



COLUMBIA CITY COUNCIL MEETING AGENDA TUESDAY, JUNE 4, 2019

The Columbia City Council will conduct a Work Session at 2 p.m. and Meeting at 6 p.m. on Tuesday, June 4, 2019 at City Hall, 1737 Main Street, Columbia, SC 29201.

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

Prior to entering the meeting please turn all electronic communication devices to the silent, vibrate or off position. All presenters are asked to speak directly into the microphone for recording purposes.

WORK SESSION - 2:00 P.M.

CALL TO ORDER

INVOCATION

CITY COUNCIL DISCUSSION

1. 2020 Census Complete Count Committee - Ms. Chynna Phillips, MSW, MPH Research & Policy Manager for the Sisters of Charity Foundation of South Carolina
2. Vacant Building Registration Briefing - Mr. David Hatcher, Housing Official for the Code Enforcement Division / Columbia Police Department

FISCAL YEAR 2019/2020 BUDGET WORKSHOP

3. General Fund Budget - Ms. Melisa Caughman, Budget & Program Management Director
4. Revenue Options - Ms. Melisa Caughman, Budget & Program Management Director

EXECUTIVE SESSION

5. Discussion of employment of an employee pursuant to S.C. Code §30-4-70(a)(2)
Municipal Court Judges
 6. Discussion of matters relating to proposed location or expansion of services to encourage location or expansion of industries or other businesses pursuant to S.C. Code §30-4-70(a)(2)
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Development Incentives

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

*Lower Richland Sewer
Smoking Ordinance
Ban the Box
Gills Creek Debris Removal
Public Safety Fee*

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

Capital City Stadium

COUNCIL MEETING - 6:00 P.M.

PLEDGE OF ALLEGIANCE

INVOCATION

ADOPTION OF THE AGENDA

PUBLIC INPUT RELATED TO AGENDA ITEMS

CONSENT AGENDA ITEMS 9 THROUGH 24

9. Council is asked to authorize increased funding for Utility Relocation and Upgrade Services for Water and Wastewater Improvements for Fiscal Year 2019/2020, as requested by Columbia Water. Award to the following three consultants in the total amount of \$3,547,394.12.

Funding Source: 5529999-SS751401-658650 - \$509,382.00, 5529999-WM448901-658650 - \$170,416.00, 5529999-WM449001-658650 - \$815,958.00, 5529999-SS751501-658650 - \$202,920.00, 5529999-WM449201-658650 - \$546,441.50, 5529999-WM449101-658650 - \$91,080.00, 5529999-WM432319-658650 - \$977,888.31 / 5529999-SS609919-658650 - \$233,308.31. The total amount of funding allocated to the work orders associated with local utility relocation projects will be \$5,827,394.12.

Below is the information provided for each consultant under the original approved RFQ:

CDM Smith Inc. has headquarters in Boston, MA and a local office in Columbia, SC. CDM Smith, Inc.



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proposed to utilize 2% SBE, 10% MBE, and 8% WBE for subconsultant services.

Hazen and Sawyer has headquarters in New York, NY and a local office in Columbia, SC. Hazen and Sawyer proposed to utilize 10% MBE and 15% WBE for subconsultant services.

Michael Baker International, Inc. has headquarters in Pittsburgh, PA and a local office in Columbia, SC. Michael Baker International, Inc. proposed to utilize 5% SBE, 8% MBE, and 15% WBE for subconsultant services.

10. ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT - 6313 North Main Street, 6315 North Main Street, 6317 North Main Street, 6319 North Main Street, 6319A North Main Street, 6323 North Main Street, 6325 North Main Street, 6327 North Main Street, and 6329 North Main Street; TMS# 11712-04-03

Ordinance No.: 2019-031 - Annexing and Incorporating 6313 North Main Street, 6315 North Main Street, 6317 North Main Street, 6319 North Main Street, 6323 North Main Street, 6325 North Main Street, 6327 North Main Street, 6329 North Main Street, and 6331 North Main Street, Richland County TMSU 11712-04-03 into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015

Council District: 1

Proposal: Request to annex, assign land use classification of Urban Core Community Activity Center (UCAC-2) and assign zoning of General Commercial District (C-3). The property is currently classified as Mixed Residential (High Density) and zoned General Commercial District (GC) by Richland County.

Applicant: Alpine of S.C., Inc.

Staff Recommendation: Approval

PC Recommendation: 04/01/2019; Approval (7-0)

First reading approval was given on May 21, 2019.

11. ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT - 160.87 acre portion of 300 Clemson Road; TMS# 25700-02-03 (p)

Ordinance No.: 2019-029 - Annexing and Incorporating 300 Clemson Road, Richland County TMS# 25700-02-03(p) into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015



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Council District: 4

Proposal: Request to annex, assign land use classification of Urban Edge Residential Small Lot and Urban Edge Mixed Residential (UER-1 and UEMR) and assign zoning of General Residential District (RG-1). The property is currently classified as Neighborhood (Medium Density) and Mixed Use Corridor and zoned Rural District (RU) by Richland County.

Applicant: Lee Lorick Prina II, Trustee / Mungo Homes Properties, LLC

Staff Recommendation: Approval

PC Recommendation: 03/04/2019; Approval (6-0)

First reading approval was given on May 21, 2019.

12. ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT - 107 S. Williams Street; TMS# 08816-10-04

Ordinance No.: 2019-030 - Annexing and Incorporating 107 South Williams Street, Richland County TMS U08816-10-04 into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015

Council District: 2

Proposal: Request to annex, assign land use classification of Urban Core Neighborhood Activity Center (UCAC-1) and assign zoning of General Residential District (RG-2). The property is currently classified as Mixed Use (High Density) and zoned High Industrial (HI) by Richland County

Applicant: Vulcan Lands, Inc.

Staff Recommendation: Approval

PC Recommendation: 04/01/2019; Approval (7-0)

First reading approval was given on May 21, 2019.

13. ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT - 88 Hillmark Drive; TMS# 07216-04-03

Ordinance No.: 2019-028 Annexing and Incorporating 88 Hillmark Drive, Richland County TMS #07216-04-02 into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015

Council District: 2



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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-1). The property is currently classified as Mixed Use (High Density) and zoned Single Family Residential-Low Density (RS-LD) by Richland County.

Applicant: Majed Salaymeh

Staff Recommendation: Approval

PC Recommendation: 4/01/2019; Approval (7-0)

First reading approval was given on May 21, 2019.

14. FUTURE LAND USE MAP CONFIRMATION AMENDMENT - 120 Sparkleberry Crossing Road; TMS#25705-07-29

Ordinance No.: 2019-026 - Amending the City of Columbia Comprehensive Plan 2018 Future Land Use Map to include 120 Sparkleberry Crossing Road; Richland County TMS# 25705-07-29; annexed by Ordinance No.: 2019-023 enacted May 7, 2019

Council District: 4

Proposal: Request to affirm land use classification of Regional Activity Corridor (AC-3) following the annexation of the property. The property currently has interim classification of Regional Activity Corridor (AC-3).

Applicant: Sparkleberry Crossing Retail, LLC

Staff Recommendation: Approval

PC Recommendation: 03/04/2019; Approval (7-0)

First reading approval was given on May 21, 2019.

15. ZONING MAP AMENDMENT CONFIRMATION - 120 Sparkleberry Crossing Road; TMS# 25705-07-29

Council District: 4

Proposal: Request to affirm zoning of General Commercial District (C-3). The property is currently classified as Mixed Use Corridor and zoned General Commercial (GC) by Richland County.

Applicant: Sparkleberry Crossing Retail, LLC.



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Staff Recommendation: Approval

PC Recommendation: 03/04/2019; Approval (7-0)

First reading approval was given on May 21, 2019.

16. ZONING MAP AMENDMENT - 2508 Chestnut Street; TMS# 11509-02-02

Council District: 2

Proposal: Request to rezone the parcel from RG-1 to C-3

Applicant: Larry D. Patterson

Staff Recommendation: Approval

PC Recommendation: 03/04/2019; Approval (7-0)

First reading approval was given on May 21, 2019.

17. ZONING MAP AMENDMENT - 1517 Gregg Street; TMS# 11403-10-05

Council District: 2

Proposal: Request to rezone the parcel from C-1 and C-3 to C-1

Applicant: Richard E. Carlisle, CAN Community Health, Inc.

Staff Recommendation: Approval

PC Recommendation: 03/04/2019; Approval (7-0)

First reading approval was given on May 21, 2019.

18. ZONING TEXT AMENDMENT - Amend §17-258 - Body Piercing and Tattoo Establishment

Ordinance No.: 2019-035 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. 17-258 Table of permitted uses, SIC 7298 Massage parlors, spas

Proposal: Amend the text of §17-258 -Table of Permitted Uses (SIC 7298) to permit body piercing facilities and tattoo establishments by special exception in C-5 (Central Business District).



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Applicant: Daniel J. Rickenmann, Columbia City Council

Pertinent Section: Chapter 17, Article III, Division 8, Amend §17-258 - Table I - Table of Permitted Uses #7298

Staff Recommendation: Approval

First reading approval was given on May 21, 2019.

19. ZONING TEXT AMENDMENT - Amend §17-401 to Exempt Signage Associated with the Regional Transit Authority at Transit Stops

Ordinance No.: 2019-036 Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17, Planning, Land Development and Zoning, Article III, Zoning, Division 12, Signs, Sec. 17-401 Definitions, Sign

Proposal: Amend the text of §17-401 to exclude signage installed by the Regional Transit Authority at Transit Stops from the definition of Sign.

Applicant: Krista Hampton, Director of Planning and Development Services

Pertinent Section: Chapter 17, Article III, Division 12, Amend §17-401- Definitions

Staff Recommendation: Approval

PC Recommendation: 04/01/2019; Approval (7-0)

First reading approval was given on May 21, 2019.

20. Ordinance No.: 2019-032 - Annexing 111 Sparkleberry Crossing Road; TMS# 25705-07-26

Council District: 4

Proposal: Request to annex, assign interim land use classification of Regional Activity Corridor (AC-3) and assign interim zoning of General Commercial District (C-3). The property is currently classified as Mixed Use Corridor and zoned General Commercial (GC) by Richland County.

Applicant: Frost Partners, LLC

Staff Recommendation: Approval

PC Recommendation: 05/06/2019; Approval (7-0)



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First reading approval was given on May 21, 2019.

21. Ordinance No.: 2019-027 Amend Sec. 19-35 Receptacle requirements; placement of receptacles

First reading approval was given on May 21, 2019.

22. Ordinance No.: 2019-034 Authorizing the City Manager to execute a Contract of Sale for the transfer of 2924 Hope Avenue, Richland County TMS #11313-12-07

First reading approval was given on May 21, 2019.

23. Resolution No.: R-2019-050 Authorizing consumption of beer and wine only within Boyd Plaza adjacent to the Columbia Museum of Art for the Contemporaries Annual Meeting on Wednesday, June 12, 2019

24. Resolution No.: R-2019-051 Authorizing consumption of beer and wine only within Boyd Plaza adjacent to the Columbia Museum of Art for the Artful Cinema on Thursdays, July 25, August 1, August 8 and August 15, 2019

PRESENTATIONS

25. SAVVY Arts Venture Challenge - Mr. David Cutler USC School of Music Director of Music Entrepreneurship and SAVVY Founder

26. Recognition of Columbia Youth Commission - The Honorable Mayor Stephen K. Benjamin

27. 2019 National Homeownership Month Proclamation - The Honorable Mayor Stephen K. Benjamin

Recognition of Palmetto Citizens Federal Credit Union as the "Partner in Excellence" Award Recipient and Ms. Jemma Smith as the "Preserving the Dream" Award Recipient - Ms. Gloria Saeed, Community Development Director

28. South Carolina Ag and Art Tour - Mr. John Newman, Chair of the Richland County Ag + Art Tour Planning Committee

PUBLIC HEARING & ORDINANCE FIRST READING



**COLUMBIA CITY COUNCIL MEETING AGENDA
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29. Ordinance No.: 2019-009 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 5, Buildings and Building Regulations, Article VI to add Vacant Building Registration

ORDINANCES - SECOND READING

30. Ordinance No.: 2019-033 Authorizing the City Manager to execute a Twelfth Amendment to Purchase Agreement between the City of Columbia and Bright-Meyers 2001 LLC for the sale of 5.97 +/-acres (Capital City Stadium), Richland County TMS #11204-02-02

First reading approval was given on May 7, 2019.

ZONING / PLANNING MATTERS - SECOND READING

31. ZONING MAP AMENDMENT - 1616 Gervais Street and 1620 Gervais Street, TMS# 11401-09-03 and 11401-09-05

Council District: 3

Proposal: Request to rezone the parcel from C-3 to C-3, -DD

Applicant: Jon E. McDonald, Harley Ellis Devereaux

Staff Recommendation: Approval

PC Recommendation: 03/04/2019; Approval (7-0)

First reading approval was given on May 21, 2019.

ORDINANCES - FIRST READING

32. Ordinance No.: 2019-042 Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 23, Utilities and Engineering, Article IV, Wastewater Service, Sec. 23-112 Violations; penalty
33. Ordinance No.: 2019-044 Granting an encroachment to The Grand for installation and maintenance of twelve (12) tables with umbrellas and forty-eight (48) chairs within the tree zone and sidewalk right of way areas of the 1600 block of Main Street adjacent to 1621 Main Street for use by its patrons for outdoor dining during normal business hours



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of 11:00 a.m. until 12:00 a.m. Monday through Thursday, 11:00 a.m. until 2:00 a.m. on Friday, 9:00 a.m. until 2:00 a.m. on Saturday and 9:00 a.m. until 12:00 a.m. on Sunday

RESOLUTIONS

34. Resolution No.: R-2019-047 Authorizing the City Manager to execute an Intergovernmental Agreement between Richland County and the City of Columbia for the Innovista Transportation Projects 2 - Greene Street Improvements, Phase 2, SCDOT Project No. 0038231 from Huger Street to Gadsden Street; CF#332-14

APPOINTMENTS

35. Planning Commission
36. River Alliance
37. Transportation Penny Oversight Committee

CONSIDERATION OF MATTERS DISCUSSED DURING THE WORK SESSION

CITY COUNCIL COMMITTEE REPORTS/REFERRALS

APPEARANCE OF THE PUBLIC

ADJOURNMENT



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MEETING DATE: June 4, 2019

DEPARTMENT: City Clerk

FROM: *Erika Moore, City Clerk*

SUBJECT: 2020 Census Complete Count Committee - Ms. Chynna Phillips, MSW, MPH Research & Policy Manager for the Sisters of Charity Foundation of South Carolina

FUNDING SOURCE & ORIGINAL BUDGET:

FOCUS AREAS: Attracting & Retaining Talent

HISTORY:

05/21/19

Columbia City Council

DEFERRED



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MEETING DATE: June 4, 2019

DEPARTMENT: City Clerk

FROM: *Erika Moore, City Clerk*

SUBJECT: Vacant Building Registration Briefing - Mr. David Hatcher,
Housing Official for the Code Enforcement Division /
Columbia Police Department

**FUNDING SOURCE &
ORIGINAL BUDGET:**

FOCUS AREAS: Enhancing Columbia's Neighborhoods

ATTACHMENTS:

- **#a:** 2019-009 amend Chapter 5 Article VI add Vacant Building Registration (PDF)

ORDINANCE NO.: 2019-009

*Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina,
Chapter 5, Buildings and Building Regulations, Article VI to add Vacant Building Registration*

BE IT ORDAINED by the Mayor and Council this ____ day of _____, 2019, that the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 5, Buildings and Building Regulations, Article VI, Reserved and Article VII, Boarded-Up Buildings are amended to read as follows:

ARTICLE VI. VACANT BUILDING REGISTRATION**Sec. 5-291. Declaration of policy.**

The purpose of this chapter is to protect the public health, safety and welfare by enactment of this ordinance which:

- (1) Establishes a program for identification and registration of vacant buildings;
- (2) Determines the responsibilities of owners of vacant buildings and structures; and
- (3) Provides for administration, enforcement and penalties.

Sec. 5-292. Definitions.

Unless otherwise expressly stated, the following terms shall, for the purposes of this Code, have the meanings shown in this section. Where terms are not defined, through the methods authorized by this section, such terms shall have ordinarily accepted meaning such as the context implies.

Citation means a charge or formal written accusation of violation of a municipal, state or federal law, regulation or ordinance, including any violations of the International Property Maintenance Code as adopted by the City of Columbia.

Code violation means violation of any code adopted and/or enforced by the city, which may include but not be limited to the City of Columbia Code of Ordinances or the International Property Maintenance Code.

Courtesy Registration means notification by mail, phone, fax or email to the Code Enforcement Division notifying them of an extended vacancy of 60 days or more of a primary residence for work, vacation, military or a medical reason.

Owner means any person, firm or corporation having a legal or equitable title in the property; or recorded in the official records of the state, county or municipality as holding title.

Premise means a lot, plot, or parcel of land, including the buildings or structures thereon.

Responsible local representative means a person having his or her place of residence or business office within 45 miles of the vacant building and designated by the property owner as the agent responsible for operating such property in compliance with the ordinances adopted by the city. For the purposes of this article, the term "agent" shall refer to the Responsible Local Representative.

Responsible party means any owner, occupant, agent, manager, operator and/or management company of a building, dwelling, structure or lot.

Secure means a building or portion of a building is closed or locked for entry by normal means other than boarding.

Unoccupied means a building which is not being used for a legal occupancy.

Unsecured means a building or portion of a building is open to entry by unauthorized persons without the use of tools or ladders.

Vacant building means any structure built for occupancy of residential, commercial or industrial uses that is unoccupied for more than 60 days.

Vacant building; categorical classification standards: A building or portion of a building which is:

- (1) Category I: No current code violations on the structure or the premise.
 - a. The building is secure, not boarded.
 - b. The building is structurally sound with no code violations.
 - c. The premise is maintained to minimal code by owner or responsible party.
- (2) Category II: Minimal code violations.
 - a. The building is boarded and secure.
 - b. The building is structurally sound with minor code violations.
 - c. The premise is not regularly maintained.
- (3) Category III: Severe code violations.
 - a. The building requires to be boarded
 - b. Structural deficiencies are evident.
 - c. History of criminal activity.
 - d. Condemned and/or illegally occupied.

Sec. 5-293. Registration of vacant buildings.

(a) Except as provided in subsection (b) below, all vacant buildings shall be registered with the Code Enforcement Division within 10 days of becoming vacant as defined in section 5-292. Registration is valid for 12 months and must be renewed annually from date the building became vacant.

(b) Exemptions from registration can be granted for the following situations upon notification in writing to the Code Enforcement Division:

- (1) Buildings that are actively being marketed for sale or rent. Must be maintained to minimum code for the duration on the market. Satisfactory evidence to include but not limited to MLS information or published advertisements offering the property on the market (up to one year, longer by appeal);
- (2) Buildings that are actively being renovated. Repairs and progression must be noticeable by the inspector (up to one year, longer by appeal);
- (3) Buildings that serve as a primary residence in which the owner is away for an extended period of time for work, vacation, military or medical reason. Building and property must be maintained to minimum code. Requires a Courtesy Registration;
- (4) Government owned buildings; and/or
- (5) Buildings that are structurally deficient that have been ordered by the City to be demolished and removed, in which the owner has provided consent to the City to demolish, and the City has accepted the consent. Liens are to be placed against the property to cover the cost of demolition.

(c) If the building is vacant at the expiration of any registration period the owner shall re-register such building and pay the annual registration and inspection fees.

(d) The owner registering a vacant building shall supply the following information on an authorized form provided by the Code Enforcement Division:

- (1) Name, address, and telephone number of the owner;
- (2) Name, address and telephone number of any responsible party, if applicable;
- (3) Name, address, and telephone number of any local agent or representative of the owner, required if the owner's residence or business address is more than 45 miles from vacant building;
- (4) Name, address, and telephone number of all persons with any legal interest in the property, building or premise, including mortgagees and successors in interest;
- (5) Legal description and tax parcel identification number of the premise on which the building is situated;
- (6) The common address of the building;
- (7) Date on which the building became vacant along with any supporting documentation; and

(8) Vacant building plan in accordance with section 5-294.

(e) Following the registration of the vacant building, the Code Enforcement Officer shall conduct a complete exterior property inspection of the property and premise to determine any code violations and to verify the vacant building category.

(1) A status report will be provided to the owner of the building with the findings and current condition of the property. It will include any found violations and assign a category to the building.

(f) All vacant buildings must remain secure and/or boarded in accordance with Article VII, Boarded-Up Buildings.

(g) Owner shall post "No Trespass" placards on the premise. Additional employment of security services for the premise for a specified number of hours every day may be required by the Police Chief or his/her designee on the basis of the premises history of code and/or criminal violations.

(h) Vacant building owners must designate a responsible local representative ("agent") if their place of residence or business is more than 45 miles from the vacant building. The responsible local representative shall act as agent for the property owner for purposes of accepting legal service; however the vacant building owner remains personally liable in criminal prosecutions for code violations. The responsible local representative must be available at the number listed at all times in the event of an emergency or catastrophe.

Sec. 5-294. Establishment of vacant building plan.

(a) When a building is registered as required by this chapter, the owner shall submit, or caused to be submitted, for approval a vacant building plan. The plan shall contain the following:

- (1) The reasonably expected period of vacancy;
- (2) A plan to make the building ready for occupancy with sufficient detail regarding the proposed repair and/or rehabilitation of the building to enable the director to determine the adequacy of such plan;
- (3) A letter of written consent by the owner allowing city officials to enter and inspect the premise for the period in which the vacant building plan is in effect;
- (4) For buildings, dwellings or structures which are identified as being or containing public nuisances, then the vacant building plan shall contain a plan of action to remedy such public nuisances;
- (5) For each required plan, a time schedule shall be submitted identifying a date of commencement of repair and/or rehabilitation and schedule for completion of repair and/or rehabilitation for each building, dwelling or structure and identified nuisance;
- (6) When the owner proposes to occupy, sell, lease or demolish the vacant building, then the owner shall submit a plan and time schedule for such action; and
- (7) A plan of action to secure, monitor and maintain the building and premise thereof in conformance with this chapter.

(b) If the property is subject to a vacant building plan and the plan has been properly approved by the Code Enforcement Division, the transferee is subject to the terms of the vacant building plan. The transferee may apply to the city to be released from the requirements of the vacant building plan.

Sec. 5-295. Vacant building fees.

(a) Annual registration fees are based on the number of years that a building has been vacant (after the effective date of this ordinance). All fees are due at the time of registration or renewal.

The fees are as follows for all structures:

- | | |
|-----------------------------|-------------|
| (1) Initial registration | \$ 0.00 |
| (2) First annual renewal | \$ 100.00 |
| (3) Second annual renewal | \$ 500.00 |
| (4) Third annual renewal | \$1,000.00 |
| (5) Each year thereafter is | \$1,000.00. |

(b) An annual compliance inspection fee of \$50.00 is required on all vacant buildings. The fee shall be paid at the time of registration.

(c) Upon determination of a vacant building that hasn't been registered in accordance with this section additional penalties may apply in addition to the annual registration fees in accordance to section 5-296.

(d) *Delinquent registration fees as a lien.* After the owner is given notice of the amount of the registration fee due, except for those owners that have properly perfected an appeal pursuant to section 5-297, and the owner fails to pay the amount due, said amount shall constitute a debt due and owing to the city, and the city may commence a civil action to collect such the unpaid debt.

(e) If a vacant building becomes occupied within 60 days following an annual registration date and remains occupied for at least 6 months, the owner of the vacant building can appeal to have the most recent registration fees refunded. This excludes any fees from penalties, initial registration or compliance inspections.

Sec. 5-296. Enforcement and Penalties.

(a) Upon determination that a vacant building owner has failed to register or update information in accordance with this section, an administrative penalty of five hundred dollars \$500.00 in addition to the registration fee will be assessed if not in compliance within 11 days after notice. .

(b) Failure by the owner to submit a vacant building plan or comply with a vacant building plan that has been approved by the city under this section or pay the fees as required under this section is a violation of the Code and may be remedied by any of the following:

- (1) An administrative penalty of five hundred dollars (\$500.00); or
- (2) Acquisition of the property by eminent domain in accordance with state law.

Sec. 5-297. Appeal.

Any person aggrieved by the requirements of this section may seek administrative appeal to the Property Maintenance Board of Appeals. Any person aggrieved by a final decision issued under this section by the Property Maintenance Board of Appeals, may seek relief in any court of competent jurisdiction as provided by the law.

Sec. 5-298. Acquisition of vacant buildings by eminent domain.

The City may acquire by eminent domain pursuant to applicable state law, any premise determined to be vacant and a persistent nuisance, and shall have the power to hold, clear, manage or dispose of premise so acquired for residential, commercial, industrial and related use.

Sec. 5-299. Reserved.

ARTICLE VII. BOARDED-UP BUILDINGS

Sec. 5-300. Covering of window and door openings of buildings.

Notwithstanding any other provision of this Code, it shall be unlawful for any person to cover, ~~for a period in excess of 90 days,~~ the window or door openings of any building with any material other than window or door materials conforming with the International Building Code without first obtaining a boarded building permit.

Sec. 5-301. Inventory of improperly boarded buildings; notification of owners.

(a) The housing official shall maintain an inventory of all buildings upon which one or more window or door openings are covered with non-conforming materials (e.g., plywood sheathing, OSB board, polycarbonate). This inventory shall be known as the "Boarded-up Building Inventory." All property owners of the buildings identified on or added to the inventory shall be notified by first class certified mail, return receipt requested, of this article and the obligation to conform the building to this Code within 90 30 days of receipt of notice.

(b) Not less than every 60 days following the enactment of this article, the housing official shall update the "Boarded-up Building Inventory," and shall cause notice of this article and the property owner's obligation to comply with the same to be mailed by first class certified mail, return receipt requested, to all property owners whose building is added to the inventory.

~~(c) In the event an owner of a building which appears on the boarded-up building inventory cannot be located so as to notify the owner of this ordinance, service of notice by publication in the same manner as prescribed by the South Carolina Rules of Civil Procedure is authorized.~~

Sec. 5-302. Permit required for covering of window and door openings.

(a) It shall be unlawful for any person to cover the window or door openings of a building so as to secure the building without first obtaining a permit to do so from the housing official.

(a) Standard 90 day boarded building permit. The permit fee shall be \$50.00 for residential buildings and \$100.00 for mixed-use and commercial buildings. The permit shall authorize the owner to cover the window or door openings of a building with one-half-inch sheathing cut to fit the openings and to be secured to the window or door frames using one and one-half inches or longer wood screws. Screws shall be installed at intervals of not less than 12 inches around the door or window frame.

(1) All sheathing shall be painted so as to match either the dominant color of the exterior of the building or the color of the trim of the building, if any.

(2) The building must be registered in accordance with Sec 5-293, Vacant Building Registration.

(3) Permits issued pursuant to this section shall be valid for no more than 90 days. Upon issuance of a permit, the housing official shall list the property on the "Boarded-up Building Inventory."

(4) At the expiration of the standard 90 day boarded building permit, the owner of the boarded building may apply for an extended 1 year boarded building permit in accordance with subsection (b) if additional time is needed.

(b) Extended 1 year boarded building permit. The permit fee shall be \$50.00 for residential buildings and \$100.00 for mixed-use and commercial buildings. The permit shall authorize the owner to cover the window or door openings of a building with an approved non-color polycarbonate installed in accordance with manufacturer's instructions.

(1) The building must be registered in accordance with Sec 5-293, Vacant Building Registration.

(2) Permits issued pursuant to this section shall be valid for 1 year. They can be renewed annually in accordance with this section. Upon issuance of a permit, the housing official shall list the property on the "Boarded-up Building Inventory."

~~(b) All sheathing shall be painted so as to match either the dominant color of the exterior of the building or the color of the trim of the building, if any.~~

~~(c) Permits issued pursuant to this section shall be valid for no more than 90 days. Upon issuance of a permit, the housing official shall list the property on the "Boarded-up Building Inventory."~~

Sec. 5-303. Notification of violation.

(a) The housing official shall, on the expiration of the boarded building permit ~~90 days following the listing of a building on the "Boarded-up Building Inventory"~~, give the owner notice of violation of this article. Such notice shall state that the owner must within ten days of the notice, remove the non-conforming materials from the window or door openings and replace the same with door or window installations which conform with the International Building Code.

(b) Any person failing to comply with the provisions of this article shall be deemed guilty of a misdemeanor punishable as prescribed by section 1-5 of this Code. Every day of noncompliance shall constitute a separate violation. The covering of window and door openings as provided under the provisions of this article does not stay enforcement of, or compliance with, any orders or notices by the

housing or building code official or relieve any person from complying with all other applicable local and state laws affecting structures and premises.

The ordinance shall become effective and enforceable for any structure in the City of Columbia after July 1, 2019.

Requested by:

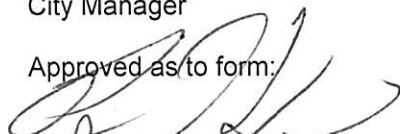
City Manager

Mayor

Approved by:

City Manager

Approved as to form:



Senior Assistant City Attorney

ATTEST:

City Clerk

Public Hearing:

Introduced:

Final Reading:



We Are Columbia

MEETING DATE: June 4, 2019

DEPARTMENT: Budget & Program Management

FROM: *Missy Caughman,*

SUBJECT: General Fund Budget - Ms. Melisa Caughman, Budget & Program Management Director

FUNDING SOURCE & ORIGINAL BUDGET:

FOCUS AREAS: Innovative & High Quality Municipal Services



We Are Columbia

MEETING DATE: June 4, 2019

DEPARTMENT: Budget & Program Management

FROM: *Missy Caughman,*

SUBJECT: Revenue Options - Ms. Melisa Caughman, Budget & Program Management Director

FUNDING SOURCE & ORIGINAL BUDGET:

FOCUS AREAS: Innovative & High Quality Municipal Services



We Are Columbia

MEETING DATE: June 4, 2019

DEPARTMENT: City Clerk

FROM: *Erika Moore, City Clerk*

SUBJECT: Discussion of employment of an employee pursuant to S.C. Code §30-4-70(a)(2)

PURPOSE: Municipal Court Judges

FUNDING SOURCE & ORIGINAL BUDGET:

HISTORY:

05/21/19

Columbia City Council

DEFERRED



We Are Columbia

MEETING DATE: June 4, 2019

DEPARTMENT: City Clerk

FROM: *Erika Moore, City Clerk*

SUBJECT: Discussion of matters relating to proposed location or expansion of services to encourage location or expansion of industries or other businesses pursuant to S.C. Code §30-4-70(a)(2)

PURPOSE: Development Incentives

FUNDING SOURCE & ORIGINAL BUDGET:

FOCUS AREAS: Economic Prosperity - Endless Possibilities



We Are Columbia

MEETING DATE: June 4, 2019

DEPARTMENT: City Clerk

FROM: *Erika Moore, City Clerk*

SUBJECT: Receipt of legal advice related to matters covered by attorney-client privilege pursuant to §30-4-70(a)(2)

PURPOSE: Lower Richland Sewer
Smoking Ordinance
Ban the Box
Gills Creek Debris Removal
Public Safety Fee

**FUNDING SOURCE &
ORIGINAL BUDGET:**

FOCUS AREAS: Economic Prosperity - Endless Possibilities



We Are Columbia

MEETING DATE: June 4, 2019

DEPARTMENT: City Clerk

FROM: *Erika Moore, City Clerk*

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

PURPOSE: Capital City Stadium

FUNDING SOURCE & ORIGINAL BUDGET:



We Are Columbia

MEETING DATE: June 4, 2019

DEPARTMENT: Procurement and Contracts

FROM: Sandra Wright, Purchasing Agent

SUBJECT: Council is asked to authorize increased funding for Utility Relocation and Upgrade Services for Water and Wastewater Improvements for Fiscal Year 2019/2020, as requested by Columbia Water. Award to the following three consultants in the total amount of \$3,547,394.12.

PURPOSE: Below is the information provided for each consultant under the original approved RFQ:

CDM Smith Inc. has headquarters in Boston, MA and a local office in Columbia, SC. CDM Smith, Inc. proposed to utilize 2% SBE, 10% MBE, and 8% WBE for subconsultant services.

Hazen and Sawyer has headquarters in New York, NY and a local office in Columbia, SC. Hazen and Sawyer proposed to utilize 10% MBE and 15% WBE for subconsultant services.

Michael Baker International, Inc. has headquarters in Pittsburgh, PA and a local office in Columbia, SC. Michael Baker International, Inc. proposed to utilize 5% SBE, 8% MBE, and 15% WBE for subconsultant services.

REQUISITION NO.: R196282; R196286; R196289; R196285; R196287; R196283;

FUNDING SOURCE & ORIGINAL BUDGET: Funding Source: 5529999-SS751401-658650 - \$509,382.00, 5529999-WM448901-658650 - \$170,416.00, 5529999-WM449001-658650 - \$815,958.00, 5529999-SS751501-658650 - \$202,920.00, 5529999-WM449201-658650 - \$546,441.50, 5529999-WM449101-658650 - \$91,080.00, 5529999-WM432319-658650 - \$977,888.31 / 5529999-SS609919-658650 - \$233,308.31. The total amount of funding allocated to the work orders associated with local utility relocation projects will be \$5,827,394.12.

CLEAN WATER 2020?: No

FOCUS AREAS: Economic Prosperity - Endless Possibilities

The initial approval from the May 17, 2017 council meeting was for contract awards to CDM Smith Inc., Hazen and Sawyer, and Michael Baker International, Inc. in an amount not to exceed \$2,280,000 for all three contracts. The term of the contracts is three (3) years, until June 30, 2020 with an option of two (2) 1 year extensions.

Indefinite Delivery contracts (IDCs) will not be issued as originally referenced in RFQ006-16-17-LRL.

For auditing purposes, at the time of the RFQ, staff were advised that the City would be responsible for Richland County Penny (RCP) project utility relocation costs. These RCP projects are shown on Exhibit A and were approved by Council on May 16, 2017. It was later determined that the City would not be responsible for these costs. Exhibit B identifies projects that utilized funds originally allocated for RCP utility relocation costs.

Exhibit C depicts newly identified project work in the amount of \$2,336,197.50 and future unidentified project work in the amount of \$1,211,196.62.

ATTACHMENTS:

- **#a:** CDM Smith 2019 Utility Relocation.CA1 (DOC)
- **#b:** Hazen and Sawyer 2019 Utility Relocation.CA1 (DOC)
- **#c:** Micheal Baker 2019 Utility Relocation.CA1 (DOC)
- **#d:** Exhibit A (DOCX)
- **#e:** Exhibit B (DOCX)
- **#f:** Exhibit C (DOCX)

HISTORY:

05/21/19

Columbia City Council

DEFERRED

Agreement for Engineering Services
Utility Relocation and Upgrade Services for Water and Wastewater System Improvements
RFQ006-16-17-LRL

CDM Smith Inc. and City of Columbia, SC

Contract Amendment # 1

May 20, 2019

Description of Change: Request change in Agreement for Engineering Services between the City of Columbia (City) and CDM Smith Inc. (ENGINEER) dated [December 6, 2017] (Agreement) to compensate ENGINEER for providing Utility Relocation and Upgrade Services for Water and Wastewater System Improvements. The not-to-exceed cumulative budget for the engineering efforts related to this project, in aggregate, will equal the budgeted amount approved by Council for the then-current fiscal year. This Amendment increases the cumulative not-to-exceed amount for awarded consultants under RFQ006-16-17-LRL to \$5,827,394.12.

This amendment will also correct the term of agreement language to: The materials, goods, and services to be provided under this contract shall be for a period of three (3) years unless earlier terminated by either party as provided herein. The contract shall expire at the end of the term unless an extension has been requested by either party and agreed to in writing by both parties prior to the expiration of the term. There is an option to extend two (2) additional one year period. The decision whether to extend the contract, upon written request, shall be in the sole and exclusive discretion of the party receiving the request and neither party shall be under any obligation to agree to an extension of the initial term or any additional term.

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

Proposed Change and Basis for Payment:

Approved Original Cumulative Total:	\$ 2,280,000.00
Previous Contract Amendments:	\$ 0.00
This Change (addition):	\$ 3,547,394.12
Cumulative Change Total:	\$ 5,827,394.12

The proposed funding increase has been allocated from the following funding sources: 5529999-SS751401-658650, 5529999-WM448901-658650, 5529999-WM449001-658650, 5529999-SS751501-658650, 5529999-WM449201-658650, 5529999-WM449101-658650, 5529999-WM442201-658650. Funding for future awarded work orders resulting from this increase will be project specific.

This Change is Acceptable:

CDM Smith Inc:

Signature (Please Print Name)
Title: _____

Date: _____

City of Columbia:

By: _____
Dana R. Higgins P.E., LEED AP, Director of Engineering

By: _____
Clint Shealy, P.E. Assistant City Manager for Columbia Water

By: _____
Sandra A. Wright, CPPB, Director of Procurement and Contracts/Purchasing Agent

Approval of Change: _____
Teresa Wilson, City Manager

Agreement for Engineering Services
Utility Relocation and Upgrade Services for Water and Wastewater System Improvements
RFQ006-16-17-LRL

Hazen and Sawyer and City of Columbia, SC

Contract Amendment # 1

May 20, 2019

Description of Change: Request change in Agreement for Engineering Services between the City of Columbia (City) and Hazen and Sawyer (ENGINEER) dated [December 6, 2017] (Agreement) to compensate ENGINEER for providing Utility Relocation and Upgrade Services for Water and Wastewater System Improvements. The not-to-exceed cumulative budget for the engineering efforts related to this project, in aggregate, will equal the budgeted amount approved by Council for the then-current fiscal year. This Amendment increases the cumulative not-to-exceed amount for awarded consultants under RFQ006-16-17-LRL to \$5,827,394.12.

This amendment will also correct the term of agreement language to: The materials, goods, and services to be provided under this contract shall be for a period of three (3) years unless earlier terminated by either party as provided herein. The contract shall expire at the end of the term unless an extension has been requested by either party and agreed to in writing by both parties prior to the expiration of the term. There is an option to extend two (2) additional one year period. The decision whether to extend the contract, upon written request, shall be in the sole and exclusive discretion of the party receiving the request and neither party shall be under any obligation to agree to an extension of the initial term or any additional term.

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

Proposed Change and Basis for Payment:

Approved Original Cumulative Total:	\$ 2,280,000.00
Previous Contract Amendments:	\$ 0.00
This Change (addition):	\$ 3,547,394.12
Cumulative Change Total:	\$ 5,827,394.12

The proposed funding increase has been allocated from the following funding sources: 5529999-SS751401-658650, 5529999-WM448901-658650, 5529999-WM449001-658650, 5529999-SS751501-658650, 5529999-WM449201-658650, 5529999-WM449101-658650, 5529999-WM442201-658650. Funding for future awarded work orders resulting from this increase will be project specific.

This Change is Acceptable:

Hazen and Sawyer:

Signature (Please Print Name) Date: _____
Title: _____

City of Columbia:

By: _____
Dana R. Higgins P.E., LEED AP, Director of Engineering

By: _____
Clint Shealy, P.E. Assistant City Manager for Columbia Water

By: _____
Sandra A. Wright, CPPB, Director of Procurement and Contracts/Purchasing Agent

Approval of Change: _____
Teresa Wilson, City Manager

Agreement for Engineering Services
Utility Relocation and Upgrade Services for Water and Wastewater System Improvements
RFQ006-16-17-LRL

Michael Baker International and City of Columbia, SC

Contract Amendment # 2

May 20, 2019

Description of Change: Request change in Agreement for Engineering Services between the City of Columbia (City) and Michael Baker International (ENGINEER) dated [December 6, 2017] (Agreement) to compensate ENGINEER for providing Utility Relocation and Upgrade Services for Water and Wastewater System Improvements. The not-to-exceed cumulative budget for the engineering efforts related to this project, in aggregate, will equal the budgeted amount approved by Council for the then-current fiscal year. This Amendment increases the cumulative not-to-exceed amount for awarded consultants under RFQ006-16-17-LRL to \$5,827,394.12.

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

Proposed Change and Basis for Payment:

Approved Original Cumulative Total:	\$ 2,280,000.00
Previous Contract Amendments:	\$ 0.00
This Change (addition):	\$ 3,547,394.12
Cumulative Change Total:	\$ 5,827,394.12

The proposed funding increase has been allocated from the following funding sources: 5529999-SS751401-658650, 5529999-WM448901-658650, 5529999-WM449001-658650, 5529999-SS751501-658650, 5529999-WM449201-658650, 5529999-WM449101-658650, 5529999-WM442201-658650. Funding for future awarded work orders resulting from this increase will be project specific.

This Change is Acceptable:

Michael Baker International:

Signature (Please Print Name) Date: _____
Title: _____

City of Columbia:

By: _____
Dana R. Higgins P.E., LEED AP, Director of Engineering

By: _____
Clint Shealy, P.E. Assistant City Manager for Columbia Water

By: _____
Sandra A. Wright, CPPB, Director of Procurement and Contracts/Purchasing Agent

Approval of Change: _____
Teresa Wilson, City Manager

EXHIBIT A

**Status of Projects Approved by Council May 16, 2017 w/Updated Funding and Status Info regarding
Utility Relocations & Service Upgrades**

Project Name	CIP#	CIP Budget Amount	Status
Atlas Road Widening (Penny) – Water/Sewer	WM4391	\$3,750	Fully Funded by RCP
	SS7407	\$6,250	
Pineview Road Widening (Penny) - Water/Sewer	WM4392	\$362,637.00	Fully Funded by RCP
	SS7408	\$237,363.00	
Shop Road Widening (Penny) - Water/Sewer	WM4394	\$412,500.00	Fully Funded by RCP
	SS7410	\$137,500.00	
Green Street Phase #2 (Penny) - Water/Sewer	WM4395	\$11,250.00	Fully Funded by RCP
	SS7411	\$33,750.00	
Bluff Road Widening Phase #2 (Penny) - Water/Sewer	WM4396	\$269,231.00	Fully Funded by RCP
	SS7412	\$230,769.00	
Clemson Road Widening (Penny) - Water	WM4397	\$45,000.00	Fully Funded by RCP
Clemson Road & Sparkleberry Lane Intersection Improvement (Penny) - Water	WM4398	\$80,000.00	Fully Funded by RCP
Leesburg Road Widening (SCDOT) - Water/Sewer	WM4393	\$297,170.00	Active - Over Original Budget
	SS7409	\$52,830.00	
Alpine Road & Old Percival Road Traffic Circle (SCDOT) - Water	WM4399	\$40,000.00	Active - Over Original Budget
Patterson Road and Caroline Road Sidewalk Improvements (SCDOT) - Water	WM4400	\$30,000.00	Active - Over Original Budget
US#1 Bridge Replacement over CSX RR at Fontaine Road (SCDOT) - Water	WM4401	\$30,000.00	Active - Over Original Budget
TOTAL		\$2,280,000.00	

EXHIBIT B**Project Work Identified to Replace Projects Fully Funded by RCP**

Project Name	CIP#	Awarded Amount	Purchase Order
Ripley Station Rd (replaced Chapin New Roads Phase 2) – Water	WM4476	\$181,400.00	P176652
Columbia Avenue Water Main Relocation (Chapin New Road Phase 1) - Water	WM4422	\$142,600.00	P171728
Farrow Road & North Brickyard Intersection Improvements (SCDOT) - Water/Sewer	WM4451 SS7458	\$150,000.00	P173316
Sparkleberry Lane Sidewalk Enhancements - Water	WM4450	\$84,895.00	P175645
Carolina Crossroads - Water/Sewer	WM4453 SS7460	\$200,000.00 \$100,000.00	P174260
Bluff Road (S-48) Improvements Windy Drive to Carswell Drive – Water/Sewer	WM4449 SS7456	\$208,300.00	P172663
TOTAL		\$1,067,195.00	

EXHIBIT C

New Projects and Additional Funding Requested on May 21, 2019

Project Name	CIP#	Amount
South Main Street - Blossom to Pendleton (wastewater)	SS751491	\$509,382.00
South Main Street - Blossom to Pendleton (water)	WM448901	\$170,416.00
US 76 (Garners Ferry Road) - Motley to HI Coward Road	WM449001	\$815,958.00
US 176 (Broad River Road) - Atlantic Drive to St. Andrews Road (wastewater)	SS751501	\$202,920.00
US 176 (Broad River Road) - Atlantic Drive to St. Andrews Road (water)	WM449201	\$546,441.50
East Boundary Road at Percival Road Intersection Improvement Relocation (water)	WM449101	\$91,080.00
Unidentified Projects (There is a balance of \$304,593.00 from the previously approved \$2,280,000 money. This amount has been determined in the "unidentified project" category at this time.)	WM432319 SS609919	\$1,211,196.62
TOTAL		\$3,547,394.12



We Are Columbia

MEETING DATE: June 4, 2019

DEPARTMENT: Planning and Development Services

FROM: *Krista Hampton, Director*

SUBJECT: ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT - 6313 North Main Street, 6315 North Main Street, 6317 North Main Street, 6319 North Main Street, 6319A North Main Street, 6323 North Main Street, 6325 North Main Street, 6327 North Main Street, and 6329 North Main Street; TMS# 11712-04-03

PURPOSE: Ordinance No.: 2019-031 - Annexing and Incorporating 6313 North Main Street, 6315 North Main Street, 6317 North Main Street, 6319 North Main Street. 6323 North Main Street, 6325 North Main Street, 6327 North Main Street. 6329 North Main Street, and 6331 North Main Street, Richland County TMSU 11712-04-03 into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015

Council District: 1

Proposal: Request to annex, assign land use classification of Urban Core Community Activity Center (UCAC-2) and assign zoning of General Commercial District (C-3). The property is currently classified as Mixed Residential (High Density) and zoned General Commercial District (GC) by Richland County.

Applicant: Alpine of S.C., Inc.

Staff Recommendation: Approval

PC Recommendation: 04/01/2019; Approval (7-0)

First reading approval was given on May 21, 2019.

FUNDING SOURCE & ORIGINAL BUDGET:

ATTACHMENTS:

- **#a:** ANNEX-2019-0005-NorthMain6325_council (PDF)
- **#b:** 2019-031 annex-incorporate North Main Street parcels (PDF)

HISTORY:

05/21/19

Columbia City Council

APPROVED ON FIRST READING.



CITY COUNCIL

May 21, 2019 at 6:00pm

City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY

6313 North Main Street, 6315 North Main Street, 6317 North Main Street, 6319 North Main Street, 6319A North Main Street, 6323 North Main Street, 6325 North Main Street, 6327 North Main Street, and 6329 North Main Street; TMS# 11712-04-03

Council District:	1
Proposal:	Request to annex, assign land use classification of Urban Core Community Activity Center (UCAC-2) and assign zoning of General Commercial District (C-3). The property is currently classified as Mixed Residential (High Density) and zoned General Commercial District (GC) by Richland County.
Applicant:	Alpine of S.C., Inc.
Staff Recommendation:	Approval
PC Recommendation:	04/01/2019; Approval (7-0)
ZPH, 1 st Reading:	05/21/2019; Pending
2 nd Reading:	06/04/2019; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 5.33 acres

Current Use: Commercial

Proposed Use: Commercial

Reason for Annexation: Municipal Services

Urban Service Area: Secondary Area

Current Richland County Land Use: Mixed Residential (High Density)

Proposed Land Use Classification: Urban Core Community Activity Center (UCAC-2)

Current Richland County Zoning: General Commercial District (GC)

Proposed Zoning: General Commercial District (C-3)

Census Tract: 106

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 services and will cost the CPD approximately **\$20,000** annually to provide service for this existing mixed commercial building based upon current calls for service for similar properties within the City of Columbia. CPD already responds to some calls at the subject property.

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

There is **no anticipated additional cost** for the property under consideration for annexation, as solid waste service is not provided to this type of property.

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

Water and sewer service rates are **reduced by approximately 40%** for in-city customers compared to out-of-city customers.

Planning & Development Services

We recommend annexation of this property, which is located within a secondary area as designated in the Urban Service Area plan and bordered on 3 of 5 sides by the City of Columbia. Based upon the current taxable value of this existing multi-tenant commercial building, **the annual real estate tax revenue generated will be approximately \$3,650**. Other sources of revenue generated on this property may include sales tax, business personal property tax, business license fees, hospitality tax, electric franchise fees, etc.

* Estimated City Tax Revenue is based on 2018 millage for real property and calculated as: (((Tax Value*Tax Rate)*City Millage Rate (.0981))-(Tax Value*Local Option Sales Tax Rebate (.002142))).

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject parcel is in a “Secondary Area” as identified in the Urban Service Area Map

Principles and Goals of the Urban Service Area

The Urban Service Area identifies those areas the City of Columbia wishes to provide with urban services. Primary emphasis will be given to annexing developed areas adjoining the City limits and “islands” of unincorporated territory surrounded by the City. Primary, secondary, and long-range annexation priorities for specific areas may be identified. Secondary areas may include higher value properties which assist the City in achieving a more balanced economic base.

Secondary areas are those areas where the City determines it logical or advantageous to provide services, but where all services and/or the condition of existing infrastructure may not be at optimal levels for annexation at this time. For instance, it may be that the property is outside of the generally accepted fire response area, or the

storm drainage and/or road system is substandard. Annexation in these areas may occur, but a more detailed analysis will be needed to determine the possible impact on revenue. As is stated in the policy, these areas may include “higher value” properties that would prove beneficial to revenues.

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

The subject property is currently designated Mixed Residential (High Density) by Richland County. The proposed future land use classification for the subject property is Urban Core Community Activity Center (UCAC-2) in The Columbia Plan 2018 Future Land Use Map.

Urban Core Community Activity Centers are medium scale collections of primarily business uses, developed within the urban grid of Columbia’s neighborhoods. They are destination locations that serve an area of about a 3-5 mile radius or drive distance. These centers often occupy several city blocks (within a neighborhood) and include several dozen businesses, and demand for transit facilities and parking. Their scale and architecture are larger than most of the surrounding single-family homes. They may be found as nodes in Urban Core Mixed Residential neighborhoods, or in lower intensity within Urban Core Residential neighborhoods.

Primary Types

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

Secondary Types

- Multi-family Small or Medium

Tertiary Types

- Civic/Institutional
- Single-family Attached
- Large Format Business/Employment (excl. Flex)
- Cemeteries & Mausoleums
- Parking Structures and Lots

Existing Neighborhood, Small Area, Community, and/or Corridor Plans

The subject property is located within the study areas of the *Walkable 29203 Pedestrian Master Plan* (2017). The Walkable 29203: Pedestrian Master Plan (2017) 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, however a priority project cut sheet was developed for Frye Road which made recommendations inclusive of a signalized intersection improvement at North Main and Frye, which is the closest intersection to the subject property.

PROPOSED ZONING DISTRICT SUMMARY

The parcel is currently zoned GC by Richland County. Surrounding parcels within the City of Columbia are currently zoned General Commercial District (C-3) to the South and East and Development District (D-1) to the North. Surrounding parcels in unincorporated Richland County are currently zoned GC to the North and RS-MD 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 subject property and assign land use classification of Urban Core Community Activity Center (UCAC-2) at the time of annexation.

Staff recommends that City Council assign zoning of General Commercial District (C-3) at the time of annexation.

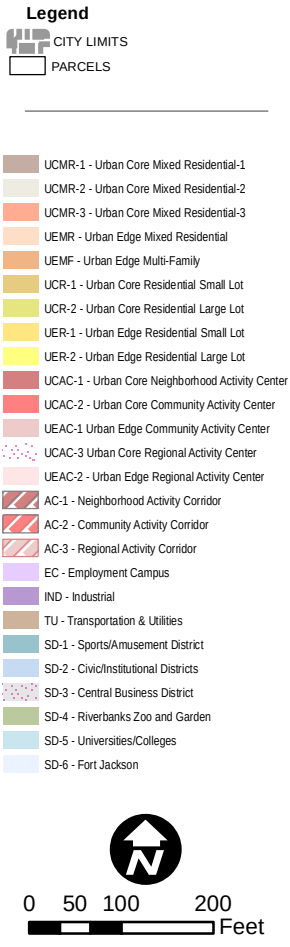


Future Land Use Map

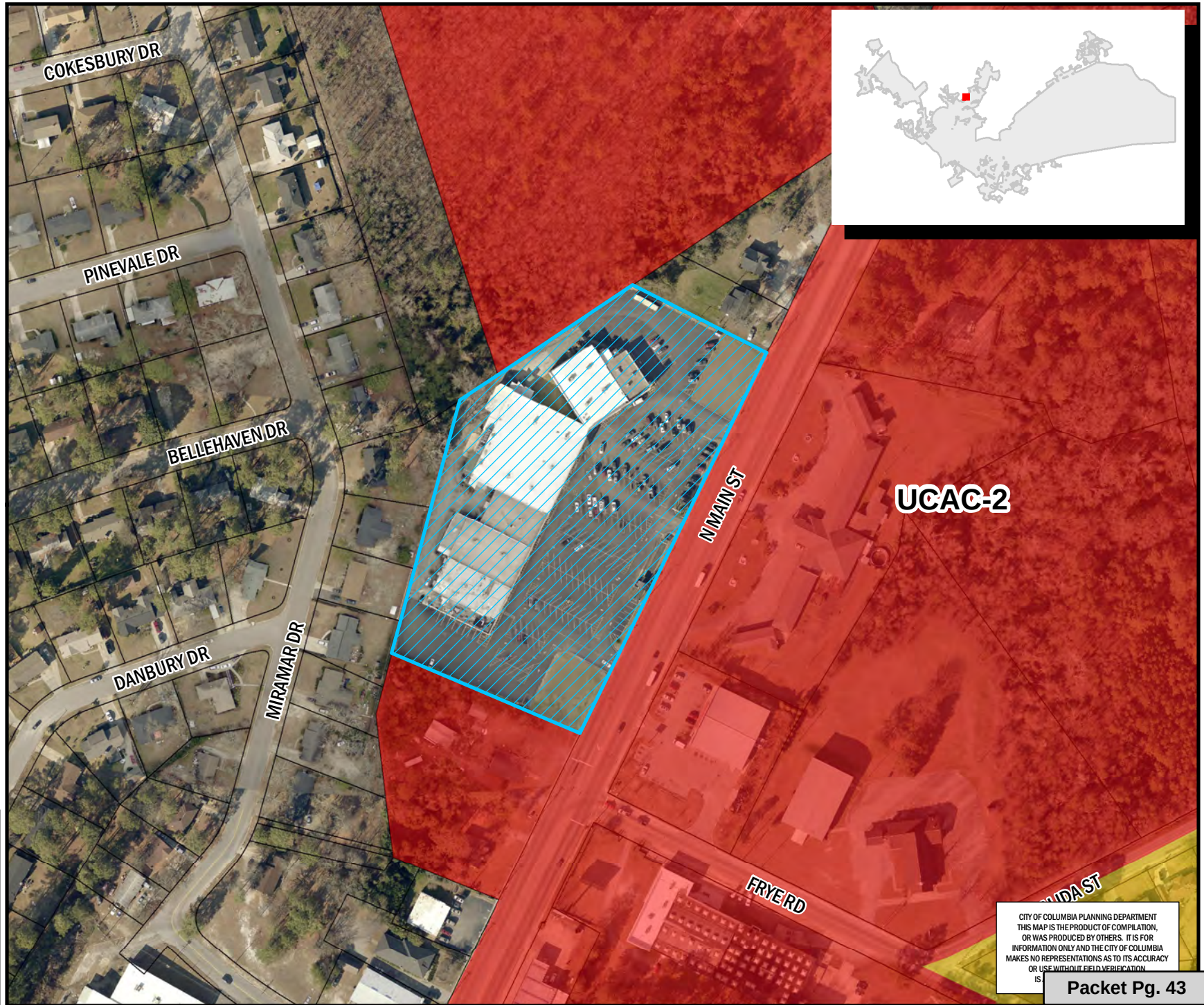
Department of Planning & Development Services

6313, 6315, 6317, 6319, 6319A, 6323, 6325, 6327 and 6329 N. Main Street
Current Rich. Co. FLU: Mixed Residential (High Density), Proposed FLU: UCAC-2

10.a



ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
March 8, 2019



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.

Packet Pg. 43

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

Department of Planning &
Development Services

6313, 6315, 6317, 6319, 6319A, 6323, 6325, 6327 and 6329 N. Main Street, TMS# 117
Current Rich. Co. Zoning: GC, Proposed Zoning: C-3

10.a

Legend

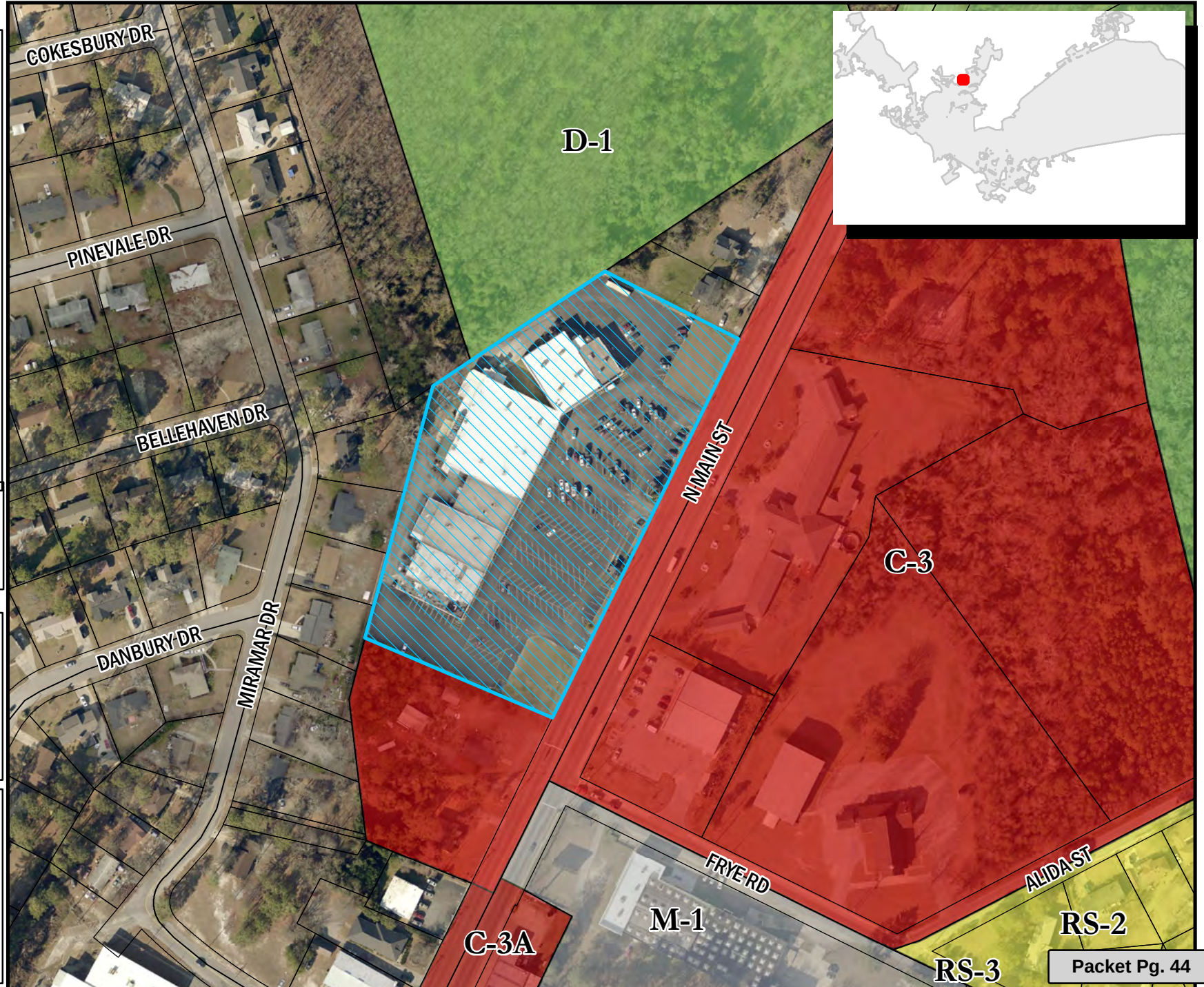
PARCELS

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

0 50 100 200 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
March 8, 2019

DISCLAIMER:
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ORDINANCE NO.: 2019-031

Annexing and Incorporating 6313 North Main Street, 6315 North Main Street, 6317 North Main Street, 6319 North Main Street, 6323 North Main Street, 6325 North Main Street, 6327 North Main Street, 6329 North Main Street, and 6331 North Main Street, Richland County TMS# 11712-04-03 into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015

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 the City of Columbia Comprehensive Plan 2018 by Ordinance No.: 2008-085 on October 1, 2008, and amended from time to time, in accordance with South Carolina Comprehensive Planning Act of 1994 (Title 6, Chapter 29 of the SC Code) and heard public comments on this amendment; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this ____ day of _____, 2019, that the property described herein is hereby annexed to, incorporated into Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015, and becomes a part of the City of Columbia effective immediately. This property shall be zoned General Commercial District (C-3), apportioned to City Council District 1, Census Tract 106, contains 5.33 acres, and shall be assigned a land use classification of Urban Core Community Activity Center (UCAC-2).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 11712-04-03

Also included in the territory hereby annexed are all contiguous portions of all public rights of way, streets and highways.

Requested by:

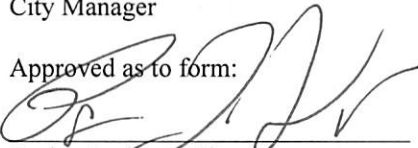
Assistant City Manager Gentry

Mayor

Approved by:

City Manager

Approved as to form:



Senior Assistant City Attorney

ATTEST:

City Clerk

Introduced:

Final Reading:

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2019-031

All that certain piece, parcel or lot of land, with improvements thereon, if any, containing 5.33 acres, more or less, situate, lying and being on the Western side of North Main Street (US Highway 21) near the City of Columbia, in the County of Richland, State of South Carolina, being shown and delineated on plat prepared for Pharmex, Inc. by W. Frank McAuley, Jr. dated Dec. 31, 1985 and being described as follows: Beginning at an iron at the right of way of North Main Street and running along property now or formerly of Marie U. Hinson N 65 deg. 36' W for a distance of 320.7' to an iron; thence turning and running along a portion of Lot 15, Lot 14, and a portion of Lot 13 of North Twenty One Terrace N 16 deg. 19' E for a distance of 208.5' to an iron; thence running along the remaining portion of Lot 13 and Lot 12 N 17 deg. 21' E for a distance of 207.9' to an iron; thence turning and running along property now or formerly of Henry D. Monteith, et al. N 57 deg. 46' E for a distance of 319.8' to an iron; thence turning and running along property now or formerly of James H. Hammond S 62 deg. 00' E for a distance of 235.8' to an iron; thence turning and running along the right of way of North Main Street S 27 deg. 28' W for a distance of 665.99' to the point of commencement.

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: March 19, 2019

RE: **Property Address:** 6313 North Main Street, 6315 North Main Street, 6317 North Main Street, 6319 North Main Street, 6323 North Main Street, 6325 North Main Street, 6327 North Main Street, 6329 North Main Street, and 6331 North Main Street
Richland County TMS#: 11712-04-03
Owner(s): Alpine of S.C., Inc.
Current Use: Commercial
Proposed Use: Commercial
Current County Land Use: Mixed Residential (High Density)
Proposed City Land Use: Urban Core Community Activity Center (UCAC-2)
Current County Zoning: General Commercial District (GC)
Proposed City Zoning: General Commercial District (C-3)
Reason for Annexation: Municipal Services; Secondary Area
City Council District: 1
Census Tract: 106

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 1, 2019** Planning Commission's 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.

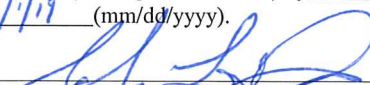
/atl

Attachments

cc: Clint Shealy, Assistant City Manager Jeff Palen, Assistant City Manager/CFO Aubrey Jenkins, Fire Chief Joseph Jacob, Director, Utility Operations Robert Anderson, Public Works Director Krista Hampton, Planning & Development Services Lakesha Shannon, Business License Administrator Greg Williams, Deputy Business License Administrator Angela Adams, Customer Care Administrator Jerry Thompson, Building Official Michelle Brazell, Engineering Denny Daniels, Engineering Carolyn Wilson, Police Planning & Research Alfreda Tindal, Richland Co. 911 Addressing Coordinator	Missy Gentry, Assistant City Manager Teresa Knox, City Attorney William Holbrook, Police Chief Dana Higgins, Director, Engineering 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 John Fellows, Planning Administrator Tori Salvant, Dev. Center Administrator
--	---

Planning Commission Land Use Recommendation: UCAC-2 (Land Use classification) by 7-0 on 4/1/19 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: C-3 (Zoning classification) by 7-0 on 4/1/19 (mm/dd/yyyy).

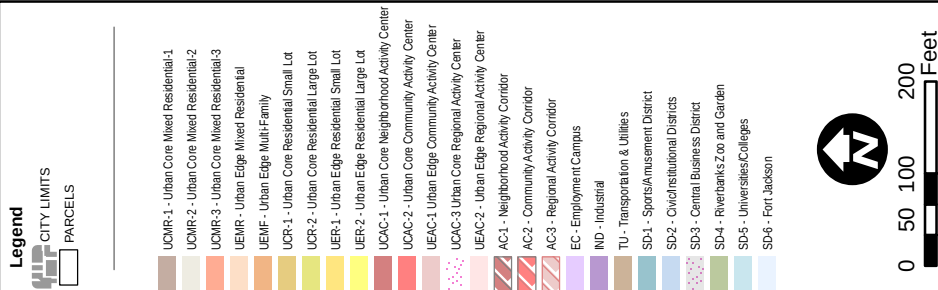
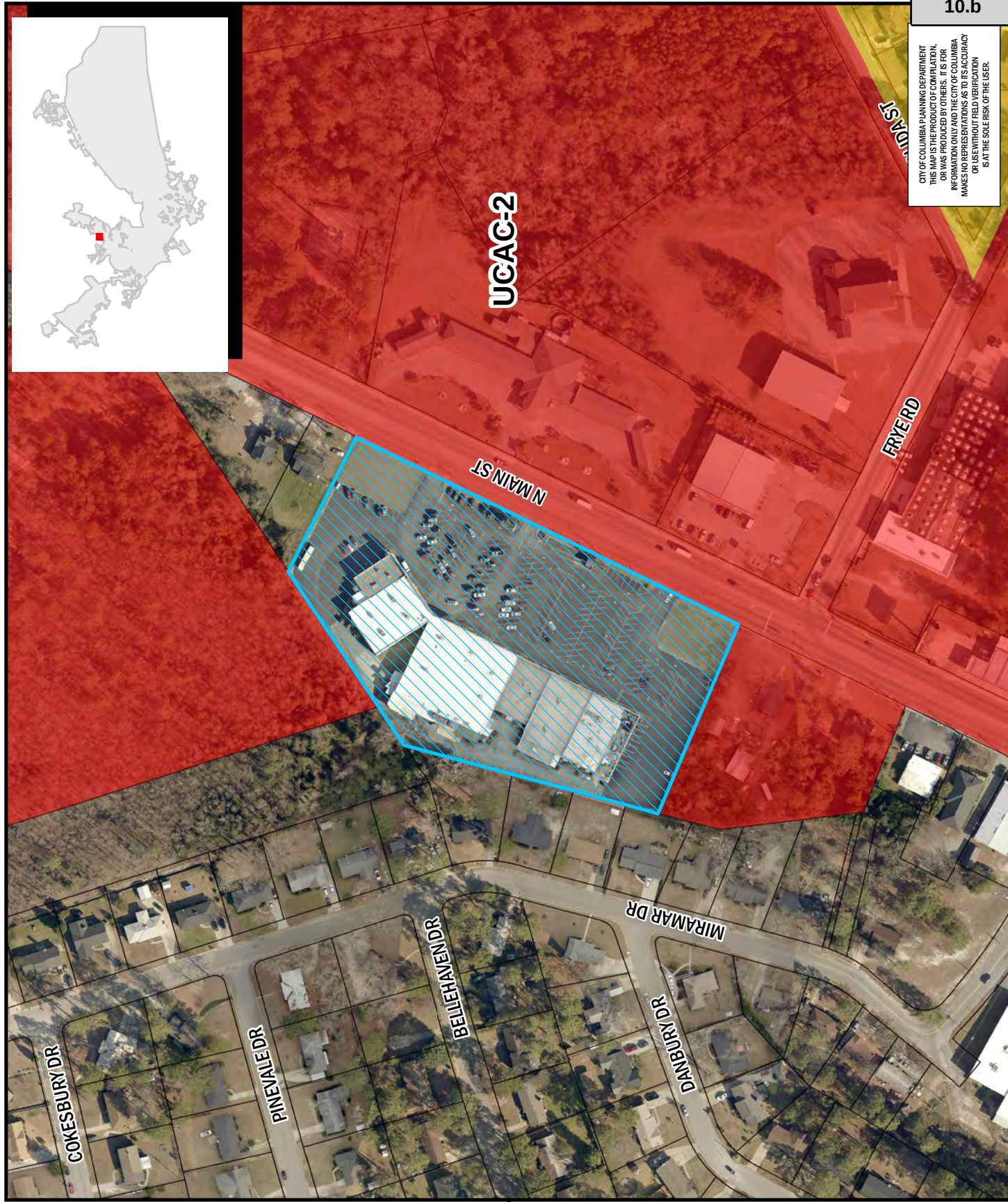

 (Signature of Annexation Coordinator)



Future Land Use Map

Department of Planning & Development Services

6313, 6315, 6317, 6319, 6319A, 6323, 6325, 6327 and 6329 N. Main Street;
Current Rich. Co. FLU: Mixed Residential (High Density), Proposed FLU: UCAC-2



ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
March 8, 2019

CITY OF COLUMBIA, S.C.

We Are Columbia

Packet Pg. 49

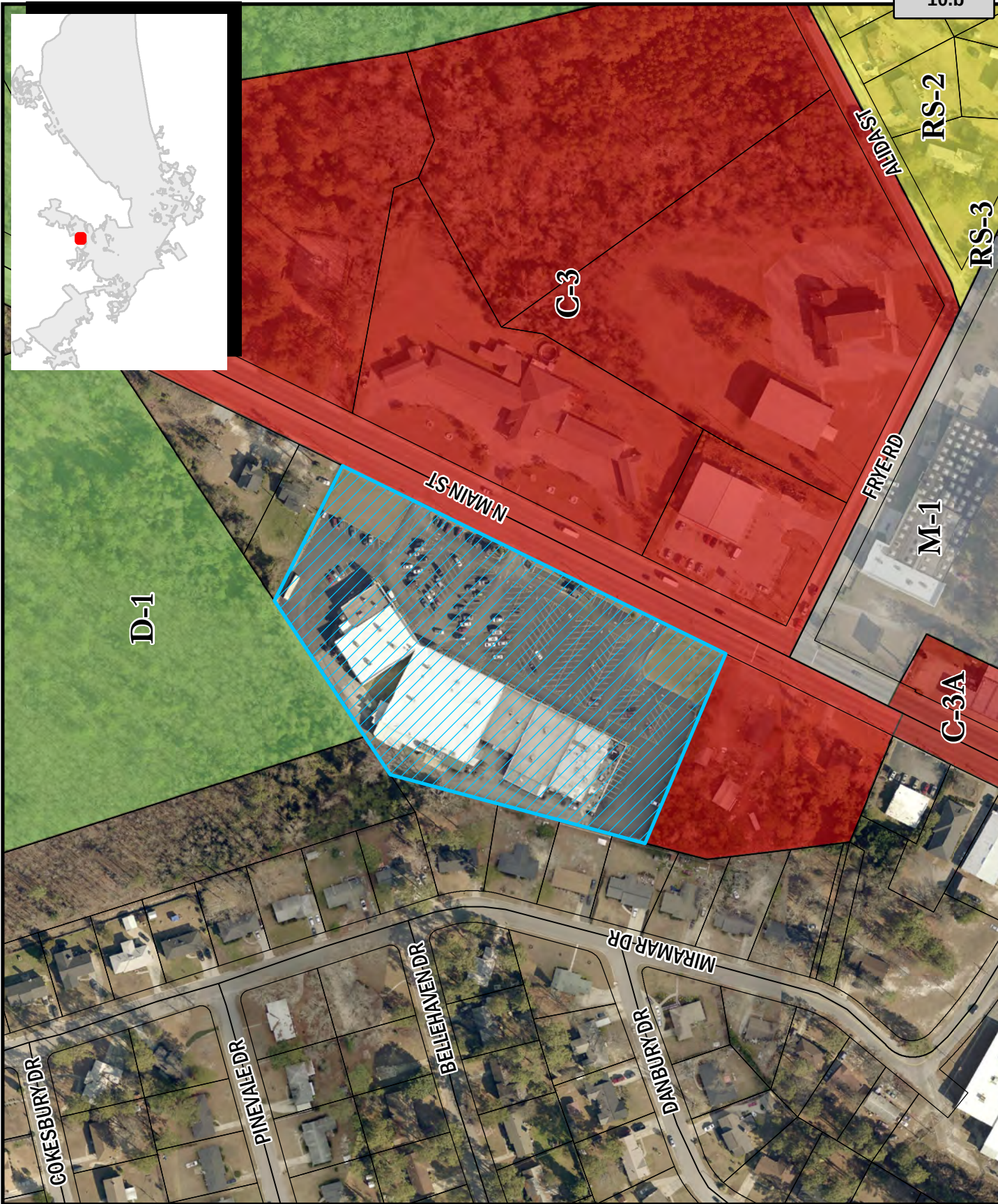
10.b

CITY OF COLUMBIA PLANNING DEPARTMENT
THIS MAP IS THE PRODUCT OF COMPLETION,
OR WAS PRODUCED BY OTHERS. IT IS FOR
INFORMATION ONLY AND THE CITY OF COLUMBIA
MAKES NO REPRESENTATIONS AS TO ITS ACCURACY
OR USE WITHOUT FIELD VERIFICATION
IS AT THE SOLE RISK OF THE USER.

Zoning Map

Department of Planning & Development Services

6313, 6315, 6317, 6319, 6319A, 6323, 6325, 6327 and 6329 N. Main Street, TMS# 11712-04-03;
Current Rich. Co. Zoning: GC, Proposed Zoning: C-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	PUD-C
RG-1A	PUD-LS
RG-2	PUD-LS-E
RG-3	PUD-LS-R
UTD	PUD-R
MX-1	OUT OF CITY
MX-2	

0 50 100 200 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
March 8, 2019

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Packet Pg. 50

We Are Columbia

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

The undersigned, being the owner(s) of the property described below hereby petition(s) the Mayor and City Council for annexation to the City of Columbia, South Carolina pursuant to S.C. Code Ann. Section 5-3-150, 1976, as amended.

Property Description: All that certain piece, parcel or lot of land, with improvements thereon, if any, containing 5.33 acres, more or less, situate, lying and being on the Western side of North Main Street (US Highway 21) near the City of Columbia, in the County of Richland, State of South Carolina, being shown and delineated on plat prepared for Pharmex, Inc. by W. Frank McAuley, Jr. dated Dec. 31, 1985 and being described as follows: Beginning at an iron at the right of way of North Main Street and running along property now or formerly of Marie U. Hinson N 65 deg. 36' W for a distance of 320.7' to an iron; thence turning and running along a portion of Lot 15, Lot 14, and a portion of Lot 13 of North Twenty One Terrace N 16 deg. 19' E for a distance of 208.5' to an iron; thence running along the remaining portion of Lot 13 and Lot 12 N 17 deg. 21' E for a distance of 207.9' to an iron; thence turning and running along property now or formerly of Henry D. Monteith, et al. N 57 deg. 46' E for a distance of 319.8' to an iron; thence turning and running along property now or formerly of James H. Hammond S 62 deg. 00' E for a distance of 235.8' to an iron; thence turning and running along the right of way of North Main Street S 27 deg. 28' W for a distance of 665.99' to the point of commencement.

Richland County TMS: 11712-04-03

Property Address: 6313 North Main Street, 6315 North Main Street, 6317 North Main Street, 6319 North Main Street, 6319A North Main Street, 6323 North Main Street, 6325 North Main Street, 6327 North Main Street, and 6329 North Main Street

Alpine of S.C., Inc.

BY: 
 (Signature)

Date: 3-18-2019

Dyanna D Brown
 (Print or Type Name)

ITS: Treasurer
 (Print or Type Title)



We Are Columbia

MEETING DATE: June 4, 2019

DEPARTMENT: Planning and Development Services

FROM: *Krista Hampton, Director*

SUBJECT: ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT - 160.87 acre portion of 300 Clemson Road; TMS# 25700-02-03 (p)

PURPOSE: Ordinance No.: 2019-029 - Annexing and Incorporating 300 Clemson Road, Richland County TMS# 25700-02-03(p) into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015

Council District: 4

Proposal: Request to annex, assign land use classification of Urban Edge Residential Small Lot and Urban Edge Mixed Residential (UER-1 and UEMR) and assign zoning of General Residential District (RG-1). The property is currently classified as Neighborhood (Medium Density) and Mixed Use Corridor and zoned Rural District (RU) by Richland County.

Applicant: Lee Lorick Prina II, Trustee / Mungo Homes Properties, LLC

Staff Recommendation: Approval

PC Recommendation: 03/04/2019; Approval (6-0)

First reading approval was given on May 21, 2019.

FUNDING SOURCE & ORIGINAL BUDGET:

ATTACHMENTS:

- **#a:** ANNEX-2019-0001_ClemsonRd_council (PDF)
- **#b:** 2019-029 annex-incorporate 300 Clemson Road (PDF)

HISTORY:

05/21/19

Columbia City Council

APPROVED ON FIRST READING.



CITY COUNCIL

May 21, 2019 at 6:00pm

City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY

160.87 acre portion of 300 Clemson Road; TMS# 25700-02-03 (p)

Council District:	4
Proposal:	Request to annex, assign land use classification of Urban Edge Residential Small Lot and Urban Edge Mixed Residential (UER-1 and UEMR) and assign zoning of General Residential District (RG-1). The property is currently classified as Neighborhood (Medium Density) and Mixed Use Corridor and zoned Rural District (RU) by Richland County.
Applicant:	Lee Lorick Prina II, Trustee / Mungo Homes Properties, LLC
Staff Recommendation:	Approval
PC Recommendation:	03/04/2019; Approval (6-0)
ZPH, 1 st Reading:	05/21/2019; Pending
2 nd Reading:	06/04/2019; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 160.87 acres

Current Use: Vacant

Proposed Use: Residential

Reason for Annexation: Municipal Services

Urban Service Area: Primary Area

Current Richland County Land Use: Neighborhood (Medium Density) and Mixed Use Corridor

Proposed Land Use Classification: Urban Edge Residential Small Lot and Urban Edge Mixed Residential (UER-1 and UEMR)

Current Richland County Zoning: Rural District (RU)

Proposed Zoning: General Residential District (RG-1)

Census Tract: 114.14

DETERMINATION FOR CITY SERVICES

The following determination is an estimate of the benefits and costs associated with the annexation of the subject property:

Police

We find that the proposed **annexation will result in an increased number of calls for service**. The proposed development on the property being annexed includes about 600 single family residences at full build out which may take 10 years or more. The estimated cost to serve this proposed development (at full build-out) is **approximately \$160,000 annually** based on last year's calls for service in nearby residential areas in the City of Columbia.

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 cost associated with solid waste service for this property is **\$187.00** annually per household.

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 within the Palmetto Utilities sewer service area.

Water Customer Care

The development of approximately 600 residences on this site proposed for annexation will create new revenue, at the approximately **40% reduced** water service rates for in-city customers.

Planning & Development Services

We recommend annexation of this property, located within a Primary Area as designated in the Urban Service Area plan. At the projected full build-out of approximately 600 residences in approximately 10 years, **the estimated real estate tax revenue generated will be approximately \$215,000 per year**, based on the current tax rate and value estimates.

* Estimated City Tax Revenue is based on 2018 millage for real property and calculated as: (((Tax Value*Tax Rate)*City Millage Rate (.0981))-(Tax Value*Local Option Sales Tax Rebate (.002142))).

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject parcel is in a "Primary Area" as identified in the Urban Service Area Map

Principles and Goals of the Urban Service Area

The Urban Service Area identifies those areas the City of Columbia wishes to provide with urban services. Primary emphasis will be given to annexing developed areas adjoining the City limits and "islands" of unincorporated territory surrounded by the City. Primary, secondary, and long-range annexation priorities for specific areas may be identified. Secondary areas may include higher value properties which assist the City in achieving a more balanced economic base.

Primary areas are made up of land contiguous to the City where services are available and the infrastructure is generally good. These services include fire, police, sanitation, and utilities. Primary areas are intended to indicate that, barring unanticipated circumstances, annexation is recommended and should be actively pursued.

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

The proposed future land use classifications for the subject property are Urban Edge Residential Small Lot (UER-1) and Urban Edge Mixed Residential (UEMR); the property is currently classified as Neighborhood (Medium Density) and Mixed Use Corridor 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.

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.

Urban Edge Residential Small Lot (UER-1)

Primary Types:

- Single-family Detached

Tertiary Types

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

Urban Edge Mixed Residential (UEMR)

Primary Types:

- Single-family Detached

Secondary Types:

- Single-family Attached
- Two-family
- Three-family
- Multi-family Small & Medium

Tertiary Types

- Small Format Business / Employment
- Small Format Civic / Institutional
- 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, or corridor plan adopted by the City or Richland County.

PROPOSED ZONING DISTRICT SUMMARY

The parcel is currently zoned RU by Richland County. Surrounding parcels within the City of Columbia are currently zoned General Residential District (RG-2) and General Commercial District (C-3) to the North, Light Industrial District (M-1) to the East and General Commercial District (C-3) to the South. Surrounding parcels in unincorporated Richland County are currently M-1 to the East and South and RS-LD to the West.

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 that City Council annex the subject property and assign land use classification of Urban Edge Residential Small Lot and Urban Edge Mixed Residential (UER-1 and UEMR) at the time of annexation.

Staff recommends that City Council assign zoning of General Residential District (RG-1) at the time of annexation.



Future Land Use Map

Department of Planning & Development Services

160.87 acres portion of 300 Clemson Rd, TMS# 25700-02-03(p)
Current FLU: Neighborhood (Medium Density) and Mixed Use
Proposed FLU: UER-1 and UEMR

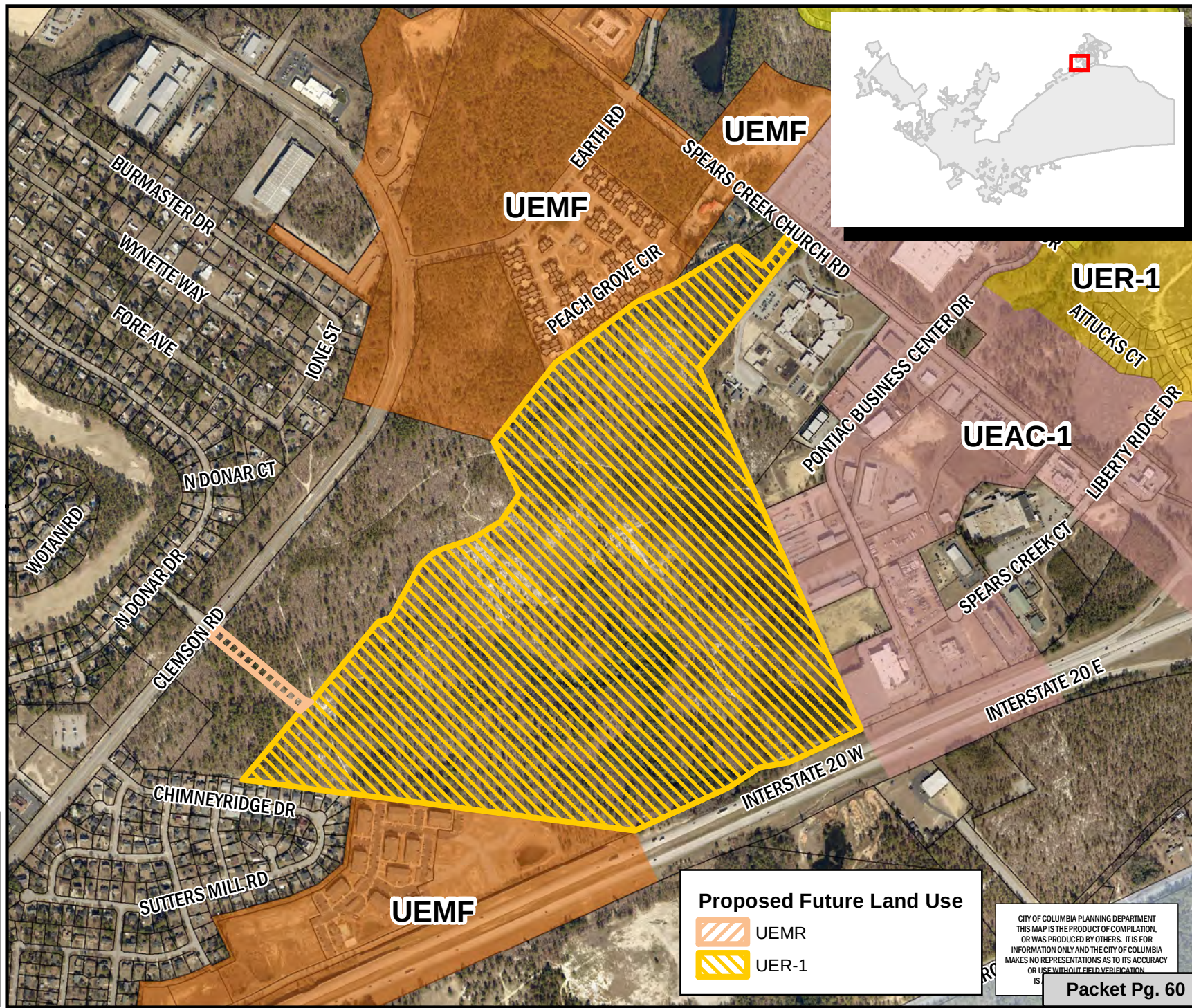
11.a

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
- 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
- UEAC-1 - Urban Edge Community Activity Center
- UEAC-2 - Urban Edge Regional Activity Center
- UEAC-3 - Urban Core 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
- SD-1 - Sports/Amusement District
- SD-2 - Civic/Institutional Districts
- SD-3 - Central Business District
- SD-4 - Riverbanks Zoo and Garden
- SD-5 - Universities/Colleges
- SD-6 - Fort Jackson

0 200 400 800 Feet



ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
January 29, 2019



Zoning Map

Department of Planning & Development Services

160.87 acre portion of 300 Clemson Road, TMS# 25700
Current Zoning: RU, Proposed Zoning: RG-1

11.a

Legend

PARCELS

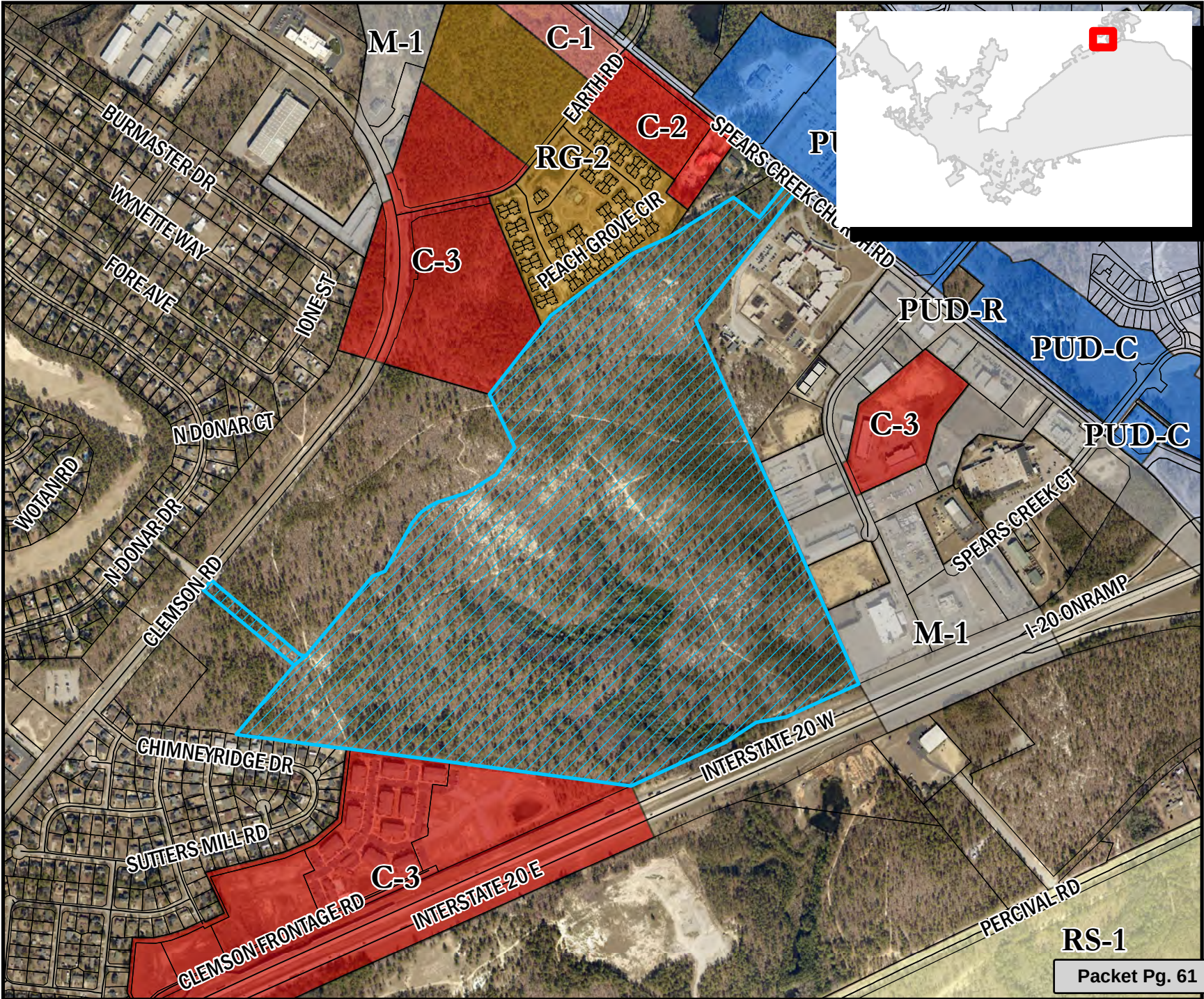
D-1	C-1
RS-1	C-2
RS-1A	C-3
RS-1B	C-3A
RS-2	C-4
RS-3	C-5
RD	M-1
RD-2	M-2
RG-1	PUD-C
RG-1A	PUD-LS
RG-2	PUD-LS-E
RG-3	PUD-LS-R
UTD	PUD-R
MX-1	OUT OF CITY
MX-2	

0 200 400 800 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
January 29, 2019

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ORDINANCE NO.: 2019-029

Annexing and Incorporating 300 Clemson Road, Richland County TMS# 25700-02-03(p) into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015

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 the City of Columbia Comprehensive Plan 2018 by Ordinance No.: 2008-085 on October 1, 2008, and amended from time to time, in accordance with South Carolina Comprehensive Planning Act of 1994 (Title 6, Chapter 29 of the SC Code) and heard public comments on this amendment; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this ____ day of _____, 2019, that the property described herein is hereby annexed to, incorporated into Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015, and becomes a part of the City of Columbia effective immediately. This property shall be zoned General Residential District (RG-1), apportioned to City Council District 4, Census Tract 114.14, contains 160.87 acres, and shall be assigned a land use classification of Urban Edge Residential Small Lot and Urban Edge Mixed Residential (UER-1 and UEMR).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 25700-02-03(p)

Also included in the territory hereby annexed are all contiguous portions of all public rights of way, streets and highways.

Requested by:

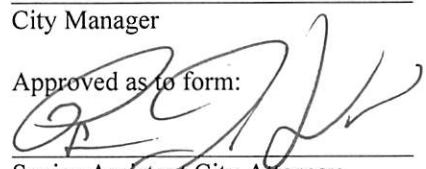
Assistant City Manager Gentry

Mayor

Approved by:

City Manager

Approved as to form:



Senior Assistant City Attorney

ATTEST:

City Clerk

Introduced:

Final Reading:

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2019-029

All that certain piece, parcel or lot of land, together with improvements thereon, if any, situate, lying and being located near the City of Columbia, in the County of Richland, State of South Carolina, and shown as Clemson Road Tract, 160.87 acres, on a Boundary Exhibit prepared for Southeast Land Acquisition, LLC, by Civil Engineering of Columbia, Inc., dated January 15, 2019. 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: February 1, 2019

RE: **Property Address:** 160.87 acre portion of 300 Clemson Road
Richland County TMS#: 25700-02-03 (portion)
Owner(s): Lee Lorick Prina II, Trustee / Mungo Homes Properties, LLC
Use: Vacant
Proposed Use: Residential
Current County Land Use: Neighborhood (Medium Density) and Mixed Use Corridor
Proposed City Land Use: Urban Edge Residential Small lot and Urban Edge Mixed Residential (UER-1 and UEMR)
Current County Zoning: Rural District (RU)
Proposed City Zoning: General Residential District (RG-1)
Reason for Annexation: Municipal Services; Primary Area
City Council District: 4
Census Tract: 114.14

The Planning & Development Services advises that the above referenced property has been offered for annexation. Attached, please find a map or drawing reflecting the property. You are directed to forward your comments and/or recommendations regarding the issue of whether to annex or not to Planning & Development Services. Planning & Development Services will compile your comments for City Council consideration.

Planning & Development Services staff will see to it that this matter is placed on the **March 4, 2019** Planning Commission's 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.

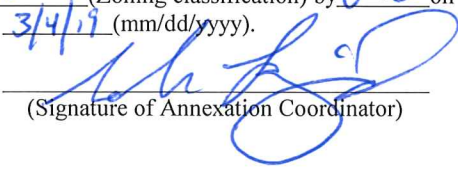
/atl

Attachments

cc:	Clint Shealy, Assistant City Manager	Missy Gentry, Assistant City Manager
	Jeff Palen, Assistant City Manager/CFO	Teresa Knox, City Attorney
	Aubrey Jenkins, Fire Chief	William Holbrook, Police Chief
	Joseph Jaco, Director, Utility Operations	Dana Higgins, Director, Engineering
	Robert Anderson, Public Works Director	Jan Alonso, Finance Director
	Krista Hampton, Planning & Development Services	Gloria Saaed, Community Development Director
	Lakesha Shannon, Business License Administrator	George Adams, Fire Marshal
	Greg Williams, Deputy Business License Administrator	Rachel Bailey, Zoning Administrator
	Angela Adams, Customer Care Administrator	Jacquelyn Richburg, Columbia-Richland 911
	Jerry Thompson, Building Official	David Hatcher, Housing Official
	Michelle Brazell, Engineering	Richland County Solid Waste Collection
	Denny Daniels, Engineering	John Fellows, Planning Administrator
	Carolyn Wilson, Police Planning & Research	Tori Salvant, Dev. Center Administrator
	Alfreda Tindal, Richland Co. 911 Addressing Coordinator	

Planning Commission Land Use Recommendation: UER-1 + UEMR (Land Use classification) by 6-0 on 3/4/19 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: RG-1 (Zoning classification) by 6-0 on 3/4/19 (mm/dd/yyyy).


 (Signature of Annexation Coordinator)



Future Land Use Map

Department of Planning & Development Services

160.87 acres portion of 300 Clemson Rd, TMS# 25700-02-03(p);
Current FLU: Neighborhood (Medium Density) and Mixed Use Corridor;
Proposed FLU: UER-1 and UEMR

- Legend**
- CITY LIMITS
PARCELS
- UOIR-1 - Urban Core Mixed Residential-1
 - UOIR-2 - Urban Core Mixed Residential-2
 - UOIR-3 - Urban Core Mixed Residential-3
 - UEMR - Urban Edge Mixed Residential
 - 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 Regional Activity Center
 - UEAC-2 - Urban Edge Community Activity Center
 - AC1 - Neighborhood Activity Corridor
 - AC2 - Community Activity Corridor
 - AC3 - Regional Activity Corridor
 - EC - Employment Campus
 - IND - Industrial
 - TU - Transportation & Utilities
 - SD1 - Sports/Amusement District
 - SD2 - Civic/Institutional Districts
 - SD3 - Central Business District
 - SD4 - Riverbank's Zoo and Garden
 - SD5 - Universities/Colleges
 - SD6 - Fort Jackson

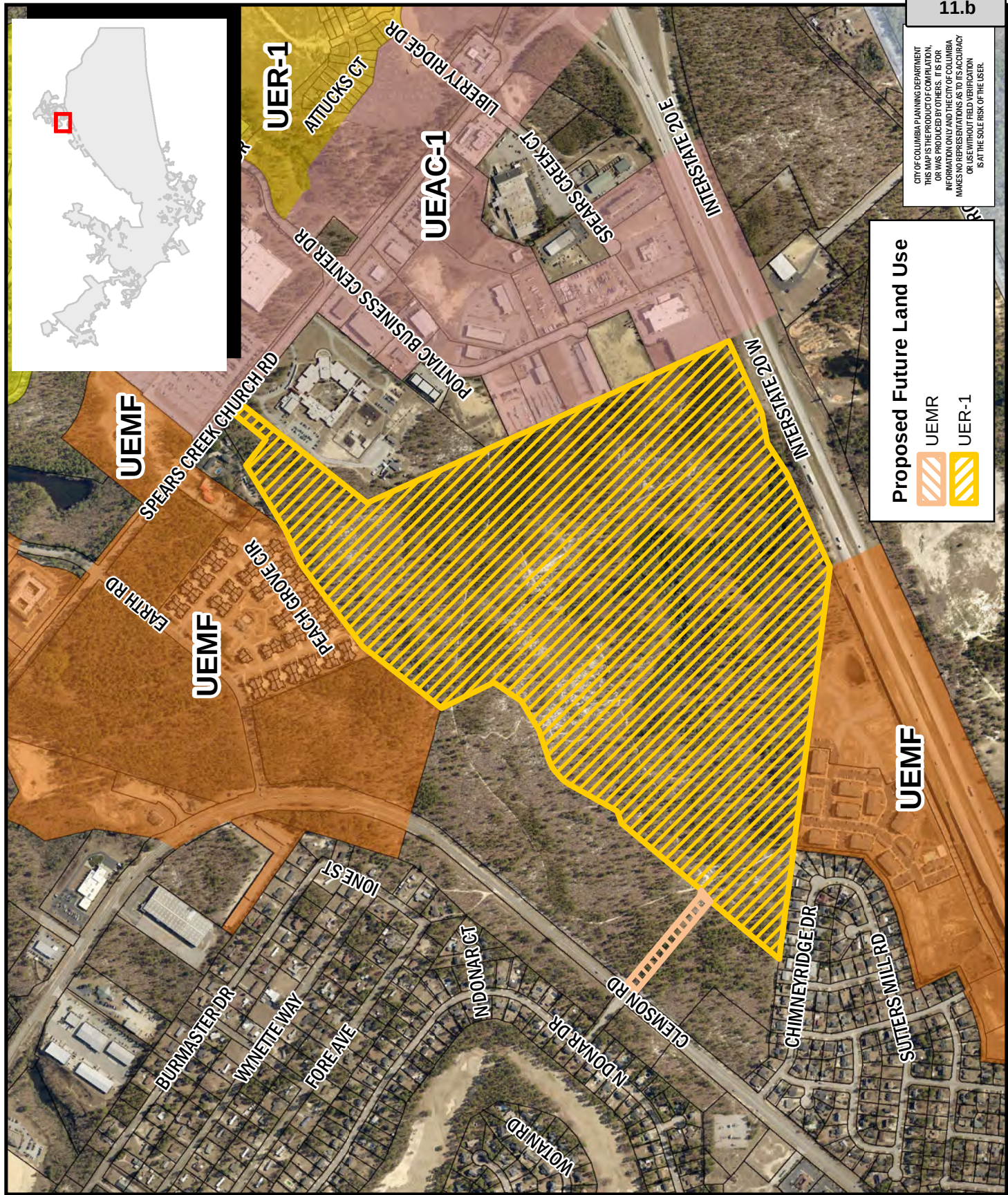


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ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
January 29, 2019



Packet Pg. 66



Proposed Future Land Use



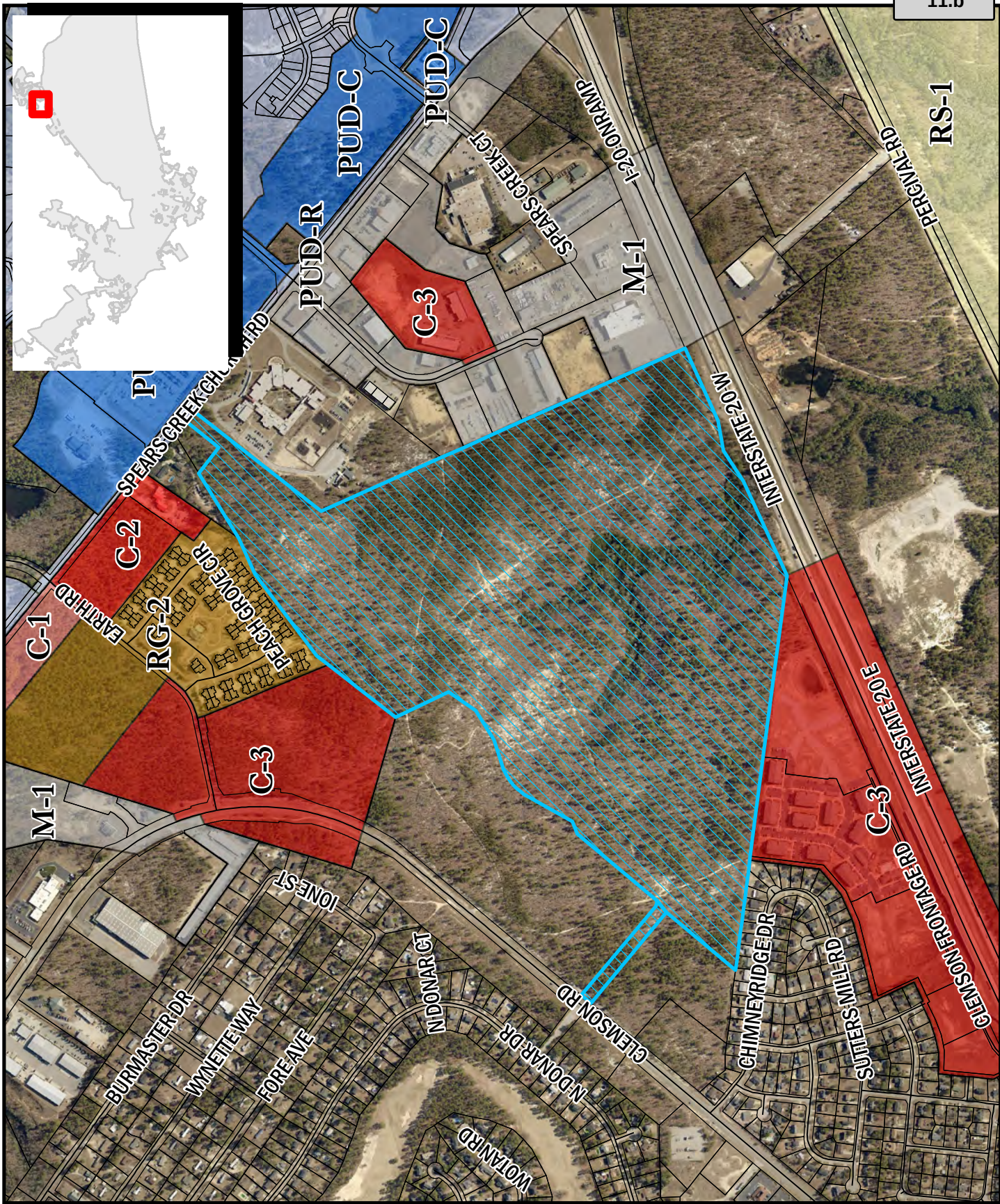
CITY OF COLUMBIA PLANNING DEPARTMENT
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11.b

Zoning Map

Department of Planning & Development Services

160.87 acre portion of 300 Clemson Road, TMS# 25700-02-03(p);
Current Zoning: RU, Proposed Zoning: RG-1



Legend

PARCELS

D-1	C-1	RD-2	M-2	RG-1A	PUD-C	MX-1	MX-2
RS-1	C-2	RD-1	M-1	RG-2	PUD-LS	OUT OF CITY	
RS-1A	C-3	RD-1A	M-1A	RG-3	PUD-LS-E		
RS-1B	C-3A	RD-2A	M-2A	UTD	PUD-LS-R		
RS-2	C-4	RD-3	M-3		PUD-R		
RS-3	C-5	RD-4	M-4		OUT OF CITY		
RD		RD-5	M-5				
RG-1		RD-6	M-6				
RG-2		RD-7	M-7				
RG-3		RD-8	M-8				
UTD		RD-9	M-9				
MX-1		RD-10	M-10				
MX-2		RD-11	M-11				

0 200 400 800 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
January 29, 2019

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Packet Pg. 67

We Are Columbia

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 improvements thereon, if any, situate, lying and being located near the City of Columbia, in the County of Richland, State of South Carolina, and shown as Clemson Road Tract, 160.87 acres, on a Boundary Exhibit prepared for Southeast Land Acquisition, LLC, by Civil Engineering of Columbia, Inc., dated January 15, 2019. Said parcel having such boundaries and measurements as are shown on said exhibit.

Richland County TMS: 25700-02-03 (portion)

Property Address: 160.87 acre portion of 300 Clemson Road

Seller:

Lee Lorick Prina II, Trustee
Lee Lorick Prina Revocable Trust
Agreement, dated September 11, 1992

Date: _____

Buyer:

Mungo Homes Properties, LLC

BY: _____
 (Signature)

Date: _____

 (Print or Type Name)

ITS: _____
 (Print or Type Title)



We Are Columbia

MEETING DATE: June 4, 2019

DEPARTMENT: Planning and Development Services

FROM: *Krista Hampton, Director*

SUBJECT: ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT - 107 S. Williams Street; TMS# 08816-10-04

PURPOSE: Ordinance No.: 2019-030 - Annexing and Incorporating 107 South Williams Street, Richland County TMS U08816-10-04 into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015

Council District: 2

Proposal: Request to annex, assign land use classification of Urban Core Neighborhood Activity Center (UCAC-1) and assign zoning of General Residential District (RG-2). The property is currently classified as Mixed Use (High Density) and zoned High Industrial (HI) by Richland County

Applicant: Vulcan Lands, Inc.

Staff Recommendation: Approval

PC Recommendation: 04/01/2019; Approval (7-0)

First reading approval was given on May 21, 2019.

FUNDING SOURCE & ORIGINAL BUDGET:

ATTACHMENTS:

- **#a:** ANNEX-2019-0003-Williams107South_council (PDF)
- **#b:** 2019-030 annex-incorporate 107 South Williams Street (PDF)

HISTORY:

05/21/19

Columbia City Council

APPROVED ON FIRST READING.



CITY COUNCIL

May 21, 2019 at 6:00pm

City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY 107 S. Williams Street; TMS# 08816-10-04

Council District:	2
Proposal:	Request to annex, assign land use classification of Urban Core Neighborhood Activity Center (UCAC-1) and assign zoning of General Residential District (RG-2). The property is currently classified as Mixed Use (High Density) and zoned High Industrial (HI) by Richland County
Applicant:	Vulcan Lands, Inc.
Staff Recommendation:	Approval
PC Recommendation:	04/01/2019; Approval (7-0)
ZPH, 1 st Reading:	05/21/2019; Pending
2 nd Reading:	06/04/2019; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 0.15 acres
Current Use: Vacant
Proposed Use: Residential
Reason for Annexation: Municipal Services
Urban Service Area: Donut Hole
Current Richland County Land Use: Mixed Residential (High Density)
Proposed Land Use Classification: Urban Core Neighborhood Activity Center (UCAC-1)
Current Richland County Zoning: Heavy Industrial (HI)
Proposed Zoning: General Residential District (RG-2)
Census Tract: 28

DETERMINATION FOR CITY SERVICES

This property is a small (0.15 acre) portion of a larger 5.7 acre, 85-unit development, the remainder of which was recently annexed into the City of Columbia on April 2, 2019 (Ordinance 2019-014). **As this parcel is difficult to consider separately from the rest of the proposed development, the benefits and costs were included in the consideration of the prior annexation jointly with Ord. 2019-014. For reference, the prior determination for City services is reproduced below:**

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 proposed development on the property being annexed includes 85 units (84 multifamily units and 1 single-family unit). To prepare an estimated cost, we have reviewed the yearly calls for service at other multifamily developments near the University of South Carolina. Our standard methodology for multifamily developments involves projecting the cost on a calls per person estimate. Using this methodology generates an estimated annual cost of approximately \$26,000. However, the Census-reported 2010 population of the referenced properties appears to be significantly lower than the current population, reducing the reliability of an estimate based upon calls per person. To account for this, we generated a projected cost based upon estimated calls per dwelling unit. **The estimated cost to serve this proposed development calculated on a per-dwelling unit cost is approximately \$13,000 annually.**

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

There is **no anticipated additional cost for the proposed 84 multifamily units** on the property under consideration for annexation, as solid waste service is not provided to this type of property. The **annual cost to provide solid waste service to the one (1) single family residence at 316 Heyward Street is approximately \$187/year.**

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 development of 84 units on this site proposed for annexation will create new revenue, at the approximately **40% reduced** water and sewer service rates for in-city customers.

Planning & Development Services

We recommend annexation of this property, located within a “donut hole” as designated in the Urban Service Area plan. The overall proposed development includes property currently within the City limits- however within the portion currently pending annexation, the proposed development includes 84 multifamily units and a single family residence. Based upon the estimated taxable value of this portion, **the annual real estate tax revenue generated will be approximately \$50,000.** It should be noted that this proposed development—and all the estimates on this page—include a ~6,400 sq. ft. parcel that is part of a separate pending annexation request.

* Estimated City Tax Revenue is based on 2018 millage for real property and calculated as: (((Tax Value*Tax Rate)*City Millage Rate (.0981))-(Tax Value*Local Option Sales Tax Rebate (.002142))).

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject parcel is in a “Donut Hole” 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 are unincorporated areas that are completely surrounded by the City of Columbia and/or another municipality. These areas pose a number of challenges to the City that can be addressed through annexation. They can often cause inefficiencies in the delivery of services due to confusion about jurisdiction. Also, 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 and the costs to taxpayers are germane to City and County property both, which results in a greater impact to City residents since they pay City and County taxes.

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

The proposed future land use classification for the subject property is Urban Core Neighborhood Activity Center (UCAC-1); the property is currently classified as Mixed Residential High Density by Richland County.

Primary Types:

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

Secondary Types:

- Civic / Institutional
- Multi-family Small or Medium
- Single-family Attached

Tertiary Types

- Cemeteries & Mausoleums
- Parking Structures & Lots

Existing Neighborhood, Small Area, Community, and/or Corridor Plans

The subject property is located within the study area of the *Capital City Mill District Area & Corridor Plan*, which was adopted by the City of Columbia and Richland County in 2017.

The Plan makes specific recommendations regarding the future land use, aligned with the Plan Columbia future land use classifications. A modification to those recommendations is made through the proposal of the UCAC-1 future land use classification for a portion of the property. This modification was made after discussion of the specific site, which is adjacent to commercial and multi-family residential uses, as well as to the power substation and quarry. As such, it is not anticipated that this site, which is not part of the existing historic residential fabric, would be developed as fits with the UCMR-3 classification. Within the future land use recommendations, the Plan also identifies characteristics specific to the study area for UCAC-1. For UCAC-1, Mill District characteristics include: mill vernacular architecture; small to medium scale; reflects patterns of adjacent neighborhoods (pg. 33).

Specific to the area surrounding the subject property, the Plan also makes recommendations regarding the creation of bike facilities on Heyward and Williams Street, the undertaking of streetscape modifications and the installation of green infrastructure along Heyward Street, and identifies green space opportunities along Heyward Street.

PROPOSED ZONING DISTRICT SUMMARY

The parcel is currently zoned HI by Richland County. Surrounding parcels within the City of Columbia are currently zoned General Residential District (RG-2) to the East. Surrounding parcels in unincorporated Richland County are currently zoned HI to the North, West and South.

The proposed City of Columbia zoning district is General Residential District (RG-2).

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.

STAFF RECOMMENDATION

Staff recommends that City Council annex the subject property and assign land use classification of Urban Core Neighborhood Activity Center (UCAC-1) at the time of annexation.

Staff recommends that City Council assign zoning of General Residential District (RG-2) at the time of annexation.



Future Land Use Map

Department of Planning & Development Services

107 S. Williams Street, TMS# 08816-10-04;
Current FLU: Mixed Residential (High Density), Proposed FLU: UCAC-1

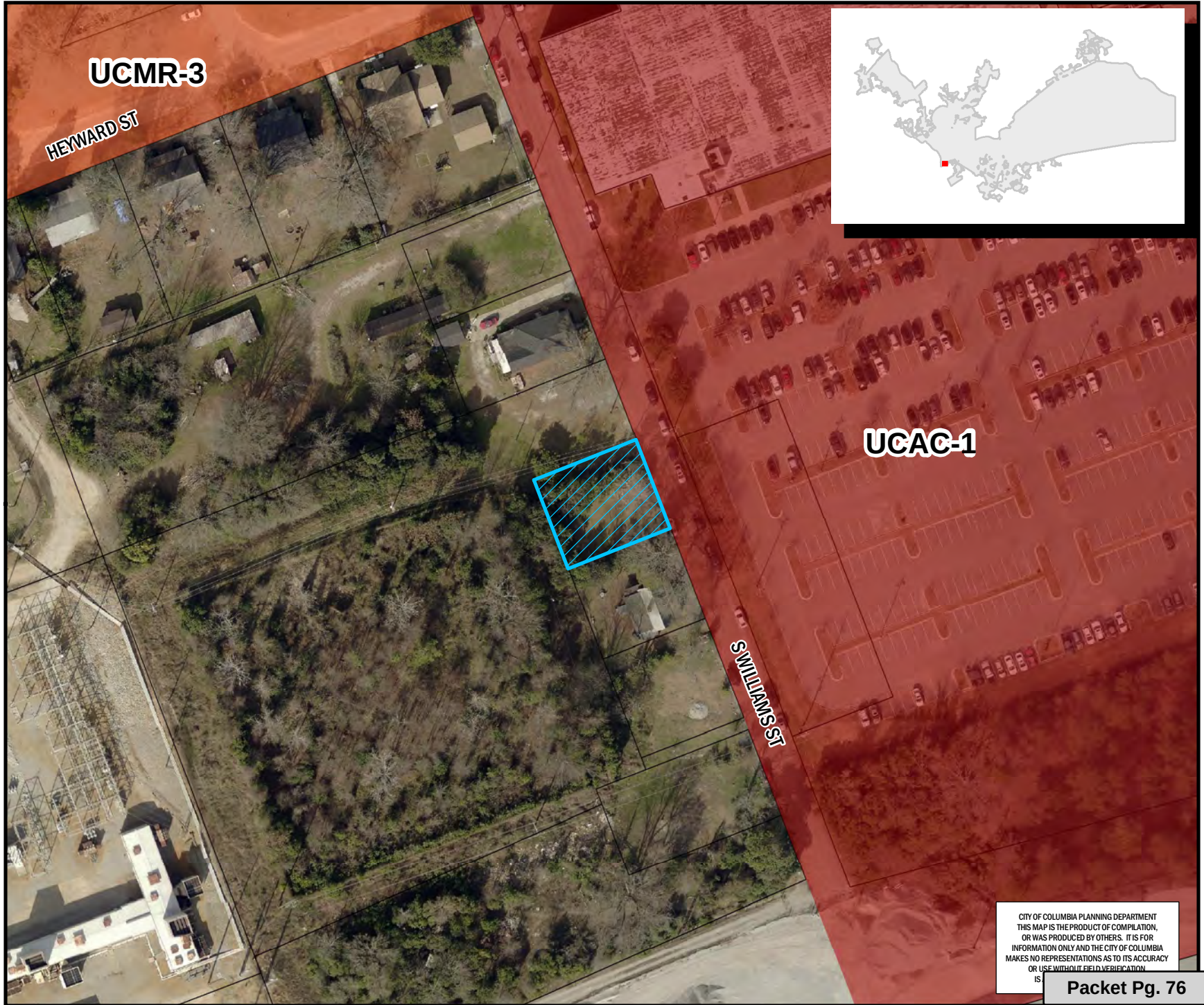
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Legend

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
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
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
SD-1 - Sports/Amusement District
SD-2 - Civic/Institutional Districts
SD-3 - Central Business District
SD-4 - Riverbanks Zoo and Garden
SD-5 - Universities/Colleges
SD-6 - Fort Jackson

0 25 50 100 Feet



ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
February 19, 2019



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Packet Pg. 76

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

Department of Planning &
Development Services

107 S. Williams Street, TMS# 0881 12.a
Current Zoning: HI, Proposed Zoning: RG-2

Legend

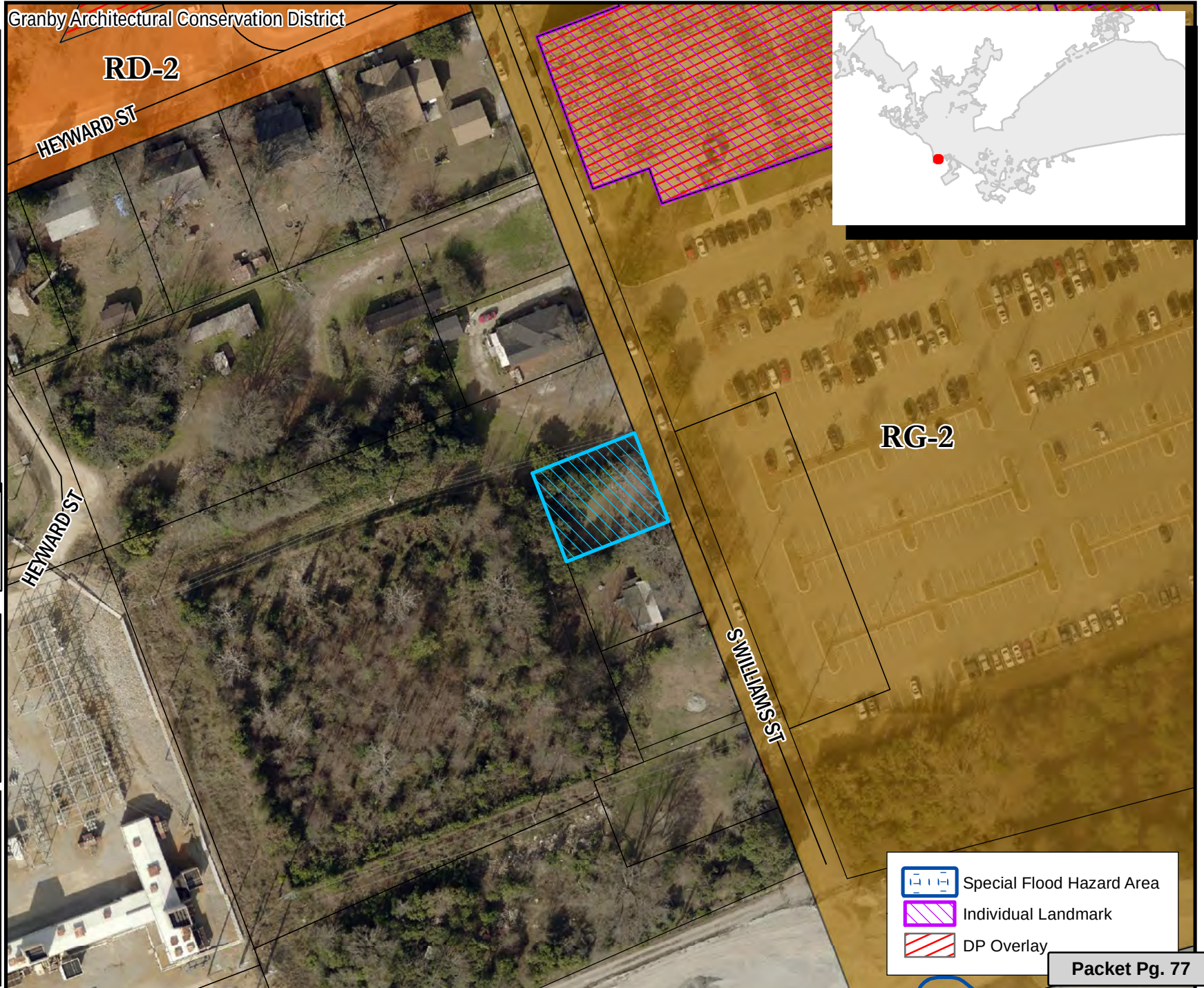
PARCELS

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	

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ORIGINAL PREPARATION/DATE:
This map was prepared by:
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ORDINANCE NO.: 2019-030

Annexing and Incorporating 107 South Williams Street, Richland County TMS #08816-10-04 into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015

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 the City of Columbia Comprehensive Plan 2018 by Ordinance No.: 2008-085 on October 1, 2008, and amended from time to time, in accordance with South Carolina Comprehensive Planning Act of 1994 (Title 6, Chapter 29 of the SC Code) and heard public comments on this amendment; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this ____ day of _____, 2019, that the property described herein is hereby annexed to, incorporated into Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015, and becomes a part of the City of Columbia effective immediately. This property shall be zoned General Residential District (RG-2), apportioned to City Council District 2, Census Tract 28, contains 0.15 acres, and shall be assigned a land use classification of Urban Core Neighborhood Activity Center (UCAC-1).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 08816-10-04

Also included in the territory hereby annexed are all contiguous portions of all public rights of way, streets and highways.

Requested by:

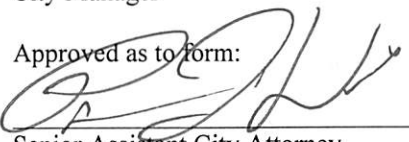
Assistant City Manager Gentry

Mayor

Approved by:

City Manager

Approved as to form:



Senior Assistant City Attorney

ATTEST:

City Clerk

Introduced:

Final Reading:

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2019-030

All that certain piece, parcel or lot of land, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing 0.15 acres, more or less, and shown and designated as block 10, lot 04 on Richland County Tax Map 08816. Said parcel having such boundaries and measurements as are shown on said tax map.

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: February 19, 2019

RE: **Property Address:** 107 South Williams Street
Richland County TMS#: 08816-10-04
Owner(s): Vulcan Lands, Inc.
Current Use: Vacant
Proposed Use: Residential
Current County Land Use: Mixed Residential (High Density)
Proposed City Land Use: Urban Core Neighborhood Activity Center (UCAC-1)
Current County Zoning: Heavy Industrial (HI)
Proposed City Zoning: General Residential (RG-2)
Reason for Annexation: Municipal Services; Donut Hole
City Council District: 2
Census Tract: 28

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 1, 2019** Planning Commission's 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.

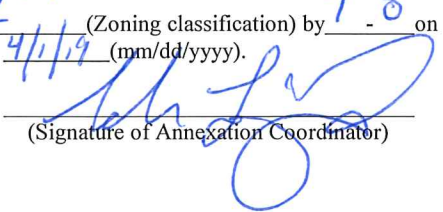
/atl

Attachments

cc:	Clint Shealy, Assistant City Manager Jeff Palen, Assistant City Manager/CFO Aubrey Jenkins, Fire Chief Joseph Jacob, Director, Utility Operations Robert Anderson, Public Works Director Krista Hampton, Planning & Development Services Lakesha Shannon, Business License Administrator Greg Williams, Deputy Business License Administrator Angela Adams, Customer Care Administrator Jerry Thompson, Building Official Michelle Brazell, Engineering Denny Daniels, Engineering Carolyn Wilson, Police Planning & Research Alfreda Tindal, Richland Co. 911 Addressing Coordinator	Missy Gentry, Assistant City Manager Teresa Knox, City Attorney William Holbrook, Police Chief Dana Higgins, Director, Engineering 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 John Fellows, Planning Administrator Tori Salvant, Dev. Center Administrator
-----	--	---

Planning Commission Land Use Recommendation: UCAC-1 (Land Use classification) by 7-0 on 4/1/19 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: RG-2 (Zoning classification) by 7-0 on 4/1/19 (mm/dd/yyyy).


 (Signature of Annexation Coordinator)



Future Land Use Map

Department of Planning & Development Services

107 S. Williams Street, TMS# 08816-10-04;
Current FLU: Mixed Residential (High Density), Proposed FLU: UCAC-1

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
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- UEAC-3 - Urban Edge Regional Activity Center
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- TU - Transportation & Utilities
- SD1 - Sports/Amusement District
- SD2 - Civic/Institutional Districts
- SD3 - Central Business District
- SD4 - Riverbank's Zoo and Garden
- SD5 - Universities/Colleges
- SD6 - Fort Jackson

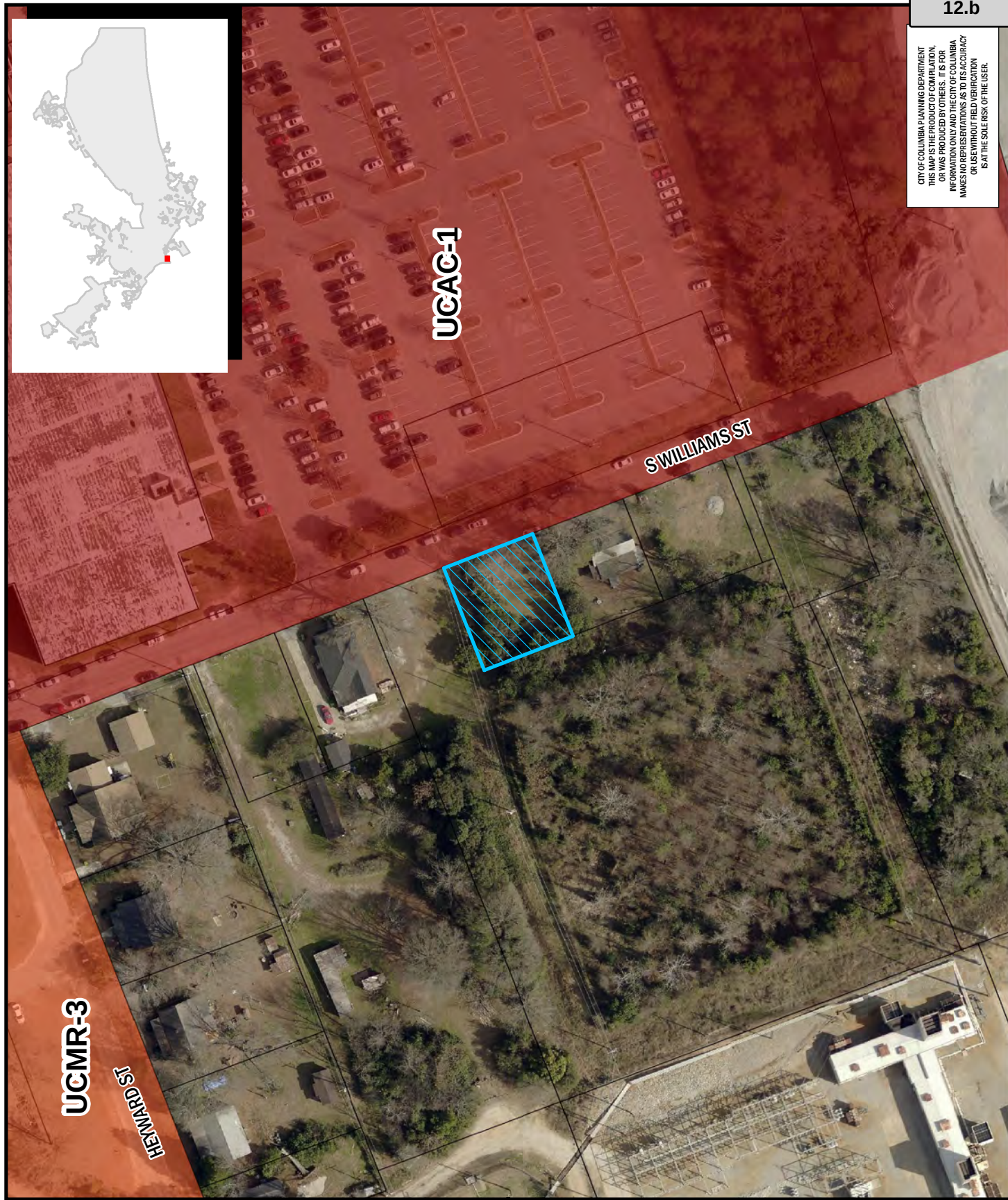


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February 19, 2019



Packet Pg. 82



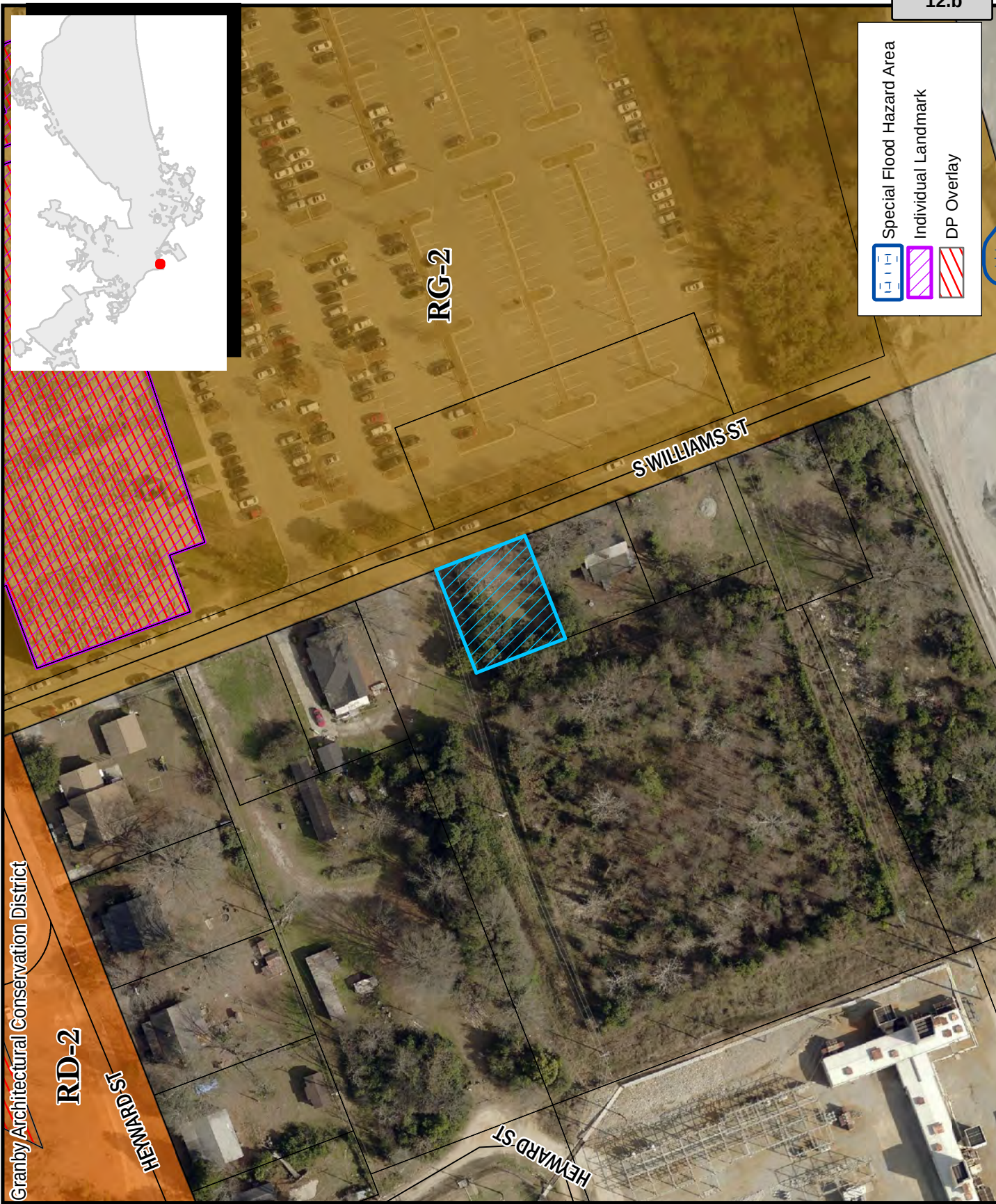
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12.b

Zoning Map

Department of Planning & Development Services

107 S. Williams Street, TMS# 08816-10-04;
Current Zoning: HI, Proposed Zoning: RG-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 20 40 80 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
February 19, 2019

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Packet Pg. 83

We Are Columbia

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

The undersigned, being the owner(s) of the property described below hereby petition(s) the Mayor and City Council for annexation to the City of Columbia, South Carolina pursuant to S.C. Code Ann. Section 5-3-150, 1976, as amended.

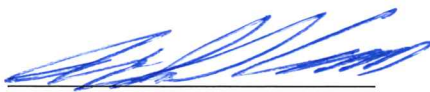
Property Description: All that certain piece, parcel or lot of land, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing 0.15 acres, more or less, and shown and designated as block 10, lot 04 on Richland County Tax Map 08816. Said parcel having such boundaries and measurements as are shown on said tax map.

Richland County TMS: 08816-10-04

Property Address: 107 South Williams Street

Vulcan Lands, Inc.

BY:


 (Signature)

Date:

2/12/19

Richard Cannon
 (Print or Type Name)

ITS:

Vice President Bruce
 (Print or Type Title)

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

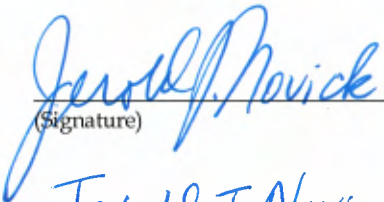
The undersigned, being the owner(s) of the property described below hereby petition(s) the Mayor and City Council for annexation to the City of Columbia, South Carolina pursuant to S.C. Code Ann. Section 5-3-150, 1976, as amended.

Property Description: All that certain piece, parcel or lot of land, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing 0.15 acres, more or less, and shown and designated as block 10, lot 04 on Richland County Tax Map 08816. Said parcel having such boundaries and measurements as are shown on said tax map.

Richland County TMS: 08816-10-04

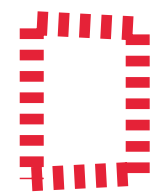
Property Address: 107 South Williams Street

135 Williams Street, LLC

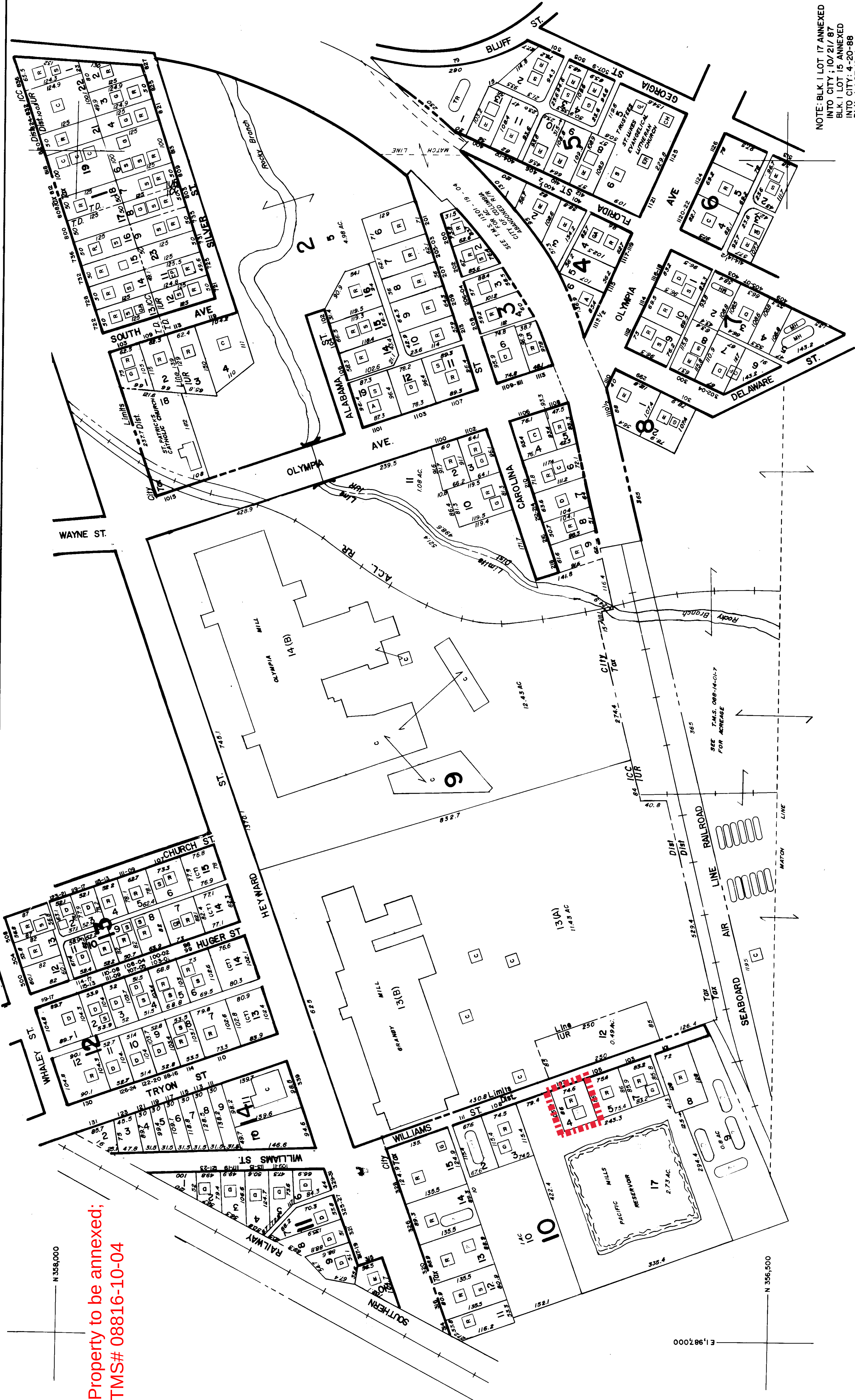
BY: 
 (Signature)
Jerald J. Novick
 (Print or Type Name)

Date: 5/17/19

ITS: Manager
 (Print or Type Title)



= Property to be annexed;
TMS# 08816-10-04



NOTE: BLK. 1 LOT 17 ANNEXED
INTO CITY; 10/21/87
BLK. 1 LOT 15 ANNEXED
INTO CITY; 4-20-88
BLK. 1 LOT 16 ANNEXED INTO
CITY; 1/22/92.
BLK. 1 LOT 14 ANNEXED INTO
CITY; 8-17-94.
BLK. 9 LOT 1 ANNEXED INTO
CITY; 5-19-04
BLK. 2 LOT 2 ANNEXED INTO
CITY; 8-24-05
BLK. 1 LOT 8 ANNEXED INTO
CITY; 4-15-06

E 1,990,000

E 1,987,000

N 356,500

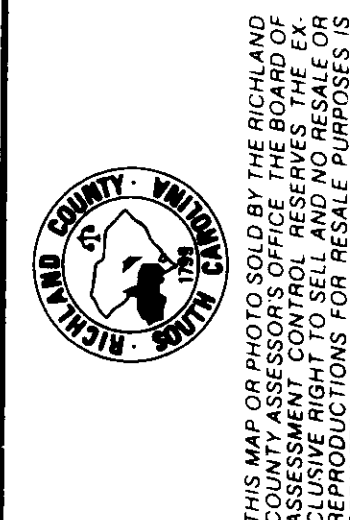
N 356,000

REVISIONS		DATE FIELD CHECKED		DATE LAST REVISED	
Prepared by KUGERA ASSOCIATES Photogrammetric Consultants Member, OSHA	PROPERTY LINE RIGHT OF WAY CITY LIMITS RAILROAD PUBLIC ROAD AND BLOCK DIVIDER	12/83	12/83	12/04	12/04
		12/85	12/85	12/05	12/05
		12/86	12/86	12/06	12/06
		12/87	12/87	12/07	12/07
		12/88	12/88	12/08	12/08

LEGEND		BLOCK NO	
	DENOTES BUILDING USE R - RESIDENTIAL C - COMMERCIAL ETC. DENOTES SEPARATE OWNER FROM BUILDING		50

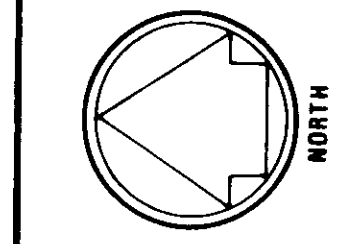
BLOCK NO		LOT NO	
50	150.5	150.5	1204

PROPERTY TAX MAP
RICHLAND COUNTY
SOUTH CAROLINA



MAP KEY		113 - 01	
089-09	089-13	113 - 01	112 - 03

GRAPHIC SCALE
0 100 200 300
1" = 100'
LOCATION AND DIMENSIONS
OF BUILDINGS MAY NOT
BE DRAWN TO SCALE



GRANBY SQUARE VILLAGE
PROPERTY MAP
SHEET NO.
08816
SCHOOL DISTRICT
ICC, IUR



We Are Columbia

MEETING DATE: June 4, 2019

DEPARTMENT: Planning and Development Services

FROM: *Krista Hampton, Director*

SUBJECT: ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT - 88 Hillmark Drive; TMS# 07216-04-03

PURPOSE: Ordinance No.: 2019-028 Annexing and Incorporating 88 Hillmark Drive, Richland County TMS #07216-04-02 into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015

Council District: 2

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-1). The property is currently classified as Mixed Use (High Density) and zoned Single Family Residential-Low Density (RS-LD) by Richland County.

Applicant: Majed Salaymeh

Staff Recommendation: Approval

PC Recommendation: 4/01/2019; Approval (7-0)

First reading approval was given on May 21, 2019.

FUNDING SOURCE & ORIGINAL BUDGET:

ATTACHMENTS:

- **#a:** ANNEX-2019-0004-Hillmark88-council (PDF)
- **#b:** 2019-028 annex-incorporate 88 Hillmark (PDF)

HISTORY:

05/21/19

Columbia City Council

APPROVED ON FIRST READING.

Updated: 5/22/2019 11:50 AM

Page 1

Packet Pg. 87



CITY COUNCIL

May 21, 2019 at 6:00pm

City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY 88 Hillmark Drive; TMS# 07216-04-03

Council District:	2
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-1). The property is currently classified as Mixed Use (High Density) and zoned Single Family Residential-Low Density (RS-LD) by Richland County.
Applicant:	Majed Salaymeh
Staff Recommendation:	Approval
PC Recommendation:	04/01/2019; Approval (7-0)
ZPH, 1 st Reading:	05/21/2019; Pending
2 nd Reading:	06/04/2019; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 0.46 acres
Current Use: Residential
Proposed Use: Residential
Reason for Annexation: Municipal Services
Urban Service Area: Donut Hole
Current Richland County Land Use: Mixed Residential (High Density)
Proposed Land Use Classification: Urban Edge Residential Large Lot (UER-2)
Current Richland County Zoning: Single Family Residential-Low Density (RS-LD)
Proposed Zoning: Single Family Residential District (RS-1)
Census Tract: 104.03

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 may result in an increased number of calls for services and will cost the CPD approximately **\$250** annually to provide service for this single family residence based upon current calls for service in nearby residential areas within the City of Columbia.

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 **annual cost to provide solid waste service to this single family residence is approximately \$187/year.**

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

Water and sewer service rates are **reduced by approximately 40%** for in-city customers compared to out-of-city customers.

Planning & Development Services

We recommend annexation of this property. This property is an existing single family residence and is within a “Donut Hole” as designated in the Urban Service Area plan. Based upon the current value of this property, **the annual real estate tax revenue generated will be approximately \$250.**

* Estimated City Tax Revenue is based on 2018 millage for real property and calculated as: (((Tax Value*Tax Rate)*City Millage Rate (.0981))-(Tax Value*Local Option Sales Tax Rebate (.002142))).

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject parcel is in a “Donut Hole” 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 are unincorporated areas that are completely surrounded by the City of Columbia and/or another municipality. These areas pose a number of challenges to the City that can be addressed through annexation. They can often cause inefficiencies in the delivery of services due to confusion about jurisdiction. Also, 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 and the costs to taxpayers are germane to City and County property both, which results in a greater impact to City residents since they pay City and County taxes.

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

The subject property is currently designated Mixed Use (High Density) by Richland County. The proposed future land use classification for the subject property is Urban Edge Residential Large Lot (UER-2) in The Columbia Plan 2018 Future Land Use Map.

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 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
- Multi-family Small
- Small Format Business/Employment (excl.Flex)
- Small Format Civic/Institutional
- Cemeteries & Mausoleums

Existing Neighborhood, Small Area, Community, and/or Corridor Plans

The subject property is within the study area of the Broad River Road Corridor and Community Master Plan, which was adopted by Richland County Council in December 2010. The subject property falls within the Dutch Square/Lower Broad West Sub-Area and the Greystone Boulevard Neighborhood Sub-Area as delineated by the Plan. The Plan as a whole recommends a transit-oriented development approach for the study area, noting areas for potential redevelopment and catalyst projects. The property is assigned a land use character district of Suburban Residential District by the Plan. The Plan indicates that the Sub-Urban/Rural Residential District is characterized by a “stable single family neighborhoods in the vicinity of the corridor” (pg. 35). The Plan envisions that “these areas within the district will undergo little change as it relates to land use composition in the short term. Over time, new development in the neighborhood should be primarily residential with an emphasis on single family development” (pg. 35). The subject property is not located within any catalyst project areas as designated by the plan.

PROPOSED ZONING DISTRICT SUMMARY

The parcel is currently zoned RS-LD by Richland County. 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 that City Council annex the subject property and assign land use classification of Urban Edge Residential Large Lot (UER-2) at the time of annexation.

Staff recommends that City Council assign zoning of Single Family Residential District (RS-1) at the time of annexation.



Future Land Use Map

88 Hillmark Drive, TMS# 07216-04-03;

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

13.a

Department of Planning & Development Services

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
- 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
- UEAC-1 - Urban Edge Community Activity Center
- UCAC-3 - Urban Core Regional 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
- SD-1 - Sports/Amusement District
- SD-2 - Civic/Institutional Districts
- SD-3 - Central Business District
- SD-4 - Riverbanks Zoo and Garden
- SD-5 - Universities/Colleges
- SD-6 - Fort Jackson



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Feet

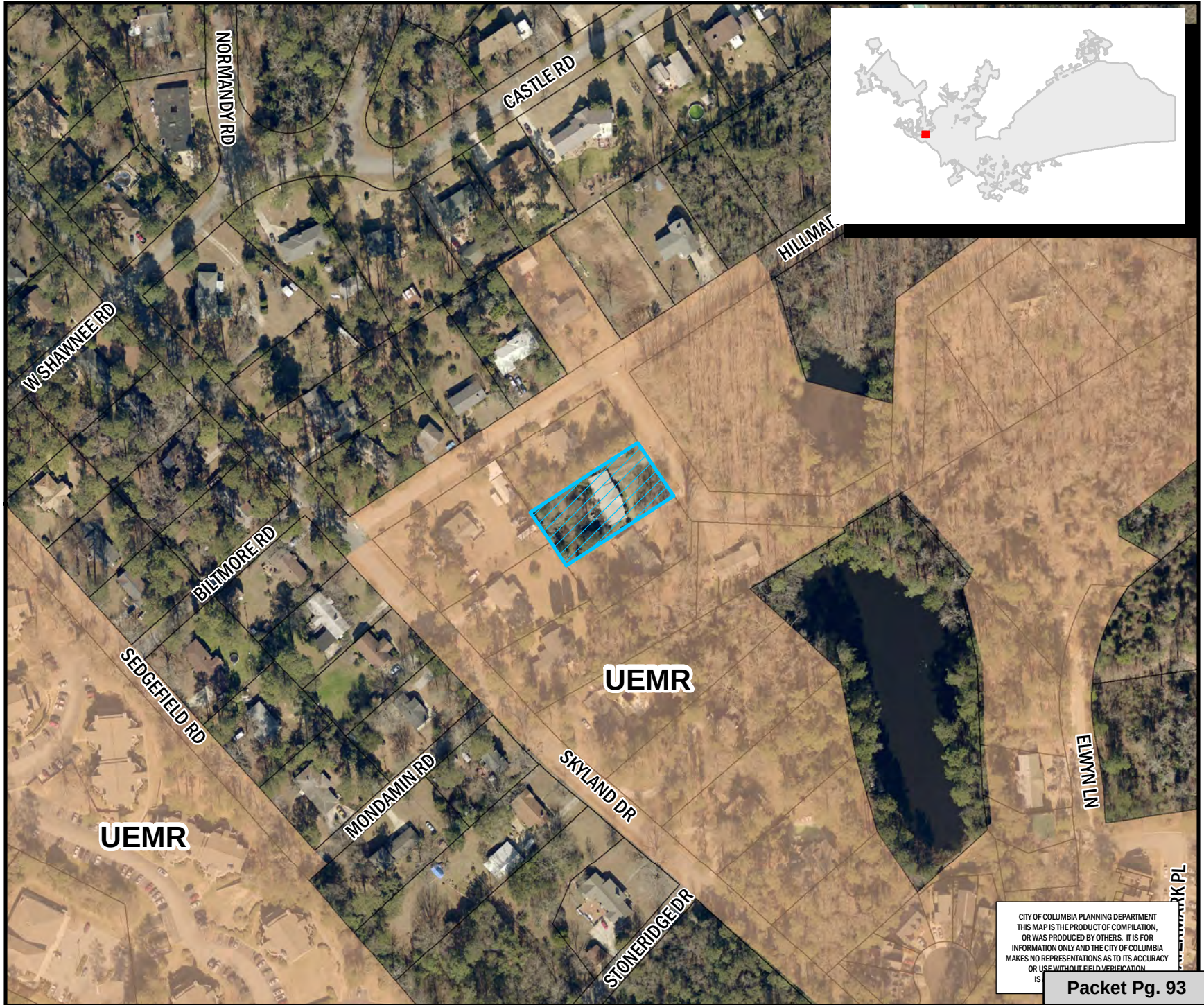
ORIGINAL PREPARATION/DATE:

This map was prepared by:

Shane Shaughnessy
March 8, 2019



We Are Columbia



CITY OF COLUMBIA PLANNING DEPARTMENT
THIS MAP IS THE PRODUCT OF COMPILATION,
OR WAS PRODUCED BY OTHERS. IT IS FOR
INFORMATION ONLY AND THE CITY OF COLUMBIA
MAKES NO REPRESENTATIONS AS TO ITS ACCURACY
OR USE WITHOUT FIELD VERIFICATION
IS

Packet Pg. 93

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

Department of Planning &
Development Services

88 Hillmark Drive, TMS# 07216-04-03;
Current Rich. Co. Zoning: RS-LD, Proposed Zoning: RS-1

13.a

Legend

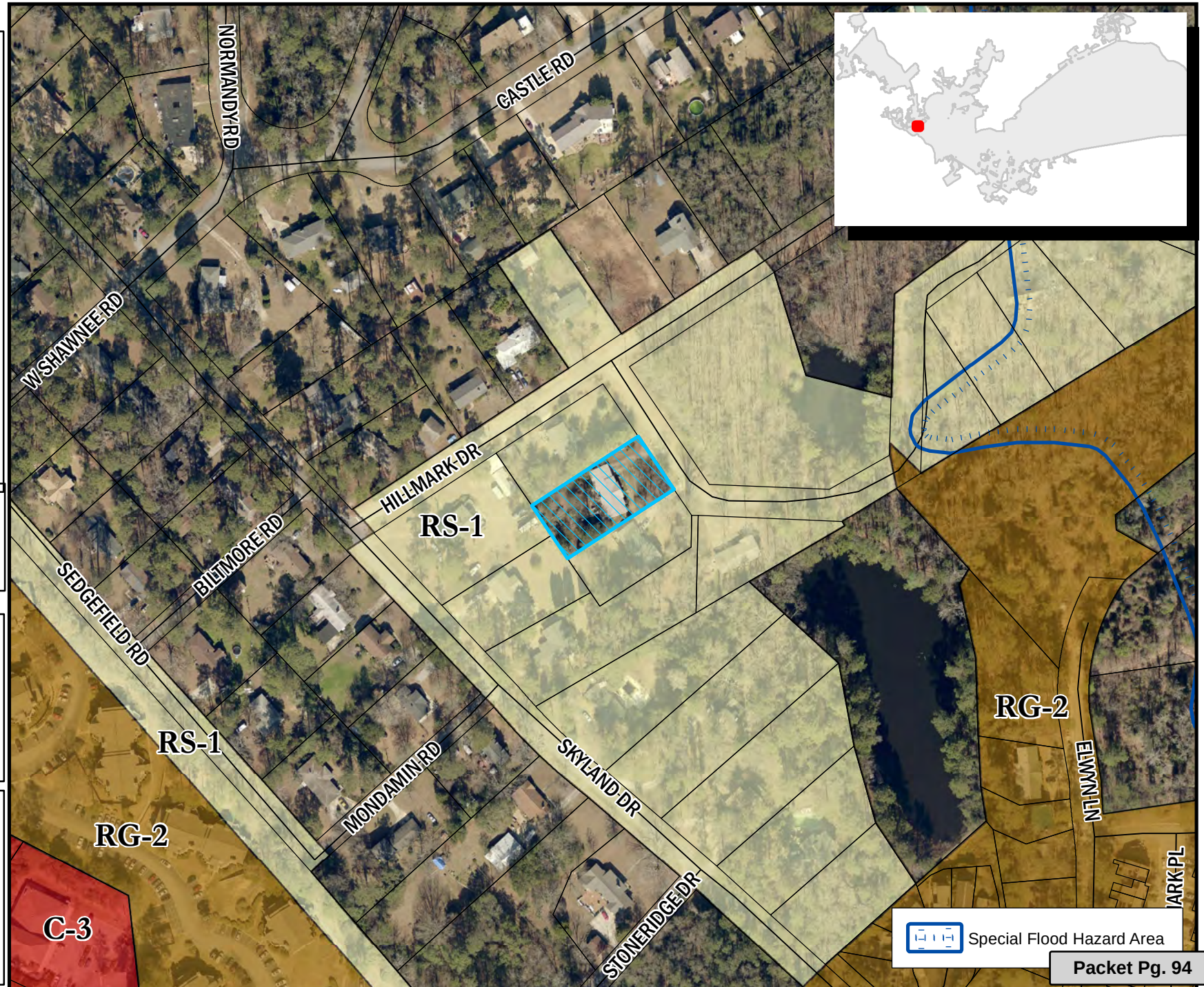
PARCELS

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

0 50 100 200 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
March 8, 2019

DISCLAIMER:
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 Special Flood Hazard Area

Packet Pg. 94

ORDINANCE NO.: 2019-028

Annexing and Incorporating 88 Hillmark Drive, Richland County TMS #07216-04-03 into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015

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 the City of Columbia Comprehensive Plan 2018 by Ordinance No.: 2008-085 on October 1, 2008, and amended from time to time, in accordance with South Carolina Comprehensive Planning Act of 1994 (Title 6, Chapter 29 of the SC Code) and heard public comments on this amendment; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this ____ day of _____, 2019, that the property described herein is hereby annexed to, incorporated into Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015, and becomes a part of the City of Columbia effective immediately. This property shall be zoned Single Family Residential District (RS-1), apportioned to City Council District 2, Census Tract 104.03, contains 0.46 acres, and shall be assigned a land use classification of Urban Edge Residential Large Lot (UER-2).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 07216-04-03

Also included in the territory hereby annexed are all contiguous portions of all public rights of way, streets and highways.

Requested by:

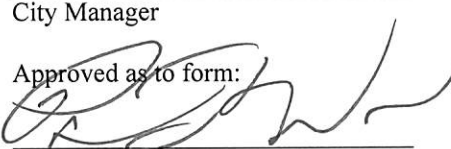
Assistant City Manager Gentry

Mayor

Approved by:

City Manager

Approved as to form:



Senior Assistant City Attorney

ATTEST:

City Clerk

Introduced:

Final Reading:

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2019-028

All that certain piece, parcel or lot of land with the improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina shown and delineated as Lot 22 on a plat prepared for T.K Swygert by Richard M. Lee, dated June 1, 1957, recorded in the Office of the RMC for Richland County in Plat Book 10, page 9; said lot being parallelogram in shape, fronting on Hillmark Drive for a distance of 100 feet; and running back therefrom in parallel lines for a distance Two Hundred (200') feet; all as is more particularly shown on said plat; on the East by Hillmark Drive as shown on said plat; on the South by Lot 21 as shown on said plat; and on the West by portions of Lots 24 and 25 as shown on said plat.

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: March 13, 2019

RE: **Property Address:** 88 Hillmark Drive
Richland County TMS#: 07216-04-03
Owner(s): Majed Salaymeh
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: Single Family Residential – Low Density (RS-LD)
Proposed City Zoning: Single Family Residential (RS-1)
Reason for Annexation: Municipal Services; Donut Hole
City Council District: 2
Census Tract: 104.03

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 1, 2019** Planning Commission's 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.

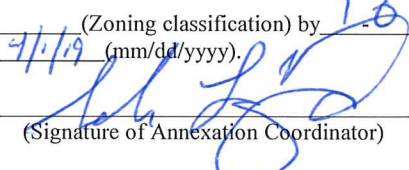
/atl

Attachments

cc:	Clint Shealy, Assistant City Manager Jeff Palen, Assistant City Manager/CFO Aubrey Jenkins, Fire Chief Joseph Jaco, Director, Utility Operations Robert Anderson, Public Works Director Krista Hampton, Planning & Development Services Lakesha Shannon, Business License Administrator Greg Williams, Deputy Business License Administrator Angela Adams, Customer Care Administrator Jerry Thompson, Building Official Michelle Brazell, Engineering Denny Daniels, Engineering Carolyn Wilson, Police Planning & Research Alfreda Tindal, Richland Co. 911 Addressing Coordinator	Missy Gentry, Assistant City Manager Teresa Knox, City Attorney William Holbrook, Police Chief Dana Higgins, Director, Engineering 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 John Fellows, Planning Administrator Tori Salvant, Dev. Center Administrator
-----	---	---

Planning Commission Land Use Recommendation: UER-2 (Land Use classification) by 7.0 on 4/1/19 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: RS-1 (Zoning classification) by 7.0 on 4/1/19 (mm/dd/yyyy).


 (Signature of Annexation Coordinator)



Future Land Use Map

88 Hillmark Drive, TMS# 07216-04-03;

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

Department of Planning & Development Services

Legend
CITY LIMITS
PARCELS

- UOIR-1 - Urban Core Mixed Residential-1
- UOIR-2 - Urban Core Mixed Residential-2
- UOIR-3 - Urban Core Mixed Residential-3
- UEMR - Urban Edge Mixed Residential
- 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-2 - Urban Edge Regional Activity Center
- AC1 - Neighborhood Activity Corridor
- AC2 - Community Activity Corridor
- AC3 - Regional Activity Corridor
- EC - Employment Campus
- IND - Industrial
- TU - Transportation & Utilities
- SD1 - Sports/Amusement District
- SD2 - Civic/Institutional Districts
- SD3 - Central Business District
- SD4 - Riverbank's Zoo and Garden
- SD5 - Universities/Colleges
- SD6 - Fort Jackson

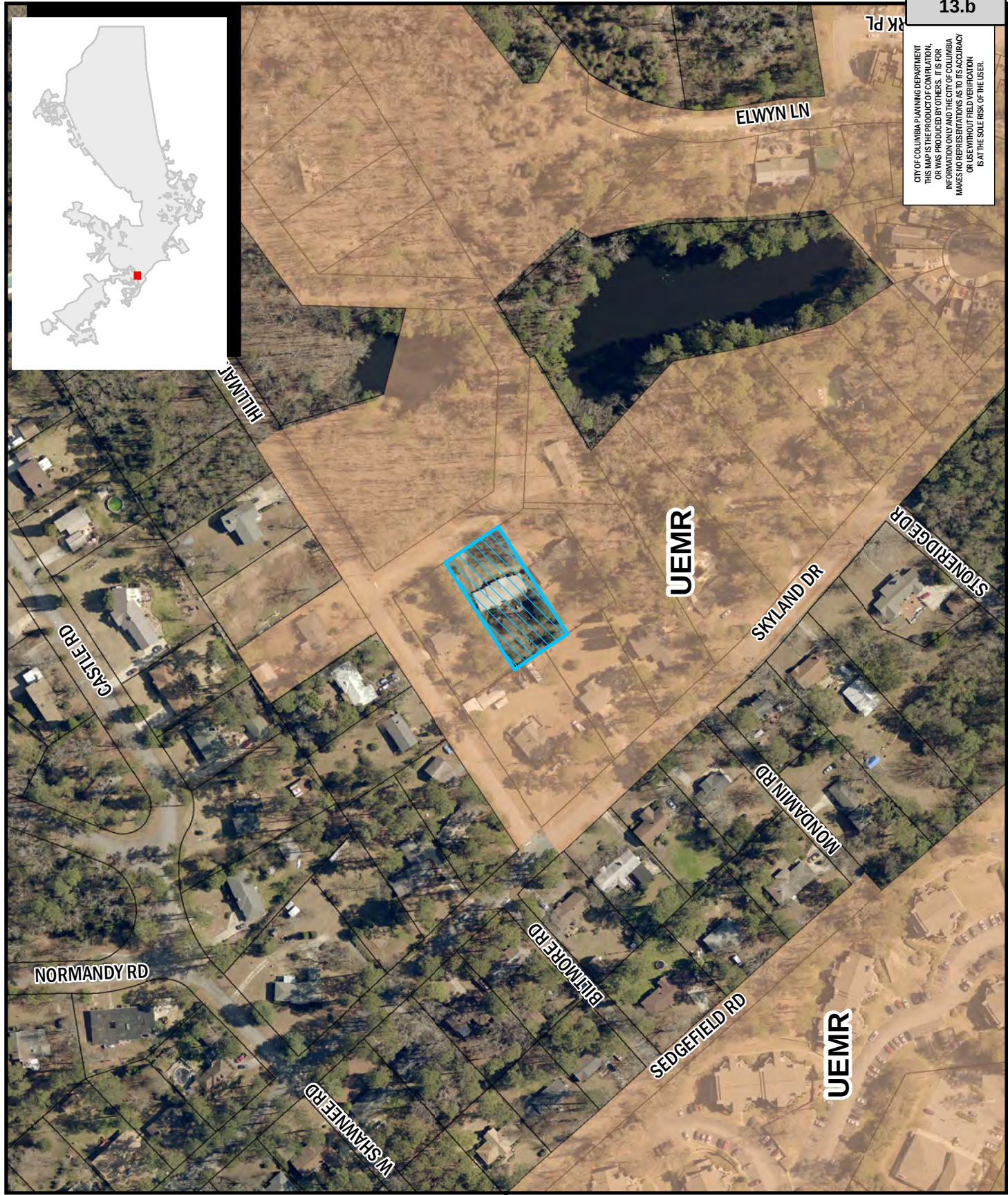


0 50 100 200 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
March 8, 2019



Packet Pg. 99

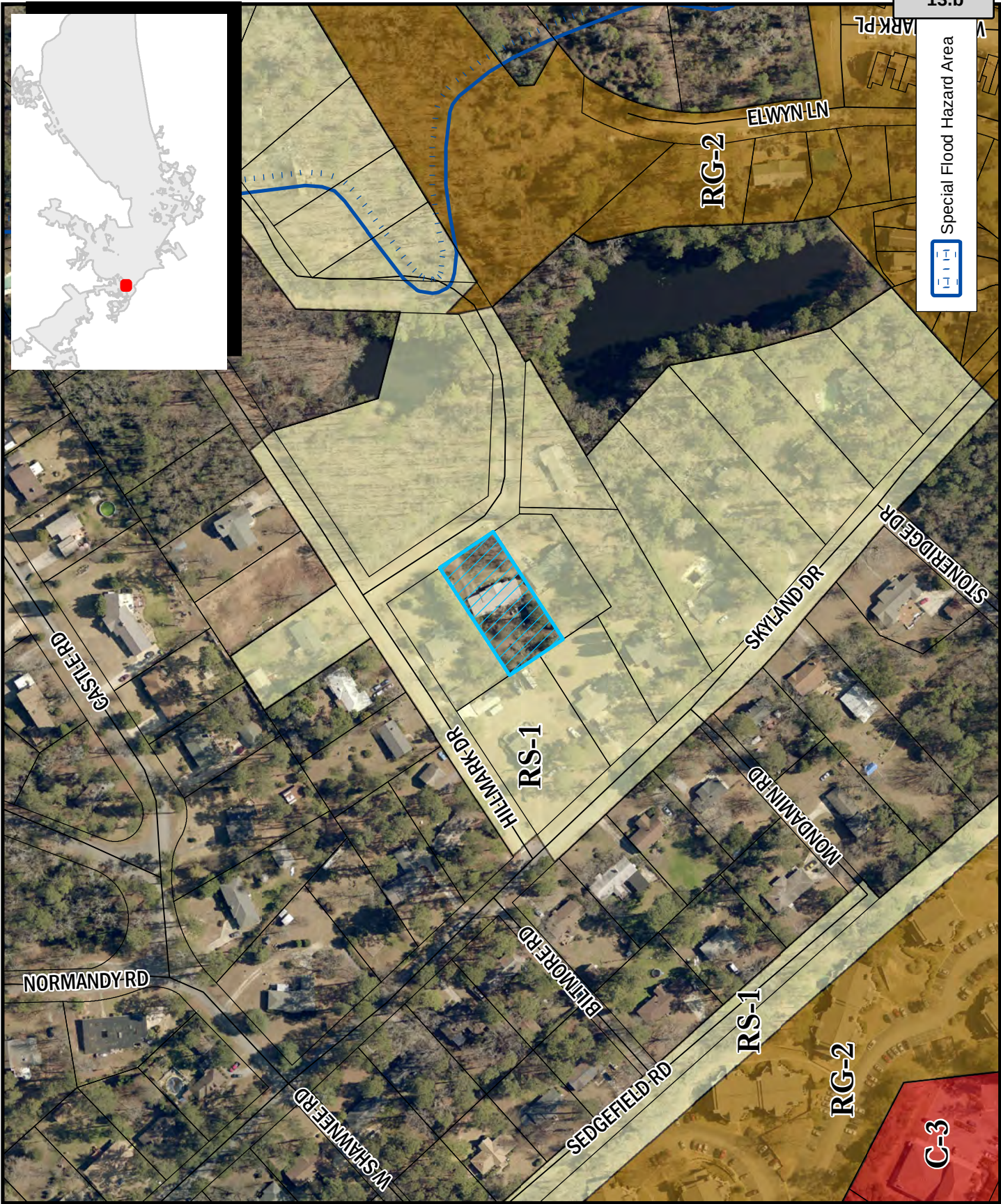


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Zoning Map

Department of Planning & Development Services

88 Hillmark Drive, TMS# 07216-04-03;
Current Rich. Co. Zoning: RS-LD, Proposed Zoning: RS-1



Legend

PARCELS

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

0 50 100 200 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
March 8, 2019

DISCLAIMER:
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Packet Pg. 100

We Are Columbia

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

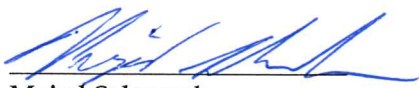
The undersigned, being the owner(s) of the property described below hereby petition(s) the Mayor and City Council for annexation to the City of Columbia, South Carolina pursuant to S.C. Code Ann. Section 5-3-150, 1976, as amended.

Property Description: All that certain piece, parcel or lot of land with the improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina shown and delineated as Lot 22 on a plat prepared for T.K Swygert by Richard M. Lee, dated June 1, 1957, recorded in the Office of the RMC for Richland County in Plat Book 10, page 9: said lot being parallelogram in shape, fronting on Hillmark Drive for a distance of 100 feet; and running back therefrom in parallel lines for a distance Two Hundred (200') feet; all as is more particularly shown on said plat; on the East by Hillmark Drive as shown on said plat; on the South by Lot 21 as shown on said plat; and on the West by portions of Lots 24 and 25 as shown on said plat.

Richland County TMS: 007216-04-03

Property Address: 88 Hillmark Drive

BY:

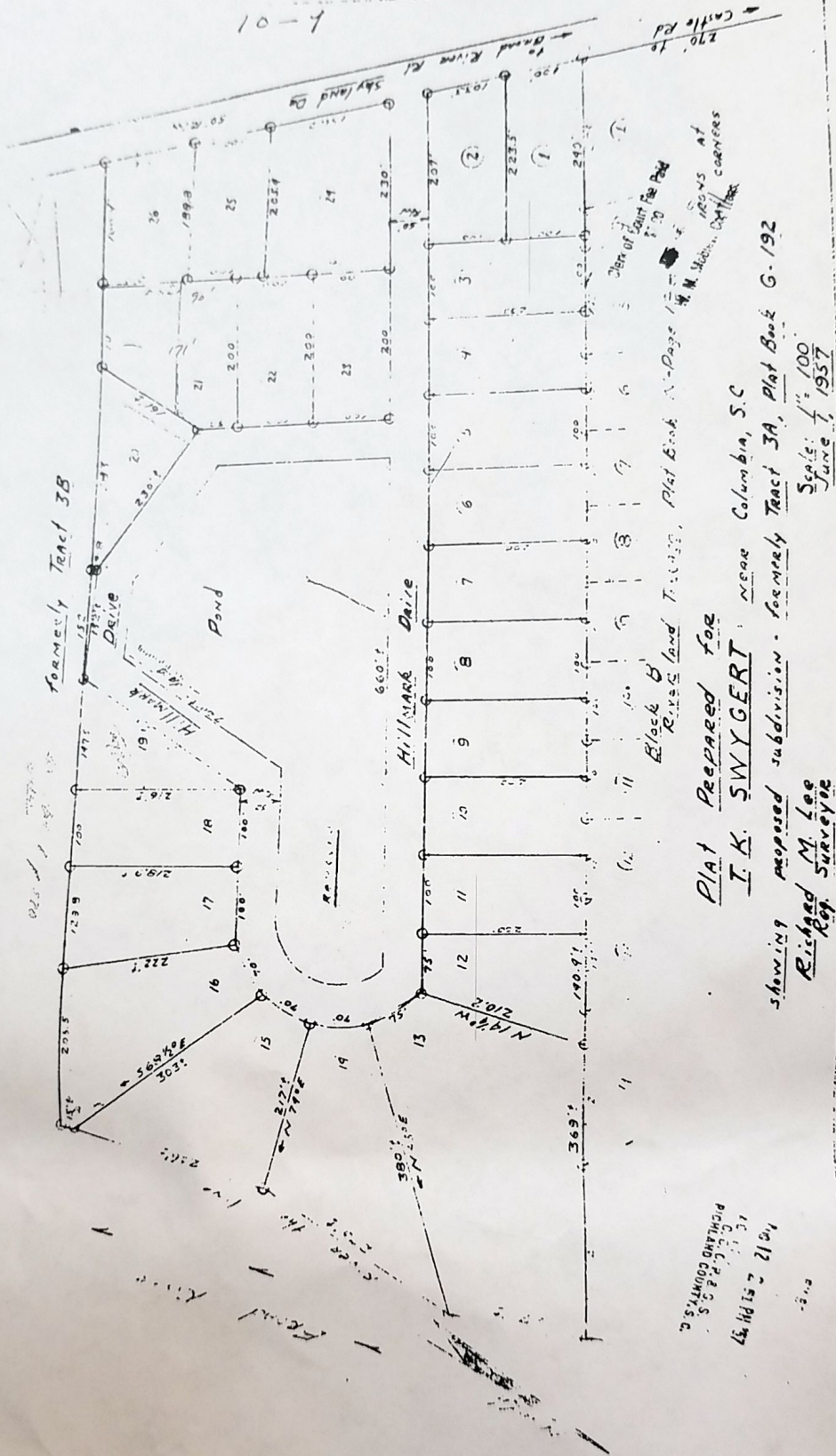

 Majed Salaymeh

Date:

3/7/19

By:

101





We Are Columbia

MEETING DATE: June 4, 2019

DEPARTMENT: Planning and Development Services

FROM: *Krista Hampton, Director*

SUBJECT: FUTURE LAND USE MAP CONFIRMATION
AMENDMENT - 120 Sparkleberry Crossing Road;
TMS#25705-07-29

PURPOSE: Ordinance No.: 2019-026 - Amending the City of Columbia
Comprehensive Plan 2018 Future Land Use Map to include
120 Sparkleberry Crossing Road; Richland County TMS#
25705-07-29; annexed by Ordinance No.: 2019-023 enacted
May 7, 2019

Council District: 4

Proposal: Request to affirm land use classification of Regional
Activity Corridor (AC-3) following the annexation of the
property. The property currently has interim classification of
Regional Activity Corridor (AC-3).

Applicant: Sparkleberry Crossing Retail, LLC

Staff Recommendation: Approval

PC Recommendation: 03/04/2019; Approval (7-0)

First reading approval was given on May 21, 2019.

**FUNDING SOURCE &
ORIGINAL BUDGET:**

ATTACHMENTS:

- **#a:** LUMAConfirm_SparkleberryCrossing-120 (PDF)
- **#b:** 2019-026 add 120 Sparkleberry Crossing to Comp Plan (PDF)

HISTORY:

05/21/19

Columbia City Council

APPROVED ON FIRST READING.



CITY COUNCIL

May 21, 2019 at 6:00pm

City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

FUTURE LAND USE MAP CONFIRMATION AMENDMENT CASE SUMMARY

120 Sparkleberry Crossing Road; TMS# 25705-07-29

Council District:	4
Proposal:	Request to affirm land use classification of Regional Activity Corridor (AC-3) following the annexation of the property. The property currently has interim classification of Regional Activity Corridor (AC-3).
Applicant:	Sparkleberry Crossing Retail, LLC.
Staff Recommendation:	Approval
PC Recommendation:	03/04/2019; Approval (7-0)
ZPH, 1 st Reading:	05/21/2019; Pending
2 nd Reading:	06/104/2019; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 1.34 acre
Current Use: Commercial (Retail Shopping Center)
Proposed Use: Commercial (Retail Shopping Center)
Reason for Annexation: Municipal Services
Urban Service Area: Primary Area
Current Interim Land Use Classification: Regional Activity Corridor (AC-3)
Proposed Land Use Classification: Regional Activity Corridor (AC-3)
Current Interim Zoning: General Commercial District (C-3)
Proposed Zoning: General Commercial District (C-3)
Census Tract: 114.14

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject parcel is in a "Primary Area" as identified in the Urban Service Area Map

Principles and Goals of the Urban Service Area

The Urban Service Area identifies those areas the City of Columbia wishes to provide with urban services. Primary emphasis will be given to annexing developed areas adjoining the City limits and "islands" of unincorporated territory surrounded by the City. Primary, secondary, and long-range annexation priorities for specific areas may be identified. Secondary areas may include higher value properties which assist the City in achieving a more balanced economic base.

Primary areas are made up of land contiguous to the City where services are available and the

infrastructure is generally good. These services include fire, police, sanitation, and utilities. Primary areas are intended to indicate that, barring unanticipated circumstances, annexation is recommended and should be actively pursued.

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

The proposed future land use classification for the subject property is Regional Activity Corridor (AC-3); the property was assigned an interim future land use classification of Regional Activity Corridor (AC-3) with annexation.

Regional Activity Corridors are a linear extension of a Regional Activity Center. They contain nearly identical building types and uses to a Regional Activity Center; the primary difference is the configuration of the lots and the lack of an internal subdivision or street network. Uses are built on frontage lots along principal arterial roadways. Their market or services radius may be up to 20 miles, and they typically consist of a variety of commercial and service uses.

Primary Types:

- Multi-family Small to Medium Mixed-use (High-rises may be appropriate in some locations)
- Small to Extra Large Business/Employment (excl. Flex)

Secondary Types:

- Small to Large Flex
- Civic/Institutional
- Multi-family Small to High-rise
- Parking Structures

Tertiary Types:

- Single-family Attached
- Cemeteries & Mausoleums
- Parking Lots

Existing Neighborhood, Small Area, Community, and/or Corridor Plans

The subject property is not located within the study area of a neighborhood, small area, community, or corridor plan adopted by the City of Columbia or Richland County.

STAFF RECOMMENDATION

Staff recommends to City Council to affirm a future land use classification of Regional Activity Corridor (AC-3) following the annexation of this property.



Future Land Use Map

120 Sparkleberry Crossing Road, TMS# 25705-07-
Current Interim FLU: AC-3, Proposed FLU: AC-3

14.a

Department of Planning &
Development Services

Legend

-  CITY LIMITS
-  PARCELS
-  UCMR-1 - Urban Core Mixed Residential-1
-  UCMR-2 - Urban Core Mixed Residential-2
-  UCMR-3 - Urban Core Mixed Residential-3
-  UEMR - Urban Edge Mixed Residential
-  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
-  UEAC-1 - Urban Edge Community Activity Center
-  UCAC-3 - Urban Core Regional 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
-  SD-1 - Sports/Amusement District
-  SD-2 - Civic/Institutional Districts
-  SD-3 - Central Business District
-  SD-4 - Riverbanks Zoo and Garden
-  SD-5 - Universities/Colleges
-  SD-6 - Fort Jackson



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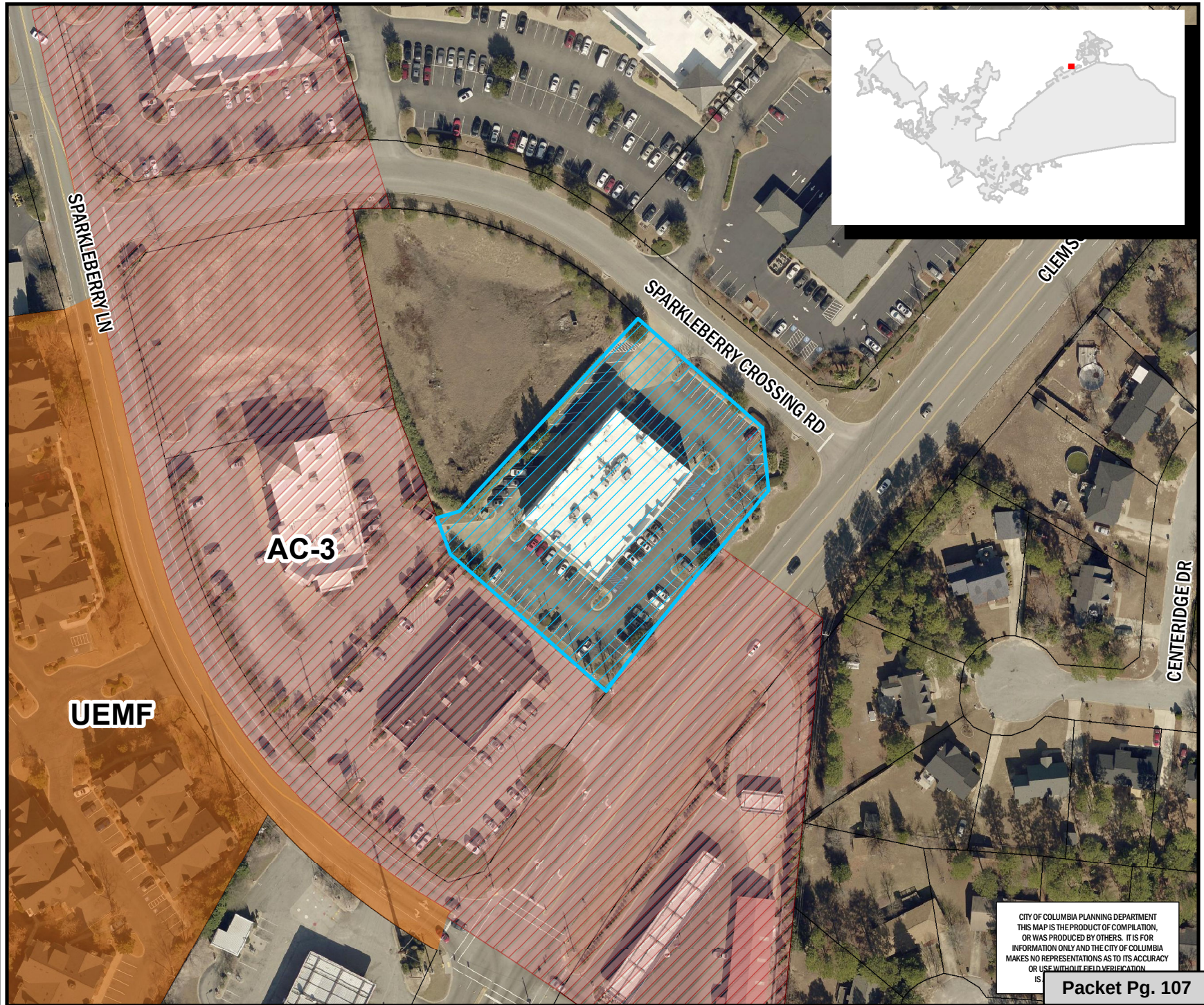
ORIGINAL PREPARATION/DATE:

This map was prepared by:

Shane Shaughnessy
February 18, 2019



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Packet Pg. 107

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

ORDINANCE NO.: 2019-026

Amending the City of Columbia Comprehensive Plan 2018 Future Land Use Map to include 120 Sparkleberry Crossing Road; Richland County TMS# 25705-07-29; annexed by Ordinance No.: 2019-023 enacted May 7, 2019

WHEREAS, the City of Columbia and community at large recognize the value of planning for future development and growth; and,

WHEREAS, City Council approved Ordinance No.: 2008-085 on October 1, 2008 adopting the City of Columbia Comprehensive Plan 2018 in accordance with the South Carolina Comprehensive Planning Act of 1994 (Title 6, Chapter 29 of the SC Code); and,

WHEREAS, City Council approved Ordinance No.: 2015-014 on February 17, 2015 amending the City of Columbia Comprehensive Plan 2018 deleting the "Existing and Future Land Use Components of the Physical Area Development Element of The Columbia Plan: 2018" and replaced it with "Plan Columbia Land Use Plan Putting the Pieces in Place", along with all the maps and policies contained therein; and,

WHEREAS, 120 Sparkleberry Crossing Road; Richland County TMS# 25705-07-29, filed for petition on January 14, 2019, and shall be assigned the designated future land use classification of Regional Activity Corridor (AC-3), and the Future Land Use 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 _____, 2019, that 120 Sparkleberry Crossing Road; Richland County TMS# 25705-07-29, annexed into the City of Columbia by Ordinance No.: 2019-023 enacted on May 7, 2019, shall be incorporated into Plan Columbia Land Use Plan Putting the Pieces in Place adopted by Ordinance No.: 2015-014 on February 17, 2015. This property shall be apportioned to City Council District 4, Census Tract 114.14, contains 1.34 acres, and shall be assigned a land use classification of Regional Activity Corridor (AC-3).

Requested by:

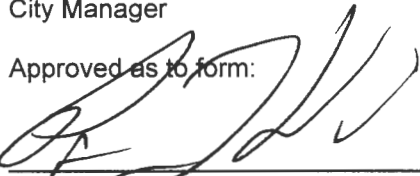
Assistant City Manager Gentry

Mayor

Approved by:

City Manager

Approved as to form:



Senior Assistant City Attorney

ATTEST:

City Clerk

Introduced:

Final Reading:



We Are Columbia

MEETING DATE: June 4, 2019

DEPARTMENT: Planning and Development Services

FROM: *Krista Hampton, Director*

SUBJECT: ZONING MAP AMENDMENT CONFIRMATION - 120 Sparkleberry Crossing Road; TMS# 25705-07-29

PURPOSE: Council District: 4

Proposal: Request to affirm zoning of General Commercial District (C-3). The property is currently classified as Mixed Use Corridor and zoned General Commercial (GC) by Richland County.

Applicant: Sparkleberry Crossing Retail, LLC.

Staff Recommendation: Approval

PC Recommendation: 03/04/2019; Approval (7-0)

First reading approval was given on May 21, 2019.

FUNDING SOURCE & ORIGINAL BUDGET:

ATTACHMENTS:

- **#a:** ZMA_Confirm-SparkleberryCrossing-120 (PDF)

HISTORY:

05/21/19

Columbia City Council

APPROVED ON FIRST READING.



CITY COUNCIL

May 21, 2019 at 6:00pm

City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

ZONING MAP AMENDMENT CONFIRMATION CASE SUMMARY 120 Sparkleberry Crossing Road; TMS# 25705-07-29

Council District:	4
Proposal:	Request to affirm zoning of General Commercial District (C-3). The property is currently classified as Mixed Use Corridor and zoned General Commercial (GC) by Richland County.
Applicant:	Sparkleberry Crossing Retail, LLC.
Staff Recommendation:	Approval
PC Recommendation:	03/04/2019; Approval (7-0)
ZPH, 1 st Reading:	05/21/2019; Pending
2 nd Reading:	06/04/2019; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 1.34 acre
Current Use: Commercial (Retail Shopping Center)
Proposed Use: Commercial (Retail Shopping Center)
Reason for Annexation: Municipal Services
Urban Service Area: Primary Area
Current Interim Land Use: Regional Activity Corridor (AC-3)
Proposed Land Use Classification: Regional Activity Corridor (AC-3)
Current Interim Zoning: General Commercial District (C-3)
Proposed Zoning: General Commercial District (C-3)
Census Tract: 114.14

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject parcel is in a "Primary Area" as identified in the Urban Service Area Map

Principles and Goals of the Urban Service Area

The Urban Service Area identifies those areas the City of Columbia wishes to provide with urban services. Primary emphasis will be given to annexing developed areas adjoining the City limits and "islands" of unincorporated territory surrounded by the City. Primary, secondary, and long-range annexation priorities for specific areas may be identified. Secondary areas may include higher value properties which assist the City in achieving a more balanced economic base.

Primary areas are made up of land contiguous to the City where services are available and the infrastructure is generally good. These services include fire, police, sanitation, and utilities. Primary areas are intended to indicate that, barring unanticipated circumstances, annexation is recommended.

and should be actively pursued.

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

The proposed future land use classification for the subject property is Regional Activity Corridor (AC-3); the property was assigned an interim land use of Regional Activity Corridor (AC-3) with annexation.

Regional Activity Corridors are a linear extension of a Regional Activity Center. They contain nearly identical building types and uses to a Regional Activity Center; the primary difference is the configuration of the lots and the lack of an internal subdivision or street network. Uses are built on frontage lots along principal arterial roadways. Their market or services radius may be up to 20 miles, and they typically consist of a variety of commercial and service uses.

Primary Types:

- Multi-family Small to Medium Mixed-use (High-rises may be appropriate in some locations)
- Small to Extra Large Business/Employment (excl. Flex)

Secondary Types:

- Small to Large Flex
- Civic/Institutional
- Multi-family Small to High-rise
- Parking Structures

Tertiary Types:

- Single-family Attached
- Cemeteries & Mausoleums
- Parking Lots

Existing Neighborhood, Small Area, Community, and/or Corridor Plans

The subject property is not located within the study area of a neighborhood, small area, community, or corridor plan adopted by the City of Columbia or Richland County.

PROPOSED ZONING DISTRICT SUMMARY

The parcel is currently zoned General Commercial (GC) by Richland County. Surrounding parcels within the City of Columbia are currently zoned General Commercial District (C-3) to the East, South and West. Surrounding parcels in unincorporated Richland County are currently zoned GC to the North.

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 City Council affirm the of General Commercial District (C-3) following the annexation of the property.



Future Land Use Map

120 Sparkleberry Crossing Road, TMS# 25705-15.a
Current FLU: Mixed Use Corridor, Proposed FLU: AC-3

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
-  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
-  UEAC-1 - Urban Edge Community Activity Center
-  UCAC-3 - Urban Core Regional Activity Center
-  UEAC-2 - Urban Edge Regional Activity Center
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-  AC-2 - Community Activity Corridor
-  AC-3 - Regional Activity Corridor
-  EC - Employment Campus
-  IND - Industrial
-  TU - Transportation & Utilities
-  SD-1 - Sports/Amusement District
-  SD-2 - Civic/Institutional Districts
-  SD-3 - Central Business District
-  SD-4 - Riverbanks Zoo and Garden
-  SD-5 - Universities/Colleges
-  SD-6 - Fort Jackson



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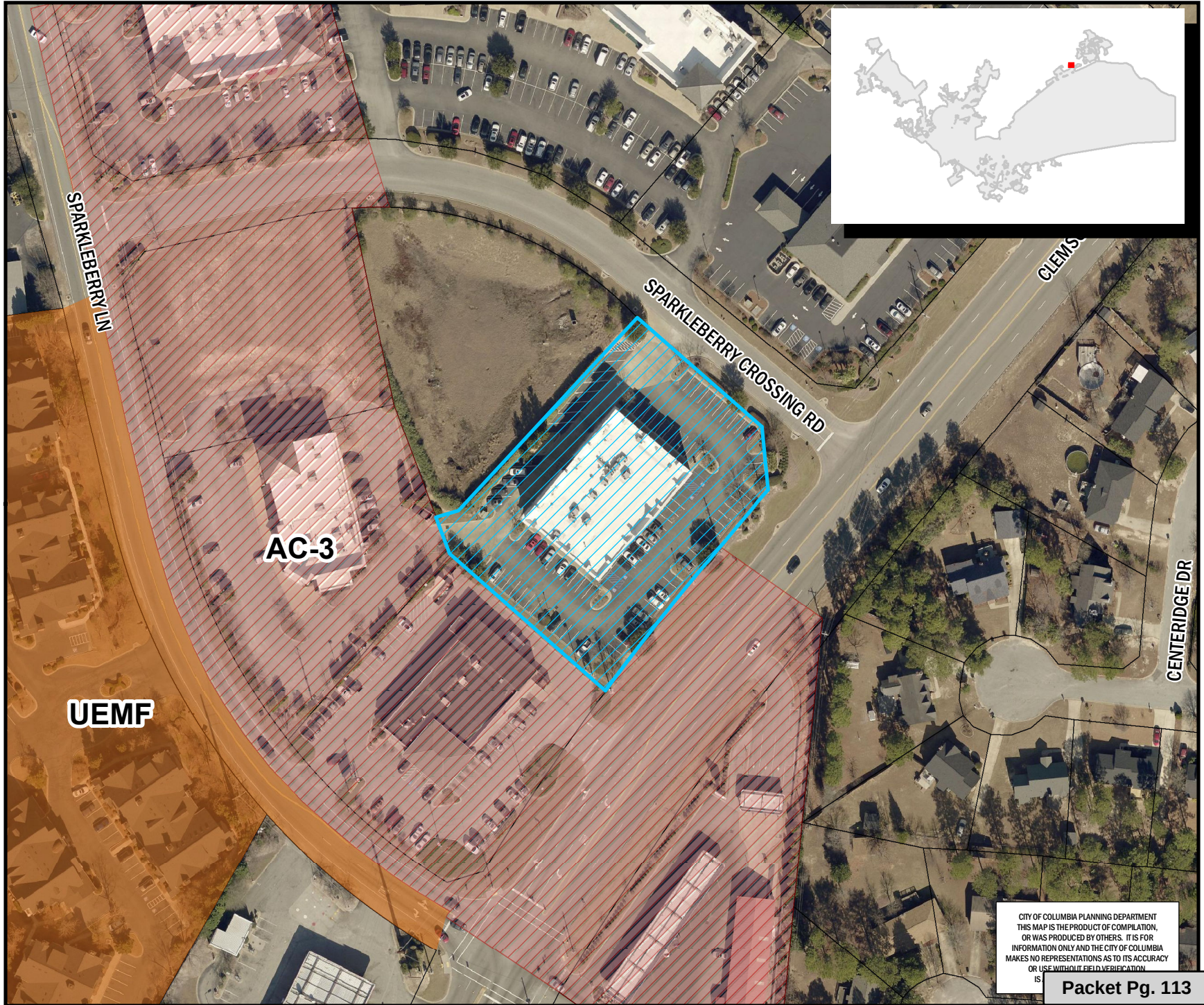
ORIGINAL PREPARATION/DATE:

This map was prepared by:

Shane Shaughnessy
February 18, 2019



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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

Department of Planning &
Development Services

120 Sparkleberry Crossing Road, TMS# 257
Current Zoning: GC, Proposed Zoning: C-3

15.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	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	



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ORIGINAL PREPARATION/DATE:
This map was prepared by:

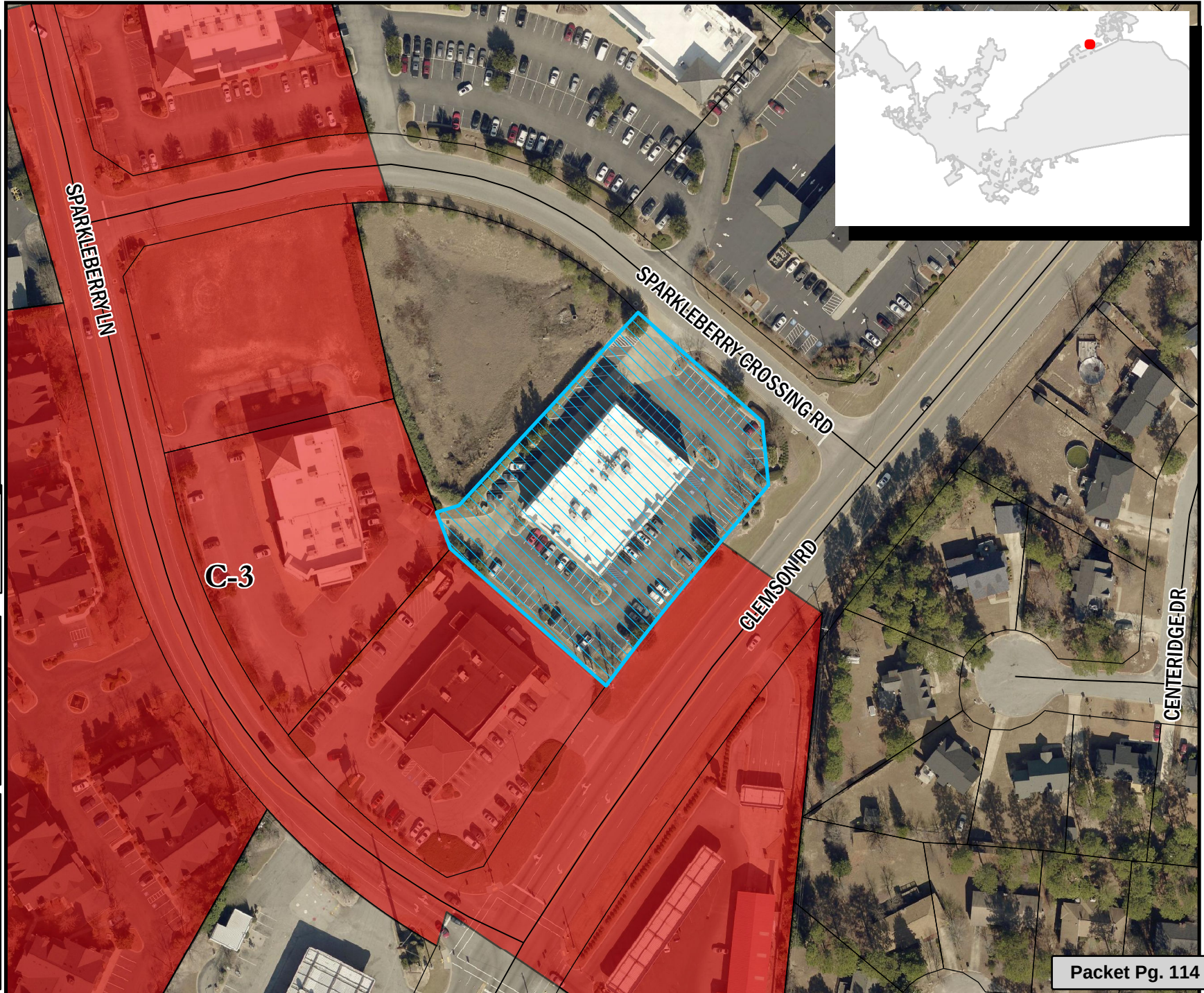
Shane Shaughnessy
February 18, 2019

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Packet Pg. 114



We Are Columbia

MEETING DATE: June 4, 2019

DEPARTMENT: Planning and Development Services

FROM: *Krista Hampton, Director*

SUBJECT: ZONING MAP AMENDMENT - 2508 Chestnut Street; TMS# 11509-02-02

PURPOSE: Council District: 2

Proposal: Request to rezone the parcel from RG-1 to C-3

Applicant: Larry D. Patterson

Staff Recommendation: Approval

PC Recommendation: 03/04/2019; Approval (7-0)

First reading approval was given on May 21, 2019.

FUNDING SOURCE & ORIGINAL BUDGET:

ATTACHMENTS:

- **#a:** ZMA_Chestnut2508 (PDF)

HISTORY:

05/21/19

Columbia City Council

APPROVED ON FIRST READING.



CITY COUNCIL

May 21, 2019 at 6:00pm

City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

Zoning Map Amendment Case Summary 2508 Chestnut Street; TMS# 11509-02-02

Council District:	2
Proposal:	Request to rezone the parcel from RG-1 to C-3
Applicant:	Larry D. Patterson
Staff Recommendation:	Approval
PC Recommendation:	03/04/2019; Approval (7-0)
ZPH, 1 st Reading:	05/21/2019; Pending
2 nd Reading:	06/04/2019; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: Approx. 0.21

Current Use: Vacant

Proposed Use: Commercial

Land Use Classification: Urban Core Community Activity Center (UCAC-2)

Current Zoning: General Residential District (RG-1)

Proposed Zoning: General Commercial District (C-3)

Census Tract: 11

PLANS, POLICIES, AND LAND USE

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

The subject property is currently designated Urban Core Community Activity Center (UCAC-2) in The Columbia Plan 2018 Future Land Use Map.

Urban Core Community Activity Centers are medium scale collections of primarily business uses, developed within the urban grid of Columbia's neighborhoods. They are destination locations that serve an area of about a 3-5 mile radius or drive distance. These centers often occupy several city blocks (within a neighborhood) and include several dozen businesses and multi-family or mixed-use buildings. The destination nature of these centers means significant demand for transit facilities and parking. Their scale and architecture are larger than most surrounding single-family homes. They may be found as nodes in Urban Core Mixed Residential neighborhoods, or in lower intensity within Urban Core Residential neighborhoods.

Primary Types

- Small and Medium Format Business / Employment (excl. Flex)

- Multi-family Small and Medium Mixed-use

Secondary Types

- Multi-family Small or Medium

Tertiary Types

- Civic/Institutional
- Single-family Attached
- Large Format Business/Employment (excl. Flex)
- Cemeteries & Mausoleums
- Parking Structures & Lots

Existing Neighborhood, Small Area, Community, and/or Corridor Plans

The subject property is located within the study area of *A Plan for the Redevelopment of East Central City* (2004), specifically within Cluster Two. The Plan's Community Analysis (Section 3A Page 9) includes the subject property within an area identified for potential revitalization, and identifies the intersection of Chestnut and Two Notch as a significant intersection and potential gateway. The Plan recommends a land use of mixed-use development (Section 4C, Page 5), and notes that the Two Notch Road corridor "should be redeveloped from a commercial strip corridor into a mixed-use and high-density residential corridor. The current condition of Two Notch Rd indicates a surplus of commercial properties leading to high vacancy rates and marginal businesses. The mixed-use elements would create destination nodes along the corridor, which could include office or retail uses... The higher density residential uses would complement the mixed-use retail elements by providing additional pedestrian traffic. The presence of a multi-family land use along Two Notch Rd will also insulate the core single-family area from the effects of traffic and create an urban streetscape appropriate for a main city street" (Section 4C Page 6). The Plan did not propose any Catalyst Projects (Section 5 Page 1) for the subject property.

PROPOSED ZONING DISTRICT SUMMARY

The subject property is currently zoned as General Residential District (RG-1). The abutting properties in the City of Columbia are zoned General Residential District (RG-1) to the North, East and South and General Commercial District (C-3).

The proposed zoning district is General Commercial District (C-3).

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.

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 to City Council to grant the rezoning of the property from RG-1 to C-3. While Staff generally does not recommend commercial encroachment into residentially zoned areas, the context of the surrounding area and consideration of the *A Plan for the Redevelopment of East Central City* (2004) has led Staff to recommend approval of the request.



Future Land Use Map

2508 Chestnut Street, TMS# 11
Current FLU: UCAC-2

16.a

Department of Planning &
Development Services

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
- UEMF - Urban Edge Multi-Family
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- UCAC-2 - Urban Core Community Activity Center
- UEAC-1 - Urban Edge Community Activity Center
- UCAC-3 - Urban Core Regional Activity Center
- UEAC-2 - Urban Edge Regional Activity Center
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- AC-2 - Community Activity Corridor
- AC-3 - Regional Activity Corridor
- EC - Employment Campus
- IND - Industrial
- TU - Transportation & Utilities
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- SD-6 - Fort Jackson



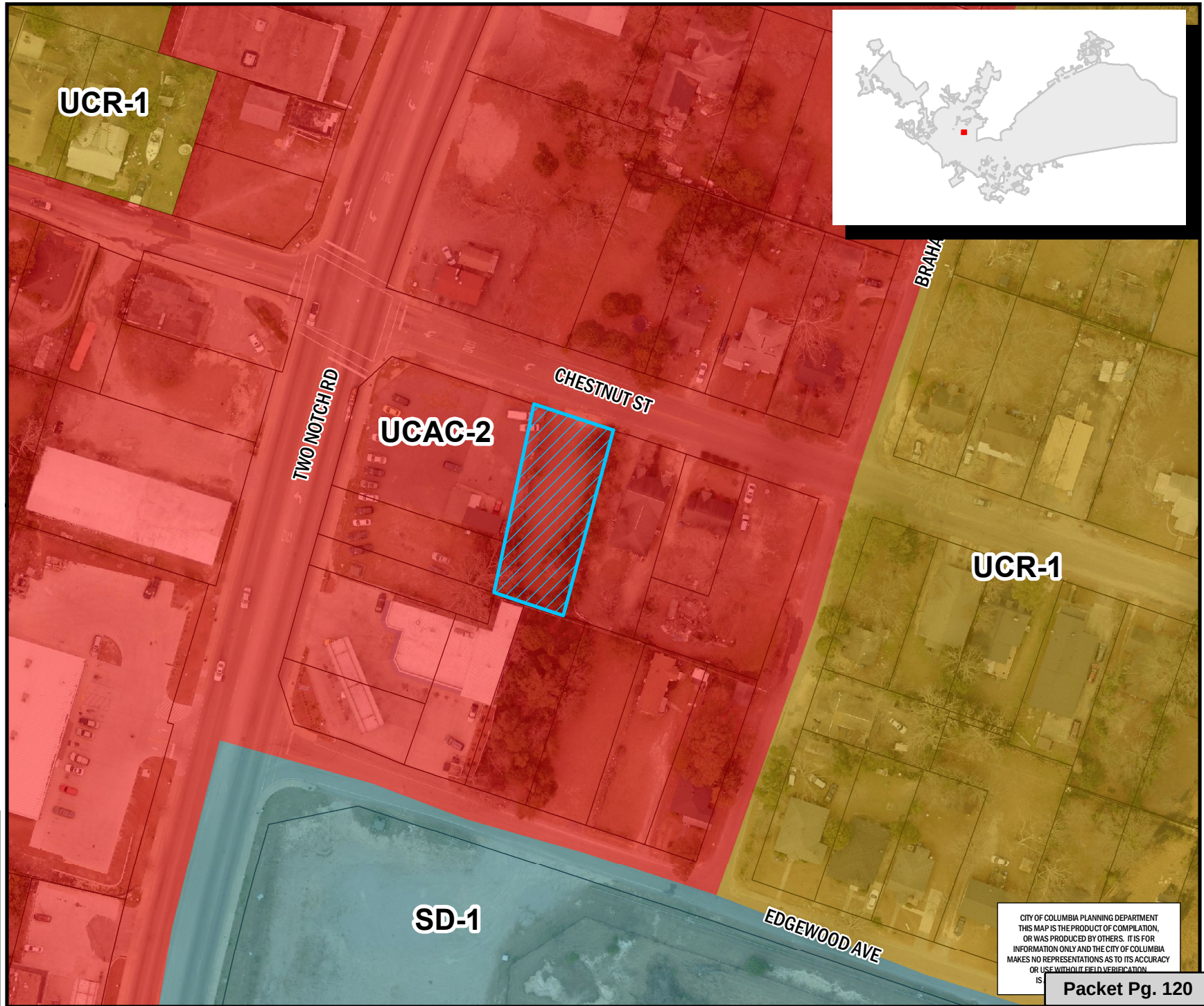
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This map was prepared by:

Shane Shaughnessy
January 30, 2019



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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

Department of Planning &
Development Services

2508 Chestnut Street, TMS# 11509-
Current Zoning: RG-1, Proposed Zoning: C-3

16.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	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	

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ORIGINAL PREPARATION/DATE:
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January 30, 2019

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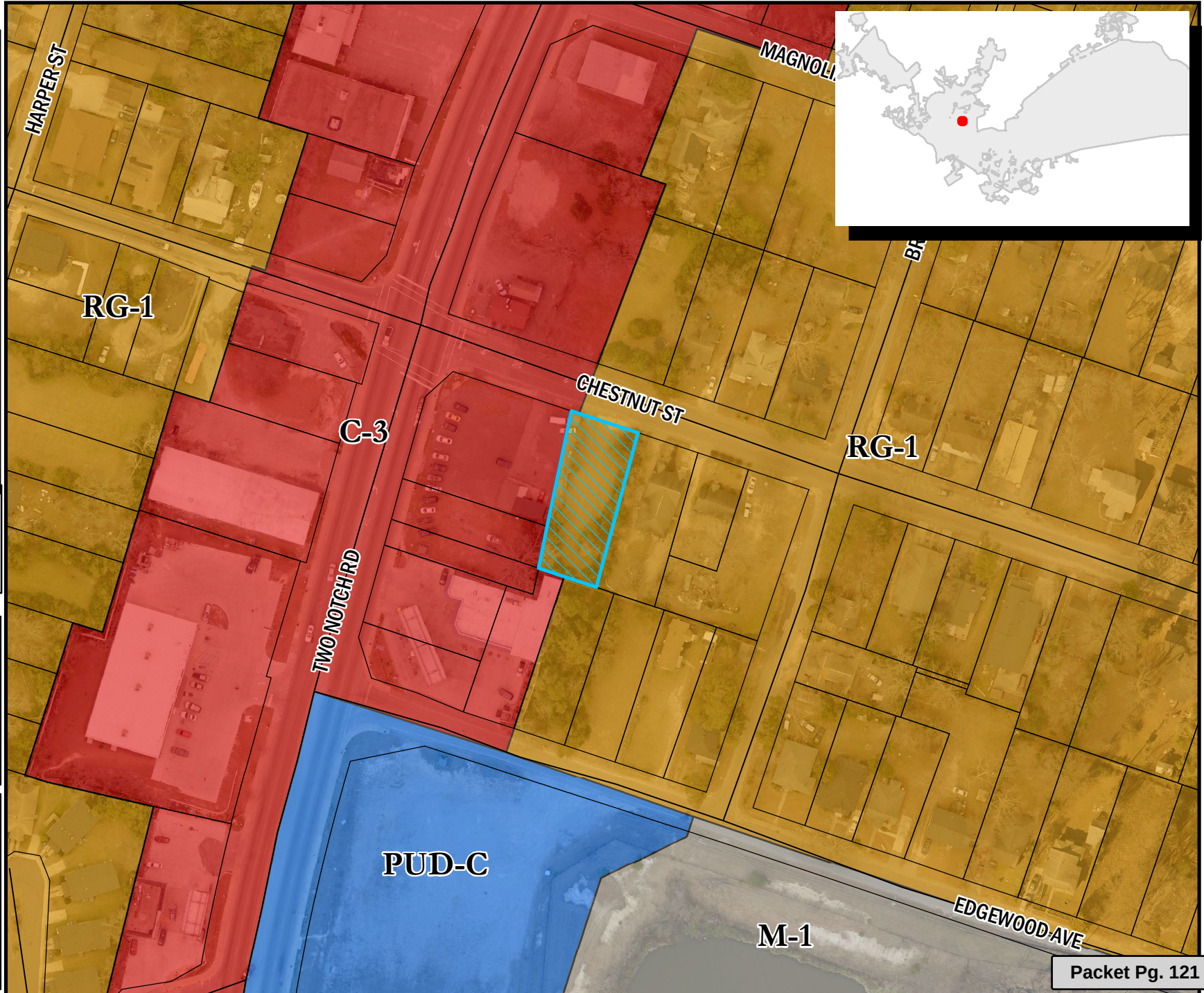


Table of Permitted Uses
RG-1
Permitted Principal Uses
Water supply services
Sewerage Systems (Sec. 17-262)
Municipal or other passive recreation facilities (parks, greenways, including administrative facilities)
Detached One-Family Dwelling
Attached One-Family Dwelling
Attached Two-Family Dwelling
Multi-Family 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
Special Exception by Board of Zoning Appeals
Electric substations
Cemetery subdividers and developers
Parking Lots
Nursing and personal care facilities
Elementary and Secondary Schools (17-296)
Libraries and Information Centers
Day Care Facilities (17-265)
Residential Care (17-266)
Religious Organizations
Fraternity and sorority houses

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
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 lodginghouses on membership basis
Garment pressing and agents for laundries and dry cleaners
Taylor and alteration shops
Linen supply
Diaper service
Coin-operated laundries and dry cleaning
Permitted Principal Uses
Photographic Studies, portrait
Beauty Shops
Barbershops
Shoe repair shops, shoeshine parlors, and hat cleaning shops
Funeral service and crematories
Miscellaneous personal services, except massage parlors and spas
Advertising 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



We Are Columbia

MEETING DATE: June 4, 2019

DEPARTMENT: Planning and Development Services

FROM: *Krista Hampton, Director*

SUBJECT: ZONING MAP AMENDMENT - 1517 Gregg Street; TMS# 11403-10-05

PURPOSE: Council District: 2

Proposal: Request to rezone the parcel from C-1 and C-3 to C-1

Applicant: Richard E. Carlisle, CAN Community Health, Inc.

Staff Recommendation: Approval

PC Recommendation: 03/04/2019; Approval (7-0)

First reading approval was given on May 21, 2019.

FUNDING SOURCE & ORIGINAL BUDGET:

ATTACHMENTS:

- **#a:** ZMA_Gregg1517 (PDF)

HISTORY:

05/21/19

Columbia City Council

APPROVED ON FIRST READING.



CITY COUNCIL

May 21, 2019 at 6:00pm

City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

Zoning Map Amendment Case Summary 1517 Gregg Street; TMS# 11403-10-05

Council District:	2
Proposal:	Request to rezone the parcel from C-1 and C-3 to C-1
Applicant:	Richard E. Carlisle, CAN Community Health, Inc.
Staff Recommendation:	Approval
PC Recommendation:	03/04/2019; Approval (7-0)
ZPH, 1 st Reading:	05/21/2019; Pending
2 nd Reading:	06/04/2019; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 1.03

Current Use: Office

Proposed Use: Office and Clinic

SC Aeronautics Overlay: The subject property is located within the SC Aeronautics Airport Vicinity Zone as it is in proximity to the Jim Hamilton-LB Owens Airport.

Land Use Classification: Urban Core Regional Activity Center (UCAC-3)

Current Zoning: Office and Institutional District (C-1) and General Commercial District (C-3)

Proposed Zoning: Office and Institutional District (C-1)

Census Tract: 31

PLANS, POLICIES, AND LAND USE

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

The subject property is currently designated Urban Core Regional Activity Center (UCAC-3) in The Columbia Plan 2018 Future Land Use Map.

These developments are intense mixed-use business districts within the urban context. They may be adjacent to the central business district or found in outer areas of the City. They are primarily destinations for work and play which attract people from more than a 20-mile radius or drive distance. The uses are built within the urban blocks and grid, and whole scale development of blocks or adaptive reuse of existing structures may occur in these areas. Their scale is large and may take up multiple city blocks. Their primary uses is as a business district, but high-intensity residential in mixed-use buildings is also appropriate.

Primary Types

- Small Format Business / Employment (incl. High-rise, excl. Flex)
- Multi-family Medium and High-rise Mixed-use

Secondary Types

- Multi-family Medium to High-rise
- Small to Large Flex
- Civic/Institutional
- Parking Structures

Tertiary Types

- Single-family Attached
- Cemeteries & Mausoleums
- Parking Lots

Existing Neighborhood, Small Area, Community, and/or Corridor Plans

The subject property is not located within the study area of a neighborhood, area, or corridor plan adopted by the City of Columbia or Richland County.

PROPOSED ZONING DISTRICT SUMMARY

The subject property is currently split zoned as Office and Institutional District (C-1) and General Commercial District (C-3). The abutting properties in the City of Columbia are zoned General Commercial District (C-3) to the North and West, Office and Institutional District (C-1) to the South and Planned Unit Development-Commercial District (PUD-C) to the East.

The proposed zoning district is Office and Institutional District (C-1).

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.

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.

STAFF RECOMMENDATION

Staff recommends to City Council to grant the rezoning of the property from C-1 and C-3 to C-1.



Future Land Use Map

Department of Planning & Development Services

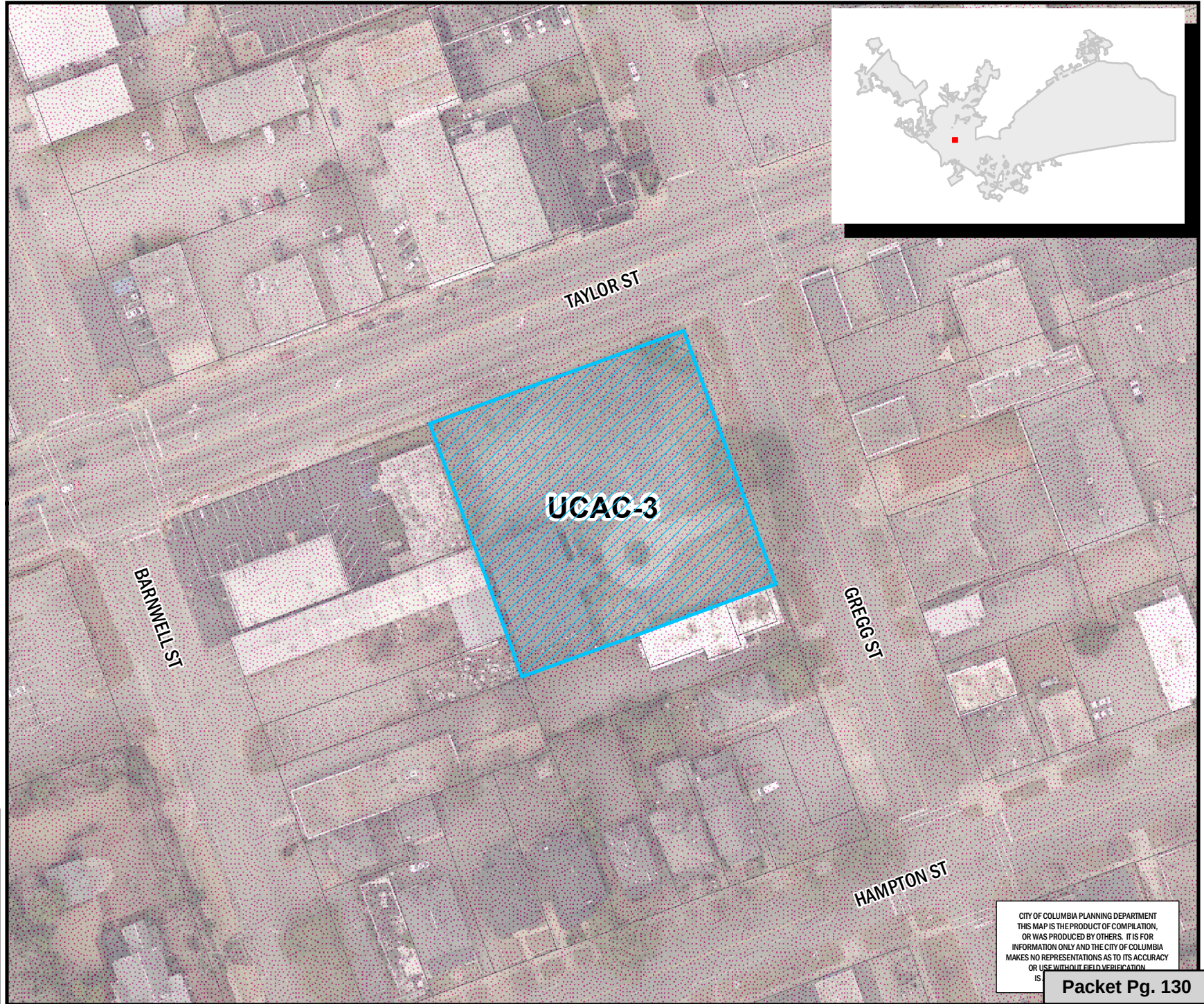
1517 Gregg Street, TMS# 114 17.a
Current FLU: UCAC-3

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
- 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
- UEAC-1 - Urban Edge Community Activity Center
- UCAC-3 - Urban Core Regional 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
- SD-1 - Sports/Amusement District
- SD-2 - Civic/Institutional Districts
- SD-3 - Central Business District
- SD-4 - Riverbanks Zoo and Garden
- SD-5 - Universities/Colleges
- SD-6 - Fort Jackson

0 25 50 100 Feet



ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
January 30, 2019



We Are Columbia

CITY OF COLUMBIA PLANNING DEPARTMENT
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OR USE WITHOUT FIELD VERIFICATION.

Packet Pg. 130

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

Department of Planning &
Development Services

1517 Gregg Street, TMS# 11403-10-05;
Current Zoning: C-1 and C-3, Proposed Zoning: C-1

17.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	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 25 50 100
Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

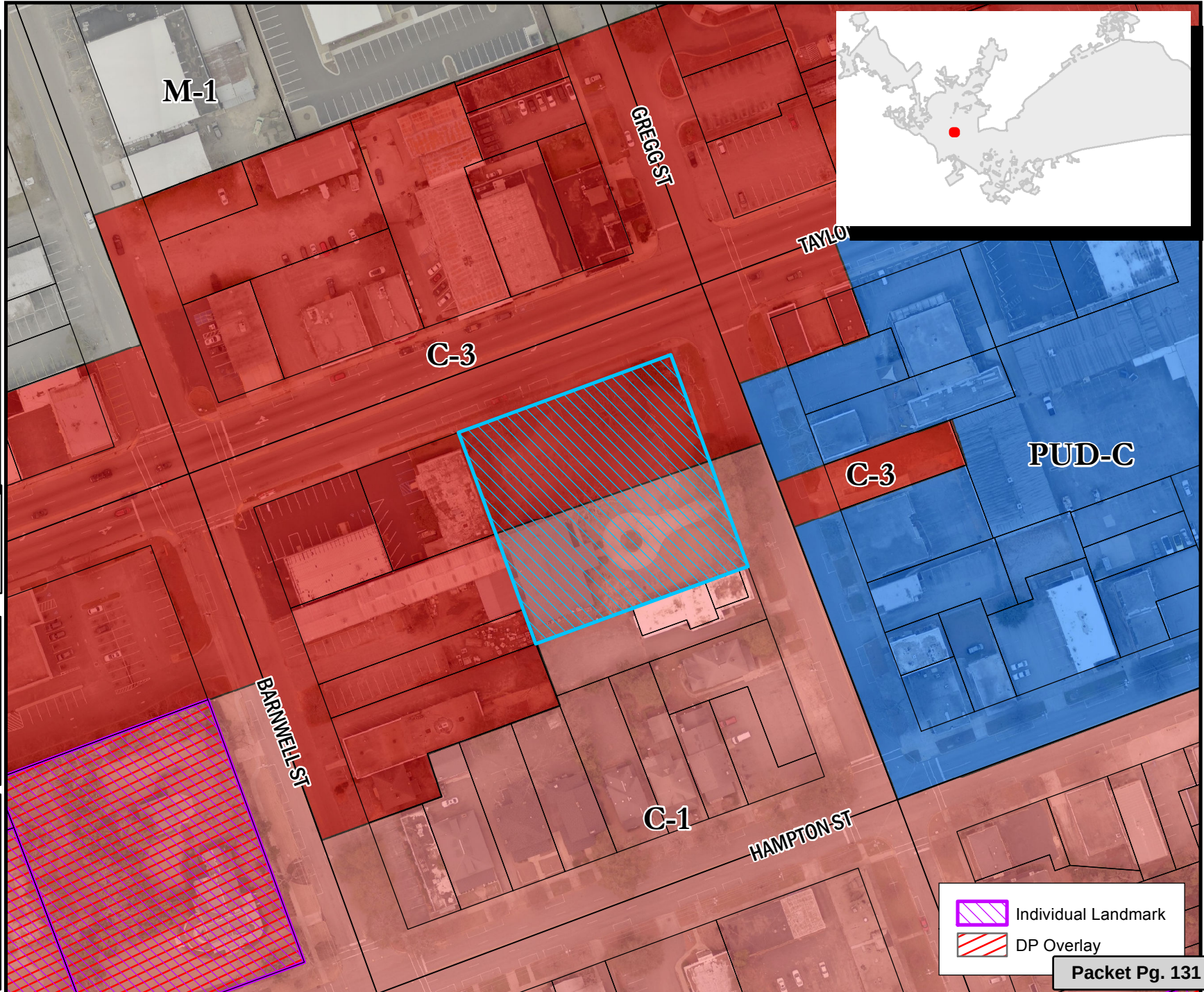
Shane Shaughnessy
February 6, 2019

DISCLAIMER:

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We Are Columbia



Individual Landmark
DP Overlay

Packet Pg. 131

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
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
elsewhere classified
Employment agencies
Temporary help services
Computer and data processing services
Detective agencies and protective services
Parking Lots
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
Libraries and information centers
Business and secretarial schools
Vocational schools except vocational high schools not
Individual and family social services
Job training and vocational rehabilitation services
Museums and art galleries
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
Noncommercial research organization

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
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
Miscellaneous shopping goods stores
Mail order house
operators
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

C-1

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
Administration of economic programs
tenant complies with the associated
Municipal active recreation facilities (athletic ball
Non-depository personal credit institutions (pay day
Offices and clinics of other health practitioners,
Elementary and Secondary Schools (17-296)
Permitted Accessory Use
Private Commercial Storage (Sec. 17-260)
Eating Places
Drugstores and proprietary stores
Beauty Shops
Barbershops
Reupholstery and furniture repair
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
cleaners
parlors and spas
Massage parlors and spas
Business services not elsewhere classified
Agricultural services with indoor kennels
Agricultural services with outdoor kennels

C-3

Garment pressing and agents for laundries and dry cleaners
Taylor and alteration shops
Linen supply
Diaper service
Coin-operated laundries and dry cleaning
Permitted Principal Uses
Photographic Studies, portrait
Beauty Shops
Barbershops
Shoe repair shops, shoeshine parlors, and hat cleaning shops
Funeral service and crematories
spas
Advertising agencies
Consumer credit reporting agencies
Blueprinting and photocopying (Sec. 17-264)
Commercial photography, art and graphics
elsewhere classified
Disinfecting and extermination services
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
greenways, including administrative facilities)
Public golf courses
Coin-operated amusement devices
Amusement parks
Membership Sports and Recreation Clubs

C-1

Parking structures
Radio and mobile telephone installation shops
Watch and jewelry repair
Motion picture theaters except drive-in
Physical fitness facilities and yoga facilities
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

C-3

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
Libraries and information centers
Permitted Principal Uses
Business and secretarial schools
Vocational schools except vocational high schools not
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



We Are Columbia

MEETING DATE: June 4, 2019

DEPARTMENT: Planning and Development Services

FROM: *Krista Hampton, Director*

SUBJECT: ZONING TEXT AMENDMENT - Amend §17-258 - Body Piercing and Tattoo Establishment

PURPOSE: Ordinance No.: 2019-035 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. 17-258 Table of permitted uses, SIC 7298 Massage parlors, spas

Proposal: Amend the text of §17-258 -Table of Permitted Uses (SIC 7298) to permit body piercing facilities and tattoo establishments by special exception in C-5 (Central Business District).

Applicant: Daniel J. Rickenmann, Columbia City Council

Pertinent Section: Chapter 17, Article III, Division 8, Amend §17-258 - Table I - Table of Permitted Uses #7298

Staff Recommendation: Approval

First reading approval was given on May 21, 2019.

FUNDING SOURCE & ORIGINAL BUDGET:

ATTACHMENTS:

- **#a:** TA-TattooShop_17-401 (PDF)
- **#b:** 2019-035 amend Sec. 17-058 SIC 7298 Massage parlors, spas (PDF)

HISTORY:

05/21/19

Columbia City Council

APPROVED ON FIRST READING.



CITY COUNCIL

May 21, 2019 at 5:15pm

City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

Zoning Text Amendment Case Summary

Amend §17-258 - Body Piercing and Tattoo Establishment

Proposal: Amend the text of §17-258 –Table of Permitted Uses (SIC 7298) to permit body piercing facilities and tattoo establishments by special exception in C-5 (Central Business District).

Applicant: Daniel J. Rickenmann, Columbia City Council

Pertinent Section: Chapter 17, Article III, Division 8, Amend §17-258 – Table I – Table of Permitted Uses #7298

Staff Recommendation: Approval

PC Recommendation: 04/01/2019; Approval (7-0)

ZPH, 1st Reading: 05/21/2019; Pending

2nd Reading: 06/04/2019; Pending

DETAIL

This request to amend the text of the ordinance will permit body piercing facilities and tattoo establishments by special exception in C-5 (Central Business District).

STAFF RECOMMENDATION

Staff recommends the City Council approve the request.

Sec. 17-258. - Table of permitted uses.

Uses permitted in the general zoning districts shall be as set forth in table 1 and as modified by special provisions, exceptions and conditions contained elsewhere in this article.

- (1) Symbols used in table 1 are as follows:
 - a. "x" means that the indicated use is permitted in the indicated district.
 - b. "e" means that the indicated use is permitted in the indicated district, subject to the granting of a special exception by the board of zoning appeals.
 - c. "a" means that the indicated use is permitted as an accessory use in the indicated districts.
 - d. "a/e" means that the indicated use is permitted as an accessory use in indicated districts, but is also permitted in those districts as a principal use if approved by the board of zoning appeals as a special exception.
 - e. "n.e.c." means "not elsewhere covered" in the Standard Industrial Classification Coding Manual.
 - f. "n.r." means "no requirement."
 - g. "c" means that the indicated use is permitted in the indicated district, provided the owner and/or tenant complies with the associated conditions set forth in this article.
 - h. "o" means indicated use is permitted in the indicated district as office only.
 - i. "a/c" means that the indicated use is permitted as an accessory use in indicated districts, but is also permitted as a primary use provided the owner and/or tenant complied with the associated conditions set forth in this article.
- (2) Any use not permitted in a district is expressly prohibited.
- (3) In residential districts, the following uses are prohibited:
 - a. Storage in connection with a trade;
 - b. Storage or long term parking of commercial vehicles or industrial storage in excess of one day; and
 - c. Storage of building materials except in connection with active construction.
- (4) A section number following the use category means that the use is allowed but must meet the conditions and requirements set forth in the referenced section.
- (5) The zoning administrator may utilize the Standard Industrial Classification Manual to determine the appropriate classification of land use.
- (6) Any drive-through facility shall require review and approval by the board of zoning appeals as a special exception.
- (7) Temporary vendors are prohibited, except where the vendor is:
 - a. A person located upon land owned or otherwise controlled by the City of Columbia and operating with the written permission of the parks and recreation department,

city manager, or city council. For the purpose of this exception a. to this subsection (7), land includes private property and/or right-of-way.

- b. A sidewalk vendor for which city council has approved an ordinance granting a franchise.
- c. A person who collects fees for permitted parking.
- d. A corporation, foundation, fund, association, or club that is formally organized and operated exclusively in a not-for-profit manner or for religious, charitable, scientific, literary, artistic, or educational purposes.
- e. A person participating in a fair, festival, exhibition, bazaar, show, or other like infrequent event sponsored by a corporation, foundation, fund, association, or club that is formally organized and operated exclusively in a not-for-profit manner or for religious, charitable, scientific, literary, artistic, or educational purposes.
- f. A person participating in a fair, festival, exhibition, bazaar, show, or other like event at and approved by the South Carolina State Fair.
- g. A concessionaire operating with the authority of the sponsor of the event for which concessions are to be provided.
- h. A person participating in a garage sale for which a garage sale permit has been issued.
- i. A person selling only seasonal merchandise, such as fireworks, pumpkin stands, and Christmas trees, provided that the person:
 - i. Locates within a zoning district which would otherwise permit the business;
 - ii. Receives a zoning permit prior to operating, the application for which shall include (a) a site plan showing that the person would not be located within a setback or within a required parking space, and (b) the written permission from the private property owner or authorized lease holder of the private property;
 - iii. Conspicuously posts his zoning permit during all hours of operation at a location visible from the right-of-way and in a manner protected from the elements; and
 - iv. Operates only within 45 days of the associated holiday and for a total period of no more than 45 days.
 - v. For the purpose of this exception i. to this subsection (7), seasonal merchandise does not include food, produce (not including pumpkins), flowers, balloons, and general retail items detailed with holiday accents, decorations, or other accessories.
- j. A person operating a food truck on private property provided that the person:
 - i. Locates within a zoning district which would otherwise permit the business;
 - ii. Locates at least 100 feet from the door of a lawfully established eating place unless the owner of the eating place provides a letter of consent, a copy of which shall be kept within the food truck;

- iii. Maintains within the food truck proof of written permission from the private property owner or authorized lease holder of the private property of each vending location;
 - iv. Receives annually a zoning permit to operate a food truck, a copy of which shall remain in the food truck during operation;
 - v. Operates for no more than ten consecutive hours within a calendar day and at all other times removes from the parcel all materials associated with the business. No temporary vendor shall operate between the hours of 9:00 p.m. and 9:00 a.m. if the parcel upon which the vendor is located is within 400 feet of a parcel zoned residentially.
- k. Any other person upon private property provided that the person:
 - i. Locates within a zoning district which would otherwise permit the business;
 - ii. Receives a zoning permit for each location prior to operating, the application for which shall include (a) a site plan showing that the person would not be located within a setback or within a required parking space, and (b) the written permission from the private property owner or the authorized lease holder of the private property authorizing the temporary vendor;
 - iii. Conspicuously posts his zoning permit during all hours of operation at a location visible from the right-of-way and in a manner protected from the elements; and
 - iv. Operates for no more than ten consecutive hours within a calendar day and at all other times removes from the parcel all materials associated with the business. The zoning administrator shall approve the hours of operation, which shall be posted on the zoning permit. No temporary vendor shall operate between the hours of 9:00 p.m. and 9:00 a.m. if the parcel upon which the vendor is located is within 400 feet of a parcel zoned residentially.
- l. Any temporary vendor existing upon the effective date of this ordinance shall have 180 days from the effective date of this ordinance to either cease operation or fully comply with all provisions of this subsection (7).

TABLE 1. TABLE OF PERMITTED USES

LEGEND:																					
x = Permitted use in the district; e = Special exception by board of zoning appeals a = Permitted accessory use;																					
a/e = Permitted as an accessory use or as a principal use by special exception; nr = No requirements;																					
"c" = Permitted in the indicated district, provided the owner and/or tenant complies with the associated conditions set forth in this article;																					
"o" = Permitted in the indicated district as office only.																					
"a/c" = Permitted in the indicated district as an accessory use but is also permitted as a primary use provided the owner and/or tenant complies with the associated conditions set forth in this article																					
Principal Uses		Zoning Districts																		Off-Street Parking Requirements	
		D-1	RS-1 RS-1A RS-1B RS-2 RS-3	R-D RD-2	RG-1	G-1A	RG-2	RG-3	C-1	C-2	C-3	C-3A	C-4	C-5	C-6	M-1	M-2	UTD	MX-1		MX-2
729	Miscellaneous personal services, except massage parlors and spas								e	e	x		x	x	x	x			x	x	3.5 for each 1,000 square feet of gross floor area
7298	Body piercing facilities and tattoo establishments										e			e		e			x	x	
7299	Massage parlors, spas								e	e	e		e	e							
73	Business services																				
7311	Advertising agencies								x	x	x		x	x	x	x		x	x	x	3 for each 1,000 square feet of gross floor area
7312	Outdoor advertising agencies										e					x			o	o	
732	Consumer credit reporting agencies								x	x	x	x	x	x	x	x			x	x	3.5 for each 1,000 square feet of gross floor area
7332	Blueprinting and photocopying services (section 17-264)								x	x	x		x	x	x	x		x	x	x	
7333	Commercial photography, art and graphics								x	x	x		x	x	x	x		x	x	x	3 for each 1,000 square feet of gross floor area
7399	Stenographic services and reproduction services not elsewhere classified								x	x	x	x	x	x	x	x			x	x	
734	Services to dwellings and other buildings																				

(Code 1979, § 6-3091; Ord. No. 93-82, 9-15-93; Ord. No. 96-025, 11-6-96; Ord. No. 99-011, § 2, 4-21-99; Ord. No. 99-076, 9-15-99; Ord. No. 2000-028, 5-17-00; Ord. No. 2000-024, § 3, 3-29-00; Ord. No. 2003-39, 5-21-03; Ord. No. 2003-040, 5-21-03; Ord. No. 2003-046, 8-6-03; 2004-005, 2-11-04; Ord. No. 2004-066, 7-21-04; Ord. No. 2005-066, 7-20-05; Ord. No. 2005-092, 8-24-05; Ord. No. 2007-015, 6-6-07; Ord. No. 2008-004, 1-23-08; Ord. No. 2008-025, 6-18-08; Ord. No. 2008-051, 11-5-08; Ord. No. 2008-069, 10-1-08; Ord. No. 2009-023, 4-1-09; Ord. No. 2009-024, 4-1-09; Ord. No. 2009-036, 6-3-09; Ord. No. 2009-064, 8-5-09; Ord. No. 2009-099, 10-7-09; Ord. No. 2009-109, 1-27-10; Ord. No. 2009-117, 2-3-10; Ord. No. 2009-132, 2-3-10; Ord. No. 2010-050, 4-7-10; Ord. No. 2010-110, 7-28-10; Ord. No. 2010-119, 8-2-11; Ord. No. 2010-135, 10-6-10; Ord. No. 2010-143, 12-7-10; Ord. No. 2011-033, 5-24-11; Ord. No. 2011-047, 8-2-11; Ord. No. 2011-048, 8-2-11; Ord. No. 2011-085, 12-13-11; 2011-082, 1-17-12; Ord. No. 2012-020, 4-10-12; Ord. No. 2012-021, 4-18-12; Ord. No. 2012-026, 6-5-12; Ord. No. 2013-009, 2-5-13; Ord. No. 2013-049, 6-4-13; Ord. No. 2013-115, 12-10-13; Ord. No. 2014-028, 4-8-14; Ord. No. 2014-102, 12-2-14; Ord. No. 2014-103, 12-2-14; Ord. No. 2017-003, 4-4-17)

Note— Formerly numbered as 17-255.

ORDINANCE NO.: 2019-035

*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. 17-258 Table of permitted uses, SIC 7298 Massage parlors, spas*

BE IT ORDAINED by the Mayor and Council this ____ day of _____, 2019, 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. 17-258 Table of permitted uses, 7298 Massage parlors, spas is amended to permit body piercing facilities and tattoo establishments by special exception in C-5 (Central Business District) as shown on the attached table.

Requested by:

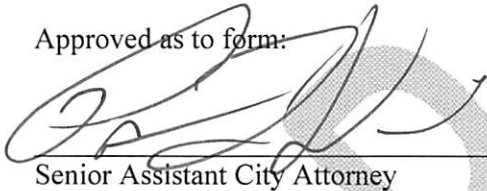
Planning and Development Services

MAYOR

Approved by:

City Manager

Approved as to form:



Senior Assistant City Attorney

ATTEST:

City Clerk

Introduced:

Final Reading:

TABLE 1. TABLE OF PERMITTED USES

LEGEND:
 x = Permitted use in the district; e = Special exception by board of zoning appeals a = Permitted accessory use;
 a/e = Permitted as an accessory use or as a principal use by special exception; nr = No requirements;
 "c" = Permitted in the indicated district, provided the owner and/or tenant complies with the associated conditions set forth in this article;
 "o" = Permitted in the indicated district as office only.
 "a/c" = Permitted in the indicated district as an accessory use but is also permitted as a primary use provided the owner and/or tenant complies with the associated conditions set forth in this article

Principal Uses	Zoning Districts																		Off-Street Parking Requirements	
	D-1	RS-1 RS-1A RS-1B RS-2	R-D RD-2	RG-1	G-1A	RG-2	RG-3	C-1	C-2	C-3	C-3A	C-4	C-5	C-6	M-1	M-2	UTD	MX-1		MX-2
729 Miscellaneous personal services, except massage parlors and spas								e	e	x		x	x	x	x			x	x	3.5 for each 1,000 square feet of gross floor area
7298 Body piercing facilities and tattoo establishments										e			e		e			x	x	
7299 Massage parlors, spas								e	e	e		e	e							
73 Business services																				
7311 Advertising agencies								x	x	x		x	x	x	x		x	x	x	3 for each 1,000 square feet of gross floor area
7312 Outdoor advertising agencies										e								o	o	
732 Consumer credit reporting agencies								x	x	x	x	x	x	x	x			x	x	3.5 for each 1,000 square feet of gross floor area
7332 Blueprinting and photocopying services (section 17-264)								x	x	x		x	x	x	x		x	x	x	
7333 Commercial photography, art and graphics								x	x	x		x	x	x	x		x	x	x	3 for each 1,000 square feet of gross floor area
7399 Stenographic services and reproduction services not elsewhere classified								x	x	x	x	x	x	x	x			x	x	
734 Services to dwellings and other buildings																				



We Are Columbia

MEETING DATE: June 4, 2019

DEPARTMENT: Planning and Development Services

FROM: *Krista Hampton, Director*

SUBJECT: ZONING TEXT AMENDMENT - Amend §17-401 to Exempt Signage Associated with the Regional Transit Authority at Transit Stops

PURPOSE: Ordinance No.: 2019-036 Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17, Planning, Land Development and Zoning, Article III, Zoning, Division 12, Signs, Sec. 17-401 Definitions, Sign

Proposal: Amend the text of §17-401 to exclude signage installed by the Regional Transit Authority at Transit Stops from the definition of Sign.

Applicant: Krista Hampton, Director of Planning and Development Services

Pertinent Section: Chapter 17, Article III, Division 12, Amend §17-401- Definitions

Staff Recommendation: Approval

PC Recommendation: 04/01/2019; Approval (7-0)

First reading approval was given on May 21, 2019.

FUNDING SOURCE & ORIGINAL BUDGET:

ATTACHMENTS:

- **#a:** TA-Bus Stop Ads (PDF)
- **#b:** 2019-036 amend Sec. 17-401 Definitions, Sign (RTA Signs) (PDF)

HISTORY:

05/21/19

Columbia City Council

APPROVED ON FIRST READING.



CITY COUNCIL

May 21, 2019 at 5:15pm

City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

Zoning Text Amendment Case Summary

Amend §17-401 to Exempt Signage Associated with the Regional Transit Authority at Transit Stops

Proposal:	Amend the text of §17-401 to exclude signage installed by the Regional Transit Authority at Transit Stops from the definition of Sign.
Applicant:	Krista Hampton, Director of Planning and Development Services
Pertinent Section:	Chapter 17, Article III, Division 12, Amend §17-401– Definitions
Staff Recommendation:	Approval
PC Recommendation:	04/01/2019; Approval (7-0)
ZPH, 1 st Reading:	05/21/2019; Pending
2 nd Reading:	06/04/2019; Pending

DETAIL

Over the past few years the regional transportation agency has begun upgrading existing transit stops within the city and the region. The agency plans to increase these upgrades with signage, shelters, seating in the near future. These upgrades will bring the system to modern transit standards for wayfinding and informational signage at each transit location. Some signage will be oriented towards vehicles, but an important part of the program is to position wayfinding for the transit user. The shelter and benches will contain some advertising messages. These upgrades necessitate a text amendment to permit the wayfinding signage for users and off-premise advertising when associated with transit stops for the regional transportation agency.

TEXT AMENDMENT – Transit Signage - 2019

DIVISION 12. SIGNS

Sec. 17-401. Definitions.

Sign means any device designed to inform or attract the attention of persons not on the premises on which the device is located, including mobile signs and portable signs; provided, however, that the following shall not be included in the application of the regulations in this division:

- (1) Signs not exceeding one square foot in area and bearing only property numbers, post box numbers, names of occupants of premises, or other identification of premises not having commercial connotations.
- (2) Flags, insignia of any government, and holiday/seasonal decorations, except when displayed in connection with commercial promotion.
- (3) Legal notices, identification, information or directional signs erected or required by governmental bodies.

- (4) Integral decorative or architectural features of buildings, except letters, trademarks moving parts or moving lights.
- (5) Signs directing and guiding traffic only when such signs are located upon the same property as the location to which persons are directed or guided, and such signs shall contain no advertising matter.
- (6) Non-illuminated "No Trespassing" or like other signs serving as notice from an owner or tenant to persons not on the premises that entry to the premises is prohibited or restricted, provided no sign exceeds three square feet and no property zoned single- or two-family residential contains more than four such signs.
- (7) Signage necessary or appurtenant to the placement or operation of a Public Bicycle-Sharing Station.
- (8) Signage installed as part of a wayfinding program sponsored by the Columbia City Council.
- (9) Regional Transit Authority signage mounted on a pole and/or attached to shelters, benches and other structure/amenities that indicate transit stop locations, hours of operation, routes, contact information, and off-premise marketing panels for the exclusive use of the authority. One off-premise marketing panel is permitted per transit stop location and shall not exceed 12 square feet in area for a bench or 25 square feet in area for a transit shelter.

STAFF RECOMMENDATION

Staff recommends the City Council approve the Text Amendment.

**TEXT AMENDMENT –
DIVISION 12. SIGNS**

Sec. 17-401. Definitions.

Sign means any device designed to inform or attract the attention of persons not on the premises on which the device is located, including mobile signs and portable signs; provided, however, that the following shall not be included in the application of the regulations in this division:

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- (9) Regional Transit Authority signage mounted on a pole and/or attached to shelters, benches and other structure/amenities that indicate transit stop locations, hours of operation, routes, contact information, and off-premise marketing panels for the exclusive use of the authority. One off-premise marketing panel is permitted per transit stop location and shall not exceed 12 square feet in area for a bench or 25 square feet in area for a transit shelter.

ORDINANCE NO.: 2019-036

*Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina,
Chapter 17, Planning, Land Development and Zoning, Article III, Zoning,
Division 12, Signs, Sec. 17-401 Definitions, Sign*

BE IT ORDAINED by the Mayor and Council this ____ day of _____, 2019 that the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17, Planning, Land Development and Zoning, Article III, Zoning, Division 12, Signs, Sec. 17-401 Definitions, Sign, is amended to read as follows:

Sec. 17-401. Definitions.

Sign means any device designed to inform or attract the attention of persons not on the premises on which the device is located, including mobile signs and portable signs; provided, however, that the following shall not be included in the application of the regulations in this division:

(1) Signs not exceeding one square foot in area and bearing only property numbers, post box numbers, names of occupants of premises, or other identification of premises not having commercial connotations.

(2) Flags, insignia of any government, and holiday/seasonal decorations, except when displayed in connection with commercial promotion.

(3) Legal notices, identification, information or directional signs erected or required by governmental bodies.

(4) Integral decorative or architectural features of buildings, except letters, trademarks moving parts or moving lights.

(5) Signs directing and guiding traffic only when such signs are located upon the same property as the location to which persons are directed or guided, and such signs shall contain no advertising matter.

(6) Non-illuminated "No Trespassing" or like other signs serving as notice from an owner or tenant to persons not on the premises that entry to the premises is prohibited or restricted, provided no sign exceeds three square feet and no property zoned single- or two-family residential contains more than four such signs.

(7) Signage necessary or appurtenant to the placement or operation of a Public Bicycle-Sharing Station.

(8) Signage installed as part of a wayfinding program sponsored by the Columbia City Council.

(9) Regional Transit Authority signage mounted on a pole and/or attached to shelters, benches and other structure/amenities that indicate transit stop locations, hours of operation, routes, contact information, and off-premise marketing panels for the exclusive use of the authority. One off-premise marketing panel is permitted per transit stop location and shall not exceed 12 square feet in area for a bench or 25 square feet in area for a transit shelter.

Requested by:

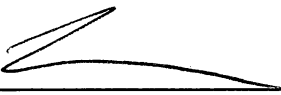
Mayor

Approved by:

City Manager

Approved as to form:

ATTEST:



City Attorney
Introduced:
Final Reading:

City Clerk



We Are Columbia

MEETING DATE: June 4, 2019

DEPARTMENT: Planning and Development Services

FROM: *Krista Hampton, Director*

SUBJECT: Ordinance No.: 2019-032 - Annexing 111 Sparkleberry Crossing Road; TMS# 25705-07-26

PURPOSE: Council District: 4

Proposal: Request to annex, assign interim land use classification of Regional Activity Corridor (AC-3) and assign interim zoning of General Commercial District (C-3). The property is currently classified as Mixed Use Corridor and zoned General Commercial (GC) by Richland County.

Applicant: Frost Partners, LLC

Staff Recommendation: Approval

PC Recommendation: 05/06/2019; Approval (7-0)

First reading approval was given on May 21, 2019.

FUNDING SOURCE & ORIGINAL BUDGET:

ATTACHMENTS:

- **#a:** ANNEX-2019-0008-SparkleberryCrossing111_council (PDF)
- **#b:** 2019-032 annex111 Sparkleberry Crossing (PDF)

HISTORY:

05/21/19

Columbia City Council

APPROVED ON FIRST READING.



CITY COUNCIL

May 21, 2019 at 5:15pm

City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

ANNEXATION, INTERIM COMPREHENSIVE PLAN MAP AMENDMENT, AND INTERIM ZONING MAP AMENDMENT CASE SUMMARY

111 Sparkleberry Crossing Road; TMS# 25705-07-26

Council District:	4	
Proposal:	Request to annex, assign interim land use classification of Regional Activity Corridor (AC-3) and assign interim zoning of General Commercial District (C-3). The property is currently classified as Mixed Use Corridor and zoned General Commercial (GC) by Richland County.	
Applicant:	Frost Partners, LLC	
Staff Recommendation:	Annex, Assign Interim Land Use and Interim Zoning	APPROVE
PC Recommendation:	05/06/19: Annex, Assign Interim Land Use & Interim Zoning	APPROVAL (7-0)
Annexation, 1 st Reading:	05/21/19: Annex, Assign Interim Land Use and Interim Zoning	PENDING
Annexation, 2 nd Reading:	06/04/19: Annex, Assign Interim Land Use and Interim Zoning	PENDING
Comp Plan Amendment: 1 st Reading	07/02/19: Confirmation of Land Use Classification	PENDING
Comp Plan Amendment: 2 nd Reading	07/16/19: Confirmation of Land Use Classification	PENDING
Map Amendment: 1 st Reading	07/02/19: Zoning Confirmation	PENDING
Map Amendment: 2 nd Reading	07/16/19: Zoning Confirmation	PENDING

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 2.22 acres

Current Use: Commercial (Retail Shopping Center)

Proposed Use: Commercial (Retail Shopping Center)

Reason for Annexation: Municipal Services

Urban Service Area: Primary Area

Current Richland County Land Use: Mixed Use Corridor

Proposed Interim Land Use Classification: Regional Activity Corridor (AC-3)

Current Richland County Zoning: General Commercial (GC)

Proposed Interim Zoning: General Commercial District (C-3)

Census Tract: 114.14

DETERMINATION FOR CITY SERVICES

The following determination is an estimate of the benefits and costs associated with the annexation of the subject property.

Police

We find that the proposed annexation may result in an increased number of calls for services and will cost the CPD approximately **\$4,300** annually to provide service for this existing mixed commercial building based upon current calls for service for similar properties within the City of Columbia.

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

There is **no anticipated additional cost** for the property under consideration for annexation, as solid waste service is not provided to this type of property.

Engineering

Because water lines currently exist in this area, the Utilities and Engineering Division **will not incur any costs** associated with this annexation. Sewer service is provided by Palmetto Utilities.

Water Customer Care

Water service rates are **reduced by approximately 40%** for in-city customers compared to out-of-city customers. This is outside of the City of Columbia sewer service area.

Planning & Development Services

We recommend annexation of this property, located within a primary area as designated in the Urban Service Area plan. Based upon the current taxable value of this existing multi-tenant commercial building, **the annual real estate tax revenue generated will be approximately \$7,300.** Revenue would also be generated through Business License fees to the businesses on the property.

* Estimated City Tax Revenue is based on 2018 millage for real property and calculated as: (((Tax Value*Tax Rate)*City Millage Rate (.0981))-(Tax Value*Local Option Sales Tax Rebate (.002142))).

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject parcel is in a “Primary Area” as identified in the Urban Service Area Map

Principles and Goals of the Urban Service Area

The Urban Service Area identifies those areas the City of Columbia wishes to provide with urban services. Primary emphasis will be given to annexing developed areas adjoining the City limits and “islands” of unincorporated territory surrounded by the City. Primary, secondary, and long-range annexation priorities for specific areas may be identified. Secondary areas may include higher value properties which assist the City in achieving a more balanced economic base.

Primary areas are made up of land contiguous to the City where services are available and the infrastructure is generally good. These services include fire, police, sanitation, and utilities. Primary areas are intended to indicate that, barring unanticipated circumstances, annexation is recommended and should be actively pursued.

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

The proposed interim future land use for the subject property is Regional Activity Corridor (AC-3) in The Columbia Plan 2018 Future Land Use Map. The property is currently assigned a future land use of Mixed Use Corridor by Richland County.

Regional Activity Corridors are a linear extension of a Regional Activity Center. They contain nearly identical building types and uses to a Regional Activity Center; the primary difference is the configuration of the lots and the lack of an internal subdivision or street network. Uses are built on frontage lots along principal arterial roadways. Their market or services radius may be up to 20 miles, and they typically consist of a variety of commercial and service uses.

Primary Types

- Multi-family Small to Medium Mixed-use (High-rises may be appropriate in some locations)
- Small to Extra Large Business/Employment (excl. Flex)

Secondary Types

- Small to Large Flex
- Civic/Institutional
- Multi-family Small to High-rise
- Parking Structures

Tertiary Types

- Single-family Attached
- Cemeteries & Mausoleums
- Parking Lots

Existing Neighborhood, Small Area, Community, and/or Corridor Plans

The subject property is not located within a study area of a neighborhood, small area, community, or corridor plan adopted by the City of Columbia or Richland County.

PROPOSED ZONING DISTRICT SUMMARY

The parcel is currently zoned GC by Richland County. Surrounding parcels within the City of Columbia are currently zoned General Commercial District (C-3) to the East. Surrounding parcels in unincorporated Richland County are currently zoned GC to the North, East and South.

The proposed City of Columbia interim zoning district is Interim 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 City Council annex the property and assign interim future land use classification of Regional Activity Corridor (AC-3) at the time of annexation.

Staff recommends City Council assign interim zoning of General Commercial District (C-3) at the time of annexation.



Future Land Use Map

111 Sparkleberry Crossing Road, TMS# 25705-07-26;
Current Rich. Co. FLU: Mixed Use Corridor, Proposed FLU: AC-3

20.a

Department of Planning &
Development Services

Legend

-  CITY LIMITS
-  PARCELS
-  UCMR-1 - Urban Core Mixed Residential-1
-  UCMR-2 - Urban Core Mixed Residential-2
-  UCMR-3 - Urban Core Mixed Residential-3
-  UEMR - Urban Edge Mixed Residential
-  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
-  UEAC-1 - Urban Edge Community Activity Center
-  UCAC-3 - Urban Core Regional 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
-  SD-1 - Sports/Amusement District
-  SD-2 - Civic/Institutional Districts
-  SD-3 - Central Business District
-  SD-4 - Riverbanks Zoo and Garden
-  SD-5 - Universities/Colleges
-  SD-6 - Fort Jackson



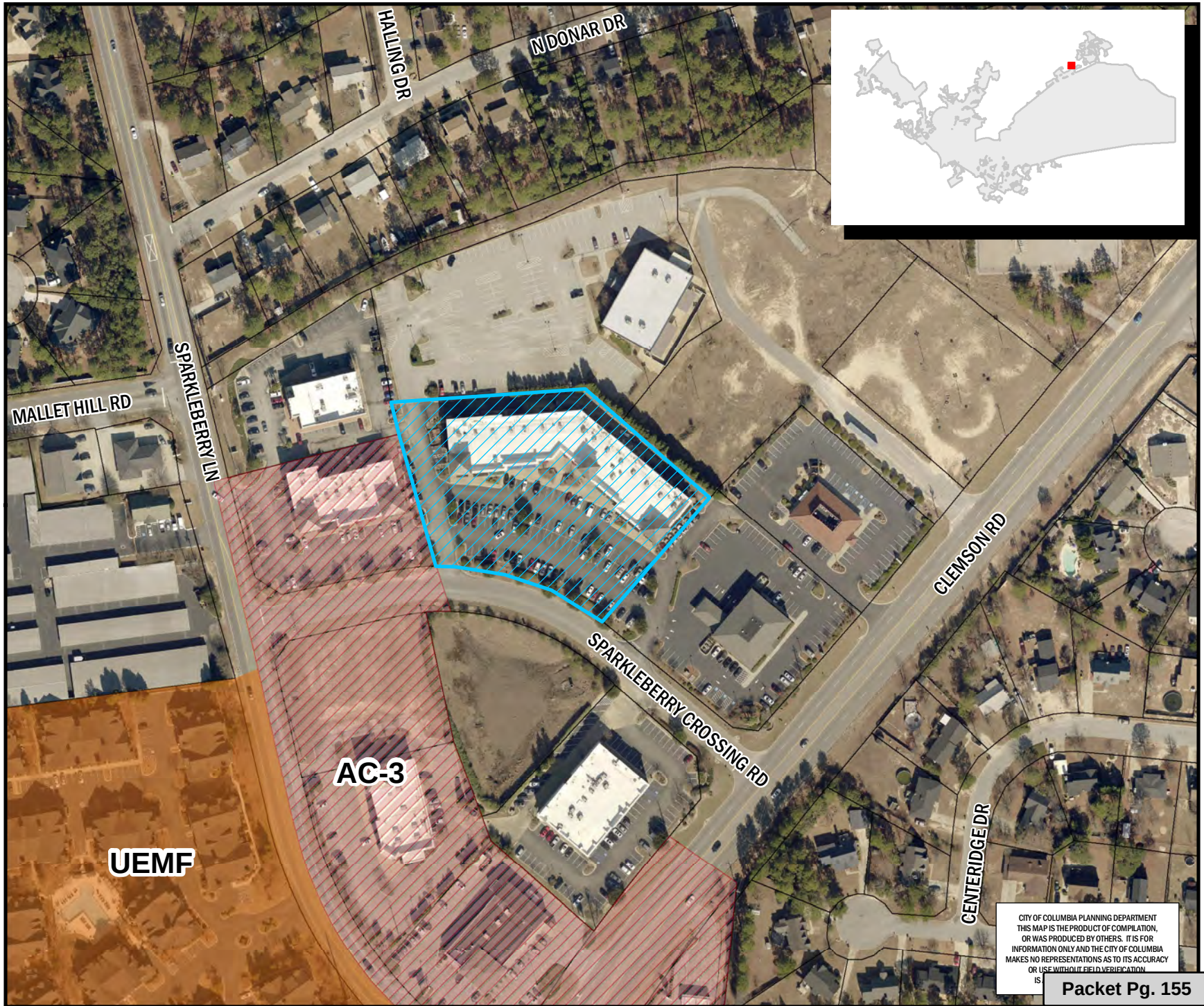
0 40 80 160
Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
April 15, 2019



We Are Columbia



CITY OF COLUMBIA PLANNING DEPARTMENT
THIS MAP IS THE PRODUCT OF COMPILED,
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. 155

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

Department of Planning & Development Services

111 Sparkleberry Crossing Road, TMS# 257 20.a
 Current Rich. Co. Zoning: GC, Proposed Zoning: C-3

Legend

PARCELS

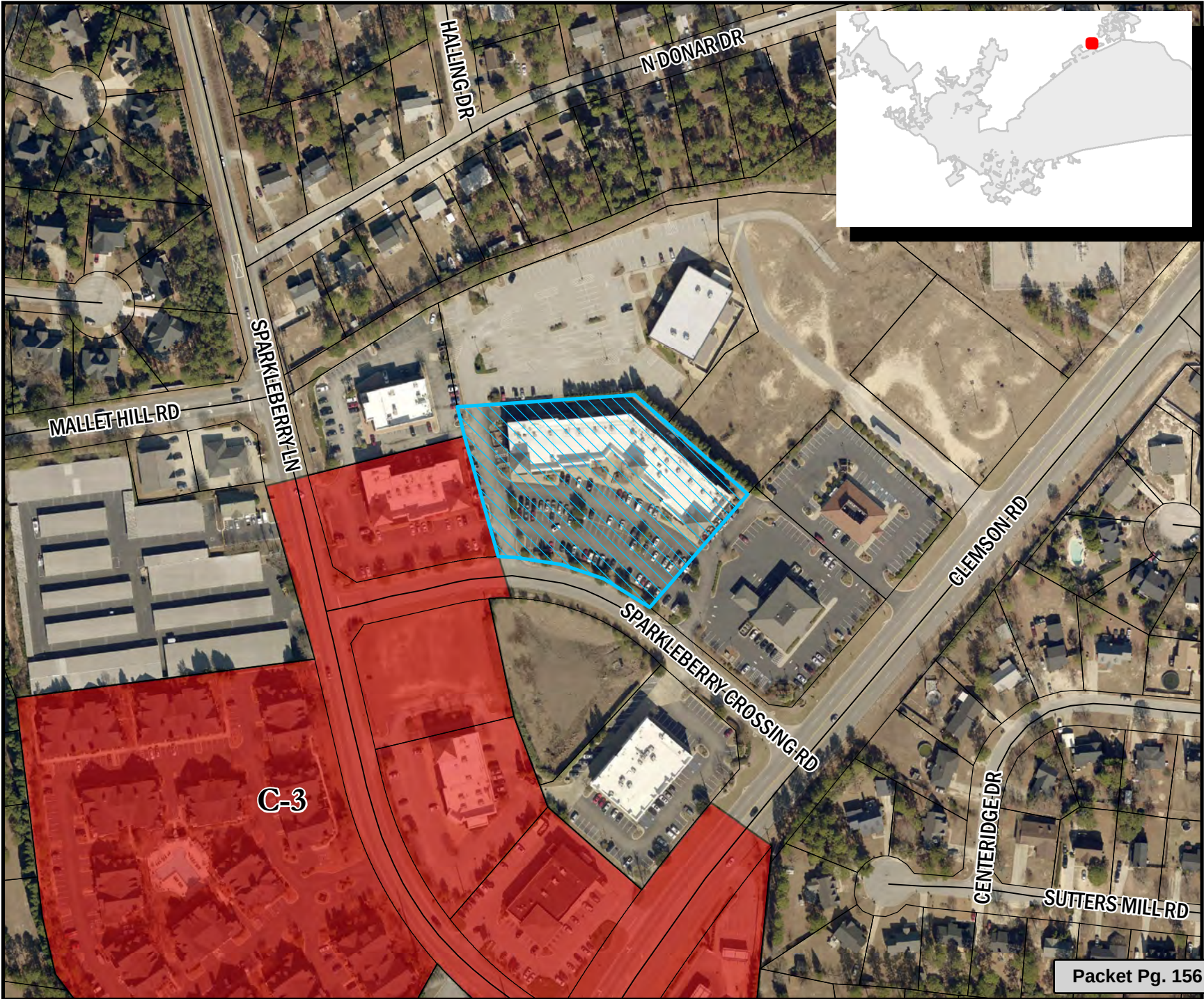
D-1	C-1
RS-1	C-2
RS-1A	C-3
RS-1B	C-3A
RS-2	C-4
RS-3	C-5
RD	M-1
RD-2	M-2
RG-1	PUD-C
RG-1A	PUD-LS
RG-2	PUD-LS-E
RG-3	PUD-LS-R
UTD	PUD-R
MX-1	OUT OF CITY
MX-2	

0 50 100 200

Feet

ORIGINAL PREPARATION/DATE:
 This map was prepared by:
 Shane Shaughnessy
 April 15, 2019

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.



ORDINANCE NO.: 2019-032

Annexing 111 Sparkleberry Crossing Road, Richland County TMS# 25705-07-26

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 _____, 2019, 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 interim zoning of General Commercial District (C-3), apportioned to City Council District 4, Census Tract 114.14, contains 2.22 acres, and shall be assigned an interim land use classification of Regional Activity Corridor (AC-3).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 25705-07-26

Also included in the territory hereby annexed are all contiguous portions of all public rights of way, streets and highways.

Requested by:

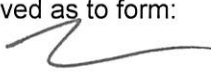
Assistant City Manager Gentry

Mayor

Approved by:

City Manager

Approved as to form:



City Attorney

ATTEST:

City Clerk

Introduced:

Final Reading:

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2019-032

All that certain lot, tract or parcel of land, with improvements thereon, situate, lying and being near the City of Columbia in the County of Richland, State of South Carolina, being shown as Lot 9, 96,907 Sq. Ft., 2.22 Acres on a survey prepared for Lakeview Investments, LLC, prepared by WK Dickson, Karl E. Alewine, SC Prof. Land Surveyor No. 22740, dated November 18, 2005 and recorded December 23, 2005 in the Office of the Register of Deeds for Richland County in Record Book 1135, at Page 1447, and having such metes, bounds, courses, and distances as shown upon said plat.

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: April 16, 2019

RE: **Property Address:** 111 Sparkleberry Crossing Road
Richland County TMS#: 25705-07-26
Owner(s): Frost Partners, LLC
Current Use: Commercial (Retail Shopping Center)
Proposed Use: Commercial (Retail Shopping Center)
Current County Land Use: Mixed Use Corridor
Proposed City Land Use: Regional Activity Corridor (AC-3)
Current County Zoning: General Commercial (GC)
Proposed City Zoning: General Commercial (C-3)
Reason for Annexation: Municipal Services; Primary Area
City Council District: 4
Census Tract: 114.14

The Planning & Development Services advises that the above referenced property has been offered for annexation. Attached, please find a map or drawing reflecting the property. You are directed to forward your comments and/or recommendations regarding the issue of whether to annex or not to Planning & Development Services. Planning & Development Services will compile your comments for City Council consideration.

Planning & Development Services staff will see to it that this matter is placed on the **May 6, 2019** Planning Commission's 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 Aubrey Jenkins, Fire Chief Joseph Jaco, Director, Utility Operations Robert Anderson, Public Works Director Krista Hampton, Planning & Development Services Lakesha Shannon, Business License Administrator Greg Williams, Deputy Business License Administrator Angela Adams, Customer Care Administrator Jerry Thompson, Building Official Michelle Brazell, Engineering Denny Daniels, Engineering Carolyn Wilson, Police Planning & Research Alfreda Tindal, Richland Co. 911 Addressing Coordinator	Missy Gentry, Assistant City Manager Teresa Knox, City Attorney William Holbrook, Police Chief Dana Higgins, Director, Engineering 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 John Fellows, Planning Administrator Tori Salvant, Dev. Center Administrator
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Planning Commission Land Use Recommendation: _____ (Land Use classification) by _____ - _____ on _____ (mm/dd/yyyy).

Planning Commission Zoning Recommendation: _____ (Zoning classification) by _____ - _____ on _____ (mm/dd/yyyy).

 (Signature of Annexation Coordinator)



Future Land Use Map

111 Sparkleberry Crossing Road, TMS# 25705-07-26;
Current Rich. Co. FLU: Mixed Use Corridor, Proposed FLU: AC-3

Department of Planning & Development Services

Legend

CITY LIMITS

PARCELS

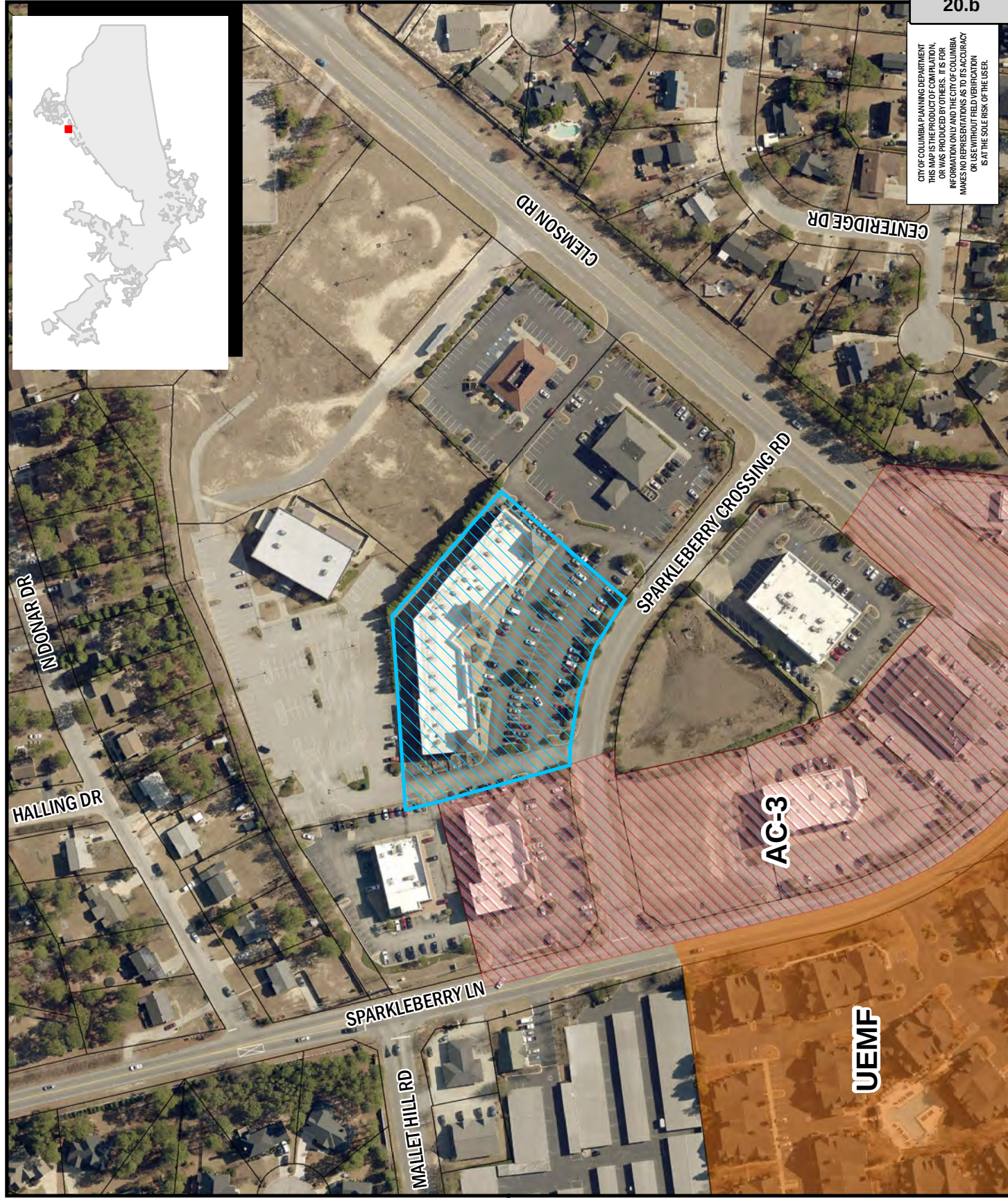
	UCMR-1 - Urban Core Mixed Residential-1		TU - Transportation & Utilities
	UCMR-2 - Urban Core Mixed Residential-2		SD1 - Sports/Amusement District
	UCMR-3 - Urban Core Mixed Residential-3		SD2 - Civic/Institutional Districts
	UEMR - Urban Edge Mixed Residential		SD3 - Central Business District
	UEMF - Urban Edge Multi-Family		SD4 - Riverbank's Zoo and Garden
	UCR-1 - Urban Core Residential Small Lot		SD5 - Universities/Colleges
	UCR-2 - Urban Core Residential Large Lot		SD6 - Fort Jackson
	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		
	UEAC-1 - Urban Edge Community Activity Center		
	UEAC-2 - Urban Edge Regional Activity Center		
	AC1 - Neighborhood Activity Corridor		
	AC2 - Community Activity Corridor		
	AC3 - Regional Activity Corridor		
	EC - Employment Campus		
	IND - Industrial		

0 40 80 160 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
April 15, 2019

Packet Pg. 161

We Are Columbia



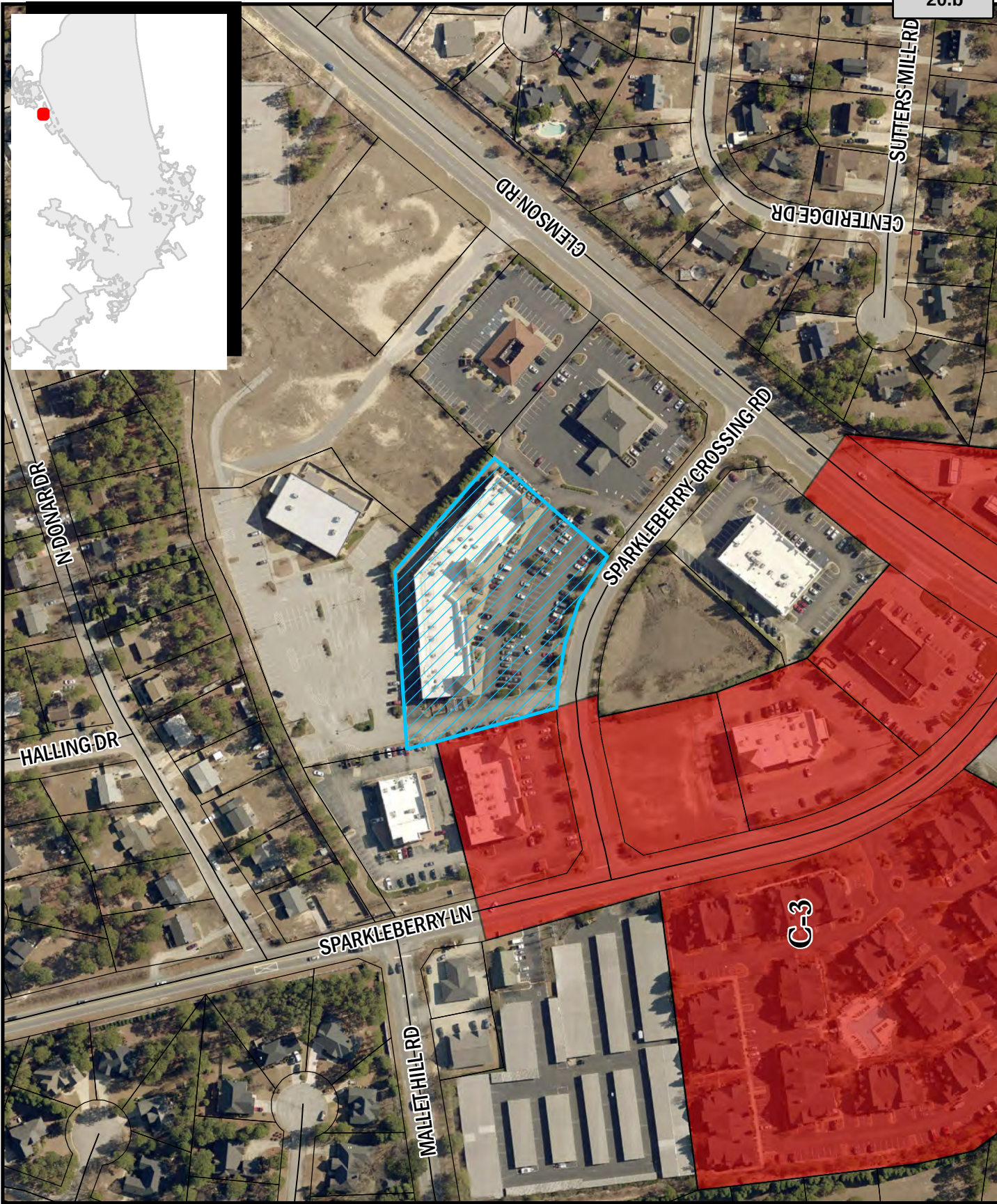
20.b

CITY OF COLUMBIA PLANNING DEPARTMENT
THIS MAP IS THE PRODUCT OF COMPILED, OR WAS PRODUCED BY OTHERS. IT IS FOR INFORMATION ONLY AND THE CITY OF COLUMBIA MAKES NO REPRESENTATIONS AS TO ITS ACCURACY OR USE WITHOUT FIELD VERIFICATION IS AT THE SOLE RISK OF THE USER.

Zoning Map

Department of Planning & Development Services

111 Sparkleberry Crossing Road, TMS# 25705-07-26;
Current Rich. Co. Zoning: GC, Proposed Zoning: C-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	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
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0 50 100 200 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
April 15, 2019

DISCLAIMER:
The City of Columbia Department of Planning and Development Services data represented on this map or plan is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Columbia makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.

We Are Columbia

Packet Pg. 162

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 lot, tract or parcel of land, with improvements thereon, situate, lying and being near the City of Columbia in the County of Richland, State of South Carolina, being shown as Lot 9, 96,907 Sq. Ft., 2.22 Acres on a survey prepared for Lakeview Investments, LLC, prepared by WK Dickson, Karl E. Alewine, SC Prof. Land Surveyor No. 22740, dated November 18, 2005 and recorded December 23, 2005 in the Office of the Register of Deeds for Richland County in Record Book 1135, at Page 1447, and having such metes, bounds, courses, and distances as shown upon said plat.

Richland County TMS: 25705-07-26

Property Addresses: 111 Sparkleberry Crossing Road

Frost Partners, LLC

BY: _____



Date: _____

4/5/19

Tim Frost

(Print or Type Name)

ITS: _____

Owner

(Print or Type Title)



We Are Columbia

MEETING DATE: June 4, 2019

DEPARTMENT: Legal Department

FROM: Shari Ardis, Legal Office Manager

SUBJECT: Ordinance No.: 2019-027 Amend Sec. 19-35 Receptacle requirements; placement of receptacles

PURPOSE: First reading approval was given on May 21, 2019.

FUNDING SOURCE & ORIGINAL BUDGET:

FOCUS AREAS: Economic Prosperity - Endless Possibilities, Empowering Our Residents

ATTACHMENTS:

- **#a:** 2019-027 amend Sec 19-35 Receptacle requirements; placement of receptacles rev (PDF)

HISTORY:

05/07/19	Columbia City Council	DEFERRED
05/21/19	Columbia City Council	APPROVED ON FIRST READING.

Approved on first reading subject to Section 19-35 (e) (3) being amended to read "on the side of the dwelling beyond the front corner of the dwelling."

ORDINANCE NO.: 2019-027

Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 19, Solid Waste Management, Article II, Collection and Disposal, Sec. 19-35 Receptacle requirements; placement of receptacles at curbside

BE IT ORDAINED by the Mayor and Council this ____ day of _____, 2019, that the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 19, Solid Waste Management, Article II, Collection and Disposal, Sec. 19-35 Receptacle requirements; placement of receptacles at curbside, is amended to read as follows:

Sec. 19-35. Receptacle requirements; placement of receptacles, ~~at curbside~~.

(a) *Receptacles generally.* Every person producing or having refuse collected by the city shall keep, on the premises or property occupied or used by him, refuse roll carts or bulk containers as specified in this article, in locations accessible using normal collection methods, to handle accumulations of refuse on the premises or property in the interval between collections by the city. In those areas designated by the city, every person producing or having recyclable materials to be collected by the city may, on a voluntary basis and upon request to the city, keep on the premises or property occupied or used by him recyclables containers as specified in this article, in locations accessible using normal collection methods, to handle accumulations of recyclable materials on the premises or property in the interval between collections by the city.

(b) *Placement at curb.* Roll carts and, in those areas designated by the city, recyclables containers are to be placed at curbside no later than 8:00 a.m. on the day of the collection and removed no later than 7:30 p.m. on the day of collection. Special exceptions to this requirement may be granted when the superintendent of solid waste determines that there is no person living in the house who is physically capable of rolling the cart to and from the curb or carrying the recyclables containers to the curb.

(c) *Roll carts.* One roll cart shall be issued to each household in the city. The roll carts remain the property of the city for use of the households to which they are issued. Residents who damage roll carts issued to them must pay for repairing the carts or purchasing replacement carts from the city. Carts that are damaged through normal use as a result of being emptied by city forces will be repaired or replaced at city expense. Collection will be suspended at any location at which a roll cart is missing or at which a roll cart is damaged to such an extent as to interfere with normal collection methods.

(d) *Recyclables containers.* A recyclables container shall be issued to each requesting household in those areas designated by the city. The recyclables containers shall remain the property of the city for use of the household to which they are issued. Residents who damage or lose the recyclables container issued to them must pay for purchasing a replacement recyclables container from the city. Recyclables containers that are damaged through normal use as a result of being emptied by city forces will be replaced at city expense.

(e) All roll carts and recyclables container lids and tops shall be kept closed or shut except when emptying or filling and when not at curbside for collection as set forth herein, shall be kept or placed as follows:

(1) in a garage or carport; or

(2) in the back or rear of the property; or

(3) on the side of the dwelling ~~at least five (5') feet from beyond the front corner of the dwelling.~~

Requested by:

Councilmember Baddourah

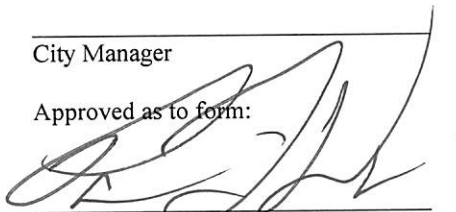
Mayor

Approved by:

City Manager

Approved as to form:

ATTEST:



Senior Assistant City Attorney

City Clerk

Introduced: deferred 5/7/2019; 5/21/2019

Final Reading:

Last revised: 5/21/2019
19001179



We Are Columbia

MEETING DATE: June 4, 2019

DEPARTMENT: Legal Department

FROM: *Shari Ardis, Legal Office Manager*

SUBJECT: Ordinance No.: 2019-034 Authorizing the City Manager to execute a Contract of Sale for the transfer of 2924 Hope Avenue, Richland County TMS #11313-12-07

PURPOSE: First reading approval was given on May 21, 2019.

FUNDING SOURCE & ORIGINAL BUDGET:

FOCUS AREAS: Attracting & Retaining Talent, Empowering Our Residents

ATTACHMENTS:

- **#a:** 2019-034 Contract of Sale 2924 Hope Avenue (PDF)

HISTORY:

05/21/19

Columbia City Council

APPROVED ON FIRST READING.

ORDINANCE NO.: 2019-034

*Authorizing the City Manager to execute Contract of Sale for the transfer of
2924 Hope Avenue, Richland County TMS #11313-12-07*

BE IT ORDAINED by the Mayor and City Council this ____ day of _____, 2019,
that the City Manager is authorized to execute the attached Contract of Sale for the transfer of
2924 Hope Avenue, Richland County TMS #11313-12-17 for the sum of One Hundred Thirty-
seven Thousand and No/100 (\$137,000.00) Dollars.

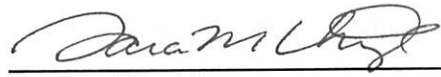
Requested by:

Assistant City Manager Gentry

Approved by:

City Manager

Approved as to form:



Deputy City Attorney

Introduced:
Final Reading:

Mayor

ATTEST:

City Clerk

LEGAL DEPARTMENT DRAFT



CONTRACT OF SALE

Date. A Contract for the sale and purchase of the hereinafter described property is entered into by and between _____ Purchaser(s) and **City of Columbia**, Seller.

Offer and Description. Purchaser(s) agree(s) to buy and Seller(s) agree(s) to sell that lot or parcel of land, with improvements thereon situated in **Richland** County, State of South Carolina and being described as follows: TMS# 11313-12-07.

The Property address: 2924 Hope Avenue Columbia SC 29205

Conveyance Shall Be Made. Conveyance shall be made subject to all covenants of record (provided they do not make the title unmarketable) and to all governmental statutes, ordinances, rules and regulations.

Price. The purchase price is One Hundred Thirty-seven Thousand and No/100 (**\$137,000.00**) Dollars and shall be paid by the Purchaser as follows: Five Hundred and No/100 (**\$500.00**) Dollars (same as required down-payment) upon execution of the Contract as an earnest money in certified funds towards the purchase price.

Closing Cost. The Purchaser shall pay all pre-paid items to include 1st year annual home owners insurance required property taxes and insurance escrow due at closing. Purchaser is responsible preparation of the deed; and any deed of trust; the fees of the Purchaser closing attorney. The Seller shall pay all allowable closing cost not to exceed Two Thousand Five Hundred and No/100 (**\$2,500.00**) Dollars.

Contract Contingencies: This closing is contingent upon the Purchaser receiving financing from the City of Columbia's Community Development Home Loan Program and meeting all the underwriting and income requirements of the loan program.

Conveyance Date of Closing. The closing shall take place within sixty (60) days from the date of this contract. Seller(s) agree(s) to convey by marketable title and deliver a proper statutory warranty deed with power duly renounced, if applicable, and free of encumbrances, except as herein stated, with all stamps affixed thereto. The deed shall be prepared in the name of **Ashley J. Phillips**.

Adjustments: Real estate taxes, homeowner association/regime fees, and rents when applicable, will be adjusted as of the date of closing. Tax proration pursuant to this Contract is to be based on the tax information available and deemed reliable by the Closing Attorney on the date of closing and to be prorated on that basis. Buyer will be responsible for applying for any applicable tax exemptions. Buyer is also responsible for any tax increases due to change of ownership. Unless otherwise agreed, Seller will pay all regular and special homeowner's association assessments and all governmental assessments levied through date of closing and Buyer will pay for those assessments levied after the date of closing.

Condition of Property. This property is being sold "**As Is**". Purchaser may have home inspection done within 10 days from complete execution of said contract. This may include CL-100, HVAC or other inspections or tests done to determine the condition of property. Seller will have no obligations to make any repairs or replacements to property identified as a result of inspections.

Home Warranty Coverage: Buyer and Seller agree that a home warranty will (x) will not () be provided at closing. If applicable, the warranty premium will be paid by Buyer () Seller

(X) in the amount not to exceed Four Hundred Sixty-five and No/100 (**\$465.00**) Dollars, provided by **2-10 Home Buyers Warranty** (home warranty company).

Condition of Title. At the closing, the premises shall be conveyed with good, marketable and insurable fee simple title subject to the following:

- (a) Taxes: Real Estate taxes for the current year and future years;
- (b) Easements and Right-of-Way: Easements and right-of-way of record or as would be shown by a current survey; provided, however, Seller warrants that said easements and right-of-way do not materially affect the premises or unreasonably interfere with purchaser's intended use;
- (c) Restrictions of record.

Possession. Possession of said premises will be given Purchaser on the day of the closing.

Default. If the Purchaser shall default under this agreement, the Seller shall have the option of suing for damages including but not limited to reasonable attorney's fees or rescinding this contract. The earnest money shall be paid to the Seller. Upon default by the Seller, the Purchaser shall have the option of suing for damages or specific performance, or rescinding this contract. Upon default by the Seller, if the Purchaser elects to rescind this agreement, the purchaser will be refunded all sums paid hereunder.

Other Terms. The following assistance is being provided to the Buyer as part of HUD's guidelines of affordable mortgage lending.

- (a) At Closing, The City will pay on behalf of the Buyer Two Thousand Five Hundred and No/100 (\$2,500.00) Dollars to be used exclusively to pay for Buyer's closing costs. This amount plus any equity realized in this transaction by the Buyer, based upon the appraised value of the property, will be recorded as a loan that is forgivable over a ten (10) year period.
- (b) The amount of this loan shall be: Two Thousand Five Hundred and No/100 (\$2,500.00) Dollars for closing cost plus Sixteen Thousand Five Hundred and No/100 (\$16,500.00) Dollars equity realized for a total loan amount of Nineteen Thousand and No/100 (\$19,000.00) Dollars. Additional terms of this loan are that the Buyer must occupy and use the property as her primary residence during this 10-year period, and should the property be sold or cease to be used as the Buyer's primary residence during this ten (10) year period, the forgivable loan balance must be repaid at a prorated basis. This loan of Nineteen Thousand and No/100 (\$19,000.00) Dollars will be a subordinate lien to the first mortgage.
- (c) Ten (10%) per cent per year of the original amount of Nineteen Thousand and No/100 (\$19,000.00) Dollars shall be forgiven and not required to be repaid on each anniversary date of the loan, not to exceed Ten (10) years, at which time this debt will be fully discharged and forgiven.

Effect of Contract. The parties hereto further agree that this written contract expresses the entire agreement between the parties, and that there is no other agreement, oral or otherwise, modifying the terms hereunder.

Binding Contract. This contract shall be binding on both parties, their principals, heirs, personal representatives, successors and assigns as state law permits.

Disbursing Agent. It is agreed by both parties that all money paid under the contract shall pass through the hands of (closing attorney), and he/she shall act as disbursing agent for both parties hereto.

Extension Agreement. Time is of the essence; however, if the transaction is not closed within the stipulated time limits of this contract, then both parties agree to extend said contract for a period not to exceed fifteen (15) days from the date designated for original closing.

Cashier's check. Purchase must have a cashier's check, or certified funds when completing this transaction.

Commissions. None.

SIGNATURES BELOW SIGNIFY ACCEPTANCE OF ALL TERMS AND CONDITIONS
STATE HEREIN.

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:**

WITNESS

PURCHASER
Print Name: _____
Date: _____

WITNESS

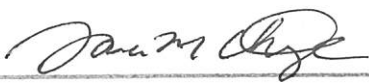
PURCHASER
Print Name: _____
Date: _____

WITNESS

SELLER
City of Columbia
By: Teresa B. Wilson,
Its: City Manager
Date: _____

WITNESS

APPROVED AS TO FORM



Legal Department City of Columbia, SC



We Are Columbia

MEETING DATE: June 4, 2019

DEPARTMENT: Legal Department

FROM: *Shari Ardis, Legal Office Manager*

SUBJECT: Resolution No.: R-2019-050 Authorizing consumption of beer and wine only within Boyd Plaza adjacent to the Columbia Museum of Art for the Contemporaries Annual Meeting on Wednesday, June 12, 2019

**FUNDING SOURCE &
ORIGINAL BUDGET:**

FOCUS AREAS: Connecting Our Community, Economic Prosperity - Endless Possibilities, Planning Together

ATTACHMENTS:

- **#a:** R-2019-050 CMA Contemporaries Annual Meeting (June 12) (PDF)

RESOLUTION NO.: R-2019-050

Authorizing consumption of beer and wine only within Boyd Plaza adjacent to the Columbia Museum of Art for the Contemporaries Annual Meeting on Wednesday, June 12, 2019

WHEREAS, the Columbia Museum of Art is sponsoring the Contemporaries Annual Meeting in Boyd Plaza adjacent to the Museum on Wednesday, June 12, 2019 from 5:30 p.m. until 7:30 p.m.; and,

WHEREAS, the Museum has requested permission for the temporary closing and use of the courtyard/plaza area adjacent to the Museum on Wednesday, June 12, 2019 from 4:30 p.m. until 8:00 p.m. for set up, clean up, and staging of the event to be held on Wednesday, June 12, 2019 from 5:30 p.m. until 7:30 p.m.; for patrons to consume beer and wine beverages only during the event hours on Wednesday, June 12, 2019 from 5:30 p.m. until 7:00 p.m.; and for crowd control and overflow; and,

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 _____, 2019, that the sale of beer and wine beverages only within the Courtyard area adjacent to the Columbia Museum of Art is authorized between the hours of 5:30 p.m. and 7:00 p.m. Wednesday, June 12, 2019; and,

BE IT FURTHER RESOLVED that all vendors be restricted to stationary location; and,

BE IT FURTHER RESOLVED that outdoor possession and consumption of beer and wine beverages, all outdoor musical performances and use of sound-amplifying devices shall end by 10:00 p.m. due to the proximity of the event to residential properties; and,

BE IT FURTHER RESOLVED that only pedestrian traffic will be allowed within the area. All other traffic, including, but not limited to, automobiles, trucks, motorcycles, mopeds, bicycles, skate boards, and horses, except police horses, is prohibited. All pets shall be prohibited. Coolers, glass bottles, breakable glasses and/or cups, large bags and backpacks shall be prohibited; and,

BE IT FURTHER RESOLVED that VIP tents or VIP areas within the event area are prohibited; and,

BE IT FURTHER RESOLVED that organizer is responsible or shall make arrangements for the cleanup of all trash and debris within the festival area and within the designated area of impact as shown on the attached drawing, and shall place same in the roll carts provided by the City. Any overflow of trash and debris shall be placed in garbage bags with the top securely closed and placed beside the City roll carts. The number of roll carts needed for the event shall be determined by organizer and the City Solid Waste Division prior to the event and placed throughout the event area to ensure that trash and debris are well contained. Roll carts and bagged trash and debris shall be returned to the collection point designated by the City in a timely manner. If the organizer has not opted to use City services to clean up the festival area and within the designated area of impact as shown on the attached drawing, any costs incurred by the City in removing loose trash and debris within the festival area and within the designated area of impact as shown on the attached drawing, which the organizer has failed to clean up, shall be billed to and paid by the organizer; and,

BE IT FURTHER RESOLVED that during the designated time the closed portion of the courtyard/plaza area adjacent to the Museum, with the exception of the parking areas, adjacent off-street parking areas and 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 courtyard/plaza area adjacent to the Museum, with the exception of the parking areas, adjacent off-street parking areas and any other areas posted as to not allow

alcoholic beverages, is deemed to be the site of a public festival at which beer and wine beverages only may be consumed and the prohibition against possession or consumption of alcoholic beverages set forth in Sec. 14-99 shall not apply. Possession and consumption of beer and wine beverages shall be permitted only in plastic cups, plastic or aluminum bottles or aluminum cans provided by vendors within the areas designated.

PROVIDED, FURTHER, that the event organizer shall provide the names and cell phone numbers of a least two contact persons who can receive complaints during the event, including any set up and breakdown times. The cell phones shall remain on at all times during the event and during any set up and breakdown time.

PROVIDED, FURTHER, that failure of the event organizer to strictly comply with the time frames and other requirements and responsibilities set forth in this resolution may result in a denial of subsequent requests to allow the event.

PROVIDED, HOWEVER, that no solicitation or transactions be made in violation of Sec. 14-32, 1998 Code of Ordinances of the City of Columbia, South Carolina.

BE IT FURTHER RESOLVED that in the event of inclement weather on Wednesday, June 12, 2019, the City Manager is authorized to approve the rescheduling of the canceled event for another date within one (1) week from the date of the originally scheduled event upon receiving twenty-four (24) hours written notice requesting the rescheduling of the event. The hours of operation for the event, service of beer and wine only at the event and closing of streets for set up, clean up and crowd control of the event shall remain as outlined above.

BE IT FURTHER RESOLVED that should the organizer reschedule the event for another date beyond one (1) week from the date of the originally scheduled event, a request for a resolution of City Council approving the new date of the event shall be required.

Requested by:

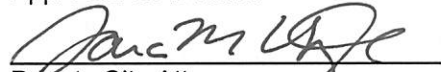
Assistant City Manager Shealy

Mayor

Approved by:

City Manager

Approved as to form:


Deputy City Attorney

ATTEST:

City Clerk

Introduced:

Final Reading:

DATE OF REQUEST	5/1/2019	REQUESTOR'S NAME/CONTACT INFORMATION (E-MAIL/PHONE#/FAX#)	23.a Elaina Penney epenney@columbiamuseum.org (803) 343-2212
EVENT NAME/PURPOSE (i.e., St. Patrick's/Charity Fund-raiser)		Contemporaries Annual Meeting	
DATE(S) OF EVENTS:		6/12/2019	
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	4:30-8:00pm		
HOURS OF EVENT (i.e., 6:00 p.m. - 10:00 p.m.)*	5:30-7:30pm		
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.)*	5:30-7:00pm		

Requests should be submitted by mail, e-mail or fax at least **NINETY (90) days in advance of the event** to allow for preparation and review of the Resolution and scheduling on Council's agenda. Requests may be sent by e-mail (slardis@columbiasc.net), 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.

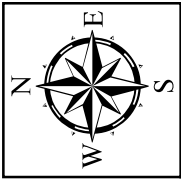
***Outdoor possession and consumption of beer and wine beverages only, all outdoor musical performances and use of sound-amplifying devices shall end by 10:00 p.m. due to the proximity of events to residential properties.**

****With the exception of the parks listed in Sec. 15-1 Prohibited acts in parks (8), POSSESSION OF LIQUOR IS STRICTLY PROHIBITED. VIP tents or VIP areas for possession and consumption of alcoholic beverages or alcoholic liquors within the event area are prohibited.**

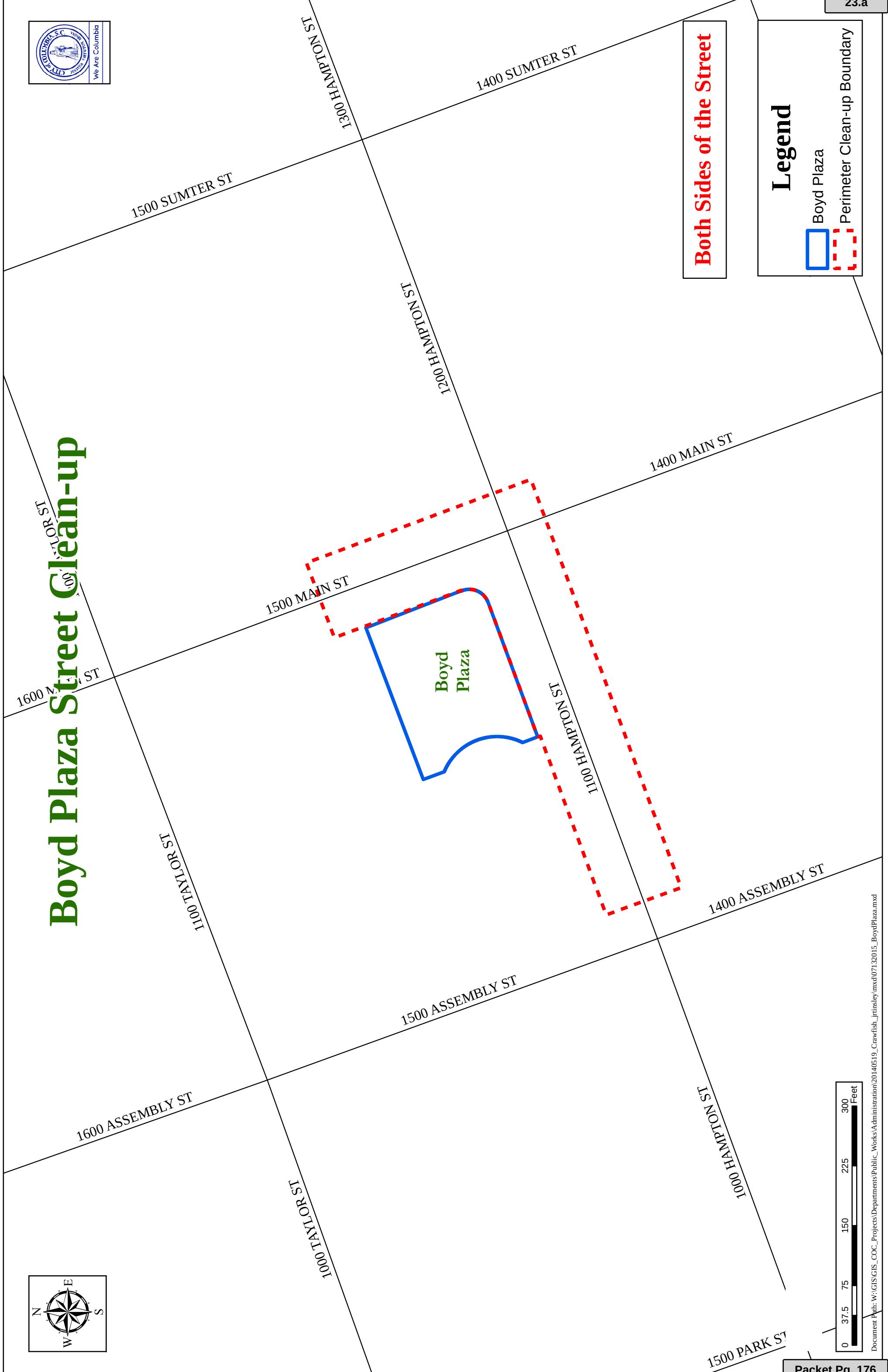
NOTE: **This form should only be used for public events where beer and/or wine are to be sold and consumed on City property** (i.e., Five After Five, St. Patrick's Festival, Concerts in Finlay Park, etc.).

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; cfdgadams@columbiasc.net
 Legal Department - Shari Ardis; 803-737-4242; slardis@columbiasc.net or fax 803-737-4250 - resolution preparation
 Police Department Special Events - Officer Robert Hall; 803-545-3535; rjhall@columbiasc.net parade permit, police
 Parks and Recreation - Pearl Osborne; 803-545-3100; peosborne@columbiasc.net park reservations
 Police Department Community Services - Brenda Murphy; 803-545-3507; bmmurphy@columbiasc.net - street closing



Boyd Plaza Street Clean-up

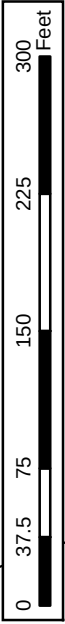


Both Sides of the Street

Legend

 Boyd Plaza

 Perimeter Clean-up Boundary





We Are Columbia

MEETING DATE: June 4, 2019

DEPARTMENT: Legal Department

FROM: *Shari Ardis, Legal Office Manager*

SUBJECT: Resolution No.: R-2019-051 Authorizing consumption of beer and wine only within Boyd Plaza adjacent to the Columbia Museum of Art for the Artful Cinema on Thursdays, July 25, August 1, August 8 and August 15, 2019

FUNDING SOURCE & ORIGINAL BUDGET:

FOCUS AREAS: Attracting & Retaining Talent, Connecting Our Community, Economic Prosperity - Endless Possibilities

ATTACHMENTS:

- **#a:** R-2019-051 CMA Artful Cinema (July 25 Aug 1, 8 & 15) (PDF)

RESOLUTION NO.: R-2019-051

Authorizing consumption of beer and wine only within Boyd Plaza adjacent to the Columbia Museum of Art for the Artful Cinema on Thursdays, July 25, August 1, August 8 and August 15, 2019

WHEREAS, the Columbia Museum of Art is sponsoring Artful Cinema in Boyd Plaza adjacent to the Museum on Thursdays, July 25, August 1, August 8 and August 15, 2019 from 7:30 p.m. until 10:00 p.m.; and,

WHEREAS, the Museum has requested permission for the temporary closing and use of the courtyard/plaza area adjacent to the Museum on Thursdays, July 25, August 1, August 8 and August 15, 2019 from 7:00 p.m. until 10:30 p.m. for set up, clean up, and staging of the event to be held on Thursdays, July 25, August 1, August 8 and August 15, 2019 from 7:30 p.m. until 10:00 p.m.; for patrons to consume beer and wine beverages only during the event hours on Thursdays, July 25, August 1, August 8 and August 15, 2019 from 7:30 p.m. until 9:30 p.m.; and for crowd control and overflow; and,

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 _____, 2019, that the sale of beer and wine beverages only within the Courtyard area adjacent to the Columbia Museum of Art is authorized between the hours of 7:30 p.m. and 9:30 p.m. Thursdays, July 25, August 1, August 8 and August 15, 2019; and,

BE IT FURTHER RESOLVED that all vendors be restricted to stationary location; and,

BE IT FURTHER RESOLVED that outdoor possession and consumption of beer and wine beverages, all outdoor musical performances and use of sound-amplifying devices shall end by 10:00 p.m. due to the proximity of the event to residential properties; and,

BE IT FURTHER RESOLVED that only pedestrian traffic will be allowed within the area. All other traffic, including, but not limited to, automobiles, trucks, motorcycles, mopeds, bicycles, skate boards, and horses, except police horses, is prohibited. All pets shall be prohibited. Coolers, glass bottles, breakable glasses and/or cups, large bags and backpacks shall be prohibited; and,

BE IT FURTHER RESOLVED that VIP tents or VIP areas within the event area are prohibited; and,

BE IT FURTHER RESOLVED that organizer is responsible or shall make arrangements for the cleanup of all trash and debris within the festival area and within the designated area of impact as shown on the attached drawing, and shall place same in the roll carts provided by the City. Any overflow of trash and debris shall be placed in garbage bags with the top securely closed and placed beside the City roll carts. The number of roll carts needed for the event shall be determined by organizer and the City Solid Waste Division prior to the event and placed throughout the event area to ensure that trash and debris are well contained. Roll carts and bagged trash and debris shall be returned to the collection point designated by the City in a timely manner. If the organizer has not opted to use City services to clean up the festival area and within the designated area of impact as shown on the attached drawing, any costs incurred by the City in removing loose trash and debris within the festival area and within the designated area of impact as shown on the attached drawing, which the organizer has failed to clean up, shall be billed to and paid by the organizer; and,

BE IT FURTHER RESOLVED that during the designated time the closed portion of the courtyard/plaza area adjacent to the Museum, with the exception of the parking areas, adjacent off-street parking areas and 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 courtyard/plaza area adjacent to the Museum, with the exception of the parking areas, adjacent off-street parking areas and any other areas posted as to not allow alcoholic beverages, is deemed to be the site of a public festival at which beer and wine beverages only may be consumed and the prohibition against possession or consumption of alcoholic beverages set forth in Sec. 14-99 shall not apply. Possession and consumption of beer and wine beverages shall be permitted only

in plastic cups, plastic or aluminum bottles or aluminum cans provided by vendors within the areas designated.

PROVIDED, FURTHER, that the event organizer shall provide the names and cell phone numbers of a least two contact persons who can receive complaints during the event, including any set up and breakdown times. The cell phones shall remain on at all times during the event and during any set up and breakdown time.

PROVIDED, FURTHER, that failure of the event organizer to strictly comply with the time frames and other requirements and responsibilities set forth in this resolution may result in a denial of subsequent requests to allow the event.

PROVIDED, HOWEVER, that no solicitation or transactions be made in violation of Sec. 14-32, 1998 Code of Ordinances of the City of Columbia, South Carolina.

BE IT FURTHER RESOLVED that in the event of inclement weather on Thursdays, July 25, August 1, August 8 or August 15, 2019, the City Manager is authorized to approve the rescheduling of the canceled event for another date within one (1) week from the date of the originally scheduled event upon receiving twenty-four (24) hours written notice requesting the rescheduling of the event. The hours of operation for the event, service of beer and wine only at the event and closing of streets for set up, clean up and crowd control of the event shall remain as outlined above.

BE IT FURTHER RESOLVED that should the organizer reschedule the event for another date beyond one (1) week from the date of the originally scheduled event, a request for a resolution of City Council approving the new date of the event shall be required.

Requested by:

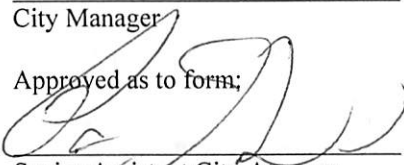
Assistant City Manager Shealy

Mayor

Approved by:

City Manager

Approved as to form:



Senior Assistant City Attorney

ATTEST:

City Clerk

Introduced:

Final Reading:

DATE OF REQUEST

5/22/19

REQUESTOR'S NAME/CONTACT
INFORMATION (E-MAIL/
PHONE#/FAX#)Wilson Bame- CMA
843-617-9329
wbame@columbiamuseum.org

EVENT NAME/PURPOSE (i.e., St. Patrick's/Charity Fund-raiser)

Artful Cinema

DATE(S) OF EVENTS:

July 25, Aug. 1, Aug. 8, Aug 15

LOCATION OF EVENT

(i.e., Amphitheater area
of Finlay Park; 1300 and 1400 blocks
of Main Street between Lady Street
and Hampton Street)Columbia Museum of Art
1515 Main St. Columbia, SC 29201STREET(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

7:00 pm - 10:30 pm

HOURS OF EVENT

(i.e., 6:00 p.m. - 10:00 p.m.)*

~~8:00~~ pm - 10:00 pm
7:30 email 5/24/19

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.)*

7:30 pm - 9:30 pm

Requests should be submitted by mail, e-mail or fax at least ***NINETY (90) days in advance of the event*** to allow for preparation and review of the Resolution and scheduling on Council's agenda. Requests may be sent by e-mail (slardis@columbiasc.net), 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 the event to residential properties.**

****With the exception of the parks listed in Sec. 15-1 Prohibited acts in parks (8), POSSESSION OF LIQUOR IS STRICTLY PROHIBITED, VIP tents or VIP areas for possession and consumption of alcoholic beverages or alcoholic liquors within the event area are 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., Five After Five, St. Patrick's Festival, Concerts in Finlay Park, 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., 545-3703; 413-8553; cfdgadams@columbiasc.net

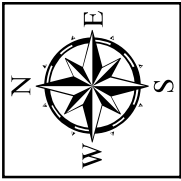
Legal Department - Shari Ardis; 737-4242; slardis@columbiasc.net - resolution preparation

Police Department Special Events - Officer Robert Hall; 545-3535; rjhall@columbiasc.net - parade permit, police

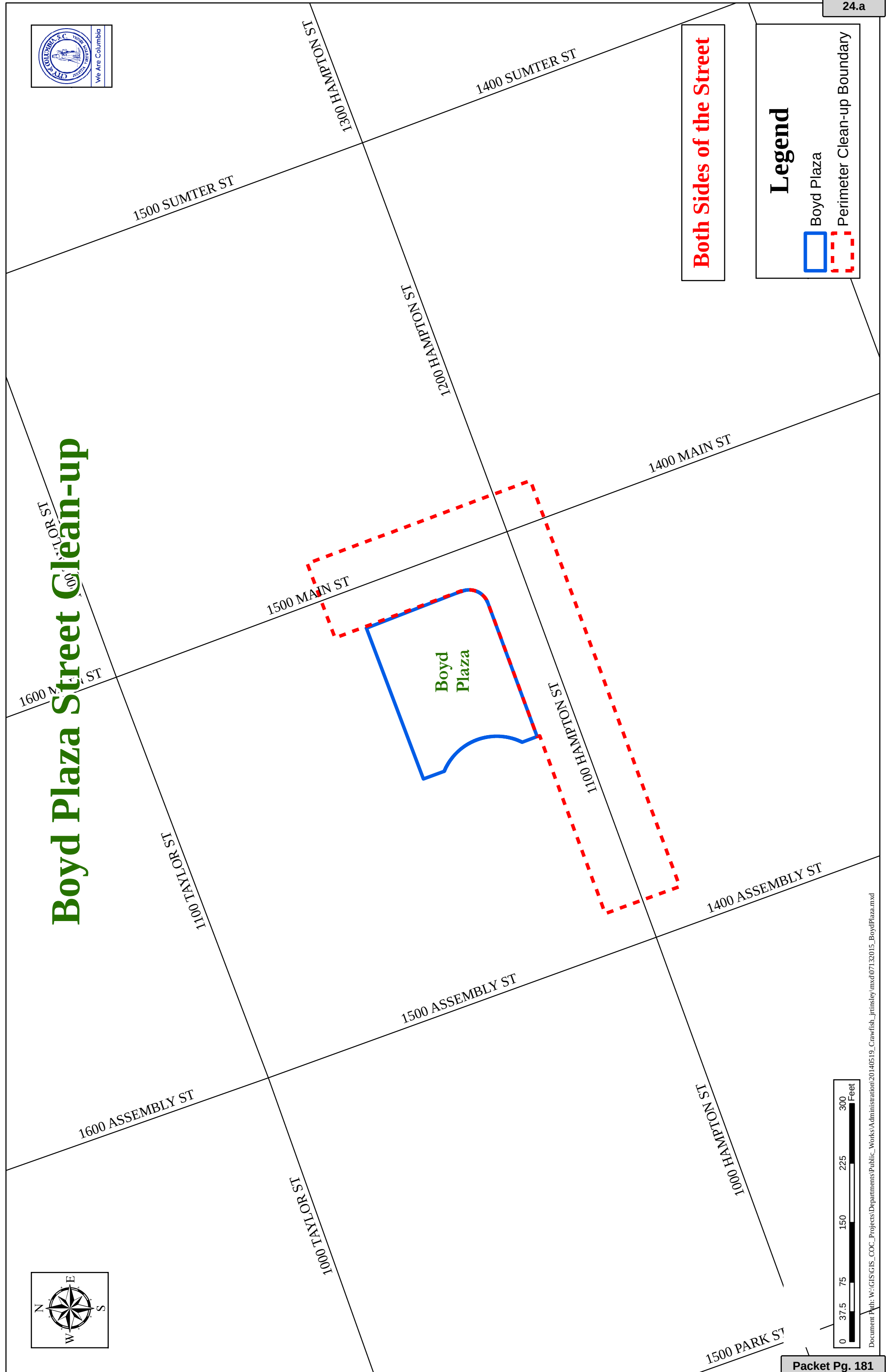
Parks and Recreation - Loretta Coleman; 545-3100; peosborne@columbiasc.net - park reservations

Police Department Community Services - Brenda Murphy; 545-3507; bmmurphy@columbiasc.net - street closing

Last revised: 11/01/2013



Boyd Plaza Street Clean-up

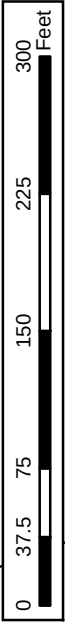


Both Sides of the Street

Legend

 Boyd Plaza

 Perimeter Clean-up Boundary





We Are Columbia

MEETING DATE: June 4, 2019

DEPARTMENT: City Management Office

FROM: *Teresa Wilson, City Manager*

SUBJECT: SAVVY Arts Venture Challenge - Mr. David Cutler USC School of Music Director of Music Entrepreneurship and SAVVY Founder

FUNDING SOURCE & ORIGINAL BUDGET:

FOCUS AREAS: Attracting & Retaining Talent, Connecting Our Community, Planning Together

ATTACHMENTS:

- **#a:** SAVVY CHALLENGE MEMO (PDF)



We Are Columbia

TO: Ms. Teresa Wilson, City Manager

FROM: Ashley Jenkins, City Manager Office

DATE: May 30, 2019

SUBJECT: SAVVY Arts Venture Challenge (June 1st- June 7th)

The SAVVY Arts Venture Challenge is a revolutionary professional development workshop that cultivates creative artists and arts administrators to transform communities by becoming better entrepreneurs, collaborators, change agents, community pillars and dreamers.

During Season 6 of this problem-solving challenge, nine interdisciplinary teams are paired with non-arts entities representing a variety of sectors. After interviewing liaisons, groups build innovative arts ventures from the ground up. Where the organization becomes a key customer or partner. The workshop concludes with a public competition.

The City of Columbia will be participating in the SAVVY Arts Challenge Venture June 1- June 7, 2019 in partnership with the USC SAVVY teams to address the top 3 challenges from a citywide and CPD perspective.

Benefits

SAVVY's unique experiential approach teaches participants the value and opportunity of:

- Amplifying impact, income, and innovation
- Creative problem solving and design thinking
- Powerhouse leadership and team strategies
- Innovative audience cultivation
- Non-Traditional community partnerships/ collaborations

Local Partners receive a host of benefits as well:

- Receive a customized proposal addressing a challenge faced by your business/ organization, developed over a week of a team of nine
- Consider how the arts can tackle important organizational problems/ opportunities in non-arts setting
- Engage with a diverse, talented group of participant's from across the US and beyond
- Witness parts of the innovation process
- Be a part of the program unlike any other, distinguishing Columbia internationally

At the end of the Week, local partners receive:

- Proposal overview
- Brief Video description
- Summary of financial implications
- Supporting materials as appropriate



We Are Columbia

MEETING DATE: June 4, 2019

DEPARTMENT: City Clerk

FROM: *Erika Moore, City Clerk*

SUBJECT: Recognition of Columbia Youth Commission - The Honorable Mayor Stephen K. Benjamin

FUNDING SOURCE & ORIGINAL BUDGET:

FOCUS AREAS: Attracting & Retaining Talent



We Are Columbia

MEETING DATE: June 4, 2019

DEPARTMENT: Community Development

FROM: *Gloria Saeed, Director*

SUBJECT: 2019 National Homeownership Month Proclamation - The Honorable Mayor Stephen K. Benjamin

PURPOSE: Recognition of Palmetto Citizens Federal Credit Union as the "Partner in Excellence" Award Recipient and Ms. Jemma Smith as the "Preserving the Dream" Award Recipient - Ms. Gloria Saeed, Community Development Director

REQUISITION NO.: Felicia Kilgore

FUNDING SOURCE & ORIGINAL BUDGET:

CLEAN WATER 2020?: No

ATTACHMENTS:

- **#a:** 2019 June CD Events (PDF)



JUNE 2019 Event Calendar

NATIONAL HOMEOWNERSHIP MONTH

Department of Community Development 1225 Lady Street, Suite 102, Columbia, SC 29201 • Phone:803-545-3373	
June	
1	<u>2019 HOME BUYERS WORKSHOP (9:00am – 1:00pm)</u> LEARN HOW TO BE MORTGAGE READY Earlewood Park 1111 Parkside Drive, Columbia SC 29201
4	<u>City Council Meeting (starts at 6:00pm)</u> 1737 Main Street, Columbia SC 29201 (1 Proclamation & 2 Recognitions) • Proclamation for National Homeownership Month • Recognition - "Partner in Excellence" Award • Recognition - "Preserving the Dream" Award
8	<u>ALL ACCESS WORKSHOP</u> Drew Wellness Center– (9:00 AM – 1:00PM) 2101 Solomon Walker Way, Columbia, SC 29204 Class on "Why Credit Matters", Vendors, Giveaways and Free Lunch Also DIY Tracks on: 1- Home Owner's Resources (Energy Efficiency) 2- Time to Grow (Gardening) 3- Flush with Ease (Plumbing) 4- Staying Cool (HVAC) 5- Custom Home Décor (Painting) 6- Drywall repair/Tile Backsplash





We Are Columbia

MEETING DATE: June 4, 2019

DEPARTMENT: City Clerk

FROM: *Erika Moore, City Clerk*

SUBJECT: South Carolina Ag and Art Tour - Mr. John Newman, Chair
of the Richland County Ag + Art Tour Planning Committee

**FUNDING SOURCE &
ORIGINAL BUDGET:**

FOCUS AREAS: Connecting Our Community

ATTACHMENTS:

- **#a:** ag + art tour pr final press release (PDF)
- **#b:** final kick off party (PDF)
- **#c:** Richland County Flyer (1) (PDF)



For Immediate Release

For information contact:

Susan Carson Lambert

502.545.4321

sclgeographer@gmail.com

**Ag + Art Tour Coming to Richland County
for The First Time, June 29th and 30th 2019**

COLUMBIA, South Carolina, May 15, 2019 - The South Carolina Ag + Art Tour is coming to Richland County for the very first time. It is the nation's largest, free self-guided tour of farms and farmer's markets featuring local artisans at every stop! During the tour visitors have the opportunity to see first-hand where their food comes from, watch artists in action and purchase their works, and learn more about rural life. Just before the AG + ART tour there is a Taste of AG + ART Tour Kick-Off Party on the porch at 302 Senate Street (the Senate's End Complex). Some of the farmers and artists from the tour will be at the dinner. Dupre Catering will prepare local food provided by the tour farmers. Food and adult beverages will be available for purchase from the "It's a Matter of Taste" food truck. Music will be provided by John McCullough. The Kick-Off Party is from 5:30 Friday June 21st 5:30 pm – 9:00 pm

Founded in York County in 2012 under the leadership of Clemson Extension, the Catawba Farm and Food Coalition, the Olde English Tourism District, and other collaborators, the tour has expanded to include Chester, Chesterfield, Fairfield, Kershaw, Lancaster, Newberry, York, Union and Spartanburg Counties. This year we are pleased to announce the addition of Richland County to the tours. The tour takes place on weekends in June with different counties participating on different weekends.

First Ag + Art Tour Coming to Richland County June 29th and 30th - 2

Now in its eighth year in South Carolina, this free self-guided tour of farms and farmer's markets featuring local artisans is a great way to educate people about where their food and fiber comes from, as well as introduce them to local artisans, says Ben Boyles, Clemson Extension Agribusiness Agent and Tour Administrator. "We are proud of how this tour has continued to grow and are excited to welcome Richland County farms, markets and artisans into the Ag + Art Tour family," Boyles said. "One of the goals of this tour has been to give people a better knowledge of what is produced in their own backyard. This event puts food and product with a face."

Here's what to expect: Visitors plan their tour using the website: www.agandarttour.com and printed promotional materials, then head out to visit the farms on the tour during each County's assigned weekend. There is no admission fee. Visitors are welcome at the farms on Saturday June 29th from 10:00 AM – 4:00 PM and on Sunday June 30th from 1:00 PM – 5:00 PM during the tour weekend. While there, they will be able to meet the farmers and learn more about their operations, putting a face with the food that their families eat! And don't forget the art!

Since we feature both agriculture and art - visitors will also get to experience (and purchase!) the farmers' products and the work of local artisans that will be at each farm location June 29th and 30th. After spending some time on the farm visitors will load up and then head to the next stop of their choice - hopefully with a car full of homegrown farm goods and handcrafted items and memories.

###

For further information: <https://agandarttour.com/contact/>



Taste of AG + ART

Kick-Off Party for the Richland County Ag + Art Tour

Senate's End at 316 Senate Street, Columbia SC

June 21st, 2019 5:30 pm – 9:00 pm Under the Roof On The Porch
Building 302

Meet Tour Artists, Farmers and Dance to Live Music

Dupre Catering - It's A Matter of Taste Food Truck
With menu items for sale prepared with products from our farms

Wine and Beer
cash bar



/agandartrichland



/agandarttourrichlandcounty

AgandArtTour.com





OUR NATION'S LARGEST FARM + ART TOUR

RICHLAND COUNTY

FREE TOUR OF FARMS FEATURING LOCAL ARTISANS

JUNE 29TH+30TH

SATURDAY
10AM-4PM

SUNDAY
1PM-5PM

TOUR SITES

CAROLINA BAY FARMS + CITY ROOTS
DOKO FARM + FABEL FARMS
PURPLE TUTEUR FARM + SODA CITY MARKET

Crave Artisan Specialty Market + Lewis and Clark Studios
One Eared Cow Glass + Sal's Ol' Timey Feed & Seed
Stormwater Studios

AGANDARTTOUR.COM





We Are Columbia

MEETING DATE: June 4, 2019

DEPARTMENT: Legal Department

FROM: *Shari Ardis, Legal Office Manager*

SUBJECT: Ordinance No.: 2019-009 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 5, Buildings and Building Regulations, Article VI to add Vacant Building Registration

FUNDING SOURCE & ORIGINAL BUDGET:

FOCUS AREAS: Enhancing Columbia's Neighborhoods

ATTACHMENTS:

- **#a:** 2019-009 amend Chapter 5 Article VI add Vacant Building Registration (PDF)

ORDINANCE NO.: 2019-009

*Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina,
Chapter 5, Buildings and Building Regulations, Article VI to add Vacant Building Registration*

BE IT ORDAINED by the Mayor and Council this ____ day of _____, 2019, that the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 5, Buildings and Building Regulations, Article VI, Reserved and Article VII, Boarded-Up Buildings are amended to read as follows:

ARTICLE VI. VACANT BUILDING REGISTRATION**Sec. 5-291. Declaration of policy.**

The purpose of this chapter is to protect the public health, safety and welfare by enactment of this ordinance which:

- (1) Establishes a program for identification and registration of vacant buildings;
- (2) Determines the responsibilities of owners of vacant buildings and structures; and
- (3) Provides for administration, enforcement and penalties.

Sec. 5-292. Definitions.

Unless otherwise expressly stated, the following terms shall, for the purposes of this Code, have the meanings shown in this section. Where terms are not defined, through the methods authorized by this section, such terms shall have ordinarily accepted meaning such as the context implies.

Citation means a charge or formal written accusation of violation of a municipal, state or federal law, regulation or ordinance, including any violations of the International Property Maintenance Code as adopted by the City of Columbia.

Code violation means violation of any code adopted and/or enforced by the city, which may include but not be limited to the City of Columbia Code of Ordinances or the International Property Maintenance Code.

Courtesy Registration means notification by mail, phone, fax or email to the Code Enforcement Division notifying them of an extended vacancy of 60 days or more of a primary residence for work, vacation, military or a medical reason.

Owner means any person, firm or corporation having a legal or equitable title in the property; or recorded in the official records of the state, county or municipality as holding title.

Premise means a lot, plot, or parcel of land, including the buildings or structures thereon.

Responsible local representative means a person having his or her place of residence or business office within 45 miles of the vacant building and designated by the property owner as the agent responsible for operating such property in compliance with the ordinances adopted by the city. For the purposes of this article, the term "agent" shall refer to the Responsible Local Representative.

Responsible party means any owner, occupant, agent, manager, operator and/or management company of a building, dwelling, structure or lot.

Secure means a building or portion of a building is closed or locked for entry by normal means other than boarding.

Unoccupied means a building which is not being used for a legal occupancy.

Unsecured means a building or portion of a building is open to entry by unauthorized persons without the use of tools or ladders.

Vacant building means any structure built for occupancy of residential, commercial or industrial uses that is unoccupied for more than 60 days.

Vacant building; categorical classification standards: A building or portion of a building which is:

- (1) Category I: No current code violations on the structure or the premise.
 - a. The building is secure, not boarded.
 - b. The building is structurally sound with no code violations.
 - c. The premise is maintained to minimal code by owner or responsible party.
- (2) Category II: Minimal code violations.
 - a. The building is boarded and secure.
 - b. The building is structurally sound with minor code violations.
 - c. The premise is not regularly maintained.
- (3) Category III: Severe code violations.
 - a. The building requires to be boarded
 - b. Structural deficiencies are evident.
 - c. History of criminal activity.
 - d. Condemned and/or illegally occupied.

Sec. 5-293. Registration of vacant buildings.

(a) Except as provided in subsection (b) below, all vacant buildings shall be registered with the Code Enforcement Division within 10 days of becoming vacant as defined in section 5-292. Registration is valid for 12 months and must be renewed annually from date the building became vacant.

(b) Exemptions from registration can be granted for the following situations upon notification in writing to the Code Enforcement Division:

- (1) Buildings that are actively being marketed for sale or rent. Must be maintained to minimum code for the duration on the market. Satisfactory evidence to include but not limited to MLS information or published advertisements offering the property on the market (up to one year, longer by appeal);
- (2) Buildings that are actively being renovated. Repairs and progression must be noticeable by the inspector (up to one year, longer by appeal);
- (3) Buildings that serve as a primary residence in which the owner is away for an extended period of time for work, vacation, military or medical reason. Building and property must be maintained to minimum code. Requires a Courtesy Registration;
- (4) Government owned buildings; and/or
- (5) Buildings that are structurally deficient that have been ordered by the City to be demolished and removed, in which the owner has provided consent to the City to demolish, and the City has accepted the consent. Liens are to be placed against the property to cover the cost of demolition.

(c) If the building is vacant at the expiration of any registration period the owner shall re-register such building and pay the annual registration and inspection fees.

(d) The owner registering a vacant building shall supply the following information on an authorized form provided by the Code Enforcement Division:

- (1) Name, address, and telephone number of the owner;
- (2) Name, address and telephone number of any responsible party, if applicable;
- (3) Name, address, and telephone number of any local agent or representative of the owner, required if the owner's residence or business address is more than 45 miles from vacant building;
- (4) Name, address, and telephone number of all persons with any legal interest in the property, building or premise, including mortgagees and successors in interest;
- (5) Legal description and tax parcel identification number of the premise on which the building is situated;
- (6) The common address of the building;
- (7) Date on which the building became vacant along with any supporting documentation; and

(8) Vacant building plan in accordance with section 5-294.

(e) Following the registration of the vacant building, the Code Enforcement Officer shall conduct a complete exterior property inspection of the property and premise to determine any code violations and to verify the vacant building category.

(1) A status report will be provided to the owner of the building with the findings and current condition of the property. It will include any found violations and assign a category to the building.

(f) All vacant buildings must remain secure and/or boarded in accordance with Article VII, Boarded-Up Buildings.

(g) Owner shall post "No Trespass" placards on the premise. Additional employment of security services for the premise for a specified number of hours every day may be required by the Police Chief or his/her designee on the basis of the premises history of code and/or criminal violations.

(h) Vacant building owners must designate a responsible local representative ("agent") if their place of residence or business is more than 45 miles from the vacant building. The responsible local representative shall act as agent for the property owner for purposes of accepting legal service; however the vacant building owner remains personally liable in criminal prosecutions for code violations. The responsible local representative must be available at the number listed at all times in the event of an emergency or catastrophe.

Sec. 5-294. Establishment of vacant building plan.

(a) When a building is registered as required by this chapter, the owner shall submit, or caused to be submitted, for approval a vacant building plan. The plan shall contain the following:

- (1) The reasonably expected period of vacancy;
- (2) A plan to make the building ready for occupancy with sufficient detail regarding the proposed repair and/or rehabilitation of the building to enable the director to determine the adequacy of such plan;
- (3) A letter of written consent by the owner allowing city officials to enter and inspect the premise for the period in which the vacant building plan is in effect;
- (4) For buildings, dwellings or structures which are identified as being or containing public nuisances, then the vacant building plan shall contain a plan of action to remedy such public nuisances;
- (5) For each required plan, a time schedule shall be submitted identifying a date of commencement of repair and/or rehabilitation and schedule for completion of repair and/or rehabilitation for each building, dwelling or structure and identified nuisance;
- (6) When the owner proposes to occupy, sell, lease or demolish the vacant building, then the owner shall submit a plan and time schedule for such action; and
- (7) A plan of action to secure, monitor and maintain the building and premise thereof in conformance with this chapter.

(b) If the property is subject to a vacant building plan and the plan has been properly approved by the Code Enforcement Division, the transferee is subject to the terms of the vacant building plan. The transferee may apply to the city to be released from the requirements of the vacant building plan.

Sec. 5-295. Vacant building fees.

(a) Annual registration fees are based on the number of years that a building has been vacant (after the effective date of this ordinance). All fees are due at the time of registration or renewal.

The fees are as follows for all structures:

- | | |
|-----------------------------|-------------|
| (1) Initial registration | \$ 0.00 |
| (2) First annual renewal | \$ 100.00 |
| (3) Second annual renewal | \$ 500.00 |
| (4) Third annual renewal | \$1,000.00 |
| (5) Each year thereafter is | \$1,000.00. |

(b) An annual compliance inspection fee of \$50.00 is required on all vacant buildings. The fee shall be paid at the time of registration.

(c) Upon determination of a vacant building that hasn't been registered in accordance with this section additional penalties may apply in addition to the annual registration fees in accordance to section 5-296.

(d) *Delinquent registration fees as a lien.* After the owner is given notice of the amount of the registration fee due, except for those owners that have properly perfected an appeal pursuant to section 5-297, and the owner fails to pay the amount due, said amount shall constitute a debt due and owing to the city, and the city may commence a civil action to collect such the unpaid debt.

(e) If a vacant building becomes occupied within 60 days following an annual registration date and remains occupied for at least 6 months, the owner of the vacant building can appeal to have the most recent registration fees refunded. This excludes any fees from penalties, initial registration or compliance inspections.

Sec. 5-296. Enforcement and Penalties.

(a) Upon determination that a vacant building owner has failed to register or update information in accordance with this section, an administrative penalty of five hundred dollars \$500.00 in addition to the registration fee will be assessed if not in compliance within 11 days after notice.

(b) Failure by the owner to submit a vacant building plan or comply with a vacant building plan that has been approved by the city under this section or pay the fees as required under this section is a violation of the Code and may be remedied by any of the following:

- (1) An administrative penalty of five hundred dollars (\$500.00); or
- (2) Acquisition of the property by eminent domain in accordance with state law.

Sec. 5-297. Appeal.

Any person aggrieved by the requirements of this section may seek administrative appeal to the Property Maintenance Board of Appeals. Any person aggrieved by a final decision issued under this section by the Property Maintenance Board of Appeals, may seek relief in any court of competent jurisdiction as provided by the law.

Sec. 5-298. Acquisition of vacant buildings by eminent domain.

The City may acquire by eminent domain pursuant to applicable state law, any premise determined to be vacant and a persistent nuisance, and shall have the power to hold, clear, manage or dispose of premise so acquired for residential, commercial, industrial and related use.

Sec. 5-299. Reserved.

ARTICLE VII. BOARDED-UP BUILDINGS

Sec. 5-300. Covering of window and door openings of buildings.

Notwithstanding any other provision of this Code, it shall be unlawful for any person to cover, for a period in excess of 90 days, the window or door openings of any building with any material other than window or door materials conforming with the International Building Code without first obtaining a boarded building permit.

Sec. 5-301. Inventory of improperly boarded buildings; notification of owners.

(a) The housing official shall maintain an inventory of all buildings upon which one or more window or door openings are covered with non-conforming materials (e.g., plywood sheathing, OSB board, polycarbonate). This inventory shall be known as the "Boarded-up Building Inventory." All property owners of the buildings identified on or added to the inventory shall be notified by first class certified mail, return receipt requested, of this article and the obligation to conform the building to this Code within 90 30 days of receipt of notice.

(b) Not less than every 60 days following the enactment of this article, the housing official shall update the "Boarded-up Building Inventory," and shall cause notice of this article and the property owner's obligation to comply with the same to be mailed by first class certified mail, return receipt requested, to all property owners whose building is added to the inventory.

~~(c) In the event an owner of a building which appears on the boarded-up building inventory cannot be located so as to notify the owner of this ordinance, service of notice by publication in the same manner as prescribed by the South Carolina Rules of Civil Procedure is authorized.~~

Sec. 5-302. Permit required for covering of window and door openings.

(a) It shall be unlawful for any person to cover the window or door openings of a building so as to secure the building without first obtaining a permit to do so from the housing official.

(a) Standard 90 day boarded building permit. The permit fee shall be \$50.00 for residential buildings and \$100.00 for mixed-use and commercial buildings. The permit shall authorize the owner to cover the window or door openings of a building with one-half-inch sheathing cut to fit the openings and to be secured to the window or door frames using one and one-half inches or longer wood screws. Screws shall be installed at intervals of not less than 12 inches around the door or window frame.

(1) All sheathing shall be painted so as to match either the dominant color of the exterior of the building or the color of the trim of the building, if any.

(2) The building must be registered in accordance with Sec 5-293, Vacant Building Registration.

(3) Permits issued pursuant to this section shall be valid for no more than 90 days. Upon issuance of a permit, the housing official shall list the property on the "Boarded-up Building Inventory."

(4) At the expiration of the standard 90 day boarded building permit, the owner of the boarded building may apply for an extended 1 year boarded building permit in accordance with subsection (b) if additional time is needed.

(b) Extended 1 year boarded building permit. The permit fee shall be \$50.00 for residential buildings and \$100.00 for mixed-use and commercial buildings. The permit shall authorize the owner to cover the window or door openings of a building with an approved non-color polycarbonate installed in accordance with manufacturer's instructions.

(1) The building must be registered in accordance with Sec 5-293, Vacant Building Registration.

(2) Permits issued pursuant to this section shall be valid for 1 year. They can be renewed annually in accordance with this section. Upon issuance of a permit, the housing official shall list the property on the "Boarded-up Building Inventory."

~~(b) All sheathing shall be painted so as to match either the dominant color of the exterior of the building or the color of the trim of the building, if any.~~

~~(c) Permits issued pursuant to this section shall be valid for no more than 90 days. Upon issuance of a permit, the housing official shall list the property on the "Boarded-up Building Inventory."~~

Sec. 5-303. Notification of violation.

~~(a) The housing official shall, on the expiration of the boarded building permit 90 days following the listing of a building on the "Boarded-up Building Inventory", give the owner notice of violation of this article. Such notice shall state that the owner must within ten days of the notice, remove the non-conforming materials from the window or door openings and replace the same with door or window installations which conform with the International Building Code.~~

(b) Any person failing to comply with the provisions of this article shall be deemed guilty of a misdemeanor punishable as prescribed by section 1-5 of this Code. Every day of noncompliance shall constitute a separate violation. The covering of window and door openings as provided under the provisions of this article does not stay enforcement of, or compliance with, any orders or notices by the

housing or building code official or relieve any person from complying with all other applicable local and state laws affecting structures and premises.

The ordinance shall become effective and enforceable for any structure in the City of Columbia after July 1, 2019.

Requested by:

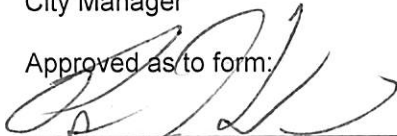
City Manager

Mayor

Approved by:

City Manager

Approved as to form:



Senior Assistant City Attorney

ATTEST:

City Clerk

Public Hearing:

Introduced:

Final Reading:



We Are Columbia

MEETING DATE: June 4, 2019

DEPARTMENT: Legal Department

FROM: *Shari Ardis, Legal Office Manager*

SUBJECT: Ordinance No.: 2019-033 Authorizing the City Manager to execute a Twelfth Amendment to Purchase Agreement between the City of Columbia and Bright-Meyers 2001 LLC for the sale of 5.97 +/- acres (Capital City Stadium), Richland County TMS #11204-02-02

PURPOSE: First reading approval was given on May 7, 2019.

FUNDING SOURCE & ORIGINAL BUDGET:

FOCUS AREAS: Planning Together

ATTACHMENTS:

- **#a:** 2019-033 Twelfth Amendment to Bright-Meyers Agreement (PDF)

HISTORY:

05/07/19

Columbia City Council

APPROVED ON FIRST READING.

ORDINANCE NO.: 2019-033

*Authorizing the City Manager to execute a Twelfth Amendment to Purchase Agreement
between the City of Columbia and Bright-Meyers 2001 LLC for the sale
of 5.97 +/- acres (Capital City Stadium), Richland County TMS #11204-02-02*

BE IT ORDAINED by the Mayor and City Council this ____ day of _____, 2019,
that the City Manager is authorized to execute the attached Twelfth Amendment to Purchase
Agreement, or on a form approved by the City Attorney, between the City of Columbia and Bright-
Meyers 2001 LLC for the sale of 5.97 acres +/- (Capital City Stadium), Richland County TMS
#11204-02-02.

Requested by:

Assistant City Manager Gentry

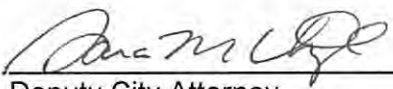
Mayor

Approved by:

City Manager

Approved as to form:

ATTEST:



Deputy City Attorney

City Clerk

Introduced:
Final Reading:

TWELFTH AMENDMENT TO PURCHASE AGREEMENT

This Twelfth Amendment to Purchase Agreement is made and entered into by and between the City of Columbia, hereinafter referred to as "Seller", and Ballpark, LLC, a South Carolina limited liability company, as assignee of Bright-Meyers Assembly Street, LLC, hereinafter referred to as "Buyer".

W I T N E S S E T H:

WHEREAS, Seller and Bright-Meyers 2001 LLC entered into a Purchase Agreement effective August 27, 2012 (as amended by eleven prior instruments, the "Agreement"), which gives Buyer the exclusive right to purchase the property ("Property") described in the Agreement under the terms and conditions of the Agreement; and,

WHEREAS, pursuant to that certain Assignment of Purchase Agreement dated October 15, 2018 Bright Meyers 2001 LLC assigned its rights and obligations under the Agreement to its affiliate, Bright-Meyers Assembly Street, LLC, a Tennessee limited liability company; and

WHEREAS, pursuant to that certain Assignment of Contract dated January 29, 2019 Bright-Meyers Assembly Street, LLC assigned its rights and obligations under the Agreement to Ballpark, LLC; and

WHEREAS, Seller and Buyer mutually desire to further modify, amend and clarify said Agreement.

NOW, THEREFORE, IT IS HEREBY AGREED, that for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, the receipt and sufficiency of which is hereby acknowledged, the Agreement is amended as follows:

1. Seller hereby acknowledges the assignment of the rights and obligations under the Agreement by Bright-Meyers Assembly Street, LLC to Ballpark, LLC.

2. Paragraph 2 of the Agreement is amended as necessary to state that the Price is increased from \$1,425,000.00 to \$1,625,000.00.

3. Paragraph 5 is hereby amended to read:

5. **CONDITIONS AND RESTRICTIONS.** The Seller shall convey the property described in Paragraph 1 hereof to the Buyer in fee simple by proper Indenture Limited Warranty Deed with Covenants, in the form of which is attached hereto as Exhibit "A" and incorporated herein by reference, free from all liens and encumbrances except as are herein agreed to. The Buyer agrees to accept the property subject to any governmental statute or ordinance, zoning ordinance and regulation, building restriction and condition, restrictive covenant, and easements of record, including any shown on a recorded plat; also, any state of facts that an accurate survey would show.

4. Paragraph 6 of the Agreement is amended as necessary to add that Seller agrees not cause the buildings and other improvements located on the Property to be demolished or otherwise removed from the Property unless any such improvements are damaged by fire or other casualty which creates an unsafe or unsightly condition.

5. Paragraph 7 of the Agreement is deleted in its entirety.

6. Paragraph 8 of the Agreement is amended as necessary to state that Buyer shall develop and fund a plan ("Security Plan") to provide private security to monitor the Property in an effort to prevent unauthorized persons from entering the Property. Buyer's Security Plan shall be scalable and shall be provided to the City Manager (or designee) of Seller for review and approval. All modifications reasonably requested by the City Manager (or designee) shall be incorporated into the Security Plan. Such Security Plan shall be provided to the City Manager (or designee) no later than ten (10) days after the Amendment Effective Date, implemented within ten (10) days after the City Manager's (or designee's) approval thereof, and shall continue until the earlier of Closing or termination of this Agreement. Buyer shall indemnify and hold harmless Seller

from any and all actual damages and injuries suffered or incurred as a result of the willful acts or gross negligence of Buyer, or its agents, in implementing and executing the Security Plan.

7. Paragraph 12 of the Agreement is hereby amended to read as follows:

If the Buyer shall default under this Agreement, the Seller's sole remedy shall be to terminate this Agreement and retain and/or receive all Earnest Money as full and complete liquidated damages. Buyer shall be in default under this Agreement if Buyer fails to comply with any term, covenant, provision or requirement of this Agreement within twenty (20) days after receipt of written notice ("Seller's Notice") from Seller specifying such default. In the event the default is of a nature that is not reasonably capable of cure within such twenty (20) day period, Buyer shall commence such curative efforts within such period and thereafter diligently pursue such curative efforts to completion no later than forty-five (45) days after Seller's Notice.

8. Paragraph 14 of the Agreement is amended to provide that the Closing shall take place no later than January 15, 2020; provided however, that Buyer shall give Seller written notice of its intent to close at least eight (8) weeks prior to the desired Closing date.

9. Paragraph 24 of the Agreement is hereby amended to delete the following:

"Seller will obligate up to Five Hundred Thousand and No/100 (\$500,000.00) Dollars of the proceeds realized from the sale of the property to make improvements to Rocky Branch which will further reduce flooding and further improve water quality. These improvements will be made by the Seller after the Buyer has completed improvements to reduce flooding and further improve water quality in Rocky Branch as required of the Buyer in this Agreement of Sale. The type of improvements to be made by the Seller shall be in the Seller's sole and exclusive discretion."

10. Paragraph 25 of the Agreement is deleted in its entirety.

11. The following provisions are added to the Agreement:

- (a) Contributions to Historic Columbia. In addition to the purchase price, Buyer agrees to contribute the sum of \$60,000 ("HC Funding") to Historic Columbia for the specific purpose of funding a documentary of Capital City Stadium as well as site preparation and event staffing for an on-site "last tour" event to take place prior to the demolition of the structure. \$30,000 shall be funded by Buyer no later than June 30, 2019 and the balance shall be funded no later than August 30, 2019. The HC Funding is nonrefundable to Buyer once paid.
- (b) SSRC Proforma. No later than thirty (30) days after the Amendment Effective Date, Buyer shall provide a project proforma and supporting documentation to identify the anticipated costs associated with the improvements to be supported by the Special Source Revenue Credit ("SSRC") to support the Rocky Branch improvements and construction of the Greenway. Buyer agrees, at Buyer's expense, to make its project team members available to City of Columbia and Richland County staff as needed to ensure there is a complete understanding of the improvements being planned that are intended to be supported by the SSRC. Seller acknowledges that the project proforma shall be subject to modifications as permitting and planning for the planned improvements progresses; provided, however, that no financial assistance other than the SSRC, if approved, will be requested or accepted from the City of Columbia.
- (c) SSRC Approval. Buyer agrees to submit its application for the SSRC to Richland County Council for first reading no later than July 9, 2019. Seller acknowledges that the July 9, 2019 meeting of Richland County Council is a special called meeting and may be subject to cancellation. Consequently, Buyer intends to submit its application for the June 18, 2019 meeting of Richland County Council. Upon City Council approval of the second reading of the 12th amendment, the City will provide written notification to Richland County confirming the

PSA extension which includes acknowledgement of the Developer's intent to seek a SSRC from Richland County and the City of Columbia for purposes of supporting the off-site storm water improvements required for the project to proceed. This notification will acknowledge upon approval of First Reading by Richland County, City staff will proceed with placing the item on the next available City Council agenda for approval within the guidelines for the agenda submittals.

- (d) Purchase of SCE&G Property. Buyer is concurrently pursuing from South Carolina Electric & Gas Company ("SCE&G") consent for the assignment to Buyer and modification of that certain Agreement of Sale and Purchase (1031 Exchange Applicable) dated October 4, 2011, as amended between SCE&G and Bright-Meyers Assembly Street, LLC (the "SCE&G Contract") for the purchase and sale of approximately 11.60 acres of land located adjacent to the Property (the "SCE&G Property"). Buyer shall close on its acquisition of the SCE&G Property simultaneously with its Closing on this Property.
- (e) Assignment. The Agreement shall not be assigned or transferred in whole or in part without the prior written consent of the Seller which shall not be unreasonably withheld or delayed. Notwithstanding the forgoing restriction, Buyer may assign this Agreement to a new entity created by Buyer's equity investor in connection with the purchase of the Property provided (i) Buyer provides Seller ten (10) days prior written notice of such assignment, and (ii) such assignment is made not sooner than thirty (30) days prior to closing.
- (f) Earnest Money. Buyer and Seller acknowledge and agree that the \$304,000 Earnest Money paid prior to the Amendment Effective Date is nonrefundable and has been paid to the Seller. The Earnest Money shall be applied as a credit against the Purchase Price at the Closing.
- (g) Rezoning. Buyer shall submit its request to rezone the Property to the City of Columbia no later than 30 days after the Amendment Effective Date, and diligently pursue such rezoning to completion.
- (h) Permits. Buyer shall submit its requests for all permits necessary to develop the Property no later than December 15, 2019 and shall diligently pursue such permits to issuance.
- (i) Assurances of Development Capability. Buyer agrees to provide City with monthly updates summarizing all activities undertaken and planned with regard to Buyer's plans to develop the Property as a multifamily development with supporting retail (the "Project"). Such updates shall include, but not be limited to, all meetings with public officials, the status of all permit applications and other entitlements, the status of all architectural plans, engineering plans, flood plain mitigation plans and other design work and studies required for development of the Project. Buyer shall also provide Seller with documents reasonably requested to evidence Buyer's prior experience and success with projects requiring similar entitlements, planning and funding.
- (j) Use of Property. Seller may grant third parties the right to utilize all or a portion of the Property from time to time provided all such agreements are terminated prior to Closing. Buyer shall not be liable for any damages or injuries caused by or resulting from such third parties' use of or entry onto the Property, and the Security Plan may be modified with Seller's approval during the pendency of such parties' use and occupancy. Seller will use commercially reasonable efforts to avoid interference with Buyer's due diligence due to any such use of the Property.
- (k) Notwithstanding anything to the contrary in the Agreement, the Seller reserves the right to require the Buyer to match Seller's funding of the costs of the greenway to Olympia Park, subject to a maximum funding obligation by Buyer of \$250,000.00.
- (l) Seller reserves the right to remove any items from the Property prior to Closing.

12. The Agreement is hereby reinstated and is in full force and effect as of the date of this Amendment.

The "Amendment Effective Date" shall be the date upon which this Amendment is executed by both Seller and Buyer.

Except as modified and amended hereby, all the terms, covenants and conditions of said Purchase Agreement and subsequent Amendments shall continue and remain in full force and effect insofar as they do not conflict with the terms of this Twelfth Amendment. In the event that the language of the Agreement or a prior Amendment is contrary to the language of this Amendment, the language of this Amendment shall control regarding that provision.

IN WITNESS WHEREOF, the parties have caused this Twelfth Amendment to Purchase Agreement to be executed and effective as of the date of the last signature hereinbelow.

WITNESSES:

SELLER: CITY OF COLUMBIA

BY: _____

Teresa B. Wilson

ITS: City Manager

Date: _____

BUYER: BALLPARK, LLC

BY: _____

Name: _____

ITS: _____

Date: _____

APPROVED AS TO FORM

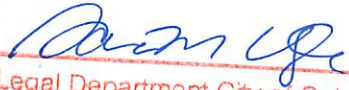

Legal Department City of Columbia, SC

Exhibit "A"

Limited Warranty Deed with Covenants

This deed was prepared in the law offices of
BURR FORMAN McNAIR
Post Office Box 11390
Columbia, SC 29211
Attn: Judith L. McInnis

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

INDENTURE LIMITED WARRANTY DEED (With Covenants)

THIS INDENTURE LIMITED WARRANTY DEED (“Deed”) made by and between CITY OF COLUMBIA, SOUTH CAROLINA, (“Grantor”), and BALLPARK, LLC, a South Carolina limited liability company (“Grantee”), having an address at _____; in this Deed, the singular shall include the plural, and plural shall include the singular, and the gender shall include all genders.

FOR AND IN CONSIDERATION of the covenants and conditions hereinafter contained and the sum of Ten and 00/100 Dollars (\$10.00) and other valuable consideration, paid to Grantor at and before the sealing of these presents by the Grantee, in the State aforesaid, the receipt and adequacy whereof is hereby acknowledged, SUBJECT TO easements, restrictions, reservations, agreements, covenants, and conditions set forth below, Grantor has granted, bargained, sold and released and by these presents does grant, bargain, sell and release, unto the said Grantee, the real property described on Exhibit A attached hereto and incorporated herein (hereinafter referred to as the "Property").

The Property is conveyed subject to all matters of record in the Register of Deeds Office for Richland County, South Carolina affecting title, ad valorem property taxes, zoning laws and ordinances, and to all matters that would be revealed by an accurate survey or inspection of the Property.

The Property is conveyed subject to all easements, restrictions, reservations, agreements, covenants and conditions set forth on Exhibit B attached hereto and incorporated herein.

Grantee agrees to observe and perform its obligations as set forth herein.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the Property belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the Property, unto the Grantee, its successors and assigns forever; subject, however, to the easements, restrictions, reservations, agreements, covenants and conditions that constitute covenants running with the land, all as set forth herein above.

Subject to the matters set forth above, Grantor does hereby bind itself to warrant and forever defend all and singular the Property unto Grantee, its successors assigns, from and against Grantor and its successors and assigns, but no others.

IN WITNESS WHEREOF, the Grantor and Grantee have caused this Deed to be executed in their respective names by their duly authorized officers and under seal to be hereto affixed, this _____ day of _____, 2019.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

**CITY OF COLUMBIA, SOUTH
CAROLINA**

Signature of 1st Witness

By: Teresa B. Wilson
City Manager

Signature of 2nd Witness/Notary Public

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

ACKNOWLEDGEMENT

I, the undersigned Notary Public, do hereby certify that Teresa B. Wilson, as City Manager of City of Columbia, South Carolina, by and on behalf of City of Columbia, South Carolina, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the _____ day of _____, 2019.

Notary Public for South Carolina
Print Name:

My Commission Expires: _____

(NOTARIAL SEAL)

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

BALLPARK, LLC, a South Carolina limited
liability company

Signature of 1st Witness

By: _____

Name: _____

Title: _____

Signature of 2nd Witness/Notary Public

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

ACKNOWLEDGEMENT

I, the undersigned Notary Public, do hereby certify that
_____, as _____ of
BALLPARK, LLC, a South Carolina limited liability company, by and on behalf of company,
personally appeared before me this day and acknowledged the due execution of the foregoing
instrument.

Witness my hand and official seal this the _____ day of _____, 2019.

Notary Public for South Carolina

Print Name: _____

My Commission Expires: _____

(NOTARIAL SEAL)

EXHIBIT A

TMS No.: 11204-02-02

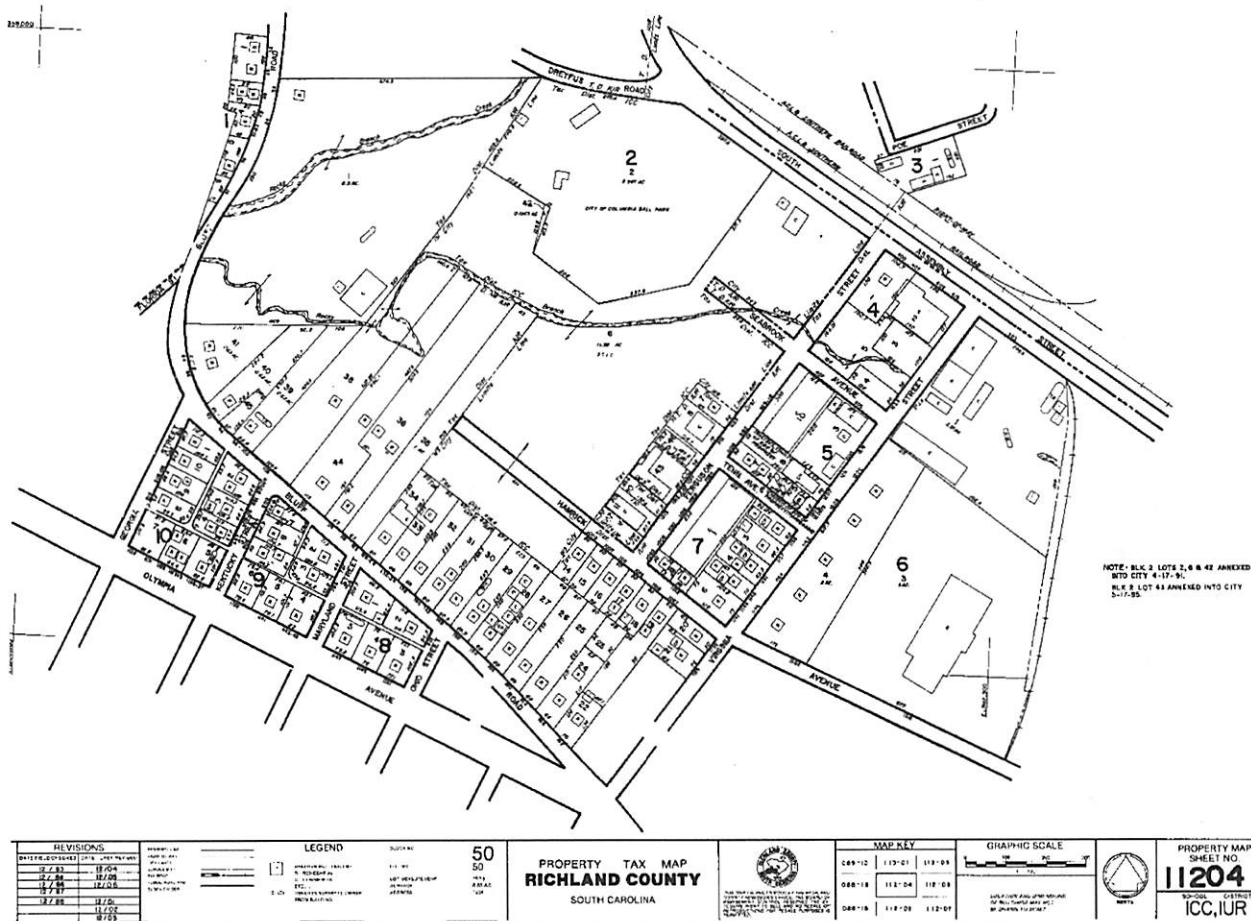


EXHIBIT B

- A. The Property is conveyed subject to the following easements, restrictions, reservations, agreements, covenants and conditions (collectively the "Covenants"):
1. The Property shall be held, developed and operated subject to and as provided in the Commercial Development Guidelines attached hereto and incorporated herein as Exhibit B-1.
 2. The Property shall be held, developed and operated subject to and as provided in the City of Columbia Best Management Practice Design Manual attached hereto and incorporated herein as Exhibit B-2.
 3. The Property shall be held, developed and operated subject to and as provided in the Rocky Branch and Rocky Branch Watershed Improvements attached hereto and incorporated herein as Exhibit B-3.
 4. Grantee shall cause the Property to be cleared of all structures and all debris removed, in accordance with all applicable laws, at the Grantee's expense, within ninety (90) days of the date of this Indenture Deed.
 5. For and during the period commencing on the date of recording of this Indenture Limited Warranty Deed and ending on that date five (5) years thereafter (the "Restricted Period"), the Property shall at all times, be owned by the individual or entity that owns the property described on Exhibit C attached hereto and incorporated herein (the "Adjacent Property", and, together with the Property, the "Combined Property"). During the Restricted Period the Combined Property shall not be subdivided, and shall not be sold, conveyed, mortgaged, pledged, or assigned except as one entire parcel.
 6. The Grantee shall commence vertical construction of improvements on the Property no later than June 1, 2020. Vertical construction shall commence with the pouring of footings for such improvements.
 7. Not later than August 20, 2021, the improvements developed and occupied or ready for occupancy on the Property shall contain a minimum of 20,000 SF of street front commercial and retail space.
- B. If the Grantee or its successors and assigns, or any developer, operator, tenant or person/entity in possession of all or any part of the Property (collectively the "Owner/Operator") fails to comply with all of the Covenants with regard to the portion of the Property owned, leased or otherwise controlled by the Owner/Operator, the Grantor shall provide written notice to the Owner/Operator of such non-compliance and the Owner/Operator shall have thirty (30) days from the date of such notice to take such actions that may be required to cause the Property to comply with the covenants (or if such corrective actions would reasonably be expected to take longer than thirty (30) days, the

Owner/Operator shall promptly commence such efforts and then diligently pursue such corrective actions to completion). In the event the Owner/Operator fails to undertake such corrective actions in the manner stated above, the Grantor, its successors and assigns, shall, at its option, have the right to

1. Compel compliance with the Covenants by pursuing any action available to the Grantor at law or in equity; and
 2. Assess and collect damages from the Owner/Operator in the amount of \$500 per day during the time such violation of the Covenants or failure to comply with the Request continues.
- C. The Covenants set forth herein and the rights of Grantor to enforce such Covenants are separate and distinct from the laws, regulations, ordinances and requirements of the City of Columbia. Approval, disapproval, waiver or other action pursuant to the Deed by Grantor shall be separate and distinct from, and shall have no bearing on, the laws, regulations, ordinances and requirements of the City of Columbia.
- D. The Covenants may be amended from time to time by recorded instrument executed by Grantor and Grantee.
- E. If any legal action or proceeding is brought by Grantor to enforce any of the Covenants, all reasonable attorneys' fees and costs related thereto incurred by Grantor shall be paid by the Grantee if the Grantor prevails in such action or proceeding.
- F. The provisions in this Deed are intended to be independent. In the event any provisions of this Deed should be declared by a court of competent jurisdiction to be invalid, illegal or unenforceable for any reason whatsoever, such illegality, unenforceability or invalidity shall not affect other provisions of this Deed.
- G. Failure of the Grantor to insist upon compliance with any provision hereof shall not constitute a waiver of the rights of the Grantor to subsequently insist upon compliance with this Deed nor in any way affect the validity of all or any part of this Deed. No waiver of any breach of this Deed shall constitute a waiver of any other or subsequent breach.

Exhibit B-1
Design and Development Guidelines
April ##, 2019

The Property shall be designed and developed in conformance with the Innovista Design Guidelines as amended June 5, 2018 and attached as reference with the following additions and clarifications.

1. **Review.** Review of site, building and overall design of the project shall occur by a committee of city staff consisting of the Director of Planning and Development Services, Planning Administrator, Land Development Administrator, Urban Design Planner, and the City Storm Water Manager. Review and approval shall occur prior to submitting the project to the City of Columbia for development approval.
2. **Architectural Style.** The context, form, layout and design features of the development shall consider urban forms as well as mill structures, and mill villages. Consideration of context shall be considered in relationship to architectural detailing, and materials. Standard suburban and/or marketing/branding Architecture and site design is not acceptable. The entire development shall be designed as unified whole.
3. **Site Design and Relationship to Surrounding Community**
 - a. The Buyer will work with USC and Comet to facilitate the location of a bus stop at the development.
 - b. The entire site shall be designed for pedestrian connectivity.
 - c. A minimum of one pedestrian connection to the site from each public right of way shall be provided for each vehicular access point.
 - d. Pedestrian connections that are adjacent to a vehicular access points or parking areas shall be separated by an average of six (6) feet of green space to be planted with trees.
 - e. Internal pedestrian connections shall interconnect with one another, and shall provide continental painted crosswalks at each point of crossing of vehicular areas.
 - f. Pedestrian areas to rear support functions and other non semi-public areas are not required.
 - g. Pedestrian connections to Bluff Road shall be provided.
 - h. Bicycle facilities shall be provided at a rate of one connection for each vehicular access point provided. Facilities shall be limited to interior circulation routes and not the general parking areas for vehicles.
 - i. Bike facilities shall be provided along Assembly Street per section 5. below.
 - j. Bike facilities and pavement markings shall be analyzed for the intersection of Assembly and Main Entry and shall be based upon final circulation layout and overall design.
 - k. Bike parking layout and racks shall comply with the Association of Pedestrian and Bicycle Professionals Bicycle Parking Guidelines 2nd Edition or later.

- I. All bike facilities on public and private streets and on access roads adjacent to or within the development shall comply with the National Association of City Transportation Officials Urban Street Design Guide and Urban Bikeway Design Guidelines

4. Lighting.

- a. All lighting shall be full cut off style fixtures to reduce light pollution.
- b. No pole mounted light within the main tenant parking field shall be higher than 35 feet from its mount. The developer shall provide lower poles within smaller parking fields and access drives.
- c. Pedestrian style lighting shall be provided along the entry facades of each structure as well as multi-use paths and sidewalk areas that are not illuminated by parking lot lighting. Pedestrian lighting within the site shall coordinate with the City of Columbia Standard for the downtown area and be full cut off when appropriate.

5. Improvements to the Public Right of way

- a. One standard pedestrian/ road street light, shall be provided parallel to Assembly Street and Dreyfus rights of way per 80 feet of right of way, or as determined by the City Traffic Engineering Department. Lighting style, color, installation and all other specifications shall comply with all City Requirements and coordinate with downtown acorn fixture design or other approved design.
- b. Curb and Gutter shall be provided along Assembly Street and Dreyfus Road and turn the corner at the Ferguson Street intersection.
- c. The Buyer will provide signalization of Ferguson Street and Assembly Street contingent on DOT approval/permitting.
- d. All sidewalks shall comply with all ADA regulations. Crosswalks shall be provided at all intersections meeting requirements by the City Engineer.
- e. A pedestrian sidewalk shall be provided along the rights of way of Assembly Street and Dreyfus Road adjacent to the parcel. Walkways shall have a minimum width of 8 feet
- f. Shade trees shall be provided as single row of trees within a 5 foot-7 foot (7ft max. 5-foot min.) tree lawn. Shade trees shall be provided as a single row of trees between the separated bike facility and the pedestrian sidewalk. Trees alternating pattern. Flexibility as to location do to entries and site conditions may require wider or tighter spacing.
- g. Sidewalk pavement shall consist of a combination of scored concrete paving, and concrete pavers.
- h. Sidewalk areas located near development entrances and intersections shall be paved with concrete pavers and have detailing substantially similar to detailing located at the southwest corner of Assembly Street and Whaley Street.
- i. 8. Tree species shall be of a type that will at maturity canopy approximately 75% of the sidewalk area as shade during summer months.

- j. 9. A separated dedicated bike lane shall be provided parallel to Assembly Street and Dreyfus and shall be designed to allow future north south connections. The separated dedicated bike lane shall have clearly identifiable crossings at intersections or transitions to on road lanes or sharrow. Alternatively, a series of bike lanes, Cycle Tracks, or other bike amenities may be considered by the review committee and the developer at the time of construction or as indicated in the City of Columbia Pedestrian and Bicycle Master Plan draft or adopted document. All bike facilities within the right of way shall comply with NACTO Urban Bikeway Design Guide.

6. Environmental

- a. Stream buffers. The development shall exceed the BMP manual to utilize state of the art techniques to insure water quality is improved, while also complying with the City's Low Impact Development BMP Manual and Stream Buffer language when proposing site design with respect to quality and quantity.
- b. Relocations of streams shall create a naturalized effect through the use of topography, plant life, bank stabilization, and a path that meanders, etc.

EXHIBIT B-2**City of Columbia Best Management
Practice Design Manual**

DRAFT

EXHIBIT B-2

City of Columbia Best Management Practice (BMP) Design Manual

Prepared for:



The City of Columbia, Utilities and Engineering Department
Columbia, South Carolina

Prepared by:



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**Date Revised:
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A. Design Aids

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 - Dry Enhanced Swale
 - Grass Filter Strip
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 - Dry Enhanced Swale
 - Grass Filter Strip
 - Micropool Extended Dry Detention Pond
 - Wet Detention Pond

B. Maintenance Schedules

Chapter 1 – Stormwater Design Requirements

This chapter provides engineers, designers, developers, and others with the necessary information to assist with the development of systems that will control the rate, volume, and pollutants released from a new or re-development project. The City of Columbia Utilities and Engineering Department's Stormwater Division (SWD) has been authorized by law or agreement to enforce these design requirements. These design requirements are based on Best Management Practices and reference State and Federal regulations, engineering publications, and other municipal and academic guidance.

It is an overall goal of this Manual to provide a set of design standards that will result in effective stormwater management. The goal is to mitigate the impact of land development on existing/natural hydrologic and hydraulic processes, as well as attempt to prevent further degradation of the water resources in the City of Columbia through proper planning and design. The design professional is encouraged to use all means necessary to develop land in a manner consistent with City Ordinances, Engineering Regulations, and this Manual and to ensure the safety of the general public. Specific methods and applications not covered in this section must be discussed with the SWD for applicability.

NOTE: In addition to the content included in this manual, the Georgia Stormwater Management Manual (GSMM) will also be utilized, which uses the same methodology – specific GSMM sections to be used are cited with links to those specific sections throughout the document.

The following process (Figure 1.1) will be described in detail throughout this Manual, and will be the basis for compliance with the City of Columbia stormwater requirements:

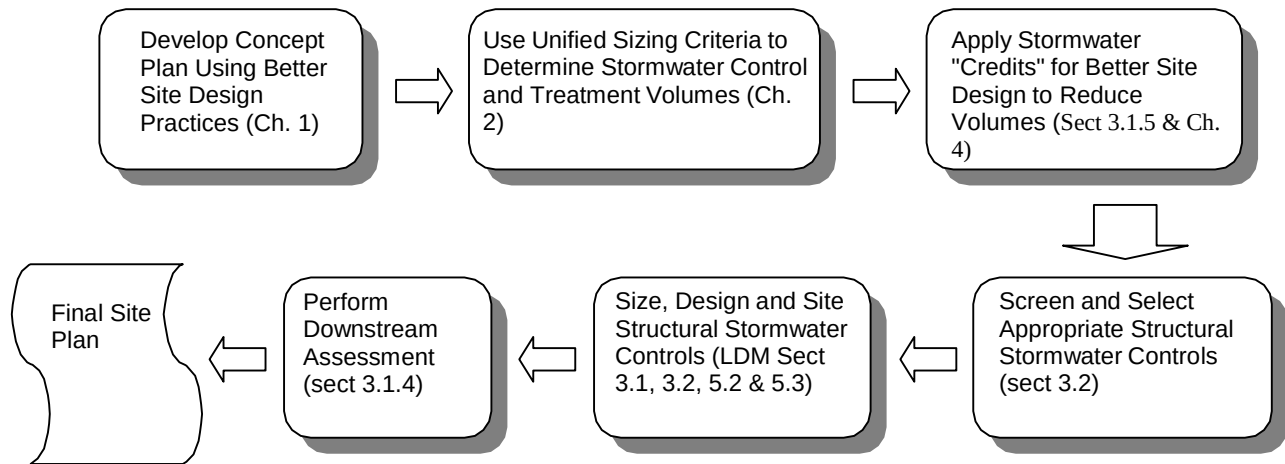


Figure 1.1 – Stormwater Compliance Process

1.1 General Requirements

General requirements for all stormwater systems will include, but not limited to the following:

1. The Uniform Sizing Criteria (USC) will be used as described in this Manual to address:
 - a. The Water Quality Volume (WQv)
 - b. The Channel Protection Volume (CPv)
 - c. Impacts from overbank and extreme flooding events (2- through 100-year)
 - d. Avoiding downstream water quality or quantity impacts
 - e. Applying proper volume “credits” to a site design
 - f. The specific design and performance requirements for each allowable BMP
2. All privately owned stormwater facilities shall have a maintenance agreement. This notarized covenant is to be recorded with the Register of Deeds in the City of Columbia.
3. Re-development is typically governed by the same design criteria as new developments, however the SWD reserves the right to alter (increase or decrease) the requirements for redevelopment to address specific conditions of the site or the receiving watershed.
4. All post-development BMPs must be protected from erosion and sedimentation during the construction phases; a final inspection by the City will be required to determine if additional action is needed to remove sediment deposits from post-construction BMPs. See Section 21-44 of the Stormwater Quantity and Quality Control Ordinance for further maintenance, construction, inspection and Notice of Termination (NOT) requirements for activities under a land disturbance permit. In cases where other City or SCDHEC sediment prevention and erosion control regulations are applicable, the most restrictive requirements will be adhered to.
5. An assessment of the presence/absence of wetlands/Waters of the State shall be performed on all sites by a qualified professional. If wetlands/Waters of the State are suspected to exist on a property, they shall be investigated and delineated by a qualified professional. If wetlands are to be impacted, the City will not issue a Land Disturbance Permit without a confirmation or denial letter from the US Army Corps of Engineers (USACE).
6. All stormwater management and sediment control practices shall be designed, constructed, and maintained with consideration for the proper control of mosquitoes and other vectors.
7. The entire watershed that drains to a particular design point shall be included in determining the appropriate design storm. All drainage systems regardless of size or classification (see sections 1.1.7 a-d below and the City of Columbia’s Utilities and Engineering Regulations for their Drainage Ordinance) shall be analyzed and designed as necessary to safely pass the 100-year storm event to avoid the likelihood of dwelling flooding, property damage or public access and/or utility interruption.

Example 1: a residential stormwater drainage system is required to collect and convey flows from a 10-year event. However, the designer estimated the depth of flow across roadways and other surfaces during a 100-year event, which were in excess of those that catch basins and inlets could collect and convey, but would ultimately be

directed to the receiving stormwater pond (or waterway). Those depths of flow, for the entire site, were determined to be below those that would cause flooding (or other damages) to neighboring/adjacent properties or cause an impediment to public access and/or utility interruption. Therefore, this system safely passes the 100-year storm event.

All computations shall be based on the contributing watershed, not just the project area or disturbed area. Classification of stormwater systems are as follows according to Part 4 of the City's Utilities and Engineering Regulations' Drainage Ordinance (Sec. 6-5004), and will be addressed in addition to satisfying the Unified Stormwater Sizing Criteria:

a. Minor Drainage Systems: 0 - <40 Acres

All drainage systems, excluding ponds that carry less than 40 acres of stormwater runoff shall be designed to carry flows resulting from a ten (10) - year storm event. Ditches and channels shall be provided to carry the runoff from a rain of fifty (50) year frequency with protection against channel erosion.

b. Collector Systems: 40 - <500 Acres

All drainage systems, excluding ponds, that carry at least 40 acres but less than 500 acres shall be designed to carry flows resulting from a twenty-five (25) - year storm event.

c. Major Drainage Systems: 500 and more Acres

All drainage systems, excluding ponds, that carry at least 500 and more acres shall be designed to carry a flow resulting from a fifty (50)-year storm event. Encroachment upon Major Drainage Channels and the adjacent overflow land shall be avoided to the maximum extent possible.

d. City or FEMA Floodplains: 640 and more Acres

Bridges and culverts being constructed in natural channels, creeks, or rivers draining more than 640 acres, shall be designed to carry a flow resulting from a one-hundred (100)-year storm event. Bridges and culverts shall be sized to accommodate a 50-year frequency rain fall, without increasing the depth of flow in the channel. Design of bridges and culverts shall conform to the current South Carolina State Highway Department construction specifications. Encroachment upon these channels shall be avoided to the maximum extent practicable, and new encroachments into an established floodway (excluding bridge piers) shall be avoided.

The Floodplain provisions in Part 22 of the City Utility and Engineering Regulations Manual shall apply, where applicable, to drainage systems which drain 640 or more acres.

1.2 Special Protection Areas

In an effort to address some of the most critical water resource problems that exist in the City, Special Protection Areas can be established. Those wishing to develop or redevelop lands within these protected areas will be required to comply with the minimum standards listed in the preceding sections (i.e. The Unified Stormwater Sizing Criteria) as well as a more stringent set of design criteria detailed below. These generally focus on either a water quantity or a water quality problem. For more information on areas to be considered as Special Protection Areas, contact Richland County.

1.2.1 Flooding Problem Areas

Flooding problem areas exist in locations around the City where development densities have increased to the point that stormwater controls have become overwhelmed, or where controls were never adequately designed or installed to control runoff (see map located at in Appendix C). In an effort to relieve existing flooding problems, the following list of design criteria will be required in designated areas. These areas are expected to change with time. The requirement in conjunction with the enforcement of other design criteria listed in the sections above, are expected to assist in reducing these problem areas.

1. The post-development, peak discharge rates is restricted to $\frac{1}{2}$ the pre-development rates for the 2, 5, 10 and 25-year storm events or to the downstream system capacity, whichever is less.
2. When deemed appropriate, the City's SWD can require that the limits of flooding under a 100-year event be established on the site, regardless of drainage area. If such a requirement is enacted by the SWD, a hydraulic modeling methodology consistent with FEMA studies will be used.
3. When deemed appropriate, the City's SWD can require that a downstream hydrologic (and/or hydraulic) analysis be performed to assess potential impacts to receiving properties and stormwater systems under a 100-year event, due to altered timing of released stormwater discharges (See Section 3.1.4). If such a requirement is enacted by the SWD, a hydrologic (and/or hydraulic) modeling methodology consistent with FEMA studies will be used. A more detailed discussion of this analysis is provided in [Section 2.1.9 of the GSMM](#).

Additional criteria may be established on a case by case basis.

1.2.2 Areas Associated with TMDLs and Impaired Waterbodies

In conjunction with the NPDES permitting program, SCDHEC, through delegated responsibility from EPA, must identify and mitigate impaired waterbodies. Impaired waterbodies are identified through a monitoring program, the results of which are compared against water quality standards developed to protect designated uses of individual waterbodies. Waterbodies that are not meeting water quality standards cannot be designated as fishing, swimming, recreation, and/or aquatic life areas. In accordance with Section 303 of the Clean Water Act states must release a

bi-annual report of impaired waterbodies. Waters listed on the 303(d) list will eventually have a TMDL developed, which represents the daily amount of a particular pollutant that a waterbody can receive and still meet the water quality standard for its designated use(s).

City of Columbia's 303(d) listed waters can be found at:

http://www.scdhec.gov/environment/water/tmdl/docs/tmdl_10-303d.pdf

For projects discharging to a 303(d) listed water the pollutant load reduction required along with the structural and non-structural BMPs that will be utilized to achieve that load reduction will be required to prevent further degradation. Water quality calculations must be provided to show that discharges from the site will not further degrade water quality. Procedures can be found in Section 2.4.3.

If a waterbody has an established TMDL the SWD will require that a plan be implemented that uses structural and nonstructural BMPs to reduce the current loading to either a certain total load or by a percentage. The plans to address the TMDLs will contain provisions for both existing and future land uses. TMDL waters in City of Columbia can be found at: http://www.scdhec.gov/environment/water/tmdl/docs/tmdl_10-303d.pdf.

Those areas affected will change as additional TMDLs are adopted, and it is the designer's responsibility to check for updated information from SCHDEC.

TMDL and 303(d) requirements listed in Section 2.4.3 only apply if the development project discharges a pollutant of concern based on the land use. For residential properties the applicable pollutants of concern include bacteria, sediment, dissolved oxygen and nutrients. For commercial properties the applicable pollutants of concern include, heavy metals, bacteria, dissolved oxygen and sediment.

Note: while dissolved oxygen (DO) is not considered a "pollutant", it is a measure of stream health/impairment. If a stream is impaired for low DO, the specific pollutants that can lead to low DO levels will be addressed.

1.2.3 Critical Water Bodies

Rocky Branch Creek, Smith Branch, Gills Creek, and Pen Branch are vital water resources for the City of Columbia, providing a vast habitat for aquatic life. Criteria listed below, in addition to the requirements detailed in this Manual, will be enforced for all new development and re-development projects near these water bodies. These design requirements shall specifically apply to stormwater runoff from all new development and re-development projects that is discharged to these water bodies.

The specific design requirements are as follows:

1. Water Quality:
 - a. All sites which disturb greater than one acre shall have a permanent water quality BMP in place to treat at least the runoff from the entire site for a 1.2-inch rainfall event. The Unified Stormwater Sizing Criteria method shall be used to determine the

- water quality volume (WQv), as described in Chapter 2. This volume shall be released for a minimum period of 24-hours when a detention pond is used. For other BMPs that address water quality, the design criteria provided in Sections 3.2-3.4 of the GSMM will be followed.
- b. All sites which disturb greater than one acre shall have a permanent water quality BMP in place to treat the Channel Protection Volume, which is associated with the 1-year storm event. The Unified Stormwater Sizing Criteria method shall be used to determine the channel protection volume CPv), as described in Chapter 2. This volume shall be released for a minimum period of 24-hours when a detention pond is used. For other BMPs which have the ability to address the channel protection volume, the design criteria provided in [Sections 3.2-3.4 of the GSMM](#) will be followed.
 - c. Due to lake boundary topography, it may be impractical to route all impervious areas to a water quality BMP. In such cases, exemptions for roof area and sidewalks may be allowed with documentation that every effort was made to route impervious areas to water quality BMPs to the maximum extent technically feasible. However, the water quality volume in the BMP must reflect that from the disturbed portion of the site (i.e. runoff from a 1.2-inch rainfall event). In no cases are roads and parking areas exempt. Area-weighting will be used to determine the net treatment for the water quality and channel protection volumes. Specific examples on how to qualify for credits that reduce the WQv and CPv requirements are provided in Chapter 4 of this document.
 - d. A pretreatment device such as a forebay, micro-pool, filter strips or vault, to remove debris and large sediments shall be constructed either as part of the water quality BMP or as a separate device. Specific sizing requirements, as provided in the GSMM, shall be followed.
 - e. Developments with a commercial land use or a parking lot which exceeds 2,000 ft² must include the ability to capture hydrocarbons either in pretreatment or in the main BMP(s).
2. Erosion Prevention:

All discharge points shall include energy dissipation features which reduce velocity to a non-erosive state of 5 fps for clay and 2.5 fps for sand unless site conditions warrant further evaluation. The use of level spreaders to dissipate energy and create a sheet flow discharge pattern is preferred over a single, large discharge pipe/channel. All energy dissipation measures shall be installed above the 360-foot elevation contour.

1.3 Better Site Planning

Through stormwater better site design practices and techniques, it is possible to reduce the amount of runoff and pollutants generated. Better site design concepts can be viewed as both water quantity and water quality management tools and can reduce the size and cost of required structural stormwater controls. The site design approach can better mimic the natural hydrologic conditions of the site, have a lower maintenance burden and provide for more sustainability. Better site design includes:

- Conserving natural features and resources
- Using lower impact site design techniques
- Reducing impervious cover
- Utilizing natural features for stormwater management

For each of the above categories, there are a number of practices and techniques that aim to reduce the impact of urban development and stormwater runoff from the site. These better site design practices are described in detail in Section 1.3.

For several of the better site design practices, there is a direct economic benefit to their implementation for both stormwater quality and quantity through the application of site design “credits.” In terms of the unified stormwater sizing criteria, Table 1.1 shows how the use of nonstructural site design practices can provide a reduction in the amount of stormwater runoff required to be treated and/or controlled through the application of site design credits.

Table 1.1 Reductions or “Credits” to the Unified Stormwater Sizing Criteria through the Use of Better Site Design Practices	
Sizing Criteria	Potential Benefits of the Use of Better Site Design Practices
Water Quality (WQ _V)	• Better site design practices that reduce the total amount of runoff will also reduce WQ_V by a proportional amount. • Certain site design practices will allow for a further reduction to the Water Quality Volume. The site design credits are discussed in Section 3.8.
Channel Protection, Overbank Flood Protection, and Extreme Flood Protection (CP _V , Q _{FP} , Q ₁₀₀)	• The use of better site design practices that reduce the total amount of runoff will also reduce CP_V, Q_{FP}, and Q₁₀₀ by a proportional amount. • Floodplain preservation may allow waiving of overbank flood and/or extreme flood protection requirements.

1.3.1 Stormwater Better Site Design

The first step in addressing stormwater management begins with the site planning and design process. By implementing a combination of these nonstructural approaches (aka: better site design practices), it is possible to reduce the amount of runoff and pollutants a site generates from a site and provide for some nonstructural on-site treatment and control of runoff. The goals of better site design include:

- Managing stormwater (quantity and quality) as close to the point of origin as possible and minimizing collection and conveyance
- Preventing stormwater impacts rather than mitigating them
- Utilizing simple, nonstructural methods for stormwater management that are lower cost and lower maintenance than structural controls
- Creating a multifunctional landscape
- Using hydrology as a framework for site design

The aim of better site design is to reduce the environmental impact “footprint” of the site while retaining and enhancing the owner/developer’s purpose and vision for the site. Many of the better site design concepts can reduce the size and cost of necessary drainage infrastructure and structural stormwater controls while maintaining or even increasing the value of the property.

Several of the site design practices described in this section provide a calculable reduction or site design “credit” which can be applied to the unified stormwater sizing criteria requirements. The use of stormwater better site design can also have a number of other ancillary benefits including:

- Reduced construction costs
- Increased property values
- More open space for recreation
- More pedestrian friendly neighborhoods
- Protection of sensitive forests, wetlands and habitats
- More aesthetically pleasing and naturally attractive landscape
- Easier compliance with wetland and other resource protection regulations

1.3.2 List of Stormwater Better Site Design Practices and Techniques

The stormwater better site design practices and techniques allowed for in this Manual are grouped into four categories and are listed below:

- Conservation of Natural Features and Resources
 - Preserve Undisturbed Natural Areas
 - Preserve Riparian Buffers
 - Avoid Floodplains

- Avoid Steep Slopes
- Minimize Siting on Porous or Erodible Soils
- Lower Impact Site Design Techniques
 - Fit Design to the Terrain
 - Locate Development in Less Sensitive Areas
 - Reduce Limits of Clearing and Grading
 - Utilize Open Space Development
 - Consider Creative Development Design
- Reduction of Impervious Cover
 - Reduce Roadway Lengths and Widths
 - Reduce Building Footprints
 - Reduce the Parking Footprint
 - Reduce Setbacks and Frontages
 - Use Fewer or Alternative Cul-de-Sacs
 - Create Parking Lot Stormwater "Islands"
- Utilization of Natural Features for Stormwater Management
 - Use Buffers and Undisturbed Areas
 - Use Natural Drainage ways Instead of Storm Sewers
 - Use Vegetated Swale Instead of Curb and Gutter
 - Drain Rooftop Runoff to Pervious Areas

More detail on each site design practice is provided in the Stormwater Better Site Design Practice Summary Sheets in [subsection 1.4.2 of the GSMM](#). These summaries provide the key benefits of each practice, examples and details on how to apply them in site design. Site design should be done in unison with the design and layout of stormwater infrastructure in attaining stormwater management goals. Figure 1.2 illustrates the stormwater better site design process that utilizes the four better site design categories.

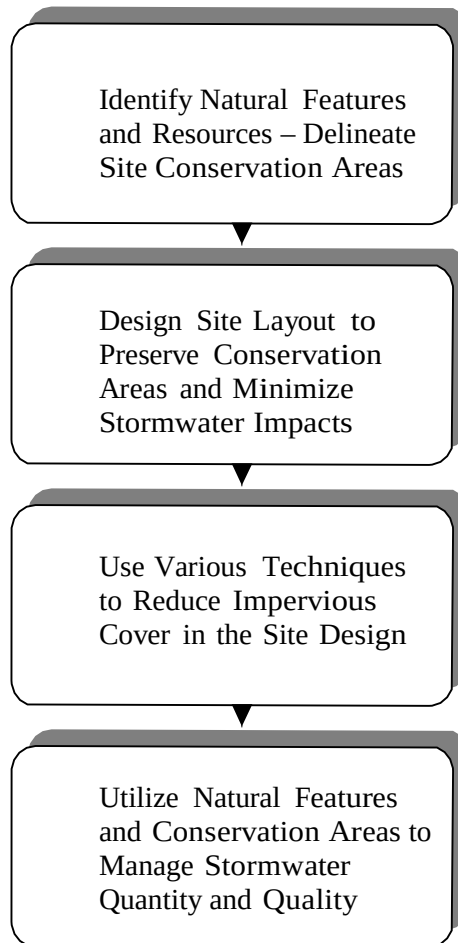


Figure 1.2 - Stormwater Better Site Design Process

1.4 Water Quality Control Requirements

Water quality control is an integral and required component of overall stormwater management systems to preserve the water resources of City of Columbia. New development and re-development projects must include controls that treat or otherwise limit the discharge of pollutants. These requirements are due to State and Federal requirements. Because this is a requirement of stormwater design, this section provides background information, references, and design standards addressing water quality. This section will utilize the better site design methods described in Section 1.3, as well as the credits described in Chapter 4, to reduce the volumes that must be treated.

Note: The designer must also comply with the buffer requirements described in [Section 21-46. - Watercourse Protection of the City's Stormwater Ordinance](#) where the City buffer requirements may differ from those required by SCDHEC in the NPDES Construction General Permit (CGP), the more restrictive buffer requirements (i.e. larger) will be required.

1.4.1 Design Requirements

The following design criteria are established for water quality control and shall be incorporated by the use of BMPs for a given project area unless a specific water quality waiver is granted by the City's SWD. Incorporation of these requirements shall constitute adequate control of the discharge of the pollutants of concern.

1. All projects requiring a land disturbance permit, as defined in the City Stormwater Ordinance (Section 21-40/43), shall have permanent water quality BMPs installed according to the criteria listed in Chapter 2. Stormwater discharges to special protection areas with sensitive resources are subject to additional performance criteria (See Section 1.2).
2. Permanent water quality ponds and water quality structures having a permanent pool elevation shall be designed to store the runoff from the contributing area of the site from a 0.6-inch rainfall event, and release the accumulated water quality volume (WQv) over a minimum period of 24-hours.
3. Permanent water quality structures not having a permanent pool elevation shall be designed to store the runoff from the contributing area of the site from a 1.2-inch rainfall event, and release the accumulated WQv over a minimum period of 24-hours.
4. Engineered devices that are designed to treat the runoff volume from a project area may be substituted for a permanent water quality pond, if appropriate.
5. BMPs used for water quality shall have a pretreatment device as part of the BMP or treatment system. Options include forebays, vaults, or other devices that remove debris and coarser sediments from the drainage system.
 - a. Forebays shall be placed inside the main pond area or upstream of the main storage pond area.

- b. Unless a separate vault is to be used for the forebay, the forebay shall be separated from the larger detention area by barriers or baffles that may be constructed of earth, stones, riprap, gabions, or geotextiles. The barrier and/or baffles act as a trap for coarse sediments and minimize their movement into the main pond.
 - c. Maintenance of forebays will be needed more frequently than the main storage area and all designs, maintenance schedules must consider this need.
 - d. Forebays shall be sized to provide a volume for 0.1-inches of runoff from impervious surfaces,
- 6. Projects that discharge either directly or indirectly into an impaired waterbody as determined by the existence of an adopted TMDL by SCDHEC or through SCDHEC's listing of the waterbody on the latest 303(d) list shall be required to reduce pollutant loads so as to meet applicable water quality standards or other criteria listed in an adopted TMDL, such as percent reductions. More background information is covered in Section 1.2.2. This will require the installation and implementation of measures which are expected to adequately reduce pollutant loads to levels required by the TMDL or prevent future impairments as required by the current 303(d) list.
 - a. If the site disturbs less than 25 acres, an evaluation of the BMPs chosen to control the release of pollutants must be provided. Such evaluations may reference published values on BMP effectiveness or provided in Appendix A.
 - b. If greater than 25 acres, a comprehensive quantitative and qualitative analysis shall be provided, and include at a minimum calculations that show:
 - A site's pollutant load for all pollutants of concern (see Table 1.2),
 - The trapping effectiveness of the chosen BMPs based on City rainfall statistics and soil types, and
 - The runoff discharged through the last water quality BMP shall have a water quality level equal to or better than the in-stream standard. Standards are listed in the table below. If an adopted TMDL is in place for the receiving water, calculations must show pre- and post-BMP loads and percent reduction achieved.
- 7. All BMPs must have a maintenance plan. Example maintenance agreements are included in the appendix.
- 8. A credit system is available from the SWD that offers alternatives on how a site meets these water quality requirements (Chapter 4). However, S.C. DHEC minimum stormwater criteria must be met.
- 9. The SWD reserves the right to require specific effluent limits for any pollutant from a site if necessary to ensure the water quality standards and other local, State, and Federal water quality regulations are met. The SWD also reserves the right to not allow credits at certain sites.

10. Annual groundwater recharge rates must be maintained to the maximum extent practical by promoting infiltration through the use of structural and non-structural methods.
11. Literature, signage, or other documentation shall be provided to owners and HOAs to educate and train themselves on the impact they can have on water quality and the activities necessary to maintain structural controls, as appropriate. These efforts are particularly critical in LID designs.

Table 1.2: SCDHEC/USEPA Water Quality Standards

Pollutant	Standard
*Bacteria	200 CFU/100-mL
Total Nitrogen	1.5 mg/L
Total Phosphorus	0.06 mg/L
TSS	80% reduction or 0.5 mg/L
Metals	See SCDHEC Reg. 61-68

*Impairment is based on 10%-exceedances of 400 CFU/100-mL

1.4.2 General Design Procedures

If the proposed project does **not** discharge to a receiving water that is either impaired (303(d) listed) or has an adopted TMDL, stormwater treatment is achieved through addressing the USC. Use Table 1.2 to determine the pollutants of concern based on the proposed land use or disturbing activity. Then use Appendix A to help select BMPs to treat the pollutants of concern. The design of all BMPs must follow the process described below:

1. Calculate the water quality volumes using the USC equations in Chapter 2
2. Look for opportunities to reduce runoff through better site design (See Section 1.3)
3. Identify crediting opportunities for reduced volumes identified in Step 2 (See Chapter 4)
4. Review BMP suitability (See Section 3.2.7)
5. Perform BMP sizing calculations ([See GSMM Section 3.2-3.4](#))
6. Compute stage-storage and stage-discharge relationships of the outlet control structure(s).
7. Repeat Steps 2-6 until initial design criteria is met
8. Check for treatment train (i.e. a series of BMPs) efficiency as needed (See Section 3.2.8)
9. Check for downstream impacts (See Section 3.1.4), revise the design as needed
10. Check for opportunities to reduce peak discharges due to WQv (See Section 3.1.5)
11. Repeat Steps 5-10, as needed, until final criteria is met
12. Design off-line diversions as needed (See Section 3.2.9)

Note: For engineered devices, alternative calculations other than detailed here must be provided. SCDHEC has accepted some such devices as providing adequate treatment.

1.4.3 Design Procedures for Impaired Waters and TMDLs

If the receiving water of the project is impaired (303(d) listed) or has an adopted TMDL, in addition to the design procedures in Section 1.4.2, the applicant must show some additional calculations of the BMPs to treat stormwater runoff. For 303(d) listed impaired waters, water quality calculations must be provided that show that discharges from the site will not further degrade water quality. This analysis must be quantitative and qualitative. The most up to date information in impaired water and adopted TMDLs is available from SCDHEC's website. The appropriate steps include:

Determine if the site discharges to a receiving water that is impaired (303(d) list) or has an adopted TMDL(s). A list of the City's 303(d) listed waters and TMDLs can be found at:

http://www.scdhec.gov/environment/water/tmdl/docs/tmdl_10-303d.pdf

- A waterbody may be listed on the 303(d) list and have an approved TMDL. It is important that both the 303d list and TMDL listing are both checked to determine if there is more than one impairment
- Determine all the pollutants causing the impairments or listed in the TMDL(s). The percent reduction provided in the TMDL is the default level of treatment needed from the permanent BMPs on the site. City of Columbia SWD may reduce this requirement to a lower percentage on a case by case basis.
- If the receiving water is on the 303(d) list, calculate the post construction load for the pollutant(s) of concern. A possible equation is the Schuler Simple Method (Schueler 1987). This method is based on an extensive database obtained in Washington, D.C. for the National Urban Runoff Program (NURP). The Simple Method estimates pollutant loads from urban development by the following equation:

$$L = 0.227(Q P_j R_v C A) \quad \text{Equation 1}$$

Where:

L = Pollutant load in pounds per desired time interval,

Q = Rainfall depth,

0.6-inch for wet ponds, some wetlands,

1.2-inch for all other BMPs,

P_j = Fraction of rainfall events over the time interval that produce runoff

P_j = 1 for a single event

P_j = 0.9 for larger time intervals (months, years),

R_v = Volumetric runoff coefficient expressing the fraction of rainfall converted to runoff (See Equation 2),

C = Event mean pollutant concentration in mg/l (See Table 3.3),

A = Total area of site in acres (areas < 640 acres are recommended for this method).

$$R_v = 0.05 + 0.09(I) \quad \text{Equation 2}$$

Where: **I** = percent impervious cover (i.e. I = 30 for 30% impervious cover)

- If the receiving water is on the 303(d) list only (no TMDL), calculate the allowed load to meet water quality standards using equation 1. Replace variable C with the concentration of the water quality standard for the pollutant of concern listed in Table 1.2. Then compute the percent needed to reduce the post construction pollutant load from the allowed load.
- Use Appendix A to help select BMPs to treat the pollutants of concern. The last table in Appendix A provides an estimate of how effective a given BMP will be. The BMPs chosen must be able to achieve the required percent reductions in the TMDL or the required load reduction calculated for 303(d) listed waters computed in the previous step.
- If the receiving water is listed on the 303(d) list and has an approved TMDL calculate the load reduction for the pollutant of concern for the water way on the 303(d) list. Compare the percent reduction required to the percent reduction listed in the TMDL. Select BMPs for the pollutant that has the highest percent reduction requirement (i.e. TMDL or 303(d) reduction requirement whichever is highest).
- Revise chosen BMPs until required percent reductions are achieved.
- Provide all calculations in submittal package in a cohesive, easy to follow organization.

Table 1.3 Event Mean Concentration (EMC) Pollutant Loading for Various Land Uses (mg/l)												
Land Use	EMC Pollutant Loading (mg/l)											
	BOD	COD	TSS	TDS	TP	DP	TKN	NO ₂ / NO ₃	Pb	Cu	Zn	Cd
Forest Rural Open	3	27	51	415	0.11	0.03	0.94	0.80	0.000	0.000	0.000	0.000
Urban	3	27	51	415	0.11	0.03	0.94	0.80	0.014	0.000	0.040	0.001
Agricultural/Pasture	3	53	145	415	0.37	0.09	1.92	4.06	0.000	0.000	0.000	0.000
Low Density Residential	38	124	70	144	0.52	0.27	3.32	1.83	0.057	0.026	0.161	0.004
Medium Density Residential	38	124	70	144	0.52	0.27	3.32	1.83	0.180	0.047	0.176	0.004
High Density Residential	14	79	97	189	0.24	0.08	1.17	2.12	0.041	0.033	0.218	0.003
Commercial	21	80	77	294	0.33	0.17	1.74	1.23	0.049	0.037	0.156	0.003
Industrial	24	85	149	202	0.32	0.11	2.08	1.89	0.072	0.058	0.671	0.005
Highways	24	103	141	294	0.43	0.22	1.82	0.83	0.049	0.037	0.156	0.003
Water/Wetlands	4	6	6	12	0.08	0.04	0.79	0.59	0.011	0.007	0.003	0.001

Adapted from NURP (1983), Horner et. al (1994), and Cave et. Al. (1994)

BOD	=	Biochemical Oxygen Demand	TKN	=	Total Kjeldahl Nitrogen
COD	=	Chemical Oxygen Demand	NO ₂ /NO ₃	=	Nitrates / Nitrites
TSS	=	Total Suspended Solids	Pb	=	Lead
TDS	=	Total Dissolved Solids	Cu	=	Copper
TP	=	Total Phosphorus	Zn	=	Zinc
DP	=	Dissolved Phosphorus	Cd	=	Cadmium
BIO	=	Macroinvertebrates			

Fecal coliform (FC) concentrations were not provided in the table above due to the large variability. Guidance from SCHDEC, Beaufort County (2010, Manual for Stormwater Best Management Practices) and Harper (2007, Evaluation of Current Stormwater Design Criteria Within the State of Florida) should be sought when estimating existing and post-development bacteria loads and the reduction requirements.

Chapter 2 – Unified Sizing Criteria

This section presents an integrated approach for meeting the stormwater runoff quality and quantity management requirements by addressing the key adverse stormwater runoff impacts from site development and redevelopment. The purpose is to provide a design framework, which will be required for all sites, to:

- Remove stormwater runoff pollutants and improve water quality
- Prevent downstream streambank and channel erosion
- Reduce downstream overbank flooding
- Safely pass or reduce the runoff from extreme storm events

For these objectives, an integrated set of engineering criteria, known as the Unified Stormwater Sizing Criteria, have been developed to size and design structural stormwater controls. More detailed discussions on the Unified Sizing Criteria can be found in [Section 1.3 of the GSMM](#). Table 2.1 below briefly summarizes the criteria. An example problem, with detailed solution, is provided in Appendix B. Calculation tools can be found in Appendix C.

Table 2.1 Summary of the Unified Sizing Stormwater Sizing Criteria for Stormwater Control and Mitigation	
Sizing Criteria	Description
Water Quality	Treat the runoff from the vast majority of the storms that occur in an average year. For the City, this equates to providing water quality treatment for the runoff (from an entire site) from 1.2 inches of rainfall.
Channel Protection	Provide extended detention of the 1-year storm event released over a period of 24 hours to reduce bank-full flows and protect downstream channels from erosive velocities and unstable conditions.
Overbank Flood Protection	Provide peak discharge control of the 25-year storm event such that the post-development peak rate does not exceed the predevelopment rate to reduce overbank flooding (2-, 5-, 10- and 50-yr events are also detained/retained to meet pre-development rates.)
Extreme Flood Protection	Evaluate the effects of the 100-year storm on the stormwater management system, adjacent property, and downstream facilities and property. Manage the impacts of the extreme storm event through detention controls and/or floodplain management.

Each of the unified stormwater sizing criteria are intended to be used in conjunction with the others to address the overall stormwater impacts from a development site, for the entire range of critical hydrologic events. Figure 2.1 graphically illustrates that the criteria are "stacked" upon one another. For example, the extreme flood protection volume requirement also contains the channel protection volume and the water quality treatment volume. Figures 2.2a and 2.2b show how these volumes would be stacked in a typical stormwater wet or dry pond designed to handle all four criteria. Figure 2.2c provides additional details on a typical outlet structure configuration.

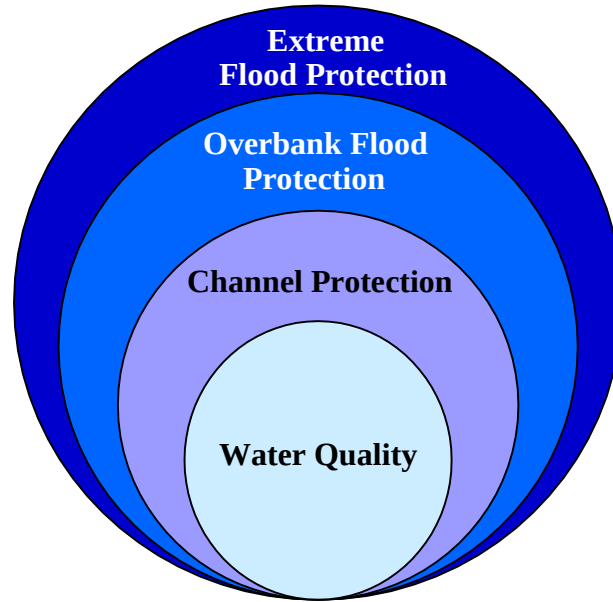


Figure 2.1: Representation of the Unified Stormwater Sizing Criteria

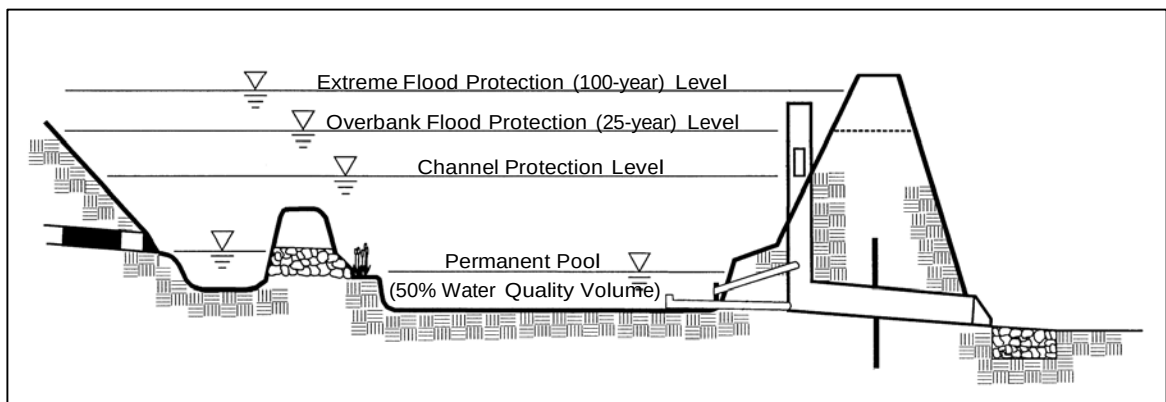


Figure 2.2a: Unified Sizing Criteria Water Surface Elevations in a Wet Pond

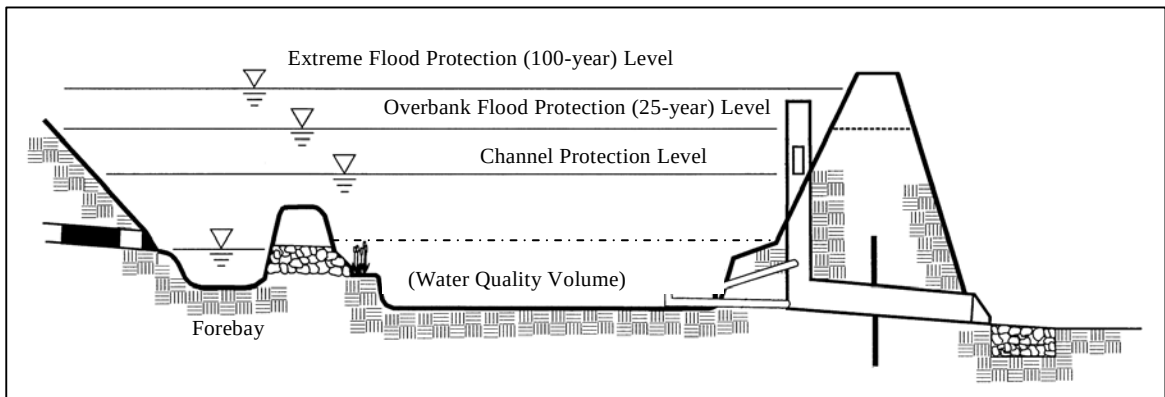


Figure 2.2b: Unified Sizing Criteria Water Surface Elevations in a Dry Pond

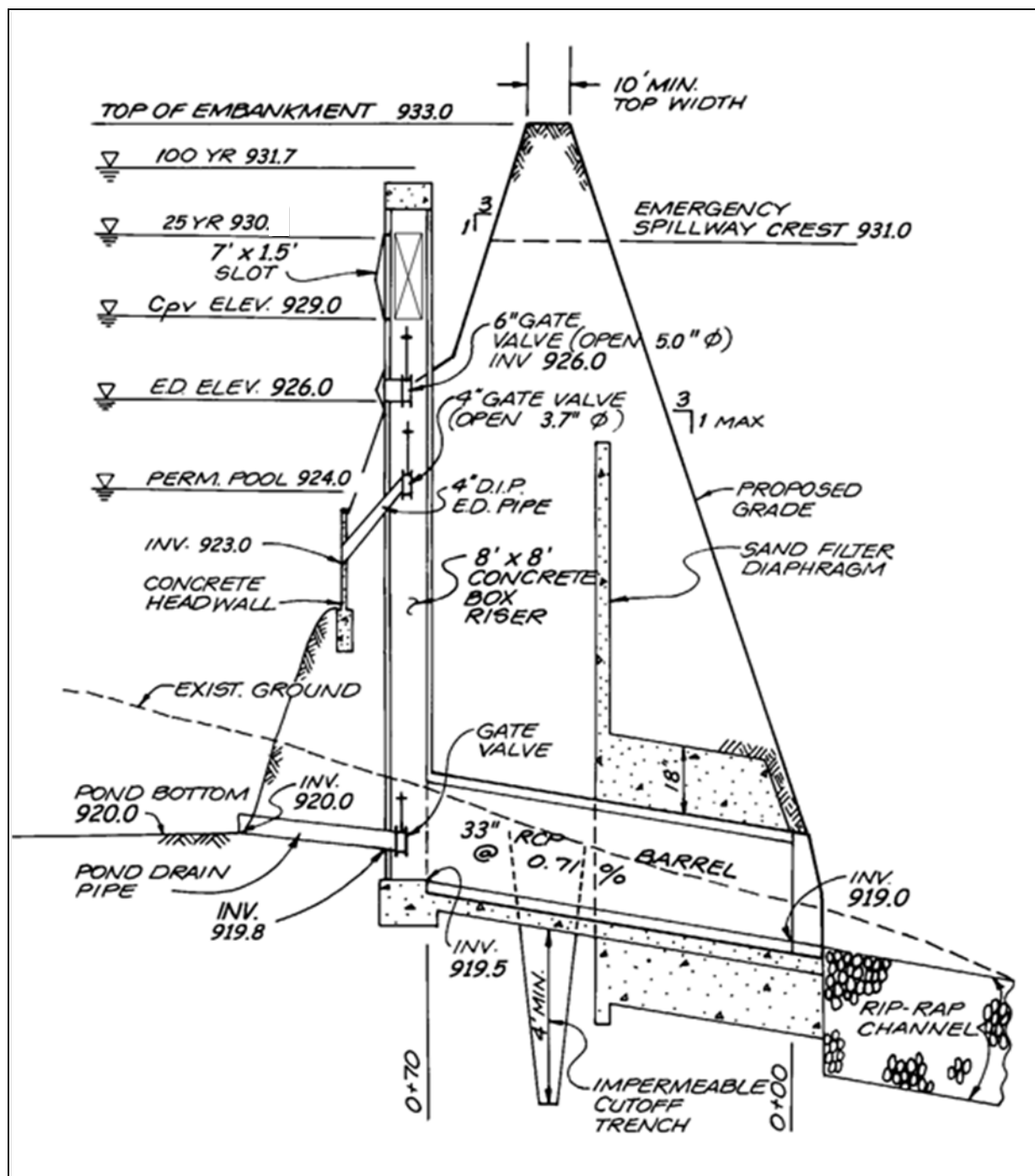


Figure 2.2c: Example of Unified Sizing Criteria Outfall Structure Details

The following pages describe the four sizing criteria in detail and present guidance on how to properly compute and apply the required storage volumes.

2.1 Water Quality (WQv)

The Water Quality sizing criterion, denoted WQv, specifies a treatment volume required to remove a significant percentage of the total pollution load inherent in stormwater runoff. This is done by intercepting and treating the runoff from approximately 85% of the storms that are expected to occur during the course of a “typical” year. It is also expected that a portion of the runoff from all storms greater than 1.2 inches can also be treated. WQv is a runoff volume that is directly related to the amount of impervious cover at a site.

The volumetric runoff coefficient (Rv) and the site area are the key factors used in this calculation, as shown in the formula below:

$$WQ_V = \frac{1.2R_V A}{12} \quad \text{where:}$$

WQ_V = water quality volume 1.2-inch rainfall (in acre-feet)

A = site area in acres

R_V = 0.05 + 0.009(I) where:

I is entered as percent impervious cover (i.e. I = 30 for 30% impervious cover)

Pollutant Reduction Goal

This Unified Sizing Criteria, and other supporting elements of the BMP Manual, follows the philosophy of removing pollutants to the “maximum extent practicable” (MEP) or the “maximum extent technically feasible” (METF) through the use of a percentage removal performance goal. The approach taken by the City is to require treatment of the WQv from a site to reduce post-development total suspended solids (TSS) loadings by 80%, as measured on an average annual basis. This performance goal is based upon U.S. EPA guidance and has been adopted nationwide by many local and statewide agencies. This method has also been shown to address other pollutants of concern to the MEP/METF, as both runoff volume reduction and sediment loads, which pollutants can be bound to, are addressed. Furthermore, when coupled with the Channel Protection sizing criterion, which detains and treats even greater flows, the goals of SCDHEC Regulation 72-300 will be met.

Determining the Water Quality Volume (WQv)

- **Measuring Impervious Area:** The area of impervious cover can be taken directly off a set of plans or appropriate mapping. Where this is impractical, NRCS TR-55 land use/impervious cover relationships can be used to estimate impervious cover. **I is expressed as a percent value not a fraction (e.g., I = 30 for 30% impervious cover)**
- **Multiple Drainage Areas:** When a development project contains or is divided into multiple drainage areas, WQv must be calculated and addressed separately for each drainage area.
- **Off-site Drainage Areas:** Off-site existing impervious areas may be excluded from the calculation of the WQv volume.
- **Credits for Site Design Practices:** The use of certain better site design practices may allow the WQv volume to be reduced through the subtraction of a site design “credit.” These site design credits are described in Chapter 4.

- Determining the Peak Discharge for the Water Quality Storm: When designing off-line structural control facilities, the peak discharge of the water quality storm (Q_{wq}) can be determined using the method provided later in this Chapter.
- Extended Detention of the Water Quality Volume: The water quality treatment requirement can be met by providing a 24-hour drawdown of a portion of WQ_v in a stormwater pond or wetland system. Referred to as water quality ED (extended detention), it is different than providing extended detention of the 1-year storm for the channel protection volume (CP_v). The ED portion of the WQ_v may be included when routing the CP_v.
- WQ_v can be expressed in cubic feet by multiplying by 43,560.
- WQ_v can also be expressed in watershed-inches by removing the area (A) and the “12” in the denominator.

2.2 Channel Protection (CP_v)

The Channel Protection sizing criterion specifies that 24 hours of extended detention be provided for runoff generated by the 1-year, 24-hour rainfall event to protect downstream channels.

- CP_v control is not required for sites with minimal areas or imperviousness which result in post-development discharges less than 2.0 cfs.
- The use of nonstructural site design practices that reduce the total amount of runoff will also reduce the channel protection volume by a proportional amount.
- The channel protection criteria may be waived by a local jurisdiction for sites that discharge directly into larger streams, rivers, wetlands, or lakes where the reduction in the smaller flows will not have an impact on streambank or channel integrity.

The increase in the frequency and duration of bank-full flow conditions in stream channels due to urban development is the primary cause of streambank erosion and the widening and down-cutting of stream channels. Therefore, channel erosion downstream of a development site can be significantly reduced by storing and releasing stormwater runoff from the channel-forming runoff events (which correspond approximately to the 1-year storm event) in a gradual manner to ensure that critical erosive velocities and flow volumes are not exceeded.

Determining the Channel Protection Volume (CP_v)

- Rainfall Depths: The rainfall depth of the 1-year, 24-hour storm is 3.1 inches.
- Multiple Drainage Areas: When a development project contains or is divided into multiple drainage areas, CP_v may be distributed proportionally to each drainage area.
- Off-site Drainage Areas: Off-site drainage areas must be modeled as “present condition” for the 1-year storm event. If there are adequate upstream channel protection controls, then the
- Off-site area can be modeled as “forested” or “natural” condition. A structural stormwater control located “on-line” will need to safely bypass any off-site flows.
- Routing/Storage Requirements: The required storage volume for the CP_v may be provided above the WQ_v storage in stormwater ponds and wetlands with appropriate hydraulic control structures for each storage requirement.
- Control Orifices: Orifice diameters for CP_v control of less than 3 inches are not recommended without adequate clogging protection.

Specific Methodology:

1. Compute Initial Abstraction divided by rainfall, (I_a/P) for given hydrologic parameters:
 - o $P = 3.1$ inches
 - o $I_a = 0.2 \cdot (1000/CN - 10)$
 - o $T_c =$ as per TR-55
2. From Chart 2.1, read Unit Peak Discharge (q_u) for given post developed time of concentration (t_c) and computed I_a/P (in csm/inch).
3. From attached Chart 2.2, read ratio of Outflow to Inflow (q_o/q_i) for 24-hr detention or from the equation:

$$q_o/q_i = 12.03 q_u^{-0.9406}$$

4. Compute the ratio of the volume of storage divided by the volume of runoff (v_s/v_r) from Chart 3.3 or by equation where:

$$v_s/v_r = 0.683 - 1.43(q_o/q_i) + 1.64 (q_o/q_i)^2 - 0.804(q_o/q_i)^3$$

5. Estimate Channel Protection Volume (Cp_v);

$$Cp_v = v_r(v_s/v_r)(A)/12 \text{ in acre-feet.}$$

Where: v_r = the post-developed volume of runoff depth for the 1-yr 24-hr storm in inches

A = the drainage area in acres, and

12 = a conversion factor.

Or

$$Cp_v = v_r(v_s/v_r) \text{ in acre-feet.}$$

Where: v_r = the post-developed volume of runoff volume for the 1-yr 24-hr storm in acre-feet

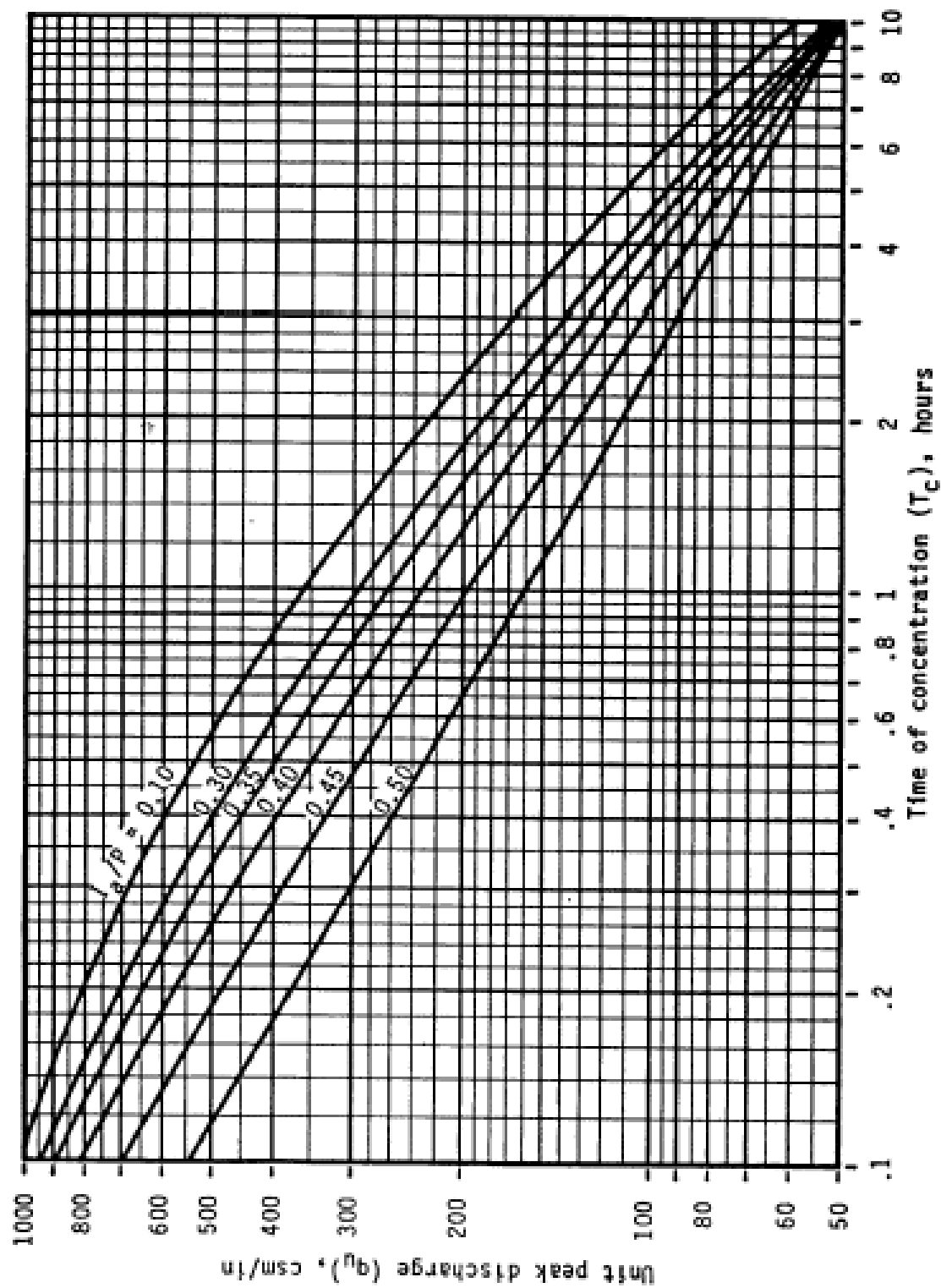


Figure 2.1.5-6
 SCS Type II Unit Peak Discharge Graph
 (Source: SCS, TR-55, Second Edition, June 1986)

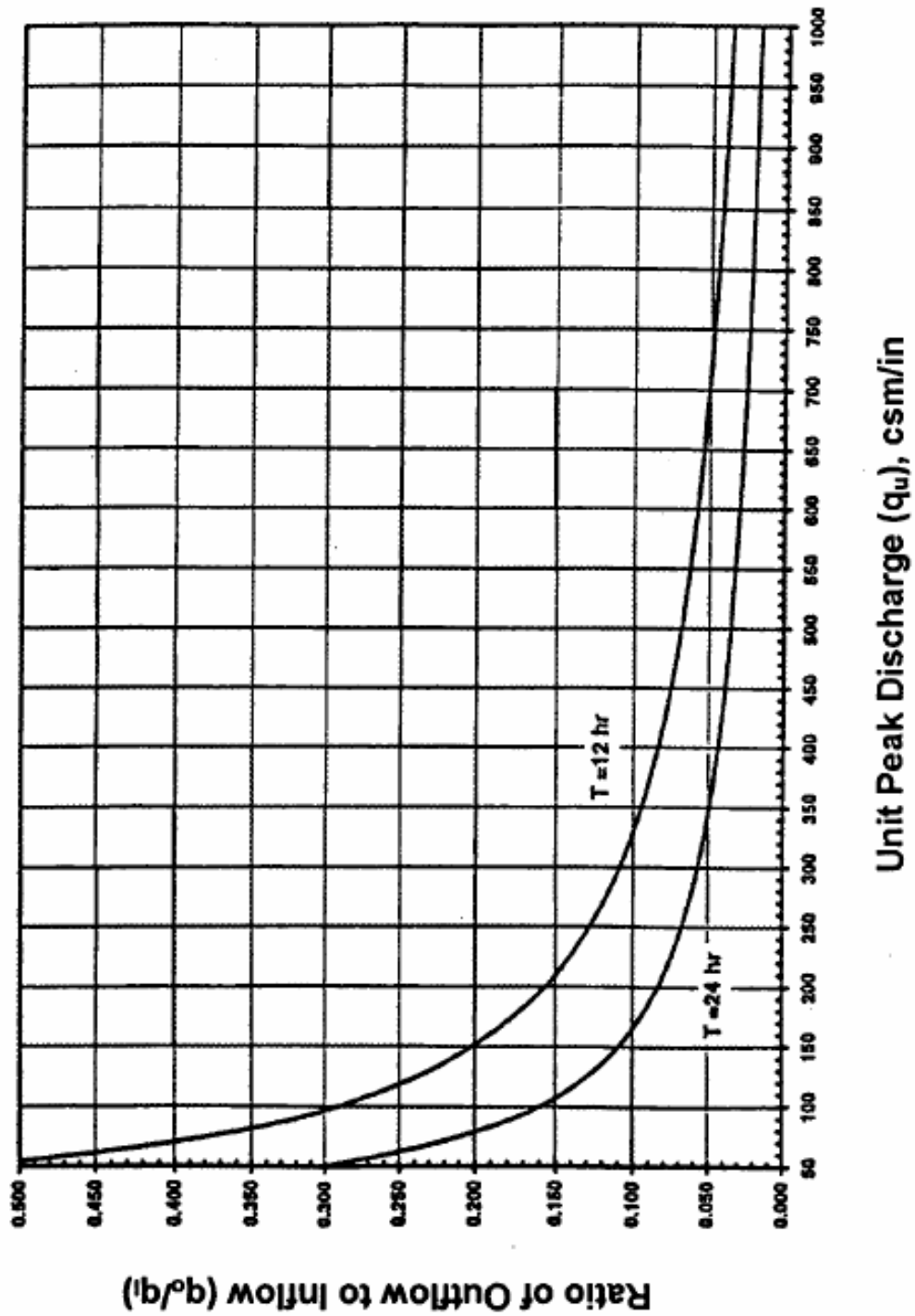


Chart 2.1
 SCS Type II Unit Discharge Graph
 (Source: SCS, TR-55, Second edition, June 1986)

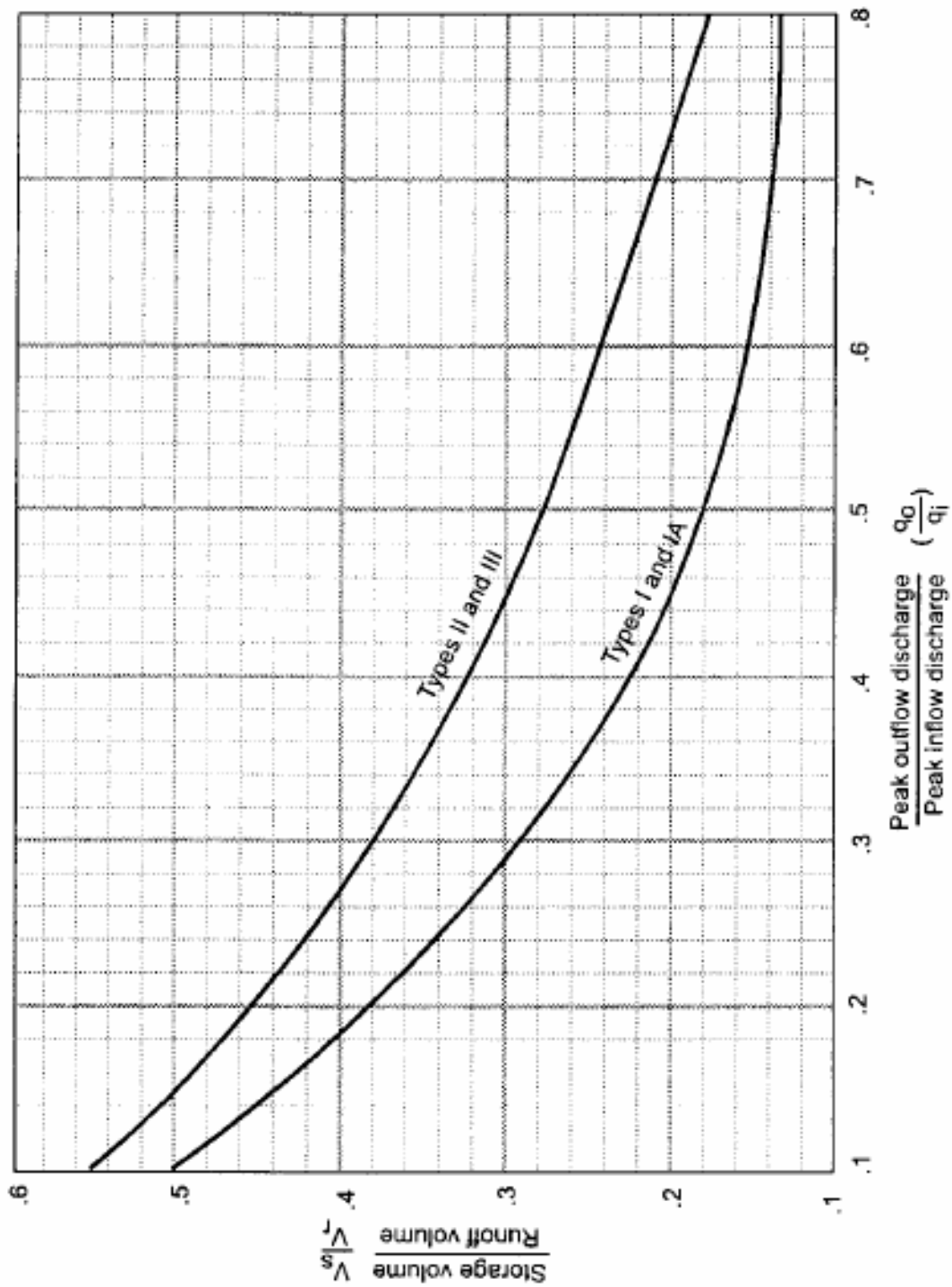


Chart 2.3
Approximate Detention Basin Routing for Rainfall Types I, IA, II and III
 (Source: TR-55, 1986)

2.3 Overbank Flood Protection (Q_{FP})

The Overbank Flood Protection criterion specifies that the post-development 2-year and 10-year (also 25-year for site 40 acres and larger), 24-hour storm peak discharge rates not exceed the pre-development (or undisturbed natural conditions) discharge rate. This is achieved through detention of runoff from these events.

- The use of nonstructural site design practices that reduce the total amount of runoff will also reduce Q_{FP} by a proportional amount.
- When the City has designated a watershed to have existing flooding problems that require increased detention and flood control requirements (See Section 1.2.1), the Q_2 , Q_{10} , and Q_{FP} flows must be reduced to less than the existing flows as determined by the City.

Note: This portion of the Unified Sizing Criteria is required in ADDITION to all other hydrologic and hydraulic analyses required by the City (i.e. 2-, 5-, 10- and 50-year events).

Determining the Overbank Flood Protection Volume (Q_{FP})

- **Peak-Discharge and Hydrograph Generation:** The SCS TR-55 hydrograph method will be used to compute the peak discharge rates and runoff volumes for the all analyzed storm events. Apply the methodology for estimating the required storage volume provided below.
- **Rainfall Depths:** The rainfall depth of the 2-year, 24-hour storm will be 3.6 inches. The rainfall depth of the 10-year 24-hour storm will be 5.3 inches. The rainfall depth of the 25-year, 24-hour storm will be 6.4 inches.
- **Off-site Drainage Areas:** Off-site drainage areas must be modeled as “present condition” for the design storm events and do not need to be included in Q_{FP} estimates, but can be routed through a structural stormwater control.
- **Downstream Analysis:** Downstream areas must be checked to ensure there is no peak flow increase above pre-development conditions to the point where the site area is 10% of the total drainage to that point. See Section 3.1.4 for the full details on this method.

Estimated Volume Requirement Methodology:

1. Run typical site hydrology
2. Compute the ratio of the post-developed design storm discharge to the pre-developed discharge (q_o/q_i).
3. Read the volume of storage divided by the volume of runoff (v_s/v_r) from Chart 2.3
4. Estimate the volume of storage required for the overbank flood (V_s).
 $V_s = v_r(v_s/v_r)$ in acre-feet,

Where: v_r = the post-developed volume of runoff for the selected overbank storm converted to acre-feet

5. Experience shows that multi-outlet volumes are at least 15% low so actual Q_{25} storage estimate is

$$VS = V_s * 1.15$$

2.4 Extreme Flood Protection (Q_{100})

The Extreme Flood Protection criterion specifies that all stormwater management facilities and associated grading plans and site layouts be designed to protect buildings, ponds, roads, and other permanent structures from the 100-year, 24-hour return frequency storm event, denoted Q_{100} . This is accomplished either by:

1. Controlling Q_{100} through on-site or regional structural stormwater controls to maintain the existing 100-year floodplain. This is done where residences or other structures have already been constructed within the 100-year floodplain fringe area; or
2. By designing the on-site conveyance system, site grading, and building layout to safely pass Q_{100} without impacting buildings, ponds, roads, or other permanent structures and allowing it to discharge into a receiving water.

Note: Flows can be conveyed without retention or detention to a receiving floodplain if it can be shown that the floodplain is sufficiently sized to account for extreme flow increases from the site without causing damage; or

3. When the City has designated a watershed to have existing flooding problems that require increased detention and flood control requirements (See Section 3.2.1), the Q_{100} must be reduced to less than the existing 100-year flows as determined by the City.

Local flood protection (levees, floodwalls, flood proofing, etc.) and/or channel enlargements may be offered as a substitution as appropriate, as long as adequate conveyance and structural safety is ensured through the measure used, and stream environmental integrity is adequately maintained. The City reserves the right to reject such substitutions.

Determining the Extreme Flood Protection Criteria (Q_{100})

- Peak-Discharge and Hydrograph Generation: The SCS TR-55 hydrograph method will be used to compute the peak discharge rate and runoff for the 100-year, 24-hour storm. Apply the methodology for estimating the required storage volume provided below
- Rainfall Depths: The rainfall depth of the 100-year, 24-hour storm will be 8.3 inches.
- Off-site Drainage Areas: Off-site drainage areas must be modeled as “full build-out condition” for the 100-year storm event to ensure safe passage of future flows.
- Downstream Analysis: If Q_{100} is being detained, downstream areas must be checked to ensure there is no peak flow increase above pre-development conditions to the point where the site area is 10% of the total drainage to that point. See Section 3.1.4 for more details on how to properly perform a Downstream Analysis.

Estimated Volume Requirement Methodology:

1. Run typical site hydrology
2. Compute the ratio of the post-developed 100-year discharge to the pre-developed discharge (q_o/q_i).
3. Read the volume of storage divided by the volume of runoff (v_s/v_r) from Chart 2.3
4. Estimate the volume of storage required for the overbank flood (V_s).

$$V_s = v_r(v_s/v_r) \text{ in acre-feet,}$$

Where: v_r = the post-developed volume of runoff for the selected overbank storm converted to acre-feet

5. Experience shows that multi-outlet volumes are at least 15% low so actual Q_{100} storage estimate is

$$VS = V_s * 1.15$$

2.5 Water Quality Volume Peak Flow Calculation

The peak rate of discharge for the water quality design storm (Q_{wq}) is needed for the sizing of off-line diversion structures, such as for sand filters, bioretention, grass filter strips, grassed swales, and infiltration trenches.

The following procedure can be used to estimate peak discharges for small storm events. It relies on the Water Quality Volume and the simplified peak flow estimating method above. A brief description of the calculation procedure is presented below.

1. Using WQ_v , a corresponding Curve Number (CN) is computed utilizing the following equation:

$$CN = 1000/[10 + 5P + 10Q_{wv} - 10(Q_{wv}^2 + 1.25 Q_{wv}P)^{1/2}]$$

Where, P = rainfall, in inches (use 1.2 inches for the Water Quality Storm)

Q_{wv} = Depth of Water Quality Volume is expressed in inches (1.2 R_v)

$$R_v = 0.05 + 0.009(I) \text{ where:}$$

I is entered as percent impervious cover (i.e. $I = 30$ for 30% impervious cover)

2. Once a CN is computed, the time of concentration (t_c) is computed (based on SCS methodology).

3. Using the computed CN, time of concentration (T_c) and drainage area (A), in acres; the peak discharge (Q_{wq}) for the water quality storm event is computed using a slight modification of the Simplified SCS Peak Runoff Rate Estimation technique, using Type II rainfall distribution:

- Read initial abstraction (I_a), compute I_a/P
- Read the unit peak discharge (q_u) for appropriate T_c
- Using WQ_v , compute the peak discharge (Q_{wq})

$$Q_{wq} = q_u * A * Q_{wv}$$

where Q_{wq} = the water quality peak discharge (cfs)
 q_u = the unit peak discharge (cfs/mi²/inch)
 A = drainage area (mi²)
 Q_{wv} = Depth of Water Quality Volume, in inches (1.2Rv)

Chapter 3 – Best Management Practices (BMPs)

3.1 Water Quantity Control Requirements

3.1.1 General Requirements

Water quantity control is an integral component of overall stormwater management. Its purpose is to negate the effects of stormwater runoff associated with land use changes due to development during storm events. The following design criteria are established for water quantity control, and when applied properly will meet or exceed the requirements of SCDHEC Regulation 72-300.

1. Post-development peak discharge rates shall not exceed pre-development peak discharge rates for the 2, and 10-year frequency 24-hour duration storm events. For developments 40 acres and larger, post-development peak discharge rates shall not exceed pre-development peak discharge rates for the 25-year frequency 24-hour duration storm event. The same hydrologic procedures shall be used in determining both the pre-development and post-development peak flow rates.
2. Post-development discharge velocities shall be reduced to provide non-erosive flow velocities from structures, channels or other control measures, or equal the pre-development 10-year 24-hour storm event flow velocities, whichever is less.
3. For post construction, the detention volume from all controls shall be drained from the structure within 72 hours. During construction, detention volumes can be temporarily stored to allow settling of particles. Upon project finalization pond elevations must be per the approved plans.
5. In addition to being allowed for water quality purposes, infiltration devices shall be required on those sites which do not currently discharge stormwater runoff or have no existing outlet. In such cases, in the post-development condition, devices shall be designed to infiltrate the runoff volume equivalent to the 5-year storm event. For evaluating storm events with a return interval greater than 5 years, the discharge rate from the site shall be limited to (not exceed) that of a site of equivalent size and slope with a SCS Curve Number equal to 39. See Section 5.2.6.L.v for more information, as well as [Section 3.2.5 of the GSMM](#), for detailed selection, design, performance and operation & maintenance details on infiltration basins.

Note: An alternative design for infiltration basins can be found in Appendix O.

6. Watersheds with documented water quantity problems may have more stringent or modified design criteria determined by the SWD or as dictated by State and Federal Regulations. Some examples of variable criteria include but are not limited to:
 - a. Post-development discharge volumes from the entire development area not exceeding pre-development discharge volumes for storm frequencies smaller than the 2-year storm event,
 - b. Reduction of peak flow rates below pre-development levels,
 - c. Downstream channel, culvert, or property improvements.
7. Water quantity/volume waivers may be granted on a case-by-case basis. Final approval of a waiver request will be given at the discretion of the SWD. A water quantity/volume

waiver does not excuse water quality considerations. A project may be eligible for a waiver from the stormwater management requirements for water quantity/volume control if the applicant can justly verify the following items;

- a. The proposed project's peak flow rate or volume control for stormwater management would not create, aggravate, or accelerate downstream flooding or cause a detrimental impact to the downstream ecosystem, the receiving storm water system, or downstream property.
 - b. The design engineer shall sign the following statement, "The increased flows will not have a significant adverse impact on the downstream and adjacent properties".
 - c. Calculations shall be provided that demonstrate the site has addressed the Unified Stormwater Sizing Criteria, including the Water Quality (WQv) and Channel Protection (CPv) volumes, to the maximum extent practical, or to the level specific by the SWD.
 - It is recommended that a designer consult with the SWD at the earlier conceptual stages of a project to discuss water quality performance requirements for sites that may be more challenging.
8. An analysis shall be required for all development sites disturbing more than 2 acres to determine the impacts on downstream areas based on the 10-and 100-year 24-hour storm events unless a waiver or variance is granted. Downstream analysis shall determine whether the design storm events of interest cause or increase flooding, pollution, or erosion impacts to downstream properties, road crossings, and others areas as directed by the SWD. Applications for permit coverage must discuss this impact, the degree of the impact, and potential solutions. Analysis criteria shall include, but not be limited to:
 - a. Existing land use curve numbers shall be used for developed areas outside of the project area.
 - b. The weighted curve number for the developed portion of the site shall be used for all undeveloped upstream areas.
 - c. Flows must be routed using an accepted hydrologic and hydraulic method.
 - d. Hydraulic step-backwater calculations (Corps of Engineer's HEC-2 or HEC-RAS models or equivalent) may be required by the SWD based on several factors, such as the severity of potential impact and location of project.
 - e. The discussions must include the severity of impact on any upstream and proposed storm water quantity or quality structure.
 - If the downstream analysis determines that the development of a particular site does contribute to flooding, pollution, or erosion problems, then appropriate controls shall be implemented:
9. All quantity controls that are also used for water quality control shall have a forebay, mirco-pool, screening vault, or skimmer/debris deflector for removal of debris and coarse sediments. The benefit of the forebay is that it inhibits the main pond from filling up with large particles, therefore allowing the main pond to maintain its original design volume.
10. Documentation on the design, installation, and maintenance of stormwater quantity facilities can be found in [Sections 3.2-3.4 of the GSMM](#).

3.1.2 Accepted Quantity Controls

Detention structural controls are used for providing water quantity control and are typically used downstream of other minor structural controls. These structures are designed to provide channel protection, overbank flood protection, and protection against adverse downstream impacts that are related to the increase in peak flow rates and flow volumes from land disturbing activities. Detention structural stormwater controls accepted by SWD are shown in Table 3.1.

Table 3.1: Accepted quantity controls

General Structural Control	Description
Dry Detention/Dry Extended Basins	Dry detention basins and dry extended detention basins are surface storage facilities intended to provide temporary storage of stormwater runoff and releasing it at a designed flow rate to reduce downstream water quantity impacts. These structures are designed to completely drain to a dry condition within 72 hours.
Wet Storm Water Detention Basins • Wet Pond • Wet Extended Detention Pond • Micropool Extended Detention Pond • Multiple Pond System	Wet detention basins are constructed stormwater basins that have a permanent pool or micropool of water. Runoff from each rain event is detained above the permanent pool and released at a designed flow rate to reduce downstream water quantity impacts. Permanent pool depths must be ≥ 4 feet to reduce mosquito breeding.
Multi-purpose Detention Areas	Multi-purpose detention areas are used for one or more specific activities such as parking areas and rooftops. These areas are used to provide temporary storage of runoff. Some of the multi-purpose area such as infiltration trenches or bio-retention areas may also be used for water quality purposes.
Underground Detention	Underground detention is used as an alternative to surface dry-detention basins. They are used in areas that are space-limited where there is not enough adequate land to provide the required detention volume. The underground storage utilizes tanks, vaults, and buried pipes to supply the required storage volume.
Infiltration Basins	Infiltration basins are used to remove runoff from the flow path into the ground. They are used in areas that currently do not discharge stormwater or create runoff only during large storm events.

3.1.3 Design Procedures

This section provides the general procedures for the design of stormwater quantity structures. The following items shall be required for the design of these structures and routing flows through them:

1. Compute the inflow hydrograph for the structure for the 2, 10, 25, 50 and 100-year 24-hour storm events for both the existing and proposed conditions. From this, determine peak flow rates for each storm.
2. Compute a stage-storage relationship for the proposed structure. A stage storage-curve defines the relationship between the depth of water and storage volume within the detention facility. Stage-storage and stage-discharge calculations must be included in the engineering calculations.

3. Compute stage-discharge relationship of the outlet control structure(s). A stage-discharge curve defines the flow capacity of a structure at a given stage or elevation. Also compute outlet barrel capacity and discharge velocity for energy dissipation design.
4. Perform routing calculations for the 2, 10, 25, 50 and 100-year storm events.
5. The peak discharge rate from the pond must be less than or equal to the peak discharge rate for the pre-development conditions for the 2 and 10-year storm events (also 25-year storm event for developments 40 acres and larger), unless the SWD allows a tolerance for peak flow matching. Finally, check to make sure the discharge hydrograph from the 100-year storm event provides a minimum of 1-foot of freeboard with the banks of the facility.
6. Evaluate the control structure outlet flow velocity and provide velocity control and channel stabilization. Drawings and details must be provided for outlet structures and basin.
7. Concentrated flow from any discharge point shall be returned to the overland flow condition.

3.1.4 Downstream Hydrologic Assessment

The purpose of the overbank flood protection and extreme flood protection criteria is to protect downstream properties from flood increases due to upstream development. These criteria require the designer to control peak flow at the outlet of a site such that post-development peak discharge equals pre-development peak discharge. The reasons for this have to do with (1) the timing of the flow peaks, and (2) the total increase in volume of runoff. Further, due to a site's location within a watershed, there may be very little reason for requiring overbank flood control from a particular site. This section outlines the required procedure, as part of a developer's stormwater management site plan, which is detailed in [Section 2.1.9 of the GSMM](#).

The Ten-Percent Rule: Based on studies and results for a large number of sites, a site's zone of influence is considered to be the point where the drainage area controlled by the detention or storage facility comprises 10% of the total drainage area. For example, if the structural control drains 10 acres, the zone of influence ends at the point where the total drainage area is 100 acres or greater. However, some sites may require that the "zone of influence" be extended further downstream.

Typical steps in the application of the ten-percent rule are:

1. Determine the target peak flow for the site for predevelopment conditions.
2. Using a topographic map determine the lower limit of the zone of influence (aka "10% point").
3. Using a hydrologic model determine the pre-development peak flows and timing of those peaks at each tributary junction beginning at the pond outlet and ending at the next tributary junction beyond the 10% point.

4. Change the land use on the site to post-development and rerun the model.
 - If the undetained post-development peak flow rates are unchanged at the “10% point”, when compared the pre-development model, the lower limit of the zone of influence has been affirmed.
 - If the undetained post-development peak flow rates have increased at the “10% point” when compared the pre-development model, the lower limit of the zone of influence must be extended further downstream until there is no change in flow.
5. Design the structural control facility such that the overbank flood protection (25-year) post-development flow does not increase the peak flows at the outlet and the determined tributary junctions.

Even if the overbank flood protection requirement is eliminated, the water quality treatment (WQv), channel protection (CPv), and extreme flood protection (Q_{100}) criteria will still need to be addressed.

For a detailed example, see [Section 2.1.9 of the GSMM](#).

3.1.5 Routing with WQv Removed

When off-line structural controls such as bioretention areas, sand filters and infiltration trenches capture and remove the water quality volume (WQv), downstream structural controls do not have to account for this volume during design. That is, the WQv may be subtracted from the total volume that would otherwise need to be routed through the downstream structural controls.

From a calculation standpoint this would amount to removing the initial WQv from the beginning of the runoff hydrograph – thus creating a “notch” in the runoff hydrograph. Since most commercially available hydrologic modeling packages cannot handle this type of action, the following method has been created to facilitate removal from the runoff hydrograph of approximately the WQv:

- Enter the horizontal axis on Chart 3.1 with the impervious percentage of the watershed and read upward to the predominant soil type (interpolation between curves is permitted)
- Read left to the factor
- Multiply the curve number for the sub-watershed that includes the water quality basin by this factor – this provides a smaller curve number

The difference in curve number will generate a runoff hydrograph that has a volume less than the original volume by an amount approximately equal to the WQv.

Notes:

1. This method should be used only for bioretention areas, filter facilities and infiltration trenches where the drawdown time is ≥ 24 hours.
2. This method can only be applied to catchments with a homogenous soil class (i.e. A, B, C, D), or are dominated significantly by a single soil class.
3. This method also assumed that 100% of the required WQv for the catchment area being analyzed is stored in upland BMPs

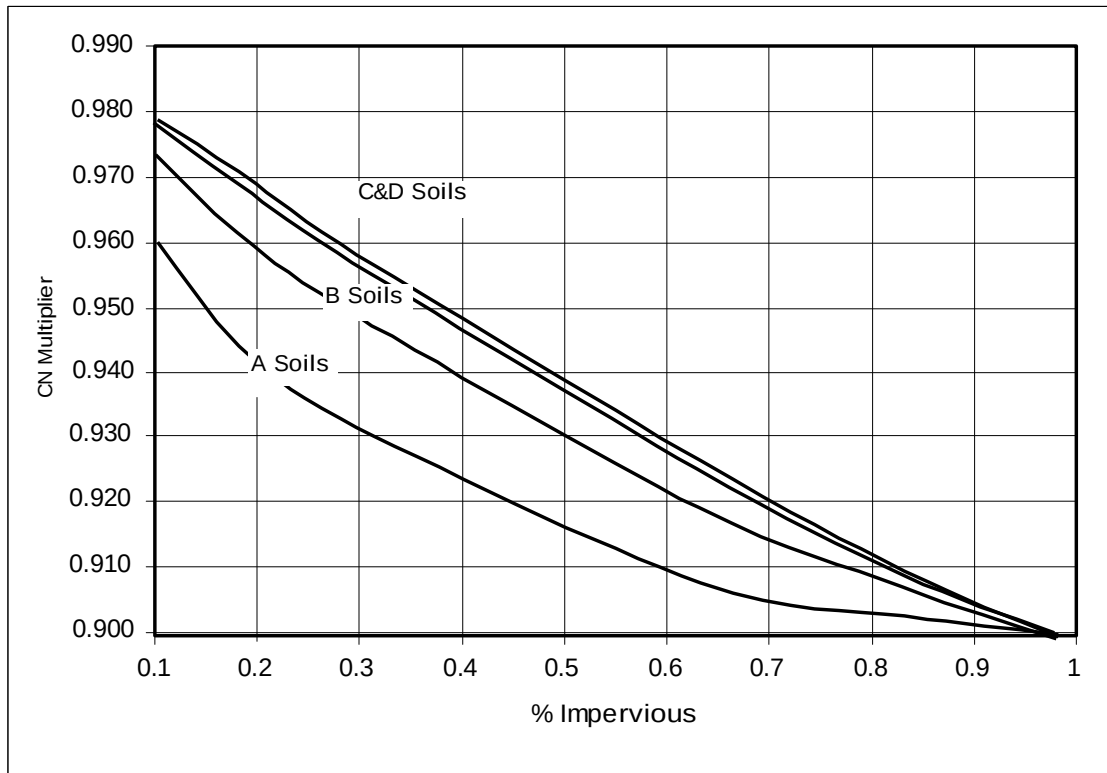


Chart 3.1 - Curve Number Adjustment Factor

Example

A site design employs an infiltration trench for the WQv and has a curve number of 72, is B type soil, and has an impervious percentage of 60%, the factor from Chart 3.1 is 0.92. The curve number to be used in calculation of a runoff hydrograph for the quantity controls would be:

$$(72 \times 0.92) = 66$$

3.2 Accepted Water Quality BMPs

In selecting a BMP(s), it is most important to know what pollutants need to be treated to meet water quality goals. With proper planning, installation, and maintenance, BMPs are expected to reduce pollutant loads to receiving waters, reduce erosion, and provide health and safety benefits. Structural stormwater controls (aka BMPs) are constructed stormwater management facilities designed to treat stormwater runoff and/or mitigate the effects of increased stormwater runoff peak rate, volume, and velocity due to urbanization.

This Manual allows for a number of structural stormwater controls for meeting unified stormwater sizing criteria. The recommended controls are divided into three categories: general application, limited application, and detention structural controls. These categories of BMPs have varying abilities to address downstream channel protection (CPv), overbank flood protection (Q_{25}) and/or extreme flood protection (Q_{100}).

3.2.1 General Application Controls

General application structural controls are recommended for use with a wide variety of land uses and development types. These structural controls have a demonstrated ability to effectively treat the Water Quality Volume (WQv) and are presumed to be able to remove 80% of the total annual average TSS load in typical post-development urban runoff when designed, constructed and maintained in accordance with recommended specifications.

The allowable types of general application controls are summarized below. Detailed descriptions of each structural control along with design criteria and procedures are provided in [Section 3.2 of the GSMM](#).

Table 3.2 lists and briefly describes the general application structural stormwater control practices. These structural controls are recommended for use in a wide variety of applications. A detailed discussion of each of the general application controls, as well as design criteria and procedures can be found in [Section 3.2 of the GSMM](#).

Table 3.2 General Application Structural Controls	
Structural Control	Description
Stormwater Ponds • Wet • Wet Extended Detention • Micropool Extended Detention • Multiple Pond Systems	Wet detention basins are constructed stormwater basins that have a permanent pool or micropool of water. Runoff from each rain event is detained above the permanent pool and released at a designed flow rate to reduce downstream water quantity impacts. Permanent pool depths must be ≥ 4 feet to reduce mosquito breeding.
Bioretention Areas	Bioretention areas are shallow stormwater basins or landscaped areas which utilize engineered soils and vegetation to capture and treat stormwater runoff. Runoff may be returned to the conveyance system, via underdrain, or allowed to partially infiltrate into the soil.
Infiltration Trench/Basin	An infiltration trench is an excavated trench filled with stone aggregate used to capture and allow infiltration of stormwater runoff into the surrounding soils through the bottom and sides of the trench. An infiltration basin allows infiltration of stormwater runoff into the surrounding soils through the bottom and sides of the trench.

Table 3.2 General Application Structural Controls	
Structural Control	Description
Enhanced Swales • Dry Swale • Wet Swale/Wetland Channel	Enhanced swales are vegetated open channels that are explicitly designed and constructed to capture and treat stormwater runoff within dry or wet cells formed by check dams or other means.

3.2.2 Limited Application Controls

Table 3.3 lists the limited application structural stormwater control practices, along with the rationale for limited use. These structural controls are recommended for use with particular land uses and densities, to meet certain water quality requirements, for limited usage on larger projects, or as part of a stormwater treatment train. A detailed discussion of each of the limited application controls, as well as design criteria and procedures can be found in [Section 3.3 of the GSMM](#).

Table 3.3 Limited Application Structural Controls	
Structural Control	Description and Rationale for Limited Use
Biofilters • Filter Strip • Grass Channel	Both filter strips and grass channels provide “biofiltering” of stormwater runoff as it flows across the grass surface. However, by themselves these controls cannot meet the performance goal. Consequently, both filter strips and grass channels should only be used as pretreatment measure or as part of a treatment train approach. They are also acceptable for use as a site design credit (see Chapter 4).
Hydrodynamic Devices • Gravity (Oil-Grit) Separator	Hydrodynamic controls use the movement of stormwater runoff through a specially designed structure to remove target pollutants. They are typically used on smaller impervious commercial sites and urban hotspots. These controls typically do not meet the 80% TSS removal performance goal and therefore should only be used as a pretreatment measure and as part of a treatment train approach.
Porous Surfaces • Porous Concrete • Porous Asphalt • Modular Porous Paver Systems	Porous surfaces are permeable pavement surfaces with an underlying stone reservoir to temporarily store surface runoff before it infiltrates into the subsoil. Porous concrete is the term for a mixture of coarse aggregate, portland cement and water that allows for rapid infiltration of water. Modular porous paver systems consist of open void paver units laid on a gravel subgrade. Both porous concrete and porous paver systems provide water quality and quantity benefits, but have high workmanship and maintenance requirements, as well as high failure rates. Note: Porous asphalt surfaces have a higher tendency to be clogged by clays, silts and oils resulting in a potentially high maintenance burden to maintain the effectiveness of this structural control. Further, summer heat in South Carolina can cause the asphalt to melt, destroying the porous properties of the surface. Therefore, the specific application of this BMP must be reviewed for both sediment and heat issues, as well as the traffic load that it is intended to carry, before allowing the application of this BMP.

Table 3.3 Limited Application Structural Controls (Cont.)

Structural Control	Description and Rationale for Limited Use
Media Filter Inserts	Media filter inserts, such as catch basin inserts and filter systems, are easily clogged and require a high degree of regular maintenance and replacement to achieve the intended water quality treatment performance and should not be used for areas of new development or redevelopment. These structural controls may serve a potential use in stormwater retrofitting. Before using this BMP, the designer must justify the anticipated performance for the constituent of concern, and receive approval from the City before included this BMP in any designs or construction activities.
- Proprietary Systems - Commercial Stormwater Controls	Proprietary controls are manufactured structural control systems available from commercial vendors designed to treat stormwater runoff and/or provide water quantity control. Proprietary systems often can be used on small sites and in space-limited areas, as well as in pretreatment applications. However, proprietary systems are often more costly than other alternatives, may have high maintenance requirements, and often lack adequate independent performance data, particularly for use in Georgia conditions.

3.2.3 Detention Structural Controls

Table 3.4 lists the detention structural stormwater control practices. These structural controls are recommended only for providing water quantity control, i.e. channel protection, overbank flood protection and/or extreme flood protection in a stormwater treatment train. A detailed discussion of each of the detention controls, as well as design criteria and procedures can be found in [Section 3.4 of the GSMM](#).

Due to the potential for pollutant resuspension and outlet clogging, detention structural controls are not intended to treat stormwater runoff and should be used downstream of other water quality structural control in a treatment train (forebay, micro-pool, filter strip, etc.)

Table 3.4 Detention Structural Controls	
Structural Control	Description
Dry Detention / Dry Extended Detention Basins	Dry detention basins and dry extended detention (ED) basins are surface facilities intended to provide for the temporary storage of stormwater runoff to reduce downstream water quantity impacts.
Multi-Purpose Detention Areas	Multi-purpose detention areas are site areas used for one or more specific activities, such as parking lots and rooftops, which are also designed for the temporary storage of runoff.
Underground Detention	Underground detention tanks and vaults are an alternative to surface dry detention for space-limited areas where there is not adequate land for a dry detention basin or multi-purpose detention area.

3.2.4 Not Recommended Structural Controls

The following structural controls in Table 3.5 are not recommended for use in the City of Columbia to meet stormwater management objectives, as they fail to demonstrate an ability to meet the majority of the water quality treatment goals and/or present difficulties in operation and maintenance.

Table 3.5 Not Recommended Structural Controls	
Structural Control	Rationale for Lack of Recommendation
Stormwater Wetlands • Shallow Wetland • Extended Detention Shallow Wetland	Stormwater wetlands consist of a combination of shallow marsh areas, open water and semi-wet areas above the permanent water surface. In order to keep them alive and functioning, proper hydroperiods must be maintained. Creating a wetland near development is likely to have difficulty in maintaining the hydroperiod due to the lack of baseflow and distance from the water table.

3.2.5 Using Other or New Structural Stormwater Controls

Innovative technologies may be allowed, providing there is sufficient documentation as to their effectiveness and reliability. The City will not allow any such technologies without independently derived information concerning performance, maintenance, application requirements and limitations.

More specifically, new structural stormwater control designs will not be accepted for inclusion in the Manual until independent pollutant removal performance monitoring data determine that the practice can meet the TSS and other selected pollutant concentration removal targets, and that the structural control conforms with local and/or State criteria for treatment, maintenance, and environmental impact.

3.2.6 Structural Stormwater Control Pollutant Removal Capabilities

General and limited application structural stormwater controls are intended to provide water quality treatment for stormwater runoff. Though each of these structural controls provides pollutant removal capabilities, the relative capabilities vary between structural control practices and for different pollutant types.

Pollutant removal capabilities for a given structural stormwater control practice are based on a number of factors including the physical, chemical and/or biological processes that take place in the structural control and the design and sizing of the facility. In addition, pollutant removal efficiencies for the same structural control type and facility design can vary widely depending on the tributary land use and area, incoming pollutant concentration, rainfall pattern, time of year, maintenance frequency and numerous other factors.

To assist the designer in evaluating the relative pollutant removal performance of the various structural control options, Appendix J provides design removal efficiencies for each of the general and limited application control practices. It should be noted that these values are conservative average pollutant reduction percentages for design purposes derived from sampling data, modeling and professional judgment. A structural control design may be capable of exceeding these performances, however the values in the table are minimum reasonable values that can be assumed to be achieved when the structural control is sized, designed, constructed and maintained in accordance with recommended specifications in this Manual.

Where the pollutant removal capabilities of an individual structural stormwater control are not deemed sufficient for a given site application, additional controls may be used in series in a “treatment train” approach. More detail on using structural stormwater controls in series is provided in Section 3.2.8.

For additional information and data on the range of pollutant removal capabilities for various structural stormwater controls, the reader is referred to the National Pollutant Removal Performance Database (2nd Edition) available at:

www.cwp.org
www.bmpdatabase.org

3.2.7 Structural Stormwater Control Selection

General Application Control Screening Process

Outlined below is a screening process for General Application structural stormwater controls. This process is intended to assist the site designer and design engineer in the selection of the most appropriate structural controls for a development site, and provides guidance on factors to consider in their location.

In general the following four criteria must be evaluated in order to select the appropriate structural control(s) or group of controls for a development:

- Stormwater Treatment Suitability
- Water Quality Performance
- Site Applicability
- Implementation Considerations

In addition, for a given site, the following factors must be considered and any specific design criteria or restrictions need to be evaluated:

- Physiographic Factors
- Soils
- Special Watershed or Stream Considerations

Finally, environmental regulations that may influence the location of a structural control on site, or may require a permit, need to be considered.

[Section 3.1.3 of the GSMM](#) provides a detailed selection process for comparing and evaluating various general application structural stormwater controls using two screening matrices and a list of location and permitting factors. Those tools can assist the design engineer in selecting the subset of structural controls that will meet the stormwater management and design objectives for a development site or project.

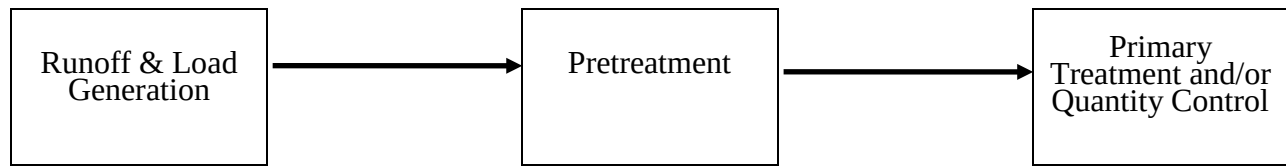
3.2.8 Using Structural Stormwater Controls in Series

The following subsections provide a general description of how BMPs in series can be used to meet water quality goals, and the appropriate manner in which to calculate their cumulative effect on removing pollutants.

3.2.8.1 General Methodology

Stormwater Treatment Trains

The minimum stormwater management standards are an integrated planning and design approach, sometimes called a stormwater “treatment train”. A treatment train consists of all the design concepts and nonstructural and structural controls that work to attain water quality and quantity goals. This is illustrated in Figure 3.1.

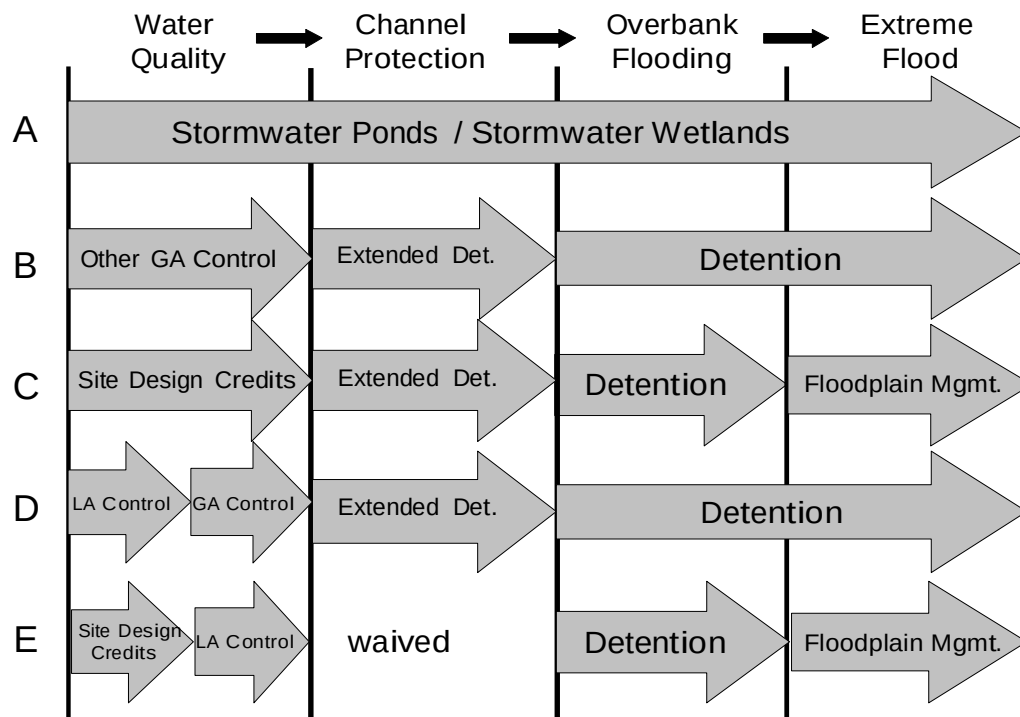
Figure 3.1: Generalized Stormwater Treatment Train

Runoff and Load Generation – The initial part of the “train” is located at the source of runoff and pollutant load generation, and consists of better site design and pollution prevention practices that reduce runoff and stormwater pollutants.

Pretreatment – The next step in the treatment train consists of pretreatment measures. These measures typically do not provide sufficient pollutant removal to meet the 80% TSS reduction goal, but do provide calculable water quality benefits that may be applied towards meeting the WQv treatment requirement.

Primary Treatment and/or Quantity Control – The last step is primary water quality treatment and/or quantity (channel protection, overbank flood protection, and/or extreme flood protection) control.

Many combinations of structural controls in series may exist for a site. Figure 3.2 provides a number of hypothetical examples of how the unified stormwater sizing criteria may be addressed by using structural stormwater controls.

Figure 3.2 Examples of Structural Controls Used in Series

Referring to Figure 3.2 by line letter:

- A.** Two general application (GA) structural controls, stormwater ponds and stormwater wetlands, can be used to meet all of the unified stormwater sizing criteria in a single facility.
- B.** The other general application structural controls (bioretention, sand filters, infiltration trench and enhanced swale) are typically used in combination with detention controls to meet the unified stormwater sizing criteria. The detention facilities are located downstream from the water quality controls either on-site or combined into a regional or neighborhood facility.
- C.** Line C indicates the condition where an environmentally sensitive large lot subdivision has been developed that can be designed so as to waive the water quality treatment requirement altogether. However, detention controls may still be required for downstream channel protection, overbank flood protection and extreme flood protection.
- D.** Where a limited application (LA) structural control does not meet the 80% TSS removal criteria, another downstream structural control must be added. For example, urban hotspot land may be fit or retrofit with devices adjacent to parking or service areas designed to remove petroleum hydrocarbons. These devices may also serve as pre-treatment devices removing the coarser fraction of sediment. One or more downstream structural controls is then used to meet the full 80% TSS removal goal, and well as water quantity control.
- E.** In line E site design credits have been employed to partially reduce the water quality volume requirement. In this case, for a smaller site, a well designed and tested Limited Application structural control provides adequate TSS removal while a dry detention pond handles the overbank flooding criteria. For this location, direct discharge to a large stream and local downstream floodplain management practices have eliminated the need for channel protection volume and extreme flood protection structural controls on site.

3.2.8.2 Calculation of Pollutant Removal for Structural Controls in Series

For two or more structural stormwater controls used in combination, it is often important to have an estimate of the pollutant removal efficiency of the treatment train. Pollutant removal rates for structural controls in series are not additive. For pollutants in particulate form, the actual removal rate (expressed in terms of percentage of pollution removed) varies directly with the pollution concentration and sediment size distribution of runoff entering a facility.

For example, a stormwater pond facility will have a much higher pollutant removal percentage for very turbid runoff than for clearer water. When two stormwater ponds are placed in series, the second pond will treat an incoming particulate pollutant load very different from the first pond. The upstream pond captures the easily removed larger sediment sizes, passing on an outflow with a lower concentration of TSS but with a higher proportion of finer particle sizes. Hence, the removal capability of the second pond for TSS is considerably less than the first pond. Recent findings suggest that the second pond in series can provide as little as half the removal efficiency of the upstream pond.

To estimate the pollutant removal rate of structural controls in series, a method is used in which the removal efficiency of a downstream structural control is reduced to account for the pollutant removal of the upstream control(s). The following steps are used to determine the pollutant removal:

- For each drainage area list the structural controls in order, upstream to downstream, along with their expected average pollutant removal rates from Appendix J for the pollutants of concern.

- For cases where a limited application control is sited upstream from a general application control in the treatment train, the downstream general application structural control is given full credit for removal of pollutants.
- For any general application structural control located downstream from another general application control or a limited application structural control that has TSS removal rates equivalent to 80%, the designer should use half (i.e. 40% removal rate) of the normal pollutant removal rate for the second control in series. The reason for reducing the downstream BMP removal rate to half of its normal rate is that:
 - o The larger particles, which are easier to trap, were removed by the upstream BMP
 - o The remaining particles, which are smaller and harder to trap, remain for the downstream BMP and thereby reduce its effective removal rate
- For a general application structural control located downstream from a limited application structural control that cannot achieve the 80% TSS reduction goal the designer should use 75% of the normal pollutant removal rate for the second control in series.

Example:

TSS is the pollutant of concern and a stormwater pond is designed at the site outlet. A second stormwater pond is located downstream from the first one in series. If each pond has a normal removal rate of 80%, what is the total TSS removal rate? The following information is given:

- o Control 1 (Stormwater Pond 1) = 80% TSS removal (use 1.0 x design removal rate)
- o Control 2 (Stormwater Pond 2) = 40% TSS removal (use 0.5 x design removal rate)

Then applying the controls in order and working in terms of “units” of TSS starting at 100 units:

For Control 1: 100 units of TSS * 80% removal rate

- o 80 units removed; 20 units remaining

For Control 2: 20 units of TSS * 40% removal rate

- o 8 units removed; 12 units remaining

For the treatment train in total:

- o We started with 100 units; 12 units remain
- o 88 units were removed = 88% removal rate

3.2.9 On-Line Versus Off-Line Structural Controls

Structural stormwater controls are designed to be either “on-line” or “off-line.” On-line facilities are designed to receive, but not necessarily control or treat, the entire runoff volume up to the Q_{25} or Q_{100} event. On-line structural controls must be able to handle the entire range of storm flows.

Off-line facilities on the other hand are designed to receive only a specified flow rate through the use of a flow regulator (i.e. diversion structure, flow splitter, etc). Flow regulators are typically used to divert the water quality volume (WQv) to an off-line structural control sized and designed to treat and control the WQv. After the design runoff flow has been treated and/or controlled it is returned to the conveyance system. Figure 3.3 provides an example of an off-line sand filter and an off-line enhanced dry swale.

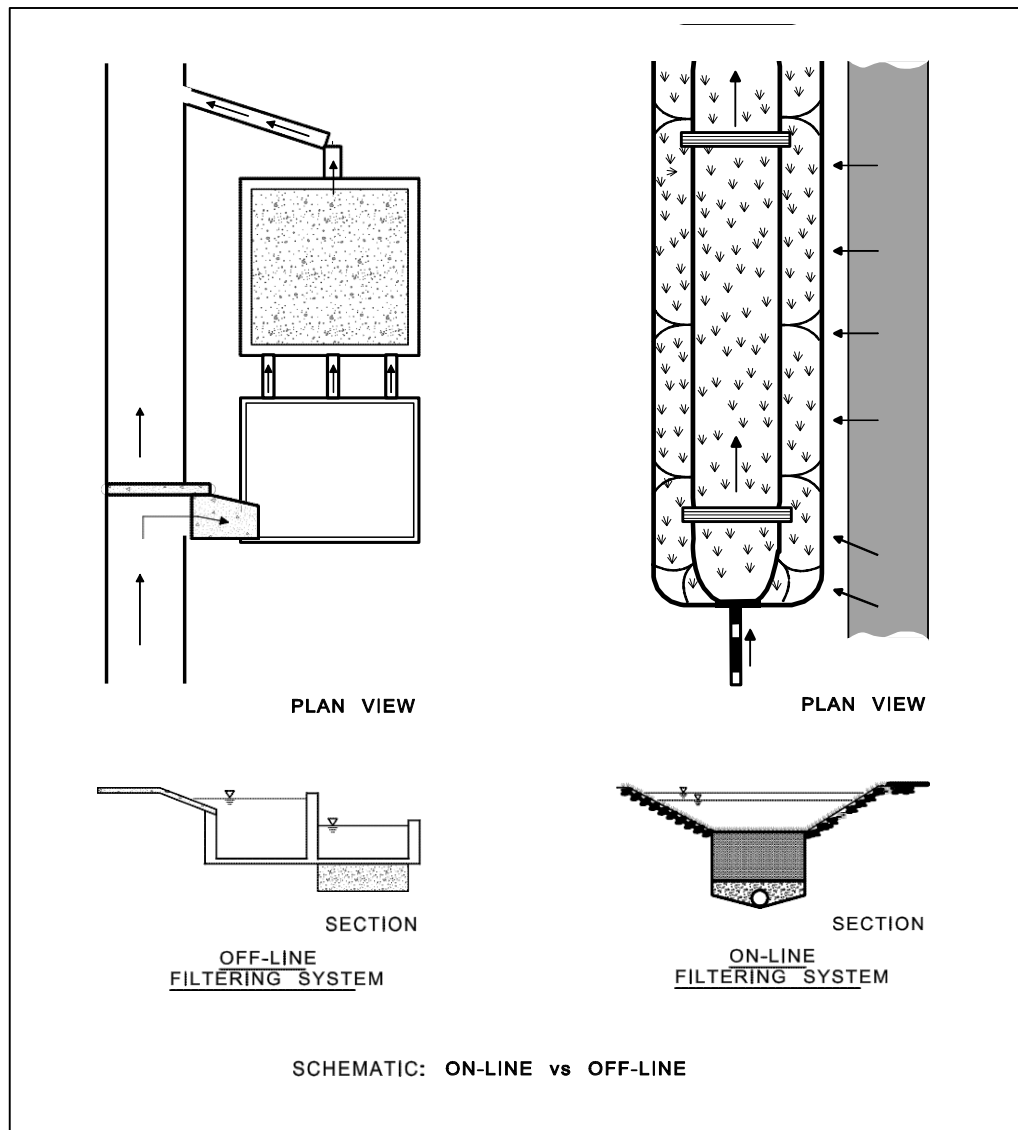


Figure 3.3 Example of On-Line versus Off-Line Structural Controls
(Source: CWP, 1996)

Flow regulation to off-line structural stormwater controls can be achieved by either:

- Diverting the water quality volume or other specific maximum flow rate to an off-line structural stormwater control, or
- Bypassing flows in excess of the design flow rate

The peak water quality flow rate (Q_{WQ}) can be calculated using the procedure found in Chapter 2.

Flow regulators can be flow splitter devices, diversion structures, or overflow structures (See Figures 3.4-3.6).

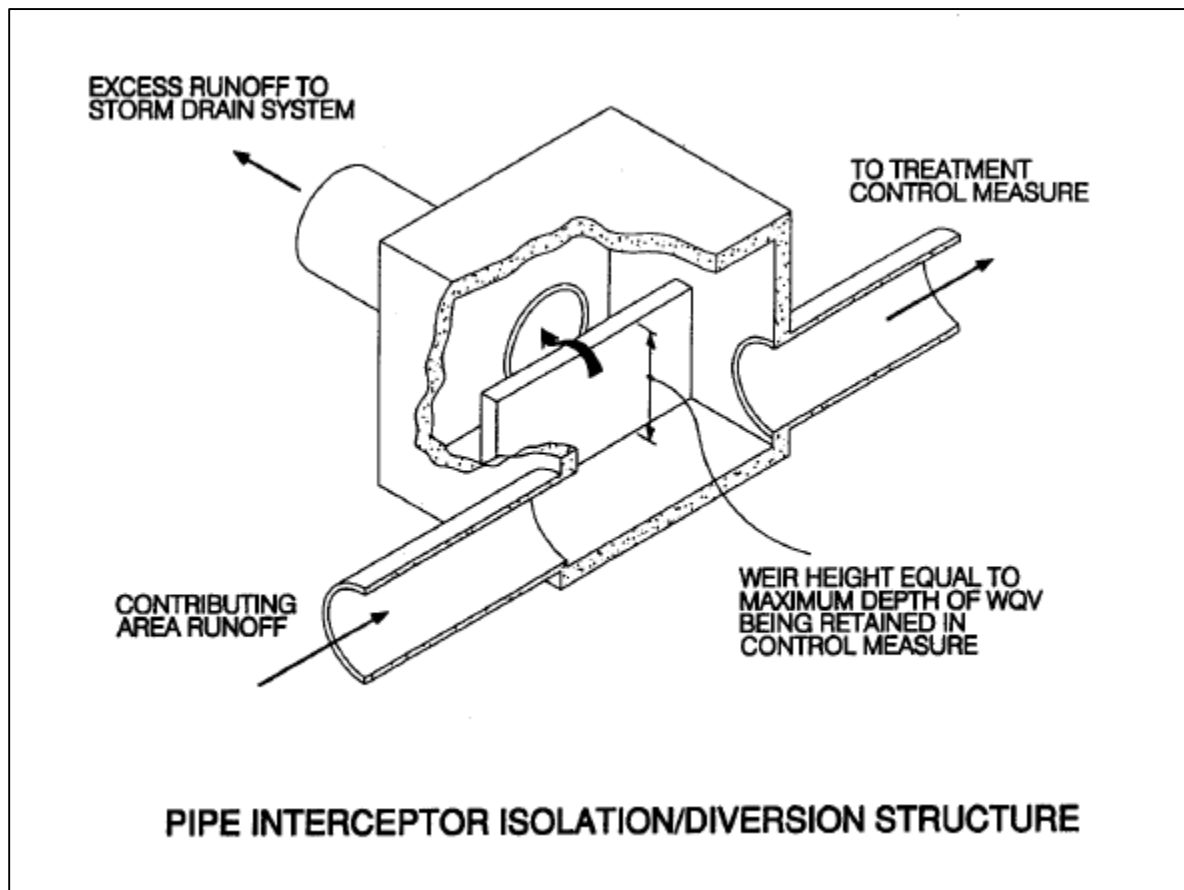


Figure 3.4 Pipe Interceptor Diversion Structure
(Source: City of Sacramento, 2000)

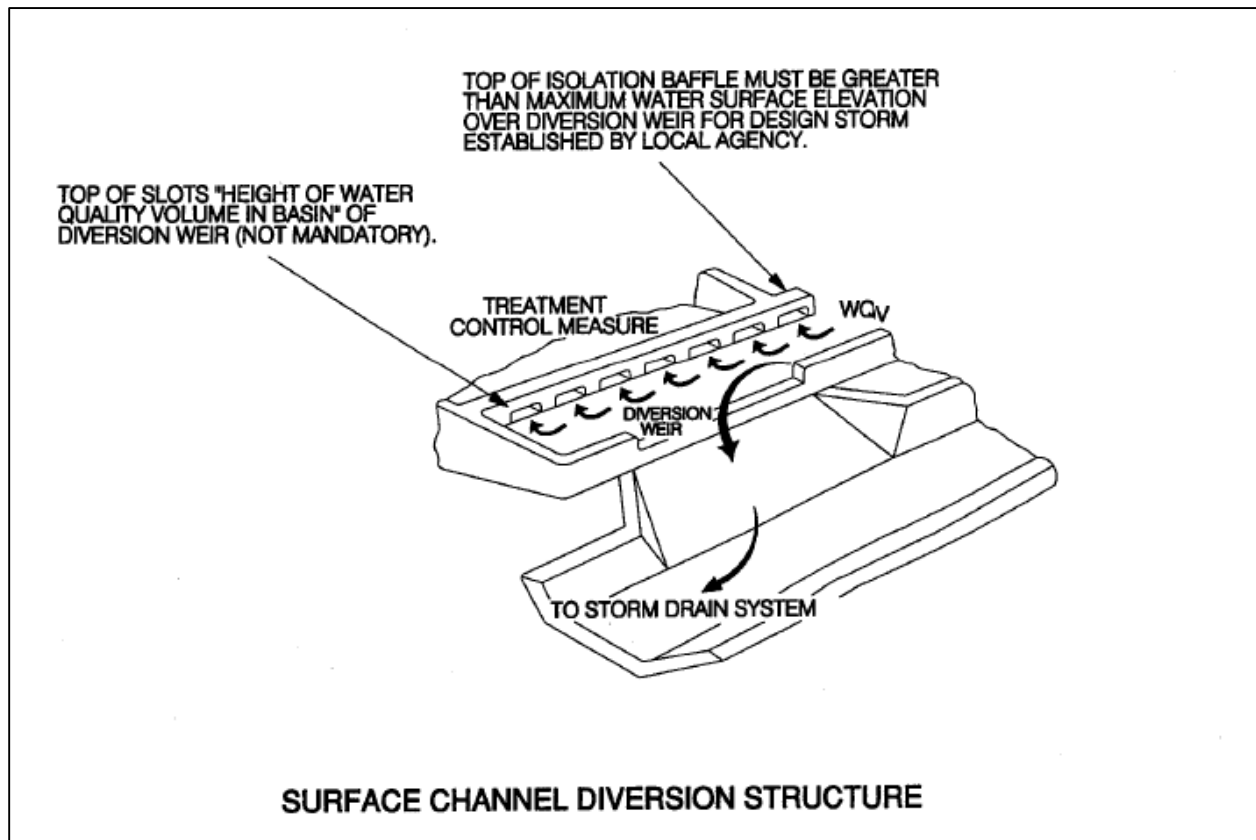


Figure 3.5 Surface Channel Diversion Structure
(Source: City of Sacramento, 2000)

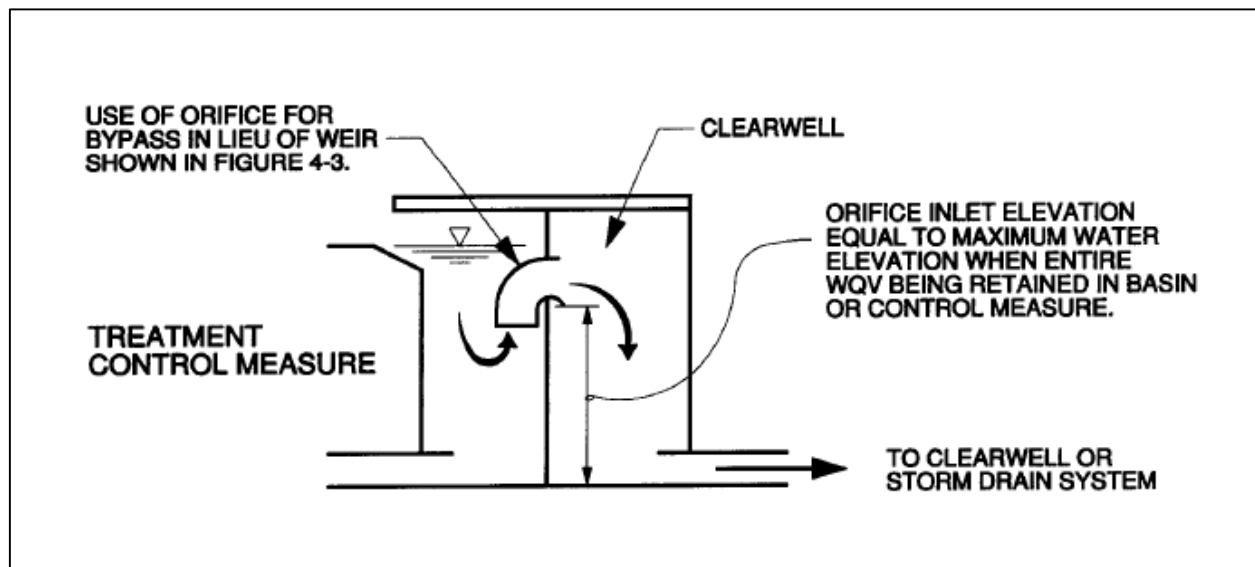


Figure 3.6 Outlet Flow Regulator
(Source: City of Sacramento, 2000)

Chapter 4 – Site Design Stormwater Credits

A set of stormwater “credits” has been developed to provide developers and site designers an incentive to implement better site design practices that can reduce the volume of stormwater runoff and minimize the pollutant loads from a site. The credit system directly translates into cost savings to the developer by allowing for a reduction in the water quality treatment volume (WQv). This also reduces the size of structural stormwater control and conveyance facilities for events greater than the water quality treatment (WQv) event.

The better site design practices that provide stormwater credits are listed in Table 4.1. Site-specific conditions will determine the applicability of each credit. For example, stream buffer credits cannot be taken on upland sites that do not contain perennial or intermittent streams.

Note: better site design practices and techniques that reduce the overall impervious area on a site already implicitly reduce the total amount of stormwater runoff generated by a site (and thus reduce WQv) and are not further credited under this system.

Table 4.1 Summary of Better Site Design Practices Providing Stormwater Volume Credits	
Practice	Description
Natural area conservation	Undisturbed natural areas are conserved on a site, thereby retaining their pre-development hydrologic and water quality characteristics.
Stream buffers	Stormwater runoff is treated by directing sheet flow runoff through a naturally vegetated or forested buffer as overland flow.
Use of vegetated channels	Vegetated channels are used to provide stormwater treatment.
Overland flow filtration/infiltration zones	Overland flow filtration/infiltration zones are incorporated into the site design to receive runoff from rooftops and other small impervious areas.

For each potential credit, there is a minimum set of criteria and requirements (e.g., flow length, contributing area, etc.) which identify the conditions or circumstances under which the credit may be applied. Site designers are encouraged to utilize as many credits as they can on a site. Greater reductions in stormwater storage volumes can be achieved when many credits are combined (e.g., disconnecting rooftops and protecting natural conservation areas). However, credits cannot be claimed twice for an identical area of the site (e.g. claiming credit for stream buffers and conservation area over the same site area).

Note: Due to local safety codes, soil conditions, and topography, some of these site design credits may be restricted. Designers are encouraged to consult with the City to ensure if and when a credit is applicable and to determine restrictions on non-structural strategies.

4.1 Stormwater Credits and the Site Planning Process

During the site planning process ([see Section 1.5 of the GSMM](#)) the integration of site design credits can be integrated with this process as shown in Table 4.2.

Table 4.2 Integration of Site Design Credits with Site Development Process	
Site Development	Site Design Credit Activity
Feasibility Study	• Determine stormwater management requirements • Perform site reconnaissance to identify potential areas for and types of credits
Site Analysis	• Identify and delineate natural feature conservation areas (natural areas and stream buffers)
Concept Plan	• Preserve natural areas and stream buffers during site layout • Reduce impervious surface area through various techniques • Identify locations for use of vegetated channels and groundwater recharge • Look for areas to disconnect impervious surfaces • Document the use of site design credits.
Preliminary and Final Plan	• Perform layout and design of credit areas – integrating them into treatment trains • Ensure unified stormwater sizing criteria are satisfied • Ensure appropriate documentation of site design credits according to local requirements.
Construction	• Ensure protection of key areas • Ensure correct final construction of areas needed for credits
Final Inspection	• Develop maintenance requirements and documents • Ensure long term protection and maintenance • Ensure credit areas are identified on final plan and plat if applicable

Site Design Credit #1: Natural Area Conservation

A stormwater credit can be taken when undisturbed natural areas are conserved on a site, thereby retaining their pre-development hydrologic and water quality characteristics. Under this credit, a designer would be able to subtract conservation areas from total site area when computing water quality volume requirements and adhering to the criteria listed below. An added benefit will be that the post-development peak discharges will be smaller, and hence water quantity control volumes (CP_V , Q_{25} , and Q_{100}) will be reduced due to lower post-development curve (CN) numbers.

Rule: Subtract conservation areas from total site area when computing water quality volume requirements.

Criteria:

- Conservation area cannot be disturbed during project construction
- Shall be protected by limits of disturbance clearly shown on all construction drawings
- Shall be located within an acceptable conservation easement instrument that ensures perpetual protection of the proposed area.
- The easement must clearly specify how the natural area vegetation shall be managed and boundaries will be marked
- Managed turf (e.g., playgrounds, regularly maintained open areas) is not an acceptable form of vegetation management], and shall have a minimum contiguous area requirement of 10,000 square feet
- R_V is kept constant when calculating WQ_V

Example: Residential Subdivision
 Area = 38 acres
 Natural Conservation Area = 7 acres
 Impervious Area = 13.8 acres

$$R_V = 0.05 + 0.009 (I) = 0.05 + 0.009 (36.3\%) = 0.37$$

Credit:

7.0 acres in natural conservation area
 New drainage area = $38 - 7 = 31$ acres

Before credit:

$$WQ_V = (1.2)(0.37)(38)/12 = 1.40 \text{ ac-ft}$$

With credit:

$$WQ_V = (1.2)(0.37)(31)/12 = 1.15 \text{ ac-ft}$$

(18% reduction in water quality volume)

Site Design Credit #2: Stream Buffers

This credit can be taken when stormwater runoff is effectively treated by a stream buffer. Effective treatment constitutes treating runoff through overland flow in a naturally vegetated or forested buffer. Under the proposed credit, a designer would be able to subtract areas draining via overland flow to the buffer from total site area when computing water quality volume requirements. In addition, the volume of runoff draining to the buffer can be subtracted from the channel protection volume. The design of the stream buffer treatment system must use appropriate methods for conveying flows above the annual recurrence (1-yr storm) event, and adhere to the criteria listed below.

Rule: Subtract areas draining via overland flow to the buffer from total site area when computing water quality volume requirements.

Criteria:

- The minimum undisturbed buffer width shall be 50 feet, or as required by the City's Buffer Ordinance, whichever is greater.
- The maximum contributing length shall be 150 feet for pervious surfaces and 75 feet for impervious surfaces
- The average contributing slope shall be 3% maximum unless a flow spreader is used
- Runoff shall enter the buffer as overland sheet flow. A flow spreader can be supplied to ensure this, or if average contributing slope criteria cannot be met
- Not applicable if overland flow filtration/groundwater recharge credit is already being taken
- Buffers shall remain unmanaged other than routine debris removal
- R_V is kept constant when calculating WQ_V

Example: Residential Subdivision
 Area = 38 acres
 Impervious Area = 13.8 acres
 Area Draining to Buffer = 5 acres

$$R_V = 0.05 + 0.009 (I) = 0.05 + 0.009 (36.3\%) = 0.37$$

Credit:

5.0 acres draining to buffer

New drainage area = $38 - 5 = 33$ acres

Before credit:

$$WQ_V = (1.2)(0.37)(38)/12 = 1.40 \text{ ac-ft}$$

With credit:

$$WQ_V = (1.2)(0.37)(33)/12 = 1.22 \text{ ac-ft}$$

(13% reduction in water quality volume)

Site Design Credit #3: Vegetated Channels

This credit may be taken when vegetated (grass) channels are used for water quality treatment. Under the proposed credit, a designer would be able to subtract the areas draining to a grass channel from total site area when computing water quality volume requirements. A vegetated channel can fully meet the water quality volume requirements for certain kinds of low-density residential development (see low impact development credit). An added benefit will be that the post-development peak discharges will likely be lower due to a longer time of concentration for the site.

This credit cannot be taken if grass channels are being used as a limited application structural stormwater control (i.e. not designed to fully meet the design methodology and criteria) towards meeting the pollutant reduction goal for WQ_V treatment.

Rule: Subtract the areas draining to a grass channel from total site area when computing water quality volume requirements.

Criteria:

- The credit shall only be applied to moderate or low density residential land uses (3 dwelling units per acre maximum)
- The maximum flow velocity for water quality design storm shall be less than or equal to feet per second
- The minimum residence time for the water quality storm shall be 5 minutes
- The bottom width shall be a maximum of 6 feet. If a larger channel is needed use of a compound cross section is required
- The side slopes shall be 3:1 (horizontal:vertical) or flatter
- The channel slope shall be 3 percent or less
- R_V is kept constant when calculating WQ_V

Example: Residential Subdivision
 Area = 38 acres
 Impervious Area = 13.8 acres

$$R_V = 0.05 + 0.009 (I) = 0.05 + 0.009 (36.3\%) = 0.37$$

Credit:

12.5 acres meet grass channel criteria
 New drainage area = 38 – 12.5 = 25.5 acres

Before credit:

$$WQ_V = (1.2)(0.37)(38)/12 = 1.40 \text{ ac-ft}$$

With credit:

$$WQ_V = (1.2)(0.37)(25.5)/12 = 0.94 \text{ ac-ft}$$

(33% reduction in water quality volume)

Site Design Credit #4: Overland Flow Filtration/Groundwater Recharge Zones

This credit can be taken when “overland flow filtration/infiltration zones” are incorporated into the site design to receive runoff from small impervious areas (e.g., driveways, small parking lots, etc). This can be achieved by grading the site to promote overland vegetative filtering or infiltration areas (i.e. rain gardens). If impervious areas are adequately disconnected, they can be deducted from total site area when computing the WQv requirements. An added benefit will be that the post-development peak discharges will likely be lower due to a longer time of concentration for the site.

Rule: If impervious areas are adequately disconnected (i.e. the receiving area has the appropriate soils, surface area, length and slope to filter and/or infiltrate the calculated runoff volume for the water quality event), they can be deducted from total site area when computing the water quality volume requirements.

Criteria:

- Relatively permeable soils (hydrologic soil groups A and B) must be present
- Runoff shall not come from a designated hotspot
- The maximum contributing impervious flow path length shall be 75 feet
- Downspouts shall be 10+ feet away from impervious surface to discourage “re-connections”
- The disconnection shall drain continuously through a vegetated channel, swale, or filter strip to the property line or structural stormwater control
- The length of the “disconnection” shall be equal to or greater than the contributing length
- The entire vegetative “disconnection” shall be on a slope less than or equal to 3 percent
- The imperviousness area to a discharge location is 5,000 square feet or less.
- If draining directly to a buffer the stream buffer credit cannot also be used
- R_V is kept constant when calculating WQv

Example: Site Area = 3.0
 Impervious Area = 1.9 acres (or 63.3% impervious cover)
 “Disconnected” Impervious Area = 0.5 acres

$$R_V = 0.05 + 0.009 (I) = 0.05 + 0.009 (63.3\%) = 0.62$$

Credit:

0.5 acres of surface imperviousness hydrologically disconnected
 New drainage area = $3 - 0.5 = 2.5$ acres

Before credit:

$$WQ_V = (1.2)(0.62)(3)/12 = 0.19 \text{ ac-ft}$$

With credit:

$$WQ_V = (1.2)(0.62)(2.5)/12 = 0.15 \text{ ac-ft}$$

(21% reduction in water quality volume)

4.2 User Fee Crediting Options

The Unified Sizing Criteria (USC) method is hydrology-based, using imperviousness as the key factor in determining the WQ_v and associated stormwater burden on the City. The User Fee is the City's primary funding mechanism for managing stormwater quality associated with impervious areas. Mitigating stormwater quality impacts through the use of Better Site Design and Best Management Practices can reduce the burden on the City and will be rewarded by a reduction in the User Fee, where applicable. To calculate the User Fee Credit for Water Quality Volume Reduction, use the following method:

1. Calculate the WQ_v that is addressed by the site, based on the USC Methodology.
2. Convert the WQ_v to an area by dividing the WQ_v by the water quality rainfall depth of 1.2 inches. This is the area of which water quality impacts will be fully mitigated (by infiltration and/or filtration) - this will be referred to as the WQ_v Impervious Reduction (IR).
3. Identify the amount of physical imperviousness that the site contains, which the User Fee would be based on – this will be referred to as the Impervious Area (IA).
4. Compare the IR and IA values, and generate a % Reduction that is applied to the fee (i.e. $IR/IA = \% \text{ Reduction}$). The % Reduction should be rounded to the nearest whole number. User fee crediting will be capped at a maximum % Reduction of 30%.
5. Multiply the % Reduction by the User Fee (based on Impervious Area) to calculate the final amount of the User Fee.

Chapter 5 – Additional BMP Requirements

5.1 Water Surface Dewatering

When discharging stormwater from temporary sediment basins, sediment ponds, or other similar impoundments, utilize outlet structures that only withdraw water from near the surface of the basin or impoundment, unless infeasible. The outlet structure should be capable of conveying the flow of the 10-year, 24-hour storm event.

Typically referred to as “skimmers,” water surface dewatering devices are designed to improve sediment trapping efficiency by regulating the filling and draining of a stormwater basin or pond. Since these devices float on the water surface, the skimmer orifice has a constant head that allows the basin to drain slowly at a constant rate from the water surface, where sediment concentrations are typically lowest.

Sediment basins and sediment ponds must be designed to consider the specific site conditions, including soil types, drainage area, sediment generated, rainfall, runoff, and potential risk for downstream impacts. When designing a sediment basin or sediment pond, the engineer should provide appropriate supporting calculations for the skimmer. Several manufacturers of these devices offer design guidance, construction details and specifications.

Appendices

A. Design Aids

- Calculation Worksheets
 - Volume Calculation Tool
 - BMP Sizing Tools for:
 - Bioretention
 - Infiltration Trench
 - Dry Enhanced Swale
 - Grass Filter Strip
 - Porous Surfaces
- Standard CAD Details and Notes/Specs
 - Bioretention
 - Infiltration Trench
 - Dry Enhanced Swale
 - Grass Filter Strip
 - Micropool Extended Dry Detention Pond
 - Wet Detention Pond

B. Maintenance Schedules

C. Flood Area Map

Appendix C: Flood Area Map



EXHIBIT B-3**Rocky Branch and Rocky Branch Watershed Improvements**

The Buyer, its successors and assigns, shall make necessary improvements to the Bluff Road railroad embankment, remove the railroad trestle downstream of Olympia Avenue and enlarge the Olympia Avenue culvert crossing to enhance water quality and improve flooding conditions in the area to a degree that is acceptable to the Buyer, Seller, and County and as recommended in the Urban Study of the Rocky Branch Watershed by AMEC Environmental & Infrastructure, Inc. dated June 1, 2012, a copy of which is attached as Exhibit B-4 hereto and incorporated herein by specific reference thereto and as set forth in the motion approved by Columbia City Council on June 5, 2012, a copy of which is attached hereto as Exhibit ## and incorporated herein by specific reference thereto.

Buyer, Seller, and the County shall work together to create the optimum flooding, drainage, and water quality situation from Assembly street to the Congaree River. In addition to the three improvements specifically set forth in the previous paragraph, the Buyer shall facilitate and pay for all surveying, plans, permitting, and design of the improvements. In addition, the Buyer shall use its best efforts to perform any mitigation required by DHEC or the Army Corp of Engineers, for the Buyer's relocation of the onsite stream, within Rocky Branch.

EXHIBIT B-4**Urban Study
Rocky Branch Watershed**

DRAFT



Urban Study

EXHIBIT B-4

Rocky Branch Watershed
Columbia, South Carolina

Prepared for:
City of Columbia
1136 Washington Street
Columbia, SC 29217

Prepared by:
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June 1, 2012

Project No. 6250-12-0007



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FIGURES

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- Figure 2 - Location of the Proposed Site with the Ground DEM
- Figure 3 - Existing Floodplain SFHA
- Figure 4 - Hydrographs of the Base Flood at the Southern Railway Culvert

Executive Summary

The purpose of this study is to examine the Assembly Street site with respect to the proposed commercial development to determine the potential impacts that the development could have on the adjacent Rocky Branch. Rocky Branch currently has significant flooding and water quality problems and the effects of developing a large property adjacent to the stream must be studied to determine the potential impacts. When proposed project improvements potentially encroach on a regulatory floodway, the City of Columbia requires a demonstration that these improvements will not raise (ie, no rise) the off-site base flood elevations (BFE) along the waterway. The base flood elevation is defined as the 1% annual chance flood which means it has a one percent chance of occurrence in any given year, also referred to as the 100-year flood.

In addition to modeling the potential hydrologic and hydraulic impacts of the proposed commercial development, other scenarios were examined to identify opportunities to address flooding and water quality problems within Rocky Branch. The study results indicate that the proposed development of the project site could be implemented without significant impacts to the Rocky Branch watershed. Furthermore, immediate opportunities exist to alleviate localized flooding and water quality problems, and long term opportunities exist to develop a comprehensive plan for improving flooding and water quality problems throughout the watershed.

1. Introduction

The City of Columbia contracted AMEC Environment and Infrastructure, Inc. (AMEC) to conduct a study of the urban development impact to the Rocky Branch waterway and drainage basin as a result of the proposed development at 301 Assembly Street, Columbia, SC (project site). The goal of this assignment was to assess the potential hydrologic, hydraulic and water quality impact that the proposed development at the project site could have on the waterway and drainage basin.

1.2 Project Description

Rocky Branch is an urban stream that runs through downtown Columbia, approximately four miles in length, beginning in the Martin Luther King Park area. Rocky Branch flows through and under the Five Points area, through the University of South Carolina campus (USC), past the proposed development just south of Assembly Street, into the Olympia neighbourhood and eventually into the Congaree River. While the majority of Rocky Branch is a channelized urban stream with limited floodplain access, portions of the stream are piped under the Five Points area.

The project site located at 301 Assembly Street is currently a baseball park owned in part by the City of Columbia. The proposed development of the site would likely include the construction of a shopping center with approximately 186,000 square feet of retail stores and approximately 400,000 square feet of parking and other impervious surfaces. The site lies to the southeast of Rocky Branch near the intersection of Assembly Street and Ferguson Street. According to the latest Flood Insurance Rate Map (FIRM) for Richland County dated February 20, 2002, the proposed development would be located within the floodplain. However, the site is not shown to be encroaching in to the regulatory floodway, based on the information available to AMEC. FEMA is currently in the process of revising the floodplain map, which is scheduled to be completed by the end of 2012.

1.2.1 Available data and models

A complete list of the numerous documents reviewed for this study is included in the Appendix.

Among these documents, the Conceptual Site Plan by Freeland and Kauffman, dated 12/14/11, was used to model the proposed site development as directed by the City of Columbia. AMEC also evaluated the following available models:

- Rocky Branch FEMA Flood Insurance Study (FIS), which was conducted in the late 1970s, available as a PDF printout of a HEC-2 model.
- Parson Brinckerhoff (PB) HEC-RAS models showing 5 different scenarios/alternatives of potential modifications to Rocky Branch.
- Pace Engineering study which appears to be based on a HEC-2 model.

AMEC also obtained recent LiDAR data from the U.S. Geological Survey (USGS).

1.3 Regulatory Floodplain Mapping

The current effective regulatory information for Rocky Branch Watershed is outlined in the Federal Emergency Management Agency (FEMA) Flood Insurance Study (FIS) for Richland County, South Carolina And Incorporated Areas. This published FIS data consists of:

- Flood Insurance Rate Map (FIRM): Panel 94 of 275. Map Number: 45079C0094 H (Dated February 20, 2002).
- FIS Report (Volume 1 and 2): Dated September 29, 2010.

The FIS report (Volume 1) lists the Summary of Discharges for Rocky Branch as outlined in Table 1 below:

Table 1: Effective Summary of Discharges (Source: FEMA FIS Report)

	Drainage Areas (Square Miles)	Peak Discharges (cfs)			
		10-year	50-year	100-year	500-year
At Mouth	3.7	2,210	3,190	3,550	4,780
At Southern Railway	2.9	2,110	3,020	3,360	4,430

The dates listed in the published FIS are indicative of updates to adjacent watersheds and flooding sources in Richland County and its Incorporated Areas. However, the FIS did not indicate that Rocky Branch was re-studied, which explains why the effective Hydrologic and Hydraulic (H&H) study for Rocky Branch watershed traces back to the first effective FIS for the City of Columbia (September 1, 1983). In this first FIS, the hydraulic analyses were conducted in detail using U.S. Corp of engineers (HEC-2) software (Updated release August, 1977) which uses step-backwater method of calculation. HEC-2 is the predecessor of the HEC-RAS hydraulic model which is currently approved and preferred for use in most riverine hydraulic analyses submitted to FEMA.

AMEC obtained a scanned PDF copy of HEC-2 model for Rocky Branch (Run executed on July 17, 1979) and verified that the flows used in the HEC-2 model are consistent with the ones in the current FIS Report listed in Table 1 above. Therefore, the flows listed in Table 1 above were computed in the late 1970s and are the only FEMA regulated flows in the Rocky Branch Drainage Basin.

The current FIS Report mentions that the computed Special Flood Hazard Areas (SFHAs) were re-delineated for streams that were not re-studied (i.e., Rocky Branch). Consequently this means the FIRM map (dated February 20, 2002) already has the needed datum conversions (from NGVD29 to NAVD88) and also has the proper re-mapping of the SFHAs using up-to-date topographic information (at the time of production). This is consistent with FEMA's practice of

updating old models and maps to reference the elevations from the old National Geodetic Vertical Datum (NGVD 29) to the North American Vertical Datum (NAVD 88). This type of update does not include any updated underwater channel topographical survey nor does it include any update to the previously computed peak flood flows which are expected to increase due to urbanization.

The SFHAs are defined as the area that will be inundated by the flood event having a 1-percent chance of being equalled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood.

The proposed project area is within the FIRM SFHA. Attachment-A illustrates portions of the FIRM (FIRMettes) for this reach of Rocky Branch. Downstream of Assembly Street, the regulated computed Base Flood Elevation (BFE) from the HEC-2 model output (FIS profile Panel Number 120P) is 172.3 feet above mean sea level based on the NAVD88 datum while the mapped BFE (rounded) in the FIRM at the proposed development site is 173.0 feet (NAVD88).

1.4 Hydrology

As mentioned above, the effective flows (Table-1) used in the current FIS were based on late 1970s conditions of the Rocky Branch watershed. The Rocky Branch watershed has been subjected to many significant changes (i.e., landcover, landuse, grading, development...etc.) through the years. Therefore, the original flows needed to be updated to reflect the effective imperviousness of the watershed, which has increased. This section details the updates that were made to the flows by other parties, and the extent to which AMEC used that information for the goals of this project.

PB Americas, Inc. in conjunction with MA Engineering Consultants, Inc. was contracted by the City of Columbia to perform updated hydrologic and hydraulic studies of the Rocky Branch Watershed. This updated analysis was finalized in models and a report submitted to the City in October 2007. In this report, we refer to this updated analysis as the PB Study.

The PB Study based its analysis on comprehensive work conducted by the US Army Corps of Engineers (USACE), Charleston District in 2000. In this report, we refer to this work done by the USACE as the USACE Study.

The USACE constructed a comprehensive new hydrologic model of Rocky Branch Watershed using the USACE Hydrologic Engineering Center's Hydrologic Modelling System (HEC-HMS) model. The USACE HEC-HMS model was based on the existing conditions of the watershed which would have been the late 1990s. Due to land development and changes in Rocky Branch Watershed, PB Americas, Inc. updated the USACE HEC-HMS model while maintaining its original model configuration (See Figure-1). After comparing the USACE and PB Studies, only minor changes were noted to the overall drainage area (i.e. 0.008 square-mile difference) and no significant changes to the USACE flows were made).

AMEC performed cursory reviews of the PB Study and inspected its schematic components, connectivity, data input and executions. After inspecting the entire watershed with the most current aerial imagery (using Microsoft Bing), no changes were noted and there was no need to change the PB Study. However, AMEC updated the PB Study which was based on version 3.1.0 of HEC-HMS (Released November 2006) to version 3.5 which is the most recent available release (August 2010). Comparing the results of the two HEC-HMS versions (3.1.0 and 3.5), no differences were noted in the computed flows. Therefore, AMEC used the flows from the PB Study to analyze the current existing conditions of the Watershed.

Figure 1: HMS Schematic of Rocky Branch Watershed

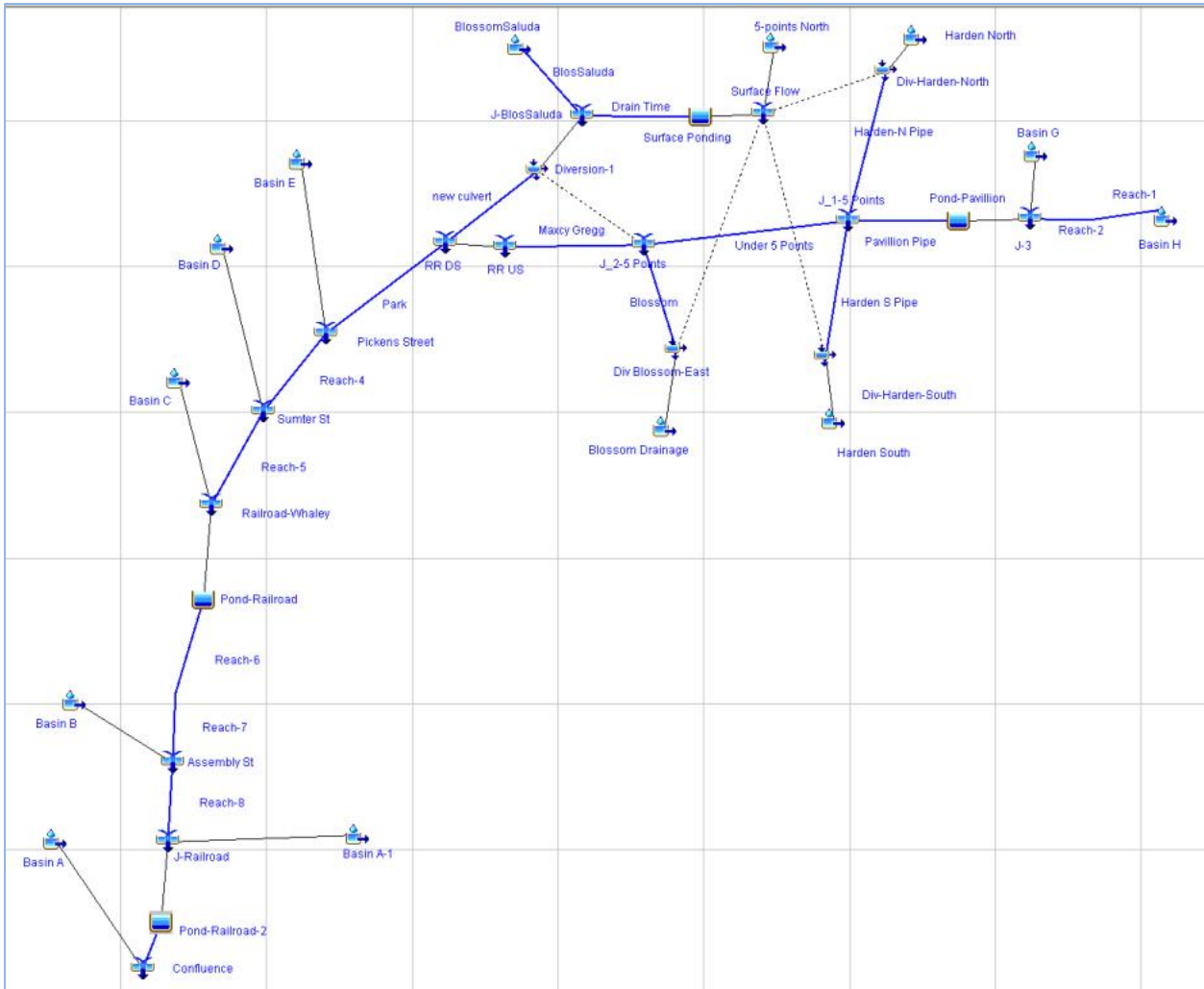


Table 2 below shows the existing peak discharges within the study reach as taken from the PB Study (2, 5, 10, 25, 50 and 100-year return interval floods which have a 50%, 20%, 10%, 4%, 2% and 1% annual chance of occurrence in any given year, respectively). The peak flows for the 1-year event were added by AMEC while analyzing the watershed response to other storm frequencies:

Table 2: Peak Flow Discharges of the Current Existing Conditions

HMS Location	1-year	2-year	5-year	10-year	25-year	50-year	100-year
Sumter Street	1,045	1,436	2,014	2,442	2,982	3,469	3,964
Assembly Street	1,218	1,653	2,320	2,843	3,503	4,062	4,621
J-Railroad (Railroad D/S of Bluff Rd)	1,241	1,700	2,417	2,972	3,692	4,305	4,927
Confluence with Congaree River	1,329	1,842	2,616	3,117	3,668	4,053	4,425

The rainfall events (2, 5, 10, 25, 50 and 100-year) in the PB Study are from the Richland County Climate Report (No. G32). In this Climate Report, the frequency of the 1-year rainfall event is not included.

The newly added 1-year frequency of rainfall event was taken from the National Oceanic and Atmospheric Administration (NOAA) using Atlas 14, Volume 2 and Version 3. The data is listed in Table 3 below:

Table 3: Precipitation Frequency Estimate for 1-year Event (90% Annual Chance)

Duration	5-min	15-min	1-hr	2-hr	3-hr	6-hr	12-hr	24-hr
Depth (Inch)	0.451	0.90	1.54	1.77	1.86	2.21	2.58	3.0

1.5 Hydraulic Modeling

Two kinds of technical evaluations are used for proposed development in a floodplain. All proposed floodplain development must meet the "no adverse effect" criteria, while proposed floodway development must also meet the "no-rise" criteria. For streams with detailed studies

(FEMA AE-zones) and established BFEs, the 100-year floodplain has been divided into two zones: the floodway and the floodway fringe. The floodway is that area that must be kept open to convey flood waters downstream. The floodway fringe is that area that can be developed in accordance with FEMA standards as adopted by local ordinances. Based on the information that AMEC was able to attain, the proposed filling of the development site appears to be located outside the floodway boundary of the regulated floodplain (Attachment-A: FIRMettes).

Effective Model

As mentioned earlier, the effective hydraulic model of Rocky Branch Watershed was developed in the late 1970s using the USACE HEC-2 Computer Software. A copy of the PDF printout of this model (input and output data) is included for the multiple and floodway runs (See Attachment B). The current FIS (Map and Report) for the study area uses the elevations generated from this model after converting the datum to NAVD88. The peak discharges in this model were listed in Table-1 above. The elevations based on the NAVD88 datum were computed by lowering the NGVD29 elevations by 0.8 feet (See Section 3.3 in the FIS Report Vertical Datum).

The model output printout as provided in Attachment B (See also FIS profile 119P-120P) shows that the BFE downstream of Assembly Street is approximately 172.3 feet (NAVD88) and remains almost the same (for approximately 1,500 feet) until the reach downstream of the Bluff Road railroad embankment located just downstream of Bluff Road.

Duplicate Effective Model

The effective model (HEC-2) was reproduced (with the same data and flows) using the latest U.S. Army Corps of Engineers (HEC-RAS) software, version 4.1.0. This new HEC-RAS model is referred to as the Duplicate Effective Model. Comparisons of output data between the Effective Model (i.e. original FIS published results) and Duplicate Effective Model show changes in flood elevations (increase of 1.7 feet). These changes are attributed to computational differences between succeeding versions of the model software, such as: method of

conveyance calculations, critical depth default, differences in bridge/culvert modeling routines, and many other updates to computational algorithms.

The HEC-RAS User's Manual and the HEC-RAS Hydraulics Reference Manual provide details on computational differences between the HEC-2 and HEC-RAS and guidance on simulating HEC-2 results; such manuals should be consulted to explain the differences between the Effective and Duplicate Effective Models. The HEC-RAS software and manuals can be downloaded from the internet at: (<http://www.hec.usace.army.mil/>). Another useful reference is FEMA's "HEC-RAS Procedures for HEC-2 Modelers," dated April 2002. This publication can be downloaded from FEMA website at: (http://www.fema.gov/fhm/dl_fpmm.shtml).

The original Duplicate Effective Model was constructed by Pace Engineering. The digital model and output printout as provided in Attachment C shows that the BFE downstream of Assembly Street (Section 67.8) is approximately 174.0 feet (NAVD88) and remains almost the same (for approximately 1,500 feet) until downstream of the railroad embankment downstream of Bluff Road.

Existing Condition Model:

The existing HEC-RAS model for Rocky Branch Watershed was developed by USACE (along with their HMS model) and updated by PB Americas, Inc. using HEC-RAS (3.1.3). The PB Study Report (October, 2007) explained the modifications made to the USACE model.

AMEC performed cursory reviews of PB Study and inspected its schematic components, applied flows, data input and executions. After inspecting the overall model, no changes to the PB model were needed as the model reasonably represents the condition of the stream. However, AMEC updated the PB Study from version 3.1.3 of HEC-RAS (Released May 2005) to version 4.1 which is the most recent available release (January 2010).

After comparing the results of the two HEC-RAS versions (3.1.3 and 4.1), negligible differences were noted in the computed elevations within the Study Reach. The new run of HEC-RAS based on Version 4.1 has, in general, had higher elevations comparing to the older release of

HEC-RAS (See Attachment D for a complete table). Table 4 below highlights the differences in BFEs, within the Study Reach, which were limited to +/- 0.01 feet.

Table 4: Difference in computed BFE based on the new release of HEC-RAS

Physical Location	HEC-RAS Stations	100-year Elevations in Feet (NAVD 88)		Difference in Elevations (ft)
		Version 3.1.3	Version 4.1	
Southern Railroad Bridge (Upstream)	6,376	175.39	175.4	-0.01
Southern Railroad Bridge (Downstream)	6,354	175.26	175.26	0
	6,250	175.3	175.31	-0.01
Dreyfuss Street (Upstream)	6,162	175.3	175.31	-0.01
Dreyfuss Street (Downstream)	6,112	175.3	175.3	0
	5,721	175.3	175.3	0
Bluff Road (Upstream)	5,231	175.3	175.3	0
Bluff Road (Downstream)	5,181	175.29	175.29	0
Southern Railroad Culvert (Upstream)	5,166	174.63	174.63	0
Southern Railroad Culvert (Downstream)	4,986	152.13	152.12	+0.01

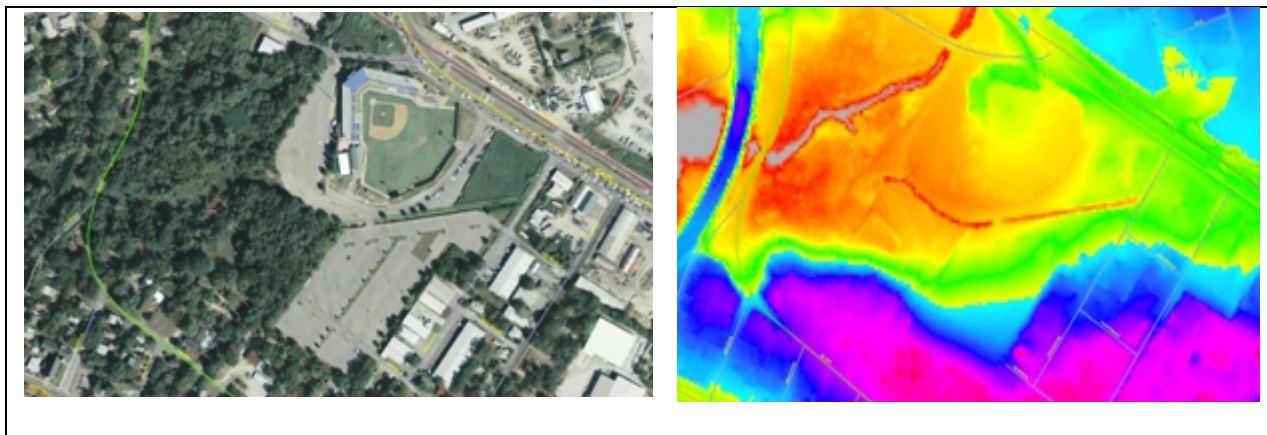
This existing model (version 4.1) is considered the Corrected Effective Model, since it reflects the updated flow conditions and/or undocumented, man-made changes that have occurred within the floodplain since the effective study was adopted. The model is also considered to be the Pre-Project Conditions and was used to analyze the impact of the proposed site on the floodplain. The BFE downstream of Assembly Street is approximately 175.3 feet (NAVD88), which is approximately 1.3 feet higher than the BFE in the duplicate effective model.

Post-Project Model:

The Pre-Project Condition Model was revised to reflect Post-Project Conditions (Proposed Model). The proposed model incorporates physical changes to the floodplain and terrain as a result of constructing the project. The proposed project would include a grading change that will place fill in the floodplain area, above the current floodplain elevation.

AMEC obtained recent LiDAR data and high resolution Digital Elevation Model (DEM) covering the entire Rocky Branch Watershed from the USGS.

Figure 2: Location of the proposed site with the ground DEM



This ground DEM was modified to show the proposed grading and wall with a top elevation of 185 feet. The pre-project condition model was based on surveyed structures and channel data. The left overbank of cross section 5721, located at 416 feet downstream of Dreyfuss Street, is affected by the proposed development and hence changing its overbank geometry generated the post-project model (See Attachment E). Table 5 below compares base flood elevations (BFE) for the pre-project model and post-project model. The base flood (100-year) is the only profile that was used for mapping the floodplain.

After analyzing the results of pre-project versus post-project conditions, it was shown that the BFEs are not changed, when rounded to tenths of a foot, and very insignificant changes were

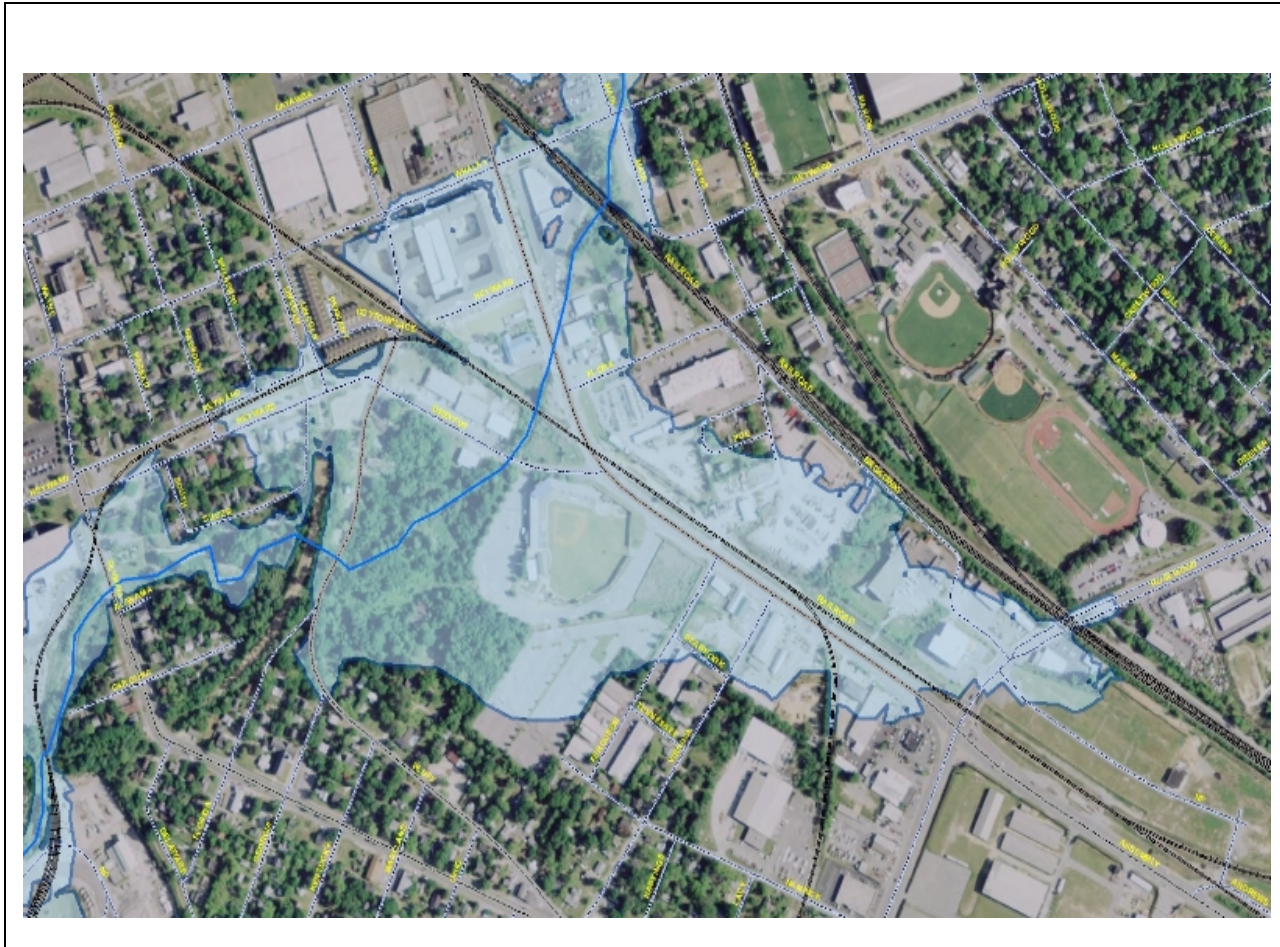
seen when rounded to hundredths of a foot. FEMA FIS Reports show only water surface elevations rounded to a tenth of a foot to display models' results. The results show that developing the site with this proposed plan is not expected to have an adverse effect on the BFE and SFHA.

Table 5: Computed Base Flood Elevations, before and after the proposed project

Physical Location	HEC-RAS Stations	Base Flood Elevation (BFE)	
		Pre-Project Model	Post-Project Model
Southern Railroad Bridge (Upstream)	6,376	175.4	175.4
Southern Railroad Bridge (Downstream)	6,354	175.26	175.27
	6,250	175.31	175.32
Dreyfuss Street (Upstream)	6,162	175.31	175.32
Dreyfuss Street (Downstream)	6,112	175.3	175.3
	5,721	175.3	175.3
Bluff Road (Upstream)	5,231	175.3	175.3
Bluff Road (Downstream)	5,181	175.29	175.29
Southern Railroad Culvert (Upstream)	5,166	174.63	174.63
Southern Railroad Culvert (Downstream)	4,986	152.12	152.12

The entire proposed project is located in the backwater (ineffective flow areas) outside the effective conveyance portion of the stream. Fill in such a backwater area is not expected to impact the BFE.

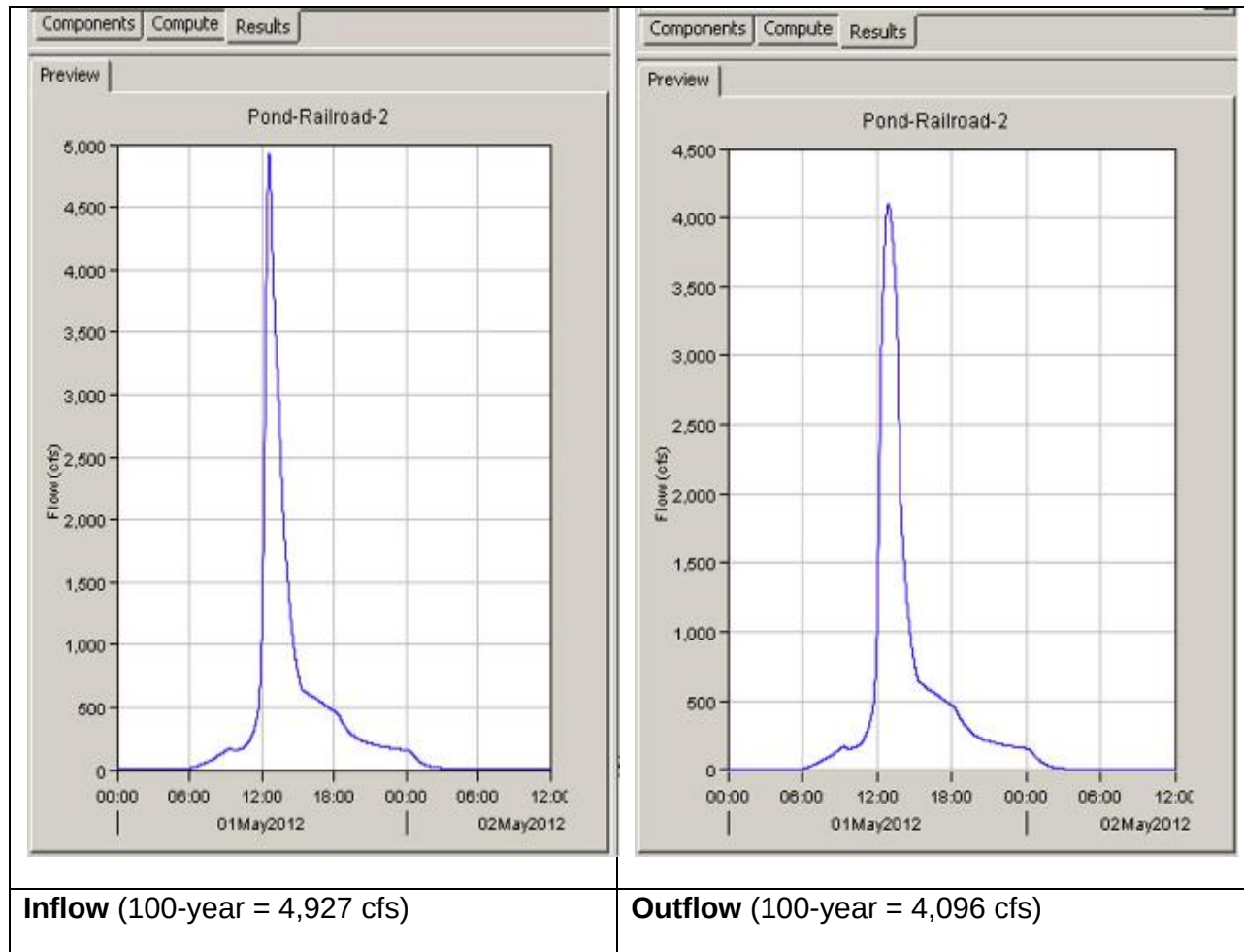
Figure 3: Existing Floodplain (SFHA)



Upon inspecting the base profile (100-year) in the existing HEC-RAS model (or even the profile Panels 119-120P), it can be seen that the BFE is being controlled by the high embankment areas at the railroad culvert just downstream of Bluff Road. This embankment is affecting flooding conditions upstream and at the location of the proposed site development, and behaves

as an in-line pond with the ability to lower (attenuate) the exiting flows. Figure 4 shows the hydrologic hydrographs upstream and downstream of this confining railroad culvert. Those hydrographs show the relationship of stream flow to the start of storm runoff.

Figure 4: Hydrographs of the Base Flood at Southern Railroad Culvert



Therefore, it will be important to use these attenuated flows for cross-sections downstream of the Bluff Road railway embankment to get a proper assessment of the impacts from proposed alterations to that crossing. The following section (Results) will focus on and provide the details

regarding alternative design analyses which include reducing flood stages for the Assembly Street site, hydrologic impacts to downstream areas, and the potential mitigating measures that could be taken.

2. Results and Conclusions

The results of AMEC's analyses are provided below, in the form of responses to the primary questions asked by the City. Tables and figures have been provided to show and compare the critical information from the modeling analyses. The full modeling results can be found in the Appendix.

How did the AMEC analyses compare with past studies?

AMEC was able to leverage the work performed in previous studies by PACE Engineering (2011) and PB Americas, Inc. (2007), which was collected by AMEC in the initial data collection steps of the project. AMEC's review of that available modeling information resulted in the following conclusions:

- PACE Engineering used the effective FEMA model, which was in the HEC-2 format and used the original Flood Insurance Study flows which did not reflect recent increases in urbanization. This was a reasonable first step to take by PACE Engineering, considering that this was an early assessment of floodplain behavior.
- PB Americas Inc. developed a new hydraulic model that was updated to reflect more recent watershed conditions (2006) including updated flows, which were developed with a widely accepted hydrologic model called HEC-HMS. The new hydraulic model (HEC-RAS), with its updated and higher flows, predicted flood stages that were higher than those predicted in the PACE Engineering model.
- A detailed review of the PB Americas Inc. HEC-RAS model determined that those cross-sections needed to be extended laterally to properly model flows for the highest flood stages. Therefore, AMEC used existing topographical data to extend the HEC-RAS

model cross-sections. This resulted in the prediction of similar stages as compared to the PB Americas model, but the AMEC hydraulic model shows wider and more accurate floodplain widths (See Map 1). The AMEC HEC-RAS model floodplain limits were similar than those in the effective FIRM, as can be seen in Map 2.

- The PB Study did model crossings causing large backwater conditions, such as the Bluff Road railway embankment, as dams and lakes in the HEC-HMS model. Doing so incorporates the effects of in-stream storage which can result in lower (attenuated) flows to downstream areas. The PB Study did not include attenuated flows in the HEC-RAS model, and instead chose to use conservatively higher unattenuated flows for the reach downstream of the Bluff Road railway embankment. That decision is common practice for studies that are focused on the hydraulic performance of a stream. However, AMEC did use hydrologic routing through these pond areas, which is discussed later in this section.
- Questions about the potential adverse downstream and upstream effects of the proposed fill to the project site, as well as the potential benefits of various stream crossing modifications, will be addressed later in this report.

In summary, AMEC found the previous studies by PACE Engineering and PB Americas, Inc. to be reasonable for their purposes, but the following changes were required by AMEC to address the goals of this project:

- Use the HEC-RAS model geometry from the PB Study, with extended cross-sections added by AMEC
- Use the updated flows from the HEC-HMS model developed in the PB Study, but change the flows downstream of the Bluff Road railway embankment to reflect the attenuated flows from the in-stream storage.

Would the proposed fill from the site cause a rise to the floodplain due to loss of conveyance?

AMEC used the available site design concept plan to modify the AMEC baseline HEC-RAS model. As can be seen in Map 3, the site limits lie in the backwater area, created by the severely undersized culvert through the railway embankment downstream of Bluff Road. This backwater area has a lesser conveyance capacity and is sometimes referred to as a “dead-water area”. Therefore, when modeled, the stream’s conveyance capacity was not shown to be affected by the proposed fill in this portion of the floodplain. It was determined that the proposed site development concept could likely be implemented without a rise in upstream water surfaces. Figure 1 provides a comparison of the flood stages at the site, which also depicts the proposed fill that was simulated in AMEC’s HEC-RAS model.

It should be noted that AMEC’s interpretation of the limits of fill may be different from a final design, and these rise calculations should be revised upon completion of final design. However, any such rises, if they occur, could likely be mitigated with downstream capacity increases, which are discussed later in this section. It should also be pointed out that the risk of negative impacts from the proposed site fill (i.e. storage volume that would be lost) was also considered. This issue is addressed later in this section also.

Would the fill reduce the storage volume of the floodplain and cause adverse impacts?

To address this question, AMEC validated the PB Study HEC-HMS model, which included a storage node for the Bluff Road railway embankment. That model resulted in reduced outflows from the railway culvert to the lower reach of Rocky Branch Creek (Olympia Avenue to the Congaree River). AMEC computed an independent in-stream storage estimate using available topographic data in the form of a Digital Elevation Model (DEM). As a result, AMEC’s estimates of the available in-stream storage behind the Bluff Road railway embankment were higher than those used in the PB Study model. The increase in available storage is considered to be the result of a more accurate DEM than what was available to PB Americas, Inc. Additionally, AMEC calculated the estimated proposed fill volume based on the conceptual site design. A comparison of those storage volumes is provided in Table 6.

Table 6 – Comparison of Floodplain Storage (for Elev 170)

Source	Storage (ac-ft)
PB Americas, Inc.	179.2
AMEC	328.7
Added Site Fill	241.0

When the HEC-HMS model was modified to include the greater in-stream storage capacity found to exist behind the Bluff Road railway embankment, the peak flows predicted to be exiting the Bluff Road railway culvert did not significantly differ from what was predicted in 2006 by PB Americas Inc. The peaks flows that were used in the hydraulic models by AMEC for the railway embankment ponding (inflows) and areas immediately downstream (outflows) are provided in Table 7. The results in Table 7 indicate that there is a potential for lower flood stages, as compare to the PB Study, downstream of the Bluff Road railway embankment for flood events greater than the 10-year event. This could lead to impacts from proposed downstream improvements (i.e. the Bluff Road RR upgrade/removal), intended to reduce upstream flooding. This topic will be discussed later in this section.

AMEC also computed the potential loss of in-stream storage capacity in the ponding near the development site due to the proposed fill (see Table 6). That reduction in volume had no impacts on the outflow from the Bluff Road railway culvert. Therefore, AMEC determined that the proposed fill on the development site would not be expected to have an impact on downstream flows due to that change to the hydrologic routing of the stream.

Table 7 – Bluff Road Railway Culvert Flows

Storm Event	2-year	5-year	10-year	25-year	50-year	100-year
Inflow (cfs)	1,700	2,417	2,972	3,692	4,305	4,927
Outflow (cfs)	1,697	2,396	2,846	3,357	3,732	4,096
Change (cfs)	-3.8	-20.8	-126	-335.6	-572.7	-831.8
% Change	-0.2%	-0.9%	-4.2%	-9.1%	-13.3%	-16.9%

Can improving the downstream crossings move flooding downstream?

As noted earlier in this section, there is the potential to move flooding (adjacent to the site) to a downstream location by increasing the capacity of downstream stream crossings. Specifically, there was concern that the attenuated culvert outflow rates from the Bluff Road railway culvert could be increased if that crossing was hydraulically improved. Therefore, AMEC further modified the baseline HEC-RAS model to assign the attenuated flows in Table 7 to the stream reach downstream of the Bluff Road railway. The results of that modeling can be seen in Profiles 2 through 4, which compare the flood stages with and without the Bluff Road railway embankment. If the Bluff Road railway embankment were to be removed it would reduce upstream stages, and increase downstream flows and stages, due to the absence of the backwater effect from the currently under-sized culvert. The peak flood stage increases downstream of Olympia Avenue are approximately as follows:

- 100-yr: 1.5 ft
- 50-yr: 1 ft
- 10 to 25-yr: <0.5 ft

- 1 to 5-yr: no rise

Potential mitigation measures to prevent this impact from occurring are discussed in the later in this section.

Can improving the downstream crossings improve the flooding conditions?

As shown in Profiles 2-4, improving the hydraulic capacity of the Bluff road railway embankment can dramatically reduce the backwater effect and flood stages in the Assembly Street area. It should also be noted that the results shown in Figures 2-4 reflect the greatest benefits that could be achieved, without regard to cost or convenience. This supports the trend identified by PACE Engineering, which included more detailed design alternatives. Complete removal of the Bluff Road railway embankment would provide the maximum upstream benefit (i.e. flood stage reduction) but would generate the maximum downstream impacts (i.e. flood stage increases).

As noted previously, improvements in the hydraulic conveyance of flood flows through the Bluff Road railway embankment will increase downstream flows and stages. To better understand the potential mitigation of these downstream impacts, AMEC simulated improved hydraulic conveyance at Olympia Avenue by removing that embankment from the model. The results can be viewed in Profiles 5-10. The following can be concluded from those results:

- The flood stage reduction benefits to the reach upstream of the Bluff Road railway culvert, as a result of removing/upgrading the Bluff Road railway and Olympia Avenue crossings, diminish depending on the flood event:
 - o Benefits for the 100-year event stop at the Southern Railway crossing
 - o Benefits for the 50-year event stop at Assembly Street
 - o Benefits for the 2- through 10-years event stop at Dreyfuss Avenue
- Improving the Olympia Avenue crossing would mitigate potential rises between Olympia and Bluff Road – potentially below current flood stages.

- o Removing or modifying the abandoned railway and quarry access road crossings further downstream of Olympia Avenue could also mitigate those rises
- Downstream of Olympia Avenue, the 100-yr floodplain could be approximately 50-60 feet wider than currently predicted, if the crossings are improved or removed. However, that appears to be related to (at least in part) the backwater from the quarry access bridge, which could be upgraded if that increase in floodplain width causes problems for adjacent property owners.
 - o That access crossing is already overtopped by the 10-yr, flood event so it may not be an issue.
- Further downstream of Olympia Avenue, the flood stages are contained within the channel. Therefore, those stage increases would potentially be tolerable.

Can water quality be addressed?

Water quality could be improved if the Bluff Road railway culvert capacity was improved. As seen in Table 8, the current exit velocities are extremely high for the Bluff Road railway culvert which contributes to:

- Streambed scouring;
- Loss of vegetation and trees;
- Streambank destruction;
- Sediment deposition in the lower reaches of Rocky Branch; and
- Sediment deposition at the confluence of the Congaree River.

Reducing scour and in-stream velocities would also help to sustain potential stream restoration efforts in the Olympia Avenue area.

Table 8 – Existing Culvert Exit Velocities (fps)

Storm Event	2-year	5-year	10-year	25-year	50-year	100-year
Bluff Rd. RR	10.7	14.4	17.2	20.7	23.7	26.7
Olympia Ave.	14.4	12.1	10.9	9.9	9.4	8.1

However, AMEC sees no significant water quality benefits from the existing floodplain storage upstream of the Bluff Road railway embankment. As shown in Table 7, the storage volume and detention time for events that occur more frequently than the 2-year flood event are negligible. The 2-year flood event is larger than the events that are generally of concern when addressing water quality issues. In other words, there is not any significant ponding occurring for the more frequent flow events (i.e. <1yr event), and benefits from the trapping of in-stream pollutants would be minimal, if not negligible.

What impacts does flooding on the Congaree River have on the area?

The limits of flooding due to the backwater from the Congaree River are shown in red on Profiles 5, 6 and 8 – based on information from the FIS. The 100-year event does extend up toward Olympia Avenue, and therefore could supersede the aforementioned rises downstream of Olympia Avenue. The 50-year event does extend up toward the quarry access road, and could supersede the aforementioned rises at that location. More frequent events in the Congaree River are expected to be below the stages in Rocky Branch Creek.

How much of the watershed can be served by improvements near the site?

No significant benefits, in the form of reduced flood stages, are expected to extend upstream of the Assembly Street area. However, downstream water quality can be significantly improved if

the exit velocities from the Bluff road railway and Olympia Avenue culverts can be decreased through increases in hydraulic capacity.

3. Recommendations

Based on the results in the preceding section, AMEC offers the following conclusions and recommendations:

- Developing the Assembly Street site may require some floodplain management measures to mitigate impacts to both upstream and downstream locations:
 - o The AMEC analyses did not indicate that an increase in the 100-year flood stage would occur due to the proposed site fill. However, another detailed analysis should be performed when a final detailed site plan is provided to affirm that conclusion.
 - o If a rise is projected to occur due to the proposed site fill, it should be mitigated. This can be done with an increase in the hydraulic capacity of the Bluff Road and railway culverts.
 - o Increasing the hydraulic capacity through the Bluff Road railway embankment will lead to increased flows (10-year and greater) and flood stages in the downstream areas. However potential remedies have been identified.
- The suggested remedy (by PACE Engineering) of increasing the capacity of downstream crossings (Olympia Avenue) to mitigate a rise they expected due to site fill, offers the following advantages and potential impacts:
 - o A potentially significant reduction in upstream flood stages, which would likely stop at the Assembly Street crossing. The actual magnitude and extent of the reduced flood stages would depend on the actual improvement made (moderate increase, complete removal, etc.)

- o An increased level of protection and service for Bluff Road and Olympia Avenue, which are projected to be overtopped by frequent events.
- o Reduced exit velocities from the Bluff Road railway culvert, which are considered to be a major contributor to the in-stream degradation seen along Rocky Branch (i.e. Olympia Park area, confluence with the Congaree River).
- o Increased flow rates from the Bluff Road railway culvert to the downstream culverts. These increased flows will lead to increased flood stages at and downstream of Olympia Avenue.
 - For Olympia Avenue, an increase in the hydraulic capacity of the culvert would be needed to prevent increased overtopping.
 - The flood stage increases to the areas downstream of Olympia Avenue are not expected to expand the floodplain width significantly. In many locations, the flows are still contained within the streambanks. However, the limits of this study prevent AMEC from assessing potential structures at risk for such stage increases. If those rises are found to lead to damages, they can be mitigated by increasing the hydraulic capacity of other downstream crossings (abandoned railway crossing & quarry access road).
- The improvements to the Bluff Road railway embankment and Olympia Avenue may offer an opportunity for watershed restoration.
 - o Because the railway embankment just downstream of Bluff Road is not in service, it may be feasible to provide a pedestrian walk way (tunnel or open cut) that could be the key node in developing a pedestrian walkway from the USC housing areas by Olympia Street to the Assembly Street site.
 - o In addition to providing the connectivity between the areas downstream of Olympia Avenue and Assembly Street, this initial segment can provide support

for more greenway segments, as well as for restoring the health of the Rocky Branch watershed through public awareness.

- o This awareness could also support in-stream restoration of that stream segment, which would be more sustainable with the reduced exit velocities from the Bluff Road railway and Olympia Avenue culverts (if improved).
- Although the actions previously noted cannot provide direct improvements to the upstream portions of the watershed, such as Five Points, AMEC suggests that the following steps be considered:
 - o Instead of more costly and disruptive full culvert replacements, we suggest looking at culvert inlet modifications. In many cases, the meandering alignment of the stream may not provide for efficient inlet flow, and the available capacity of the existing culverts may not be fully utilized. Inlet modifications (e.g. wing walls) are cheaper than full culvert upgrades and have the ability to improve hydraulics by up to 30%.
 - o In other upstream areas, such as the paved ditch and parking area in the Sumter Street area, underground storage could be added that could be designed to draw flow off line and fill as flood stages begin to crest. This is known as “peak shaving”, and can be used not only to reduce flooding for frequent events, but could also serve water quality goals. Such a design could reduce the duration of bank-full flood stages which are the greatest contributor for in-stream erosion and bank destabilization.
 - o For these suggested upstream improvements, AMEC recommends that a dynamic model, such as the SWMM model previously developed, be employed. Dynamic models, while more being complex and require a higher level of expertise, link the hydraulic, hydrologic and in-stream routing aspects. Dynamic models offer the ability to perform continuous simulations and provide a more comprehensive assessment. That would better ensure that a particular solution

would not lead to an unintended impact upstream or downstream (changes in flows or stages).

- o If dynamic modeling is used, the available USGS gage data should be leveraged to attempt to tailor the rainfall patterns and their return frequencies to this small watershed. The typical 24-hr events, using the SCS methodology, were appropriate for the purposes of this study. However, if a greater investment is made to pursue the recommendations in this report, calibration would help to receive a higher return on that investment.
- There are additional Green Infrastructure techniques that could be used in the upper watershed areas, and are recommended for potential use during the development of the Assembly Street site that reduce runoff:
 - o One or more of the following should be considered and used when possible; “Green Roofs”; pervious pavement; and bioretention features. These features can capture and reduce runoff from the initial portion of a rainfall event, and also reduce the effective imperviousness of a given site such as the proposed Assembly Street development site. These practices have been shown to effectively improve site runoff water quality.
 - o Cisterns that use water for other purposes may be viable options. They can come in the simplest form of a planter box that draws runoff for plantings and trees, which evapotranspirates the runoff with reduced irrigation costs. Or they can come in the form of “Blue Roofs” which are storage containers that use rainfall for purposes such as cooling water or vehicle washing.
 - o Promoting more non-concentrated flow through sheet flow (e.g. downspout disconnection) and using open swales may have limited applications in an urbanized basin, but should be assessed for their suitability including the proposed Assembly Street development. While each such installation may not be able to serve a large area, the opportunities throughout the watershed will

multiply such that their cumulative effect could provide water quality improvements to the smaller tributaries to Rocky Branch Creek.

- Finally, based on AMEC's observation at recent Rocky Branch Watershed Alliance Technical Committee meetings, many of the aforementioned issues and recommendations could benefit from their (and other stakeholder) cooperation:
 - o Integrating public outreach into features such as a greenway, to draw interest in and support for improvements to the upper reaches of the watershed.
 - o Identifying opportunities for stream restoration or flow reduction in the Five Points and USC areas.
 - o Identifying and applying added resources (previous Master Plans, time from professors and students).
 - o Cooperating with USGS to gather more-detailed rainfall and stream stage/flow information from the available gages, or possibly to add more gages in strategic locations.
 - o Finding potential locations for runoff diversion and capture locations, as well as those locations that are suitable for Green Infrastructure techniques.



We Are Columbia

MEETING DATE: June 4, 2019

DEPARTMENT: Planning and Development Services

FROM: *Krista Hampton, Director*

SUBJECT: ZONING MAP AMENDMENT - 1616 Gervais Street and 1620 Gervais Street, TMS# 11401-09-03 and 11401-09-05

PURPOSE: Council District: 3

Proposal: Request to rezone the parcel from C-3 to C-3, -DD

Applicant: Jon E. McDonald, Harley Ellis Devereaux

Staff Recommendation: Approval

PC Recommendation: 03/04/2019; Approval (7-0)

First reading approval was given on May 21, 2019.

FUNDING SOURCE & ORIGINAL BUDGET:

ATTACHMENTS:

- **#a:** ZMA-2018-0023_Gervais1600_16_20 (PDF)

HISTORY:

05/21/19

Columbia City Council

APPROVED ON FIRST READING.



CITY COUNCIL

May 21, 2019 at 6:00pm

City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

Zoning Map Amendment Case Summary 1616 Gervais Street and 1620 Gervais Street, TMS# 11401-09-03 and 11401-09-05

Council District:	3
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Applicant:	Jon E. McDonald, Harley Ellis Devereaux
Staff Recommendation:	Approval
PC Recommendation:	03/04/2019; Approval (7-0)
ZPH, 1 st Reading:	05/21/2019; Pending
2 nd Reading:	06/04/2019; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: ~.85 acres

Current Use: Retail, professional services

Proposed Use: Mixed use development

SC Aeronautics Overlay: The subject property is located within in the SC Aeronautics Airport Vicinity Zone, as it is in proximity to the Jim Hamilton – LB Owens Airport.

Land Use Classification: Central Business District (SD-3)

Current Zoning: General Commercial District (C-3)

Proposed Zoning: General Commercial District, - Design/Development Area (C-3, -DD)

DETAILS OF REQUEST

The Applicant previously applied for 1600, 1616 and 1620 Gervais Street to be rezoned from C-3 and C-3, -DD to C-4, -DD. The Planning Commission heard this request on 12/3/2018 wherein they voted 7-0 to recommend denial of the application. Prior to the Zoning Public Hearing before City Council, the Applicant requested to amend their application which required this case to be brought back to the Planning Commission.

The amended application is for 1616 and 1620 Gervais to be rezoned from C-3 to C-3, -DD. 1600 Gervais is still part of the overall project but is already C-3, -DD.

PLANS, POLICIES, AND LAND USE

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

The subject property is currently designated Central Business District (SD-3) in The Columbia Plan 2018 Future Land Use Map.

Columbia's Central Business District (CBD) is the core of the downtown area. It is a highly dense and walkable area with a multitude of uses including hotels, restaurants, residential, office buildings, support services, entertainment amenities, and public facilities. While parts of the CBD have significant historical character to preserve, this is the area in the City most likely to see high-rise redevelopment and infill.

Primary Types:

- Small to Extra Large Business/Employment
- Multi-family High-rise
- Multi-family Medium to High-rise Mixed-use

Secondary Types:

- Multi-family Medium to Large
- Small to Large Flex
- Parking Structures
- Civic/Institutional
- Small to Large Flex

Tertiary Types

- Single-family Attached
- Cemeteries & Mausoleums
- Parking Lots

The Plan Columbia Land Use Plan identifies guidelines that should be considered for adaptive reuse, infill, redevelopment, and greenfield developments. As the subject property represents a large portion of a downtown block, guidelines identified for redevelopment are applicable, such as: "Redevelopment sites must be large enough to accommodate a gradual transition to avoid overwhelming established development. They should be built with a similar scale and lot configuration (setbacks and location of parking and outbuildings), as well as architectural proportions in context with the block and street of the recommended development type" (pg. 13).

Existing Neighborhood, Small Area, Community, and/or Corridor Plans

The subject property is not located in the study area of a neighborhood, area, or corridor plan adopted by the City of Columbia or Richland County.

PROPOSED ZONING DISTRICT SUMMARY

The subject properties are currently zoned General Commercial District (C-3). The abutting properties in the City of Columbia are zoned Central Area Commercial District (C-4) to the North and West, much of which is in the Design/Development Area (-DD), Office and Institutional District, -Design Development Area (C-1, -DD) to the South and General Commercial District (C-3) to the East.

The proposed zoning district is General Commercial District, - Design/Development Area (C-3, -DD).

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.

-Design/Development Area (-DD)

The -DD area is intended to protect the area identified as "City Center" which is 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 -DD area are coordinated to ensure that the land use, pedestrian environment, urban design, open space, signs, street scape and traffic circulation are sensitive to and implement the overall objectives and concept of the applicable redevelopment plan. Development within the -DD area must comply with design guidelines set forth in this Code and in the publication "City Center Design/Development Guidelines, Final Report, September 1, 1998," LDR International, Inc. Consultants.

The -DD area consists of approximately 1,400 acres in the area bounded as follows: on the North by Elmwood Avenue, east by Pickens Street, South by Blossom Street, and West by the Congaree River. Any lot of record which fronts or abuts Elmwood, Pickens or Blossom within the area described above shall be deemed to fall within the -DD area.

STAFF RECOMMENDATION

Staff recommends City Council to grant the rezoning of the property from General Commercial District (C-3) to General Commercial District, - Design/Development Area (C-3, -DD).



Future Land Use Map

1616 and 1620 Gervais Street, TMS# 11401-09-03 and 11401-09-04
Current FLU: SD-3

31.a

Department of Planning &
Development Services

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
- 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
- UEAC-1 - Urban Edge Community Activity Center
- UCAC-3 - Urban Core Regional 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
- SD-1 - Sports/Amusement District
- SD-2 - Civic/Institutional Districts
- SD-3 - Central Business District
- SD-4 - Riverbanks Zoo and Garden
- SD-5 - Universities/Colleges
- SD-6 - Fort Jackson



0 30 60 120
Feet

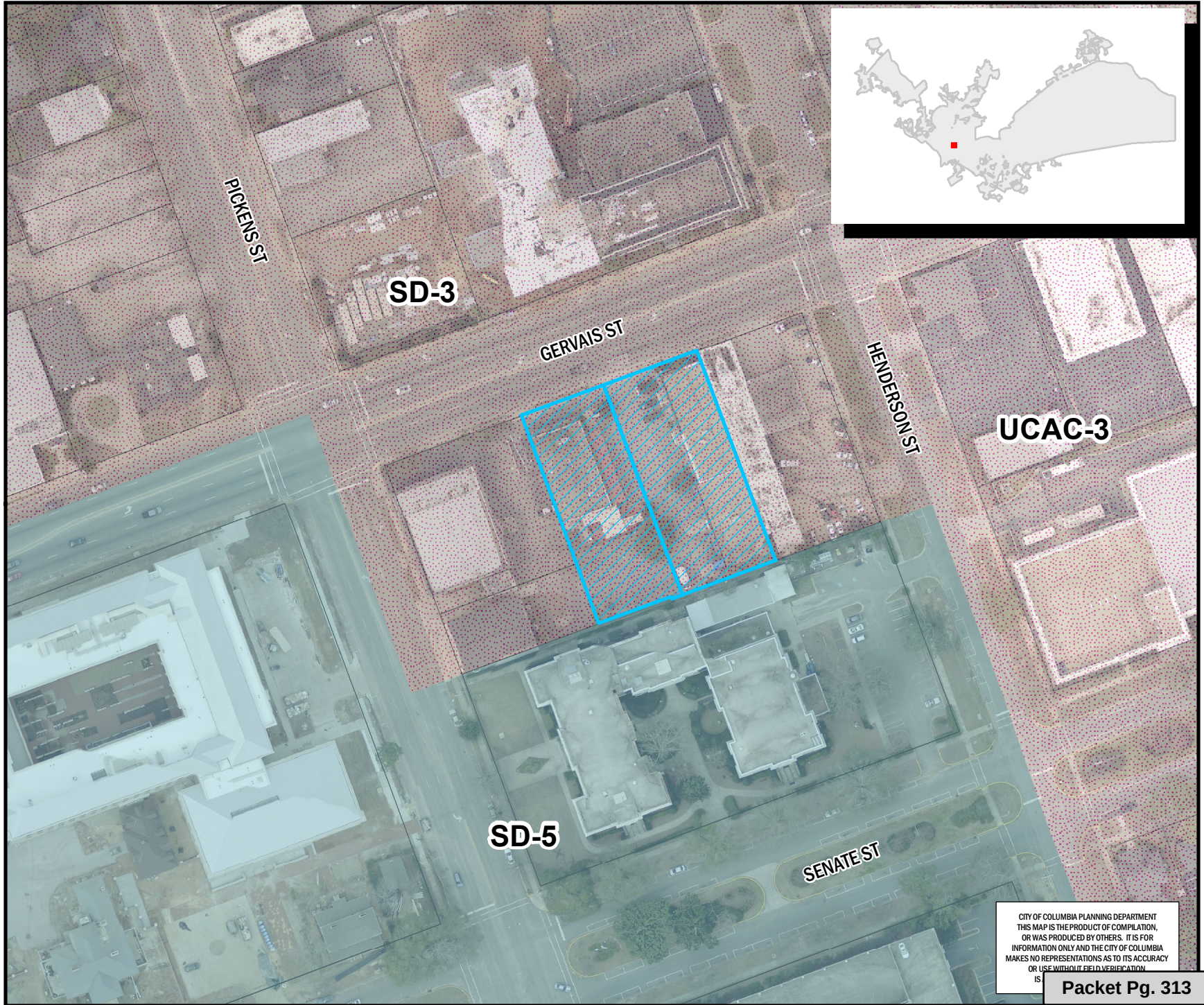
ORIGINAL PREPARATION/DATE:

This map was prepared by:

Shane Shaughnessy
February 18, 2019



We Are Columbia



CITY OF COLUMBIA PLANNING DEPARTMENT
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Packet Pg. 313

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

Department of Planning &
Development Services

1616 and 1620 Gervais Street, TMS# 11401-09-03 and 114
Current Zoning: C-3, Proposed Zoning: C-3, -DD

31.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	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 25 50 100
Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

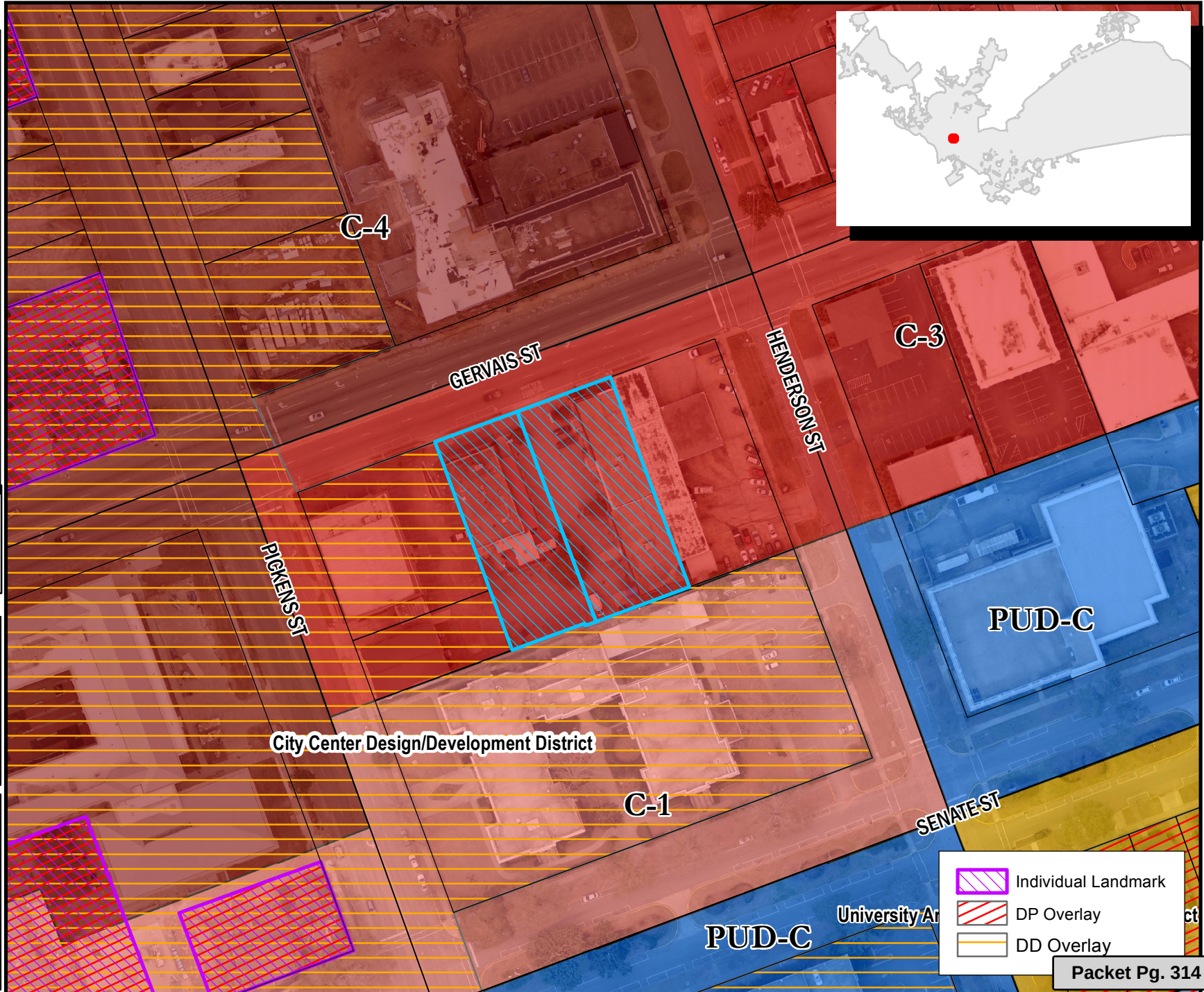
Shane Shaughnessy
February 18, 2019

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We Are Columbia



- Individual Landmark
- DP Overlay
- DD Overlay

Packet Pg. 314



We Are Columbia

MEETING DATE: June 4, 2019

DEPARTMENT: Legal Department

FROM: *Shari Ardis, Legal Office Manager*

SUBJECT: Ordinance No.: 2019-042 Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 23, Utilities and Engineering, Article IV, Wastewater Service, Sec. 23-112 Violations; penalty

FUNDING SOURCE & ORIGINAL BUDGET:

FOCUS AREAS: Economic Prosperity - Endless Possibilities, Empowering Our Residents

ATTACHMENTS:

- **#a:** 2019-042 amend Sec. 23-112 Violations; penalty (PDF)

ORDINANCE NO.: 2019-042

Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 23, Utilities and Engineering, Article IV, Wastewater Service, Sec. 23-112 Violations; penalty

BE IT ORDAINED by the Mayor and Council this ____ day of _____, 2019, that the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 23, Utilities and Engineering, Article IV, Wastewater Service, Sec. 23-112 Violations; penalty, is amended to read as follows:

Sec. 23-112. Violations; ~~penalty~~ administrative orders; penalties.

(a) Civil Penalties: Any person who violates the provisions of this Ordinance or the provisions of any permit or order issued pursuant to this Ordinance is subject to a civil penalty of up to \$2000 for each day of violation. Each day on which a violation occurs or continues shall be deemed a separate and distinct violation. In the case of a monthly or long-term average discharge limit, the civil penalty may be assessed for each day during the period of the violation. Prior to imposition of a civil penalty, the city will issue a rule to show cause pursuant to Section 23-1.

(b) Administrative Orders: In addition to any other remedy available under this Section, the POTW may issue an administrative order (1) imposing a schedule to achieve compliance with this Ordinance or a permit issued pursuant to this Ordinance, (2) ordering a user to cease and desist activities, including the discharge of wastewater, in violation of this Ordinance or a permit issued pursuant to this Ordinance, (3) terminating water and sewer service, (4) revoking a permit issued pursuant to this Ordinance; or (5) ordering such other action as deemed necessary to address a violation of this Ordinance or a permit issued pursuant to this Ordinance.

Any person who has been issued an administrative order may request a hearing by filing a request for hearing within fifteen calendar days of the date of issuance of the administrative order. The request shall be filed with the city clerk and shall include reference to the administrative order and the reasons for the request for a hearing. The hearing shall be conducted in accordance with Section 23-1.

(c) Criminal Penalties: Any person who knowingly discharges waste into any portion of the system in violation of this article; or who violates the provision of any permit or order of the approving authority issued in accordance with this article; or who knowingly makes any false statement, representation or certification in any application, record, report, plan or other document or files required to be maintained pursuant to this article or any wastewater contribution permit; or who falsifies, tampers with or knowingly renders inaccurate any monitoring device, shall be deemed guilty of a misdemeanor, punishable, upon conviction, in accordance with section 1-5, with a fine of not more than \$500 or imprisonment for not more than thirty days, or both. Each day on which a violation shall occur or continue shall be deemed a separate and distinct offense.

(d) Injunctive Relief: In addition to any other criminal or civil remedies that may be available under this Section, the POTW may bring a civil action to obtain an injunction against any person in violation of this Ordinance or any provision of a permit or order issued pursuant to this Ordinance.

This ordinance is effective as of July 1, 2019.

Requested by:

Assistant City Manager Shealy

Approved by:

City Manager

Approved as to form:

Deputy City Attorney

Public Hearing:

Introduced:

Final Reading:

Mayor

ATTEST:

City Clerk



We Are Columbia

MEETING DATE: June 4, 2019

DEPARTMENT: Legal Department

FROM: *Shari Ardis, Legal Office Manager*

SUBJECT: Ordinance No.: 2019-044 Granting an encroachment to The Grand for installation and maintenance of twelve (12) tables with umbrellas and forty-eight (48) chairs within the tree zone and sidewalk right of way areas of the 1600 block of Main Street adjacent to 1621 Main Street for use by its patrons for outdoor dining during normal business hours of 11:00 a.m. until 12:00 a.m. Monday through Thursday, 11:00 a.m. until 2:00 a.m. on Friday, 9:00 a.m. until 2:00 a.m. on Saturday and 9:00 a.m. until 12:00 a.m. on Sunday

FUNDING SOURCE & ORIGINAL BUDGET:

FOCUS AREAS: Attracting & Retaining Talent, Connecting Our Community, Economic Prosperity - Endless Possibilities, Empowering Our Residents, Enhancing Columbia's Neighborhoods

ATTACHMENTS:

- **#a:** 2019-044 encroach The Grand 1621 Main outdoor dining (PDF)

ORDINANCE NO.: 2019-044

Granting an encroachment to The Grand for installation and maintenance of twelve (12) tables with umbrellas and forty-eight (48) chairs within the tree zone and sidewalk right of way areas of the 1600 block of Main Street adjacent to 1621 Main Street for use by its patrons for outdoor dining during normal business hours of 11:00 a.m. until 12:00 a.m. Monday through Thursday, 11:00 a.m. until 2:00 a.m. on Friday, 9:00 a.m. until 2:00 a.m. on Saturday and 9:00 a.m. until 12:00a a.m. on Sunday

WHEREAS, The Grand hereinafter "Grantee") located 1621 Main Street, Richland County TMS #09014-10-12, desires to utilize a portion of the tree zone and sidewalk right of way area of the 1600 block of Main Street adjacent to its building at 1621 Main Street for installation and maintenance of twelve (12) tables with umbrellas and forty-eight (48) chairs within the tree zone and sidewalk right of way areas of the 1600 block of Main Street adjacent to 1621 Main Street as shown on the attached drawing for use by its patrons for outdoor dining during normal business hours of 11:00 a.m. until 12:00 a.m. Monday through Thursday, 11:00 a.m. until 2:00 a.m. on Friday, 9:00 a.m. until 2:00 a.m. on Saturday and 9:00 a.m. until 12:00 a.m. on Sunday; and,

WHEREAS, the tables and chairs shall be placed adjacent to the building to prohibit obstruction of pedestrian movement and vehicle parking and shall be removed and stored inside the building when not in use; the outdoor dining area and general exterior of the building shall be kept clean and orderly at all times; other improvements, interference with pedestrian movement or the parking lane and disturbance of existing trees and roots shall be prohibited; and,

WHEREAS, it appears that the encroachment will not interfere with the use of the sidewalk 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 _____, 2019, that Grantee is hereby granted the right to utilize a portion of the sidewalk right of way area of the 1600 block of Main Street adjacent to its business at 1621 Main Street for placement and maintenance of twelve (12) tables with umbrellas and forty-eight (48) chairs within the tree zone and sidewalk right of way areas of the 1600 block of Main Street adjacent to 1621 Main Street for use by its patrons for outdoor dining during normal business hours of 11:00 a.m. until 12:00 a.m. Monday through Thursday, 11:00 a.m. until 2:00 a.m. on Friday, 9:00 a.m. until 2:00 a.m. on Saturday and 9:00 a.m. until 12:00 a.m. on Sunday, as shown on the attached drawing.

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 or maintenance shall be repaired to the satisfaction of the City Manager. Improvements constructed within the encroachment by or on behalf of Grantee shall be maintained by the Grantee at no cost to the City in a manner approved by the City Manager.

PROVIDED, HOWEVER, that in exercising the privileges granted under this ordinance, Grantee, will indemnify and save harmless the City from any and all claims or causes of action which may arise by reason of the construction or maintenance of the aforesaid encroachment.

PROVIDED FURTHER that the privilege granted hereby is subject to the Grantee complying with the following conditions, restrictions or limitations:

1. No item shall be placed that creates a visual impediment to persons safely entering or exiting the building, adjoining driveway, parking spaces or walking along the sidewalk. The City reserves the right to remove any item located within the right of way which it deems to be a safety hazard; and,
2. To prohibit the business from overcrowding, the posted capacity allowed within the business at the time of enactment of the encroachment ordinance shall include the total number of patron seating approved for the encroachment area, if not already included in the posted capacity allowable, so that patrons relocating from the inside of the business to the outside, or from the outside of the business to the inside shall not cause the posted capacity to be exceeded; and,
3. Use of the encroachment area is strictly limited to the serving of food and/or beverages to the patrons of the business during the normal business hours reflected in the encroachment ordinance at the time of enactment of the encroachment ordinance; and,
4. Any changes to the name or ownership of the business or property, hours for use of the encroachment area, items allowed within the encroachment area or allowable patron capacity shall require an amendment to the encroachment ordinance; and,
5. The location of the tables and chairs shall not impede the path of travel for the assigned exit discharge of the adjoining buildings or parking spaces; shall be placed to allow five (5') feet of passageway along the sidewalk at

all times and not obstruct pedestrian movement, vehicle movement and parking, and shall be of durable material and weighted to withstand strong winds; and,

6. The tables and chairs are to be maintained by the property owner and shall be removed and stored inside the building when not in use; the outdoor dining area and general exterior of the building shall be kept clean and orderly at all times; other improvements, interference with pedestrian movement or the parking lane and disturbance of streetscape planters, existing trees and roots shall be prohibited; and,

7. A copy of the approved ordinance with a diagram of the encroachment area shall be displayed inside the business at all times; and,

8. All outdoor musical performances and use of sound-amplifying devices shall end by 10:00 p.m. due to the proximity of the outdoor dining area to residential properties; and,

9. Grantee shall provide a cigarette receptacle for patrons; Grantee and its patrons shall comply with City Code of Ordinances Chapter 8, Environmental Health and Sanitation, Article IV, Pollution Control, Division 5, Regulations and Requirements Relating to Smoking of Tobacco Products, et. seq. and Grantee shall post signage that smoking is prohibited within the designated encroachment area; and,

10. Any items for which a Certificate of Design Approval has not been granted shall be submitted for design review prior to installation; and,

11. Sandwich board signs shall not be placed within the five (5') foot pedestrian passageway along the sidewalk; and,

12. Tables and chairs shall be placed in line with the center of the City's planting area and shall not be placed over grates or utility access panels.

13. Booths, tables and or food stations used for preparation, staging and or service of food and or beverages are strictly prohibited.

PROVIDED FURTHER that the privilege granted hereby may be modified or terminated by Columbia City Council at any time without notice to the Grantee.

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, 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.

BE IT FURTHER ORDAINED that Grantee, in consideration of the above privilege, shall at its expense provide for protection and, if necessary, 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:

ATTEST:



City Attorney

City Clerk

Introduced:

Final Reading:

**CITY COUNCIL
ENCROACHMENT SUMMARY
2019-044**



**1600 BLOCK OF MAIN STREET
ADJACENT TO 1621 MAIN STREET
THE GRAND
TABLES AND CHAIRS**

Subject Property:	1600 block of Main Street and adjacent to 1621 Main Street
Council District:	2
Proposal:	Request approval for the placement and maintenance of 12 tables and 48 chairs for use by its patrons for outdoor dining during its normal business hours, as shown on the attached drawing.
Applicant:	Scott Middleton
Staff Recommendation:	Recommend Approval
Conditions:	1. See attached ordinance for conditions.

Detail:	The applicant is requesting approval for the placement and maintenance of twelve (12) tables and fourteen (48) chairs within the tree zoned and sidewalk right of way for use by its patrons for outdoor dining normal business hours of 11:00 a.m. until 12:00 a.m. Monday through Thursday, 11:00 a.m. until 2:00 a.m. on Friday, 9:00 a.m. until 2:00 a.m. on Saturday and 9:00 a.m. until 12:00a a.m. on Sunday, as shown on the attached drawing.
----------------	--

CITY AGENCY COMMENTS FOR ENCROACHMENT	
Planning & Development	Recommend Approval.
Streets	Recommend Approval.
Utilities & Engineering	Recommend Approval.
Traffic Engineering	Recommend Approval.
Fire Department	Recommend Approval.
Forestry	Recommend Approval.
Land Development	Recommend Approval.

The Grand Encroachment

33.a



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Packet Pg. 321

02/05/2019

Tuesday, May 28, 2019



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**REQUEST FOR A PERMANENT COMMERCIAL ENCROACHMENT ORDINANCE
(INCLUDING OUTDOOR DINING/LANDSCAPING/STUDENT HOUSING)**

33.a

For a continuing encroachment on any type of property in which the City has an interest (i.e., rights of way, tree zone, sidewalk, streets), the person or entity is required to have an encroachment ordinance enacted by City Council permitting the encroachment. Encroachment ordinances are required for but not limited to: irrigation systems; landscaping; fencing; walls; pavers; walkways; outdoor dining items (chairs, tables, umbrellas, etc.); downspout, bollard, and directional signs (i.e., churches). Business signs are NOT permitted via an encroachment. Encroachments must comply with all existing City codes, rules and regulations, the Americans with Disabilities Act, if applicable, and are subject to review and approval by City staff. Enactment of the encroachment ordinance by a majority vote of City Council, which is a discretionary legislative act, is also required. In order to obtain an encroachment ordinance from the City of Columbia, it will be necessary for the City of Columbia to be named as an additional insured on your insurance policy with limits being increased to \$600,000 as required by Sec. 11-215. It is recommended that you contact your insurance provider to determine if it will name the City of Columbia as an additional insured prior to submitting your request for an encroachment ordinance. If you have any questions concerning these requirements, please contact Chip Timmons with Risk Management, (803) 733-1015 or email to ctimmons@columbiasc.net.

Please complete and submit this form along with photographs and drawings or site plan drawn to scale (including a 8-1/2" x 11" to Johnathan Chambers by e-mail at jechambers@columbiasc.net; fax at 803-255-8935; or mail to Johnathan Chambers, Development Services, 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.

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. Property owned, operated and maintained by SCDOT shall comply with SCDOT encroachment requirements.

Date: 9/20/17 Property Owner: Scott Middleton / David Keller (GM)
Business Name/Applicant's Name if different than owner: The Grand
Contact Information: Telephone Number: 803-448-8490 Fax Number: _____
Mailing address: 1619 Main St, Columbia SC 29201 E-mail address: edkeller@michaelscafecatering.com
Business Name/Development Name for Encroachment: _____

Encroachment type: ☐ Wall ☐ Fence ☐ Columns ☐ Steps ☐ Irrigation System ☐ Landscaping ☐ Driveway ☐ Pavers ☒ Sidewalk/Walkway
☒ Planters ☐ Awning ☐ Underground Utilities Other: tables + chairs

Dimensions (height/width/length):
(i.e. 6'x42' wooden privacy fence;
two 12'x4'x3' concrete steps)

Table: 40" SQ x 29" H. chairs: 22" W x 21" D x 33"

Construction material:

Aluminum

☒ **OUTDOOR DINING:** The Fire Marshal's posted capacity allowed within the business at the time of enactment of the outdoor dining encroachment ordinance shall include the total number of patron seating approved for the outdoor dining encroachment area, if not already included in the posted capacity allowance, so that patrons relocating from inside to the outside or from outside to the inside do not cause the posted capacity to be exceeded.

Hours/days of operation for outdoor dining: 9am - 2am

Posted Maximum Capacity Allowance (inside/outside combined): _____ No. of chairs outdoors: _____ No. of Tables Outdoors: _____

Do you serve: ☒ Wine ☒ Beer ☒ Liquor SCDOR ABL No.: (Pending) If not, do you intend to apply for an ABL license? Yes

I acknowledge that the adjoining property owners and businesses have been contacted and approve the addition of outdoor dining at this location to include the service of beer, wine and/or liquor if applicable during the business hours noted above, and that any changes made to the business hours, use of the encroachment area or items allowed within the encroachment area will require an amendment to the encroachment ordinance.

[Signature] GM
Name/Title: _____
Date: 9/20/17

I acknowledge that any changes made to the business, hours, use of the encroachment area, or items allowed within the encroachment area, to include obtaining a license to sell beer, wine and/or liquor will require an amendment to the encroachment ordinance.

[Signature] GM
Name/Title: _____
Date: 9/20/17

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
Zach Kay
Amy Moore
Lucinda Statler
Jerry Thompson
Scott Holder
Denny Daniels
Robert Anderson
Robert Sweatt
David Brewer
Sara Hollar
John Hooks
Chip Timmons
Kris Scott
Linda Matney
LR: 1/2017

DEPARTMENT

Development Services (Land Development)
Development Services (Planning)
Development Services (Zoning)
Development Services (Building Inspections)
Development Services (Development Center)
Development Services (Historic Preservation)
Development Services (Urban Design)
Development Services (Commercial Plan Review)
Development Services (Landscaping)
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
803-545-0229
803-545-3420
803-545-3218
803-545-3400
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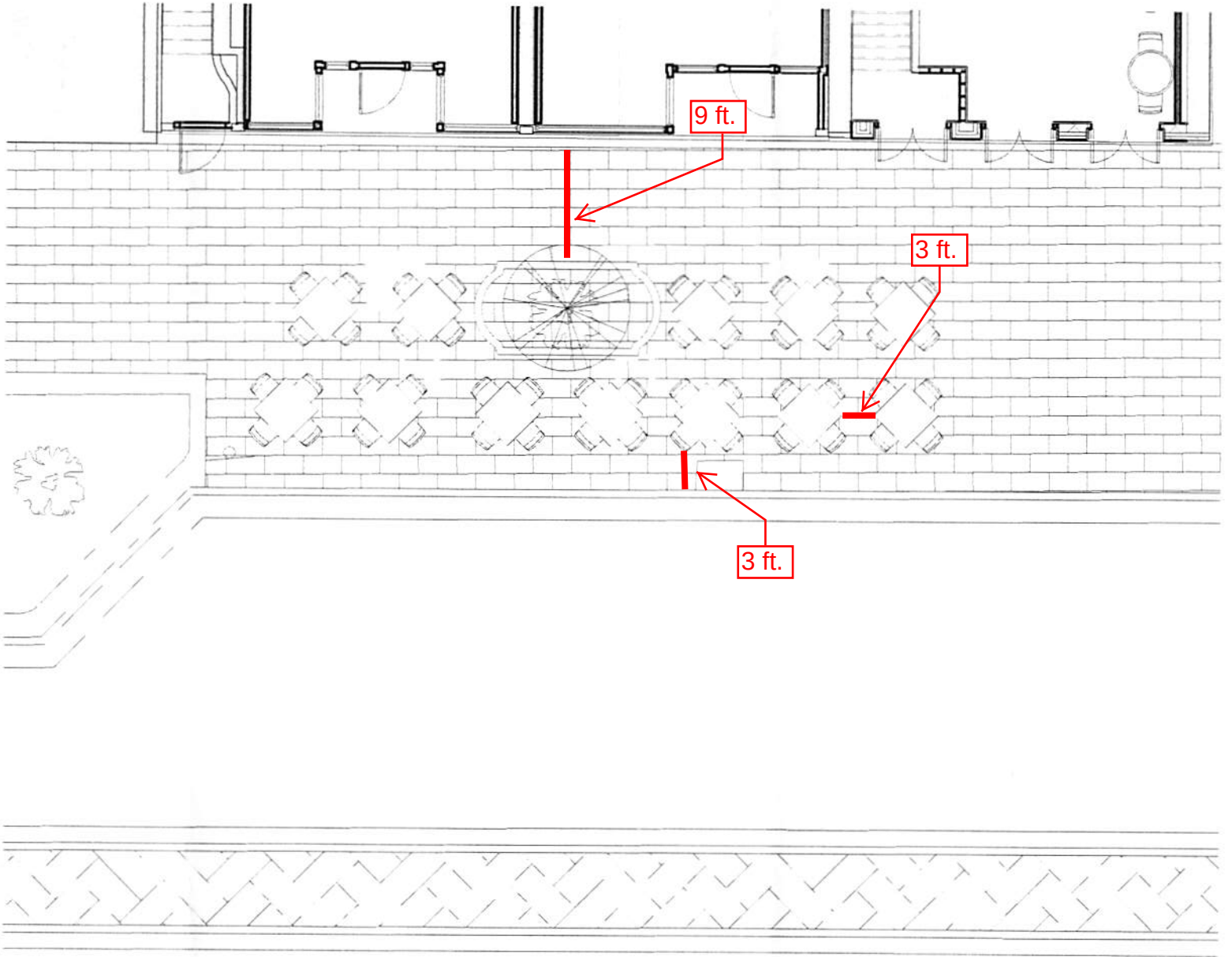
FAX

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803-733-8648
803-733-8648
803-733-8648
803-733-8245
803-401-8839
803-733-8523

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zpkay@columbiasc.net
aemoore@columbiasc.net
lsstatler@columbiasc.net
jlthompson@columbiasc.net
jsholder@columbiasc.net
jddaniels@columbiasc.net
raanderson@columbiasc.net
rgsweatt@columbiasc.net
ddb Brewer@columbiasc.net
sehollar@columbiasc.net
jphooks@columbiasc.net
catimmons@columbiasc.net
cfkdscott@columbiasc.net
lsmatney@columbiasc.net





Project number R251.15
Date 10.23.2017

0.00

1619-1625 MAIN STREET
SIDEWALK DINING SEATING LAYOUT

Scale 1" = 10'-0"

LAMBERT
ARCHITECTURE +
CONSTRUCTION SERVICES
architecture construction services planning historic consulting
P.O. BOX 5250 COLUMBIA, SC 29250
522 LADY STREET, COLUMBIA SC 29201
PHONE 803.451.8359 www.lambertarch.com

Panama Jack Newport Beach Armchair Dining Set (5 PC) - Grey

Newport Beach Armchair Dining Set: Includes. One dining table, measures 40" SQ. x 29" H. Four dining armchairs, each measures 22" W x 21" D x 33" H Features. Five-piece dining set.





We Are Columbia

MEETING DATE: June 4, 2019

DEPARTMENT: Legal Department

FROM: *Shari Ardis, Legal Office Manager*

SUBJECT: Resolution No.: R-2019-047 Authorizing the City Manager to execute an Intergovernmental Agreement between Richland County and the City of Columbia for the Innovista Transportation Projects 2 - Greene Street Improvements, Phase 2, SCDOT Project No. 0038231 from Huger Street to Gadsden Street; CF#332-14

**FUNDING SOURCE &
ORIGINAL BUDGET:**

FOCUS AREAS: Attracting & Retaining Talent, Connecting Our Community, Economic Prosperity - Endless Possibilities, Empowering Our Residents, Planning Together

ATTACHMENTS:

- **#a:** R-2019-047 IGA-Richland County (Greene Street-Innovista) (PDF)

RESOLUTION NO.: R-2019-047

Authorizing the City Manager to execute an Intergovernmental Agreement between Richland County and the City of Columbia for the Innovista Transportation Projects 2 - Greene Street Improvements, Phase 2, SCDOT Project No. 0038231 from Huger Street to Gadsden Street; CF#332-14

BE IT RESOLVED by the Mayor and City Council of the City of Columbia, South Carolina this ____ day of _____, 2019, that the City Manager is hereby authorized to execute the attached Intergovernmental Agreement, or on a form approved by the City Attorney, for the construction of the referenced project to convert Greene Street from a four-lane and two-lane roadway to a three-lane curb and gutter roadway with sidewalks and dedicated bike lanes from Huger Street to Gadsden Street and a new bridge over the Norfolk Southern and CSX railroads to reconnect the 700 and 600 blocks of Greene Street in the City of Columbia and County of Richland, South Carolina. The project is to be fully funded through the Richland County Penny Tax or such other source(s) of funds as may be available to Richland County.

Reference is made to the construction plans for the Richland County Transportation Penny Program, Greene Street Improvements, Phase 2, prepared by ICA Engineering, dated February 20, 2019 and being on file in the office of the Department of Engineering, City of Columbia, SC under CF#332-14.

Requested by:

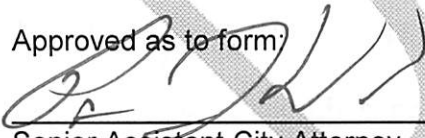
Assistant City Manager Shealy

Mayor

Approved by:

City Manager

Approved as to form:



Senior Assistant City Attorney

ATTEST:

City Clerk

Introduced:

Final Reading:

INTERGOVERNMENTAL AGREEMENT
BETWEEN
COUNTY OF RICHLAND, SOUTH CAROLINA
AND CITY OF COLUMBIA, SOUTH CAROLINA

Project No. PDT-321 Innovista Transportation Projects 2 – Greene Street Improvements,
Phase 2, SCDOT Project No. 0038231

This Intergovernmental Agreement (the “Agreement”) is entered by and between Richland County, South Carolina (the “County”) and the City of Columbia, South Carolina (the “City”).

WITNESSETH THAT:

WHEREAS, a one percent (1%) special sales and use tax (the “Penny Tax”) was imposed by and throughout Richland County pursuant to a successful referendum held on November 6, 2012. One of the projects identified to be completed with a portion of the proceeds of the Penny Tax is Project No. PDT – 321 Innovista Transportation Projects 2 – Greene Street Improvements Phase 2, SCDOT Project No. 0038231 (the “Project”); and

WHEREAS, the Project consists of *inter alia* converting Greene Street from a four-lane and two-lane roadway to a three-lane curb and gutter roadway with sidewalks and dedicated bike lanes from Huger Street to Gadsden Street and a new bridge over the Norfolk Southern and CSX railroads to reconnect the 700 and 600 blocks of Greene Street in the City of Columbia and County of Richland, South Carolina; and

WHEREAS, the City hereby acknowledges and agrees that the Project will benefit, improve, and enhance the overall aesthetic of Greene Street and the safety, flow, and movement of pedestrian, bicycle, and motor vehicle traffic in the City of Columbia, and hereby affirms its support that the Project be constructed; and

WHEREAS, the City hereby agrees and consents to the construction and improvements of the Project in accordance with the construction plans attached hereto and incorporated herein by this reference as Exhibit A (“Project Plans”).

WHEREAS, the construction of the Project is fully funded through the Penny Tax or such other source(s) of funds as may be available to the County, unless otherwise stated herein; provided, however, that such costs shall not exceed the amount appropriated by the Richland County Council for the Project.

WHEREAS, the City has no responsibility whatsoever for funding the construction of the Project, unless the parties hereto mutually agree otherwise.

WHEREAS, Greene Street is a street within the corporate limits of the city of Columbia and upon completion of the Project, the City will be fully and completely responsible for the operation, maintenance, care, and upkeep of the Project improvements.

NOW THEREFORE, in consideration of the foregoing and of the mutual covenants herein set forth, the County and the City agree as follows:

1. The City hereby acknowledges that this Agreement is binding on the City; that this Agreement has been finally approved by the City; and the County agrees that upon submittal of the Project Plans to the City's Development Center and receipt of a project approval letter from the Department of Engineering that no further action or approval is needed for the County to commence and complete construction of the Project.

2. The City hereby approves, consents, and agrees to the construction of or improvements in connection with the Project within its corporate limits in accordance with the Project Plans, subject to receipt of the project approval letter. This consent and agreement shall be the sole approval necessary from the City for the County to complete the Project under the Project Plans; however, the County agrees that the City has the option to inspect the work being constructed by the County at any time during construction to ensure all work complies with the City's ordinances and all state and federal regulations, policies, procedures and guidelines applicable to the Project; failure to comply may result in a stop work order by the City until compliance is achieved.

Any plan revisions made to the Project Plans shall comply with City's ordinances and all state and federal regulations, policies, procedures and guidelines prior to the acceptance of the project improvements for operation and maintenance by the City.

2a. The County agrees to obtain all necessary permits for bidding and letting the project. The City agrees to waive the costs associated with all necessary permits from the City.

3. The City may propose revisions or additions to the Project Plans that are outside of the scope of work for the Project, which the County may accept or reject in its sole discretion. If the County accepts a proposed revision or addition, the City shall be solely responsible for paying all additional costs incurred, as determined by the County, to construct and complete the Project as a result of such revision or addition.

4. The County shall be responsible for securing all necessary rights-of-way for the Project. The County agrees to prepare and obtain all necessary rights-of-way for the construction of the Project, subject to the City's review and approval of the documents prior to acquisition of any rights-of-way, excepting the drainage and power line rights-of-way at or near Huger Street, which are to be obtained by the City. The City agrees to support the County in its effort to secure necessary rights-of-way, including, without limitation, assisting in negotiations with landowners or condemnees and representing its support for the Project, whether orally or in writing. Further, to the extent the Project impacts property in which the City has an ownership or other compensable interest (if there be any), the City hereby agrees to waive any entitlement to just compensation under the eminent domain laws of this state or other damages of any kind or nature whatsoever, subject to the agreement of the County to restore the property to as nearly as practicable to its original condition or post-construction condition as set forth in the Project construction plans. All rights-of-way agreements obtained by County shall be in assignable form and assigned to City prior to final acceptance of the Project.

5. The City shall exempt all existing rights-of-way, a new right-of-way, and all other properties purchased in connection with the right-of-way for the Project from any general or special assessment against real property for municipal services.

6. As part of the Project, the County shall, at its expense, relocate any City-owned utilities as necessary to construct the Project. Relocation of the water, storm drainage and sewer utilities will consist of like kind and size ("in-kind") and shall not consist of upgrades or betterments. In addition, the Project will include relocating the City-owned traffic signal fiber interconnect line along Huger Street. Those City-owned utilities may be replaced upon the "Project right-of-way" at such locations as may be agreed upon by the County, the City, and the South Carolina Department of Transportation. The City shall not be liable for damages to property or injuries to persons, including, without limitation, death claims for damage caused by the County or its Contractors in constructing, placing, maintaining, removing, replacing or relocating any utility as set forth herein; provided, however, once the City has approved and accepted such constructed, placed, replaced or relocated utility, this paragraph shall no longer apply.

6a. All privately-owned utilities including, but not limited, gas pipelines, manholes, cables, fiber optics, and power lines or poles located within the existing right-of-way shall be relocated in-kind at the private utility's expense. Payment for the relocation of privately-owned utilities will only be made if the private utility can demonstrate a prior right of occupancy or when the Project requires upgrade or betterment of the utility, such as undergrounding a utility. The County shall not be liable for damages to property or injuries to persons, including, without limitation, death claims, as a consequence of the City or its Contractors placing, maintaining, removing, replacing or relocating any utility.

7. The County shall solely conduct the procurement process for all aspects of the Project. Decisions made by the County regarding this process will be at the sole discretion of the County.

8. 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. Any major changes in the Project Plans must be re-submitted to the City through the Development Center for review and approval by the City prior to the County commencing the work. Major changes are defined as changes in material types, material sizes, and relocation of appurtenances as well as changes in the project design that impact railroad construction agreements, easements, right-of-way acquisition, and that are not in compliance with the Project specifications, the City's, state and federal policies, procedures and guidelines.

9. Upon completion of the Project, and inspection of the Project proving the new improvements are in accordance with plans and specifications, and upon submittal of record drawings for all project improvements, the City will accept the Project and all improvements associated therewith and shall permanently operate and maintain the Project as a street or improvement within the City at its sole cost and expense. Any and all corrections determined to be necessary by the City for the Project to comply with the plans and specifications, shall be made by the County, or its Contractor, prior to the acceptance of the Project improvements for

operation and maintenance by the City. Such acceptance shall not be unreasonably withheld by the City. The County has no obligation to operate or maintain the Project improvements after its acceptance by the City.

10. The parties hereby acknowledge that they have reviewed this Agreement and concur that any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not apply in the interpretation of any provision of this Agreement.

11. If any provision of this Agreement or any obligation or agreement contained herein is determined by a court of competent jurisdiction to be invalid or unenforceable, that determination shall not affect any other provision, obligation or agreement, each of which shall be construed and enforced as if the invalid or unenforceable portion were not contained herein. That invalidity or unenforceability shall not affect any valid and enforceable application thereof, and each such provision, obligation, or agreement shall be deemed to be effective, operative, made, entered into, or taken in the manner and to the full extent permitted by law.

12. This Agreement may be executed in several counterparts, all or any of such shall be regarded for all purposes as one original and shall constitute and be but one and the same instrument.

13. This Agreement represents the entire and integrated agreement between the County and the City and supersedes and replaces all terms and conditions of any prior agreements, arrangements, negotiations, or representations, written or oral, with respect to the Project.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year of the last signature here in below.

WITNESS:

RICHLAND COUNTY, SOUTH
CAROLINA

By: _____

Print: _____

Title: _____

Date: _____

WITNESS:

CITY OF COLUMBIA, SOUTH
CAROLINA

By: _____

Print: _____

Title: _____

Date: _____

APPROVED AS TO FORM

Legal Department City of Columbia, SC

EXHIBIT A

INDEX OF SHEETS

1. TITLE SHEET
2. SUMMARY OF ESTIMATED QUANTITIES
3. GENERAL NOTES
4. GENERAL DETAILS
5. REINFORCING BENDING DETAILS
6. ROADWAY TYPICAL SECTION (1 OF 2)
7. ROADWAY TYPICAL SECTION (2 OF 2)
8. ROADWAY PLAN
9. ROADWAY PROFILE (1 OF 2)
10. ROADWAY PROFILE (2 OF 2)
11. BRIDGE PLAN AND PROFILE
12. BORING LOGS (1 OF 2)
13. BORING LOGS (2 OF 2)
14. FOUNDATION LAYOUT
15. FOUNDATION NOTES
16. END BENTS 1 AND 4
17. END BENT DETAILS (1 OF 2)
18. END BENT DETAILS (2 OF 2)
19. INTERIOR BENT 2
20. INTERIOR BENT 3
21. INTERIOR BENT 2 AND 3 DETAILS
22. INTERIOR BENT 3 CRASH WALL
23. REINFORCING STEEL SCHEDULE - SUBSTRUCTURE (1 OF 2)
24. REINFORCING STEEL SCHEDULE - SUBSTRUCTURE (2 OF 2)
25. PLAN OF SPANS
26. TYPICAL SECTION
27. STEEL INTERMEDIATE DIAPHRAGM DETAILS
28. SUPERSTRUCTURE DETAILS (1 OF 6)
29. SUPERSTRUCTURE DETAILS (2 OF 6)
30. SUPERSTRUCTURE DETAILS (3 OF 6)
31. SUPERSTRUCTURE DETAILS (4 OF 6)
32. SUPERSTRUCTURE DETAILS (5 OF 6)
33. SUPERSTRUCTURE DETAILS (6 OF 6)
34. SHADE STRUCTURE DETAILS (1 OF 6)
35. SHADE STRUCTURE DETAILS (2 OF 6)
36. SHADE STRUCTURE DETAILS (3 OF 6)
37. SHADE STRUCTURE DETAILS (4 OF 6)
38. SHADE STRUCTURE DETAILS (5 OF 6)
39. SHADE STRUCTURE DETAILS (6 OF 6)
40. REINFORCING STEEL SCHEDULE - SUPERSTRUCTURE
41. 54" MODIFIED BULB TEE SPANS A AND C
42. 54" MODIFIED BULB TEE SPAN B
43. PRESTRESSED BEAM DETAILS
44. BEARING DETAILS
45. COMPRESSION SEAL EXPANSION JOINT DETAILS
46. COMPRESSION SEAL EXPANSION JOINT NOTES
47. APPROACH SLABS (1 OF 3)
48. APPROACH SLABS (2 OF 3)
49. APPROACH SLABS (3 OF 3)
50. MSE WALL 1 (1 OF 2)
51. MSE WALL 1 (2 OF 2)
52. MSE WALL 2
53. MSE WALL 3
54. MSE WALL 4 (1 OF 2)
55. MSE WALL 4 (2 OF 2)
56. MSE WALL 5 (1 OF 3)
57. MSE WALL 5 (2 OF 3)
58. MSE WALL 5 (3 OF 3)
59. MSE WALL 6
60. MSE WALL 7 (1 OF 3)
61. MSE WALL 7 (2 OF 3)
62. MSE WALL 7 (3 OF 3)
63. MSE WALL NOTES
64. MSE WALL DETAILS (1 OF 5)
65. MSE WALL DETAILS (2 OF 5)
66. MSE WALL DETAILS (3 OF 5)
67. MSE WALL DETAILS (4 OF 5)
68. MSE WALL DETAILS (5 OF 5)
69. MSE WALL BORING LOGS (1 OF 4)
70. MSE WALL BORING LOGS (2 OF 4)
71. MSE WALL BORING LOGS (3 OF 4)
72. MSE WALL BORING LOGS (4 OF 4)
73. CLOSED DRAINAGE SYSTEM AND LIGHTING DETAILS

TRAFFIC DATA

2017 ADT 4,970 V.P.D.

2037 ADT 7,380 V.P.D.

TRUCKS 1.0 %

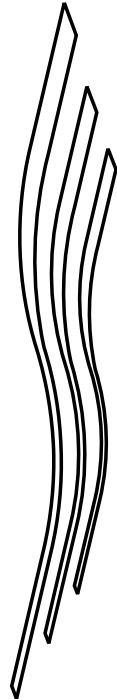
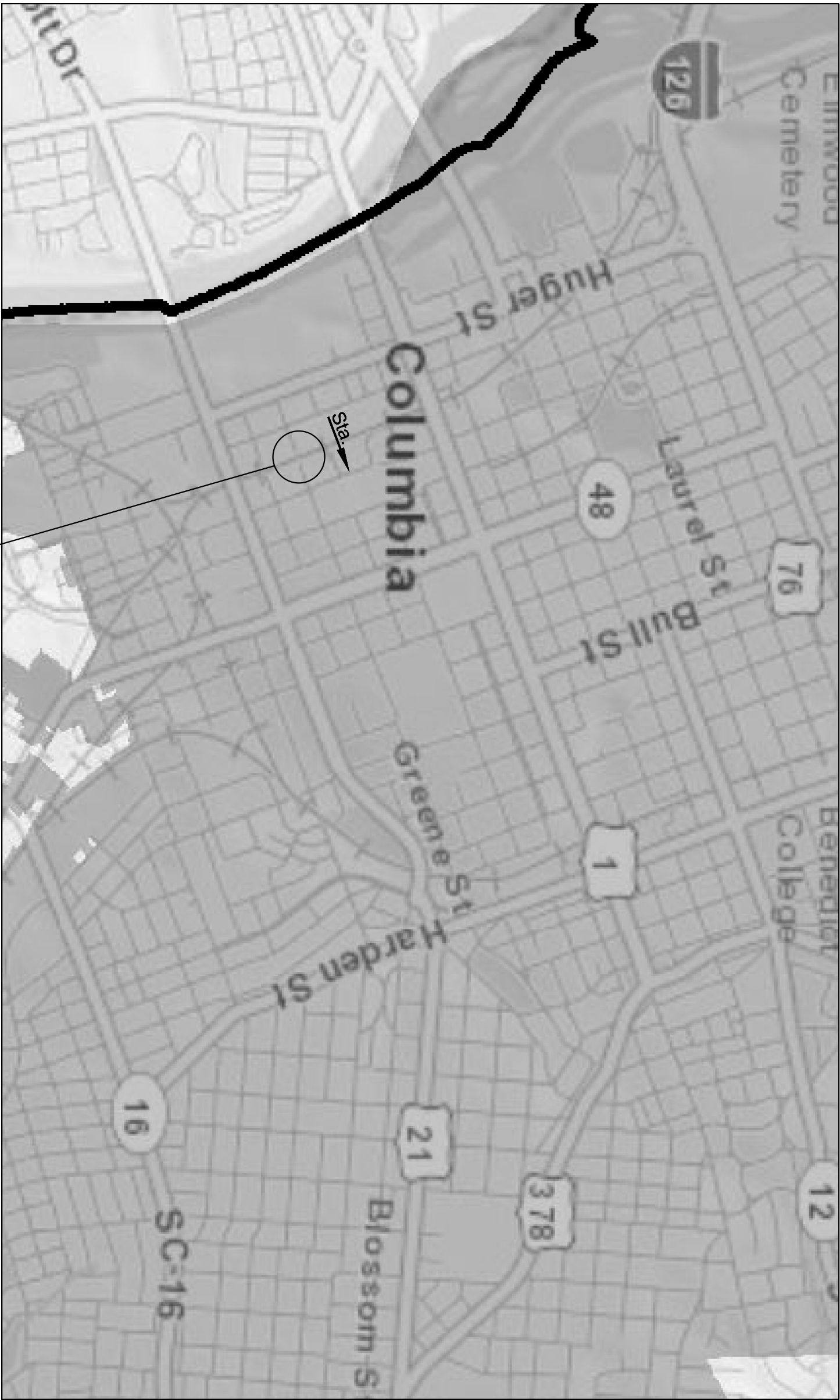
ASSET ID NOT ASSIGNED

3 DAYS BEFORE DIGGING IN
SOUTH CAROLINA
CALL 811
SOUTH CAROLINA 811 (SC811)
WWW.SC811.COM
ALL UTILITIES MAY NOT BE A MEMBER OF SC811

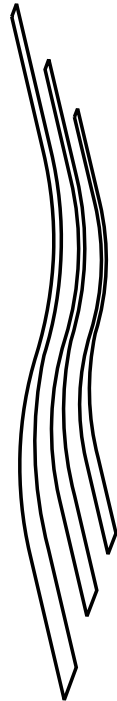
SITE LOCATION
CONSTRUCT 232'-8" (R.C. DECK & PRESTRESSED BEAMS)
BRIDGE FROM STA. 18+99.51 TO STA. 21+32.18
ALONG & PROPOSED GREENE STREET

LAYOUT

NET LENGTH OF ROADWAY	0.000	MILES
NET LENGTH OF BRIDGES	0.044	MILES
NET LENGTH OF PROJECT	0.044	MILES
LENGTH OF EXCEPTIONS	0.000	MILES
GROSS LENGTH OF PROJECT	0.044	MILES



UNIVERSITY OF SOUTH CAROLINA
DEVELOPMENT
FOUNDATION



PROPOSED PLANS FOR
UNIVERSITY OF SOUTH CAROLINA
DEVELOPMENT FOUNDATION
GREENE STREET IMPROVEMENTS PHASE II
GREENE STREET BRIDGE OVER CSX &
NORFOLK SOUTHERN RAILROAD

THIS PROJECT FUNDED BY:



TRANSPORTATION
PROGRAM

BRIDGE PLANS ID	SHEET NO
N/A	1

PROJECT NO. PDT-321

Submit Shop Plans to:
HDR/ICA ENGINEERING
1122 Lady Street, Suite 1100
Columbia, SC 29201
(803) 294-5800

Approximate Location of Bridge is
Latitude 33° - 59' - 36"
Longitude 81° - 02' - 21"

SCDOT REVIEW	FOR CONSTRUCTION
INITIAL	DATE
PRECONSTRUCTION SUPPORT - ROAD	
PRECONSTRUCTION SUPPORT - STRUCTURES	
RPQ - DESIGN MANAGER	
RPQ - PROGRAM MANAGER	

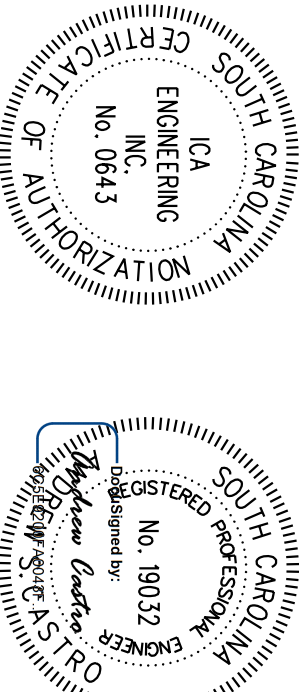
THE INITIALS ABOVE DO NOT RELIEVE THE ENGINEER OF RECORD OF THE RESPONSIBILITY TO DESIGN THIS PROJECT IN ACCORDANCE WITH ALL APPLICABLE CRITERIA.

PLANS PREPARED BY:

HDR ICA

ICA Engineering Inc.
1122 Lady Street, Suite 1100, Columbia, SC 29201

ENGINEER OF RECORD

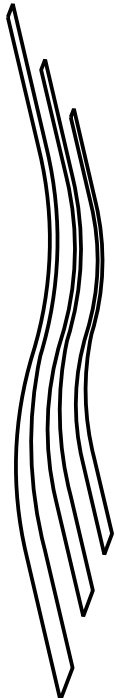
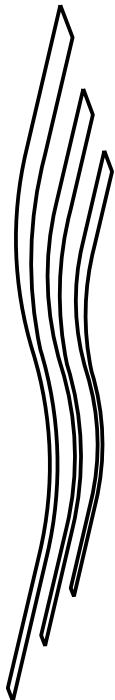
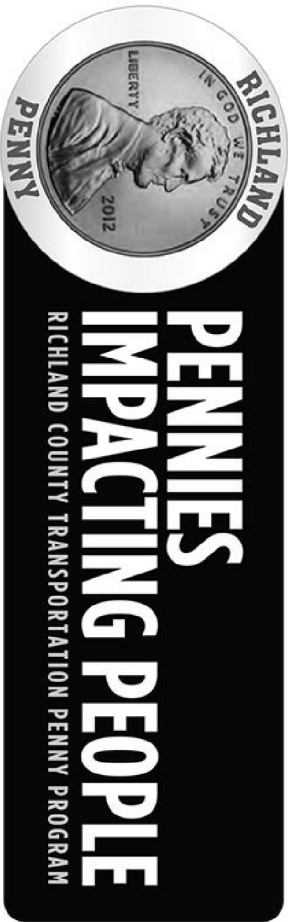


FOR CONSTRUCTION:

Designed by
Andrew Linder
REGISTERED ENGINEER

4/22/2019
DATE

THIS PROJECT FUNDED BY:



UNIVERSITY OF SOUTH CAROLINA
DEVELOPMENT
FOUNDATION

CONSTRUCTION PLANS
PREPARED FOR
UNIVERSITY OF SOUTH CAROLINA
DEVELOPMENT FOUNDATION
DEVINE STREET AND GADSDEN STREET
RAILROAD CROSSING CLOSURE PROJECT

3 DAYS BEFORE DIGGING IN
SOUTH CAROLINA
CALL 811
SOUTH CAROLINA 811 (SC811)
ALL UTILITIES MAY NOT BE A MEMBER OF SC811

PROJECT LOCATION
DEVINE STREET RAILROAD CROSSING
CLOSURE
PROJECT LOCATION
GADSDEN STREET RAILROAD CROSSING
CLOSURE



LAYOUT
(NOT TO SCALE)

CITY OF COLUMBIA MAP

ENVIRONMENTAL PERMIT INFORMATION			
USACE PERMIT	☐ YES	☒ NO	
NEPA DOCUMENT	☐ YES	☒ NO	
401 CERTIFICATION	☐ YES	☒ NO	
OCRM CAP	☐ YES	☒ NO	
NAVIGABLE WATERS	☐ SC	☐ USCG	☐ USACE ☒ N/A

RAILROAD INVOLVEMENT?

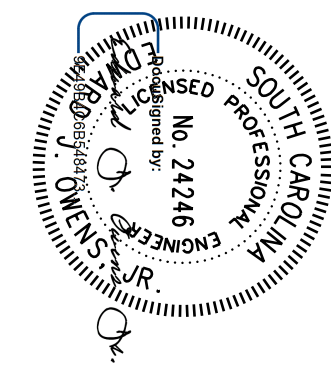
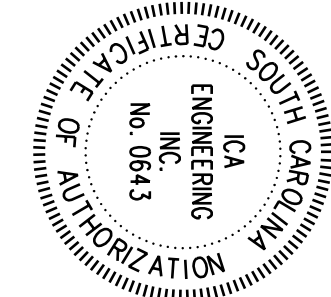
☒ YES / ☐ NO

NOTE: EXCEPT AS MAY OTHERWISE BE SPECIFIED ON THE PLANS OR IN THE SPECIAL PROVISIONS, ALL MATERIALS AND WORKMANSHIP ON THIS PROJECT SHALL CONFORM TO THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION (2007 EDITION) AND THE STANDARD DRAWINGS FOR ROAD CONSTRUCTION IN EFFECT AT THE TIME OF LETTING.

COUNTY	ROAD / ROUTE NO.	SHEET NO.	TOTAL SHEETS
RICHLAND	DEVINE ST. & GADSDEN ST.	1	13

PROJECT NO. PD17-321
SCDOT PROJ. ID 0036231

NPDES PERMIT INFORMATION	
Devine Street Railroad Crossing Closure	
Disturbed Area = <u>0.3</u> Acre(s)	
Permitted Area = <u>0.6</u> Acre(s)	
Gadsden Street Railroad Crossing Closure	
Disturbed Area = <u>0.2</u> Acre(s)	
Permitted Area = <u>0.4</u> Acre(s)	
Approximate Locations of Projects are	
Devine Street Railroad Crossing Closure	Latitude <u>33° 59' 31"</u> Longitude <u>81° 02' 19"</u>
Gadsden Street Railroad Crossing Closure	Latitude <u>33° 59' 19"</u> Longitude <u>81° 02' 07"</u>
Hydraulic and NPDES Design provided by:	
HDR ICA	



FOR CONSTRUCTION: 5/3/2019 DATE

HDR | ICA

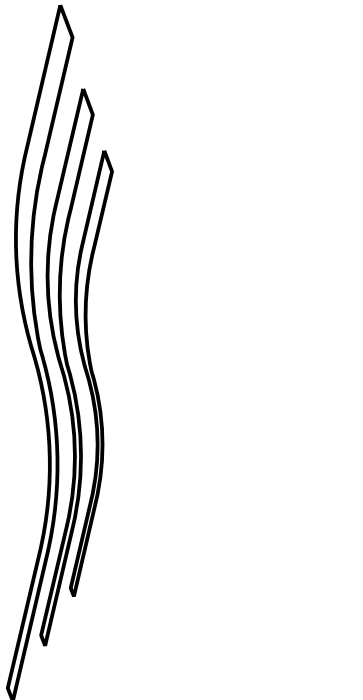
ICA Engineering Inc.
1122 Lady Street, Suite 1100, Columbia, SC 29201

THIS PROJECT FUNDED BY:

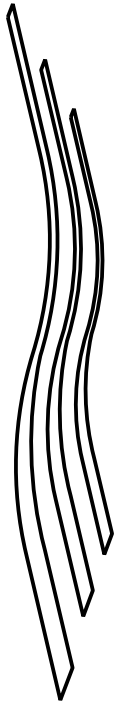


TRANSPORTATION
PROGRAM

BRIDGE PLANS BOUND UNDER
SEPARATE COVER



UNIVERSITY OF SOUTH CAROLINA
DEVELOPMENT
FOUNDATION



PLAN, PROFILE & CROSS-SECTIONS
PREPARED FOR

UNIVERSITY OF SOUTH CAROLINA
DEVELOPMENT FOUNDATION

GREENE STREET IMPROVEMENTS - PHASE 2

US RTE. 21 / 176 / 321 (HUGER ST.)
END CONST. STA. 32+65.00
SCDOT PROJ. ID NO.: 0038231

GREENE STREET - PHASE 2
BEGIN CONST. STA. 10+33.50
CITY OF COLUMBIA

US RTE. 21 / 176 / 321 (HUGER ST.)
BEGIN CONST. STA. 19+15.00
SCDOT PROJ. ID NO.: 0038231

232.67 LF BRIDGE
STA. 18+99.51 TO STA. 21+32.18
SEE BRIDGE PLANS
GREENE STREET - PHASE 2
END CONST. STA. 26+67.50
CITY OF COLUMBIA

ENVIRONMENTAL PERMIT INFORMATION	
USACE PERMIT	☐ YES ☒ NO
NEPA DOCUMENT	☒ YES ☐ NO
401 CERTIFICATION	☐ YES ☒ NO
OCRM CAP	☐ YES ☒ NO
NAVIGABLE WATERS	☐ SC ☐ USCG ☐ USACE ☒ N/A

3 DAYS BEFORE DIGGING IN
SOUTH CAROLINA
CALL 811
SOUTH CAROLINA 811 (SC811)
WWW.SC811.COM
ALL UTILITIES MAY NOT BE A MEMBER OF SC811

RAILROAD INVOLVEMENT?
(YES) / NO

TRAFFIC DATA	
GREENE STREET	HUGER STREET
2020 ADT 5440	2020 ADT 25100
2040 ADT 6640	2040 ADT 32200
TRUCKS 2 %	TRUCKS 2 %



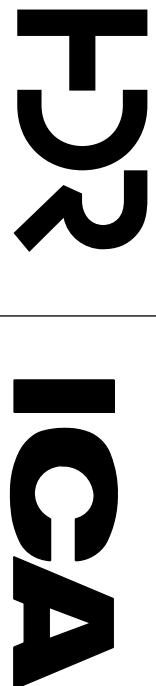
LAYOUT
(NOT TO SCALE)

	GREENE ST. PHASE 2	US RTE. 21 / 176 / 321 (HUGER ST.)	PULASKI ST. NORTH & SOUTH	GADSDEN ST. NORTH & SOUTH	TOTAL
NET LENGTH OF ROADWAY	0.285 MILES	0.296 MILES	0.052 MILES	0.117 MILES	0.690 MILES
NET LENGTH OF BRIDGES	0.044 MILES	0.000 MILES	0.000 MILES	0.000 MILES	0.044 MILES
NET LENGTH OF PROJECT	0.309 MILES	0.296 MILES	0.052 MILES	0.117 MILES	0.734 MILES
LENGTH OF EXCEPTIONS	0.000 MILES	0.000 MILES	0.000 MILES	0.000 MILES	0.000 MILES
GROSS LENGTH OF PROJECT	0.309 MILES	0.296 MILES	0.052 MILES	0.117 MILES	0.734 MILES

EQUALITIES IN STATIONING:

NONE

NOTE: EXCEPT AS MAY OTHERWISE BE SPECIFIED ON THE PLANS OR IN THE SPECIAL PROVISIONS, ALL MATERIALS AND WORKMANSHIP ON THIS PROJECT SHALL CONFORM TO THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION (2007 EDITION) AND THE STANDARD DRAWINGS FOR ROAD CONSTRUCTION IN EFFECT AT THE TIME OF LETTING.



ICA Engineering Inc.
1122 Lady Street, Suite 1100, Columbia, SC 29201

COUNTY	ROAD / ROUTE NO.	SHEET NO.	TOTAL SHEETS
RICHLAND	GREENE STREET	1	184

PROJECT NO. POT-321

SCDOT PROJ. ID 0038231

2001

AASHTO "A Policy on Geometric Design of
Highways and Streets"

2009

Edition of SCDOT's "Requirements for
Hydraulic Design Studies"

NPDES PERMIT INFORMATION

Disturbed Area = 4.710 Acres(s)

Project Area = 8.760 Acres(s)

Approximate Location of Roadway is

Begin
Latitude 33° 59' 32"
Longitude 81° 02' 33"
End
Latitude 33° 59' 37"
Longitude 81° 02' 16"

Hydraulic and NPDES Design
provided by:

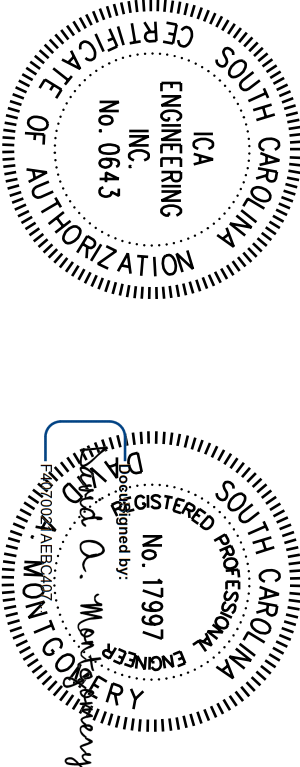
HDR | ICA

For Right Of Way Acquisition:

David A. Montgomery
Consultant Engineer of Record

Date

ENGINEER OF RECORD



FOR CONSTRUCTION:

David A. Montgomery

5/3/2019
DATE



We Are Columbia

MEETING DATE: June 4, 2019

DEPARTMENT: City Management Office

FROM: *Teresa Wilson, City Manager*

SUBJECT: Planning Commission

**FUNDING SOURCE &
ORIGINAL BUDGET:**

TO: Ms. Teresa Wilson, City Manager

FROM: Ashley Jenkins, Office of the City Manager

DATE: May 21, 2018

SUBJECT: Planning Commission

Purpose: The purpose of this commission is to develop and maintain a continuing planning program which will benefit City of Columbia residents; to provide a mutual forum to identify, discuss, study and address local development issues and opportunities; to foster, develop and review policies, plans and priorities in order to ensure orderly growth, development, conservation and preservation; to furnish technical assistance to city government and its agents; and to review and coordinate federal, state and local programs that have an impact on the city.

ColumbiaSC.net

Composition: This commission is comprised of nine (9) members. Appointees serve a three (3) year term with the possibility of one (1) re-appointment.

Action: Council is asked to reappoint LaTrell Harts to the Planning Commission

District Representation:

- District 1 - 1
- District 2 - 1

- District 3 - 4
- District 4 - 1
- Outside City Limits - 1



We Are Columbia

MEETING DATE: June 4, 2019

DEPARTMENT: City Management Office

FROM: *Teresa Wilson, City Manager*

SUBJECT: River Alliance

**FUNDING SOURCE &
ORIGINAL BUDGET:**



We Are Columbia

MEETING DATE: June 4, 2019

DEPARTMENT: City Management Office

FROM: *Teresa Wilson, City Manager*

SUBJECT: Transportation Penny Oversight Committee

**FUNDING SOURCE &
ORIGINAL BUDGET:**

ATTACHMENTS:

- **#a:** Transportation Penny Oversight Committee Memo (DOC)
- **#b:** TPOC Applications Rev. (PDF)



We Are Columbia

TO: Ms. Teresa Wilson, City Manager

FROM: Ashley Jenkins, City Manager Office

DATE: May 29, 2019

SUBJECT: Transportation Penny Oversight Committee

Purpose: This committee will review, comment on, and provide recommendations on the Transportation Penny to Richland County Council. The goal is to have representation from all 3 transportation modes (Transit, Bicycle / Pedestrian / Greenways, Roadway)

Composition: This committee has three (3) appointees who serve a five (5) year term with one (1) re-appointment.

Action: Council is asked to appoint one (1) individual to Transportation Penny Oversight Committee

- Current District Representation is:
 - District 1 – 0
 - District 2 – 0
 - District 3 – 0
 - District 4 – 3
 - Not in City Limits – 0
- District Representation of Applicants:
 - District 1 – 0
 - District 2 – 2
 - District 3 – 1
 - District 4 – 1
 - Not in City Limits – 0

There are a total of four (4) applicants.

Applicants**Aaron Scheuer**

318 Walker St.
Columbia, SC 29205
District 3

Attorney
Haynsworth Sinkler Boyd, PA
1201 Main Street, 22nd Floor
Columbia, SC 29201

Andrew Schiavone

809 Rickenbacker Rd.
Columbia, SC 29205

Commercial Banker-Vice President
First Citizen Bank
1230 Main Street
Columbia, SC 29201
District 2

CURRENT MEMBERS**H. Lee Mashburn**

1514 Wyndham Road
Columbia, SC 29205
District 4

President
Mashburn Construction
1820 Sumter Street
Columbia, SC 29201
(803) 400-1000

Phillip Simoneaux II

1320 Whittaker Drive
Columbia, SC 29206
District 4

CPA
Williamson & Associates, Inc.
500 Taylor Street, Ste. 402
Columbia, SC 29201

Virginia Sanders -VACANT

7049 Glengarry Drive
Columbia, SC 29209
District 4

Retired

Richard Wassermann

1400 Adger Road
Columbia, SC 29205
District 4

Plastic Surgeon- Medical Director
Plastic Surgery Consultants, LLC
1220 Blanding Street
Columbia, SC 29201

Betty Keitt

1325 Melrose Heights St.
Columbia, SC 29205
District 2

Administrative Assistant
SC Dept. of Labor, Licensing and Regulation
110 Centerview
Columbia, SC 29211

APPOINTED

07/18/2017

STARTS

07/19/2017

ENDS

08/01/2022

04/19/2016

05/01/2016

02/01/2021

01/08/2013

02/05/2013

02/01/2018



We Are Columbia

APPLICATION FOR BOARDS AND COMMISSIONS
CITY OF COLUMBIA
SOUTH CAROLINA

Board or Commission for which you are applying: Transportation Penny Oversight Committee				Area of knowledge as it pertains to this board/commission: State & local tax; former DOR attorney		
Your Name (Last, First Middle) Scheuer, Aaron M	Race W	Gender M	Age 36	County Richland	Council District: District III (County - 1CC)	
Residential Address 318 Walker St				City Columbia	State South Carolina	Zip Code 29205
Mailing Address 318 Walker St				City Columbia	State South Carolina	Zip Code 29205
Your Occupation - Title Attorney				Business Phone 8035407729	Residence/Mobile Phone 4342421293	
Employer Name Haynsworth Sinkler Boyd PA				E-Mail Address ascheuer@hsblawfirm.com		
Employer Address 1201 Main St, 22nd Floor				City Columbia	State SC	Zip Code 29201
Emergency Point of Contact Ashleen Scheuer				Relationship Wife	Contact Number 8032603818	

GENERAL QUALIFICATIONS

Are you a resident of the city? How long? Recommended by:

☒ Yes No **Since 2013.**

Why would you like to serve on this board or commission?

I would like to serve in order to advocate for projects that use penny tax money wisely/efficiently and that truly improve transportation in/around Columbia.

Do you presently serve on any Commissions / Boards of the City / County / State? If so, please list.

No

Have you formerly served on any Commissions / Boards of the City / County / State? If so, please list.

No

Are you currently in a position of responsibility with an organization or board that has received or is seeking funding from the City of Columbia? If so, list the position and date.

No

Please list any Community Activities that you are involved in.

Hoping to get involved with several community organizations this year.

What are your goals and objectives if appointed to the Commission / Board?

If appointed, my goal will be to ensure that penny tax money is used for projects that improve quality of life and spur economic development in/around Columbia. If appointed I am eligible to serve on no more than one (1) board/commission with a maximum of two (2) terms. I understand that this application will be on file for no longer than two (2) years.

Signature

RETURN COMPLETED FORM TO:

City of Columbia
 ATTN: Ashley Jenkins
 Post Office Box 147
 Columbia, SC 29217
 Email: Ashley.Jenkins@columbiasc.gov

1/15/19

Date

FOR OFFICE USE ONLY

Received:	
Appointed to:	
Date Approved:	
Term Dates:	



**APPLICATION FOR BOARDS AND COMMISSIONS
CITY OF COLUMBIA
SOUTH CAROLINA**

Board or Commission for which you are applying: Transportation Penny Oversight Committee				Area of knowledge it pertains to this board/commission: Banking/Finance/Budgeting		
Your Name (Last, First, Middle) Schiavone, Andrew M.		Race W	Gender M	Age 28	County Richland	Council District: District 4
Residential Address 809 Rickenbaker Rd.				City Columbia	State South Carolina	Zip Code 29205
Mailing Address 809 Rickenbaker Rd.				City Columbia	State South Carolina	Zip Code 29205
Your Occupation - Title Commercial Banker- Vice President				Business Phone 931-1028	Residence/Mobile Phone 757-291-6314	
Employer Name First Citizens Bank				E-Mail Address Andrew.M.Schiavone@gmail.com		
Employer Address 1230 Main Street				City Columbia	State SC	Zip Code 29201
Emergency Point of Contact Sarah Slazyk				Relationship Fiance	Contact Number 336-707-4015	

GENERAL QUALIFICATIONS

Are you a resident of the city? How long? Recommended by:

☒ Yes ☐ No

I have lived in Columbia from 2008-2012 and then again from 2013-present.

Why would you like to serve on this board or commission?

I could help set priorities for our city for how these funds should be used.

Do you presently serve on any Commissions / Boards of the City / County / State? If so, please list.

No.

Have you formerly served on any Commissions / Boards of the City / County / State? If so, please list.

No, however I have applied in the past.

Are you currently in a position of responsibility with an organization or board that has received or is seeking funding from the City of Columbia? If so, list the position and date.

No.

Please list any Community Activities that you are involved in.

United Way Young Leaders Society- Chair Elect.

What are your goals and objectives if appointed to the Commission / Board?

1) Prioritize spending agenda 2) Improve city infrastructure

If appointed I am eligible to serve on no more than one (1) board/commission with a maximum of two (2) terms. I understand that this application will be on file for no longer than two (2) years.

Signature

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City of Columbia

ATTN: Ashley Jenkins

Post Office Box 147

Columbia, SC 29217

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We Are Columbia

APPLICATION FOR BOARDS AND COMMISSIONS
CITY OF COLUMBIA
SOUTH CAROLINA

37.b

Board or Commission for which you are applying: Transportation Penny Oversight Committee				Area of knowledge as it pertains to this board/commission: Main Street District business owner			
Your Name (Last, First Middle) Wassermann, Richard John		Race w/h	Gender M	Age 53	County Richland	Council District: 6	
Residential Address 1400 Adger Road				City Columbia	State South Carolina	Zip Code 29205	
Mailing Address 1400 Adger Road				City Columbia	State South Carolina	Zip Code 29205	
Your Occupation - Title Plastic Surgeon-Medical Director				Business Phone 803-779-1200		Residence/Mobile Phone 803-309-2575	
Employer Name Plastic Surgery Consultants, LLC				E-Mail Address rjwpssc@bellsouth.net			
Employer Address 1220 Blanding Street				City Columbia	State SC	Zip Code 29201	
Emergency Point of Contact Nancy Wassermann				Relationship spouse		Contact Number 803-318-6226	

GENERAL QUALIFICATIONS

Are you a resident of the city? How long? Recommended by:

Yes No

Yes, 21 years in Richland County-5 within city limits

Why would you like to serve on this board or commission?

As a local business owner, I would like to see the continued growth of downtown Columbia.

Do you presently serve on any Commissions / Boards of the City / County / State? If so, please list.

No

Have you formerly served on any Commissions / Boards of the City / County / State? If so, please list.

No

Are you currently in a position of responsibility with an organization or board that has received or is seeking funding from the City of Columbia? If so, list the position and date.

No

Please list any Community Activities that you are involved in.

Palmetto Health-Breast Health Advisory Committee

What are your goals and objectives if appointed to the Commission / Board?

As a physician, I am committed to ensuring patients have transportation to healthcare services.

If appointed I am eligible to serve on no more than one (1) board/commission with a maximum of two (2) terms. I understand that this application will be on file for no longer than two (2) years.

Signature

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City of Columbia
ATTN: Ashley Jenkins
Post Office Box 147
Columbia, SC 29217
Email: Ashley.Jenkins@columbiasc.gov

1/16/2019

Date

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Received:	
Appointed to:	
Date Approved:	
Term Dates:	

Curriculum Vitae
Richard J. Wassermann, MD, MPH, FACS

Current Position	Plastic Surgery Consultants, LLC – Medical Director 1220 Blanding Street, Columbia, SC 29201 (803) 779-1200, Fax (803) 779-1220
2017	Allergan Corporation-Consultant-Advisory Board Member
2016-2017	Life Cell Corporation-Consultant-Advisory Board Member
1997-2018	Palmetto Health Richland Facial Trauma Call Panel, Columbia, SC Member
1997-2005	Richland Memorial Hospital Wound Healing Center, Columbia, SC Consulting Physician
1997-2002	University of South Carolina School of Medicine, Columbia, SC Associate Professor of Surgery, Division of Plastic and Reconstructive Surgery Assistant Professor of Surgery (1997-2001)
	University of South Carolina School of Public Health, Columbia, SC Adjunct Assistant Professor, Department of Health Administration
	South Carolina Center for Cleft Palate/Craniofacial Deformities, Columbia, SC, Attending Plastic Surgeon
Surgical Training	
1994-1997	University of South Florida College of Medicine, Tampa, FL Plastic Surgery Residency
1990-1994	University of Chicago Hospitals, Chicago, IL General Surgery Residency
Personal Data	D.O.B. September 13, 1965, Camden, NJ Married, three daughters
Education	
1986-1990	Tulane University School of Medicine, New Orleans, LA Doctor of Medicine A.O.A. eligible, ranked top 25% of class
1987-1990	Tulane University School of Public Health & TM, New Orleans, LA Master of Public Health Major in Health Systems Management Delta Omega Honor Society
1982-1986	University of Pennsylvania, Philadelphia, PA Bachelor of Arts Cum Laude Honors Major in Economics, Minor in Chemistry Entered university after junior year of high school

Page Two**Curriculum Vitae****Richard J. Wassermann, MD, MPH, FACS**

Professional Societies	South Carolina Society of Plastic & Reconstructive Surgeons, Past President American Society of Plastic Surgeons, Active Member American College of Surgeons, Fellow Plastic Surgery Research Council, Active Member American Society of Aesthetic Plastic Surgeons, Active Member South Carolina Medical Association, Member
Honors	Teacher of the Year Nominee , University of South Carolina SOM 2001-2002 Visiting Professor , Division of Plastic & Reconstructive Surgery, University of Louisville SOM, 08/2000 Commendation for Outstanding Resident Teaching, University of Chicago Hospitals, 1990/1993 Spirit Award, Lutheran General Hospital, 1991/1993
Grants	Human Genome Sciences, Inc. -Phase II Clinical Trial, PRINCIPAL INVESTIGATOR- Protocol WHO#4 \$171,000, 2001. Aesthetic Surgery Education & Research Foundation -Cox-2 and TGFB Isoform Expression in Periprosthetic Capsular Contracture, \$10,000.00, 2001- 2002. Immunex Pharmaceuticals, Inc. -Phase II Clinical Trial, PRINCIPAL INVESTIGATOR-Protocol #001.0020. \$50,000, 2000-2001. Southeastern Society of Plastic & Reconstructive Surgeons -Breast Reduction Outcomes, Efficacy and Economic Analysis, \$7000.00, 2000-2001. Ortho-McNeil Pharmaceuticals, Inc. -Phase IV Clinical Trial, PRINCIPAL INVESTIGATOR-CAPSS-083, \$75,000.00, 1999-2000. Robert Wood Johnson Research Institute -Phase III, Clinical Trial, CO- INVESTIGATOR-PDGF-PULC-002, \$75,000.00, 1997-1999. Plastic Surgery Educational Foundation -Reduction of Local Recurrence of Mammary Neoplasms by Flap Reconstruction, \$5000.00, 1995-1996.
Professional Certification	1999 Diplomate, American Board of Plastic Surgery , current 1997 South Carolina License, current 1995 Florida License, current 1990 Louisiana License, current

Page Three**Curriculum Vitae****Richard J. Wassermann, MD, MPH, FACS****Appointments**

- 2011- current **Palmetto Health Breast Center Advisory Committee**, Plastic Surgery Representative
- 2001-2002 **University of South Carolina SOM**, Research Strategic Planning Committee
- 2000-2002 **University of South Carolina SOM**, Research Advisory Council Member
- 2000-2002 **University of South Carolina SOM**, Class Advisor
- 2000-2003 **Advances in Skin and Wound Care**, Springhouse Corporation, Peer Review Panel
- 1999-2002 **University of South Carolina SOM**, M-IV Plastic Surgery Course Co-Director
- 1997-2000 **University of South Carolina SOM**, Curriculum Committee, Department of Surgery Representative
- 1998-2002 **University of South Carolina**, Undergraduate Preprofessional Advisor Committee Member
- 1998-2002 **University of South Carolina SOM**, Capstone Course Director, Plastic Surgery
- 1997 **THINC Faculty Seminar**, Invited Participant, Dallas, TX
- 1995-1997 **American Society of Plastic Surgeons**
Young Plastic Surgeons Committee
Delegate, AMA-Resident Physician Section
Alternate Delegate, AMA-Resident Physicians Section

Research

- Current "OR Variable Demand and Efficiency"
- Current "Prepectoral Breast Reconstruction in Patient's with Elevated BMIs"
- 2001 to 2005 "Modulation of Pro-inflammatory Cytokines in Periprosthetic Capsular Contracture."
- 1999 to Present "Reduction Mammoplasty, Efficacy, Satisfaction and Economic Analysis."
- 1996 to 2002 "Apoptosis Modulation in Wound Healing."

Page Four**Curriculum Vitae****Richard J. Wassermann, MD, MPH, FACS****Publications**

1. Merrill, J.C., **Wassermann, R.J.**: Growth in National Expenditures: Additional Analyses. Health Affairs; 4(4):91, 1985.
2. **Wassermann, R.J.**: Medical Malpractice Insurance Market Reform: Marginal Cost Pricing and First Party Insurance. Senior Honors Thesis; University of Pennsylvania, 1986.
3. **Wassermann, R.J.**, Saroyan, R.M., Janet, J.C., Kerstein, M.D.: Infra inguinal Revascularization for Limb Salvage in Patients with End-Stage Renal Disease. S Med Journal; 84:190, 1991.
4. **Wassermann, R.J.**, Greenwald, D.: Debilitating Granuloma of the Penis and Scrotum. Ann Plast Surg; 35:505, 1995.
5. **Wassermann, R.J.**, Howard, R., Markee, B., Greenwald, D.: Optimization of the MGH Repair Using a Systematic Algorithm for Tenorrhaphy Evaluation. Plast & Reconstr Surg; 99:1688, 1997.
6. Greenwald, D.P., **Wassermann, R.J.**, May, J.W.: Development and Optimization of the MGH Repair: An Algorithm for Tenorrhaphy Evaluation. Op Tech in Plast & Reconstr Surg; 4:17, 1997.
7. **Wassermann, R.J.**, Greenwald, D.P.: Stenosing Tenosynovitis in Plastic Surgery Secrets. Weinzwieg, J., ed. Hanley & Belfus; Philadelphia, 1998.
8. **Wassermann, R.J.**, Polo, M., Smith, P., et al. Differential Production of Apoptosis-Modulating Proteins in Patients with Hypertrophic Burn Scar. J of Surg Res; 75: 74-80, 1998.
9. Smith, P., Stadlemann, W., **Wassermann, R.J.**, et al. Benign Symmetric Lipomatosis "Madelung's Disease": A Case Report. Ann Plas Surg; 41:671, 1998.
10. Robson, M.C., Maggi, S.P., Smith, P., **Wassermann, R.J.**, et.al. Ease of Wound Closure as an End Point of Treatment Efficacy. Wound Rep Reg; 7 (2): 90, 1999.
11. **Wassermann, R.J.**, Greenwald, D.P.: Stenosing Tenosynovitis in Hand and Wrist Surgery Secrets. Weinzwieg, J., ed. Hanley & Belfus; Philadelphia, PA 1999
12. Greenwald, D.P., **Wassermann, R.J.**, Deluca, L. An Algorithm for Tenorrhaphy Evaluation. Adv Plas & Reconstr Surg; 16, 1999.
13. Daysart, F., Greenwald, D.P., **Wassermann, R.J.**, et al. An Update in Management of Flexor Tendon Injuries. Florida Medical Journal; 86(2) (92-96), 2000.
14. Corarrudias, L.G., Bartlett, R., Barratt, D.M., **Wassermann, R.J.**, Rhino-Orbital-Cerebral Mucormycosis due to "Apophysomyces Elegans" in an Immunocompetent Individual: A Case Report and Review of the Literature. J Trauma; 50 (2): 353-7, 2001.

Page Five**Curriculum Vitae****Richard J. Wassermann, MD, MPH, FACS****Presentations**

"Body Contouring After Massive Weight Loss Surgery: An Individualized A. " Palmetto Health Weight Management Center, Columbia, SC, 08/2016, 11/2005

"Embryology of the Face." Graduate Genetics Lecture, University of South Carolina, Columbia, SC, 09/2002.

"Value." University of South Carolina SOM, Pearls of Wisdom Lecture, Columbia, SC 06/2002.

"*The Burden of Lower Extremity Ulcers in the United States.*" Wound Healing Society, Baltimore, MD 05/2002.

"*Cox-2 and TGF-B Isoform Expressions in Periprosthetic Capsular Contracture.*" American Society for Aesthetic Surgery, Las Vegas, NV 04/2002. (American Society for Aesthetic Surgery 2001 Research Grant).

"*Update-Reduction Mammoplasty: Efficacy, Outcomes, and Resource Utilization.*" South Carolina Society of Plastic Surgeons, Columbia, SC 02/2002.

"Embryology of the Face." Graduate Genetics Lecture, University of South Carolina, Columbia, SC 10/2001.

"*Reduction Mammoplasty: Efficacy, Outcomes, and Resource Utilization.*" Southeastern Society of Plastic Surgeons, Buena Vista, FL 06/2001. (Southeastern Society of Plastic Surgeons Research Grant).

"Breast Reconstruction: An Individualized Approach." Baptist Hospital Breast Health Center, Columbia, SC, 05/2001.

"Breast Reconstruction-A Personalized Approach." Reach to Recovery-Health South Rehabilitation Hospital, Columbia, SC 01/2001.

"Embryology of the Face." Graduate Genetics Lecture, University of South Carolina, Columbia, SC, 09/2000.

"*Growth Factors and Beyond in Wound Healing.*" Visiting Professor, University of Louisville SOM, Division of Plastic Surgery, Grand Rounds, Louisville, KY, 08/2000.

"Economic Impact of Chronic Wounds." Symposium Chairman-OCC Educational Foundation, Toronto, CAN, 06/2000.

"Distraction Osteogenesis of the Craniofacial Skeleton." South Carolina Craniofacial Symposium, Columbia, SC, 04/2000.

"Growth Factors and Beyond." Department of Surgery Grand Rounds, Spartanburg Regional Medical Center, Spartanburg, SC, 03/2000.

Page Six

Curriculum Vitae

Richard J. Wassermann, MD, MPH, FACS

“Growth Factors and Beyond.” South Carolina Chapter American College of Surgeons, Columbia, SC, 02/2000.

“A Rational Approach to Wound Healing in the 20th Century.” Family Practice Grand Rounds, University of South Carolina SOM, Columbia, SC, 02/2000.

“Pressure Ulcers – A Rational Approach to Treatment.” Wound Healing Centers of Excellence Symposium, Columbia, SC, 12/1999.

“Diabetic Full Thickness Neuropathic Ulcers.” The Case for Growth Factors, Wounds 2000 Symposium, Columbia, SC, 11/1999.

“Embryology of the Face.” Graduate Genetics Lecture, University of South Carolina, Columbia, SC, 09/1999.

“Exogenous rh TGFB₂ Decreases Apoptosis in an In Vivo Human Proliferative Scar Model.” 3rd Joint Meeting of the European Tissue Repair Society and the Wound Healing Society, Bordeaux, France, 08/1999.

“Exogenous rh TGFB₂ Decreases Apoptosis in an In Vivo Human Proliferative Scar Model.” Plastic Surgery Research Council, Pittsburgh, PA, 05/1999.

“A Rational Approach to Wound Care.” Health Learning Systems, Dallas, TX, 05/1999.

“The Role of Growth Factors in Wound Healing.” Ortho-McNeil Pharmaceuticals, Inc., Consultant, Educational Program, San Francisco, CA, 12/1998.

Research Conference Institute for Tissue Repair, Regeneration & Rehabilitation, Bay Pines, FL, 11/1998.

Maggi, S.P., Smith, P., **Wassermann, R.J.** et al. “Ease of Wound Closure as an End Point of Treatment Efficacy.” Wound Healing Society, Salt Lake City, UT, 06/1998.

“Tumors of the Upper Extremity.” Department of Surgery Grand Rounds, Spartanburg Regional Medical Center, Spartanburg, SC, 05/1998.

“Growth Factors and Beyond.” Hyperbaric Medical Society, HBO Symposium, Columbia, SC, 04/1998.

“Tumors of the Upper Extremity.” Department of Surgery Grand Rounds, Richland Memorial Hospital, Columbia, SC, 02/1998.

“Why Managed Care?” Annual Congress of the South African Society of Plastic and Reconstructive Surgeons, Capetown, SA, 10/1997.

“Differential Production of Apoptosis Modulating Proteins in Patients with Hypotrophic Burn Scars.” American Burn Association, New York, NY, 03/1997.

“Differential Production of Apoptosis Modulating Proteins in Patients with Hypotrophic Burn Scars.” Plastic Surgery Research Council, Galveston, TX, 02/1997.

Page Seven**Curriculum Vitae****Richard J. Wassermann, MD, MPH, FACS**

“Why Managed Care?” Florida Society of Plastic and Reconstructive Surgeons, Boca Raton, FL, 12/1996.

“A Systematic Approach to Biomechanical Analysis and Design Optimization of Flexor Tenorrhaphy Techniques.” American Society of Plastic Surgeons, Dallas, TX, 11/1996.

“Why Managed Care?” Division of Plastic Surgery Ground Rounds, Oregon Health Sciences University, Portland, OR, 11/1996.

“Dynamic Analysis of Flexor Tendon Repairs in Human Hands: Strength, Toughness and Operator Variability.” American Association for Hand Surgery, Palm Springs, CA, 01/1996.

“Flexor Tendon Repairs: Development of a Superior Technique.” Southeastern Society of Plastic and Reconstructive Surgeons, Ponte Vedre Beach, FL, 06/1995.

**Italics*-denotes scientific abstracts



APPLICATION FOR BOARDS AND COMMISSIONS
CITY OF COLUMBIA
SOUTH CAROLINA

Board or Commission for which you are applying: Transportation Penny Advisory Committee				Area of knowledge as it pertains to this board/commission: 19 years Admin.Assist. Served in many capacities		
Your Name (Last, First Middle) Keitt Betty J		Race A/A	Gender F	Age 55	County Richland	Council District: 40
Residential Address 1325 Melrose Heights St				City Columbia	State South Carolina	Zip Code 29205
Mailing Address Same				City Columbia	State South Carolina	Zip Code 29205
Your Occupation - Title Administrative Assistant				Business Phone 803-896-4300	Residence/Mobile Phone 803-586-5506	
Employer Name SC Dept. of Labor, Licensing and Regulation				E-Mail Address keittb@gmail.com		
Employer Address 110 Centerview Dr			City Columbia	State South Carolina	Zip Code 29211	
Emergency Point of Contact Bobbie Keitt			Relationship Sister	Contact Number 803-467-9942		

GENERAL QUALIFICATIONS

Are you a resident of the city? How long? Recommended by:

Yes No

Yes 50 years resident of the City of Columbia

Why would you like to serve on this board or commission?

Having a voice in decision making, learning opportunities and serve the community

Do you presently serve on any Commissions / Boards of the City / County / State? If so, please list.

NO

Have you formerly served on any Commissions / Boards of the City / County / State? If so, please list.

NO

Are you currently in a position of responsibility with an organization or board that has received or is seeking funding from the City of Columbia? If so, list the position and date.

NO

Please list any Community Activities that you are involved in.

Women of Purpose, 20 LTHC Nursing Facility and SCDC Volunteer

What are your goals and objectives if appointed to the Commission / Board? Goal - Provide excellent team work

Objective - To learn more about the Transportation Penny Advisory Committee

If appointed I am eligible to serve on no more than one (1) board/commission with a maximum of two (2) terms. I understand that this application will be on file for no longer than two (2) years.

Signature

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