Text Amendment Case Summary

Amend §17-283(c) Table 3- Permissibility of Bulk Requirements for Wireless Communication Facilities According to Support Structure

Proposal:	Amend §17-283(c) Table 3 of the City of Columbia Code of Ordinances to remove the special exception requirement for placement of wireless communication facilities (cell nodes) on existing support structures.
Pertinent Sections:	Chapter 17, Article III, Division 8, Amend §17-283(c), Table 3
Applicant:	Rachel Bailey, Zoning Administrator
Staff Recommendation:	Approval
PC Recommendation:	04/05/2021; Approval (8-0)
ZPH, 1st Reading:	05/18/2021; Pending
2nd Reading:	06/01/2021; Pending

PROPOSED ZONING TEXT SUMMARY

This request is to amend §17-283(c) Table 3 of the City of Columbia Code of Ordinances to remove the special exception requirement for placement of wireless communication facilities (cell nodes) on existing support structures.

The Small Wireless Facilities Deployment Act took effect in South Carolina in September of 2020. The Act preempts a great deal of local control over deployment within municipal rights-of-way. Municipalities must now treat cell nodes as a permitted use, subject only to administrative review - - meaning that Zoning can no longer require Board of Zoning Appeals review.

STAFF RECOMMENDATION

Staff recommends to City Council approve the Text Amendment.

Attachment: TA-2021-0003_WCF-TA (6674 : TA - Table 3- Permissibility of Bulk Requirements for Wireless Communication Facilities)

Sec. 17-283. - Wireless communication facilities (cell tower)

TABLE 3.
PERMISSIBILITY OF BULK REQUIREMENTS FOR WIRELESS COMMUNICATION FACILITIES
ACCORDING TO SUPPORT STRUCTURE

Support Structure (Number for Reference Only)	Zoning Districts	Article I. Permitted?	Maximum Height in Feet	Minimum Setback from Single-Family Residential Districts in Feet (See Note 1)	Minimum Setback from General Residential Districts in Feet (See Note 1)	Minimum Setback from Public ROW in feet (See 17-283(i)(10))
1. New guy-wire communication tower or new lattice communication tower	D-1, RS-1, RS-1A, RS-1B, RS-2, RS-3, RD, RD-2	No	n/a			
	RG-1, RG-1A, RG-1B, RG-2, RG-3, UTD					
	C-1, C-2, C-3, C-3A, MX-1					
	C-4, C-5, C-6, MX-2					
	M-1, M-2	Yes	225	500	500	1' for every 1' of structure height

Attachment: TA-2021-0003_WCF-TA (6674 : TA - Table 3- Permissibility of Bulk Requirements for Wireless

		By special exception and subject to 17-283(h)(1)	300	500	500	1' for every 1' of structure height
	DD, ID, 5P, NC, DP	No	n/a			
2. New monopole communication Tower	D-1, RS-1, RS-1A, RS-1B, RS-2, RS-3, RD, RD-2	No	n/a			
	RG-1, RG-1A, RG-1B, RG-2, RG-3, UTD	No	n/a			
	C-1, C-2, C-3, C-3A, MX-1	By special exception and subject to 17-283(h)(1)	180	300	300	50
	C-4, C-5, C-6, MX-2	Yes	225	300	300	0
	M-1, M-2	Yes	225	300	300	0
	DD, ID, 5P, NC, DP	No	n/a			

Attachment: TA-2021-0003_WCF-TA (6674 : TA - Table 3- Permissibility of Bulk Requirements for Wireless

Attachment: TA-2021-0003_WCF-TA (6674 : TA - Table 3- Permissibility of Bulk Requirements for Wireless

Support Structure (Number for Reference Only)	Zoning Districts	Article II. Permitted?	Maximum Height in Feet	Minimum Setback from Single-Family Residential Districts in Feet (See Note 1)	Minimum Setback from General Residential Districts in Feet (See Note 1)	Minimum Setback from Public ROW in feet (See 17-283(i)(10))
3. New LOW-PROFILE stealth wireless communication facility (aka cell tower)	D-1, RS-1, RS-1A, RS-1B, RS-2, RS-3, RD, RD-2	By special exception and subject to 17-283(h)(1) and (2)	60	District minimum yard setback (see note 2)		District minimum front yard setback (see note 2)
	RG-1, RG-1A, RG-1B, RG-2, RG-3, UTD	By special exception and subject to 17-283(h)(1) and (2)	80			
	C-1, C-2, C-3, C-3A, MX-1	By special exception and subject to 17-283(h)(1) and (2)	100 (see note 3)			
	C-4, C-5, C-6, MX-2					
	M-1, M-2					
	DD, ID, 5P, NC, DP	As permitted above with staff review subject to all requirements of 17-283				
4. New HIGH-PROFILE stealth wireless communication facility (aka cell tower)	D-1, RS-1, RS-1A, RS-1B, RS-2, RS-3, RD, RD-2	No	n/a			

	RG-1, RG-1A, RG-1B, RG-2, RG-3, UTD	By special exception and subject to 17-283(h)(1) and (2)	180	300	n/a	District minimum front yard setback (see note 2)
	C-1, C-2, C-3, C-3A, MX-1	By special exception and subject to 17-283(h)(1) and (2)		300	150	
	C-4, C-5, C-6, MX-2			150	150	
	M-1, M-2			150	150	
	DD, ID, 5P, NC, DP	As permitted above with staff review subject to all requirements of 17-283				

Support Structure (Number for Reference Only)	Zoning Districts	Article III. Permitted?	Maximum Height in Feet	Minimum Setback from Single-Family Residential Districts in Feet (See Note 1)	Minimum Setback from General Residential Districts in Feet (See Note 1)	Minimum Setback from Public ROW in feet (See 17-283(i)(10))
5. Existing structures ≤ 40' high and increase or add height &le 10'	D-1, RS-1, RS-1A, RS-1B, RS-2, RS-3, RD, RD-2	~~By special exception and subject to 17-283(h)(1) and (2)~~ Yes with staff review subject to all requirements of 17-283	Support structure ≤ 10' above height of	n/a		0

Attachment: TA-2021-0003_WCF-TA (6674 : TA - Table 3- Permissibility of Bulk Requirements for Wireless

Attachment: TA-2021-0003_WCF-TA (6674 : TA - Table 3- Permissibility of Bulk Requirements for Wireless

	RG-1, RG-1A, RG-1B, RG-2, RG-3, UTD	~~By special exception and subject to~~ 17-~~283~~~~(h)(1) and (2)~~ Yes with staff review subject to all requirements of 17-283	existing structure		
	C-1, C-2, C-3, C-3A, MX-1	Yes with staff review subject to all requirements of 17-283			
	C-4, C-5, C-6, MX-2				
	M-1, M-2				
	DD, ID, 5P, NC, DP	As permitted above with staff review subject to all requirements of 17-283			
6. Existing structure > 40' high and increase or add height ≤ 10'	D-1, RS-1, RS-1A, RS-1B, RS-2, RS-3, RD, RD-2	Yes for co-location upon existing communication towers and no increase to height of tower; ~~all others by special exception and subject to~~ 17-~~283~~~~(h)(1)~~ Yes with staff review subject to all requirements of 17-283	Support structure ≤ 10' above height of existing structure	n/a	0
	RG-1, RG-1A, RG-1B, RG-2, RG-3, UTD	Yes for co-location upon existing communication towers and no increase to height of tower; ~~all others by special exception and subject to~~ 17-~~283~~~~(h)(1)~~ Yes with staff review subject to all requirements of 17-283			

	C-1, C-2, C-3, C-3A, MX-1	Yes with staff review subject to all requirements of 17-283			
	C-4, C-5, C-6, MX-2				
	M-1, M-2				
	DD, ID, 5P, NC, DP	As permitted above with staff review subject to all requirements of 17-283			

Support Structure (Number for Reference Only)	Zoning Districts	Article IV. Permitted?	Maximum Height in Feet	Minimum Setback from Single-Family Residential Districts in Feet (See Note 1)	Minimum Setback from General Residential Districts in Feet (See Note 1)	Minimum Setback from Public ROW in feet (See 17-283(i)(10))
7. Existing structure ≤ 40' high and increase or add height > 10' and ≤ 20'	D-1, RS-1, RS-1A, RS-1B, RS-2, RS-3, RD, RD-2	No	n/a			
	RG-1, RG-1A, RG-1B, RG-2, RG-3, UTD	~~By special exception and subject to 17-283(h)(1) and (2)~~ Yes with staff review subject to all requirements of 17-283	Support structure ≤ 20' above height of existing structure	n/a		0

Attachment: TA-2021-0003_WCF-TA (6674 : TA - Table 3- Permissibility of Bulk Requirements for Wireless

	C-1, C-2, C-3, C-3A, MX-1	~~By special exception and subject to~~ 17-283~~(h)(1)~~			
	C-4, C-5, C-6, MX-2	Yes with staff review subject to all requirements of 17-283			
	M-1, M-2				
	DD, ID, 5P, NC, DP	As permitted above with staff review subject to all requirements of 17-283			
8. Existing structure > 40' high and increase or add height > 10' and ≤ 20'	D-1, RS-1, RS-1A, RS-1B, RS-2, RS-3, RD, RD-2	~~By special exception and subject to~~ 17-283~~(h)(1) and (2)~~ Yes with staff review subject to all requirements of 17-283	Support structure ≤ 20' above height of existing structure	n/a	0
	RG-1, RG-1A, RG-1B, RG-2, RG-3, UTD	~~By special exception and subject to~~ 17-283~~(h)(1) and (2)~~ Yes with staff review subject to all requirements of 17-283			
	C-1, C-2, C-3, C-3A, MX-1	Yes with staff review subject to all requirements of 17-283			
	C-4, C-5, C-6, MX-2				

Attachment: TA-2021-0003_WCF-TA (6674 : TA - Table 3- Permissibility of Bulk Requirements for Wireless

	M-1, M-2				
	DD, ID, 5P, NC, DP	As permitted above with staff review subject to all requirements of 17-283			

Support Structure (Number for Reference Only)	Zoning Districts	Article V. Permitted?	Maximum Height in Feet	Minimum Setback from Single-Family Residential Districts in Feet (See Note 1)	Minimum Setback from General Residential Districts in Feet (See Note 1)	Minimum Setback from Public ROW in feet (See 17-283(i)(10))
9. Existing structure ≤ 40' high and increase or add height > 20'	D-1, RS-1, RS-1A, RS-1B, RS-2, RS-3, RD, RD-2	No	na			
	RG-1, RG-1A, RG-1B, RG-2, RG-3, UTD	No	n/a			
	C-1, C-2, C-3, C-3A, MX-1	~~By special exception and subject to 17-283(h)(1) and (2)~~ Yes with staff review subject to all requirements of 17-283	Support structure ≤ 1 times the height of existing structure	n/a		0
	C-4, C-5, C-6, MX-2					
	M-1, M-2					
	DD, ID, 5P, NC, DP	As permitted above with staff review subject to all requirements of 17-283				

Attachment: TA-2021-0003_WCF-TA (6674 : TA - Table 3- Permissibility of Bulk Requirements for Wireless

Attachment: TA-2021-0003_WCF-TA (6674 : TA - Table 3- Permissibility of Bulk Requirements for Wireless

10. Existing structure > 40' high and increase or add height > 20'	D-1, RS-1, RS-1A, RS-1B, RS-2, RS-3, RD, RD-2	No	na		
	RG-1, RG-1A, RG-1B, RG-2, RG-3, UTD	~~By special exception and subject to~~ ~~17-283~~(h)(1) ~~and (2)~~ Yes with staff review subject to all requirements of 17-283	Support structure ≤ 40' above height of existing structure	n/a	0
	C-1, C-2, C-3, C-3A, MX-1	~~By special exception and subject to~~ ~~17-283~~(h)(1) Yes with staff review subject to all requirements of 17-283			
	C-4, C-5, C-6, MX-2				
	M-1, M-2				
	DD, ID, 5P, NC, DP	As permitted above with staff review subject to all requirements of 17-283			

Notes:	
(1)	Includes property zoned similarly within Richland or Lexington Counties as well as PUD-R.

(2)	See 17-275, Table 2. Schedule of Major Height and Area Requirements as well as § 17-276 and § 17-278 for determination of appropriate setback from property line and/or public right-of-way.
(3)	Height may be increased by 30 feet only where the applicant demonstrates to the board of zoning appeals that (a) the additional height is necessary to accommodate co-location and (b) the structure is designed and engineered to accommodate additional WCFs.

Attachment: TA-2021-0003_WCF-TA (6674 : TA - Table 3- Permissibility of Bulk Requirements for Wireless

ORDINANCE NO.: 2021-030

Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17, Planning, Land Development and Zoning, Article III, Zoning, Division 8, District Descriptions; Use and Dimensional Regulations, Sec. 17-283 Wireless Communication Facilities (Cell Tower), Table 3, Permissibility of Bulk Requirements for Wireless Communication Facilities According to Support Structure

BE IT ORDAINED by the Mayor and Council this ___ day of _____, 2021, that the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17, Planning, Land Development and Zoning, Article III, Zoning, Division 8, District Descriptions; Use and Dimensional Regulations, Sec. 17-283(c) Table 3 - Wireless communication facilities (Cell Tower), Table 3, Permissibility of Bulk Requirements for Wireless Communication Facilities According to Support Structure is amended to remove Special Exception Requirement for Wireless Communication Facilities on Existing Support Structures and to read as shown on the attached Table 3.

Requested by:

Assistant City Manager Gentry

_____
Mayor

Approved by:

_____
City Manager

Approved as to form:

_____
Senior Assistant City Attorney

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

DRAFT

Attachment: 2021-030 Amend 17-283(c) Table 3 - Remove Special Exception Requirement for Wireless Communication Facilities on Existing

We Are Columbia

MEETING DATE: **May 18, 2021**

DEPARTMENT: **City Management Office**

FROM: ***Teresa Wilson, City Manager***

SUBJECT: **Board of Zoning Appeals**

FUNDING SOURCE & ORIGINAL BUDGET:

We Are Columbia

MEETING DATE: **May 18, 2021**

DEPARTMENT: **City Management Office**

FROM: ***Teresa Wilson, City Manager***

SUBJECT: **Columbia Housing Authority**

FUNDING SOURCE & ORIGINAL BUDGET:

We Are Columbia

MEETING DATE: **May 18, 2021**

DEPARTMENT: **Traffic Engineering**

FROM: ***Andrew Ritter, Assistant***

SUBJECT: **Council is asked to approve the Installation of four Speed Humps and a Speed Limit Reduction from 30 mph to 25 mph along Lakewood Drive in the Earlewood Neighborhood, as requested by the Public Works Department.**

FUNDING SOURCE & ORIGINAL BUDGET:

PURPOSE:

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

ATTACHMENTS:

- Earlewood Traffic Calming to CC update (PDF)
- Earlewood Neighborhood Speed Humps map (PDF)
- Earlewood Neighborhood Speed Hump Petitions (PDF)
- Traffic Calming Approval Letter - 04.26.21 (PDF)

EVERYBODY COUNTS, EVERYBODY CONTRIBUTES, EVERYBODY BENEFITS

CITY OF COLUMBIA
PUBLIC WORKS DEPARTMENT
TRAFFIC ENGINEERING DIVISION

INTEROFFICE MEMORANDUM

TO: Robert Anderson, Director of Public Works

FROM: Andrew K. Ritter, City Traffic Engineer AKR

SUBJECT: Traffic Calming – Earlewood Neighborhood

DATE: April 30, 2021

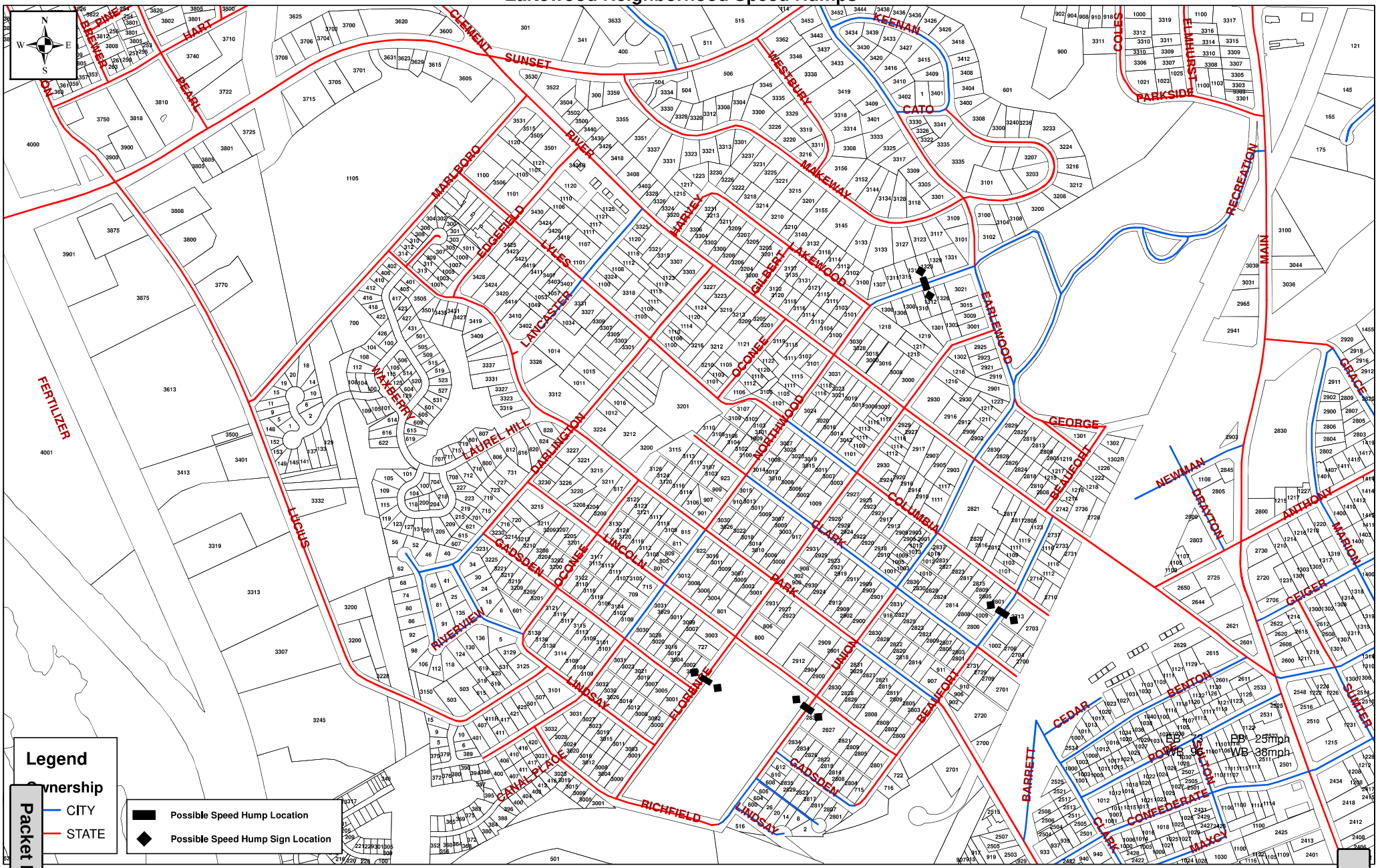
In response to a request from the Earlewood neighborhood, a review of traffic conditions was conducted relative to the need speed humps and additional traffic control.

Street ownership is a combination of the City of Columbia and the South Carolina Department of Transportation (SCDOT) and all are two-lane residential in nature.

Based on our review, the neighborhood has requested installation of speed humps and reduction in the speed limit along Lakewood Avenue shown on the attached map. The proposed locations for the associated warning signs are also shown. The Police and Fire Departments have reviewed the proposed locations. If City Council approves, please advise me, and we will proceed forward with obtaining SCDOT approval for those on their streets and installation as soon as the work can be scheduled.

Attachment: Earlewood Traffic Calming to CC update (6666 : Earlewood Neighborhood Traffic Calming)

Earlewood Neighborhood Speed Humps



Packet Pg. 468

43.b

Attachment: Earlewood Neighborhood Speed Humps map (6666 : Earlewood Neighborhood Traffic Calming)

LAISKADOIL

The residents of the block of BEAUFORT ST. between Columbia ST and CLARK ST propose a stop sign or speed bump between the addresses of 2713 columbia and 2801 columbia

We have discussed and received approval from 75 % of the residents on the above block:

Name	Address	Email	Phone	Rent/own	Signature
Michael Reames	1009 Beaufort St 29201	trottersc@hotmail.com	8034147572	Own	Michael Reames
Rafael Labrador	1009 Beaufort st	rafaellabradorsearch	Cell 803 767-5836	own	Rafael Labrador
Susan von Schenk	2801 Columbia Ave	Susiebsvs@yahoo.com	803 804-3147	RENT	Susan von Schenk
EARLENE MONTFORT	1015 BEAUFORT STREET	montfortecyahoo.com	803 348-1657	RENT	Earlene Montfort
Robin Scherer	2713 Columbia Ave	RScherer@sc.rr.com	803 467-4465	own	Robin Scherer
Ivy Coleman	2713 Columbia Ave	icolemane sc.rr.com	803-361-6248	own	Ivy Coleman
Kathryn sandifer	2801 columbia avenue	ksandifer@hotmail.com	803-447-6046	Own	

We have discussed and received approval from 100% of the residents on the fronting properties:

Name	Address	Email	Phone	Rent/own	Signature
Susan von Schenk	2801 Columbia Ave	Susiebsvs@yahoo.com	803 804-3147	Rent	Susan von Schenk

CAMPAGU

The residents of the block of Florence Street between Gadsden Street and Lincoln Street propose a ~~stop sign or~~ speed bump between the addresses of 703 Lincoln and 3000 Gadsden.

We have discussed and received approval from 100 % of the residents on the above block:

Name	Address	Email	Phone	Rent/own	Signature
Galin Knight	727 Florence	galinknight@hotmail.com	803-297-6544	Own	
Galin Knight	731 Florence	galinknight@hotmail.com	803-297-6544	Own	
Kendall Hallberg	703 Florence	Kendall.hallberg@gmail.com	404-694-6322	Rent	
Jessica Holdman	703 Florence	jessica.holdman@gmail.com	843-729-1321	Rent	

We have discussed and received approval from 100% of the residents on the fronting properties:

Name	Address	Email	Phone	Rent/own	Signature
Bonnie Slyce	3000 Gadsden Street	slyceb@gmail.com	808-785-9099	Own	

Attachment: Earlewood Neighborhood Speed Hump Petitions (6666 : Earlewood Neighborhood Traffic Calming)

BUSSELLS

(10)

The residents of the block of Northwood Street 1300 - 1331, 2920 between 1300 Northwood St., Columbia, SC 29201 and 1331 propose a stop sign or speed bump between the addresses of 1319 Northwood St and 1310 Northwood St.

MOVE BACK

We have discussed and received approval from 80 % of the residents on the above block:

Name	Address	Email	Phone	Rent/own	Signature
Mary Ferris	1306 Northwood			own	Mary Ferris
Veronica Isaac	1311 Northwood			own	Veronica Isaac
Caroline Kearns	1326 Northwood			own	Caroline Kearns
Taylor Kearns	1326 Northwood St			own	
Aditi Srivastav	1319 Northwood St			own	
Glenn Rabar	1310 Northwood St			own	
Laura Snoak	1312 Northwood St			own	Laura Snoak
Jon C Kincannon	1315 Northwood St			own	Jon C Kincannon
Kelly Kincannon	1315 Northwood st			own	Kelly Kincannon
Sarah McDonald	1307 Northwood St			own	Sarah McDonald
PATRICIA VIELER	1323 NORTHWOOD ST			RM	PATRICIA VIELER

We have discussed and received approval from 100% of the residents on the fronting properties:

Name	Address	Email	Phone	Rent/own	Signature
Louis Bussells	1319 Northwood St	louis.bussells@gmail.com	803-622-1485	OWN	
Glenn Rabar	1310 northwood St		803-253-6700	own	

Attachment: Earlewood Neighborhood Speed Hump Petitions (6666 : Earlewood Neighborhood Traffic Calming)

SISTARE

The residents of the block of 600 Union Street between Gadsden and Lindsay propose a stop sign or ~~speed bump~~ between the addresses of 604 and 606.

We have discussed and received approval from 75 % of the residents on the above block:

Name	Address	Email	Phone	Rent/own	Signature
Margaret McClintock	604 Union St	pmcclintock@bellsouth.net	803.951.7423	own	Margaret McClintock
Matt & Julie Miller	610 Union St	jmb_library@yahoo.com	803-596-4598	own	
~~Yvette Sistare~~	~~606 Union St~~	~~4Sistare@gmail.com~~	807-596-2532		
Yvette Sistare	606 Union St	4Sistare@gmail.com	(803)622-1229	own	Yvette Sistare
Suzanne Campbell	608 Union St	suzacampbell@gmail.com	803-800-1213	own	Suzanne Campbell

We have discussed and received approval from 100% of the residents on the fronting properties:

Name	Address	Email	Phone	Rent/own	Signature

The residents of the block of Union between Lincoln and Gadsden propose a stop sign or ~~speed bump~~ between the addresses of 700 Block Union and _____.

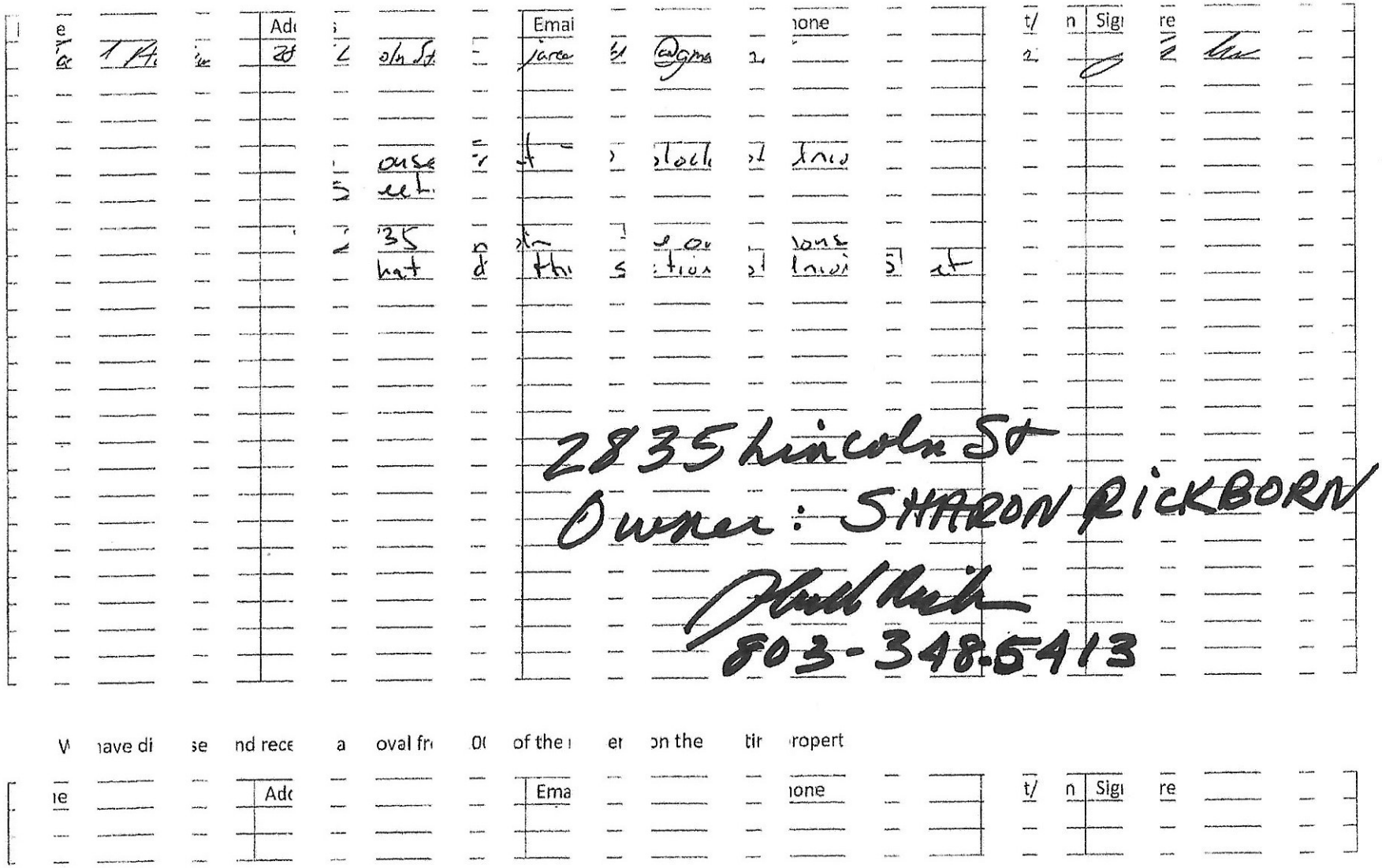
We have discussed and received approval from _____% of the residents on the above block:

Name	Address	Email	Phone	Rent/own	Signature
Jared Addison	2835 Lincoln Street	jared.addi42@gmail.com		rent	
	No House Front 700 Block of Union Street.				
	2835 Lincoln is the only house that sides this section of Union Street				

We have discussed and received approval from 100% of the residents on the fronting properties:

Name	Address	Email	Phone	Rent/own	Signature

Attachment: Earlewood Neighborhood Speed Hump Petitions (6666 : Earlewood Neighborhood Traffic Calming)



2835 Lincoln St
Owner: SHARON RICKBORN
803-348-5413

April 26, 2021

Drew Ritter
City of Columbia Traffic Engineer
2910 Colonial Drive
Columbia, SC 29203

SUBJECT: Proposed Traffic Calming Plan for Earlewood Neighborhood

Dear Mr. Ritter,

Please accept this letter on behalf of the Earlewood Community Citizens Organization (ECCO) as approval of the proposed traffic calming measures planned for Earlewood Neighborhood. Specifically, we agree to have traffic calming measures added on Florence Street, Northwood Street, Union Street, and Beaufort Street, along with speed reduction signs added to Lakewood Avenue, within Earlewood Neighborhood.

We appreciate all the work that has been undertaken to help ensure the safety of Earlewood residents. Please feel free to contact me with any questions.

Thank you,

Emily D. Burn
President, Earlewood Community Citizens Organization

Attachment: Traffic Calming Approval Letter - 04.26.21 (6666 : Earlewood Neighborhood Traffic Calming)

We Are Columbia

MEETING DATE: **May 18, 2021**

DEPARTMENT: **City Clerk**

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

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

FUNDING SOURCE & ORIGINAL BUDGET:

FOCUS AREAS: **Innovative & High Quality Municipal Services**

PURPOSE:

COVID-19

- **Executive Order 2021-23**

Conversion Therapy

Closing and Transfer of Scrivens Alley

We Are Columbia

MEETING DATE: **May 18, 2021**

DEPARTMENT: **Legal Department**

FROM: ***Shari Ardis, Legal Office Manager***

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

FUNDING SOURCE & ORIGINAL BUDGET:

PURPOSE:

Tawanda Taylor - White v. COC