



COLUMBIA CITY COUNCIL MEETING AGENDA TUESDAY, JUNE 1, 2021

The Columbia City Council will conduct a Meeting on Tuesday, June 1, 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: **4954**. 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.igmp2.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 18, 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. AfroDixia: A Righteous Confiscation Exhibition - Mr. John Sims, Artist in Residence at the 701 Center for Contemporary Arts
4. Office of Business Opportunities Program Updates - Ms. Melissa Lindler, Office of Business Opportunities Director



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CONSENT AGENDA ITEMS 5 THROUGH 23

5. Council is asked to approve the Purchase of a Cost Tracking Module for Kronos Work Force Central Solution, as requested by the Budget and Program Management Office. Award to Kronos Inc. in the amount of \$59,105.00. The vendor is located in Chelmsford, MA.

Funding Source: Program Management Office - Maintenance & Service Contract (6218950-638200). The original budget amount is \$59,105.00.

6. Council is asked to approve the Upfitting of two K-9 and two CSI Chevrolet Tahoes, as requested by the Fleet Services Division. Award to Love Chevrolet Company using the SC State Contract in the amount of \$73,437.80. The vendor is located in Columbia, SC.

Funding Source: Capital Replacement - Auto, Trucks, Heavy Equipment - Capital (6308972-658500). The original budget amount is \$73,437.80.

7. Council is asked to approve Amendment #1 for the Purchase of Muffin/Channel/Auger/Screenings Washer/Honey Monster, Separation Systems, Repair Services, Installation, and Maintenance, as requested by Columbia Water. Award to JWC Environmental Inc., as a Sole Source in the amount of \$111,245.64. The vendor is located in Costa Mesa, CA.

Funding Source: Utilities Metro Wastewater Plant - Machinery and Equipment - Capital (5516208-658300). The original budget amount was \$211,887.75. The budget amount for this amendment is \$111,245.64. The total revised budget amount is \$323,133.39.

8. Council is asked to ratify two Emergency Procurements, as requested by Columbia Water. Award to various vendors in the total amount of \$689,395.13.

Funding Source: Water and Sewer - Capital Projects - Costs 6" Watermain State Park Acres (5529999-WM455501-658650) \$464,400.00 and Engineering - Special Contracts (5511706-638305) \$224,995.13.

Funding Source	Vendor	Brief Description & Justification	Amount
5529999- WM455501-658650	Carolina Tap & Bore, Inc. West Columbia, SC	Install 1200' of New 6" water main along Everett St., Fowler St., Goodrich St., Harold St., and India St.	\$464,400.00
5511706-638305	North American Pipeline Marietta, GA	12" water main and associated road repair located north of Greene St. on Park St.	\$224,995.13



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9. Council is asked to approve a Memorandum of Agreement for In-Contract Utility Relocation SCDOT Project ID# 0039032 and 0041502; City of Columbia Water Line Relocation due to Construction and Improvements along a segment of Leesburg Road and Patricia Drive, as requested by Columbia Water. Award to SCDOT in the amount of \$4,943,748.11.

Funding Source: FY 2021 CIP Project (WM335521) \$4,251,623.37 and Utility Conflicts Annual - FY 20/21 CIP Sewer Utility Relocation (SS756121) \$692,124.74. The original budget amount is \$4,943,748.11.

10. Council is asked to approve a Contract for Project WM3872; Rimer Pond Road and Hardscrabble Road Waterline Extension, as requested by Columbia Water. Award to LAD Construction, LLC in an amount not to exceed \$11,910,999.98, which includes contingency. The firm is located in Swansea, SC.

Funding Source: Engineering - Water & Sewer Improvements (5529999-WM387201-658650). The original budget amount is \$13,221,915.00.

This is a Columbia Disadvantaged Business Enterprise program project and a Local Business Enterprise project with a 5% CDBE goal. LAD Construction, LLC is the prime contractor and exceeded the CDBE goal for this project at 5.61%. They will provide waterline installation services at 34.82% (\$3,949,619.50) of the total contract amount.

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

Ferguson Waterworks of Elgin, SC will provide water line materials at 59.57% (\$6,758,017.00) of the total contract amount.

Chao & Associates, a Minority Business Enterprise and a CDBE of Columbia, SC will provide staking services at 1.13% (\$128,500.00) of the total contract amount.

Herndon Incorporated, a Minority Business Enterprise and a CDBE of Lugoff, SC will provide erosion control services at 0.60% (\$67,673.00) of the total contract amount.

Southern Commercial, a Minority Business Enterprise and a CDBE of Lexington, SC will provide traffic control services at 1.15% (\$130,000.00) of the total contract amount.

L.A. Barrier, a Minority Business Enterprise (W) and a CDBE of Lexington, SC will provide hauling services at 2.73% (\$310,000.00) of the total contract amount.



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11. 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

First reading approval was given on May 18, 2021.

12. 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)

First reading approval was given on May 18, 2021.

13. 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)

First reading approval was given on May 18, 2021.



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14. 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)

First reading approval was given on May 18, 2021.

15. 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)

First reading approval was given on May 18, 2021.



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16. 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)

First reading approval was given on May 18, 2021.

17. 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)

First reading approval was given on May 18, 2021.

18. 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



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

First reading approval was given on May 18, 2021.

19. 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)

First reading approval was given on May 18, 2021.

20. 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



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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

First reading approval was given on May 18, 2021.

21. 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

First reading approval was given on May 18, 2021.

22. 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



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

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

First reading approval was given on May 18, 2021.

23. **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)

First reading approval was given on May 18, 2021.

ORDINANCE - SECOND READING

24. **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)

First reading approval was given on May 11, 2021.

ORDINANCES - FIRST READING

25. **Ordinance No.: 2021-047** Authorizing conveyance of approximately 1,542 SF (0.035 Acre) portion of City Property identified as Lexington County TMS#00700-05-033 for Traffic Circle Improvements at the intersection of Old Lexington Highway (SC Hwy. 83) and Murray Lindler Road (SC Hwy. 82); CF#250-400



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26. Ordinance No.: 2021-048 Authorizing an appropriation or the issuance by the City of a Tax Anticipation Note for the fiscal year 2021-2022 payments due under the Intergovernmental Agreement between the South Carolina Jobs-Economic Development Authority and the City of Columbia, South Carolina, under the RecoverSC Local Government Liquidity Program; and other matters relating thereto

RESOLUTIONS

27. Resolution No.: R-2021-015 Authorizing the City Manager to execute an Encroachment License Agreement (NS #1276367) between the City of Columbia and Norfolk Southern Railroad for Blythewood Farms Phase 1 Sewer Replacement CF #349-17
28. Resolution No.: R-2021-059 Authorizing the City Manager to execute an Intergovernmental Agreement Relating to Bike Infrastructure between the City of Columbia and Richland County
29. Resolution No.: R-2021-061 Authorizing the purchase of 1796 Shady Lane, Columbia, SC 29209 identified as Lot U; Richland County TMS#16606-03-09; CF#250-528

Shady Lane Sewer Pump Station

APPOINTMENTS

30. Advisory Committee on Equality
31. Design Development Review Commission

OTHER MATTERS

32. Council is asked to approve the Three Rivers Greenway Addendum to the Project Agreement between the City of Columbia and Richland County.

CITY COUNCIL COMMITTEE REPORTS AND REFERRALS

PUBLIC INPUT



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EXECUTIVE SESSION

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

*COVID-19
Event Resolutions
Conversion Therapy*

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

2221 Devine Street

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

*City Manager
City Attorney*

EVENT RESOLUTION

Safety plans that adhere to the COVID-19 pandemic safety and social distancing protocols, as published by the CDC and SCDHEC, have been reviewed and approved by the Columbia Police Department for each of the following events.

36. Resolution No.: R-2021-058 Authorizing consumption of beer and wine only within Boyd Plaza adjacent to the Columbia Museum of Art for Celebrate the Light Fundraiser on Saturday, June 26, 2021
37. Resolution No.: R-2021-068 amend 2021-035 First Thursdays on Main 2021

ADJOURNMENT



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, MAY 18, 2021

The Columbia City Council conducted a virtual meeting on Tuesday, May 18, 2021 using video conferencing technology. The Honorable Mayor Stephen K. Benjamin called the meeting to order at 2:26 p.m. and the following members of Council were present: 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. The Honorable Sam Davis joined the meeting at 2:47 p.m. 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 Mr. McDowell, Council voted unanimously to adopt the agenda, subject to deferring **Item 42** and adding the discussion of Colony Apartments and Police Policies (as separate items) to **Item 44**.

APPROVAL OF MINUTES

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

Upon a motion made by Mr. McDowell and seconded by Mr. Duvall, Council voted unanimously to approve the May 4, 2021 and May 11, 2021 City Council Meeting Minutes.

CITY COUNCIL DISCUSSION / ACTION

Ms. Teresa Wilson, City Manager said we often find efficiencies by bringing on young interns to work with us. We have engaged in a partnership with the International City/County Management Association (ICMA). I want to introduce Captain Trayvon Jordan. He is participating in the ICMA Veteran Local Government Management Fellowship program. This is a 16 to 20-week program aimed at helping identify and develop the next generation of talented individuals to assume management positions within local government. Mr. Jordan is a captain in the U.S. Marines. He is a native of Columbia and a graduate of the University of South Carolina. While at the City of Columbia, he is currently assigned to the Columbia Police Department and to the Office of



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Business Opportunities. Captain Jordan is passionate about serving his community and we are excited to be a part of assisting him in his career development.

Captain Treyvon Jordan, U.S. Marines said thank you for the introduction. I have been in the Marine Corp for 9 years. I am a field artillery officer. I grew up here; this is my home and I decided to come back. Thank you to the Police Chief and staff at OBO. I have been able to learn a lot and I am looking forward to experiencing as much as I can.

Ms. Teresa Wilson, City Manager said we would also like to recognize Ms. Susan Ryan, CD Coordinator for the City of Columbia Community Development Department who retired on April 30, 2021 after 20 years of service. Susan began working as a Senior Administrative Secretary. As a result of her hard work, commitment and dedication Susan held many other positions. Susan held a wealth of the institutional knowledge that we all relied on. We congratulate her on reaching this milestone in life and wish her the best.

Mayor Benjamin said she always did it with a smile. Thank you for your service.

Ms. Teresa Wilson, City Manager said we also like to recognize Professional Municipal Clerk's Week this month. The International Institute of Municipal Clerks marks Professional Municipal Clerk's Week every year to call attention to the wonderful work of Clerk's. The 52nd annual observance took place on May 2-8, 2021. Municipal Clerks Week is a time of celebration and reflection on the importance of the municipal clerks. The purpose is to extend appreciation to the municipal and deputy clerks for the services they provide to their communities. Today, we want to recognize Mrs. Erika Moore Hammond for her crucial function as the City of Columbia Clerk, one of the oldest positions in local government. Mrs. Hammond has been with the City for almost 20 years coming August 2021. She plays a critical role in helping administer the City and Council meetings. She goes above and beyond her job duties. Mrs. Hammond strives to improve the administration of the affairs of the Office of the City Clerk through participation in education programs, seminars, workshops, and annual meetings of the state, county, and international professional organizations. It is most appropriate that we recognize the accomplishments of the Office of the City Clerk.

Mayor Benjamin said she is critical, indispensable, and amazing in so many different ways. We have the very best clerk in the entire country, if not the world. We are thankful for you Erika and for all the hard work you give us every single day.

Councilor Duvall said the Clerk position is the only position required in Municipal Government in South Carolina. A huge amount of our small cities in South Carolina have Clerks who do everything. We recognize the importance of the Municipal Finance Officers, Treasurers, and

Attachment: MN_05_18_2021 (6714 : Approval of Minutes)



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Clerks Association. Erika definitely carries on the traditions as the Clerk in the largest City in South Carolina.

Councilor McDowell said Erika, you are a gift to us and to the City. You are simply and totally amazing, always there to help each one of us in addition to everything that you do for the City. Thank you very much for your creativity and wisdom.

Councilor Devine said Erika also works on our municipal elections and also helps Richland County with their elections. Currently, she is working with a pilot program with South Carolina Women in Leadership on a grant they received to help other cities with their boards and commissions. Not only does she give us her all but she gives so much to others that makes government in South Carolina so much better.

Ms. Erika Hammond, City Clerk said I thank God for my position with the City of Columbia. It means so much more to me that you all could ever recognize. You all gave me a chance when I was a single mother raising four kids; giving them an opportunity to have a hero at home and not having to look outside their house to see a young woman rising above her circumstances. I am very thankful for that. I love my job and I am grateful to be here and for the chance to establish my legacy as part of the City of Columbia family. What you all said will never be forgotten. Thank you all.

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 163.7 million cases and 3.3 million deaths due to COVID-19 worldwide. In the U.S. we have over 32.7 million confirmed cases and 583,074 deaths. In South Carolina, the confirmed case count stands at 589,164 with over 7.7 million tests administered to date. The state case count for today is 112 with a positivity rate of 3.7%. There were two new confirmed deaths in today's report, bringing the state total of confirmed deaths to 8,502. In Richland County, the case count stands at over 39,370 with 8 new cases as of today and a total death count of 495. From May 3rd to May 16th, Richland County had 599 cases, averaging about 42 new cases per day. The zip code with the highest case count is 29229 with 75 cases. As of May 12th, Richland County recent disease activity incidence rate continues to be low with a 3.9% 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 several weeks. Statewide hospitalizations remain stable. As of today, there are 319 patients hospitalized due to COVID-19. DHEC data of all seven key indicators continues to trend downward and are roughly stable. DHEC continues with vaccine



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distributions. Over 4.7 million doses have been received in the state and over 3.2 million people have been vaccinated. In Richland County, 152,700 residents have received at least one vaccine and 123,837 have completed their vaccination process. The federally supported community vaccine center in Columbia Place Mall has administered over 10,000 vaccines. They are now offering both first and second doses. As of May 16th, approximately 34.8% of South Carolina's population have received the vaccine. According to the CDC, 37.3% of the U.S. population have been fully vaccinated, 57% have received at least one dose, and 72.8% of those 65 and older have been fully vaccinated. As of May 11th, there were 125 cases of the South African variant, 555 cases of the UK variant, and 19 cases of the Brazilian strain. According to the case studies and data, the current vaccines do provide some level of immunity against those strains.

Mayor Benjamin asked what is the response of the vaccinations for teens 12 and above.

Mr. Harry Tinsley, Emergency Management Director said I have not received any empirical data on that. There have been some folks going to the Columbia Place Mall location with the parental waiver. I will continue to monitor that data.

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

Mr. Matt Kennell, President and CEO / City Center Partnership (CCP) said we started in 2001 with the help of the City as partners to form the downtown Business Improvement District (BID). We have renewed it twice and we are asking to start the renewal process again. The CCP was formed to manage the 36 block area bounded by Gervais, Elmwood, Assembly, and Marion Streets. We focus on filling vacancies in commercial properties, retaining existing downtown business, recruiting new ones, expanding the downtown residential base, and creating a safe and clean downtown environment. After the first renewal of the BID in 2007, we focused on store fronts and creating more retail in the area. There have been dramatic improvements in retail from 2007 to 2020. Property values have increased since the BID started in 2002. At the end of 2002, the total property values assessed was just over \$300 million and by 2018 it had reached \$500 million. As of 2020, it is now increased to under \$600 million. This helps the BID but also helps the City because most of that money goes for schools and police protection. In 2019, the population in downtown was 2,000, the housing units available were over 789, and the average residential rent was \$1,150. This will increase over the next two years. We are going to see another 1,000 people in the BID due to the large student housing developments, the two developments on either end of Lady Street, and the old VA building that will be renovated. We had the University of South Carolina graduate geography students do an analysis of taxable value per lot in the downtown area. The towers generate a tremendous amount of revenue for the City and drive the value for the BID. This is one of the areas that does not have parking requirements and we have been able to move

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forward with some very dense development. As of 2019, the debt taxable density of the Main Street BID was over \$2 million per acre. That exceeds three times the value per acre in Five Points and the Vista by ten times. Per acre, the citizens of Columbia are getting a lot of bang for their buck from the Main Street BID.

We love the yellow shirt ambassadors. We are very fortunate to have a team of 11 men and women that are out on the streets seven days a week from 7:30 a.m. to 11:30 p.m. and now until 1 a.m. on Thursday, Friday, and Saturday. They keep the area sparkling clean, friendly, and safe. We are proud of the average retention of our yellow shirt ambassadors, which is over seven years. We track everything done using the Smart System. In 2019, we did 25,698 hospitality assists, removed over 584,306 pounds of trash from the downtown area, and gave almost 100,000 complimentary shuttles. The shuttle program has been put on pause because of the pandemic.

For the past ten years we have been the host of more events and people than any other City. We hold over 100 festivals and events each year. We now have 447 hotel rooms available and we are currently at 75% occupancy. There are 55 restaurants in the area with two opening up in the next couple of weeks. We are asking you all to endorse the timeline for the BID renewal through the approval of the resolution on today's agenda. Information packets will be mailed to stakeholders by late May 2021 and there will be an advisory notice in the *State Newspaper* for the public hearing. The deadline for objections will be on June 15, 2021 by 12:00 p.m. and the public hearing will also be held on June 15, 2021 at 2:00 p.m.

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

Ms. Ivory Mathews, Chief Executive Officer and Executive Director for Columbia Housing said over the next nine years, Columbia Housing will make an investment of over \$500 million in preserving and expanding affordable housing through public/private partnerships. The investment will improve quality and increase the supply of affordable housing, while creating a significant contribution to the local economy. We provide affordable housing to 6,500 families throughout the City of Columbia and Richland County through our housing choice voucher, public housing, and non-subsidized affordable housing programs. Conversion tools provided by HUD will result in the elimination of all public housing in the City of Columbia and transition to another affordable housing platform. HUD conversion tools provide protection for residents and tenant rent continues to be based on 30% of monthly adjusted income. Rental assistance funds from HUD pay the difference between tenant rent and the market rent. Vision 2030 is the culmination of almost two years of planning in which all public housing has been thoroughly assessed by third party professionals. Columbia's public housing has capital needs of over \$250 million. Public housing

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is statutorily prohibited from accessing private capital, but HUD's Rental Assistance Demonstration (RAD) program removes properties from the public housing program to enable access to market debt and equity.

Ms. Cindi Herrera, Senior Vice President of Development for Columbia Housing said RAD provides rental assistance for the converted property under a property based voucher platform with a long-term contract renewed in perpetuity. RAD requires ownership or control by a public or non-profit entity. A Use Agreement is recorded to ensure that the units remain permanently affordable to low-income households. In South Carolina there has been over 1,800 units that have been converted, raising \$53.3 million of private capital. In October, when we began to launch this plan, we issued a national solicitation to bring in private partners. We are very pleased with the response. We have some of the best national affordable housing developers that have partnered with local organizations to build more capacity. Oaks at St. Anna's Park, which is the former Gonzales Gardens, has been in development for a while and has made significant progress. The development will provide 95 senior units and 190 family units. The total development cost is \$58,148,544 and it is all private capital. We anticipate closing in November 2021 with occupancy in April 2023. The next project we anticipate closing this year is the Haven at Palmer Pointe, located at Carter Street and Two Notch Road. The Housing Authority has owned this site for about five years. This project is going to represent the replacement of the Marion Street high-rise units. This is a three-story state of the art senior housing building with 150 units. The total development cost is a little over \$31 million with all private capital. We plan to close on November 2021 with occupancy around April 2023. Allen Benedict Court will be demolished and the preliminary plans call for new construction. We are estimating 168 senior units and 195 family units. We anticipate this will close in the early second quarter of 2022. We hope to begin demolition in June but we are awaiting HUD's final approval of the environmental phase. For the Oak Read Highrise, we will be utilizing the new senior housing at Allen Benedict Court to transfer residents to. We will be reducing the high-rise through a substantial rehab and eliminating efficiency units. This will not happen until 2023 in order to give us time to relocate those residents to the new senior housing. The next two projects are Latimer Manor and Arrington Manor. Latimer Manor will be a RAD demolition. The new construction will have over 220 rental units and 50 homeownership units. We anticipate closing in the second quarter of 2022. Arrington Manor will also be RAD demolition. The property will be a new senior facility with approximately 80 units. Both of our family projects known as the Reserves at Faraway and Dorrah Randall are anticipated to be RAD projects that will be redeveloped by demolishing the existing housing and replacing it with new construction. We are very early in the planning stage so we don't have exact numbers and dates. Hammond Village and Lewis Scott Court properties will convert under RAD and substantially rehabbed. We will utilize an FHA mortgage tool that will allow us to be able to rehab up to \$40,000 per unit for these two properties. We have a total of 18 properties that range in size from about 10 units to 25 units. There are 18 of them with a total of 476 units that are scattered throughout the City. When we assessed

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these properties, we identified 70 units that need to be demolished and 407 units that will be rehabbed. We also have 295 single family homes scattered throughout the City: 155 are in a condition where they can be substantially rehabbed and 140 homes not financially viable to rehab and will either be sold or demolished. We recognize that we are going to lose units because of conditions, but we have solicited new development sites that will be controlled by the development team and not the Housing Authority. A project that came forth was the Village at Nazareth. This is a Columbia Empowerment Zone and Integral Development project. It will be a mixed use property with 90 senior units, 160 family units, and some commercial development. This project is still under discussion with the development team so we do not have more specifics. We have three projects in Richland County. Willows at Wateree will have 104 senior units and 160 family units. The total development cost is \$64,350,007. We anticipate closing in January 2021 with initial occupancy occurring in July 2023. Hunt Club will also be a new development and will have 160 townhome family units. The total development cost is \$39,249,846. We hope to close in January 2022 with occupancy starting on July 2023. Huntington Court on Trenholdm Road and O'Neil Court will also be a new development in the county consisting of 228 family units. The total development cost is over \$40 million. The closing date is in June 2021 and initial occupancy will begin in December 2023. Our Vision 2030 calls for 1,550 of new developments plus the 1,361 that we will preserve through conversion. This will take us to our pre-1999 portfolio of 2,911 units. The Housing Authority is also serving as a conduit for multi-family housing revenue bonds. These are developments in which the Housing Authority does not have ownership interest and does not provide any subsidy but through the multifamily tax exempt bond program we are able to ensure the developers can build affordable housing. The tax exempt bonds provide substantial savings and interest cost on long-term debt which enables these units to become affordable. We have three projects to rehab pending bond transactions and six projects pending bond transactions for new construction. All of these projects that we have pending are expected to close through the middle of 2022. We are pleased to be able to facilitate additional affordable housing through private developers that the Housing Authority does not own, manage, or control.

Mayor Benjamin asked if we are sequencing the relocation of individuals so there is not much disruption.

Ms. Ivory Mathews, Chief Executive Officer and Executive Director for Columbia Housing said our goal is to sequence as much as possible. As we are taking down a development we will have something new for our residents to relocate to.

Councilor McDowell asked if there is assistance given for relocation to the people moving out of Marion Street.

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Ms. Cindi Herrera, Senior Vice President of Development for Columbia Housing said yes; we have to comply with the Federal Uniform Relocation Act. We pay for all moving costs, packing material and supplies, security deposits for new units, and any utility deposits or connection fees. We have three relocation specialists assigned to the Marion Street residents. They each carry a case load of 25-30 residents. As of last Friday, we had 73 residents left in Marion Street that are in the process of relocating. We have about 20% of residents relocating to other public housing, 70% using housing choice vouchers to private market rentals, and 10% relocating to other areas where they have family. The residents will continue to pay the same rent.

Councilor Devine asked how are you informing the current residents of the Housing Authority's current plans and movements. Where can we direct residents to receive the correct information?

Ms. Ivory Mathews, Chief Executive Officer and Executive Director for Columbia Housing said if you get any information from the community please redirect them to me. I will resolve those questions or concerns. We use every avenue of communication tools we have at our disposal. We do a lot of face-to-face communications through socially distanced door-to-door chats. We also have assigned staff to meet with individuals to answer any questions they might have. We provide written correspondence to all residents and we also have virtual meetings. We are very flexible and we know different methods of communication work for different individuals. We would like to make this process as seamless as possible.

Councilor Brennan asked about the property management.

Ms. Ivory Mathews, Chief Executive Officer and Executive Director for Columbia Housing said when we enter into these public/private partnerships, property management is vetted thoroughly. Private investors are bringing their private capital and they want to make sure that whoever is managing the property understands how to maintain the property and keep it at the best standard possible. The investors and lenders have to approve and underwrite the property management component. Each of the development teams we are working with have brought their own property management company that will initially be managing these properties until the Housing Authority can build the capacity to get the lenders and the equity investors comfortable with property management being done in-house versus externally by third party companies.

Mayor Benjamin said we are talking about a new era in public housing. The number of units was significant years ago, but the quality of those units were not indicative of the quality of life that the city and country should have offered those families. Going forward with these new exciting public/private partnerships we can give them so much more. I am impressed with the number of partnerships put together with African American and minority owned businesses. Let's execute

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and keep the concerns raised in top of mind and work our way through the challenges. This is a significant step forward.

CONSENT AGENDA ITEMS 5 THROUGH 16

Upon a single motion made by Mr. McDowell and seconded by Mr. Davis, Council voted unanimously to approve 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. – *Approved*

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. – *Approved*

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. – *Approved*

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



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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

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. – *Approved*

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. – *Approved*

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.



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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. – *Approved*

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. – *Approved*

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. – *Approved*

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.

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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 – Approved on second reading.*
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 – Approved on second reading.*
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 - *First reading approval was given on May 4, 2021 – Approved on second 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.)

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 - *First reading approval was given on May 4, 2021 – Approved on second 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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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 – *First reading approval was given on May 11, 2021 – Approved on second reading.*

Upon a motion made by Mr. Duvall and seconded by Mr. Brennan, Council voted unanimously to give second 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.

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) – *First reading approval was given on May 11, 2021 – Approved on second reading.*

Upon a motion made by Mr. Duvall and seconded by Mayor Benjamin, Council voted five (5) to two (2) to give second 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.

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 – *First reading approval was given on May 11, 2021 – Approved on second reading.*

Upon a motion made by Mr. Duvall and seconded by Ms. Devine, Council voted six (6) to one (1) give second 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.

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 – *First reading approval was given on May 11, 2021 – Approved on second reading.*

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Mayor Benjamin said when I first became mayor, we had just gotten into trouble with the EPA and we had a consent decree staring down our face because we had not made the required investments in our water and sewer system. We have focused on making those investments over the last decade. I am encouraged to continue these investments to keep our beautiful rivers clean and our water clean and safe.

Upon a motion made by Mr. McDowell and seconded by Mr. Duvall, Council voted six (6) to one (1) give to second 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.

ORDINANCES - 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 – *Approved on first reading.*

Upon a motion made by Mr. McDowell and seconded by Mr. Duvall, Council voted unanimously to give first reading approval to 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) – *Approved on first reading.*

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)

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Upon a motion made by Mayor Benjamin and seconded by Mr. Duvall, Council voted unanimously to give first reading approval to Ordinance No: 2021-044 Annexing 8.80-acre portion of S/S Old Leesburg Road; TMS# 22113-01-01(p).

RESOLUTIONS

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

Upon a motion made by Mr. Duvall and seconded by Mr. McDowell, Council voted unanimously to approve Resolution No.: R-2021-046 Authorizing a Public Hearing for the Improvement Plan for the City Center Improvement District on June 15, 2021 at 2:00 p.m.

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 – *Approved*

Upon a motion made by Mr. Duvall and seconded by Mr. McDowell, Council voted unanimously to approve 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) – *Approved*

Upon a motion made by Mr. McDowell and seconded by Mr. Duvall, Council voted unanimously to approve 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) – *Approved*

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Upon a motion made by Mr. McDowell and seconded by Mr. Duvall, Council voted unanimously to approve 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 – *Approved*

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

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 – *Received as information, no action was taken.*

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 Input at 4:14 p.m.

No comments were received at this time.

Council closed the Public Input at 4:14 p.m.

PUBLIC HEARING & FIRST READING FOR ZONING/PLANNING MATTERS

Council opened the Public Hearing at 4:15 p.m.

29. ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT for 504 Percival Road; TMS# 16712-05-05 – *Approved on first reading.*

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 – Approved on first reading.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, MAY 18, 2021

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)

No public comments were received at this time.

Upon a motion made by Mr. Rickenmann and seconded by Mr. Duvall, Council voted unanimously to give first reading approval to the Annexation, Comprehensive Plan Map Amendment, and Zoning Map Amendment for 504 Percival Road **and** 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.

30. ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT for 2213 Apple Valley Road; TMS# 07502-01-12 – *Approved on first reading.*

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 – Approved on first reading.

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)

No public comments were received at this time.



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Upon a motion made by Mr. Davis and seconded by Mr. Rickenmann, Council voted unanimously to give first reading approval to the Annexation, Comprehensive Plan Map Amendment, and Zoning Map Amendment for 2213 Apple Valley Road **and** 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.

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) – *Approved on first reading.*

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 – Approved on first reading.

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)

No public comments were received at this time.

Upon a motion made by Mr. Rickenmann and seconded by Mr. Davis, Council voted unanimously to give first reading approval to the Annexation, Comprehensive Plan Map Amendment, and Zoning Map Amendment for 40.18-acre portion, S/S Old Leesburg Road **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.

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) – *Approved on first reading.*

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 – Approved on first reading.



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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)

No public comments were received at this time.

Upon a motion made by Mr. McDowell and seconded by Mr. Duvall, Council voted unanimously to give first reading approval to the Annexation, Comprehensive Plan Map Amendment, and Zoning Map Amendment for 80-acre portion, N/S Percival Road – 4621, 4635, 4651, and 4655 Percival Road **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.

33. ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT for 7315 Coachmaker Road; TMS# 16307-09-01 – *Approved on first reading.*

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 – Approved on first reading.

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)



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No public comments were received at this time.

Upon a motion made by Mr. Duvall and seconded by Mayor Benjamin, Council voted unanimously to give first reading approval to the Annexation, Comprehensive Plan Map Amendment, and Zoning Map Amendment for 7315 Coachmaker Road **and** 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.

34. ZONING MAP AMENDMENT for 707 Catawba Street, TMS# 08913-04-01 – *Approved on first reading.*

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)

No public comments were received at this time.

Upon a motion made by Mayor Benjamin and seconded by Mr. Rickenmann, Council voted unanimously to give first reading approval to the Zoning Map Amendment for 707 Catawba Street, TMS# 08913-04-01.

35. ZONING MAP AMENDMENT for 1041 Ponderosa Point Drive, TMS# 09413-01-13 – *Approved on first reading.*

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)

No public comments were received at this time.

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Upon a motion made by Mr. Rickenmann and seconded by Mayor Benjamin, Council voted unanimously to give first reading approval to the Zoning Map Amendment for 1041 Ponderosa Point Drive, TMS# 09413-01-13.

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 – *Approved on first reading.*

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)

No public comments were received at this time.

Upon a motion made by Ms. Devine and seconded by Mr. Rickenmann, Council voted unanimously to give first reading approval to the 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.

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37. FUTURE LAND USE MAP CONFIRMATION AMENDMENT for 0.418-acres S/S Mabron Road; TMS# 19206-03-58 – *Approved on first reading.*

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 – Approved on first reading.

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

No public comments were received at this time.

Upon a single motion made by Mr. McDowell and seconded by Mr. Rickenmann, Council voted unanimously to give first reading approval to **Item 37** 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 **and** to **Item 38** the Zoning Map Amendment Confirmation for 0.418-acres S/S Mabron Road; TMS# 19206-03-58.

38. ZONING MAP AMENDMENT CONFIRMATION for 0.418-acres S/S Mabron Road; TMS# 19206-03-58 – *Approved on first reading.*

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)

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

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

No public comments were received at this time.

39. ZONING TEXT AMENDMENT - Amend §17-674(d) - Criteria for review of design of structures and sites. – *Approved on first reading.*

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 – Approved on first reading.

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)

No public comments were received at this time.

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

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

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,



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, MAY 18, 2021

Permissibility of Bulk Requirements for Wireless Communication Facilities According to Support Structure – Approved on first reading.

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)

No public comments were received at this time.

Upon a motion made by Mayor Benjamin and seconded by Mr. Davis, Council voted unanimously to give first reading approval to 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.

Council closed the Public Hearing at 4:26 p.m.

APPOINTMENTS

41. Board of Zoning Appeals

Upon a motion made by Mr. Davis and seconded by Ms. Devine, Council voted unanimously to approve the appointment of Celia Mackintosh to the Board of Zoning Appeals for a three-year term.

42. Columbia Housing Authority – *Deferred*

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.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, MAY 18, 2021

Upon a motion made by Mr. McDowell and seconded by Mr. Duvall, Council voted unanimously 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. Councilor Devine did not vote due to a potential conflict of interest.

CITY COUNCIL COMMITTEE REFERRALS / REPORTS

No reports or referrals were made at this time.

PUBLIC INPUT

Dr. Edwin Hayes, M.D., Infectious Disease and Internal Medicine Physician said I see a lot of patients from the gay, lesbian, and transgender community in my office. I can tell you emphatically that the only outcomes that I have seen from conversion therapy have been trauma and suicidality. There are many scientific papers that reinforce the idea that there is no benefit to conversion therapy and if anything, we see that it causes harm, especially in the youth. I have personally seen in my patients increased issues with suicidality and people who become retraumatized. I think it's very important that the treatments that we give are done in a way that is supportive of our local community and is based on science and proven outcomes that will lead to healthier, more productive, and safe lives. There is no accredited training, which means there is no ethical standard to hold conversion therapy to. I can't emphasize enough how damaging conversion therapy has been to the local patient population. I applaud you for looking at this motion and considering banning it, especially for our most vulnerable population who certainly should not be experimented on with therapies that have proven not to work and are often harmful.

Mr. Dylan Gunnels, Founder and Equity Designer at the Agape Table said the organization is dedicated to creating spaces of healing for our queer friends and people of faith. I am not here to speak to you as an expert today, I am here to speak to you as two things: a queer person who has been through conversion therapy and queer person of faith. I understand that this ordinance has received a lot of backlash from religious entities and conservative entities. I'm queer and I love Jesus. I'm queer and I'm a person of faith. I'm queer and I went through conversion therapy without choice and it did not help me; it only harmed me. At 28 years old I am still dealing with some of the traumas with my therapist now who is actually licensed and able to walk me through those issues that I faced. I know that you are facing pressures from places all across the country regarding this ordinance. All I can do is tell you as a person who has experienced it, please do what is right for the sake of our youth and for the sake of our most vulnerable populations here in the City. You are sending a message to people that equity and protection of our youth is at the forefront of the City of Columbia. I hope that you will pass this ordinance.

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Dr. Richard McCain, said I am concerned on several fronts about a recent motion to outlaw conversion therapy for adolescents confused about their sexual orientation or gender. The science simply does not support this direction. It is accepted that 85% of minors who are confused about their sexual identity or gender will desist with watchful waiting. This includes supportive counseling and not conversion therapy. I sent Mr. Rickenmann a published study out of Sweden. It is the only long-term study on gender transition surgery. It has 30 years of follow-up. It shows an increase in suicide and a marked increase in mortality for those who have completed sexual reassignment surgery. In 2009, the popular misquoted American Psychological Association's Gay and Lesbian Task Force stated specifically that modern change allowing therapy since 1978 was not non-aversive, free of painful or shame infliction. Which is what people refer to when they speak of conversion therapy. Minors cannot give truly informed consent. They have a developing brain, their minds change often, and sometimes they don't grasp long-term consequences. In addition, puberty blockers chemically castrate at the level of the brain. They risk infertility by blocking the maturation of sperm and eggs. Estrogen use in male biology strongly increases the risk of blood clots, heart attacks, strokes, and breast cancer. Testosterone use in female biology strongly increases the risk of heart attacks, strokes, and breast and uterine cancer. I urge caution; something like this probably belongs under the State Board of Medical Examiners or LLR than a City Council.

EXECUTIVE SESSION

Upon a motion made by Mr. Duvall and seconded by Mayor Benjamin, Council voted unanimously to enter into Executive Session at 4:45 p.m. for the discussion of **Items 44** through **45** as amended.

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

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We Are Columbia

**COLUMBIA CITY COUNCIL MEETING MINUTES
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ADJOURNMENT

The meeting was adjourned at 5:57 p.m.

Respectfully submitted:

Erika D. Moore Hammond, CMC
City Clerk

DRAFT

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We Are Columbia

MEMORANDUM

TO: Mayor Stephen K. Benjamin and Members of the Columbia City Council

CC: Teresa Wilson, City Manager
Missy Gentry, Assistant City Manager
Erika Hammond, City Clerk

FROM: Melissa L. Lindler, Director
Office of Business Opportunities

DATE: May 26, 2021

SUBJECT: Office of Business Opportunities Update to City Council - Tuesday, June 1, 2021

Even in the midst of COVID-19, the City of Columbia's Office of Business Opportunities (OBO) not only continued our efforts to support small businesses but we also readily positioned our City as a key resource for our small business community in response to the pandemic. Due to your leadership and ongoing commitment to our small business community, the City of Columbia, through OBO, has provided over \$4M to 340 small businesses since March of 2020. We have also held or participated in over 45 virtual small business trainings and developed resources to further increase and diversity vendors that do business with our great City.

Please find below additional updates on programs and activities administered by OBO.

I. City-Wide MWBE Utilization

The city-wide Minority and Women Business Enterprise (MWBE) Utilization goal was increased from 10% to 15% in September 2019. The City of Columbia met this goal in FY19/20 at 15.04%.

II. City of Columbia's Minority Opportunities Directory of City Departments and Community Partners

The City of Columbia's Minority Business Opportunity Conference is an annual event designed to introduce vendors to the products and services purchased by the City of Columbia and our partner agencies. Due to the pandemic, the event was held virtually in November of 2020 during Global Entrepreneurship Week. Private sector representatives from the Savannah River Nuclear Solutions, LLC and Dominion Energy served as guest speakers for the event. Speakers shared with attendees their supplier diversity programs and efforts in place to increase minority vendor utilization at their companies.

Since the face-to-face interaction between vendors and procurement representatives was not possible this year, OBO developed an electronic *Minority Opportunities Directory of City of Columbia Departments and Community Partners* to list the products and services purchased and the procurement contact person for both

city departments and our community partners. The resource was so well received by small business owners it will now be a standing OBO community resource. [\(Click Here to View the Directory\)](#)

III. Commercial Retention and Redevelopment (CRR) Program (Millwood Ave., Harden St., Gervais St., Taylor St.)

FY19/20 – (General Fund Dollars - \$200,000) External/Internal Improvements (\$15,000 for external improvements and \$10,000 for internal improvements):

- House of Styles
- Mary's Salon
- Morgan Morris Realty
- Harden & Gervais, LLC
- The Sunrise Artisan Bath & Body
- Sunrise Suites

FY20/21 – (CDBG Funds - \$200,000) External/Internal Improvements & Vacancy Incentive (\$15,000 for external improvements; \$10,000 for internal improvements; and \$10,000 for vacancy incentive)

- A Little Happy Shop (vacancy incentive)
- Bang Back Pinball Lounge (vacancy incentive)
- Hair Designs
- Loose Lucy's
- The Gourmet Shop
- Tomorrow's (vacancy incentive)
- Village Idiot

For FY 21/22, the Office of Community Development has provided \$143,000 to CRR and no general fund dollars have been designated. With very limited resources, staff is recommending that we remain in the current targeted area. Due to interest in the program, we are requesting expanding our reach on Gervais up to the 1800 block.

IV. Newly Capitalized Resilient Columbia CARES Act Revolving Loan Fund

The City of Columbia was awarded an EDA grant in the amount of \$2,926,000 last year. The award included \$2,666,000 to capitalize a new Revolving Loan Fund, *The Resilient Columbia CARES Act Revolving Loan Fund*, and \$260,000 for associated administrative expenses. The launch date for the Resilient Columbia CARES Act Revolving Loan Fund was October 1, 2020. To date, the City has awarded \$2,507,985 to assist our small businesses in responding to the economic injury caused by the pandemic. The CRLF Committee will meet in the coming weeks to review additional requests for the remaining \$158,015. EDA has extended the waivers governing these funds until June 30, 2022.

The Resilient Columbia CARES Act Loan program has provided immediate assistance to local businesses located within the corporate limits of the City of Columbia. Through this program, the capital has served as a relief during the crisis to businesses within various industries. The funding has provided businesses with the opportunity to make the necessary changes, purchases, and adjustments to respond to the negative impact of the pandemic. These funds have not only impacted the businesses, but also the surrounding communities.

Mayor Stephen K. Benjamin and
Members of the Columba City Council

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With the pandemic disproportionately affecting minority communities due to underlying conditions such as diabetes, high blood pressure, and obesity, this funding will allow several healthcare facilities to open in some of our most vulnerable communities to provide preventive services as well as access to affordable care.

Awards by Council District

Council District	Number of Awards Made	%	Amount of Awards Made	%
1	6	21%	\$671,977	27%
2	14	48%	\$1,453,339	58%
3	9	31%	\$382,669	15%
4	0	0	0	0
Total	29	100%	\$2,507,985	100%

Awards by Race/Gender

Race/ Gender	Number of Awards Made	%	Amount of Awards Made	%
Minority-Female	12	42%	\$797,339	32%
Minority Male	11	38%	\$1,079,977	43%
Non-Minority Female	3	10%	\$130,669	5%
Non-Minority Male	3	10%	\$500,000	20%
Total	29	100%	\$2,507,985	100%

V. Small Business Stabilization Forgivable Loan Program

Working across departmental lines, the City of Columbia awarded Small Business Stabilization Forgivable (SBSF) Loans to 323 small businesses located within the corporate limits of the City of Columbia. In an effort to expedite this funding to our small businesses at the start of the pandemic, these awards were made in less than three months. The total SBSF investment in our small businesses was \$1,400,000.

VI. 2021 COVID-19 Impact on Small Business Survey

The 2021 COVID-19 Impact on Small Business Survey was open from April 12 - May 10, 2021 and 431 responses were received.

Summary of results:

- Majority of respondents have been in business for more than 10 years and have 1-5 employees;
- Most of the businesses have estimated monthly expenses of \$5,000;
- Top concerns include reduction in customer demand, lack of cash flow to cover operating expenses, and health concerns;
- Over the past twelve months, businesses were impacted by depletion of cash reserves, reduction in customer demand, and local/state closure mandates;
- Future plans for their businesses include changes in marketing strategies, increase use of technology, website upgrades, and enhanced sanitation practices;
- Most businesses applied for and received PPP (amounts varied);

Mayor Stephen K. Benjamin and
Members of the Columbia City Council

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- Businesses currently need assistance with payroll, rent/mortgage, marketing, and debt repayment;
- Over 82% of respondents prefer assistance in the form of a small business grant; and
- Business training needs identified were building relationships with financial institutions, training on financial related topics, preparing loan packages, and technology upgrading.

VII. Columbia Disadvantage Business Enterprise (CDBE) Program

The Columbia Disadvantage Business Enterprise (CDBE) Utilization Policy was amended and adopted by Council with Resolution R-2021-009 in March 2021. The revisions were a collective effort across city departments. The revised policy provides for good faith efforts to be determined prior to bid openings and a more objective evaluation of good faith efforts, thus reducing the number of bids with low or zero CDBE percentages. Although this is a race and gender-neutral program, additional revisions may be necessary based on the findings of Disparity Study II.

# of Approved CDBEs FY 19/20	# of Approved CDBEs FY 20/21
94	93

	FY 19/20	FY20/21
Total CDBE Projects	5	7
Total Contract Dollars Awarded	\$9,488,996	\$35,711,398
Total Contract Dollars Awarded to CDBEs	\$2,313,464	\$3,705,694
Percent of Total Contract Dollars Awarded to CDBEs	24.4%	10.4%

VIII. City of Columbia Mentor Protégé Program (MPP)

In an effort to increase the capacity of protégés in the MPP program, in FY 20/21 Columbia Water increased Protégé Only and Protégé Led opportunities (smaller projects/indefinite contracts).

Current MPP Teams	# of Teams FY 19/20	# of Teams FY 20/21
Construction Services	12	13
Professional Services	52	51

Mayor Stephen K. Benjamin and
Members of the Columba City Council

5

May 20, 2021

	FY 19/20	FY20/21
Total MPP Projects	24	32
Total MPP Contract Dollars Awarded	\$17,590,884	\$22,788,047
Total Contract Dollars Awarded to Protégés	\$3,595,782	\$5,205,539
Percent of Total Contract Dollars Awarded to Protégés	20.4%	22.8%
Total Dollars Awarded to Non-Minority Women	\$1,662,289	\$2,504,559
Percent of Total Contract Dollars to Non-Minority Women	9.5%	11%
Total Dollars to Minority Protégé Firms	\$103,280	\$789,734
Percent of Total Contract Dollars to Minority Protégé Firms	.60%	3.5%

Attachment: OBO Update Presentation to Council Memo (6581 : Office of Business Opportunities (OBO) - Program Updates)

Resilient Columbia CARES Act Loan Recipients to Date (5/26/2021)

	CRLF Approval	Business Name	Type of Business	Applicant's Gender/Race	Council District
1	11/6/2020	Ivy Health Solutions, LLC	Healthcare	Minority Female	1
2	11/6/2020	Tolleson Limited Company	Civil Engineering	Non-Minority Male	2
3	11/6/2020	NOMA Bistro, LLC	Restaurant	Minority Male	1
4	11/14/2020	Rainwalk Technology	Insurance Company	Non-Minority Male	2
5	11/14/2020	Uptown Gifts on Main, LLC	Retail - Gift Shop	Non-Minority Female	2
6	11/14/2020	Cher-Rish Boutique	Retail - Clothing	Minority Female	2
7	12/4/2020	Comfort Care International	Healthcare	Minority Female	3
8	12/4/2020	HSV Restaurant, LLC	Restaurant	Non-Minority Male	2
9	12/4/2020	Capital Cleaning Solutions, LLC	Mobile Auto Cleaning Service	Minority Male	1
10	12/4/2020	Clare Morris	Marketing Firm	Non-Minority Female	3
11	12/4/2020	Toliver's Mane Event Barber Shop	Barbershop	Minority Male	1
12	12/4/2020	The Salon by PYNK	Hair Salon	Minority Female	3
13	1/14/2021	Congaree River Properties	Healthcare/Retail	Minority Male	2
14	1/14/2021	Farmer's Construction	Construction	Minority Male	2
15	1/14/2021	Carolina Hair Studios	Hair Salon	Minority Female	2
16	1/14/2021	Marbella's Crowning Glory Hats	Retail	Minority Female	3
17	1/14/2021	Katherine's Heavenly Cleaning	Cleaning Service	Minority Female	3
18	2/17/2021	Grant's Extreme Clean	Trash Bin Sanitation Business/Enviro Friendly	Minority Male	2
19	2/17/2021	A Healing Touch	Chiropractic	Minority Female	2
20	2/17/2021	CMB Services	Construction	Minority Male	2
21	2/17/2021	Laish Property Management	Cleaning Services	Minority Male	3
22	2/17/2021	Sunrise Artisan Bath & Body	Retail	Minority Female	3
23	3/24/2021	Lexurious Transport	Trucking Company	Minority Male	1

Attachment: RC CARES Act Revolving Loan Recipients To Date (6581 : Office of Business Opportunities (OBO) - Program Updates)

Resilient Columbia CARES Act Loan Recipients to Date (5/26/2021)

24	3/24/2021	Kleen Kare Laundry & Dry Cleaners	Dry Cleaning Services	Minority Male	1
25	3/24/2021	Evans Counseling and Consulting	Counseling Services	Minority Female	2
26	3/24/2021	Azalea Coffee Bar	Coffee Services	Non-Minority Female	3
27	3/24/2021	Holiday's Barber Shop	Barbershop	Minority Male	2
28	5/19/2021	Karen's Mobile & Catering	Caterer/Food Truck	Minority Female	2
29	5/19/2021	Carolina Salon Suites, Inc.	Hair Salon	Minority Female	3

Awards by Council District

Council District	Number of Awards Made	%	Amount of Awards Made	%
1	6	21%	\$671,977	27%
2	14	48%	\$1,453,339	58%
3	9	31%	\$382,669	15%
4	0	0	0	0
Total	29	100%	\$2,507,985	100%

Awards by Race/Gender

Race/Gender	Number of Awards Made	%	Amount of Awards Made	%
Minority-Female	12	42%	\$797,339	32%
Minority Male	11	38%	\$1,079,977	43%
Non-Minority Female	3	10%	\$130,669	5%
Non-Minority Male	3	10%	\$500,000	20%
Total	29	100%	\$2,507,985	100%

Quote#: Q-55507
Page 1/3



R 210256

Quote#: Q-55507
Expires: 6/30/2021
Sales Executive: Nikki Kirkpatrick

ORDER FORM
Order Type: Quote
Date: 2/17/2021

Bill To Contact:

Bill To: CITY OF COLUMBIA
1737 MAIN ST
COLUMBIA, SC 29201 USA

Ship To Contact: Charles Ernest Seastrunk

Ship To: CITY OF COLUMBIA
1737 MAIN ST
COLUMBIA, SC 29201 USA

Ship to Phone: (803) 545-4926
Ship to Mobile:
Contact: Charlie Seastrunk
Email: cloudservices-licensing@kronos.com

Currency: USD
Customer PO Number:
Solution ID: 6109747
Term: Co-Term
Billing Start Date: 90 Days from Execution of
Order Form
Data Center Location: USA

Shipping Terms: Shipping Point
Ship Method:
Freight Term: Prepay & Add
Renewal Term: 12 months
Payment Term: Net 30 Days

Order Notes:

This order entered into between the Customer and Kronos Incorporated is subject to the terms and conditions of the Master Agreement Reference #18220 dated March 18th, 2019, between the Lead Agency (acting as "Owner") and Kronos Incorporated (as the "Contractor"), as amended (collectively referred to as the "US Communities Agreement #18220").

The fees for the Applications are invoiced 60 days prior to the Billing Start Date.

SaaS Services

Billing Frequency: Annual in Advance

Product Name	Quantity	PEPM	Monthly Price
WORKFORCE ACTIVITIES V8 SAAS	50	USD 1.30	USD 65.00
Total Price			USD 65.00

Quote#: Q-55507

Page 2/3

Bill As You Go Services

Billing Frequency: Billed monthly as delivered

Item	Billing Role	Quantity	Unit Price	Total Price
PARAGON ENTERPRISE	Project Manager	72	USD 180.00	USD 12,960.00
PARAGON ENTERPRISE	Solution Consultant	136	USD 180.00	USD 24,480.00
PARAGON SENIOR INTEGRATION	Senior Integration Consultant	120	USD 180.00	USD 21,600.00
Total Price				USD 59,040.00

Quote Summary

	Total Price
Total Monthly SaaS and Equipment Rental Fees	USD 65.00

	Total Price
Total Bill As You Go Services	USD 59,040.00

Attachment: Kronos Quote (6712 : KRONOS - Cost Tracking Module)

CITY OF COLUMBIA**Kronos Incorporated**

Signature: _____

Signature: _____

Name: _____

Name: _____

Title: _____

Title: _____

Effective Date: _____

Effective Date: _____

Invoice amount will reflect deposit received. All professional services are billed as delivered with payment due, in accordance with the Payment Term set out in this Order Form. Unless otherwise indicated above, this order is subject to the relevant Kronos Terms and Conditions executed between the parties. THIS ORDER IS SUBJECT TO APPLICABLE TAXES. THE ACTUAL TAX AMOUNT TO BE PAID BY CUSTOMER WILL BE SHOWN ON CUSTOMER'S INVOICE. Shipping and handling charges will be reflected on the final invoice. The Monthly Price on this Order Form has been rounded to two decimal places for display purposes. As many as eight decimal places may be present in the actual price. Due to the rounding calculations, the actual price may not display as expected when displayed on your Order Form. Nonetheless, the actual price on your invoice is the true and binding total for this order for purposes of amounts owed for the term. If you are tax exempt; please provide a copy of your "Tax Exempt Certificate" with your signed quote.

APPROVED AS TO FORM

Legal Department, City of Columbia

4-15-2021 #21008736

Attachment: Kronos Quote (6712 : KRONOS - Cost Tracking Module)

Pleasant, Geraldine S

From: Legal Review
Sent: Thursday, April 15, 2021 11:57 AM
To: Pavlicek, Jacqueline M
Cc: Legal Review; Ardis, Shari L
Subject: FW: KRONOS Cost Tracking Module Emailing - City of Columbia WFC SaaS Activities 17February2021 (00000002) - Matter # 21008736
Attachments: City of Columbia WFC SaaS Activities 17February2021 (00000002).pdf

Jax,

For your review – I will print out a hard copy for you



Geraldine S. Pleasant, Senior Paralegal

Post Office Box 667
 Columbia, SC 29202
 Phone: 803-737-4242
 Fax: 803-737-4250
 Geraldine.pleasant@ColumbiaSC.gov



From: Seastrunk III, Charles E
Sent: Thursday, April 15, 2021 11:37 AM
To: Legal Review <legalreview@columbiasc.gov>
Cc: Ardis, Shari L <Shari.Ardis@columbiasc.gov>
Subject: KRONOS Cost Tracking Module Emailing - City of Columbia WFC SaaS Activities 17February2021 (00000002) - Matter # 21008736

Legal Review,

This is a quote from KRONOS now UKG for their Cost Tracking Module which is part of KRONOS' Work Force Central Solution we are currently using today. The module already exists we just don't have access to it today this quote will allow us access and the ability for Departments to track employee work on projects and grants more efficiently.

Thanks,
 Charlie
 Charles Seastrunk
 Senior Program Manager, PMO
 8034134124

Attachment: Kronos Quote (6712 : KRONOS - Cost Tracking Module)

submitting their systems or applications for consideration as part of the City's infrastructure. The following is the list of criteria that should be adhered to:

Item	Criteria	Acknowledgement (Y, N, N/A or List)
1	Is this an externally hosted solution? If yes, refer to the document "Cloud Computing Terms & Conditions".	Y
2	Virtual environment software is preferred. Is the software application qualified to run in VMWare? Are there any specific requirements?	Y
3	For web-based solutions, Microsoft Internet Explorer 11 is the preferred browser. Is this web-based solution compatible with IE 11? If not, identify browser types and versions supported.	Y
4	All web-based applications should be able to run without utilizing ActiveX controls.	Y
5	Any client-server application must run without modification to our Microsoft environment, currently Windows 10 desktop OS and Windows 2016 server OS.	Y
6	The client software is required to run within Microsoft's recommended security "Default User" profile, <u>neither Administrator nor Power User rights are permitted.</u> Applications must be <u>run</u> as a non-privileged user.	Y
7	All solutions must work with file and print sharing disabled on workstations.	Y
8	All solutions should accommodate and function correctly with the Windows firewall being enabled on all workstations	Y
9	Does the application require Microsoft Windows firewall ports to be opened? If so, list the required ports.	
10	Server-based software should run as a service and not as an application. <u>(i.e. the software should not require a continuous login on the server in order to function properly.)</u>	Y
11	Does the software meet the Microsoft Certified Windows Logo program certification? Certified software is the preferred solution.	Y
12	If the software has a GIS component, the software should be ESRI compliant for geospatial referencing.	Y
13	For any type of database used, the vendor must provide the entity relationship diagram, the table & field structure diagram and the identification of primary and foreign keys used.	Y
14	All applications should be fully documented and configuration parameters outlined.	Y
15	Maintenance cost and manpower requirement estimates need to be projected and presented for the first 5 years of support for any hardware or software installed.	Y

	<u>Assist</u> to provide remote connectivity. All access methods must be pre-approved by COC-IT before accepted.	
17	Does software require SMTP connection to an email server?	Y
18	Software solutions utilizing AD or LDAP integration are preferred. Does this solution integrate with Microsoft Active Directory?	Y
19	Does software maintenance and support begin upon implementation (go-live) rather than installation?	Y
20	Does your software have a public facing element? If so, answer A and B,	Y
A	Does your software or will your software pass an industry standard security scan/penetration test in a public facing environment?	Y
B	Would you be willing to provide a demo of your solution that would allow us to perform a security scan/penetration test prior to purchase?	Y
21	Does your software support user upload of documents from a public-facing element? If so, answer A through J.	N
A	What are the types of documents that can be uploaded?	
B	Are uploaded documents compressed? If so, what is the compression ratio?	
C	Can your software control type and size limitations on uploaded documents?	
D	Where does your software store uploaded documents?	
E	Does the software have a purge function for the uploaded documents?	
F	Are uploaded documents scanned? If so, for what? Threats, complete files, etc.	
G	Does your software allow infected documents to be uploaded, or are infected documents detected at the point of upload?	
H	Does your software provide notification of a successful document upload?	
I	If an infected document is successfully uploaded, but quarantined following the upload, will the software provide any notification that the document did not reach the intended location?	
J	Does your software interface with any anti-virus solutions, preferably Trend Micro?	

ONLY the COC IT Department can grant any exception to the above requirements.

Company name: Ultimate **Kronos Group**

Representative: David Sanchez **Workforce Solutions Consultant**

Signature:

David Sanchez

Date:

4/22/21



City of Columbia PMO Request for Work Form

Request# WR 55
PMO USE ONLY

Request Title: Cost Center Accounting/Tracking

REQUEST SUMMARY

Requesting Department	Department Name : Budget & Program Management	Date Submitted:				
Request Submitted By	Your Name: Missy Caughman	Contact Phone: 5-3201				
Request Approved By (Management Approval)	Sponsor's Name/Title: Budget & Program Management Director					
	Sponsor's Signature: <i>s/Missy Caughman</i>					
Funding Source	If needed, is a funding source identified? ☒ Yes ☐ No ☐ No funding needed					
	Fund Account(Key-Object)	6218950				
COC Strategic Alignment(s) (select all that apply)	☐ Goal 1 ☐ Goal 2 ☐ Goal 3 ☐ Goal 4 ☐ Goal 5 ☐ Not Identified					
	☐ Vision 1 ☐ Vision 2 ☐ Vision 3 ☐ Vision 4 ☐ Vision 5 ☐ Vision 6 ☒ Vision 7					
	☒ Process Improvement ☒ Mandate/Regulatory ☐ Upgrade ☐ Risk Management					

Request Description
The 'What'

Include summary description and objective with primary requirements for the work being requested. (*Note: The objective is a summary statement of the ultimate project goals, stated in business terms. List primary requirements if identified. Objectives are independent of a solution.*)

To utilize software to track cost accounting (projects) by departments and grants per hour per employee to become more efficient and accurate with time reporting and cost applications per grant or project requirements.

Primary Driver - The 'Why'

List any regulatory or mandates associated with this request, or other pertinent driver(s). In many cases, grants require accurate reporting and costing of payroll charged to grants.

Perceived Priority

☐ Urgent/High ☒ Normal ☐ Low (*For High Priority Requests, provide justification & expected delivery date.*)

Dependencies

List any existing or planned resources, tools, operations, work requests or projects that this work request will impact or is reliant on.

Additional Comments

Any additional information not stated above in support of this request.

Attachment: Kronos Quote (6712 : KRONOS - Cost Tracking Module)



WORKFORCE CENTRAL TECHNOLOGY

DATASHEET

8.1.10 Rev 1

Learn more about the technology that makes Workforce Central 8.1 work

The UKG® Workforce Central® suite was built on the belief that you shouldn't have to sacrifice the features and functionality you want for the simplicity you need. This single, integrated system offers time and attendance, scheduling, absence management, HR, payroll, hiring, labor analytics, and other applications that can help your organization control labor costs, minimize compliance risk, and improve workforce productivity.

Building on this proven legacy, Workforce Central 8 delivers more features and capabilities than ever before to help you manage your workforce for optimal results — regardless of your industry, region, or platform. Combining deep functionality and a superior user experience, the solution provides the automated tools and high-quality information you need to increase employee engagement, improve decision making, and drive operational excellence.

Discover workforce management — uncompromised — with Workforce Central 8.1.

Technical overview

Workforce Central 8.1 is a web-based enterprise suite of workforce management applications designed to control labor costs and maximize workforce productivity, while minimizing the impact on IT. A distinct advantage of the Workforce Central 8.1 platform is its ability to match diverse user needs with a broad range of interaction devices including web browsers, data collection terminals, telephony, mobile phones, tablets, and more.

Platform portability

The Workforce Central 8.1 architecture is built on an industry-standard model using the Java 2 Enterprise Edition (J2EE) for Web applications to provide an extensive set of scalable platform options. In keeping with this open and portable approach to application development, Microsoft® SQL Server and Oracle are the platform's supported database products.

Three-tier architecture

From an IT perspective, Workforce Central 8.1 solutions are structured in a three-tier application architecture, which enables fast deployment and cost-effective integration within your existing IT infrastructure.

Client tier: In the client tier, customers have access to multiple types of interfaces to interact with UKG applications. Based on users' roles, UKG provides access via telephony, smart phone, tablet, data terminals (including SmartViews), dynamic html, rich web interfaces (HTML5), that leverage the most suitable technology to meet their specific needs.

Application tier: The J2EE* application server implements the application logic, which performs the real work of Workforce Central solutions. The Web server resides on this tier awaiting browser requests that are passed to Workforce Central. The application tier also includes a business rules engine Web service that optimizes the application server by offloading computationally intensive work for faster response. At the heart of this Web service is the Workforce Totalizer, a robust rules engine designed around an object-oriented model. The Workforce Totalizer executes Workforce Central business rules in real time. The advantage of this approach is its ability to provide payroll managers and supervisors with real-time calculated data to support decision making and data modeling.

Database tier: The database server efficiently stores and retrieves all application data. The database configuration depends on numerous factors, including the number of employee records in the database, the number of clients, the number of pay periods to be stored, and the storage subsystem configuration.

Workforce Central 8 applications include:

UKG Touch ID® Software

Workforce Absence Manager™ 8.1

Workforce Accruals® 8.1

Workforce Activities™ 8.1

Workforce Analytics™ 8.1

Workforce Budgeting™ 8.1

Workforce Device Manager™ 8.1

Workforce Employee™ 8.1

Workforce Enterprise Archive™ 8.1

Workforce Forecast Manager™ 8.1

Workforce HR™ 8.1

Workforce Integration Manager™ 8.1

Workforce Manager™ 8.1

Workforce Mobile™ 8.1

Workforce Payroll™ 8.1

Workforce Scheduler™ 8.1

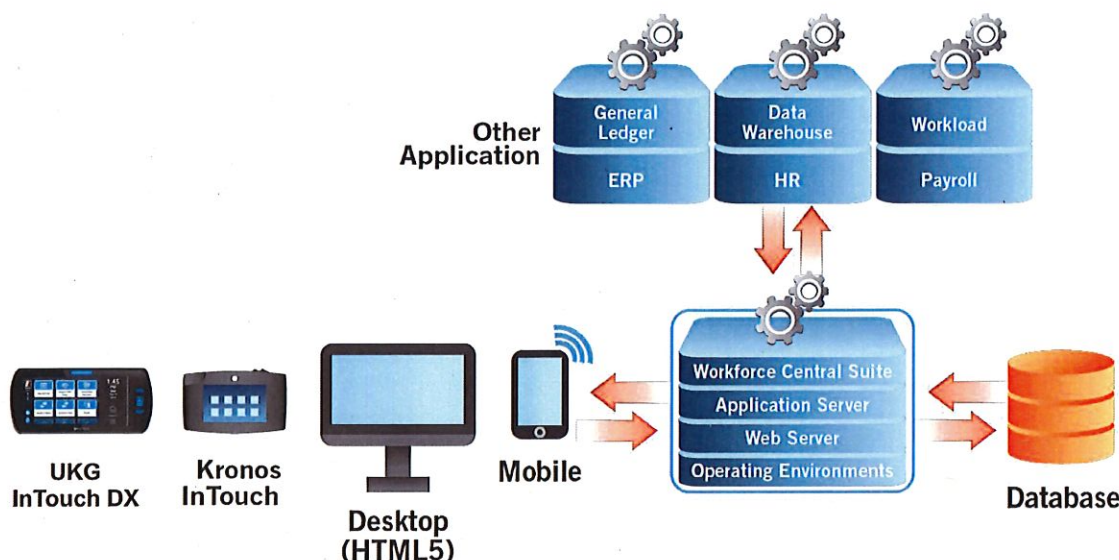
Workforce Tablet™ 8.1

Workforce Task Management™ 8.1

Workforce Teletime IP™ 8.1

Workforce Timekeeper™ 8.1

Attachment: Kronos Quote (6712 : KRONOS - Cost Tracking Module)



Data collection and self-service

Workforce Central 8.1 supports four general categories of users: 1) administrators charged with configuration and setup; 2) employees; 3) frontline managers who directly manage employees; and 4) human resources and payroll specialists who centrally manage the corporate payroll and pay policies. Managers and specialists have very similar requirements as they are typically the power users of a workforce management application.

Given the makeup of today's workforce, it is important that workforce management applications leverage the most appropriate technology to deliver a user interface that meets role-based needs and work styles. A web-based technology approach provides a strong foundation for this degree of flexibility, but a closer look at user needs often reveals more complex requirements. The UKG architecture offers the ability to match the right technology approach with the usage model for each type of user and the strengths of a wide range of interaction devices.

In order for employees to enter time and attendance data and check their leave balances via self-service, a Web browser or the Workforce Mobile application is all that is required for access. To protect the privacy of an employee's data and increase the overall security of the solution, Web server connections can be configured to use either the HTTP or the HTTPS protocol. Connections over HTTPS, which leverages the Transport Layer Security (TLS) cryptographic protocol, use encryption and require a server certificate from VeriSign or another certificate authority.

Workforce Mobile

The UKG Workforce Mobile™ solution provides a mobile connection to your Workforce Central 8.1 system, enabling users to complete common administrative tasks right on their mobile device. Managers can easily see and rapidly respond to potential workforce management issues — from anywhere, at any time — via Workforce Mobile Manager. Employees can perform their time management tasks when and where they need to using Workforce Mobile Employee.

This on-the-go access means your workforce is able to instantly engage, take action, and move on, resulting in faster decision making, higher productivity, and more effective control of labor costs.

Workforce Tablet

The UKG Workforce Tablet™ solution gives managers constant mobile access to the Workforce Central 8.1 system via the convenience of today's tablet devices. Leveraging the combined capabilities of Workforce Tablet and the Apple® iPad®, UKG puts the power of a back-office PC in the hands of managers — whether they're on the shop floor, across the building, or on the road. With the Workforce Tablet solution, managers can access and record labor data in real-time and make critical workforce decisions instantly by staying connected to Workforce Central at all times.

User Interface

Workforce Central 8.1 features a reimagined user experience with significant enhancements to primary screens. Thanks to its intuitive new look and feel, working with Workforce Central is easier than ever before:

- **Advanced HTML5 core technology** offers compatibility across a wide range of devices.
- **Employee photos** help managers quickly find key employees, help prevent errors and buddy punching at UKG InTouch® terminals, and engage employees by personalizing their experience.
- **New Genies** help users easily group, filter, and summarize data as if it had first been exported to a spreadsheet, allowing users to solve problems quickly and effectively.

Security of confidential data

Workforce Central 8.1 supports LDAP and Microsoft Active Directory for password authentication, enabling organizations to centralize the maintenance of passwords. The solution also supports single sign-on capability for both SiteMinder® and SAML enabled environments to facilitate controlled access via once-per-session authentication. In addition, UKG provides automated password reset to reduce the burden on help desks.

Workforce Central 8.1 supports TLS as an option for added security. User access rights are defined in the Workforce Central 8.1 access control profiles.

Integration with existing infrastructure

UKG offers tools for integrating Workforce Central 8.1 with critical business systems such as payroll, HR, patient information systems, and other back-office applications. Certified interfaces to major ERP systems, such as SAP, facilitate connections to existing data sources and repositories, further improving your return on investment.

The flexible and configurable Workforce Integration Manager™ tool provides components for interface processing and interface development. Workforce Integration Manager uses industry-standard technologies to import data from a variety of sources, files, and tables, and to output data into many different file formats or directly to other relational database management systems. Batch transfer of tables from HR or payroll systems can be accomplished using table-based import utilities provided within the Workforce Central 8.1 applications. Workforce Integration Manager helps extend the use — and value — of your labor management data by making it accessible to other applications in the formats they require.

Extensibility support with XML API toolkit

Many Workforce Central customers require tight integration with critical business applications for data synchronization purposes. Other organizations require adherence to customer-specific user-interface standards. The SOAP-based XML API delivers this flexibility by providing views of business objects to facilitate the extension of business rules and the validation of data. This open API supports unique customer needs while protecting application integrity through a stable, reliable interface.

System administration

Workforce Central 8.1 provides capabilities that enable busy IT managers to perform system administration functions — at any time, from anywhere — even when business takes them away from their primary location. Automatic push notifications alert system administrators when scheduled events or servers fail. System performance metrics, such as active users logged on, can be monitored remotely. System tasks and events can be scheduled at convenient times when system usage is low. What's more, system status instrumentation, health data, and performance assessment data are provided for easy integration into leading monitoring and management applications.

Enterprise Archive

Workforce Central 8.1 introduces UKG Enterprise Archive, which replaces Workforce Record manager. This new Enterprise tool combines high-performance bulk archive capability with enterprise scalability, enabling users to archive and purge with zero downtime.

Deployment Options

Workforce Central 8.1 can be deployed on premises or in the cloud. Depending on the size of your capital budget and the skills and availability of your IT staff, you can choose the deployment option that is the best fit for your organization. Whichever option you choose, you can count on UKG to get you off to a strong start for rapid time to value.

VMware and Microsoft Hyper-V virtualization

Workforce Central 8.1 applications can be run on VMware® and Microsoft Hyper-V® virtual machines. Virtualization is a software technology that makes it possible to run multiple operating systems and applications on the same computer at the same time, thereby increasing hardware utilization and flexibility. By using virtualization software, an IT department can transform — or “virtualize” — the hardware resources of an x86-based computer, including the CPU, RAM, hard disk, and network controller, to create several fully functional virtual machines, which can run their own operating system and applications.

Supported technology

Desktop requirements					
Browser			Operating System		
Vendor	Product	Version	Vendor	Product	Version
Microsoft	Internet Explorer	11, Edge	Microsoft	Windows 10 - 32/64-bit (Desktop Mode)	
				Windows 8 and 8.1- 64-bit (Desktop Mode)	
Google	Chrome	62+*		Windows 7 - 32-bit and 64-bit	
				Windows Server 2012 – 64-Bit	
				Windows Server 2012 R2 – 64-Bit	
Mozilla	Firefox 32-bit	69+*		Windows Server 2016 – 64-Bit	
Apple ♦	Safari	11, 12 & 13	Apple ♦	Mac OS-X 10.12 - 10.15	

Note: Chrome not supported with Healthcare extensions

* Due to the frequent updates of Chrome and Firefox we can only support the current version and two prior.

CPU	Intel-based Pentium 4 or AMD equivalent; 2 GHz+ recommended
RAM	4GB minimum - 6GB recommended
Cache	256KB/L2 recommended
Display	1,024 x 768 with 256 Color Recommended; Minimum graphics memory: 128 MB
Hard Disk Space	Minimum free disk space: 100 MB
Network Protocol	HTTP or HTTPS
Network Bandwidth	LAN Connection: Gigabit network recommended WAN Connection: Fractional T1 or (T1+ recommended)

Workforce Timekeeper v8.1 requires that Cookies be enabled

Mobile (latest version posted in App store)	
Device type	Platform
Apple	Apple iPad, iPhone*, and iPod Touch* running iOS 12 or greater
Android	OS 6 or greater

Workforce Mobile supports MDM.

Workforce Tablet (latest version posted in App store)	
Device type	Platform
Apple	Apple iPad running iOS 10 or greater

Server Virtualization (all components of Workforce Central and Analytics can be run on virtual machines)		
Vendor	Product	Operating System
Microsoft	Hyper-V	Microsoft Windows Server* 2012 – 64-Bit Microsoft Windows Server 2012 R2 – 64-Bit Windows Server 2016 – 64-Bit
VMware	VMWare Vsphere v6.x+	Microsoft Windows 2016 Server 64-Bit

Desktop Virtualization			
Citrix Version	Platform Operating System	Microsoft Version	Platform Operating System
Citrix XenApp v7.11 - 7.16	Microsoft Windows 2016 Server 64-Bit	Microsoft Terminal Services	Microsoft Windows 2016 Server 64-Bit

Web Server			Operating System		
Vendor	Product	Version	Vendor	Product	Version
Microsoft	IIS	v8.0	Microsoft	Windows Server 2012 – 64-Bit	
		v8.5		Windows Server 2012 R2 – 64-Bit	
		V10		Windows Server 2016 – 64-Bit	
		V10		Windows Server 2019 – 64-Bit	
Apache ♦	Web Server	v2.4.38	Microsoft	Windows Server 2012 – 64-Bit	
				Windows Server 2012 R2 – 64-Bit	
				Windows Server 2016 – 64-Bit	
				Windows Server 2019 – 64-Bit	
			IBM*	AIX (pSeries)	7.1 & 7.2
			SUSE*	Linux Enterprise Server	11.2 & 12.2

Streaming video on InTouch 1.1 requires IIS.

Application Server			Operating System		
Vendor	Product	Version	Vendor	Product	Version
JBoss	EAP	V7.0.6	Microsoft	Windows Server 2012 – 64-Bit	
				Windows Server 2012 R2 – 64-Bit	
				Windows Server 2016 – 64-Bit	
				Windows Server 2019 – 64-Bit	
			IBM ♦	AIX (pSeries)	7.1 7.2
			SUSE ♦	Linux Enterprise Server	11.2 12.2

Workforce Reporting Server			Operating System		
Vendor	Product	Version	Vendor	Product	Version
Microsoft	RDLC	2010 2005*	Microsoft	Windows Server 2012 – 64-Bit	
				Windows Server 2012 R2 – 64-Bit	
				Windows Server 2016 – 64-Bit	
				Windows Server 2019 – 64-Bit	

RDLC 2005 is for custom reports from prior versions of Workforce Central only and it is recommended that reports be upgraded to RDLC 2010 when possible.
HRMS uses embedded Crystal XI.

Report viewer and documentation			
Vendor	Product	Version	Operating System
Adobe	Reader	V10+	Same as supported operating systems

WFAN exports to Adobe Acrobat Reader 9.3 or 8.2 versions

Attachment: Kronos Quote (6712 : KRONOS - Cost Tracking Module)

Workforce Enterprise Archive			Operating System
Vendor	Product	Version	Vendor
Solix	Enterprise Data Management Suite (EDMS)	V7.5.0.1	All operating systems supported by Workforce Central

Application Server Workforce Analytics			Operating System	
Vendor	Product	Version	Vendor	Product
Apache	Tomcat	V 8.5.16	Microsoft	Windows Server 2012 - 64-bit (Standard Edition)
MicroStrategy	MicroStrategy	V 10.4		Windows Server 2016 - 64-Bit (Standard Edition)
				Windows Server 2019 - 64-Bit (Standard Edition)

Workforce Analytics Office Add-in			Operating System	
Vendor	Product	Version	Vendor	Product
Microsoft	Microsoft Office* Professional and Enterprise editions	2010 SP1 2013 & 2016 Office 365	Microsoft	Windows 10 (64-bit only)
				Windows 8 and 8.1 - (64-bit only)
				Windows 7 - 32-bit and 64-bit

Workforce Analytics for Healthcare Kits			Operating System	
Vendor	Product	Version	Vendor	Product
Microsoft	Microsoft Excel	2010 SP1 2013 & 2016 Office 365	Microsoft	Windows 10 - (64-bit only)
				Windows 8 and 8.1 - (64-bit only)
				Windows 7 - 32-bit and 64-bit

Database Server Technology Support	
Database	Operating System
Oracle 11g R2 and 12C R1, R2, 18c & 19c - 64-bit †	All operating systems that Oracle supports for these database versions
Microsoft SQL Server 2012 - 64 bit Microsoft SQL Server 2014 - 64 Bit Microsoft SQL Server 2016 - 64 Bit ★ Standard, Workgroups, Small Business, and Enterprise editions only	All operating systems that Microsoft supports for these database versions ★

† Not supported with HRMS, WFAN for Healthcare, or WFC Healthcare extensions

★ SQL 2016 only supported on Windows OS

Conclusion

Since its initial launch, Workforce Central has been helping organizations across the globe to control labor costs, minimize compliance risk, and improve productivity through more effective workforce management. Over the years, UKG has:

- Performed thousands of successful deployments for customers in more than 100 countries
- Expanded the suite with powerful new workforce management modules
- Developed robust vertical functionality to address complex industry-specific challenges
- Established itself as the global leader in workforce management solutions

Workforce Central 8.1 builds on this strong legacy, providing new and compelling value propositions not only to traditional UKG buyers, such as HR and payroll managers, but also to corporate executives, IT administrators, operations management, and individual employees.



CITY OF COLUMBIA

Dept of Procurement and Contracts

1800 Main Street, 2nd Floor

Columbia, South Carolina 29201

TO: LOVE CHEVROLET COMPANY
PO BOX 8387
COLUMBIA, SC 29202

Fax: 803-926-7467

Email: DCASEY@LOVECHEVY.COM

6.a

PURCHASE ORDER

PO Number	P187074
Date	12/01/2020
Vendor ID	V001018
Delivery Date	
FOB	Destination
Requisition No	R208232

Purchase Order Number must appear on all
invoices, packing lists and correspondence.

Page

Deliver Items To:

FLEET SERVICES
2910 COLONIAL DRIVE
COLUMBIA, SC 29203

Send Invoice To:

ACCOUNTING DIVISION
PO BOX 147
COLUMBIA, SC 29217
AccountsPayable@columbiasc.gov

Item	Description	Quantity	Unit	Unit Price	Extensio
0001	All terms, conditions, prices and specs per SC State Contract #4400024875 2021 Chevrolet Tahoe PPV BLACK EXTERIOR- EBONY INTERIOR	1.00	EA	34,478.00	34,478.00
0002	Upgrade package-1LT	1.00	EA	13,182.00	13,182.00
0003	Aluminum wheels-22"	1.00	EA	2,500.00	2,500.00
0004	Rear glass tint	1.00	EA	130.00	130.00
0007	2021 Chevrolet Tahoe PPV-2WD WHITE EXTERIOR	2.00	EA	34,478.00	68,956.00
0009	2021 Chevrolet Tahoe PPV-2WD Rear seat deduction of \$400.00 WHITE EXTERIOR	2.00	EA	34,078.00	68,156.00
By acceptance of this Purchase Order, the vendor/contractor/consultant agrees to abide by all applicable governing terms and conditions posted at www.columbiasc.net/purchasing/rules-regulations Department of Procurement and Contracts POC: Elizabeth C. Marsh Phone: 803-545-3470 procurement@columbiasc.gov					
Sales Tax					2,000.00
Total					189,162.00

THE ARTICLES SPECIFIED ARE SUBJECT TO THE FOLLOWING CONDITIONS:

Attachment: Purchase Order P187074 (6711 : Love Chevrolet Tahoe Upfitting)



CITY OF COLUMBIA

Dept of Procurement and Contracts

1800 Main Street, 2nd Floor

Columbia, South Carolina 29201

TO: LOVE CHEVROLET COMPANY
PO BOX 8387
COLUMBIA, SC 29202

Fax: 803-926-7467

Email: DCASEY@LOVECHEVY.COM

6.a

PURCHASE ORDER

PO Number	P187074
Date	12/01/2020
Vendor ID	V001018
Delivery Date	
FOB	Destination
Requisition No	R208232

Purchase Order Number must appear on all invoices, packing lists and correspondence.

Page

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Send Invoice To:

ACCOUNTING DIVISION
PO BOX 147
COLUMBIA, SC 29217
AccountsPayable@columbiasc.gov

Item	Description	Quantity	Unit	Unit Price	Extension
------	-------------	----------	------	------------	-----------

1. Submit all claims for payments by detailed itemized invoice in duplicate.
2. Goods other than those specified on this order must not be substituted or prices changed without authorization.
3. The right of cancellation in case of long delay in shipment is reserved.
4. If the quantity shipped is short of the purchase order quantity, specify on the packing slip if that quantity is on back order or cancelled.
5. Prepay shipping charges, if any, and add to invoice.
6. Ship "Open Account." No C.O.D.'s will be accepted.

AUTHORIZED SIGNATURE:

Sandra A. Wright
Purchasing Agent

Attachment: Purchase Order P187074 (6711 : Love Chevrolet Tahoe Upfitting)

Ellicia Howard, Procurement Manager
 Phone: (803) 737-0687
 Email: ehoward@mmo.sc.gov

Materials Management Office
 1201 Main Street, Suite 600
 Columbia, South Carolina 29201

Page: 3
 Date: 11/1/2020

LE-8 - Law Enforcement, Pursuit Rated, Full Size Utility Vehicle, RWD w/4x4 Add Option, Gas

Contract Number: **4400024875**

Contractor: **Love Chevrolet Co.**

Initial Contract Term: 11/1/2020 - 10/31/2021

Address: P.O. Box 8387 Columbia SC 29202

Contract Rollover Dates: TBD TBD

Vendor #: 7000044959

Order Cut Off Date: **1/25/2021**

Contact: **Donna Casey**

Model:
Chevrolet Tahoe CC10706 9C1

Email: dcasey@loveauto.com

Commodity Code: 07105

Telephone: **803-407-2275**

Delivery Days ARO: 150

Fax:

BASE PRICE \$34,478.00

*Click on the link above for an itemized listing of items included in the base price.

Optional Additions

4x2 to 4x4 (State Std. Spec) \$3,075.00

Interior Upgrade from Police (carpet, cloth front bucket
 seats, cloth rear seat) \$265.00

Center Console-Includes Safety & Alert Package \$720.00

Optional Deductions

Driver-Side Mounted Spotlight \$635.00

Header-Mounted Switch Controlled High Intensity Map Light
 (Law Enforcement Dome Light) \$135.00

Delivery Information

Distance from Dealership to SFM Delivery Point \$9.00

Amount of Base Price Allocated to Delivery to SFM 15

Price Per Mile Contractor May Charge \$1.67

[Return to Index](#)

Attachment: SC# 4400024875_Love Chevrolet_4 Tahoe (6711 : Love Chevrolet Tahoe Upfitting)

WEST CHATHAM WARNING DEVICES

131 Brookside Parkway Lexington, SC 29072

PHONE: (803)520-6637 FAX: (803)520-7292

Quote

PAYMENT REMITTANCE:**2208 Gamble Rd Savannah, GA 31405**

PHONE: (912) 234-2600

Customer No.: COLUMBIACITY

Quote No.: 7900

Quote To: **CITY OF COLUMBIA**FLEET SERVICES
2910 COLONIAL DRIVE
COLUMBIA, SC 29203Ship To: **CITY OF COLUMBIA**FLEET SERVICES
2910 COLONIAL DRIVE
COLUMBIA, SC 29203

FAX NUMBER: (803) 733-8500

CSI

Date	Ship Via	F.O.B.	Terms	
04/16/21	INSTALL	Origin	Net 30	
Purchase Order Number		Sales Person	Quote Expires	
		DENISE STEWART	05/16/21	
Quantity	Item Number	Description	Unit Price	Amount

2021 CHEVY EVIDENCE TAHOE
WITH LIGHTBAR
QUOTE IS PER EACH UNIT*****

1		FEDERAL INTEGRITY LIGHBAR DUO FRONT BLUE/WHITE -REAR BLUE/AMBER/TD, ALLY, CRUISE	1695.00	1695.00
1	FED-PF200	PATHFINDER SIREN LIGHT CONTROLLER SELF CONTAINED 200 Watt, OBD II ports INCLUDES RECORDED DOG MESSAGE	650.00	650.00
1		NEW 21 TAHOE OBDII CABLE	125.00	125.00
2	FED-ES100C	ES100-C SPEAKER (bkt sold separately)	130.00	260.00
2	FED-ESB-U	SPEAKER UNIVERSAL BAIL BRACKET FOR ES100C	0.00	0.00
2	WHE-TL12E	ION T SERIES LINERA LT DUO 2-SIDE OF BUMPER WITH BLUE FLASH AND FLOOD	90.00	180.00
2	WHE-PSL1BB	PIONEER SLIMLINE, BLACK BAIL / STUD MT sides of bumper	252.60	505.20
1	WHE-PSL2BB	PIONEER SLIMLINE, DUAL BAIL/STUD MT, BLK HOUSING front bumper flood light	514.80	514.80
4	WHE-WIONB	ION WIDE ANGLE BLUE 2-REAR CARGO WINDOWS 2 FRONT FACING BUMPER	84.00	336.00
1	WHE-D6BBBBBB	DOMINATOR 6 B/B/B/B/B/B	285.00	285.00

Thank You

Attachment: Quote#7900 CSI (6711 : Love Chevrolet Tahoe Upfitting)

WEST CHATHAM WARNING DEVICES

131 Brookside Parkway Lexington, SC 29072

PHONE: (803)520-6637 FAX: (803)520-7292

Quote

PAYMENT REMITTANCE:**2208 Gamble Rd Savannah, GA 31405**

PHONE: (912) 234-2600

Customer No.: COLUMBIACITY

Quote No.: 7900

Quote To: **CITY OF COLUMBIA**
FLEET SERVICES
2910 COLONIAL DRIVE
COLUMBIA, SC 29203

Ship To: **CITY OF COLUMBIA**
FLEET SERVICES
2910 COLONIAL DRIVE
COLUMBIA, SC 29203

FAX NUMBER: (803) 733-8500

Date	Ship Via	F.O.B.	Terms	
04/16/21	INSTALL	Origin	Net 30	
Purchase Order Number		Sales Person		Quote Expires
		DENISE STEWART		05/16/21
Quantity	Item Number	Description	Unit Price	Amount
		REAR WINDOW		
1	WHE-DBKT4	DOMINATOR ANGLE MOUNT BKT	14.40	14.40
2	WHE-TLIB	ION T-SERIES LINEAR LT BLUE flush by tag	81.00	162.00
1	SET-PB400VS	PB400 SERIES PUSH BUMPERS SUV/TRUCKS/VANS ALUM/2021 TAHOE	349.00	349.00
1	HAV-C-VS-1012-TAH-W	VS-1012-TAH-W 2021 TAHOE 12.5" Wide Medium Angled Console	455.00	455.00
1	HAV-C-CUP2-I	INTERNAL DUAL CUP HOLDER 4"	31.79	31.79
1	HAV-C-ARM-102	ARMREST EXT SIDE MT ADJ HGT	52.23	52.23
1	HAV-C-LP-3	2 Plate w/Three 12VDC Lighter Outlets	33.31	33.31
2	HAV-C-MCB	Console Mic Clip Bracket INCLUDES MC	10.60	21.20
2	HAV-C-MC	Console Mic Clip	8.33	16.66
1	HAV-CG-X	CHARGE GUARD AUTO SHUT-OFF TIMER	71.38	71.38
1	WINDOWTINT	WINDOW TINT SOLAR SOLUTIONS 2 FRONTS 20%/REAR 5%	250.00	250.00
1		ROCKLAND EVIDENCE CABINET CUSTOM MADE NO SLIDE OUT FOR NEW TAHOE	7375.00	7375.00
1	SET-SVW	SINGLE VERTICAL WEAPON SYSTEM UNIVERSAL XL	230.00	230.00
1		DECALS NEW DESIGN	350.00	350.00
2	MAX-M84434RW	6" 24 LED RED/WHT DOME LIGHT	50.00	100.00

Thank You

Attachment: Quote#7900 CSI (6711 : Love Chevrolet Tahoe Upfitting)

WEST CHATHAM WARNING DEVICES

131 Brookside Parkway Lexington, SC 29072
 PHONE: (803)520-6637 FAX: (803)520-7292

Quote

PAYMENT REMITTANCE:

2208 Gamble Rd Savannah, GA 31405
 PHONE: (912) 234-2600

Customer No.: COLUMBIACITY

Quote No.: 7900

Quote To: **CITY OF COLUMBIA**
FLEET SERVICES
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COLUMBIA, SC 29203

Ship To: **CITY OF COLUMBIA**
FLEET SERVICES
2910 COLONIAL DRIVE
COLUMBIA, SC 29203

FAX NUMBER: (803) 733-8500

Date	Ship Via	F.O.B.	Terms	
04/16/21	INSTALL	Origin	Net 30	
Purchase Order Number		Sales Person		Quote Expires
		DENISE STEWART		05/16/21
Quantity	Item Number	Description	Unit Price	Amount

		W 3 POSITION SWITCH MOUNTED ON REAR HATCH		
2	WHE-TLMIB	MINI ION T SERIES LIGHT BLUE/MOUNT ON BOTTOM OF FLIP UP TAILGATE/2 PER VE	75.00	150.00
1.000		LABOR TO INSTALL CITY PROVIDED EQUIPMENT RADIO, COBAN CAMERA	475.00	475.00
1.000		LABOR TO INSTALL EMERGE CNY EQUIPMENT PROVIDED BY WCWD	1100.00	1100.00
		rockland shipping		225.00
Quote subtotal				16012.97
Sales tax @ 2.00000%				288.76
Sales tax @ 6.00000%				866.28
Quote total				17168.01

Pricing subject to Manufacture price increases

Thank You

WEST CHATHAM WARNING DEVICES

131 Brookside Parkway Lexington, SC 29072
 PHONE: (803)520-6637 FAX: (803)520-7292

Quote

PAYMENT REMITTANCE:

2208 Gamble Rd Savannah, GA 31405
 PHONE: (912) 234-2600

Customer No.: COLUMBIACITY

Quote No.: 7879

Quote To: **CITY OF COLUMBIA**
 FLEET SERVICES
 2910 COLONIAL DRIVE
 COLUMBIA, SC 29203

Ship To: **CITY OF COLUMBIA**
 FLEET SERVICES
 2910 COLONIAL DRIVE
 COLUMBIA, SC 29203

FAX NUMBER: (803) 733-8500

K-9

Date	Ship Via	F.O.B.	Terms	
04/12/21	INSTALL	Origin	Net 30	
Purchase Order Number		Sales Person	Quote Expires	
		DENISE STEWART	05/12/21	
Quantity	Item Number	Description	Unit Price	Amount

2021 CHEVY K-9 TAHOE
 WITH LIGHTBAR
 QUOTE IS PER EACH UNIT*****

1		FEDERAL INTEGRITY LIGHBAR DUO FRONT BLUE/WHITE -REAR BLUE/AMBER/TD, ALLY, CRUISE	1695.00	1695.00
1	FED-PF200	PATHFINDER SIREN LIGHT CONTROLLER SELF CONTAINED 200 Watt, OBD II ports INCLUDES RECORDED DOG MESSAGE NO LIGHTS ON WHEN DOOR OPENS	650.00	650.00
1	FED-RUMBLER-3	RUMBLER INC SPEAKERS **Brackets sold SEPARATELY*	515.00	515.00
1		TAHOE 2021 RUMBLER SPEAKER BRACKETS	42.00	42.00
1		NEW 21 TAHOE OBDII CABLE	125.00	125.00
2	FED-ES100C	ES100-C SPEAKER (bkt sold separately)	130.00	260.00
2	FED-ESB-U	SPEAKER UNIVERSAL BAIL BRACKET FOR ES100C	0.00	0.00
2	WHE-TLI2E	ION T SERIES LINERA LT DUO 2-SIDE OF BUMPER WITH BLUE FLASH AND FLOOD	90.00	180.00
4	WHE-WIONB	ION WIDE ANGLE BLUE 2-REAR CARGO WINDOWS 2 FRONT FACING BUMPER	84.00	336.00
1	WHE-D6BBBBBB	DOMINATOR 6 B/B/B/B/B/B	285.00	285.00

Thank You

Attachment: Quote 7978 K-9 (6711 : Love Chevrolet Tahoe Upfitting)

WEST CHATHAM WARNING DEVICES

131 Brookside Parkway Lexington, SC 29072

PHONE: (803)520-6637 FAX: (803)520-7292

Quote

PAYMENT REMITTANCE:**2208 Gamble Rd Savannah, GA 31405**

PHONE: (912) 234-2600

Customer No.: COLUMBIACITY

Quote No.: 7879

Quote To: **CITY OF COLUMBIA**
FLEET SERVICES
2910 COLONIAL DRIVE
COLUMBIA, SC 29203

Ship To: **CITY OF COLUMBIA**
FLEET SERVICES
2910 COLONIAL DRIVE
COLUMBIA, SC 29203

FAX NUMBER: (803) 733-8500

Date	Ship Via	F.O.B.	Terms	
04/12/21	INSTALL	Origin	Net 30	
Purchase Order Number		Sales Person		Quote Expires
		DENISE STEWART		05/12/21
Quantity	Item Number	Description	Unit Price	Amount
REAR WINDOW				
1	WHE-DBKT4	DOMINATOR ANGLE MOUNT BKT	14.40	14.40
2	WHE-I3SMJC	SURFACE MT TRIO ION R/B W/WH FLUSH BY THE TAG BRAKE, REVERSE, FLASH	115.80	231.60
2	WHE-TCRHD5-E	TRACER 5 LAMP DUO BLUE/CLEAR *Sold Individ/2 per vehicle (MNT HARDWARE SOLD SEPARATE)	630.00	1260.00
12	WHE-TCRLBKT	"L" BRACKET FOR TRACER	6.30	75.60
1	SET-PB400VS	PB400 SERIES PUSH BUMPERS SUV/TRUCKS/VANS ALUM/2021 TAHOE	349.00	349.00
1	HAV-C-VS-1005-TAH-PM	2021 Tahoe Printer Mount 12.5 wide 15 space fits 2021 PPv vehicle Tahoe	577.50	577.50
1	HAV-C-CUP2-I	INTERNAL DUAL CUP HOLDER 4"	31.79	31.79
1	HAV-C-ARM-102	ARMREST EXT SIDE MT ADJ HGT	52.23	52.23
1	HAV-C-LP-3	2 Plate w/Three 12VDC Lighter Outlets	33.31	33.31
1	HAV-C-HDM-204	Pole only, Telescoping devic mt base, Heavy duty mt. W-SHRTHNDLE	127.94	127.94
1	HAV-C-HDM-304	HEAVY DUTY FIXED TOP OFFSET, PLATFORM 9" OFFSET	34.19	34.19
1	HAV-C-MD-202	TILT SWIVEL 1.82" High w/short handle,enables 180	57.53	57.53
2	HAV-C-MCB	Console Mic Clip Bracket	10.60	21.20

Thank You

WEST CHATHAM WARNING DEVICES

131 Brookside Parkway Lexington, SC 29072

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2910 COLONIAL DRIVE
COLUMBIA, SC 29203

FAX NUMBER: (803) 733-8500

Date	Ship Via	F.O.B.	Terms	
04/12/21	INSTALL	Origin	Net 30	
Purchase Order Number		Sales Person		Quote Expires
		DENISE STEWART		05/12/21
Quantity	Item Number	Description	Unit Price	Amount
		INCLUDES MC		
2	HAV-C-MC	Console Mic Clip	8.33	16.66
1	HAV-CG-X	CHARGE GUARD AUTO SHUT-OFF TIMER	71.38	71.38
1	HAV-K9-C26	K9-C26 K9 Transport White 21 Tahoe	2347.82	2347.82
1	HAV-WGI007335	Window guard K-9 Transport option	34.42	34.42
1	WINDOWTINT	WINDOW TINT SOLAR SOLUTIONS 2 FRONTS 20%/REAR 5%	250.00	250.00
1	ACE-HP-5020	K-9 HOT N POP PRO TEMP DOOR ALARM SYSTEM siren, light, window drop door pop wih remote MOUNT K-9 HOT N POP DISPLAY ON THE DASH ***NOT IN CONSOLE***	1195.00	1195.00
1	ACE-HP-RBM-27-400	REMOTE PAGER FOR HOT N POP ROOF MNT ANTENNA	295.00	295.00
1	ACE-HA-FKT10-P	10" FAN W/ ACTIVATION MODULE MANUAL SWITCH & MATERIALS *will work on any veh	225.00	225.00
1	ACE-AWD-7040	ACE WATCHDOG FOR USE W/ PRO ALARM SYSTEMS 168.00 PER YEAR AFTER	899.00	899.00
1		TRUCK VAULT 2 DRAWER MAGNUM HEIGHT FITS WITH K9 INSERT	2398.00	2398.00
1	SET-SVV	SINGLE VERTICAL WEAPON SYSTEM UNIVERSAL XL	230.00	230.00

Thank You

Attachment: Quote 7978 K-9 (6711 : Love Chevrolet Tahoe Upfitting)

WEST CHATHAM WARNING DEVICES

131 Brookside Parkway Lexington, SC 29072
 PHONE: (803)520-6637 FAX: (803)520-7292

Quote

PAYMENT REMITTANCE:

2208 Gamble Rd Savannah, GA 31405
 PHONE: (912) 234-2600

Customer No.: COLUMBIACITY

Quote No.: 7879

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COLUMBIA, SC 29203

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FLEET SERVICES
2910 COLONIAL DRIVE
COLUMBIA, SC 29203

FAX NUMBER: (803) 733-8500

Date	Ship Via	F.O.B.	Terms	
04/12/21	INSTALL	Origin	Net 30	
Purchase Order Number		Sales Person		Quote Expires
		DENISE STEWART		05/12/21
Quantity	Item Number	Description	Unit Price	Amount

1		DECALS NEW DESIGN ADD CAUTION K-9	350.00	350.00
2	MAX-M84434RW	6" 24 LED RED/WHT DOME LIGHT W 3 POSITION SWITCH MOUNTED ON REAR HATCH	50.00	100.00
2	WHE-TLMIB	MINI ION T SERIES LIGHT BLUE/MOUNT ON BOTTOM OF FLIP UP TAILGATE/2 PER VE	75.00	150.00
PLEASE NOTE CUST WILL PROVIDE DOCKING STATIONS FOR MOUNTS				
1.000		LABOR TO INSTALL CITY PROVIDED EQUIPMENT RADIO, COBAN CAMERA, PRINTER	500.00	500.00
UTILITIES ROCKET BODY CAMERA DOCKING				
1.000		LABOR TO INSTALL EMERGE CNY EQUIPMENT PROVIDED BY WCWD	1650.00	1650.00
		K-9 EQUIPMENT SHIPPING		225.00

Quote subtotal 17891.57
 Sales tax @ 2.00000% 314.83
 Sales tax @ 6.00000% 944.49

Quote total 19150.89

Pricing subject to Manufacture price increases

Thank You

Attachment: Quote 7978 K-9 (6711 : Love Chevrolet Tahoe Upfitting)

Contract Amendment #1**Sole Source Agreement**

JWC Environmental, Incorporated

May 3, 2021

Description of Change: Request change in Sole Source Agreement for services between the City of Columbia (City) and JWC Environmental, Incorporated (Contractor) dated December 1, 2020 (Sole Source Agreement) to increase funding for replacement grinders and future expenses for the end of the fiscal year.

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

Proposed Change and Basis for Payment:

Original Contract Amount (Purchase Order # P187098; December 1, 2020 to June 30, 2021):	\$211,887.75
Current Contract Total:	\$211,887.75
This Change Amendment #1 (Cost Increase Including Tax; Purchase Order # P187098):	\$111,245.64
Revised Contract Amount:	\$323,133.39

This Change is Acceptable:**Name of Firm**

JWC Environmental, Incorporated

City of Columbia

Office of the City Manager

Rob Sabol

Rob Sabol, Director R&D

Teresa Wilson, City Manager[Signature]

Signature

[Signature]
Signature5/18/21

Date

[Signature]
Date[Signature]
Witness**APPROVED AS TO FORM**

[Signature]
Legal Department City of Columbia, SC
5/17/2021

Attachment: S.S. CA#1 JWC, Env. P187098 (6683 : JWC Environmental Incorporated Sole Source CA#1)

Requisition# TBD

JUSTIFICATION FOR
EMERGENCY PROCUREMENT

Based upon the following determination, the proposed procurement action described below is being procured pursuant to the authority of Section 1.17 of the City of Columbia Procurement Regulation and the 1976 South Carolina Code of Laws.

This governmental body proposes to procure Contractual Services to install 1,200' of New
New 6" Water Main along Everett St, Fowler St, Goodrich St, Harold St, and India St.⁽¹⁾
There are existing meters and pipe system in the way of SCDOT widening Hard Scrabble Rd.

as an emergency procurement from Carolina Tap & Bore, Inc. for a total cost of \$464,400.00
from WM335521. This total includes a 20% contingency over the Contractors Bid of \$387,000.00⁽²⁾

The basis for this emergency determination and the reason no other vendor is suitable is:

Carolina Tap & Bore, Inc. is the lowest competitive bid for the project and are ready to begin
work on Tuesday September 8, 2020 and complete the Project in 45 days to meet⁽³⁾
the SCDOT Schedule requirements.

8/20/2020

Amount \$464,400.00

Date

[Signature]
Signature of Department Head

8/20/2020
Date

Sandra A. Wright
Signature of Purchasing Agent

08/26/2020
Date

[Signature]
Signature of Finance Director

8/31/2020
Date

[Signature]
Signature of Asst. City Manager

08/31/2020
Date

[Signature]
Signature of City Manager

9/9/2020
Date

*Form must be routed in
the order of the signatures*

Notes: (1) Enter description of goods or services to be procured.
(2) Enter name of emergency contractor.
(3) Enter the determination and basis for emergency procurement.

APPROVED AS TO FORM

Legal Department City of Columbia, SC

5/17/2021

Rev 05/14/18

This agreement may be executed in one or more counterparts, all of which shall be considered one and the same agreement, and shall become a binding agreement when one or more counterparts have been signed by and delivered to each of the parties. Such delivery may occur by facsimile or email/pdf and any counterparts exchanged in this manner shall be considered originals.

Attachment: APPROVED - Fully Executed Agreement Carolina Tap Bore EP_R207224 (6672 : Emergency Procurement Ratifications)

CIP PROJECT #: WM4555

NEW 6" WATER MAIN IMPROVEMENTS TO SERVE STATE PARK ACRES

Contractor:

CAROLINA TAP & BORE INC.

Item No.	Description	Estimated Quantities	Unit	Unit Price	Amount
1	Mobilization (No more than 1% of the Project Total)	1	LS	3000.00	3000.00
2	Mobilization to Disconnect 81 Water Service Lines at each Intersection associated with the Project (If Required)	5	EA	500.00	2500.00
3	6" Ductile Iron Pipe RJ (Including all Fittings and Appurtenances)	1,180	LF	140.00	165,200.00
4	16" x 6" Tapping Sleeve and Valve (Valve Includes Box, Cover, & Concrete Collar)	5	EA	8500.00	42,500.00
5	New Fire Hydrant Assembly (to include the Tee/Tapping Sleeve, Gate Valve, Hydrant Lead, Hydrant, Valve Box, and Concrete Collar)	5	EA	6500.00	32,500.00
6	6" Gate Valve w/ Box, Cover, & Concrete Collar	5	EA	1200.00	6000.00
7	2" Blowoff w/ Box and Cover	5	EA	2000.00	10,000.00
8	New Water Service (Short Side 1") (Including AMI Meter and Meter Box with Metal Lid w/Reader, Saddle, Poly Tubing, Corporation Stop, Curb Stop, Backflow Preventer, and Pressure Reducing Valve) (Connection to Water Service Lines by Others)	32	EA	900.00	28,800.00
9	Verify, Disconnet Pipe, and Turnoff Old Water Service Saddles	45	EA	400.00	18,000.00
10	Verify, Disconnet Pipe, and Turnoff New 1" Water Service Saddles	36	EA	400.00	14,400.00
11	Remove and Replace Asphalt Pavement (To be paid by Tickets)	50	TONS	200.00	10,000.00
12	Excavatable Flowable Fill (200 psi) (220 Yards New Piping and 110 Yards Old and New Water Services being Disconnected)	330	CY	70.00	23,100.00
13	Erosion and Sediment Control	1	LS	1000.00	1,000.00
14	Restoration (to include, but not limited to sod replacement and all Driveway/Sidewalk Repairs)	1	LS	15000.00	15,000.00
15	Traffic Control	1	LS	15000.00	15,000.00
				TOTAL Bid:	387,000.00

8-18-20

Carolina Tap & Bore, Inc.
 2430 Morningside Drive
 West Columbia, SC 29169



Attachment: APPROVED - Fully Executed Agreement Carolina Tap Bore EP_R207224 (6672 : Emergency Procurement Ratifications)

NEW 6" DIP WATER MAINS STATE PARK ACRES (EVERETT STREET, FOWLER STREET, GOODRICH STREET, HAROLD STREET, AND INDIA STREET)

Item No.	Description	Estimated Quantities	Unit	Engineers Estimate			Carolina Tap & Bore, Inc.			Lake Murray Utility Company, Inc.			G.H. Smith Construction, Inc.			McClam & Associates, Inc.		
				Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	
1	Mobilization (No more than 1% of the Project Total)	1	LS	\$ 4,500	\$ 4,500	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 6,000	\$ 6,000			
2	Mobilization to Disconnect 81 Water Service Lines at each Intersection associated with the Project (If Required)	5	EA	\$ 1,500	\$ 7,500	\$ 500	\$ 2,500	\$ 2,500	\$ 12,500	\$ 1,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 6,000	\$ 30,000			
3	6" Ductile Iron Pipe RJ (Including all Fittings and Appurtenances)	1,180	LF	\$ 75	\$ 88,500	\$ 140	\$ 165,200	\$ 125	\$ 147,500	\$ 200	\$ 236,000	\$ 146	\$ 172,280					
4	16" x 6" Tapping Sleeve and Valve (Valve Includes Box, Cover, & Concrete Collar	5	EA	\$ 12,500	\$ 62,500	\$ 8,500	\$ 42,500	\$ 7,500	\$ 37,500	\$ 8,000	\$ 40,000	\$ 11,295	\$ 56,475					
5	New Fire Hydrant Assembly (to include the Tee/Tapping Sleeve, Gate Valve, Hydrant Lead, Hydrant, Valve Box, and Concrete Collar)	5	EA	\$ 6,500	\$ 32,500	\$ 6,500	\$ 32,500	\$ 6,000	\$ 30,000	\$ 5,000	\$ 25,000	\$ 8,025	\$ 40,125					
6	6" Gate Valve w/ Box, Cover, & Concrete Collar	5	EA	\$ 2,500	\$ 12,500	\$ 1,200	\$ 6,000	\$ 1,000	\$ 5,000	\$ 1,000	\$ 5,000	\$ 1,660	\$ 8,300					
7	2" Blowoff w/ Box and Cover	5	EA	\$ 1,000	\$ 5,000	\$ 2,000	\$ 10,000	\$ 3,000	\$ 15,000	\$ 2,000	\$ 10,000	\$ 1,560	\$ 7,800					
8	New Water Service (Short Side 1") (Including AMI Meter and Meter Box with Metal Lid w/Reader, Saddle, Poly Tubing, Corporation Stop, Curb Stop,	32	EA	\$ 1,500	\$ 48,000	\$ 900	\$ 28,800	\$ 1,200	\$ 38,400	\$ 900	\$ 28,800	\$ 900	\$ 28,800					
9	Verify, Disconnect Pipe, and Turnoff Old Water Service Saddles	45	EA	\$ 500	\$ 22,500	\$ 400	\$ 18,000	\$ 500	\$ 22,500	\$ 1,500	\$ 67,500	\$ 1,800	\$ 81,000					
10	Verify, Disconnect Pipe, and Turnoff New 1" Water Service Saddles	36	EA	\$ 500	\$ 18,000	\$ 400	\$ 14,400	\$ 300	\$ 10,800	\$ 500	\$ 18,000	\$ 1,800	\$ 64,800					
11	Remove and Replace Asphalt Pavement (To be paid by Tickets)	50	TONS	\$ 400	\$ 20,000	\$ 200	\$ 10,000	\$ 150	\$ 7,500	\$ 300	\$ 15,000	\$ 270	\$ 13,500					
12	Excavatable Flowable Fill (200 psi) (220 Yards New Piping and 110 Yards Old and New Water Services being Disconnected)	330	CY	\$ 200	\$ 66,000	\$ 70	\$ 23,100	\$ 150	\$ 49,500	\$ 120	\$ 39,600	\$ 210	\$ 69,300					
13	Erosion and Sediment Control	1	LS	\$ 8,000	\$ 8,000	\$ 1,000	\$ 1,000	\$ 7,500	\$ 7,500	\$ 10,000	\$ 10,000	\$ 1,800	\$ 1,800					
14	Restoration (to include, but not limited to sod replacement and all Driveway/Sidewalk Repairs)	1	LS	\$ 3,000	\$ 3,000	\$ 15,000	\$ 15,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 13,200	\$ 13,200					
15	Traffic Control	1	LS	\$ 10,000	\$ 10,000	\$ 15,000	\$ 15,000	\$ 25,000	\$ 25,000	\$ 15,000	\$ 15,000	\$ 74,160	\$ 74,160					
				TOTAL ESTIMATE: \$ 408,500			TOTAL BID: \$ 387,000			TOTAL BID: \$ 421,700			TOTAL BID: \$ 528,900					
				CONTINGENCY (20%): \$ 81,700			\$ 77,400			\$ 105,780			\$ 105,780					
				TOTAL WITH CONTINGENCY: \$ 490,200			\$ 464,400			\$ 527,480			\$ 634,680					
													TOTAL BID: \$ 667,540					
													\$ 133,508					
													\$ 801,048					

Requisition# _____ JUSTIFICATION FOR
EMERGENCY PROCUREMENT

Based upon the following determination, the proposed procurement action described below is being procured pursuant to the authority of Section 1.17 of the City of Columbia Procurement Regulation and the 1976 South Carolina Code of Laws.

This governmental body proposes to procure Contractual services associated with the failure
of the City's 12" watermain and associated road repair located north of Greene Street
on Park Street at the intersection of Greene and Park Street.

as an emergency procurement from NAPM
for a cost not to exceed \$97,184.43
from 5511706-638500

The basis for this emergency determination and the reason no other vendor is suitable is:

Six vendors were invited to bid on this emergency repair. Currently, Park and Greene are closed to all
lanes of traffic due to the hole created while fixing the City's 12" watermain. Of the vendors
called, there were one minority and three women-owned contractors contacted. This major
thoroughfare is blocked and will remain closed until this work is done.

5/4/2020
Date

Amount \$ 97,184.43

Signature of Department Head

Date

Signature of Purchasing Agent

Date

Signature of Finance Director

Date

Signature of Asst. City Manager

Date

Signature of City Manager

Date

*Form must be routed in
the order of the signatures*

- Notes: (1) Enter description of goods or services to be procured.
(2) Enter name of emergency contractor.
(3) Enter the determination and basis for emergency procurement.

Rev 05/14/18

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APPROVED AS TO FORM

Legal Department City of Columbia

5/17/2021

Attachment: APPROVED - Fully Executed NAPM EP - Matter# 21009060 (6672 : Emergency Procurement Ratifications)

BID FORM
EMERGENCY BID
PROJECT NAME: Park Street at Green Street Asphalt Repair
CIP # WM4548
Analysis

Item No.	Qty.	Unit	Corley		SGC		GH Smith		LMU		NAPM		AOS		AVERAGE
			Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	
1	100	TN		\$ -	\$ 150.00	\$ 15,000.00	\$ 300.00	\$ 30,000.00	\$ -	\$ -	\$ 200.00	\$ 20,000.00	\$ 129.00	\$ 12,900.00	\$ 194.75
2	10	TN		\$ -	\$ 38.00	\$ 380.00	\$ 200.00	\$ 2,000.00	\$ -	\$ -	\$ 250.00	\$ 2,500.00	\$ 83.00	\$ 830.00	\$ 142.75
3	6	TN		\$ -	\$ 100.00	\$ 600.00	\$ 200.00	\$ 1,200.00	\$ -	\$ -	\$ 230.00	\$ 1,380.00	\$ 42.00	\$ 252.00	\$ 143.00
4	1	TN		\$ -	\$ 100.00	\$ 100.00	\$ 400.00	\$ 400.00	\$ -	\$ -	\$ 200.00	\$ 200.00	\$ 418.00	\$ 418.00	\$ 279.50
5	1	TN		\$ -	\$ 100.00	\$ 100.00	\$ 1,000.00	\$ 1,000.00	\$ -	\$ -	\$ 200.00	\$ 200.00	\$ 384.00	\$ 384.00	\$ 421.00
6	60	CY		\$ -	\$ 150.00	\$ 9,000.00	\$ 200.00	\$ 12,000.00	\$ -	\$ -	\$ 170.00	\$ 10,200.00	\$ 160.00	\$ 9,600.00	\$ 170.00
7	11	TN		\$ -	\$ 75.00	\$ 825.00	\$ 200.00	\$ 2,200.00	\$ -	\$ -	\$ 120.00	\$ 1,320.00	\$ 88.00	\$ 968.00	\$ 120.75
8	130	TN		\$ -	\$ 200.00	\$ 26,000.00	\$ 250.00	\$ 32,500.00	\$ -	\$ -	\$ 120.00	\$ 15,600.00	\$ 215.00	\$ 27,950.00	\$ 196.25
9	115	TN		\$ -	\$ 200.00	\$ 23,000.00	\$ 260.00	\$ 29,900.00	\$ -	\$ -	\$ 120.00	\$ 13,800.00	\$ 215.00	\$ 24,725.00	\$ 198.75
10	28	LF		\$ -	\$ 24.00	\$ 672.00	\$ 100.00	\$ 2,800.00	\$ -	\$ -	\$ 25.00	\$ 700.00	\$ 25.00	\$ 700.00	\$ 43.50
11	75	LF		\$ -	\$ 3.00	\$ 225.00	\$ 60.00	\$ 4,500.00	\$ -	\$ -	\$ 4.00	\$ 300.00	\$ 2.50	\$ 187.50	\$ 17.38
12	110	LF		\$ -	\$ 3.00	\$ 330.00	\$ 60.00	\$ 6,600.00	\$ -	\$ -	\$ 4.00	\$ 440.00	\$ 2.50	\$ 275.00	\$ 17.38
13	40	LF		\$ -	\$ 10.00	\$ 400.00	\$ 100.00	\$ 4,000.00	\$ -	\$ -	\$ 13.25	\$ 530.00	\$ 5.00	\$ 200.00	\$ 32.06
14	110	LF		\$ -	\$ 3.00	\$ 330.00	\$ 70.00	\$ 7,700.00	\$ -	\$ -	\$ 6.50	\$ 715.00	\$ 2.50	\$ 275.00	\$ 20.50
15	16	LF		\$ -	\$ 24.00	\$ 384.00	\$ 100.00	\$ 1,600.00	\$ -	\$ -	\$ 23.00	\$ 368.00	\$ 25.00	\$ 400.00	\$ 43.00
16	27	LF		\$ -	\$ 125.00	\$ 3,375.00	\$ 150.00	\$ 4,050.00	\$ -	\$ -	\$ 51.50	\$ 1,390.50	\$ 157.00	\$ 4,239.00	\$ 120.88
17	18	LF		\$ -	\$ 100.00	\$ 1,800.00	\$ 100.00	\$ 1,800.00	\$ -	\$ -	\$ 4.00	\$ 72.00	\$ 2.50	\$ 45.00	\$ 51.63
18	1	LS		\$ -	\$ 750.00	\$ 750.00	\$ 8,000.00	\$ 8,000.00	\$ -	\$ -	\$ 2,415.00	\$ 2,415.00	\$ 2,677.00	\$ 2,677.00	\$ 3,460.50
19	1	LS		\$ -	\$ 15,000.00	\$ 15,000.00	\$ 80,000.00	\$ 80,000.00	\$ -	\$ -	\$ 5,000.00	\$ 5,000.00	\$ 3,275.00	\$ 3,275.00	\$ 25,818.75
			SUBTOTAL:	\$ -	SUBTOTAL:	\$ 98,271.00	SUBTOTAL:	\$ 232,250.00	SUBTOTAL:	\$ -	SUBTOTAL:	\$ 77,130.50	SUBTOTAL:	\$ 90,300.50	
20	1	LS		\$ -	\$ 4,913.55	\$ 4,913.55	\$ 10,000.00	\$ 10,000.00	\$ -	\$ -	\$ 3,856.53	\$ 3,856.53	\$ 4,515.03	\$ 4,515.03	\$ 5,821.28
			TOTAL:	\$ -	TOTAL:	\$ 103,184.55	TOTAL:	\$ 242,250.00	TOTAL:	\$ -	TOTAL:	\$ 80,987.03	TOTAL:	\$ 94,815.53	\$ 130,309.28
			20 % CONTINGENCY	\$ -		\$ 20,636.91		\$ 48,450.00	\$ -	\$ -	\$ 16,197.41		\$ 18,963.11	\$ 26,061.86	
			TOTAL BID AMOUNT	\$ -		\$ 123,821.46		\$ 290,700.00	\$ -	\$ -	\$ 97,184.43		\$ 113,778.63	\$ 156,371.13	

MEMORANDUM OF AGREEMENT
For In-Contract Utility Relocation
Leesburg Road Widening
Water Line (WM4393) & Sewer Line (SS7409) Relocation
Leesburg Road (SC 262) & Patricia Drive in Richland County
SCDOT Project ID 0039032 & 0041502

This Agreement is made this ____ day of _____, 20____ by and between the South Carolina Department of Transportation (hereinafter referred to as “**SCDOT**”) and the City of Columbia (hereinafter referred to as “**UTILITY**”) (collectively “the Parties”) to ensure the successful completion of the public water and/or sewer facilities relocation for the below described Project:

This document is to serve as a Memorandum of Agreement as to the specific responsibilities of **UTILITY** and **SCDOT** in completing this Project and associated Utility Work.

Section I – Definitions

1. The term “Project” shall refer to SCDOT’s Project along Leesburg Road (SC 262) and Patricia Drive in Richland County.
2. The term “Utility Work” shall refer to an adjustment necessitated by SCDOT’s Project of a public water system or public sewer system facility by removing and reinstalling the facility; a move, rearrangement, or change of the type of existing facilities; necessary safety and protective measures; or the construction of a replacement facility that is both functionally equivalent to, but not including any betterment of, the existing facility that is necessary for the continuous operation of the system’s service.
3. The term “Substantial Completion” shall mean, for the purposes of this Agreement, the date on which any portion of the new water and sewer facilities are installed, inspected, tested, and placed into service according to plans provided by **UTILITY**.
4. The term “Final Acceptance” shall mean, for the purposes of this Agreement, the date beyond Substantial Completion on which any portion of the new water and sewer facilities has been placed into service, switch-over of services has been completed, old facilities have been disconnected and demolished, record drawings have been submitted by **SCDOT**’s contractor and approved by **UTILITY**, and **SCDOT**’s contractor has certified the construction and received a permit to operate from SCDHEC.

Section II - Agreements by the Parties

1. The Utility Work shall be included in **SCDOT's** contract for the construction of the Project.
2. The Utility Work shall be performed by a contractor from **UTILITY's** list of preferred contractors.

Section III - Funding

1. **SCDOT** shall be responsible for the cost of utility relocations where prior rights exist in accordance with SCDOT's "A Policy for Accommodating Utilities on Highway Rights of Way" and 23 CFR 645A. Additionally, pursuant to Act 36 of 2019, SCDOT shall bear all of the relocation costs, including design costs, up to four percent of the original construction bid amount of the Project. Should more than one large public water utility or large public sewer utility be required to relocate due to the Project, the total cost share of up to four percent will be divided pro rata among the large public water or large public sewer utilities required to relocate.
2. **UTILITY** is responsible for the cost of any betterments.
3. **SCDOT** has programmed \$41,844,200.00 in the Statewide Transportation Improvement Program for construction of the Project. Four percent of this amount is \$1,673,768.00, which is the maximum amount **SCDOT** will contribute to the non-prior rights Utility Work. This amount will be revised to reflect the actual construction bid amount once it is awarded.
4. **UTILITY** estimates the total cost of the Utility Work to be \$6,819,182.80, with such costs to be allocated as follows:
 - a. **SCDOT's** share is estimated at \$1,875,434.69. This consists of:
 - i. **Prior Rights** estimated at \$201,666.69
 - ii. **Non-Prior Rights** estimated at \$1,673,768.00
 - b. **UTILITY's** share is estimated at \$4,943,748.11
 - c. These estimates will be revised to reflect the actual construction bid amount.
5. In accordance with its procurement practices and procedures, **SCDOT** will solicit bids for the construction of the Project, including the Utility Work, and will award the **SCDOT** contract to the contractor with the lowest qualified bid for the overall work of the Project.
6. **SCDOT** shall notify **UTILITY** in writing as to the cost of the Utility Work included in the awarded **SCDOT** contract.
7. **SCDOT's** share identified in 4.a. above shall be the maximum amount payable by **SCDOT** for the Utility Work.
8. If the Utility Work contains any betterments, work that is not an eligible cost under Act 36, or if the cost exceeds **SCDOT's** maximum contribution, **SCDOT** will invoice **UTILITY** for that amount in two equal installments. The first installment will be invoiced upon contract award and the second will be six months thereafter. **UTILITY** shall remit the invoiced amount to **SCDOT** within 90 days of receipt of the invoice.

Section IV – SCDOT's Responsibilities

1. Include the Utility Work in **SCDOT's** contract for the construction of the Project.
2. **SCDOT** will provide **SCDOT's** contractor with all documents provided to **SCDOT** by **UTILITY**.
3. Allow **UTILITY** or **UTILITY's** Consulting Engineer and/or Inspector full access to the site when the Utility Work is underway.
4. Provide contractor's pay requests related to the Utility Work prior to payment and any change orders which affect the cost of the Utility Work.
5. **SCDOT** will require that the contractor coordinate the sequencing of waterline relocation, testing, and placing into service with **UTILITY** to ensure that the existing line remains in service until all tests and approvals are in place and provided to **UTILITY** to place the new line segments into service. At no time during construction shall the existing segments that are being relocated be taken out of service until the new lines are placed into service. This is necessary to avoid interruption of service to customers along the Project route.
6. As part of the Construction Contract, **SCDOT** will require the contractor performing the Utility Work to obtain and maintain in place for the duration of the Utility Work those insurance policies required by **UTILITY**. Insurance policies shall name **UTILITY** as an additional insured and copies shall be provided to **UTILITY** by contractor.
7. **UTILITY** will include a requirement in the Specifications for the contractor to warranty the improvements for two year after final acceptance. As part of the Construction Contract, SCDOT will require the contractor to include this in their bid. Final acceptance occurs when the new waterline has been completely installed, inspected, placed into service as shown in **UTILITY's** design documents, and record drawings are received and approved by **UTILITY**.
8. **SCDOT** shall allow **UTILITY** time to inspect recovered materials from the permanent facility prior to disposal by sale or scrap. This requirement will be satisfied by **SCDOT** giving notice to **UTILITY** of the time and place the materials will be available for inspection. **UTILITY** shall have the right to inspect all recovered materials from the waterline removal (ex.: water valves, fire hydrants, pipe).
9. If **UTILITY** elects to retrieve the recovered materials, there will be no cost associated with doing so. **UTILITY** shall be responsible for removal from the inspection site. If **UTILITY** elects to not retrieve the recovered materials, **SCDOT** may sell them for scrap or allow the contractor to do so.
10. **SCDOT** shall provide written approval to **UTILITY** that a constructability review of its relocation plans was completed and approved by **SCDOT** staff.

Section V – UTILITY’s Responsibilities

1. Apply for and receive all necessary permits (including Construction Permit Application Water/Wastewater Facilities through DHEC) for the Utility Work. The cost of these permits shall be reimbursable by **SCDOT** according to the terms of this Agreement.
2. Provide all engineering design services, sealed construction plans and specifications, bid tab sheet, itemized estimated cost, and a list of preferred contractors (minimum of 3) to meet **SCDOT’s** letting schedule for the Project. These costs shall be reimbursable by **SCDOT** according to the terms of this Agreement.
3. **UTILITY** must meet the bidding and construction schedule established by **SCDOT**. All documents necessary must be provided by **UTILITY** to **SCDOT** at least 180 days prior to receipt of bids for the Project. If the Project is under an accelerated schedule, **SCDOT** shall notify **UTILITY** of the date by which the documents must be provided.
4. Failure to meet the schedule requirements shall result in **UTILITY** having to bear all relocation costs for non-prior rights sections of the Project and will subject **UTILITY** to liability for Project delays.
5. **UTILITY** shall maintain the right to request a stop work order from **SCDOT** in the event **SCDOT’s** contractor or the utility contractor fails to correctly install any portion of the water or sewer lines as outlined in the specifications, standards, and plans submitted by **UTILITY**.

Section VI – General Conditions

1. **SCDOT** shall have final approval on the location of all **UTILITY’s** facilities within **SCDOT** right of-way.
2. All work covered under this agreement and performed by **SCDOT’s** contractor shall be performed within **SCDOT** right-of-way or within **UTILITY’s** acquired easements, as coordinated with and approved by **SCDOT**.
3. Upon substantial completion of the Utility Work, or any specific portion thereof, in accordance with the **UTILITY’s** plans and specifications, **UTILITY** will assume sole and complete responsibility for the new facility. For purposes of this agreement, **UTILITY** will be considered to have accepted the Utility Work, or any specific portion thereof, by assuming control of the Utility Work and commencing to utilize it.
4. Following final acceptance, **UTILITY** will have sole responsibility for the operation and maintenance of the Utility Work and sole liability for any claims made by third-parties that arise from the design, construction, operation, or maintenance of the Utility Work in its entirety or the portion that has been accepted.
5. Following final acceptance, **UTILITY** assumes any and all liability for accidents or injuries to persons, or damage to property (including the highway) that may be caused by the

maintenance, use, moving, or removing of the water and/or sewer line and related appurtenances constituting the Utility Work as described herein.

6. Prior rights will remain in locations where prior rights currently exist. This Agreement shall not grant prior rights in locations where they do not currently exist.
7. Where **UTILITY** is on SCDOT right-of-way by encroachment, **UTILITY** agrees that if, in the opinion of **SCDOT's** Deputy Secretary of Engineering, it should ever become necessary to move or remove the Utility Work, including any future modifications thereto, on account of the change in locations of the highway, widening of the highway, or for any other sufficient reason, such moving or removing shall be done on demand of **SCDOT** at **UTILITY's** expense.
8. **UTILITY** shall agree to hold consultations with **SCDOT** as may be necessary with regard to the execution of supplements to this Agreement during the course of the Project for the purpose of resolving any items that may have been unintentionally omitted from this Agreement. Such supplemental agreements shall be subject to the approval and proper execution of the Parties hereto. No amendment to this Agreement shall be effective or binding on any Party hereto unless such amendment has been agreed to in writing by all Parties hereto.

Section VII – Counterparts

This Agreement may be executed in counterparts, and if so executed, shall become effective when a counterpart has been executed and delivered by both Parties hereto. All counterparts taken together shall constitute one and the same Agreement and shall be fully enforceable as such. Delivery of counterparts via facsimile transmission or via email with scanned attachment shall be effective as if originals thereof were delivered.

[Signature blocks on next page]

MOA 33-21

In-Contract Utility Relocation of
Sole Large Public Water and/or Sewer Facilities
SCDOT Project ID P0039032 & 0041502

IN WITNESS WHEREOF, the Parties have caused this Agreement to be signed and sealed by their authorized representatives.

SIGNED, SEALED, AND DELIVERED

IN THE PRESENCE OF:

CITY OF COLUMBIA

BY: _____

Title: City Manager

WITNESS

SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION

BY: _____

Deputy Secretary for Finance and Administration
or Designee

WITNESS

APPROVED AS TO FORM

Legal Department City of Columbia, SC
4/27/2021

RECOMMENDED BY:



Deputy Secretary for Engineering or Designee

REVIEWED BY:



State Utilities Engineer

Leesburg Road Water & Sewer Relocations
Estimated Costs for MOA
7/27/2020

Adjusted polyethylene wrap and insert valves - January 27, 2

Item	Description of Work	Quantity	Unit	Unit Cost	Total Cost
Water Construction					
1	Clearing and Grubbing	1	LS	\$ 5,000.00	\$ 5,000.00
2	Erosion and Sedimentation Control	1	LS	\$ 15,000.00	\$ 15,000.00
3	Over Excavation of Unsuitable Soils & Refill	200	CY	\$ 60.00	\$ 12,000.00
4	Rock and Boulder Excavation	10	CY	\$ 150.00	\$ 1,500.00
5	16" RJ DIP Water Main, CL250	289	LF	\$ 177.00	\$ 51,153.00
6	12" DIP Water Main, CL350	9383	LF	\$ 77.00	\$ 722,491.00
7	12" RJ DIP Water Main, CL350	3965	LF	\$ 132.00	\$ 523,380.00
8	8" RJ DIP Water Main, CL350	1900	LF	\$ 109.00	\$ 207,100.00
9	6" RJ DIP Water Main, CL350	1461	LF	\$ 102.00	\$ 149,022.00
10	4" RJ DIP Water Main, CL350	20	LF	\$ 100.00	\$ 2,000.00
11	12" Gate Valve, RJ	12	EA	\$ 3,002.00	\$ 36,024.00
12	8" Gate Valve, RJ	8	EA	\$ 1,611.00	\$ 12,888.00
13	6" Gate Valve, RJ	16	EA	\$ 1,191.00	\$ 19,056.00
14	4" Gate Valve, RJ	2	EA	\$ 1,080.00	\$ 2,160.00
15	12" Inserta-valve	8	EA	\$ 42,563.00	\$ 340,504.00
16	10" Inserta-valve	1	EA	\$ 35,469.00	\$ 35,469.00
17	8" Inserta-valve	7	EA	\$ 26,668.00	\$ 186,676.00
18	6" Inserta-valve	13	EA	\$ 25,405.00	\$ 330,265.00
19	4" Inserta-valve	3	EA	\$ 16,936.67	\$ 50,810.00
20	16" Line stop	3	EA	\$ 26,551.00	\$ 79,653.00
21	Fire Hydrant Assembly	18	EA	\$ 4,950.00	\$ 89,100.00
22	16" x 16" Tapping Sleeve & Valve	2	EA	\$ 5,002.00	\$ 10,004.00
23	16" x 12" Tapping Sleeve & Valve	1	EA	\$ 4,800.00	\$ 4,800.00
24	12" x 12" Tapping Sleeve & Valve	8	EA	\$ 4,600.00	\$ 36,800.00
25	12" x 6" Tapping Sleeve & Valve	1	EA	\$ 3,000.00	\$ 3,000.00
26	10" x 10" Tapping Sleeve & Valve	1	EA	\$ 4,400.00	\$ 4,400.00
27	8" x 8" Tapping Sleeve & Valve	7	EA	\$ 3,852.00	\$ 26,964.00
28	6" x 6" Tapping Sleeve & Valve	13	EA	\$ 3,845.00	\$ 49,985.00
29	4" x 4" Tapping Sleeve & Valve	3	EA	\$ 3,626.00	\$ 10,878.00
30	Cut & Cap 16"	3	EA	\$ 3,226.00	\$ 9,678.00
31	Cut & Cap 12"	8	EA	\$ 1,024.00	\$ 8,192.00
32	Cut & Cap 10"	1	EA	\$ 310.00	\$ 310.00
33	Cut & Cap 8"	8	EA	\$ 1,105.00	\$ 8,840.00
34	Cut & Cap 6"	13	EA	\$ 687.00	\$ 8,931.00
35	Cut & Cap 4"	3	EA	\$ 554.00	\$ 1,662.00
36	Cut & Cap 2"	2	EA	\$ 500.00	\$ 1,000.00
37	Tie to Ex. 12" w/cut-in 11.25° RJ Bend	1	EA	\$ 10,000.00	\$ 10,000.00
38	Tie to Ex. 8" w/cut-in 45° RJ Bend	1	EA	\$ 8,000.00	\$ 8,000.00
39	Tie to Existing 2" Main	2	EA	\$ 4,025.00	\$ 8,050.00
40	Install 12-inch Vertical Off-set	5	EA	\$ 19,225.00	\$ 96,125.00
41	Relocate Short-side Meter, Tap to Main	55	EA	\$ 2,000.00	\$ 110,000.00
42	Relocate Long-side Meter, Tap to Main	47	EA	\$ 2,500.00	\$ 117,500.00
43	Tap Ex. Short-side Meter to New Main	20	EA	\$ 1,000.00	\$ 20,000.00
44	Tap Ex. Long-side Meter to New Main	5	EA	\$ 1,500.00	\$ 7,500.00
45	Abandon In-place 16" Water Main	236	LF	\$ 10.00	\$ 2,360.00
46	Abandon In-place 12" Water Main	11889	LF	\$ 9.00	\$ 107,001.00
47	Abandon In-place 10" Water Main	797	LF	\$ 8.00	\$ 6,376.00
48	Abandon In-place 8" Water Main	1426	LF	\$ 7.00	\$ 9,982.00
49	Abandon In-place 6" Water Main	1121	LF	\$ 6.00	\$ 6,726.00
50	Abandon In-place 4" Water Main	151	LF	\$ 5.00	\$ 755.00
51	Abandon In-place 2" Water Main	894	LF	\$ 4.00	\$ 3,576.00
52	Seeding	1	AC	\$ 2,300.00	\$ 2,553.00
53	Site Restoration	1	LS	\$ 30,000.00	\$ 30,000.00
54	Removing & Replacing Asphalt Roadway	2075	LF	\$ 375.00	\$ 778,125.00
55	Remove & Replace Asphalt Driveways & Parking Lots	2837	LF	\$ 40.00	\$ 113,480.00
56	Remove & Replace Concrete Driveways	457	LF	\$ 225.00	\$ 102,825.00
57	Remove & Replace Gravel Driveways	43	LF	\$ 20.00	\$ 860.00
58	Remove & Replace Iron Fence & Brickwork	80	LF	\$ 75.00	\$ 6,000.00
59	Polywrap for 16" Water Main	186	LF	\$ 24.00	\$ 4,464.00
60	Polywrap for 12" Water Main	6701	LF	\$ 18.00	\$ 120,618.00
61	Polywrap for 8" Water Main	957	LF	\$ 14.00	\$ 13,398.00
62	Polywrap for 6" Water Main	255	LF	\$ 12.00	\$ 3,060.00

63	Polywrap for 4" Water Main	20	LF	\$ 10.00	\$ 200.00
Water Construction Subtotal					\$ 4,746,229.00
Sewer Construction					
64	Clearing and Grubbing	1	LS	\$ 5,000.00	\$ 5,000.00
65	Erosion and Sedimentation Control	1	LS	\$ 15,000.00	\$ 15,000.00
66	Over Excavation of Unsuitable Soils & Refill	200	CY	\$ 60.00	\$ 12,000.00
67	Rock and Boulder Excavation	10	CY	\$ 150.00	\$ 1,500.00
68	10" DR-26 PVC Gravity Sewer (6' - 8' Cut)	117	LF	\$ 116.00	\$ 13,572.00
69	8" DR-26 PVC Gravity Sewer (0' - 6' Cut)	967	LF	\$ 102.00	\$ 98,634.00
70	8" DR-26 PVC Gravity Sewer (6' - 8' Cut)	519	LF	\$ 89.00	\$ 46,191.00
71	8" DR-26 PVC Gravity Sewer (8' - 10' Cut)	335	LF	\$ 91.00	\$ 30,485.00
72	8" DR-26 PVC Gravity Sewer (10' - 12' Cut)	262	LF	\$ 121.00	\$ 31,702.00
73	8" 401 Protecto Lined PO Cl 350 DIP (0' - 6' Cut)	220	LF	\$ 102.00	\$ 22,440.00
74	8" 401 Protecto Lined PO Cl 350 DIP (6' - 8' Cut)	46	LF	\$ 89.00	\$ 4,094.00
75	8" 401 Protecto Lined PO Cl 350 DIP (8' - 10' Cut)	125	LF	\$ 91.00	\$ 11,375.00
76	8" 401 Protecto Lined PO Cl 350 DIP (10' - 12' Cut)	376	LF	\$ 121.00	\$ 45,496.00
77	Sanitary Sewer Manholes (0' - 6' Cut)	12	EA	\$ 3,823.00	\$ 45,876.00
78	Sanitary Sewer Manholes (6' - 8' Cut)	1	EA	\$ 3,888.00	\$ 3,888.00
79	Sanitary Sewer Manholes (6' - 8' Cut)	2	EA	\$ 3,740.00	\$ 7,480.00
80	Sanitary Sewer Manholes (8' - 10' Cut)	4	EA	\$ 4,216.00	\$ 16,864.00
81	Sanitary Sewer Manholes (10' - 12' Cut)	2	EA	\$ 4,412.00	\$ 8,824.00
82	Sanitary Sewer Manholes (Dog House) (0' - 6' Cut)	2	EA	\$ 4,216.00	\$ 8,432.00
83	Sanitary Sewer Manholes (Dog House) (10' - 12' Cut)	1	EA	\$ 4,096.00	\$ 4,096.00
84	Remove Existing Manhole	5	EA	\$ 875.60	\$ 4,378.00
85	Rework Existing Manhole Invert	2	EA	\$ 800.00	\$ 1,600.00
86	Core Existing Manhole	1	EA	\$ 65.00	\$ 65.00
87	Adjust Manhole Ring & Cover Elevation	4	EA	\$ 366.00	\$ 1,464.00
88	Adjust Sewer Cleanout Elevation	1	EA	\$ 300.00	\$ 300.00
89	Relocate Existing Sewer Clean-out	2	EA	\$ 500.00	\$ 1,000.00
90	Reconnect Short-side Sewer Service Lateral with Cleanout to New Sewer	6	EA	\$ 1,500.00	\$ 9,000.00
91	Reconnect Long-side Sewer Service Lateral with Cleanout to New Sewer	1	EA	\$ 2,000.00	\$ 2,000.00
92	Demolish 10-inch Sanitary Sewer Pipe	126	LF	\$ 20.00	\$ 2,520.00
93	Demolish 8-inch Sanitary Sewer Pipe	1915	LF	\$ 20.00	\$ 38,300.00
94	Demolish Sanitary Sewer Lateral	7	EA	\$ 400.00	\$ 2,800.00
95	Clean & video Sanitary Sewer Lines Before Relocation to Identify Sanitary Lateral to be Relocated	1	LS	\$ 10,000.00	\$ 10,000.00
96	Post-construction Video of New Sewer	1	LS	\$ 10,000.00	\$ 10,000.00
97	Seeding	0.26	AC	\$ 2,300.00	\$ 598.00
98	Site Restoration	1	LS	\$ 10,000.00	\$ 10,000.00
99	Removing & Replacing Asphalt Roadway	597	LF	\$ 375.00	\$ 223,875.00
100	Remove & Replace Asphalt Driveways & Parking	702	LF	\$ 40.00	\$ 28,080.00
101	Remove & Replace Concrete Driveways	44	LF	\$ 225.00	\$ 9,900.00
102	Polywrap for 8" Gravity Sewer	767	LF	\$ 10.00	\$ 7,670.00
Sewer Construction Subtotal					\$ 796,499.00

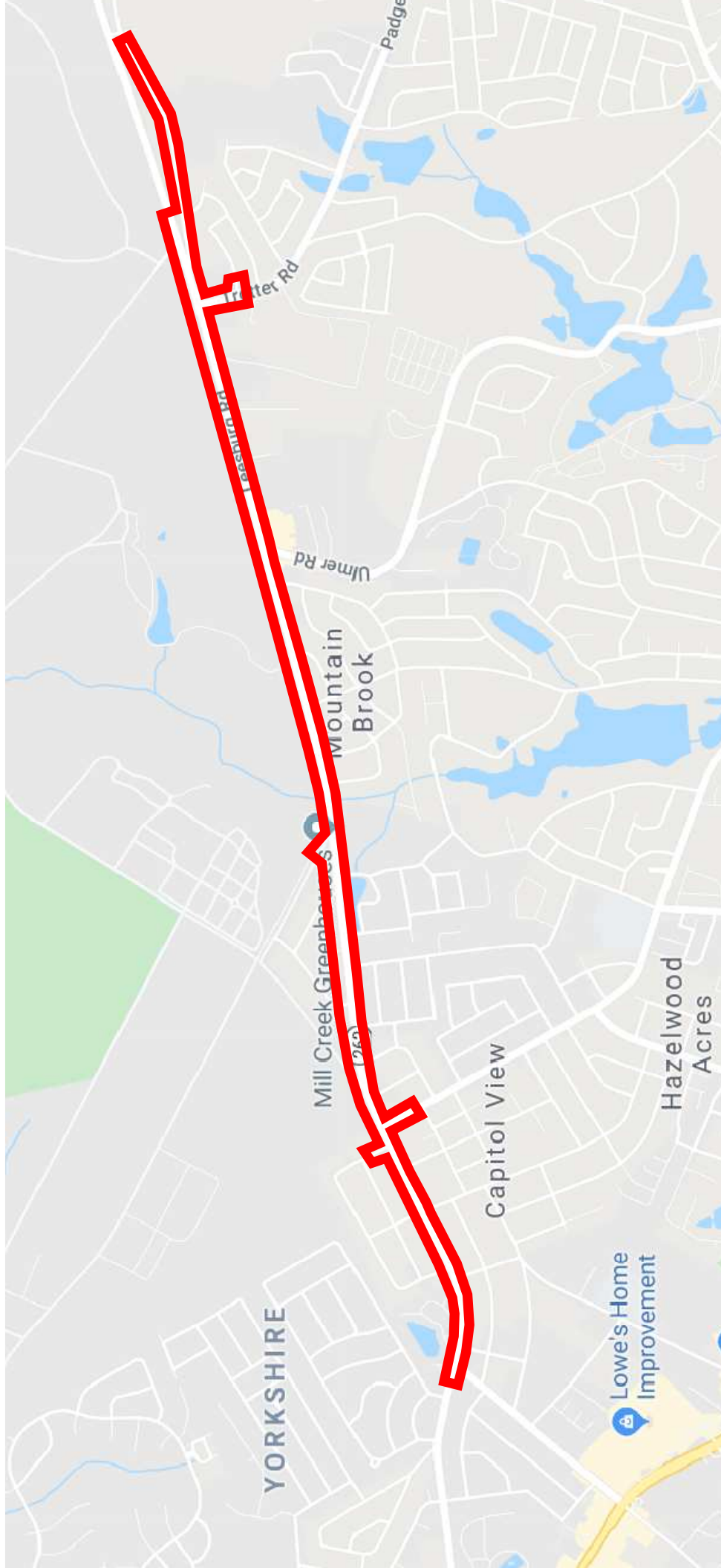
Water Construction Subtotal	\$ 4,746,229.00
Sewer Construction Subtotal	\$ 796,499.00
Construction Total	\$ 5,542,728.00
10% Contingency	\$ 554,272.80

Total Construction (Includes Betterment) \$ 6,097,000.80

City Water Betterment	\$ 22,703.00
Professional Services	\$ 722,182.00
Total Project Cost	\$ 6,819,182.80

SCDOT Programmed Budget

Act 36 Share (4%)	\$ 1,673,768.00
SCDOT Project Share	\$ 1,875,434.69
Prior Rights (3.32%)	\$ 201,666.69
Non Prior Rights (96.68%)	\$ 5,872,631.11
Utility Share (After Act 36)	\$ 4,943,748.11



Leesburg Road Water & Sewer Relocations Vicinity Map

DEPARTMENT OF ENGINEERING

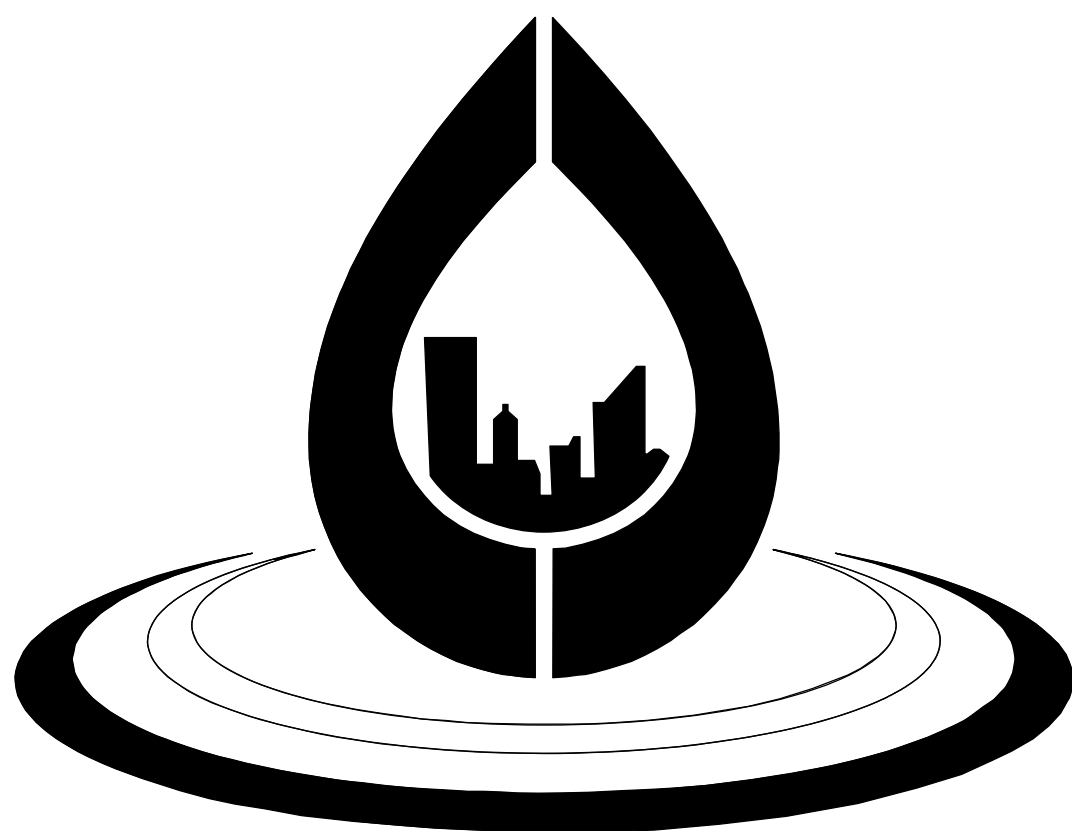
LEESBURG ROAD

WATER AND SEWER RELOCATIONS

CIP PROJECT:

WM4393
SS7409

FEB 2021
RE-ISSUED
FOR BID



Columbia
Water

CITY OF COLUMBIA

DRAWING INDEX

- COVER
- SHEET INDEX & GENERAL NOTES
- WATER & SEWER NOTES
- LEGEND, ABBR & UTILITY DATA
- WATER LINE PLAN & PROFILE
- SEWER LINE PLAN & PROFILE
- SEDIMENT & EROSION CTRL PLAN
- MISCELLANEOUS CIVIL DETAILS
- SEDIMENT & EROSION CTRL
- DETAILS

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- G-1
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- SS-1-11
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- CD-1-4
- CD-5

CITY MANAGER

TERESA B. WILSON

DIRECTOR OF ENGINEERING

DANA R. HIGGINS, P.E.

CITY COUNCIL

SAM DAVIS
TAMEIKA I. DEVINE
HOWARD DUVALL, JR.
EDWARD McDOWELL, JR.
DANIEL J. RICKENMANN
WILL BRENNAN

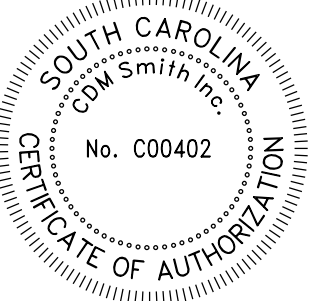
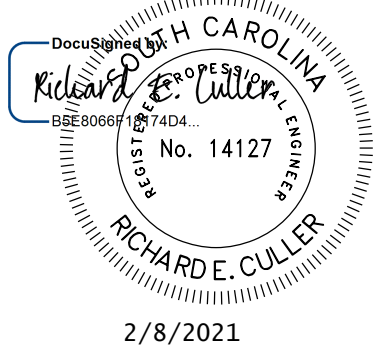
MAYOR

STEPHEN K. BENJAMIN

DRAWING INFORMATION	
DESIGNED BY:	REC
DRAWN BY:	GHL
BOOK NO:	
DATE:	07/14/20
SHEET NO:	1 OF 52

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Smith

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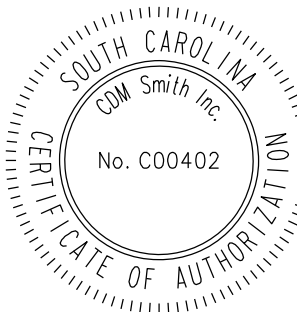


Attachment: WM4393-SS7409 PLANS Part 1-Leesburg Road_Water_SIGNED (6709 : SCDOT Memorandum of Agreement (MOA 33-21) WM4393-SS7409 Leesburg Rd Widening)

**CDM
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Document No. 14127
 Registered Professional Engineer
 No. 14127
 RICHARD E. CULLER
 ENGINEER
 REGISTRATION BOARD
 CAROLINA



Project Title / Client Information

CITY OF COLUMBIA

LEESBURG ROAD WATER
AND SEWER RELOCATIONS

COLUMBIA, SOUTH CAROLINA

Drawing Information	
CDM SMITH Proj No 121860-223389	
Drawn By GHL	Date 4-8-19
Designed By REC	Date 4-8-19
Approved By REC	Date 6-21-19

OF SHEETS
GENERAL NOTES

SEWER NOTES

1. SEWER INSTALLATIONS SHALL BE IN ACCORDANCE WITH THESE CONSTRUCTION PLANS AND THE MATERIAL AND CONSTRUCTION SPECIFICATIONS, CITY OF COLUMBIA PROJECT SPECIFICATIONS, AND THE STANDARD SPECIFICATIONS OF THE STATE OF MISSOURI, WITH THE MOST CURRENT CONSTRUCTION AND MATERIAL SPECIFICATIONS OF SCODT INCLUDING STANDARD DRAWINGS AND ALL SUPPLEMENTS THERETO. THESE SHALL GOVERN ALL CONSTRUCTION ITEMS THAT ARE A PART OF THIS PLAN UNLESS OTHERWISE SHOWN OR CALLED OUT ON THESE DRAWINGS OR IN THE SPECIFICATIONS.
2. AT LEAST 10 WORKING DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, CONTRACTOR SHALL PROVIDE TO ENGINEER A PLAN TO MAINTAIN EXISTING SANITARY SEWER FLOW DURING CONSTRUCTION PLAN, WHICH MAY INCLUDE PROTECTIVE MEASURES TO BE TAKEN BY CONTRACTOR TO MAINTAIN FLOW OF COLUMBIA RIVER TO CONSTRUCTION. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN EXISTING AVEFAEE AND PEAK FLOWS IN AN ENVIRONMENTALLY SAFE MANNER DURING CONSTRUCTION, AND SEPARATE PAYMENT WILL BE MADE FOR THAT PURPOSE.

3. THE CONTRACTOR SHALL BEGIN CONSTRUCTION OF EACH PHASE OF GRAVITY SEWER AT THE LOWEST ELEVATION I.E. IN MANHOLE AND CONSTRUCT UPSTREAM.
4. DUE TO THE DEPTH OF THE SEWER LINE CONSTRUCTION CONTRACTOR SHALL MAKE PROVISIONS FOR PROTECTION OF THE PAVED ROADWAY.
5. THERE SHALL BE NO PHYSICAL CONNECTIONS BETWEEN A PUBLIC OR PRIVATE POTABLE WATER SUPPLY SYSTEM AND A SEWER, OR APPURTENANCE THERETO. THE POTABLE SUPPLY LINE AND POTABLE WATER PIPE SHALL PASS THROUGH OR COME INTO CONTACT WITH ANY PART OF A SEWER MANHOLE.

6. SEWERS SHALL BE LAID AT LEAST 12 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED ELEC. OR TEL. LINES. IT SHALL BE POSSIBLE TO MAINTAIN A 10 FOOT SEPARATION. THE WATER MAIN SHALL BE INSTALLED IN A SEPARATE TRENCH TO ONE SIDE OF THE SANITARY SEWER AT AN ELEVATION SUCH THAT THE BOTTOM OF THE WATER MAIN IS NOT LESS THAN 18-INCHES ABOVE THE CROWN OF THE SANITARY SEWER.
7. SEWERS CROSSED PORTABLE WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL SEPARATION OF 18-INCHES BETWEEN THE OUTSIDE OF THE PORTABLE WATER MAIN AND THE OUTSIDE OF THE SEWER. THIS SHALL BE THE CASE WHETHER THE SEWER IS ABOVE OR BELOW THE WATER MAIN. THE SEWER, BUT PREFERABLY ABOVE THE SEWER, WHERE A NEW SEWER LINE CROSSES A NEW PORTABLE WATER MAIN, A FULL LENGTH OF PIPE SHALL BE USED FOR BOTH THE SEWER LINE AND PORTABLE WATER MAIN AND THE CROSSINGS SHALL BE ARRANGED SO THAT THE JOINTS OF EACH LINE SHALL BE ON OPPOSITE SIDES OF THE PORTABLE WATER MAIN. WHERE A PORTABLE WATER MAIN CROSSES ANOTHER SEWER, AIRDRAFT

7. PREVENT DAMAGE TO THE POISSON WATER MAIN WHILE MAINTAINING LINE AND CRACK.
8. EXISTING MANHOLES TO BE CORE DRILLED FOR THE INSTALLATION OF A NEW LINE.
9. CORE ORIENTATION OF NEW MANHOLES SHALL BE DETAIL IN THE STANDARD DETAILS.
10. NEW MANHOLES TO BE CONSTRUCTED WITH FINAL RIM ELEVATIONS TO BE 0.1'-FOOT ABOVE FINISHED GROUND SURFACE.
11. NO MORE THAN ONE STANDARD SIZE CONCRETE RING SHALL BE USED AT THE TOP OF ANY MANHOLE TO ADJUST GRADE. BRICK SHALL NOT BE USED AT THE

12. PVC MAIN SEWER PIPE SHALL BE ASTM D3034 FOR DIAMETERS UP TO 17-INCH. ASTM F479 (WALL THICKNESS 1-1/2") FOR DIAMETERS 18-INCH THROUGH 25-INCH. PVC PIPE SHALL HAVE A DIAMETER TO WALL THICKNESS RATIO (SDR) OF A MAXIMUM OF 35. ALL PIPE INSTALLED BETWEEN ANY TWO MANHOLES SHALL BE THE SAME PIPE. JOINTS SHALL BE GASKETED. JOINTS SHALL BE USED TO JOINT IRON PIPE AND JOINTINGS SHALL BE USED IN SEWER SYSTEM WHERE INDICATED ON THE CONSTRUCTION PLANS.

- 1.4. THE CONTRACTOR SHALL INSTALL A CLEANDOUT FOR EVERY EXISTING AND PROPOSED SERVICE LATERAL WITHIN PROJECT LIMITS ONE FOOT INSIDE THE R/W LINE. CLEAN OUT BEING AS SHOWN ON THE DRAWINGS. IN THE EVENT A WFE BRANCH AND/OR SEWER LATERAL FALLS WITHIN THE MINIMUM SEPARATION DISTANCE FOR WATER LINES AND SEWER LINES IT SHALL BE AWWA C900.

15. SEWER SERVICE LINES SHALL BE NEW MATERIALS FROM THE NEW GRAVITY LINE TO THE TIE-IN WITH THE EXISTING SEWER SERVICE AT THE RIGHT-OF-WAY LINE.
16. THESE PLANS INCLUDE TYPICAL APPROACHES TO EACH TIE-IN. CONTRACTOR IS REQUIRED TO SUBMIT A DETAILED BY-PASS AND TIE-IN PLAN FOR EACH LOCATION TO THE CITY OF AND THE ENGINEER FOR APPROVAL IN ADVANCE.

17. THE CITY OF COLUMBIA AND THE ENGINEER WILL COORDINATE WITH SCDHEC TO RECEIVE APPROVAL TO PUT PORTIONS OF THE NEW GRAVITY SEWER IN SERVICE AS CONSTRUCTION PROCEEDS. THE CITY OF COLUMBIA AND THE ENGINEER WILL INFORM THE CONTRACTOR OF THE LIMITS OF EACH DOWNSTREAM PORTION, WHICH IS TO BE PLACED IN SERVICE AND WILL COORDINATE THE SWITCH OVER OF SERVICES AND ABANDONMENT OF EXISTING SEWER.

- DEMOLISHED. THE CONTRACTOR'S DISCRETION. THE EXISTING SEWER LINES OR SERVICES MAY BE ABANDONED IN PLACE OR REMOVED.

- REQUIRED FLOWABLE FILL, PIPE CAPS, SITE RESTORATION ACTIVITIES, BACKFILL AND COMPACTION PER THE SPECIFICATIONS, AND ALL OTHER INCIDENTALS TO THE ABANDONMENT OF THE PIPE ARE CONSIDERED AS SUBSIDIARY OBLIGATION OF THE CONTRACTOR FOR ABANDONMENT OF ALL GRAVITY SEWER PIPES IN PLACE.

- FOR CASES OF REMOVAL OF THE GRAVITY SEWER, UNIT PRICE INCLUDES EXCAVATION, BACKFILL AND COMPACTION PER THE SPECIFICATIONS, DISPOSAL OF THE PIPE AND APPURTENANCES, SITE RESTORATION ACTIVITIES, AND ALL OTHER INCIDENTALS TO THE

- GRAVITY SEWER DEMOLITION FOR EACH NOMINAL DIAMETER SHALL BE PAID FOR PER REMOVAL OF TIE AND MANHOLES.

- NO ADDITIONAL PAYMENT SHALL BE MADE, EXCEPT FOR THE DEMOLITION OF SERVICES 6-INCHES IN DIAMETER AND SMALLER, WHICH SHALL BE PAID FOR PER EACH AT THE

19. CONTRACTORS SHALL RECORD THE HORIZONTAL LOCATIONS OF ABANDONED IN PLACE
ON THE RED-LINED PLANS FOR INCUSION IN THE RECORD DRAWINGS. ABANDONED IN
SEWER SECTIONS SHALL ALSO BE RECORDED ON THE RED-LINED PLANS BY MARKING
20. ALL NEW SANITARY SEWERS SHALL BE VIDEO TAPED IN ELECTRIC FORMAT UPON COMPLETION
OF CONSTRUCTION. THE VIDEO TAPES SHALL COMPLY WITH NASPO PACIFIC STANDARDS AND
CLEARLY IDENTIFY THE LOCATION OF THE CAMERA WITHIN THE SEWER. THE DATE AND
TIME OF THE VIDEO TAPING SHALL BE RECORDED ON THE VIDEO TAPE. THE VIDEO TAPES
STEPS. THIS VIDEO TAPES SHALL REMAIN THE PROPERTY OF THE CITY OF COLUMBIA.
WATER STOPS, TO PREVENT A FRENCH DRAIN EFFECT THROUGH THE

- EVERY 1,000 L.F. OR AS OTHERWISE NOTED ON THE PLANS. INSTALLATION SHALL BE PER THE STANDARD DETAIL.

- CE WITH THESE CONSTRUCTION SPECIFICATIONS, CITY OF COLUMBIA SPECIFICATIONS AND THE CITY OF COLUMBIA SPECIFICATIONS OF MATERIAL SPECIFICATIONS OF ALL SUPPLEMENTS THERETO. THESE ARE A PART OF THIS PLAN UNLESS DRAWINGS OR IN THE SPECIFICATIONS, COMMENCEMENT OF CONSTRUCTION, PLAN TO MAINTAIN EXISTING UTILITIES, AND THE CITY OF COLUMBIA ENGINEER AND THE CITY OF COLUMBIA OR'S SOLE RESPONSIBILITY TO AN ENVIRONMENTALLY SAFE IN AN ENVIRONMENTALLY SAFE DRAINAGE WILL BE MADE THEREON, INCLUDE COST IN THE UNIT ROADWAY.
- OF EACH PHASE OF GRAVITY SEWER AND CONSTRUCTION UPSTREAM, ROADWAY. CONSTRUCTION CONTRACTOR SHALL MAKE BETWEEN A PUBLIC OR PRIVATE OR APPURTENANCE THERETO

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- CDM
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Drawing No. G-2	Drawing Title WATER AND SEWER NOTES	Drawing Information		Revisions		Project Title / Client Information		CIP Numbers		
		CDM SMITH Proj No 121860-223389		No.	Name	Date	CITY OF COLUMBIA	WM4393 SS7409		
		Drawn By Date GHL 4-8-19	0	ISSUED FOR BID		JUN 2019				
		Designed By Date REC 4-8-19					LEESBURG ROAD WATER AND SEWER RELOCATIONS			
		Approved By Date REC 6-21-19					COLUMBIA, SOUTH CAROLINA			

LEGEND AND ABBREVIATIONS

ASPH	ASPHALT		NEW WATER VALVE
CL	CENTERLINE		
DI	DUCTILE IRON		EXISTING WATER VALVE PER CITY OF COLUMBIA
DIP	DUCTILE IRON PIPE		
E	ELEVATION		EXISTING WATER VALVE
EL	ELEVATION		
INV	INVERT		EXISTING WATER VALVE
MH	MANHOLE		
PVC	POLYVINYL CHLORIDE		NEW WATER METER
RM	MANHOLE RIM		
RD	ROAD		EXISTING WATER METER
RJ	RESTRAINED JOINT		
R/W	RIGHT OF WAY		NEW FIRE HYDRANT
SS	SANITARY SEWER		
SSMH	SANITARY SEWER MANHOLE		EXISTING FIRE HYDRANT
STA	STATION		
SVC	SERVICE		NEW SANITARY SEWER MANHOLE
SVC	SMOOTH WALL PIPE		EXISTING SANITARY SEWER MANHOLE
TC	TERRA COTTA		EXISTING SANITARY SEWER MANHOLE
TS&V	TAPPING SLEEVE & VALVE		
VCP	VITRIFIED CLAY PIPE		EXISTING SANITARY SEWER CLEANOUT

	TEMPORARY RIGHT OF WAY
	NEW RIGHT OF WAY
	EXISTING RIGHT OF WAY
	EXISTING FENCE
	NEW ROAD, PAVEMENT, CONCRETE, CURB
	EXISTING ROAD, PAVEMENT, CONCRETE, CURB
	RELOCATED AND NEW WATER MAIN
	RELOCATED AND NEW WATER SERVICE
	EXISTING WATER MAIN, SIZE NOTED
	EXISTING WATER MAIN, SIZE UNKNOWN
	EXISTING WATER SERVICE
	EXISTING WATER MAIN, TO BE ABANDONED
	RELOCATED AND NEW SANITARY SEWER MAIN
	EXISTING SANITARY SEWER MAIN, DUCTILE IRON, SIZE NOTED
	EXISTING SANITARY SEWER MAIN, TERRA COTTA, SIZE NOTED
	EXISTING SANITARY SEWER MAIN, VITRIFIED CLAY, SIZE NOTED
	EXISTING SANITARY SEWER MAIN, POLYVINYL CHLORIDE, SIZE NOTED
	NEW CATCH BASIN
	EXISTING CATCH BASIN
	EXISTING CATCH BASIN
	EXISTING CATCH BASIN
	EXISTING CATCH BASIN
	PROPERTY LINE PIN
	TEST HOLE
	EXISTING POWER POLE
	EXISTING LIGHT POLE
	EXISTING VEGETATION
	PARCEL NUMBER

CONSTRUCTION SEQUENCE NOTES

1. RECEIVE NPDES COVERAGE FROM DHEC.
2. HOLD PRE-CONSTRUCTION MEETING AT LEAST 1 WEEK PRIOR TO STARTING CONSTRUCTION.
3. NOTIFY DHEC EDC REGIONAL OFFICE MIN. 48 HOURS PRIOR TO BEGINNING LAND DISTURBING ACTIVITIES.
4. CLEAR AND GRUB ONLY AS NECESSARY TO INSTALL SEDIMENT AND EROSION CONTROL MEASURES SHOWN AND NOTED ON DRAWINGS.
5. INSTALL SEDIMENT AND EROSION CONTROL MEASURES (E.G., SILT FENCE AND SEDIMENT TUBES) IN ACCORDANCE WITH DRAWINGS AND SPECIFICATIONS.
6. CLEAR AND GRUB SITE (SEDIMENT AND EROSION CONTROL MEASURES FOR THESE AREAS MUST ALREADY BE INSTALLED).
7. BEGIN PROPOSED WATER AND SEWER PIPELINE WORK. EXCAVATE TRENCH FOR THE PIPE THAT WILL BE INSTALLED AS PART OF THE WORK AREA, INSTALL BEDDING AS DIRECTED IN PLANS, INSTALL PIPE, AND BACKFILL TRENCH IN THE WORK AREA.
8. COMPLETE FINE GRADING, DRIVEWAY REPAIR, AND GRASSING IN THE WORK AREA IN ACCORDANCE WITH DRAWINGS AND SPECIFICATIONS.
9. INSTALL SEDIMENT TUBES IN DITCHES TO AID IN SEDIMENT REMOVAL WHILE STABILIZATION OCCURS.
10. INSPECT ALL EROSION AND SEDIMENT CONTROL PRACTICES WEEKLY AND AFTER EACH SIGNIFICANT 1/2 INCH (OR GREATER) RAINFALL EVENT. CLEAN SEDIMENT FROM EROSION AND SEDIMENT CONTROL DEVICES AS REQUIRED ON DRAWINGS. MAKE NEEDED REPAIRS IMMEDIATELY.
11. PERFORM PERMANENT/FINAL STABILIZATION MEASURES.
12. WITHIN 30 DAYS AFTER SITE IS STABILIZED (AS APPROVED BY OWNER OR ENGINEER), REMOVE ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES AND PERMANENTLY STABILIZE DISTURBED AREAS RESULTING FROM DEVICE REMOVAL.
13. CONTRACTOR STAGING AND LAYDOWN AREA SHALL BE LOCATED INSIDE THE LIMITS OF CONSTRUCTION.
14. MAINTENANCE OF SEDIMENT AND EROSION CONTROL MEASURES MUST CONTINUE UNTIL THE SITE IS PERMANENTLY STABILIZED AND THE CONTROLS ARE REMOVED.

Designer's Certification:

"I hereby certify that this plan is designed to contain soil on the property concerned to the maximum extent, to provide for the protection of the property and the proposed improvements thereon from the effects of flooding, to provide for the control of the runoff from the property, and that all provisions for sediment control and storm drainage are in accordance with the stormwater management and sediment control ordinance for Richland County, South Carolina.

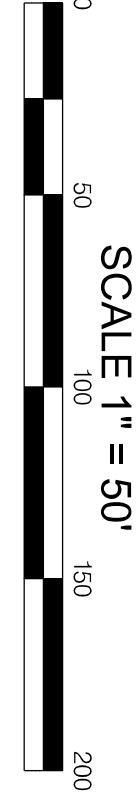
July 27, 2020
Register Engineer Name
Engineer No. 14127

Applicant's Certification:

"I (we) hereby certify that all clearing, grading, construction, and/or Development will be done pursuant to this plan and I (we) are responsible for the land disturbance and related maintenance thereof. Richland County authorities will be allowed to enter the project site for the purpose of the on-site inspections.

July 27, 2020
Owner/Permit Applicant

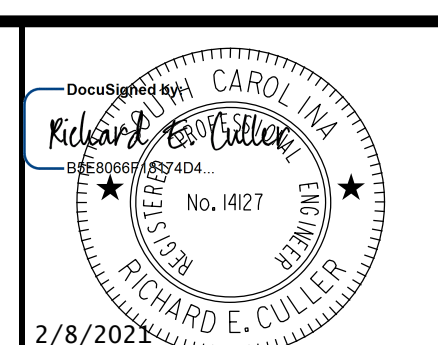
UTILITY TYPE	COMPANY NAME	CONTACT	PHONE	EMAIL	ADDRESS	CITY STATE ZIP	MOBILE/OTHER
WATER	CITY OF COLUMBIA	JOHN HILBERT	(803) 545-3400	John.Hilbert@columbiasc.gov	PO BOX 147	COLUMBIA SC 29217	(803) 545-3283
SEWER	CITY OF COLUMBIA	JOHN HILBERT	(803) 545-3400	John.Hilbert@columbiasc.gov	PO BOX 147	COLUMBIA SC 29217	(803) 545-3283
GAS	SCE&G	OWENS HARDISON	(803) 217-7272	LHARDISON@SCANA.COM	6011 SHAKESPEARE RD	COLUMBIA 29223	
POWER	SCE&G	JASON EVANS	(803) 217-6353	jason.evans@scana.com	SCE&G - K 50	COLUMBIA SC 29218	
COMMUNICATIONS	AT&T	STEVE MARTIN	(803) 401-2121	sm6480@att.com			
COMMUNICATIONS	CHARTER	CHRISTOPHER BULLOCK	(803) 348-4768	C-Christopher.Bullock@charter.com			
COMMUNICATIONS	CHARTER	STEVE JONES	(803) 744-5514	Steve.Jones@charter.com	3347 Platt Springs Rd	W Columbia SC 29170	(803) 518-1100
COMMUNICATIONS	CHARTER	SHAWN EDWARDS	(803) 673-8116	Shawn.Edwards@charter.com	3947 PLATT SPRINGS RD	WEST COLUMBIA SC	

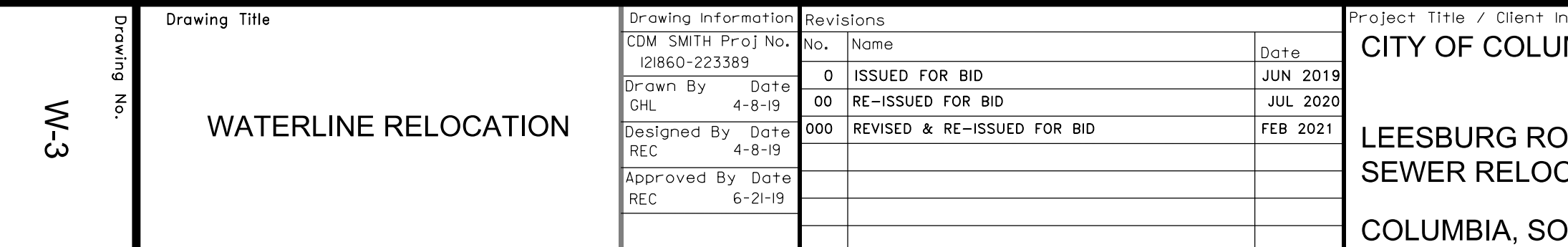


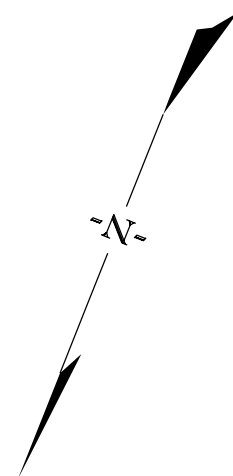
Project Title / Client Information	CITY OF COLUMBIA
	LEESBURG ROAD WATER AND SEWER RELOCATIONS
	COLUMBIA, SOUTH CAROLINA

Drawing information	Revisions
CDM SMITH Proj No. 12860-223389	No. Name Date
Drawn By Date CHL 4-8-19	00 ISSUED FOR BID JUN 20
Designed By Date REC 4-8-19	00 RE-ISSUED FOR BID JUL 20
Approved By Date REC 6-21-19	000 REVISED & RE-ISSUED FOR BID FEB 20

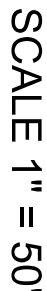
Drawing No. W-2	Drawing Title
	WATERLINE RELOCATION



[illegible]



METERED WATER SERVICES THIS SHEET



*ALL PIPE THIS SHEET TO BE RESTRAINED JOINT

*ALL PIPE THIS SHEET TO BE RESTRAINED JOINT

NOTES: 1. CONTRACTOR SHALL FIELD VERIFY UTILITIES PRIOR TO CONSTRUCTION

2. WATERMETERS ARE TO BE RELOCATED TO THE NEW RIGHT-OF-WAY LINE AFTER THE NEW WATER MAINS HAVE BEEN PLACED IN SERVICE. THE NEW WATER MAINS SHALL BE TAPPED AND TIED TO THE METERS WITH NEW MATERIALS. SERVICES SHALL BE TIED TO THE CUSTOMER'S EXISTING SERVICE LINES. CONTRACTOR IS TO COORDINATE METER RELOCATIONS WITH THE CUSTOMER AND THE CITY OF COLUMBIA.

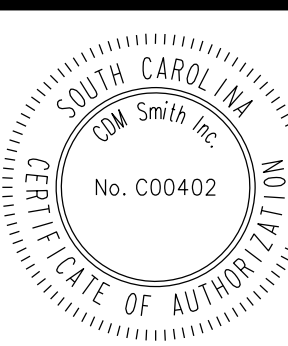
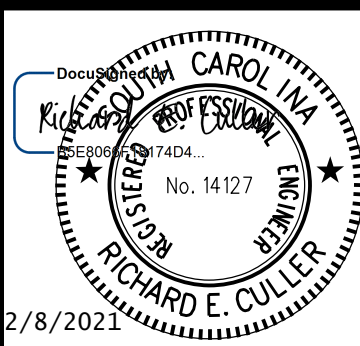
SERVICES SHALL BE TIED TO THE CUSTOMER'S EXISTING SERVICE LINES. CONTRACTOR IS TO COORDINATE METER RELOCATIONS WITH THE CUSTOMER AND THE CITY OF COLUMBIA.

3. CONTRACTOR TO EXPOSE AND CONFIRM SIZE AND MATERIAL OF EXISTING WATER MAINS PRIOR TO ORDERING TAPPING SLEEVES AND INSERT-VALVES.

504+00

**CDM
Smith**

1441 Main Street, Suite 100
Columbia, South Carolina 29201
Tel: (803) 758-4500



CIP Numbers:
WM439
SS7409

Project Title / Client Information

CITY OF COLUMBIA

LEESBURG ROAD WATER AND
SEWER RELOCATIONS

COLUMBIA, SOUTH CAROLINA

Revisions		
No.	Name	Date
0	ISSUED FOR BID	JUN 2019
00	RE-ISSUED FOR BID	JUL 2020

Drawing Information	
CDM SMITH Proj No. 121860-223389	
Drawn By GHL	Date 4-8-19
Designed By REC	Date 4-8-19
Approved By REC	Date 6-21-19

WATERLINE RELOCATION

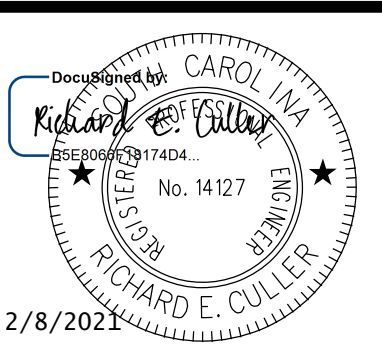
S-708 (PATRICIA DR.)

Drawing Title	WAT
Drawing No.	W-4

NOTES:
1. CONTRACTOR SHALL FIELD VERIFY UTILITIES PRIOR TO CONSTRUCTION

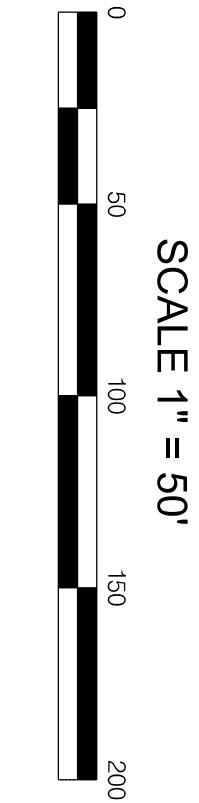
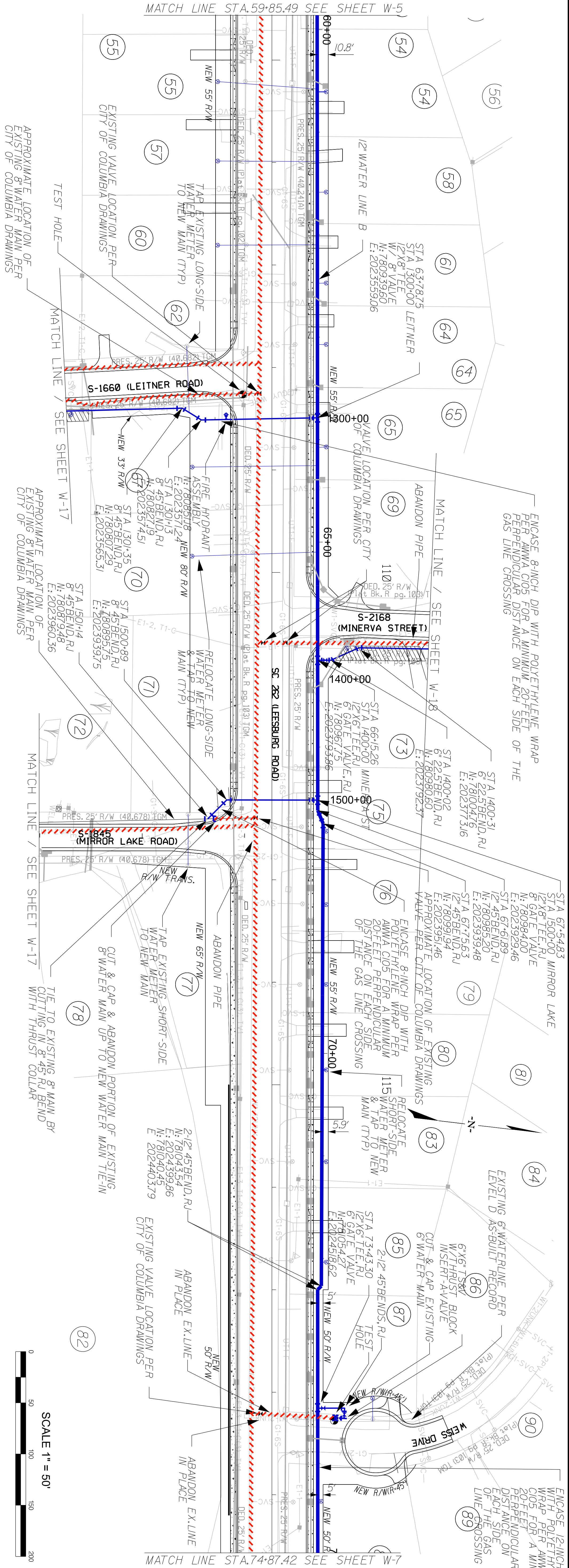
2. WATER METERS ARE TO BE RELOCATED TO THE NEW RIGHT-OF-WAY LINE AFTER THE NEW WATER MAINS HAVE BEEN PLACED IN SERVICE.
THE NEW WATER MAINS SHALL BE TAPPED AND

CIP Numbers:



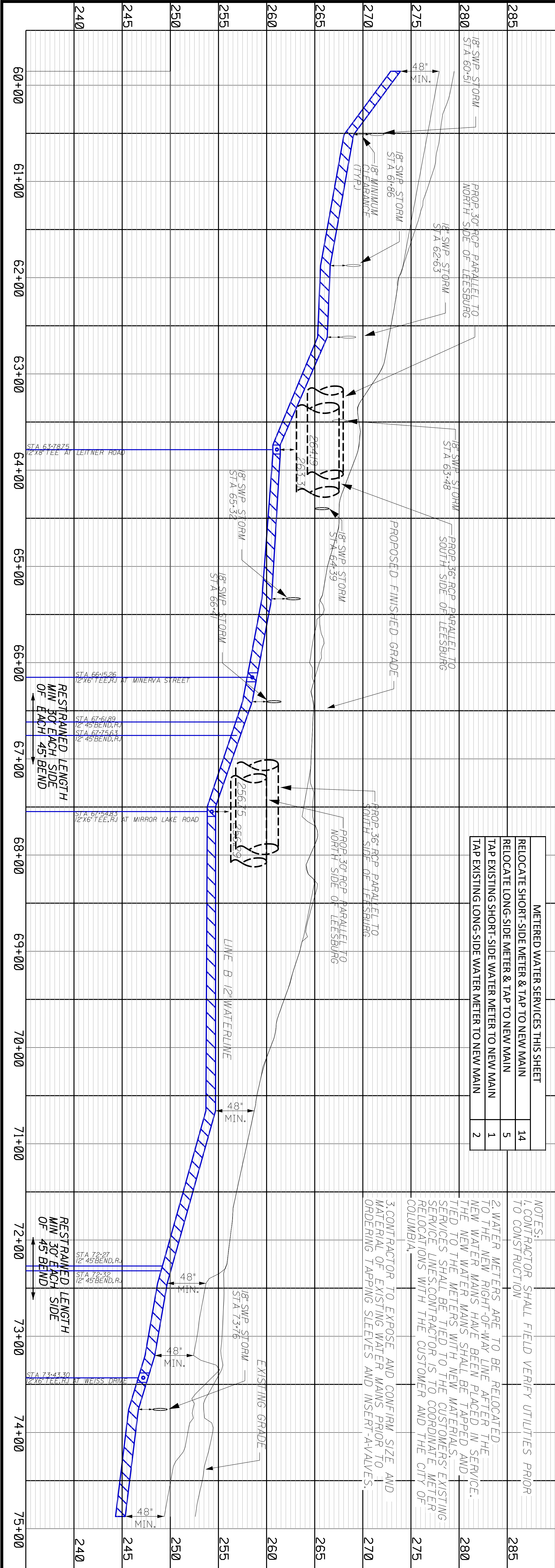
Drawing Information	
CDM SMITH Proj No 121860-223389	
Drawn By	Date
GHL	4-8-19
Designed By	Date
REC	4-8-19
Approved By	Date
REC	6-21-19

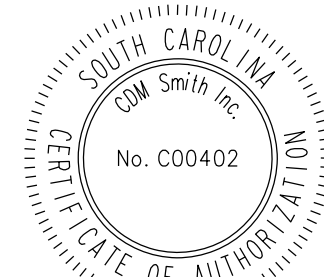
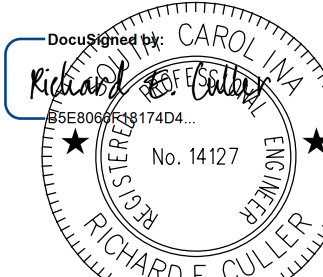
Drawing Title	Drawing No.
WAT	W-5

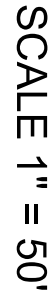


METERED WATER SERVICES THIS SHEET	
RELOCATE SHORT-SIDE METER & TAP TO NEW MAIN	14
RELOCATE LONG-SIDE METER & TAP TO NEW MAIN	5
TAP EXISTING SHORT-SIDE WATER METER TO NEW MAIN	1
TAP EXISTING LONG-SIDE WATER METER TO NEW MAIN	2

NOTES:
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3. CONTRACTOR TO EXPOSE AND CONFIRM SIZE AND MATERIAL OF EXISTING WATER MAINS PRIOR TO ORDERING TAPPING SLEEVES AND INSERT-A-VALVES.

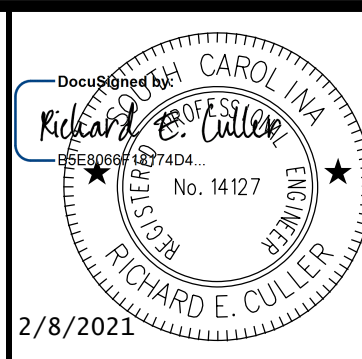


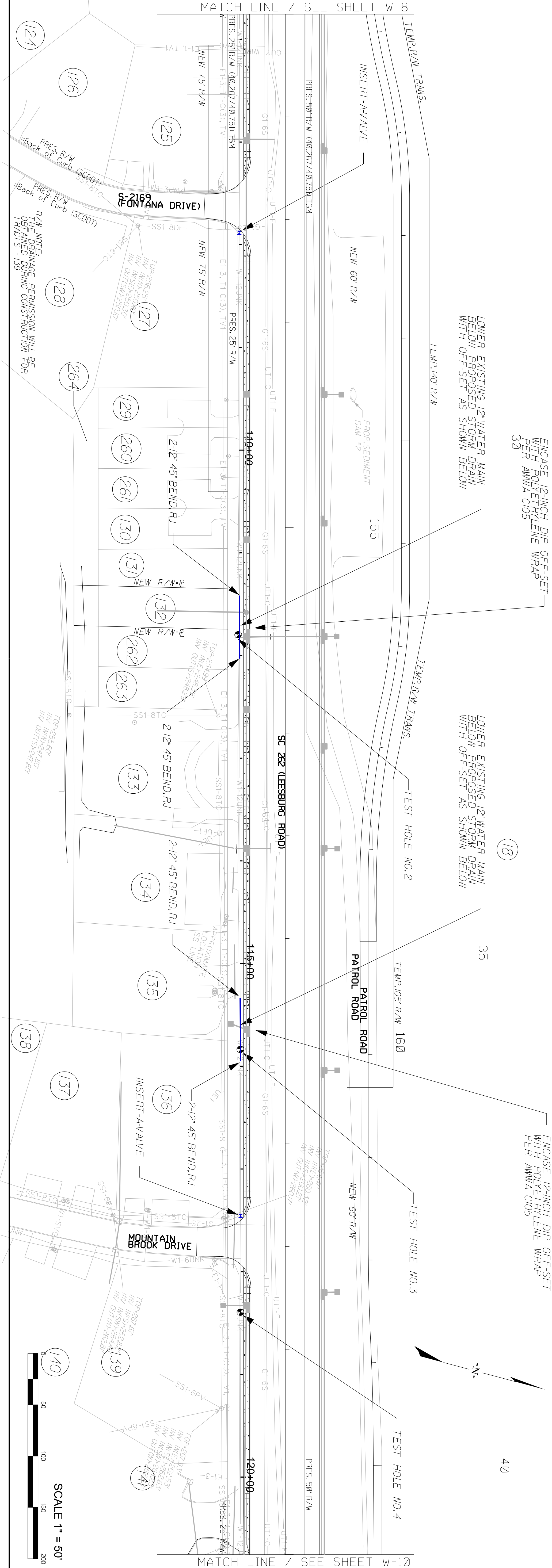
Drawing Title WATERLINE RELOCATION		Project Title / Client Information CITY OF COLUMBIA LEESBURG ROAD WATER AND SEWER RELOCATIONS COLUMBIA, SOUTH CAROLINA		CIP Numbers:  No. C00402		 No. 14127 2/8/2021		 1441 Main Street, Suite 1000 Columbia, South Carolina 29201 Tel: (803) 758-4500	
Drawing No. W-6		Drawing Information CDM SMITH Proj No. 121860-223389 Drawn By: Date: 4-8-19 Designed By: Date: 4-8-19 Approved By: Date: 6-21-19		Revisions No. Name 0 ISSUED FOR BID 00 RE-ISSUED FOR BID 000 REVISED & RE-ISSUED FOR BID		Date: JUN 2019 JUL 2020 FEB 2021			



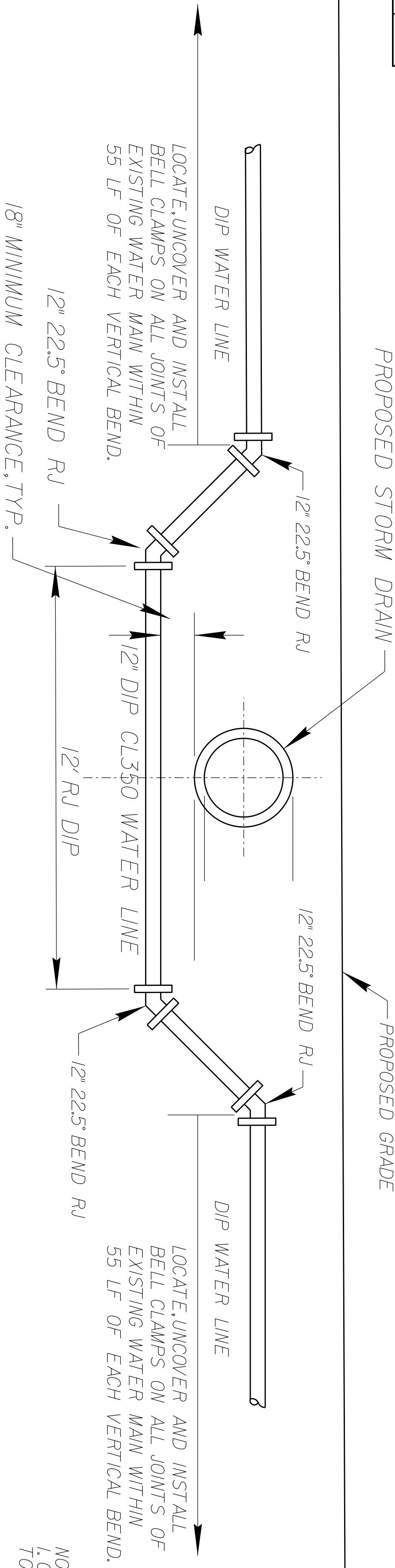
Drawing Information		Revisions	
CDM SMITH Proj No.	121860-223389	No.	Name
		Date	JUN 2019
Drawn By	Date	0	ISSUED FOR BID
GHL	4-8-19	00	RE-ISSUED FOR BID
Designed By	Date	000	REVISED & RE-ISSUED FOR BID
REC	4-8-19		FEB 2020
Approved By	Date		FEB 2021
REC	6-21-19		

CIP Numbers:
WM4393
SS7409





METERED WATER SERVICES THIS SHEET	
RELOCATE SHORT-SIDE METER & TAP TO NEW MAIN	0
RELOCATE LONG-SIDE METER & TAP TO NEW MAIN	0
TAP EXISTING SHORT-SIDE WATER METER TO NEW MAIN	0
TAP EXISTING LONG-SIDE WATER METER TO NEW MAIN	0



NOTE: ELEVATIONS ARE APPROXIMATE.
CONTRACTOR SHALL VERIFY IN THE FIELD.

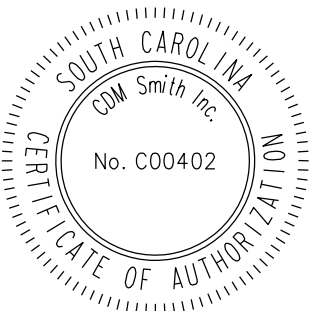
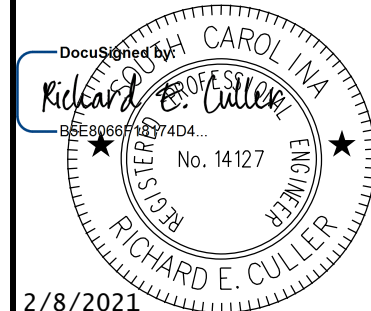
WATER LINE CROSSING PROPOSED STORM DRAIN (TYP.)

NOT TO SCALE

- NOTES:
1. CONTRACTOR SHALL FIELD VERIFY UTILITIES PRIOR TO CONSTRUCTION
 2. WATER METERS ARE TO BE RELOCATED TO THE NEW RIGHT-OF-WAY LINE AFTER THE NEW WATER MAINS HAVE BEEN PLACED IN SERVICE. THE NEW WATER MAINS SHALL BE TAPPED AND TIED TO THE METERS WITH NEW MATERIALS. SERVICES SHALL BE TIED TO THE CUSTOMER'S EXISTING SERVICE LINES. CONTRACTOR IS TO COORDINATE METER RELOCATIONS WITH THE CUSTOMER AND THE CITY OF COLUMBIA.
 3. CONTRACTOR TO EXPOSE AND CONFIRM SIZE AND MATERIAL OF EXISTING WATER MAINS PRIOR TO ORDERING TAPPING SLEEVES AND INSERT-AV-VALVES.

CDM
Smith

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Columbia, South Carolina 29201
Tel: (803) 758-4500



CIP Numbers:
WM4393
SS7409

Project Title / Client Information
CITY OF COLUMBIA
LEESBURG ROAD WATER AND
SEWER RELOCATIONS
COLUMBIA, SOUTH CAROLINA

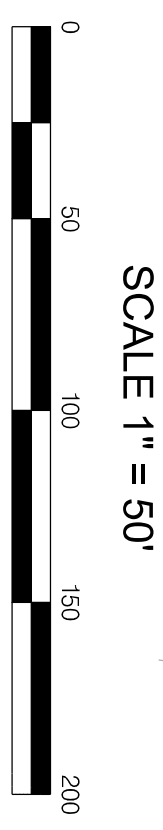
Revisions		Date
No.	Name	
0	ISSUED FOR BID	JUN 2019
00	RE-ISSUED FOR BID	JUL 2020
000	REVISED & RE-ISSUED FOR BID	FEB 2021

Drawing Information	
CDM SMITH Proj No.	121860-223389
Drawn By	CHL
Date	4-8-19
Designed By	REC
Date	4-8-19
Approved By	REC
Date	6-21-19

Drawing Title
WATERLINE RELOCATION
INSTALL VERTICAL OFF-SETS
BETWEEN FONTANA DRIVE
& MOUNTAIN BROOK DRIVE

W-9

Drawing No.



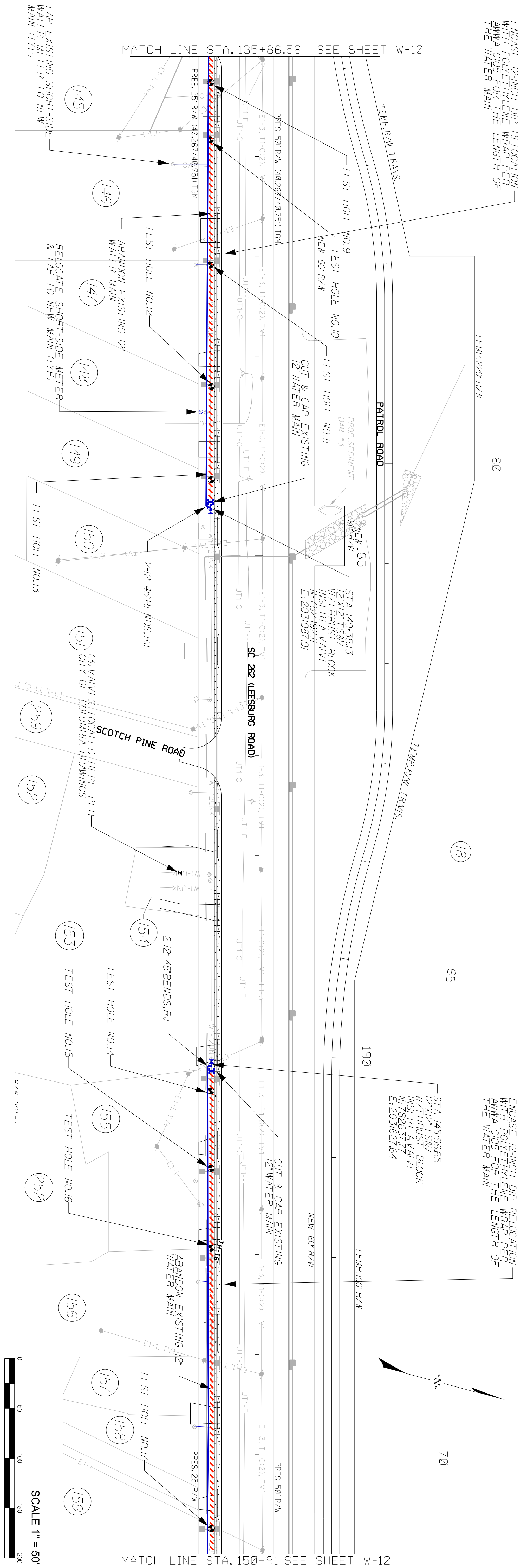
	Project Title / Client
Date	CITY OF COLUMBIA
FISCAL YEAR	
START DATE	LEESBURG
END DATE	SEWER REPAIR
	COLUMBIA

Drawing Information	Revisions	
CDM SMITH Proj No. 121860-223389	No.	Name
Drawn By Date GHL 4-8-19	0	ISSUED FOR BID
Designed By Date REC 4-8-19	00	RE-ISSUED FOR BID
Approved By Date REC 6-21-19	000	REVISED & RE-ISSUED FOR BID

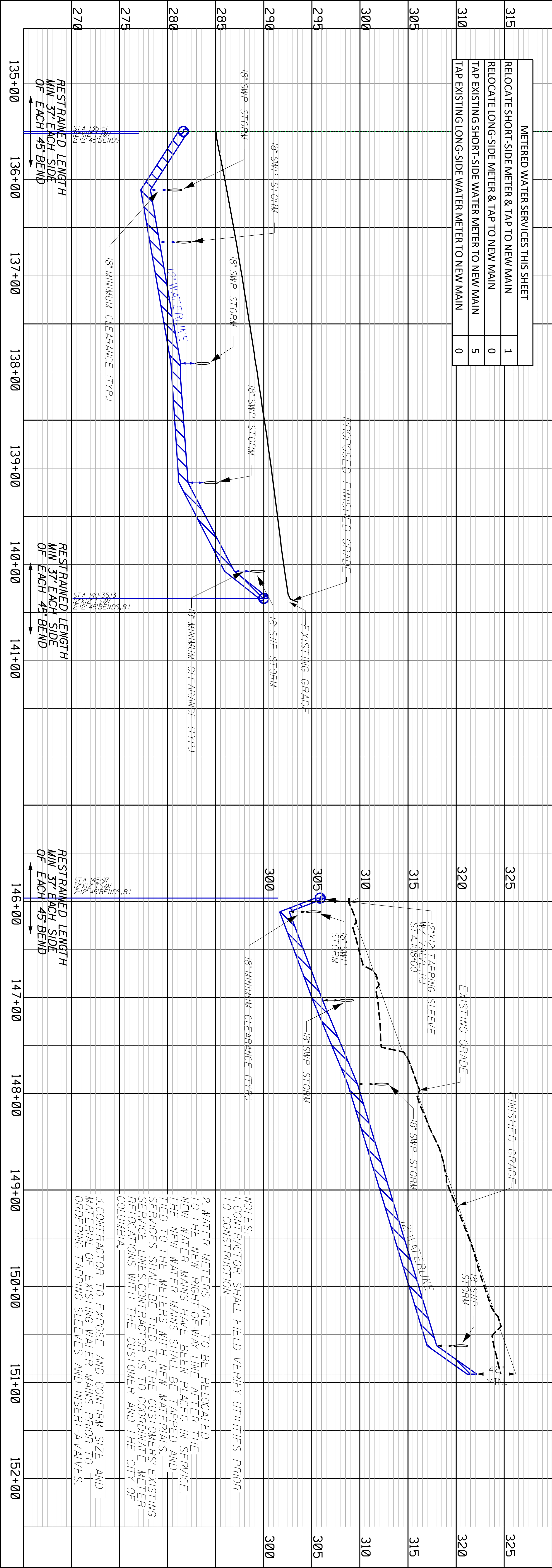


NOT TO SCALE

Drawing No.	Drawing Title
W-10	WATERLINE RELOCATION ULMER ROAD



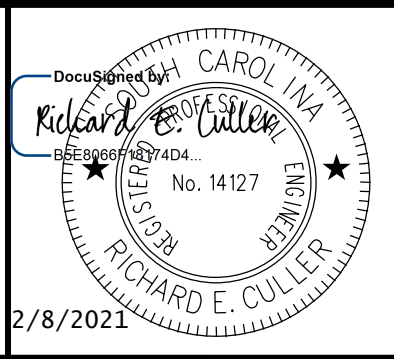
METERED WATER SERVICES THIS SHEET		
RELOCATE SHORT-SIDE METER & TAP TO NEW MAIN	1	
RELOCATE LONG-SIDE METER & TAP TO NEW MAIN	0	
TAP EXISTING SHORT-SIDE WATER METER TO NEW MAIN	5	
TAP EXISTING LONG-SIDE WATER METER TO NEW MAIN	0	



Drawing Information		Revisions		Project Title / Client Information	
CDM SMITH Proj No. 121860-223389	No.	No.	Name	CITY OF COLUMBIA	
Drawn By Date 4-8-19	0	0	ISSUED FOR BID	LEESBURG ROAD WATER AND SEWER RELOCATIONS	
QC Date 4-8-19	00	00	RE-ISSUED FOR BID	COLUMBIA, SOUTH CAROLINA	
Designed By Date 4-8-19	000	000	REVISED & RE-ISSUED FOR BID		
REC Date 4-8-19					
Approved By Date 6-21-19					
REC Date 6-21-19					

CDM Smith
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Columbia, South Carolina 29201
Tel: (803) 758-4500


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Columbia, South Carolina 29201
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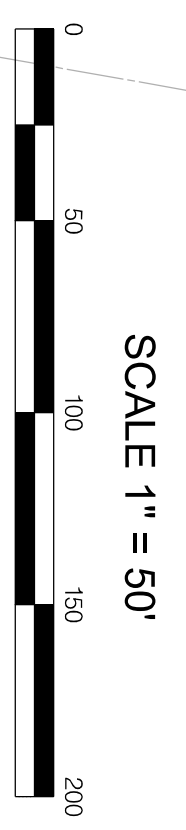

2/8/2021


C00402

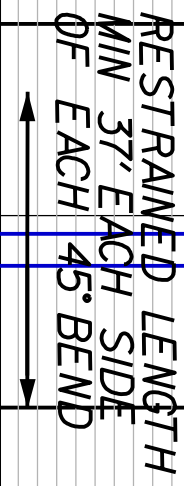
CIP Numbers:
WM4393
SS7409

Drawing Title
WATERLINE RELOCATION

Drawing No.
W-11



NOTES:					
1. CONTRACTOR SHALL FIELD VERIFY UTILITIES PRIOR TO CONSTRUCTION					
2. WATER METERS ARE TO BE RELOCATED TO THE NEW RIGHT-OF-WAY LINE AFTER THE NEW WATER MAINS HAVE BEEN PLACED IN SERVICE. THE NEW WATER MAINS SHALL BE TAPPED AND TIED TO THE METERS WITH NEW MATERIALS. SERVICES SHALL BE TIED TO THE CUSTOMER'S EXISTING SERVICE LINES. CONTRACTOR IS TO COORDINATE METER RELOCATIONS WITH THE CUSTOMER AND THE CITY OF COLUMBIA.					
3. CONTRACTOR TO EXPOSE AND CONFIRM SIZE AND MATERIAL OF EXISTING WATER MAINS PRIOR TO ORDERING TAPPING SLEEVES AND INSERT-VALVES.					



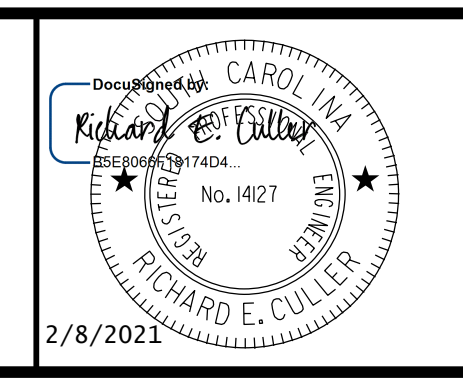
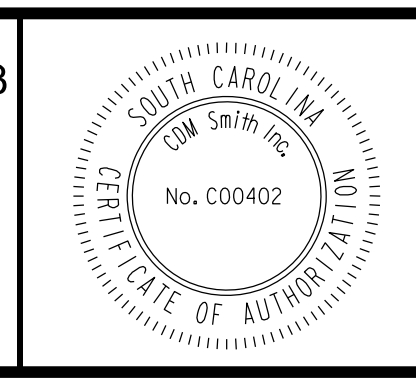
Project Title / Client Information

CITY OF COLUMBIA

LEESBURG ROAD WATER AND
SEWER RELOCATIONS

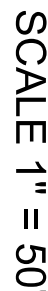
COLUMBIA, SOUTH CAROLINA

CIP Numbers:
WM4393
SS7409



**CDM
Smith**

1441 Main Street, Suite 1000
Columbia, South Carolina 29201
Tel: (803) 758-4500



1. CONTRACTOR SHALL FIELD VERIFY UTILITIES PRIOR TO CONSTRUCTION			
2. WATER METERS ARE TO BE RELOCATED TO THE NEW RIGHT-OF-WAY LINE AFTER THE NEW WATER MAINS HAVE BEEN PLACED IN SERVICE. THE NEW WATER MAINS SHALL BE TAPPED AND			

[illegible]

RESTRAINED LENGTH
MIN 17' EACH SIDE
OF 12" GATE VALVE

Project Title / Client Information

CITY OF COLUMBIA

LEESBURG ROAD WATER AND
SEWER RELOCATIONS

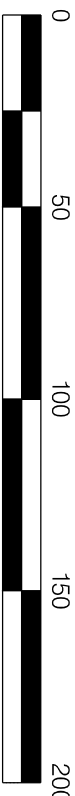
COLUMBIA, SOUTH CAROLINA



DocuSign Envelope ID: 8E50869D-474D-4...
 RICHARD E. CULLER
 PROFESSIONAL ENGINEER
 No. 14127
 RICHARD E. CULLER
 2/8/2021

**CDM
Smith**

1441 Main Street, Suite 1000
Columbia, South Carolina 29201
Tel: (803) 758-4500



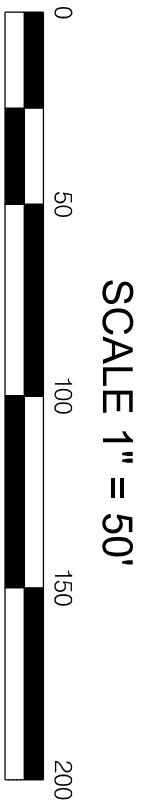
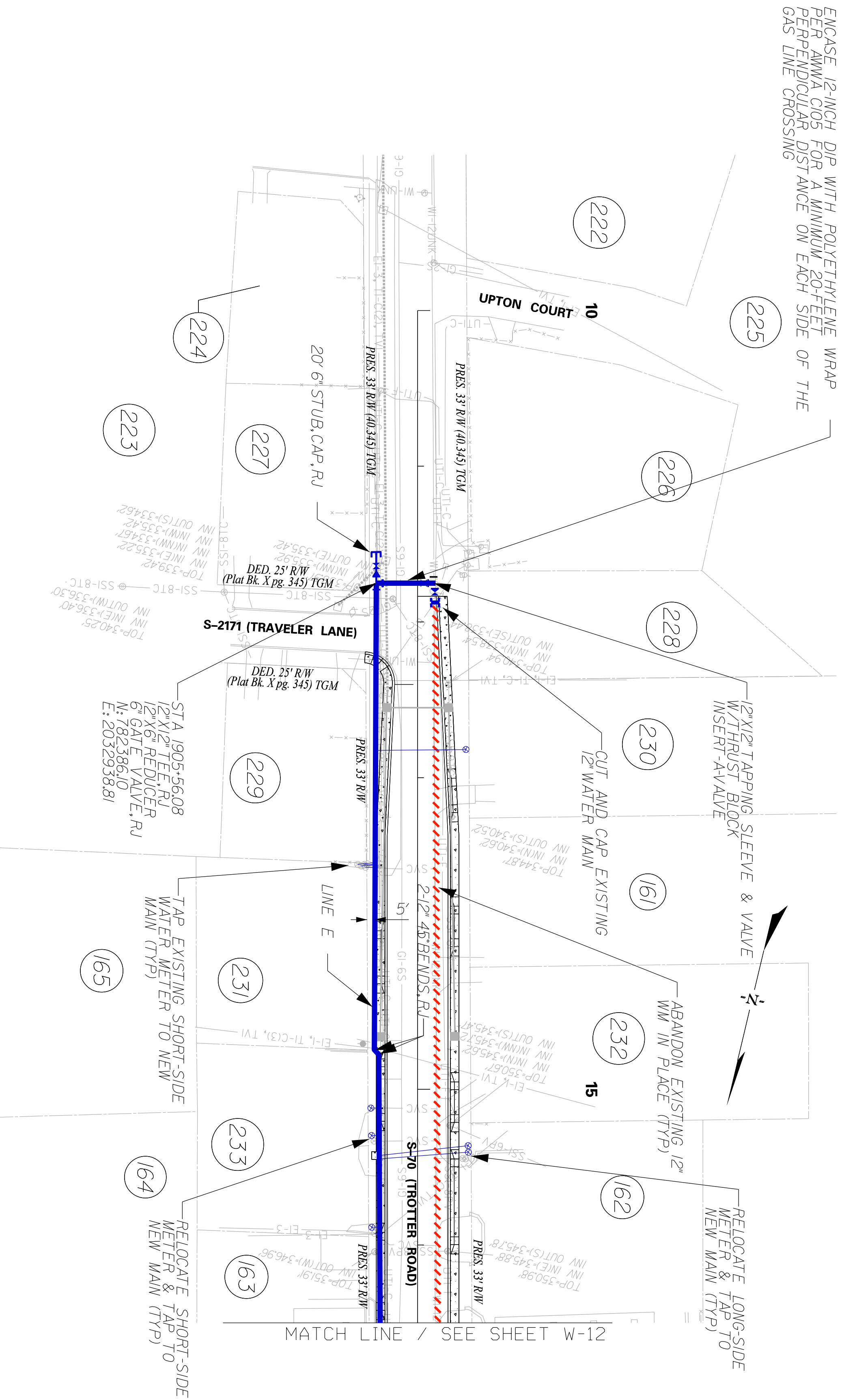
METERED WATER SERVICES THIS SHEET	
RELOCATE SHORT-SIDE METER & TAP TO NEW MAIN	0
RELOCATE LONG-SIDE METER & TAP TO NEW MAIN	0
TAP EXISTING SHORT-SIDE WATER METER TO NEW MAIN	0
TAP EXISTING LONG-SIDE WATER METER TO NEW MAIN	0



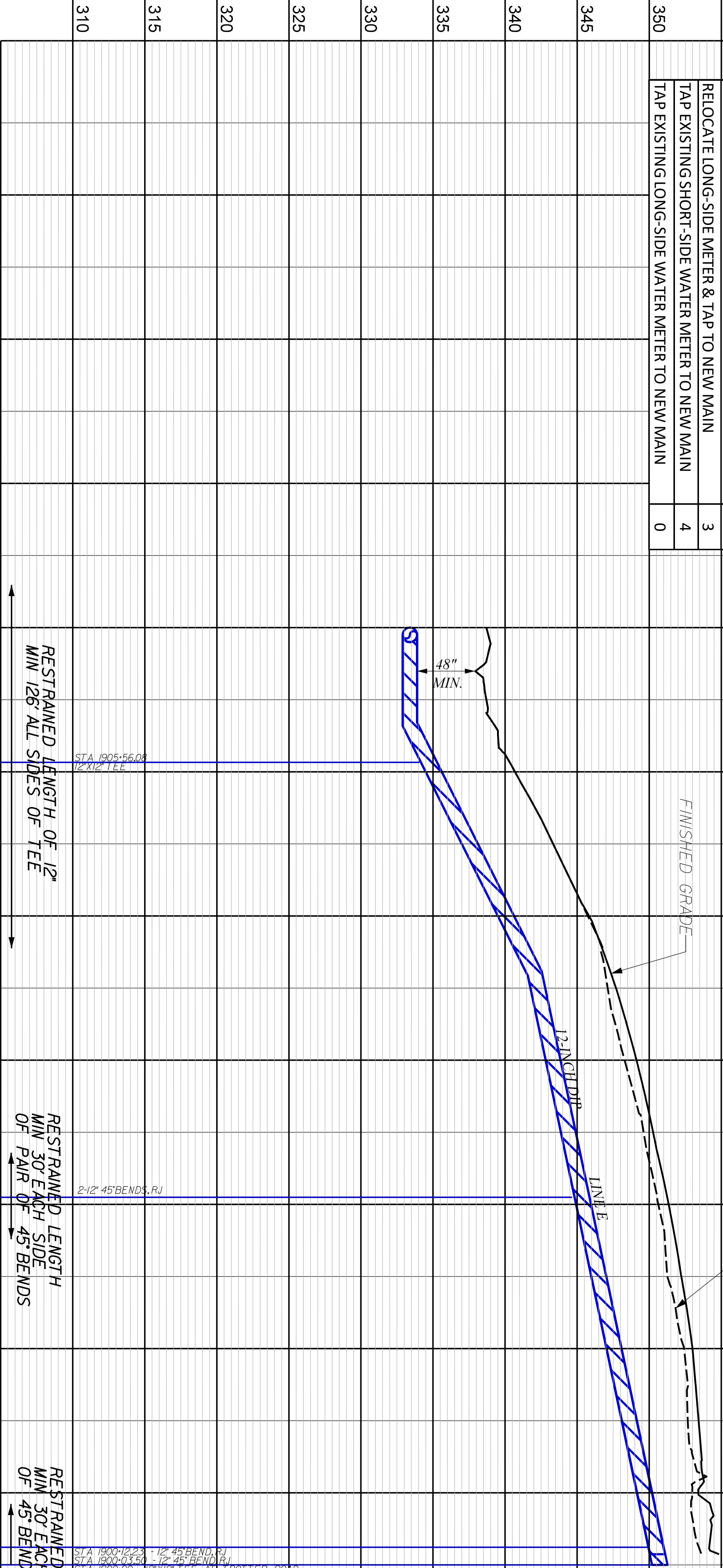
NOT TO SCALE

NOTES:
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Drawing No. W-14	Drawing Title	Drawing Information	Revisions	Project Title / Client Information	CIP Numbers:	 	
	WATERLINE RELOCATION INSTALL VERTICAL OFF-SET OLD LEESBURG ROAD	CDM SMITH Proj.No. 121860-223389	No. Name	CITY OF COLUMBIA LEESBURG ROAD WATER AND SEWER RELOCATIONS COLUMBIA, SOUTH CAROLINA	WM4393 SS7409		
		Drawn By Date GHL 4-8-19	0 ISSUED FOR BID JUN 2019				
		Designed By Date REC 4-8-19	00 RE-ISSUED FOR BID JUL 2020				
		Approved By Date REC 6-21-19					



METERED WATER SERVICES THIS SHEET		
RELOCATE SHORT-SIDE METER & TAP TO NEW MAIN	3	
RELOCATE LONG-SIDE METER & TAP TO NEW MAIN	3	
TAP EXISTING SHORT-SIDE WATER METER TO NEW MAIN	4	
TAP EXISTING LONG-SIDE WATER METER TO NEW MAIN	0	



NOTES:
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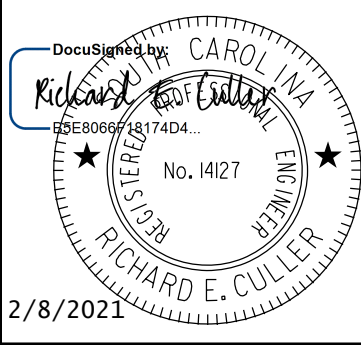
3. CONTRACTOR TO EXPOSE AND CONFIRM SIZE AND MATERIAL OF EXISTING WATER MAINS PRIOR TO ORDERING TAPPING SLEEVES AND INSERT-A-VALVES.

Drawing Information		Revisions	
CDM SMITH Proj No. 121860-223389	No.	0	ISSUED FOR BID
Drawn By Date 4-8-19	00	RE-ISSUED FOR BID	
Designed By Date 4-8-19	000	REVISED & RE-ISSUED FOR BID	
Approved By Date 6-21-19			

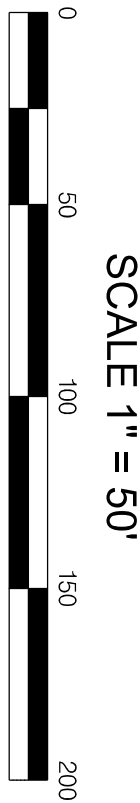
Date JUN 2019
FEB 2021

Project Title / Client Information
CITY OF COLUMBIA
LEESBURG ROAD WATER AND SEWER RELOCATIONS
COLUMBIA, SOUTH CAROLINA

CIP Numbers
WM4393
SS7409



CDM Smith
1441 Main Street, Suite 1000
Columbia, South Carolina 29201
Tel: (803) 758-4500



10X10 TAPPING SLEEVE & VALVE
W/1/8" RUST BLOCK
12"X10" REDUCER, RJ
INSERT-AV ALVE
N: 77914660
E: 202175596

RESTRAINED LENGTH
MIN 179 EACH SIDE
OF 12" GATE VALVE

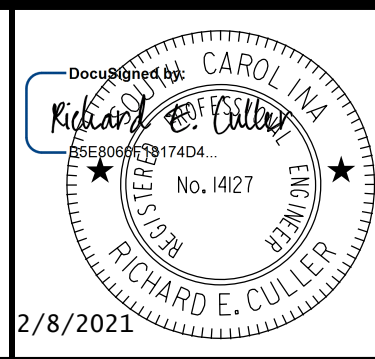
Date
JUN 2019
JUL 2020
FEB 2021

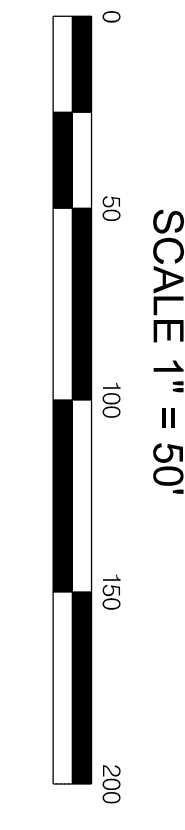
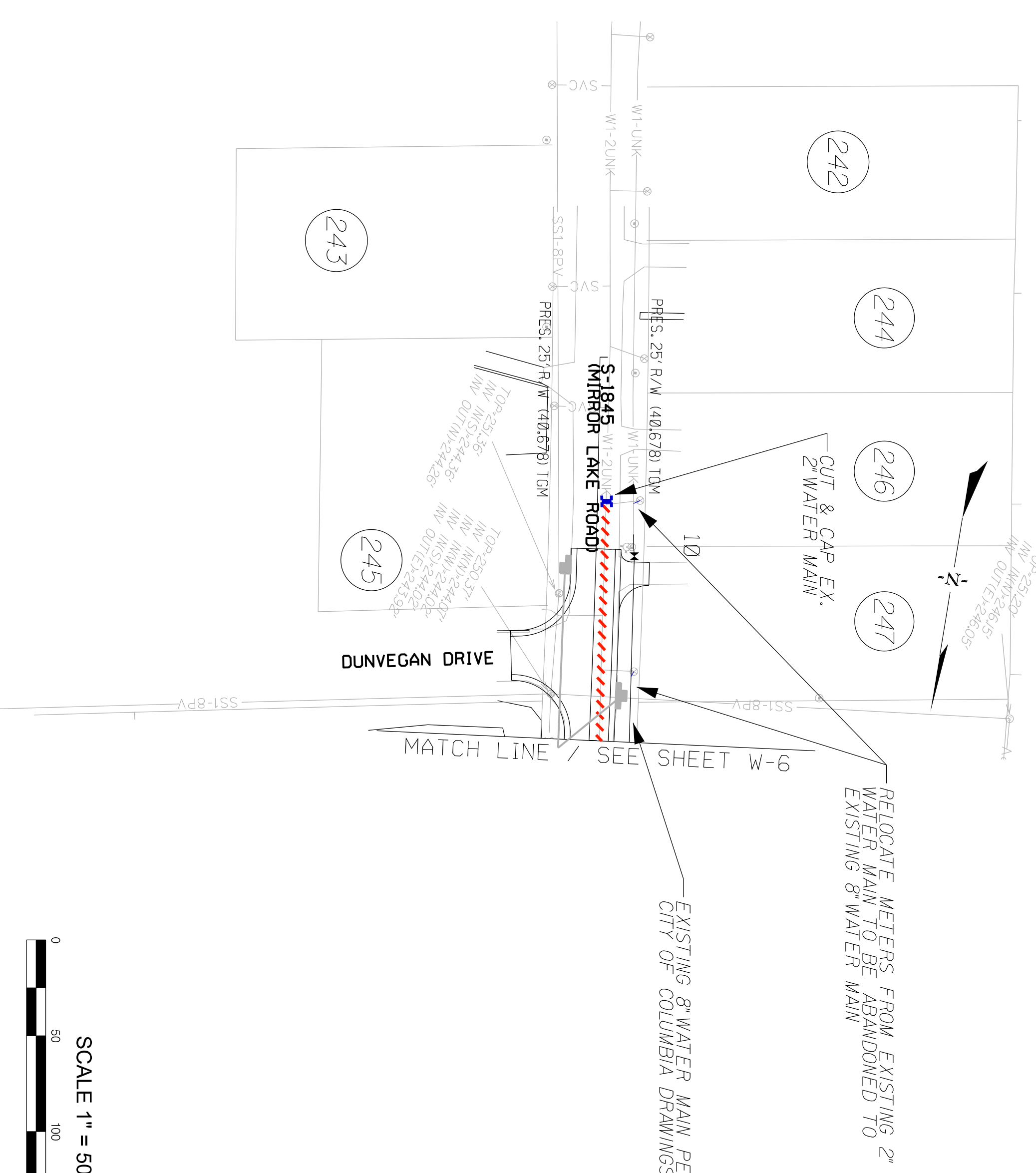
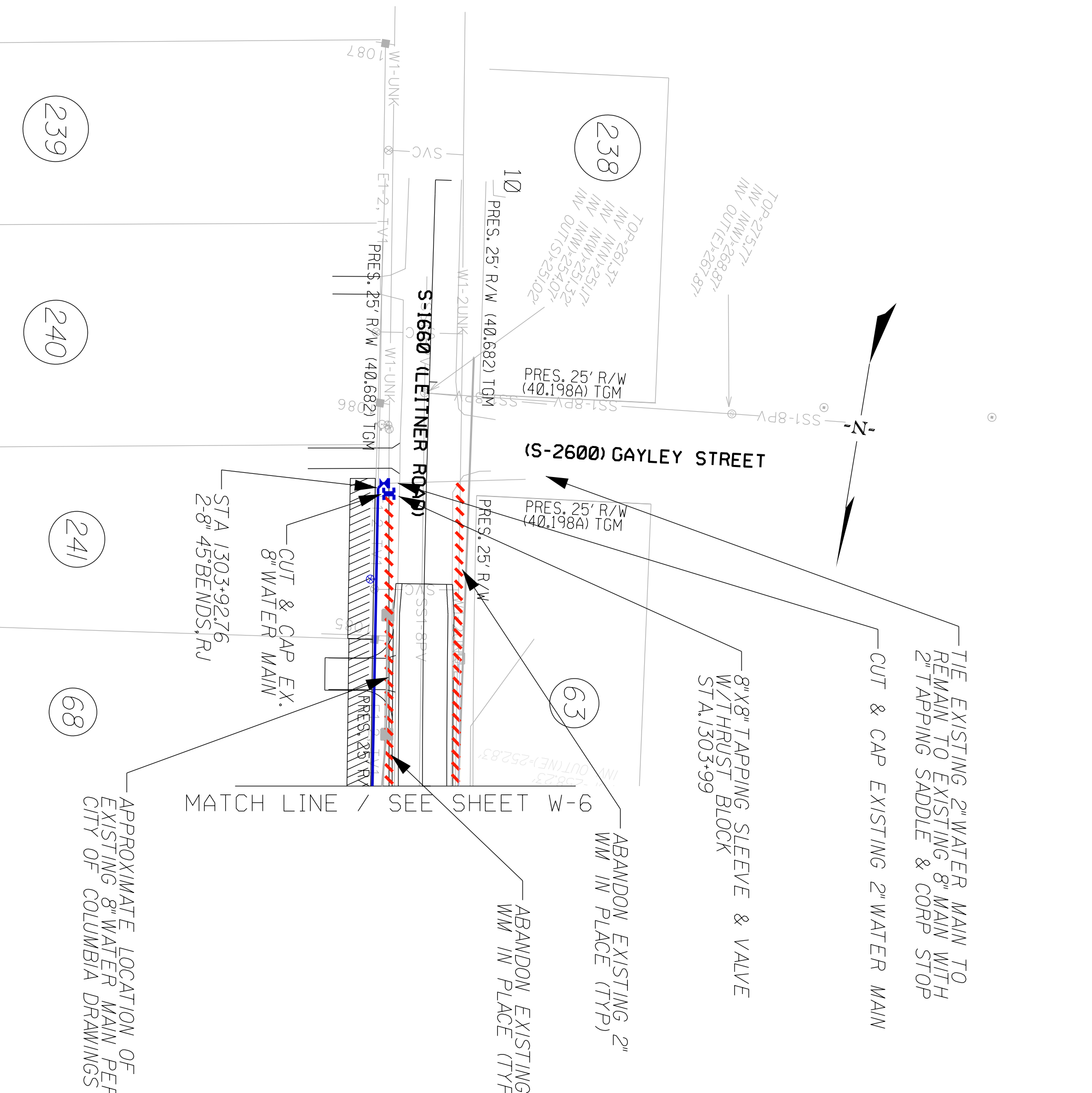
Drawn By	Date
GHL	4-8-19
Designed By	Date
REC	4-8-19
Approved By	Date
REC	6-21-19

LEESBURG ROAD WATER AND
SEWER RELOCATIONS

COLUMBIA, SOUTH CAROLINA

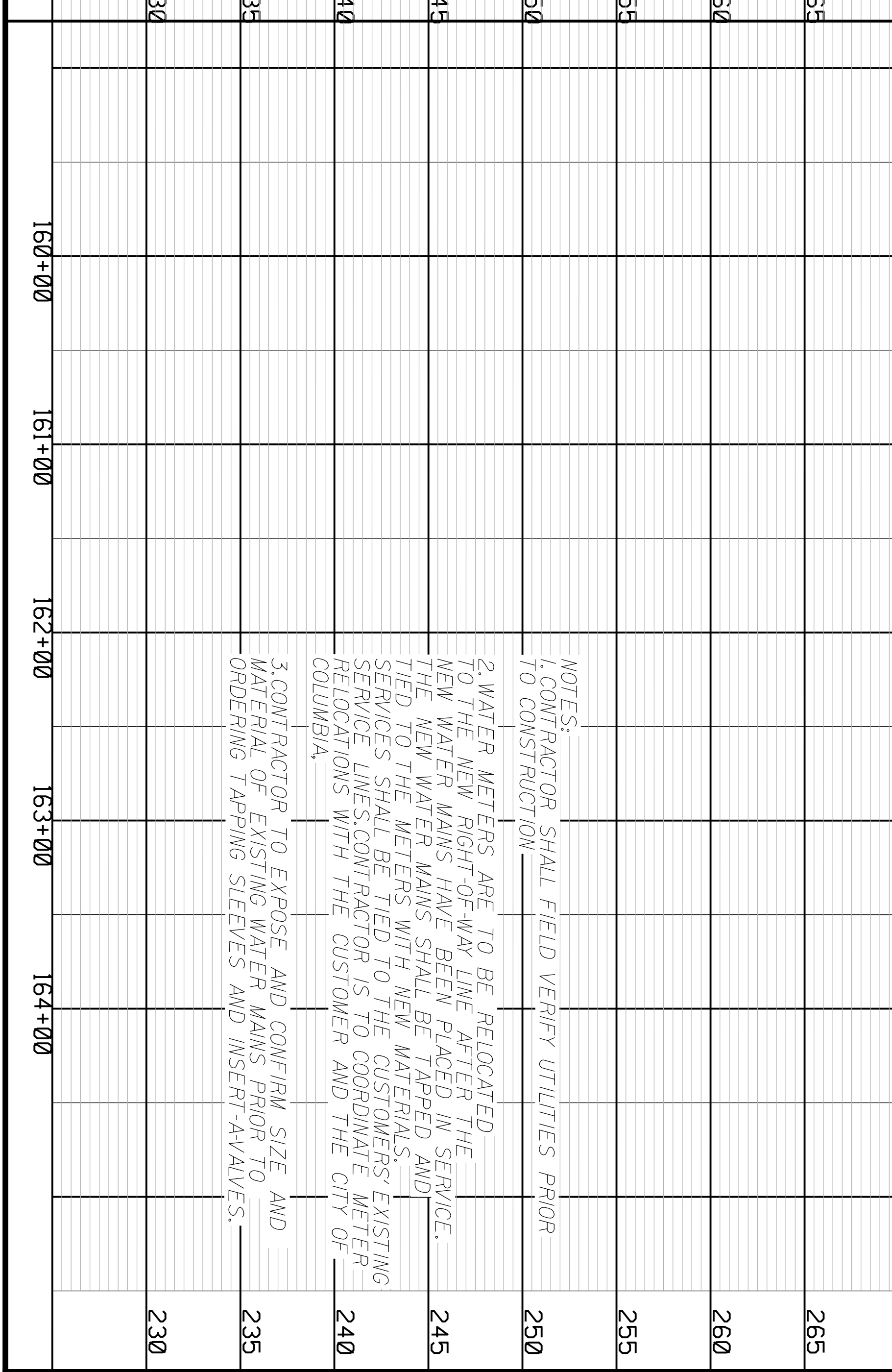
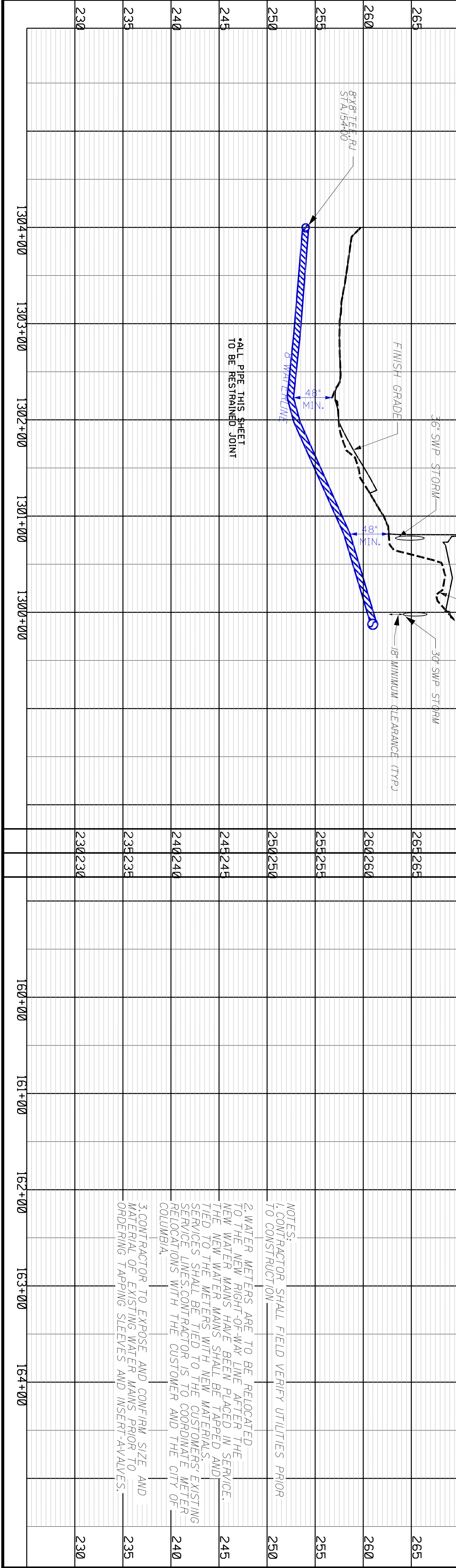
CIP Numbers:
WM4393
SS7409



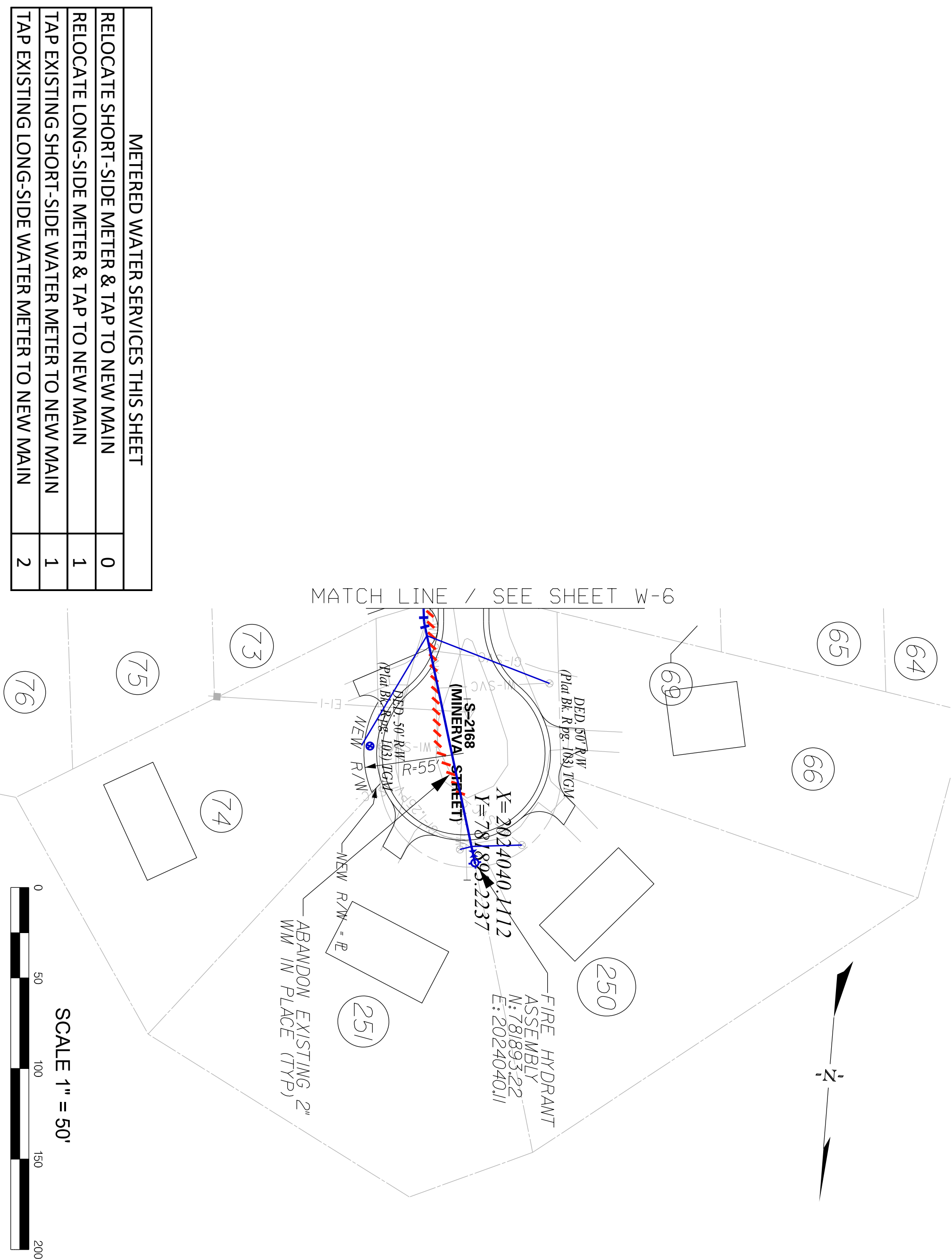


METERED WATER SERVICES THIS SHEET			
RELOCATE SHORT-SIDE METER & TAP TO NEW MAIN	1		
RELOCATE LONG-SIDE METER & TAP TO NEW MAIN	0		
TAP EXISTING SHORT-SIDE WATER METER TO NEW MAIN	0		
TAP EXISTING LONG-SIDE WATER METER TO NEW MAIN	0		

METERED WATER SERVICES THIS SHEET			
RELOCATE SHORT-SIDE METER & TAP TO NEW MAIN	2		
RELOCATE LONG-SIDE METER & TAP TO NEW MAIN	0		
TAP EXISTING SHORT-SIDE WATER METER TO NEW MAIN	0		
TAP EXISTING LONG-SIDE WATER METER TO NEW MAIN	0		



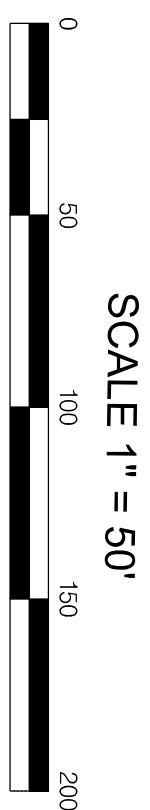
Drawing Title WATERLINE RELOCATION LEITNER ROAD MIRROR LAKE ROAD W-17	Drawing Information CDM SMITH Proj No. 21860-223389 Drawn By: GHL Date: 4-8-19 Designed By: REC Date: 4-8-19 Approved By: REC Date: 6-21-19	Revisions No. Name 00 ISSUED FOR BID 00 RE-ISSUED FOR BID	Date JUN 2019 JUL 2020	Project Title / Client Information CITY OF COLUMBIA LEESBURG ROAD WATER AND SEWER RELOCATIONS COLUMBIA, SOUTH CAROLINA	CIP Numbers: WM4393 SS7409			 1441 Main Street, Suite 1000 Columbia, South Carolina 29201 Tel: (803) 758-4500



METERED WATER SERVICES THIS SHEET	
RELOCATE SHORT-SIDE METER & TAP TO NEW MAIN	0
RELOCATE LONG-SIDE METER & TAP TO NEW MAIN	1
TAP EXISTING SHORT-SIDE WATER METER TO NEW MAIN	1
TAP EXISTING LONG-SIDE WATER METER TO NEW MAIN	2

[illegible]

W-18 Drawing No.	Drawing Title	Drawing Information CDM SMITH Proj No. 121860-223389 Drawn By Date GHL 4-8-19 Designed By Date REC 4-8-19 Approved By Date REC 6-21-19		Revisions No. Name 0 ISSUED FOR BID JUN 2019 00 RE-ISSUED FOR BID JUL 2020	Project Title / Client Information CITY OF COLUMBIA LEESBURG ROAD WATER AND SEWER RELOCATIONS COLUMBIA, SOUTH CAROLINA	CIP Numbers WM4393 SS7409		
	WATERLINE RELOCATION							
	MINERVA STREET							



ENCASE 8-INCH DIP WITH POLYETHYLENE WRAP PER ANMA C05 FOR A MINIMUM 20-FOOT PERPENDICULAR DISTANCE ON EACH SIDE OF THE GAS LINE CROSSING

STA 1803+35.68
2'-8" 45BENDS, R/L

ASSEMBLY

ENCASE 8-INCH DIP WITH POLYETHYLENE WRAP PER ANMA C05 FOR THE LENGTH OF THE PERPENDICULAR DISTANCE TO THE GAS LINE WATER MAIN PARALLEL TO THE GAS LINE

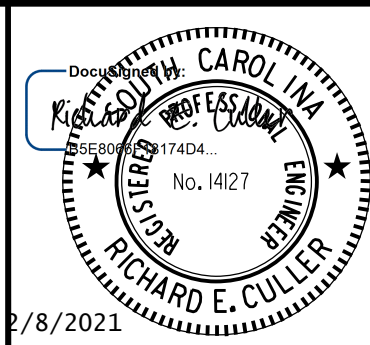


Project Title / Client Information

CITY OF COLUMBIA

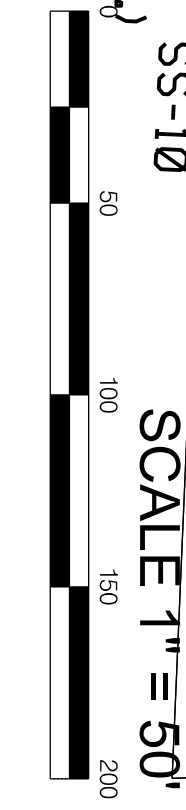
LEESBURG ROAD WATER AND
SEWER RELOCATIONS

COLUMBIA, SOUTH CAROLINA



WATERLINE RELOCATION
ULMER ROAD

Packet Pg. 108



R/W NOTE:
- EXISTING S.70(R) CENTERLINE
- SHOWN FOR EXISTING R/W INFORMATION
- ONLY SEE REFERENCE DATA SHEETS
- FOR CENTERLINE DETAILS
- THE DRIVEWAY PERMISSION WILL BE
- OBTAINED DURING CONSTRUCTION FOR
- TRACTS - 16.8 & 44

WHICH LINE / SEE SHEET SS-10
S-708 (PATRICIA DR.)

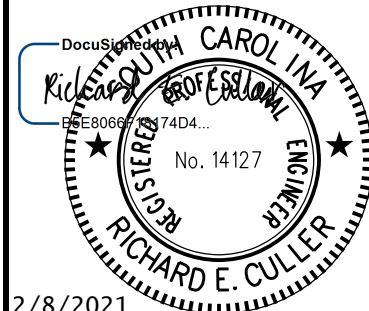
SCALE 1" = 50'

SS-2 Drawing No.	Drawing Title SEWER RELOCATION	Drawing Information	Revisions			Project Title / Client Information CITY OF COLUMBIA LEESBURG ROAD WATER AND SEWER COLUMBIA, SC
		CDM SMITH Proj. No. 121860-223389	No.	Name	Date	
			0	ISSUED FOR BID	JUN 2019	
		Drawn By Date GHL 3-15-19	00	RE-ISSUED FOR BID	JUL 2020	
		Designed By Date REC 3-15-19				
		Approved By Date REC 6-21-19				

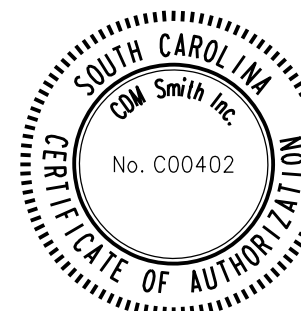
Attachment: WM4393-SS7409 PLANS Part 2-Leesburg Road Sewer SIGNED (6709 : SCDOT Memorandum of Agreement (MOA 33-21) WM4393-SS7409 Leesburg Rd Widening)



1441 Main Street, Suite 1000
Columbia, South Carolina 29201
Tel: (803) 758-4500



2/8/2021

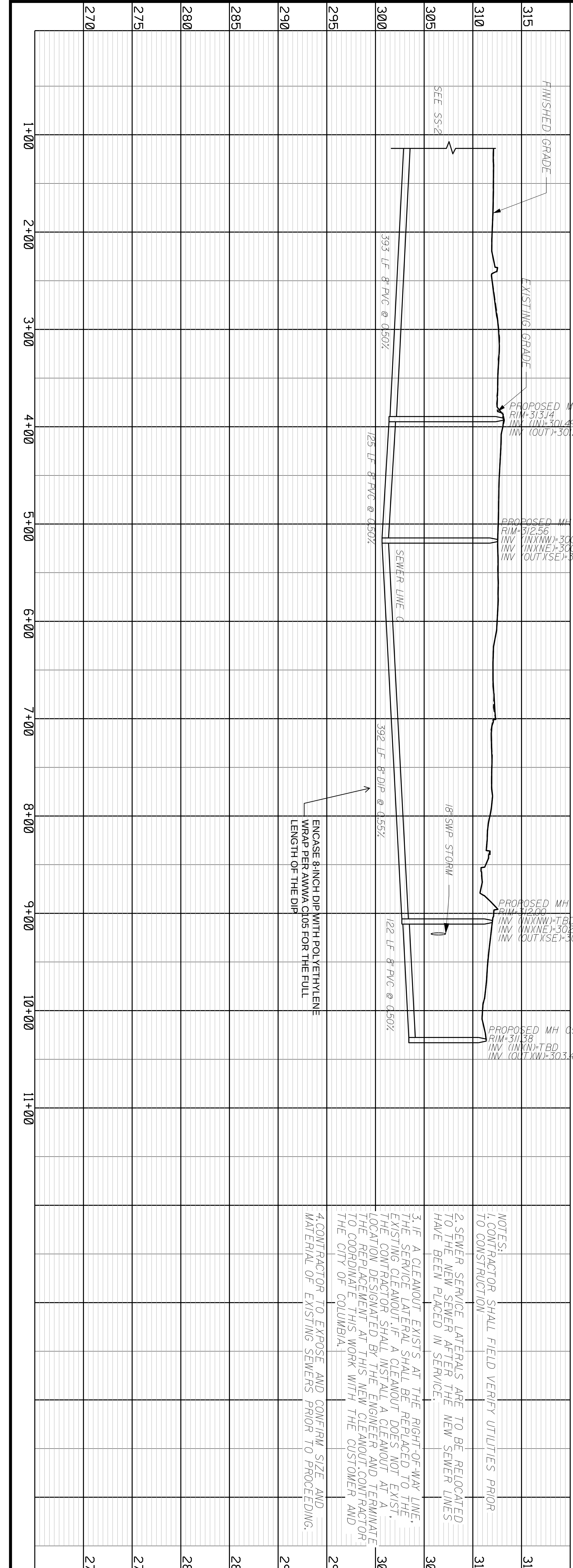
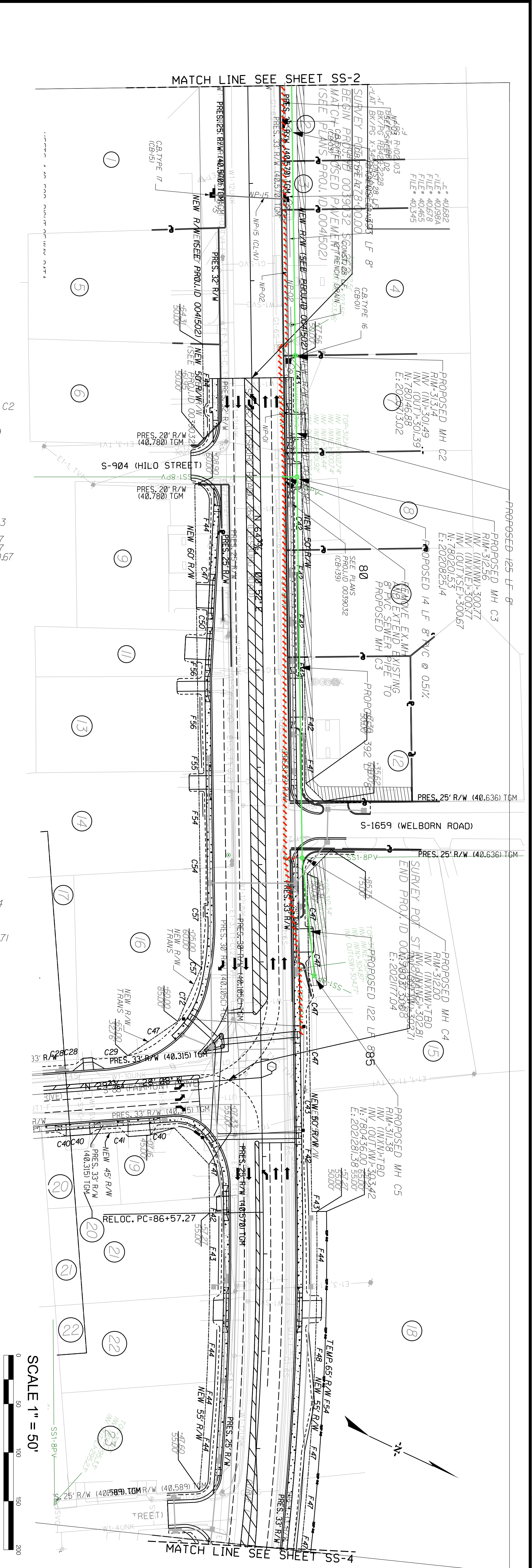


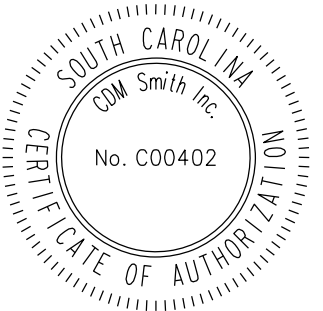
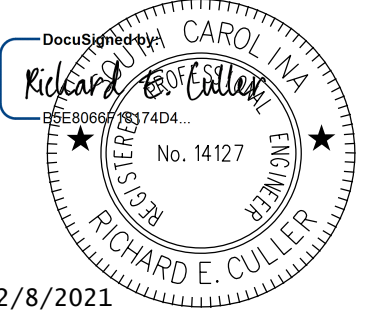
CIP Numbers:
WM4393
SS7409

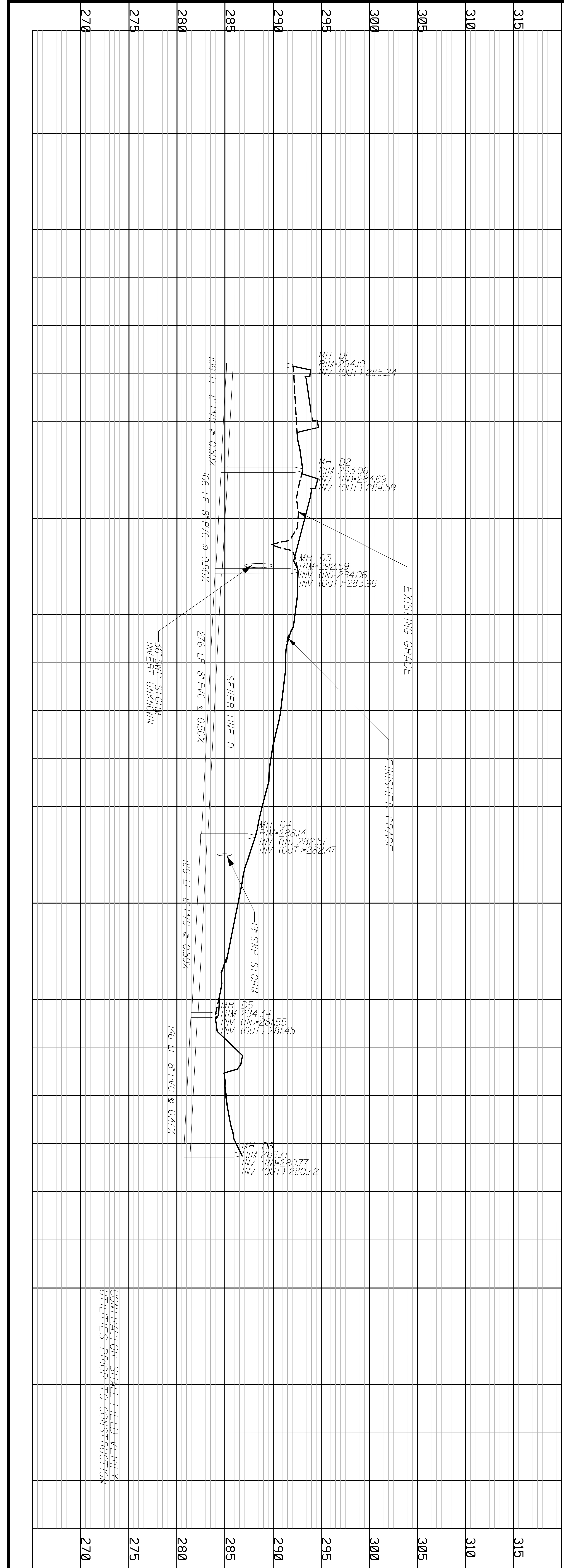
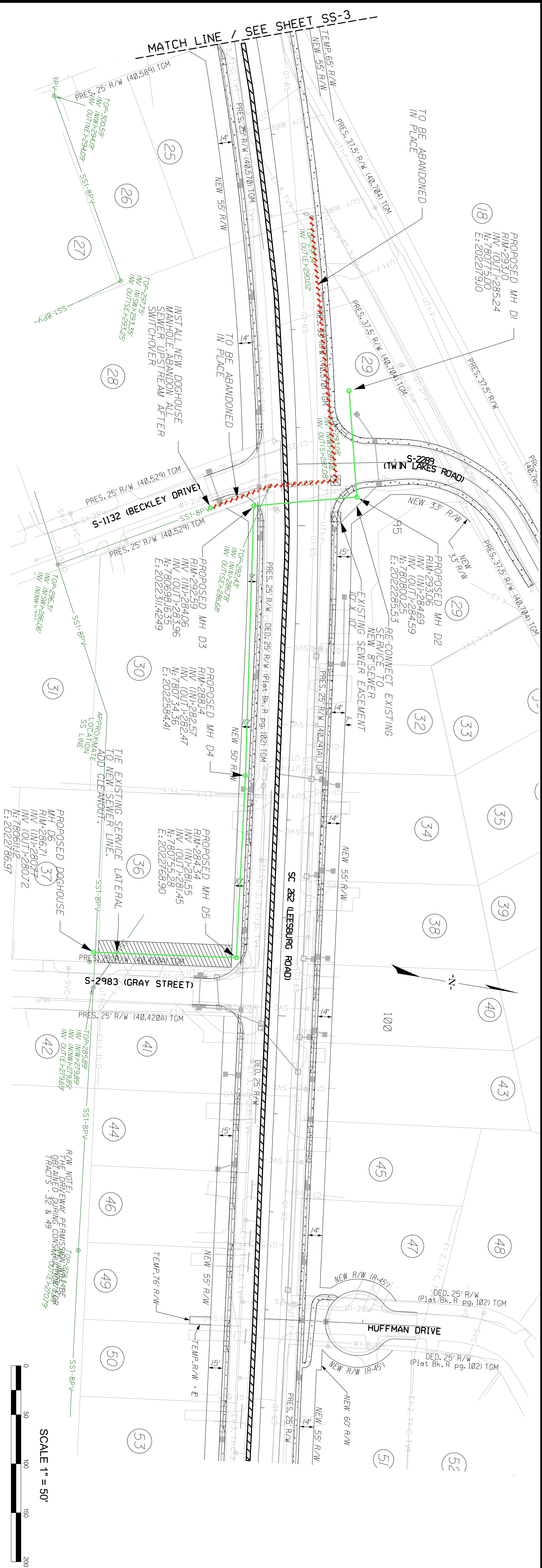
Project Title / Client Information
CITY OF COLUMBIA

LEESBURG ROAD AND PATRICIA DRIVE WATER AND SEWER RELOCATIONS

COLUMBIA, SOUTH CAROLINA



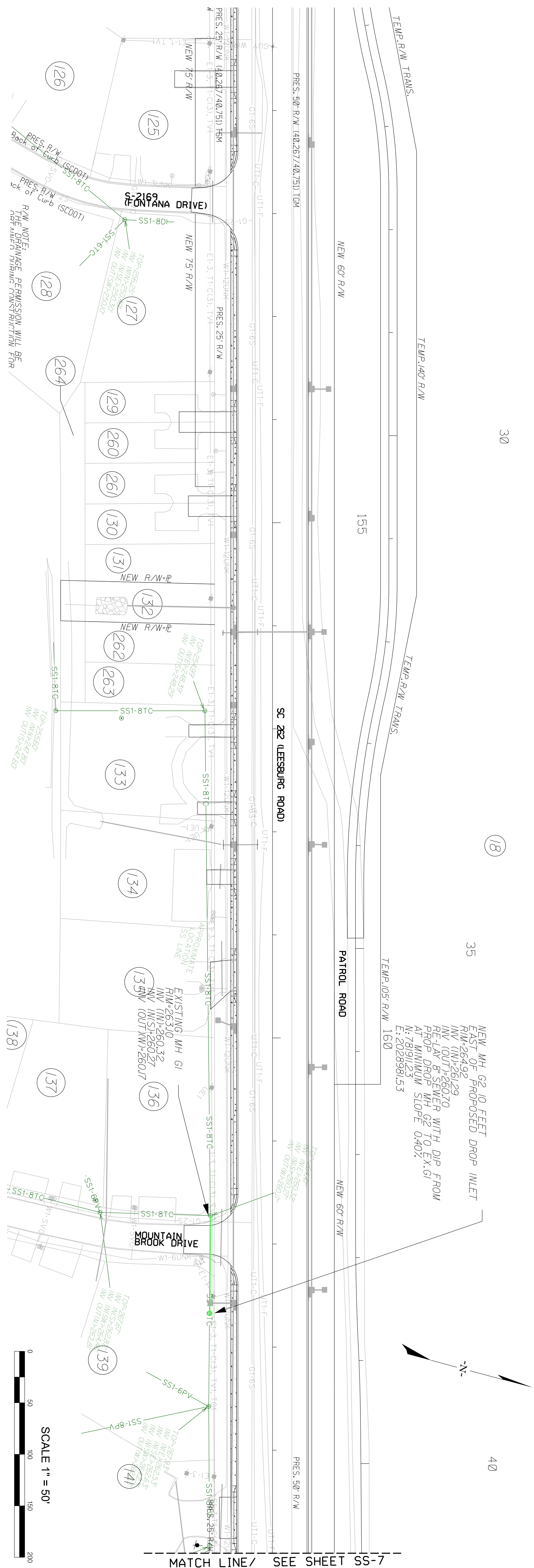
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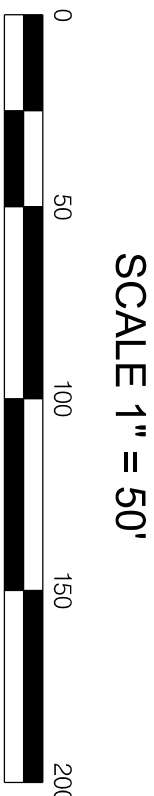
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SEWER RELOCATION		CDM SMITH Proj No. 121860-223389		No. Name		CITY OF COLUMBIA		WM4393		South Carolina Seal		South Carolina Seal		1441 Main Street, Suite 1000	
TWIN LAKES TO GRAY STREET		Drawn By Date 4-8-19		0 ISSUED FOR BID		LEESBURG ROAD WATER AND SEWER RELOCATIONS		SS7409		No. C00402		No. 14127		Columbia, South Carolina 29201	
		Designed By Date 4-8-19		00 RE-ISSUED FOR BID		COLUMBIA, SOUTH CAROLINA				Richard E. Culler		Richard E. Culler		Tel: (803) 758-4500	
		Approved By Date 6-21-19													



Drawing No. SS-5	Drawing Title	Drawing Information CDM SMITH Proj No. 121860-223389 Drawn By Date CHL 4-8-19 Designed By Date REC 4-8-19 Approved By Date REC 6-21-19	Revisions No. Name 0 ISSUED FOR BID JUN 2019 00 RE-ISSUED FOR BID JUL 2020	Project Title / Client Information CITY OF COLUMBIA LEESBURG ROAD WATER AND SEWER RELOCATIONS COLUMBIA, SOUTH CAROLINA	CIP Numbers: WM4393 SS7409			
	SEWER RELOCATION							
	NEAR NEWELL ROAD							

[illegible]

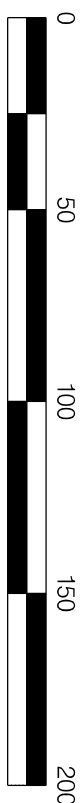
SS-6	Drawing No.	Drawing Title	Drawing Information	Revisions	Project Title / Client Information	CIP Numbers:		
		SEWER RELOCATION MOUNTAIN BROOK DRIVE	CDM SMITH Proj.No. 121860-223389	No. Name	CITY OF COLUMBIA	WM4393 SS7409		
			Drawn By Date GHL 4-8-19	0 ISSUED FOR BID JUN 2019				
			Designed By Date REC 4-8-19	00 RE-ISSUED FOR BID JUL 2020	LEESBURG ROAD WATER AND SEWER RELOCATIONS			
			Approved By Date REC 6-21-19	000 REVISED & RE-ISSUED FOR BID FEB 2021	COLUMBIA, SOUTH CAROLINA			



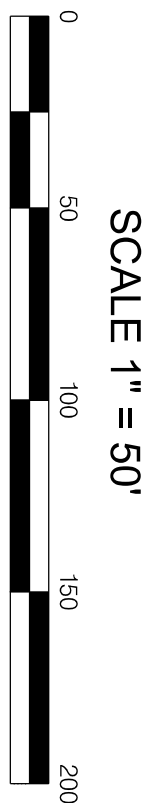
SS-7	Drawing No.	Drawing Title SEWER RELOCATION AT ULMER ROAD	Drawing Information		Revisions			Project Title / Client Information CITY OF COLUMBIA LEESBURG ROAD SEWER RELOCATION COLUMBIA, SOUTH CAROLINA
			CDM SMITH Proj No. 121860-223389		No.	Name	Date	
			Drawn By Date GHL 4-8-19		0	ISSUED FOR BID	JUN 2019	
			Designed By Date REC 4-8-19		00	RE-ISSUED FOR BID	JUL 2020	
			Approved By Date REC 6-21-19		000	REVISED & RE-ISSUED FOR BID	FEB 2021	



SCALE 1" = 50'

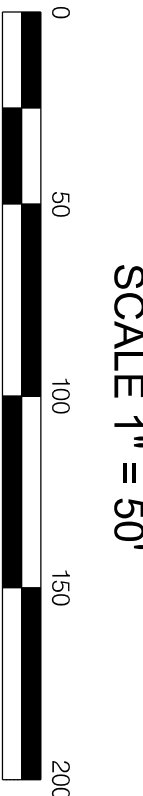
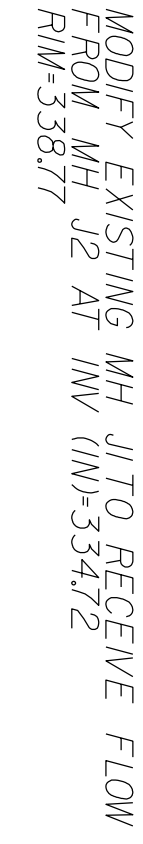
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Drawing No. SS-8	Drawing Title	Drawing Information CDM SMITH Proj No. 121860-223389 Drawn By Date: GHJ 3-15-19 Designed By Date: REC 3-15-19 Approved By Date: REC 6-21-19	Revisions No. Name 0 ISSUED FOR BID JUN 2019 00 RE-ISSUED FOR BID JUL 2020	Project Title / Client Information CITY OF COLUMBIA LEESBURG ROAD AND PATRICIA DRIVE WATER AND SEWER RELOCATIONS COLUMBIA, SOUTH CAROLINA	CIP Numbers: WM4393 SS7409			
	SEWER RELOCATION							
	S-708 (PATRICIA DR.)							



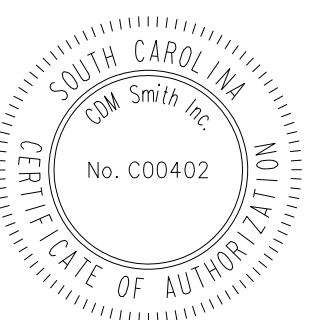
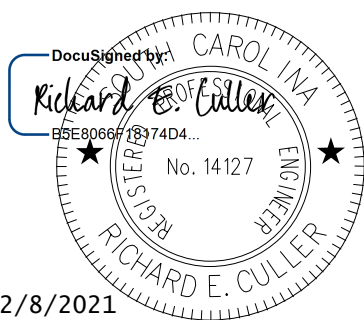
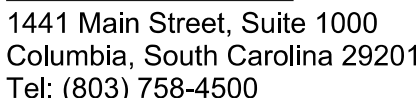
1. CONTRACTOR SHALL FIELD VERIFY UTILITIES PRIOR TO CONSTRUCTION	250
2. SEWER SERVICE LATERALS ARE TO BE RELOCATED TO THE NEW SEWER AFTER THE NEW SEWER LINES HAVE BEEN PLACED IN SERVICE.	245
3. IF A CLEANOUT EXISTS AT THE RIGHT-OF-WAY LINE, THE SERVICE LATERAL SHALL BE REPLACED TO THE EXISTING CLEANOUT IF A CLEANOUT DOES NOT EXIST, THE CONTRACTOR SHALL INSTALL A CLEANOUT AT A LOCATION DESIGNATED BY THE ENGINEER AND TERMINATE THE REPLACEMENT AT THIS NEW CLEANOUT. CONTRACTOR TO COORDINATE THIS WORK WITH THE CUSTOMER AND THE CITY OF COLUMBIA.	240
4. CONTRACTOR TO EXPOSE AND CONFIRM SIZE AND MATERIAL OF EXISTING SEWERS PRIOR TO PROCEEDING.	235

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SS-11	Drawing No.	Drawing Title SEWER RELOCATION TROTTER ROAD	Drawing Information		Revisions		Project Title / Client Information CITY OF COLUMBIA LEESBURG ROAD SEWER RELOCATION COLUMBIA, SC
			CDM SMITH Proj No. 121860-223389		No.	Name	
					0	ISSUED FOR BID	
			Drawn By Date GHL 4-8-19	Date JUN 2019			
			Designed By Date REC 4-8-19	Date JUL 2020	00 RE-ISSUED FOR BID		
			Approved By Date REC 6-21-19				

Packet Pg. 119



Project Title / Client Information

CITY OF COLUMBIA

LEESBURG ROAD WATER
AND SEWER RELOCATIONS

COLUMBIA, SOUTH CAROLINA

Revisions		
No.	Name	Date
0	ISSUED FOR BID	JUN 2019

Drawing Information	
Project No.	WSA No.
Drawn By GHL	Date 3-15-19
Designed By REC	Date 3-15-19
Approved By	Date 6-21-19

Drawing Title

PROPERTY INFORMATION
SHEET

ES-1

SEDIMENT & EROSION CONTROL NOTES

- IF NECESSARY, SLOPES WHICH EXCEED EIGHT (8) VERTICAL FEET SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS, IN ADDITION TO HYDROSEEDING. IF MAY BE NECESSARY TO INSTALL TEMPORARY SLOPE DRAINS DURING CONSTRUCTION. TEMPORARY BERMS MAY BE NEEDED UNTIL THE SLOPE IS BROUGHT TO GRADE.
- STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED EXCEPT AS STATED BELOW
 - CONDITIONS STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE
 - WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND
 - WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH-DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
- ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED ONCE EVERY CALENDAR WEEK. IF PERIODIC INSPECTION OR OTHER INFORMATION INDICATES THAT A BMP HAS BEEN INSTALLED INAPPROPRIATELY, OR INCORRECTLY, THE PERMITTEE MUST ADDRESS THE NECESSARY REPLACEMENT OR MODIFICATION REQUIRED TO CORRECT THE BMP WITHIN 8 HOURS OF IDENTIFICATION.
- PROVIDE SILT FENCE AND/OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED, AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILTY INSTALLATION. FILL, COVER, AND TEMPORARY SEEDING AT THE END OF EACH DAY ARE RECOMMENDED. IF WATER IS ENCOUNTERED WHILE TRENCHING, THE WATER SHOULD BE FILTERED TO REMOVE SEDIMENT BEFORE BEING PUMPED BACK INTO ANY WATERS OF THE STATE.
- ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFF-SITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
- THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO PAVED ROADWAY(S) FROM CONSTRUCTION AREAS AND THE GENERATION OF DUST. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS MAY BE REQUIRED.
- RESIDENTIAL SUBDIVISIONS REQUIRE EROSION CONTROL FEATURES FOR INFRASTRUCTURE AS WELL AS FOR INDIVIDUAL LOT CONSTRUCTION. INDIVIDUAL PROPERTY OWNERS SHALL FOLLOW THESE PLANS DURING CONSTRUCTION OR OBTAIN APPROVAL OF AN INDIVIDUAL PLAN IN ACCORDANCE WITH S.C. REG. 72-300 ET SEQ. AND SCRT100000.
- TEMPORARY DIVERSION BERMS AND/OR DITCHES WILL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM UPSLOPE RUNOFF AND/OR TO DIVERT SEDIMENT-LOADED WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS.
- ALL WATERS OF THE STATE (WOS), INCLUDING WETLANDS, ARE TO BE FLAGGED OR OTHERWISE CLEARLY MARKED IN THE FIELD. A DOUBLE ROW OF SILT FENCE IS TO BE INSTALLED IN ALL AREAS WHERE A 50-FOOT BUFFER CAN'T BE MAINTAINED BETWEEN THE DISTURBED AREA AND ALL WOS. A 10-FOOT BUFFER SHOULD BE MAINTAINED BETWEEN THE LAST ROW OF SILT FENCE AND ALL WOS.
- LITTER, CONSTRUCTION DEBRIS, OILS, FUELS, AND BUILDING PRODUCTS WITH SIGNIFICANT POTENTIAL FOR IMPACT (SUCH AS STOCKPILES OF FRESHLY TREATED LUMBER) AND CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORM WATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORM WATER DISCHARGES.
- A COPY OF THE SWPPP, INSPECTIONS RECORDS, AND RAINFALL DATA MUST BE RETAINED AT THE CONSTRUCTION SITE OR A NEARBY LOCATION EASILY ACCESSIBLE DURING NORMAL BUSINESS HOURS, FROM THE DATE OF COMMENCEMENT OF CONSTRUCTION ACTIVITIES TO THE DATE THAT FINAL STABILIZATION IS REACHED.
- INITIATE STABILIZATION MEASURES ON ANY EXPOSED STEEP SLOPE (3H:1V OR GREATER) WHERE LAND-DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED, AND WILL NOT RESUME FOR A PERIOD OF 7 CALENDAR DAYS.
- MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL.
- MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER, AND OTHER WASH WATERS. WASH WATERS MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE.
- MINIMIZE THE DISCHARGE OF POLLUTANTS FROM DEWATERING OF TRENCHES AND EXCAVATED AREAS. THESE DISCHARGES ARE TO BE ROUTED THROUGH APPROPRIATE BMPs (SEDIMENT BASIN, FILTER BAG, ETC.).
- THE FOLLOWING DISCHARGES FROM SITES ARE PROHIBITED:
 - WASTEWATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL;
 - WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS;
 - FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE; AND
 - SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING.
- AFTER CONSTRUCTION ACTIVITIES BEGIN, INSPECTIONS MUST BE CONDUCTED AT A MINIMUM OF AT LEAST ONCE EVERY CALENDAR WEEK AND MUST BE CONDUCTED UNTIL FINAL STABILIZATION IS REACHED ON ALL AREAS OF THE CONSTRUCTION SITE.
- IF EXISTING BMPs NEED TO BE MODIFIED OR IF ADDITIONAL BMPs ARE NECESSARY TO COMPLY WITH THE REQUIREMENTS OF THIS PERMIT AND/OR SCs WATER QUALITY STANDARDS, IMPLEMENTATION MUST BE COMPLETED BEFORE THE NEXT STORM EVENT. IMPLEMENTATION BEFORE THE NEXT STORM EVENT IS IMPRACTICABLE, THE SITUATION MUST BE DOCUMENTED IN THE SWPPP AND ALTERNATIVE BMPs MUST BE IMPLEMENTED AS SOON AS REASONABLY POSSIBLE.
- A PRE-CONSTRUCTION CONFERENCE MUST BE HELD FOR EACH CONSTRUCTION SITE WITH AN APPROVED ON-SITE SWPPP PRIOR TO THE IMPLEMENTATION OF CONSTRUCTION ACTIVITIES. FOR NON-LINEAR PROJECTS THAT DISTURB 10 ACRES OR MORE THIS CONFERENCE MUST BE HELD ON-SITE UNLESS THE DEPARTMENT HAS APPROVED OTHERWISE.
- EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED PRIOR TO PERFORMING EXCAVATION IN ANY AREA, MAINTAINED DURING WORK, AND REMOVED WHEN WORK IS COMPLETED. SEDIMENT AND EROSION CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE SCDEHC STORMWATER BMP HANDBOOK AND THE APPROVED EROSION AND SEDIMENT CONTROL PLAN FOR THIS PROJECT.
- AFTER CONSTRUCTION AREA IS STABILIZED, REMOVE ALL TEMPORARY EROSION CONTROL MEASURES. DISPOSE OF ALL ACCUMULATED SEDIMENT.
- CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SEDIMENT OR SEDIMENT LOADED WATER FROM ENTERING CATCH BASINS, DRAINAGE SYSTEMS, OR WATER BODIES.

CONSTRUCTION SEQUENCE NOTES

- RECEIVE NPDES COVERAGE FROM DHEC.
- HOLD PRE-CONSTRUCTION MEETING AT LEAST 1 WEEK PRIOR TO STARTING CONSTRUCTION.
- NOTIFY CITY OF COLUMBIA, 48 HOURS PRIOR TO BEGINNING LAND DISTURBING ACTIVITIES.
- INSTALLATION OF CONSTRUCTION ENTRANCES.
- CLEAR AND GRUB ONLY AS NECESSARY TO INSTALL SEDIMENT AND EROSION CONTROL MEASURES SHOWN AND NOTED ON DRAWINGS.
- INSTALL SEDIMENT AND EROSION CONTROL MEASURES (E.G., SILT FENCE) IN ACCORDANCE WITH DRAWINGS AND SPECIFICATIONS.
- NOTIFY CITY OF COLUMBIA THAT EROSION CONTROL MEASURES ARE IN PLACE. WORK WILL NOT PROGRESS UNTIL CONTROLS HAVE BEEN INSTALLED, INSPECTED AND APPROVED BY THE CITY OF ROCK HILL.
- CLEAR AND GRUB SITE (SEDIMENT AND EROSION CONTROL MEASURES FOR THESE AREAS MUST ALREADY BE INSTALLED).
- BEGIN WATER AND SEWER MAIN LAYING OPERATIONS. EXCAVATE TRENCH FOR THE PIPE THAT WILL BE INSTALLED AS PART OF THE WORK AREA. INSTALL BEDDING IF NEEDED. INSTALL PIPE, AND BACKFILL TRENCH IN THE WORK AREA.
- COMPLETE FINE GRADING, DRIVEWAY REPAIR, AND GRASSING IN THE WORK AREA IN ACCORDANCE WITH DRAWINGS AND SPECIFICATIONS.
- INSPECT ALL EROSION AND SEDIMENT CONTROL PRACTICES WEEKLY AND AFTER EACH SIGNIFICANT (1/2 INCH OR GREATER) RAINFALL EVENT. CLEAN OUT SEDIMENT FROM EROSION AND SEDIMENT CONTROL DEVICES AS REQUIRED ON DRAWINGS. MAKE NEEDED REPAIRS IMMEDIATELY.
- PERFORM PERMANENT/FINAL STABILIZATION MEASURES.
- WITHIN 30 DAYS AFTER SITE IS STABILIZED (AS APPROVED BY OWNER OR ENGINEER), REMOVE ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES AND PERMANENTLY STABILIZE DISTURBED AREAS RESULTING FROM DEVICE REMOVAL.
- MAINTENANCE OF SEDIMENT AND EROSION CONTROL MEASURES MUST CONTINUE UNTIL THE SITE IS PERMANENTLY STABILIZED AND THE CONTROLS ARE REMOVED.
- SUBMIT NOTICE OF TERMINATION (NOT) TO CITY OF COLUMBIA AS APPROPRIATE.

SPECIAL NOTE

1. AS THE WATER AND SEWER MAIN RELOCATION IS BEING PERFORMED IN-CONTRACT WITH THE ROADWAY WIDENING AND DRAINAGE MODIFICATIONS THE ROADWAY CONTRACTOR SHALL COORDINATE EROSION AND SEDIMENT CONTROL MEASURES WITH THE SEQUENCING OF WORK BETWEEN WATER AND SEWER MAIN RELOCATION AND DRAINAGE MODIFICATIONS IN AREAS WHERE THE CITY OF COLUMBIA IS OBTAINING ADDITIONAL WATER AND SEWER EASEMENTS

ES-2

Drawing No.

Drawing Title

EROSION AND SEDIMENT CONTROL NOTES

Drawing Information	
CDM SMITH Proj No. 121860-223389	Date JUN 2019
Drawn By CHL	Date 4-8-19
Designed By REC	Date 4-8-19
Approved By REC	Date 6-21-19

Revisions	
No.	Name
0	ISSUED FOR BID

Project Title / Client Information

CITY OF COLUMBIA

LEESBURG ROAD WATER AND SEWER RELOCATIONS

COLUMBIA, SOUTH CAROLINA

CIP Numbers:

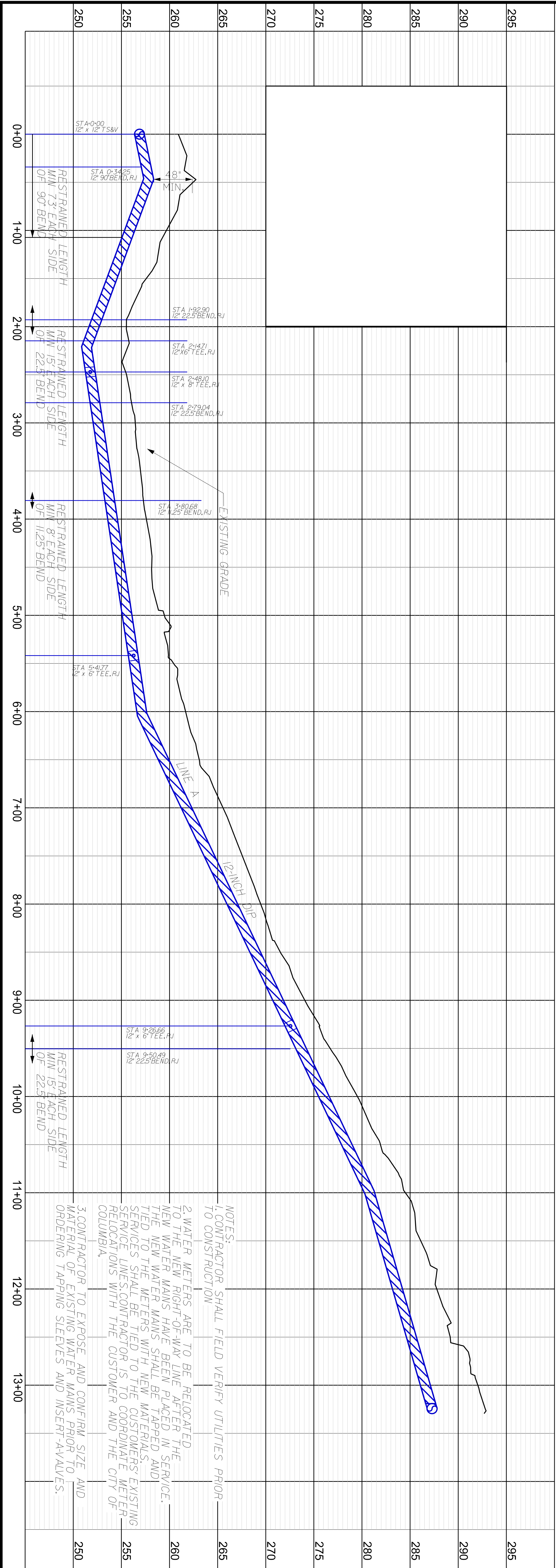
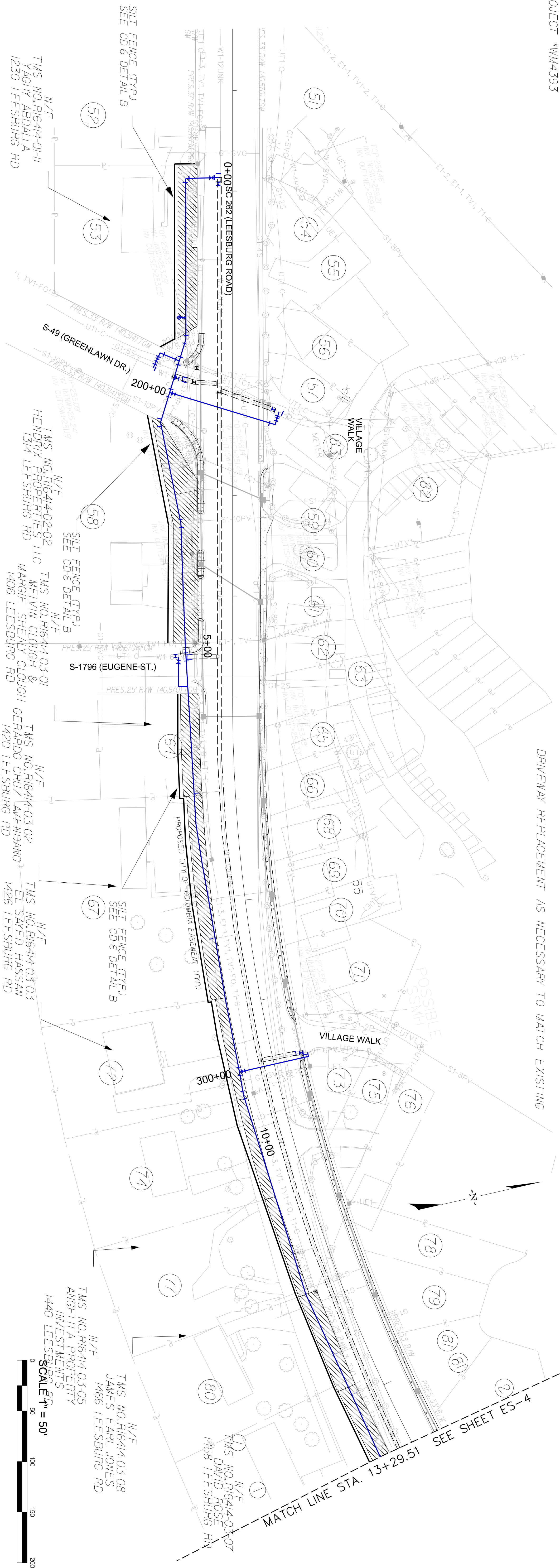
WM4393

SS7409

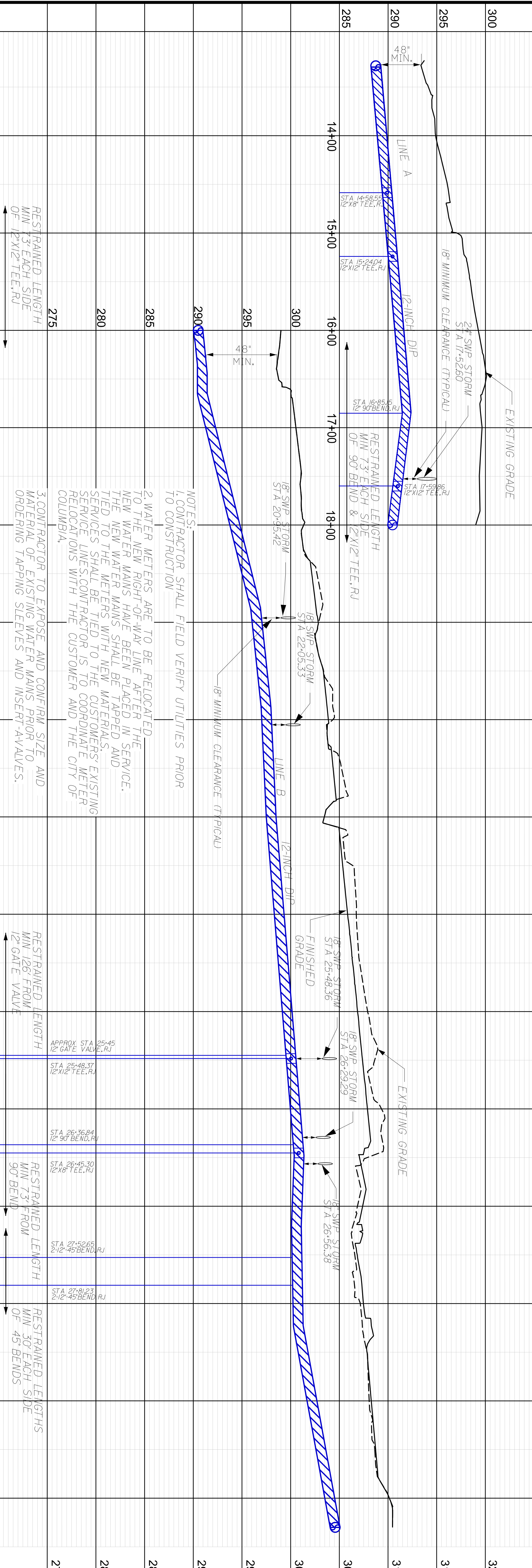
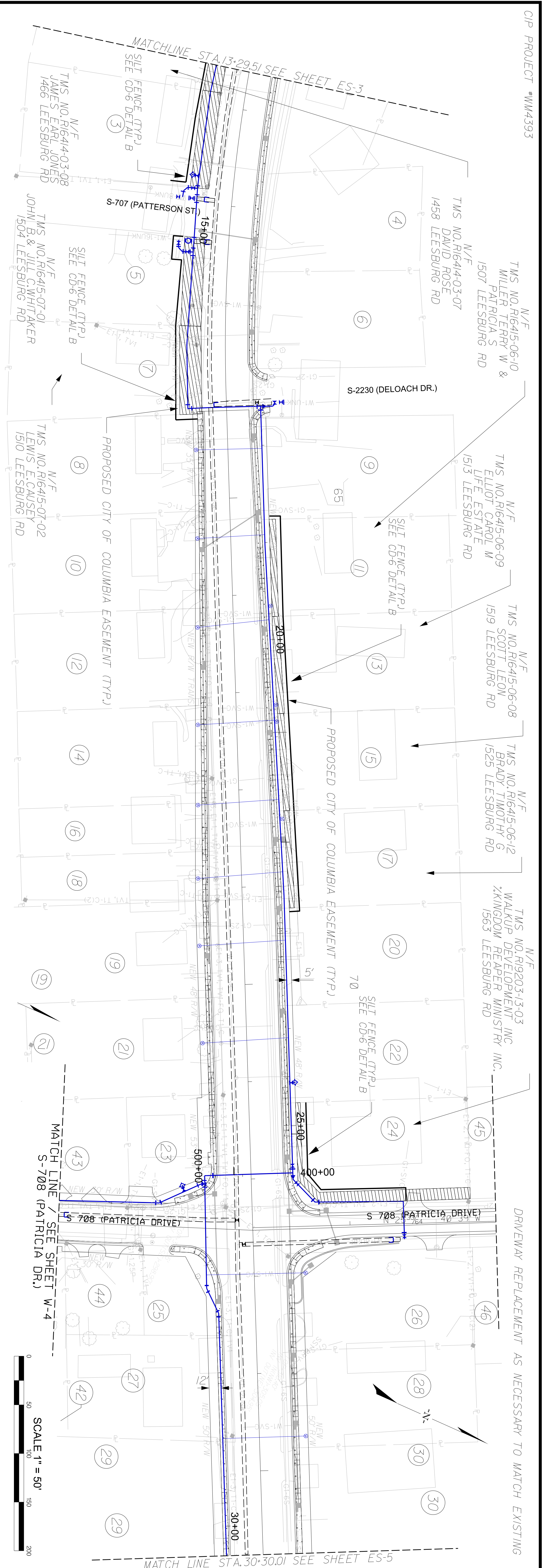
Digitally signed by Richard E. Culler, DN: cn=Richard E. Culler, o=CDM Smith Inc, ou=Engineering, email=rculler@cdmsmith.com, c=US, No. 14127

2/8/2021

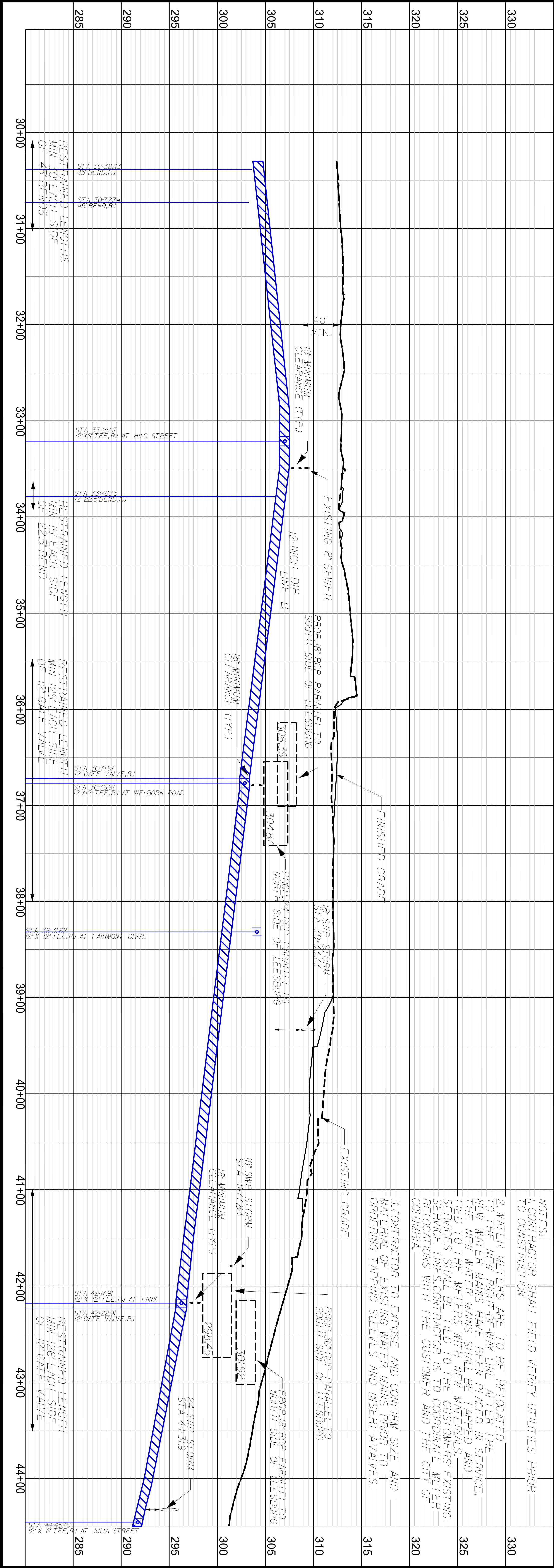
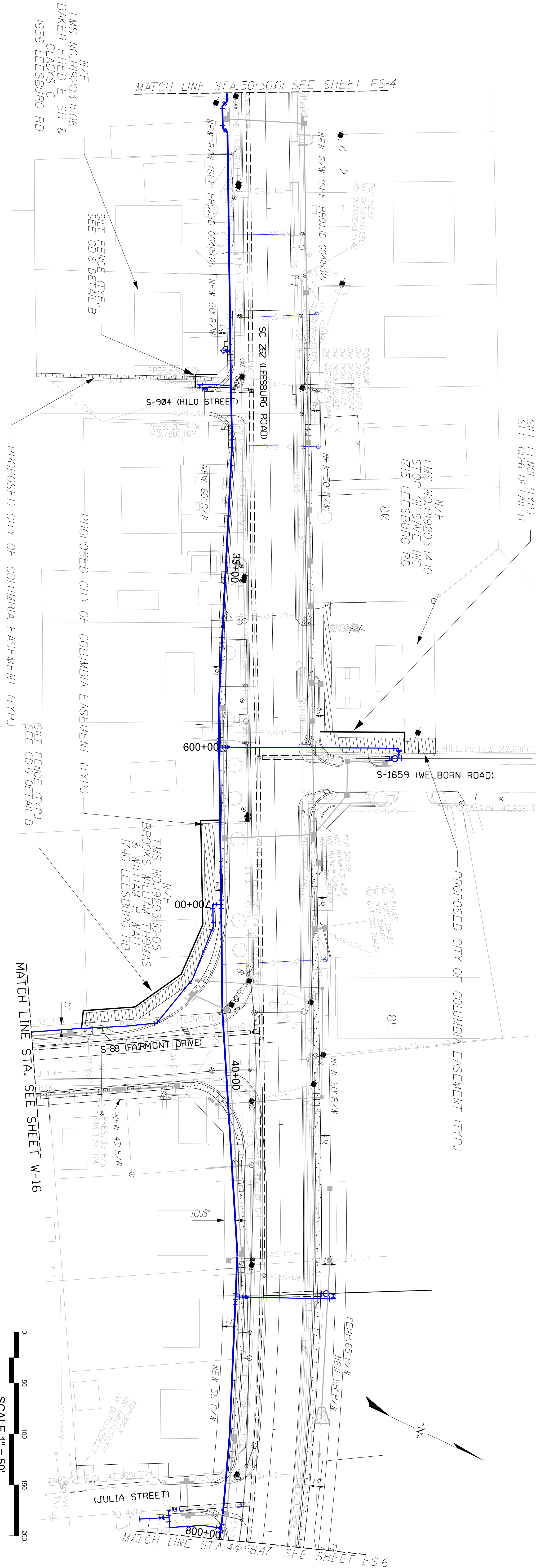
1441 Main Street, Suite 1000
Columbia, South Carolina 29201
Tel: (803) 758-4500

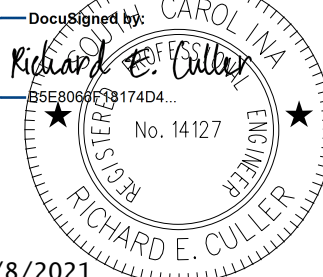


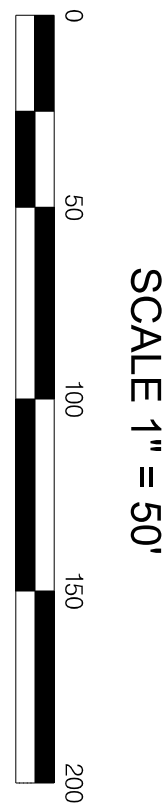
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	Notes: 1. CONTRACTOR SHALL FIELD VERIFY UTILITIES PRIOR TO CONSTRUCTION 2. WATER METERS ARE TO BE RELOCATED TO THE NEW RIGHT-OF-WAY LINE AFTER THE NEW WATER MAINS HAVE BEEN PLACED IN SERVICE. THE NEW WATER MAINS SHALL BE TAPPED AND TIED TO THE METERS WITH NEW MATERIALS. SERVICES SHALL BE TIED TO THE CUSTOMER'S EXISTING SERVICE LINES. CONTRACTOR IS TO COORDINATE METER RELOCATIONS WITH THE CUSTOMER AND THE CITY OF COLUMBIA. 3. CONTRACTOR TO EXPOSE AND CONFIRM SIZE AND MATERIAL OF EXISTING WATER MAINS PRIOR TO ORDERING TAPPING SLEEVES AND INSERT-VALVES.								



Drawing Title SEDIMENT AND EROSION CONTROL SHEET - W-2		Drawing Information Project No. WSA No. Date 4-8-19 Designed By Date REC 4-8-19 Approved By Date 6-21-19		Revisions No. Name Date 0 ISSUED FOR BID JUN 2019		Project Title / Client Information CITY OF COLUMBIA LEESBURG ROAD WATER AND SEWER RELOCATIONS COLUMBIA, SOUTH CAROLINA					
Drawing No. ES-4											



Drawing Title EROSION AND SEDIMENT CONTROL SHEET - W-3		Drawing Information Project No. WSA No. 0 Drawn By GIL Date 4-8-19 Designed By REC Date 4-8-19 Approved By Date 6-21-19		Revisions No. Name 0 ISSUED FOR BID		Project Title / Client Information CITY OF COLUMBIA LEESBURG ROAD WATER AND SEWER RELOCATIONS COLUMBIA, SOUTH CAROLINA		 No. C00402		 No. 14127 2/8/2021		 1441 Main Street, Suite 1000 Columbia, South Carolina 29201 Tel: (803) 758-4500	
Drawing No. ES-5													



ES-6	Drawing No.	Drawing Title EROSION AND SEDIMENT CONTROL SHEET - W-5	Drawing Information		Revisions			Project Title / Client Information CITY OF COLUMBIA, LEESBURG ROAD SEWER RELOCATION COLUMBIA, SC
			Project No.	WSA No.	No.	Name	Date	
					0	ISSUED FOR BID	JUN 2019	
			Drawn By GHL	Date 4-8-19				
			Designed By REC	Date 4-8-19				
			Approved By	Date 6-21-19				

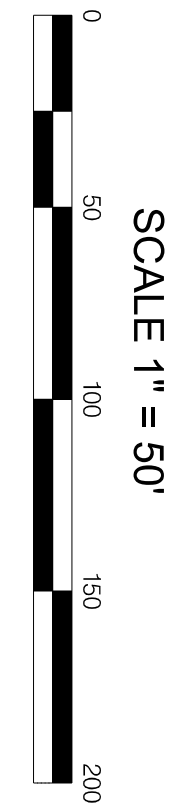
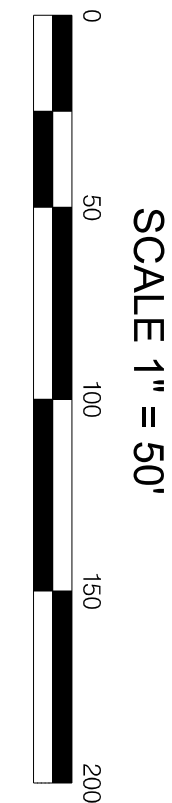
**CDM
Smith**

1441 Main Street, Suite 1000
Columbia, South Carolina 29201
Tel: (803) 758-4500



Drawing No. ES-7	Drawing Title EROSION AND SEDIMENT CONTROL SHEET - W-6	Drawing Information		Revisions			Project Title / Client Information CITY OF COLUMBIA LEESBURG ROAD SEWER RELOCATION COLUMBIA, SOUTH CAROLINA
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		Drawn By GHL	Date 4-8-19				
		Designed By REC	Date 4-8-19				
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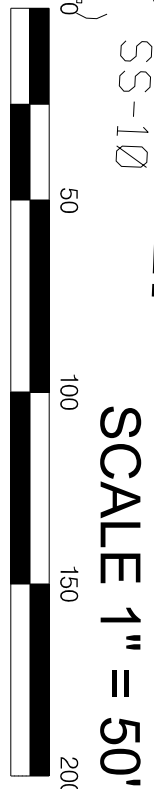


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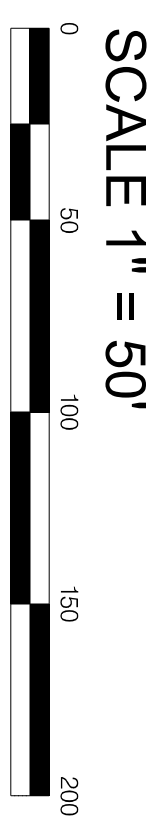
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		Drawn By	Date							
			4-8-19							
		Designed By	Date							
		REC	4-8-19							
		Approved By	Date							
			6-21-19							



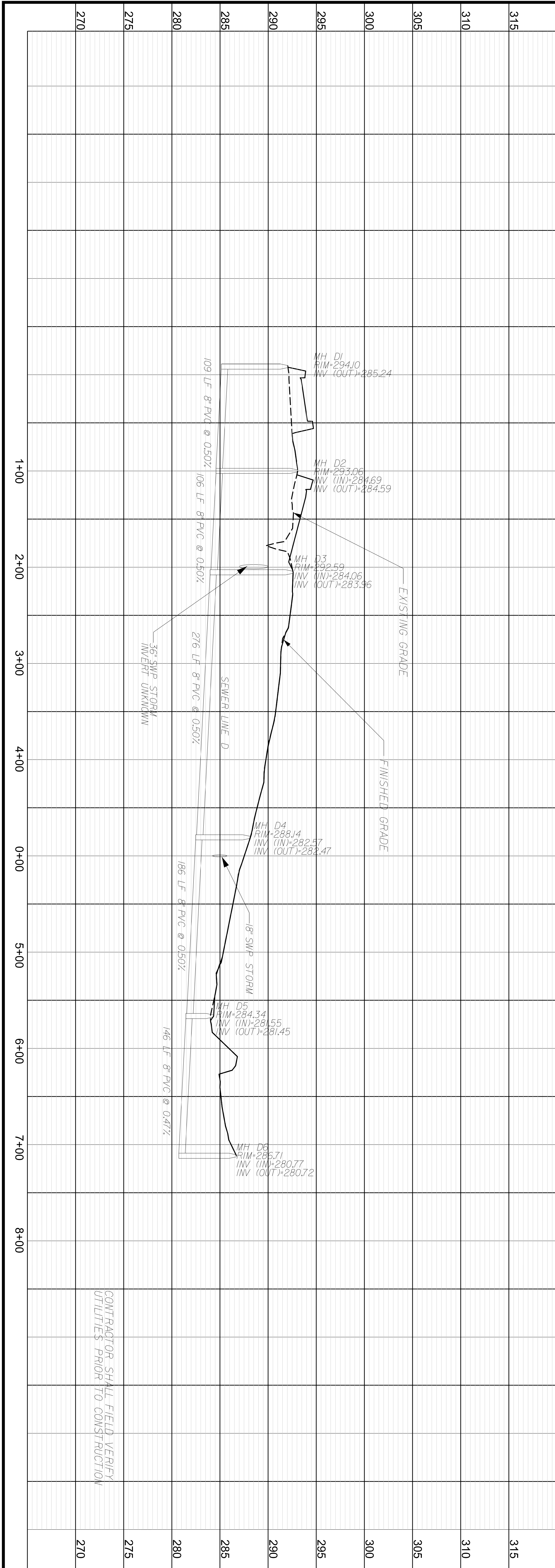
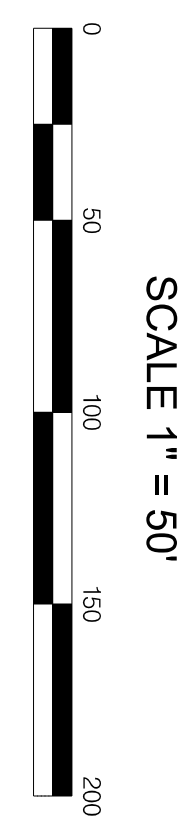
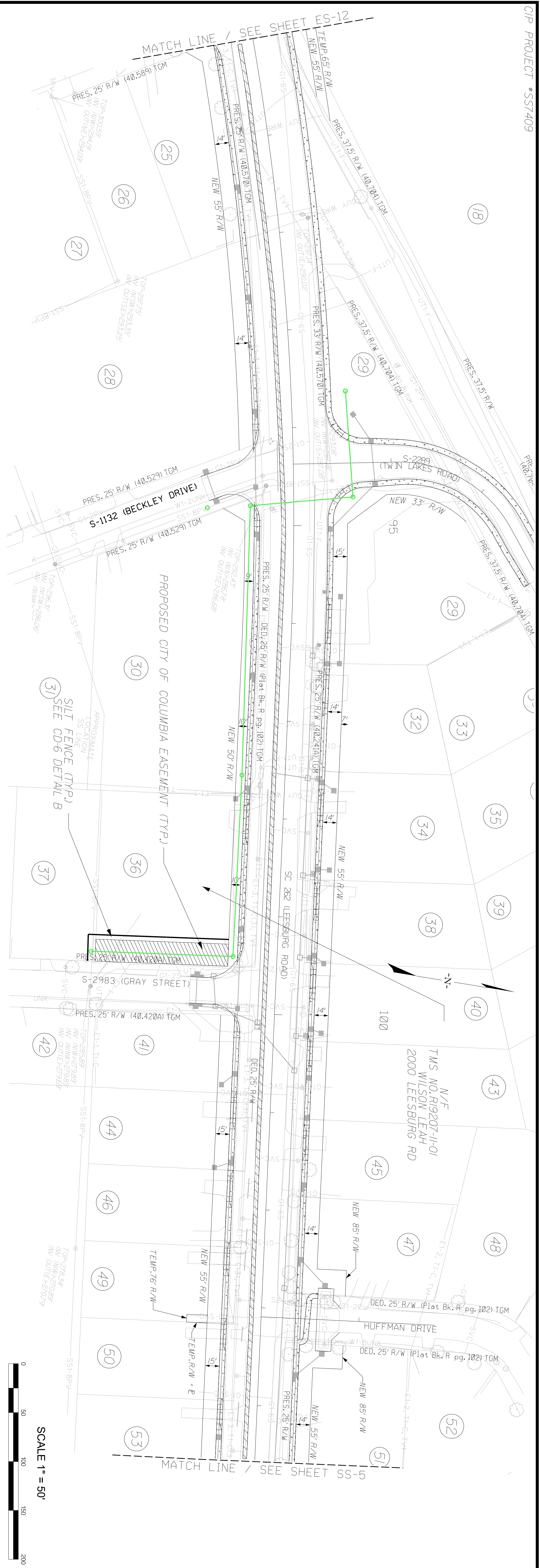
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		CDM SMITH Proj No. 121860-223389	No.	Name			Date
		Drawn By Date: GHL 3-15-19	0	ISSUED FOR BID			JUN 2019
		Designed By Date: REC 3-15-19					
		Approved By Date: 6-21-19					
		REC					

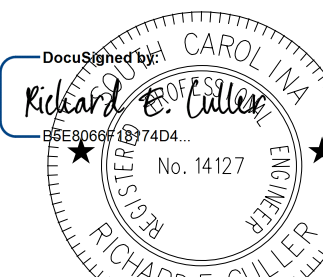


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			Designed By Date: REC 3-15-19					
			Approved By Date: REC 6-21-19					
EROSION AND SEDIMENT CONTROL SHEET - SS-2						CITY OF COLUMBIA		
						LEESBURG ROADS WATER AND SEWER		
						COLUMBIA, SOUTH CAROLINA		

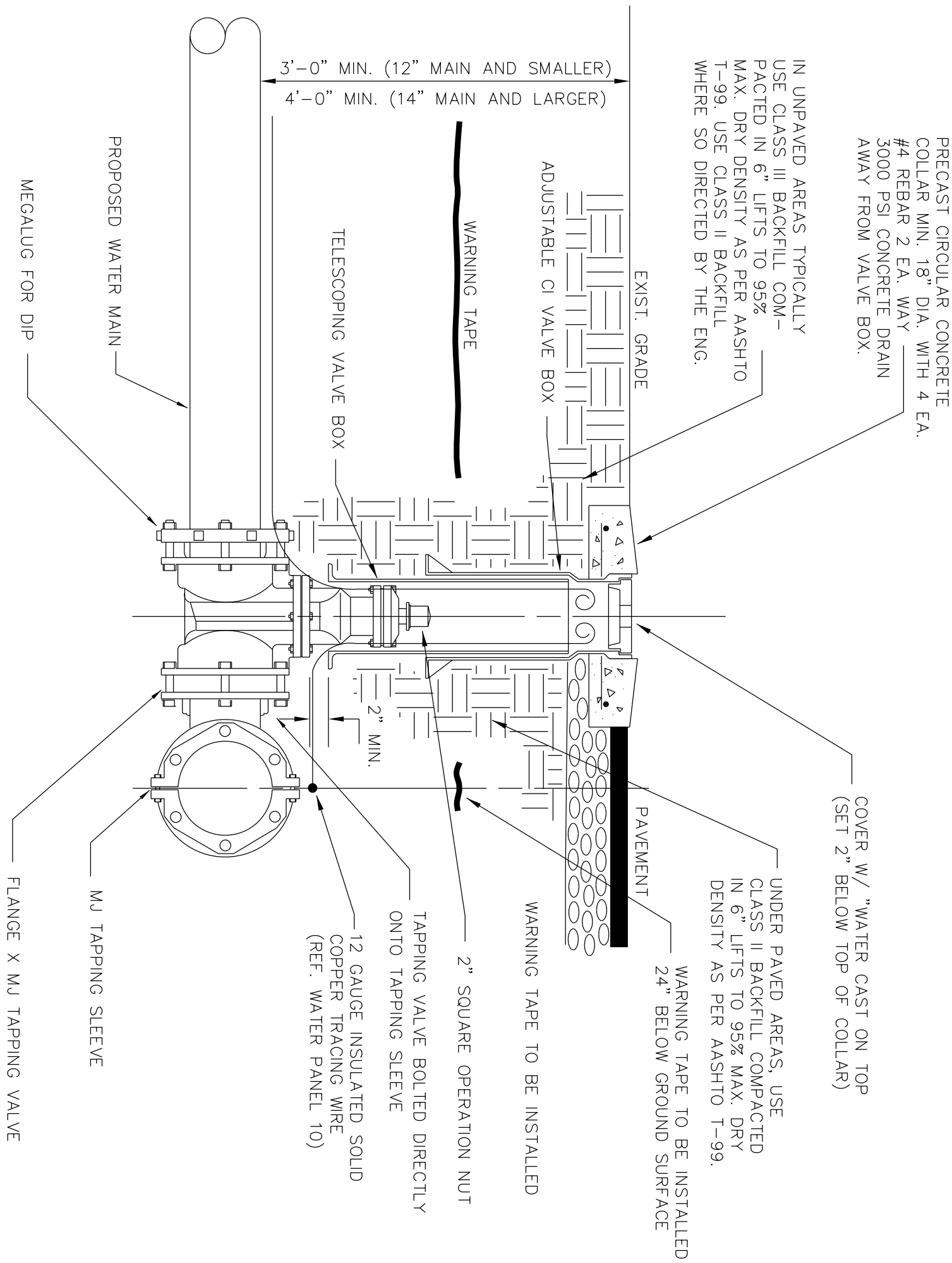
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		CDM SMITH Proj No. 121860-223389	No. Name 0 ISSUED FOR BID	Date JUN 2019	CITY OF COLUMBIA		WM4393 SS7409				
		Drawn By Date GHL 3-15-19			LEESBURG ROAD AND PATRICIA DRIVE WATER AND SEWER RELOCATIONS						
		Designed By Date REC 3-15-19			COLUMBIA, SOUTH CAROLINA						
		Approved By Date REC 6-21-12									

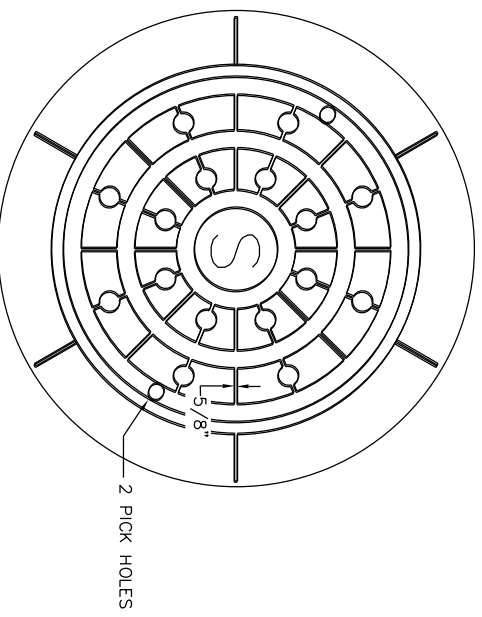
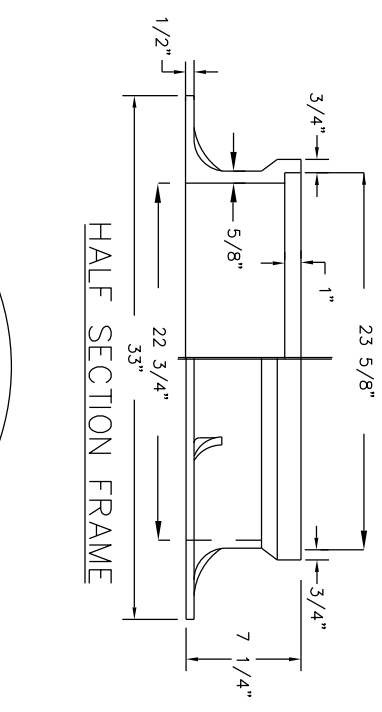
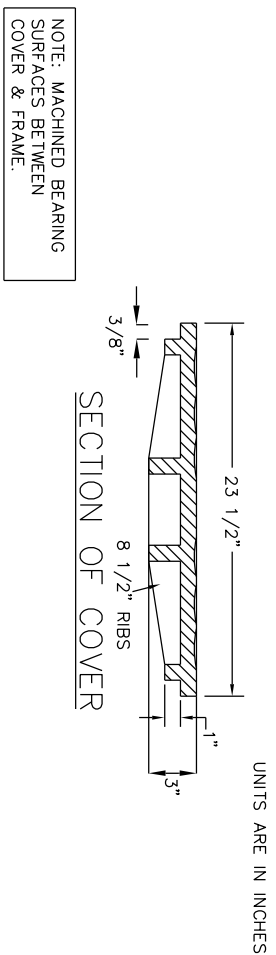


Drawing Title SEDIMENT AND EROSION CONTROL SHEET - SS-4		Drawing Information Project No. WSA No. Drawn By Date Checked By Date Designed By Date Approved By Date		Revisions No. Name Date 0 ISSUED FOR BID JUN 2019		Project Title / Client Information CITY OF COLUMBIA LEESBURG ROAD WATER AND SEWER RELOCATIONS COLUMBIA, SOUTH CAROLINA		 No. C00402		 Richard E. Culler No. 14127 2/8/2021		 CDM Smith 1441 Main Street, Suite 1000 Columbia, South Carolina 29201 Tel: (803) 758-4500	
Drawing No. ES-13													

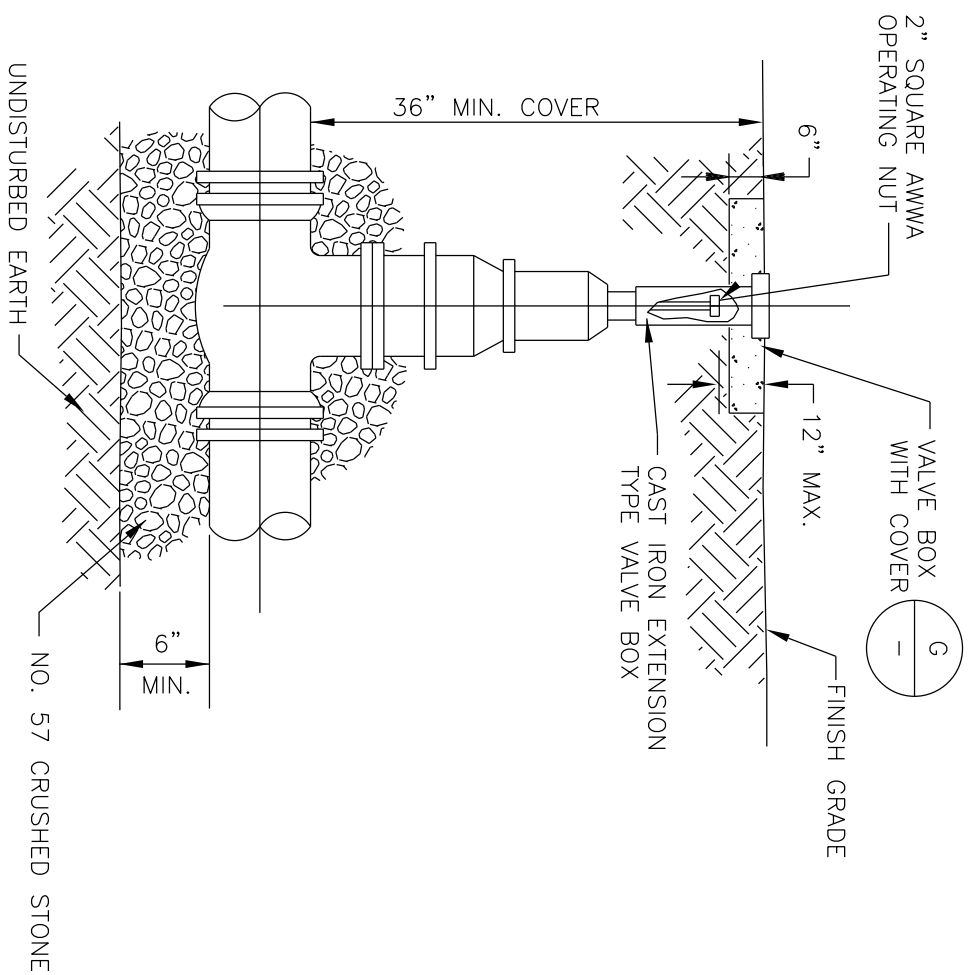
1. CENTER VALVE BOX OVER OPERATING NUT TO INSURE FREE VALVE OPERATION.
2. USE TELESCOPING VALVE BOX ON ALL VALVES.
3. SUPPORT VALVE BOX BOTTOM ON WELL COMPACTED BACKFILL. DO NOT ALLOW VALVE BOX TO REST ON ANY PORTION OF VALVE.



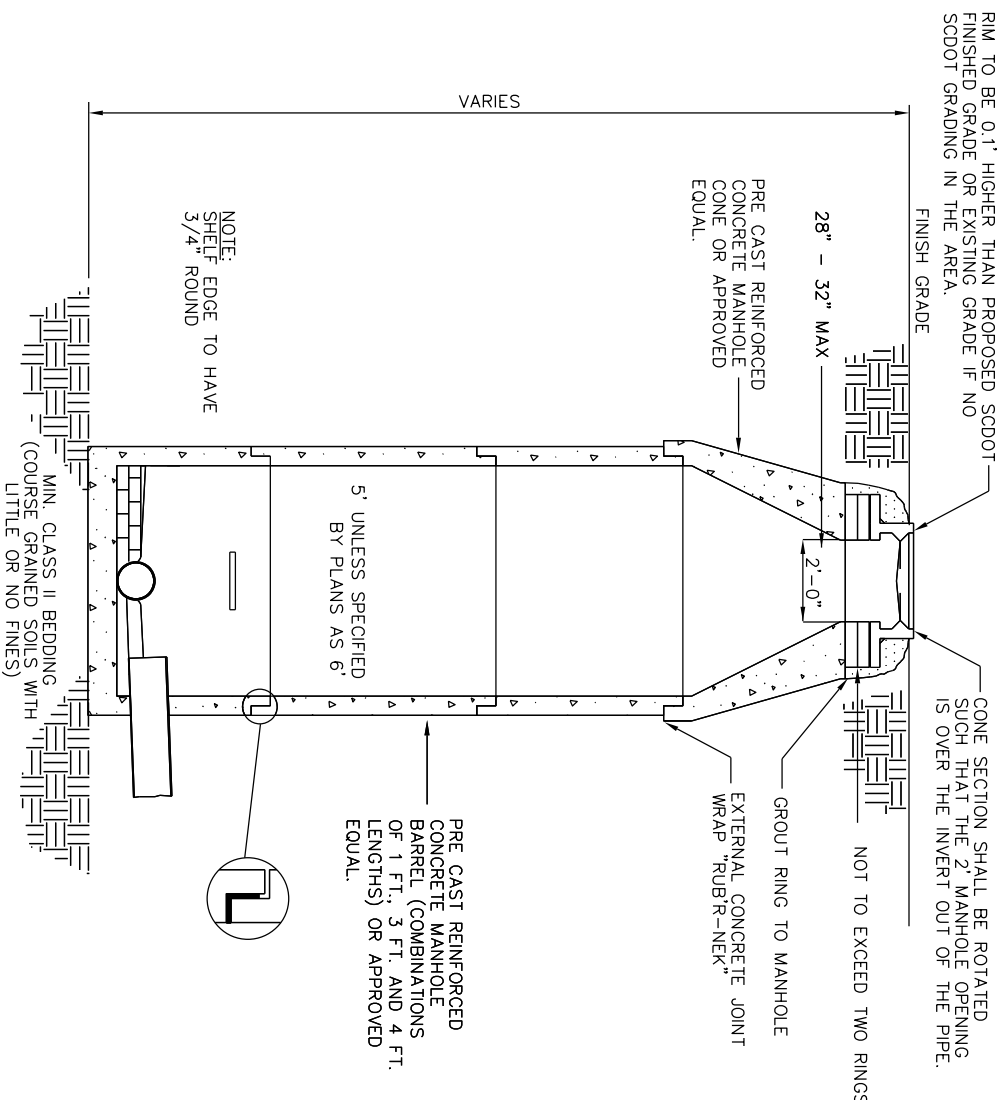
TAPPING SLEEVE AND VALVE
DETAIL
A
NTS



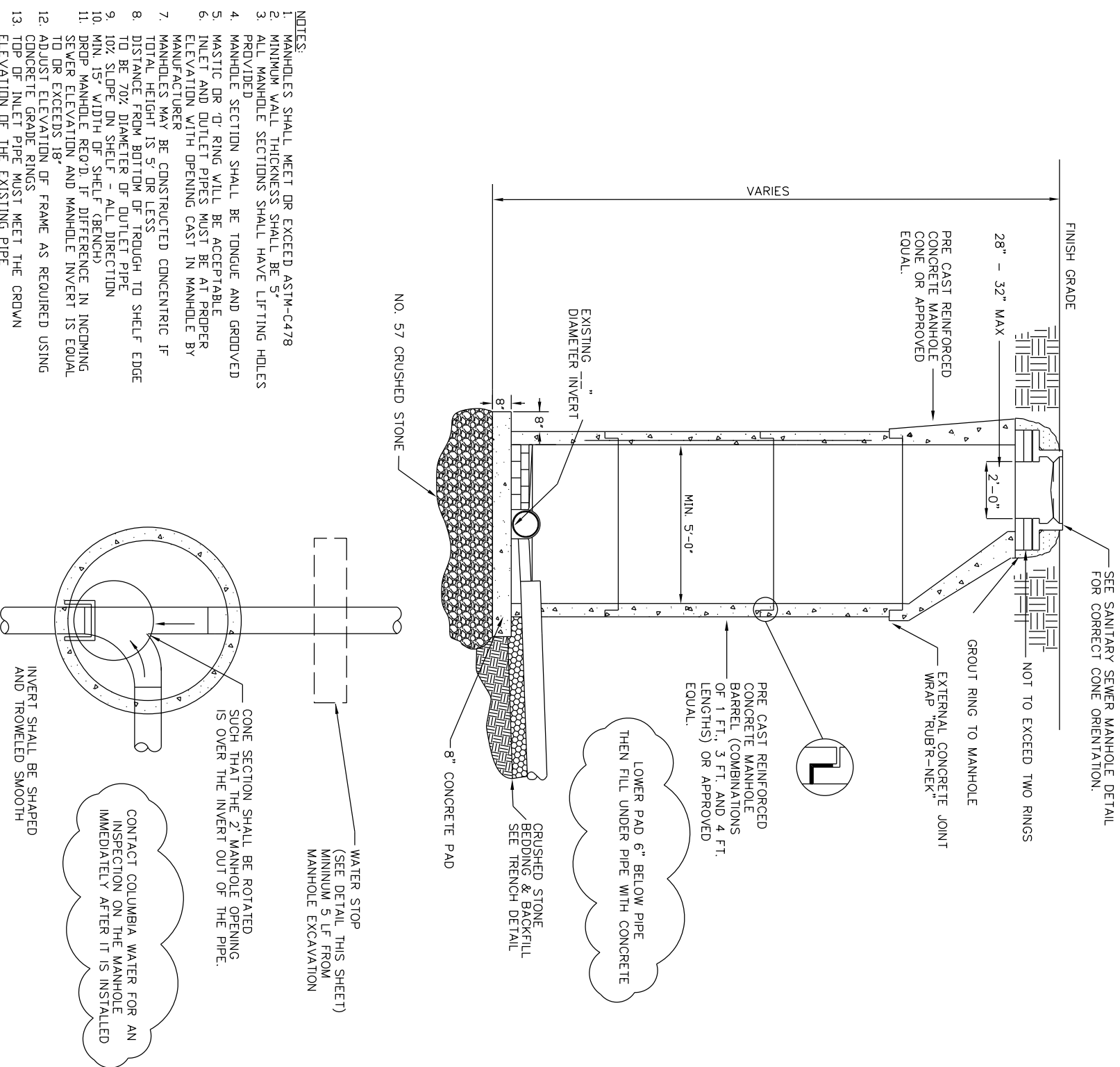
MANHOLE FRAME AND COVER
DETAIL
D
NTS



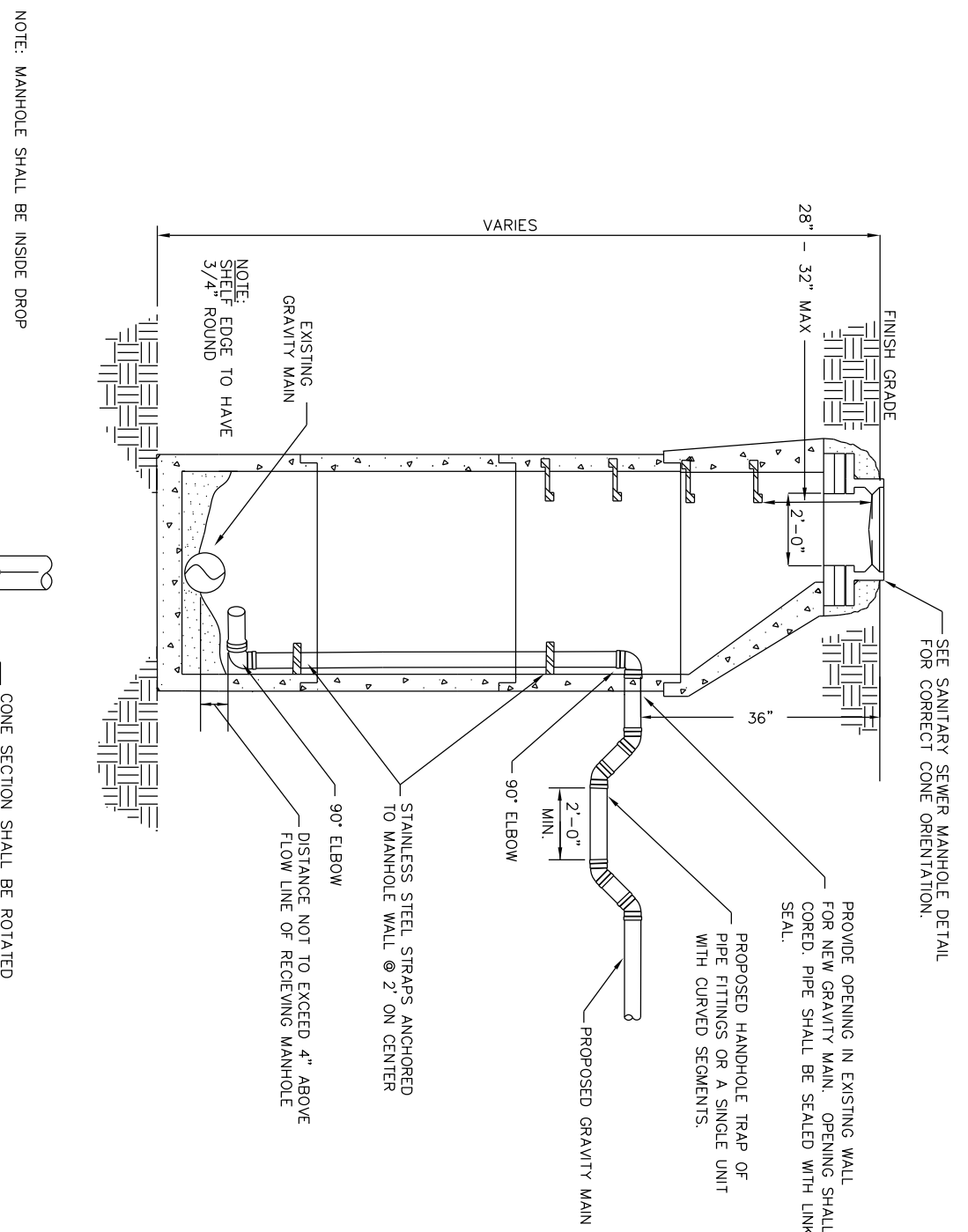
VERTICAL VALVE INSTALLATION
W/ BELOW GROUND OPERATOR
DETAIL
B
NTS



PRECAST CONCRETE MANHOLE
DETAIL
E
NTS



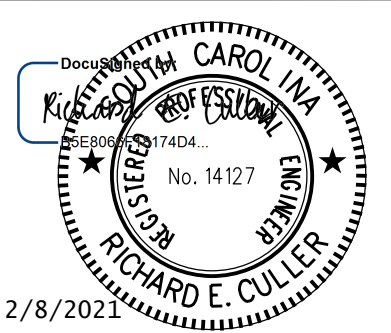
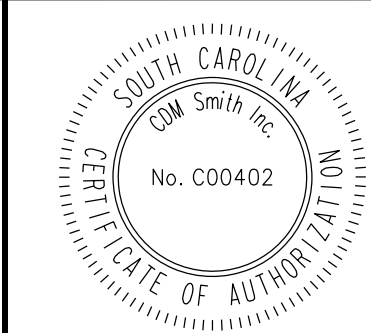
DOOHOUSE TYPE MANHOLE
DETAIL
C
NTS



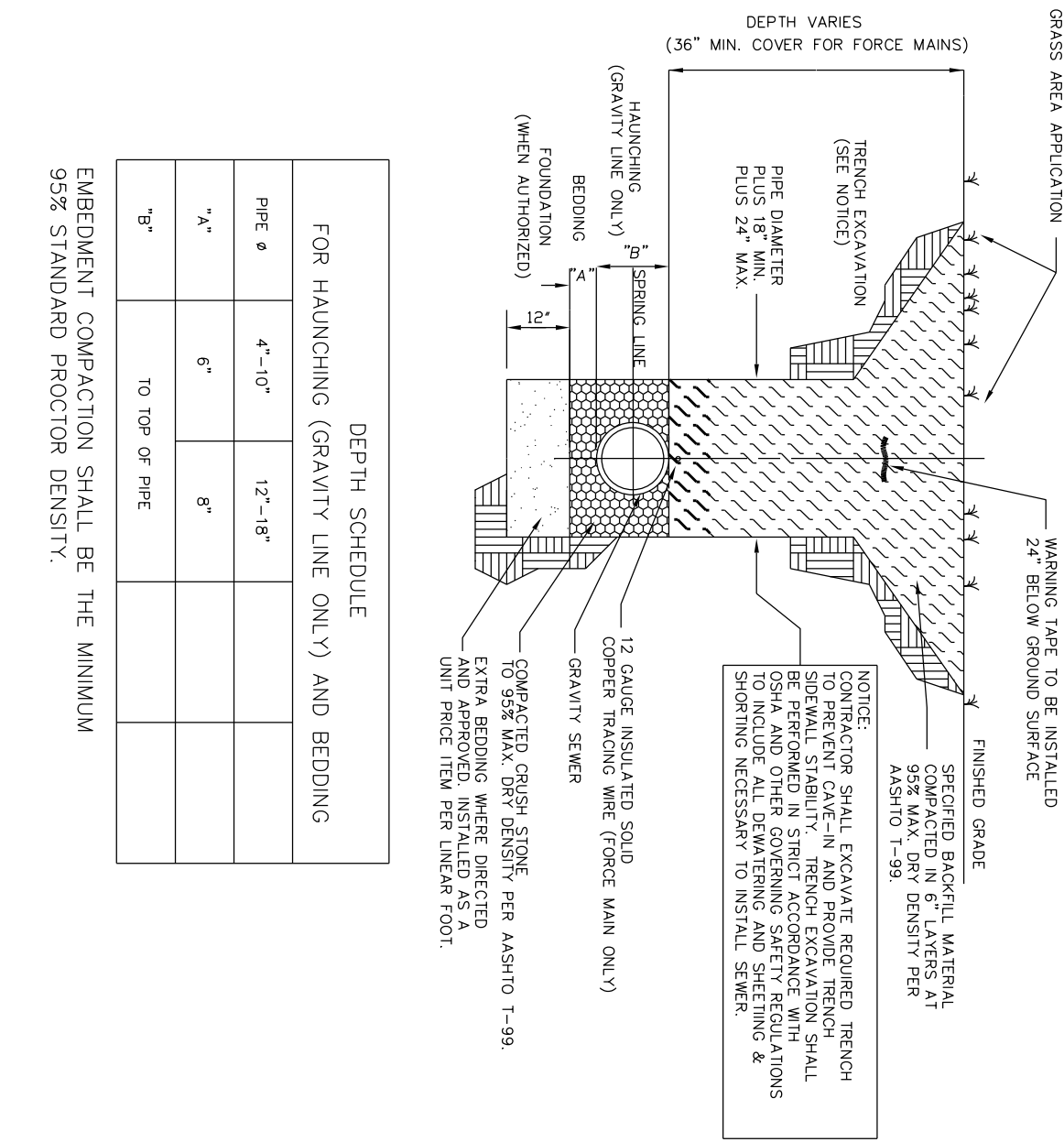
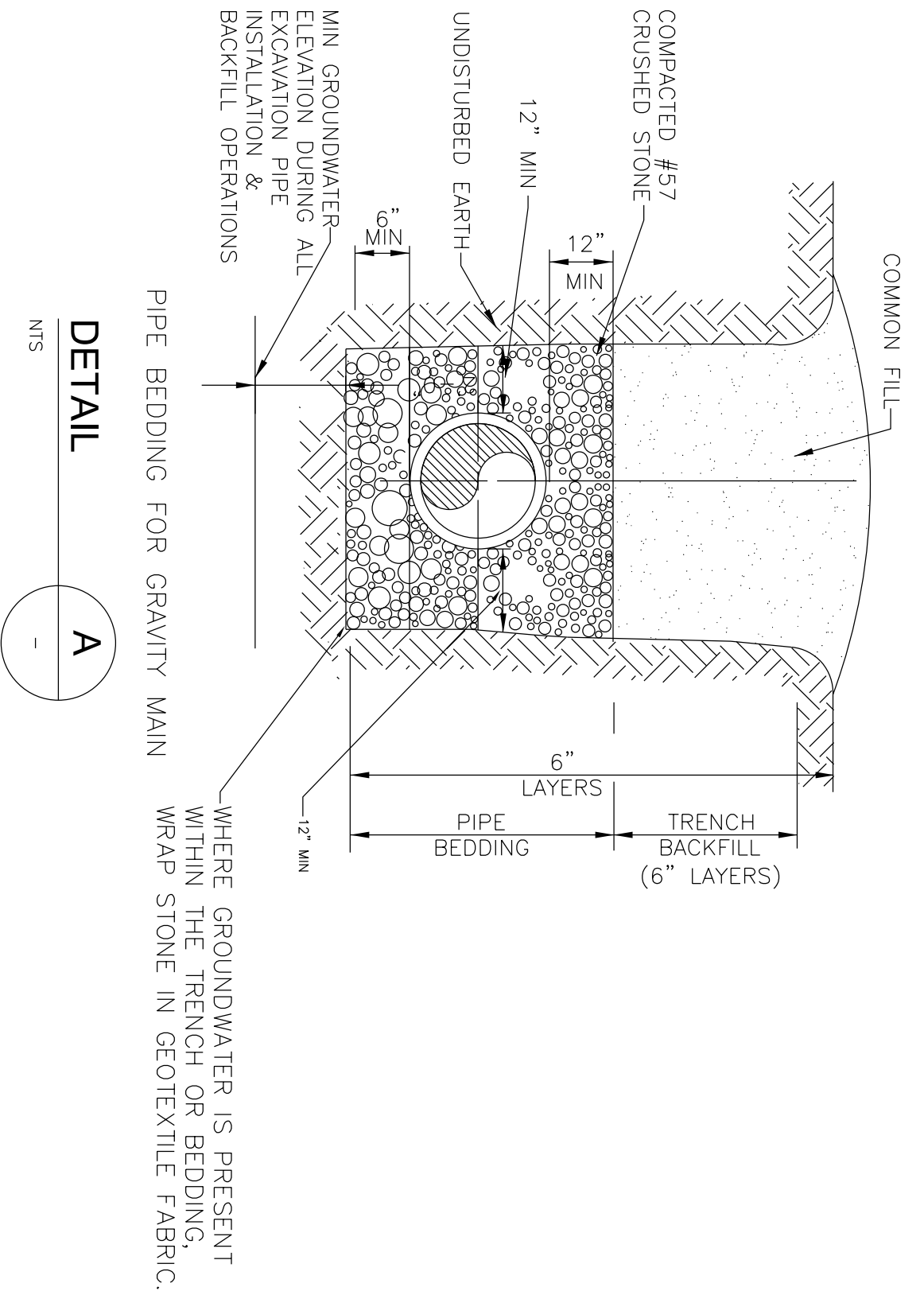
NEW GRAVITY MAN TO
EXISTING MANHOLE CONNECTION
DETAIL
F
NTS

- NOTES:
1. MANHOLE SHALL MEET OR EXCEED ASTM-C478.
 2. ALL MANHOLE SECTIONS SHALL HAVE LIFTING HOLES.
 3. ALL MANHOLE SECTIONS SHALL HAVE LIFTING HOLES.
 4. MANHOLE SECTION SHALL BE THINNE AND GROINED.
 5. MANHOLE SECTION SHALL BE THINNE AND GROINED.
 6. MANHOLE SECTION SHALL BE THINNE AND GROINED.
 7. MANHOLE SECTION SHALL BE THINNE AND GROINED.
 8. MANHOLE SECTION SHALL BE THINNE AND GROINED.
 9. MANHOLE SECTION SHALL BE THINNE AND GROINED.
 10. MANHOLE SECTION SHALL BE THINNE AND GROINED.
 11. MANHOLE SECTION SHALL BE THINNE AND GROINED.
 12. MANHOLE SECTION SHALL BE THINNE AND GROINED.
 13. MANHOLE SECTION SHALL BE THINNE AND GROINED.

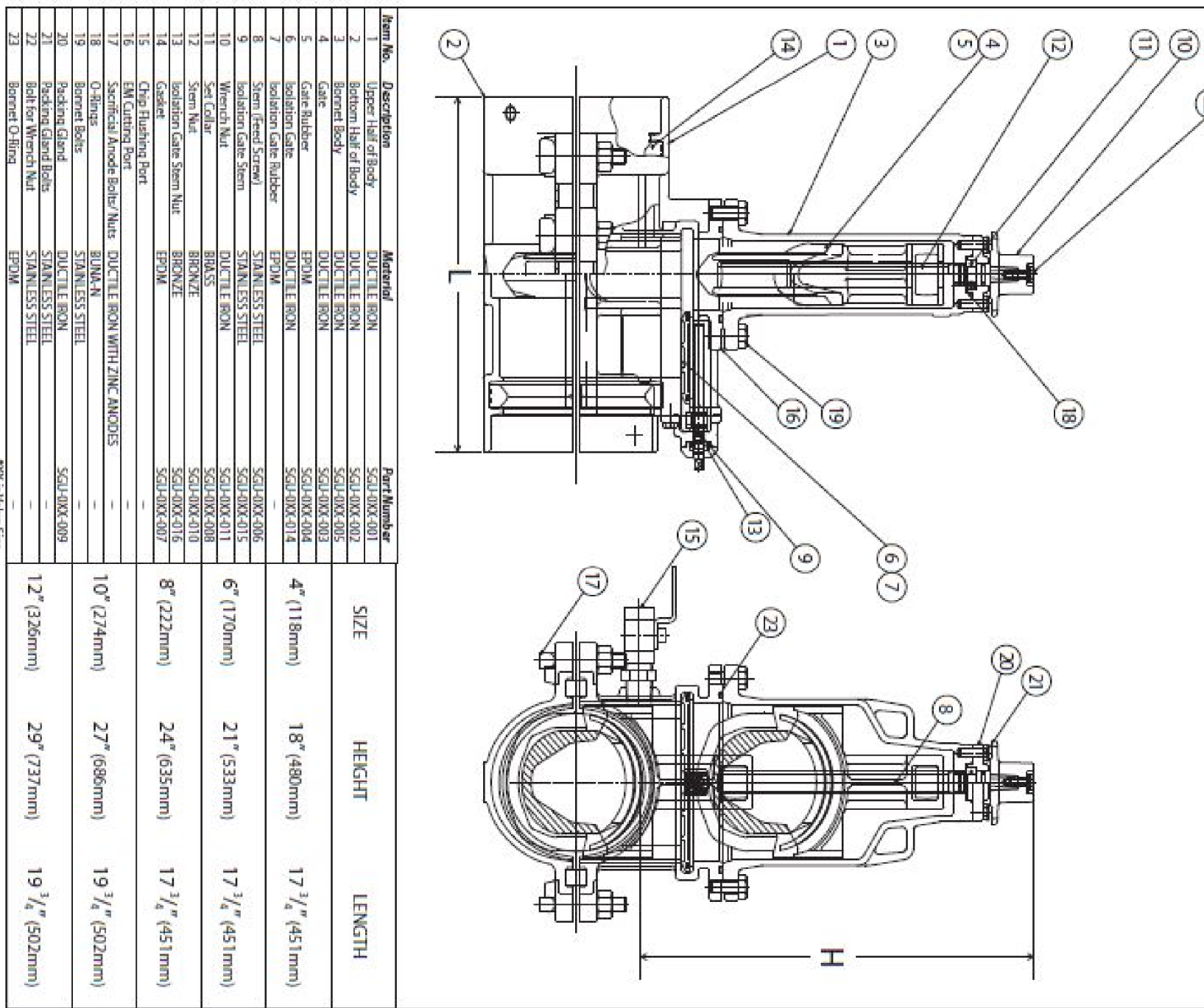
- NOTES:
1. MANHOLE SHALL MEET OR EXCEED ASTM-C478.
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 11. MANHOLE SECTION SHALL BE THINNE AND GROINED.
 12. MANHOLE SECTION SHALL BE THINNE AND GROINED.
 13. MANHOLE SECTION SHALL BE THINNE AND GROINED.



Drawing Information		Revisions		Project Title / Client Information	
CDM Smith Proj No.	121860-223389	No.	Name	CITY OF COLUMBIA	
Drawn By	Date	0	ISSUED FOR BID	LEESBURG ROAD WATER AND SEWER RELOCATIONS	
Designed By	Date			COLUMBIA, SOUTH CAROLINA	
Approved By	Date				
REC	6-21-19				

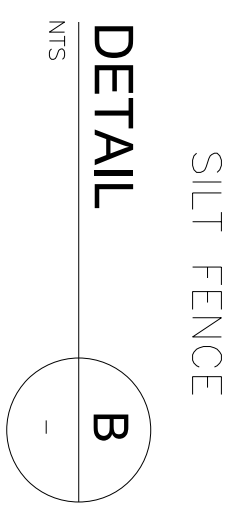
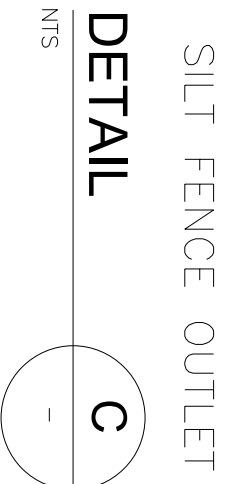
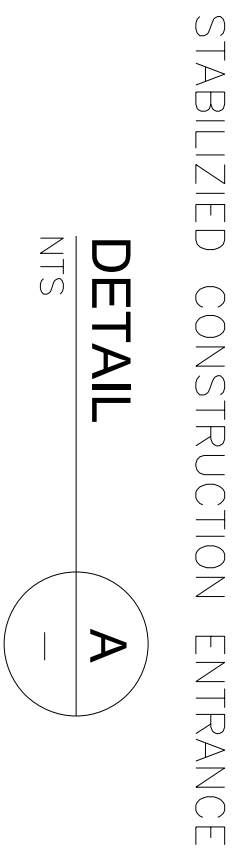


GRAVITY MAIN TRENCH DETAIL
DETAIL B



WATER/SEWER LINE TRENCH MODIFICATION
FOR CLOSE UTILITY AND STORM DRAINAGE CROSSINGS
DETAIL C

INSERT - A - VALVE ASSEMBLY
DETAIL D

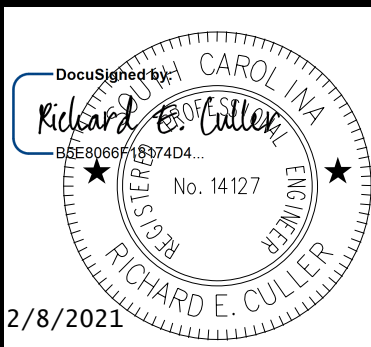


1. PROVIDE SILT FENCE THE BACKS IN LOCATIONS WHERE SILT FENCE CUTS ACROSS GRADE LINES.
2. REMOVE SEDIMENT FROM BEHIND THE SILT FENCE WHEN IT REACHES 1/3 THE HEIGHT OF THE FENCE.
3. WIRE-BACKED SILT FENCE TO BE USED WITHIN 50' OF CREEK CROSSING. WIRE BACKING TO BE MINIMUM 14 GAUGE WIRE WITH SPACING OF 3"x4"

Project Title / Client Information
CITY OF COLUMBIA

LEESBURG ROAD WATER AND
SEWER RELOCATIONS

COLUMBIA, SOUTH CAROLINA



CONTRACT

City of Columbia, South Carolina

WM3872 (CDBE)

Rimer Pond Road and Hardscrabble Road Waterline Extension

BID024-20-21-LAG

This Contract is made by and between the City of Columbia, Columbia, South Carolina, hereinafter called Owner, and **LAD Construction, LLC**, with legal address and principal place of business at **P.O. Box 1129, Swansea, SC 29160**, hereinafter called Contractor. Owner and Contractor in consideration of the mutual covenants hereinafter set forth, agree as follows:

ARTICLE 1. WORK.

1.1 Contractor shall perform the Work as specified or indicated in the Contract Documents.

ARTICLE 2. ENGINEER.

2.1 The Project has been designed by **WK Dickson**.

ARTICLE 3. CONTRACT TIME.

3.1 The Contract Time shall be **four hundred twenty (420)** consecutive calendar days from the said date of commencement as defined in the Notice to Proceed (NTP) to substantial completion and an additional **thirty (30)** consecutive calendar days to final completion for a total construction time of **four hundred fifty (450)** consecutive calendar days from the commencement date as defined in the Notice to Proceed (NTP).

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

ARTICLE 4. CONTRACT PRICE.

4.1 Owner will pay Contractor for performance of the Work in accordance with the Contract Documents at the contract price agreed upon on the Contractor's Bid Form attached to this Contract which establishes the contract value as **Eleven Million Three Hundred Forty-Three Thousand Eight Hundred Nine Dollars and Fifty Cents (\$11,343,809.50)**. This contract also provides for an additional contingency in the amount of **Five Hundred Sixty-Seven Thousand One Hundred Ninety Dollars and Forty-Eight Cents (\$567,190.48)** to be administered, if necessary, at the discretion of the City for unforeseen costs that are within the pre-determined Scope of Work for this Contract.

ARTICLE 5. APPLICATIONS FOR PAYMENT

5.1 Contractor shall submit Applications for Payment in accordance with Part 15 General Specifications of the City's Engineering Regulations. Applications for Payment will be processed as provided in the Conditions of the Contract.

ARTICLE 6. PROGRESS AND FINAL PAYMENTS

6.1 Owner will make progress payments on account of the Contract Price on the basis of Contractor's Applications for Payment, monthly during construction as provided below. All progress payments will be on the basis of the progress of the Work measured by the schedule of values provided for in the General Specifications.

6.2 Upon final inspection and acceptance of the Work, in accordance with Part 15 General Specifications, Owner will pay the remainder of the Contract Price.

ARTICLE 7. LIQUIDATED DAMAGES

7.1 Owner and Contractor recognize that time is of the essence of this Contract and that Owner will suffer financial loss if the Work is not completed within the Contract Time (and specific milestones). They also recognize the delays, expense and difficulties involved in proving, in a legal proceeding, the actual loss suffered by Owner if the Work is not completed on time. Accordingly, instead of requiring any such proof, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty) Contractor shall pay Owner **One Thousand Two Hundred Dollars and Zero Cents (\$1,200.00)** per day for each calendar day of delay until the Work is complete as determined for both periods of substantial completion and final completion.

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

ARTICLE 8. ASSURANCE

8.1 Contractor has familiarized himself with the nature and extent of the Contract Documents, Work, locality, and with all local conditions and Federal, State and local laws, ordinances, rules and regulations that in any manner may affect cost, progress or performance of the Work.

8.2 Contractor has studied carefully all reports of investigations and tests of subsurface and latent physical conditions at the site or otherwise affecting cost, progress or performance of the Work that were relied upon by Engineer in the preparation of the Drawings and Specifications and which have been identified in Contract Documents.

8.3 Contractor has made or caused to be made examinations, investigations and tests and studies of such reports and related data [in addition to those referred to in the above paragraph] as Contractor deems necessary for the performance of the Work at the Contract Price within the Contract Time and in accordance with the other terms and conditions of the Contract Documents; and no additional examinations, investigations, tests, reports or similar data are or will be required for such purposes.

8.4 Contractor has correlated the results of all such observations, examinations, investigations, tests, reports and data with the terms and conditions of the Contract Documents.

8.5 Contractor has given Engineer written notice of any conflict, error or discrepancy that Contractor has discovered in the Contract Documents and the written resolution thereof by Engineer is acceptable to Contractor.

8.6 Contractor agrees that the Contract Documents are sufficient in scope and detail to indicate and convey understanding of all terms and conditions for performance of the Work.

ARTICLE 9. CONTRACT DOCUMENTS.

9.1 Contractor agrees, under the terms as stated in the Specifications and Contract Documents and at his/its/their own proper cost and expense, to furnish all the materials, supplies, machinery, equipment, tools superintendence, labor, insurance, and other accessories and services necessary to complete the said project in accordance with the conditions and prices stated in the Proposal, the Instructions to Bidders, the General Conditions of the Contract or General Specifications, the construction specifications, provisions of the Contract Documents, the plans, which include all maps, plats, blue prints, and other drawings and printed or written explanatory matter thereof.

9.2 The Contract Documents that comprise the Contract between Owner and Contractor are attached hereto and made a part hereof and consist of the following:

9.2.1 Invitation For Bid.

9.2.2 Instructions To Bidders.

9.2.3 Bid Form.

9.2.4 This Contract.

9.2.5 Performance and Payment Bond.

9.2.6 Part 15 "General Specifications", Part 16 "Specifications for Water Distribution System, Materials and Construction", Part 20 "Specifications for Sodding, Fertilizing and Seeding" all of the City of Columbia's Engineering Regulations

9.2.7 Technical Specifications.

9.2.8 Special Provisions.

9.2.9 Permits.

9.2.10 Easements.

9.2.11 Report of Geotechnical Exploration.

9.2.12 Record Drawing Checklist.

9.2.13 Drawings, numbered G1 through D6, inclusive and dated 1/13/ 2021.

9.2.14 Addenda numbered 1 to 3, inclusive.

9.2.15 Any modification, including Change Orders, duly delivered after execution of Contract.

9.2.16 The Columbia Disadvantaged Business Enterprise (CDBE) Program Policy.

ARTICLE 10. TERMINATION

The City shall, at its sole option and discretion, have the right to terminate this contract for any reason whatsoever by providing the Contractor with a notice of termination to be sent by registered mail, return receipt requested. Whenever the Contractor is terminated for convenience under this clause or is wrongfully terminated under any other clause of this contract, the Contractor shall only be entitled to the actual direct costs of all labor and material expended on the job prior to the effective date of the termination plus 15% or the Contractor shall be entitled to be paid a pro-rate percentage of the total contract price which is equal to its percent of completion, whichever of the two methods provides the lowest sum to be paid to the Contractor. In no event shall the Contractor be entitled to anticipatory profit or damages for any termination under this clause. In no event shall the Contractor be entitled to assert a claim in quantum meruit or any other measure of damages other than that stated herein.

ARTICLE 11. MISCELLANEOUS

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

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

11.3 Owner and Contractor each binds himself, his partners, successors, assigns and legal representatives in respect to all covenants, Contracts and obligations contained in the Contract Documents.

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

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

This Contract is subject to the final approval of Council and shall become effective on the date listed on the subsequent Notice to Proceed (NTP) and City of Columbia Purchase Order. The Contractor shall not perform work on or incur any costs associated with this contract prior to the commencement date listed on the Notice to Proceed and the City issued purchase order for work outlined herein. The City assumes no liability for any expenses incurred prior to the issuance of the NTP and purchase order.

Contractor

BY

(CORPORATE SEAL)

Attest

Address for giving notices:

Date: _____

Owner

City of Columbia, SC

BY

Teresa Wilson, City Manager

Attest

Address for giving notices:

Department of Procurement and Contracts

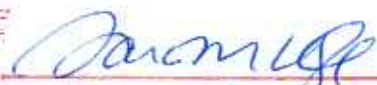
1800 Main Street, 2nd Floor

Columbia, SC 29201

Date: _____

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

APPROVED AS TO FORM


 Legal Department City of Columbia, SC



CITY OF COLUMBIA
INTER-OFFICE MEMORANDUM

TO: Juliet Nelly, Compliance Administrator

FROM: Latisha A. Grice, Bid Coordinator
Department of Procurement and Contracts

DATE: May 4, 2021

PROJECT: BID024-20-21-LAG – Rimer Pond Rd. & Hardscrabble Rd. Waterline Extension (WM3872) CDBE

Bids for this project were opened publicly at 3:00 p.m., April 23, 2021 via TeleCom Services.

Bids submitted for the referenced project were in participation with the Columbia Disadvantaged Business Enterprise (CDBE) Program. The apparent responsive low bidder is LAD Construction LLC of Swansea, SC at \$11,343,809.50.

Please review for Columbia Disadvantaged Business Enterprise Program compliance and return your approval as soon as possible. Also, please verify the percentages listed on the Business Information Record and check for consistency to the noted dollar amount.

Please indicate your approval with your signature below and return to me when you have completed your review.

Thank You.

Review Approved: Latonya Germany
Latonya Germany, Compliance Specialist

Date: May 5, 2021

Attachment: Compliance Approval Memo (6706 : Rimer Pond Rd. and Hardscrabble Rd. Waterline Extension)

Event Number	BID024-20-21-LAG Addendum 3	Organization	City of Columbia, SC
Event Title	Rimer Pond Rd. and Hardscrabble Rd. Waterline Extension	Workgroup	Purchasing
Event Description	All City of Columbia Procurement Contracts	Event Owner	Latisha Grice
Event Type	IFBs	Email	latisha.grice@columbiasc.gov
Issue Date	3/15/2021 11:37:01 AM (ET)	Phone	
Close Date	4/23/2021 03:00:00 PM (ET)	Fax	

Responding Supplier	City	State	Response Submitted	Lines Responded	Response Total
Legacy Water Group, LLC	Covington	GA	4/23/2021 01:53:14 PM (ET)	1	\$11,343,809.50
LAD Construction, LLC	Swansea	SC	4/23/2021 02:46:35 PM (ET)	1	\$11,762,638.00
DS Utilities Inc	Little Mountain	SC	4/23/2021 02:44:16 PM (ET)	1	\$12,113,666.05
Thalle Construction Co., Inc.	Hillsborough	NC	4/23/2021 02:55:04 PM (ET)	1	\$12,281,851.00
Reynolds Construction, LLC (Reynolds)	Fairburn	GA	4/23/2021 02:53:03 PM (ET)	1	\$12,453,675.00
GARNEY COMPANIES, INC.	Winter Garden	FL	4/23/2021 01:27:23 PM (ET)	1	\$15,274,020.00
S.J. Louis Construction, Inc.	Rockville	MN	4/23/2021 02:38:24 PM (ET)	1	\$18,981,000.00

Please note: Lines Responded and Response Total only includes responses to specification. No alternate response data is included.

Business Information Record for Subconsultants/Subcontractors

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

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

Business Name (as shown on W9 or SAM.gov) / DUNS # & CAGE #	City of Columbia Vendor Number	Services and/or Materials Provided	Cost of Services and/or Material (\$ Value)	Percentage of Total Contract	MBE, WBE, SBE, DBE, LBE, CDBE (indicate all that apply)	Minority Association Code (If applicable - Use 2 letter Code See Key Below)
Ferguson Waterworks 166 Pontiac Business Center Dr. Elgin, SC 29045		Water Line Material	\$6,758,017	59.57 %	N/A	N/A
Chao & Associates, Inc. 7 Clusters Court Columbia, SC 29210		Staking Services	\$128,500	1.13 %	CDBE	AM
Herndon Incorporated P.O. Box 36 Lugoff, SC 29078		Erosion Control	\$67,673	.60 %	CDBE	FB
Southern Commercial 1326 S. Lake Drive Lexington, SC 29073		Traffic Control	\$130,000	1.15 %	CDBE	FB
LA Barrier 115 Barrier Lane Lexington, SC 29073		Hauling	\$310,000	2.73 %	CDBE	FB
				%		

Key: Minority/Women Owned Business Enterprise Association Code

AF – Asian American Female
BM – African American Male
HM – Hispanic American Male

AM – Asian American Male
FB – Non-Minority Female Owned
NF – Native American Female

BF – African American Female
HF – Hispanic American Female
NM – Native American Male

COMBINED TOTAL SUB AMOUNT: \$ 7,394,190.00

TOTAL CONTRACT AMOUNT: \$ 11,343,809.50

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

Business Name: LAD Construction, LLC

Representative Name/Title: Ted Blackwell / President

Date: 4/23/2021

Attachment: LAD Rev BIR (6706 : Rimer Pond Rd. and Hardscrabble Rd. Waterline Extension)

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:

**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.
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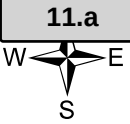
CITY AGENCY COMMENTS FOR ENCROACHMENT

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.

Johnathan Chambers, Land Development	Recommend approval.	11.a
Kris Scott, Fire Department	Recommend approval.	

City of Columbia

500 Congaree



Monday, February 1, 2021



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.



Packet Pg. 149

Attachment: 2021-026 encroachment 500 Congaree Avenue (McGuckin) (6655 : Ordinance No.: 2021-026

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 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 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

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 ☒ Columns ☒ 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

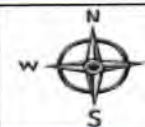
(i.e., 6'x42' wooden privacy fence; two 12"x4' concrete step; two 12"x12" x24" brick columns; 4'x15' brick paver walkway)

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 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

Johnathan Chambers
John Fellows
Brian Cook
Jerry Thompson
Fanessa Pinckney
Amy Moore
Robert Harkins
Denny Daniels
Robert Anderson
Robert Sweat
David Brewer
Sara Hollar
John Hooks
Chip Timmons
David Koon
John David Spade

DEPARTMENT

Development Services (Land Development)
Development Services (Planning)
Development Services (Zoning)
Development Services (Building Inspections)
Development Services (Permits)
Development Services (Historic Preservation)
Development Services (Plans Review)
Utilities & Engineering (Construction Management)
Public Works (Administration)
Public Works (Street Division)
Public Works (Traffic Engineering)
Public Works (Forestry & Beautification)
Public Works (Solid Waste)
Risk Management
Fire Department
Parking Services

PHONE

803-545-3333
803-545-3222
803-545-3332
803-545-3420
803-545-3420
803-545-3222
803-545-3420
803-545-3400
803-545-3780
803-545-3790
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803-545-3800
803-733-8306
803-545-3701
803-545-3070

FAX

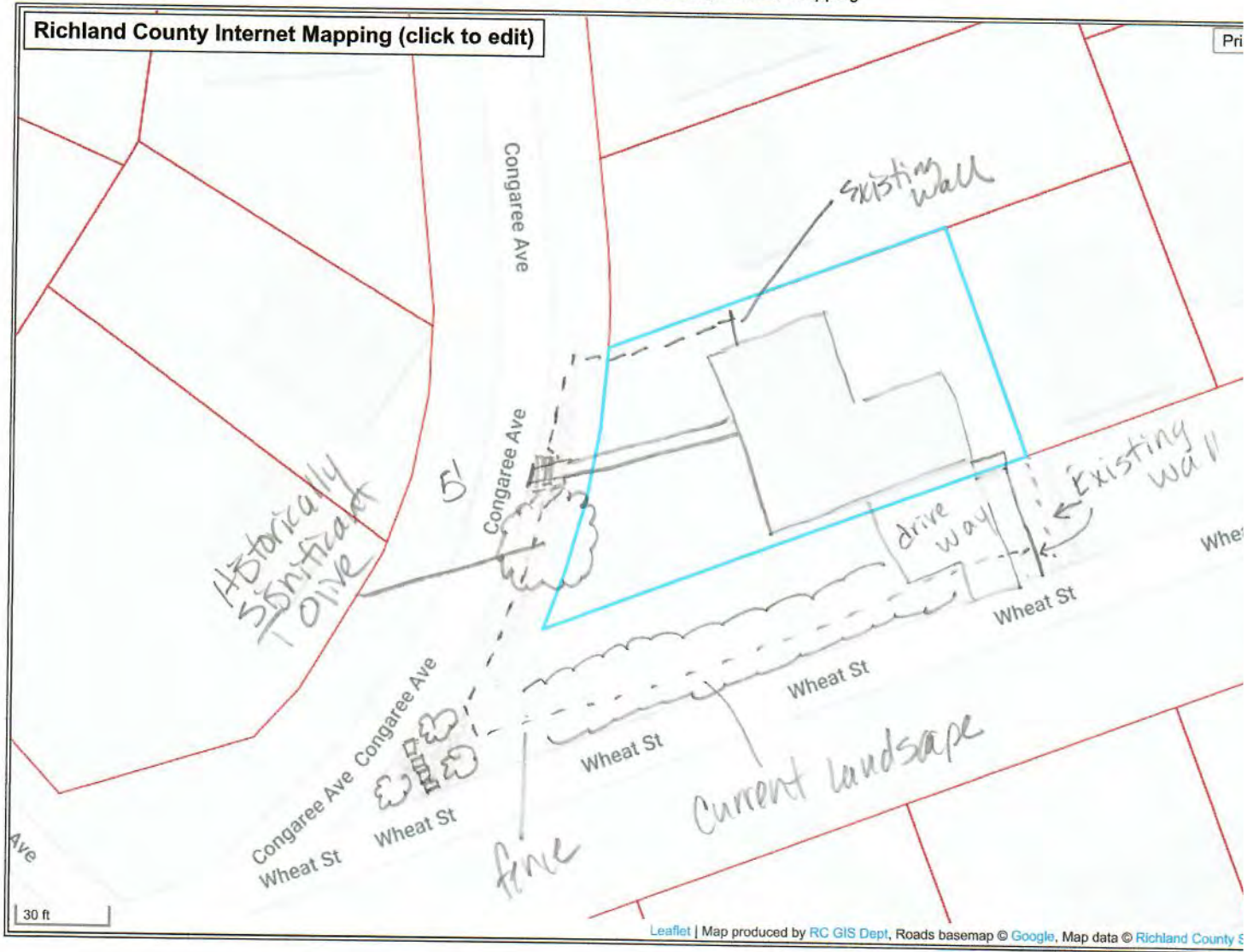
803-343-8779
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803-988-8199
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803-545-3785
803-733-8648
803-733-8648
803-733-8648
803-733-8245
803-401-8839
803-733-8523

E-MAIL

jchambers@columbiasc.net
jsfellows@columbiasc.net
kbcook@columbiasc.net
jlthompson@columbiasc.net
fcpinckney@columbiasc.net
aemoore@columbiasc.net
rharkins@columbiasc.net
jddaniels@columbiasc.net
raanderson@columbiasc.net
rgsweatt@columbiasc.net
ddbrewer@columbiasc.net
sehollar@columbiasc.net
jphooks@columbiasc.net
catimmons@columbiasc.net
cfdgkoon@columbiasc.net
spade@columbiasc.net

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 encroachment 500 Congaree Avenue (McGuckin) (6655 : Ordinance No.: 2021-026 encroachment 500 Congaree Avenue



Richland County Internet Mapping

1/27/2021







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.

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



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, 1 st Reading:	05/18/2021; Pending
2 nd 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.

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 Areas 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.

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.

Development Types

URBAN EDGE RESIDENTIAL SMALL LOT (UER-1)

Urban Edge Residential Small lot neighborhoods account for a significant portion of the City's existing residential neighborhoods. This development type is appropriate as development on remaining large lots or as redevelopment in the outer areas of Columbia. Most of these developments are relatively modern and occurred after 1970. Urban Edge Residential Small Lot developments generally do not continue the grid and block pattern found in the urban core neighborhoods, but do tend to have a consistently organized internal street network with loops and interconnections. Culs-de-sac are most prominent in this development type.



UER-1 BUILDING TYPES/LAND USES

PRIMARY TYPES

- Single-family Detached

TERTIARY TYPES

- Single-family Attached
- Two-family
- Three-family
- Multi-family Small
- Civic/Institutional Small
- Business/Employment Small (excl. Flex)
- Cemeteries & Mausoleums

See matrix for appropriate park/open space types.

Development Types

UER-1 DEVELOPMENT PATTERN/CONTEXT

- The street network is typically curvilinear with irregular block structure and limited points of connection to the main road network. Street widths may be narrow or wide. Sidewalks may or may not be present in existing neighborhoods but should be provided in new developments. On-street parking is uncommon in these neighborhoods when street widths are narrow.
- Blocks are slightly irregular and may display a range of sizes and shapes determined by the parent lot shape and the internal street network.
- Blocks are subdivided into regular sized lots ranging between 2,500 square feet and 10,000 square feet.
- Buildings are typically set back from the street with deep front yards; buildings sit parallel to the street.
- Building sizes vary slightly within a block, but most are one to two stories in height with less than 2,000 square feet of livable space. Exceptions in the number of stories would be for neighborhoods with many split-level homes.
- Most homes have dedicated parking areas in front or side yards. Attached garages or carports are common.
- Open or green spaces are included in individual properties, retention or detention areas, or neighborhood parks. Passive green spaces should be included in new developments.
- Within a single development, building architecture, density, scale, and design will typically be fairly consistent along with front yard setbacks and driveway and garage arrangements.





Future Land Use Map

Department of Planning & Development Services

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

12.a

Legend

CITY LIMITS

PARCELS

Old Leesburg_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

SIA - Sports/Amusement

CI - Civic/Institutional

CBA - Central Business Area

ZOO - Riverbanks Zoo & Garden

UC - Universities/Colleges

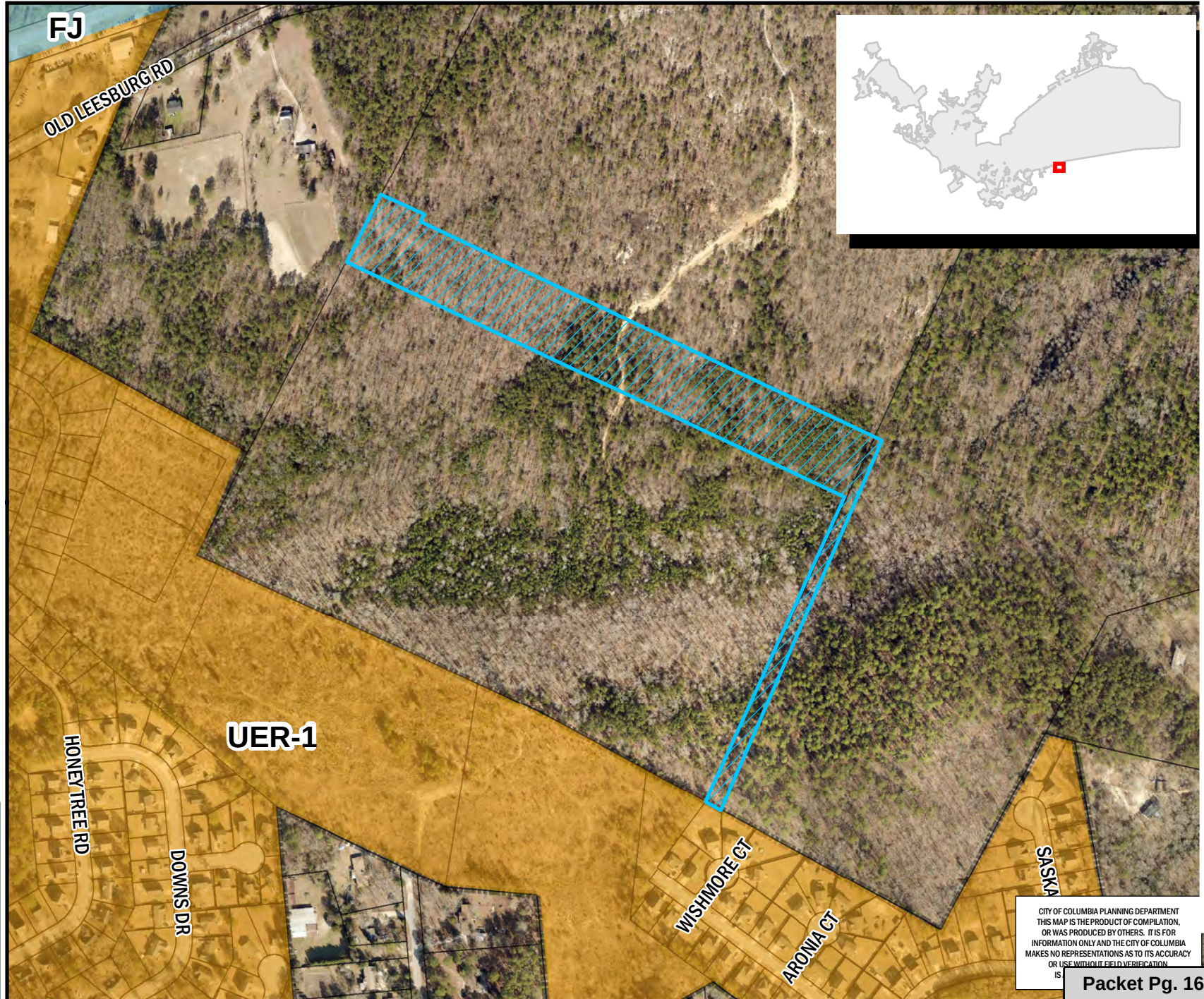
FJ - Fort Jackson

T/S - Transitional/Sensitive Lands

N

0 105 210 420 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
Date: 4/15/2021



CITY OF COLUMBIA PLANNING DEPARTMENT
THIS MAP IS THE PRODUCT OF COMPILATION,
OR WAS PRODUCED BY OTHERS. IT IS FOR
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IS

Packet Pg. 164

** 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

Department of Planning &
Development Services

8.80 acre portion of S/S Old Leesburg Road, TMS# 22113-12.a
Current Rich. Co. Zoning: RS-HD, Proposed Interim Zoning: RS-3

Legend

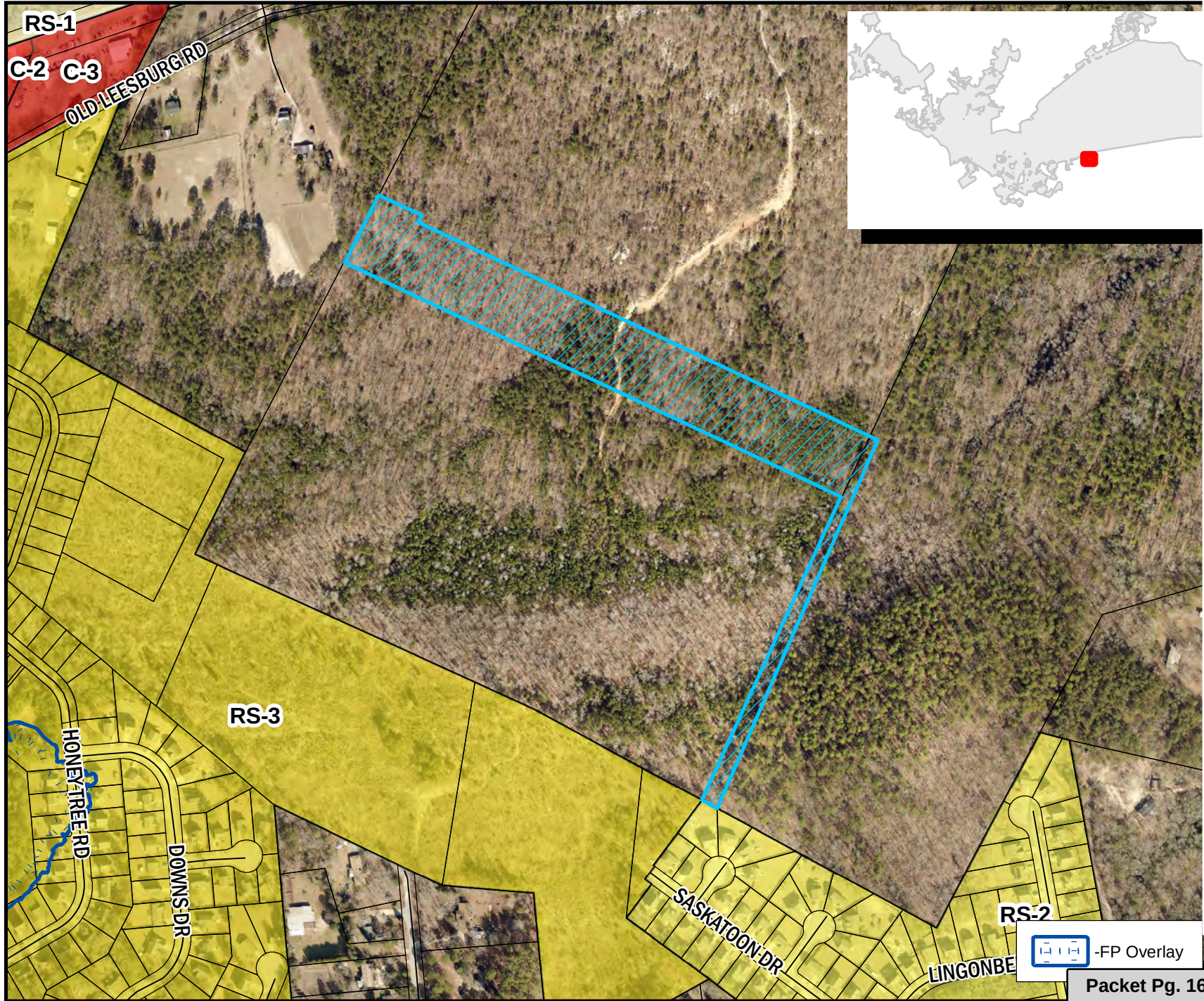
PARCELS

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	FUD-C
RG-1A	FUD-LS
RG-2	FUD-LS-E
RG-3	FUD-LS-R
UTD	FUD-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:
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-FP Overlay

Packet Pg. 165

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Attachment: AO-ANNEX-2021-0009_8.80acSSoldLeesburg (6691 : ANNEXATION - 8.80 acre portion of S/S

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:

ATTEST:



Senior Assistant City Attorney

City Clerk

Introduced:

Final Reading:

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)



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, 1 st Reading:	05/18/2021; Pending
2 nd 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.

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.

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.

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.

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.

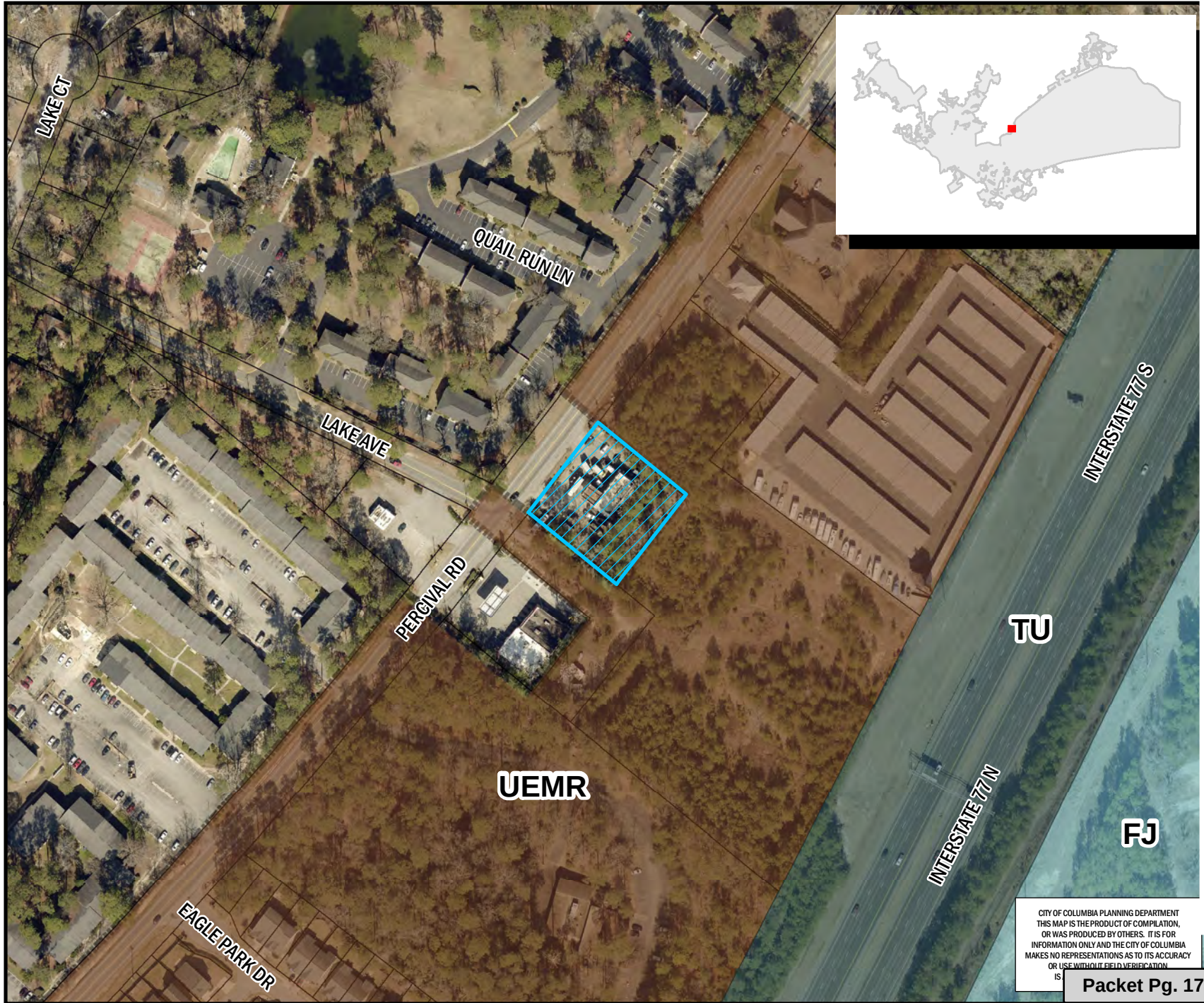
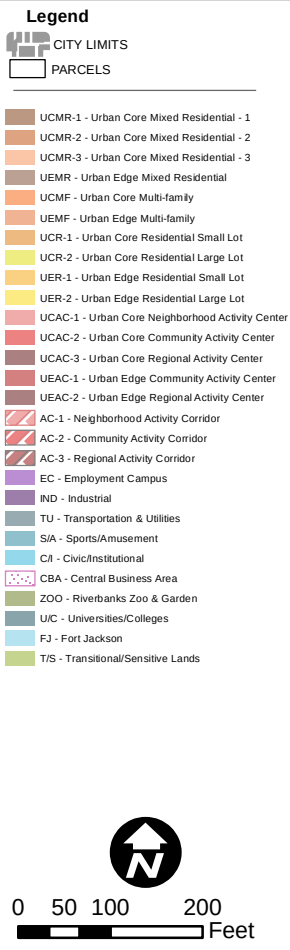


Future Land Use Map

Department of Planning & Development Services

504 Percival Road, TMS# 16712-05-05,
Existing Rich. Co. FLU: Mixed Residential (High Density), Proposed FLU: UEMR

13.a



Attachment: ANNEX-2021-0003_Percival504 (6685 : ANNEXATION, COMPREHENSIVE PLAN MAP, AND

Zoning Map

Department of Planning & Development Services

504 Percival Road, TMS# 16712-05-05;
Current Rich. Co. Zoning: RM-HD, Proposed Zoning: C-3

13.a

Legend

PARCELS

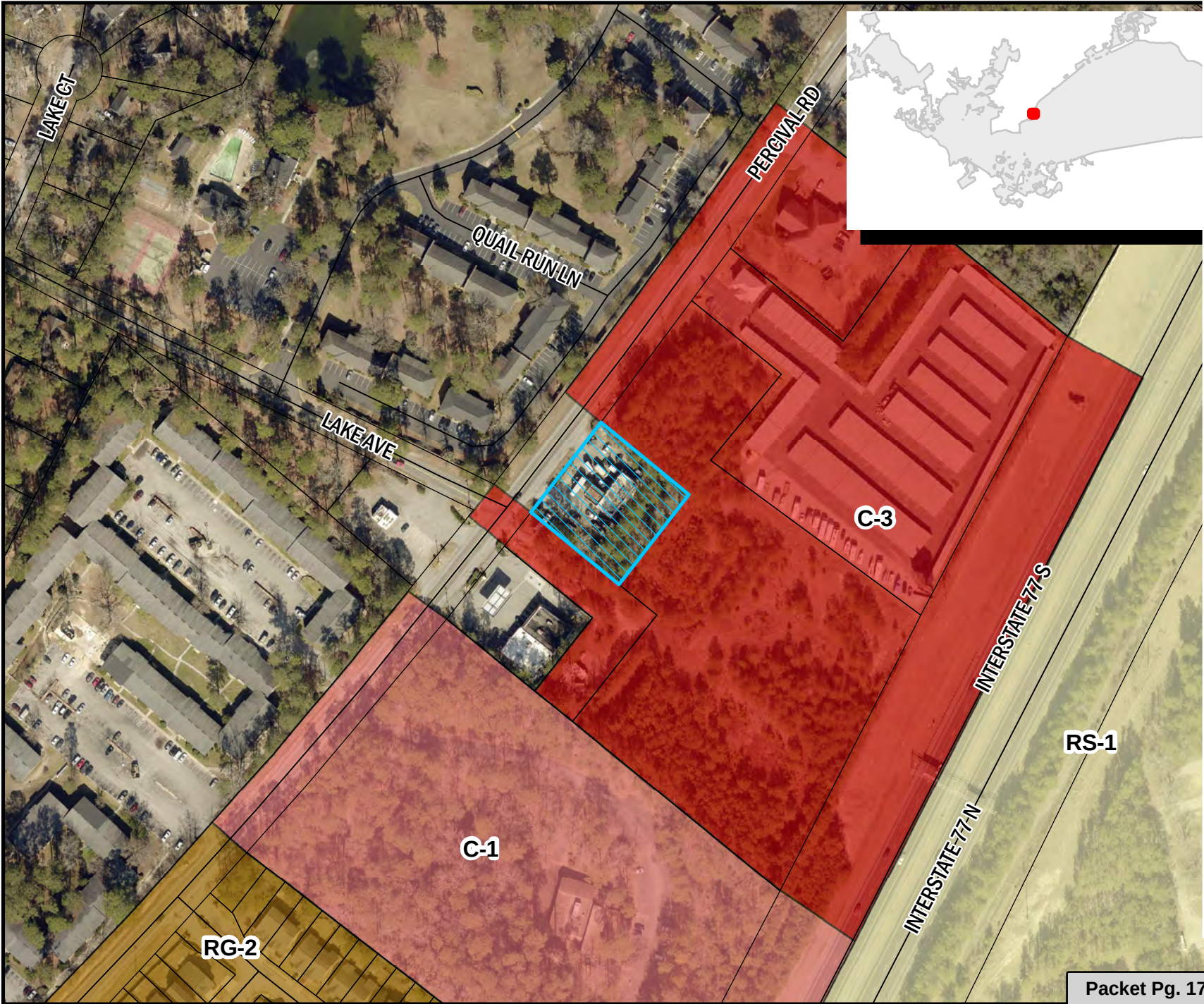
D-1	C-1
RS-1	C-2
RS-1A	C-3
RS-1B	C-3A
RS-2	C-4
RS-3	C-5
RD	M-1
RD-2	M-2
RG-1	FUD-C
RG-1A	FUD-LS
RG-2	FUD-LS-E
RG-3	FUD-LS-R
UTD	FUD-R
MX-1	OUT OF CITY
MX-2	

0 45 90 180 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
February 10, 2021

DISCLAIMER:
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Attachment: ANNEX-2021-0003_Percival504 (6685 : ANNEXATION, COMPREHENSIVE PLAN MAP, AND

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

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), apporportioned 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:

ATTEST:



Senior Assistant City Attorney

City Clerk

Introduced:

Final Reading:

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.

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

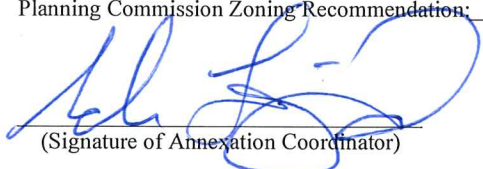
cc:

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 Liaison
 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

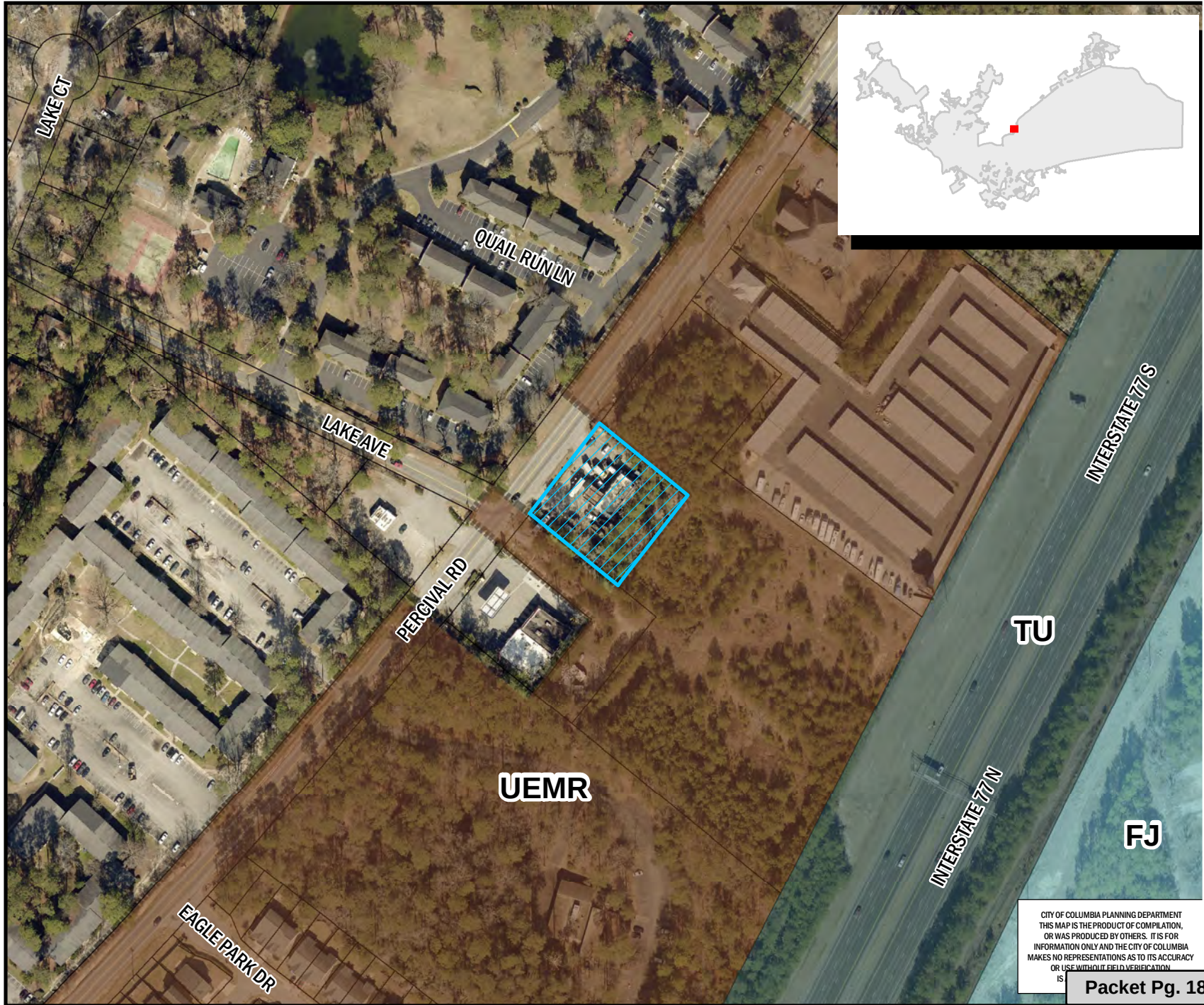
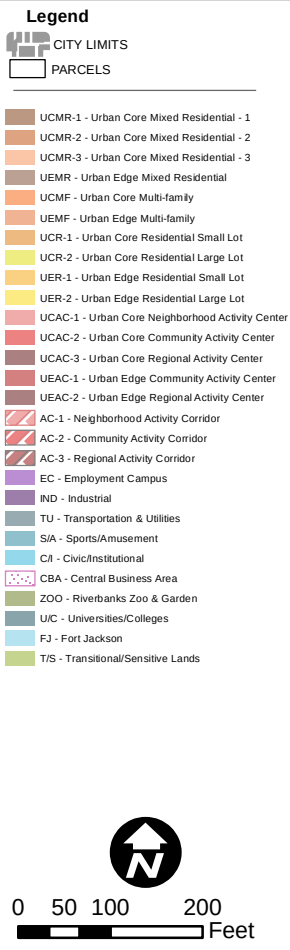


Future Land Use Map

Department of Planning & Development Services

504 Percival Road, TMS# 16712-05-05,
Existing Rich. Co. FLU: Mixed Residential (High Density), Proposed FLU: UEMR

13.b



Attachment: 2021-032 annex and incorporate 504 Percival Road (6685 : ANNEXATION, COMPREHENSIVE

Zoning Map

Department of Planning & Development Services

504 Percival Road, TMS# 16712-05-05;
Current Rich. Co. Zoning: RM-HD, Proposed Zoning: C-3

13.b

Legend

PARCELS

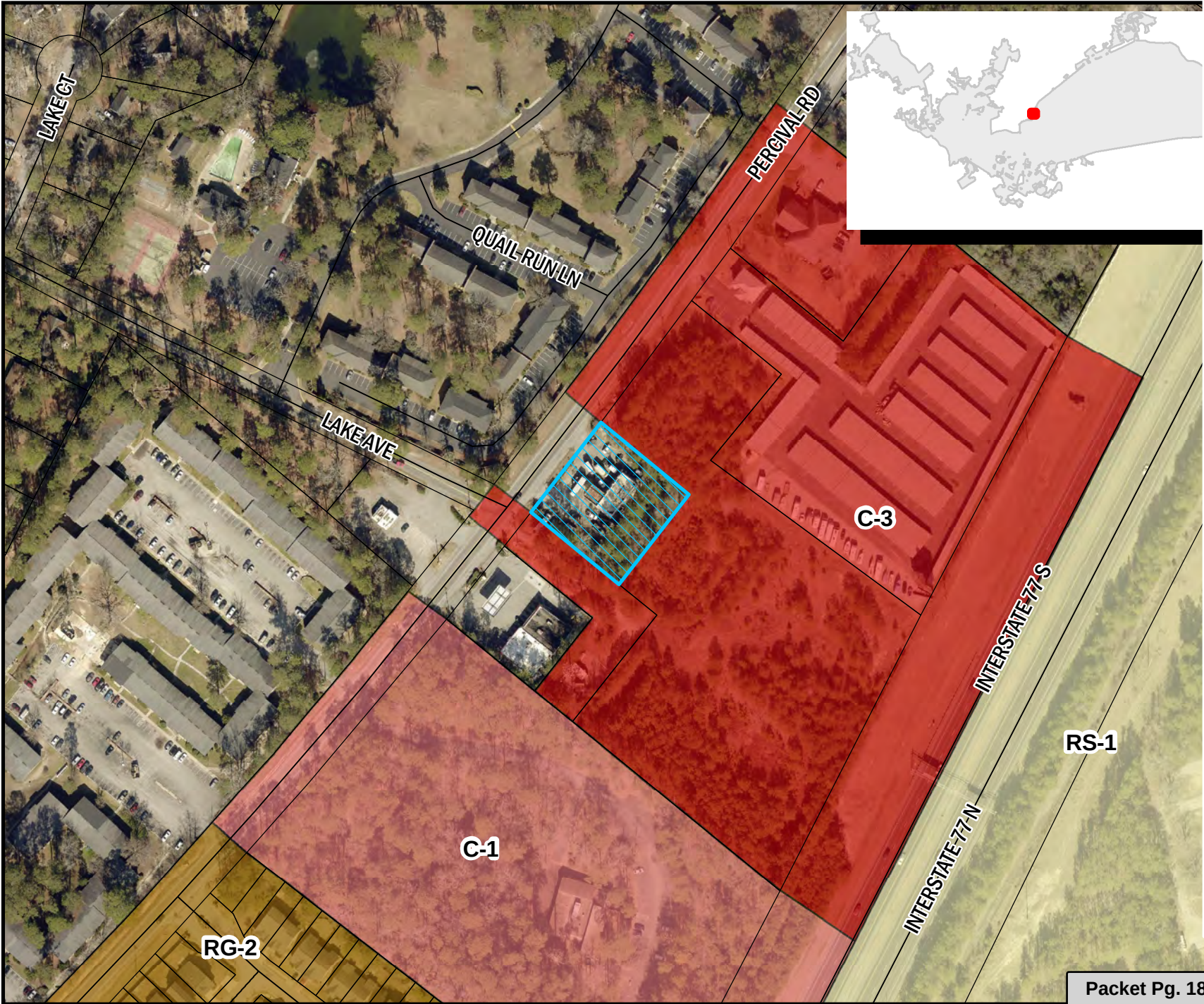
D-1	C-1
RS-1	C-2
RS-1A	C-3
RS-1B	C-3A
RS-2	C-4
RS-3	C-5
RD	M-1
RD-2	M-2
RG-1	FUD-C
RG-1A	FUD-LS
RG-2	FUD-LS-E
RG-3	FUD-LS-R
UTD	FUD-R
MX-1	OUT OF CITY
MX-2	

0 45 90 180 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
February 10, 2021

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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

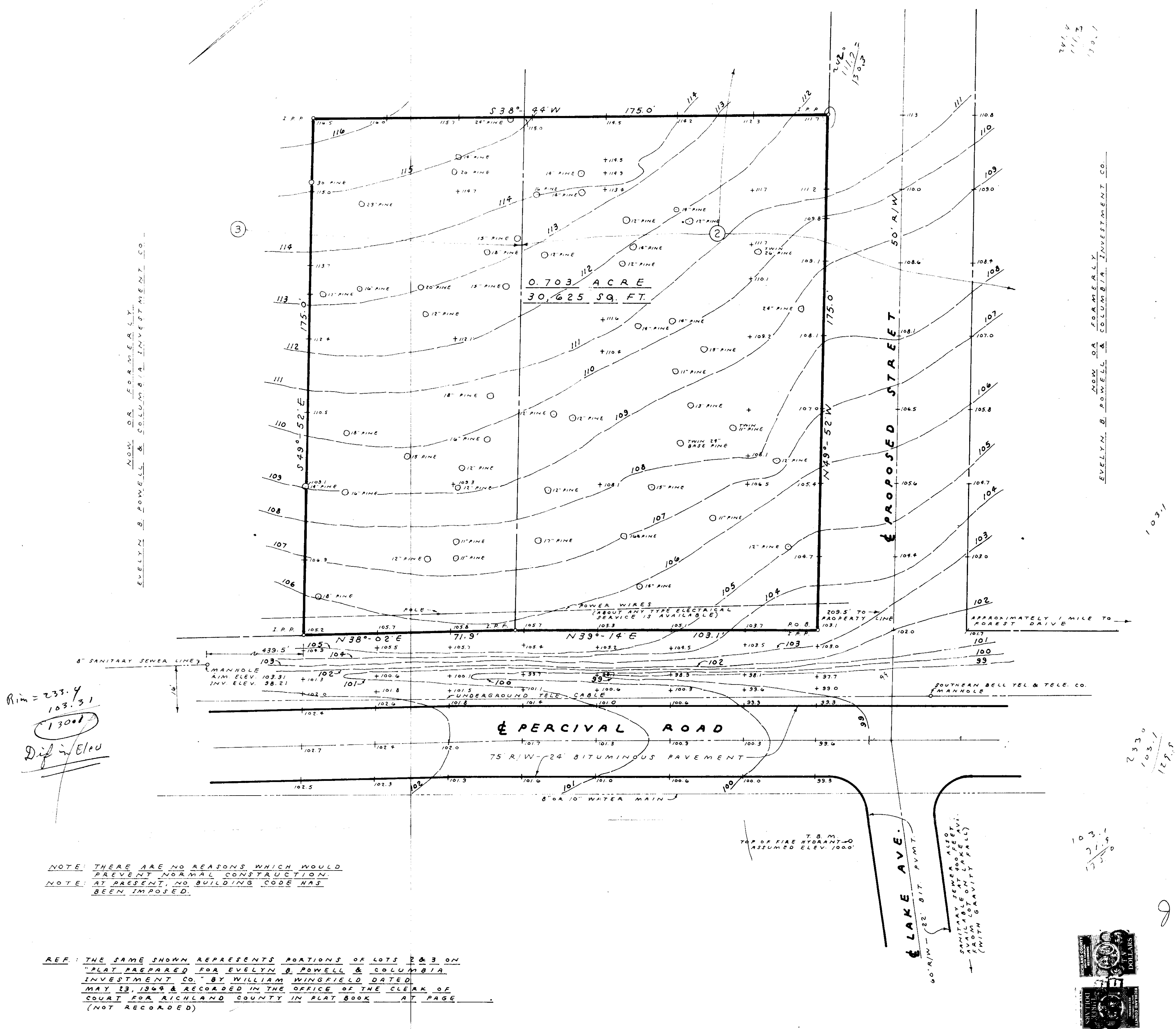
Melvin Wells
 (Signature)

ITS: Melvin Wells

Attachment: 2021-032 annex and incorporate 504 Percival Road (6685 : ANNEXATION, COMPREHENSIVE PLAN MAP, AND ZONING MAP

X-1835

HOW OR FORMERLY
EVELYN B. POWELL & COLUMBIA INVESTMENT CO.



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, 1969 & RECORDED IN THE OFFICE OF THE CLERK OF
COURT FOR RICHLAND COUNTY IN PLAT BOOK _____ AT PAGE
(NOT RECORDED)

PROPERTY SURVEYED &
TOPOGRAPHIC SURVEY FOR
TEXACO, INC.

NEAR COLUMBIA
BY: DEWEY H. CAMPBELL, JR.
COLUMBIA, S. C.

RICHLAND COUNTY, 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.

Dennis H. Campbell, Jr.
REG. LAND SURVEYOR 1376

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:

ATTEST:



Senior Assistant City Attorney

City Clerk

Introduced:

Final Reading:

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 1, 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.

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 Liaison
 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)



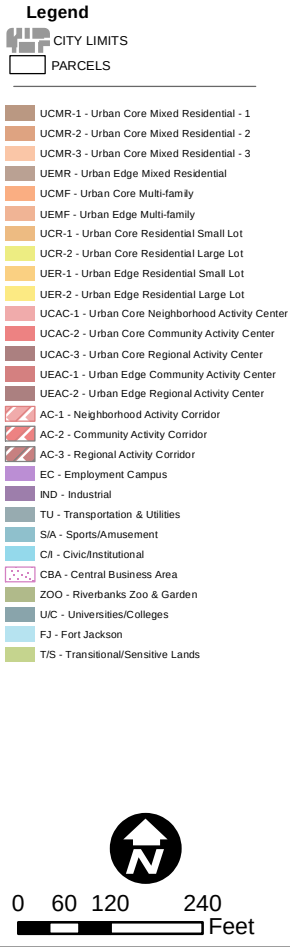
Future Land Use Map

Department of Planning &
Development Services

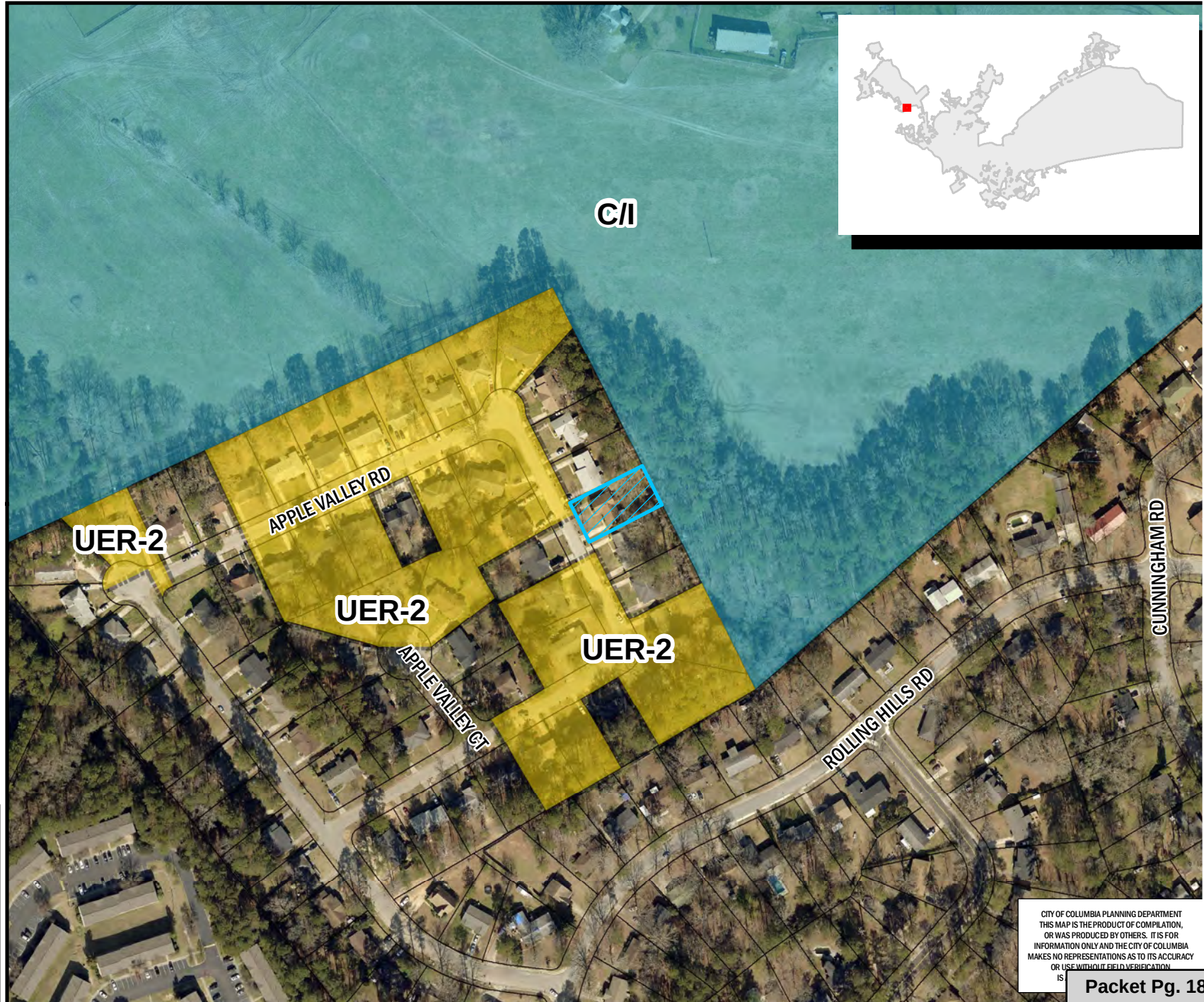
2213 Apple Valley Road, TMS# 07502-01-12

Existing Rich. Co. FLU: Mixed Residential (High Density), Proposed FLU: UER-2

14.a



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

Packet Pg. 188

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Attachment: 2021-034 annex and incorporate 2213 Apple Valley Road (6686 : ANNEXATION,

Zoning Map

Department of Planning & Development Services

2213 Apple Valley Road, TMS# 07502-01-12
Current Rich. Co. Zoning: RM-MD, Proposed Zoning: RG-1

14.a

Legend

PARCELS

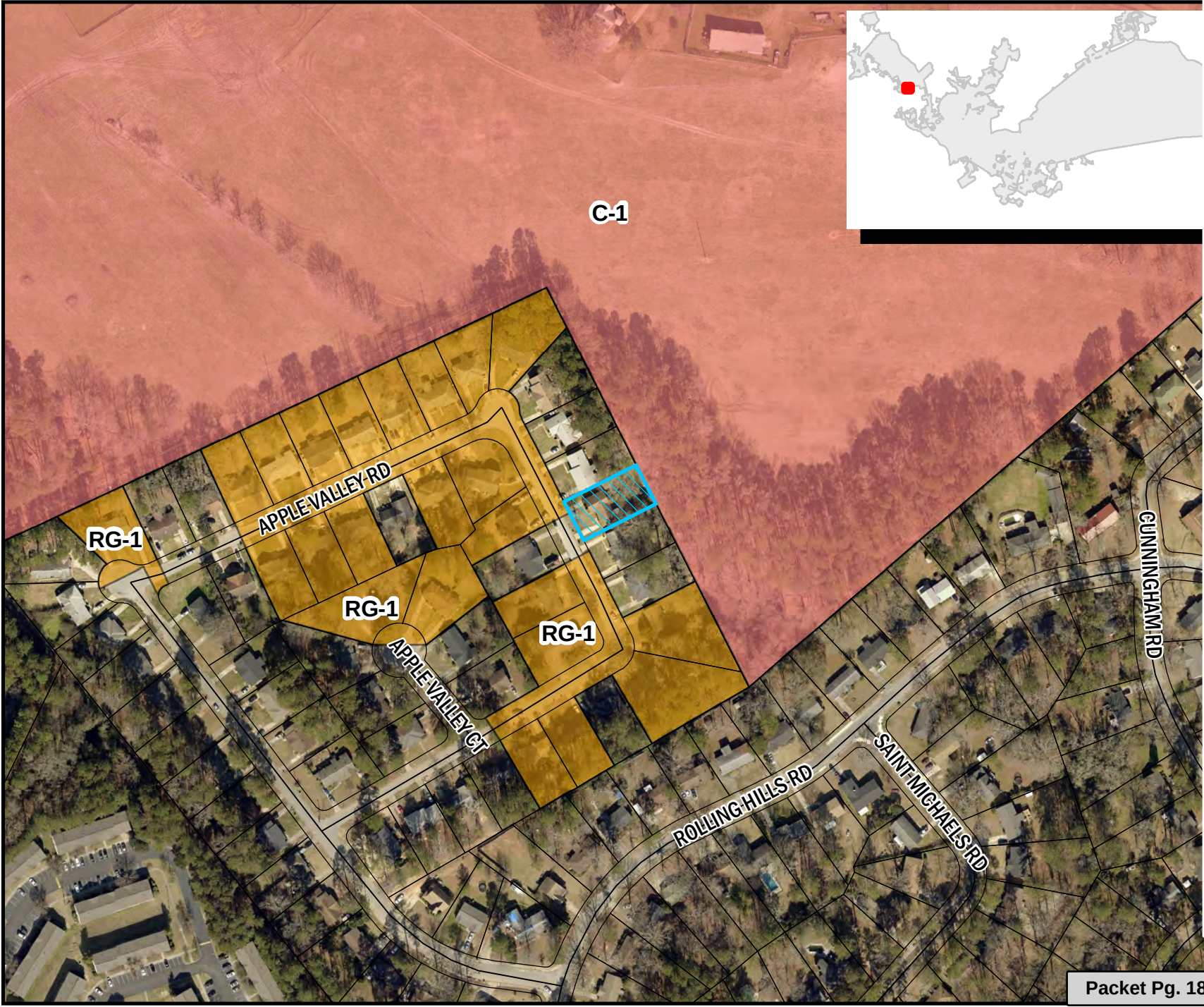
D-1	C-1
RS-1	C-2
RS-1A	C-3
RS-1B	C-3A
RS-2	C-4
RS-3	C-5
RD	M-1
RD-2	M-2
RG-1	FUD-C
RG-1A	FUD-LS
RG-2	FUD-LS-E
RG-3	FUD-LS-R
UTD	FUD-R
MX-1	OUT OF CITY
MX-2	

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.



Attachment: 2021-034 annex and incorporate 2213 Apple Valley Road (6686 : ANNEXATION,

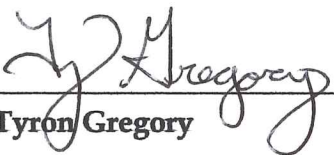
STATE OF SOUTH CAROLINA)
)
 COUNTY OF RICHLAND) PETITION FOR ANNEXATION

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, 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 1, 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

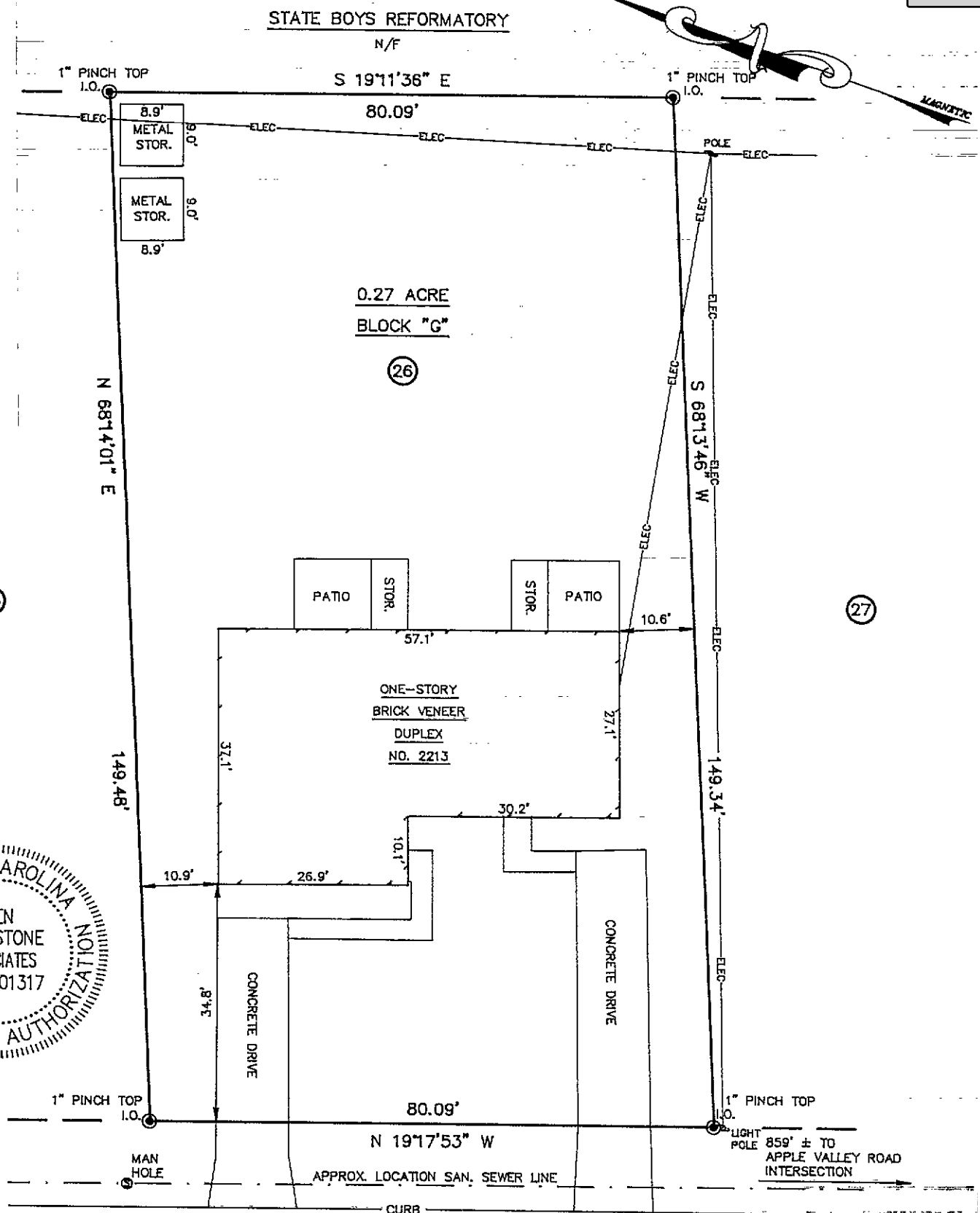

 Tyron Gregory

Date: 02/24/2021


 Ninette Gregory

Date: 02/24/2021

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 Morris
Richland County ROD



APPLE VALLEY ROAD

(50' R/W)

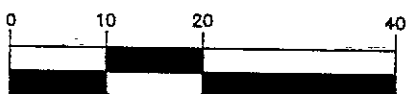
LOT NEAR COLUMBIA, IN RICHLAND COUNTY, S.C.; THE SAME BEING SHOWN AS LOT 26, BLOCK "G", ON MAP OF APPLE VALLEY, SECTION OF ST. ANDREWS ACRES, BY McMILLAN ENGINEERING CO., DATED FEBRUARY 1, 1964, LAST REVISED MARCH 27, 1968, RECORDED IN PLAT BOOK X, PAGE 549; ALSO SHOWN ON PLAT FOR DAPHNE HALL KOENIGSBERG & 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

APRIL 13, 1999

SCALE: 1 inch = 20 ft.



BEN WHETSTONE ASSOCIATES
410 N. BROWN STREET
WEST COLUMBIA, S.C. 29169
PHONE (803) 791-8467

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



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, 1 st Reading:	05/18/2021; Pending
2 nd 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.

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.

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.

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

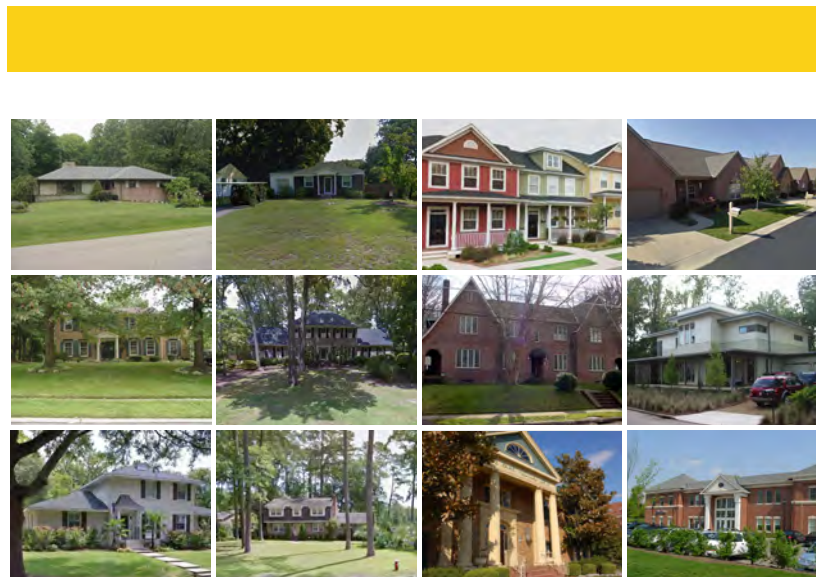
- Single-family Attached
- Two-family
- Three-family
- Civic/Institutional Small
- Business/Employment Small (excl. Flex)
- Cemeteries & Mausoleums

See matrix for appropriate park/open space types.

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.





Future Land Use Map

Department of Planning & Development Services

2213 Apple Valley Road, TMS# 07502-01-12

Existing Rich. Co. FLU: Mixed Residential (High Density), Proposed FLU: UER-2

14.b

Legend



- 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
- SIA - Sports/Amusement
- CI - Civic/Institutional
- CBA - Central Business Area
- ZOO - Riverbanks Zoo & Garden
- UC - Universities/Colleges
- FJ - Fort Jackson
- T/S - Transitional/Sensitive Lands



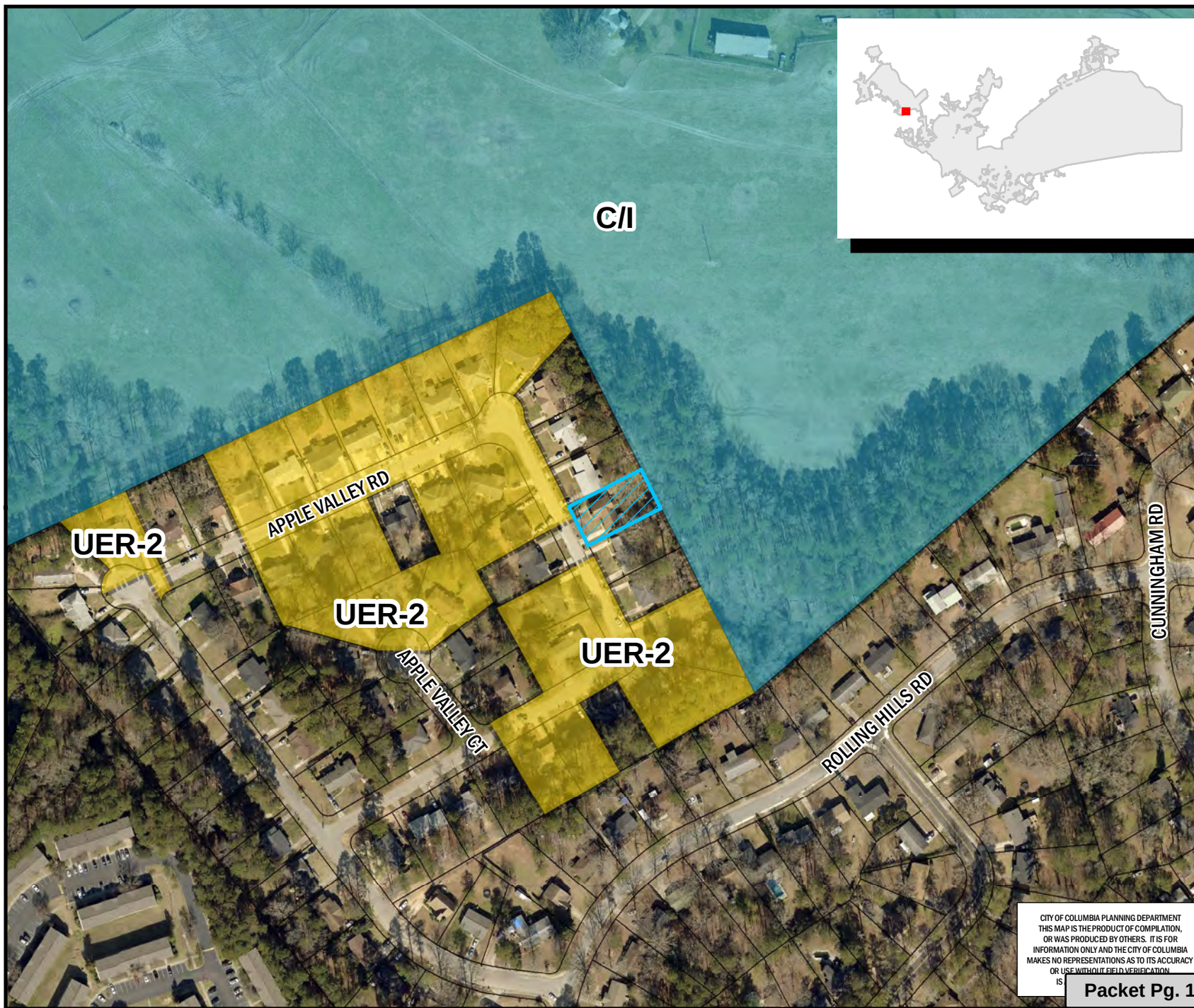
0 60 120 240 Feet

ORIGINAL PREPARATION/DATE:

This map was prepared by:

Shane Shaughnessy

Date: 3/12/2021



CITY OF COLUMBIA PLANNING DEPARTMENT
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IS

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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Attachment: ANNEX-2021-0004_2213AppleValley (6686 : ANNEXATION, COMPREHENSIVE PLAN MAP,

Zoning Map

Department of Planning & Development Services

2213 Apple Valley Road, TMS# 07502-01-12
Current Rich. Co. Zoning: RM-MD, Proposed Zoning: RG-1

14.b

Legend

PARCELS

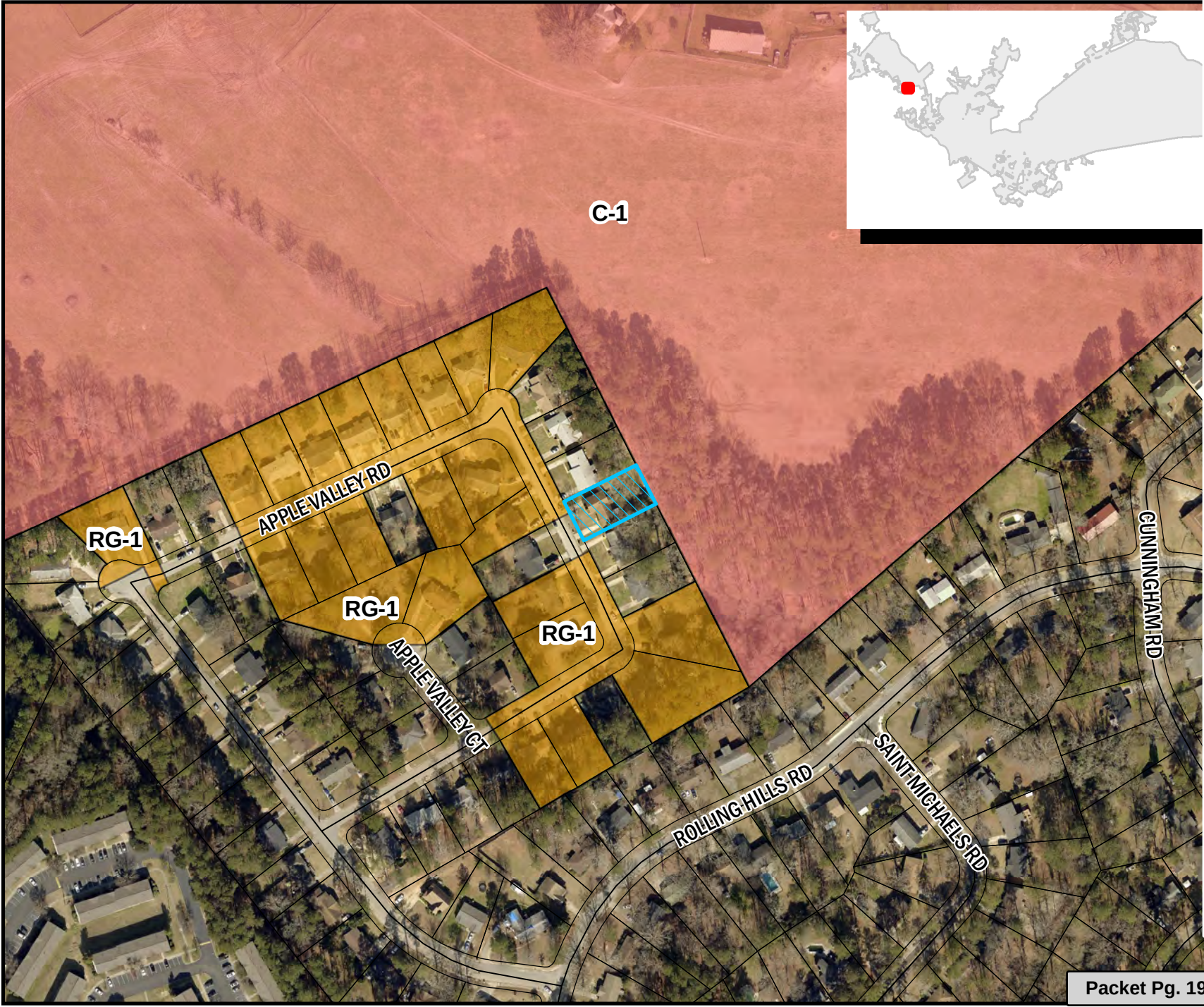
D-1	C-1
RS-1	C-2
RS-1A	C-3
RS-1B	C-3A
RS-2	C-4
RS-3	C-5
RD	M-1
RD-2	M-2
RG-1	FUD-C
RG-1A	FUD-LS
RG-2	FUD-LS-E
RG-3	FUD-LS-R
UTD	FUD-R
MX-1	OUT OF CITY
MX-2	

0 50 100 200 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
March 12, 2021

DISCLAIMER:
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Attachment: ANNEX-2021-0004_2213AppleValley (6686 : ANNEXATION, COMPREHENSIVE PLAN MAP,

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:

ATTEST:



Senior Assistant City Attorney

City Clerk

Introduced:

Final Reading:

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.

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

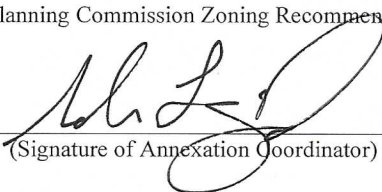
cc:

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

Department of Planning & Development Services

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

15.a

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

SIA - Sports/Amusement

CI - Civic/Institutional

CBA - Central Business Area

ZOO - Riverbanks Zoo & Garden

UIC - Universities/Colleges

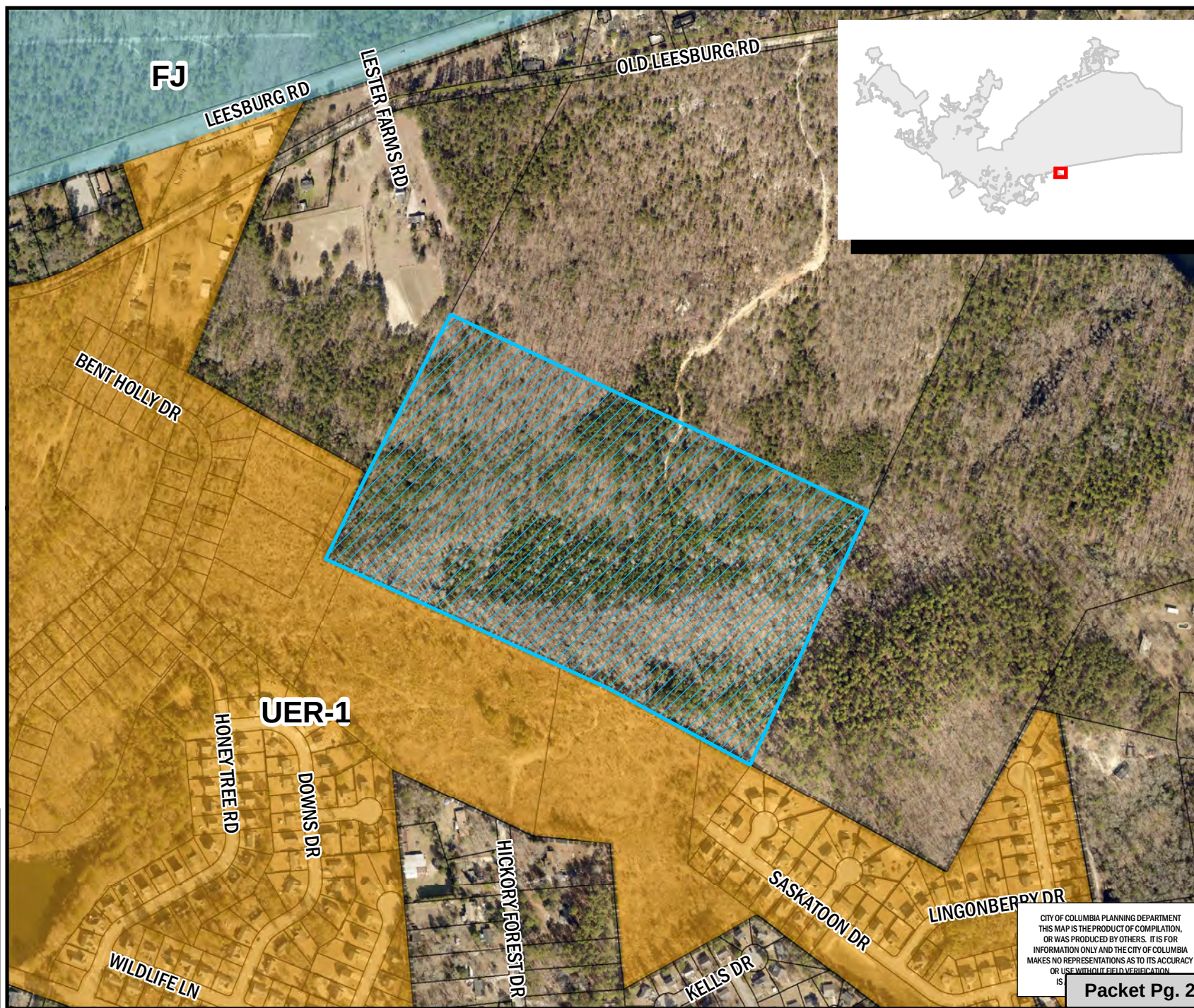
FJ - Fort Jackson

T/S - Transitional/Sensitive Lands

N

0 125 250 500 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,
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INFORMATION ONLY AND THE CITY OF COLUMBIA
MAKES NO REPRESENTATIONS AS TO ITS ACCURACY
OR USE WITHOUT FIELD VERIFICATION
IS

Packet Pg. 204

** 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

Department of Planning & Development Services

40.18 acre portion, S/S Old Leesburg Road, TMS# 22113 15.a
Current Rich. Co. Zoning: RS-HD, Proposed Zoning: RS-3

Legend

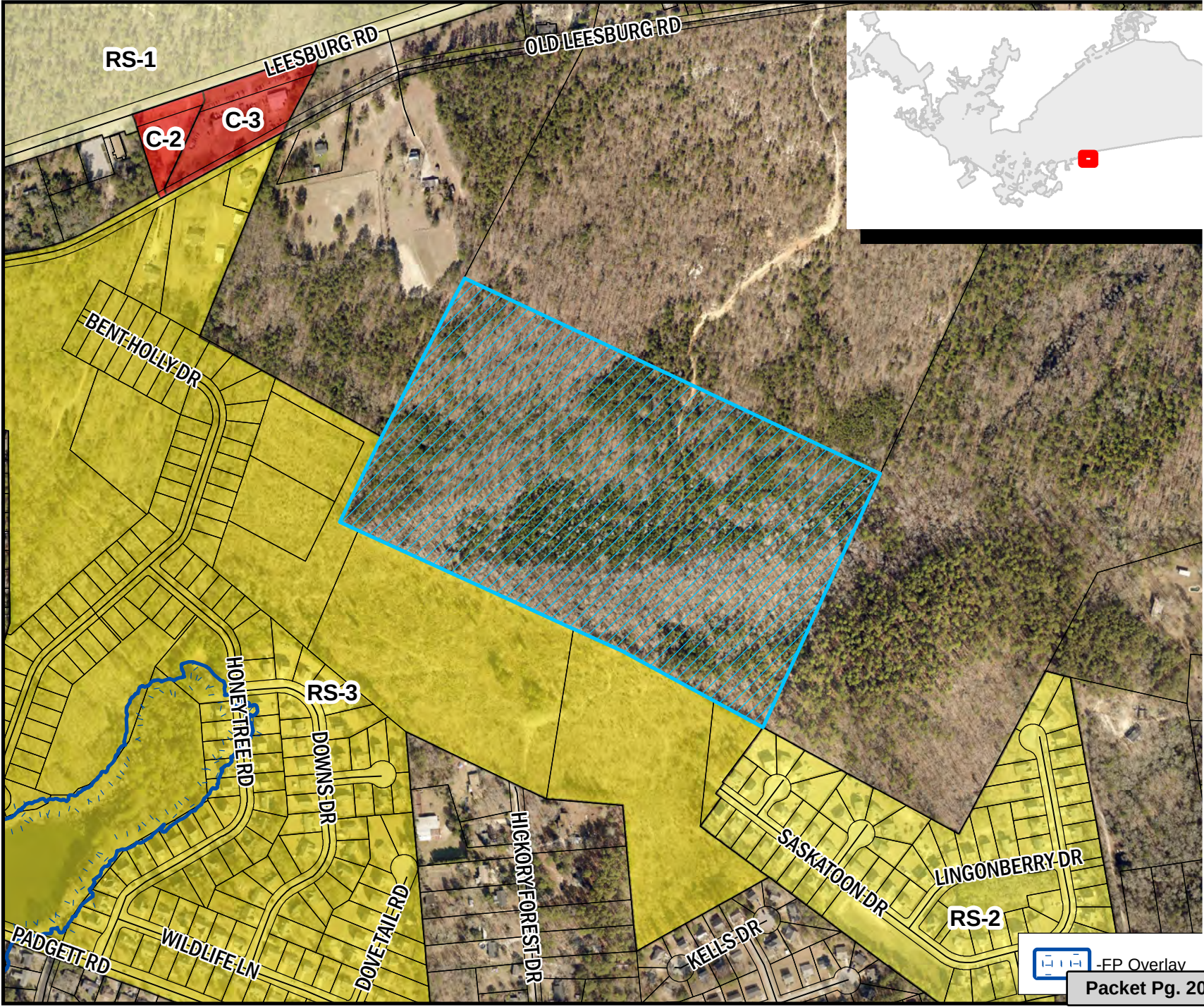
PARCELS

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	FUD-C
RG-1A	FUD-LS
RG-2	FUD-LS-E
RG-3	FUD-LS-R
UTD	FUD-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.



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.

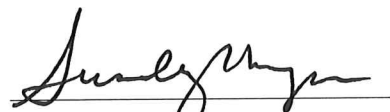
Property Description: All that certain piece, parcel or lot of land with improvements thereon situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, a 40.18 acre portion of Richland County TMS# 22113-01-01 as shown on an Annexation Exhibit titled "Canary 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

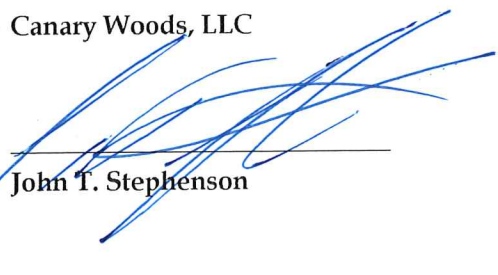
Date: March 1, 2021


 Susan Q. Phelps

Date: March 1, 2021

Buyer:

Canary Woods, LLC

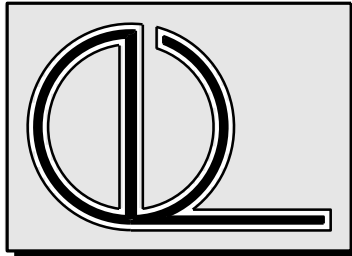

 John T. Stephenson

Date: March 1, 2021

ITS: Member

REVISIONS	BY

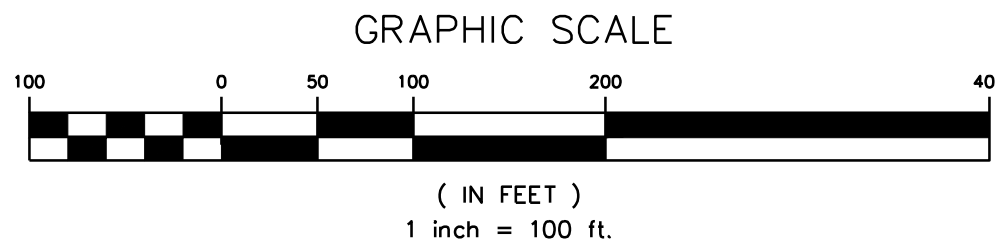
PREPARED BY
POWER ENGINEERING COMPANY, INC.
ENGINEERS - PLANNERS
WEST COLUMBIA, SC



CANARY WOODS, LLC
CANARY WOODS PHASE 3
ANNEXATION EXHIBIT
CITY OF COLUMBIA, RICHLAND COUNTY, SC

DRAWN D.H.C.
CHECKED D.B.P.
DATE 02-18-2021
SCALE AS SHOWN
JOB NO. 3815
SHEET 01
OF 1 SHEETS

Attachment: 2021-035 annex and incorporate 40.18 acre pt SS Old Leesburg Road (6687 : ANNEXATION, COMPREHENSIVE PLAN MAP, AND ZONING MAP AMENDMENT for 40.18 acre Old Leesburg Road)



OWNER: CANARY WOODS, LLC
c/o JT STEPHENSON
3300 SUNSET BLVD, SUITE 101
WEST COLUMBIA, SC 29169
PHONE: (803) 216-8777
PHONE: 803-216-8777
EMAIL: jt@powereng.net

ENGINEER: POWER ENGINEERING COMPANY, INC.
3300 SUNSET BLVD, SUITE 101
WEST COLUMBIA, S.C. 29169
PHONE: (803) 216-8777
FAX: (803) 216-8070
EMAIL: dparr@powereng.net



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, 1 st Reading:	05/18/2021; Pending
2 nd 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.

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 Areas 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.

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.

Development Types

URBAN EDGE RESIDENTIAL SMALL LOT (UER-1)

Urban Edge Residential Small lot neighborhoods account for a significant portion of the City's existing residential neighborhoods. This development type is appropriate as development on remaining large lots or as redevelopment in the outer areas of Columbia. Most of these developments are relatively modern and occurred after 1970. Urban Edge Residential Small Lot developments generally do not continue the grid and block pattern found in the urban core neighborhoods, but do tend to have a consistently organized internal street network with loops and interconnections. Culs-de-sac are most prominent in this development type.



UER-1 BUILDING TYPES/LAND USES

PRIMARY TYPES

- Single-family Detached

TERTIARY TYPES

- Single-family Attached
- Two-family
- Three-family
- Multi-family Small
- Civic/Institutional Small
- Business/Employment Small (excl. Flex)
- Cemeteries & Mausoleums

See matrix for appropriate park/open space types.

Development Types

UER-1 DEVELOPMENT PATTERN/CONTEXT

- The street network is typically curvilinear with irregular block structure and limited points of connection to the main road network. Street widths may be narrow or wide. Sidewalks may or may not be present in existing neighborhoods but should be provided in new developments. On-street parking is uncommon in these neighborhoods when street widths are narrow.
- Blocks are slightly irregular and may display a range of sizes and shapes determined by the parent lot shape and the internal street network.
- Blocks are subdivided into regular sized lots ranging between 2,500 square feet and 10,000 square feet.
- Buildings are typically set back from the street with deep front yards; buildings sit parallel to the street.
- Building sizes vary slightly within a block, but most are one to two stories in height with less than 2,000 square feet of livable space. Exceptions in the number of stories would be for neighborhoods with many split-level homes.
- Most homes have dedicated parking areas in front or side yards. Attached garages or carports are common.
- Open or green spaces are included in individual properties, retention or detention areas, or neighborhood parks. Passive green spaces should be included in new developments.
- Within a single development, building architecture, density, scale, and design will typically be fairly consistent along with front yard setbacks and driveway and garage arrangements.





Future Land Use Map

Department of Planning & Development Services

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

15.b

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

SIA - Sports/Amusement

CI - Civic/Institutional

CBA - Central Business Area

ZOO - Riverbanks Zoo & Garden

UC - Universities/Colleges

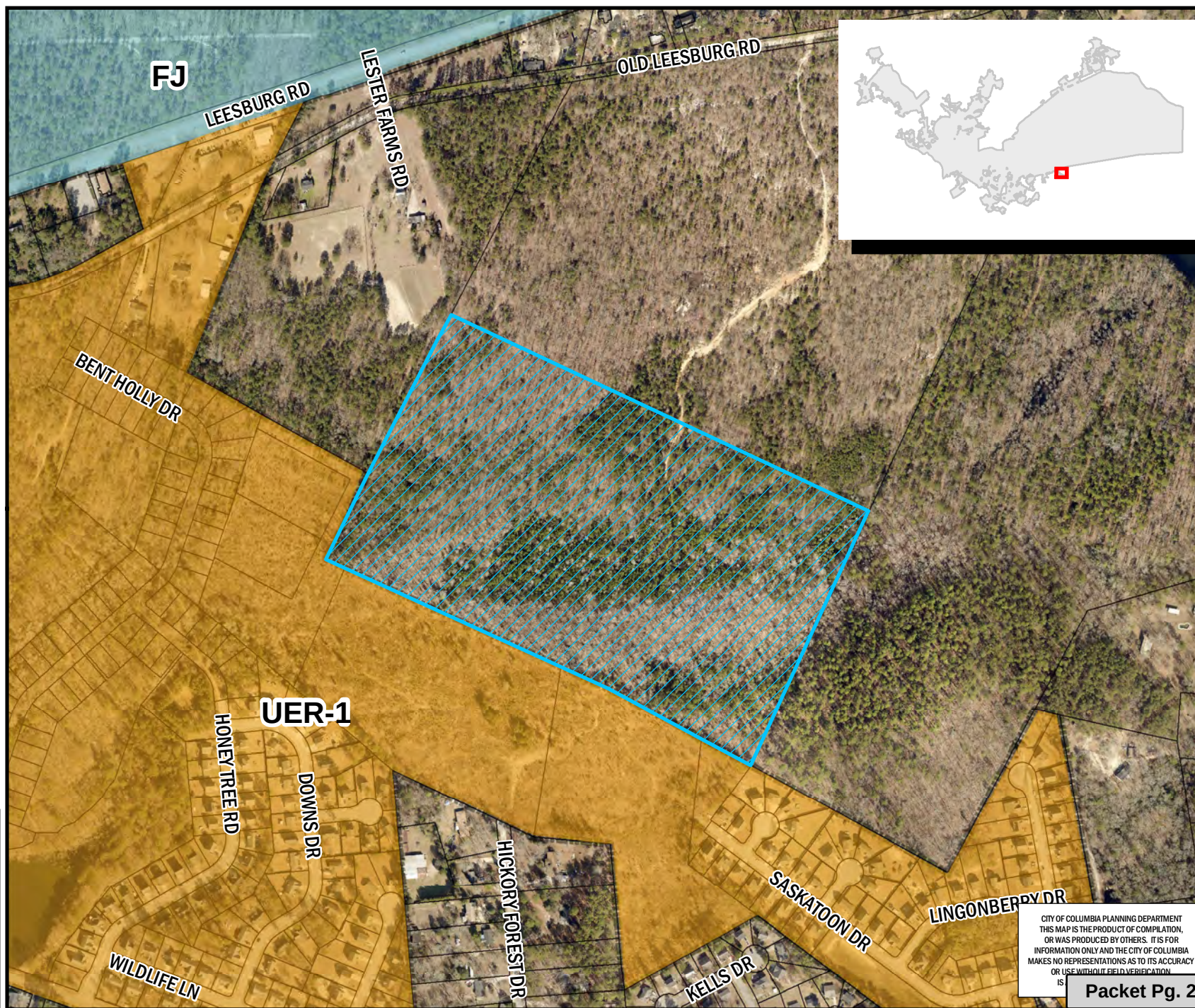
FJ - Fort Jackson

T/S - Transitional/Sensitive Lands

N

0 125 250 500 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
Date: 3/12/2021



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IS

Packet Pg. 214

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Attachment: ANNEX-2021-0005 40.18acSSoldLeesburg_CanaryWoodsPh3 (6687 : ANNEXATION,

Zoning Map

Department of Planning & Development Services

40.18 acre portion, S/S Old Leesburg Road, TMS# 22113
Current Rich. Co. Zoning: RS-HD, Proposed Zoning: RS-3

15.b

Legend

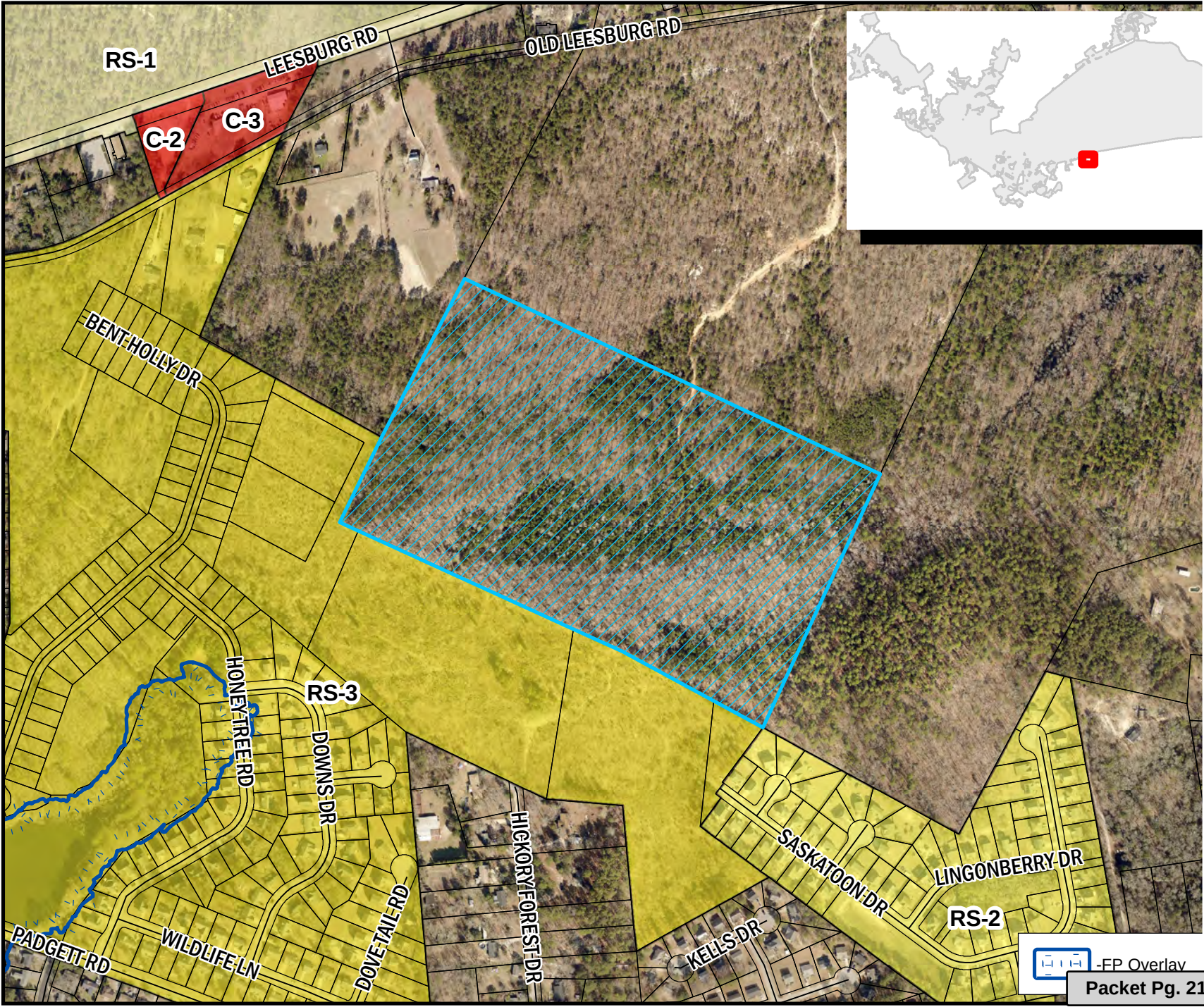
PARCELS

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	FUD-C
RG-1A	FUD-LS
RG-2	FUD-LS-E
RG-3	FUD-LS-R
UTD	FUD-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:
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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, 1 st Reading:	05/18/2021; Pending
2 nd 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.

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.

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.

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.

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.





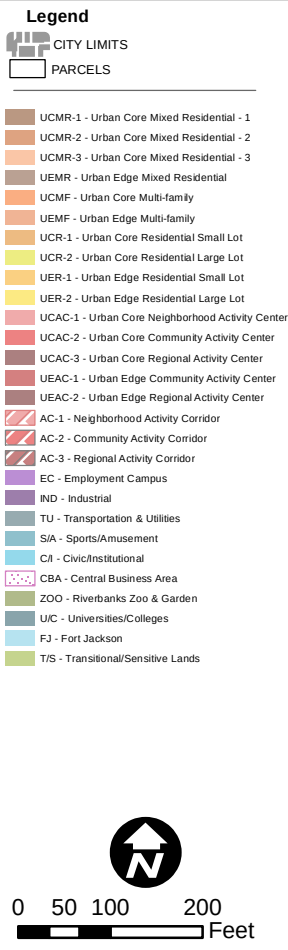
Future Land Use Map

Department of Planning & Development Services

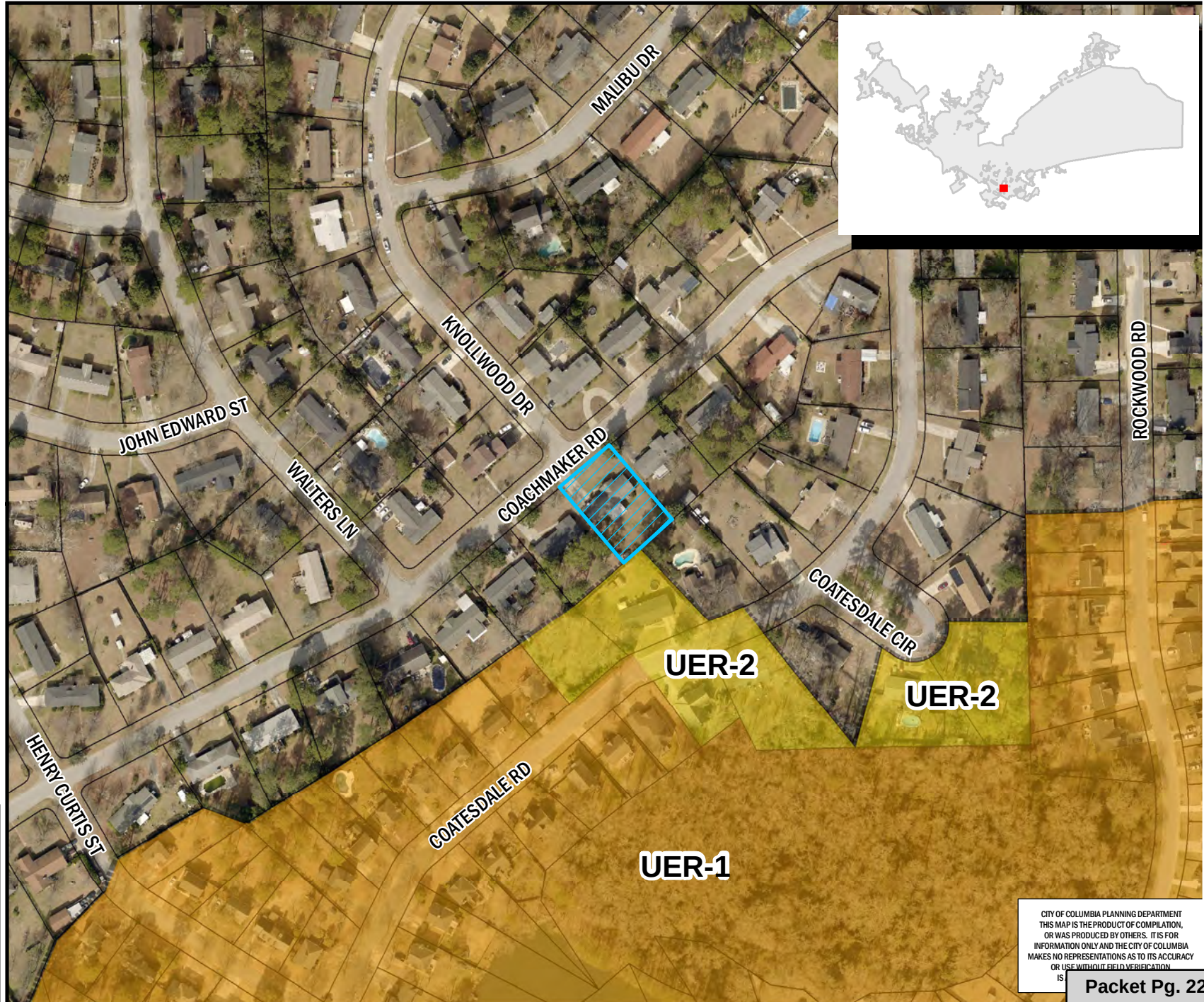
7315 Coachmaker Road, TMS# 16307-09-01

Existing Rich. Co. FLU: Mixed Residential (High Density), Proposed FLU: UER-2

16.a



ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
Date: 3/18/2021



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Packet Pg. 222

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Attachment: ANNEX-2021-0007_7315CoachmakerRd (6689 : ANNEXATION, COMPREHENSIVE PLAN

Zoning Map

Department of Planning &
Development Services

7315 Coachmaker Road, TMS# 16307-09-01

16.a

Current Rich. Co. Zoning: RS-MD, Proposed Zoning: RS-2

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	FUD-C
RG-1A	FUD-LS
RG-2	FUD-LS-E
RG-3	FUD-LS-R
UTD	FUD-R
MX-1	OUT OF CITY
MX-2	



0 60 120 240
Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

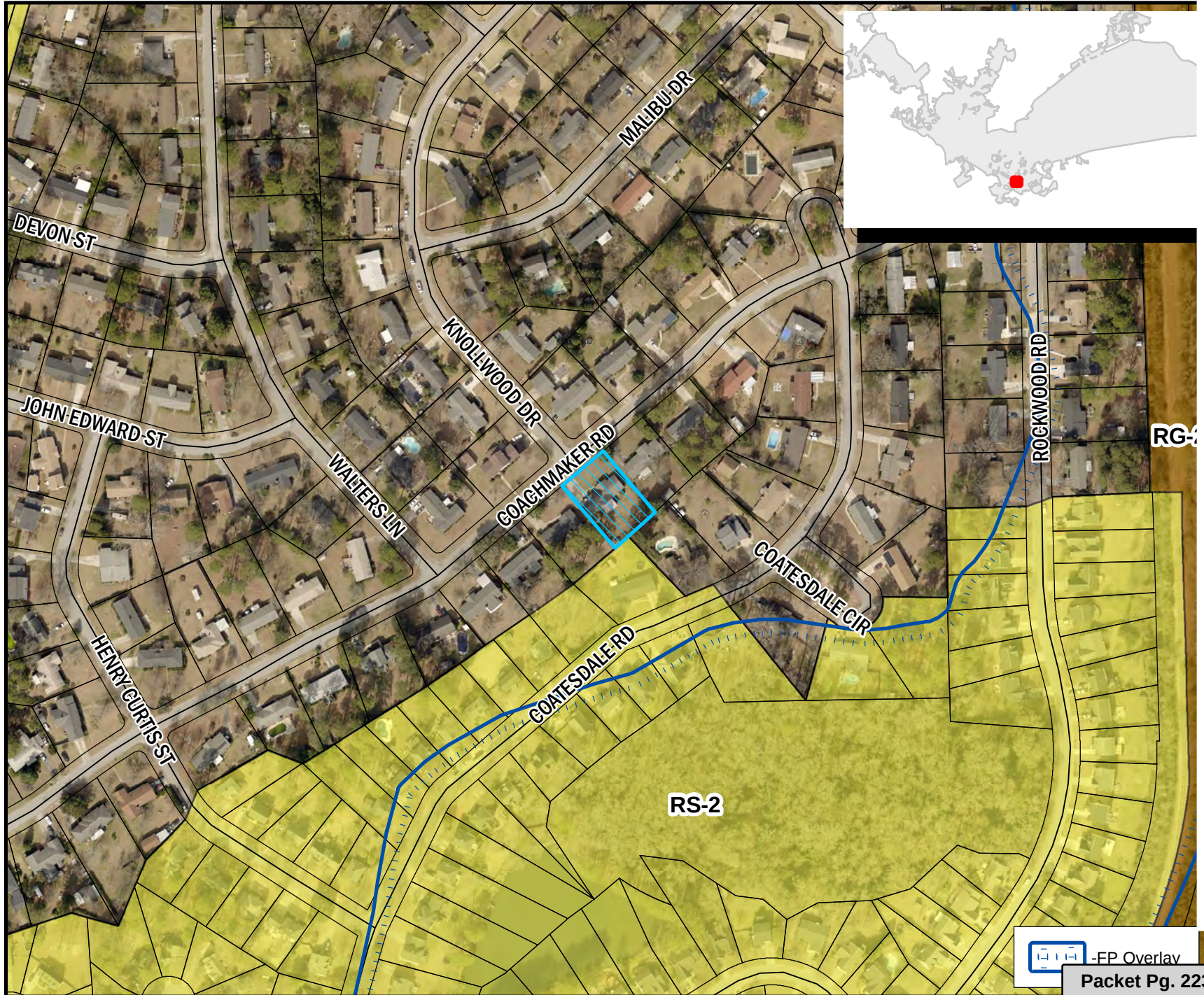
Shane Shaughnessy
March 18, 2021

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We Are Columbia



-FP Overlay

Packet Pg. 223

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Attachment: ANNEX-2021-0007_7315CoachmakerRd (6689 : ANNEXATION, COMPREHENSIVE PLAN

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:

ATTEST:



Senior Assistant City Attorney

City Clerk

Introduced:

Final Reading:

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.

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 Liaison
 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



Future Land Use Map

Department of Planning & Development Services

7315 Coachmaker Road, TMS# 16307-09-01

Existing Rich. Co. FLU: Mixed Residential (High Density), Proposed FLU: UER-2

16.b

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

SIA - Sports/Amusement

CI - Civic/Institutional

CBA - Central Business Area

ZOO - Riverbanks Zoo & Garden

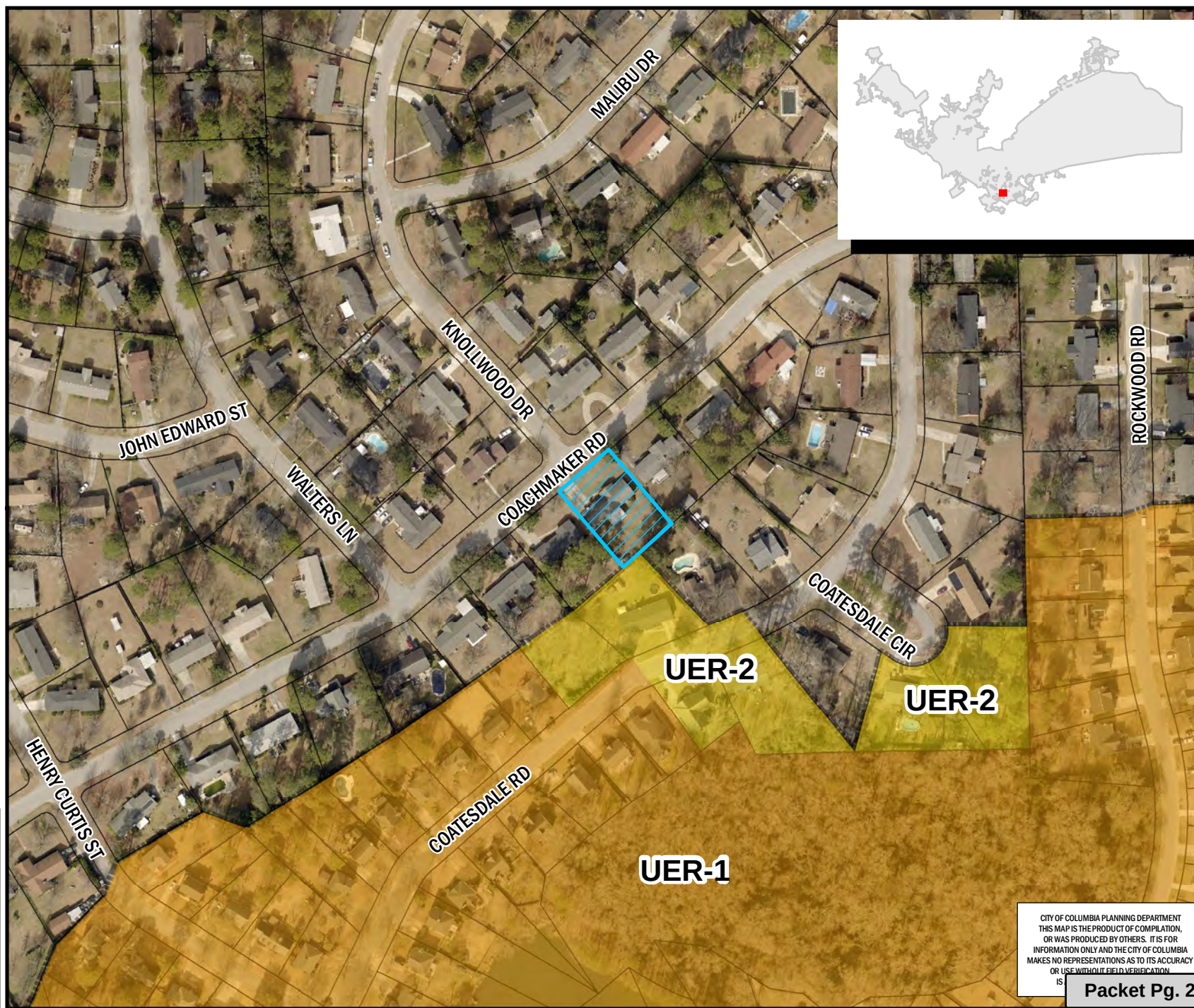
UC - Universities/Colleges

FJ - Fort Jackson

T/S - Transitional/Sensitive Lands

N

0 50 100 200 Feet



ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
Date: 3/18/2021



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Packet Pg. 228

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Attachment: 2021-033 annex and incorporate 7315 Coachmaker Road (6689 : ANNEXATION,

Zoning Map

Department of Planning & Development Services

7315 Coachmaker Road, TMS# 16307-09-01
Current Rich. Co. Zoning: RS-MD, Proposed Zoning: RS-2

16.b

Legend

PARCELS

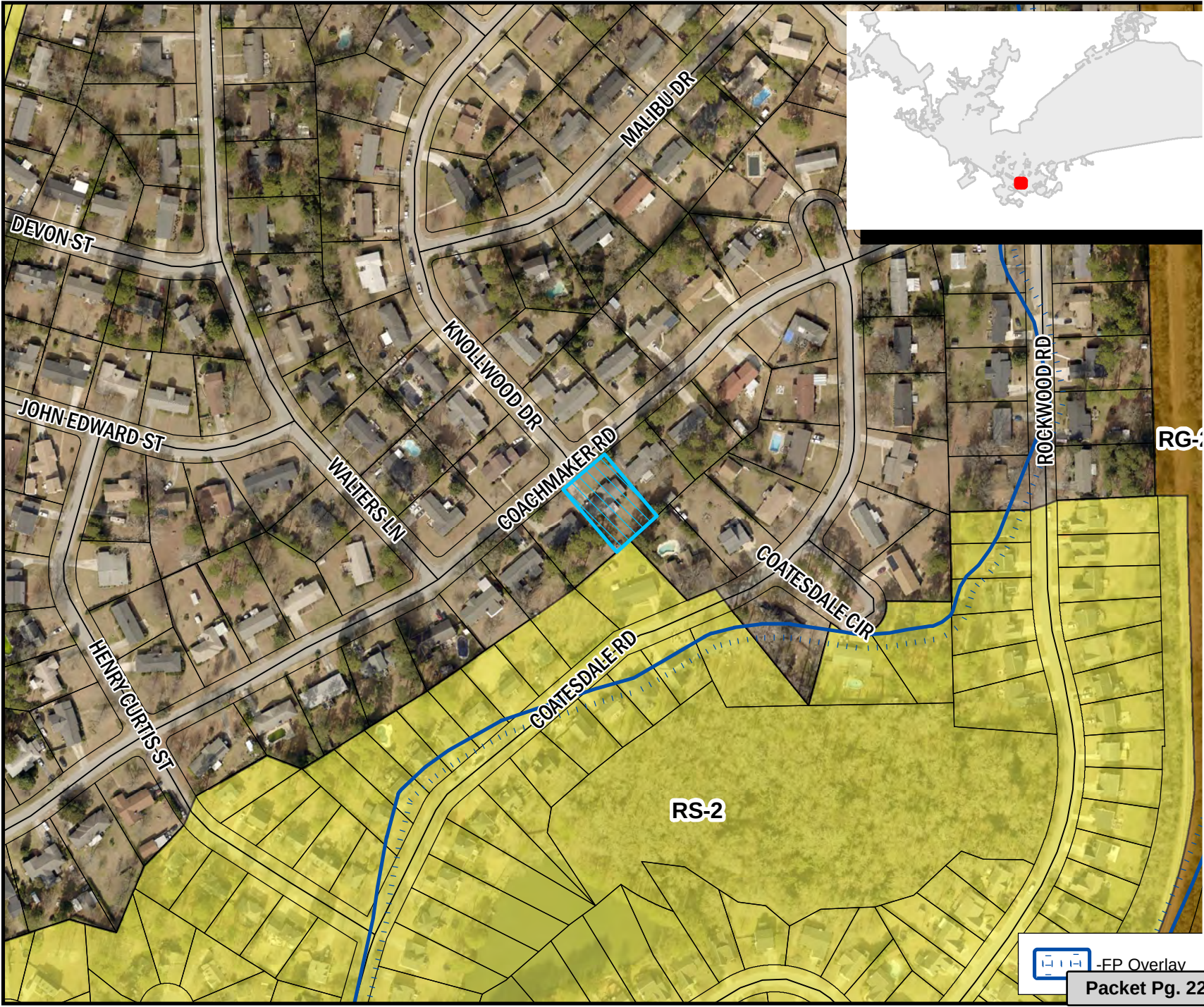
D-1	C-1
RS-1	C-2
RS-1A	C-3
RS-1B	C-3A
RS-2	C-4
RS-3	C-5
RD	M-1
RD-2	M-2
RG-1	FUD-C
RG-1A	FUD-LS
RG-2	FUD-LS-E
RG-3	FUD-LS-R
UTD	FUD-R
MX-1	OUT OF CITY
MX-2	

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

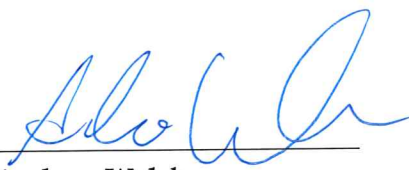
STATE OF SOUTH CAROLINA)
)
 COUNTY OF RICHLAND) PETITION FOR ANNEXATION

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

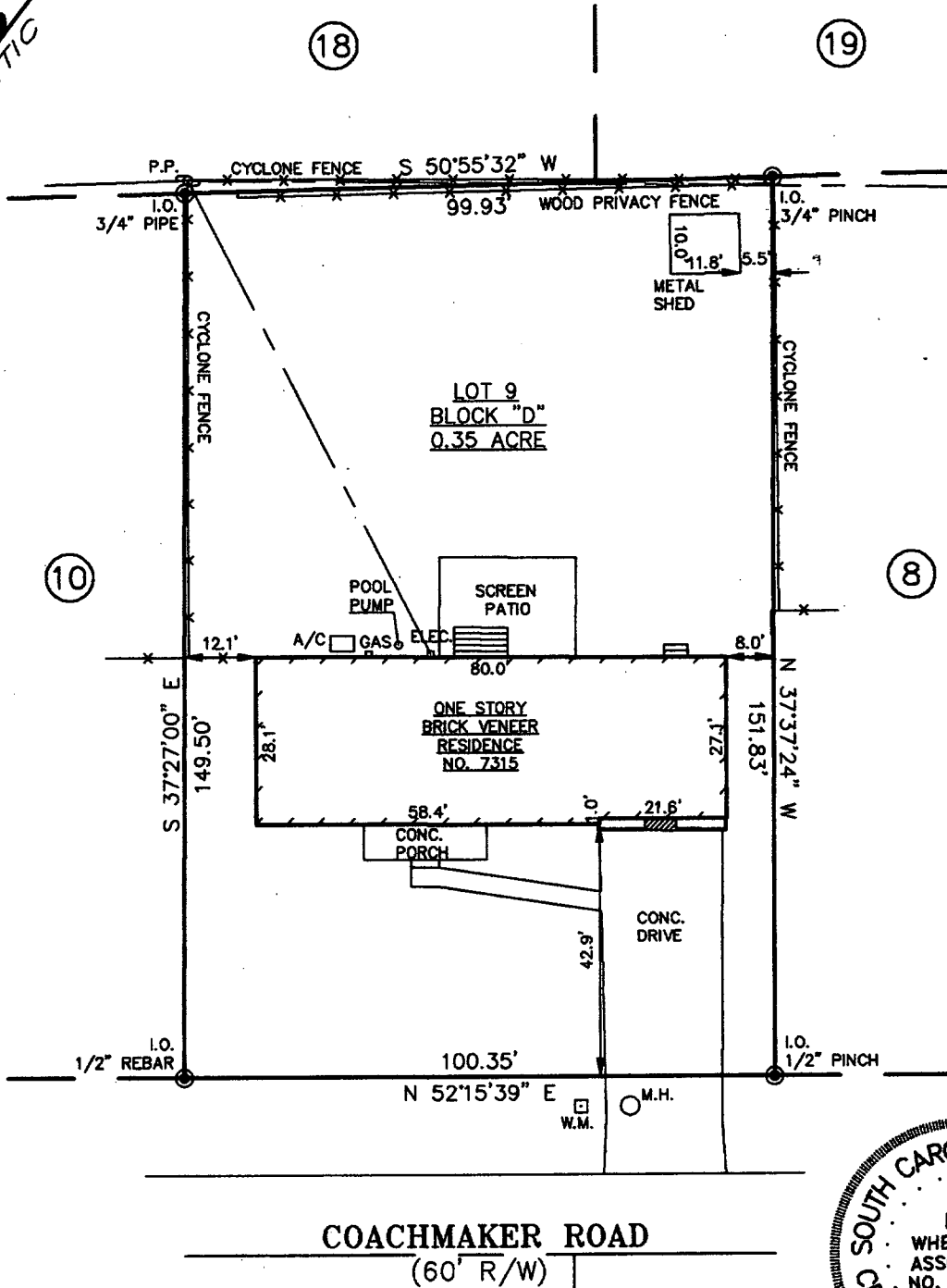

 Andrew Welsh

Date: 3-3-2021


 Michelle Welsh

Date: 3/3/2021

Book 1640-2780
2010069809 10/22/2010 11:09:43:500
Fee:\$5.00 County Tax:\$0.00
Plat Standard
State Tax:\$0.00



2010069809 Richard W. Rodden
Richard County R.O.D.



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

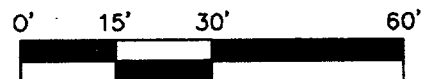
LOT NEAR COLUMBIA, IN RICHLAND COUNTY, S.C.; SHOWN AS LOT 9, BLOCK "D", ON A PLAT OF KNOLLWOOD, BY
MCMILLAN ENGINEERING CO., DATED SEPTEMBER 30, 1965, REVISED JANUARY 6, 1966, AND RECORDED IN PLAT BOOK
"W", PAGES 118 & 119, IN THE OFFICE OF R.O.D. FOR RICHLAND COUNTY. TMS: 16307-09-01

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'



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

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 not 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



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

- 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.

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.

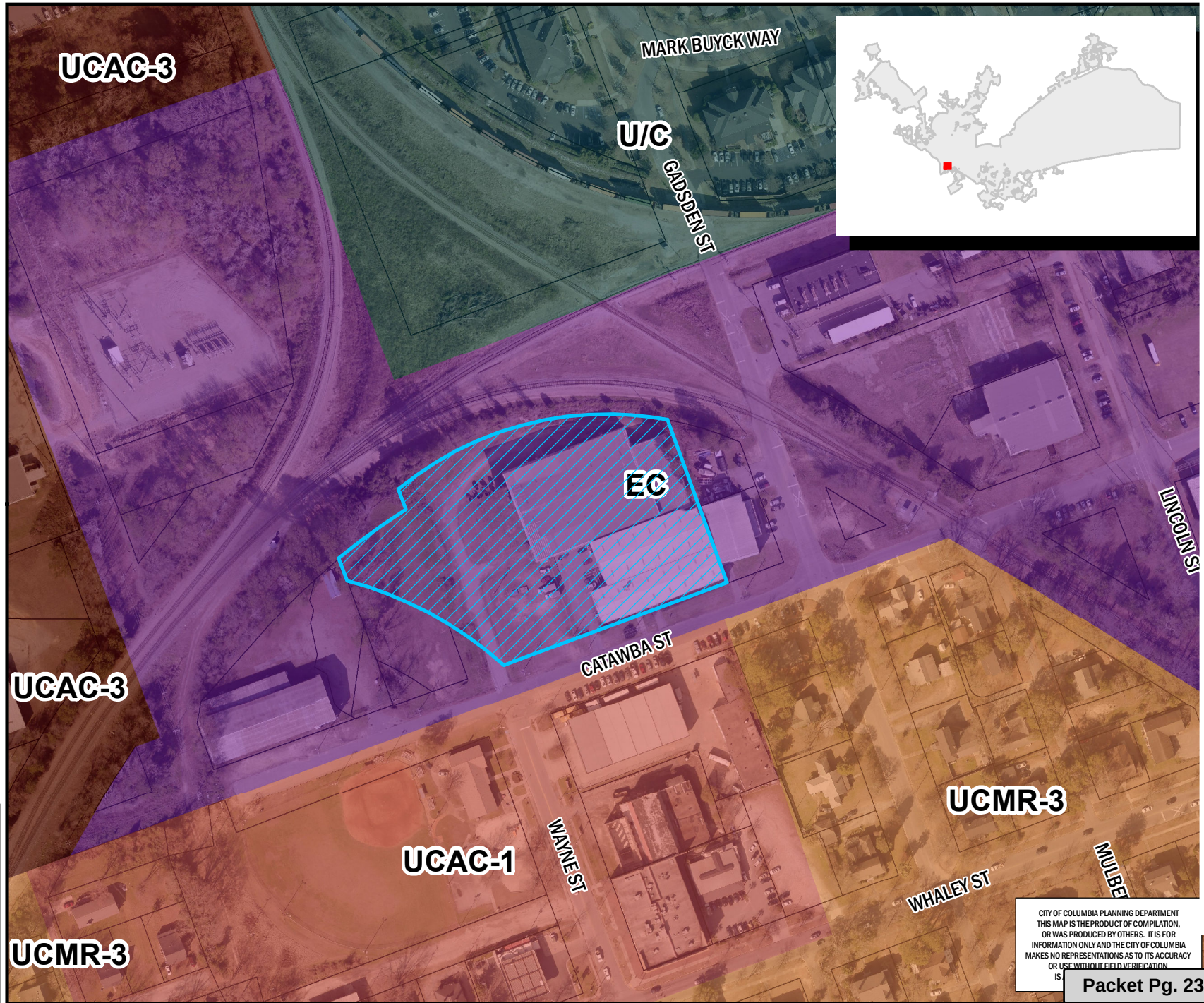
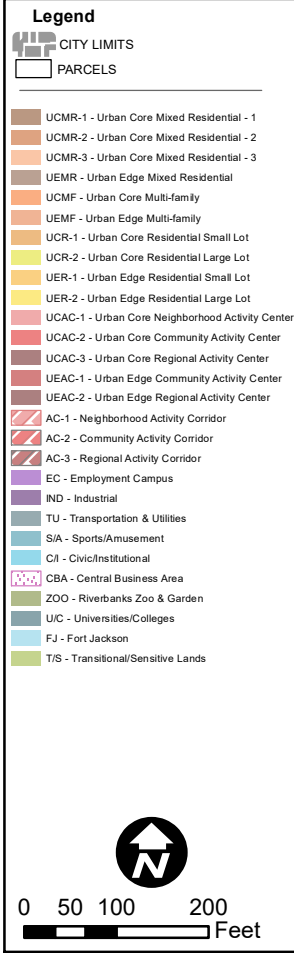


Future Land Use Map

Department of Planning &
Development Services

707 Catawba Street, TMS# 08
Existing FLU: EC

17.a



ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
Date: 2/26/2021



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Packet Pg. 238

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Attachment: ZMA-2021-0002_Catawba707 (6677 : ZMA for 707 Catawba Street)

Zoning Map

Department of Planning &
Development Services

707 Catawba Street, TMS# 08913-04-01

17.a

Current Zoning: M-2, -PD, Proposed Zoning: C-1, -PD

Legend

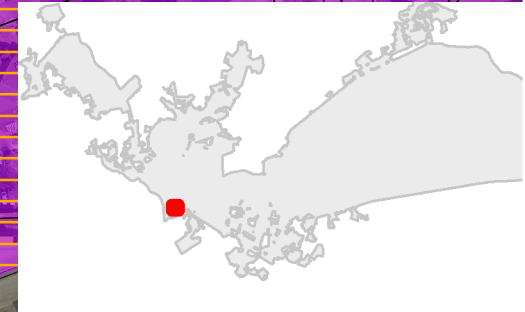
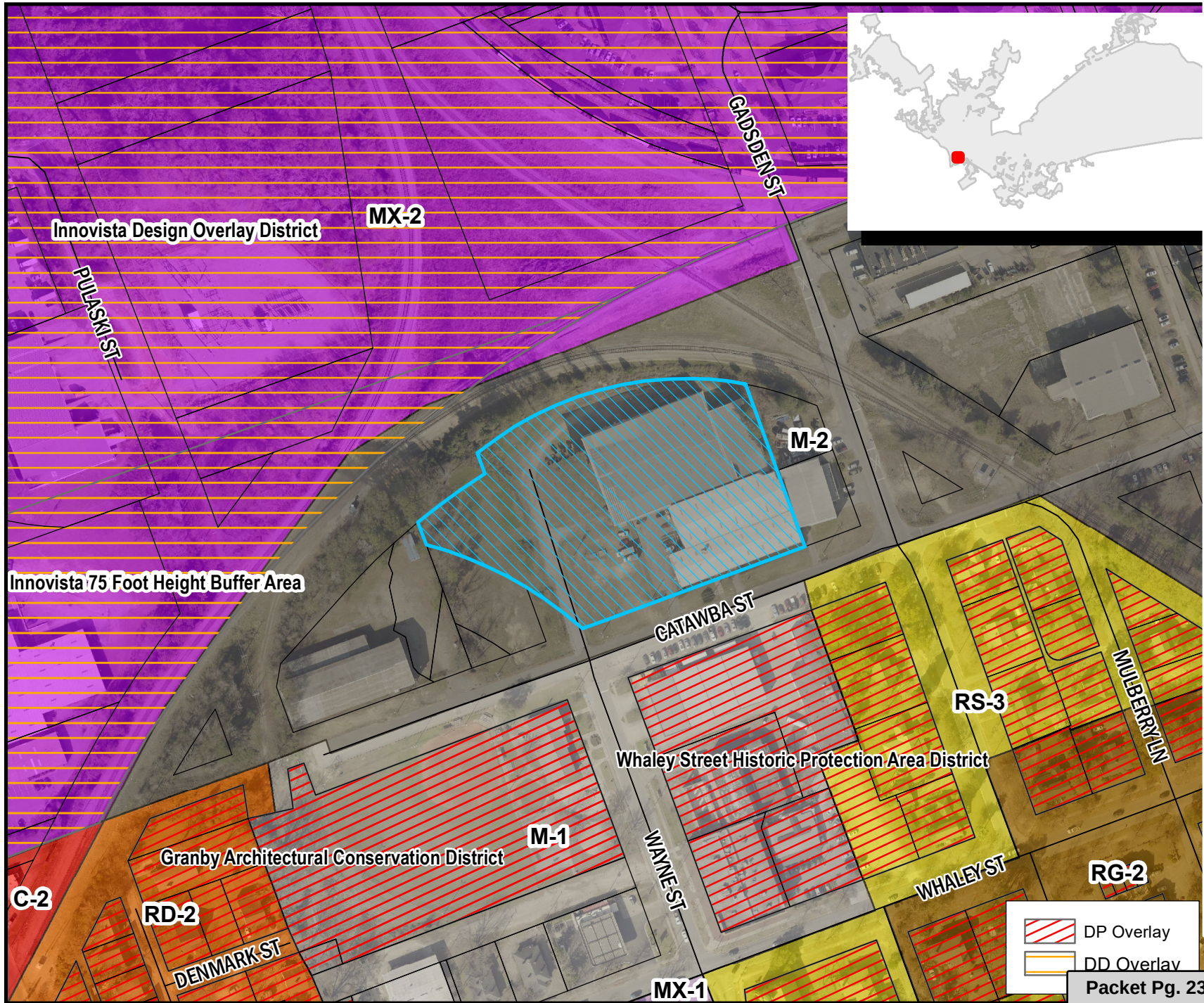
PARCELS

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 26, 2021

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Attachment: ZMA-2021-0002_Catawba707 (6677 : ZMA for 707 Catawba Street)

DP Overlay

DD Overlay

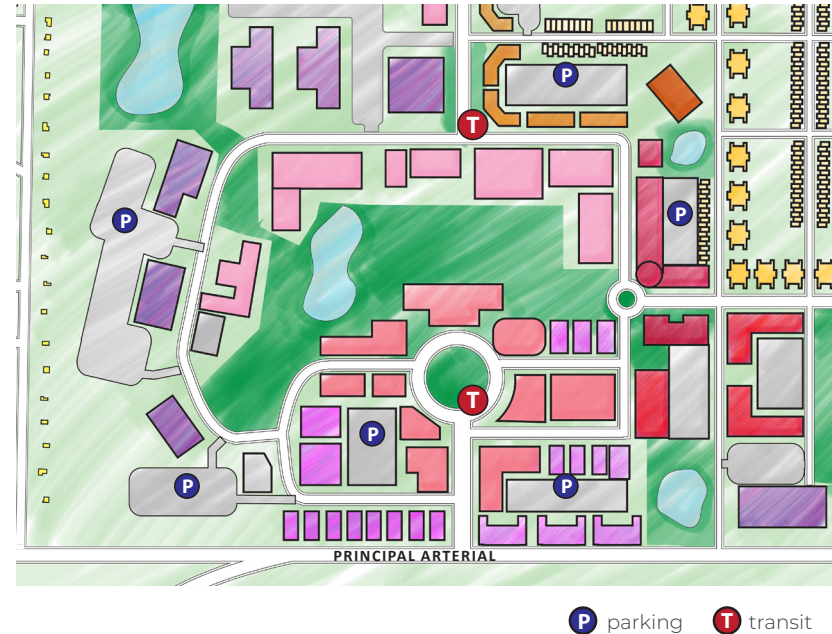
Packet Pg. 239

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

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.

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 spaces 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.



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
Cemetery subdividers and developers
Photographic Studies, portrait
Funeral Service and crematories
Advertising agencies
Consumer credit reporting agencies
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 social services
Job training and vocational rehabilitation services
Museums and art galleries

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 classified
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 practitioners, including therapeutic massage (17-288)
Elementary and Secondary Schools (17-296)

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
Cemetery 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

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



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

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.

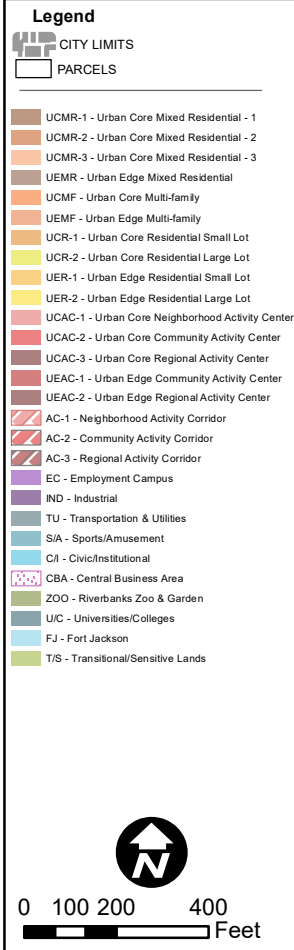


Future Land Use Map

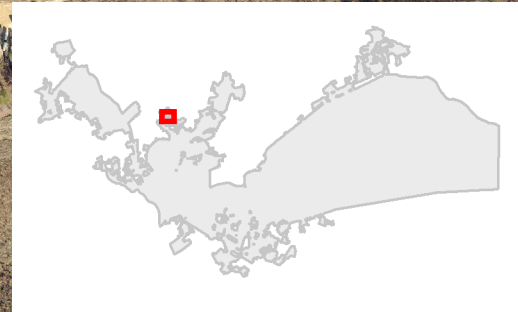
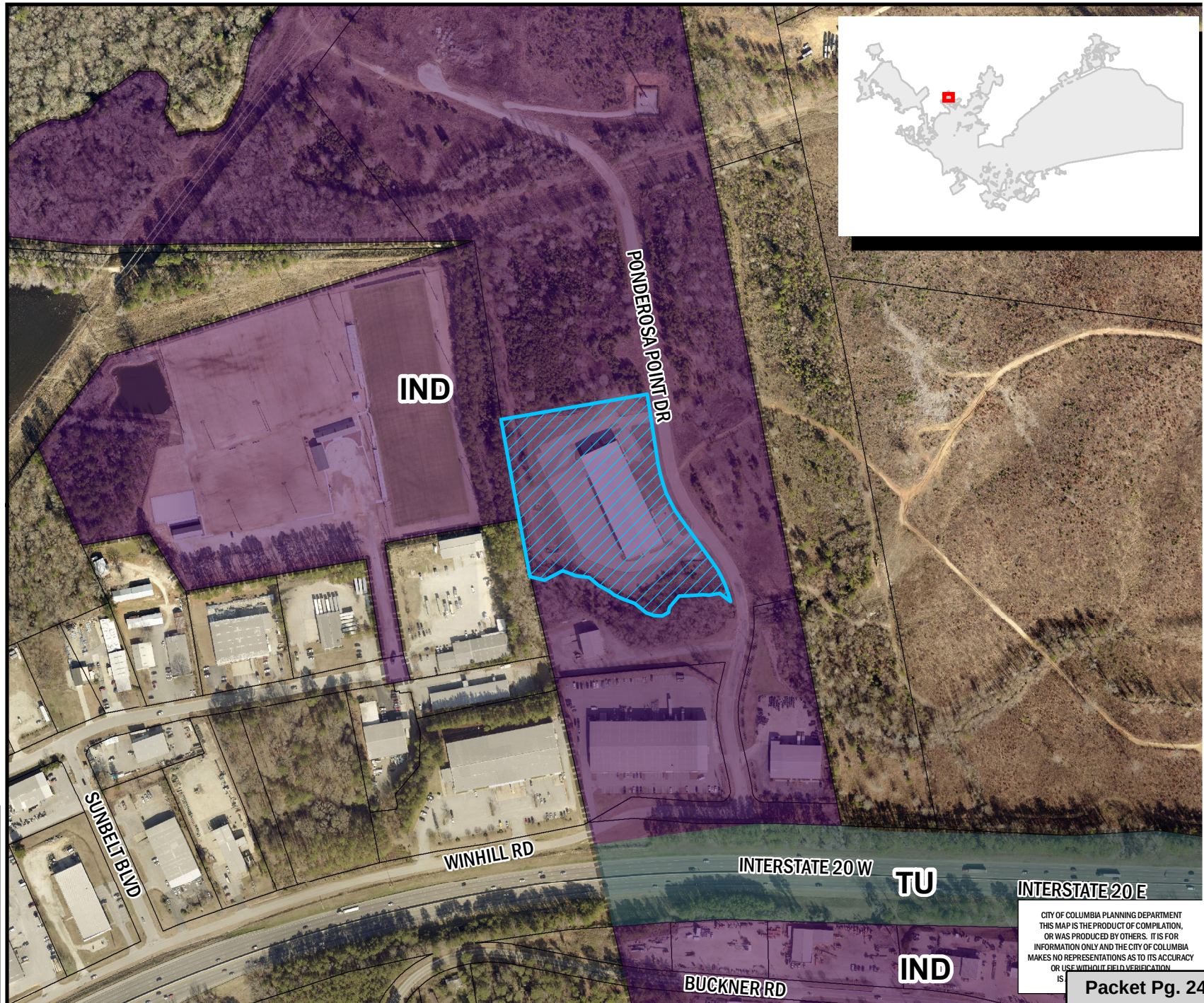
Department of Planning &
Development Services

1041 Ponderosa Point Drive, TMS# 09
Existing FLU: IND

18.a



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-2021-0003_PonderosaPoint (6678 : ZMA for 1041 Ponderosa Point Drive)

Zoning Map

Department of Planning &
Development Services

1041 Ponderosa Point Drive, TMS# 094 18.a
Current Zoning: M-1, Proposed Zoning: M-2

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 75 150 300 Feet

ORIGINAL PREPARATION/DATE:
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February 26, 2021

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Attachment: ZMA-2021-0003_PonderosaPoint (6678 : ZMA for 1041 Ponderosa Point Drive)



-FP Overlay

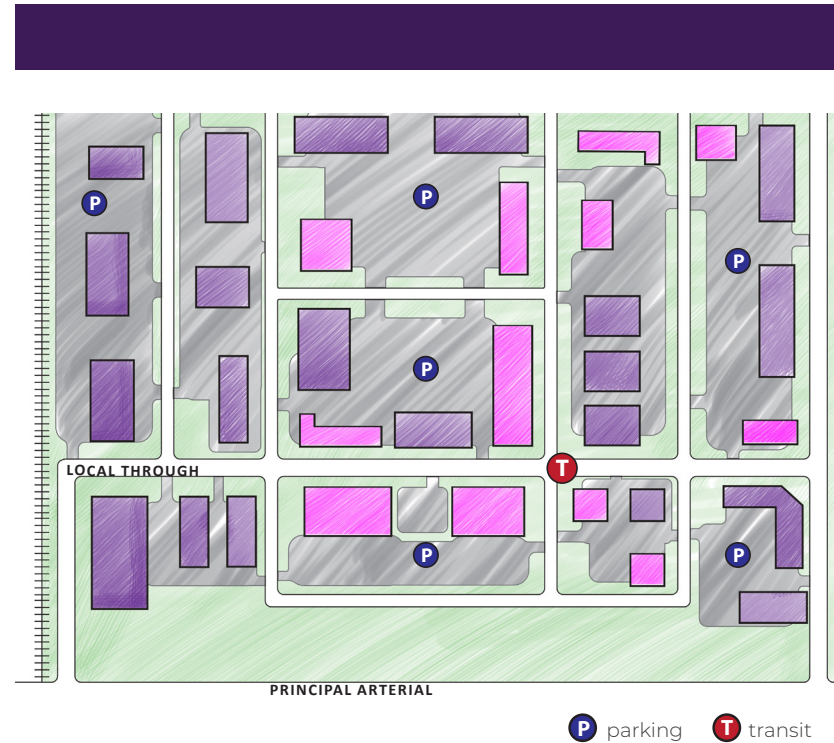
Packet Pg. 250

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Development Types

INDUSTRIAL (IND)

Industrial areas are located throughout the City and include a range of building types and uses dedicated to the processing, mining, manufacturing, warehousing, outdoor storage, and distribution of materials or goods. These areas are appropriate for uses that have heavy freight traffic and which may generate noise, odors, or other impacts. These areas should be adequately large to accommodate these uses, and should provide buffers and sufficient street infrastructure to accommodate the needs of the businesses.



IND BUILDING TYPES/LAND USES

PRIMARY TYPES

- Office/Services Medium to High-rise
- Flex Small to Extra Large

SECONDARY TYPES

- Power Utilities
- Water & Wastewater Treatment

TERTIARY TYPES

- Commercial Small to Extra Large
- Parking Structures & Lots

See matrix for appropriate park/open space types.

Development Types

IND DEVELOPMENT PATTERN/CONTEXT

- Industrial areas are typically near rail lines or highways, and include warehouses, manufacturing and production facilities, laboratories, and high-tech uses.
- Most industrial areas require significant land area to accommodate large and very large format buildings as well as sufficient buffers from adjacent, non-compatible uses.
- Streets need to be designed to adequately accommodate semi-truck and trailer traffic.
- Sites are typically configured to meet the specific needs of the developer, but large format sites maintain significant flexibility for reuse.



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

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 nurseries, 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 classified
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

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 retailers: Automatic merchandising machine operators
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
Cemetery 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 upholstery 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
Cemetery 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)

Photographic Studios, portrait
Beauty Shops
Barbershops
Shoe repair shops, shoeshine parlors, and hat cleaning shops
Miscellaneous personal services, except massage parlors and spas
Advertising agencies
Outdoor advertising agencies
Consumer credit reporting agencies
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

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 practitioners, including therapeutic massage (17-288)
Dormitories , Private (Sec. 17-321)

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



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.

(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.



Future Land Use Map

Congaree Pointe 19.a
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
-  SIA - Sports/Amusement
-  CI - Civic/Institutional
-  CBA - Central Business Area
-  ZOO - Riverbanks Zoo & Garden
-  UIC - Universities/Colleges
-  FJ - Fort Jackson
-  T/S - Transitional/Sensitive Lands



0 150 300 600
Feet

ORIGINAL PREPARATION/DATE:

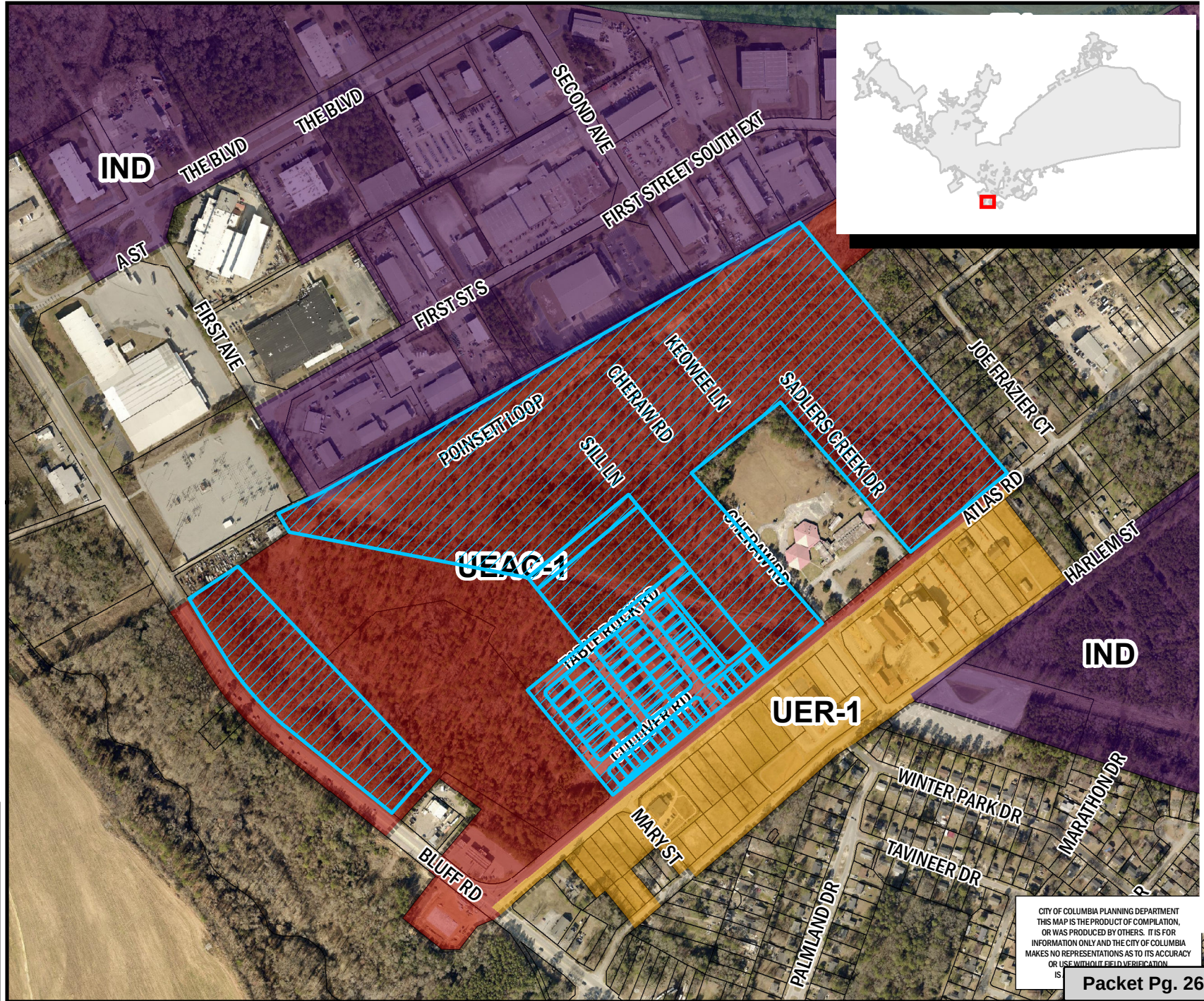
This map was prepared by:

Shane Shaughnessy

Date: 2/26/2021



We Are Columbia



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IS

Packet Pg. 263

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Attachment: ZMA-2021-0004_CongareePointe (6679 : ZMA for Congaree Pointe PUD)

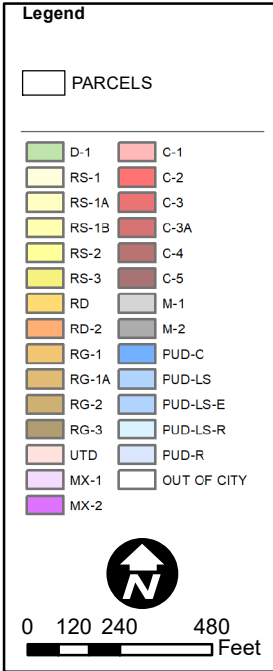
Zoning Map

Department of Planning & Development Services

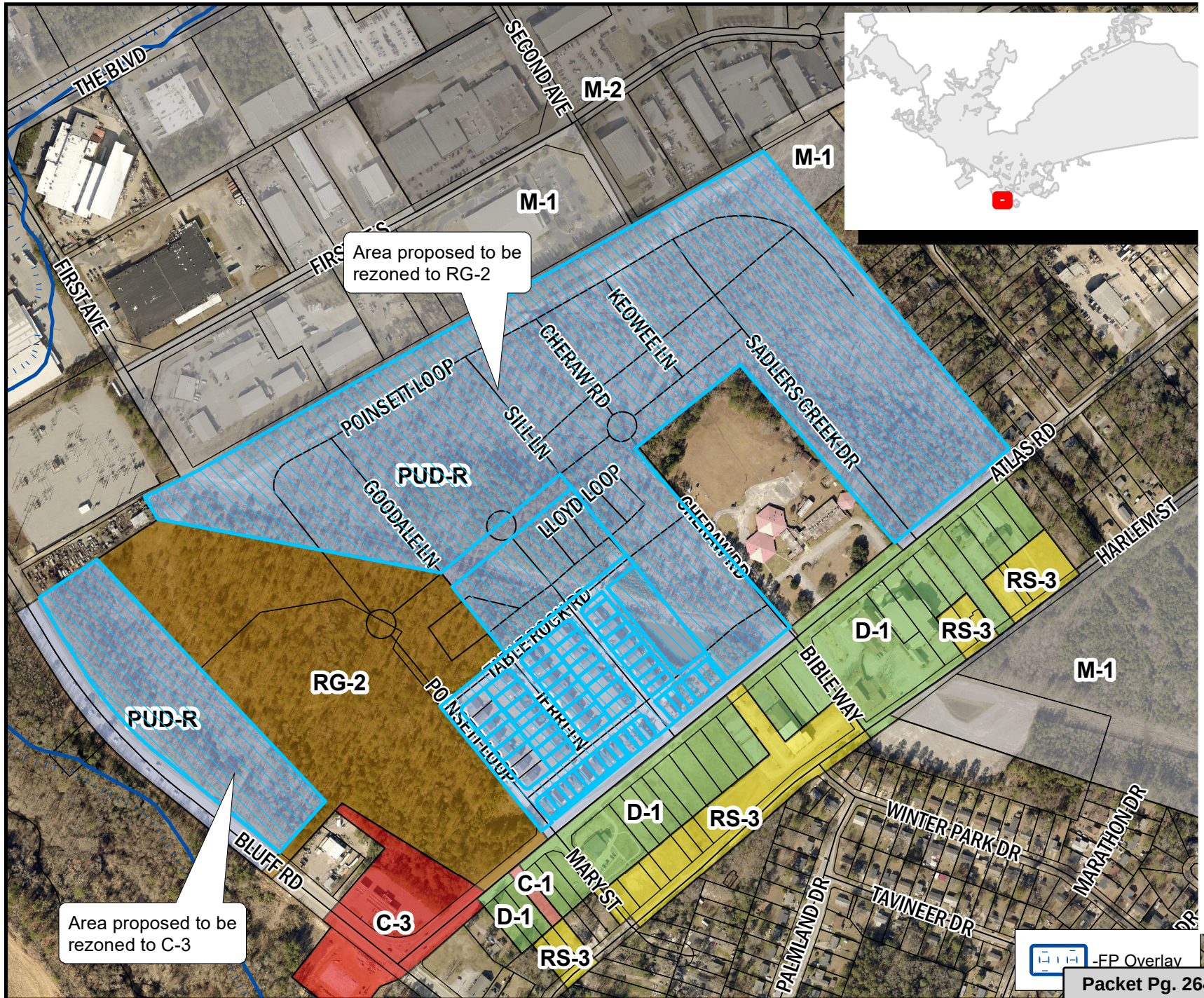
Congaree Pointe PUD

Current Zoning: PUD-R, Proposed Zoning: RG-2 and C-3

19.a



DISCLAIMER:
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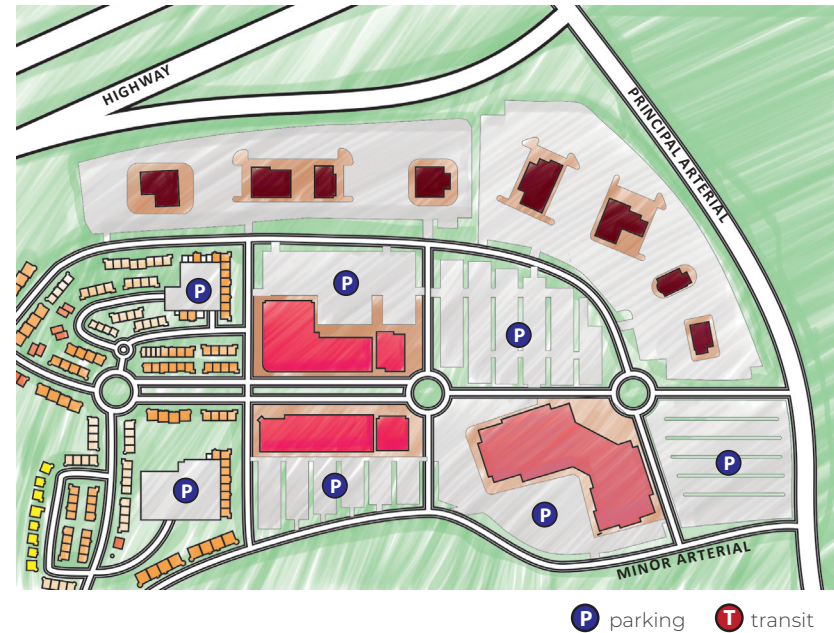


Attachment: ZMA-2021-0004_CongareePointe (6679 : ZMA for Congaree Pointe PUD)

Development Types

URBAN EDGE COMMUNITY ACTIVITY CENTER (UEAC-1)

Urban Edge Community Activity Centers are small to medium scale, mixed-use activity centers with community-serving commercial uses and a medium to high intensity residential component, typically with a significant open space element. They provide a daily retail and service destination for a portion of the City, typically within a three-mile to five-mile radius or drive distance. These activity centers are found in the outer areas of the City, frequently near highway interchanges, and are subdivided from large, undeveloped tracts or as redevelopment of larger commercial sites. They typically are found at major intersections of major corridors and may occupy all quadrants of the intersection.



UEAC-1 BUILDING TYPES/LAND USES

PRIMARY TYPES

- Multi-family Mixed-use Small & Medium
- Business/Employment Small & Medium (excl. Flex)

SECONDARY TYPES

- Multi-family Small & Medium
- Flex Small & Medium

TERTIARY TYPES

- Single-family Attached
- Civic/Institutional Small & Large
- Commercial Large
- Cemeteries & Mausoleums
- Parking Structures & Lots

See matrix for appropriate park/open space types.

Development Types

UEAC-1 DEVELOPMENT PATTERN/CONTEXT

- Internal street networks may be laid out in a grid to create various block sizes and shapes, but typically do not continue the urban street grid. Connections to the primary road network are somewhat limited. Wide sidewalks on both sides of the street are common.
- Blocks vary in size based on the tenant mix; subdivision beyond blocks may be non-existent if shopping centers and multi-family buildings are owned by a single entity.
- Buildings are oriented toward internal streets of the development. Commercial/retail structures are set up to the sidewalk line, and residential buildings may also be set to the sidewalk or have small lawns or front yards.
- Buildings range from a small to medium scale footprint and are typically one to three stories.
- Design of these activity centers should fully accommodate pedestrians and cyclists as well as automobiles.
- Transit facilities should be located near or within these activity centers.
- Depending on the density of uses within a Community Activity Center, parking for businesses should be accommodated in inner block surface parking, or in parking structures and on-street parking. Parking for residential uses should be accommodated in attached parking structures, inner block surface lots, on streets, and in individual rear-loaded garages.
- Plazas, street trees and plantings, greens, neighborhood parks, and outdoor event venues can provide open spaces and outdoor recreation opportunities in Community Activity Centers.



- Open spaces for buffering from adjacent development may be used; however transitions in building scale, use, and orientation, as well as street connectivity, are all preferred methods of connecting developments of different types rather than buffering them from one another.
- Typically an architectural theme or range of styles is established at the time of planning; most Community Activity Centers are built in phases with a master plan and a single developer/builder. Neo-Traditional styles or modern architecture can be appropriate in these developments.

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
Cemetery 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 classified
Water supply services
Sewerage Systems (Sec. 17-262)
Paint, glass and wallpaper stores
Hardware stores
Retail nurseries, 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

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 retailers: Automatic merchandising machine operators
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
Cemetery subdividers and developers
Hotels, motels, and tourist courts
Suite Hotel (Sec. 17-271)
Bed and breakfast hotel (Sec. 17-271)
Organization hotels and lodgings 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 Studios, 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 agencies
Consumer credit reporting agencies
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

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

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 practitioners, 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

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

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



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, 1 st Reading:	03/16/2021; Approval
Annexation, 2nd Reading:	04/20/2021; Approval
Land Use Map Amendment Confirmation, 1 st Reading:	05/18/2021; Pending
Land Use Map Amendment Confirmation, 2 nd Reading:	06/01/2021; Pending
Zoning Map Amendment Confirmation, 1 st Reading:	05/18/2021; Pending
Zoning Map Amendment Confirmation, 2 nd 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

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

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

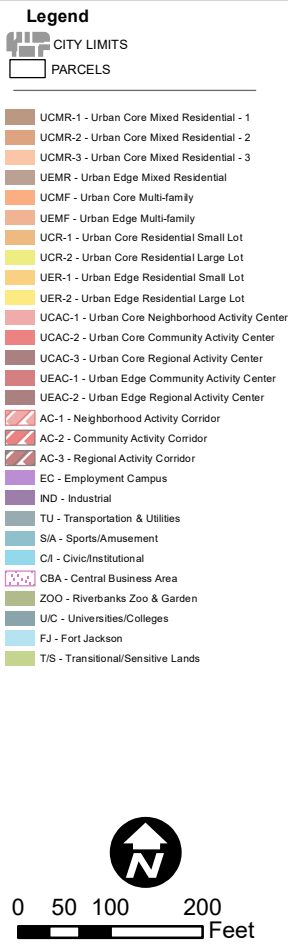
Staff recommends City Council adopt an ordinance to amend the *Columbia Compass: Envision 2036* Future Land Use Map to affirm the assignment of the Urban Edge Residential Large Lot (UER-2) land use classification for the property.



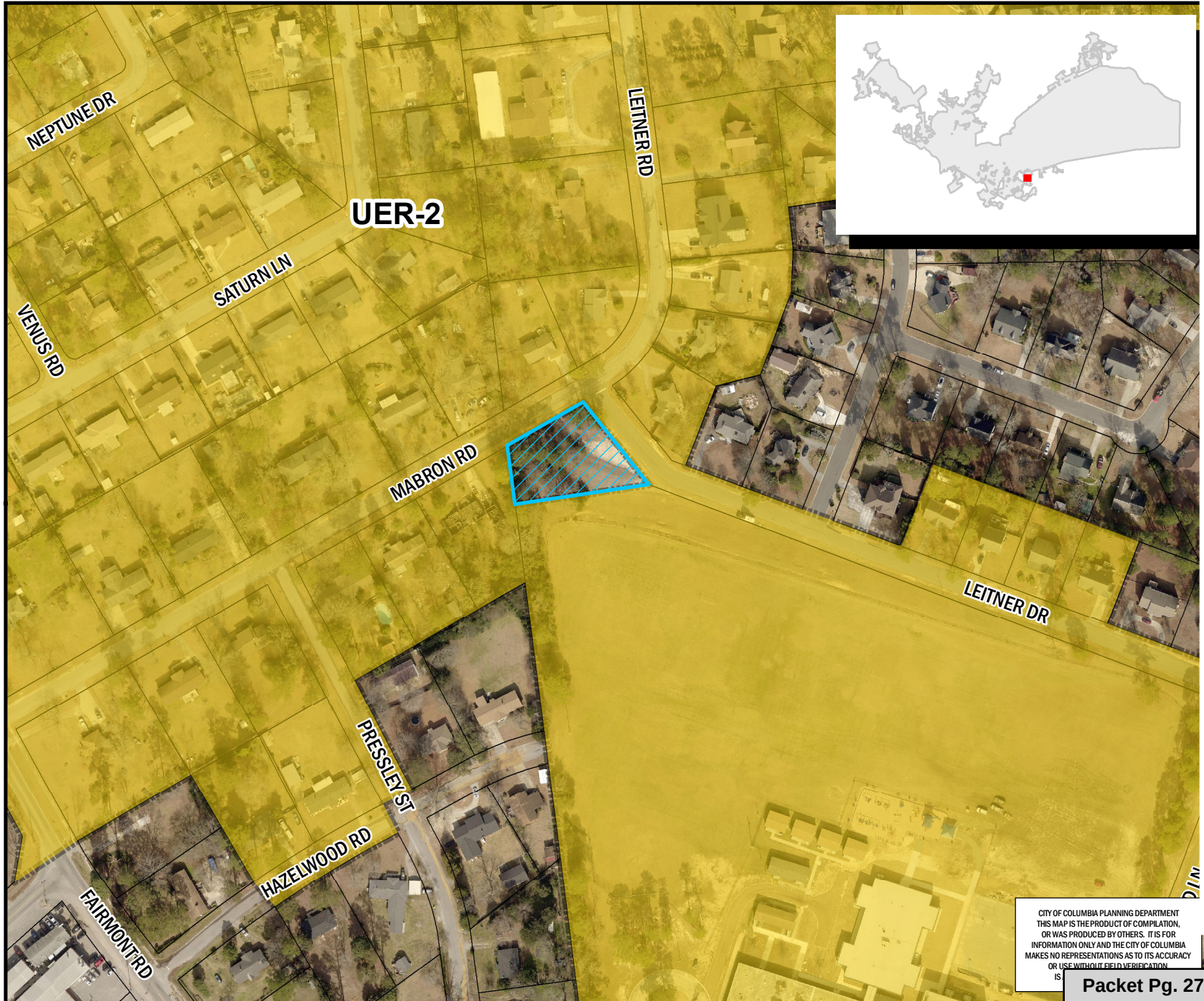
Future Land Use Map

Department of Planning &
Development Services

0.418 acres S/S Mabron Road, TMS# 19206-20.a
Current Interim FLU: UER-2, Proposed FLU: UER-2



ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
Date: 4/13/2021



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MAKES NO REPRESENTATIONS AS TO ITS ACCURACY
OR USE WITHOUT FIELD VERIFICATION
IS

Packet Pg. 277

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Attachment: LUMAConfirm_0.418acMabron (6671 : Comprehensive Plan - Future Land Use Map

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.

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.



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:

ATTEST:



Senior Assistant City Attorney

City Clerk

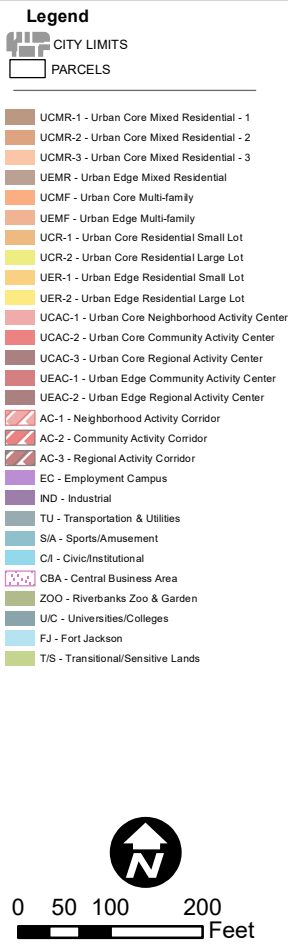
Introduced:

Final Reading:

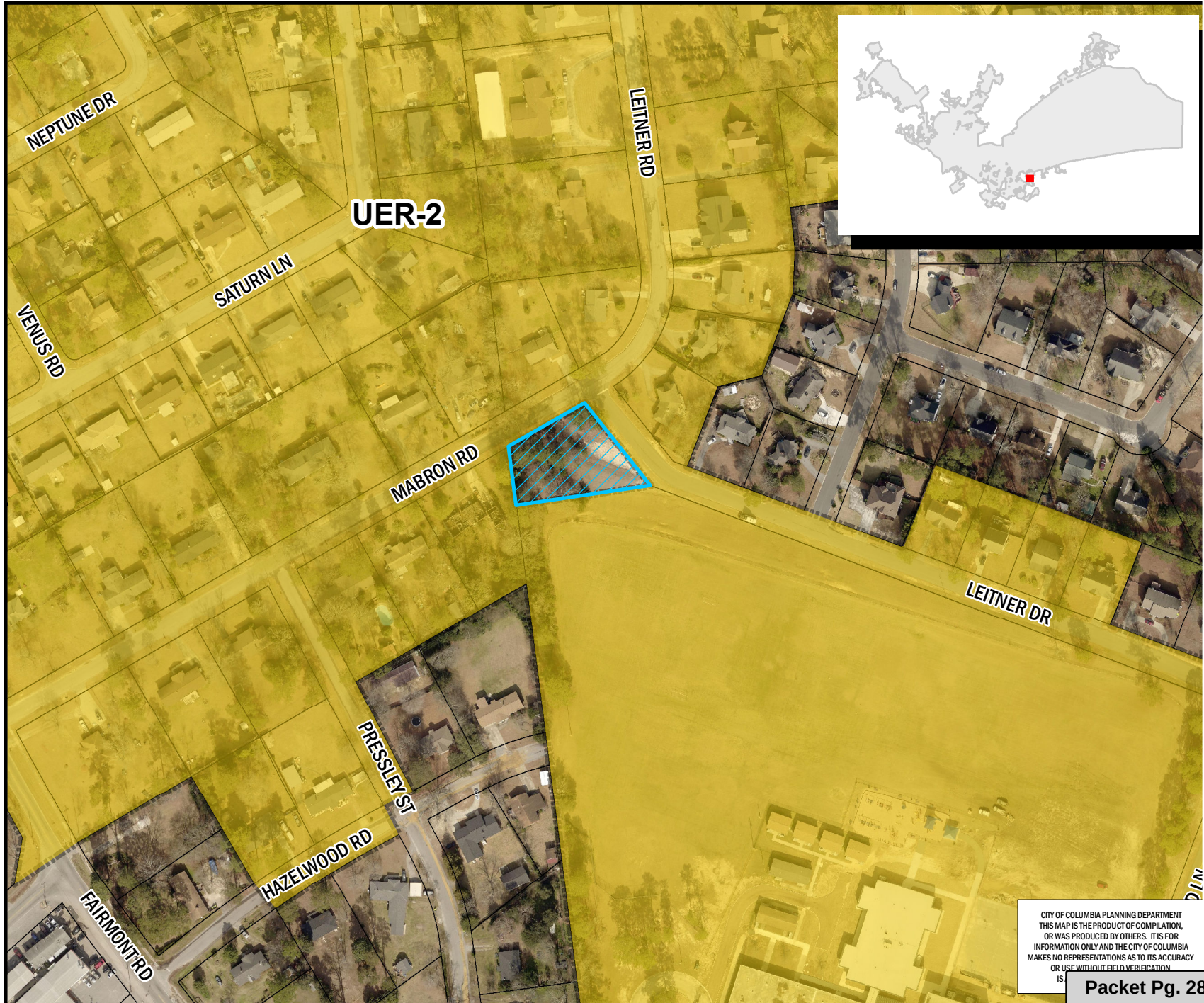
Future Land Use Map

Department of Planning &
Development Services

0.418 acres S/S Mabron Road, TMS# 19206-20.b
Current Interim FLU: UER-2, Proposed FLU: UER-2



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,
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Packet Pg. 281

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Attachment: 2021-038 amend Columbia Compass to add 0.418 ac SS Mabron Road (6671 :



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, 1 st Reading:	03/16/2021; Approval
Annexation, 2nd Reading:	04/20/2021; Approval
Land Use Map Amendment Confirmation, 1 st Reading:	05/18/2021; Pending
Land Use Map Amendment Confirmation, 2 nd Reading:	06/01/2021; Pending
Zoning Map Amendment Confirmation, 1 st Reading:	05/18/2021; Pending
Zoning Map Amendment Confirmation, 2 nd 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.

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.



Zoning Map

Department of Planning &
Development Services

0.418 acres S/S Mabron Rd., TMS# 19206-03-58; 21.a
Current Rich. Co. Zoning: RS-LD, Proposed Zoning: RS-1

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.



Attachment: ZMAConfirm_0.418acMabron (6675 : ZMA Confirmation for 0.418 acres S/S Mabron Road)



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, 1 st Reading:	05/28/2021; Pending
2 nd 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.

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.

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.

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.

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

Mayor

Approved by:

City Manager

Approved as to form:

ATTEST:



Senior Assistant City Attorney

City Clerk

Introduced:

Final Reading:



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, 1 st Reading:	05/18/2021; Pending
2 nd 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.

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

		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			

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 ≤ 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

	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

	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				

	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)	Support structure ≤ 1 times the height of existing structure	n/a		0
	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				

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)			
	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			

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.

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:

ATTEST:



Senior Assistant City Attorney

City Clerk

Introduced:

Final Reading:

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)*

WHEREAS, the City of Columbia, South Carolina ("City"), is a body, politic and corporate located in Richland County, South Carolina ("County"); and,

WHEREAS, through Columbia City Council ("Council"), the City is entitled to exercise all the powers and privileges provided to municipal corporations in the State of South Carolina; and,

WHEREAS, the County and Fairfield County, South Carolina ("Fairfield"), entered into an Agreement for Designation of the I-77 Corridor Regional Industrial Park dated as of April 15, 2003 (the "Original Agreement"), which Original Agreement was amended and restated pursuant to the Amended and Restated Master Agreement dated as of September 1, 2018 (as so amended and restated, the "Park Agreement"); and,

WHEREAS, pursuant to Section 1.02 of the Park Agreement, the boundaries of the park created therein (the "Park") may be enlarged pursuant to ordinance of the County Council of the County and delivery of notice of such enlargement to Fairfield County; and,

WHEREAS, Project Catawba (the "Developer"), is a market rate housing project, to be located on parcels located in the City, as more particularly described on Exhibit A (the "Property," together with the development, "Project"), consisting of total taxable investments by the Developer in real and personal property of not less than \$72,000,000; and,

WHEREAS, the County has agreed to offer a public infrastructure credit to reduce the property taxes due on the Project (as more particularly defined herein, "Credit") pursuant to the terms of Section 4-1-175 of the Code of Laws of South Carolina 1976, as amended ("Credit Act"), and a public infrastructure credit agreement between the County and the Developer for the Property ("Credit Agreement") to provide Credits against certain of the Developer's payments in lieu of taxes with respect to the Project for the purpose of assisting in paying certain costs of designing, acquiring, constructing, improving or expanding public infrastructure (collectively, "Public Infrastructure"); and,

WHEREAS, to grant the Developer the full value of the Credit, the County desires to locate the Project in the Park the County has jointly developed with Fairfield, pursuant to Article VIII, Section 13(D) of the South Carolina Constitution and Section 4-1-170 of the Code of Laws of South Carolina, 1976, as amended ("Park Act" and, together with the Credit Act, "Act"); and,

WHEREAS, pursuant to the Act and the Park Agreement, following application of the Credit, the payments in lieu of taxes generated from the Project will be distributed as set forth in the Park Agreement; and,

WHEREAS, pursuant to the Act, because the Project is located within the City's geographical borders, the City must consent to the inclusion of the Project within the boundaries of the Park; and,

WHEREAS, the Project is anticipated to meet the criteria set forth in Resolution No.: R-2019-059 and any amendments thereto, and it is appropriate to consent to including the Project in the Park; and,

WHEREAS, the developer has agreed to make updates and changes to the overall project concept since the City Council meeting on April 20, 2021 to include an additional funding commitment to the Mill District Alliance, inclusion of new income restricted and workforce housing units, increases to bike and pedestrian safety access, updates to energy efficiency and design sustainability components, new funding allocated to environmental cleanup, infrastructure, landscaping/streetscaping, wetlands improvement, on-street parking, and implementation of a security plan; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council this ____ day of _____, 2021 that the City hereby consents to the inclusion of the Property in the Park, which consent is conditioned upon the following:

1. The County's adoption, by resolution or ordinance, authorizing the inclusion of the Property in the Park and delivery of written notice to Fairfield County, pursuant to Section 1.02 of the Park Agreement; provided, the Property shall not be removed from the Park for so long as the Developer is receiving Credits as a result of inclusion in the Park.

2. The County's approval, execution and delivery of the Credit Agreement related to the Property.

3. The Credit Agreement will provide that (a) the Developer will make payments in lieu of taxes related to the Property ("PILOT") during the term of the Credit Agreement, which PILOT shall be based on property tax assessment of the Property of six percent; (b) the annual PILOT payment payable from the Developer to the County will be subject to reduction by a 50% infrastructure credit (herein defined as the "Credit") to reimburse the Developer's Public Infrastructure costs; (c) the term of the Credit shall not exceed ten years (unless consented to in writing by the City), as shall be set forth in the Credit Agreement; (d) in each year during the term of the Credit, the City will be entitled to receive the portion of the PILOT payment (net of the Credit, as applicable) as provided in the Park Agreement; and (e) the Property will be deemed removed from the Park upon the expiration or earlier termination of the Credit Agreement.

4. Notwithstanding the foregoing, if the Project proceeds in a phased approach, (a) the first phase must meet the criteria established in Resolution No.: R-2019-059 to be eligible for the Credit, (b) the time limit for the Project Credit period as allowed in this Ordinance shall be as set forth in Section 3 hereof, and the timeline for additional phases shall be for the period of time or Credit amount that remains available on the original period and shall not have a new beginning date.

5. The City Manager is authorized to execute any documents and take any further action as may be reasonably necessary to further the intent of this Ordinance.

6. Approval of this Ordinance does not constitute a development approval, as all regulatory permitting and approval requirements remain in effect, the requirement of such is not altered in any way by the approval of this Ordinance. If not already so completed, the Project must proceed with credit application no later than December 31, 2022 in order to be eligible to receive the Credit and must continue to progress forward at a reasonable pace for a project of this magnitude or else the Park inclusion approval, which facilitates the Credit, will be repealed by the City.

7. Any prior ordinance, resolution or order, the terms of which are in conflict with this Ordinance, is, only to the extent of that conflict, repealed.

Requested by:

Assistant City Manager Gentry

Mayor

Approved by:

City Manager

Approved as to form:

ATTEST:

T.A. Knox

City Attorney

City Clerk

Introduced:

Final Reading:

ORDINANCE NO.: 2021-045
EXHIBIT A
PROPERTY DESCRIPTION

919 Catawba

The land referred to herein below is situated in the County of Richland, State of SC, and is described as follows: ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE CITY OF COLUMBIA, COUNTY OF RICHLAND, STATE OF SOUTH CAROLINA, BEING SHOWN AS T.M.S. 08914-08-02, 03, 04, 05, 06, AND 08 ON A PLAT OF 3.449 ACRES PREPARED FOR HARRY P. SULLINS BY POWER ENGINEERING CO., INC. DATED DECEMBER 19, 1989 AND RECORDED IN PLAT BOOK 52, PAGE 8840 WITH THE PROPERTY BEING WITHIN THE FOLLOWING METES AND BOUNDS: BEGINNING AT THE NORTHEASTERN CORNER OF THE INTERSECTION OF LINCOLN STREET AND CATAWBA STREET AND RUNNING NORTH 27-08-41 WEST FOR 163.24' ALONG THE EASTERN SIDE OF LINCOLN STREET; THENCE TURNING AND RUNNING NORTH 62-26-15 EAST FOR 91.97' ALONG THE PROPERTY OF N/F OF ALBERT JACKSON; THENCE TURNING AND RUNNING NORTH 27-08-41 WEST FOR 23.00' ALONG THE PROPERTY N/F OF ALBERT JACKSON; THENCE TURNING AND RUNNING SOUTH 62-26-15 WEST FOR 91.97' ALONG THE PROPERTY N/F OF ALBERT JACKSON; THENCE TURNING AND RUNNING NORTH 27-08-41 WEST FOR 22.28' ALONG THE EASTERN SIDE OF LINCOLN STREET; THENCE TURNING AND RUNNING NORTH 62-26-15 EAST 104.26' ALONG THE PROPERTY N/F OF MARION D. TURBEVILLE; THENCE TURNING AND RUNNING NORTH 27-22-42 WEST FOR 208.44' ALONG THE PROPERTY N/F OF MARION D. TURBEVILLE; THENCE TURNING AND RUNNING NORTH 62-44-10 EAST FOR 313.02' ALONG THE SOUTHERN SIDE OF RICE STREET; THENCE TURNING AND RUNNING SOUTH 27-16-42 EAST FOR 417.40' ALONG THE WESTERN SIDE OF PARK STREET; THENCE TURNING AND RUNNING SOUTH 62-43-18 WEST FOR 417.40' ALONG THE NORTHERN SIDE OF CATAWBA STREET TO THE POINT OF BEGINNING.

318 Lincoln

The land referred to herein below is situated in the County of Richland, State of SC, and is described as follows: ALL THAT PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING IN THE CITY OF COLUMBIA, COUNTY OF RICHLAND, STATE OF SOUTH CAROLINA, CONTAINING ONE-HALF (1/2) ACRES, MORE OR LESS, FOUND AT THE SOUTHEAST CORNER OF RICE STREET AND LINCOLN STREET; AND BEING FURTHER SHOWN ON THAT CERTAIN PLAT PREPARED FOR MARION D. TURBEVILLE, ET AL. BY COX AND DINKINS, INC. DATED FEBRUARY 28, 1986 AND RECORDED IN PLAT BOOK 50 AT 7604 AND IN THE OFFICE OF REGISTER OF DEEDS FOR RICHLAND COUNTY, AND SAID LOT OF LAND HAVING THE MEASUREMENTS AND BOUNDARIES AS SHOWN ON THE SAID PLAT WHICH IS INCORPORATED HEREIN BY REFERENCE.

312 Lincoln

The land referred to herein below is situated in the County of Richland, State of SC, and is described as follows: ALL THAT CERTAIN PIECE, PARCEL, OR LOT OF LAND, SITUATE, LYING AND BEING ON LINCOLN STREET, IN THE CITY OF COLUMBIA, COUNTY OF RICHLAND, STATE OF SOUTH CAROLINA, BEING FURTHER DESCRIBED AS BEING BOUNDED ON THE: WEST BY LINCOLN STREET FOR A DISTANCE OF TWENTY-THREE (23) FEET, MORE OR LESS; NORTH BY LAND NOW OR FORMERLY OF HARRY P. SULLINS FOR A DISTANCE OF NINETY-TWO AND FIVE TENTHS (92.5) FEET, MORE OR LESS; EAST BY LAND NOW OR FORMERLY OF HARRY P. SULLINS FOR A DISTANCE OF TWENTY-THREE (23) FEET, MORE OR LESS; AND SOUTH BY LAND NOW OR FORMERLY OF HARRY P. SULLINS FOR A DISTANCE OF NINETY-TWO AND FIVE TENTHS (92.5) FEET, MORE OR LESS. ALSO DESCRIBED BY SURVEYOR AS: Commencing at a point at the intersection of the eastern right-of-way margin of Lincoln Street and the northern right-of-way margin of Catawba Street, thence running along the eastern right-of-way margin of Lincoln Street N.20°39'04"W., a distance of 163.16 feet to a 5/8" rebar (o), being the POINT OF BEGINNING 2 (POB 2); thence running along the eastern right-of-way margin of Lincoln Street N.19°41'38"W., a distance of 23.01 feet to a 5/8" rebar (o); thence running along property now or formerly of Michael Sullins for the following bearings and distances: N.69°02'21"E., a distance of 92.34 feet to a 3/4" pinch top (o); thence running S.20°29'21"E., a distance of 23.09 feet to a 5/8" rebar w/cap (o); thence running S.69°05'18"W., a distance of 92.66 feet to a 5/8" rebar (o), being the POINT OF BEGINNING 2 (POB 2).

ORDINANCE NO.: 2021-045

*Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park
(~~Project~~ Catawba Apartments, LLC, 919 Catawba Avenue, 318 Lincoln Street and 312 Lincoln Street,
Richland County TMS # 08914-08-02; 08914-08-07; 08914-08-09)*

WHEREAS, the City of Columbia, South Carolina ("City"), is a body, politic and corporate located in Richland County, South Carolina ("County"); and,

WHEREAS, through Columbia City Council ("Council"), the City is entitled to exercise all the powers and privileges provided to municipal corporations in the State of South Carolina; and,

WHEREAS, the County and Fairfield County, South Carolina ("Fairfield"), entered into an Agreement for Designation of the I-77 Corridor Regional Industrial Park dated as of April 15, 2003 (the "Original Agreement"), which Original Agreement was amended and restated pursuant to the Amended and Restated Master Agreement dated as of September 1, 2018 (as so amended and restated, the "Park Agreement"); and,

WHEREAS, pursuant to Section 1.02 of the Park Agreement, the boundaries of the park created therein (the "Park") may be enlarged pursuant to ordinance of the County Council of the County and delivery of notice of such enlargement to Fairfield County; and,

WHEREAS, ~~Project~~ Catawba Apartments, LLC (the "Developer"), is a market rate housing project, to be located on parcels located in the City, as more particularly described on Exhibit A (the "Property," together with the development, "Project"), consisting of total taxable investments by the Developer in real and personal property of not less than \$72,000,000; and,

WHEREAS, the County has agreed to offer a public infrastructure credit to reduce the property taxes due on the Project (as more particularly defined herein, "Credit") pursuant to the terms of Section 4-1-175 of the Code of Laws of South Carolina 1976, as amended ("Credit Act"), and a public infrastructure credit agreement between the County and the Developer for the Property ("Credit Agreement") to provide Credits against certain of the Developer's payments in lieu of taxes with respect to the Project for the purpose of assisting in paying certain costs of designing, acquiring, constructing, improving or expanding public infrastructure (collectively, "Public Infrastructure"); and,

WHEREAS, to grant the Developer the full value of the Credit, the County desires to locate the Project in the Park the County has jointly developed with Fairfield, pursuant to Article VIII, Section 13(D) of the South Carolina Constitution and Section 4-1-170 of the Code of Laws of South Carolina, 1976, as amended ("Park Act" and, together with the Credit Act, "Act"); and,

WHEREAS, pursuant to the Act and the Park Agreement, following application of the Credit, the payments in lieu of taxes generated from the Project will be distributed as set forth in the Park Agreement; and,

WHEREAS, pursuant to the Act, because the Project is located within the City's geographical borders, the City must consent to the inclusion of the Project within the boundaries of the Park; and,

WHEREAS, the Project is anticipated to meet the criteria set forth in Resolution No.: R-2019-059 and any amendments thereto, and it is appropriate to consent to including the Project in the Park; and,

WHEREAS, the developer has agreed to make updates and changes to the overall project concept since the City Council meeting on April 20, 2021 to include an additional funding commitment to the Mill District Alliance, inclusion of new income restricted and workforce housing units, increases to bike and pedestrian safety access, updates to energy efficiency and design sustainability components, new funding allocated to environmental cleanup, infrastructure, landscaping/streetscaping, wetlands improvement, on-street parking, and implementation of a security plan;

WHEREAS, specific information regarding the updates and changes the developer agreed to make since the City Council meeting on April 20, 2021 are included on the attached Exhibit B and C, and City Council's final consent and approval of the property's inclusion in a multi-county industrial/business park is fully contingent on the developer meeting or exceeding all of the criteria set forth within the attachments; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council this ____ day of _____, 2021 that the City hereby consents to the inclusion of the Property in the Park, which consent is conditioned upon the following:

1. The County's adoption, by resolution or ordinance, authorizing the inclusion of the Property in the Park and delivery of written notice to Fairfield County, pursuant to Section 1.02 of the Park Agreement; provided, the Property shall not be removed from the Park for so long as the Developer is receiving Credits as a result of inclusion in the Park.

2. The County's approval, execution and delivery of the Credit Agreement related to the Property.

3. The Credit Agreement will provide that (a) the Developer will make payments in lieu of taxes related to the Property ("PILOT") during the term of the Credit Agreement, which PILOT shall be based on property tax assessment of the Property of six percent; (b) the annual PILOT payment payable from the Developer to the County will be subject to reduction by a 50% infrastructure credit (herein defined as the "Credit") to reimburse the Developer's Public Infrastructure costs; (c) the term of the Credit shall not exceed ten years (unless consented to in writing by the City), as shall be set forth in the Credit Agreement; (d) in each year during the term of the Credit, the City will be entitled to receive the portion of the PILOT payment (net of the Credit, as applicable) as provided in the Park Agreement; and (e) the Property will be deemed removed from the Park upon the expiration or earlier termination of the Credit Agreement.

4. Notwithstanding the foregoing, if the Project proceeds in a phased approach, (a) the first phase must meet the criteria established in Resolution No.: R-2019-059 to be eligible for the Credit, (b) the time limit for the Project Credit period as allowed in this Ordinance shall be as set forth in Section 3 hereof, and the timeline for additional phases shall be for the period of time or Credit amount that remains available on the original period and shall not have a new beginning date.

5. The City Manager is authorized to execute any documents and take any further action as may be reasonably necessary to further the intent of this Ordinance.

6. Approval of this Ordinance does not constitute a development approval, as all regulatory permitting and approval requirements remain in effect, the requirement of such is not altered in any way by the approval of this Ordinance. If not already so completed, the Project must proceed with credit application no later than December 31, 2022 in order to be eligible to receive the Credit and must continue to progress forward at a reasonable pace for a project of this magnitude or else the Park inclusion approval, which facilitates the Credit, will be repealed by the City.

7. Any prior ordinance, resolution or order, the terms of which are in conflict with this Ordinance, is, only to the extent of that conflict, repealed.

Requested by:

Assistant City Manager Gentry

Mayor

Approved by:

City Manager

Approved as to form:

ATTEST:

T.A. Knox

City Attorney

City Clerk

Introduced:

Final Reading:

ORDINANCE NO.: 2021-045
EXHIBIT A
PROPERTY DESCRIPTION

919 Catawba

The land referred to herein below is situated in the County of Richland, State of SC, and is described as follows: ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE CITY OF COLUMBIA, COUNTY OF RICHLAND, STATE OF SOUTH CAROLINA, BEING SHOWN AS T.M.S. 08914-08-02, 03, 04, 05, 06, AND 08 ON A PLAT OF 3.449 ACRES PREPARED FOR HARRY P. SULLINS BY POWER ENGINEERING CO., INC. DATED DECEMBER 19, 1989 AND RECORDED IN PLAT BOOK 52, PAGE 8840 WITH THE PROPERTY BEING WITHIN THE FOLLOWING METES AND BOUNDS: BEGINNING AT THE NORTHEASTERN CORNER OF THE INTERSECTION OF LINCOLN STREET AND CATAWBA STREET AND RUNNING NORTH 27-08-41 WEST FOR 163.24' ALONG THE EASTERN SIDE OF LINCOLN STREET; THENCE TURNING AND RUNNING NORTH 62-26-15 EAST FOR 91.97' ALONG THE PROPERTY OF N/F OF ALBERT JACKSON; THENCE TURNING AND RUNNING NORTH 27-08-41 WEST FOR 23.00' ALONG THE PROPERTY N/F OF ALBERT JACKSON; THENCE TURNING AND RUNNING SOUTH 62-26-15 WEST FOR 91.97' ALONG THE PROPERTY N/F OF ALBERT JACKSON; THENCE TURNING AND RUNNING NORTH 27-08-41 WEST FOR 22.28' ALONG THE EASTERN SIDE OF LINCOLN STREET; THENCE TURNING AND RUNNING NORTH 62-26-15 EAST 104.26' ALONG THE PROPERTY N/F OF MARION D. TURBEVILLE; THENCE TURNING AND RUNNING NORTH 27-22-42 WEST FOR 208.44' ALONG THE PROPERTY N/F OF MARION D. TURBEVILLE; THENCE TURNING AND RUNNING NORTH 62-44-10 EAST FOR 313.02' ALONG THE SOUTHERN SIDE OF RICE STREET; THENCE TURNING AND RUNNING SOUTH 27-16-42 EAST FOR 417.40' ALONG THE WESTERN SIDE OF PARK STREET; THENCE TURNING AND RUNNING SOUTH 62-43-18 WEST FOR 417.40' ALONG THE NORTHERN SIDE OF CATAWBA STREET TO THE POINT OF BEGINNING.

318 Lincoln

The land referred to herein below is situated in the County of Richland, State of SC, and is described as follows: ALL THAT PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING IN THE CITY OF COLUMBIA, COUNTY OF RICHLAND, STATE OF SOUTH CAROLINA, CONTAINING ONE-HALF (1/2) ACRES, MORE OR LESS, FOUND AT THE SOUTHEAST CORNER OF RICE STREET AND LINCOLN STREET; AND BEING FURTHER SHOWN ON THAT CERTAIN PLAT PREPARED FOR MARION D. TURBEVILLE, ET AL. BY COX AND DINKINS, INC. DATED FEBRUARY 28, 1986 AND RECORDED IN PLAT BOOK 50 AT 7604 AND IN THE OFFICE OF REGISTER OF DEEDS FOR RICHLAND COUNTY, AND SAID LOT OF LAND HAVING THE MEASUREMENTS AND BOUNDARIES AS SHOWN ON THE SAID PLAT WHICH IS INCORPORATED HEREIN BY REFERENCE.

312 Lincoln

The land referred to herein below is situated in the County of Richland, State of SC, and is described as follows: ALL THAT CERTAIN PIECE, PARCEL, OR LOT OF LAND, SITUATE, LYING AND BEING ON LINCOLN STREET, IN THE CITY OF COLUMBIA, COUNTY OF RICHLAND, STATE OF SOUTH CAROLINA, BEING FURTHER DESCRIBED AS BEING BOUNDED ON THE: WEST BY LINCOLN STREET FOR A DISTANCE OF TWENTY-THREE (23) FEET, MORE OR LESS; NORTH BY LAND NOW OR FORMERLY OF HARRY P. SULLINS FOR A DISTANCE OF NINETY-TWO AND FIVE TENTHS (92.5) FEET, MORE OR LESS; EAST BY LAND NOW OR FORMERLY OF HARRY P. SULLINS FOR A DISTANCE OF TWENTY-THREE (23) FEET, MORE OR LESS; AND SOUTH BY LAND NOW OR FORMERLY OF HARRY P. SULLINS FOR A DISTANCE OF NINETY-TWO AND FIVE TENTHS (92.5) FEET, MORE OR LESS. ALSO DESCRIBED BY SURVEYOR AS: Commencing at a point at the intersection of the eastern right-of-way margin of Lincoln Street and the northern right-of-way margin of Catawba Street, thence running along the eastern right-of-way margin of Lincoln Street N.20°39'04"W., a distance of 163.16 feet to a 5/8" rebar (o), being the POINT OF BEGINNING 2 (POB 2); thence running along the eastern right-of-way margin of Lincoln Street N.19°41'38"W., a distance of 23.01 feet to a 5/8" rebar (o); thence running along property now or formerly of Michael Sullins for the following bearings and distances: N.69°02'21"E., a distance of 92.34 feet to a 3/4" pinch top (o); thence running S.20°29'21"E., a distance of 23.09 feet to a 5/8" rebar w/cap (o); thence running S.69°05'18"W., a distance of 92.66 feet to a 5/8" rebar (o), being the POINT OF BEGINNING 2 (POB 2).

EXHIBIT B – ADDITIONAL PROJECT COMMITMENTS

- Fourteen (14) income restricted units (5% of total units) – Five (5) units will be restricted for tenants making less than fifty (50%) percent of the Area Median Income and nine (9) units will be for tenants making less than eighty (80%) percent of the Area Median Income. All units will be 1-bedroom units.
- Catawba Apartments, LLC will commit to completing the following safety improvements, to the extent completion of such improvements is within Catawba Apartments, LLC's sole discretion and subject to approval by the City of Columbia, on or before December 31, 2023:
 - Catawba Apartments, LLC will extend a new 8-foot-wide sidewalk along the western border of Project Catawba (eastern side of Lincoln Street) to the railroad right-of-way that will zig-zag up to the railroad right of way to force pedestrians to look both ways before crossing. Such improvements should meet the standards of a Supplemental Safety Measure (SSM) per FRA guidelines.
 - Lighting in compliance with City of Columbia code requirements and in conformity with the conditional site plan approval. Additionally, Catawba Apartments, LLC will use commercially reasonable efforts to add one streetlight to an existing power pole along the eastern border of Lincoln Street.
 - Additional signage and striping in conformity with the conditional site plan approval.
 - Bollards at the end of the sidewalk right before the railroad right-of-way to slow down pedestrian and bike traffic.
 - Starting approximately 150-feet from the railroad crossing gates, Catawba Apartments, LLC will work to install a median barrier with delineators that meet the standards of Supplemental Safety Measures (SSM) along Lincoln street to the railroad right-of-way, subject to review and approval by the City of Columbia.
 - Fencing/screening along the northern property line to edge of sidewalk to direct pedestrian and bike traffic to sidewalk/existing gated road crossing.
 - All improvements within the Lincoln Street and Catawba Street Right-Of-Way require an encroachment ordinance that must be approved by City Council. The Catawba Apartments, LLC must work with City Staff regarding the details of the encroachment ordinance to include installation of sidewalks, decorative street lighting, landscaping and irrigation.
- On or before December 31, 2021, Catawba Apartments, LLC will contribute One Hundred Thousand and No/100 (\$100,000.00) Dollars for purposes of safety improvements at the Lincoln Street railroad crossing. Funds are intended to be used for crosswalk improvements in the railroad right-of-way across the tracks connecting to the sidewalk from Greek Village to the pedestrian zig zag improvements being made on the south side of the crossing by Catawba Apartments, LLC. Such improvements are subject to approval of Norfolk Southern and/or CSX, SCDOT, FRA and the City as applicable, for the design, permitting and construction of such crosswalk; provided, however, that if not approved by Norfolk Southern and/or CSX, as applicable, by December 31, 2023, Seventy-five Thousand and No/100 (\$75,000.00) Dollars of such amount will be returned by the City to Catawba Apartments, LLC, with the residual Twenty-five Thousand and No/100 (\$25,000.00) Dollars to be provided by the City to The University of South Carolina for safety improvements within the Greek Village. Catawba Apartments, LLC are agreeable to utilizing a portion of these funds for improvements on the Greek Village side of the crossing, provided the crosswalk improvements across the actual crossing are completed prior to any of the funds being used for other safety enhancements.

- Catawba Apartments, LLC will use commercially reasonable efforts to work with relevant third parties to add a COMET bus stop at the Northeast corner of Catawba Street and Lincoln Street to reduce pedestrian and bike traffic over the Lincoln Street crossing.
- Catawba Apartments, LLC will lease by the unit.
- Catawba Apartments, LLC will commit Thirty-five Thousand and No/100 (\$35,000.00) Dollars to the Mill District Alliance for funding wetlands improvements through restoration of the stream bank's riparian barrier using aesthetically pleasing materials and natural plantings to create otherwise non-present greenspace; provided, however, the Mill District Alliance must request such funds from Catawba Apartments, LLC no later than December 31, 2023.
- Catawba Apartments, LLC will commit Fifteen Thousand and No/100 (\$15,000.00) Dollars to the Mill District Alliance for funding of a traffic study and subsequent improvements for safe pedestrian & bike crossings as well as the diversion of vehicles away from the neighborhoods; provided, however, the Mill District Alliance must request such funds from Catawba Apartments, LLC no later than December 31, 2023.
- Catawba Apartments, LLC will commit to review the parking garage layout with intent of maximizing parking for residents and guests and will review design with intent to direct traffic away from the neighborhood.
- Catawba Apartments, LLC adhere to the detailed security plan attached as Exhibit C..
- Catawba Apartments, LLC will include the following sustainability items in Project Catawba:
 - Energy Star rated appliances and windows
 - Water efficient water fixtures
 - Drought tolerant landscaping
 - Energy efficient lighting and mechanical systems
 - Onsite bike parking
 - EV charging stations
 - Preferred parking for fuel efficient vehicles
 - LED lighting
 - Onsite recycling
 - Programmable thermostats

EXHIBIT C - CATAWBA APARTMENTS, LLC SECURITY PLAN

Project Catawba Apartments (Property) consists of a 5-story apartment building wrapping a 6.5 level parking garage containing 532 spaces (559 total spaces including 27 on-street) with a total of 278 units consisting of one, two, and three-bedroom units. Project Catawba's amenities will include two primary courtyards, one of which will feature a resort style pool and spas. The second courtyard will have an area for passive outdoor gathering areas, including lounging chairs, fire pit, etc. Additional amenities will include resident clubhouse, 24-hour gym, package lockers, and conference rooms. There will be 38 public parking spaces comprised of 11 at the ground floor of the parking garage, 10 onsite surface spaces, and 17 parallel spaces along Catawba and Lincoln Streets.

DOORS

Project Catawba will be 100% controlled access, providing card access to the clubhouse, as well as controlled access to all exterior residential entry's points and elevators. Each unit will have an electronic unit lock that features dead bolts. These locks are operated by a card reader and log who is entering the unit.

Vehicular and pedestrian access inside the Property's gates will also be limited via controlled-access.

WINDOWS

All units are equipped with double-locking windows. Catawba Apartments also provides adequate outdoor lighting, which is further discussed in the lighting section of the Security Plan.

ROOF TOPS AND OPENINGS

All hatchway openings for roof top access are secured from the inside with a slide bar or slide bolts. Only a crossbar or padlock provided by the Fire Marshall shall be used. One stair tower within each residential building will have direct stair access to the roof. The door at the roof will only be accessible by a padlock provided by the Fire Marshall.

LIGHTING

All parking lots, driveways, circulation areas, aisles, passageways, recesses, and grounds contiguous to buildings have lighting with sufficient wattage to provide adequate illumination.

Outdoor lighting is on a combination of timers and photocell sensors.

The parking structure will provide the necessary illumination. The lighting in the garage will be on 24-hours a day.

LANDSCAPING

No landscaping shall be of the type to provide cover or conceal someone from sight. Maintenance will trim the landscaping so that the desired level or aesthetics is provided while avoiding "hideout" spots where crimes could occur. Landscaping will not conceal doors or windows from view,

obstruct visibility of the parking garage or surface spots from the street or residential buildings, nor provide access to the roof.

POOL

The pool will be fully enclosed and the access gate(s) into the pool will be equipped with a self-closing and self-latching device(s) designed to keep the gate(s) and/or door(s) securely closed at all times when not in use, in accordance with city and state regulations. It will also be monitored by security cameras 24/7.

PARKING STRUCTURE

Residents are required to have a parking sticker shown in their windshield of their registered vehicle. There will be a surveillance camera at the entrance of the garage that will monitor all traffic entering and exiting the structure. All levels of the parking structure are illuminated, with the exterior of the garage providing additional lighting as well. All exits are clearly marked.

SIGNAGE/PARKING

All required signage is provided in accordance with city codes.

FENCING/BARRIERS

There will be a 6-foot tall chain-link fence along the northern property line between the drive aisle and railroad tracks as well as the eastern Property border along the drive aisle and wetlands.

SURVEILLANCE CAMERAS

There will be surveillance cameras monitoring activity within the clubhouse as well as around the outside of the clubhouse and parking structure vehicle entrance/exit and each vehicular/pedestrian gate. Security cameras will also be located in each elevator as well as high traffic areas.

POLICE & FIRE ACCESS

The project will install a police approved emergency access control system to all electronic vehicular gates which enables emergency responders to access the property, subject to availability.

ON SITE MANAGEMENT TEAM & STAFFING

One (1) full time employee will live on-site at all times and there will be a total of 6-7 fulltime employees during business hours, seven days a week.

On Site Employee Program:

Project Catawba expects the on-site employees to contact the appropriate agents (manager, security patrol officers, local law enforcement, maintenance, etc.) to deal with afterhours situations

including, but not limited to, noise complaints, parties, excessive parking, maintenance emergencies or other such emergencies.

CRIME FREE HOUSING PROGRAM

Project Catawba management and leasing staff will participate in any City of Columbia crime prevention housing programs. Additionally, all residents have to pass a background check to be approved to lease at Project Catawba.

SEMI-ANNUAL REVIEWS

The management team at Project Catawba commits to meeting semi-annually with the City of Columbia and Columbia Police Chief to review staff effectiveness regarding behavior and noise issues. The management team will also review the effectiveness of any on-site security and/or security patrols. At these semi-annual meetings any feedback offered by adjacent property owners is taken into consideration, in addition to a review of calls for service.

ON-SITE SECURITY

Project Catawba Management will have security patrols as needed, including weekends.

**STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. _____**

**AUTHORIZING THE EXPANSION OF THE BOUNDARIES OF
THE I-77 CORRIDOR REGIONAL INDUSTRIAL PARK
JOINTLY DEVELOPED WITH FAIRFIELD COUNTY TO
INCLUDE CERTAIN PROPERTY LOCATED IN RICHLAND
COUNTY; THE EXECUTION AND DELIVERY OF A PUBLIC
INFRASTRUCTURE CREDIT AGREEMENT TO PROVIDE FOR
PUBLIC INFRASTRUCTURE CREDITS TO CATAWBA
APARTMENTS, LLC, A COMPANY PREVIOUSLY IDENTIFIED
AS PROJECT CATAWBA; AND OTHER RELATED MATTERS.**

WHEREAS, Richland County (“County”), acting by and through its County Council (“County Council”), is authorized pursuant to the provisions of Article VIII, Section 13(D) of the South Carolina Constitution and the provisions of Title 4, Chapter 1 of the Code of Laws of South Carolina, 1976, as amended (collectively, “Act”), to (i) develop a multicounty park with counties having contiguous borders with the County; and (ii) include property in the multicounty park, which inclusion under the terms of the Act (A) makes such property exempt from *ad valorem* property taxes, and (B) changes the character of the annual receipts from such property to fees-in-lieu of *ad valorem* property taxes in an amount equal to the *ad valorem* taxes that would have been due and payable but for the location of the property in such multicounty park (“Fee Payments”);

WHEREAS, the County is further authorized by Section 4-1-175 of the Act, to grant credits against Fee Payments (“Public Infrastructure Credit”) to pay costs of, amongst other things, designing, acquiring, constructing, improving or expanding infrastructure serving the County (collectively, “Public Infrastructure”);

WHEREAS, pursuant to the authority provided in the Act, the County has developed with Fairfield County, South Carolina (“Fairfield”), the I-77 Corridor Regional Industrial Park (“Park”) and executed the Amended and Restated Master Agreement Governing the I-77 Corridor Regional Industrial Park, dated September 1, 2018 (“Park Agreement”), which governs the operation of the Park;

WHEREAS, Catawba Apartments, LLC, a limited liability company organized and existing under the laws of the State of Delaware and previously identified as Project Catawba (the “Company”), has, as part of a commercial development to be located in the County, committed to establish market rate housing in the County (“Project”) including, and to be located on, land more particularly identified in the Agreement (as hereinafter defined) (“Land”), consisting of total taxable investment by the Company in real and personal property of not less than \$72,000,000, and in connection with the Project, anticipates making investment in certain Public Infrastructure;

WHEREAS, at the Company’s request, the County desires to expand the boundaries of the Park and to amend the Park Agreement to include the Land and other real and personal property comprising the Project (collectively, the “Property”) in the Park; and

WHEREAS, the City of Columbia, South Carolina, the municipality in which the Property is located, must consent to the expansion of the boundaries of the Park to include the Property in the Park in accordance with Section 4-1-170(C) of the Act; and

WHEREAS, the County further desires to enter into a Public Infrastructure Credit Agreement with the Company, the substantially final form of which is attached as Exhibit A (“Agreement”), to provide Public

Infrastructure Credits against the Company's Fee Payments with respect to the Project for the purpose of assisting in paying the costs of certain Public Infrastructure invested by the Company at, in, or in connection with, the Project, subject to the terms and conditions set forth in the Agreement.

NOW THEREFORE, BE IT ORDAINED, by the County Council as follows:

Section 1. Statutory Findings. Based on representations made by the Company to the County, the County finds that the Project and the Public Infrastructure will enhance the economic development of the County and promote the welfare of its citizens.

Section 2. Expansion of the Park Boundaries; Inclusion of Property. The expansion of the Park boundaries and an amendment to the Park Agreement to include the Property in the Park is, contingent upon the City of Columbia's consent to such expansion in accordance with Section 4-1-170(C) of the Act, authorized. The Chair of County Council ("Chair"), is authorized to execute such documents and take such further actions as may be necessary to complete the expansion of the Park boundaries and the amendment to the Park Agreement. Pursuant to the terms of the Park Agreement, the expansion of the Park's boundaries to include the Property is complete on the adoption of this Ordinance by County Council, receipt of the consent of the City of Columbia as to the inclusion of the Property in the Park, and delivery of written notice to Fairfield of the inclusion of the Property in the Park, which written notice shall include a copy of this Ordinance and identification of the Property.

Section 3. Approval of Public Infrastructure Credit; Authorization to Execute and Deliver Agreement. The Public Infrastructure Credits, as more particularly set forth in the Agreement, against the Company's Fee Payments with respect to the Project are approved. The form, terms and provisions of the Agreement that is before this meeting are approved and all of the Agreement's terms are incorporated in this Ordinance by reference as if the Agreement was set out in this Ordinance in its entirety. The Chair is authorized and directed to execute the Agreement in the name of and on behalf of the County, subject to the approval of any revisions or changes as are not materially adverse to the County by the County Administrator and counsel to the County, and the Clerk to County Council is hereby authorized and directed to attest the Agreement and to deliver the Agreement to the Company.

Section 4. Further Assurances. The County Council confirms the authority of the Chair, the County Administrator, the Director of Economic Development and the Clerk to County Council, and various other County officials and staff, acting at the direction of the Chair, the County Administrator, the Director of Economic Development or Clerk to County Council, as appropriate, to take whatever further action and to negotiate, execute and deliver whatever further documents as may be appropriate to effect the intent of this Ordinance and the incentives offered to the Company under this Ordinance and the Agreement.

Section 5. Savings Clause. The provisions of this Ordinance are separable. If any part of this Ordinance is, for any reason, unenforceable then the validity of the remainder of this Ordinance is unaffected.

Section 6. General Repealer. Any prior ordinance, the terms of which are in conflict with this Ordinance, is, only to the extent of that conflict, repealed.

Section 7. Effectiveness. This Ordinance is effective after its third reading and public hearing.

[End of Ordinance]

RICHLAND COUNTY, SOUTH CAROLINA

Chair, Richland County Council

(SEAL)
ATTEST:

Clerk of Council, Richland County Council

First Reading: March 16, 2021
Second Reading: April 6, 2021
Public Hearing: May 18, 2021
Third Reading: May 18, 2021

EXHIBIT A
FORM OF AGREEMENT

PUBLIC INFRASTRUCTURE CREDIT AGREEMENT

by and between

RICHLAND COUNTY, SOUTH CAROLINA

and

CATAWBA APARTMENTS, LLC

Effective as of: May 18, 2021

PUBLIC INFRASTRUCTURE CREDIT AGREEMENT

This PUBLIC INFRASTRUCTURE CREDIT AGREEMENT, effective as of May 18, 2021 (“Agreement”), is by and between RICHLAND COUNTY, SOUTH CAROLINA, a body politic and corporate, and a political subdivision of the State of South Carolina (“County”), and CATAWBA APARTMENTS, LLC, a limited liability company organized and existing under the laws of the State of Delaware and previously identified as Project Catawba (as hereinafter defined “Company” together with the County, “Parties,” each, a “Party”).

W I T N E S S E T H :

WHEREAS, the County, acting by and through its County Council (“County Council”), is authorized and empowered under and pursuant to the provisions of Article VIII, Section 13(D) of the South Carolina Constitution and the provisions of Title 4, Chapter 1 of the Code of Laws of South Carolina, 1976, as amended (collectively, “Act”), to (i) develop multicounty parks with counties having contiguous borders with the County; and (ii) include property in the multicounty park, which inclusion under the terms of the Act (A) makes such property exempt from *ad valorem* property taxes, and (B) changes the character of the annual receipts from such property to fees-in-lieu of *ad valorem* property taxes in an amount equal to the *ad valorem* taxes that would have been due and payable but for the location of the property in such multicounty park (“Fee Payments”);

WHEREAS, the County is further authorized by Section 4-1-175 of the Act to grant credits against Fee Payments (“Public Infrastructure Credit”) to pay costs of, amongst other things, designing, acquiring, constructing, improving or expanding public infrastructure serving the County (collectively, “Public Infrastructure”);

WHEREAS, pursuant to the authority provided in the Act, the County has developed with Fairfield County, South Carolina, the I-77 Corridor Regional Industrial Park (“Park”) and executed the “Amended and Restated Master Agreement Governing the I-77 Corridor Regional Industrial Park” dated September 1, 2018 (“Park Agreement”), which governs the operation of the Park;

WHEREAS, as part of a commercial development to be located in the County, the Company has committed to establish market rate housing in the County (“Project”) including, and to be located on, land more particularly identified on Exhibit A hereto (“Land”), consisting of total taxable investment by the Company in real and personal property of not less than \$72,000,000, and in connection with the Project, anticipates making investment in certain Public Infrastructure as further described herein;

WHEREAS, by an ordinance enacted on May 18, 2021 (“Ordinance”), the County authorized the expansion of the boundaries of the Park and an amendment to the Park Agreement to include the Land and other real and personal property comprising the Project (“Property”) in the Park, and the City of Columbia, South Carolina consented to such expansion of Park boundaries by an ordinance enacted on [●], 2021 in accordance with Section 4-1-170(C) of the Act; and

WHEREAS, pursuant to the Ordinance, the County further authorized the execution and delivery of this Agreement to provide Public Infrastructure Credits against the Company’s Fee Payments with respect to the Project for the purpose of assisting in paying the costs of certain Public Infrastructure invested by the Company at, in, or in connection with, the Project, subject to the terms and conditions below.

NOW, THEREFORE, in consideration of the respective representations and agreements hereinafter contained, the County and the Company agree as follows:

ARTICLE I REPRESENTATIONS

Section 1.1. *Representations by the County.* The County represents to the Company as follows:

- (a) The County is a body politic and corporate and a political subdivision of the State of South Carolina;
- (b) The County is authorized and empowered by the provisions of the Act to enter into and carry out its obligations under this Agreement;
- (c) The County has duly authorized and approved the execution and delivery of this Agreement by adoption of the Ordinance in accordance with the procedural requirements of the Act and any other applicable state law;
- (d) The County is not in default of any of its obligations (contractual or otherwise) as a result of entering into and performing its obligations under this Agreement;
- (e) The County has approved the inclusion of the Property in the Park; and
- (f) Based on representations made by the Company to the County, the County has determined the Project and the Public Infrastructure, including, but not limited to, the Company Public Infrastructure, as defined below, will enhance the economic development of the County and promote the welfare of its citizens. Therefore, the County is entering into this Agreement for the purpose of promoting the economic development of the County and the welfare of its citizens.

Section 1.2. *Representations and Covenants by the Company.* The Company represents to the County as follows:

- (a) The Company is in good standing under the laws of the State of Delaware, has power to conduct business in the State of South Carolina and enter into this Agreement, and by proper company action has authorized the officials signing this Agreement to execute and deliver it;
- (b) The Company will use commercially reasonable efforts to achieve the Investment Commitment, as defined below, at the Project;
- (c) The Company's execution and delivery of this Agreement, and its compliance with the provisions of this Agreement do not result in a default under any agreement or instrument to which the Company is now a party or by which it is bound; and
- (d) The Company covenants to complete any and all Company Public Infrastructure in a workmanlike manner and in accordance with all applicable codes and regulations.

ARTICLE II PUBLIC INFRASTRUCTURE CREDITS

Section 2.1. *Investment Commitment.* The Company shall invest not less than \$72,000,000 in taxable property in the Project ("Investment Commitment") by May 18, 2026 ("Certification Deadline"). The Company shall certify to the County achievement of the Investment Commitment on a date no later than the Certification Deadline ("Certification Date"), by providing documentation, which documentation may include, without limitation, pay applications, invoices, and accounting logs, and, only with respect to the personal property portion of the Project, any SCDOR PT-100 filed by the Company with respect to the

Project, to the County's Economic Development Department sufficient to reflect achievement of the Investment Commitment, in form and substance reasonably acceptable to the County. Notwithstanding anything in this Agreement to the contrary, the Certification Date shall not be later than, and may not be extended past, the Certification Deadline. If the Company fails to achieve and so certify the Investment Commitment by the Certification Deadline, the County may terminate this Agreement and, upon any such termination, the Company shall no longer be entitled to any further benefits under this Agreement. Notwithstanding anything in this Agreement to the contrary, the Certification Deadline shall not be later than, and may not be extended past, the last day of the year which is five years after the effective date of this Agreement.

Section 2.2. Public Infrastructure Commitment.

(a) Prior to receiving the Public Infrastructure Credits under this Agreement, the Company shall make an investment in Public Infrastructure in the County which may be comprised of any or all of the following improvements and facilities benefitting the public or dedicated to public use: water, sewer, or stormwater improvements, greenspaces, recreation or community facilities, pedestrian or transportation facilities, parking facilities, facade redevelopment, roadway improvements, and energy production or communications technology infrastructure. Public Infrastructure may also include expenditures on the eradication of blight.

(b) In connection with the Project, the Company has committed with commercially reasonable efforts to invest in the Public Infrastructure as described on Exhibit B hereto ("Company Public Infrastructure"). The Company shall certify its actual investment in the Company Public Infrastructure to the County on the Certification Date, by providing documentation, which documentation may include, without limitation, pay applications, invoices, and accounting logs, to the County's Economic Development Department sufficient to reflect the Company's investment in the Company Public Infrastructure, in form and substance reasonably acceptable to the County. If the Company fails to substantially complete the Company Public Infrastructure by the Certification Deadline in the cumulative total investment amount set forth on Exhibit B hereto, then the Company may not be entitled to the full value of the Public Infrastructure Credit as provided by this Agreement.

(c) Following the Certification Date, the County's Economic Development Department shall have 30 days ("Verification Deadline") to verify the Company's investment in the Company Public Infrastructure. The County has the right to exclude from the investment in Company Public Infrastructure certified by the Company any costs the County determines, in its sole discretion, to be ineligible costs. The County may also reject any Company Public Infrastructure investment as ineligible if the County determines, in its sole discretion, that it has not been completed in a workmanlike manner or in accordance with applicable codes or regulations. The County's Economic Development Department shall, on a date no later than the Verification Deadline (the "Verification Date"), provide to the Company, by written notice, the County's determination of the verified amount of Company Public Infrastructure investment. Failure to provide such a written determination by the Verification Deadline shall be deemed to be a determination by the County that all Company Public Infrastructure investment certified by the Company is verified as eligible costs, and, in such event, the Verification Date shall be deemed to be the Verification Deadline.

Section 2.3. Public Infrastructure Credit.

(a) To assist in paying for costs of Company Public Infrastructure, the County shall provide a Public Infrastructure Credit against each of the Company's Fee Payments due with respect to the Project, commencing with the first Fee Payment following the Verification Date. The term, amount and calculation of the Public Infrastructure Credit is described on Exhibit C hereto.

(b) For each tax year for which the Company is entitled to a Public Infrastructure Credit, the County shall prepare and issue the Company's annual Fee Payment bill with respect to the Project net of the Public Infrastructure Credit set forth in **Section 2.3(a)** of this Agreement ("Net Fee Payment"). Following receipt of the bill, the Company shall timely remit the Net Fee Payment to the County in accordance with applicable law.

(c) THIS AGREEMENT AND THE PUBLIC INFRASTRUCTURE CREDITS PROVIDED BY THIS AGREEMENT ARE LIMITED OBLIGATIONS OF THE COUNTY. THE PUBLIC INFRASTRUCTURE CREDITS ARE DERIVED SOLELY FROM AND TO THE EXTENT OF THE FEE PAYMENTS MADE BY THE COMPANY TO THE COUNTY PURSUANT TO THE ACT AND THE PARK AGREEMENT. THE PUBLIC INFRASTRUCTURE CREDITS DO NOT AND SHALL NOT CONSTITUTE A GENERAL OBLIGATION OF THE COUNTY OR ANY MUNICIPALITY WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY LIMITATION AND DO NOT AND SHALL NOT CONSTITUTE OR GIVE RISE TO A PECUNIARY LIABILITY OF THE COUNTY OR ANY MUNICIPALITY OR A CHARGE AGAINST THE GENERAL CREDIT OR TAXING POWER OF THE COUNTY OR ANY MUNICIPALITY. THE FULL FAITH, CREDIT, AND TAXING POWER OF THE COUNTY OR ANY MUNICIPALITY ARE NOT PLEDGED FOR THE PROVISION OF THE PUBLIC INFRASTRUCTURE CREDITS.

(d) The County makes no representation or warranty with respect to the Company Public Infrastructure. The execution and delivery of this Agreement and the extension of the Public Infrastructure Credit do not constitute a commitment by the County to maintain the Company Public Infrastructure.

Section 2.4. Filings; Administration. To assist the County in administering the Public Infrastructure Credit, with respect to the Company's Fee Payments due with respect to the personal property portion of the Project, the Company shall, for each tax year corresponding to the Credit Term, as defined on Exhibit C hereto, prepare and file a separate schedule to the SCDOR PT-100 with respect to the personal property portion of the Project. Additionally, the Company shall, on or before January 31 of each year following the commencement of the Credit Term, deliver to the Economic Development Director of the County the information required by the terms of the County's Resolution dated December 12, 2017, which is attached hereto as Exhibit D, as may be amended by subsequent resolution, with respect to the Company.

Section 2.5 Cumulative Public Infrastructure Credit. The cumulative dollar amount of the Public Infrastructure Credit shall not exceed the amount invested by the Company in Company Public Infrastructure, as verified, or deemed verified, by the County on or before the Verification Deadline. The County Economic Development Department shall provide the verified investment amount to the County Auditor for purposes of applying the Public Infrastructure Credit in accordance with **Section 2.3** of this Agreement.

ARTICLE III DEFAULTS AND REMEDIES

Section 3.1. Events of Default. The following are "Events of Default" under this Agreement:

(a) Failure by the Company to make a Net Fee Payment, which failure has not been cured within 30 days following receipt of written notice from the County specifying the delinquency in payment and requesting that it be remedied;

(b) An abandonment or closure of the Project; for purposes of this Agreement, "abandonment or closure of the Project" means failure to place all or a portion of the Project in service by December 31, 2026;

(c) A representation or warranty made by the Company which is deemed materially incorrect when deemed made;

(d) Failure by the Company to perform any of the terms, conditions, obligations, or covenants under this Agreement (other than those described in **Sections 2.1** and **2.2** of this Agreement and under **(a)** above), which failure has not been cured within 30 days after written notice from the County to the Company specifying such failure and requesting that it be remedied, unless the Company has instituted corrective action within the 30-day period and is diligently pursuing corrective action until the default is corrected, in which case the 30-day period is extended to include the period during which the Company is diligently pursuing corrective action;

(e) A representation or warranty made by the County which is deemed materially incorrect when deemed made; or

(f) Failure by the County to perform any of the terms, conditions, obligations, or covenants hereunder, which failure has not been cured within 30 days after written notice from the Company to the County specifying such failure and requesting that it be remedied, unless the County has instituted corrective action within the 30-day period and is diligently pursuing corrective action until the default is corrected, in which case the 30-day period is extended to include the period during which the County is diligently pursuing corrective action.

Section 3.2. Remedies on Default.

(a) If an Event of Default by the Company has occurred and is continuing, then the County may take any one or more of the following remedial actions:

(i) terminate this Agreement; or

(ii) take whatever action at law or in equity may appear necessary or desirable to collect amounts due or otherwise remedy the Event of Default or recover its damages.

(b) If an Event of Default by the County has occurred and is continuing, the Company may take one or more of the following actions:

(i) bring an action for specific enforcement;

(ii) terminate this Agreement; or

(iii) in case of a materially incorrect representation or warranty, take such action as is appropriate, including legal action, to recover its damages, to the extent allowed by law.

Section 3.3. Reimbursement of Legal Fees and Other Expenses. On the occurrence of an Event of Default, if a Party is required to employ attorneys or incur other reasonable expenses for the collection of payments due under this Agreement or for the enforcement of performance or observance of any obligation or agreement, the prevailing Party is entitled to seek reimbursement of the reasonable fees of such attorneys and such other reasonable expenses so incurred.

Section 3.4. Remedies Not Exclusive. No remedy described in this Agreement is intended to be exclusive of any other remedy or remedies, and each and every such remedy is cumulative and in addition to every other remedy given under this Agreement or existing at law or in equity or by statute.

Section 3.5. Nonwaiver. A delay or omission by the Company or County to exercise any right or power accruing on an Event of Default does not waive such right or power and is not deemed to be a waiver or acquiescence of the Event of Default. Every power and remedy given to the Company or County by this Agreement may be exercised from time to time and as often as may be deemed expedient.

ARTICLE IV MISCELLANEOUS

Section 4.1. Examination of Records; Confidentiality.

(a) The County and its authorized agents, at any reasonable time on prior notice, may enter and examine the Project and have access to and examine the Company's books and records relating to the Project for the purposes of (i) identifying the Project; (ii) confirming achievement of the Investment Commitment; (iii) verifying the investment in the Company Public Infrastructure; and (iv) permitting the County to carry out its duties and obligations in its sovereign capacity (such as, without limitation, for such routine health and safety purposes as would be applied to any other manufacturing or commercial facility in the County).

(b) The County acknowledges that the Company may utilize confidential and proprietary processes and materials, services, equipment, trade secrets, and techniques ("Confidential Information") and that disclosure of the Confidential Information could result in substantial economic harm to the Company. The Company may clearly label any Confidential Information delivered to the County pursuant to this Agreement as "Confidential Information." Except as required by law, the County, or any employee, agent, or contractor of the County, shall not disclose or otherwise divulge any labeled Confidential Information to any other person, firm, governmental body or agency. The Company acknowledges that the County is subject to the South Carolina Freedom of Information Act, and, as a result, must disclose certain documents and information on request, absent an exemption. If the County is required to disclose any Confidential Information to a third party, the County will use its best efforts to provide the Company with as much advance notice as is reasonably possible of such disclosure requirement prior to making such disclosure and to cooperate reasonably with any attempts by the Company to obtain judicial or other relief from such disclosure requirement.

Section 4.2. Assignment. The Company may assign or otherwise transfer any of its rights and interests in this Agreement on prior written consent of the County, which may be given by resolution, and which consent will not be unreasonably conditioned, withheld, or delayed. Notwithstanding the foregoing, any assignment of this Agreement, in whole or in part, to an affiliated entity of the Company is hereby approved without any further action of the County Council. The County's Director of Economic Development must receive notice of any assignment to an affiliated entity of the Company. For purposes of this Agreement, "affiliated entity" shall mean any corporation, limited liability company, partnership or other person or entity which now or hereafter owns all or part of the Company or which is now or hereafter owned in whole or in part by the Company, or by any partner, shareholder or owner of the Company, and shall also include any subsidiary, affiliate or other person, individual, or entity who now or hereafter bears a relationship to the Company as described in Section 267(b) of the Internal Revenue Code.

Section 4.3. Provisions of Agreement for Sole Benefit of County and Company. Except as otherwise specifically provided in this Agreement, nothing in this Agreement expressed or implied confers on any person or entity other than the County and the Company any right, remedy, or claim under or by reason of this Agreement, this Agreement being intended to be for the sole and exclusive benefit of the County and the Company.

Section 4.4. Severability. If any provision of this Agreement is declared illegal, invalid, or unenforceable for any reason, the remaining provisions of this Agreement are unimpaired, and the Parties shall reform such illegal, invalid, or unenforceable provision to effectuate most closely the legal, valid, and enforceable intent of this Agreement.

Section 4.5. Limitation of Liability.

(a) The County is not liable to the Company for any costs, expenses, losses, damages, claims or actions in connection with this Agreement, except from amounts received by the County from the Company under this Agreement.

(b) All covenants, stipulations, promises, agreements and obligations of the County contained in this Agreement are binding on members of the County Council or any elected official, officer, agent, servant or employee of the County only in his or her official capacity and not in his or her individual capacity, and no recourse for the payment of any moneys or performance of any of the covenants and agreements under this Agreement or for any claims based on this Agreement may be had against any member of County Council or any elected official, officer, agent, servant or employee of the County except solely in their official capacity.

(c) The County is not responsible for the Company Public Infrastructure and disclaims all liability with respect to the Company Public Infrastructure.

Section 4.6. Indemnification Covenant.

(a) Except as provided in paragraph (d) below, the Company shall indemnify and save the County, its employees, elected officials, officers and agents (each, an “Indemnified Party”) harmless against and from all liability or claims arising from the County’s execution of this Agreement, performance of the County’s obligations under this Agreement or the administration of its duties pursuant to this Agreement, or otherwise by virtue of the County having entered into this Agreement.

(b) The County is entitled to use counsel of its choice and the Company shall reimburse the County for all of its costs, including attorneys’ fees, incurred in connection with the response to or defense against such liability or claims as described in paragraph (a) above. The County shall provide a statement of the costs incurred in the response or defense, and the Company shall pay the County within 30 days of receipt of the statement. The Company may request reasonable documentation evidencing the costs shown on the statement. However, the County is not required to provide any documentation which may be privileged or confidential to evidence the costs.

(c) The County may request the Company to resist or defend against any claim on behalf of an Indemnified Party. On such request, the Company shall resist or defend against such claim on behalf of the Indemnified Party, at the Company’s expense. The Company is entitled to use counsel of its choice, manage and control the defense of or response to such claim for the Indemnified Party; provided the Company is not entitled to settle any such claim without the consent of that Indemnified Party.

(d) Notwithstanding anything herein to the contrary, the Company is not required to indemnify any Indemnified Party against or reimburse the County for costs arising from any claim or liability (i) occasioned by the acts of that Indemnified Party, which are unrelated to the execution of this Agreement, performance of the County’s obligations under this Agreement, or the administration of its duties under this Agreement, or otherwise by virtue of the County having entered into this Agreement; or (ii) resulting from that Indemnified Party’s own negligence, bad faith, fraud, deceit, or willful misconduct.

(e) An Indemnified Party may not avail itself of the indemnification or reimbursement of costs provided in this Section unless it provides the Company with prompt notice, reasonable under the circumstances, of the existence or threat of any claim or liability, including, without limitation, copies of any citations, orders, fines, charges, remediation requests, or other claims or threats of claims, in order to afford the Company notice, reasonable under the circumstances, within which to defend or otherwise respond to a claim.

Section 4.7. Notices. All notices, certificates, requests, or other communications under this Agreement are sufficiently given and are deemed given, unless otherwise required by this Agreement, when (i) delivered and confirmed by United States first-class, registered mail, postage prepaid or (ii) sent by facsimile, and addressed as follows:

if to the County:	Richland County, South Carolina Attn: Director of Economic Development 2020 Hampton Street Columbia, South Carolina 29204 Phone: 803.576.2043 Fax: 803.576.2137
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with a copy to (does not constitute notice):	Parker Poe Adams & Bernstein LLP Attn: Ray E. Jones 1221 Main Street, Suite 1100 (29201) Post Office Box 1509 Columbia, South Carolina 29202 Phone: 803.255.8000 Fax: 803.255.8017
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if to the Company:	Catawba Apartments, LLC c/o The Dinerstein Companies Attn: Adam Beck 3411 Richmond Avenue, Fifth Floor Houston, Texas 77046 Phone: 832.327.9169 Fax: 832.209.1234
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with a copy to	Tushar V. Chikhliker, Esq. Nexsen Pruet, LLC 1230 Main Street, Suite 700 (29201) Post Office Box 2426 Columbia, South Carolina (29202) Phone: 803.540.2188 Fax: 803.727.1469
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The County and the Company may, by notice given under this Section, designate any further or different addresses to which subsequent notices, certificates, requests or other communications shall be sent.

Section 4.8. Administrative Fees. The Company will reimburse, or cause reimbursement to, the County for the Administration Expenses in an amount not exceeding \$5,000. The Company will reimburse the County for its Administration Expenses on receipt of a written request from the County or at the County's direction, which request shall include a statement of the amount and nature of the Administration

Expense. The Company shall pay the Administration Expenses as set forth in the written request no later than 60 days following receipt of the written request from the County. For purposes of this Section, "Administration Expenses" means the reasonable expenses incurred by the County in the negotiation, approval and implementation of the terms and provisions of this Agreement, including reasonable attorneys' fees. Administration Expenses do not include any costs, expenses, including attorneys' fees, incurred by the County (i) in defending challenges to the Fee Payments or Public Infrastructure Credits brought by third parties or the Company or its affiliates and related entities, or (ii) in connection with matters arising at the request of the Company outside of the immediate scope of this Agreement, including amendments to the terms of this Agreement. The payment by the Company of the County's Administration Expenses shall not be construed as prohibiting the County from engaging, at its discretion, the counsel of the County's choice.

Section 4.9. Entire Agreement. This Agreement expresses the entire understanding and all agreements of the Parties with each other, and neither Party is bound by any agreement or any representation to the other Party which is not expressly set forth in this Agreement or in certificates delivered in connection with the execution and delivery of this Agreement.

Section 4.10. Agreement to Sign Other Documents. From time to time, and at the expense of the Company, to the extent any expense is incurred, the County agrees to execute and deliver to the Company such additional instruments as the Company may reasonably request and as are authorized by law and reasonably within the purposes and scope of the Act and this Agreement to effectuate the purposes of this Agreement.

Section 4.11. Agreement's Construction. Each Party and its counsel have reviewed this Agreement and any rule of construction to the effect that ambiguities are to be resolved against a drafting party does not apply in the interpretation of this Agreement or any amendments or exhibits to this Agreement.

Section 4.12. Applicable Law. South Carolina law, exclusive of its conflicts of law provisions that would refer the governance of this Agreement to the laws of another jurisdiction, governs this Agreement and all documents executed in connection with this Agreement.

Section 4.13. Counterparts. This Agreement may be executed in any number of counterparts, and all of the counterparts together constitute one and the same instrument.

Section 4.14. Amendments. This Agreement may be amended only by written agreement of the Parties.

Section 4.15. Waiver. Either Party may waive compliance by the other Party with any term or condition of this Agreement but the waiver is valid only if it is in a writing signed by the waiving Party.

Section 4.16. Termination. Unless first terminated under any other provision of this Agreement, this Agreement terminates on the expiration of the Credit Term and payment by the Company of any outstanding Net Fee Payment due on the Project pursuant to the terms of this Agreement.

Section 4.17. Business Day. If any action, payment, or notice is, by the terms of this Agreement, required to be taken, made, or given on any Saturday, Sunday, or legal holiday in the jurisdiction in which the Party obligated to act is situated, such action, payment, or notice may be taken, made, or given on the following business day with the same effect as if taken, made or given as required under this Agreement, and no interest will accrue in the interim.

[TWO SIGNATURE PAGES FOLLOW]

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Richland County, South Carolina, has caused this Agreement to be executed by the appropriate officials of the County and its corporate seal to be affixed and attested, effective the day and year first above written.

RICHLAND COUNTY, SOUTH CAROLINA

Chair, Richland County Council

(SEAL)
ATTEST:

Clerk to Council, Richland County Council

[SIGNATURE PAGE 1 TO PUBLIC INFRASTRUCTURE CREDIT AGREEMENT]

IN WITNESS WHEREOF, CATAWBA APARTMENTS, LLC has caused this Agreement to be executed by its authorized officer(s), effective the day and year first above written.

CATAWBA APARTMENTS, LLC

By: _____

Name: _____

Its: _____

[SIGNATURE PAGE 2 TO PUBLIC INFRASTRUCTURE CREDIT AGREEMENT]

EXHIBIT A**LAND DESCRIPTION****919 Catawba Street**

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE CITY OF COLUMBIA, COUNTY OF RICHLAND, STATE OF SOUTH CAROLINA, BEING SHOWN AS T.M.S. 08914-08-02, 03, 04, 05, 06, AND 08 ON A PLAT OF 3.449 ACRES PREPARED FOR HARRY P. SULLINS BY POWER ENGINEERING CO., INC. DATED DECEMBER 19, 1989 AND RECORDED IN PLAT BOOK 52, PAGE 8840 WITH THE PROPERTY BEING WITHIN THE FOLLOWING METES AND BOUNDS: BEGINNING AT THE NORTHEASTERN CORNER OF THE INTERSECTION OF LINCOLN STREET AND CATAWBA STREET AND RUNNING NORTH 27-08-41 WEST FOR 163.24' ALONG THE EASTERN SIDE OF LINCOLN STREET; THENCE TURNING AND RUNNING NORTH 62-26-15 EAST FOR 91.97' ALONG THE PROPERTY OF N/F OF ALBERT JACKSON; THENCE TURNING AND RUNNING NORTH 27-08-41 WEST FOR 23.00' ALONG THE PROPERTY N/F OF ALBERT JACKSON; THENCE TURNING AND RUNNING SOUTH 62-26-15 WEST FOR 91.97' ALONG THE PROPERTY N/F OF ALBERT JACKSON; THENCE TURNING AND RUNNING NORTH 27-08-41 WEST FOR 22.28' ALONG THE EASTERN SIDE OF LINCOLN STREET; THENCE TURNING AND RUNNING NORTH 62-26-15 EAST 104.26' ALONG THE PROPERTY N/F OF MARION D. TURBEVILLE; THENCE TURNING AND RUNNING NORTH 27-22-42 WEST FOR 208.44' ALONG THE PROPERTY N/F OF MARION D. TURBEVILLE; THENCE TURNING AND RUNNING NORTH 62-44-10 EAST FOR 313.02' ALONG THE SOUTHERN SIDE OF RICE STREET; THENCE TURNING AND RUNNING SOUTH 27-16-42 EAST FOR 417.40' ALONG THE WESTERN SIDE OF PARK STREET; THENCE TURNING AND RUNNING SOUTH 62-43-18 WEST FOR 417.40' ALONG THE NORTHERN SIDE OF CATAWBA STREET TO THE POINT OF BEGINNING.

318 Lincoln Street

ALL THAT PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING IN THE CITY OF COLUMBIA, COUNTY OF RICHLAND, STATE OF SOUTH CAROLINA, CONTAINING ONE-HALF (1/2) ACRES, MORE OR LESS, FOUND AT THE SOUTHEAST CORNER OF RICE STREET AND LINCOLN STREET; AND BEING FURTHER SHOWN ON THAT CERTAIN PLAT PREPARED FOR MARION D. TURBEVILLE, ET AL. BY COX AND DINKINS, INC. DATED FEBRUARY 28, 1986 AND RECORDED IN PLAT BOOK 50 AT 7604 AND IN THE OFFICE OF REGISTER OF DEEDS FOR RICHLAND COUNTY, AND SAID LOT OF LAND HAVING THE MEASUREMENTS AND BOUNDARIES AS SHOWN ON THE SAID PLAT WHICH IS INCORPORATED HEREIN BY REFERENCE.

312 Lincoln Street

ALL THAT CERTAIN PIECE, PARCEL, OR LOT OF LAND, SITUATE, LYING AND BEING ON LINCOLN STREET, IN THE CITY OF COLUMBIA, COUNTY OF RICHLAND, STATE OF SOUTH CAROLINA, BEING FURTHER DESCRIBED AS BEING BOUNDED ON THE: WEST BY LINCOLN STREET FOR A DISTANCE OF TWENTY-THREE (23) FEET, MORE OR LESS; NORTH BY LAND NOW OR FORMERLY OF HARRY P. SULLINS FOR A DISTANCE OF NINETY-TWO AND FIVE TENTHS (92.5) FEET, MORE OR LESS; EAST BY LAND NOW OR FORMERLY OF HARRY P. SULLINS FOR A DISTANCE OF TWENTY-THREE (23) FEET, MORE OR LESS; AND SOUTH BY LAND NOW OR FORMERLY OF HARRY P. SULLINS FOR A DISTANCE OF NINETY-TWO AND FIVE TENTHS (92.5) FEET, MORE OR LESS.

EXHIBIT B (See Section 2.2)**DESCRIPTION OF COMPANY PUBLIC INFRASTRUCTURE**

The Company Public Infrastructure includes a parking deck for residents of the development that will provide spaces dedicated to public parking on the ground floor. In addition to the parking deck, the Company Public Infrastructure will consist of general infrastructure benefiting the public, including, but not limited to, (i) enhanced streetscaping and landscaping along Catawba and Lincoln Streets, including surface parking spaces for public use, (ii) water, sewer and stormwater improvements, (iii) environmental cleanup, including the remediation of coal waste associated with the former Pinstch Gas Works facility, and (iv) blight eradication, including the removal of two vacant light-industrial buildings to create a connection between the University of South Carolina's Greek Village and the Granby Mills neighborhood. The anticipated total cost of the Company Public Infrastructure is approximately \$7,800,000, and is further detailed below:

Company Public Infrastructure Budget Estimate	
Description	Budget
Streetscaping/Landscaping (<i>*including public surface parking</i>)	\$500,000
Water/Sewer/Stormwater Improvements	\$579,148
Water/Sewer/Stormwater Improvements Impact Fees	\$750,000
Parking Deck	\$5,000,000
Eradication of Blight	\$350,000
Environmental Cleanup	\$500,000
General Conditions	\$120,852
Total Projected Company Public Infrastructure Costs	\$7,800,000

Notwithstanding anything above or in this Agreement to the contrary, the Company and the County acknowledge and agree that: (i) the Company Public Infrastructure shall, subject to the provisions of **Section 2.2(c)** of this Agreement, include, in addition to that described and delineated above, any Public Infrastructure invested in by the Company in connection with the Project and consisting of improvements or infrastructure included within the description of Public Infrastructure set forth in **Section 2.2** of this Agreement; and, (ii) the specific line item budget amounts listed above are current estimates and the actual expenditures made by the Company with respect to each such line item may fluctuate as the Project develops.

EXHIBIT C (See Section 2.3)**DESCRIPTION OF PUBLIC INFRASTRUCTURE CREDIT**

The County shall provide a 50% Public Infrastructure Credit against the Fee Payments due and owing from the Company to the County with respect to the Project as provided in this Agreement, provided, the cumulative total amount of the Public Infrastructure Credit shall not exceed the Company's investment in the Company Public Infrastructure.

The Company is eligible to receive the Public Infrastructure Credit against each of the Company's Fee Payments due with respect to the Project for a period of 10 consecutive years, beginning with the first such Fee Payment due with respect to the Project following the Verification Date and ending on the earlier of the 10th year or the year in which the cumulative total amount of the Public Infrastructure Credit equals the Company's investment in the Company Public Infrastructure ("Credit Term").

EXHIBIT D (See Section 2.4)

**RICHLAND COUNTY RESOLUTION REQUIRING CERTAIN ACCOUNTABILITY PRACTICES CONCERNING
ECONOMIC DEVELOPMENT PROJECTS IN THE COUNTY**



The **Dinerstein** Companies

CREATING THE BEST PLACES TO LIVE

www.dinersteincopanies.com



Our Content

- 03 — ABOUT US
- 04 — PROJECT INFORMATION
- 05 — PROJECT DESCRIPTION
- 07 — PROJECT SITE PLAN
- 08 — PROJECT ELEVATIONS
- 10 — TDC DEVELOPMENT EXPERIENCE



About Us

- ❖ Established in 1955, The Dinerstein Companies (TDC) has developed and acquired over 75,000 multi-family units and 44,000 student housing beds nationwide.
- ❖ TDC is the leading “green” developer in the country with 28+ LEED Certified properties completed or in development.
- ❖ TDC has completed four (4) other developments in Columbia, SC since 2005.
 - ❖ All properties are still operating but are not owned by TDC
- ❖ **Recent awards:**
 - o 2016-2019 Houston Chronicle Best Places to Work
 - o 2018 HAA Winner: Best Mid-Rise and Best New Development
 - o J Turner Research: 2018-19 #1 ranked Student Housing Manager and #2 Conventional Property Manager based on Online Reputation Assessment



Project Information

- ❖ Din/Cal 4, Inc. is currently under contract to purchase +/- 4.00 acres of land and improvements located on 312 Lincoln, 318 Lincoln, and 919 Catawba Street. At closing, TDC will form a special purpose entity (SPE) to acquire the Property.
- ❖ TDC is planning to develop a 278-unit, Class A, conventional multifamily property consisting of 1, 2, and 3-bedroom units. The property will consist of five (5) levels of residential units wrapping a six and half-story (6.5) parking garage.
 - ❖ Residential SF - ~290,000
 - ❖ Parking Spaces - ~559 (~532 in garage and 27 on-street)
- ❖ The project will include best in-class finishes/amenities and exterior materials that conform with the City of Columbia code requirements as well as tie into the surrounding area.

Project Description

- ❖ Total Development costs are estimated to be ~\$77 million and will be funded by a combination of conventional construction debt and a joint venture between TDC and an Institutional Equity Partner.
- ❖ Public improvements will include the following:
 - ❖ Dedicated public parking on the ground floor of the parking garage.
 - ❖ Enhanced landscaping/streetscaping along Catawba and Lincoln Streets, including ~27 public surface spaces (17 parallel spaces along Catawba & Lincoln Street and 10 spaces onsite).
 - ❖ Water/Sewer/Stormwater improvements.
 - ❖ Environmental cleanup including the remediation of coal waste from former Pinstch Gas Works plant.
 - ❖ Eradication of blight by removing two, old light-industrial buildings for urban/walkable development.
- ❖ Deadline to commit to project – 4/1/2021 - 100% dependent on approval of property tax abatement request.
- ❖ Land closing is scheduled for May 2021 with vertical construction starting in July 2021.

Project Description (cont'd)

- ❖ Project impacts on local community:
 - ❖ Significant improvement over current use of light-industrial
 - ❖ Cleanup of environmental conditions currently onsite
 - ❖ Adding ~278 conventional multifamily units to address the shortage of conventional apartments in Columbia that will cater to young and working professionals.
 - ❖ Will create gateway connecting University of South Carolina affiliate land to the Columbia Innovation center, further activating connectivity along Lincoln and Assembly streets driving future development.
 - ❖ Consistent with Comprehensive Plan
 - ❖ Investing over ~\$77 million with an economic impact exceeding ~\$90 million upon completion
 - ❖ Adding ~559 vehicular parking spaces and 34 bike parking spaces (including ~27 surface spaces), with plans to have 11 parking spaces on the ground floor of the garage available for public parking.
 - ❖ Adding 17 parallel parking spaces along Catawba and ten (10) onsite surface spaces available for public use.
 - ❖ Improved landscaping/streetscape along Lincoln and Catawba Street creating urban/walkable environment

Project Site Plan

The
Dinerstein
Companies

Attachment: 2021-045 Catawba Apartments LLC (Lofts on



Note – Preliminary Site Plan subject to change

Project Elevation



Attachment: 2021-045 Catawba Apartments LLC (Lofts on

Note – Preliminary elevation subject to change

Project Elevation



Attachment: 2021-045 Catawba Apartments LLC (Lofts on

Note – Preliminary elevation subject to change



TDC Development Experience

Our multi-family development company's track record and experience spans six decades and twenty-six states.

Aspire Post Oak

Houston, Texas | 383 Units / 16,000 SF Retail



The
Dinerstein
Companies

24.b

Attachment: 2021-045 Catawba Apartments LLC (Lofts on

Packet Pg. 346



Aspire Music City

Nashville, Tennessee | 361 Units

24.b

Attachment: 2021-045 Catawba Apartments LLC (Lofts on

Packet Pg. 347



Millennium Rainey Str

24.b

Austin, Texas | 361 Units / 3,405 SF Retail

The
Diner
Comp

Attachment: 2021-045 Catawba Apartments LLC (Lofts on



The
Dinerstein
Companies

Millennium Santa Monica

Santa Monica, California | 356 Units / 25,000 SF Retail

919 Catawba - UofSC
Columbia, South Carolina

Number of Units:	279
Number of Beds:	679
Retail sf:	0

Residential Square Footage:	284,632
Average Unit Size:	1,020

MEZZANINE COST SUMMARY				<u>TOTAL</u>	<u>Per Beds</u>	<u>Per Sq. Ft.</u>	<u>Per Unit</u>
Land Value				5,885,000	8,667	20.68	21,093
Offsite Improvements				0	0	0.00	0
Entitlement Fee:				0	0	0.00	0
Land Loan Fee:				0	0	0.00	0
Land Closing Costs:				0	0	0.00	0
Land Carry Cost				0	0	0.00	0
Entitlement Pursuit Costs				0	0	0.00	0
Land Loan Interest Reserve / Operating Loss				0	0	0.00	0
Demo Work				0	0	0.00	0
Total Land Costs				5,885,000	8,667	20.68	21,093
Impact Fees:				892,800	1,315	3.14	3,200
Interest Rate Cap				75,000	110	0.26	269
Internet Installation:				0	0	0.00	0
Loan Guaranty Fee:				0	0	0.00	0
Other Initial costs				0	0	0.00	0
Total Initial Costs				967,800	1,425	3.40	3,469
Investor Fee	TDC Partners	0.00%		0	0	0.00	0
Investor Fee	Land Contribution	0.00%		0	0	0.00	0
Construction Loan Points		1.00%		478,317	704	1.68	1,714
Mezzanine Loan Points		0.00%		0	0	0.00	0
Pre-Construction Interest:	(months:)	0.00%		0	0	0.00	0
Construction Loan Closing Costs:		0.75%		597,897	881	2.10	2,143
Total Financing and Closing Costs				1,076,214	1,585	3.78	3,857
TOTAL UPFRONT COSTS				7,929,014	11,677	27.86	28,419
Construction Costs:				61,858,851	91,103	217.33	221,716
Furniture:	100%	679	0.00%	0	0	0.00	0
Construction costs subject to Builders Fee				500,000	736	1.76	1,792
Total Costs subject to Builders Fee				62,358,851	91,839	219.09	223,508
Construction costs not subject to Builders Fee				0	0	0.00	0
Total Costs not subject to Builders Fee				0	0	0.00	0
Total Hard Costs				62,358,851	91,839	219.09	223,508
Construction Management Fee		6.00%		3,741,531	5,510	13.15	13,411
Developer Fee				2,790,185	4,109	9.80	10,001
Soft Cost (see detail):				0	0	0.00	0
TOTAL CONSTRUCTION COSTS				68,890,567	101,459	242.04	246,920
Marketing:				300,000	442	1.05	1,075
Pre-Leasing Expenses:				300,000	442	1.05	1,075
RE Taxes During Construction:				200,000	295	0.70	717
Earthquake Insurance During Construction:				0	0	0.00	0
Soft Cost Contingency:				200,000	295	0.70	717
PDI Interest				95,000	140	0.33	341
Interest Reserve:				1,805,000	2,658	6.34	6,470
TOTAL RESERVE COSTS				2,900,000	4,271	10.17	10,395
TOTAL COSTS				79,719,582	117,407	280.07	285,734
TDC Partners	15.00%	6.00%		4,783,175	7,044	16.80	17,144
Land Contribution	0.00%	0.00%		0	0	0.00	0
Limited Partners	85.00%	34.00%		27,104,658	39,918	95.23	97,149
Dinerstein - GP	0.00%	0.00%		0	0	0.00	0
TOTAL EQUITY	100.00%	40.00%		31,887,833	46,963	112.03	114,293
MEZZANINE LOAN		0.00%		0	0	0.00	0
CONSTRUCTION LOAN		60.00%		47,831,749	70,444	168.04	171,441
TOTAL SOURCES				79,719,582	117,407	280.07	285,734

Attachment: 2021-045 Catawba Apartments LLC (Lofts on Lincoln) rev (6700 : Ordinance No.: 2021-045 Project Catawba (Lofts on Lincoln))

ORDINANCE NO.: 2021-047

Authorizing conveyance of approximately 1,542 SF (0.035 Acre) portion of City Property identified as Lexington County TMS#00700-05-033 for Traffic Circle Improvements at the intersection of Old Lexington Highway (SC Hwy. 83) and Murray Lindler Road (SC Hwy. 82); CF#250-400

WHEREAS, the South Carolina Department of Transportation has made a request for acquisition of approximately 1,542 square feet (0.035 acre) portion of City-owned property known as Lexington County TMS#00700-05-033 for widening the rights-of-way of Old Lexington Highway and Murray Lindler Road to create a traffic circle; and,

WHEREAS, the plans for the proposed construction have been reviewed and approved by the Department of Engineering and there are no conflicts with existing or planned City utilities. This property was formerly the site of a water pump station which has been abandoned and the site is currently vacant; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina this ____ day of _____, 2021, that for and in consideration of the sum of One and No/100 (\$1.00) Dollar, the City Manager is hereby authorized to execute a deed and any other documents necessary and approved by the City Attorney to consummate the conveyance to the **SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION** an approximately 1,542 square feet (0.035 acre) portion of Lexington County TMS#00700-05-033.

The referenced site is identified as Tract 4 as shown on a drawing prepared for the South Carolina Department of Transportation for Project ID 0042925 for the Old Lexington Hwy. and Murray Lindler Road Traffic Circle Improvements Project, and being on file in the office of the Department of Engineering under file reference #250-400. A copy of said drawing being attached hereto and made a part hereof as Exhibit "A".

Requested by:

Assistant City Manager Shealy

Mayor

Approved by:

City Manager

Approved as to form:

ATTEST:

Senior Assistant City Attorney

City Clerk

Introduced:

Final Reading

THIS EXHIBIT IS A GRAPHIC REPRESENTATION OF THE "AREA OF ACQUISITION" AND IS IN DIRECT REFERENCE TO ENGINEERING PLANS, A COPY OF WHICH CAN BE OBTAINED FROM SCOT HEADQUARTERS, 955 PARK STREET, COLUMBIA, SC 29201. ADDITIONALLY, UPON COMPLETION OF CONSTRUCTION, A RECORDABLE RIGHT OF WAY PLAT SHALL BE SUBMITTED TO THE REGISTER OF DEEDS IN COMPLIANCE WITH SCOT STANDARD DRAWING 109-105-01.

EXHIBIT "A"

Tract 4
Obtain 1,542 SF
(0.035 Ac.)

30+00

35+00

40+00

34+23.20

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THE STATE OF SOUTH CAROLINA**COUNTY OF LEXINGTON**

Road/Route **S-83, S-82 & S-940**
 Project ID No. **0042925**
 Tract **4**

TITLE TO REAL ESTATE

Approximate Survey Stations

31+00	To	33+00 LT
Road S-83 Survey		
10+00	To	12+00 LT
Road S-82 Relocated Survey		
_____	To	_____

KNOW ALL MEN BY THESE PRESENTS, That I (or we) City of Columbia, PO Box 147, Columbia, South Carolina 29217 in consideration of the sum of One Thousand Eight Hundred and No/100 (\$1,800.00) Dollars and other valuable consideration to me (or us) in hand paid at and before the sealing and delivering thereof, by the South Carolina Department of Transportation, Columbia, South Carolina, receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release, unto the said South Carolina Department of Transportation, its successors and assigns, all that certain real property of the Grantor in fee simple absolute from Intersection Improvement on Roads S-83, S-82 and S-940, State and County aforesaid, as shown on plans prepared by the South Carolina Department of Transportation and dated January 23, 2015.

SPECIAL PROVISIONS:

The above consideration is for all that certain parcel of land containing 0.035 acre/1,542 square feet, more or less, and all improvements thereon, if any, owned by City of Columbia, shown as the "Area of Acquisition" on Exhibit A, attached hereto and made a part hereof. Property herein conveyed is along a relocated centerline as shown on plans between approximate survey stations 9+98.51 and 11+90.88 (Road S-82 Reloc.). This being a portion of the property acquired from Curtis Shealy, by deed dated December 28, 1989, and recorded November 25, 1990, in Deed Book 1510, Page 20 in the records for Lexington County and shown as Tax Map No. 000700-05-033.

Also, it is understood and agreed that the Department will maintain the storm drainage channel/swale and riprap as the Department determines necessary.

Together with, all and singular, the rights, members, hereditaments and appurtenances thereunto belonging, or in any wise incident or appertaining.

And I (or we) do hereby bind myself (or ourselves), and my (or our) successors, to warrant and forever defend all and singular said premises unto said South Carolina Department of Transportation, its successors and assigns, against myself (or ourselves) and our successors in interest and anyone claiming under us and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

GRANTEE'S ADDRESS (Return Address): SCDOT, Director, Rights of Way, P. O. Box 191, Columbia, SC 29202-0191

Date Checked _____ By _____
 Project ID No. 0042925 Tract 4

TO HAVE AND TO HOLD in fee simple, absolute and singular the said property and the rights hereinbefore granted, unto the said South Carolina Department of Transportation, its successors and assigns forever.

IN WITNESS WHEREOF, I (or we) have hereunto set my (or our) hand(s) and seal(s) this _____ day of _____, in the year of our Lord, Two Thousand and Twenty-One.

Signed, sealed and delivered in the presence of: **City of Columbia**

_____ 1 st Witness	_____ Grantor (L.S.)
	By: Its <u>City Manager</u>
_____ 2 nd Witness	<u>Teresa B. Wilson</u> Grantor (L.S.)

NOTE: All right of way agreements must be in writing and are subject to rejection by the South Carolina Department of Transportation.

THE STATE OF SOUTH CAROLINA)
COUNTY OF RICHLAND) **ACKNOWLEDGEMENT**

The foregoing instrument was acknowledged before me this _____ day of _____, 2021 by Teresa B. Wilson its City Manager, on behalf of City of Columbia.

Signature of Notary Public

Printed Name of Notary Public

NOTARY PUBLIC FOR THE STATE OF

My Commission Expires: _____
(Affix seal if outside SC)

APPROVED AS TO FORM

Legal Department City of Columbia, SC

5/18/2021

Project ID No. 0042925

Tract 4

ATTORNEY CERTIFICATION

I, _____, an attorney licensed to practice law in the State of _____ does hereby certify that I supervised the execution of the attached Title to Real Estate for traffic circle at the intersection of S-83 (Old Lexington Highway) and S-82 (Murray Lindler Road) with CITY OF COLUMBIA, as Grantor and SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION, as Grantee, this _____ day of _____, 2021.

State Bar Number: _____

ORDINANCE NO. 2021-048

AUTHORIZING AN APPROPRIATION OR THE ISSUANCE BY THE CITY OF A TAX ANTICIPATION NOTE FOR THE FISCAL YEAR 2021-2022 PAYMENTS DUE UNDER THE INTERGOVERNMENTAL AGREEMENT BETWEEN THE SOUTH CAROLINA JOBS-ECONOMIC DEVELOPMENT AUTHORITY AND THE CITY OF COLUMBIA, SOUTH CAROLINA, UNDER THE RECOVERSC LOCAL GOVERNMENT LIQUIDITY PROGRAM; AND OTHER MATTERS RELATING THERETO

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, SOUTH CAROLINA, IN COUNCIL ASSEMBLED:

Section 1. Findings and Determinations. The City Council (the “**Council**”) of the City of Columbia, South Carolina (the “**City**”) hereby finds and determines:

A. The City is an incorporated municipality located in Richland County and Lexington County and as such possesses all powers granted to municipalities by the Constitution and laws of this State.

B. Pursuant to Section 5-5-10, Code of Laws of South Carolina 1976, as amended (the “**South Carolina Code**”), the City has selected the Council-Manager form of government and is governed by a City Council composed of a Mayor and six council members which constitute the governing body of the City.

C. Section 5-7-30 of the South Carolina Code provides, in part, that municipalities may enact ordinances, not inconsistent with the Constitution and general law of the State, respecting any subject which appears necessary and proper for the security, general welfare, and convenience of the municipality and for the preservation of the general health, peace, order and good government in the municipality, and further, under the case of Williams v. Town of Hilton Head, 429 S.E.2d 802 (1993), a municipality may enact regulations (ordinances) without the requirement for further specific statutory authorization so long as such regulations are not inconsistent with the Constitution and general law of the State.

D. The South Carolina Jobs-Economic Development Authority (“**Authority**”) has developed and implemented the RecoverSC Local Government Liquidity Program (“**Program**”) to provide a vehicle for South Carolina local governments to bridge potential financial gaps resulting from lost revenues or delayed collections and other financial impacts arising from the COVID-19 pandemic.

E. In November 2020, the City received an advance of funds under the Program in an amount not exceeding \$10,000,000 (“**Advance**”) in order to secure funds to continue to provide services to the citizens of the City and foster and promote their security and general welfare, and to preserve health, peace, order and good government, and entered into an Intergovernmental Agreement (“**Agreement**”) with the Authority, setting forth the terms and conditions of the City’s receipt of the Advance and providing for, among other things, semi-annual repayments (collectively, the “**Payments**,” and each, a “**Payment**”), subject to the City’s right to annually not appropriate funds therefor.

F. Under the terms of the Agreement, two Payments are scheduled to be made during the fiscal year ending June 30, 2022 (the “**FY 2022 Payments**”), and the City desires to authorize an appropriation of funds and, as an alternative, the issuance a tax anticipation note of the City (“**TAN**”) to provide funds for the FY 2022 Payments.

Section 2. FY 2022 Payments; Appropriation of Funds and Approval of Issuance of TAN. The City acknowledges that its obligation to pay the Payments under the Agreement is a current expense of the City and is dependent upon lawful appropriations of funds being made by the Council to pay the Payments in each fiscal year under the Agreement; provided, that the Agreement shall not in any way be construed to be a debt of the City in contravention of any applicable constitution or statutory limitations or requirements concerning the creation of indebtedness by the City, nor shall anything contained in this Ordinance or the Agreement constitute a pledge of the full faith, credit or taxing power of the City or a pledge of general tax revenues, funds moneys or credit of the City. Further, the City may make the Payments from any legally available source of revenues, subject to City's right to not appropriate funds to make Payments in any fiscal year.

For the FY 2022 Payments, which will be due and payable in the fiscal year ending June 30, 2022 in the amounts of \$241,000 (September 30, 2021) and \$237,500 (March 16, 2022), respectively, the Council hereby appropriates funds sufficient therefor, and as an alternate source of funds for the FY 2022 Payments, authorizes the issuance of the TAN pursuant to Article X, Section 14 of the Constitution of the State of South Carolina, 1895, as amended, and Title 11, Chapter 27 of the Code of Laws of the State of South Carolina, 1976, as amended, in an amount not exceeding the respective amounts of the FY 2022 Payments plus the amounts necessary to pay for the costs incurred in the issuance of the TAN.

If the Authorized Representative determines that the issuance of a TAN is in the best interest of the City to make the FY 2022 Payments, then the TAN shall be issued as a single fully-registered note at that time as may be determined by the Authorized Representative. Council delegates to the Authorized Representative the power to make all determinations with respect to the details of the TAN, including the form, maturity date, manner and time of sale and award, and redemption provisions, and authorizes the Mayor and the City Manager, or either of them acting alone, to execute the TAN in the name of and on behalf of the City and deliver it to the purchaser thereof.

For the payment of the principal of and interest on the TAN when and if issued, the City hereby pledges (i) the full faith, credit and taxing power of the City; and (ii) the ad valorem taxes in anticipation of which the TAN is issued.

The Authorized Representative may consult with the City's bond counsel and financial advisor in making any determinations with respect to the TAN.

Section 3. Further Acts. The Authorized Representative is further authorized to take such actions and make such other determinations as may be necessary or appropriate (a) to facilitate the City's participation in the Program and repayment of all or a portion of the Advance and (b) to carry out the transactions contemplated by this Ordinance and the Agreement, and is directed and empowered to consult with such counsel as the Authorized Representative determines, in his or her sole discretion, may be necessary or advisable regarding the Program and repayment of all or a portion of the Advance.

Section 4. Severability. If any section, phrase, sentence, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 5. Repeal of Inconsistent Ordinances and Resolutions. All ordinances and resolutions of the City, and any part of any ordinance or resolution, inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency. All rules, regulations, resolutions and parts thereof, procedural or otherwise, in conflict herewith or the proceedings, to the extent of such conflict, are hereby repealed.

Section 6. Effective Date. This Ordinance shall be effective upon its enactment by the City Council for the City of Columbia, South Carolina.

Enacted by the City Council of the City of Columbia, South Carolina, this ____ day of ____, 2021.

CITY COUNCIL OF THE CITY OF COLUMBIA,
SOUTH CAROLINA

Mayor

(SEAL)

ATTEST:

Clerk

First Reading: _____, 2021

Second Reading: _____, 2021

APPROVED AS TO FORM

T. A. Knox

Legal Department City of Columbia, SC
5/18/2021

Attachment: 2021-048 RecoverSC Appropriation (2021) (6719 : Ordinance No.: 2021-048 RecoverSC Appropriation (2021))

RESOLUTION NO.: R-2021-015

*Authorizing the City Manager to execute an Encroachment License Agreement
(NS #1276367) between the City of Columbia and Norfolk Southern Railroad for
Blythewood Farms Phase 1 Sewer Replacement CF #349-17*

BE IT RESOLVED by the Mayor and City Council this ____ day of _____, 2021,
that the City Manager is authorized to execute the attached Encroachment License Agreement
(NS #1276211) between the City of Columbia and Norfolk Southern Railroad for Blythewood
Farms Phase 1 Sewer Replacement, CF #349-17, or on a form approved by the City Attorney,
for the terms and conditions therein contained.

Requested by:

Assistant City Manager Shealy

Mayor

Approved by:

City Manager

Approved as to form:

ATTEST:



Senior Assistant City Attorney

City Clerk

Introduced:

Final Reading:

PIPELINE LICENSE AGREEMENT

THIS LICENSE AGREEMENT (this “Agreement”), dated as of the 28th day of April 2021 (the “Effective Date”) is made and entered into by and between

NORFOLK SOUTHERN RAILWAY COMPANY, a Virginia corporation, whose mailing address is Three Commercial Place, Norfolk, Virginia, 23510 (hereinafter called "Railway"), and **CITY OF COLUMBIA**, a(n) South Carolina, Government Entity whose mailing address is 1136 Washington Street, Columbia, South Carolina 29201 (hereinafter called "Licensee").

W I T N E S S E T H

WHEREAS, Licensee has submitted to Railway an Application (as defined herein) related to the proposed installation and construction of Propose to install an underground transverse crossing consisting only of one (1) 24-inch steel casing pipe, by bore and jack, containing one (1) 12-inch DIP water pipeline, located under the right-of-way or property and any tracks of Railway at or near: (hereinafter called the "Facilities") located in, over or under, and across the right-of-way or property and any tracks of Railway at or near:

- Milepost: R-90.76, Charlotte-Warrentonville Line
- Latitude: 34.204536, Longitude: -80.972806
- Blythewood, Richland County, South Carolina

the same to be located in accordance with and limited to the installation shown on the diagram set forth in **Exhibit A and B dated December 23, 2020** attached hereto and made a part hereof (such right-of-way or property of Railway, collectively, the “Premises”); and

WHEREAS, Railway has approved the Application for the initial installation and construction of the Facilities; and

WHEREAS, Licensee desires a license to use such right-of-way or property of Railway for the installation and construction, as well as the subsequent maintenance, operation and removal, of the Facilities.

NOW, THEREFORE, Railway and Licensee agree as follows:

1. Grant; Consideration; Term. Subject to Section 2(b) below, Railway hereby grants to Licensee, insofar as Railway has the right to do so, without warranty and subject to all encumbrances, covenants and easements to which the Railway’s title may be subject, the right to use and occupy so much of the Premises as may be necessary for the installation, construction, maintenance, operation and removal of the Facilities (collectively, “Operations”). Upon execution of this Agreement, Licensee shall pay to Railway (i) a non-refundable, non-assignable, one-time license fee in the amount of THIRTY THOUSAND THREE HUNDRED DOLLARS AND 00/100 DOLLARS (\$30,300.00), and (ii) if applicable as determined by Railway pursuant to Section 12 below, the Risk Financing Fee (as defined in Section 12). The term of this Agreement shall commence on the Effective Date and shall continue for a period of twenty (20) years, subject to prior termination as hereinafter described (the “Term”).

2. Use and Condition of the Premises. (a) The Premises shall be used by Licensee only for Operations and for no other purpose. Licensee accepts the Premises in their current "as is" condition, as suited for Operations, and without the benefit of any improvements to be constructed by Railway.

(b) With respect to any Operations that require access to the Premises after the initial installation and construction of the Facilities, Licensee shall submit to Railway an application conforming to Railway's then-current standards and procedures (an "Application") for review and approval.

3. Installation of the Facilities; Railway Support. Licensee shall, at its expense, install, construct, maintain and operate the Facilities on a lien-free basis and in such a manner as will not interfere with the operations of Railway, or endanger persons or property of Railway. Such installation, construction, maintenance and operation of the Facilities shall be in accordance with (a) the plans and specifications (if any) shown on the prints attached hereto and any other specifications prescribed by Railway, (b) applicable laws, regulations, ordinances and other requirements of federal, state and local governmental authorities, and (c) applicable specifications adopted by the American Railway Engineering and Maintenance-of-Way Association, when not in conflict with the applicable plans, specifications, laws, regulations, ordinances or requirements mentioned in (a) and (b), above. All underground pipes must have secondary pipe containment if the material flowing through the pipeline poses a safety or environmental hazard. Any change to the character, capacity or use of the Facilities shall require execution of a new agreement. In the event it becomes necessary for Licensee to deviate from the approved plans and specifications, Licensee shall seek prior approval from Railway's Division Engineer or his or her authorized representative and, when applicable, an authorized representative of the Division Engineer in the field during Construction Monitoring. Licensee shall provide Railway with complete as-built drawings of the Facilities in an electronic format within thirty (30) days of (i) completion of the initial installation and construction of the Facilities and (ii) completion of any material change to the Facilities.

4. Railway Support. With respect to any Operations that require access to the Premises, Railway shall, at Railway's option, furnish, at the sole expense of Licensee, Support Services. The term "Support Services" means such materials and services as necessary, in Railway's sole judgment, to support Railway's tracks and to protect Railway's traffic, including without limitation flagging services and Construction Monitoring during Operations that require access to the Premises. Support Services shall be provided unless Railway's Division Engineer or his or her authorized representative provides to Licensee a written waiver of Support Services, whether in whole or in any part, in a given instance. The term "Construction Monitoring" means services comprised of one or more Railway representatives being assigned and present to monitor construction activities of Licensee, which may include a preconstruction site assessment and a post-construction site assessment.

5. Electronic Interference. If the Facilities cause degradation of Railway's signal, communications and other electronic systems (hereinafter collectively called the "Electronic Systems") or endanger Railway's personnel or other individuals entitled to be on or about the Premises, through inductive or electrostatic interference or otherwise, Licensee, at its expense, will modify the Facilities to the satisfaction of Railway so as to eliminate such degradation or danger. Such modifications may include, without limiting the generality of the foregoing, transposing circuits or providing additional shielding, reactance or other corrective measures deemed necessary by Railway. The provisions of this Section 5 shall apply to the Electronic Systems existing as of the date of this Agreement and to any Electronic Systems that Railway may install in the future.

6. Corrective Measures. If Licensee fails to take any corrective measures requested by Railway in a timely manner, or if an emergency situation is presented which, in Railway's judgment, requires immediate repairs to the Facilities, Railway, at Licensee's expense, may undertake such corrective measures or repairs as it deems necessary or desirable.

7. Railway Changes. If Railway shall make any changes, alterations or additions to the line, grade, tracks, structures, roadbed, installations, right-of-way or works of Railway, or to the character, height or alignment of the Electronic Systems, at or near the Facilities, Licensee shall, upon thirty (30) days prior

written notice from Railway and at its sole expense, make such changes in the location and character of the Facilities as, in the opinion of the chief engineering officer of Railway, shall be necessary or appropriate to accommodate any construction, improvements, alterations, changes or additions of Railway.

8. Assumption of Risk. Unless caused solely by the negligence of Railway or caused solely by the willful misconduct of Railway, Licensee hereby assumes all risk of damage to the Facilities and Licensee's other property relating to its use and occupation of the Premises or business carried on the Premises and any defects to the Premises; and Licensee, subject to the terms of Paragraph 11, hereby indemnifies Railway, its officers, directors, agents and employees from and against any liability for such damage.

9. Entry Upon Premises. Licensee shall enter the Premises in any given instance only pursuant to an approved Application. Prior to commencement of any work to be performed on or about the Premises, Licensee shall notify the appropriate Division Engineer or their authorized representative for the scheduling of Support Services as determined pursuant to Section 4 above. Within seventy-two (72) hours after the Division Engineer's actual receipt of such notification, the Division Engineer shall review the necessity and availability of flagmen for the proposed work and advise Licensee of such matters and the estimated cost of Support Services. No work shall be permitted on or about the Premises without the presence of Railway's flagman or the Division Engineer's waiver of the requirement for flag protection. Entry on or about the Premises or any other Railway right-of-way without the Division Engineer's prior approval shall be deemed trespassing. Licensee agrees to pay Railway, within thirty (30) days after delivery of an invoice therefor, for the cost of Support Services provided by or on behalf of Railway.

10. Liens; Taxes. Licensee will not permit any mechanic's liens or other liens to be placed upon the Premises, and nothing in this Agreement shall be construed as constituting the consent or request of Railway, express or implied, to any person for the performance of any labor or the furnishing of any materials to the Premises, nor as giving Licensee any right, power or authority to contract for or permit the rendering of any services or the furnishing of any materials that could give rise to any mechanic's liens or other liens against the Premises. In addition, Licensee shall be liable for all taxes levied or assessed against the Facilities and any other equipment or other property placed by Licensee within the Premises. In the event that any such lien shall attach to the Premises or Licensee shall fail to pay such taxes, then, in addition to any other right or remedy available to Railway, Railway may, but shall not be obligated to, discharge the same. Any amount paid by Railway for any of the aforesaid purposes, together with related court costs, attorneys' fees, fines and penalties, shall be paid by Licensee to Railway within ten (10) days after Railway's demand therefor.

11. Indemnification. Being a local government of the State of South Carolina and thus unable to agree to indemnify or hold harmless pursuant to South Carolina law, Licensee hereby agrees to be responsible for all claims, losses, damages, expenses or costs for personal injuries (including death) and property damage to whomsoever or whatsoever occurring (hereinafter collectively, "Losses") arising from (a) the presence of the Facilities on or about the Premises, (b) any Operations or any failure to conduct Operations properly, or (c) any act, omission or neglect of Licensee, its agents, servants, employees or contractors in connection therewith, within the limits of the South Carolina Tort Claims Act, unless caused solely by the willful misconduct of Railway. In addition, Licensee shall insert a hold harmless and indemnification clause in its contract with all contractors and subcontractors which requires the contractor and subcontractor to indemnify and hold harmless Licensee and Railway from any liability, claims or damages which may arise from the performance of work on the Premises.

12. Insurance.

(a) Without limiting in any manner the liability and obligations assumed by Licensee under any other provision of this Agreement, and as additional protection to Railway, Licensee shall comply with the following provisions:

(i) Subject to subsection (iii) below, prior to commencement of any Operations that require access to the Premises, Licensee shall pay Railway a risk financing fee in the amount of \$1,900 in conjunction with each Operations project on or about the Premises, to provide Railroad Protective Liability Insurance or such supplemental insurance (which may be self-insurance) as Railway, in its sole discretion, deems to be necessary or appropriate (the “Risk Financing Fee”).

(ii) Prior to commencement of any Operations that require access to the Premises or entry on Railway’s property, Licensee, and its contractor if it employs one, shall procure and maintain for the course of all Operations, a general liability insurance policy naming Norfolk Southern Corporation, subsidiaries and affiliates as additional insureds and containing products and completed operations and contractual liability coverage, with a combined single limit of not less than \$1,000,000 for each occurrence. This coverage whether primary, excess, umbrella or otherwise, and providing coverage to additional insureds (i) are intended to take priority in responding and to pay before any insurance policies the additional insureds may have secured for themselves and must respond or pay and (ii) may not seek contribution from any policies the additional insureds may have secured for themselves. No cross liability exclusions are permitted that apply to the additional insureds, and there may not be any restrictions in any policy that limits coverage for a claim brought by an additional insured against a named insured. To the fullest extent permitted by law, this insurance shall include a waiver of subrogation in favor of additional insureds with an appropriate endorsement to each policy if required. This insurance shall not limit any of the indemnity obligations of the Licensee. The insurance available to the additional insureds shall not be limited by these requirements should Licensee maintain higher coverage limits. Any deductibles or self-insured retentions over \$50,000 must be declared and approved Railway. Approval of such requests shall not be unreasonably withheld.

(iii) Prior to commencement of any Operations that require access to the Premises, including the initial installation and construction of the Facilities, unless Railway elects to make available and Licensee pays the Risk Financing Fee for a given Operations project on or about the Premises, Licensee, or its contractor if it employs one, shall furnish Railway with an original Railroad Protective Liability Insurance Policy naming Railway as the named insured and having a limit of not less than a combined single limit of \$2,000,000 each occurrence and \$6,000,000 aggregate. Such policy shall be written using Insurance Services Offices Form Numbers CG 00 35 01 10 01.

(b) All insurance required under preceding subsection (a) shall be underwritten by insurers and be of such form and content as may be acceptable to Railway. Prior to commencement of any Operations that require access to the Premises or any entry on Railway’s property, Licensee, or its contractor if it employs one, shall furnish to Railway’s Risk Manager or representative by email at ns.permitting@railpros.com, for approval, the original policy described in subsection (a)(iii), if applicable, and a certificate of insurance evidencing the existence of a policy with the coverage described in subsection (a)(ii). All policies required under this Section shall not be subject to cancellation, termination, modification, changed, or non-renewed except upon thirty (30) days’ prior written notice to the additional insureds and must meet have an A.M. Best Rating of A- VII or higher.

13. Environmental Matters. Licensee assumes all responsibility for any environmental obligations imposed under applicable laws, regulations, ordinances or other requirements of federal, state and local governmental authorities relating to (a) any Operations, including notification and reporting of any releases, and (b) any contamination of any property, water, air or groundwater arising or resulting, in whole or in part, from Licensee's operation or use of the Premises pursuant to this Agreement. In addition, Licensee shall obtain any necessary permits to conduct Operations. Subject to the terms of Paragraph 11, Licensee agrees to indemnify and hold harmless Railway from and against any and all fines, penalties, demands or other Losses (including attorneys' fees) incurred by Railway or claimed by any person, company or governmental entity relating to (a) any contamination of any property, water, air or groundwater due to the use or presence of the Facilities on the Premises, (b) Licensee's violation of any laws, regulations or other requirements of federal, state or local governmental authorities in connection with the use or presence of the Facilities on the Premises or (c) any violation of Licensee's obligations imposed under this Section. Without limitation and subject to the terms of Paragraph 11, this indemnity provision shall extend to any cleanup and investigative costs relating to any contamination of the Premises arising or resulting from, in whole or in part, Licensee's use of the Facilities or any other activities by or on behalf of Licensee occurring on or about the Premises. Licensee further agrees not to dispose of any trash, debris or wastes, including hazardous waste, on the Premises and will not conduct any activities on the Premises which would require a hazardous waste treatment, storage or disposal permit.

14. Assignments and Other Transfers.

(a) Licensee shall not assign, transfer, sell, mortgage, encumber, sublease or otherwise convey (whether voluntarily, involuntarily or by operation of law) this Agreement or any interest therein, nor license, mortgage, encumber or otherwise grant to any other person or entity (whether voluntarily, involuntarily or by operation of law) any right or privilege in or to the Premises (or any interest therein), in whole or in part, without the prior written consent of Railway, which consent may be withheld by Railway in its sole discretion. Any such assignment or other transfer made without Railway's prior written consent shall be null and void and, at Railway's option, shall constitute an immediate default of this Agreement. Notwithstanding the foregoing, upon prior written notice to Railway, Licensee may assign this Agreement to a parent, a wholly-owned subsidiary of Licensee or a wholly-owned subsidiary of Licensee's parent without Railway's consent; provided, however, that no such assignment shall relieve Licensee of its obligations under this Agreement.

(b) Railway shall have the right to transfer and assign, in whole or in part, all its rights and obligations hereunder and in or to the Premises. From and after the effective date of any such assignment or transfer, Railway shall be released from any further obligations hereunder; and Licensee shall look solely to such successor-in-interest of Railway for the performance of the obligations of "Railway" hereunder.

15. Meaning of "Railway". The word "Railway" as used herein shall include any other company whose property at the aforesaid location may be leased or operated by Railway. Said term also shall include Railway's officers, directors, agents and employees, and any parent company, subsidiary or affiliate of Railway and their respective officers, directors, agents and employees.

16. Default; Remedies.

(a) The following events shall be deemed to be events of default by Licensee under this Agreement:

(i) Licensee shall fail to pay the Fee or any other sum of money due hereunder and such failure shall continue for a period of ten (10) days after the due date thereof;

(ii) Licensee shall fail to comply with any provision of this Agreement not requiring the payment of money, all of which terms, provisions and covenants shall be deemed material, and such failure shall continue for a period of thirty (30) days after written notice of such default is delivered to Licensee;

(iii) Licensee shall become insolvent or unable to pay its debts as they become due, or Licensee notifies Railway that it anticipates either condition;

(iv) Licensee takes any action to, or notifies Railway that Licensee intends to file a petition under any section or chapter of the United States Bankruptcy Code, as amended from time to time, or under any similar law or statute of the United States or any State thereof; or a petition shall be filed against Licensee under any such statute; or

(v) A receiver or trustee shall be appointed for Licensee's license interest hereunder or for all or a substantial part of the assets of Licensee, and such receiver or trustee is not dismissed within sixty (60) days of the appointment.

(b) Upon the occurrence of any event or events of default by Licensee, whether enumerated in this Section or not, Railway shall have the option to pursue any remedies available to it at law or in equity without any additional notices to Licensee. Railway's remedies shall include, but not be limited to, the following: (i) termination of this Agreement, in which event Licensee shall immediately surrender the Premises to Railway; (ii) entry into or upon the Premises to do whatever Licensee is obligated to do under the terms of this License, in which event Licensee shall reimburse Railway on demand for any expenses which Railway may incur in effecting compliance with Licensee's obligations under this License, but without rendering Railway liable for any damages resulting to Licensee or the Facilities from such action; and (iii) pursuit of all other remedies available to Railway at law or in equity, including, without limitation, injunctive relief of all varieties.

17. Railway Termination Right. Notwithstanding anything to the contrary in this Agreement, Railway shall have the right to terminate this Agreement and the rights granted hereunder, after delivering to Licensee written notice of such termination no less than sixty (60) days prior to the effective date thereof, upon the occurrence of any one or more of the following events:

(a) If Licensee shall fail to install the Facilities within one (1) year from the date of the Agreement, or if Licensee shall discontinue the use or operations of the Facilities for one (1) year; or

(b) If Railway shall be required by any governmental authority having jurisdiction over the Premises to remove, relocate, reconstruct or discontinue operation of its railroad on or about the Premises; or

(c) If Railway, in the good faith judgment of its Superintendent, shall require a change in the location or elevation of its railroad on or about the location of the Facilities or the Premises that might effectively prohibit the use or operation of the Facilities; or

(d) If Railway, in the good faith judgment of its Superintendent, determines that one or more aspects of Operations unduly interfere with the operation and maintenance of the facilities of Railway, or with the present or future use of such property by Railway, its lessees, affiliates, successors or assigns, for their respective purposes.

18. Condemnation. If the Premises or any portion thereof shall be taken or condemned in whole or in part for public purposes, or sold in lieu of condemnation, then this Agreement and the rights granted to Licensee hereunder shall, at the sole option of Railway, forthwith cease and terminate. All compensation awarded for any taking (or sale proceeds in lieu thereof) shall be the property of Railway, and Licensee shall have no claim thereto, the same being hereby expressly waived by Licensee.

19. Removal of Facilities; Survival. The Facilities are and shall remain the personal property of Licensee. Upon the expiration or termination of this Agreement, Licensee shall remove the Facilities from the Premises within thirty (30) days after the effective date thereof. In performing such removal, unless otherwise directed by Railway, Licensee shall restore the Premises to the same condition as existed prior to the installation or placement of Facilities, reasonable wear and tear excepted. In the event Licensee shall fail to so remove the Facilities or restore the Premises, the Facilities shall be deemed to have been abandoned by Licensee, and the same shall become the property of Railway for Railway to use, remove, destroy or otherwise dispose of at its discretion and without responsibility for accounting to Licensee therefor; provided, however, in the event Railway elects to remove the Facilities, Railway, in addition to any other legal remedy it may have, shall have the right to recover from Licensee all costs incurred in connection with such removal and the restoration of the Premises. Notwithstanding anything to the contrary contained in this Agreement, the expiration or termination of this Agreement, whether by lapse of time or otherwise, shall not relieve Licensee from Licensee's obligations accruing prior to the expiration or termination date, and such obligations shall survive any such expiration or other termination of this Agreement.

20. Entire Agreement. This Agreement contains the entire agreement of Railway and Licensee and supersedes any prior understanding or agreement between Railway and Licensee respecting the subject matter hereof, and no representations, warranties, inducements, promises or agreements, oral or otherwise, between the parties not embodied in this Agreement shall be of any force or effect.

21. Attorneys' Fees. If Railway should bring any action under this Agreement or consult or place the Agreement or any amount payable by Licensee hereunder, with an attorney concerning or for the enforcement of any of Railway's rights hereunder, then Licensee agrees in each and any such case to pay to Railway all costs, including but not limited to court costs and attorneys' fees, incurred in connection therewith.

22. Severability. If any clause or provision of this Agreement is illegal, invalid or unenforceable under present or future laws effective during the Term, then and in that event, it is the intention of the parties hereto that the remainder of this Agreement shall not be affected thereby; and it is also the intention of the parties to this Agreement that in lieu of each clause or provision of this Agreement that is illegal, invalid or unenforceable, there be added as a part of this Agreement a clause or provision as similar in terms to such illegal, invalid or unenforceable clause or provision as may be possible and be legal, valid and enforceable.

23. Modifications; Waiver; Successors and Assigns. This Agreement may not be altered, changed or amended, except by instrument in writing signed by both parties hereto. No provision of this Agreement shall be deemed to have been waived by Railway unless such waiver shall be in a writing signed by Railway and addressed to Licensee, nor shall any custom or practice that may evolve between the parties in the administration of the terms hereof be construed to waive or lessen the right of Railway to insist upon the performance by Licensee in strict accordance with the terms hereof. The terms and conditions contained in this Agreement shall apply to, inure to the benefit of, and be binding upon the parties hereto, and upon their respective successors in interest and legal representatives, except as otherwise herein expressly

provided. If there shall be more than one Licensee, the obligations hereunder imposed upon Licensee shall be joint and several.

24. Notice. Any and all other notices, demands or requests by or from Railway to Licensee, or Licensee to Railway, shall be in writing and shall be sent by (a) postage paid, certified mail, return receipt requested, or (b) a reputable national overnight courier service with receipt therefor, or (c) personal delivery, and addressed in each case as follows:

If to Railway:

c/o Norfolk Southern Corporation
1200 Peachtree Street, NE - 12th Floor
Atlanta, Georgia 30309-3504
Attention: Director Real Estate

If to Licensee:

CITY OF COLUMBIA
1136 Washington Street
Columbia, South Carolina, 29201
Attention: Engineering Dept.

Either party may, by notice in writing, direct that future notices or demands be sent to a different address. All notices hereunder shall be deemed given upon receipt (or, if rejected, upon rejection).

25. Miscellaneous. Time is of the essence with regard to each provision of this Agreement. This Agreement shall be construed and interpreted in accordance with and governed by the laws of the State in which the Premises are located. Each covenant of Railway and Licensee under this Agreement is independent of each other covenant under this Agreement. No default in performance of any covenant by a party shall excuse the other party from the performance of any other covenant. The provisions of this Agreement that, by their nature, are intended to survive the expiration or earlier termination of this Agreement, including Sections 8, 10, 11, 13 and 19, shall so survive.

26. Limitations of Grant. Licensee acknowledges that the license granted hereunder is a quitclaim grant, made without covenants, representations or warranties with respect to Railway's (a) right to make the grant, (b) title in the Premises, or (c) right to use or make available to others the Premises for the purposes contemplated herein. Railway is the owner and/or holder of the Premises subject to the terms and limitations under which it is owned or held, including without limitation conditions, covenants, restrictions, easements (including any pre-existing fiber optic easements or licenses), encroachments, leases, licenses, permits, mortgages, indentures, reversionary interests, fee interests, zoning restrictions and other burdens and limitations, of record and not of record, and to rights of tenants and licensees in possession, and Licensee agrees that the rights licensed hereunder are subject and subordinate to each and all of the foregoing. Licensee accepts this grant knowing that others may claim that Railway has no right to make it, and subject to the terms of Paragraph 11, Licensee agrees to release, hold harmless and indemnify (and, at Railway's election, defend, at Licensee's sole expense, with counsel approved by Railway) Railway, its affiliated companies, and its and their respective officers, directors, agents and employees, from and against any detriments to, or liabilities of, any type or nature arising from such claims, including punitive damages and any forfeitures declared or occurring as a result of this grant.

27. Limitations Upon Damages. Notwithstanding any other provision of this Agreement, Railway shall not be liable for breach of this Agreement or under this Agreement for any consequential, incidental, exemplary, punitive, special, business damages or lost profits, as well as any claims for death, personal injury, and property loss and damage which occurs by reason of, or arises out of, or is incidental

to the interruption in or usage of the Facilities placed upon or about the Premises by Licensee, including without limitation any damages under such claims that might be considered consequential, incidental, exemplary, punitive, special, business damages or loss profits. It is understood and agreed by Licensee that Railway cannot and will not make any warranties, representations or guarantees that Licensee's communication system (if any), as located on Railway's property, will not be interrupted.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement in duplicate, each part being an original, as of the date first above written.

Witness:

**NORFOLK SOUTHERN RAILWAY
COMPANY**

By: _____
Real Estate Manager

As to Railway:

Witness:

CITY OF COLUMBIA

As to Licensee

By: _____

Title: _____

APPROVED AS TO FORM

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

STATE OF SOUTH CAROLINA)

ACKNOWLEDGMENT

COUNTY OF RICHLAND)

The foregoing instrument was acknowledged before me this ____ day of, _____, _____, by Teresa B. Wilson, City Manager on behalf of the within-named City of Columbia, South Carolina.

NOTARY PUBLIC FOR THE STATE OF SOUTH CAROLINA
MY COMMISSION EXPIRES: _____

Activity Number 1289760
RAB: 04/28/2021

RESOLUTION NO.: R-2021-059

*Authorizing the City Manager to execute an Intergovernmental Agreement
Relating to Bike Infrastructure between the City of Columbia and Richland County*

BE IT RESOLVED by the Mayor and City Council this ___ day of _____, 2021,
that the City Manager is authorized to execute the attached Intergovernmental Agreement
Relating to Bike Infrastructure between the City of Columbia and Richland County, or on a form
approved by the City Attorney, for the terms and conditions therein contained.

Requested by:

Assistant City Manager Gentry

Mayor

Approved by:

City Manager

Approved as to form:

ATTEST:



Senior Assistant City Attorney

City Clerk

Introduced:

Final Reading:



We Are Columbia

MEMORANDUM

TO: City Council and City Manager
 From: Lucinda Statler, Planning Administrator
 CC: Ms. Gentry, Mr. Shealy, Ms. Hampton, Ms. Higgins
 Date: June 1, 2021
 RE: IGA for Richland County Transportation Penny Funds for Bicycle Infrastructure Improvements/Calhoun Street Schedule Update

Submitted for Council approval is an Intergovernmental Agreement (IGA) between the City and Richland County whose purpose is to transfer Penny Transportation funds allocated for specified bicycle projects to the City for construction administration and future maintenance. These projects include:

- (3) Bike Boulevards (installation of share the road markings):
 - College, Laurens, Oak, Greene, and Saluda
 - Williams, Tryon, Heyward, Lincoln, and Catawba
 - Chester, Elmwood, Wayne, Edgefield, and Park
- (1) Bike Lane and Buffered Bike Lane:
 - Washington Street
- (1) Road Diet/Bike Lane installation with share the road markings:
 - Calhoun Street

The bike boulevard projects involve the installation of share the road markings and no changes to lane configuration or parking will occur. The Washington Street project only will be scheduled after a public input process, which is scheduled for 2022.

As was presented to City Council in April, Calhoun Street is a road safety/bike lane project that we are restarting after a pause due, in part, to COVID. Upon Council approval of the IGA with Richland County, staff anticipates the following schedule for the implementation of the final public outreach and subsequent construction of the Calhoun Street improvements:

- ✓ April 27th (IGA approved by County Council Transportation ad-hoc committee) complete
- ✓ May 4 IGA approved by County Council

- June 1 IGA anticipated to be approved by City Council
- June 2-9 begin public meeting outreach
- **June 22 Public meeting to be held virtually, with a focus on the schedule for implementation.**
- Fall 2021 project out to bid
- Spring 2022 construction

We want to stress that this project has had an extensive amount of public input and feedback going back to 2018 (see included memo from Mr. Fellows from March 2020), and the primary focus of the proposed June 22 public meeting is to refresh and update the public on the improvements and the schedule. With this action, we are pleased to state that the funding is in place (to include repaving of parts of the road, in addition to the installation of the bike facilities) and the project is anticipated to go out to bid this fall and start construction in Spring 2022.

INTERGOVERNMENTAL AGREEMENT RELATING TO BIKE INFRASTRUCTURE

This INTERGOVERNMENTAL AGREEMENT RELATING TO BIKE INFRASTRUCTURE ("Agreement") is made and entered into, by and between Richland County, South Carolina, a body politic and corporate in the State of South Carolina ("County") and the City of Columbia, a perpetual body, politic and corporate, a municipal corporation in the State of South Carolina ("City").

RECITALS:

WHEREAS, County and City are authorized by the constitution and general law of the State of South Carolina ("State") to enter into agreements with other governmental bodies; and,

WHEREAS, the County, proposed and voters approved a referendum for the Transportation Penny Tax Program in 2012, which imposed a 1% sales tax; and,

WHEREAS, the County Transportation Penny Tax Program focused on three areas including Roadways, The Comet, and Bikeway, Pedestrian and Greenways; and,

WHEREAS, the Bikeway, Pedestrian, and Greenways program has a total budgeted amount of \$80,888,356 to be utilized to enhance the pedestrian and bicyclist experience through bike paths, sidewalks, and greenways; and

WHEREAS, the County intends to construct bikeways through out the community in the form of Bike Boulevards, Bike Lanes, Cycle Tracks, Multi Use Paths and similar (collectively "bike infrastructure"); and

WHEREAS, the parties desire to enter into this maintenance and installation agreement regarding bike infrastructure in order to allocate the installation responsibilities and the respective long-term maintenance for the designated items and areas between the County and the City in this agreement;

NOW, THEREFORE, in consideration of the mutual covenants provided herein, and other good and valuable consideration, the receipt of which is hereby acknowledged.

Section 1. Bike Infrastructure.

The City shall design, or have designed, detailed plans for construction/installation of herein described bike infrastructure. These plans shall comply with the City's Engineering Regulations for bike infrastructure and with SCOOT standards. The City shall secure all approvals from SCDOT with regard to installation of bike infrastructure within SCDOT right-of-way. The project will comply with all applicable City codes and state and federal regulations.

The City shall construct/install the Project. During the construction/installation of the project, the City, in consultation with the County, may propose modifications to construction plans to address unique or unknown issues in the field. Such modifications will adhere to the within delineated budget. The County may, in its sole discretion, authorize change orders, modifications, or alterations to the Project Plans that it deems necessary to complete the Project so long as such change orders, modifications, or alterations are within the scope of the project.

Section 2. The City's Responsibilities.

(a.) City agrees to design, construct/install, operate and maintain those portions of bike infrastructure which are located within the City municipal boundaries. Such design, construction/installation, operation and maintenance shall be performed in a nondiscriminatory manner with regard to race, color, religion, ancestry or national origin, sex, age marital status, sexual orientation, gender identity, or on the basis of disability. The City further agrees to operate and maintain those portions of the bike infrastructure within the city limits in a safe and usable manner, and for their intended purpose, throughout the term of this agreement, or any extension thereof. The City further agrees to provide sufficient and appropriate police patrol of bike infrastructure as a part of its normal police functions on streets located within the City, so long as the bike infrastructure exist and are within the municipal limits of the City.

(b.) The City agrees to install/construct the following locations, which are within the City Limits, of bike infrastructure as described below, insofar as the funds provided by the County will cover the installation/construction, and in order of priority as to be determined by the City.

- i. Bike Boulevard: Richland County Transportation Penny Program Bike Projects NO. 224, 240, and 259 otherwise known as College, Laurens, Oak, Greene, and Saluda. A designated bike boulevard that begins at Oak and Elmwood to Oak and College, then to College and Lauren, then Laurens and Greene, then to Green and Pickens. In addition, from Greene and Laurens to Green and Saluda, then to Saluda and Wheat.
- ii. Bike Boulevard: Richland County Transportation Penny Program Bike Projects No. 216 otherwise known as Williams, Tryon, Heyward, Lincoln, and Catawba. A designated bike boulevard that begins at Blossom and Williams, then to Williams and Catawba, then to Catawba and Tyron, then to Tryon and Heyward, then to Heyward and Lincoln, then to Lincoln and Catawba, then ending at Catawba and Sumter.
- iii. Bike Boulevard: Richland County Transportation Penny Program Bike Projects No. 218, 230, 231 otherwise known as Chester, Elmwood, Wayne, Edgefield, and Park. A designated bike route that begins at Edgefield and River, then to Edgewood and Park, then to Park and Chester, then to Chester and Wayne, then to Wayne and Elmwood, then to Wayne and Hampton, in addition a connection from Wayne and Elmwood to the Vista Greenway and Elmwood, as well as a connection from Park and Chester to Park and Calhoun. The connection from Elmwood and the vista greenway to the dead end of Elmwood shall not be constructed as there is no connecting element at this time.
- iv. Bike Lane and Sharrow Markings- Calhoun Street: Richland County Transportation Penny Program project otherwise known as Calhoun Street Road Diet Project. A designated sharrow lane markings from Wayne to Park, bike lanes and road diet from Park to Pickens, and designated sharrow lane markings from Pickens to Harden.
- v. Bike Lane and Buffered Bike Lane -Washington Street: Richland County Transportation Penny Program project otherwise known as Pickens St/Washington St/Wayne St. Bikeways project. A designated bike lane from Lincoln Street to Park Street, buffered bike lanes from Park Street to Pickens Street.

(c.) The City agrees to the following specific bike infrastructure maintenance responsibilities for the locations in Section 2(b.), which are within the City municipal boundaries, throughout the term of the agreement, or any extension thereof:

- i. Bike Boulevards: The City will maintain all sharrows, share the road signs, and bike boulevard directional signage that may be a part of the Bike Boulevard system. This responsibility includes maintaining the appearance and integrity of the bike boulevard infrastructure.
- ii. Bike Lanes: The City will maintain all bike lanes striping, markings, share the road signs, bike lane begins/bike lane ends signs, and other associated elements of bike lanes. This responsibility includes maintaining the appearance and integrity of the bike lane infrastructure.
- iii. Buffered Bike Lanes: The City will maintain all buffered bike lanes striping, markings, bike lane begins/bike lane ends, share the road signs, and other associated elements of buffered bike lanes. This responsibility includes maintaining the appearance and integrity of the buffered bike lane infrastructure.
- iv. Cycle Tracks: The City will maintain all cycle track striping, markings, share the road signs, vertical separation devices, bike lane begins/bike lane ends, and other associated elements of bike lanes. This responsibility includes maintaining the appearance and integrity of the cycle track infrastructure.
- v. Multi Use Paths: The City will maintain all Multi Use Path striping, markings, signs, and other associated elements of a multi-use path. This responsibility includes maintaining the appearance and integrity of the multi-use path infrastructure.
- vi. Road Diet: The City will maintain a road diet which often includes the reduction of lanes or the changing of lane configuration while also possibly providing bike boulevard elements, Bike Lane elements, buffered bike lane elements, and cycle track elements and all associated components such as painted lines and symbols, signage, vertical separation elements, etc. This responsibility includes maintaining the appearance and integrity of the road diet infrastructure.

Section 3. Miscellaneous Provisions

- (a) The City's design, installation/construction, operation and maintenance obligations shall commence upon receipt of funding and from the County. It is intended that the parties to this agreement recognize and acknowledge that as governmental entities, their authority, and capacity to perform the maintenance obligations identified herein is subject to each maintaining the respective legal authority to do so. In addition, the allocation of the operation and maintenance obligations for the items identified will terminate with the end of the useful life of the project or the removal of a particular item being maintained by the City due to road reconstruction or other roadway modification; provided, however, that the operation and maintenance obligation shall in no event be less than ten (10) years from the date of Project completion, except upon removal of the particular portion of the Project.
- (b) The County's funding obligations shall commence upon execution of this agreement. These funding obligations shall be limited to and not exceed the amounts approved by County Council for the projects herein, or any amendments thereof, as provided in Exhibit A. County shall, upon execution of this Agreement and invoice by the City, pay to the City the entire budgeted amount provided in Exhibit A. The County's funding obligations shall cease upon payment, and the County shall have no obligation to operate or maintain the bike infrastructure once fully installed. The City shall provide quarterly detailed expenditure records for all monies spent on the Project during such period. A detailed final audit report shall be due at Project completion.

- (c) The spending of the funds will be pursuant to the SCDOR Guidelines, and any funds that are determined by an audit to have been spent outside of such guidelines shall be immediately refunded to the County by the City.
- (d) Subsequent to this agreement, the County and City shall develop and agree upon a timeline for the development and completion of each of the projects herein.
- (e) This agreement will not create any duty or responsibility to anyone other than the Parties to the Agreement, nor does it create any rights enforceable by anyone other than a party (third party beneficiary) to the agreement.
- (f) This Agreement is to be governed, construed, and interpreted by the laws of the State of South Carolina. The parties do not waive sovereign immunity except to the extent that litigation may be commenced in the Circuit Court of Richland County, South Carolina as may be necessary. The Parties to the Agreement will agree that litigation will not be commenced until notice is given and the parties have attempted through discussion and mediation to resolve any disputes.
- (g) The official executing this Agreement on behalf of the City of Columbia will represent and assert actual authority to bind the City to the obligations and commitments made in this Agreement. Similarly, the official executing this Agreement on behalf of Richland County will represent and assert actual authority to bind Richland County to the obligations and commitments made in this Agreement.
- (h) Waiver: The failure of either party 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. Waiver of any breach of this Agreement by either party shall not constitute waiver of subsequent breach.
- (i) Notice: Written notice to the City shall be made by placing such notice in the United States Mail, Certified, Return Receipt Requested, postage prepaid and Addressed to: City of Columbia, P.O. Box 147, Columbia, SC 29217. Written notice to Richland County shall be made by placing such notice in the United States Mail, Certified, Return Receipt Requested, postage prepaid and Addressed to: Richland County Transportation, P.O. Box 192, Columbia, SC 29202.

Section 4. Cooperation. The County and the City recognize the need for cooperation among the parties for the continued development of Bike Infrastructure. The County and City agree to cooperate and take any additional actions or to execute additional documents necessary to cause this Agreement to be effectuated.

Section 5. Default. In the event of a breach of this Agreement or failure by the County or City to meet the commitments set forth herein, the County and City each have the right to pursue such remedies and damages as may be available at law or in equity.

Section 6. Jurisdiction. This Agreement is governed by and interpreted in accordance with laws of the State of South Carolina, exclusive of the conflicts of law provisions that would refer the governance of this Agreement to the laws of another jurisdiction.

Section 7. Severability. In case any one or more of the provisions contained in this Agreement is determined to be invalid, illegal or unenforceable in any respect for any reason whatsoever, the validity, legality, enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

Section 8. Termination. The allocation of the maintenance obligations for the items identified will terminate with the end of the useful life of the project or the removal of a particular item being maintained, whichever shall first occur, provided, however, that the operation and maintenance obligation shall in no event be less than ten (10) years from the date of Project completion, except upon removal of the particular portion of the Project.

Section 9. Counterparts. This Agreement may be signed in any number of counterparts, each of which shall be an original, with the same effect as if the signatures hereto and thereto were upon the same instrument.

Section 10. Amendments to Agreement The County and the City recognize the need for cooperation among the parties for the continued development of Bike Infrastructure. The County and City agree to cooperate and take any additional actions or to amend this agreement to allow for more intergovernmental infrastructure projects.

IN WITNESS WHEREOF, the parties have caused this Agreement to be signed by their authorized officials and is effective as of the date of the last signature hereinbelow.

RICHLAND COUNTY, SOUTH CAROLINA

CITY OF COLUMBIA, SOUTH CAROLINA

By: _____
Chair, County Council

By: _____
Teresa B. Wilson, City Manager

Attest _____
Clerk, County Council

Attest _____
Clerk, City Council

Date:

Date:

APPROVED AS TO FORM


Legal Department City of Columbia,

5/5/2021

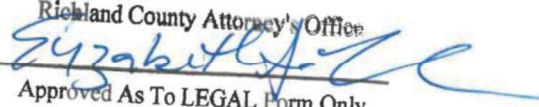
Richland County Attorney's Office

Approved As To LEGAL Form Only.
No Opinion Rendered As To Content.

EXHIBIT A**Related Penny Projects per Richland County Ordinance 039-12HR:**

A: College, Laurens, Oak, Greene, and Saluda Bike Boulevard: \$379,516 Bikeway

Project Name

1. College St/Laurens St/Oak St/Taylor St:
2. Saluda Ave
3. Greene St. (Bull St to Saluda Ave)

B: Williams, Tryon, Heyward, Lincoln, and Catawba Bike Boulevard: \$255,692 Bikeway

Project Name

1. Catawba St
2. Catawba St/Tryon St/Whaley St/Williams St

C: Chester, Elmwood, Wayne, Edgefield, and Park Bike Boulevard: \$32,441 Bikeway

Project Name

1. Chester St/Elmwood Ave/Wayne St
2. Elmwood Ave
3. Edgefield St/Park St

D: Calhoun Street Road Diet, Bike Lane and Sharrow Markings- Calhoun Street: \$88,292

Project Name

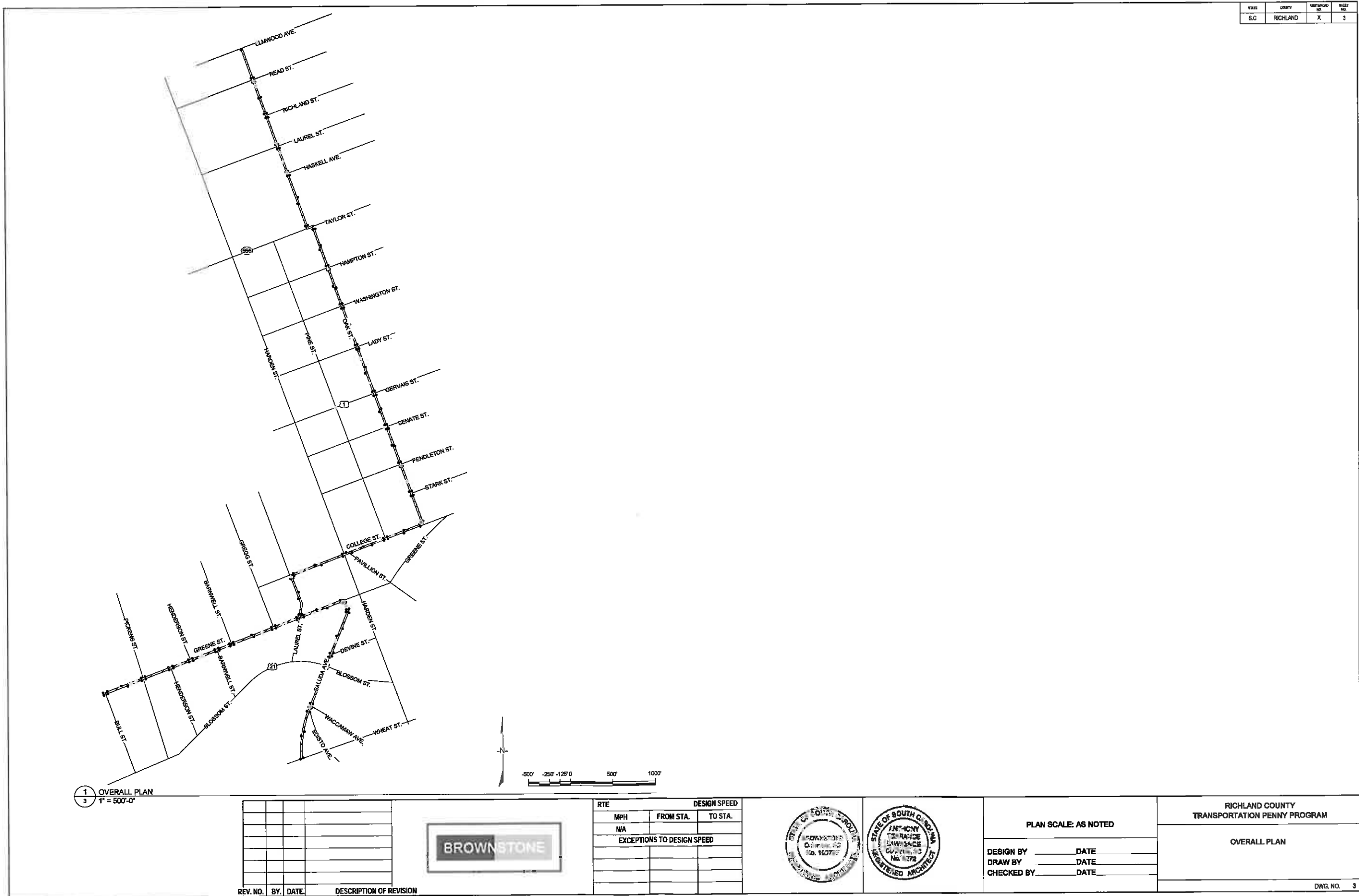
1. Calhoun Street (Wayne to Harden)

E: Washington Street Bike Lane and Buffered Bike Lane –Washington Street: \$68,391 Bikeway Name

Project Name

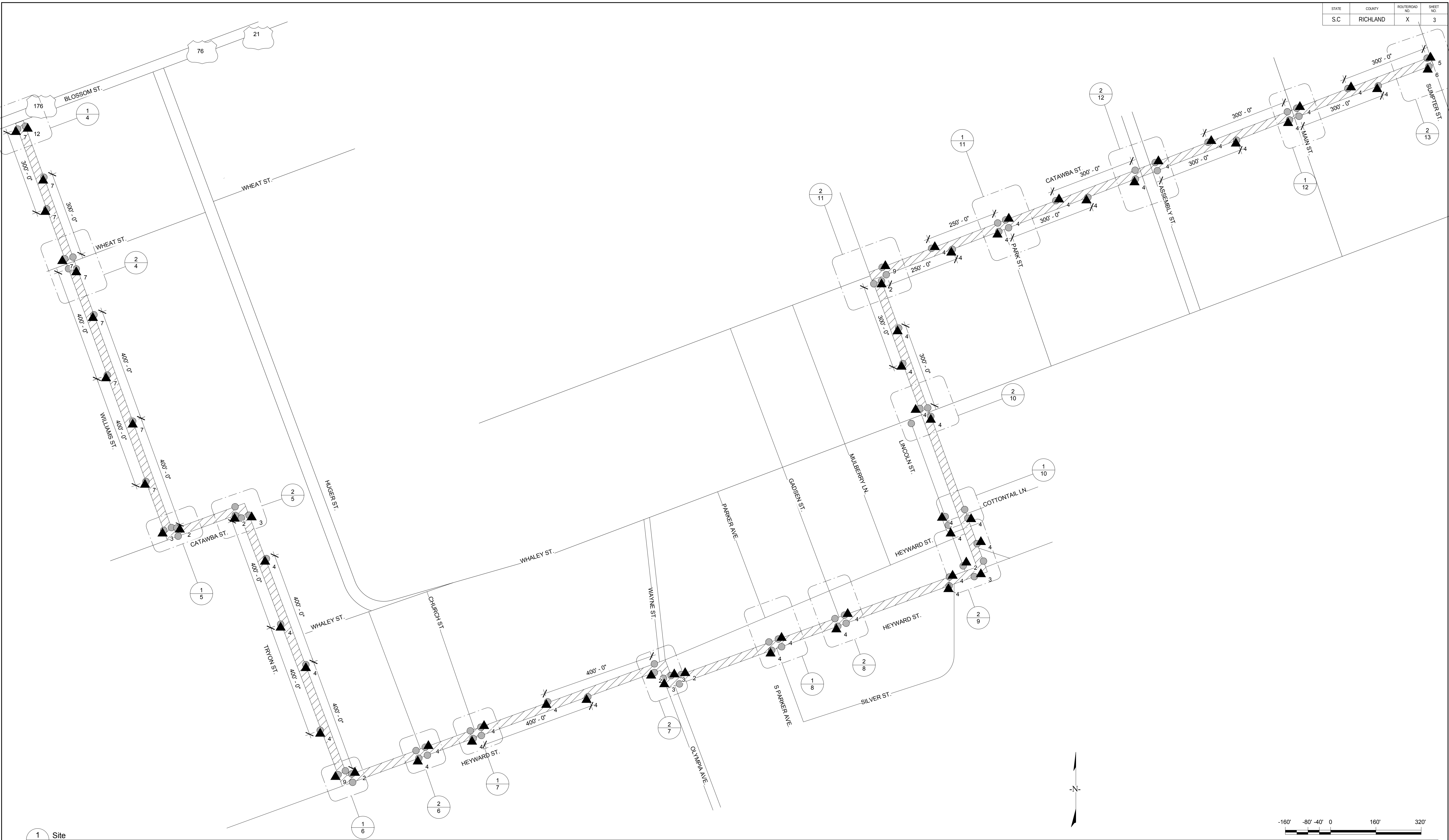
1. Pickens St/Washington St/Wayne St

Note: Bikeway Name is the corresponding project in Richland County Ordinance 039- 12HRAppendix A. The dollar figure is the Not to Exceed (NTE) amount allowed in 039-12HR Appendix A.



8/7/2015 11:06:42 AM
Z:\3.0 Design Projects\2015\Richland County\Office Bike Way\PROJECTS.dwg

7/23/2015 10:19:04 AM
Z:\3.0 Design Projects\WMTN\Project 1\RCPCENNY OFFICE BIKEWAYS PROJECTS\04



1 Site
3 1" = 160'-0"

REV. NO. BY DATE DESCRIPTION OF REVISION



RTE	DESIGN SPEED	
	FROM STA.	TO STA.
MPH		
N/A		
EXCEPTIONS TO DESIGN SPEED		



PLAN SCALE: AS NOTED	
DESIGN BY	DATE
DRAW BY	DATE
CHECKED BY	DATE

RICHLAND COUNTY TRANSPORTATION PENNY PROGRAM	
OVERALL PLAN	
DWG. NO.	3

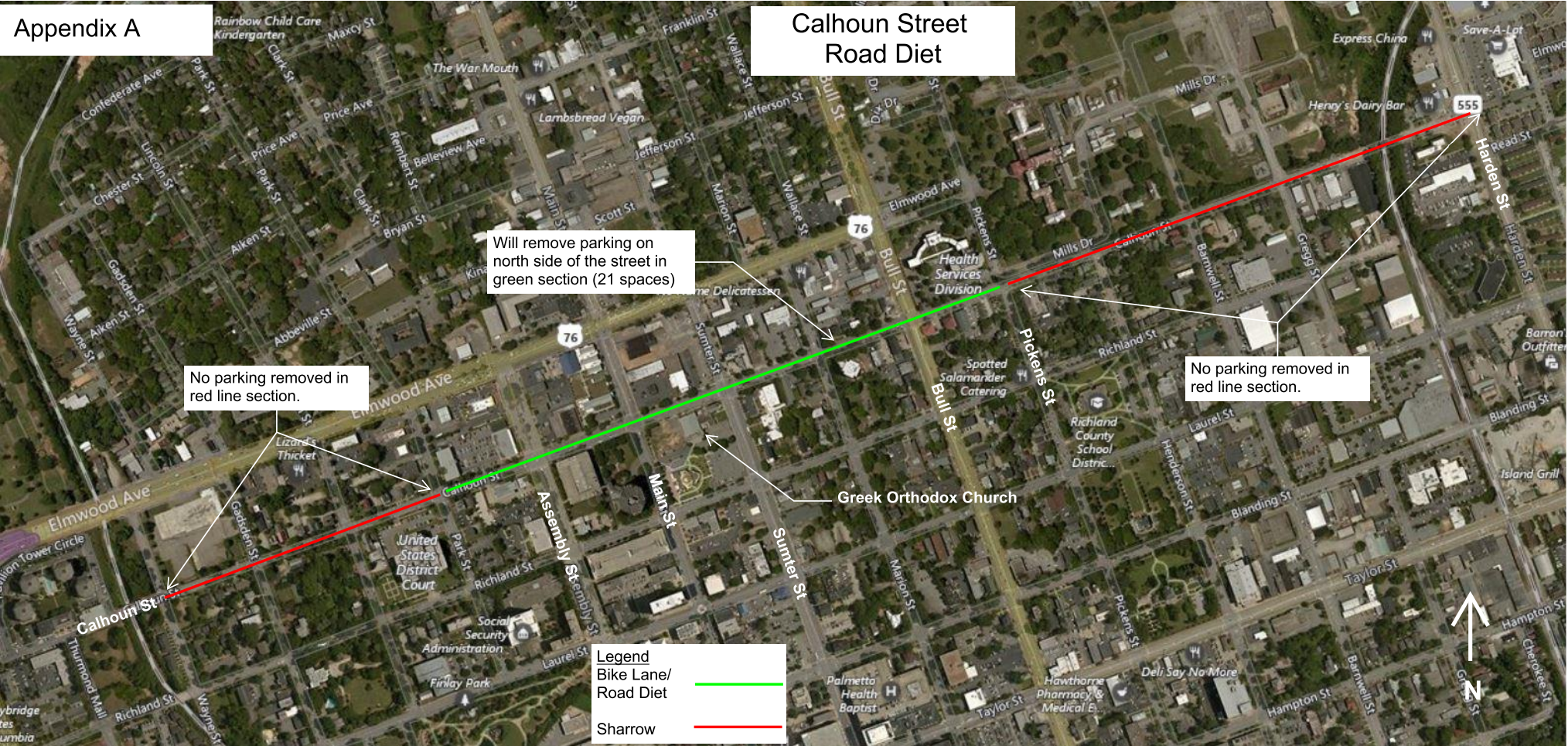
A detailed street map of a neighborhood in Charleston, West Virginia. The map shows a grid of streets with various names including River Dr., Main St., Elmwood Ave., and many others. Lot numbers are indicated along several streets. A scale bar at the bottom indicates distances in feet. The map is oriented with North at the top.

A horizontal graphic scale bar with tick marks at -500', -250', -125', 0, 500', and 1000'. The bar is divided into alternating black and white segments.

**RICHLAND COUNTY
TRANSPORTATION PENNY PROGRAM**

OVERALL

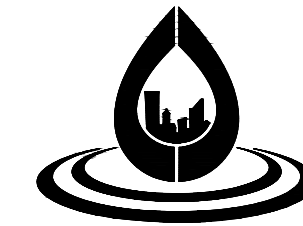
Packet Pg. 381



DEPARTMENT OF ENGINEERING

BIKE PATH CONSTRUCTION ALONG WASHINGTON STREET

(FROM LINCOLN STREET TO PICKENS STREET)



**Columbia
Water**

DRAWING INDEX

**COVER
PLAN
DETAILS**

**1
2-4
5-XX**

CITY MANAGER
TERESA WILSON

DIRECTOR OF ENGINEERING
DANA R. HIGGINS, P.E.

CITY COUNCIL
SAM DAVIS
TAMEKA L. DEVINE
MOE BADDOURAH
HOWARD DUVALL, JR.
EDWARD MCDOWELL, JR.
DANIEL J. RICKENMANN

MAYOR
STEPHEN K. BENJAMIN

DRAWING INFORMATION
DESIGNED BY: GAS
DRAWN BY: DLA
BOOK NO:
DATE: 4/16/19
SHEET NO:
1 OF 4

Attachment: R 2021_059_Combined_Diagrams (6707 : Resolution No.: R-2021-059 Bike Infrastructure

RESOLUTION NO.: R-2021-061

*Authorizing the purchase of 1796 Shady Lane, Columbia, SC 29209 identified as Lot U;
Richland County TMS#16606-03-09; CF#250-528*

WHEREAS, the owner of the subject property filed a lawsuit against the City of Columbia asserting that the City's existing Shady Lane Sewer Pump Station located on the subject property exceeded the scope of the easement when improvements were made in 2016; and,

WHEREAS, in settlement of the lawsuit, the parties agreed to compromise and settle all past, present and future claims between them involving the subject property; and,

WHEREAS, approval is recommended by ACM for Columbia Water; 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 Three Hundred Sixty Thousand and No/100s (\$360,000.00) Dollars to be paid to the Seller plus payment of the City's closing costs and proration of taxes and utilities as of the closing date. The City Manager is hereby authorized to execute all closing documents necessary and approved by the City Attorney, for the acquisition of 1796 Shady Lane, Columbia, SC 29209 consisting of the house, the lot including the sanitary sewer pump station site, and all improvements thereon.

The referenced property is shown on a plat prepared for the City of Columbia, dated March 24, 2021, prepared for the City of Columbia, prepared by American Engineering Consultants, Inc., Gregory Jenness, S.C. P.L.S. #17928, and being on file in the office of the Department of Engineering, City of Columbia, South Carolina under file reference #250-528. A copy of said plat being attached hereto and made a part hereof as Exhibit "A".

(Funding Source: 551 6220 638500)

Requested by:

Assistant City Manager Shealy

Mayor

Approved by:

City Manager

Approved as to form:

ATTEST:

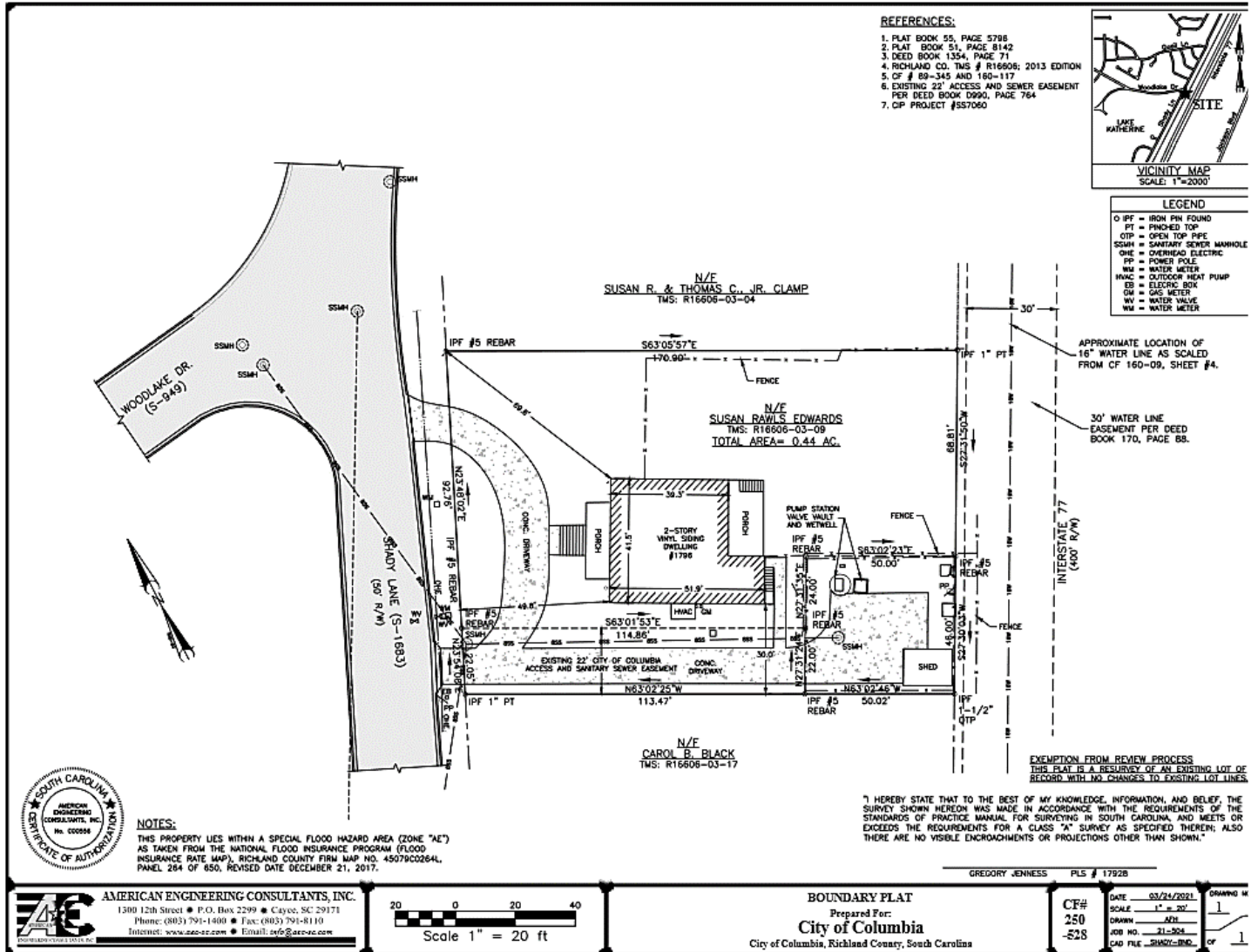
Senior Assistant City Attorney

City Clerk

Introduced:

Final Reading:

RESOLUTION NO.: R-2021-061
EXHIBIT "A"



Attachment: R-2021-061 purchase 1796 Shady Lane (6717 : Resolution No.: R-2021-061 purchase 1796 Shady Lane)

COUNTY OF RICHLAND

) **ADDENDUM TO THE**
) **PROJECT AGREEMENT BETWEEN THE CITY**
) **OF COLUMBIA AND RICHLAND COUNTY**
) **(Three Rivers Greenway)**

THIS ADDENDUM is made and entered into this ____ day of _____, 2020, by and between Richland County, South Carolina (hereinafter “County”) and the City of Columbia (hereinafter “City”).

RECITALS

WHEREAS, the parties entered into a “Project Agreement” dated May 26, 2016 (hereinafter the “Agreement”) relating to the Three Rivers Greenway (hereinafter the “Project”); and

WHEREAS, the parties wish to further address and clarify the circumstances upon which the City will take over ownership and maintenance;

NOW, THEREFORE, in consideration of the mutual covenants described herein, including the above recitals, and in accordance with the terms of the Agreement, the parties agree to this Addendum as follows:

1. The parties understand and agree that a phase of the Project is complete and ready to be transferred to the City. Immediately upon execution of this Addendum, the City shall accept ownership of the completed portion of the Project and shall be fully and completely responsible for the operation, maintenance, care, and upkeep of the completed phase in perpetuity. This completed phase of the Project, referred to as phase 1a, begins at the I-26 terminus and ends in the vicinity of the Boyd Island Connector (see Exhibit A attached for specific metes and bounds).
2. The County shall take all necessary steps to complete the remaining portion of the walkway that will connect the current eastern terminus of the path to the Boyd Island portion of the path. This is referred to as phase 1b. Estimated date of completion is May 2021. Upon completion, as agreed upon by both parties, the City shall accept ownership of the completed portion of the Project and shall be fully and completely responsible for the operation, maintenance, care, and upkeep of the completed phase in perpetuity, in accordance with the terms of the Agreement.

3. Upon completion of Phases 1a and 1b herein, any remaining project funds can be allocated toward construction of Saluda Riverwalk Phase 1 greenway amenities in accordance with Item 7 of the IGA.
4. In all other respects, the Agreement shall remain in full force and effect.
5. This Amendment and all amendments or additions hereto shall be binding upon and fully enforceable against the successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed in their names and their corporate seals to be hereunto affixed the day and year first written above.

City of Columbia

WITNESSES:

By: _____
Its: _____

RICHLAND COUNTY

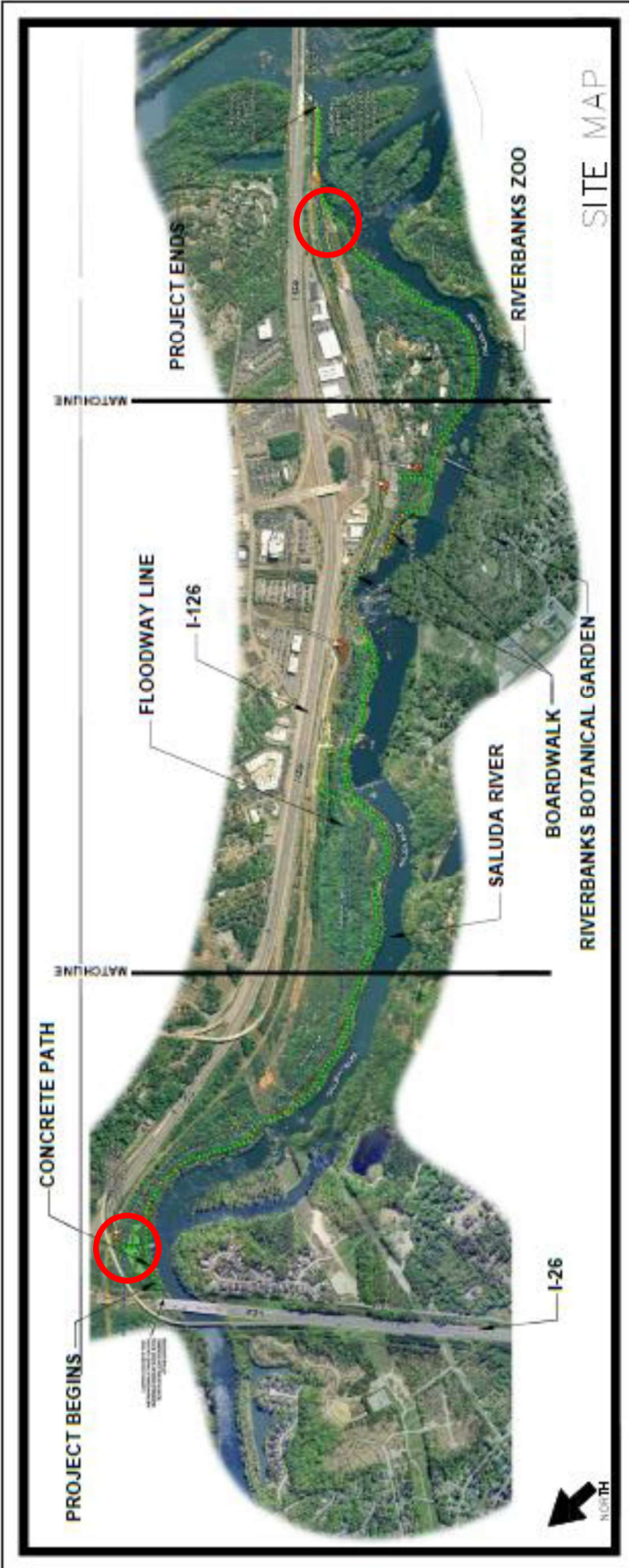
WITNESSES:

County Council Chair

APPROVED AS TO FORM

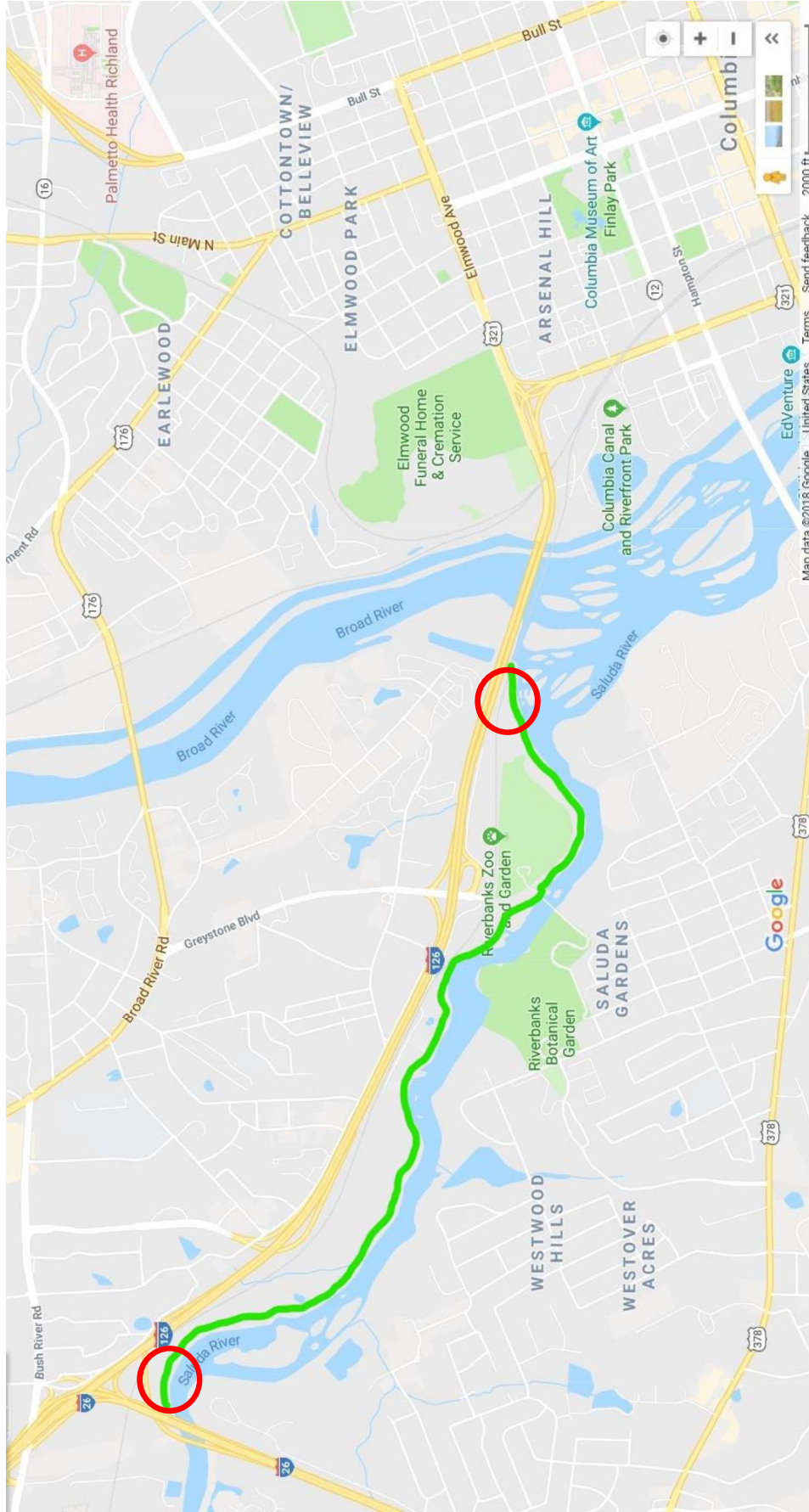
Legal Department City of Columbia, SC
9/17/20

Completed Portion of Three Rivers Greenway, aka “Saluda Riverwalk”, Section 1A



Not Exact Locations- Representative

Completed Portion of Three Rivers Greenway, aka “Saluda Riverwalk”, Section 1A



Not Exact Locations- Representative

RESOLUTION NO.: R-2021-058

Authorizing consumption of beer and wine only within Boyd Plaza adjacent to the Columbia Museum of Art for Celebrate the Light Fundraiser on Saturday, June 26, 2021

WHEREAS, the Columbia Museum of Art ("CMA") is hosting the Celebrate the Light Fundraiser in Boyd Plaza on Saturday, June 26, 2021 from 7:00 p.m. until 10:00 p.m.; and,

WHEREAS, the CMA has requested permission for the temporary closing and use of the courtyard/plaza area adjacent to the Museum for the Celebrate the Light Fundraiser from 8:00 a.m. until midnight for preparation and staging of the area for an outdoor event to be held between 7:00 p.m. until 10:00 p.m., and for patrons to consume beer and wine beverages only on Saturday, June 26, 2021 from 7:00 p.m. until 9:30 p.m.; and,

WHEREAS, to insure the safety of attendees Organizer understands and agrees as follows:

1. Organizer shall work with the City to develop a written plan and design a footprint of the event area that adheres to COVID-19 pandemic safety and social distancing protocols as published by the CDC and SCDHEC and shall modify the plans and footprint as safety protocols published by the CDC and SCDHEC are updated.
2. The City may cancel the event at any time based upon public safety and/or public health concerns. The City shall not be financially responsible for any costs associated with the cancellation of the event.
3. Organizer shall display signs (physical and/or electronic) throughout the event area that discourage physical contact such as hugs, handshakes, fist bumps, and high-fives during the event.
4. Organizer shall require all attendees of the event to adhere to all COVID-19 safety protocols to include but not be limited to wearing of face masks, social distancing and frequent washing of hands.
5. Organizer is required to provide portable restroom facilities at the event unless it can substantiate the sufficient availability of both ADA accessible and non-accessible facilities in the immediate area of the event site which will be available to the public during the event. Organizer is to provide a minimum of four (4) chemical or portable toilets and two (2) wash stations for every 250 people, or portion thereof who attends the event. Ten percent (10%) of these facilities should be ADA accessible. This figure is based upon the maximum number of attendees at the event during peak time. The City of Columbia may determine the total number of required restroom facilities on a case-by-case basis. Organizer shall post signs or markers to prohibit lines or crowds forming near the restroom without maintaining a distance of at least six (6) feet from other people.
6. Organizer shall post signs or markers to prohibit lines or crowds forming near food vendors and should encourage attendees to bring their own water. Alcohol, beer and/or wine shall be prohibited at the event without approval of a written resolution of City Council.
7. Organizer shall coordinate with food vendors to offer touchless payment options if possible and available or provide a tray for the exchange of payment to avoid hand contact. Frequently touched surfaces should be cleaned after each customer and customers are encouraged to use their own pens.
8. At no cost to the City, Organizer shall be responsible for hiring off-duty City of Columbia police officers during the hours of 8:00 a.m. until midnight of no less than two (2) officers.

WHEREAS, it has been determined that such an event would be in the public interest; NOW, THEREFORE,

BE IT RESOLVED by the Mayor and Council this ____ day of _____, 2021, that the sale of beer and wine beverages only in plastic containers or cans only is authorized between the hours of 7:00 p.m. and 9:30 p.m. on Saturday, June 26, 2021; and,

BE IT FURTHER RESOLVED that all vendors be restricted to stationary location; and,

BE IT FURTHER RESOLVED that possession and consumption of alcoholic liquors or alcoholic beverages other than beer and/or wine beverages only within the event area is prohibited; and,

BE IT FURTHER RESOLVED that VIP tents or VIP areas for the possession and consumption of alcoholic liquors or alcoholic beverages, other than beer or wine beverages only, within the event area are prohibited; and,

BE IT FURTHER RESOLVED that organizer is responsible or shall make arrangements for the cleanup of all trash and debris within the festival area and shall place same in the roll carts provided by the City. Any overflow of trash and debris shall be placed in garbage bags with the top securely closed and placed beside the City roll carts. The number of roll carts needed for the event shall be determined by organizer and the City Solid Waste Division prior to the event and placed throughout the event area to ensure that trash and debris are well contained. Roll carts and bagged trash and debris shall be returned to the collection point designated by the City in a timely manner. If the organizer has not opted to use City services to clean up the festival area, any costs incurred by the City in removing loose trash and debris within the festival area, which the organizer has failed to clean up, shall be billed to and paid by the organizer; and,

BE IT FURTHER RESOLVED that outdoor possession and consumption of beer and wine beverages only, all outdoor musical performances and use of sound-amplifying devices shall end by 10:00 p.m. due to the proximity of the event to residential properties; and,

BE IT FURTHER RESOLVED that only pedestrian traffic will be allowed within the area. All other traffic, including, but not limited to, automobiles, trucks, motorcycles, mopeds, bicycles, skate boards, and horses, except police horses, police golf carts, and horse-drawn carriages, is prohibited. All pets, including snakes, shall be prohibited. Coolers, glass bottles, breakable glasses and/or cups, large bags and backpacks shall be prohibited; and,

BE IT FURTHER RESOLVED that during the designated time the closed portion of courtyard/plaza area adjacent to the Museum, with the exception of the parking area and any other areas posted as to not allow alcoholic beverages, shall be declared to be a Public Park and provisions of Chapter 15, Parks and Recreation, Sec. 15-1, 15-2 and 15-3, Code of Ordinances of the City of Columbia, South Carolina are in effect. Pursuant to Chapter 14, Offenses and Miscellaneous Provisions, Article IV, Offenses Against the Public Peace and Order, Sec. 14-99, 1998 Code of Ordinances of the City of Columbia, South Carolina, the closed portion of the courtyard/plaza area adjacent to the Museum, with the exception of the parking area and any other areas posted as to not allow alcoholic beverages, is deemed to be the site of a public festival at which beer and wine beverages only may be consumed and the prohibition against possession or consumption of alcoholic beverages set forth in Sec. 14-99 shall not apply. Possession and consumption of beer and wine beverages only shall be permitted only in containers provided by vendors within the areas designated.

PROVIDED, FURTHER, that the event organizer shall provide the names and cell phone numbers of a least two contact persons who can receive complaints during the event, including any set up and breakdown times. The cell phones shall remain on at all times during the event and during any set up and breakdown time.

PROVIDED, FURTHER, that failure of the event organizer to strictly comply with the time frames and other requirements and responsibilities set forth in this resolution may result in a denial of subsequent requests to allow the event.

PROVIDED, HOWEVER, that no solicitation or transactions be made in violation of Sec. 14-32, 1998 Code of Ordinances of the City of Columbia, South Carolina.

BE IT FURTHER RESOLVED that should the organizer reschedule the event for another date beyond one (1) week from the date of the originally scheduled event, a request for a resolution of City Council approving the new date of the event shall be required.

Requested by:

Assistant City Manager Shealy

Mayor

Approved by:

City Manager

Approved as to form:

ATTEST:

T.A. Knox

City Attorney

City Clerk

Introduced:

Final Reading:

DATE OF REQUEST	5/4/2021	REQUESTOR'S NAME/CONTACT INFORMATION (E-MAIL/PHONE#/FAX#)	Elaina Penney epenney@columbiamuseum.org (803)343-2212
EVENT NAME/PURPOSE (i.e., St. Patrick's/Charity Fund-raiser)	Celebrate the Light Fundraiser		
DATE(S) OF EVENTS: (multiple day can be on one request)	Saturday, June 26th, 2021		
RAIN CONTINGENCY DATE: (Rescheduling due to inclement weather is allowed once within one week from the date of the originally scheduled event upon 24-hours written notice to the City, without a new request. The time of event operation shall remain the same.)	N/A		
LOCATION OF EVENT (i.e., Amphitheater area of Finlay Park; 1300 and 1400 blocks of Main Street between Lady Street and Hampton Street)	Boyd Plaza		
STREET(S) OR PARK AREA TO BE CLOSED (i.e., 1300 and 1400 blocks of Main Street between Lady Street and Hampton Street; Amphitheater area of Finlay Park; Boyd Plaza)	Boyd Plaza		
HOURS FOR STREET(S) OR PARK AREA TO BE CLOSED (i.e., 5:00 p.m. - 12:00 a.m.) ALLOW TIME FOR SET UP/CLEAN UP	8:00am - midnight		
HOURS OF EVENT (i.e., 6:00 p.m. - 10:00 p.m.)*	7:00pm - 10:00pm		
HOURS OF SERVICE OF BEER/WINE BEVERAGES ONLY (NO LIQUOR**) (Service should end one-half hour prior to end of event (i.e., event is 6-10 p.m., beer/wine service is 6-9:30 p.m.)*	7:00pm - 9:30pm		

DUE TO COVID-19 THERE ARE ADDITIONAL REQUIREMENTS AND PROCEDURES THAT MUST BE IN PLACE TO INSURE PUBLIC SAFETY. PLEASE PROVIDE YOUR SAFETY PLAN/PROTOCOL WITH DRAWING DEPICTING CLEANING/SANITIZATION AREAS WITH YOUR SPECIAL EVENT REQUEST FORM

Requests should be submitted by mail, e-mail or fax at least **NINETY (90) days in advance of the event** to allow for preparation and review of the Resolution and scheduling of Council's agenda. Requests may be sent by e-mail (shari.ardis@columbiasc.gov), fax (803-737-4250) or mailed to City Attorney's Office, ATTN: Shari Ardis, POB 667, Columbia, SC 29202. A draft Resolution will be prepared and forwarded for review to the event organizer, as well as to the City departments for coordination of City services and requirements (i.e., Police, Solid Waste, Parks and Recreation, etc.). Approval from the adjoining business/property owners must be obtained before your request will be submitted to City Council if streets are to be closed off during business hours. The event organizer is responsible for obtaining a permit or license if required by the South Carolina Department of Revenue.

***Outdoor possession and consumption of beer and wine beverages only, all outdoor musical performances and use of sound-amplifying devices shall end by 10:00 p.m. due to the proximity of events to residential properties.**

****ONLY BEER AND WINE BEVERAGES ARE ALLOWED ON CITY PROPERTY. POSSESSION OF LIQUOR IS STRICTLY PROHIBITED. VIP tents or VIP areas for possession and consumption of beer and wine beverages within the event area are PROHIBITED.**

NOTE: **This form should only be used for public events where beer and/or wine are to be sold and consumed on City property** (i.e., Main Street Latin Festival, St. Patrick Festival, Vista Lights, Rocky Shoals Spider Lily Festival, etc.).

This form **should not** be used to request use of City property for **private** events (birthday, retirement, anniversary parties, etc.) nor for sidewalk sales or neighborhood block parties. Requests for private events at City parks should be made through the Parks and Recreation Department. Requests for sidewalk sales should be made to the City Manager. Requests for street closings for private neighborhood block parties should be made to the Police Department Special Events and Public Safety.

Fire Marshal George N. Adams, Jr., 803-545-3703; george.adams@columbiasc.gov

Legal Department - Shari Ardis; 803-737-4242; shari.ardis@columbiasc.gov or fax 803-737-4250 - resolution preparation

Parking Services - Jessica Argoe; (803) 545-0287; jessica.argo@columbiasc.gov - meter bagging

Parks and Recreation - Pearl Osborne; 803-545-3100; pearl.osborne@columbiasc.gov - park reservations

Police Department Special Events - Sgt. Jennifer L. Jordan; (803) 545-3514; jennifer.jordan@columbiasc.gov - parade permit, police

Police Department Community Services - Brenda Murphy; 803-545-3507; brenda.murphy@columbiasc.gov - street closing

Last revised: 3/3/2021

Attachment: R-2021-058 CMA Celebrate the Light (June 26) (6710 : Resolution No.: R-2021-058 CMA Celebrate the Light (June 26))



COVID-19 Event Safety Plan

Masks are required to gain admission or participate in the event in accordance with applicable state laws/ordinances.

Sanitizer stations will be placed throughout the event area and museum for the duration of the event. The CMA has adequate supplies for increased cleaning and disinfection for high traffic areas and bathrooms.

The CMA has a social distancing plan in place. The plan encourages individuals who are not part of the same household to stay at least 6 feet apart before, during, and after the event by addressing traffic flow, seating layout and/or availability of seating, and, if applicable, blocking off rows and/or sections.

Visible guidelines will be posted, such as decals/tape on floors, signs on walls, and/or stanchions with signs, to promote social distancing.

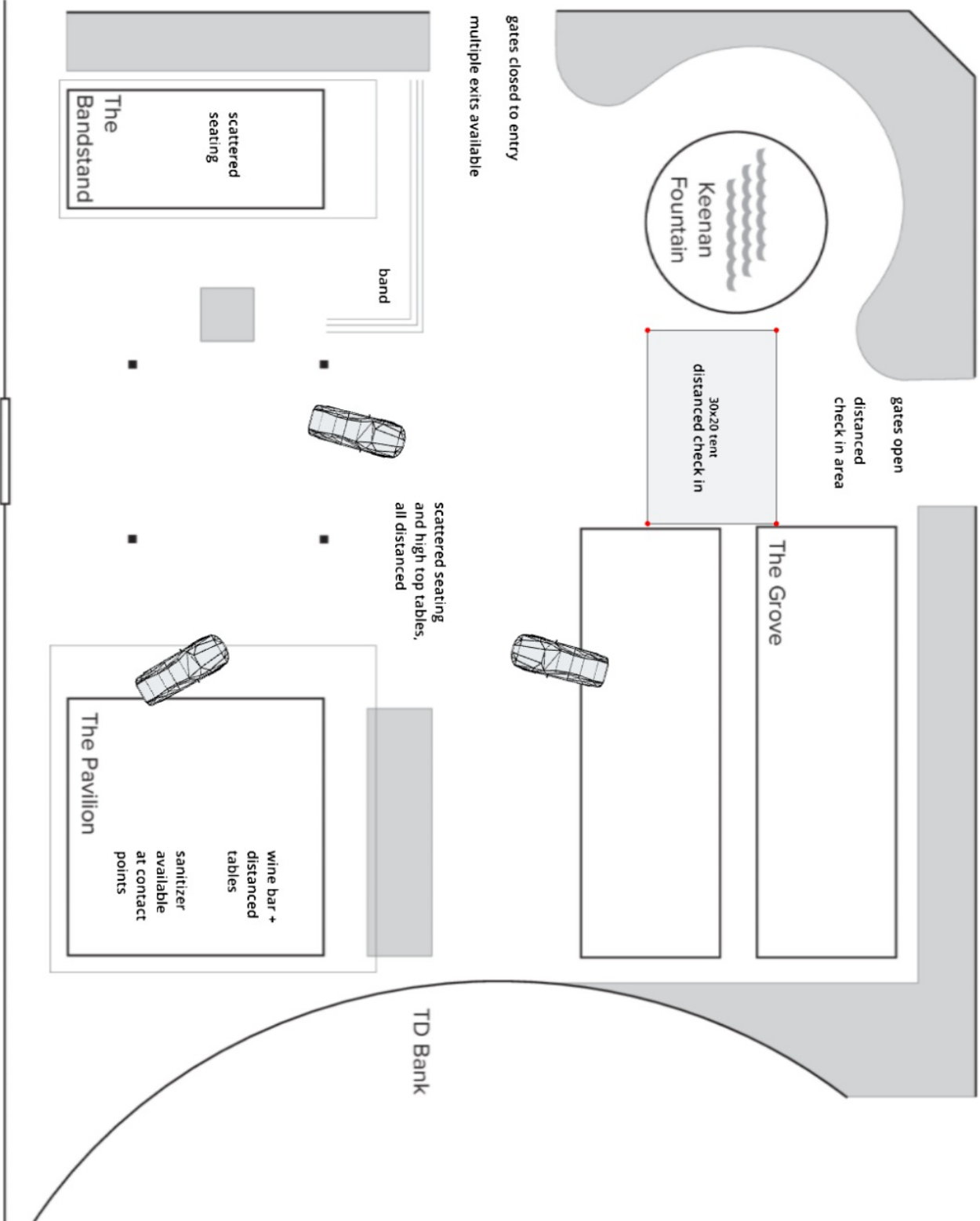
All outside event vendors will be fully informed of the CMA's COVID-19 safety protocols and agree to adhere to all protocols for the duration of the event.

Visible guidelines of COVID-19 safety protocols and event specific rules will be posted for attendees to see upon entry.

BOYD PLAZA

Hampton Street

Main Street



Columbia Museum of Art

TD Bank

20 Feet

RESOLUTION NO.: R-2021-068

Amending Resolution No.: R-2021-035 Authorizing consumption of beer and wine only within Boyd Plaza adjacent to the Columbia Museum of Art and the 1200, 1300, 1400, 1500, 1600 and 1700 blocks of Main Street 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

WHEREAS, on May 4, 2021 City Council approved 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; and,

WHEREAS, FTOM has requested an amendment to Resolution R-2021-035 to include the temporary closing and use of the 1200, 1300, 1400, 1500, 1600 and 1700 blocks of Main Street, 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 from 5:30 p.m. until 10:30 p.m. for preparation and staging of the area for an outdoor event to be held between 6:00 p.m. until 10:00 p.m., and for patrons to consume beer and wine beverages only on Thursdays, June 3, 2021, July 1, 2021, August 5, 2021, September 2, 2021, October 7, 2021, November 4, 2021 and December 2, 2021 from 6:00 until 9:30 p.m.; and,

WHEREAS, to insure the safety of attendees Organizer understands and agrees as follows:

1. Organizer shall work with the City to develop a written plan and design a footprint of the event area that adheres to COVID-19 pandemic safety and social distancing protocols as published by the CDC and SCDHEC and shall modify the plans and footprint as safety protocols published by the CDC and SCDHEC are updated.
2. The City may cancel the event at any time based upon public safety and/or public health concerns. The City shall not be financially responsible for any costs associated with the cancellation of the event.
3. Organizer shall display signs (physical and/or electronic) throughout the event area that discourage physical contact such as hugs, handshakes, fist bumps, and high-fives during the event.
4. Organizer shall require all attendees of the event to adhere to all COVID-19 safety protocols to include but not be limited to wearing of face masks, social distancing and frequent washing of hands.
5. Organizer is required to provide portable restroom facilities at the event unless it can substantiate the sufficient availability of both ADA accessible and non-accessible facilities in the immediate area of the event site which will be available to the public during the event. Organizer is to provide a minimum of four (4) chemical or portable toilets and two (2) wash stations for every 250 people, or portion thereof who attends the event. Ten percent (10%) of these facilities should be ADA accessible. This figure is based upon the maximum number of attendees at the event during peak time. The City of Columbia may determine the total number of required restroom facilities on a case-by-case basis. Organizer shall post signs or markers to prohibit lines or crowds forming near the restroom without maintaining a distance of at least six (6) feet from other people.
6. Organizer shall post signs or markers to prohibit lines or crowds forming near food vendors and should encourage attendees to bring their own water. Alcohol, beer and/or wine shall be prohibited at the event without approval of a written resolution of City Council.
7. Organizer shall coordinate with food vendors to offer touchless payment options if possible and available or provide a tray for the exchange of payment to avoid hand contact. Frequently touched surfaces should be cleaned after each customer and customers are encouraged to use their own pens.
8. At no cost to the City, Organizer shall be responsible for hiring no less than two (2) off-duty City of Columbia police officers during the hours of 5:30 p.m. until 10:30 p.m.

WHEREAS, it has been determined that such an event would be in the public interest; NOW, THEREFORE,

BE IT RESOLVED by the Mayor and Council this ____ day of _____, 2021, that the sale of beer and wine beverages only in plastic containers or cans only is authorized between the hours of 6:00 p.m. until 9:30 p.m. on Thursdays, June 3, 2021, July 1, 2021, August 5, 2021, September 2, 2021, October 7, 2021, November 4, 2021 and December 2, 2021 in the courtyard/plaza area adjacent to the Museum and the 1200, 1300, 1400, 1500, 1600 and 1700 blocks of Main Street; and,

BE IT FURTHER RESOLVED that all vendors be restricted to stationary location; and,

BE IT FURTHER RESOLVED that possession and consumption of alcoholic liquors or alcoholic beverages other than beer and/or wine beverages only within the event area is prohibited; and,

BE IT FURTHER RESOLVED that VIP tents or VIP areas for the possession and consumption of alcoholic liquors or alcoholic beverages, other than beer or wine beverages only, within the event area are prohibited; and,

BE IT FURTHER RESOLVED that organizer is responsible or shall make arrangements for the cleanup of all trash and debris within the festival area and shall place same in the roll carts provided by the City. Any overflow of trash and debris shall be placed in garbage bags with the top securely closed and placed beside the City roll carts. The number of roll carts needed for the event shall be determined by organizer and the City Solid Waste Division prior to the event and placed throughout the event area to ensure that trash and debris are well contained. Roll carts and bagged trash and debris shall be returned to the collection point designated by the City in a timely manner. If the organizer has not opted to use City services to clean up the festival area, any costs incurred by the City in removing loose trash and debris within the festival area, which the organizer has failed to clean up, shall be billed to and paid by the organizer; and,

BE IT FURTHER RESOLVED that outdoor possession and consumption of beer and wine beverages only, all outdoor musical performances and use of sound-amplifying devices shall end by 10:00 p.m. due to the proximity of the event to residential properties; and,

BE IT FURTHER RESOLVED that only pedestrian traffic will be allowed within the area. All other traffic, including, but not limited to, automobiles, trucks, motorcycles, mopeds, bicycles, skate boards, and horses, except police horses, police golf carts, and horse-drawn carriages, is prohibited. All pets, including snakes, shall be prohibited. Coolers, glass bottles, breakable glasses and/or cups, large bags and backpacks shall be prohibited; and,

BE IT FURTHER RESOLVED that during the designated time the closed portion of courtyard/plaza area adjacent to the Museum and the 1200, 1300, 1400, 1500, 1600 and 1700 blocks of Main Street, with the exception of the parking area and any other areas posted as to not allow alcoholic beverages, shall be declared to be a Public Park and provisions of Chapter 15, Parks and Recreation, Sec. 15-1, 15-2 and 15-3, Code of Ordinances of the City of Columbia, South Carolina are in effect. Pursuant to Chapter 14, Offenses and Miscellaneous Provisions, Article IV, Offenses Against the Public Peace and Order, Sec. 14-99, 1998 Code of Ordinances of the City of Columbia, South Carolina, the closed portion of the courtyard/plaza area adjacent to the Museum and the 1200, 1300, 1400, 1500, 1600 and 1700 blocks of Main Street, with the exception of the parking area and any other areas posted as to not allow alcoholic beverages, is deemed to be the site of a public festival at which beer and wine beverages only may be consumed and the prohibition against possession or consumption of alcoholic beverages set forth in Sec. 14-99 shall not apply. Possession and consumption of beer and wine beverages only shall be permitted only in containers provided by vendors within the areas designated.

PROVIDED, FURTHER, that the event organizer shall provide the names and cell phone numbers of a least two contact persons who can receive complaints during the event, including any set up and breakdown times. The cell phones shall remain on at all times during the event and during any set up and breakdown time.

PROVIDED, FURTHER, that failure of the event organizer to strictly comply with the time frames and other requirements and responsibilities set forth in this resolution may result in a denial of subsequent requests to allow the event.

PROVIDED, HOWEVER, that no solicitation or transactions be made in violation of Sec. 14-32, 1998 Code of Ordinances of the City of Columbia, South Carolina.

BE IT FURTHER RESOLVED that should the organizer reschedule the event date for a date beyond one (1) week from the date originally scheduled, a request for a resolution of City Council approving the new date of the event shall be required.

Requested by:

Mayor Benjamin

Mayor

Approved by:

City Manager

Approved as to form:

ATTEST:

T.A. Knox

City Attorney

City Clerk

Introduced:

Final Reading:

FIRST THURSDAY ON MAIN (FTOM)

COVID-19 Event Safety Plan

Masks are required to gain admission or participate in the event in accordance with applicable state laws/ordinances.

Sanitizer stations will be placed throughout the event area and museum for the duration of the event. FTOM and partner, Columbia Museum of Art, have adequate supplies for increased cleaning and disinfection for high traffic areas and bathrooms.

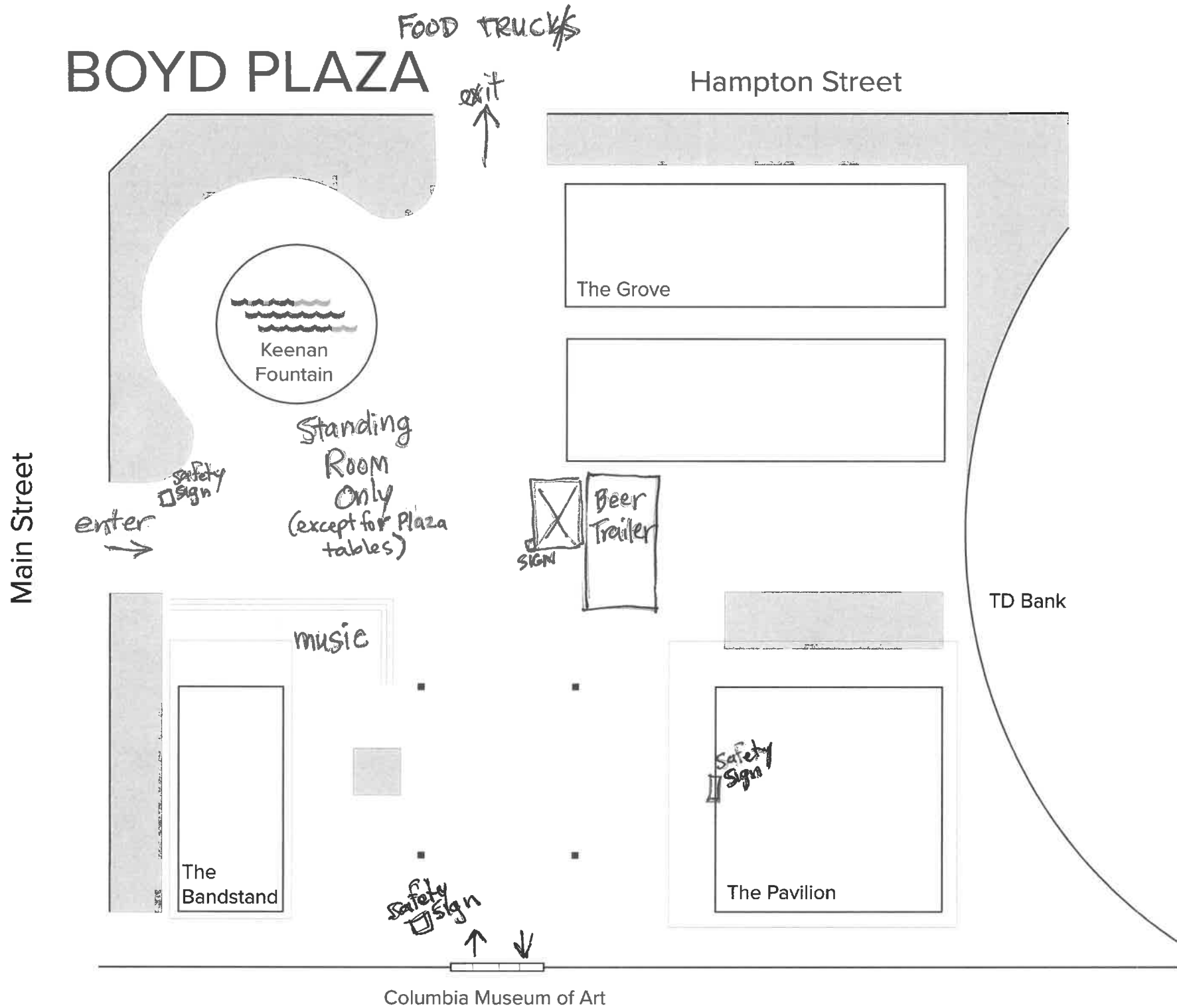
FTOM has a social distancing plan in place. The plan encourages individuals who are not part of the same household to stay at least 6 feet apart before, during, and after the event by addressing traffic flow, seating layout and/or availability of seating, and, if applicable, blocking off rows and/or sections.

Visible guidelines will be posted, such as decals/tape on floors, signs on walls, and/or stanchions with signs, to promote social distancing.

All outside event vendors will be fully informed of FTOM's COVID-19 safety protocols and agree to adhere to all protocols for the duration of the event.

Visible guidelines of COVID-19 safety protocols and event specific rules will be posted for attendees to see upon entry.

Effective 3-2021





First Thursdays on Main

