Columbia City Council Regular Meeting Agenda
Tuesday, August 18, 2026 at 4:00 PM
City Hall • Council Chambers
1737 Main Street, 3rd Floor, Columbia, SC 29201
City Clerk's Office: (803)545-3045 or cityclerk@columbiasc.gov

The Honorable Daniel J. Rickenmann, Mayor
The Honorable Edward H. McDowell, Jr. • The Honorable William Brennan
The Honorable Tina N. Herbert, Mayor Pro-Tempore • The Honorable Peter M. Brown
The Honorable Tyler D. Bailey • The Honorable Sam P. Johnson

Call to Order

Invocation

Pledge of Allegiance

Adoption of the Agenda

Public Input

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

Approval of Minutes

1. Council is asked to approve the August 4, 2026 Work Session and Regular Meeting Minutes.

Presentations

2. American Heart Association Check Presentation - Ms. Teresa Wilson, City Manager

3. Black Expo Update — Mr. Darrin Thomas, President / Thomas Media Group

Consent Agenda Items 4 through 9

4. Council is asked to authorize the City Manager to approve the Fiscal Year 2026/2027 Cisco Con-SmartNet Software Services renewal, as requested by the Information Technology Department on July 9, 2026. Award to Presidio Networked Solutions, using the South Carolina State Contract in the amount of $88,337.80. This vendor is located in Atlanta, GA.

   Funding Source: Information Technology - Maintenance and Service Contract (1011120-638200). The original budget amount is $88,337.80.

5. Council is asked to authorize the City Manager to approve the Fiscal Year 2026/2027 Elevator Maintenance Services renewal, as requested by the Support Services

Division on July 23, 2026. Award to TK Elevator Corporation, using the OMNIA Cooperative Contract in the amount of $172,680.00. This vendor is located in Atlanta, GA.

Funding Source: Utilities Lake Murray Water Plant - Maintenance and Service Contract (5516207-638200) $2,700.00; Utilities Metro Wastewater Plant - Maintenance and Service Contract (5516208-638200) $2,700.00; Utilities Columbia Canal Water Plant - Maintenance and Service Contract (5516206-638200) $2,700.00; General Support Services - Maintenance and Service Contract (1011201-638200) $47,100.00; Drew Wellness Center - Maintenance and Service Contract (1015115-638200) $2,700.00; Police Administrative Services - Maintenance and Service Contract (1012402-638200) $20,100.00; Support Services Public Building - Maintenance and Service Contract (5511219-638200) $25,800.00; Parking Arsenal Hill Deck - Maintenance and Service Contract (5313103-638200) $3,480.00; Parking Lady Street Deck - Maintenance and Service Contract (5313104-638200) $10,200.00; Parking Sumter Street Deck - Maintenance and Service Contract (5313106-638200) $10,800.00; Parking Washington Street Deck - Maintenance and Service Contract (5313108-638200) $5,100.00; Parking Park Street Deck - Maintenance and Service Contract (5313109-638200) $5,400.00; Parking Lincoln Street Deck - Maintenance and Service Contract (5313112-638200) $5,400.00; Parking PJ Cannon Deck - Maintenance and Service Contract (5313114-638200) $9,600.00; Parking Devine Street Deck - Maintenance and Service Contract (5313115-638200) $10,200.00; Parking Sable Street Deck – Maintenance and Service Contract (5313116-638200) $2,700.00; and Parking Freed Street Deck – Maintenance and Service Contract (5313117-638200) $6,000.00. The original budget amount is $172,680.00.

6. Council is asked to authorize the City Manager to enter into new Fiscal Year 2026/2027 Independent Contractor Agreements for Miscellaneous Professional Services, as requested by the Columbia Police Department on August 5, 2026. Award to the following vendors in a total amount not to exceed $420,000.00.

Funding Source: Columbia Police Department Administrative Services - Professional Services (1012402-63600). The original budget amount is $420,000.00.

Item	Description	Vendor & Location	Amount
a.	Specialized Support to the Accreditation Unit	Millenium Consulting McCormick, SC	$60,000.00
b.	Property Crimes/Investigative Specialist within the Criminal Investigations Bureau	Jason I Whittle Columbia, SC	$60,000.00

c.	Cold Case and Adult Missing Persons Specialist within the Criminal Investigations Bureau	Holbrook Professional, LLC Lexington, SC	$60,000.00
d.	Consultation, Armorer, and Basic Markmanship Assistance Services	DLD Tactical, LLC Gaston, SC	$60,000.00
e.	Expertise and Training in Support of Initiatives Addressing Individual and Group Needs, with a Primary Focus on Crisis Mitigation, Mental Health and Homelessness	C. Bruce Works, LLC Columbia, SC	$60,000.00
f.	Specialized Support to the Columbia Police Department's Real Time Crime Center	Integrity Investigative & Consulting Solutions, LLC Columbia, SC	$60,000.00
g.	Background Investigator within the Administrative Bureau	ASLCB Consulting Elgin, SC	$60,000.00
Total			**$420,000.00**

7. Council is asked to authorize the City Manager to approve the Purchase of Vehicles/Heavy Equipment for several City Divisions, as requested by the Fleet Services Division. Award to multiple vendors using the North Carolina Sheriffs' Association and Sourcewell Contract in the amount of $971,845.46.

Item	Description	Vendor & Location	Procurement Method	Funding Source	Amount
a.	One (1) 2027 Freightliner M2-106 plus Street Sweeper for the Solid Waste Division, as requested on July 8, 2026.	Amick Equipment Company, Inc. Lexington, SC	North Carolina Sheriffs' Association Contract #26-10-0422R	Solid Waste Street Sweeping — Auto, Trucks, Heavy Equipment-Capital (5534408-658500). The original budget amount is $408,990.50.	$408,990.50
b.	Two (2) 2027 Western Star Dump Trucks for the Street Division, as requested on July 8, 2026.	National Auto Fleet Group Watsonville, GA	Sourcewell Contract #032824-NAF	Streets-Water and Sewer Repair—Auto, Trucks, Heavy Equipment-Capital (5513202-658500). The original budget amount is $562,854.96.	$562,854.96
Total					**$971,845.46**

8. Council is asked to authorize the City Manager to approve the Fiscal Year 2026/2027 Annual Drinking Water Fee, as requested by Columbia Water on July 7, 2026. Award to the South Carolina Department of Environmental Services doing business as SCDES, in the amount of $61,290.00. This vendor is located in Columbia, SC.

   Funding Source: Utilities Lake Murray Water Treatment Plant - Miscellaneous Licenses and Fees (5516207-637720) $30,645.00 and Utilities Columbia Canal Water Treatment Plant - Miscellaneous Licenses and Fees (5516206-637720) $30,645.00. The original budget amount is $61,290.00.

9. Council is asked to authorize the City Manager to enter into a new Construction Contract for Project SR916301 and SR916601; Road Resurfacing along Parkridge Drive, Brassington Lane, Kimberley Street, and Fitzgibbon Drive, as requested by the Public Works Department on April 21, 2026. Award to Armstrong Contractors, LLC, in an amount not to exceed $590,553.61, which includes contingency. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date ninety (90) days from commencement. This contractor is located in Columbia, SC.

   Funding Source: Street Surface Capital Projects — Brassington Lane, Kimberley Street, and Fitzgibbon Drive - Capital Project Costs (407999-SR916301-658650) $173,250.01; Street Surface Capital Projects - Parkridge Drive - Capital Project Costs (4079999-SR91660-658650) $417,303.60. The original budget amount is $590,553.61.

   Armstrong Contractors, LLC is the prime and will provide paving and asphalt services at 88.68% ($436,376.01) of the total contract amount.

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

   Southern Commercial Development, LLC, a Minority Business Enterprise (W), located in Lexington, SC, will provide traffic control services at 3.82% ($18,800.00) of the total contract amount.

   T&H Construction and Markings, LLC, located in Lexington, SC, will provide temporary paint and permanent pavement marking services at 4.09% ($20,152.00) of the total contract amount.

   J. Moore Electrical Contractors, Inc., located in Swansea, SC, will provide traffic loop installation services at 3.41% ($16,800.00) of the total contract amount.

Ordinances - Second Reading

10. Ordinance No.: 2026-066 - Authorizing the City Manager to execute a Contract of Sale between Stephanie Weeks and City of Columbia, South Carolina for the sale of 5220 Randall Avenue, Columbia, SC 29203, Richland County TMS # 11705-15-02

    First reading approval was given on August 4, 2026.

11. Ordinance No.: 2026-067 - Authorizing the City Manager to execute a Contract of Sale between Tracy C. Chatman and City of Columbia, South Carolina for the sale of 5225 Spalding Avenue, Columbia, SC 29203, Richland County TMS # 11701-04-12

First reading approval was given on August 4, 2026.

Zoning / Planning Matters - Second Reading

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

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

Council District: 3

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

Applicant: Ashok Kumar, Kumar Construction

Staff Recommendation: Approval

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

First reading approval was given on May 19, 2026.

Public Hearing & First Reading for Zoning / Planning Matters

13. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 4116 Farrow Road, TMS# 11606-05-33

Ordinance No.: 2026-064 - Annexing 4116 Farrow Road, Richland County TMS # 11606-05-33 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map

Council District: 2

Plan Number: ANNEX-2026-0012

Proposal: Request to annex the properties and assign the land use classification of Urban Core Neighborhood Activity Center (UCAC-1) and assign the zoning of Neighborhood Activity Center / Corridor District (NAC) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned General Commercial (GC) by Richland County.

Applicant: Chris Leevy Johnson, Leevy Johnson Funeral Home Inc.

Staff Recommendation: Approval

PC Recommendation: 07/09/2026; Approval (9-0)

14. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 551 Spears Creek Church Road and N/S Spears Creek Road, TMS#

25715-05-02 and 25715-05-01

Ordinance No.: 2026–062 — Annexing 551 Spears Creek Church Road and N/S Spears Creek Road, Richland County TMS# 25715-05-02 and 25715-05-01 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map

Council District: 4

Plan Number: ANNEX-2026-0013

Proposal: Request to annex the properties and assign the land use classification of Urban Edge Community Activity Center (UEAC-1) and assign the zoning of Planned Development District (PD) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned Planned Development (PD) by Richland County.

Owner/Applicant: Tulane, LLC / Duffy Beal, OnPoint Partners

Staff Recommendation: Approval

PC Recommendation: 07/09/2026; Approval (9-0)

15. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 1215 Mason Road, N/S Mason Road and Denton Drive, TMS#s 11809-01-14, 11809-01-15, 11809-01-16, and 11813-01-01

Ordinance No.: 2026-063 — Annexing 1215 Mason Road, N/S Mason Road and Denton Drive, Richland County TMS # 11809-01-14, 11809-01-15, 11809-01-16, and 11813-01-01 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map

Council District: 1

Plan Number: ANNEX-2026-0014

Proposal: Request to annex the properties and assign the land use classification of Urban Edge Residential Small Lot (UER-1), Urban Edge Multi-Family (UEMF), and Transportation & Utilities (TU) (in the adjacent I-20 right-of-way) and assign the zoning of Residential Mixed District (RM-2) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and partially within a Community Activity Center Node and zoned Residential 4 (R4), Homestead (HM), and Residential Transition (RT) by Richland County.

Owner/Applicant: Bostick Tompkins Funeral Homes, Inc. / GDA Development Partners LLC

Staff Recommendation: Approval of the Future Land Use classifications (UER-1, UEMF, and TU); Approval of the Zoning designation (RM-2) for TMS# 11813-01-01 & 11809-01-16; and Denial of the Zoning designation (RM-2) for TMS# 11809-01-14 and -15

PC Recommendation: 07/09/2026; (9-0) — Approval of the Future Land Use classifications for all parcels (UER-1, UEMF, and TU) and Denial of the Zoning designation (RM-2) for all parcels

16. ZONING MAP AMENDMENT for 3.03 acres N/S Mason Road at North Main Street; TMS# 11813-01-05

Ordinance No.: 2026-074 - Amending the Official Zoning Map to modify the zoning for N/S Mason Road at North Main Street, Richland County TMS# 11813-01-05

Council District: 1

Plan Number: ZMA-2026-0009

Proposal: Request to rezone the property from Residential Mixed District (RM-2) to Mixed Use District (MU-1)

Applicant: Doug Hart, GDA Partners

Staff Recommendation: Approval

PC Recommendation: 7/9/2026; Recommended Approval (9-0)

17. MAJOR AMENDMENT TO PLANNED DEVELOPMENT for Harbison Planned Development District to permit body piercing facilities and tattoo establishments within designated Commercial and Employment areas – Commercial/Employment properties generally on Harbison Boulevard, Columbiana Drive, Bower Parkway, Saturn Parkway, Fernandina Road, Parkridge Drive, Lake Murray Boulevard, Kinley Road, and Woodcross Drive

Ordinance No.: 2026-073 - Amending the Official Zoning Map to modify the zoning for Harbison Planned Development District – Commercial properties generally on Harbison Boulevard, Columbiana Drive, Bower Parkway, Saturn Parkway, Fernandina Road, Parkridge Drive, Lake Murray Boulevard, Kinley Road, and Woodcross Drive, Lexington County TMS#s: 001939-01-001 through -006, -008, -010 through -013, 001941-01-001 through -012, -014 through -018, 001999-02-057, -072, -075, -077, -078, 002763-01-001 through -006, -012 through -015, -017 through -019, 002797-01-005, 025, -029, -030, -032, -033, -035 through -037, -042 through -044, -047, 002898-01-010, -013, -015, -016, -018 through -020, -023 through -025, -027 through -029, -031, -033 through -035, -037, -038, 002898-03-013, -019, -026, -028 Richland County TMS#s: 03914-06-01 through -07, 04904-01-02 through -06, 04904-02-01, 04907-01-15 through -17, 04907-02-01 and -02, 04908-01-03, -15, -16, 04908-02-02, 04908-03-01 through -04, 04910-02-01, 04911-06-01, 04911-06-04, 04915-08-01, 05000-03-02, 05000-04-49, -51, -59, -71, -72, 05000-07-01- through -03, 05000-07-05, 05001-01-05 through -13, 05001-02-01, -04, 05001-03-02, 05002-01-04A, -04B, -05, -06, 05002-02-01 through -03, 05005-01-04, 06200-01-01, 06200-01-18, 06200-01-22, 06200-01-25

Council District: 1

Plan Number: ZMA-2026-0008

Proposal: Request a Major Amendment to a Planned Development District (PD).

Applicant: Raymond Cloutier, Harbison Community Association, Inc.

Staff Recommendation: Approval

PC Recommendation: 07/09/2026; Recommended Approval (8-0)

Ordinances - First Reading

18. Ordinance No.: 2026-077 - An ordinance to establish a temporary moratorium on residential intensification of two-, three-, and four-family dwellings, on the expansion of vehicular use area, and on the conversion or demolition-replacement of single-family detached dwellings within the neighborhood areas depicted in Exhibit A, pending consideration of amendments to the Unified Development Ordinance; to provide for findings, exemptions, a sunset date, and severability; and for other purposes

19. Ordinance No.: 2026-078 - Removing certain County-owned real property located at 120 Clemson Road, Richland County TMS # R25608-01-38, from the corporate limits of the City of Columbia, South Carolina, pursuant to S.C. Code Ann. § 5-3-285, and directing conforming revisions to the Official Zoning Map and Columbia Compass: Envision 2036

20. Ordinance No.: 2026-065 - Granting an encroachment to Lady Street Associates for the use of the right of way areas of the 1200 block of Marion Street and the 1300 block of Gervais Street for the installation and maintenance of sidewalks and irrigation adjacent to 1331 Gervais Street, Richland County TMS# 11401-03-03 and 11401-03-07

21. Ordinance No.: 2026-068 - Granting an encroachment to 836 Catawba LLC for the use of the right of way area of the 800 block of Catawba Street for the installation and maintenance of sidewalks adjacent to 836 Catawba Street, Richland County TMS# 08913-06-01

22. Ordinance No.: 2026-075 - Approval for Granting an Easement to Dominion Energy South Carolina, Inc. for the new Olympia Fire Station on Bluff Road; Richland County TMS#11204-02-06 and TMS#11204-02-34; CF#DPI-2025-06-0028

23. Ordinance No.: 2026-076 - Authorizing the City Manager to execute an Office Lease Agreement between the City of Columbia and Huitzi The Bus Coffee Shop for office space located at 1401 Main Street

Resolutions

24. Resolution No.: R-2026-056 - Authorizing the City Manager to execute a Memorandum of Understanding between the City of Columbia and the Fifth Circuit Public Defender

Event Resolution Items

25. Resolution No.: R-2026-052 - Authorizing consumption of beer, wine, and liquor at the Three Rivers Bridge Dinner at the Gervais Street Bridge on Sunday, October 25, 2026 with a rain contingency date of Sunday, November 1, 2026

26. Resolution No.: R-2026-054 - Authorizing consumption of beer and wine only within Boyd Plaza adjacent to the Columbia Museum of Art for Arts and Draughts on Friday, October 23, 2026

27. Resolution No.: R-2026-055 - Authorizing consumption of beer, wine, and liquor at JerryFest at the Five Points Fountain on Sunday, October 4, 2026

28. Resolution No.: R-2026-057 - Authorizing consumption of beer and wine only at NEON Joy in Five Points on 747 Saluda Avenue, the perimeter around the Fountain Plaza and 727 Harden Street Parking Lot on Friday, November 20, 2026

City Council Committee Reports, Referrals and New Business

Executive Session

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

    - *Chapter 12, Article II of the City of Columbia Code of Ordinances*

Public Input

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

Adjournment

Meeting Date: **August 18, 2026**

Department:

From:

Council is asked to approve the August 4, 2026 Work Session and Regular Meeting Minutes.

Background Summary:

Attachments:

1. August 4, 2026 Work Session Minutes
2. August 4, 2026 Regular Meeting Minutes

Columbia City Council Work Session Minutes
Tuesday, August 4, 2026

Call to Order

The Columbia City Council conducted a Work Session on Tuesday, August 4, 2026 at City Hall (Mayor's Conference Room), 1737 Main Street, Columbia, South Carolina 29201. The Honorable Daniel J. Rickenmann, Mayor called the meeting to order at 1:05 p.m. and the following members were present: The Honorable Edward H. McDowell, Jr., The Honorable Will Brennan, The Honorable Tina N. Herbert, Mayor Pro-Tempore, The Honorable Peter M. Brown, The Honorable Tyler D. Bailey, and The Honorable Sam P. Johnson. Also present were Ms. Teresa Wilson, City Manager and Ms. Erika D. Moore Hammond, City Clerk. This meeting was advertised in accordance with the South Carolina Freedom of Information Act.

Invocation

The Honorable Edward H. McDowell, Jr. offered the invocation.

Adoption of the Agenda

Upon a motion made by Mr. Johnson and seconded by Mr. Bailey, Council voted unanimously to adopt the agenda as presented.

City Council Discussion

1. Main Street District Lighting Project — Mr. Matt Kennell, President & CEO / Main Street District

Mr. Matt Kennel, President and CEO/ Main Street District shared an update on the Main Street Lighting project. He highlighted support from City Council and the Darnall W. and Susan F. Boyd Foundation, Inc. He explained that engineers determined that the structural differences between the 1200 to 1500 block of Main Street and the 1600 block made the original lighting plan unfeasible. While the initial concept received public support, maintenance has been challenging. He presented a revised solution that focuses on the district's landscaping and historic architecture, with Phase 1 aimed at illuminating the canopy. Over the past several months, collaboration with the Boyd Foundation, Public Works Department, and a quality lighting vendor has led to a design that highlights the signature hardwood trees while enhancing the nighttime experience. He noted that team members have conducted hands-on evaluations, often visiting the area around 10:00 p.m. to assess the lighting.

2. Columbia Traffic Signal Analysis — Ms. Lori Campbell, District Traffic Engineer / SCDOT

Ms. Lori Campbell, District Traffic Engineer/ SCDOT described the need for a project to adjust the traffic signals in the Columbia area, which has not been done in the past 25 years. The old signal settings have made it difficult to update the system and add features

like green arrow signals. The goals of this new project are to improve pedestrian safety and make the necessary upgrades. An inventory was done on 140 traffic signals, with a specific focus on 36 intersections that are low-volume roadways. The project will also include intentional pauses in the timing to help reduce speeds. The area affected will be around Huger Street, Elmwood Avenue, Harden Street, and Blossom Street. Through this inventory, cost estimates for the project have been developed, and there will be a separate budget for enhancements. Within the findings, it was determined that most of the intersections did not meet the warrant for signalization.

There was discussion about the definition of "running free"; car detection at intersections; coordination of intersections; interaction with city staff for pedestrian priority areas; painting streets with reflective surface painting; detailing the signal removal process; intentional timing of lights close in proximity to each other; operational implications for four-lane streets; considerations of pedestrian upgrades within budget initiatives; battery backups; construction of crosswalk on Elmwood; and the lack of lighting off the highway leading to Elmwood.

Mr. Robert Anderson, Director of Public Works suggested convening a meeting with relevant departments including Public Works, Police, Fire, and Planning to review the 36 signals, as well as others owned by the city. He recommended evaluating which signals might be removed, which should receive pedestrian upgrades, and considering bike lane improvements. The results of this meeting would be brought back for committee discussion, taking into account funding limitations and a phased approach to implementation.

3. City of Columbia Artificial Intelligence Initiatives — Ms. Sylvia White, Chief Information Officer

Ms. Sylvia White, Chief Information Officer provided an update on the current initiatives involving artificial intelligence (AI) within the municipality. She outlined the definition of AI as technology that performs tasks usually requiring human intelligence, such as reasoning, problem-solving, and content creation. She highlighted examples of narrow AI, generative AI, and predictive AI. She emphasized that these technologies are intended to enhance, rather than replace, human roles. She explained the development of an acceptable use policy for AI, which will be incorporated into the Employee Handbook and will undergo future refinements. She reported that the Code Enforcement Department has established its own focused policy for personnel. She also discussed potential use cases for AI across departments, including Code Enforcement, Engineering, and Water Customer Service.

There was discussion about human oversight for use within Code Enforcement; image storage; software already in use; timeline for evaluating the effectiveness of programs in the pilot stage; data showing impact and the return on investment so far; and safeguards for procurement contracts.

Executive Session

Upon a motion made by Ms. Herbert and seconded by Mr. Brown, Council voted unanimously to enter into Executive Session at 2:36 p.m. for the discussion of **Items 4** through **6**.

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

- *CRC 911 Communications Agreement*

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

    - *Residential intensification within the Historic Preservation Overlay District*
    - *120 Clemson Road*
    - *Vista Business Improvement District*
    - *Relocation of Municipal Court*

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

    - *Russell Burgess v. City of Columbia*

Adjournment

The meeting was adjourned at 4:00 p.m.

Respectfully Submitted:

Erika D. Moore Hammond, MMC, CPM
City Clerk

Columbia City Council Meeting Minutes
Tuesday, August 4, 2026

Call to Order

The Columbia City Council conducted a Regular Meeting on Tuesday, August 4, 2026 at City Hall (Council Chambers), 1737 Main Street, Columbia, South Carolina 29201. The Honorable Daniel J. Rickenmann, Mayor called the meeting to order at 4:14 p.m. and the following members were present: The Honorable Edward H. McDowell, Jr., The Honorable Will Brennan, The Honorable Tina N. Herbert, Mayor Pro-Tempore, The Honorable Peter M. Brown, The Honorable Tyler D. Bailey, and The Honorable Sam P. Johnson. Also present were Ms. Teresa Wilson, City Manager and Ms. Erika D. Moore Hammond, City Clerk. This meeting was advertised in accordance with the South Carolina Freedom of Information Act.

Invocation

The Honorable Edward H. McDowell, Jr. offered the invocation and extended well-wishes to Ms. Wilson's father, who recently underwent a medical procedure. He also expressed his sympathy and offered prayers for Ms. Wilson following the recent passing of her fiancé's mother.

Pledge of Allegiance

Adoption of the Agenda

Mayor Rickenmann shared that **Item 21** (Amendment to the Unified Development Ordinance for Reestablishment of Nonconforming Non-Depository Personal Credit Union Instiutions) will be deferred to the September 1, 2026 Regular Meeting.

Upon a motion made by Mr. McDowell and seconded by Mr. Johnson, Council voted unanimously to approve the adoption of the agenda, subject to the deferral of **Item 20** (Annexation, Future Land Use Map Amendment, and Zoning Map Amendment for 7601, E/S and W/S Wilson Boulevard) and **Item 21** (Amendment to the Unified Development Ordinance for Reestablishment of Nonconforming Non-Depository Personal Credit Union Instiutions).

Public Input

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

Ms. Kameisha Heppard, LMSW, Director of Homeless Services introduced Mr. Bryan Farrington, Salvation Army Area Commander.

Mr. Bryan Farrington, Salvation Army Area Commander expressed his excitement about

being in Columbia and conveyed his intention to serve as a good partner to the City in bringing its vision to fruition.

Approval of Minutes

1. Council is asked to approve the July 21, 2026 Budget Workshop and Regular Meeting Minutes.

Upon a motion made by Mr. Johnson and seconded by Mr. McDowell, Council voted unanimously to approve the July 21, 2026 Budget Workshop and Regular Meeting Minutes.

Presentations

2. National Health Center Week Proclamation — The Honorable Daniel J. Rickenmann, Mayor

Mayor Rickenmann and Columbia City Council proclaimed August 2–8, 2026 as National Health Center Week in the City of Columbia.

Dr. John S. Pearson, Jr., President & CEO of Eau Claire Cooperative Health expressed gratitude to the Mayor and City Council for their ongoing support. He highlighted the impactful work being carried out within the community and noted the presence of 22 federally qualified health centers in South Carolina, as well as 1,400 health centers nationwide.

Consent Agenda Items 3 through 18

Upon a single motion made by Mr. McDowell and seconded by Mr. Bailey, Council voted unanimously to approve **Consent Agenda Items 3** through **18**.

3. Council is asked to authorize the City Manager to Purchase T2 Flex Subscriptions for Parking Enforcement and Retrieval of Vehicle Registration (RoVR) Systems, as requested by the Parking Services Department on July 6, 2026. Award to T2 Systems, Inc., in the amount of $88,568.39. This vendor is located in Indianapolis, IN.

   Funding Source: Parking Operations - Professional Services (5312413-636600). The original budget amount is $88,568.39.

4. Council is asked to authorize the City Manager to Purchase a Motorola Flash Mobile Software Upgrade for Portable Radios, as requested by the Columbia Police Department on May 15, 2026. Award to Motorola Solutions, Inc., using the South Carolina State Contract in the amount of $165,745.44. This vendor is located in Chicago, IL.

   Funding Source: Police Administrative Services - Radio Equipment (1012402-627800). The original budget amount is $165,745.44.

5. Council is asked to authorize the City Manager to approve Fiscal Year 2026/2027 Citywide Multifunctional Copier Renewal Services, as requested by the Procurement and Contracts Department on June 30, 2026. Award to Ricoh USA, Inc., using the South Carolina State Contract in the amount of $398,674.44 for year four (4) of the five-year contract term. This vendor is located in Columbia, SC.

Funding Source: Copying - Copier and Supplies (6208951-627200). The original budget amount is $398,674.44.

6. Council is asked to authorize the City Manager to approve a Fiscal Year 2026/2027 Contract for Operations of the Recovery Community Center at Hope Plaza, as requested by the Homeless Services Department on July 1, 2026. Award to Christ Central in an amount not to exceed $63,000.00. This vendor is located in Columbia, SC.

   Funding Source: State of South Carolina Grant Control - South Carolina Opioid Recovery Funds (SCORF) Homeless Services — Special Contracts (SCORF126HS-638300). The original budget amount is $63,000.00.

7. Council is asked to authorize the City Manager to approve a Fiscal Year 2026/2027 Contract for Behavorial Health, Recovery and Clinical Support Services at Rapid Shelter Columbia and the Recovery Community Center, as requested by the Homeless Services Department on July 1, 2026. Award to Innovation Solutions Counseling Center in an amount not to exceed $490,875.00. This vendor is located in Columbia, SC.

   Funding Source: State of South Carolina Grant Control - South Carolina Opioid Recovery Funds (SCORF) Homeless Services — Special Contracts - (SCORF126HS-638300). The original budget amount is $490,875.00.

8. Council is asked to authorize the City Manager to enter into a new Construction Contract for Project WM4896; 6-Inch Ductile Iron Pipe Water Main Extension along the 100 block of 116 Gordon Drive, as requested by Columbia Water on July 2, 2026. Award to Lake Murray Utility Company, Inc., in an amount not to exceed $98,298.90, which includes contingency. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date seventy-five (75) days from commencement. This contractor is located in Prosperity, SC.

   Funding Source: Water and Sewer Capital Projects — Gordon Drive Water Main Extension—Capital Project Costs (5529999-WM489601-658650). The original budget amount is $98,298.90.

   This is a Mentor Protégé Program project. Lake Murray Utility, Inc., is the mentor and will provide project oversight and construction administration services at 65.00% ($53,245.23) of the total contract amount.

   J.W. Brown Construction, LLC, located in Prosperity, SC, is the protégé and will provide water main installation services at 20.00% ($16,383.15) of the total contract amount.

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

   Staline Waterworks, Inc., located in Columbia, SC, will provide pipe and supply materials at 10.00% ($8,191.58) of the total contract amount.

   Reeves Construction, located in Duncan, SC, will provide asphalt materials at 5.00% ($4,095.79) of the total contract amount.

9. Council is asked to authorize the City Manager to enter into Contract Amendment #2 for Project SS7648; Capacity Assurance Program Hydraulic Modeling Professional Services, as requested by Columbia Water on July 15, 2026. Award to Hazen and Sawyer, in an amount not to exceed $100,000.00. The current term of the contract ends on September 23, 2026 and this amendment extends the contract to September 23, 2027. This firm is located in Columbia, SC.

   Funding Source: Engineering Wastewater Systems Improvement - Special Contracts Water/Sewer and Stormwater (5516221-638305). The current budget amount is $450,000.00. The budget amount for this amendment is $100,000.00. The revised budget amount is $550,000.00.

10. Council is asked to authorize the City Manager to enter into Contract Amendment #7 for Project SS7568; Saluda River Force Main Extension, as requested by Columbia Water on June 15, 2026. Award to Stantec Consulting Services, Inc., in an amount not to exceed $125,800.00. The current term of the contract ends on June 30, 2028. This firm is located in Columbia, SC.

    Funding Source: Water & Sewer Capital Projects - Saluda River Force Main Extension - Capital Project Costs (5529999-658650). The current budget amount is $2,163,457.00. The budget amount for this amendment is $125,800.00. The revised budget amount is $2,289,257.00.

    This is a Mentor Protégé Program project. Stantec Consulting Services, Inc. is the mentor and will provide design and permitting services at 49.84% ($62,700.00) of the amendment amount.

    Chao and Associates, Inc., a Minority Business Enterprise, located in Columbia, SC, is the protégé and will provide survey and geotechnical services at 24.40% ($30,700.00) of the amendment amount.

    The following subcontractor will provide additional services:

    New South Associates, Inc. located in Stone Mountain, GA, will provide archaeological and cultural resource services at 25.76% ($32,400.00)

11. Council is asked to authorize the City Manager to enter into a new Construction Contract for Project SD8478; North Tanglewood Stormwater Infrastructure Improvements, as requested by Columbia Water on April 20, 2026. Award to McClam and Associates, Inc., in an amount not to exceed $2,052,319.20, which includes contingency. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date one hundred sixty (160) days from commencement. This contractor is located in Little Mountain, SC.

    Funding Source: Storm Water Improvement Capital Project Control - North Tanglewood Storm Drainage Improvements - Capital Project Costs (5549999-SD847801-658650). The original budget amount is $2,052.319.20.

    This is a Columbia Disadvantaged Business Enterprise (CDBE) program project with an 8% CDBE goal. The CDBE goal was exceeded at 10%. McClam and Associates, Inc. is the prime and will provide general contractor and utility services at 54.16% ($926,294.67) of the total contract amount.

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

Nu-Pipe, LLC, located in Boca Raton, FL, will provide cured-in-place pipe geopolymer services at 35.84% ($613,018.33) of the total contract amount.

Smoak Construction, LLC, a Minority Business Enterprise (W) and a Columbia Disadvantaged Business Enterprise (CDBE) located in Little Mountain, SC, will provide restoration services at 8.71% ($148,978.00) of the total contract amount.

R&G Construction, LLC, a Minority Business Enterprise and a Columbia Disadvantaged Business Enterprise (CDBE) located in Columbia, SC, will provide concrete installation services at 0.44% ($7,475.00) of the total contract amount.

DNR Construction, LLC, a Minority Business Enterprise (W) and a Columbia Disadvantaged Business Enterprise (CDBE) located in Lexington, SC, will provide asphalt materials at 0.85% ($14,500.00) of the total contract amount.

12. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 2423 and 2425 Kent Street, TMS# 11504-30-32 (portion) and 11504-30-31 (portion)

Ordinance No.: 2026-058 - Annexing 2423 and 2425 Kent Street, Richland County TMS# 11504-30-32 (portion) and 11504-30- 31 (portion) into the City of Columbia, South Carolina, and incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map

Council District: 2

Plan Number: ANNEX-2026-0008

Proposal: Request to annex the properties and assign the land use classification of Urban Core Residential Small Lot (UCR-1) and assign the zoning of Mixed Use District (MU-2) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned General Commercial (GC) by Richland County.

Applicant: William Felder

Staff Recommendation: Approval

PC Recommendation: 06/11/2026; Approval (7-0)

First reading approval was given on July 21, 2026.

13. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 3801 and 3719 Old Leesburg Road, TMS# 22105-03-04 and 22105-03-03

Ordinance No.: 2026-055 - Annexing 3801 and 3719 Old Leesburg Road, Richland County TMS# 22105-03-04 and 22105-03-03 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map

Council District: 4

Plan Number: ANNEX-2026-0009

Proposal: Request to annex the properties and assign the land use classification of Urban Edge Community Activity Center (UEAC - 1), and assign the zoning of General Commercial District (GC) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned Residential 4 (R4) by Richland County.

Applicant: Hunt Sons Properties LLC / Walt Whisenhunt, Hunt Brothers Landscaping

Staff Recommendation: Approval

PC Recommendation: 06/11/2026; Approval (7-0)

First reading approval was given on July 21, 2026.

14. ZONING MAP AMENDMENT for 705 Saluda Avenue TMS# 11308-06-09 and 11308-06-13

Ordinance No.: 2026-060 - Amending the Official Zoning Map to modify the zoning for 705 Saluda Avenue, Richland County TMS# 11308-06-09 and 11308-06-13

First reading approval was given on July 21, 2026.

Council District: 3

Proposal: Request to rezone the properties from Community Activity Center/Corridor District in the Five Points Design Overlay District (CAC, OV-5P) to Community Activity Center/Corridor District (CAC); removing the overlay district.

Applicant: Will Brennan, City Councilman

Staff Recommendation: Council Member Sponsored

PC Recommendation: 6/11/2026; Rec. Approval (7-0)

First reading approval was given on July 21, 2026.

15. Ordinance No.: 2026-053 — Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 4, Animals

Endorsed by the Health, Social and Environmental Affairs Committee on March 24, 2026.

First reading approval was given on July 21, 2026.

16. Ordinance No.: 2026-050 - Granting an encroachment to Local Columbia Senate, LLC for the use of the right of way areas of the 900 block of Senate Street and the 1100 block of Park Street for the installation and maintenance of sidewalks, benches, bike racks, trash receptacles, doors, an at-grade water meter vault,

landscaping and irrigation adjacent to 931 Senate Street, Richland County TMS# 08916-02-09

First reading approval was given on July 21, 2026.

17. Ordinance No.: 2026-051 - Approval for Granting an Easement to the University of South Carolina along a portion of City-Owned Property identified as Page Ellington Park in the BullStreet District; Richland County TMS#11501-01-14 for Installation of Fiber Optic Cable to Serve the University of South Carolina School of Medicine; CF#DPI-2024-12-0068

    First reading approval was given on July 21, 2026.

18. Ordinance No.: 2026-052 - Granting an encroachment to Devine and Heidt LLC for the use of the right of way areas of the 600 block of Heidt Street and the 2300 block of Devine Street for the installation and maintenance of sidewalks, landscaping and irrigation adjacent to 2300 Devine Street, Richland County TMS# 11312-05-01, 11312-05-02, 11312-05-03, 11312-05-04 and 11312-05-21

    First reading approval was given on July 21, 2026.

Zoning / Planning Matters - Second Reading

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

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

    Council District: 3

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

    Applicant: Ashok Kumar, Kumar Construction

    Staff Recommendation: Approval

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

    First reading approval was given on May 19, 2026.

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

Zoning / Planning Matters - First Reading

20. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 7601, E/S and W/S Wilson Boulevard, TMS# 14303-01-18, 14303-

01-19 and 14303-01-21

Ordinance No.: 2026-057 - Annexing 7601, E/S and W/S Wilson Boulevard, Richland County TMS# 14303-01-18, 14303-01-19 and 14303-01-21 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map

Council District: 1

Plan Number: ANNEX-2026-0010

Proposal: Request to annex the properties and assign the land use classification of Community Activity Corridor (AC-2) and Urban Edge Residential Large Lot (UER-2) and assign the zoning of Light Industrial District (LI) and Residential Single Family - Medium Lot District (RSF-2) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned General Commercial (GC) by Richland County.

Applicant: Jaisy and Sahil XII LLC

Staff Recommendations: Denial of the proposed Light Industrial District (LI) zoning designation and approval of the proposed land use classifications and Residential Single Family – Medium Lot District (RSF-2) zoning designation.

PC Recommendation: 06/11/2026; (6-1) Approval of the proposed Future Land Use classifications and Zoning Districts for this pending annexation.

The public hearing was held on July 21, 2026.

This item was deferred.

21. AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE for Reestablishment of Nonconforming Non-Depository Personal Credit Institutions

Ordinance No.: 2026-039 — Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17, Article 7: Nonconformities, Sec. 17-7.2. Nonconforming Uses

Proposal: Request recommendation to amend the Unified Development Ordinance, Chapter 17 - Article 7: Nonconformities, Sec. 17-7.2. Nonconforming Uses, to allow the re-establishment of nonconforming non-depository personal credit institutions on the same parcel, subject to conditions.

Applicant: Daniel J. Rickenmann, Mayor

Staff Recommendation: Council Sponsored

PC Recommendation: 6/11/2026; Recommend Denial (7-0)

The public hearing was held on July 21, 2026.

This item was deferred.

Ordinances - First Reading

22. Ordinance No.: 2026-066 - Authorizing the City Manager to execute a Contract of Sale between Stephanie Weeks and City of Columbia, South Carolina for the sale of 5220 Randall Avenue, Columbia, SC 29203, Richland County TMS # 11705-15-02

Ms. Teresa Wilson, City Manager relayed the excitement surrounding the redevelopment of city-owned lots for housing within the community. She expressed appreciation to all council members who have supported the efforts leading to the first two anticipated closings, with hopes of many more to follow.

Mayor Rickenmann shared that the city is constructing homes on its lots in partnership with community organizations to provide affordable housing. He noted the focus on all-brick homes across 53 lots, aimed at offering first-time homebuyers a chance to live in the city core. He also highlighted the addition of amenities like Randall Avenue Park.

Ms. Ashley Jenkins, MPA, Special Projects Coordinator shared that these opportunities for homeownership are for two City of Columbia employees and both will reside in District 1.

Upon a motion made by Ms. Herbert and seconded by Mr. Johnson, Council voted unanimously to give first reading approval to Ordinance No.: 2026-066 — Authorizing the City Manager to execute a Contract of Sale between Stephanie Weeks and City of Columbia, South Carolina for the sale of 5220 Randall Avenue, Columbia, SC 29203, Richland County TMS # 11705-15-02.

23. Ordinance No.: 2026-067 - Authorizing the City Manager to execute a Contract of Sale between Tracy C. Chatman and City of Columbia, South Carolina for the sale of 5225 Spalding Avenue, Columbia, SC 29203, Richland County TMS # 11701-04-12

Upon a motion made by Ms. Herbert and seconded by Mr. Bailey, Council voted unanimously to give first reading approval to Ordinance No.: 2026-067 — Authorizing the City Manager to execute a Contract of Sale between Tracy C. Chatman and City of Columbia, South Carolina for the sale of 5225 Spalding Avenue, Columbia, SC 29203, Richland County TMS # 11701-04-12.

Appeal Hearing

24. Objections to the Vista Business Improvement District Assessment

Mayor Rickenmann explained that City Council will be hearing the appeals regarding the Notice of Assessment for the Vista Business Improvement District (BID). These appeals were submitted in writing to the City Clerk between June 27 and July 27, 2026, in accordance with S.C. Code 5-37-120 & 130. City Council will proceed to vote on the appeals, determining whether to confirm the assessments with or without necessary modifications after considering the submissions from property owners at the specified locations.

Council opened the appeal hearing at 4:33 p.m.

Ms. Dana Thye, Deputy City Attorney reported that several owner-occupied properties are exempt and that is already reflected in the Assessment Roll, including 1220 Pulaski Street,

530 Lady Street, 1320 Pulaski Street, and 900 Taylor Street, Apartment 200. She summarized objection letters submitted by commercial property owners such as Vista Commons, Arnold Companies, Smith Rubber Stamps, Charles Brooks Trust, Vista 4976 LLC, and Tamsberg Properties. She explained that the objections focused on concerns about the BID assessment process, duplication of services, or requests to pause or reconsider the BID rather than disputing the assessed value itself. She noted that the BID ordinance has already been adopted and that one correction was made for Tamsberg Properties to remove unintended frontage on Pulaski Street. This resulted in a revised assessment of $5,353.54.

Councilor Johnson asked about the publication process, the ordinance readings, and outreach to the Vista community.

Ms. Dana Thye, Deputy City Attorney explained that the BID process began with a Resolution of Intent on March 17, 2026 followed by two published public-hearing notices and a public hearing on April 14, 2026 with the first reading on April 21, 2026 and second reading on June 9, 2026 after a boundary adjustment was made. She noted that the Assessment Roll was prepared, mailed, and filed with the City Clerk on June 17, 2026 and that property owners were given 30 days, from June 27 to July 27, 2026 to submit written objections.This is the fifth time that this matter has been before City Council and none of the individuals who objected attended the public hearing.

Mr. Scott Garvin, President / Garvin Design Group outlined the Vista Property Owners Association's multi-year outreach and planning process for the BID, noting broad early support, extensive communication with property owners, and coordination with City staff and consultants. He stated that the BID model was patterned after Main Street and refined through public feedback, including changes to taxable value calculations and boundary adjustments. He emphasized that the process has been transparent and responsive.

Councilor Brennan asked what services the Vista property owners will have once this is put in place.

Mr. Scott Garvin, President / Garvin Design Group highlighted the primary service of the Block by Block ambassadors in the Vista area. He emphasized their role in maintaining a clean and safe environment. He noted that the organization also focuses on marketing, economic development, and supporting retailers, as well as attracting new businesses. As a property owner on Main Street, he provided personal testimony regarding the positive impact of these services on tenants and property owners in the area.

Mr. Milan Patel, representing Homewood Suites and True by Hilton at 400 Gervais Street, raised concerns about the BID assessment, which he emphasized is not a property tax but an obligation that should be shared by all. He stated the assessment exceeds $30,000 and could reduce his property value by $500,000. He also questioned the exemption of properties like the University of South Carolina.

Councilor Herbert asked Mr. Patel if he received the assessment when it was mailed out.

Mr. Milan Patel said yes.

Councilor Herbert asked do you have a suggested number that would be tenable for you.

Mr. Milan Patel said he is unsure since he already faces a substantial property tax bill and additional personal property taxes. He expressed uncertainty about the potential

assessment impact. While he supports initiatives that promote growth and job creation in Columbia, he criticized the process by which the BID was established. He questioned why property owners are not held responsible for cleaning the sidewalks surrounding their properties.

Mayor Rickenmann said property owners are responsible for their cleanup, but they aren't doing it.

Mr. Milan Patel said that is an enforcement issue.

Mayor Rickenmann reported that the City has reached out to the University of South Carolina for a donation to the BID. He emphasized the positive impact of the BID and encouraged continued dialogue on its value. The City invests approximately $70,000 to $100,000 annually into the BID and views itself as a partner in its efforts. He expressed optimism about the BID's future benefits and suggested further discussions to enhance its value.

Mr. Milan Patel highlighted the high tax base in Columbia and Richland County as a challenge for development.

Councilor Johnson noted that this discussion has been revisited several times since the creation of the Main Street BID 25 years ago. He emphasized the need for continued dialogue and determining a threshold to advance these conversations and achieve progress.

Council closed the appeal hearing at 5:03 p.m.

Upon a motion made by Mr. Johnson and seconded by Mr. Bailey, Council voted unanimously to consider the objections and affirm the original Vista Business Improvement District Assessment. Mr. Brown abstained from voting due to a conflict of interest.

Resolutions

25. Resolution No.: R-2026-046 - Approving Assessment Roll for Vista Business Improvement District

Upon a motion made by Mr. Brennan and seconded by Mr. Johnson, Council voted unanimously to approve Resolution No.: R-2026-046 - Approving Assessment Roll for Vista Business Improvement District. Mr. Brown abstained from voting due to a conflict of interest.

Appointments

26. Richland Lexington Airport District Commission

Upon a motion made by Mr. Bailey and seconded by Mr. Johnson, Council voted unanimously to appoint Mr. Curtis Dayson to the Richland Lexington Airport District Commission for a four-year term.

City Council Committee Reports, Referrals and New Business

Public Input

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

Ms. Carmen Pendergrass expressed concern about the dilapidated conditions of the Transitions Women's Emergency Shelter and urged improvements to support unhoused residents.

Mr. Tyson Brown, Executive Director of Project OneWay invited City Council to the Emerging Leaders Forum, a community event focused on wealth, access, and opportunity made possible through Project One Way's partnership with the Office of Business Opportunities.

Mr. Brian Dixon expressed concerns that community needs are not being fully addressed. He urged City Council to focus more on direct support for residents rather than on businesses and formal processes.

Ms. Kay Moore expressed concerns about Consent Agenda **Item 6** (Fiscal Year 2026/2027 Contract for Operations of the Recovery Community Center at Hope Plaza) and **Item 7** (Fiscal Year 2026/2027 Contract for Behavorial Health, Recovery and Clinical Support Services at Rapid Shelter Columbia and the Recovery Community Center).

Adjournment

The meeting was adjourned at 5:25 p.m.

Respectfully Submitted:

Erika D. Moore Hammond, MMC, CPM
City Clerk

Meeting Date: **August 18, 2026**

Department: **Finance**

From:

American Heart Association Check Presentation - Ms. Teresa Wilson, City Manager

Background Summary:

Attachments:
None

Meeting Date: **August 18, 2026**

Department: **City Clerk's Office**

From:

Black Expo Update — Mr. Darrin Thomas, President / Thomas Media Group

Background Summary:

Attachments:

1. Black Expo Impact Report for City Council Meeting

2026 CITY OF COLUMBIA

IMPACT REPORT













OVERVIEW

The 2026 Columbia Black Expo Weekend as held May 14–16, 2026 in Columbia, South Carolina. The multi-day event was designed to celebrate culture, elevate minority-owned businesses, increase tourism activity, and create measurable economic and community impact throughout the City of Columbia .

- May 14 – Black Owned Wine + Spirits Kickoff at the SC State Museum
  453 attendees
- May 15 – Taste of Black Columbia at the Columbia Museum of Art:
  913 attendees

May 16, 2026 – Columbia Black Expo at the South Carolina State Fairgrounds:



HEALTH IMPACT

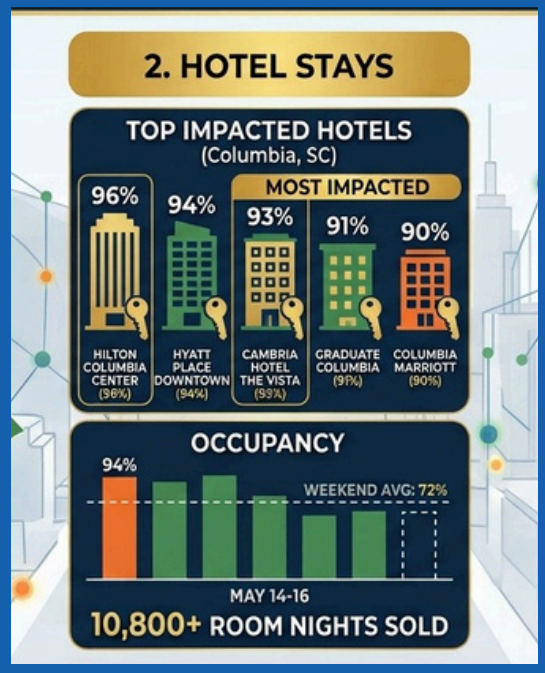


ECONOMIC IMPACT

This specific infographicwas built using a SimulatedEconometric Model (May 14-16 2026).

1. TOURISM IMPACT





3. SPENDING WITH MINORITY BUSINESSES



Meeting Date:	**August 18, 2026**
Department:	**Procurement and Contracts**
From:	**Shannon Lizewski, Director**

Council is asked to authorize the City Manager to approve the Fiscal Year 2026/2027 Cisco Con-SmartNet Software Services renewal, as requested by the Information Technology Department on July 9, 2026. Award to Presidio Networked Solutions, using the South Carolina State Contract in the amount of $88,337.80. This vendor is located in Atlanta, GA.

Funding Source: Information Technology - Maintenance and Service Contract (1011120-638200). The original budget amount is $88,337.80.

Background Summary: South Carolina State Contract #4400027300
Sec 2-204. (9) of the City Ordinance. Competitive sealed bidding required; exceptions allow the City to purchase goods and services without competitive sealed bidding when purchasing through state contracts.

Attachments:
1. Council Memo
2. Quote
3. State Contract Information

COLA
Information Technology/GIS

To: Honorable Daniel J. Rickenmann, Mayor & Members of City Council
Ms. Teresa Wilson, City Manager

From: Shannon Lizewski, Director of Procurement & Contracts

Subject: Renewal of Cisco Con-Smartnet

Date: August 18, 2026

BACKGROUND:
Renewing the Cisco SmartNet Total Care (SmartNet) maintenance agreement is essential for sustaining the reliability, security, and efficiency of our network infrastructure. This proactive support service ensures minimal downtime, access to critical updates, and expert assistance, thereby safeguarding our business operations.

DISCUSSION:
Key Benefits include:
24/7 Expert Technical Support:
SmartNet provides around-the-clock access to Cisco's Technical Assistance Center (TAC), staffed by certified experts who can promptly address and resolve network issues.
Rapid Hardware Replacement:
In the event of hardware failure, SmartNet offers expedited replacement options, including 2-hour, 4-hour, or next-business-day delivery, depending on the selected service level. This minimizes operational disruptions and maintains service continuity.
Access to Software Updates and Security Patches:
Subscribers receive timely operating system updates and security patches, ensuring that network devices remain protected against vulnerabilities and compliant with industry standards.
Enhanced Operational Efficiency:
SmartNet includes smart capabilities that provide actionable insights into our network assets, facilitating proactive maintenance and efficient incident management.
Risk Mitigation and Business Continuity:

By ensuring rapid issue resolution and system recovery, SmartNet reduces the risk of prolonged outages that could impact productivity and revenue.

BUDGETARY CONTEXT:
The cost of the renewal is included in the 2026-2027 budget.

Sylvia White 7/9/2026

Sylvia White Date

PRESIDIO

QUOTE: 2001726075264-01

DATE: 07/27/2026

PAGE: 1 of 1

TO:

City of Columbia, SC
Chris Maron
1401 Main Street
Columbia, SC 29201

christopher.maron@columbiasc.gov
(p) 803.737.4221
(f) 803.737.4228

FROM:

Presidio Networked Solutions LLC
Dawn Nollette
5444 Wade Park Boulevard
Suite 150
Raleigh, NC 27607

dnollette@presidio.com
(p) +1.713.795.2028

Customer#: CITYO418

Contract Vehicle: South Carolina Cisco Hardware and Software Products and Services 4400027300

Account Manager: Mike Whitehurst

Inside Sales Rep: Dawn Nollette

Title: City of Columbia SC - Smartnet Renewal 2026

#	Part #	Description	Unit Price	Qty	Ext Price
1	CON-SMARTNET RENEWAL	CON-SMARTNET RENEWAL	$81,794.26	1	$81,794.26
		Start Date: 09/01/2026			
		End Date: 08/31/2027			
		Comments: 232340589			

Sub Total:	**$81,794.26**
Grand Total:	**$81,794.26**

TERMS AND CONDITIONS OF 4400027300 SHALL GOVERN THIS QUOTE

No signed quote. PO required.

2022.03.16

Contract Search

Help

4400027300 Search Clear

Show current active contracts only: ☑ Show statewide contracts only: ☑ Show minority businesses only: ☐

One Contract found.

Contract #	Bid Inv. #	Bid Invitation	Vendor Number	Vendor Name	Minority Status	Validity Start	Validity End
4400027300	5400021841	STC-CISCO HARDWARE & SOFTWARE PRODUCTS	7000175727	PRESIDIO NETWORKED SOLUTIONS LLC		10/26/2021	10/19/2026

Meeting Date:	**August 18, 2026**
Department:	**Procurement and Contracts**
From:	**Shannon Lizewski, Director**

Council is asked to authorize the City Manager to approve the Fiscal Year 2026/2027 Elevator Maintenance Services renewal, as requested by the Support Services Division on July 23, 2026. Award to TK Elevator Corporation, using the OMNIA Cooperative Contract in the amount of $172,680.00. This vendor is located in Atlanta, GA.

Funding Source: Utilities Lake Murray Water Plant - Maintenance and Service Contract (5516207-638200) $2,700.00; Utilities Metro Wastewater Plant - Maintenance and Service Contract (5516208-638200) $2,700.00; Utilities Columbia Canal Water Plant - Maintenance and Service Contract (5516206-638200) $2,700.00; General Support Services - Maintenance and Service Contract (1011201-638200) $47,100.00; Drew Wellness Center - Maintenance and Service Contract (1015115-638200) $2,700.00; Police Administrative Services - Maintenance and Service Contract (1012402-638200) $20,100.00; Support Services Public Building - Maintenance and Service Contract (5511219-638200) $25,800.00; Parking Arsenal Hill Deck - Maintenance and Service Contract (5313103-638200) $3,480.00; Parking Lady Street Deck - Maintenance and Service Contract (5313104-638200) $10,200.00; Parking Sumter Street Deck - Maintenance and Service Contract (5313106-638200) $10,800.00; Parking Washington Street Deck - Maintenance and Service Contract (5313108-638200) $5,100.00; Parking Park Street Deck - Maintenance and Service Contract (5313109-638200) $5,400.00; Parking Lincoln Street Deck - Maintenance and Service Contract (5313112-638200) $5,400.00; Parking PJ Cannon Deck - Maintenance and Service Contract (5313114-638200) $9,600.00; Parking Devine Street Deck - Maintenance and Service Contract (5313115-638200) $10,200.00; Parking Sable Street Deck – Maintenance and Service Contract (5313116-638200) $2,700.00; and Parking Freed Street Deck – Maintenance and Service Contract (5313117-638200) $6,000.00. The original budget amount is $172,680.00.

Background Summary: OMNIA Cooperative #R250704
Sec 2-204. (10) of the City Ordinance. Competitive sealed bidding required; exceptions allow the City to purchase goods and services without competitive sealed bidding when purchasing through cooperative purchasing.

Attachments:

1. Contract Active
2. TK Elevator

TK Elevator Contract Documentation

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Elevator, Escalator, and Lift Industry Equipment and Related Products and Services

Region 4 ESC - TX

Contract Number: R250704

Initial Term: May 1, 2025 through April 30, 2028

Renewal Options: Option to renew for two (2) additional one-year periods through April 30, 2030

10mnia Partners Group – Contract # R200502

for the Protection of Vertical Transportation Equipment

A. THIS AGREEMENT (hereinafter "Agreement") made and entered into on this 1 st day of February 2025 by and between City of Columbia having an address 1924 Calhoun St (**multiple sites – see Exhibit A Table), (hereinafter referred to as "Purchaser"), and, TK Elevator Corporation, a Delaware corporation, having an address of 3100 Interstate North Circle SE Suite 500 Atlanta, GA 30339 (hereinafter referred to as "Contractor"). In consideration of the mutual covenants contained herein, Contractor agrees to perform the services described herein and Purchaser or its members agree to pay the amounts described herein, all on the terms and conditions set forth in this Agreement.

WHEREAS,

B. The Purchaser is engaged either as a real property owner or manager (or as a part in joint ventures or consortiums to that effect); and

C. The Service Provider is engaged in the business of servicing and repairing elevators, escalators and other vertical transportation equipment.

NOW THEREFORE, the Parties hereto agree as follows:

1. **BACKGROUND**

The Purchaser and the Service Provider desire to enter into this Agreement as a long term commitment for the maintenance and repair of Purchaser's vertical transportation equipment as further described in this Agreement. Under the Agreement the Purchaser may issue written requests to the Service Provider to provide certain vertical transportation maintenance services at locations controlled by Purchaser. The Agreement is to provide an umbrella for those location-specific written requests for vertical transportation maintenance services issued by the Purchaser.

2. **GOVERNING DOCUMENTS**

The following documents form and are an integral part of this Agreement and are to be taken as mutually explanatory of one another. In the case of any ambiguity or discrepancy between the documents forming the Agreement, then the priority of the documents will be in the order as listed below, unless otherwise agreed in writing between the parties:

(a) Each individual location requirement (as specified at the time of ordering by the Purchaser). An Location requirement shall be considered "Accepted" if it is fully executed by a duly authorized representative of both the Purchaser and the Service Provider and provided to the Service Provider;
(b) This Agreement;
(c) Any other document mutually agreed and signed by the parties, forming part of this Agreement.

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3. PERFORMANCE

Service Provider will provide the services and/or scope of work applicable to all vertical transportation equipment described on any fully executed and properly delivered Agreement (the "equipment") on the terms and conditions set forth in this Agreement (the "Services"). The term "Property" hereinafter will refer to the real property of the Purchaser on which the equipment is located. Service Provider will use trained personnel directly employed and supervised by Service Provider or sub-contractors. They will be qualified to keep Purchaser's equipment properly adjusted, and they will use all reasonable care to maintain that equipment in proper operating condition. Service Provider will regularly and systematically examine, adjust and lubricate as required, and, in Service Provider's sole opinion, if conditions warrant, Service Provider will repair or replace all equipment parts and devices not specifically excluded by this Agreement.

The Services shall be performed in a diligent and first class manner, with quality supplies, materials, equipment and workmanship and in such a manner so as to minimize the possibility of any annoyance, interference, or disruption to tenants or other occupants of the Property and their invitees. Upon completion of the Services, Service Provider shall restore the Property to its original condition and shall leave the Property clean and free of all tools, equipment, waste materials and rubbish.

Service Provider will service Purchaser's equipment and its component parts in their present condition with the understanding that Service Provider shall neither be required nor obligated to service, make renewals or repairs upon the equipment by reason of negligence, obsolescence, misuse of the equipment, loss of power, blown fuses, tripped stop switches, theft, vandalism, explosion, fire, power failure, water damage, storm, lightning, nuisance calls or by any other reason or any other cause beyond Service Provider's control, except ordinary wear and tear from the commencement date of this agreement. With the passage of time, equipment technology and designs will change. If any part or component of any equipment described in a NFA cannot, in Service Provider's sole opinion, be safely repaired and is no longer stocked and readily available from either the original equipment manufacturer or an aftermarket source, that part or component shall be considered obsolete. Purchaser will be responsible for all charges associated with replacing that obsolete part or component as well as all charges required to ensure that the remainder of the equipment is functionally compatible with that replacement part or component. In addition, Service Provider will not be required to make any changes or recommendations in the existing design or function of the unit(s) nor will Service Provider be obligated to install new attachments or parts upon the equipment as recommended or directed by insurance companies, governmental agencies or authorities, or any other third party. Any work not specifically covered under this agreement shall be at Purchaser's sole expense.

The Service Provider may propose changes to the Services by informing the Purchaser in writing. To be binding, such changes must be approved by authorized representatives of both parties in writing. The Parties may also, at any time, agree to add new Services at agreed prices to be covered by this Agreement. To be binding, such additions must be approved by corresponding authorized representatives of both parties in writing.

Pledge of Purchaser Satisfaction

3.1 In the event that Purchaser elects to undertake an audit of the service provided under this Agreement and any Location(s) Agreement, such audit must be announced in writing at least ten (10) working days in advance. If any non-compliance is identified in writing to the Service Provider at the address set forth in this Agreement, whether pursuant to an audit or under any other circumstances, the Service Provider will begin to take appropriate measures to remedy such non-compliance within thirty (30) days thereafter.

3.2 The Purchaser and the Service Provider shall appoint appropriate personnel to meet regularly at local and global levels and at such intervals as is deemed necessary to enable the parties to discuss and review the performance of both parties of their respective obligations under this Agreement. The reviews will take place in order to:

a) Monitor the effectiveness and efficiency with which this Agreement is being implemented;

7.1.5 Service Provider shall maintain smooth ride quality, smooth acceleration and deceleration and comfortable stop.

7.1.6. Service Provider shall maintain positive and quiet door operation with rapid and smooth checking at limits of travel. Service Provider shall annually, check the group dispatching systems and make necessary tests to insure that all circuits and time settings are properly adjusted and that the system performs as designed and installed by the manufacturer or to adjust and maintain revised settings upon direction of Purchaser.

7.1.7 Service Provider shall examine periodically all safety devices and governors and conduct an annual no-load test.

7.1.8 Service Provider shall calibrate load-weighing devices to Purchaser's selected settings, after annual and, as applicable, five-year safety tests are conducted.

7.1.9 Service Provider shall renew all wire ropes as often as is necessary to maintain an adequate factor of safety; equalize the tension on all hoist and compensation ropes, lubricate ropes appropriately and when necessary remove all residue and accumulated deposits from the rope surface and shorten ropes and chains as required to provide legal and reasonable bottom clearances.

7.1.10 Service Provider shall repair or replace conductor cables and hoistway and machine room elevator wiring in such a way as to maintain the percentage of spare conductors present at the acceptance of the location requirement. In no case shall the number of spare conductors be less than 5%.

7.1.11 Service Provider shall furnish lubricants compounded to the manufacturer's rigid specifications.

7.1.12 Service Provider shall make other safety tests recommended or directed by all applicable governmental authorities in force at the time of the acceptance of the Agreement. Service Provider shall not be required to install new attachments on the elevators recommended or directed by insurance companies, or by governmental authorities, nor to make replacements with parts of a different design recommended or directed by insurance companies, or by governmental authorities.

7.1.13 Service Provider shall coordinate all testing requiring an independent witness or inspector with the Purchaser's appointed representative.

7.1.14 Service Provider shall not be required to make renewals or repairs necessitated by reason of Purchaser's negligence or Purchaser's misuse of the Equipment or by reason of any other cause beyond Service Provider's reasonable control except ordinary wear and tear.

7.1.15 Service Provider shall also maintain, and if conditions warrant, repair or replace the following auxiliary equipment:

7.1.15a All handicap devices;

7.1.15b All elevator related earthquake devices if applicable

7.1.16 Service Provider shall have no responsibility for the following items of Equipment, which are not included:

7.1.16a the finishing, repairing, or replacement of cab enclosure, hoistway door panels, door frames, sills, car flooring, floor covering, lighting fixtures, light bulbs and tubes, main line power switches, breaker, feeders to controller, alignment of elevator guide rails, smoke and fire sensors, fire service reports, air conditioners

and all other items as set forth and excluded in this Agreement. Elevator signal light bulbs will be replaced during regular service calls.

7.2 HYDRAULIC ELEVATORS:

Service Provider agrees to and shall maintain the hydraulic elevator equipment described on any fully executed Location Agreements under the same terms and conditions described under 7.1 entitled "Traction Elevators," as the same are applicable to hydraulic elevators, with the following additions:

7.2.1 Service Provider shall have no responsibility for the following items of Equipment in addition to those listed in provision 7.1.16a above: the finishing, repairing, or replacement of cab enclosure, hoistway door panels, door frames, sills, car flooring, floor covering, lighting fixtures, light bulbs and tubes, main line power switches, breaker, feeders to controller, hydraulic elevator jack, hydraulic elevator outer casing, any type of underground piping or other material, alignment of elevator guide rails, smoke and fire sensors, fire service reports, air conditioners and all other items as set forth and excluded in this agreement. Elevator signal light bulbs will be replaced during regular service calls.

7.2.2 Filters, mufflers and muffler components are included.

7.2.3 Service Provider shall periodically examine all safety devices and conduct pressure tests and other tests required by ANSI A1 7.1 or other applicable codes.

7.2.4 Service Provider shall periodically conduct an inspection of hydraulic fluid to detect contaminants and assure proper viscosity, make necessary corrections and replace fluid as required and furnish hydraulic fluid compounded to the manufacturer's rigid specifications.

7.2.5 Service Provider shall clean excessive fluid leakage from pump pans, cylinder heads, machine room and pit floors.

7.3 ESCALATORS:

Service Provider agrees to and shall maintain the escalator equipment described on any Location Agreements under the same terms and conditions described under 7.1 entitled "Traction Elevators," as the same are applicable to escalators, with the following additions:

7.3.1. Controller, all relays, contacts, coils, resistance for operating and motor circuits, operating transformers and operating rectifier;

7.3.2 Handrail, handrail drive chains, handrail brush guards, handrail guide rollers, alignment devices, steps, step tread, step wheels, step chains, step axle bushings, comb plates, floor plates and tracks;

7.3.3 Upper drive, upper drive bearings, tension sprocket bearings, upper newel bearings, lower newel bearings;

7.3.4 All balustrade fastenings, deck and trim fastenings (screws, clips, etc.);

7.3.5 Skirt panels and panel finishes;

7.3.6 Escalator under-step lighting and balustrade panel and skirt lighting;

7.3.7 Upper and lower pit equipment spaces, pit lights, trusses and inclined truss pans.

b) Agree to mutual objectives and timescales;
c) Assess the overall performance of this Agreement by each party;
d) Review business implications, targets and risks;
e) Review whether this Agreement is being conducted in the spirit it was intended; and
f) Assess, under this review process, the need to amend or update the performance criteria included in this Agreement.

4. **INDEPENDENT CONTRACTOR RELATIONSHIP:**

Service Provider shall assume all duties under this Agreement as an independent contractor, and shall not be deemed for any purpose to be an agent, servant, or representative of Purchaser. Purchaser shall have no direct control of Service Provider, its agents, or subcontractors in the performance of the work hereunder. Nothing contained herein shall be construed to be inconsistent with such independent contractor relationship.

5. **BY HIGHLY-TRAINED SERVICE PROVIDER PROFESSIONALS:**

Service Provider employs and supervises elevator technicians who are among the most trusted in the industry and who will provide all maintenance courteously and dependably. Service Provider's elevator technicians receive ongoing training in general equipment development as well as advancements made to Purchaser's specific equipment.

6. **ASSURANCE OF SERVICE PROVIDER'S STANDARD OF QUALITY:**

To help increase elevator performance and decrease downtime, Service Provider's technicians utilize the latest industry methods and technology available to Service Provider for Purchaser's specific brand of equipment. They will be equipped with the tools, documentation and knowledge to troubleshoot Purchaser's unique system.

Behind Service Provider's technicians is a team devoted to elevator excellence. Technicians are supported around the clock by a family of engineers and field support experts. Service Provider's International Technical Support facility in Texas continuously researches advancements in the industry and in Purchaser's equipment.

7. **EXTENT OF COVERAGE:**

Service Provider will perform the following Services with respect to any equipment described on any fully executed ocation requirement:

7.1 TRACTION ELEVATORS:

Service Provider agrees to and shall maintain the traction elevator equipment described on any Location Agreements on the following terms and conditions:

7.1.1 Service Provider will use trained employees directly employed and supervised by Service Provider. Such employees shall be qualified to keep the Equipment properly adjusted, and Service Provider will use all reasonable care to maintain the Equipment in proper and safe operating condition.

7.1.2 Service Provider will regularly and systematically examine, adjust, clean and lubricate the following as required, and if conditions warrant, repair or replace the same:

7.1.2a Machine worm gear, thrust bearings, drive sheave, drive sheave shaft bearings, brake pulley and brake coil, contact linings and component parts;

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7.1.2b Motor and motor generator, motor windings, rotating element, commutator, brushes, brush holders and bearings;

7.1.2c Silicon control rectifiers, reactors, filters, heat sinks, amp traps, transducers, and all control components;

7.1.2d Controller, selector and dispatching equipment, leveling devices and cams, all relays, solid state components, resistors, condensers, transformers, contacts, leads, dash pots, timing devices, computer and micro computer devices, steel selector cable or tape, and mechanical and electrical driving equipment;

7.1.2e Governor, governor sheave and shaft assembly, bearings, contacts, and governor jaws;

7.1.2f Deflector or secondary sheave, bearings, car and counterweight guide rails, top and bottom limit switches, governor tension sheave assembly, compensating sheaves assembly, counterweight and counterweight guide shoes including rollers or gibs;

7.1.2g Hoistway door interlocks and hangers, bottom door guides and auxiliary door closing devices and all fastening devices and associated reinforcement in attached components;

7.1.2.h Hoistway entrance door sill areas beyond the entrance frame opening; will be cleaned.

7.1.2i Automatic power operated door operator, car door hanger, car door contact, door protective device, car ventilation system platform, load weighing equipment, car safety mechanism, elevator car guide shoes, gibs or roller;

7.1.3 Service Provider shall maintain the individual minimum performance standards defined below:

7.1.3a "Start to Stop Time" as measured from the moment the car begins motion till the time it stops for a single floor run.

7.1.3b "Door Open Time" as measured from the fully closed door position to a fully open stopped position.

7.1.3c "Door Close Time" as measured from the fully open door position to a fully closed stopped position. Door closing pressure shall not exceed 30 lbs.

7.1.3d "Leveling Accuracy" as measured from car sill to landing sill at a fully stopped position under all load conditions.

7.1.3e "Rated Speed" as the same shall be that noted and shall not vary by more than 5% regardless of direction or load.

7.1.4 Service Provider shall maintain the Rated Speed in feet per minute, the original performance time, including acceleration and retardation as designed and installed by the manufacturer and perform the necessary adjustments as required to maintain the original Door Open Time and Door Close Time, within limits of applicable codes, or to adjust and maintain revised Door Open Time and/or door close Time upon direction of Purchaser.

7.3.8 Service Provider shall examine periodically (at intervals not longer than six months) all normal operating devices and equipment in accordance with ANSI A17.1, Section 1007 and conduct annual inspections and tests of all safety devices, brakes, step up thrust devices and governors in accordance with ANSI A17.1, Section 1008. If required, the governor will be calibrated and sealed for proper tripping speed.

7.3.9 Service Provider shall have no responsibility for the balustrade finishes, deck and trim finishes, wedge guards and exterior truss enclosures.

8. PARTS INVENTORY

Service Provider maintains a comprehensive parts inventory to support its field operations. Replacement parts are stored throughout North America in Service Provider's facilities and are normally available as necessary. Most specialized parts are available within 24 hours, seven days a week. All replacement parts used in Purchaser's vertical transportation equipment will be new or refurbished to meet the quality standards of Service Provider.

9. TESTING

Service Provider will, at its discretion and expense, perform governor and safety tests on traction elevators or annual relief pressure tests on hydraulic elevators per local and State codes. Service Provider assumes no responsibility for the operations of the governor or safety on traction elevators, or the hydraulic system on hydraulic elevators, under the terms of this Agreement until all applicable and governmentally-mandated tests have been made. Should the systems not meet applicable safety code requirements, it shall be the responsibility of the Purchaser, at its sole cost, to make necessary repairs and to place the equipment in a condition, which will be acceptable for coverage under the terms of this Agreement. Service Provider shall not be liable for damage to the building structure or the elevator resulting from any testing of any type or kind at any time.

Upon inception of contract all testing is assumed to be up to date, additional testing that is not in compliance and/or not up to date shall remain the responsibility of the purchaser.

10. COMPLIANCEWITH LAWS:

The rights and duties arising under this Agreement shall be governed by the laws of the State in which the Property is located. In performing the Services required under this Agreement, Service Provider shall comply with all applicable federal, state, county, and municipal statutes, ordinances and regulations. In the event that any portion of this Agreement is determined to be against public policy or statute, then all other provisions shall remain in full force and effect.

11. TERM:

Service under the terms and conditions of this Agreement shall be for an initial period of Five (5) years commencing on February 1st, 2025 and shall automatically be renewed for successive five (5) year periods thereafter, unless either party timely serves written notice upon the other party of its intention to cancel at least ninety (90) days before the end of the initial Five (5) year period, or ninety (90) days before the end of any subsequent Five (5) renewal period. Time is of the essence

Since TK Elevator's top priority is the satisfaction of its customers, if you should have any concern(s) with our performance or the means and methods used to meet our obligations under this Agreement, you agree to provide us with written notice of that concern and give us thirty (30) days to respond either in writing or commence action to appropriately resolve it. If you have satisfied those conditions and we do not respond in writing or commence action to appropriately resolve your concern within that thirty (30) day period you shall then have the right to terminate this Agreement after providing our local branch manager with an additional thirty (30) days written notice via certified mail, return receipt requested, recognizing that time is of the essence with respect to this provision. This contract can also be canceled in the event of change of ownership, modernization, and/pr decommissioning of unit.

The term (length of contract) of maintenance agreements signed under the Omnia Contract may exceed the term of the Omnia Agreement. The terms and conditions of the Omnia Agreement in effect at the date the maintenance agreement is signed will remain in effect for the duration of members' local maintenance agreement. Maintenance Agreements can be as long as the Omnia members request provided they are in accordance with local laws and regulations.

12. **AFTER HOURS WORK**

All Services are to be provided during Service Provider's regular working hours of its regular working days unless otherwise specified below.

For specified locations marked as "Gold" within the Exhibit "A", any overtime work requested by the Purchaser, Purchaser agrees to pay us overtime labor at our normal billing rates, including travel time, travel expenses, and time spent on the property.

For specified locations marked as "Platinum" within the Exhibit "A", any overtime work requested by the Purchaser, Purchaser agrees to pay us for the difference between regular and overtime labor at our normal billing rates, including travel time, travel expenses, and time spent on the property.

For specified locations marked as "Platinum Premier" within the Exhibit "A", for overtime calls involving one mechanic, Contractor will include our services at no additional cost.

For specified locations marked as "Bronze" within the Exhibit "A", Oil & Grease only

13. **PRICING:**

Pricing (Please See Exhibit A) The Price of Service Provider's service as herein stated shall be specifically set forth on any fully executed Location Agreement(s), payable as agreed upon between the Service Provider and the Purchaser. Those prices are net of all taxes, duties and other levies. Those prices are valid for a period of one (1) year, commencing on the effective date of each respective Location(s) Agreement. Each such period of one year (365 consecutive days) shall be called a "Fixed Price Period". Since Service Provider's costs to provide Purchaser with the Services may increase, the Service Provider shall review and adjust the Monthly Payment Amount for each Location Agreement(s) at the end of each twelve (12) month period. Eighty percent (80%) of the Agreement price for each Location Agreement(s) shall be adjusted to reflect any increase in labor costs based on the straight time rate of elevator mechanics in the local area where the Property is located. The remaining twenty percent (20%) shall be adjusted to reflect any increase in material costs based on the Producer Price Index for Metals and Metal Products as published by the United States Department of Commerce, Bureau of Labor Statistics. However, in no event shall the total price escalations at the end of each twelve (12) month period be no more than four percent (4%) in any subsequent one (1) year period. Service Provider shall provide thirty (30) days advance written notice to Purchaser of all price adjustments referenced in this paragraph.

Should equipment covered by any Location Agreement be modified by the Purchaser during the pendency of any Location Agreement the parties will endeavor to reach a written agreement on a modified price for the Services applicable to that equipment. Should those parties fail to reach a written agreement on a modified price then that equipment will be removed from the applicable Location Agreement and the applicable Purchaser shall remain financially responsible to the Service Provider for the Service Provider's lost profits associated with the Services originally designated for that piece of equipment at the original, agreed-to price for the remaining term of the applicable Location Agreement. The price is subject to increase in the event the existing equipment is modified

from its present state. A service charge of 1 ½% per month, or the highest legal rate, whichever is less, shall apply to delinquent accounts. Time is of the essence.

14. **INSURANCE REQUIREMENTS:**

At its sole expense, Service Provider shall carry and maintain throughout the term of any fully executed Location Agreement the insurance described below. The all risk and liabilities policies must each contain a provision by which the insurer agrees that such policy shall not be canceled except after thirty (30) days written notice to Purchaser.

Before the commencement of the Services, Service Provider shall submit to Purchaser a Certificate of Insurance showing that all insurance requirements have been met. If any policy expires during the term of any fully executed Location Agreement(s), it shall automatically be renewed and a new Certificate of Insurance shall be sent immediately to Purchaser.

Worker's Compensation	Statutory Limits
Employer's Liability	$1,000,000 each accident
	$1,000,000 policy limit-disease
	$1,000,000 disease-each employee

General Liability

This shall include all major divisions of coverage and be on a commercial occurrence form. It shall include premises operations, products and completed operations, contractual, and personal injury.

Limits Primary:	$2,000,000 each occurrence – BI & PD
	$2,000,000 general aggregate
	$2,000,000 personal injury & adv. Injury

Automobile Liability and Property Damage

This shall be on an occurrence basis with a combined single limit of $2,000,000. It shall include all automobiles owned, leased, hired or non-owned.

15. **PURCHASER RESPONSIBILITIES:**

Product Information. Purchaser agrees to provide Service Provider with current wiring diagrams that reflect all changes, parts catalogs, and maintenance instructions for the equipment covered by this agreement. Purchaser agrees to authorize Service Provider to produce single copies of any programmable device(s) used in the equipment for the purpose of archival back up of the software embodied therein. These items will remain Purchaser's property.

Safety. Purchaser agrees to instruct or warn passengers in the proper use of the equipment and to keep the equipment under continued surveillance by competent personnel to detect irregularities between elevator examinations. Purchaser agrees to report immediately any condition that may indicate the need for correction before the next regular examination. Purchaser agrees to shut down the equipment immediately upon manifestation of any irregularities in operation or appearance of the equipment, notifying Service Provider at the address and phone number listed on any fully executed Location(s) Agreement at once, and written notice within ten (10) days after any occurrence or accident in or about the elevator. Purchaser agrees to provide Service Provider's personnel a safe place in which to work. Service Provider reserves the right to discontinue work in the building whenever, in Service Provider's sole opinion, Service Provider's personnel do not have a safe place in which to work. Purchaser agrees to provide a suitable machine room including secured doors, waterproofing, lighting, ventilation and heat to maintain the room at a temperature of 50°F minimum to 90°F maximum. Purchaser also agrees to maintain the elevator pit in a dry condition at all times. Should water or other liquids become present, Purchaser will contract with others for removal and the proper handling of such liquids.

Other. Purchaser agrees not to permit others to make alterations, additions, adjustment, or repairs or replace any component or part of equipment during the term of any fully executed Location(s) Agreement. Purchaser agrees to accept Service Provider's judgment as to the means and methods to be employed for any corrective work under this agreement. In the event of the sale, lease or other transfer of the elevator(s) or equipment described in any fully executed Location(s) Agreement, or the premises in which they are located, Purchaser agrees to see that such successor is made aware of that Location(s) Agreement and assumes and agrees to be bound by the terms of those documents for the balance of the Location(s) Agreement, and subject to termination herein provided, or otherwise be liable for the full unpaid balance due for the full unexpired term of the Location(s) Agreement.

Items Not Covered. Service Provider does not cover cosmetic, construction, or ancillary components of the elevator system, including the finishing, repairing or replacement of the cab enclosure, ceiling frames, panels, and/or fixtures, hoistway door panels, door frames, sills, car flooring, floor covering, lighting fixtures, ceiling light bulbs and tubes, main line power switches, breaker(s), feeders to controller, hydraulic elevator jack outer casing, buried piping, alignment of elevator guide rails, smoke and fire sensors, fire service reports, intercommunication devices, security systems not installed by Service Provider, batteries for emergency lighting and lowering, air conditioners, heaters, ventilation fans and all other items as set forth and excluded in this Agreement. Twin post hydraulic jack packings, drives, machines, ropes, and motor generators are excluded from this agreement.

16. EXCLUSIVITY

This Agreement is an exclusive frame agreement, which means that the Purchaser only undertakes to buy the Services, or parts thereof, from the Service Provider from the date that this Agreement is fully executed.

17. EXCUSABLE DELAYS

The Service Provider shall not be liable for delay in performing or for failure to perform its obligations under this Agreement or any location requirement if such delay or failure results from any of the following causes: (i) Acts of God, (ii) the act of any government or authority (including the denial or cancellation of any export license or other necessary license), (iii) the outbreak of wars, terrorism, insurrections, (iv) fire, explosion, flood (v) and strike, lock-out or other industrial action which is beyond the Service Provider's control or (vi) any other cause of any nature which is beyond the applicable Service Provider's control.

18. TERMINATION AND REMEDIES

18.1 The Service Provider has the right (but not the obligation) to terminate this Agreement or any location Agreement with 30 day's prior written notice in case of the Purchaser's failure to comply with any terms of this Agreements or any Location Agreement. Termination of a Location(s) Agreement shall not have effect on other existing Locations associated with this Agreement, which shall be completed in accordance with these terms and conditions. If such failure is remedied within the said 30 days period, this right to terminate shall expire.

18.2 The provisions of this Agreement, and the right and remedies of a party in the event of the other party's breach under this Agreement (including the breach of any warranty) are cumulative and are without prejudice to all other rights and remedies available to it and may have at law or otherwise; no exercise by a party of any one right or remedy under this Agreement, or at law or otherwise, shall operate so as to hinder or prevent the exercise of any other such right or remedy. However, in no event shall one party to this Agreement be liable to the other party for any indirect or consequential loss or damage, including but not limited to loss of profit, loss of production, loss of interest or otherwise, which may be suffered by the other party in connection with the entering into or operation of this Agreement.

19. ASSIGNMENT

Purchaser may not assign, transfer, novate, sub-contract or otherwise dispose of any of its rights and obligations under this Agreement without the prior written consent of the Service Provider. Notwithstanding the above, Service Provider may without the consent of the Purchaser; use subcontractors for the performance of any Services purchased by the Purchaser under this Agreement or a local agreement. The use of subcontractors to provide Services shall in no way relieve the Service Provider of its responsibilities and obligations towards the Purchaser under this Agreement or a local agreement.

20. HEALTH & SAFETY, ENVIRONMENTAL AND QUALITY

The Service Provider and the Purchaser shall work towards the prevention of accidents aiming for zero accidents and the creation of a safer work environment.

21. ETHICAL COMMITMENT

The Service Provider has an extensive corporate compliance program and its employees are expected to maintain the highest level of ethical and legal conduct at all times during the term of the Agreement and expects the Purchaser to act in a like manner. Should the Purchaser suspect that the Service Provider or its employees have engaged in any illegal or unethical conduct, such suspicions must be reported through the Service Provider's toll-free compliance hotline at 1-866-572-1739.

22. MISCELLANEOUS

22.1 The headings in this Agreement shall not affect its interpretation.

22.2 Throughout this Agreement, whenever required by context, the use of the singular number shall be construed to include the plural, and the use of the singular number shall be construed to include the plural, and the use of the plural the singular, and the use of any gender shall include all genders.

22.3 Should any term or provision in this Agreement shall be held to be illegal or unenforceable, in whole or in part, under any enactment or rule of law, such term or provision or part shall to that extent be deemed not to form part of this Agreement but the validity and enforceability of the remainder of this Agreement shall not be affected.

22.4 The waiver or forbearance or failure of a party in insisting in any one or more instances upon the performance of any provision of this Agreement shall not be construed as a waiver or relinquishment of that party's right to future performance of such provision and the other party's obligations in respect of such future performance shall continue in full force and effect.

22.5 In the event a third party is retained to enforce, construe or defend any of the terms and conditions of this Agreement or to collect any monies due thereunder, either with or without litigation, the prevailing party shall be entitled to recover all costs and reasonable attorney's fees.

22.6 Purchaser hereby waives trial by jury and agrees that this Agreement and any applicable Location(s) Agreement shall be construed and enforced in accordance with the laws of the state where the equipment described on the applicable Location(s) Agreement is located. Purchaser further agrees to jurisdiction of the courts, both state and Federal, of the state in which the equipment set forth on the applicable Location(s) Agreement is located as to all matters and disputes arising out of this that Location(s) Agreement.

22.7 The liability of the Service Provider under this Agreement shall not exceed the value of the Services remaining on the then current and unexpired term of the applicable Location(s) Agreement.

22.8 This Agreement supersedes all prior oral or written agreement between the Service Provider and the Purchaser and constitutes the entire agreement between the parties with respect to the services and work performed hereunder.

23 NOTICES:

Every notice or other communication to be given by either party to the other with respect to this Agreement(s), shall be given by personal delivery, by facsimile or by United States registered or certified mail postage prepaid, return receipt requested, addressed as hereinafter provided. Except as otherwise specified herein, the time period in which a response to any notice or other communication must be made, if any, shall commence to run on the earliest to occur of (a) if by personal delivery, the date of receipt, or attempted delivery, if such communication is refused; (b) if given by telecopy, the date on which such telecopy is transmitted and confirmation of delivery, or attempted delivery, thereof is received; and (c) if sent by mail (as aforesaid), the date of receipt or delivery is refused. Until further notice, notices and other communications under this Agreement shall be addressed to the parties at:

FILL IN THE CONTACT INFORMATION FOR USA OPERATIONS FOR PURCHASER HERE

TK Elevator Corporation

3100 Interstate North Circle SE Suite 500

Atlanta, GA 30339

Attn: International Account Contract Administrator

This Agreement has been prepared in duplicate, of which each party has received a copy.

ACCEPTED:

City of Columbia

BY: Teresa B. Wilson
Signature of Authorized Individual

TITLE: City Manager

DATE: 1/29/2025

APPROVED AS TO FORM
Legal Department City of Columbia, SC
1/28/2025

TK ELEVATOR CORP.

BY: Signed by: Samantha Gathings
E973B593439B4B8...

TITLE: Branch Account Executive

DATE: 1/28/2025

TKE CORP.APPROVAL:

BY: Donna Sams

TITLE: National Accounts Executive

DATE: 1/17/2024

Docusign Envelope ID: 84CA4B7F-DAEC-4B66-8FC1-F5683417E39D

Exhibit "A"
Property list/Location
Contract Type and Price

Location Name: City of Columbia

Location Address – Multiple – see below unit table

Unit Count - 41

Unit Type – 17 hydraulic, 20 Traction, 2 MRL traction & 2 Wheel Chair lifts

Contract Type – Gold for Elevators & Bronze (Oil & Grease for Wheel chair lifts)

Omnia Group Pricing: - $13,630 Gold

Billing Frequency - Quarterly

List of Units – Pricing Per Location/Unit see below table

Pre-Maintenance required – Please see below table

Exhibit A continued:

State ID	Site	Address	UnitDescription	Machine Type	Manufacturer	Gold Pricing	Pre Maintenance Items
4001188	Eau Claire Police Annex	3905-11 ENSOR AVENUE	Passenger	Hydraulic	DOVER	225	Twin post above packings needed
4001539	Metro Waste Water	1200 Simon Tree Lane	Passenger	Hydraulic	DOVER	225	Packing and pit cleaning needed (once repaired shall be covered under agreement)
4001606	Park Street Parking	1007 Park Street	Passenger	Hydraulic	DOVER	225	Vein reader tape rusted (once repaired shall be covered under agreement)
4001607	Park Street Parking	1007 Park Street	Passenger	Hydraulic	DOVER	225	Valve leaking, packing needed, pit clean, vein reader tape rusted (once repaired shall be covered under agreement)
4000099	Municipal Court	811 Washington Street	Passenger	Hydraulic	OTIS ELEVATOR	225	
4000613	Arsenal Hill Parking	1812 Lincoln	Passenger	Hydraulic	OTIS ELEVATOR	225	Packing replacement needed (once repaired shall be covered under agreement)
4001081	Fire Dept. HQ	Laurel & Barnwell Street	Passenger	Hydraulic	SCHINDLER ELEVATOR	225	Packing and oil needed
4001698	Vista Parking	820 Washington Street	Passenger	Hydraulic	SCHINDLER ELEVATOR	225	
4001699	Vista Parking	820 Washington Street	Passenger	Hydraulic	SCHINDLER ELEVATOR	225	
4001522	Walker Soloman	2401 WALKER SOLOMON WAY	Passenger	Hydraulic	THYSSENKRUPP ELEVATOR	225	
4001945	Park Street Parking	200 A Gregg Street	Passenger	Hydraulic	THYSSENKRUPP ELEVATOR	225	Packing replacement needed
4000145	1401 Main	1401 Main Street	Passenger	Hydraulic	WESTINGHOUSE	225	
4001793	Taylor St Parking / TJ Cannor	1227 Taylor Street	Passenger	MRL	KONE INC	400	
4001794	Taylor St Parking / TJ Cannor	1227 Taylor Street	Passenger	MRL	KONE INC	400	
4001501	Arsenal Hill Lift	1800 Lincoln Street	Wheelchair Lift	Other	NATL WHEEL O'VATOR	65	
4001550	Metro Waste Water Plant	1200 Simon Tree Lane	Wheelchair Lift	Rack & Pinion	DOVER	65	
4000100	Police HQ	1 Justice Square	Passenger	TRACTION W/STEEL ROPES	MCE	400	Rope replacement needed; machine leaking
4000105	Washington Square Garage	1100 Washington Street	Passenger	TRACTION W/STEEL ROPES	MCE	425	Governor rope rusted (once repaired shall be covered under agreement), existing drive issue

4000102	1225 Laurel DW	1225 Laurel Street	Dumbwaiter	TRACTION W/STEEL ROPES	OTIS ELEVATOR	500	
4001031	1225 Laurel EL	1225 Laurel Street	Passenger	TRACTION W/STEEL ROPES	OTIS ELEVATOR	450	
4000109	Sumter St Parking	1421 Sumter Street	Passenger	TRACTION W/STEEL ROPES	OTIS ELEVATOR	450	
4000133	Sumter St Parking	1421 Sumter Street	Passenger	TRACTION W/STEEL ROPES	OTIS ELEVATOR	450	Machine grinding noise & leak
4000146	1401 Main	1401 Main Street	Passenger	TRACTION W/STEEL ROPES	OTIS ELEVATOR	450	Ropes needed
4000147	1401 Main	1401 Main Street	Passenger	TRACTION W/STEEL ROPES	OTIS ELEVATOR	500	Otis in process of rope replacement
4000148	1401 Main	1401 Main Street	Passenger	TRACTION W/STEEL ROPES	OTIS ELEVATOR	500	Ropes needed, existing leveling issue
4000149	1401 Main	1401 Main Street	Passenger	TRACTION W/STEEL ROPES	OTIS ELEVATOR	500	Ropes needed
4000284	Five Points - Devine	2221 Devine	Passenger	TRACTION W/STEEL ROPES	OTIS ELEVATOR	425	
4000285	Five Points - Devine	2221 Devine	Passenger	TRACTION W/STEEL ROPES	OTIS ELEVATOR	425	
4000774	1800 Main United Way	1800 Main Street	Passenger	TRACTION W/STEEL ROPES	OTIS ELEVATOR	450	
4000781	Lady Street Parking	1100 Lady Street	Passenger	TRACTION W/STEEL ROPES	OTIS ELEVATOR	425	
4000782	Lady Street Parking	1100 Lady Street	Passenger	TRACTION W/STEEL ROPES	OTIS ELEVATOR	425	
4000098	City Hall	1737 Main Street	Passenger	TRACTION W/STEEL ROPES	SOUTHEASTERN	400	
4000030	Washington Square 1	1339 Main Street	Passenger	TRACTION W/STEEL ROPES	TKE	400	Ropes and sheave replacement
4000032	Washington Square 3	1339 Main Street	Passenger	TRACTION W/STEEL ROPES	TKE	400	
4000031	Washington Square 2	1339 Main Street	Passenger	TRACTION W/STEEL ROPES	TKE	400	Machine leak (original westinghouse machine)
4001591	Canal Water Plant	300 Laurel Street	Passenger	Hydraulic	TKE	225	Water in pit; pit rust
4001912	Keenan Building	801 Wildewood Avenue	Passenger	Hydraulic	TKE	225	First inspection needed

3200048	Lake Murrary Water Plant	102 Rocky Point Road	Passenger	Hydraulic	TKE	225	First inspection needed
3200049	Lake Murrary Water Plant	102 Rocky Point Road	Passenger	Hydraulic	TKE	225	First inspection needed
4002155	Freed Parking	1575 Freed Street	Passenger	TRACTION W/ BELTS	OTIS ELEVATOR	500	First inspection needed
4002156	Sabal Street Parking	1575 Freed Street	Passenger	HYDRAULIC	OTIS ELEVATOR	225	First inspection needed

Meeting Date: **August 18, 2026**

Department: **Columbia Police Department**

From: **Skip Holbrook, Police Chief**

Council is asked to authorize the City Manager to enter into new Fiscal Year 2026/2027 Independent Contractor Agreements for Miscellaneous Professional Services, as requested by the Columbia Police Department on August 5, 2026. Award to the following vendors in a total amount not to exceed $420,000.00.

Funding Source: Columbia Police Department Administrative Services - Professional Services (1012402-63600). The original budget amount is $420,000.00.

Item	Description	Vendor & Location	Amount
a.	Specialized Support to the Accreditation Unit	Millenium Consulting McCormick, SC	$60,000.00
b.	Property Crimes/Investigative Specialist within the Criminal Investigations Bureau	Jason I Whittle Columbia, SC	$60,000.00
c.	Cold Case and Adult Missing Persons Specialist within the Criminal Investigations Bureau	Holbrook Professional, LLC Lexington, SC	$60,000.00
d.	Consultation, Armorer, and Basic Markmanship Assistance Services	DLD Tactical, LLC Gaston, SC	$60,000.00
e.	Expertise and Training in Support of Initiatives Addressing Individual and Group Needs, with a Primary Focus on Crisis Mitigation, Mental Health and Homelessness	C. Bruce Works, LLC Columbia, SC	$60,000.00

f.	Specialized Support to the Columbia Police Department's Real Time Crime Center	Integrity Investigative & Consulting Solutions, LLC Columbia, SC	$60,000.00
g.	Background Investigator within the Administrative Bureau	ASLCB Consulting Elgin, SC	$60,000.00
Total			**$420,000.00**

Background Summary:

Attachments:

1. Millenium Consulting
2. Jason I Whittle
3. Holbrook Professionals
4. DLD Tactical
5. C Bruce Works
6. Integrity Investigative and Consulting Services
7. ASLCB Consulting

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

INDEPENDENT CONTRACTOR AGREEMENT

This Independent Contractor Agreement is made and entered into this _____day of _____, 2026, by and between the **CITY OF COLUMBIA ("COC")** AND **Millenium Consulting** ("Independent Contractor").

WHEREAS, COC hereby agrees to utilize the professional services of Independent Contractor, and Independent Contractor agrees to render professional services to COC upon the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the promises and of the mutual covenants hereinafter set forth, COC and Independent Contractor hereby agree as follows:

Scope of Work The Independent Contractor will provide specialized support to the Accreditation Unit in order to facilitate a more efficient and effective accreditation process. The Contractor shall be responsible for uploading and formatting all required proofs in accordance with applicable CALEA and SC Accreditation Standards as well as reviewing existing Policies and Procedures to determine compliance with such Standards. The Contractor shall prepare and provide written recommendations for any amendments necessary to bring Policies and Procedures into compliance. In addition, the Contractor shall establish and maintain a tracking system for all uploaded and outstanding proofs and shall provide periodic status reports regarding outstanding proofs and policy revisions. The Contractor shall attend accreditation meetings as schedules and shall perform such other related duties as may be reasonably assigned within the scope of this Agreement.

1. **Deadlines.** It is understood that time is of the essence to complete the services to be provided hereunder and that Independent Contractor agrees to begin providing its services immediately upon the effective date.

2. **Compensation/Payment.**

   a. In consideration of to be services to be performed hereunder, the City agrees to pay the following:

      - Hourly Rate: $45.00
      - Total Contract amount not to exceed $60,000.00 a year

   b. The City will make monthly payments to the Independent Contractor as invoices are submitted. Invoices are to be submitted by the 5th of the month along with a report

outlining the work completed, meetings attended, hours spent and focus of activities for the remainder of the contract period of each activity performed under this agreement. Attached with each invoice shall be documentation of all prior-approved reimbursable expenses, as may be applicable. This shall be the exclusive compensation paid to Independent Contractor under this Agreement. Invoices should be submitted to the Administrative Bureau Commander unless otherwise directed.

c. Independent Contractor is responsible for payment of all of its expenses, including but not limited to travel-related expenses, incurred during the performance of work under this Agreement, unless reimbursable expenses are approved in advance, either orally or in writing by the COC Chief Executive Officer, or his or her designee. Travel Expenses directly related to site visits or speaking engagements related to activities being performed via this contract may be considered in advance for reimbursement. Such expenses will be kept to a minimum, if approved at all, during the course of the agreement. Approval is required prior to accepting speaking engagements or making travel arrangements or the Independent Contractor acknowledges such activities may not be reimbursed.

d. Notwithstanding any language to the contrary, upon termination of this Agreement, Independent Contractor's right to receive compensation from COC shall cease immediately upon such termination and Independent Contractor shall be entitled to receive only its accrued but unpaid portion. Independent Contractor shall reimburse COC, on a pro-rata basis, for any compensation paid by COC in advance of monthly services.

3. **Duration and Termination.** If not earlier terminated, this Agreement shall operate for 12months (1-year). Notwithstanding any language to the contrary, unless modified by the parties hereto in writing, COC may terminate this Agreement upon notice at any time, with or without cause.

4. **Contractor Status.** The Parties to this Agreement intend that the relationship between them created by this Agreement is that of independent contractor. Independent Contractor shall not be deemed to be an employee, agent, or servant of COC for purposes of this Agreement. Independent Contractor will not be treated as an employee by COC for federal and state taxes or other purposes for work performed under this Agreement. None of the benefits provided to its employees, including, but not limited to, workers' compensation insurance and unemployment insurance, are available from COC to Independent Contractor for work performed under this Agreement. COC is interested in securing the services of the Independent Contractor, and the parties understand and agree that the Independent Contractor will be responsible for the services performed under this Agreement. COC is interested only in the results obtained under this Agreement. Independent Contractor will be solely and entirely responsible for its acts and omissions during the performance of this Agreement.

5. **Independent Contractor Not Authorized to Enter into Contracts.** Independent Contractor is not authorized to hire or engage any person or entity as a contractor or as a sub-contractor to whom COC is obligated to pay, without the proper written consent of the Chief Executive Officer of COC. Independent Contractor has no authority to bind COC as to any representations, warranties, or guarantees without the prior written authorization of the Chief Executive Officer of COC.

6. **Use of City Vehicle(s):** Independent Contractor may, at the sole discretion of COC, be permitted to use a city-owned vehicle solely for the purpose of performing services under this Agreement. The Independent Contractor acknowledges that such is a privilege and not a condition of employment or any indication of any employer-employee relationship.

   Independent Contractor may be solely responsible and liable for any loss, damage, or injury to any person or property arising out of or resulting from the Independent Contractor's operation, use, or possession of the city owned vehicle to the extent caused by the Independent Contractor's negligent, reckless, or wrongful acts or omissions. The Independent Contractor agrees to indemnify, defend, and hold harmless COC from and against any and all claims, liabilities, damages, losses, costs, or expenses, including reasonable attorney's fees arising from such conduct.

   Independent Contractor further acknowledges and agrees that they are not entitled to worker's compensation benefits, employer-provided coverage, or other employee benefits as they are not an employee of COC. Independent Contractor voluntarily assumes all risks associated with the use of any and all city-owned vehicles and agrees that COC shall not be liable for any injury, illness, disability, death, or other personal harm sustained by Independent Contractor while using any city-owned vehicle.

7. **Indemnity.** Independent Contractor shall forever hold harmless and indemnify COC, its directors, officers, employees, contractors, and agents against any and all costs, expenses, damages, claims, demands, and actions of any kind or nature whatsoever, including attorney's fees, arising directly or indirectly out of or in connection with independent Contractor's operation or performance.

8. **Confidential Information.** In order for Independent Contractor to perform services under this Agreement, COC may provide confidential and proprietary information ("Confidential Information") to Independent Contractor. Independent Contractor agrees to use Confidential information to perform services under this Agreement and further agrees not to disclose Confidential Information to third parties during the term of this Agreement or thereafter, unless it has specific written authorization from COC, or unless such Confidential Information becomes part of the public domain other than by violation of this Agreement. All information, reports, studies, or data of any kind or in any form arising from or developed while this Agreement is in force are the sole property of COC and may not be

used for any purpose other than as approved by COC in writing. Within five (5) days of termination of this Agreement for any reason or expiration of this Agreement, all Confidential Information in Independent Contractor's possession shall be turned over to COC. The obligations in this Section shall survive the termination and expiration of this Agreement.

9. **Ownership of Work Product.** All work, material, documents or other elements created or included within the services provided hereunder to COC ("Work Product"), shall be considered a "Work-Made-For-Hire" pursuant to Title 17 of the U.S. Copyright Act. If by operation of law any of the Work Product, including all related intellectual property rights, is not considered a "work-made-for-hire" or otherwise owned in its entirety by COC automatically upon creation thereof, then Independent Contractor agrees to assigns, to COC and its designees the ownership of Such Work Product, including all related intellectual property rights. Independent Contractor agrees to comply with any reasonable request to take action to memorialize ownership rights in COC, including, but not limited to copyright applications, memorization of assignments or other recording showing ownership lies with COC. Notwithstanding any other provision in this Agreement to the contrary, Independent Contractor may display a sample or image of the Work Product for portfolio or self-promotional purposes or for advertisement of services; provided, however, COC is credited as the owner of the Work Product and Independent Contractor will not use, license, or permit the use of the Work Product except as permitted herein.

10. **Notices.** All notices shall be in writing and sent by registered or certified mail, return receipt requested, or by personal delivery to the addressee addressed as follows:

If to COC:
City of Columbia
Attn: City Manager
1737 Main Street
Columbia, South Carolina 29202

If to Independent Contractor:
Millenium Consulting
Jan Judy
109 Magnolia Drive
McCormick, South Carolina 29855

Such notices will be effective upon delivery. In lieu of mailing notices as herein provided, notice may be transmitted electronically to the email address specified by the person to whose attention mailed notices would have been directed. Any such electronic notice will be effective upon receipt by the addressee. A part may change all or any part of its address hereunder by notice to the other party.

11. **No Assignment**. This Agreement may not be assigned by Independent Contractor without the prior written consent of COC, nor shall an assignment relieve Independent Contractor of its obligations under this Agreement.

12. **Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall be deemed to be an original and all of which shall constitute a single instrument.

 INITIALS: _____ (Independent Contractor) _____ (COC)

13. **Choice of Law.** This Agreement shall be deemed to have been made under, and shall be governed by the laws of the State of South Carolina, in all respects, including the mutual obligations of good faith and fair dealing.

14. **Remedies for Breach.** Both COC and Independent Contractor shall have all rights and remedies under law and at equity for breach of this Agreement.

15. **Severability.** If any provision of this Agreement is held invalid, such invalidity will not affect other provisions or application of this Agreement which can be given effect without the invalid provision or application, and to this end the provisions of this Agreement are declared to be severable.

16. **Waiver.** The waiver by COC or Independent Contractor to enforce any breach or violation of this Agreement shall not constitute a waiver of that party's right to demand strict performance of the provisions of the Agreement in the future.

17. **Headings.** The parties agree that the Headings do not have any significance, and are not indicative of the contents of each section. Accordingly, the parties agree that the headings shall not be used to interpret the Agreement.

18. **Entire Agreement; Amendments.** This instrument contains the entire agreement between the parties relating to the subject matter hereof and may not be amended except by writing executed by the party against whom such amendment is sought to be enforced. Further, (1) no promise or inducement for this Agreement has been made to either party except as set forth herein; (2) this Agreement is executed freely and voluntarily, and without reliance upon any statement or representation by either party or any of its attorneys or agents excepts as set forth herein; (3) each party has read and full understands this Agreement; and (4) Independent Contractor has been advised to consult with counsel of its choice before entering into this Agreement and has had the opportunity to do so.

19. **Termination of any and All Prior Agreements.** By signing below, the parties hereto agree that this Agreement supersedes any and all prior agreements, either oral or in writing, between the parties and waive any notices that may be required under same.

20. **Construction.** The parties expressly agree that this Agreement shall not be construed against the Drafter.

 INITIALS: _____ (Independent Contractor) _____ (COC)

IN WITNESS WHEREOF, the parties have caused this Independent Contractor Agreement to be duly executed as an instrument under seal and delivered as of the date first written above.

INDEPENDENT CONTRACTOR

By: _____
Print Name: _____
Its: _____

CITY OF COLUMBIA

By: _____
Print Name: Teresa Wilson
Its: City Manager

RECEIVED
JUL 31 2026
Chief of Police

APPROVED AS TO FORM
Legal Department City of Columbia, SC

INITIALS: _____ (Independent Contractor) _____ (COC)

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

INDEPENDENT CONTRACTOR AGREEMENT

This Independent Contractor Agreement is made and entered into this _____day of _____, 2026, by and between the **CITY OF COLUMBIA ("COC")** AND **Jason I Whittle** ("Independent Contractor").

WHEREAS, COC hereby agrees to utilize the professional services of Independent Contractor, and Independent Contractor agrees to render professional services to COC upon the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the promises and of the mutual covenants hereinafter set forth, COC and Independent Contractor hereby agree as follows:

Scope of Work Independent Contractor will serve a Property Crimes / Investigative Specialist within the Criminal Investigations Bureau and will be responsible for conducting preliminary investigations related to property crimes including but not limited to theft, burglary, vandalism, and fraud. The contractor will conduct detailed investigations of reported crimes, including interviewing victims and witnesses. The contractor will collect and document evidence, review video footage and other materials to identify investigative leads, and prepare comprehensive case files to support prosecution.

1. **Deadlines.** It is understood that time is of the essence to complete the services to be provided hereunder and that Independent Contractor agrees to begin providing its services immediately upon the effective date.

2. **Compensation/Payment.**

   a. In consideration of to be services to be performed hereunder, the City agrees to pay the following:

      - Hourly Rate: $45.00
      - Total Contract amount not to exceed $60,000.00 a year

   b. The City will make monthly payments to the Independent Contractor as invoices are submitted. Invoices are to be submitted by the 5th of the month along with a report outlining the work completed, meetings attended, hours spent and focus of activities for the remainder of the contract period of each activity performed under this agreement. Attached with each invoice shall be documentation of all prior-approved reimbursable expenses, as may be applicable. This shall be the exclusive compensation

paid to Independent Contractor under this Agreement. Invoices should be submitted to the Administrative Bureau Commander unless otherwise directed.

c. Independent Contractor is responsible for payment of all of its expenses, including but not limited to travel-related expenses, incurred during the performance of work under this Agreement, unless reimbursable expenses are approved in advance, either orally or in writing by the COC Chief Executive Officer, or his or her designee. Travel Expenses directly related to site visits or speaking engagements related to activities being performed via this contract may be considered in advance for reimbursement. Such expenses will be kept to a minimum, if approved at all, during the course of the agreement. Approval is required prior to accepting speaking engagements or making travel arrangements or the Independent Contractor acknowledges such activities may not be reimbursed.

d. Notwithstanding any language to the contrary, upon termination of this Agreement, Independent Contractor's right to receive compensation from COC shall cease immediately upon such termination and Independent Contractor shall be entitled to receive only its accrued but unpaid portion. Independent Contractor shall reimburse COC, on a pro-rata basis, for any compensation paid by COC in advance of monthly services.

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5. **Independent Contractor Not Authorized to Enter into Contracts.** Independent Contractor is not authorized to hire or engage any person or entity as a contractor or as a sub-contractor to whom COC is obligated to pay, without the proper written consent of the Chief Executive Officer of COC. Independent Contractor has no authority to bind COC as to any representations, warranties, or guarantees without the prior written authorization of the Chief Executive Officer of COC.

6. **Use of City Vehicle(s):** Independent Contractor may, at the sole discretion of COC, be permitted to use a city-owned vehicle solely for the purpose of performing services under this Agreement. The Independent Contractor acknowledges that such is a privilege and not a condition of employment or any indication of any employer-employee relationship.

   Independent Contractor may be solely responsible and liable for any loss, damage, or injury to any person or property arising out of or resulting from the Independent Contractor's operation, use, or possession of the city owned vehicle to the extent caused by the Independent Contractor's negligent, reckless, or wrongful acts or omissions. The Independent Contractor agrees to indemnify, defend, and hold harmless COC from and against any and all claims, liabilities, damages, losses, costs, or expenses, including reasonable attorney's fees arising from such conduct.

   Independent Contractor further acknowledges and agrees that they are not entitled to worker's compensation benefits, employer-provided coverage, or other employee benefits as they are not an employee of COC. Independent Contractor voluntarily assumes all risks associated with the use of any and all city-owned vehicles and agrees that COC shall not be liable for any injury, illness, disability, death, or other personal harm sustained by Independent Contractor while using any city-owned vehicle.

7. **Indemnity.** Independent Contractor shall forever hold harmless and indemnify COC, its directors, officers, employees, contractors, and agents against any and all costs, expenses, damages, claims, demands, and actions of any kind or nature whatsoever, including attorney's fees, arising directly or indirectly out of or in connection with independent Contractor's operation or performance.

8. **Confidential Information.** In order for Independent Contractor to perform services under this Agreement, COC may provide confidential and proprietary information ("Confidential Information") to Independent Contractor. Independent Contractor agrees to use Confidential information to perform services under this Agreement and further agrees not to disclose Confidential Information to third parties during the term of this Agreement or thereafter, unless it has specific written authorization from COC, or unless such Confidential Information becomes part of the public domain other than by violation of this Agreement. All information, reports, studies, or data of any kind or in any form arising from or developed while this Agreement is in force are the sole property of COC and may not be

used for any purpose other than as approved by COC in writing. Within five (5) days of termination of this Agreement for any reason or expiration of this Agreement, all Confidential Information in Independent Contractor's possession shall be turned over to COC. The obligations in this Section shall survive the termination and expiration of this Agreement.

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10. **Notices.** All notices shall be in writing and sent by registered or certified mail, return receipt requested, or by personal delivery to the addressee addressed as follows:

If to COC:
City of Columbia
Attn: City Manager
1737 Main Street
Columbia, South Carolina 29202

If to Independent Contractor:
Jason I Whittle
Jason Whittle
6 Hamptonwood Way
Columbia, South Carolina 29209

Such notices will be effective upon delivery. In lieu of mailing notices as herein provided, notice may be transmitted electronically to the email address specified by the person to whose attention mailed notices would have been directed. Any such electronic notice will be effective upon receipt by the addressee. A part may change all or any part of its address hereunder by notice to the other party.

11. **No Assignment**. This Agreement may not be assigned by Independent Contractor without the prior written consent of COC, nor shall an assignment relieve Independent Contractor of its obligations under this Agreement.

12. **Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall be deemed to be an original and all of which shall constitute a single instrument.

 INITIALS: _____ (Independent Contractor) _____ (COC)

13. **Choice of Law.** This Agreement shall be deemed to have been made under, and shall be governed by the laws of the State of South Carolina, in all respects, including the mutual obligations of good faith and fair dealing.

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15. **Severability.** If any provision of this Agreement is held invalid, such invalidity will not affect other provisions or application of this Agreement which can be given effect without the invalid provision or application, and to this end the provisions of this Agreement are declared to be severable.

16. **Waiver.** The waiver by COC or Independent Contractor to enforce any breach or violation of this Agreement shall not constitute a waiver of that party's right to demand strict performance of the provisions of the Agreement in the future.

17. **Headings.** The parties agree that the Headings do not have any significance, and are not indicative of the contents of each section. Accordingly, the parties agree that the headings shall not be used to interpret the Agreement.

18. **Entire Agreement; Amendments.** This instrument contains the entire agreement between the parties relating to the subject matter hereof and may not be amended except by writing executed by the party against whom such amendment is sought to be enforced. Further, (1) no promise or inducement for this Agreement has been made to either party except as set forth herein; (2) this Agreement is executed freely and voluntarily, and without reliance upon any statement or representation by either party or any of its attorneys or agents excepts as set forth herein; (3) each party has read and full understands this Agreement; and (4) Independent Contractor has been advised to consult with counsel of its choice before entering into this Agreement and has had the opportunity to do so.

19. **Termination of any and All Prior Agreements.** By signing below, the parties hereto agree that this Agreement supersedes any and all prior agreements, either oral or in writing, between the parties and waive any notices that may be required under same.

20. **Construction.** The parties expressly agree that this Agreement shall not be construed against the Drafter.

 INITIALS: _____ (Independent Contractor) _____ (COC)

IN WITNESS WHEREOF, the parties have caused this Independent Contractor Agreement to be duly executed as an instrument under seal and delivered as of the date first written above.

INDEPENDENT CONTRACTOR

By: _____
Print Name: _____
Its: _____

CITY OF COLUMBIA

By: _____
Print Name: Teresa Wilson
Its: City Manager





 INITIALS: _____ (Independent Contractor) _____ (COC)

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

INDEPENDENT CONTRACTOR AGREEMENT

This Independent Contractor Agreement is made and entered into this _____day of _____, 2026, by and between the **CITY OF COLUMBIA ("COC")** AND **Holbrook Professionals, LLC** ("Independent Contractor").

WHEREAS, COC hereby agrees to utilize the professional services of Independent Contractor, and Independent Contractor agrees to render professional services to COC upon the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the promises and of the mutual covenants hereinafter set forth, COC and Independent Contractor hereby agree as follows:

Scope of Work Independent Contractor will serve as a Cold Case and Adult Missing Persons Specialist within the Criminal Investigations Bureau at the Columbia Police Department by conducting comprehensive reviews of unsolved homicides and long-term missing person case files. This shall include analyzing case materials to identify patterns and discrepancies in potential investigative leads, utilizing modern forensic methodologies, and providing detailed case summaries that provide investigative recommendations and action plans.

1. **Deadlines.** It is understood that time is of the essence to complete the services to be provided hereunder and that Independent Contractor agrees to begin providing its services immediately upon the effective date.

2. **Compensation/Payment.**

   a. In consideration of to be services to be performed hereunder, the City agrees to pay the following:

      - Hourly Rate: $45.00
      - Total Contract amount not to exceed $60,000.00 a year

   b. The City will make monthly payments to the Independent Contractor as invoices are submitted. Invoices are to be submitted by the 5th of the month along with a report outlining the work completed, meetings attended, hours spent and focus of activities for the remainder of the contract period of each activity performed under this agreement. Attached with each invoice shall be documentation of all prior-approved reimbursable expenses, as may be applicable. This shall be the exclusive compensation

paid to Independent Contractor under this Agreement. Invoices should be submitted to the Administrative Bureau Commander unless otherwise directed.

c. Independent Contractor is responsible for payment of all of its expenses, including but not limited to travel-related expenses, incurred during the performance of work under this Agreement, unless reimbursable expenses are approved in advance, either orally or in writing by the COC Chief Executive Officer, or his or her designee. Travel Expenses directly related to site visits or speaking engagements related to activities being performed via this contract may be considered in advance for reimbursement. Such expenses will be kept to a minimum, if approved at all, during the course of the agreement. Approval is required prior to accepting speaking engagements or making travel arrangements or the Independent Contractor acknowledges such activities may not be reimbursed.

d. Notwithstanding any language to the contrary, upon termination of this Agreement, Independent Contractor's right to receive compensation from COC shall cease immediately upon such termination and Independent Contractor shall be entitled to receive only its accrued but unpaid portion. Independent Contractor shall reimburse COC, on a pro-rata basis, for any compensation paid by COC in advance of monthly services.

3. **Duration and Termination.** If not earlier terminated, this Agreement shall operate for 12months (1-year). Notwithstanding any language to the contrary, unless modified by the parties hereto in writing, COC may terminate this Agreement upon notice at any time, with or without cause.

4. **Contractor Status.** The Parties to this Agreement intend that the relationship between them created by this Agreement is that of independent contractor. Independent Contractor shall not be deemed to be an employee, agent, or servant of COC for purposes of this Agreement. Independent Contractor will not be treated as an employee by COC for federal and state taxes or other purposes for work performed under this Agreement. None of the benefits provided to its employees, including, but not limited to, workers' compensation insurance and unemployment insurance, are available from COC to Independent Contractor for work performed under this Agreement. COC is interested in securing the services of the Independent Contractor, and the parties understand and agree that the Independent Contractor will be responsible for the services performed under this Agreement. COC is interested only in the results obtained under this Agreement. Independent Contractor will be solely and entirely responsible for its acts and omissions during the performance of this Agreement.

5. **Independent Contractor Not Authorized to Enter into Contracts.** Independent Contractor is not authorized to hire or engage any person or entity as a contractor or as a sub-contractor to whom COC is obligated to pay, without the proper written consent of the Chief Executive Officer of COC. Independent Contractor has no authority to bind COC as to any representations, warranties, or guarantees without the prior written authorization of the Chief Executive Officer of COC.

6. **Use of City Vehicle(s):** Independent Contractor may, at the sole discretion of COC, be permitted to use a city-owned vehicle solely for the purpose of performing services under this Agreement. The Independent Contractor acknowledges that such is a privilege and not a condition of employment or any indication of any employer-employee relationship.

   Independent Contractor may be solely responsible and liable for any loss, damage, or injury to any person or property arising out of or resulting from the Independent Contractor's operation, use, or possession of the city owned vehicle to the extent caused by the Independent Contractor's negligent, reckless, or wrongful acts or omissions. The Independent Contractor agrees to indemnify, defend, and hold harmless COC from and against any and all claims, liabilities, damages, losses, costs, or expenses, including reasonable attorney's fees arising from such conduct.

   Independent Contractor further acknowledges and agrees that they are not entitled to worker's compensation benefits, employer-provided coverage, or other employee benefits as they are not an employee of COC. Independent Contractor voluntarily assumes all risks associated with the use of any and all city-owned vehicles and agrees that COC shall not be liable for any injury, illness, disability, death, or other personal harm sustained by Independent Contractor while using any city-owned vehicle.

7. **Indemnity.** Independent Contractor shall forever hold harmless and indemnify COC, its directors, officers, employees, contractors, and agents against any and all costs, expenses, damages, claims, demands, and actions of any kind or nature whatsoever, including attorney's fees, arising directly or indirectly out of or in connection with independent Contractor's operation or performance.

8. **Confidential Information.** In order for Independent Contractor to perform services under this Agreement, COC may provide confidential and proprietary information ("Confidential Information") to Independent Contractor. Independent Contractor agrees to use Confidential information to perform services under this Agreement and further agrees not to disclose Confidential Information to third parties during the term of this Agreement or thereafter, unless it has specific written authorization from COC, or unless such Confidential Information becomes part of the public domain other than by violation of this Agreement. All information, reports, studies, or data of any kind or in any form arising from or developed while this Agreement is in force are the sole property of COC and may not be

 INITIALS: _____ (Independent Contractor) _____ (COC)

used for any purpose other than as approved by COC in writing. Within five (5) days of termination of this Agreement for any reason or expiration of this Agreement, all Confidential Information in Independent Contractor's possession shall be turned over to COC. The obligations in this Section shall survive the termination and expiration of this Agreement.

9. **Ownership of Work Product.** All work, material, documents or other elements created or included within the services provided hereunder to COC ("Work Product"), shall be considered a "Work-Made-For-Hire" pursuant to Title 17 of the U.S. Copyright Act. If by operation of law any of the Work Product, including all related intellectual property rights, is not considered a "work-made-for-hire" or otherwise owned in its entirety by COC automatically upon creation thereof, then Independent Contractor agrees to assigns, to COC and its designees the ownership of Such Work Product, including all related intellectual property rights. Independent Contractor agrees to comply with any reasonable request to take action to memorialize ownership rights in COC, including, but not limited to copyright applications, memorization of assignments or other recording showing ownership lies with COC. Notwithstanding any other provision in this Agreement to the contrary, Independent Contractor may display a sample or image of the Work Product for portfolio or self-promotional purposes or for advertisement of services; provided, however, COC is credited as the owner of the Work Product and Independent Contractor will not use, license, or permit the use of the Work Product except as permitted herein.

10. **Notices.** All notices shall be in writing and sent by registered or certified mail, return receipt requested, or by personal delivery to the addressee addressed as follows:

If to COC:
City of Columbia
Attn: City Manager
1737 Main Street
Columbia, South Carolina 29202

If to Independent Contractor:
Tim Holbrook
Holbrook Professional, LLC
143 Marissa Lane
Lexington, South Carolina 29072

Such notices will be effective upon delivery. In lieu of mailing notices as herein provided, notice may be transmitted electronically to the email address specified by the person to whose attention mailed notices would have been directed. Any such electronic notice will be effective upon receipt by the addressee. A part may change all or any part of its address hereunder by notice to the other party.

11. **No Assignment**. This Agreement may not be assigned by Independent Contractor without the prior written consent of COC, nor shall an assignment relieve Independent Contractor of its obligations under this Agreement.

12. **Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall be deemed to be an original and all of which shall constitute a single instrument.

 INITIALS: _____ (Independent Contractor) _____ (COC)

13. **Choice of Law.** This Agreement shall be deemed to have been made under, and shall be governed by the laws of the State of South Carolina, in all respects, including the mutual obligations of good faith and fair dealing.

14. **Remedies for Breach.** Both COC and Independent Contractor shall have all rights and remedies under law and at equity for breach of this Agreement.

15. **Severability.** If any provision of this Agreement is held invalid, such invalidity will not affect other provisions or application of this Agreement which can be given effect without the invalid provision or application, and to this end the provisions of this Agreement are declared to be severable.

16. **Waiver.** The waiver by COC or Independent Contractor to enforce any breach or violation of this Agreement shall not constitute a waiver of that party's right to demand strict performance of the provisions of the Agreement in the future.

17. **Headings.** The parties agree that the Headings do not have any significance, and are not indicative of the contents of each section. Accordingly, the parties agree that the headings shall not be used to interpret the Agreement.

18. **Entire Agreement; Amendments.** This instrument contains the entire agreement between the parties relating to the subject matter hereof and may not be amended except by writing executed by the party against whom such amendment is sought to be enforced. Further, (1) no promise or inducement for this Agreement has been made to either party except as set forth herein; (2) this Agreement is executed freely and voluntarily, and without reliance upon any statement or representation by either party or any of its attorneys or agents excepts as set forth herein; (3) each party has read and full understands this Agreement; and (4) Independent Contractor has been advised to consult with counsel of its choice before entering into this Agreement and has had the opportunity to do so.

19. **Termination of any and All Prior Agreements.** By signing below, the parties hereto agree that this Agreement supersedes any and all prior agreements, either oral or in writing, between the parties and waive any notices that may be required under same.

20. **Construction.** The parties expressly agree that this Agreement shall not be construed against the Drafter.

 INITIALS: _____ (Independent Contractor) _____ (COC)

IN WITNESS WHEREOF, the parties have caused this Independent Contractor Agreement to be duly executed as an instrument under seal and delivered as of the date first written above.

INDEPENDENT CONTRACTOR

By: _____
Print Name: _____
Its: _____

CITY OF COLUMBIA

By: _____
Print Name: Teresa Wilson
Its: City Manager

RECEIVED
JUL 31 2026
Chief of Police

APPROVED AS TO FORM
Legal Department City of Columbia, SC

INITIALS: _____ (Independent Contractor) _____ (COC)

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

INDEPENDENT CONTRACTOR AGREEMENT

This Independent Contractor Agreement is made and entered into this _____day of _____, 2026, by and between the **CITY OF COLUMBIA ("COC")** AND **DLD Tactical, LLC** ("Independent Contractor").

WHEREAS, COC hereby agrees to utilize the professional services of Independent Contractor, and Independent Contractor agrees to render professional services to COC upon the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the promises and of the mutual covenants hereinafter set forth, COC and Independent Contractor hereby agree as follows:

Scope of Work Independent Contractor will provide consultation, armorer, and basic marksmanship assistance services as needed to the City of Columbia Police Department (CPD) in the following areas: All lethal weapon systems and associated attachments will be maintained through yearly inspection and basic armorer modifications as suggested by the manufacturer and as requested by the CPD Training Unit. This will include all current or future pistols, rifles, and shotguns issued by the Columbia Police Department. The current issued lethal weapon systems includes the Sig Sauer P320 pistol, Glock Model 26 pistol, Sig Sauer 516 rifle, Bushmaster X M15 Rifle and Remington 870 shotgun utilized as a less lethal weapon system the Sig Sauer P320 pistol, Glock Model 26 pistol, Sig Sauer 516 rifle, Bushmaster X M15 Rifle, S&W MP15 Rifle and Remington 870 Shotgun utilized as a lethal and less lethal weapon system.

1. **Deadlines.** It is understood that time is of the essence to complete the services to be provided hereunder and that Independent Contractor agrees to begin providing its services immediately upon the effective date.

2. **Compensation/Payment.**

   a. In consideration of to be services to be performed hereunder, the City agrees to pay the following:

      - Hourly Rate: $45.00
      - Total Contract amount not to exceed $60,000.00 a year

   b. The City will make monthly payments to the Independent Contractor as invoices are submitted. Invoices are to be submitted by the 5th of the month along with a report outlining the work completed, meetings attended, hours spent and focus of activities

 INITIALS: _____ (Independent Contractor) _____ (COC)

for the remainder of the contract period of each activity performed under this agreement. Attached with each invoice shall be documentation of all prior-approved reimbursable expenses, as may be applicable. This shall be the exclusive compensation paid to Independent Contractor under this Agreement. Invoices should be submitted to the Administrative Bureau Commander unless otherwise directed.

c. Independent Contractor is responsible for payment of all of its expenses, including but not limited to travel-related expenses, incurred during the performance of work under this Agreement, unless reimbursable expenses are approved in advance, either orally or in writing by the COC Chief Executive Officer, or his or her designee. Travel Expenses directly related to site visits or speaking engagements related to activities being performed via this contract may be considered in advance for reimbursement. Such expenses will be kept to a minimum, if approved at all, during the course of the agreement. Approval is required prior to accepting speaking engagements or making travel arrangements or the Independent Contractor acknowledges such activities may not be reimbursed.

d. Notwithstanding any language to the contrary, upon termination of this Agreement, Independent Contractor's right to receive compensation from COC shall cease immediately upon such termination and Independent Contractor shall be entitled to receive only its accrued but unpaid portion. Independent Contractor shall reimburse COC, on a pro-rata basis, for any compensation paid by COC in advance of monthly services.

3. **Duration and Termination.** If not earlier terminated, this Agreement shall operate for 12months (1-year). Notwithstanding any language to the contrary, unless modified by the parties hereto in writing, COC may terminate this Agreement upon notice at any time, with or without cause.

4. **Contractor Status.** The Parties to this Agreement intend that the relationship between them created by this Agreement is that of independent contractor. Independent Contractor shall not be deemed to be an employee, agent, or servant of COC for purposes of this Agreement. Independent Contractor will not be treated as an employee by COC for federal and state taxes or other purposes for work performed under this Agreement. None of the benefits provided to its employees, including, but not limited to, workers' compensation insurance and unemployment insurance, are available from COC to Independent Contractor for work performed under this Agreement. COC is interested in securing the services of the Independent Contractor, and the parties understand and agree that the Independent Contractor will be responsible for the services performed under this Agreement. COC is interested only in the results obtained under this Agreement. Independent Contractor will be solely and entirely responsible for its acts and omissions during the performance of this Agreement.

5. **Independent Contractor Not Authorized to Enter into Contracts.** Independent Contractor is not authorized to hire or engage any person or entity as a contractor or as a sub-contractor to whom COC is obligated to pay, without the proper written consent of the Chief Executive Officer of COC. Independent Contractor has no authority to bind COC as to any representations, warranties, or guarantees without the prior written authorization of the Chief Executive Officer of COC.

6. **Use of City Vehicle(s):** Independent Contractor may, at the sole discretion of COC, be permitted to use a city-owned vehicle solely for the purpose of performing services under this Agreement. The Independent Contractor acknowledges that such is a privilege and not a condition of employment or any indication of any employer-employee relationship.

   Independent Contractor may be solely responsible and liable for any loss, damage, or injury to any person or property arising out of or resulting from the Independent Contractor's operation, use, or possession of the city owned vehicle to the extent caused by the Independent Contractor's negligent, reckless, or wrongful acts or omissions. The Independent Contractor agrees to indemnify, defend, and hold harmless COC from and against any and all claims, liabilities, damages, losses, costs, or expenses, including reasonable attorney's fees arising from such conduct.

   Independent Contractor further acknowledges and agrees that they are not entitled to worker's compensation benefits, employer-provided coverage, or other employee benefits as they are not an employee of COC. Independent Contractor voluntarily assumes all risks associated with the use of any and all city-owned vehicles and agrees that COC shall not be liable for any injury, illness, disability, death, or other personal harm sustained by Independent Contractor while using any city-owned vehicle.

7. **Indemnity.** Independent Contractor shall forever hold harmless and indemnify COC, its directors, officers, employees, contractors, and agents against any and all costs, expenses, damages, claims, demands, and actions of any kind or nature whatsoever, including attorney's fees, arising directly or indirectly out of or in connection with independent Contractor's operation or performance.

8. **Confidential Information.** In order for Independent Contractor to perform services under this Agreement, COC may provide confidential and proprietary information ("Confidential Information") to Independent Contractor. Independent Contractor agrees to use Confidential information to perform services under this Agreement and further agrees not to disclose Confidential Information to third parties during the term of this Agreement or thereafter, unless it has specific written authorization from COC, or unless such Confidential Information becomes part of the public domain other than by violation of this Agreement. All information, reports, studies, or data of any kind or in any form arising from or developed while this Agreement is in force are the sole property of COC and may not be

used for any purpose other than as approved by COC in writing. Within five (5) days of termination of this Agreement for any reason or expiration of this Agreement, all Confidential Information in Independent Contractor's possession shall be turned over to COC. The obligations in this Section shall survive the termination and expiration of this Agreement.

9. **Ownership of Work Product.** All work, material, documents or other elements created or included within the services provided hereunder to COC ("Work Product"), shall be considered a "Work-Made-For-Hire" pursuant to Title 17 of the U.S. Copyright Act. If by operation of law any of the Work Product, including all related intellectual property rights, is not considered a "work-made-for-hire" or otherwise owned in its entirety by COC automatically upon creation thereof, then Independent Contractor agrees to assigns, to COC and its designees the ownership of Such Work Product, including all related intellectual property rights. Independent Contractor agrees to comply with any reasonable request to take action to memorialize ownership rights in COC, including, but not limited to copyright applications, memorization of assignments or other recording showing ownership lies with COC. Notwithstanding any other provision in this Agreement to the contrary, Independent Contractor may display a sample or image of the Work Product for portfolio or self-promotional purposes or for advertisement of services; provided, however, COC is credited as the owner of the Work Product and Independent Contractor will not use, license, or permit the use of the Work Product except as permitted herein.

10. **Notices.** All notices shall be in writing and sent by registered or certified mail, return receipt requested, or by personal delivery to the addressee addressed as follows:

If to COC:
City of Columbia
Attn: City Manager
1737 Main Street
Columbia, South Carolina 29202

If to Independent Contractor:
Darin L. Dougherty
DLD TACTICAL, LLC
852 Old Wire Road
Gaston, South Carolina 29053

Such notices will be effective upon delivery. In lieu of mailing notices as herein provided, notice may be transmitted electronically to the email address specified by the person to whose attention mailed notices would have been directed. Any such electronic notice will be effective upon receipt by the addressee. A part may change all or any part of its address hereunder by notice to the other party.

11. **No Assignment**. This Agreement may not be assigned by Independent Contractor without the prior written consent of COC, nor shall an assignment relieve Independent Contractor of its obligations under this Agreement.

12. **Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall be deemed to be an original and all of which shall constitute a single instrument.

 INITIALS: _____ (Independent Contractor) _____ (COC)

upon receipt by the addressee. A part may change all or any part of its address hereunder by notice to the other party.

13. **Choice of Law.** This Agreement shall be deemed to have been made under, and shall be governed by the laws of the State of South Carolina, in all respects, including the mutual obligations of good faith and fair dealing.

14. **Remedies for Breach.** Both COC and Independent Contractor shall have all rights and remedies under law and at equity for breach of this Agreement.

15. **Severability.** If any provision of this Agreement is held invalid, such invalidity will not affect other provisions or application of this Agreement which can be given effect without the invalid provision or application, and to this end the provisions of this Agreement are declared to be severable.

16. **Waiver.** The waiver by COC or Independent Contractor to enforce any breach or violation of this Agreement shall not constitute a waiver of that party's right to demand strict performance of the provisions of the Agreement in the future.

17. **Headings.** The parties agree that the Headings do not have any significance, and are not indicative of the contents of each section. Accordingly, the parties agree that the headings shall not be used to interpret the Agreement.

18. **Entire Agreement; Amendments.** This instrument contains the entire agreement between the parties relating to the subject matter hereof and may not be amended except by writing executed by the party against whom such amendment is sought to be enforced. Further, (1) no promise or inducement for this Agreement has been made to either party except as set forth herein; (2) this Agreement is executed freely and voluntarily, and without reliance upon any statement or representation by either party or any of its attorneys or agents excepts as set forth herein; (3) each party has read and full understands this Agreement; and (4) Independent Contractor has been advised to consult with counsel of its choice before entering into this Agreement and has had the opportunity to do so.

19. **Termination of any and All Prior Agreements.** By signing below, the parties hereto agree that this Agreement supersedes any and all prior agreements, either oral or in writing, between the parties and waive any notices that may be required under same.

20. **Construction.** The parties expressly agree that this Agreement shall not be construed against the Drafter.

 INITIALS: _____ (Independent Contractor) _____ (COC)

IN WITNESS WHEREOF, the parties have caused this Independent Contractor Agreement to be duly executed as an instrument under seal and delivered as of the date first written above.

INDEPENDENT CONTRACTOR

By: _____
Print Name: _____
Its: _____

CITY OF COLUMBIA

By: _____
Print Name: Teresa Wilson
Its: City Manager

APPROVED AS TO FORM
Legal Department City of Columbia, SC

RECEIVED
JUL 31 2026
Chief of Police

INITIALS: _____ (Independent Contractor) _____ (COC)

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

INDEPENDENT CONTRACTOR AGREEMENT

This Independent Contractor Agreement is made and entered into this _____day of _____, 2026, by and between the **CITY OF COLUMBIA ("COC")** AND **C. Bruce Works, LLC** ("Independent Contractor").

WHEREAS, COC hereby agrees to utilize the professional services of Independent Contractor, and Independent Contractor agrees to render professional services to COC upon the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the promises and of the mutual covenants hereinafter set forth, COC and Independent Contractor hereby agree as follows:

Scope of Work The Independent Contractor shall provide professional consulting services, expertise, and training to government and private entities in support of initiatives addressing individual and group needs, with a primary focus on crisis mitigation, mental health, and homelessness. These duties will be performed in collaboration with designated stakeholders, ensuring that all activities align with the overarching objectives of improving crisis response, mental health support, and homelessness interventions.

Key responsibilities include:

- Assessing and evaluating existing practices, policies, and programs to identify opportunities for improvement.
- Providing expert guidance and actionable recommendations to enhance service delivery and outcomes.
- Managing and supporting data collection, analysis, and reporting requirements as needed.
- Offering ongoing consultation and support to address emerging challenges and priorities identified throughout the engagement.

1. **Deadlines.** It is understood that time is of the essence to complete the services to be provided hereunder and that Independent Contractor agrees to begin providing its services immediately upon the effective date.

 INITIALS: _____ (Independent Contractor) _____ (COC)

2. **Compensation/Payment.**

   a. In consideration of to be services to be performed hereunder, the City agrees to pay the following:

      - Hourly Rate: $45.00
      - Total Contract amount not to exceed $60,000.00 a year

   b. The City will make monthly payments to the Independent Contractor as invoices are submitted. Invoices are to be submitted by the 5th of the month along with a report outlining the work completed, meetings attended, hours spent and focus of activities for the remainder of the contract period of each activity performed under this agreement. Attached with each invoice shall be documentation of all prior-approved reimbursable expenses, as may be applicable. This shall be the exclusive compensation paid to Independent Contractor under this Agreement. Invoices should be submitted to the Administrative Bureau Commander unless otherwise directed.

   c. Independent Contractor is responsible for payment of all of its expenses, including but not limited to travel-related expenses, incurred during the performance of work under this Agreement, unless reimbursable expenses are approved in advance, either orally or in writing by the COC Chief Executive Officer, or his or her designee. Travel Expenses directly related to site visits or speaking engagements related to activities being performed via this contract may be considered in advance for reimbursement. Such expenses will be kept to a minimum, if approved at all, during the course of the agreement. Approval is required prior to accepting speaking engagements or making travel arrangements or the Independent Contractor acknowledges such activities may not be reimbursed.

   d. Notwithstanding any language to the contrary, upon termination of this Agreement, Independent Contractor's right to receive compensation from COC shall cease immediately upon such termination and Independent Contractor shall be entitled to receive only its accrued but unpaid portion. Independent Contractor shall reimburse COC, on a pro-rata basis, for any compensation paid by COC in advance of monthly services.

3. **Duration and Termination.** If not earlier terminated, this Agreement shall operate for 12months (1-year). Notwithstanding any language to the contrary, unless modified by the parties hereto in writing, COC may terminate this Agreement upon notice at any time, with or without cause.

 INITIALS: _____ (Independent Contractor) _____ (COC)

4. **Contractor Status.** The Parties to this Agreement intend that the relationship between them created by this Agreement is that of independent contractor. Independent Contractor shall not be deemed to be an employee, agent, or servant of COC for purposes of this Agreement. Independent Contractor will not be treated as an employee by COC for federal and state taxes or other purposes for work performed under this Agreement. None of the benefits provided to its employees, including, but not limited to, workers' compensation insurance and unemployment insurance, are available from COC to Independent Contractor for work performed under this Agreement. COC is interested in securing the services of the Independent Contractor, and the parties understand and agree that the Independent Contractor will be responsible for the services performed under this Agreement. COC is interested only in the results obtained under this Agreement. Independent Contractor will be solely and entirely responsible for its acts and omissions during the performance of this Agreement.

5. **Independent Contractor Not Authorized to Enter into Contracts.** Independent Contractor is not authorized to hire or engage any person or entity as a contractor or as a sub-contractor to whom COC is obligated to pay, without the proper written consent of the Chief Executive Officer of COC. Independent Contractor has no authority to bind COC as to any representations, warranties, or guarantees without the prior written authorization of the Chief Executive Officer of COC.

6. **Use of City Vehicle(s):** Independent Contractor may, at the sole discretion of COC, be permitted to use a city-owned vehicle solely for the purpose of performing services under this Agreement. The Independent Contractor acknowledges that such is a privilege and not a condition of employment or any indication of any employer-employee relationship.

   Independent Contractor may be solely responsible and liable for any loss, damage, or injury to any person or property arising out of or resulting from the Independent Contractor's operation, use, or possession of the city owned vehicle to the extent caused by the Independent Contractor's negligent, reckless, or wrongful acts or omissions. The Independent Contractor agrees to indemnify, defend, and hold harmless COC from and against any and all claims, liabilities, damages, losses, costs, or expenses, including reasonable attorney's fees arising from such conduct.

   Independent Contractor further acknowledges and agrees that they are not entitled to worker's compensation benefits, employer-provided coverage, or other employee benefits as they are not an employee of COC. Independent Contractor voluntarily assumes all risks associated with the use of any and all city-owned vehicles and agrees that COC shall not be liable for any injury, illness, disability, death, or other personal harm sustained by Independent Contractor while using any city-owned vehicle.

 INITIALS: _____ (Independent Contractor) _____ (COC)

7. **Indemnity.** Independent Contractor shall forever hold harmless and indemnify COC, its directors, officers, employees, contractors, and agents against any and all costs, expenses, damages, claims, demands, and actions of any kind or nature whatsoever, including attorney's fees, arising directly or indirectly out of or in connection with independent Contractor's operation or performance.

8. **Confidential Information.** In order for Independent Contractor to perform services under this Agreement, COC may provide confidential and proprietary information ("Confidential Information") to Independent Contractor. Independent Contractor agrees to use Confidential information to perform services under this Agreement and further agrees not to disclose Confidential Information to third parties during the term of this Agreement or thereafter, unless it has specific written authorization from COC, or unless such Confidential Information becomes part of the public domain other than by violation of this Agreement. All information, reports, studies, or data of any kind or in any form arising from or developed while this Agreement is in force are the sole property of COC and may not be used for any purpose other than as approved by COC in writing. Within five (5) days of termination of this Agreement for any reason or expiration of this Agreement, all Confidential Information in Independent Contractor's possession shall be turned over to COC. The obligations in this Section shall survive the termination and expiration of this Agreement.

9. **Ownership of Work Product.** All work, material, documents or other elements created or included within the services provided hereunder to COC ("Work Product"), shall be considered a "Work-Made-For-Hire" pursuant to Title 17 of the U.S. Copyright Act. If by operation of law any of the Work Product, including all related intellectual property rights, is not considered a "work-made-for-hire" or otherwise owned in its entirety by COC automatically upon creation thereof, then Independent Contractor agrees to assigns, to COC and its designees the ownership of Such Work Product, including all related intellectual property rights. Independent Contractor agrees to comply with any reasonable request to take action to memorialize ownership rights in COC, including, but not limited to copyright applications, memorization of assignments or other recording showing ownership lies with COC. Notwithstanding any other provision in this Agreement to the contrary, Independent Contractor may display a sample or image of the Work Product for portfolio or self-promotional purposes or for advertisement of services; provided, however, COC is credited as the owner of the Work Product and Independent Contractor will not use, license, or permit the use of the Work Product except as permitted herein.

 INITIALS: _____ (Independent Contractor) _____ (COC)

10. **Notices.** All notices shall be in writing and sent by registered or certified mail, return receipt requested, or by personal delivery to the addressee addressed as follows:

If to COC:
City of Columbia
Attn: City Manager
1737 Main Street
Columbia, South Carolina 29202

If to Independent Contractor:
Christopher Roberts
C. Bruce Works, LLC
4417 Pineridge Road
Columbia, South Carolina 29206

Such notices will be effective upon delivery. In lieu of mailing notices as herein provided, notice may be transmitted electronically to the email address specified by the person to whose attention mailed notices would have been directed. Any such electronic notice will be effective upon receipt by the addressee. A part may change all or any part of its address hereunder by notice to the other party.

11. **No Assignment**. This Agreement may not be assigned by Independent Contractor without the prior written consent of COC, nor shall an assignment relieve Independent Contractor of its obligations under this Agreement.

12. **Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall be deemed to be an original and all of which shall constitute a single instrument.

13. **Choice of Law.** This Agreement shall be deemed to have been made under, and shall be governed by the laws of the State of South Carolina, in all respects, including the mutual obligations of good faith and fair dealing.

14. **Remedies for Breach.** Both COC and Independent Contractor shall have all rights and remedies under law and at equity for breach of this Agreement.

15. **Severability.** If any provision of this Agreement is held invalid, such invalidity will not affect other provisions or application of this Agreement which can be given effect without the invalid provision or application, and to this end the provisions of this Agreement are declared to be severable.

16. **Waiver.** The waiver by COC or Independent Contractor to enforce any breach or violation of this Agreement shall not constitute a waiver of that party's right to demand strict performance of the provisions of the Agreement in the future.

17. **Headings.** The parties agree that the Headings do not have any significance, and are not indicative of the contents of each section. Accordingly, the parties agree that the headings shall not be used to interpret the Agreement.

18. **Entire Agreement; Amendments.** This instrument contains the entire agreement between the parties relating to the subject matter hereof and may not be amended except by writing

 INITIALS: _____ (Independent Contractor) _____ (COC)

executed by the party against whom such amendment is sought to be enforced. Further, (1) no promise or inducement for this Agreement has been made to either party except as set forth herein; (2) this Agreement is executed freely and voluntarily, and without reliance upon any statement or representation by either party or any of its attorneys or agents excepts as set forth herein; (3) each party has read and full understands this Agreement; and (4) Independent Contractor has been advised to consult with counsel of its choice before entering into this Agreement and has had the opportunity to do so.

19. **Termination of any and All Prior Agreements.** By signing below, the parties hereto agree that this Agreement supersedes any and all prior agreements, either oral or in writing, between the parties and waive any notices that may be required under same.

20. **Construction.** The parties expressly agree that this Agreement shall not be construed against the Drafter.

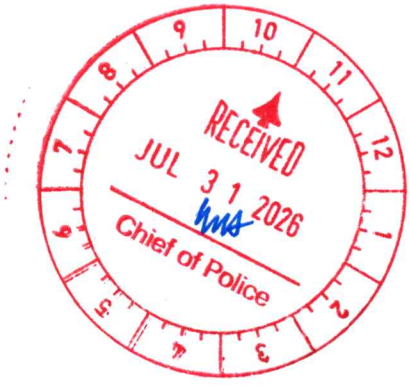
IN WITNESS WHEREOF, the parties have caused this Independent Contractor Agreement to be duly executed as an instrument under seal and delivered as of the date first written above.

INDEPENDENT CONTRACTOR

By: _____
Print Name: _____
Its: _____

CITY OF COLUMBIA

By: _____
Print Name: Teresa Wilson
Its: City Manager



APPROVED AS TO FORM
Legal Department City of Columbia, SC

 INITIALS: _____ (Independent Contractor) _____ (COC)

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

INDEPENDENT CONTRACTOR AGREEMENT

This Independent Contractor Agreement is made and entered into this _____day of _____, 2026, by and between the **CITY OF COLUMBIA ("COC")** AND **Integrity Investigative & Consulting Solutions, LLC** ("Independent Contractor").

WHEREAS, COC hereby agrees to utilize the professional services of Independent Contractor, and Independent Contractor agrees to render professional services to COC upon the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the promises and of the mutual covenants hereinafter set forth, COC and Independent Contractor hereby agree as follows:

Scope of Work The Independent Contractor will provide specialized support to the Columbia Police Department's Real Time Crime Center (RTCC) in order to strengthen situational awareness, increase operational efficiency, and enhance collaboration with partner agencies. This role requires continuous monitoring of intelligence platforms such as the Video Management System, License Plate Recognition (LPR) cameras, and ShotSpotter to detect and report criminal activity, traffic incidents, and public safety threats. The Contractor will be responsible for disseminating real-time intelligence to patrol officers, field units, and command staff, as well as delivering direct support during active incidents to improve officer safety and response effectiveness. In addition, the Contractor will serve as a liaison for interagency communication with organizations including the Richland County Sheriff's Department and the South Carolina Law Enforcement Division (SLED), particularly during special events. Acting as an extension of patrol operations, the Contractor will provide "eyes-in-the-sky" assistance to field personnel and will work closely with the Criminal Investigations Bureau (CIB) to supply surveillance footage, actionable intelligence, and analytical support that contribute to successful case development.

1. **Deadlines.** It is understood that time is of the essence to complete the services to be provided hereunder and that Independent Contractor agrees to begin providing its services immediately upon the effective date.

2. **Compensation/Payment.**

   a. In consideration of to be services to be performed hereunder, the City agrees to pay the following:

      - Hourly Rate: $45.00
      - Total Contract amount not to exceed $60,000.00 a year

b. The City will make monthly payments to the Independent Contractor as invoices are submitted. Invoices are to be submitted by the 5th of the month along with a report outlining the work completed, meetings attended, hours spent and focus of activities for the remainder of the contract period of each activity performed under this agreement. Attached with each invoice shall be documentation of all prior-approved reimbursable expenses, as may be applicable. This shall be the exclusive compensation paid to Independent Contractor under this Agreement. Invoices should be submitted to the Administrative Bureau Commander unless otherwise directed.

c. Independent Contractor is responsible for payment of all of its expenses, including but not limited to travel-related expenses, incurred during the performance of work under this Agreement, unless reimbursable expenses are approved in advance, either orally or in writing by the COC Chief Executive Officer, or his or her designee. Travel Expenses directly related to site visits or speaking engagements related to activities being performed via this contract may be considered in advance for reimbursement. Such expenses will be kept to a minimum, if approved at all, during the course of the agreement. Approval is required prior to accepting speaking engagements or making travel arrangements or the Independent Contractor acknowledges such activities may not be reimbursed.

d. Notwithstanding any language to the contrary, upon termination of this Agreement, Independent Contractor's right to receive compensation from COC shall cease immediately upon such termination and Independent Contractor shall be entitled to receive only its accrued but unpaid portion. Independent Contractor shall reimburse COC, on a pro-rata basis, for any compensation paid by COC in advance of monthly services.

3. **Duration and Termination.** If not earlier terminated, this Agreement shall operate for 12months (1-year). Notwithstanding any language to the contrary, unless modified by the parties hereto in writing, COC may terminate this Agreement upon notice at any time, with or without cause.

4. **Contractor Status.** The Parties to this Agreement intend that the relationship between them created by this Agreement is that of independent contractor. Independent Contractor shall not be deemed to be an employee, agent, or servant of COC for purposes of this Agreement. Independent Contractor will not be treated as an employee by COC for federal and state taxes or other purposes for work performed under this Agreement. None of the benefits provided to its employees, including, but not limited to, workers' compensation insurance and unemployment insurance, are available from COC to Independent Contractor for work performed under this Agreement. COC is interested in securing the services of the Independent Contractor, and the parties understand and agree that the Independent Contractor will be responsible for the services performed under this Agreement. COC is interested only in the results obtained under this Agreement. Independent Contractor will

be solely and entirely responsible for its acts and omissions during the performance of this Agreement.

5. **Independent Contractor Not Authorized to Enter into Contracts.** Independent Contractor is not authorized to hire or engage any person or entity as a contractor or as a sub-contractor to whom COC is obligated to pay, without the proper written consent of the Chief Executive Officer of COC. Independent Contractor has no authority to bind COC as to any representations, warranties, or guarantees without the prior written authorization of the Chief Executive Officer of COC.

6. **Use of City Vehicle(s):** Independent Contractor may, at the sole discretion of COC, be permitted to use a city-owned vehicle solely for the purpose of performing services under this Agreement. The Independent Contractor acknowledges that such is a privilege and not a condition of employment or any indication of any employer-employee relationship.

   Independent Contractor may be solely responsible and liable for any loss, damage, or injury to any person or property arising out of or resulting from the Independent Contractor's operation, use, or possession of the city owned vehicle to the extent caused by the Independent Contractor's negligent, reckless, or wrongful acts or omissions. The Independent Contractor agrees to indemnify, defend, and hold harmless COC from and against any and all claims, liabilities, damages, losses, costs, or expenses, including reasonable attorney's fees arising from such conduct.

   Independent Contractor further acknowledges and agrees that they are not entitled to worker's compensation benefits, employer-provided coverage, or other employee benefits as they are not an employee of COC. Independent Contractor voluntarily assumes all risks associated with the use of any and all city-owned vehicles and agrees that COC shall not be liable for any injury, illness, disability, death, or other personal harm sustained by Independent Contractor while using any city-owned vehicle.

7. **Indemnity.** Independent Contractor shall forever hold harmless and indemnify COC, its directors, officers, employees, contractors, and agents against any and all costs, expenses, damages, claims, demands, and actions of any kind or nature whatsoever, including attorney's fees, arising directly or indirectly out of or in connection with independent Contractor's operation or performance.

8. **Confidential Information.** In order for Independent Contractor to perform services under this Agreement, COC may provide confidential and proprietary information ("Confidential Information") to Independent Contractor. Independent Contractor agrees to use Confidential information to perform services under this Agreement and further agrees not to disclose Confidential Information to third parties during the term of this Agreement or thereafter, unless it has specific written authorization from COC, or unless such Confidential Information becomes part of the public domain other than by violation of this Agreement.

 INITIALS: _____ (Independent Contractor) _____ (COC)

All information, reports, studies, or data of any kind or in any form arising from or developed while this Agreement is in force are the sole property of COC and may not be used for any purpose other than as approved by COC in writing. Within five (5) days of termination of this Agreement for any reason or expiration of this Agreement, all Confidential Information in Independent Contractor's possession shall be turned over to COC. The obligations in this Section shall survive the termination and expiration of this Agreement.

9. **Ownership of Work Product.** All work, material, documents or other elements created or included within the services provided hereunder to COC ("Work Product"), shall be considered a "Work-Made-For-Hire" pursuant to Title 17 of the U.S. Copyright Act. If by operation of law any of the Work Product, including all related intellectual property rights, is not considered a "work-made-for-hire" or otherwise owned in its entirety by COC automatically upon creation thereof, then Independent Contractor agrees to assigns, to COC and its designees the ownership of Such Work Product, including all related intellectual property rights. Independent Contractor agrees to comply with any reasonable request to take action to memorialize ownership rights in COC, including, but not limited to copyright applications, memorization of assignments or other recording showing ownership lies with COC. Notwithstanding any other provision in this Agreement to the contrary, Independent Contractor may display a sample or image of the Work Product for portfolio or self-promotional purposes or for advertisement of services; provided, however, COC is credited as the owner of the Work Product and Independent Contractor will not use, license, or permit the use of the Work Product except as permitted herein.

10. **Notices.** All notices shall be in writing and sent by registered or certified mail, return receipt requested, or by personal delivery to the addressee addressed as follows:

If to COC:
City of Columbia
Attn: City Manager
1737 Main Street
Columbia, South Carolina 29202

If to Independent Contractor:
Integrity Investigative & Consulting Solutions, LLC
Jennifer Douglass
110 Bowyer Lane
Columbia, South Carolina 29036

Such notices will be effective upon delivery. In lieu of mailing notices as herein provided, notice may be transmitted electronically to the email address specified by the person to whose attention mailed notices would have been directed. Any such electronic notice will be effective upon receipt by the addressee. A part may change all or any part of its address hereunder by notice to the other party.

11. **No Assignment**. This Agreement may not be assigned by Independent Contractor without the prior written consent of COC, nor shall an assignment relieve Independent Contractor of its obligations under this Agreement.

 INITIALS: _____ (Independent Contractor) _____ (COC)

12. **Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall be deemed to be an original and all of which shall constitute a single instrument.

13. **Choice of Law.** This Agreement shall be deemed to have been made under, and shall be governed by the laws of the State of South Carolina, in all respects, including the mutual obligations of good faith and fair dealing.

14. **Remedies for Breach.** Both COC and Independent Contractor shall have all rights and remedies under law and at equity for breach of this Agreement.

15. **Severability.** If any provision of this Agreement is held invalid, such invalidity will not affect other provisions or application of this Agreement which can be given effect without the invalid provision or application, and to this end the provisions of this Agreement are declared to be severable.

16. **Waiver.** The waiver by COC or Independent Contractor to enforce any breach or violation of this Agreement shall not constitute a waiver of that party's right to demand strict performance of the provisions of the Agreement in the future.

17. **Headings.** The parties agree that the Headings do not have any significance, and are not indicative of the contents of each section. Accordingly, the parties agree that the headings shall not be used to interpret the Agreement.

18. **Entire Agreement; Amendments.** This instrument contains the entire agreement between the parties relating to the subject matter hereof and may not be amended except by writing executed by the party against whom such amendment is sought to be enforced. Further, (1) no promise or inducement for this Agreement has been made to either party except as set forth herein; (2) this Agreement is executed freely and voluntarily, and without reliance upon any statement or representation by either party or any of its attorneys or agents excepts as set forth herein; (3) each party has read and full understands this Agreement; and (4) Independent Contractor has been advised to consult with counsel of its choice before entering into this Agreement and has had the opportunity to do so.

19. **Termination of any and All Prior Agreements.** By signing below, the parties hereto agree that this Agreement supersedes any and all prior agreements, either oral or in writing, between the parties and waive any notices that may be required under same.

20. **Construction.** The parties expressly agree that this Agreement shall not be construed against the Drafter.

IN WITNESS WHEREOF, the parties have caused this Independent Contractor Agreement to be duly executed as an instrument under seal and delivered as of the date first written above.

INDEPENDENT CONTRACTOR **CITY OF COLUMBIA**

 INITIALS: _____ (Independent Contractor) _____ (COC)

By: _____
Print Name: _____
Its: _____

By: _____
Print Name: Teresa Wilson
Its: City Manager

APPROVED AS TO FORM

Legal Department City of Columbia, SC

INITIALS: _____ (Independent Contractor) _____ (COC)

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

INDEPENDENT CONTRACTOR AGREEMENT

This Independent Contractor Agreement is made and entered into this _____day of _____, 2026, by and between the **CITY OF COLUMBIA ("COC")** AND **ASLCB Consulting** ("Independent Contractor").

WHEREAS, COC hereby agrees to utilize the professional services of Independent Contractor, and Independent Contractor agrees to render professional services to COC upon the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the promises and of the mutual covenants hereinafter set forth, COC and Independent Contractor hereby agree as follows:

Scope of Work Independent Contractor will serve as a Background Investigator within the Administrative Bureau and will be responsible for conducting comprehensive pre-employment background investigations for applicants seeking sworn and non-sworn positions. The contractor will review applicant documentation, verify personal, employment, education, and criminal history, and conduct interviews with applicants, references, employers, and other relevant contacts. The contractor will collect and document all investigative findings, review records and databases to identify any areas of concern, and prepare detailed background investigation reports to support hiring decisions.

1. **Deadlines.** It is understood that time is of the essence to complete the services to be provided hereunder and that Independent Contractor agrees to begin providing its services immediately upon the effective date.

2. **Compensation/Payment.**

   a. In consideration of the services to be performed hereunder, the City agrees to pay the following:

      - Hourly Rate: $45.00
      - Total Contract amount not to exceed $60,000.00 a year

   b. The City will make monthly payments to the Independent Contractor as invoices are submitted. Invoices are to be submitted by the 5th of the month along with a report outlining the work completed, meetings attended, hours spent and focus of activities for the remainder of the contract period of each activity performed under this agreement. Attached with each invoice shall be documentation of all prior-approved

reimbursable expenses, as may be applicable. This shall be the exclusive compensation paid to Independent Contractor under this Agreement. Invoices should be submitted to the Administrative Bureau Commander unless otherwise directed.

c. Independent Contractor is responsible for payment of all of its expenses, including but not limited to travel-related expenses, incurred during the performance of work under this Agreement, unless reimbursable expenses are approved in advance, either orally or in writing by the COC Chief Executive Officer, or his or her designee. Travel Expenses directly related to site visits or speaking engagements related to activities being performed via this contract may be considered in advance for reimbursement. Such expenses will be kept to a minimum, if approved at all, during the course of the agreement. Approval is required prior to accepting speaking engagements or making travel arrangements or the Independent Contractor acknowledges such activities may not be reimbursed.

d. Notwithstanding any language to the contrary, upon termination of this Agreement, Independent Contractor's right to receive compensation from COC shall cease immediately upon such termination and Independent Contractor shall be entitled to receive only its accrued but unpaid portion. Independent Contractor shall reimburse COC, on a pro-rata basis, for any compensation paid by COC in advance of monthly services.

3. **Duration and Termination.** If not earlier terminated, this Agreement shall operate for 12months (1-year). Notwithstanding any language to the contrary, unless modified by the parties hereto in writing, COC may terminate this Agreement upon notice at any time, with or without cause.

4. **Contractor Status.** The Parties to this Agreement intend that the relationship between them created by this Agreement is that of independent contractor. Independent Contractor shall not be deemed to be an employee, agent, or servant of COC for purposes of this Agreement. Independent Contractor will not be treated as an employee by COC for federal and state taxes or other purposes for work performed under this Agreement. None of the benefits provided to its employees, including, but not limited to, workers' compensation insurance and unemployment insurance, are available from COC to Independent Contractor for work performed under this Agreement. COC is interested in securing the services of the Independent Contractor, and the parties understand and agree that the Independent Contractor will be responsible for the services performed under this Agreement. COC is interested only in the results obtained under this Agreement. Independent Contractor will be solely and entirely responsible for its acts and omissions during the performance of this Agreement.

 INITIALS: _____ (Independent Contractor) _____ (COC)

5. **Independent Contractor Not Authorized to Enter into Contracts.** Independent Contractor is not authorized to hire or engage any person or entity as a contractor or as a sub-contractor to whom COC is obligated to pay, without the proper written consent of the Chief Executive Officer of COC. Independent Contractor has no authority to bind COC as to any representations, warranties, or guarantees without the prior written authorization of the Chief Executive Officer of COC.

6. **Use of City Vehicle(s):** Independent Contractor may, at the sole discretion of COC, be permitted to use a city-owned vehicle solely for the purpose of performing services under this Agreement. The Independent Contractor acknowledges that such is a privilege and not a condition of employment or any indication of any employer-employee relationship.

   Independent Contractor may be solely responsible and liable for any loss, damage, or injury to any person or property arising out of or resulting from the Independent Contractor's operation, use, or possession of the city owned vehicle to the extent caused by the Independent Contractor's negligent, reckless, or wrongful acts or omissions. The Independent Contractor agrees to indemnify, defend, and hold harmless COC from and against any and all claims, liabilities, damages, losses, costs, or expenses, including reasonable attorney's fees arising from such conduct.

   Independent Contractor further acknowledges and agrees that they are not entitled to worker's compensation benefits, employer-provided coverage, or other employee benefits as they are not an employee of COC. Independent Contractor voluntarily assumes all risks associated with the use of any and all city-owned vehicles and agrees that COC shall not be liable for any injury, illness, disability, death, or other personal harm sustained by Independent Contractor while using any city-owned vehicle.

7. **Indemnity.** Independent Contractor shall forever hold harmless and indemnify COC, its directors, officers, employees, contractors, and agents against any and all costs, expenses, damages, claims, demands, and actions of any kind or nature whatsoever, including attorney's fees, arising directly or indirectly out of or in connection with independent Contractor's operation or performance.

 INITIALS: _____ (Independent Contractor) _____ (COC)

Information") to Independent Contractor. Independent Contractor agrees to use Confidential information to perform services under this Agreement and further agrees not to disclose Confidential Information to third parties during the term of this Agreement or thereafter, unless it has specific written authorization from COC, or unless such Confidential Information becomes part of the public domain other than by violation of this Agreement. All information, reports, studies, or data of any kind or in any form arising from or developed while this Agreement is in force are the sole property of COC and may not be used for any purpose other than as approved by COC in writing. Within five (5) days of termination of this Agreement for any reason or expiration of this Agreement, all Confidential Information in Independent Contractor's possession shall be turned over to COC. The obligations in this Section shall survive the termination and expiration of this Agreement.

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11. **Notices.** All notices shall be in writing and sent by registered or certified mail, return receipt requested, or by personal delivery to the addressee addressed as follows:

If to COC:
City of Columbia
Attn: City Manager
1737 Main Street
Columbia, South Carolina 29202

If to Independent Contractor:
Anthony Branham
ASLCB Consulting
110 Kelley Circle
Elgin, South Carolina 29045-9671

Such notices will be effective upon delivery. In lieu of mailing notices as herein provided, notice may be transmitted electronically to the email address specified by the person to whose attention mailed notices would have been directed. Any such electronic notice will be effective upon receipt by the addressee. A part may change all or any part of its address hereunder by notice to the other party.

12. **Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall be deemed to be an original and all of which shall constitute a single instrument. upon receipt by the addressee. A part may change all or any part of its address hereunder by notice to the other party.

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15. **Severability.** If any provision of this Agreement is held invalid, such invalidity will not affect other provisions or application of this Agreement which can be given effect without the invalid provision or application, and to this end the provisions of this Agreement are declared to be severable.

16. **Waiver.** The waiver by COC or Independent Contractor to enforce any breach or violation of this Agreement shall not constitute a waiver of that party's right to demand strict performance of the provisions of the Agreement in the future.

17. **Headings.** The parties agree that the Headings do not have any significance, and are not indicative of the contents of each section. Accordingly, the parties agree that the headings shall not be used to interpret the Agreement.

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19. **Termination of any and All Prior Agreements.** By signing below, the parties hereto agree that this Agreement supersedes any and all prior agreements, either oral or in writing, between the parties and waive any notices that may be required under same.

 INITIALS: _____ (Independent Contractor) _____ (COC)

20. **Construction.** The parties expressly agree that this Agreement shall not be construed against the Drafter.

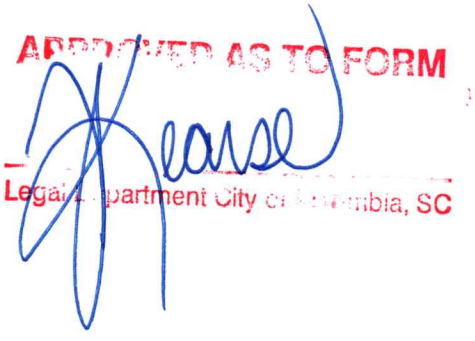
IN WITNESS WHEREOF, the parties have caused this Independent Contractor Agreement to be duly executed as an instrument under seal and delivered as of the date first written above.

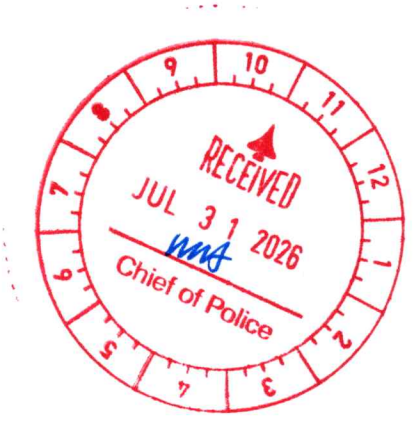
INDEPENDENT CONTRACTOR

By: _____
Print Name: _____
Its: _____

CITY OF COLUMBIA

By: _____
Print Name: Teresa Wilson
Its: City Manager





 INITIALS: _____ (Independent Contractor) _____ (COC)

Meeting Date: **August 18, 2026**

Department: **Procurement and Contracts**

From: **Shannon Lizewski, Director**

Council is asked to authorize the City Manager to approve the Purchase of Vehicles/Heavy Equipment for several City Divisions, as requested by the Fleet Services Division. Award to multiple vendors using the North Carolina Sheriffs' Association and Sourcewell Contract in the amount of $971,845.46.

Item	Description	Vendor & Location	Procurement Method	Funding Source	Amount
a.	One (1) 2027 Freightliner M2-106 plus Street Sweeper for the Solid Waste Division, as requested on July 8, 2026.	Amick Equipment Company, Inc. Lexington, SC	North Carolina Sheriffs' Association Contract #26-10-0422R	Solid Waste Street Sweeping — Auto, Trucks, Heavy Equipment-Capital (5534408-658500). The original budget amount is $408,990.50.	$408,990.50
b.	Two (2) 2027 Western Star Dump Trucks for the Street Division, as requested on July 8, 2026.	National Auto Fleet Group Watsonville, GA	Sourcewell Contract #032824-NAF	Streets-Water and Sewer Repair— Auto, Trucks, Heavy Equipment-Capital (5513202-658500). The original budget amount is $562,854.96.	$562,854.96
Total					**$971,845.46**

Background Summary: North Carolina Sheriffs' Association #26-10-0422R and Sourcewell Contract #032824-NAF

Sec 2-204. (10) of the City Ordinance. Competitive sealed bidding required; exceptions allow the City to purchase goods and services without competitive sealed bidding when purchasing through cooperative purchasing.

Attachments:

1. August 5 2026 Council Memo - Fleet Services Item 6
2. Updated Amick Equipment Quote
3. North Carolina Sheriffs' Assiciation Contract Bid-26-10-0422R-CAA-Aquip
4. National Auto Fleet Quote

5. Updated Lee Transport Quote

TO: Honorable Daniel J. Rickenmann, Mayor & Members of City Council
Ms. Teresa Wilson, City Manager

FROM: Mr. Henry Simons, Assistant City Manager, Operations
Mrs. Shannon Lizewski, Department of Procurement and Contracts

DATE: August 6, 2026

SUBJECT: Recommendation for Approval for Purchase of vehicles for the City of Columbia Public Works Department as requested by the Fleet Services Division.

The Department of Procurement of Contracts, in coordination with the General Services Department, respectfully requests your review and approval of the purchase of vehicles and equipment for the City of Columbia Public Works Department as requested by the Fleet Services Division.

Item	Vehicle	Department	Price	Funding Source
a.	1 – 2027 Chevrolet Freightliner M2-106 plus Street Sweeper	Public Works/Solid Waste Division	$408,990.50	Department Capital Public Works Solid Waste Division FY 2026-2027
b.	2 – 2027 Chevrolet Western Star Dump Trucks	Public Works/Street Division	$562,854.96	Department Capital Public Works Street Division FY 2026-2027
Total Amount: $971,845.46				

This purchase utilizes State Contract and cooperative purchase agreements for vehicles and equipment. Items (a and b) are vehicles and equipment that are a capital replacement and funded from the department's operating budget capital for FY26/27.

For NCSA Contract Purchases:
Please send P.O. to Amick & NCSA including:
Contract #, Spec #, Contact Info, & Fed. Tax ID #
NCSA: kmitman@ncsheriffs.net
LINK: NCSA Terms & Conditions

CONTRACT #
26-10-0422R
ITEM #
2215

END USER: COLUMBIA, CITY OF
SAMANTHA YAGER
MOUNT LOCATION - SHIP CHASSIS TO: TYMCO - WACO, TX

Description	Contract Price

MODEL: **TYMCO 600**
PAINT: WHITE
WARRANTY: TYMCO: 1 YR SWEEPER, 2 YR SKIDS. AUX. ENGINE: SEE MFG. WARRANTY FOR DETAILS.

STANDARD EQUIPMENT INCLUDED

AUXILIARY ENGINE: JOHN DEERE DIESEL 4045TFINAL TIER-4; 99 HP @2200 RPM
AUXILIARY ENGINE IN-CAB AIR FILTER RESTRICTION INDICATOR W/GAUGE
AUXILIARY ENGINE PROTECTION SYSTEM: ENGINE ECU TO PROVIDE AUTOMATIC MONITORING
AUXILIARY FUSE PANEL: 12V DC FUSED POWER SOURCE FOR ANY ADD'L ELECTRICAL
BLUELOGIC CONTROL SYSTEM: MULTIPLEXED ELECTRICAL SYSTEM - INCLUDES HARDWARE
DUST CONTROL SYSTEM: 220 GALLON CAPACITY WATER TANK, 5 GPM ELECTRIC WATER PUMP; HIGH CAPACITY DUST SEPERATOR
HYDRAULIC SYSTEM PROTECTION: HYDRAULIC FILTER RESTRICTION INDICATOR MOUNTED IN HOPPER INSPECTION DOORS (2)
TWIN GUTTER BROOMS, FLOODLIGHTS, PARABOLIC MIRRORS
CABLE OPERATED PRESSURE BLEEDER
WATER FILL HOSE & RACK
WORK PLATFORM
BACK-UP ALARM
DUO SKIDS
REAR BUMPER PADS
REAR MOUNTED OVAL DESIGN ALTERNATING/FLASHING WARNING LIGHTS (2) - LED
REAR MOUNTED WORKLIGHT (1)
REVERSE PICK-UP HEAD SYSTEM
RUBBER LINED BLOWER
AMBER BEACON LIGHT - HOPPER MOUNTED
REAR VIEW CAMERA

OPTIONAL EQUIPMENT INCLUDED

AUXILIARY ENGINE REMOTE OIL SIGHT GAUGE
AUXILIARY HYDRAULIC SYSTEM
GUTTER BROOM TILT ADJUSTER: RIGHT
GUTTER BROOM TILT ADJUSTER: LEFT
GUTTER BROOM VARIABLE SPEED: RIGHT AND LEFT
ADDITIONAL GUTTER BROOM NOZZLE: LEFT
ADDITIONAL GUTTER BROOM NOZZLE: RIGHT
ADDITIONAL PRESSURE TRANSITION NOZZLE
ADDITIONAL HOPPER NOZZLE
A.O.D. (AIR OPERATED DIAPHRAM) WATER PUMP WITH WASH HOSE AND GUN
EXTRA WATER CAPACITY - 330 GALLONS COMDEX
HIGH OUTPUT WATER SYSTEM
WATER TANK LEVEL GAUGE
ABRASION PROTECTION PACKAGE
DUMP SWITCH IN CAB
HOPPER SUCTION INLET WEAR FLANGE WITH LINER
SWEEPER DELUGE SYSTEM
LINEAR ACTUATOR W/GAUGE- PRESSURE BLEEDER
PICKUP HEAD CURTAIN LIFTER
SKID BUMPER EXTENSION SET (3")
STAINLESS STEEL HOPPER
PICK UP HEAD CAMERA
AUTO SWEEP ASSIST (ASA)

LOCAL OPTIONS INCLUDED

PREVENTATIVE MAINTENANCE CONTRACT: 5 YEARS

DEALER SERVICES INCLUDED

FREIGHT TO AMICK EQUIPMENT
BODY PRE-DELIVERY INSPECTION
AECI MOBILE ON-SITE WARRANTY PKG., 12 MO.

DELIVERY DETAILS

ON-SITE TRAINING - PROVIDED BY REQUEST

AECI DELIVERS TO END USER.

Subtotal:	$	414,444.00
Contract Discount - Options / Accessories:	$	(5,976.00)
Subtotal:	$	408,468.00

Chassis Description

MODEL: **2027 FREIGHTLINER M2-106 PLUS**
GVWR: 33000 LBS
ENG & TRAN: CUMMINS B6.7 DIESEL / ALLISON 2500 RDS A/T
PAINT: WHITE
COMMENTS: SEE CHASSIS SPECIFICATIONS FOR COMPLETE DETAILS.
AIR HORN (DUAL)
BATTERY DISCONNECT SWITCH
FIRE EXTINGUISHER
FRONT TOW HOOKS
HAZARD REFLECTORS
LED AMBER TRAFFIC DIRECTING LIGHT: REAR MOUNTED
PARABOLIC MIRROR 12" (2)

Unit Subtotal:	$	408,468.00
Tax - Motor Vehicle (SC IMF / NC HUT):	$	522.50
Unit Purchase Price:	$	408,990.50

Payment Terms: MUNI & CHASSIS DEALERS: NET 15
* C.O.D Discount Available
* Late Fee: 1%

Completion Estimate: 255 Days after receipt of ORDER

Note: ETAs are based on schedule at time of quote and are subject to change.

Chassis Dealers: Please include floorplan in chassis pricing, unless otherwise specified.

COMMENTS: *Pricing Disclaimer: Due to recent tariff announcements, pricing is subject to change. Although rare, this may result in retroactive price increases and surcharges on ordered equipment. Amick Equipment will absorb these increases when possible but may pass them along with proper notification. We appreciate your understanding during this volatile season.*

QUOTED BY: Dave Hull
DATE: 7/30/2026
VALID UNTIL: 8/30/2026

ORDER ACCEPTANCE

SIGNATURE **DATE**

ADDITIONAL OPTIONS: Prices shown in "additional options available" section are not included in the "Total" price and do not include taxes.
TAXES: Unless itemized above, prices do not include local, state or federal taxes.
MOTOR VEHICLE TAXES: AECI no longer collects SC "IMF" or NC "Highway Use Tax". Either the chassis dealer or the DMV will collect motor vehicle tax/fees when registering vehicle.

PAYMENT TERMS: Payment is due PRIOR to delivery. When ample credit has been extended to customer, payment is due within 30 Days of invoice.
TITLEWORK / MCO: Allow 5-10 business days after receipt of payment to process Title or Manufacturer's Certificate of Origin (MCO).
QUOTE EXPIRATION: Pricing is honored for 30 days from date quoted, barring extenuating circumstances such as, but not limited to, volatile markets, factory price increases, etc. AECI makes every effort to give as much notice as possible in such instances.
DELIVERY ESTIMATES: ETA's are based on production schedules at the time of quote and are subject to changes in truck or body production schedules as well other factors such as transportation delays, etc.
WEIGHT RESTRICTIONS: Operating overweight equipment can result in fines, damage to equipment or injury to operators. AECI makes every effort to quote equipment meeting local, state & federal weight regulations. Nevertheless, it is up to the end user to familiarize themselves with all applicable weight laws and avoid exceeding legal weight limits, regardless of truck's GVWR.
CHASSIS DEALERS: Please ensure chassis specs meet body manufacturer's minimum requirements, which are supplied upon request. Deviations may result in additional charges, for which the truck dealer will be responsible.
CHASSIS DEALER PAYMENT TERMS: Payment term begins when truck is delivered to customer or truck dealer for PDI, whichever is first. Payments received later than 15 DAYS are subject to penalty of Prime % APR, calculated on a daily basis. ANY EXCEPTIONS must be agreed to writing prior to order.
COOPERATIVE PURCHASING CONTRACTS: Cooperative purchasing contract such as NCSA, Sourcewell, etc. are a tool which satisfies the competitive bidding requirements for some municipalities. Amick Equipment (or its Body Manufacturer) are approved vendors on several contracts, authorized to offer awarded equipment according to each contract's terms and conditions. If a contract award included both body and chassis, then that contract clearly satisfies the bidding requirements for both body and chassis. Some of Amick's contracts were awarded

TYMCO®
REGENERATIVE AIR SWEEPERS

600® AIR SWEEPER

GENERAL SPECIFICATIONS



MODEL 600® REGENERATIVE® AIR STREET SWEEPER

DIESEL AUXILIARY ENGINE / DIESEL CONVENTIONAL CAB CHASSIS

SWEEPER AUXILIARY ENGINE

Engine .....John Deere 4045 turbo FT4, 4 cyl.
Displacement ..... 275 in³ (4.5 L)
Power ..... 99 HP @ 2200 RPM (74 kW)
Net torque.....315 lb-ft @ 1600 RPM (427 Nm)
Air cleaner ..... Heavy duty, w/pre-cleaner, scavenge vacuum hose, and in-cab air restriction indicator w/gauge.
Remote oil filter..... Spin on, full flow
Auxiliary engine fuel tank shared with chassis
Diesel fuel tank capacity..... 51 gal (193 L)
DEF tank..... Dedicated
Capacity (volumetric)..... 5.4 gal (20.6 L)
Capacity (useable)..... 3.8 gal (14.4 L)
Auxiliary engine protection system
Fuel/water separator with WIF sensor
Fuel filters.....10 µm primary, 2 µm secondary
Open crankcase ventilation (OCV) filter

BLOWER, RUBBER COATED

Aluminum alloy, high volume, open face turbine
Bearings ....(2) sealed lifetime lube, anti-friction
Bolt-on housing .....Steel w/abrasion resistant, replaceable liner
Drive .....Heavy duty power band

DUST SEPARATOR, RUBBER LINED, HIGH CAPACITY

Type.....Cyclonic, multipass, centrifugal separation
Size.....20 x 61 in cylindrical area (51 x 155 cm)
Located adjacent to blower within hopper
Particulate removal achieved through 61 in (155 cm) skimmer slot into skimmer hood
Separator door opened from hopper exterior
Abrasion resistant housing w/replaceable wear resistant liner

HOPPER

Capacity (volumetric).....7.3 yd³ (5.6 m³)
Capacity (useable).....6 yd³ (4.6 m³)
Construction .....Welded steel plate with integral stiffeners
Floor angle.....22°
Dump door opening.....84 x 44 in (213 x 112 cm)
Dump method.....Hydraulic with raker bar
Dump direction .....Rear
Dump height ..... 36 in (91.5 cm)
Insection doors .....(1) Each side of hopper ..... 9.75 x 29 in (25 x 73.5 cm)

PICK-UP HEAD

Type.....Dual chamber
Width (inside dimension)..... 87 in (221 cm)
Pick-up head area .....2610 in² (1.68 m²)
Suspension ..... 4 springs, 2 drag links
Skids.....DUO SKID®, long-life carbide
Suction hose diameter..... 14 in (35.5 cm)
Pressure hose diameter ..... 14 in (35.5 cm)
Pressure bleeder .....Cable operated
Reverse pick-up head system

GUTTER BROOM, TWIN, Patented

Drive .....Constant speed non-reversible hydraulic motor
Adjustment.....Adjustable for down pressure, pattern and wear
Down pressure .....Automatic
Flexibility.....Integral anti-damage "swing away" relief valve
Broom .....43 in dia. (109 cm) steel wire, vertical digger
Floodlights ..... (2) LED
Parabolic mirrors .....(2) 10.5 in (26.67 cm) dia.

HYDRAULIC SYSTEM

Operates gutter broom(s), dump and pick-up head
Drive .....Gear driven from auxiliary engine
Flow rate.....8 GPM (30.3 LPM)
Reservoir ....25 gal (94.6 L) w/80 mesh suction strainer, sight/temperature gauge
Cooler ..... Air to oil integral with auxiliary engine heat exchanger
Return filter ..... 3 micron in-line
Vent filter.....10 micron spin-on
Hydraulic oil ..... Extended life 10W ISO 46
Hydraulic temperature shutdown system w/ temperature gauge in cab

DUST CONTROL SYSTEM

Water spray nozzles for dust suppression
Pump ..... Electric diaphragm
Reservoirs ..... Polyethylene 220 gal (833 L), total minimum
Filter .....80 mesh in-line
Low water shut-off .....Safety shut-off with audible and visual indicator in cab
Spray nozzles:
Around pick-up head 4
Gutter brooms (each) 2
Hopper (inside) 1
Hydrant fill hose w/storage area.....20 ft (6 m)

CONTROL SYSTEM

BlueLogic® Control System
Multiplexed electrical system includes hardware and TYMCO designed software that integrates the in-cab controls to the auxiliary engine and all sweeper functions; as well as provides intelligent safety features and on-board diagnostics (OBD) for the auxiliary engine and sweeper through the BlueLogic display.

BlueLogic Display
Pedestal mounted touchscreen display provides sweeper and auxiliary engine data and includes hour meters (trip and total) for the auxiliary engine, gutter brooms, pick-up head, blower, water pump, and BAH broom if applicable; sweeper odometer (records curb miles swept and sweeping hours), service reminders, custom reminders, overspeed warning, low water audible alarm, dust control system winterization guide, and OBD.

Interior Components
Pressure bleeder control, BlueLogic display, auxiliary fuse panel, illuminated control switches: pick-up head, gutter brooms, auxiliary engine RPM, dust control water system nozzles, safety lights.

Exterior Components
Dump switch, BlueLogic Control Module (BCM)

SAFETY/WARNING DEVICES

Alternating LED rear flashers (2)
Rear view camera system
Back-up alarm
SAE Class 1/California Title 13 amber beacon light with limb guard - LED

OPTIONAL EQUIPMENT

AOD water pump w/washdown hose/spray gun
Abrasion protection package
Additional camera views - pick-up head, left gutter broom, right gutter broom
Auto Sweep Interrupt (ASI)
Auxiliary hand hose 8 in dia. (20 cm)
Auxiliary hand hose hydraulic boom assist
Auxiliary hand hose catch basin cleaning package
Auxiliary hydraulic system
Broom Assist Pick-up Head (BAH®)
Pick-up head area.....3567 in² (2.3 m²)
COMDEX (extra water and tool box) 330 gal (1249 L) total capacity
Gutter broom tilt adjuster(s) (left, right, or twin)
Gutter broom variable speed
Gutter broom drop-down
Hi/Low washdown system
High output water system
Hopper deluge system
Hopper drain system
Lateral airflow nozzle
Linear actuator - pressure bleeder w/gauge
Liquid recovery system
Low emissions package (required for South Coast AQMD Rule 1186)
Magnet: Light, standard, or heavy duty
Pick-up head curtain lifter
Pick-up head deluge
Shop air purge, dust control system
Spark resistant skids
Stainless steel (non-magnetic) options:
Hopper:
Hopper weldment
Dump door
Inspection doors
Raker plate
High capacity dust separator
Hopper screen
Blower housing
Hopper drain
Paint color (other than TYMCO standard white)

Special options are available. Contact your local dealer or TYMCO.

CONVENTIONAL CAB CHASSIS AVAILABLE

International MV607
Freightliner M2-106

South Coast AQMD Rule 1186 PM_{10} Certified
1-800-258-9626
www.tymco.com

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Photos may contain optional equipment. Specifications subject to change without notice.



North Carolina Sheriffs' Association
Heavy Equipment Procurement Program
2026-2027 Rollover Agreement
Bid 26-10-0422R

The North Carolina Sheriffs' Association (NCSA) has implemented Section 1.3 *Term of Contract* of the Association's Terms and Conditions. Upon mutual agreement, we are pleased to announce the NCSA has extended your contract for one additional year. NCSA Heavy Equipment Bid 26-10-0422R will be effective May 18, 2026, through May 17, 2027.

By the award of this contract based on your company's bid for Solicitation Number 26-10-0422R, all terms and conditions set forth in the Solicitation for Bids and Contract Terms and Conditions are incorporated herein by reference and agreed to by the Contractor and the North Carolina Sheriffs' Association.

X Mark A. Keller 08:57:24 02/04/2026

Signature of Authorized Representative

X Mark A. Keller

Printed Name of Authorized Representative

X Ox Bodies, Inc.

Contractor/Vendor Name (Please Print)

X 02/04/2026

Date

X Lauren Earnhardt

Signature of NCSA Contract Administrator

X Lauren Earnhardt

Printed Name of NCSA Contract Administrator

X 05/18/26

Date

National Auto Fleet Group

A Division of Chevrolet of Watsonville

490 Auto Center Drive, Watsonville, CA 95076

(855) 289-6572 • (831) 480-8497 Fax

Fleet@NationalAutoFleetGroup.com

7/31/2026

Government Quote ID#3536HD

Mr. Bill Bowers

City of Columbia
2910 Colonial Drive
Columbia, SC 29203

Dear Bill Bowers,

National Auto Fleet Group is pleased to quote the following sourced item(s) for your consideration. One (1) New/Unused (**2027 Western Star 47X, Detroit DD13 Gen 5 12.8L 470HP Engine, Allison 4500 RDS Transmission with 16' Dump Body via Lee Transport**) and provided by Mr. Dan Walters with Velocity Truck Center, each for:

	List Price	Contract Price	Adj. Discount	Savings
Chassis and Option	$ 268,273.00	$ 214,821.00	19.92%	$ 53,452.00
Lee Transport Quote		$ 45,760.00		
Tax (0.00%)		$ 0.00		
Total		$ 260,581.00		

Payment in full before title is released.
PRICES SUBJECT TO CHANGE FOR WESTERN STAR SURCHARGES in 2026cy.
ORDER IS NON-CANCELLBLE.
2027 emissions will start with any chassis built on 1/1/2026 or after. Besides technology changes to achieve more stringent emissions levels via new federal law. “Estimated” price increase per chassis due to 2027 emissions will be $15,000.00 to $20,000.00

This sourced item(s) is available under the Sourcewell (Formerly Known as NJPA) Contract 032824-NAF. Please reference this Contract Number on all Purchase Orders.

Thank you in advance for your consideration. Should you have any questions, please do not hesitate to call.

Sincerely,

Ben Rodriguez
HD Contract Manager
HD@NationalAutoFleetGroup.com
Office (855) 289-6572
Fax (831) 480-8497

Sourcewell Awarded Contract

Contract 032824-NAF

LEE TRANSPORT EQUIPMENT INC.

Custom Quotation For:

P.O. BOX 26, 1300 BLUFF R.D.
COLUMBIA, SOUTH CAROLINA 29202
PHONE# 803-799-7860 FAX 803-765-0535
****TRUCK BODIES AND TRUCK EQUIPMENT****

Quote #	**JG-07102026-A**
Date:	7/10/2026
Phone #	
Fax#	

City of Columbia

Personal Contact:

PRICING:

(South Carolina State Contract for Dump Bodies Number #4400035733)	
Furnish and install R&S Godwin 16' Dump Body to City of Columbia Specifications to Include:	
1/4" AR-500 Hardox floor, 3/16" AR-500 sides and tailgate with 3/16" AR-500.	
(R&S Godwin Dump model CS16048,16' long X 48" high sides)	
24" Cab shield with wind deflector	
2"X 8" Steel side boards installed and painted blue.	
3-Panel standard air tailgate.	
Asphalt apron bolt on style with 30 degree angle.	
Mountain Tarp, electric tarp system with bent arms and asphalt tarp installed with tensioner.	
4- Corner LED strobe light system installed in rear corner post of body and in truck grill.	
EZ Step access installed on curb side with 3-inside steps inside of the body.	
Anti spray mud flaps installed on rear of body and in front of drop axle.	
Hyva Hoist system installed with hoist stabilizer to City of Columbia specifications.	
PH-90 Pintle Hitch set at 26" height, electric brake controller, 7-way plug and back up alarm.	
Custom console installed to City of Columbia specifications.	
Central grease line system installed (street side rear of body).	
FMVSS Safety kit shipped loose.	
Painted customer specified color (City of Columbia Blue).	$ 45,760.00
Note: There is no air lift axle priced on this quote (lift axle must be ordered form factory).	
Note: Dump body and equipment completely installed to City of Columbia specifications.	
Price good for 30 days. Tax not included.	

Insurance: **Customers chassis covered with primary coverage insurance while in the care and the custody of L.T.E. Product Liability insurance carried.**

Price:	$ 45,760.00
Special Discount:	$ -
Net Price:	$ 45,760.00
Local Option Tax:	$ -
State Sales Tax:	
Total Price:	$ 45,760.00

Chassis: Tandem Chassis/Tri Axle **C/T** 136" **Paint:**

Other Data:

Tax Exempt No **Terms:** **Delivery Date:**

Accepted By **Date:**

Lee Transport Equipment, Inc.

By: **JILL GLOVER**

Prepared For :
COLUMBIA CITY OF
2910 COLONIAL DRIVE
COLUMBIA, SC 29203
UNITED STATES
Phone :803-603-4544

Prepared by:
Dan Walters
VELOCITY TRUCK CENTERS
6006 MIRAMAR RD.
SAN DIEGO, CA 92121
Phone :619-564-3710

A proposal for
COLUMBIA CITY OF

Prepared by
VELOCITY TRUCK CENTERS

Dan Walters

July 11, 2026

Western Star 47X



Components shown may not reflect all spec'd options and are not to scale

Prepared For :
COLUMBIA CITY OF
2910 COLONIAL DRIVE
COLUMBIA, SC 29203
UNITED STATES
Phone :803-603-4544

Prepared by:
Dan Walters
VELOCITY TRUCK CENTERS
6006 MIRAMAR RD.
SAN DIEGO, CA 92121
Phone :619-564-3710

SPECIFICATION PROPOSAL

Data Code	Description	Weight Front	Weight Rear
Price Level			
PRL-30X	47X/49X PRL-30X (EFF:MY27 ORDERS)		
Data Version			
DRL-043	SPECPRO21 DATA RELEASE VER 043		
Vehicle Configuration			
001-470	WESTERN STAR 47X	9,050	6,525
004-227	2027 MODEL YEAR SPECIFIED		
002-004	SET BACK AXLE - TRUCK		
019-006	TRAILER TOWING PROVISION AT END OF FRAME WITH SAE J560	10	10
003-001	LH PRIMARY STEERING LOCATION		
General Service			
AA1-003	TRUCK/TRAILER CONFIGURATION		
AA6-002	DOMICILED, USA (EXCLUDING CALIFORNIA AND CARB OPT-IN STATES)		
99D-027	EPA CLEAN IDLE LABEL - (INCLUDES 6X4 INCH LABEL ON LOWER FORWARD OF DRIVER DOOR)		
A85-011	CONSTRUCTION SERVICE		
A84-1GM	GOVERNMENT BUSINESS SEGMENT		
AA4-010	DIRT/SAND/ROCK COMMODITY		
AA5-002	TERRAIN/DUTY: 100% (ALL) OF THE TIME, IN TRANSIT, IS SPENT ON PAVED ROADS		
AB1-008	MAXIMUM 8% EXPECTED GRADE		
AB5-001	SMOOTH CONCRETE OR ASPHALT PAVEMENT - MOST SEVERE IN-TRANSIT (BETWEEN SITES) ROAD SURFACE		
995-1A5	WESTERN STAR VOCATIONAL WARRANTY		
A66-99D	EXPECTED FRONT AXLE(S) LOAD 20000.0 lbs		
A68-99D	EXPECTED REAR DRIVE AXLE(S) LOAD 46000.0 lbs		

Data Code	Description	Weight Front	Weight Rear
A67-99D	EXPECTED PUSHER AXLE(S) LOAD 13000.0 lbs		
A63-99D	EXPECTED GROSS VEHICLE WEIGHT CAPACITY 79000.0 lbs		
A70-99D	EXPECTED GROSS COMBINATION WEIGHT 90000.0 lbs		
Truck Service			
AA3-004	END DUMP BODY		
AF3-1P1	CRANEWORKS		
Tractor Service			
AA2-005	FLATBED TRAILER		
AH6-001	SINGLE (1) TRAILER		
Engine			
101-3C0	DETROIT DD13 GEN 5 12.8L 470 HP @ 1625 RPM, 1900 GOV RPM, 1650 LB-FT @ 975 RPM		
Electronic Parameters			
79A-065	65 MPH ROAD SPEED LIMIT		
79B-000	CRUISE CONTROL SPEED LIMIT SAME AS ROAD SPEED LIMIT		
79F-013	FLEET MANAGEMENT - DAILY ENGINE USAGE ENABLED		
79G-007	10 MINUTES IDLE SHUTDOWN WITHOUT CLUTCH AND SERVICE BRAKE OVERRIDE		
79K-010	PTO MODE ENGINE RPM LIMIT - 1300 RPM		
79P-032	PTO RPM CONTROL WITH STEERING WHEEL SWITCHES		
79T-001	PTO MODE RPM INCREMENT - 25 RPM		
79U-004	PTO GOVERNOR RAMP RATE - 100 RPM PER SECOND		
79W-008	ONE PTO SPEED VIA DASH SWITCH		
79X-009	PTO SPEED 1 SETTING - 1200 RPM		
80P-998	NO FLEET SPEC FOR PARAMETERIZATION		
80G-003	PTO MINIMUM RPM - 750		

Data Code	Description	Weight Front	Weight Rear
80L-001	ENABLE AUTO ENGINE RPM ELEVATE FOR EXTENDED IDLE		
80W-001	MAINTENANCE SYSTEM WITH NO POP-UPS AND NO MENU IN CLUSTER		
80S-003	PTO 1, DASH SWITCH, ENGAGE BEFORE DRIVING		

Engine Equipment

99C-024	EPA 2010/GHG 2024 CONFIGURATION		
13E-001	STANDARD OIL PAN		
105-001	ENGINE MOUNTED OIL CHECK AND FILL		
014-115	SIDE OF HOOD AIR INTAKE WITH ENGINE MOUNTED HIGH CAPACITY AIR CLEANER AND PASSIVE PRECLEANER	10	
124-105	LN 12V 170 AMP AVI 160 PAD MOUNT ALTERNATOR		
292-236	(3) DTNA GENUINE, FLOODED STARTING, MIN 3000CCA, 555RC, THREADED STUD BATTERIES	-10	
290-1CD	BATTERY BOX WITH ALUMINUM COVER MOUNTED SHORT SIDE TO RAIL	-50	10
282-003	SINGLE BATTERY BOX FRAME MOUNTED LH SIDE BACK OF CAB		
291-017	WIRE GROUND RETURN FOR BATTERY CABLES WITH ADDITIONAL FRAME GROUND RETURN		
289-020	UNPOLISHED ALUMINUM WST BATTERY BOX COVER		
293-058	NON-ESSENTIAL POSITIVE LOAD DISCONNECT, IN CAB CONTROL SWITCH MOUNTED OUTBOARD OF DRIVER SEAT	2	
295-029	POSITIVE AND NEGATIVE POSTS FOR JUMPSTART LOCATED ON FRAME NEXT TO STARTER	2	
107-046	BW MODEL FE-921 19.0 CFM SINGLE CYLINDER AIR COMPRESSOR WITH SAFETY VALVE		
152-041	ELECTRONIC ENGINE INTEGRAL SHUTDOWN PROTECTION SYSTEM		
128-1AV	JACOBS COMPRESSION BRAKE, STOP LAMPS ACTIVATE AT 70% RETARDATION		
016-1C2	RH OUTBOARD UNDER STEP MOUNTED HORIZONTAL AFTERTREATMENT SYSTEM ASSEMBLY WITH RH B-PILLAR MOUNTED VERTICAL TAILPIPE		
28F-015	ENGINE AFTERTREATMENT DEVICE, AUTOMATIC OVER THE ROAD ACTIVE REGENERATION AND VIRTUAL REGENERATION REQUEST SWITCH IN CLUSTER AND DASH MOUNTED INHIBIT SWITCH		

Data Code	Description	Weight Front	Weight Rear
239-032	11 FOOT 00 INCH (132 INCH+0/-5.9 INCH) EXHAUST SYSTEM HEIGHT		
237-1CR	RH CURVED VERTICAL TAILPIPE B-PILLAR MOUNTED ROUTED FROM STEP		
23U-002	13 GALLON DIESEL EXHAUST FLUID TANK	9	3
23Z-005	UNPOLISHED ALUMINUM WST DIESEL EXHAUST FLUID TANK COVER		
43X-001	LH HEAVY DUTY STANDARD DIESEL EXHAUST FLUID TANK LOCATION		
43Y-001	STANDARD DIESEL EXHAUST FLUID TANK CAP		
242-001	STAINLESS STEEL AFTERTREATMENT DEVICE/MUFFLER/TAILPIPE SHIELD		
273-059	ELECTRONICALLY CONTROLLED VARIABLE SPEED VISCOUS FAN DRIVE		
276-002	AUTOMATIC FAN CONTROL WITH DASH SWITCH AND INDICATOR LIGHT, NON ENGINE MOUNTED		
122-1H1	DETROIT FUEL/WATER SEPARATOR WITH BYPASS	10	
110-068	DDC SUPPLIED ENGINE MOUNTED FUEL FILTER/FUEL WATER SEPARATOR WITH WATER-IN-FUEL INDICATOR		
118-001	FULL FLOW OIL FILTER		
266-107	1400 SQUARE INCH VOCATIONAL RADIATOR		
103-039	ANTIFREEZE TO -34F, OAT (NITRITE AND SILICATE FREE) EXTENDED LIFE COOLANT		
171-007	GATES BLUE STRIPE COOLANT HOSES OR EQUIVALENT		
261-001	STANDARD CHARGE AIR COOLER PLUMBING		
270-023	HDEP FIXED RATIO COOLANT PUMP AND RADIATOR DRAIN VALVE		
168-002	LOWER RADIATOR GUARD		
132-998	NO AIR INTAKE WARMER	-10	
155-076	DELCO 12V MOD 3.175-39MT+ STARTER WITH ENGINE ECU SOFTWARE PROTECTION AND INTEGRATED MAGNETIC SWITCH	-45	
Transmission			
342-1M3	ALLISON 4500 RDS AUTOMATIC TRANSMISSION WITH PTO PROVISION		

Data Code	Description	Weight Front	Weight Rear
Transmission Equipment			
343-339	ALLISON VOCATIONAL PACKAGE 223 - AVAILABLE ON 3000/4000 PRODUCT FAMILIES WITH VOCATIONAL MODELS RDS, HS, MH AND TRV		
84B-012	ALLISON VOCATIONAL RATING FOR ON/OFF HIGHWAY APPLICATIONS AVAILABLE WITH ALL PRODUCT FAMILIES		
84C-023	PRIMARY MODE GEARS, LOWEST GEAR 1, START GEAR 1, HIGHEST GEAR 6, AVAILABLE FOR 3000/4000 PRODUCT FAMILIES ONLY		
84D-023	SECONDARY MODE GEARS, LOWEST GEAR 1, START GEAR 1, HIGHEST GEAR 6, AVAILABLE FOR 3000/4000 PRODUCT FAMILIES ONLY		
84E-000	PRIMARY SHIFT SCHEDULE RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE		
84F-000	SECONDARY SHIFT SCHEDULE RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE		
84G-000	PRIMARY SHIFT SPEED RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE		
84H-000	SECONDARY SHIFT SPEED RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE		
84N-004	FUEL SENSE 2.0 PLUS - DYNACTIVE: PERFORMANCE, NEUTRAL AT STOP: ACTIVE		
84W-001	AUXILIARY FUNCTION RANGE INHIBIT WITH MULTIPLEXED SERVICE BRAKES - ALLISON 5TH GEN TRANSMISSIONS		
34C-011	ELECTRONIC TRANSMISSION WIRING TO CUSTOMER INTERFACE CONNECTOR		
362-2JU	CUSTOMER INSTALLED CHELSEA 871 SERIES PTO		
363-001	PTO MOUNTING, LH SIDE OF MAIN TRANSMISSION ALLISON & ZF		
341-018	MAGNETIC PLUGS, ENGINE DRAIN, TRANSMISSION DRAIN, AXLE(S) FILL AND DRAIN		
345-078	HEAVY DUTY ELECTRONIC TRANSMISSION SHIFT CONTROL, COLUMN MOUNTED		
370-006	WATER TO OIL TRANSMISSION COOLER		
346-003	TRANSMISSION OIL CHECK AND FILL WITH ELECTRONIC OIL LEVEL CHECK		
35T-001	ATF-SYNTHETIC AUTOMATIC TRANSMISSION FLUID		

Prepared For :
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Data Code	Description	Weight Front	Weight Rear
Front Axle and Equipment			
400-1BB	DETROIT DA-F-20.0-5 20,000# FL1 71.0 KPI/3.74 DROP SINGLE FRONT AXLE	190	
418-060	CONMET PRESET PLUS PREMIUM IRON FRONT HUBS	20	
402-030	MERITOR 16.5X6 Q+ CAST SPIDER CAM FRONT BRAKES, DOUBLE ANCHOR, FABRICATED SHOES	10	
403-002	NON-ASBESTOS FRONT BRAKE LINING		
419-018	WEBB CAST IRON FRONT BRAKE DRUMS	30	
427-001	FRONT BRAKE DUST SHIELDS	5	
409-006	FRONT OIL SEALS		
408-001	VENTED FRONT HUB CAPS WITH WINDOW, CENTER AND SIDE PLUGS - OIL		
405-002	MERITOR AUTOMATIC FRONT SLACK ADJUSTERS		
536-104	DUAL POWER STEERING GEARS, BENDIX 16-20K	80	
534-003	4 QUART POWER STEERING RESERVOIR	5	
533-001	OIL/AIR POWER STEERING COOLER	5	
40T-002	CURRENT AVAILABLE SYNTHETIC 75W-90 FRONT AXLE LUBE		
Front Suspension			
620-006	20,000# FLAT LEAF FRONT SUSPENSION	250	
619-002	THREADED SPRING PINS AND BUSHINGS - FRONT SUSPENSION		
410-998	NO FRONT SHOCK ABSORBERS	-30	
Rear Axle and Equipment			
420-111	MERITOR RT-46-160P 46,000# R-SERIES TANDEM REAR AXLE WITH PUMP		500
450-058	CONMET PRESET PLUS PREMIUM ALUMINUM REAR HUBS		
421-430	4.30 REAR AXLE RATIO		
424-001	IRON REAR AXLE CARRIER WITH STANDARD AXLE HOUSING		
386-067	RPL25SD MERITOR MAIN DRIVELINE		

Data Code	Description	Weight Front	Weight Rear
388-039	RPL20 MERITOR INTERAXLE DRIVELINE		
452-006	DRIVER CONTROLLED TRACTION DIFFERENTIAL - BOTH TANDEM REAR AXLES		30
878-022	(1) INTERAXLE LOCK VALVE, (1) DRIVER CONTROLLED DIFFERENTIAL LOCK FORWARD-REAR AXLE VALVE AND (1) REAR-REAR AXLE VALVE		
87A-015	INDICATOR LIGHT FOR EACH INTERAXLE LOCKOUT SWITCH ENGAGE <30MPH;DISENGAGE>50MPH		
87B-009	INDICATOR LIGHT AND BUZZER FOR EACH DIFFERENTIAL LOCKOUT SWITCH		
423-019	MERITOR 16.5X8.62 Q+ CAST SPIDER CAM REAR BRAKES, DOUBLE ANCHOR, FABRICATED SHOES		
433-002	NON-ASBESTOS REAR BRAKE LINING		
434-019	ASPHALT SPREADER CLEARANCE REAR BRAKE GEOMETRY		
451-023	CONMET CAST IRON REAR BRAKE DRUMS		
425-002	REAR BRAKE DUST SHIELDS		10
440-006	REAR OIL SEALS		
426-1B3	BENDIX EVERSURE LONGSTROKE 2-DRIVE AXLES SPRING PARKING CHAMBERS		
428-003	HALDEX AUTOMATIC REAR SLACK ADJUSTERS		
41T-002	CURRENT AVAILABLE SYNTHETIC 75W-90 REAR AXLE LUBE		
42T-001	STANDARD REAR AXLE BREATHER(S)		

Rear Suspension

622-298	TUFTRAC GEN2 46,000# REAR SPRING SUSPENSION		560
621-108	9.5 INCH NOMINAL RIDE HEIGHT (460MM GLOBAL REFERENCE HEIGHT)		
431-003	AXLE CLAMPING GROUP		
624-025	55 INCH AXLE SPACING		
623-006	FORE/AFT AND TRANSVERSE CONTROL RODS		
439-001	REAR SHOCK ABSORBERS - ONE AXLE		

Pusher / Tag Equipment

Data Code	Description	Weight Front	Weight Rear
035-128	HENDRICKSON EX13 COMP 13,500# AIR LIFT STEERABLE PUSHER SUSPENSION, FF1 AXLE	660	660
443-126	HENDRICKSON EX13 COMP 13,500# FF1 STEERABLE INTEGRAL PUSHER AXLE		
449-060	CONMET PRESET PLUS PREMIUM IRON PUSHER/TAG HUBS		
874-015	(1) DASH VALVE AND (1) PHYSICAL GAUGE FOR SINGLE LIFT AXLE		
87F-005	LIFT AXLE WIRING, LIFT IN REVERSE, WITH LAST STATE RETENTION WITH IGNITION OFF		
896-014	(1)REGULATOR MOUNTED ON CHASSIS FOR SINGLE LIFT AXLE		
456-1AE	HENDRICKSON 15X4 CAM PUSHER/TAG BRAKES, DOUBLE ANCHOR, FABRICATED SHOES		
457-002	NON-ASBESTOS PUSHER/TAG BRAKE LINING		
448-023	CONMET CAST IRON PUSHER/TAG BRAKE DRUMS		
429-001	PUSHER/TAG BRAKE DUST SHIELDS		10
442-016	PUSHER/TAG OIL SEALS		
444-001	VENTED PUSHER/TAG HUB CAPS WITH WINDOW, CENTER AND SIDE PLUGS - OIL		
445-075	HALDEX LONGSTROKE PUSHER/TAG AXLE SERVICE CHAMBERS		
458-003	HALDEX AUTOMATIC PUSHER/TAG SLACK ADJUSTERS		
626-131	HENDRICKSON EX13 COMP 13,500# AIR LIFT STEERABLE PUSHER SUSPENSION		
627-021	55 INCH AXLE SPACING PUSHER/TAG		

Brake System

490-1AV	WABCO 6S/6M ABS WITH TRACTION CONTROL WITH ATC SHUT OFF SWITCH		
871-001	REINFORCED NYLON, FABRIC BRAID AND WIRE BRAID CHASSIS AIR LINES		
46E-001	STANDARD AIR MANAGEMENT UNIT		
432-014	(2) RELAY VALVES; ONE 5-8 PSI FOR TANDEM AXLE AND ONE 3-4.5 PSI CRACK FOR PUSHER/TAG		
480-088	WABCO SYSTEM SAVER HP WITH INTEGRAL AIR GOVERNOR AND HEATER		

Data Code	Description	Weight Front	Weight Rear
483-004	WABCO OIL COALESCING FILTER FOR AIR DRYER		
479-003	AIR DRYER MOUNTED INBOARD ON LH RAIL		
460-001	STEEL AIR BRAKE RESERVOIRS		
477-004	PULL CABLES ON ALL AIR RESERVOIR(S)		
Trailer Connections			
914-001	AIR CONNECTIONS TO END OF FRAME WITH GLAD HANDS FOR TRUCK AND NO DUST COVERS	5	5
919-063	(1) QUICKFIT PROGRAMMABLE SOLENOID W/STATE RETENTION PLUMBED TO BACK OF CAB		
296-010	PRIMARY CONNECTOR/RECEPTACLE WIRED FOR SEPARATE STOP/TURN, ABS CENTER PIN POWERED THROUGH IGNITION		
303-025	SAE J560 7-WAY PRIMARY TRAILER CABLE RECEPTACLE MOUNTED END OF FRAME		
310-998	NO TRAILER ELECTRICAL CABLE	-10	
Wheelbase & Frame			
545-522	5225MM (206 INCH) WHEELBASE		
546-106	13.0MM X 87.0MM X 311.0MM STEEL FRAME (0.51X3.43X12.24 INCH) 120 KSI	280	360
547-037	0.236 INCH (6.00MM) C-CHANNEL INNER FRAME REINFORCEMENT	200	480
552-037	1775MM (70 INCH) REAR FRAME OVERHANG		
55W-006	FRAME OVERHANG RANGE: 61 INCH TO 70 INCH	-40	130
AC8-99D	CALC'D BACK OF CAB TO REAR SUSP C/L (CA) 140.55 in		
AE4-99D	CALC'D FRAME LENGTH - OVERALL 321.61 in		
ZF1-99D	FRAME HEIGHT TOP FRONT UNLADEN 43.94 in		
ZF2-99D	FRAME HEIGHT TOP FRONT LADEN 40.7 in		
ZF3-99D	FRAME HEIGHT TOP REAR UNLADEN 43.19 in		
ZF4-99D	FRAME HEIGHT TOP REAR LADEN 40.78 in		
553-001	SQUARE END OF FRAME		

Data Code	Description	Weight Front	Weight Rear
559-001	STANDARD WEIGHT ENGINE CROSSMEMBER		
561-001	STANDARD CROSSMEMBER BACK OF TRANSMISSION		
562-001	STANDARD MIDSHIP #1 CROSSMEMBER(S)	10	10
572-001	STANDARD REARMOST CROSSMEMBER		
565-001	STANDARD SUSPENSION CROSSMEMBER		20
568-001	STANDARD WEIGHT REAR SUSPENSION CROSSMEMBER		
Chassis Equipment			
025-001	UNPOLISHED ALUMINUM WST EQUIPMENT COVERS		
556-145	PAINTED STEEL 3/8 INCH SEVERE DUTY BUMPER	115	
586-015	FRONT ANTI-SPRAY CAB MOUNTED MUDFLAPS		
558-066	REMOVABLE PROUD CENTERED FRONT TOW PIN	50	
574-001	BUMPER MOUNTING FOR SINGLE LICENSE PLATE		
551-034	CLASS 10.9 THREADED METRIC FASTENERS		
44Z-002	EXTERIOR HARNESSES WRAPPED IN ABRASION TAPE		
924-007	UPFIT ROUTING AND CLIPPING BRACKET, LH, BOC TO SUSPENSION, UPPER & LOWER SUPPORTS		
928-007	UPFIT ROUTING AND CLIPPING BRACKET, RH, BOC TO SUSPENSION, UPPER & LOWER SUPPORTS		
Fuel Tanks			
204-152	70 GALLON/264 LITER ALUMINUM FUEL TANK - LH	-30	-10
218-006	25 INCH DIAMETER FUEL TANK(S)		
215-005	PLAIN ALUMINUM/PAINTED STEEL FUEL/HYDRAULIC TANK(S) WITH PAINTED BANDS		
212-007	FUEL TANK(S) FORWARD		
664-001	PLAIN STEP FINISH		
205-001	FUEL TANK CAP(S)		
216-020	EQUIFLO INBOARD FUEL SYSTEM		

Data Code	Description	Weight Front	Weight Rear
202-016	HIGH TEMPERATURE REINFORCED NYLON FUEL LINE		
Tires			
093-2CC	MICHELIN XZU-S2 315/80R22.5 20 PLY RADIAL FRONT TIRES	100	
094-0GP	MICHELIN XDN2 11R22.5 16 PLY RADIAL REAR TIRES		160
095-13F	CONTINENTAL HS3+ ECO PLUS 295/75R22.5 16 PLY RADIAL PUSHER/TAG TIRES		8
Wheels			
502-433	ACCURIDE 29039 22.5X9.00 10-HUB PILOT 5.25 INSET 5-HAND STEEL DISC FRONT WHEELS	66	
505-428	ACCURIDE 28828 22.5X8.25 10-HUB PILOT 2-HAND HD STEEL DISC REAR WHEELS		104
509-428	ACCURIDE 28828 22.5X8.25 10-HUB PILOT 2-HAND HD STEEL DISC PUSHER/TAG WHEELS		26
496-011	FRONT WHEEL MOUNTING NUTS		
497-011	REAR WHEEL MOUNTING NUTS		
495-011	PUSHER/TAG WHEEL MTG NUTS		
Cab Exterior			
829-053	111.6 INCH BBC CONVENTIONAL ALUMINUM CAB		
82A-028	STAINLESS STEEL CAB ACCENT MOLDING		
667-001	FRONT FENDERS		
754-017	BOLT-ON MOLDED FLEXIBLE FENDER EXTENSIONS	10	
678-066	INTERIOR GRAB HANDLES WITH ADDED LOWER LH AND RH A PILLAR GRAB HANDLES AND LH AND RH EXTERIOR NON-SLIP GRAB HANDLES		
65X-010	BRIGHT HOOD MOUNTED AIR INTAKE GRILLE, BLACK SCREEN, WITH LED ACCENT LIGHTS		
640-016	X-SERIES STEEL REINFORCED ALUMINUM CAB		
644-048	X-SERIES VOCATIONAL HOOD		
67U-001	HOOD OPENING ASSIST WITH LOCKING STRUT		
652-016	WESTERN STAR NAMEPLATES		

Data Code	Description	Weight Front	Weight Rear
727-012	DUAL HADLEY SD-978 26 INCH RECTANGULAR AIR HORNS		
726-001	SINGLE ELECTRIC HORN		
575-001	REAR LICENSE PLATE MOUNT END OF FRAME		
650-008	AIR CAB MOUNTING		
312-095	DUAL STAGE INTELLIGENT LED HEADLIGHTS WITH HEATED LENS SYSTEM		
302-073	VISOR MOUNTED LED MARKER LIGHTS		
315-007	WHITE LED FOG LIGHTS RECESSED IN BUMPER WITH ROCK GUARDS	6	
311-022	HEADLIGHTS OFF WITH IGNITION OFF, WITH DAYTIME RUNNING LIGHTS		
294-1AY	INTEGRAL LED STOP/TAIL/BACKUP LIGHTS		
300-043	LED SIDE TURN SIGNAL		
318-1D7	(2) FLUSH LED UTILITY LIGHTS MOUNTED BACK OF CAB/SLEEPER	6	
744-106	C-BAR MIRROR SYSTEM WITH DUAL HEATED MIRRORS WITH INTEGRAL HEATED CONVEX, DUAL REMOTE, STAINLESS STEEL BACK COVER, AND BLACK C-BAR		
796-001	102 INCH EQUIPMENT WIDTH		
743-209	LH AND RH CONVEX MIRRORS INTEGRAL WITH PRIMARY MIRRORS		
74A-001	RH DOWN VIEW MIRROR		
729-001	STANDARD SIDE/REAR REFLECTORS		
677-098	UNPOLISHED ALUMINUM WST AFTERTREATMENT SYSTEM COVER		
776-998	NO SLEEPER VENT	-10	
764-020	STAINLESS STEEL EXTERIOR SUN VISOR WITH INTEGRAL MARKER LIGHTS	16	
768-064	SINGLE SOLAR TINTED REAR WINDOW, (1) 31 INCH X 20 INCH	-10	
663-019	1-PIECE ROPED-IN SOLAR GREEN GLASS WINDSHIELD		
659-006	8 LITER (2 GAL) WINDSHIELD WASHER RESERVOIR, CAB MOUNTED, WITH FLUID LEVEL INDICATOR		

Data Code	Description	Weight Front	Weight Rear
Cab Interior			
055-015	X-SERIES BASE INTERIOR TRIM LEVEL PACKAGE		
707-1C3	CHARCOAL BLACK VINYL BASE LEVEL INTERIOR		
70K-016	CARBON WITH BASE BLACK ACCENT		
772-001	BLACK MATS		
785-032	(1) DASH MOUNTED POWER OUTLET AND (1) DUAL USB-C CHARGING OUTPUT		
691-001	FORWARD ROOF MOUNTED CONSOLE		
693-019	LH AND RH DOOR STORAGE POCKETS INTEGRATED INTO MOLDED DOOR PANELS		
741-015	(2) COAT HOOKS ON BACKWALL OF CAB		
745-998	NO UPPER BUNK	-50	-50
738-021	DIGITAL ALARM CLOCK IN DRIVER DISPLAY		
720-025	5 LB. FIRE EXTINGUISHER MOUNTED INBOARD OF DRIVER SEAT	10	
170-015	STANDARD HEATER PLUMBING		
698-001	RADIATOR MOUNTED AIR CONDITIONER CONDENSER		
739-034	PREMIUM INSULATION		
324-1B2	PREMIUM LED CAB LIGHTING		
787-998	NO SECURITY DEVICE		
657-001	DOOR LOCKS AND IGNITION SWITCH KEYED THE SAME		
78G-006	KEY QUANTITY OF 6		
655-028	LH AND RH ELECTRIC DOOR LOCKS WITH AUTO UNLOCK FEATURE WHEN DOOR IS SET FROM OPEN TO CLOSED POSITION		
64C-003	BLACK DOOR HANDLES		
740-998	NO MATTRESS	-20	-15
722-001	TRIANGULAR REFLECTORS WITH FLARES	12	

Data Code	Description	Weight Front	Weight Rear
756-1J6	PREMIUM 2.0 HIGH BACK AIR SUSPENSION DRIVER SEAT WITH 2 AIR LUMBAR, INTEGRATED CUSHION EXTENSION, TILT AND ADJUSTABLE SHOCK	20	
760-1J4	BASIC 2.0 HIGH BACK NON SUSPENSION PASSENGER SEAT		
759-007	DUAL DRIVER SEAT ARMRESTS, NO PASSENGER SEAT ARMRESTS		
758-135	BLACK MORDURA CLOTH DRIVER SEAT COVER WITH EMBROIDERED LOGO		
761-135	BLACK MORDURA CLOTH PASSENGER SEAT COVER WITH EMBROIDERED LOGO		
763-1AA	3 POINT ADJUSTABLE D-RING RETRACTOR DRIVER AND FIXED D-RING RETRACTOR PASSENGER SEAT BELTS		
532-002	ADJUSTABLE TILT AND TELESCOPING STEERING COLUMN		
540-044	4-SPOKE 18 INCH (450MM) BLACK STEERING WHEEL WITH SWITCHES		
765-002	DRIVER AND PASSENGER INTERIOR SUN VISORS		

Instruments & Controls

185-004	STANDARD FOOT PEDAL SYSTEM		
106-002	ELECTRONIC ACCELERATOR CONTROL		
870-001	BLACK GAUGE BEZELS		
734-018	STANDARD CENTER INSTRUMENT PANEL		
840-001	DUAL NEEDLE PRIMARY AND SECONDARY AIR PRESSURE GAUGE		
198-035	ELECTRONIC AIR RESTRICTION INDICATOR DISPLAYED IN DRIVER DISPLAY		
721-001	97 DB BACKUP ALARM		3
149-015	ELECTRONIC CRUISE CONTROL WITH CONTROLS ON STEERING WHEEL SPOKES		
156-007	KEY OPERATED IGNITION SWITCH AND INTEGRAL START POSITION; 4 POSITION OFF/RUN/START/ACCESSORY		
811-044	PREMIUM INSTRUMENT CLUSTER WITH 5.0 INCH TFT COLOR DISPLAY		
81B-003	DIGITAL PANEL LAMP DIMMER SWITCH IN DRIVER DISPLAY		
160-045	HEAVY DUTY ONBOARD DIAGNOSTICS INTERFACE CONNECTOR WITH DUST CAP LOCATED BELOW LH		

Data Code	Description	Weight Front	Weight Rear
	DASH		
844-001	2 INCH ELECTRIC FUEL GAUGE		
845-011	FUEL FILTER RESTRICTION INDICATOR		
148-072	ENGINE REMOTE INTERFACE WITH ONE OR MORE SET SPEEDS		
856-001	ELECTRICAL ENGINE COOLANT TEMPERATURE GAUGE		
854-008	DIGITAL ENGINE OIL TEMPERATURE IN DRIVER DISPLAY		
852-002	ELECTRIC ENGINE OIL PRESSURE GAUGE		
864-022	DIGITAL TRANSMISSION OIL TEMPERATURE IN DRIVER DISPLAY		
867-004	ELECTRONIC OUTSIDE TEMPERATURE SENSOR DISPLAY IN DRIVER MESSAGE CENTER		
830-017	ENGINE AND TRIP HOUR METERS INTEGRAL WITHIN DRIVER DISPLAY		
372-123	PTO CONTROLS FOR ENHANCED VEHICLE ELECTRIC/ELECTRONIC ARCHITECTURE		
736-998	NO OBSTACLE DETECTION SYSTEM		
A87-998	NOT APPLICABLE - UNIT NOT SPEC'D WITH DETROIT ASSURANCE		
73K-998	NO SIDE OBJECT DETECTION SYSTEM		
72J-998	NO DR ASSIST SYSTEM		
7A1-998	NO MIRROR CAMERA SYSTEM		
49B-004	ELECTRONIC STABILITY CONTROL		
73B-998	NO LANE DEPARTURE WARNING SYSTEM		
73H-017	(3) CAMERAS: LH/RH MOUNTED & BACKUP-END OF FRAME MOUNTED W/15 FOOT EXTRA LONG CABLE COILED AT END OF FRAME		
35M-010	1 QUICKFIT PROGRAMABLE MODULE (QPM/XMC)	10	
6TS-008	(2) TMC RP1226 ACCESSORY CONNECTORS: (1) LOCATED BEHIND PASSENGER SIDE REMOVABLE DASH PANEL (1) CENTER OF OVERHEAD CONSOLE		
1U1-002	TOP OF DASH RAM MOUNT WITHOUT POWER OR GROUND, FOR CUSTOMER FURNISHED DEVICE		

Data Code	Description	Weight Front	Weight Rear
746-143	7" B-PANEL INTERACTIVE TOUCHSCREEN DISPLAY RADIO W/ USB-C, APPLE CARPLAY, ANDROID AUTO, BLUETOOTH/AM/FM/SXM/WB, WITH MICROPHONE		
747-001	DASH MOUNTED RADIO		
750-041	STANDARD SPEAKER SYSTEM		
753-007	AM/FM ANTENNA MOUNTED ON RH SIDE MIRROR		
748-006	POWER AND GROUND WIRING PROVISION OVERHEAD		
749-001	ROOF/OVERHEAD CONSOLE CB RADIO PROVISION		
751-001	SINGLE REMOTE SPEAKER WITH LEAD FOR 2-WAY RADIO		
752-004	SINGLE FIBERGLASS LH MIRROR MOUNTED CB ANTENNA WITH BRACKET AND LEAD		
78C-003	INTEROPERABLE SDAR ANTENNA		
810-027	ELECTRONIC MPH SPEEDOMETER WITH SECONDARY KPH SCALE, WITHOUT ODOMETER		
812-032	ELECTRONIC 2500 RPM TACHOMETER		
813-1C8	DETROIT CONNECT PLATFORM HARDWARE		
8D1-215	5 YEARS DETROIT CONNECT BASE PACKAGE(FEATURES VARY BY MODEL) DETROIT CONNECT PLATFORM		
162-002	IGNITION SWITCH CONTROLLED ENGINE STOP		
329-113	FOUR EXTRA HARDWIRED SWITCHES IN DASH, ROUTE TO UNDER CAB, CAPPED		
4C1-027	HARDWIRE SWITCH #1, ON/OFF LATCHING, 20 AMPS BATTERY POWER		
4C2-027	HARDWIRE SWITCH #2, ON/OFF LATCHING, 20 AMPS BATTERY POWER		
4C3-018	HARDWIRE SWITCH #3, ON/OFF LATCHING, 20 AMPS BATTERY POWER		
4C4-018	HARDWIRE SWITCH #4,ON/OFF LATCHING, 20 AMPS BATTERY POWER		
81Y-005	PRE-TRIP INSPECTION FEATURE FOR EXTERIOR LAMPS ONLY		
482-001	STANDARD TRACTOR PROTECTION VALVE		
883-001	TRAILER HAND CONTROL BRAKE VALVE	2	

Data Code	Description	Weight Front	Weight Rear
842-006	DIGITAL TURBO AIR PRESSURE IN DRIVER DISPLAY		
836-015	DIGITAL VOLTAGE DISPLAY INTEGRAL WITH DRIVER DISPLAY		
304-030	ROTARY HEADLAMP SWITCH, MARKER LIGHTS/HEADLIGHTS SWITCH WITH PULL OUT FOR OPTIONAL FOG/ROAD LAMPS		
882-021	TWO VALVE PARKING BRAKE SYSTEM WITH DASH VALVE CONTROL AUTONEUTRAL AND WARNING INDICATOR		
299-028	MANUAL TURN SIGNAL SWITCH WITH DIMMER, HEADLAMP FLASH, WASH/WIPE/INTERMITTENT		
48H-003	QUICKFIT POWERTRAIN INTERFACE CONNECTOR UNDER CAB WITH CAPS		
4CH-004	4 EXTRA PROGRAMMABLE SWITCHES/INDICATORS		
48C-003	QUICKFIT PROGRAMMABLE INTERFACE CONNECTOR(S) UNDER CAB WITH CAP		
Design			
065-000	PAINT: ONE SOLID COLOR		
Color			
980-5F6	CAB COLOR A: L0006EY WHITE ELITE EY		
986-020	BLACK, HIGH SOLIDS POLYURETHANE CHASSIS PAINT		
962-972	POWDER WHITE (N0006EA) FRONT WHEELS/RIMS (PKWHT21, TKWHT21, W, TW)		
966-972	POWDER WHITE (N0006EA) REAR WHEELS/RIMS (PKWHT21, TKWHT21, W, TW)		
96E-972	POWDER WHITE (N0006EA) PUSHER/TAG WHEELS/RIMS (PKWHT21, TKWHT21, W, TW)		
964-993	BUMPER PAINTED SAME AS CHASSIS		
Certification / Compliance			
996-001	U.S. FMVSS CERTIFICATION, EXCEPT SALES CABS AND GLIDER KITS		
Secondary Factory Options			
998-001	CORPORATE PDI CENTER IN-SERVICE ONLY		
999-034	DEALER ADVISED AND ACCEPTS TERMS OF PIL#395; SPEED OF LOADED VEHICLE MUST BE LIMITED TO 5 MPH MAXIMUM WHEN LIFTABLE AXLE IS RAISED		

TOTAL VEHICLE SUMMARY

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Weight Summary

	Weight Front	Weight Rear	Total Weight
Factory Weight+	10951 lbs	9549 lbs	20500 lbs
Total Weight+	10951 lbs	9549 lbs	20500 lbs

Other Factory Charges

R27-001	MY27 ESCALATOR
PAT-023	STEEL, ALUMINUM, AND CHINA TARIFF IMPACT FEE 47X/49X
RD1-215	5 YR DETROIT CONNECT CORE PACKAGE -DETROIT CONNECT PLATFORM
RD3-998	NO SAFETY EVENT VIEWER
P73-2WS	STANDARD DESTINATION CHARGE

(+) Weights Shown are estimates only.
If weight is critical, contact Customer Application Engineering.

(**) Prices shown do not include taxes, fees, etc… "Net Equipment Selling Price" is located on the Quotation Details Proposal Report.

(***) All cost increases for major components (Engines, Transmissions, Axles, Front and Rear Tires) and government mandated requirements, tariffs, and raw material surcharges will be passed through and added to factory invoices.

LEE TRANSPORT EQUIPMENT INC.

Custom Quotation For:

City of Columbia

P.O. BOX 26, 1300 BLUFF R.D.
COLUMBIA, SOUTH CAROLINA 29202
PHONE# 803-799-7860 FAX 803-765-0535
TRUCK BODIES AND TRUCK EQUIPMENT

Personal Contact:

Quote # JG-07102026-A
Date: 8/5/2026
Phone #
Fax#

	PRICING:
(South Carolina State Contract for Dump Bodies Number #4400035733)	
Furnish and install R&S Godwin 16' Dump Body to City of Columbia Specifications to Include:	
1/4" AR-500 Hardox floor, 3/16" AR-500 sides and tailgate with 3/16" AR-500.	
(R&S Godwin Dump model CS16048,16' long X 48" high sides)	
24" Cab shield with wind deflector	
2"X 8" Steel side boards installed and painted blue.	
3-Panel standard air tailgate.	
Asphalt apron bolt on style with 30 degree angle.	
Mountain Tarp, electric tarp system with bent arms and asphalt tarp installed with tensioner.	
4- Corner LED strobe light system installed in rear corner post of body and in truck grill.	
EZ Step access installed on curb side with 3-inside steps inside of the body.	
Anti spray mud flaps installed on rear of body and in front of drop axle.	
Hyva Hoist system installed with hoist stabilizer to City of Columbia specifications.	
PH-90 Pintle Hitch set at 26" height, electric brake controller, 7-way plug and back up alarm.	
Custom console installed to City of Columbia specifications.	
Central grease line system installed (street side rear of body).	
FMVSS Safety kit shipped loose.	
Painted customer specified color (City of Columbia Blue).	$ 45,760.00
Note: There is no air lift axle priced on this quote (lift axle must be ordered form factory).	
Note: Dump body and equipment completely installed to City of Columbia specifications.	
Price good for 30 days. Tax not included.	

Insurance: **Customers chassis covered with primary coverage insurance while in the care and the custody of L.T.E. Product Liability insurance carried.**

Chassis: Tandem Chassis/Tri Axle C/T 136" Paint:

Other Data:

Price:	$ 45,760.00
Special Discount:	$ -
Net Price:	$ 45,760.00
Local Option Tax:	$ -
State Sales Tax:	
Total Price:	$ 45,760.00

Tax Exempt No Terms: Delivery Date:

Accepted By Date:

Lee Transport Equipment, Inc.

By: JILL GLOVER

Meeting Date:	**August 18, 2026**
Department:	**Procurement and Contracts**
From:	**Shannon Lizewski, Director**

Council is asked to authorize the City Manager to approve the Fiscal Year 2026/2027 Annual Drinking Water Fee, as requested by Columbia Water on July 7, 2026. Award to the South Carolina Department of Environmental Services doing business as SCDES, in the amount of $61,290.00. This vendor is located in Columbia, SC.

Funding Source: Utilities Lake Murray Water Treatment Plant - Miscellaneous Licenses and Fees (5516207-637720) $30,645.00 and Utilities Columbia Canal Water Treatment Plant - Miscellaneous Licenses and Fees (5516206-637720) $30,645.00. The original budget amount is $61,290.00.

Background Summary:

Attachments:
1. SCDES memo
2. SCDHEC Invoice

INTEROFFICE MEMORANDUM

TO: Procurement

FROM: Clint Shealy, Assistant City Manager of Columbia Water

SUBJECT: Council approval – Annual Drinking Water Fee

DATE: 7/26/22026

The attached invoice in the amount of $61,290.00 is forwarded for Council approval. This invoice is for our annual drinking water fee with the South Carolina Department of Environmental Services. This fee covers routine laboratory monitoring and services provided by SCDES (South Carolina Department of Environmental Services).

Requisition No. R241529

SC DEPARTMENT of
ENVIRONMENTAL
SERVICES

South Carolina Department of Environmental Services

2600 Bull Street
Columbia, SC 29201
Tax ID# 57-6000286

CLINT SHEALY
CITY OF COLUMBIA
300 LAUREL ST
COLUMBIA SC 29201

Invoice Date:	07/14/2026
Invoice Number:	QK96778-6
Invoice Amount:	$61,290.00
Program ID:	4010001
Billing Period:	07/01/2026
Through	06/30/2027

Drinking Water Annual Billing

Qty	Description	Unit Price	Extended
1.00	Annual Fee for Community	61,290.00	61,290.00
	Total		**$61,290.00**

In accordance with R 61-30.C(4), construction permits or modifications, revision, or reissue of an operating permit will not be issued until all outstanding fees have been paid in full.

CHANGE OF ADDRESS

FACILITY NAME: _____

CONTACT NAME: _____

PHYSICAL ADDRESS: _____

MAILING ADDRESS: _____

CITY, STATE, ZIP: _____

TELEPHONE NO. FOR NEW ADDRESS: ( ) _____

CUSTOMER'S SIGNATURE: _____

FOR Online Payment

For online Payment via Credit or ACH/E-check:

Go to https://www.des.sc.gov/PayAnInvoice

Follow on-screen instruction

***Portal and/or merchant fees may apply.**

For Invoice Payment question, contact:
Email: receivables_des@des.sc.gov
Finance Department Phone: 803.898.3259
Hours of 8:30 a.m.- 5:00 p.m., Mon-Fri

ATTENTION: PUBLIC WATER SYSTEM OWNERS/OPERATORS

RE: FY 2025 SAFE DRINKING WATER ACT ANNUAL INVOICE

Enclosed is your invoice(s) covering the fiscal year 2025 Drinking Water Annual Fee. Invoices are due upon receipt and are past due thirty days thereafter.

Penalties of 10% on the 60th day and an additional 25% on the 90th day will be added to outstanding amounts. Postmark date is not considered the received date.

The fee assessment for your public water system is based upon the level of services received and is comprised of three components: program administration, distribution monitoring, and source monitoring. A Summary of SDWA (Safe Drinking Water Act) Services is enclosed.

Information such as the number of taps, the population served, and the number of sources used in the formula for calculating your fee is collected by Department staff during regularly scheduled sanitary surveys. Updates or changes to this information must be conducted through your local DES Environmental Quality Control District Office.

If you have any questions concerning how the fee was calculated for your public water system, please contact Wendi Smith at (803) 898-2382 or email wendi.smith@DES.sc.gov.

For questions concerning payment of the fee, please contact Accounts Receivable at (803) 898-3460

South Carolina Department of Environmental Services

Facility Name: COLUMBIA CITY OF
Program ID: 4010001
Invoice Number: QK96778-6 Amount Due: $61,290.00

Amount Remitted:
$

To ensure proper credit, please return this portion of the invoice with your payment including the invoice number on your remittance. Internet payments by credit card/check can also be made by going to **WWW.DES.SC.GOV** and clicking on the "PAY INVOICES" under "Online Tools and Services." Change of address and credit card payment forms are on the reverse side of this invoice. Payment is due upon receipt.

SC DES
Attn: Bureau of Financial Management
PO Box 100103
Columbia, SC 29202-3103

CHANGE OF ADDRESS

FACILITY NAME: _____

CONTACT NAME: _____

PHYSICAL ADDRESS: _____

MAILING ADDRESS: _____

CITY, STATE, ZIP: _____

TELEPHONE NO. FOR NEW ADDRESS: ( ) _____

CUSTOMER'S SIGNATURE: _____

FOR Online Payment

For online Payment via Credit or ACH/E-check:

Go to https://www.des.sc.gov/PayAnInvoice

Follow on-screen instruction

***Portal and/or merchant fees may apply.**

For Invoice Payment question, contact:
Email: receivables_des@des.sc.gov
Finance Department Phone: 803.898.3259
Hours of 8:30 a.m.- 5:00 p.m., Mon-Fri

SC DEPARTMENT *of*
ENVIRONMENTAL SERVICES

BUREAU OF WATER

FY 2027 DRINKING WATER INVOICE

The Department would like to again extend the opportunity for public water systems to make payments of the FY 2027 Drinking water fees. If you choose to pay in installments, the following terms apply:

To be a participant, you must return this completed original agreement form by August 14th, 2026. Environmental Affairs will furnish your facility with an ACKNOWLEDGED copy of the agreement by August 30, 2026. Failure to submit this agreement will result in the assessment of penalties to any outstanding balance of the 60th and 90th day from invoice date. Please contact Bureau of Finance at 803-898-1973 If you did not receive the acknowledged copy by August 30, 2026.

Each installation is one-fourth of the total invoice. The payment **MUST BE RECEIVED IN THIS OFFICE ON OR BEFORE (NOT POSTMARKED) THE DATE INDICATED BELOW.** IF PAYMENT IS NOT RECEIVED BY THE SCHEDULED DATE, APPLICABLE PENALTIES WILL BE ADDED TO THE OUTSTANDING QUARTERLY INSTALLMENT. A TEN (10%) PENALTY WILL BE ACCESSED IMMEDIATELY AGAINST THE QUARTERLY INSTALLMENT. IF THE QUARTERLY PAYMENT REMAINS UNPAID AFTER 30 DAYS, AN ADDITIONAL TWENTY-FIVE (25%) WILL BE ACCESSED AGAINST THE QUARTERLY INSTALLMENT.

Please note that all payment schedules previously established for other fiscal years are to continue in addition to the new FY 2027 payment arrangement.

1st PAYMENT TO BE RECEIVED BY SCDES 09-15-2026
2ND PAYMENT TO BE RECEIVED BY SCDES 12-01-2026
3RD PAYMENT TO BE RECEIVED BY SCDES 03-01-2027
4TH PAYMENT TO BE RECEIVED BY SCDES 06-01-2027

NOTE: PLEASE DO NOT SEND YOUR FIRST INSTALLMENT/PAYMENT WITH THIS FORM. PAYMENT SHOULD BE SUBMITTED SEPARATELY AFTER AUGUST 30, 2026, TO ENSURE PAYMENT AGREEMENT IS IN EFFECT PRIOR TO POSTING ANY PAYMENT.

(Detach here and return)

Address change and credit card payment instructions are on the reverse side of your invoice.

FY 2027 DRINKING WATER ANNUAL FEE PAYMENT SCHEDULE

System Name_____ System#_____ Inv#_____ Inv Amount_____

I, _____, **ACTING ON BEHALF OF THE ABOVE-NAMED WATER SYSTEM, AGREE TO MAKE FOUR EQUAL PAYMENTS BASED UPON THE FOLLOWING SCHEDULE:**

1ST PAYMENT TO BE RECEIVED BY SCDES 09-15-2026
2ND PAYMENT TO BE RECEIVED BY SCDES 12-01-2026
3RD PAYMENT TO BE RECEIVED BY SCDES 03-01-2027
4TH PAYMENT TO BE RECEIVED BY SCDES 06-01-2027

IN SIGNING BELOW, I UNDERSTAND THAT FAILURE TO COMPLY WITH THE ABOVE SCHEDULE WILL RESULT IN THE ASSESSMENT OF APPLICABLE PENALTY (IES).

_____ _____ **ACKNOWLEDGED BY:** _____ _____

SYSTEM REPRESENTATIVE **DATE** **SCDES REPRESENTATIVE** **DATE**

SCDES
ATTN: FINANCE/ ACCOUNTS RECEIVABLE
2600 BULL STREET
COLUMBIA SC 29201

Meeting Date: **August 18, 2026**

Department: **Procurement and Contracts**

From: **Shannon Lizewski, Director**

Council is asked to authorize the City Manager to enter into a new Construction Contract for Project SR916301 and SR916601; Road Resurfacing along Parkridge Drive, Brassington Lane, Kimberley Street, and Fitzgibbon Drive, as requested by the Public Works Department on April 21, 2026. Award to Armstrong Contractors, LLC, in an amount not to exceed $590,553.61, which includes contingency. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date ninety (90) days from commencement. This contractor is located in Columbia, SC.

Funding Source: Street Surface Capital Projects — Brassington Lane, Kimberley Street, and Fitzgibbon Drive - Capital Project Costs (407999-SR916301-658650) $173,250.01; Street Surface Capital Projects - Parkridge Drive - Capital Project Costs (4079999-SR91660-658650) $417,303.60. The original budget amount is $590,553.61.

Armstrong Contractors, LLC is the prime and will provide paving and asphalt services at 88.68% ($436,376.01) of the total contract amount.

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

Southern Commercial Development, LLC, a Minority Business Enterprise (W), located in Lexington, SC, will provide traffic control services at 3.82% ($18,800.00) of the total contract amount.

T&H Construction and Markings, LLC, located in Lexington, SC, will provide temporary paint and permanent pavement marking services at 4.09% ($20,152.00) of the total contract amount.

J. Moore Electrical Contractors, Inc., located in Swansea, SC, will provide traffic loop installation services at 3.41% ($16,800.00) of the total contract amount.

Background Summary: Base Bid: $492,128.01
Contingency: $98,425.60

Total: $590,553.61

Attachments:

1. Council Memo BID 033-25-26-WRO Public Works C-Funds Roads Resurface Projects
2. Final.Contract.Armstong.BID033-25-26-WRO

Public Works, Street Division

INTEROFFICE MEMORANDUM

TO:	ANGELA SEYMOUR, CONSTRUCTION PROCUREMENT MANAGER DEPARTMENT OF PROCUREMENTS & CONTRACTS
FROM:	VICTOR ATLAS, ASSISTANT STREET SUPERINTENDENT PUBLIC WORKS
SUBJECT:	BID 033-25-26-WRO PUBLIC WORKS C-FUNDS ROADS RESURFACE PROJECTS
DATE:	8/7/2026

This memorandum requests City Council approval to award a contract for the resurfacing of four streets identified by the Public Works Street Division: Park Ridge Drive, Brassington Lane, Kimberly Street, and Fitzgibbon Drive. These streets were selected based on the following criteria: Brassington Lane experienced a severe flooding issue, and as a result, 800 feet of new storm drain pipe was installed, extending to Fitzgibbon Drive. Prior to this installation, Brassington Lane and Fitzgibbon Drive had pavement condition index (PCI) ratings of 31 and 64, respectively, on a scale of 100. Kimberly Street, with a PCI of 46, was included because it is the last remaining City-maintained street in the Yorkshire neighborhood to be resurfaced. Park Ridge Drive, with a PCI of 75, was selected due to areas of base failure and cracking. In addition, given its proximity to the hospital and its frequent use by emergency vehicles, resurfacing this street is a public safety priority.

Staff are seeking City Council approval to award the contract to Armstrong Contractors to perform a 2-inch mill and resurface using Type-C asphalt. The bid also includes replacement of existing temporary and permanent traffic markings. The request is to approve a base bid of $492,128.01, plus a 20% contingency of $98,425.60, for a total project cost of $590,553.61.

Funding for this project was requested from, and approved by, the Richland County Transportation Committee (CTC) C-Fund Program, which funds countywide road projects using a portion of state gas tax revenue. The City will be reimbursed for these funds upon completion of the projects.

CONTRACT

City of Columbia, South Carolina

Name of Project: Public Works C-Funds Resurface

Bid #: BID033-25-26-WRO

This Contract is made by and between City of Columbia, South Carolina, hereinafter called Owner, and **Armstrong Contractors** with legal address and principal place of business at **600 Longtown Road, Columbia, SC 29229**, hereinafter called Contractor. Owner and Contractor in consideration of the mutual covenants hereinafter set forth, agree as follows:

ARTICLE 1. WORK.

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

ARTICLE 2. ENGINEER.

2.1 The Project has been designed by City of Columbia.

ARTICLE 3. CONTRACT TIME.

3.1 The Contract Time shall be **Sixty (60)** consecutive calendar days from the said date of commencement as defined in the Notice to Proceed (NTP) to substantial completion and an additional **Thirty (30)** consecutive calendar days to final completion for a total construction time of **Ninety (90)** consecutive calendar days from the commencement date as defined in the Notice to Proceed (NTP). There will be an additional **one hundred eighty (180)** consecutive calendar days added after the construction period for contract closeout such as providing as built drawings, testing, invoicing, etc.

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

ARTICLE 4. CONTRACT PRICE.

4.1 Owner will pay Contractor for performance of the Work in accordance with the Contract Documents at the contract price agreed upon on the Contractor's Bid Form attached to this Contract which establishes the contract value as **Four Hundred Ninety-Two Thousand, One Hundred Twenty-Eight Dollars and One Cents ($492,128.01).** This Contract also provides for an additional contingency in the amount of **Ninety-Eight Thousand, Four Hundred Twenty-Five Dollars and Sixty Cents ($98,425.60).** to be administered, if necessary, at the discretion of the City for unforeseen costs that are within the pre-determined Scope of Work for this Contract.

ARTICLE 5. APPLICATIONS FOR PAYMENT.

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

ARTICLE 6. PROGRESS AND FINAL PAYMENTS.

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

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

ARTICLE 7. LIQUIDATED DAMAGES.

7.1 Owner and Contractor recognize that time is of the essence of this Contract and that Owner will suffer financial loss if the Work is not completed within the Contract Time (and specific milestones) specified in Article 3 above, plus any extensions thereof allowed. They also recognize the delays, expense and difficulties involved in proving, in a legal proceeding, the actual loss suffered by Owner if the Work is not completed on time. Accordingly, instead of requiring any such proof, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty) Contractor shall pay Owner **Five Hundred ($500.00)** per day for each calendar day of delay until the Work is complete.

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

7.3 The liquidated damages provision is non-exclusive and not intended to limit Owner’s remedy for breach of this Contract or delay in Contract Times.

ARTICLE 8. ASSURANCE.

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

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

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

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

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

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

ARTICLE 9. CONTRACT DOCUMENTS.

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

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

9.2.1 Invitation For Bid.

9.2.2 Bidder's Response including Bid Form.

9.2.3 This Contract.

9.2.4 Performance and Payment Bond.

9.2.5 Part 15 General Specifications, all of the City of Columbia's Engineering Regulations.

9.2.6 Special Provisions.

9.2.7 Specifications-*Paving Project.*

9.2.8 Drawings, numbered **0** through **0,** inclusive and dated **Not Applicable**.

9.2.9 Addenda numbers **1** to **3** inclusive.

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

ARTICLE 10. TERMINATION.

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

ARTICLE 11. MISCELLANEOUS.

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

11.2 Neither Owner nor Contractor shall, without the prior written consent of the other, assign or sublet in whole or in part any interest under any of the Contract Documents; and, specifically but without limitation, Contractor shall not assign any monies due or to become due without the prior written consent of Owner. In case Contractor assigns all or any part of any monies due or to become due under this Contract, the instrument of assignment shall contain a clause

substantially to the effect that it is agreed that the right of the assignee in and to any monies due or to become due to Contractor shall be subject to prior claims of all persons, firms and corporations for services rendered or materials supplied for the performance of the Work called for in this Contract.

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

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

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

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

Contractor	Owner
_____	City of Columbia, SC
BY	BY
_____	_____
	Teresa Wilson, City Manager
(CORPORATE SEAL)	
Attest	Attest
_____	_____
Address for giving notices:	Address for giving notices:
_____	Department of Procurements and Contracts
_____	1800 Main Street, 2nd Floor
_____	Columbia, SC 29201
Date: _____	Date: _____

APPROVED AS TO FORM
Legal Department City of Columbia, SC
7/23/2026

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

APPENDIX - BUSINESS INFORMATION RECORD for SUBCONSUTANTS/SUBCONTRACTORS

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

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

Business Name (as shown on W9 or SAM.gov) / SAM.gov Unique Entity ID & CAGE # (REQUIRED)	City of Columbia Vendor number (REQUIRED)	Services and/or Materials Provided	Cost of Services and/or Material ($ Value)	Percentage of Total Contract	MBE, WBE, SBE, DBE, LBE, CDBE (indicate all that apply)	Minority Association Code (If applicable - Use 2 letter Code – See Key Below)
Southern Commercial	N/A	Traffic Control	$18,800.00	3.82%	WBE	BF
T&H Construction & Markings	N/A	Temporary & Thermoplastic Pavement Markings	$20,152.00	4.09%	N/A	N/A
J. Moore Electrical Contractors Inc.	N/A	Traffic Loops	$16,800.00	3.41%	N/A	N/A

Key: Minority/Women Owned Business Enterprise Association Code

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

COMBINED TOTAL SUB AMOUNT $55,752.00

TOTAL CONTRACT AMOUNT: $492,128.01

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

Business Name: _-Armstrong Contractors LLC

Representative Name/Title: Erik MacDonald/Senior Estimator & PM

Date: 07/13/26

Business Information for Subconsultants/Subcontractors- Continued

List information for each Subcontractor or Subconsultant below.

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

Southern Commercial Development, LLC
Company Name

1326 S. Lake Dr. Lexington, SC 29073
Physical Address

1326 S. Lake Dr.
Mailing Address

Lexington, SC 29073
City/State Zip Code + 4

803 808-3600
(_____)_____ (____) _____
Phone number Fax number

Sherita Evans | Susie Snipes
Primary Contact Name | Secondary Contact Name

sevans@scdevelopmentllc.com | ssnipes@scdevelopmentllc.com
Primary Contact Email Address | Secondary Contact Email Address

N/A | N/A
Federal ID # | Vendor #

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

T&H Construction & Markings
Company Name

Lexington
Physical Address

PO Box 2389
Mailing Address

Lexington, SC 29071
City/State Zip Code + 4

803 977-3701
(_____)_____ (____) _____
Phone number Fax number

Hamp Parler | N/A
Primary Contact Name | Secondary Contact Name

estimating@thconstructionsc.com
Primary Contact Email Address | Secondary Contact Email Address

N/A | N/A
Federal ID # | Vendor #

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

J. Moore Electrical Contractors Inc.
Company Name

450 Cedar Creek Road Swanse, SC 29160
Physical Address

PO Box 130
Mailing Address

Swansea, SC 29160
City/State Zip Code + 4

803 568-4734
(_____)_____ (____) _____
Phone number Fax number

John Moore Logan Moore
Primary Contact Name Secondary Contact Name

woodymoore0407@jmec04.net loganmoore@jmec04.net
Primary Contact Email Address Secondary Contact Email Address

N/A N/A
Federal ID # Vendor #

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

Company Name

Physical Address

Mailing Address

City/State Zip Code + 4

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

Primary Contact Name Secondary Contact Name

Primary Contact Email Address Secondary Contact Email Address

Federal ID # Vendor #

Meeting Date: **August 18, 2026**

Department: **Legal**

From:

Ordinance No.: 2026-066 - Authorizing the City Manager to execute a Contract of Sale between Stephanie Weeks and City of Columbia, South Carolina for the sale of 5220 Randall Avenue, Columbia, SC 29203, Richland County TMS # 11705-15-02

First reading approval was given on August 4, 2026.

Background Summary:

Attachments:

1. 2026-066 - Contract of sale 5220 Randall Ave - Keys to the Dream
2. APPROVED Contract of Sale - 5220 Randall
3. plat
4. Approved Deed and Affidavit__5220 Randall Ave (7-30-2026)

ORDINANCE NO.: 2026-066

Authorizing the City Manager to execute a Contract of Sale between Stephanie Weeks and City of Columbia, South Carolina for the sale of 5220 Randall Avenue, Columbia, SC 29203, Richland County TMS # 11705-15-02

BE IT ORDAINED by the Mayor and City Council this ____ day of _____, 2026, that the City Manager is authorized to execute the attached Contract of Sale, or on a form approved by the City Attorney, any other documents necessary and approved by the City Attorney to consummate the conveyance of 5220 Randall Avenue, Richland County TMS # 11705-15-02 from the City of Columbia to Stephanie Weeks for the sum of One Hundred Ninety-Five Thousand Five Hundred and No/100 ($195,500.00) Dollars.

Requested by:

Teresa Wilson, City Manager

_____
Mayor

Approved by:

_____
City Manager

Approved as to form:

_____
Deputy City Attorney

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

LEGAL DEPARTMENT DRAFT

CONTRACT OF SALE

A Contract for the sale and purchase of the hereinafter described property is entered into this ____ day of August, 2026 by and between **Stephanie Weeks**, Purchaser(s) and **City of Columbia, South Carolina**, 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: **5220 Randall Avenue, Columbia, SC 29203, Richland County TMS# 11705-15-02**.

Conveyance: 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 Ninety-Five Thousand Five Hundred and No/100 ($195,500.00) Dollars**.

Closing Cost: The Purchaser shall pay all pre-paid items to include first year annual homeowner's insurance, required property taxes, and insurance escrow due at closing. Purchaser is responsible for the fees of the Purchaser's closing attorney. Seller to prepare the Limited Warranty Deed.

Contract Contingencies: This closing is contingent upon the Purchaser receiving financing from Founders Federal Credit Union and meeting all the required underwriting and income requirements of the loan.

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 limited 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 **Stephanie Weeks**.

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 a 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 the 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 be provided at closing.

Condition of Title: At closing, the premises shall be conveyed with a 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 to the Purchaser on the day of 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.

Owner Occupancy: This contract has as one of its primary public purposes the addition of affordable homes for moderate-income city and state workforce households – educators, first responders, healthcare workers, and other essential personnel who earn between 80% and 150% of the Area Median Income (AMI) who are underserved by traditional public and private housing efforts. To further that goal, the value of the lot (determined to be $20,000.00) shall be provided as forgivable grant to the Purchaser provided that Purchaser maintains owner-occupant status for a minimum of five years from the date of Closing. One-fifth of the grant shall be forgiven on each anniversary of the Closing and should Purchaser sell, transfer, or no longer occupy the property, the remaining balance of the grant shall be immediately due and payable directly to the City of Columbia.

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 **Founders Federal Credit Union**, and they 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.

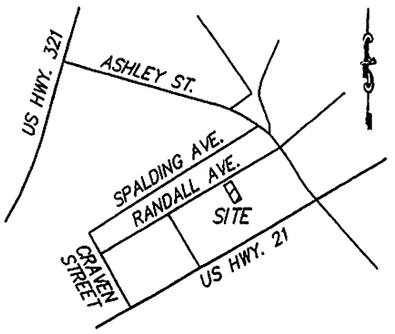
Cashier's check: Purchaser must have a cashier's check, or certified funds when completing this transaction.

Commissions: None.

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

WITNESS	PURCHASER
WITNESS	DATE
WITNESS	SELLER City of Columbia, SC By: Teresa Wilson Its: City Manager
WITNESS	DATE

APPROVED AS TO FORM
Legal Department City of Columbia, SC
08/14/2026



EXEMPTION FROM REVIEW PROCESS
THIS PLAT IS A RESURVEY OF AN EXISTING LOT OF RECORD WITH NO CHANGES TO EXISTING LOT LINES.

LARRY W. SMITH, S.C.P.L.S. NO. 3724

CP = CALCULATED POINT
IPS = IRON PIN SET
IPF = IRON PIN FOUND
TMS = TAX MAP SHEET
R/W = RIGHT OF WAY
N/F = NOW OR FORMERLY
SCO = SEWER CLEAN-OUT

Book 3151-3185
2026037312 07/28/2026 09:20:31:320
Fee: $25.00 County Tax: $0.00
Plat Standard State Tax: $0.00
2026037312 John T. Hopkins II Richland County R.O.D.

"LDING SETBACKS
FRONT = 15'
REAR = 10'
SIDE = 5'

N/F
ISABELLA WILSON, L.E.
TMS 11705-15-16

S59°02'04"W 1.21'
IPF-1.25" PIPE
CP S59°02'04"W 51.21' TO 1.25" PIPE
IPF-#4 REBAR
50.00' TO CP
IPS-#4 REBAR (REFERENCE)

MAGNETIC

(31)
0.13 ACRE
TMS 11705-15-02

29.3'
14.3'
1.5'
15.3'
9.7'
15.3'
17.2'
5.8'
PORCH
9.5'
12.2'
PROPOSED DWELLING #5220
50.8'
S29°58'21"E 116.10'
N29°58'11"W 115.78'
21.7'
PROPOSED 18' CONC. DRIVE

(30)
N/F
CITY OF COLUMBIA
TMS 11705-15-03

(32)
N/F ALEXANDER CHRISTIAN & VELMA SMITH-CHRISTIAN
TMS 11705-15-01

IPS-#4 REBAR
IPF-#4 REBAR
N58°40'15"E 50.00'

280'± TO ASHLEY STREET

SCO

RANDALL AVE. (50' R/W)

SOUTH CAROLINA
ASSOCIATED E & S, INC.
No. C00010
CERTIFICATE OF AUTHORIZATION

PLAT PREPARED FOR
CITY OF COLUMBIA

SITE LOCATED IN RICHLAND COUNTY, SOUTH CAROLINA

SCALE: 1" = 20'

0 10 20 40
GRAPHIC SCALE IN FEET

DATE: JANUARY 21, 2026
REV. MAR. 16, 2026, TO SHOW DRIVEWAY
REV. JULY 24, 2026, TO CORRECT ADDRESS

REFERENCES:
1. RICHLAND COUNTY TAX MAP NUMBER 11705-15-02
2. THE SAME BEING SHOWN AS LOT 31 ON A PLAT OF "COLLEGE PLACE."

CERTIFICATION:
I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

ACCORDING TO FEMA/FIRM PANEL #45079C0242L DATED DEC. 21, 2017, THE LAND SHOWN HEREON IS LOCATED IN ZONE X.

LARRY W. SMITH, S.C.P.L.S. NO. 3724

ASSOCIATED E & S, INC.
A 10-26 800 VIOLET STREET, WEST COLUMBIA, SOUTH CAROLINA, 29169 - PH. 803-791-1550

STATE OF SOUTH CAROLINA)

COUNTY OF RICHLAND)

TITLE TO REAL ESTATE
(LIMITED WARRANTY DEED)

Know All Men by These Presents, That

CITY OF COLUMBIA

(hereinafter whether singular or plural the "Grantor") in the State aforesaid, for and in consideration of the sum of One Hundred Ninety-Five Thousand Five Hundred and No/100s ($195,500.00) Dollars, the receipt of which is hereby acknowledged, Grantor does hereby bargain, sell, and release unto

STEPHANIE WEEKS

(hereinafter whether singular or plural the "Grantee"), her heirs, successors and assigns:

All that certain piece, parcel or lot of land, situate, lying and being in the city of Columbia, County of Richland, and State of South Carolina, shown and described as **LOT 31, COLLEGE PLACE** containing 0.13 acre and having the following perimeter measurements: beginning at an iron pin on the common boundary of the northern property corner of the subject property and the southeastern right-of-way of Randall Avenue and extending S29°58'21"E along the northeastern property line of the subject property, for a distance of one hundred sixteen and ten hundredths (116.10) feet to the southeastern property corner of the subject property; thence turning and extending S59°02'04"W along the southeastern property line of the subject property, for a distance of fifty-one and twenty-one hundredths (51.21) feet to the southernmost/southeastern property corner of the subject property; thence turning and extending N29°58'11"W along the southwestern property line of the subject property, for a distance of one hundred fifteen and seventy-eight hundredths (115.78) feet to the northwestern property corner of the subject property; thence turning and extending N58°40'15"E along the northwestern property line of the subject property, for a distance of fifty (50.00) feet to the point of beginning; thence terminating. Being more clearly shown and delineated on a plat prepared for the City of Columbia, prepared by Associated E & S, Inc., Larry W. Smith, S.C. P.L.S. #3724, dated January 21, 2026, last revised July 24, 2026, and recorded in the Office of the Register of Deeds for Richland County in Record Book R3151 at page 3185. A copy of said plat being attached hereto and made a part hereof as Exhibit "A".

All measurements being a little more or less and reference to said plat being craved for a more definite and specific description.

DERIVATION: DEED BK. R2872, PAGE 175

TAX MAP NUMBER: 11705-15-02

PREPARED BY: City of Columbia - Real Estate Division

GRANTEE'S ADDRESS: 5220 Randall Avenue, Columbia, SC 29203

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD unto Grantee and Grantee's successors and assigns forever, the subject property and the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of Grantor.

WITNESS the hand and seal of the Grantor by the undersigned this _____ day of _____, 2026.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

_____
(Witness #1 Signature)

_____
(Witness #2 Signature)

CITY OF COLUMBIA

By: _____
(Signature)

Name: _____
Teresa B. Wilson

Title: _____
City Manager

APPROVED AS TO FORM
Legal Department City of Columbia, SC
07/30/2026

STATE OF South Carolina)

COUNTY OF Richland)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this _____ day of _____, 2026 by Teresa B. Wilson, City Manager (Name & Title of Officer) of Columbia, South Carolina (City & State) on behalf of the City of Columbia.

_____
(Notary Public's Signature)

_____
(Print Notary Public's Name)

Notary Public for the State of SOUTH CAROLINA

My Commission Expires: _____

ATTORNEY CERTIFICATION

I, _____, an attorney licensed to practice in the State of _____ do hereby certify that I supervised the execution of the attached Limited Warranty Deed with the City of Columbia, as Grantor and Stephanie Weeks, as Grantee this _____day of _____, 2026.

_____ State Bar Number: _____
(SIGNATURE)

STATE OF SOUTH CAROLINA) **AFFIDAVIT**
COUNTY OF RICHLAND)

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this Affidavit and I understand such information.

2. The property being transferred is located at **5220 Randall Avenue, Columbia, SC 29203,** being identified as **Richland** County Tax Map Number **11705-15-02**, was transferred by the **City of Columbia** to **Stephanie Weeks** on _____, 2026.

3. Check one of the following: The deed is

_____ exempt from the deed recording fee because _____ **(Exemption No. 2)**.

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See information section of this Affidavit.):

X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of $**195,500.00**.

5. Check Yes ___ or No **X** to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes", the amount of the outstanding balance of this lien or encumbrance is $_____.

6. The deed recording fee is computed as follows:

(a) Place the amount listed in item 4 above here: $195,500.00
(b) Place the amount listed in item 5 above here: $0
(If no amount is listed, place a zero here.)
(c) Subtract Line 6(b) from Line 6(a) and place result here: $195,500.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: $723.75.

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as:
_____.

I understand that a person required to furnish this Affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than One Thousand ($1,000.00) Dollars or imprisoned not more than one year, or both.

_____
RESPONSIBLE PERSON CONNECTED WITH THIS TRANSACTION

_____
Print or Type Name Here

SWORN to before me this _____ day of _____, 2026.

_____
(Notary Public's Signature)

_____
(Print Notary Public's Name)

Notary Public for the State of _____

My Commission Expires: _____

Meeting Date: **August 18, 2026**

Department: **Legal**

From:

Ordinance No.: 2026-067 - Authorizing the City Manager to execute a Contract of Sale between Tracy C. Chatman and City of Columbia, South Carolina for the sale of 5225 Spalding Avenue, Columbia, SC 29203, Richland County TMS # 11701-04-12

First reading approval was given on August 4, 2026.

Background Summary:

Attachments:

1. 2026-067 - Contract of sale 5225 Spalding Ave - Keys to the Dream
2. APPROVED Contract of Sale - 5225 Spalding
3. Plat
4. APPROVED Deed and Affidavit__5225 Spalding Ave (7-23-2026)

ORDINANCE NO.: 2026-067

Authorizing the City Manager to execute a Contract of Sale between Tracy C. Chatman and City of Columbia, South Carolina for the sale of 5225 Spalding Avenue, Columbia, SC 29203, Richland County TMS # 11701-04-12

BE IT ORDAINED by the Mayor and City Council this ____ day of _____, 2026, that the City Manager is authorized to execute the attached Contract of Sale, or on a form approved by the City Attorney, any other documents necessary and approved by the City Attorney to consummate the conveyance of 5225 Spalding Avenue, Richland County TMS# 11701-04-12 from the City of Columbia to Tracy C. Chatman for the sum of One Hundred Ninety-Five Thousand Five Hundred and No/100 ($195,500.00) Dollars.

Requested by:

Teresa Wilson, City Manager_____

_____
Mayor

Approved by:

_____
City Manager

Approved as to form:

_____
Deputy City Attorney

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

LEGAL DEPARTMENT DRAFT

CONTRACT OF SALE

A Contract for the sale and purchase of the hereinafter described property is entered into this ____ day of August, 2026 by and between **Tracy C. Chatman**, Purchaser(s) and **City of Columbia, South Carolina**, 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: **5225 Spalding Avenue, Columbia, SC 29203, Richland County TMS# 11701-04-12**.

Conveyance: 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 Ninety-Five Thousand Five Hundred and No/100 ($195,500.00) Dollars**.

Closing Cost: The Purchaser shall pay all pre-paid items to include first year annual homeowner's insurance, required property taxes, and insurance escrow due at closing. Purchaser is responsible for the fees of the Purchaser's closing attorney. Seller to prepare the Limited Warranty Deed.

Contract Contingencies: This closing is contingent upon the Purchaser receiving financing from Founders Federal Credit Union and meeting all the required underwriting and income requirements of the loan.

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 limited 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 **Tracy C. Chatman**.

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 a 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 the 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 be provided at closing.

Condition of Title: At closing, the premises shall be conveyed with a 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 to the Purchaser on the day of 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.

Owner Occupancy: This contract has as one of its primary public purposes the addition of affordable homes for moderate-income city and state workforce households – educators, first responders, healthcare workers, and other essential personnel who earn between 80% and 150% of the Area Median Income (AMI) who are underserved by traditional public and private housing efforts. To further that goal, the value of the lot (determined to be $15,000.00) shall be provided as forgivable grant to the Purchaser provided that Purchaser maintains owner-occupant status for a minimum of five years from the date of Closing. One-fifth of the grant shall be forgiven on each anniversary of the Closing and should Purchaser sell, transfer, or no longer occupy the property, the remaining balance of the grant shall be immediately due and payable directly to the City of Columbia.

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 **Founders Federal Credit Union**, and they shall act as disbursing agent for both parties hereto.

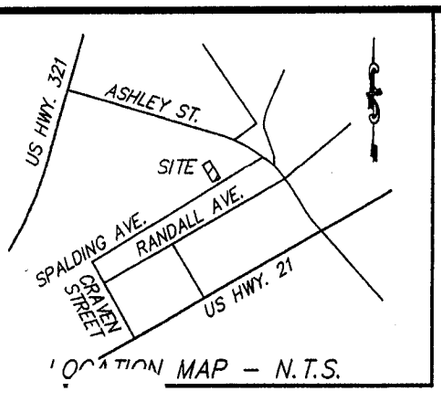
Extension Agreement: Time is of the essence; however, if the transaction is not closed within the stipulated time limits of this contract, then both parties agree to extend said contract for a period not to exceed fifteen (15) days from the date designated for original closing.

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

Commissions: None.

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

WITNESS	PURCHASER
WITNESS	DATE
WITNESS	SELLER City of Columbia, SC By: Teresa Wilson Its: City Manager
WITNESS	DATE



LOCATION MAP – N.T.S.

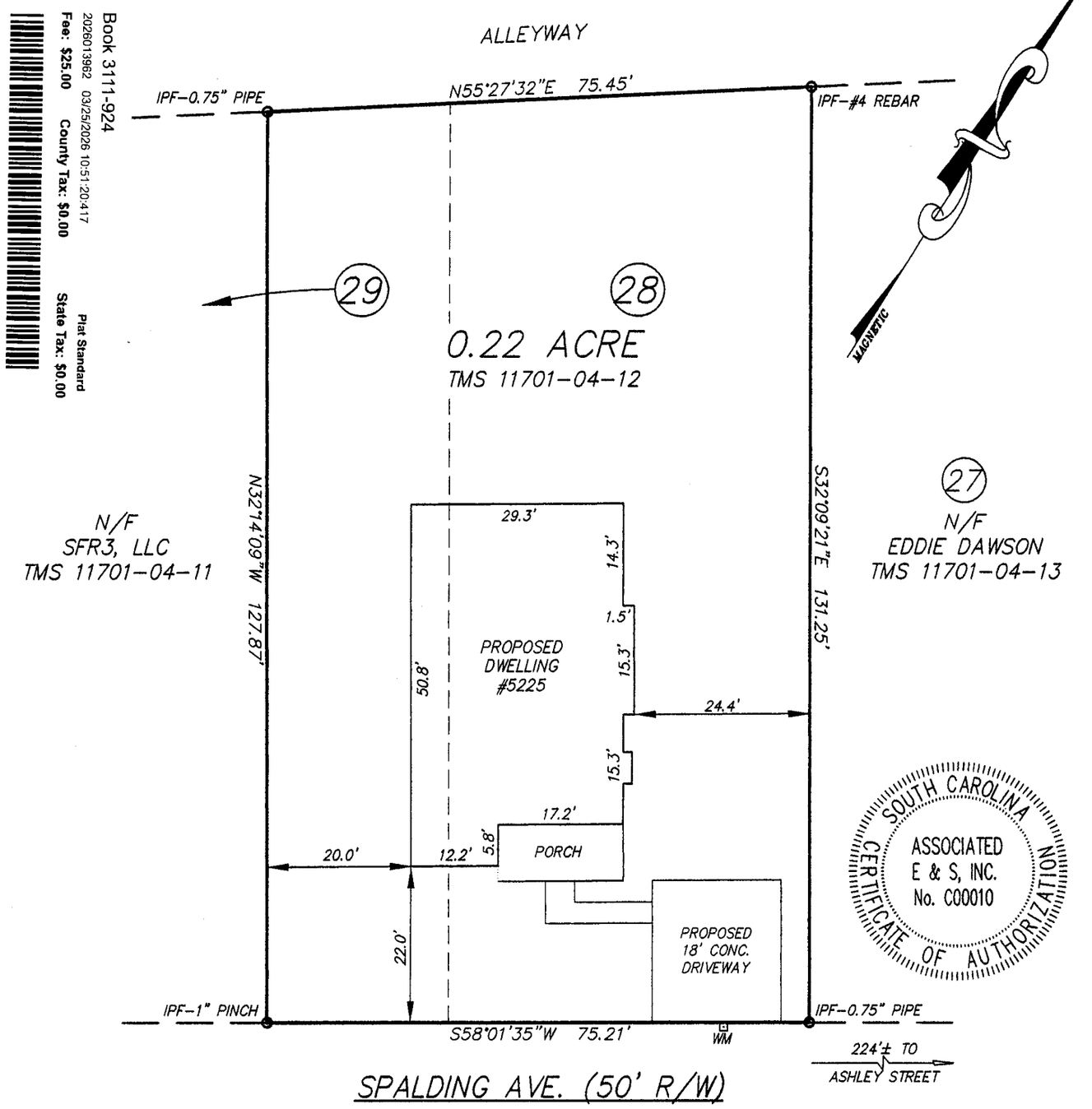
EXEMPTION FROM REVIEW PROCESS
THIS PLAT IS A RESURVEY OF AN EXISTING LOT OF RECORD WITH NO CHANGES TO EXISTING LOT LINES.

LARRY W. SMITH, S.C.P.L.S. NO. 3724

IPF = IRON PIN FOUND
TMS = TAX MAP SHEET
R/W = RIGHT OF WAY
N/F = NOW OR FORMERLY
WM = WATER METER

BUILDING SETBACKS
FRONT = 15'
REAR = 10'
SIDE = 5'

2026013962 Book 3111-924
John T. Hopkins II
Richland County R.O.D.
2026013962 03/25/2026 10:51:20:417
Fee: $25.00 County Tax: $0.00
Plat Standard
State Tax: $0.00



SOUTH CAROLINA
ASSOCIATED E & S, INC.
No. C00010
CERTIFICATE OF AUTHORIZATION

SPALDING AVE. (50' R/W)

PLAT PREPARED FOR
CITY OF COLUMBIA

SITE LOCATED IN RICHLAND COUNTY, SOUTH CAROLINA

SCALE: 1" = 20'

0 10 20 40
GRAPHIC SCALE IN FEET

DATE: JANUARY 21, 2026
REV. MAR. 16, 2026, TO SHOW DRIVEWAY

REFERENCES:
1. RICHLAND COUNTY TAX MAP NUMBER 11701–04–12
2. THE SAME BEING SHOWN AS LOT 28 & PORTION OF LOT 29 ON A PLAT OF "COLLEGE PLACE."

CERTIFICATION:
I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

ACCORDING TO FEMA/FIRM PANEL #45079C0242L DATED DEC. 21, 2017, THE LAND SHOWN HEREON IS LOCATED IN ZONE X.

LARRY W. SMITH, S.C.P.L.S. NO. 3724

ASSOCIATED E & S, INC.
A 7–26 800 VIOLET STREET, WEST COLUMBIA, SOUTH CAROLINA, 29169 – PH. 803–791–1550

STATE OF SOUTH CAROLINA)

COUNTY OF RICHLAND)

TITLE TO REAL ESTATE
(LIMITED WARRANTY DEED)

Know All Men by These Presents, That

CITY OF COLUMBIA

(hereinafter whether singular or plural the "Grantor") in the State aforesaid, for and in consideration of the sum of One Hundred Ninety-Five Thousand Five Hundred and No/100s ($195,500.00) Dollars, the receipt of which is hereby acknowledged, Grantor does hereby bargain, sell, and release unto

TRACY C. CHATMAN

(hereinafter whether singular or plural the "Grantee"), her heirs, successors and assigns:

All that certain piece, parcel or lot of land, situate, lying and being in the city of Columbia, County of Richland, and State of South Carolina, shown and described as **LOT 28 AND A PORTION OF LOT 29, COLLEGE PLACE** and having the following perimeter measurements: beginning at an iron pin on the common boundary of the southeastern property corner of the subject property and the northwestern right-of-way of Spalding Avenue and extending S58°01'35"W along the northwestern right-of-way of Spalding Avenue, for a distance of seventy-five and twenty-one hundredths (75.21) feet to the southernmost property corner of the subject property; thence turning and extending N32°14'09"W along the southwestern property line of the subject property, for a distance of one hundred twenty-seven and eighty-seven hundredths (127.87) feet to the westernmost property corner of the subject property; thence turning and extending N55°27'32"E along the northwestern property line of the subject property, for a distance of seventy-five and forty-five hundredths (75.45) feet to the northernmost property corner of the subject property; thence turning and extending S32°09'21"E along the northeastern property line of the subject property, for a distance of one hundred thirty-one and twenty-five hundredths (131.25) feet to the point of beginning; thence terminating. Being more clearly shown and delineated on a plat prepared for the City of Columbia, prepared by Associated E & S, Inc., Larry W. Smith, S.C. P.L.S. #3724, dated January 21, 2026, last revised March 16, 2026, and recorded in the Office of the Register of Deeds for Richland County in Record Book R3111 at page 924. A copy of said plat being attached hereto and made a part hereof as Exhibit "A".

All measurements being a little more or less and reference to said plat being craved for a more definite and specific description.

DERIVATION: DEED BK. R2872, PAGE 175

TAX MAP NUMBER: 11701-04-12

PREPARED BY: City of Columbia - Real Estate Division

GRANTEE'S ADDRESS: 5225 Spalding Avenue, Columbia, SC 29203

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD unto Grantee and Grantee's successors and assigns forever, the subject property and the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of Grantor.

WITNESS the hand and seal of the Grantor by the undersigned this _____ day of _____, 2026.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

_____
(Witness #1 Signature)

_____
(Witness #2 Signature)

CITY OF COLUMBIA

By: _____
(Signature)

Name: _____
Teresa B. Wilson

Title: _____
City Manager

APPROVED AS TO FORM
Legal Department City of Columbia, SC
07/23/2026

STATE OF South Carolina)

COUNTY OF Richland)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this _____ day of _____, 2026 by Teresa B. Wilson, City Manager (Name & Title of Officer) of Columbia, South Carolina (City & State) on behalf of the City of Columbia.

_____
(Notary Public's Signature)

_____
(Print Notary Public's Name)

Notary Public for the State of SOUTH CAROLINA
My Commission Expires: _____

ATTORNEY CERTIFICATION

I, _____, an attorney licensed to practice in the State of _____ do hereby certify that I supervised the execution of the attached Limited Warranty Deed with the City of Columbia, as Grantor and Tracy C. Chatman, as Grantee this _____day of _____, 2026.

_____ State Bar Number: _____
(SIGNATURE)

STATE OF SOUTH CAROLINA) **AFFIDAVIT**
COUNTY OF RICHLAND)

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this Affidavit and I understand such information.

2. The property being transferred is located at **5225 Spalding Avenue, Columbia, SC 29203,** being identified as **Richland** County Tax Map Number **11701-04-12**, was transferred by the **City of Columbia** to **Tracy C. Chatman** on _____, 2026.

3. Check one of the following: The deed is

_____ exempt from the deed recording fee because _____ **(Exemption No. 2)**.

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See information section of this Affidavit.):

X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of $**195,500.00**.

5. Check Yes ___ or No **X** to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes", the amount of the outstanding balance of this lien or encumbrance is $_____.

6. The deed recording fee is computed as follows:

(a) Place the amount listed in item 4 above here: $195,500.00
(b) Place the amount listed in item 5 above here: $0
(If no amount is listed, place a zero here.)
(c) Subtract Line 6(b) from Line 6(a) and place result here: $195,500.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: $723.75.

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as:
_____.

I understand that a person required to furnish this Affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than One Thousand ($1,000.00) Dollars or imprisoned not more than one year, or both.

_____
RESPONSIBLE PERSON CONNECTED WITH THIS TRANSACTION

_____
Print or Type Name Here

SWORN to before me this _____ day of _____, 2026.

_____
(Notary Public's Signature)

_____
(Print Notary Public's Name)

Notary Public for the State of _____

My Commission Expires: _____

Meeting Date:	**August 18, 2026**
Department:	**Planning and Development Services**
From:	**Justin Steinmann, Director**

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

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

Council District: 3

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

Applicant: Ashok Kumar, Kumar Construction

Staff Recommendation: Approval

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

First reading approval was given on May 19, 2026.

Background Summary:

Attachments:
1. ZMA_2026-0004_Rosewood1700Blk_Packet
2. Ordinance 2026-040 - Zoning Map Amendment parcel at 1700 block of Rosewood Drive a...

CITY COUNCIL

May 19, 2026 at 4:00 P.M.
City Hall, 3rd Floor, Council Chambers, 1737 Main Street, Columbia, S.C., 29201

ZONING MAP AMENDMENT CASE SUMMARY

Parcel at 1700 Block Rosewood Drive and Fulton Street
TMS# 11309-18-10

Council District:	3
Proposal:	Request to rezone the properties from Neighborhood Activity Center/Corridor District (NAC) to Residential Mixed District (RM-2); the property is within the Airport Safety Overlay District (OV-A).
Applicant:	Ashok Kumar, Kumar Construction
Staff Recommendation:	Approval
PC Recommendation:	4/9/2026; Recommended Approval (6-1)

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: ± 0.32 acre
Current Use: Undeveloped
Proposed Use: Residential
Future Land Use Classification: Neighborhood Activity Corridor (AC-1)
Current Zoning: Neighborhood Activity Center/Corridor District (NAC) within the Airport Safety Overlay District (OV-A)
Proposed Zoning: Residential Mixed District (RM-2) within the Airport Safety Overlay District (OV-A)

PLANS, POLICIES, AND LAND USE

Comprehensive Plan Land Use Classification
The subject property is designated as Neighborhood Activity Corridor (AC-1) in the *Columbia Compass: Envision 2036* Future Land Use Map.

Refer to the attached land use classification description. A matrix and visual glossary of related building types and land uses described within the Columbia Compass comprehensive plan can be found here.

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

The subject property is located within the study area of the *Rosewood Corridor & Neighborhood Plan* (2012). The plan proposed a future land use of Mixed-Use for the subject property (Ch. 5, pg. 30, Map 5.2). The property is also located within the area identified as a Potential Commercial District Overlay (Level A, which targets mixed-use areas versus those areas that are more residential and transitional, which are categorized as Level B) (Ch. 5, pg. 32, Map 5.7). The plan sets for eight physical development goals for the Rosewood Drive corridor:

1. Encourage the reuse of existing residential structures along the corridor.
2. Create a high-quality pedestrian-oriented shopping district.
3. Provide better connectivity into the surrounding neighborhoods.
4. Create a high-quality mix of uses, which would increase destination retail options, while serving the needs of neighborhood residents.
5. Create a clear focus of uses within the three distinct areas along the three miles of Rosewood Corridor.
6. Employ a "Park Once" concept where parking may be shared, and allow residents to walk to multiple stores and destinations within the distinct areas of the corridor.
7. Provide better buffers from commercial and mixed-uses and the residential neighborhood.
8. Allow Rosewood to develop into its future with a unique sense of place, building on traditions.

ZONING

The subject property is currently zoned Neighborhood Activity Center/Corridor District in an Airport Safety Overlay District (NAC, OV-A). The property to the east and west fronting Rosewood Drive on the north side are also zoned Neighborhood Activity Center/Corridor District in the Airport Safety Overlay District (NAC, OV-A). The property to the rear of the parcel with frontage on Fulton Street is zoned Residential Single Family – Small Lot District (RSF-3). The property across Rosewood Drive is zoned Residential Mixed District in the Airport Safety Overlay District (RM-2, OV-A).

The current NAC base district permits multifamily development but the OV-A overlay district prohibits residential development within non-residential base districts. The applicant desires to construct a multifamily development on the site and thus is seeking this rezoning. The proposed zoning is Residential Mixed District (RM-2); remaining within the Airport Safety Overlay District (OV-A).

The City of Columbia's Airport Safety Overlay (OV-A) is informed by, but not to be confused with, the South Carolina Aeronautics Commission's Airport Safety Zones. State law (Sec. 55-13-5 of the *SC Code of Laws*) requires that land use decisions by municipal governments consider the presence of these airport land use zones and the effect of the decision on airport operations and safety.

The implementation of the City's Airport Safety Overlay fulfills part of that requirement of state law, and roughly traces the outline of areas identified as the Runway Protection Zone and the Inner Approach & Transition Zone for Jim Hamilton-LB Owens Airport. This requirement to consider the state-designated airport zones (and airport operations and safety) also extends to the Planning Commission's recommendation on the request and, ultimately, to City Council's decision.

Notably, the applicant had previously applied to remove the OV-A overlay from the property (PC 11/13/25; Council 12/16/25), and withdrew the request after opposition from representatives of the SC Aeronautics Commission and Jim Hamilton-LB Owens Airport. However, during public hearing at the 12/16/25 City Council meeting, these same representatives stated in light of the surrounding residential development that they would not object to a residential project on this property as long as the safeguards within the City's overlay remained (and the developers agreed to the required easements and hold harmless agreements).

Refer to the attached zoning district descriptions for more information on the existing and proposed City of Columbia zoning.

STAFF RECOMMENDATION

As stated in the UDO's Zoning Map Amendment Decision Standards (§17-2.5(c)(4)), "the advisability of amending the Official Zoning Map is a matter committed to the legislative discretion of City Council and is not controlled by any one factor."

In review of the suggested factors for consideration, staff finds that the proposed rezoning request would create an inappropriately isolated zoning district by leaving the adjacent ± 1/2-acre property at 1701 Rosewood Drive as an isolated commercial parcel. However, the request is not inconsistent with the AC-1 future land use classification and the recommendations of the Rosewood Corridor & Neighborhood Plan, and arguably the rezoning would "allow a range of uses that are compatible with the uses allowed on other property in the immediate vicinity" as there is a mixture of residential and commercial uses in the vicinity.

Finally, in consideration of the Airport Safety Overlay (OV-A) and State requirements to consider SC Aeronautics land use recommendations, it bears repeating that this rezoning option was discussed at the December 16, 2025 zoning public hearing and representatives of the Aeronautics Commission and the airport stated that they did not object to residences being developed at this site under the protection of the City's overlay. In consideration of all these factors, staff recommends approval of this request.


BULL ST
PICKENS ST
HEYWARD ST
SOUTHWOOD DR
TUGALOO AVE
S HARDEN ST
HOLLYWOOD CT
HOLLYWOOD DR
S SALUDA AVE
KIAWAH AVE
CRESTWOOD DR
ETIWAN AVE
MAPLEWOOD DR
S EDISTO AVE
PINEWOOD DR
ROSEWOOD DR
S BULL ST
S MARION ST
FULTON ST
DREHER ST
OCEOLA ST
S WACCAMAW AVE
ROSEWOOD HILLS DR
S PICKENS ST
S GREGG ST
KENNEDY ST
E BROADWAY ST
SUPERIOR ST
HOLT DR
KINGSWOOD DR
ROYSTER ST
WILEY ST
BAY ST
MITCHELL ST
HOWE ST
GEORGE ROGERS BLVD

Future Land Use

NX1701 Rosewood Drive; TMS# 11309-18-10
Future Land Use: Neighborhood Activity Corridor (AC-1)



City of Columbia

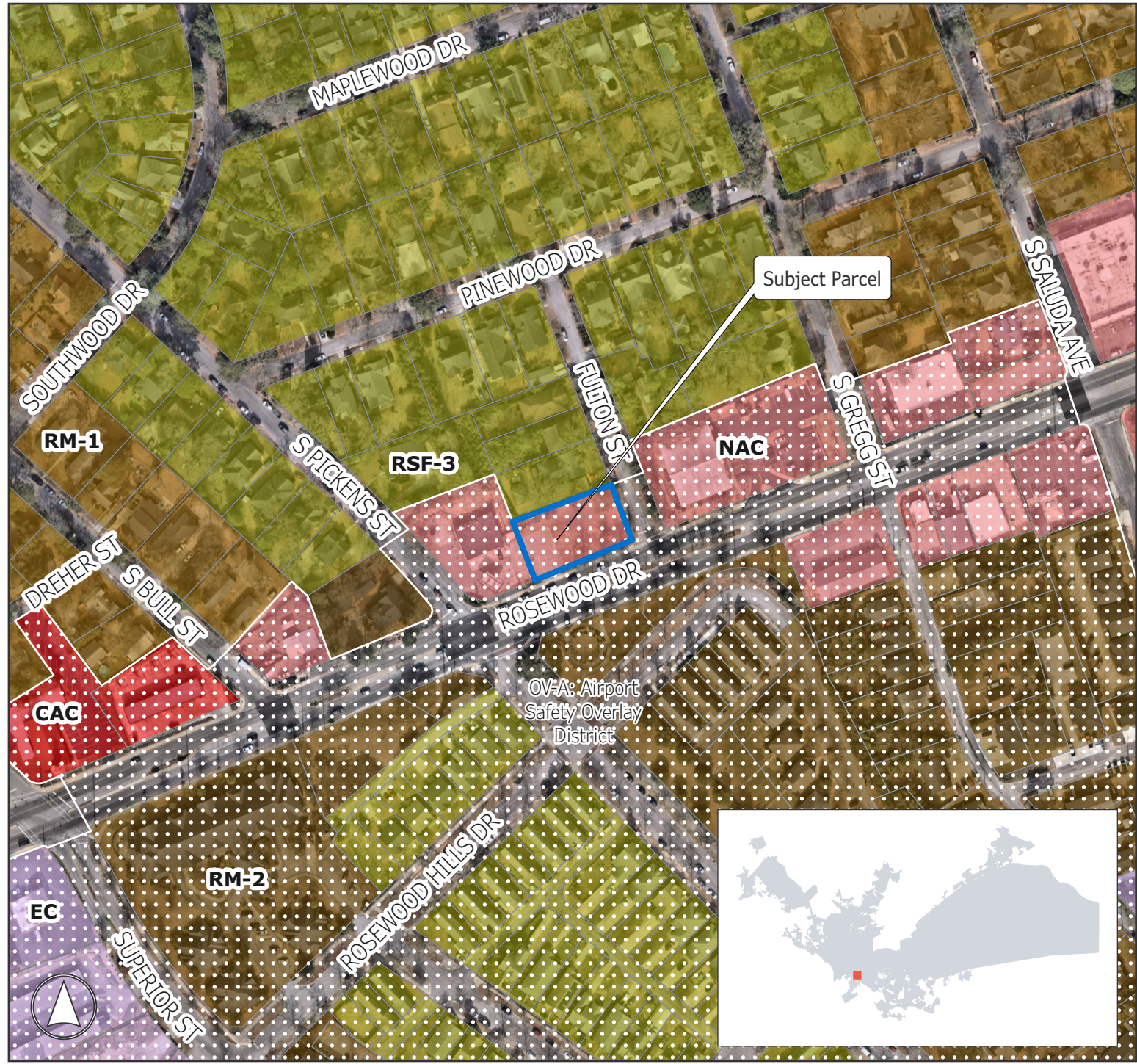
Planning & Development Services Department

Created by: swhudson Date: 2/19/2026

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Zoning

NX1701 Rosewood Drive; TMS# 11309-18-10
Current Zoning: Neighborhood Activity Center/Corridor District (NAC) with Airport Safety Overlay District (OV-A)
Proposed Zoning: Residential Mixed District (RM-2) with Airport Safety Overlay District (OV-A)



City of Columbia

Planning & Development Services Department

Created by: swhudson Date: 2/19/2026

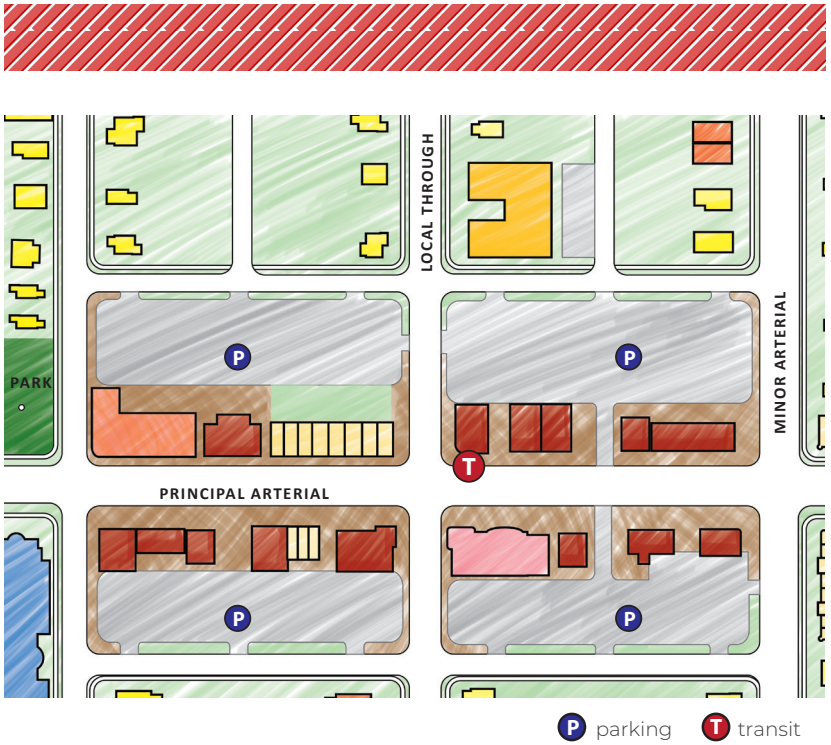
This map is the product of compilation, or was produced by others. It is for information only, and the City of Columbia makes no representations as to its accuracy or use without field verification is at the sole risk of the user. Data source: City of Columbia

Future Land Use Classification

Development Types

NEIGHBORHOOD ACTIVITY CORRIDOR (AC-1)

Neighborhood Activity Corridors are a linear extension of a Neighborhood or Community Activity Center. They contain nearly identical building types and uses to a Neighborhood Activity Center; the primary difference is the configuration of the lots and the lack of an internal subdivision or street network. Uses are generally built on frontage lots along minor arterial or collector roadways but may also be found along principal arterials. They serve surrounding neighborhoods within a one-mile drive or a 15-minute walk and typically consist of a limited collection of commercial and service uses.



AC-1 BUILDING TYPES/LAND USES

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

SECONDARY TYPES
- Single-family Attached
- Multi-family Small & Medium
- Civic/Institutional Small to Large

TERTIARY TYPES
- Cemeteries & Mausoleums
- Parking Structures & Lots

See matrix for appropriate park/open space types.

Development Types

AC-1 DEVELOPMENT PATTERN/CONTEXT



- Streets are generally minor arterials or collectors carrying moderate multi-modal traffic volumes. Streets and rights-of-way are wide and typically straight with wide sidewalks and tree lawns.
- Blocks are generally the base component of this development type, and the uses in the activity corridor typically occupy the face of the block adjacent to the corridor. Alleyways can be used in redevelopment or infill to provide access to small rear parking lots.
- The subdivision of lots is regular within a block with small, equally sized parcels typically meeting mid-block. Deeper lots are typically found along major roads.
- Buildings are oriented toward the street and generally located to the front of the lot, right behind the sidewalk or a shallow setback, however they may have a small lawn when a converted residential structure is used. Access to businesses should be provided from the sidewalk.
- Individual buildings may be attached or built close to each other to establish a continuous street frontage.
- Building types may be mixed on a block, but setbacks are typically consistent and the scale of adjacent buildings is similar.
- Structures may utilize on-street parking or may have small parking areas behind the building.
- These corridors are often located along transit routes, and sidewalks and bike lanes should be incorporated to allow safe access to businesses in corridors.
- Open spaces provided on individual lots in the form of perimeter plantings and buffer yards are typical, as are tree and vegetation-lined rights-of-way. Pedestrian-oriented streetscape elements such as benches, street trees, landscaping, and outdoor dining areas are typical.
- Architectural detailing is human scale and includes windows, front entrances, porches, stoops, and /or balconies. The majority of buildings are one to two stories.

Current Zoning District

NAC: Neighborhood Activity Center/Corridor District

Purpose

The purpose of the Neighborhood Activity Center/Corridor (NAC) District is to provide lands that accommodate moderate-density, walkable, neighborhood-scale mixed-use development with neighborhood-serving commercial development within the City's urban neighborhoods. The district is intended to be applied to portions of a city block, consisting of storefronts with limited on-site parking.

Uses are intended to be neighborhood-serving and capture some through-traffic, though auto-oriented uses and design are discouraged. Allowed uses include live/work and multi-family dwellings, mixed-use, offices, personal services uses, and community service uses. *No minimum parking.

Intensity and Dimensional Standards

Standard		Multi-family and Mixed-Use	All Other Uses
Lot Area, min. (sf.)		10,000	5,000
Lot Width, min. (ft.)		75	N/A
Lot Coverage, max. (% of site area)		N/A	
Density, max. (du/acre)		N/A	
Front Yard Setback (ft.)	Min.	5 [1]	
	Max.	15 [1]	
Side Yard Setback, min. (ft.)		N/A	
Rear Yard Setback, min. (ft.)		15	
Building Height, max. (ft.)		50	

Notes: ft. = feet sf. = square feet du. = dwelling unit

[1] In lieu of this standard, the Zoning Administrator may approve a front yard setback that is within 90 percent and 110 percent of the average front yard setback for buildings on the same block face, if more than 50 percent of the lots on the block face have buildings.

Use Standards

Uses are presented below for convenience. Please refer to 17-4.2 through 17-4.4 for complete regulations for principal, accessory, and temporary uses. [1] Conditional Use [2] Special Exception

PRINCIPAL USES PERMITTED	Day care facility[1]	Laboratory, medical or dental
Dwelling, live-work[1]	Government office	Medical or dental clinic/office
Dwelling, mixed-use	Library	Nursing care facility
Dwelling, multifamily	Membership organization facility	Arboretum or botanical garden
Dwelling, single-family detached	Place of worship[1]	Cemetery
Dwelling, two-family	Public safety facility	Park or greenway[1]
Dwelling, townhouse	Social services facility	Park and ride
Residential care facility[2]	Elementary, middle, or high school	Parking lot[1]
Community recreation center	School, business or trade	Parking structure[1]
Cultural facility	Hospital	

Disclaimer: Zoning district handouts are provided for general informational purposes and may not reflect recent updates made to the City Unified Development Ordinance. Please confirm all zoning information with the City of Columbia Zoning Department prior to making investment decisions.

NAC: NEIGHBORHOOD ACTIVITY CENTER/CORRIDOR

Passenger terminal, surface transportation[2]

Railroad facility[2]

Utility facility, major[2]

Utility facility, minor

Veterinary hospital or clinic[1]

Eating establishment only[1]

Eating and drinking establishment, Type 1[1]

Eating and drinking establishment, Type 2[2]

Funeral home or mortuary

Business/Professional office

Bank, retail

Beauty salon or barbershop

Body piercing or tattoo establishment[1]

Dry cleaning pick-up[1]

Laundry, coin-operated

Nail salon

Repair of personal goods

Banquet hall

Performing arts center

Recreation facility, indoor, not elsewhere listed[1]

Recreation facility, outdoor, not elsewhere listed[2]

Building supplies and equipment store[1, 2]

Consumer goods store[1, 2]

Convenience store[2]

Farmers' market[1, 2]

Grocery store or food market[1]

Liquor store[2]

Pawn shop[2]

Gasoline sales and service station[1]

Vehicle equipment supplies sales and rentals

Community garden[1]

Crop production and processing

Manufacturing, assembly, or fabrication, light

Disclaimer: Zoning district handouts are provided for general informational purposes and may not reflect recent updates made to the City Unified Development Ordinance. Please confirm all zoning information with the City of Columbia Zoning Department prior to making investment decisions.

Proposed Zoning District

RM-2: Residential Mixed District

Purpose

The purpose of the Residential Mixed (RM-2) District is to provide lands that accommodate moderate-density mixed residential development that allows single-family, two-family, townhouse, and medium-scale multi-family dwellings.

The street network is gridded and buildings are located close to, and oriented toward, the street.

Intensity and Dimensional Standards

Standard	Townhouse	All Other Uses
Lot Area, min. (sf.)	8,000[1]/1,500[2]	3,000
Lot Width, min. (ft.)	75[1]/18[2]	40
Lot Depth, min. (ft.)	60	60
Lot Coverage, max. (% of site area)	50	50
Density, max. (du/acre)	N/A	17.2
Front Yard Setback, min. (ft.)	15	15
Side Yard Setback, min. (ft.)	[3]	5
Rear Yard Setback, min. (ft.)	10	10
Building Height, max. (ft.)	50	50

Notes: ft. = feet sf. = square feet du. = dwelling unit

[1] Applies to the development lot as a whole rather than individual lots under individual units.

[2] Applies to individual lots under individual units.

[3] A minimum of five feet required between end units and side yard and ten feet between end units and any secondary front yard.

Use Standards

Uses are presented below for convenience. Please refer to 17-4.2 through 17-4.4 for complete regulations for principal, accessory, and temporary uses. [1] Conditional Use [2] Special Exception

PRINCIPAL USES PERMITTED

Cottage neighborhood development

Dwelling, live-work[1]

Dwelling, multifamily

Dwelling, single-family detached

Dwelling, townhouse

Dwelling, two-family

Community recreation center

Cultural facility[2]

Day care facility[1]

Library

Place of worship[2]

Public safety facility

Elementary, middle, or high school[2]

Arboretum or botanical garden[2]

Cemetery[2]

Park or greenway[1]

Utility facility, major[2]

Utility facility, minor

Dry cleaning pick-up[1]

Grocery store or food market[2]

Community garden[1]

Crop production and processing[2]

Disclaimer: Zoning district handouts are provided for general informational purposes and may not reflect recent updates made to the City Unified Development Ordinance. Please confirm all zoning information with the City of Columbia Zoning Department prior to making investment decisions.

ORDINANCE NO.: 2026-040

Amending the Official Zoning Map to modify the zoning for parcel at the 1700 block of Rosewood Drive and Fulton Street, Richland County TMS # 11309-18-10

WHEREAS, an application has been made to amend the Official Zoning Map of the City of Columbia, S.C. to modify the zoning for parcel at the 1700 block of Rosewood Drive and Fulton Street, Richland County TMS # 11309-18-10; and,

WHEREAS, City Council adopted *Columbia Compass: Envision 2036* as the City of Columbia Comprehensive Plan by Ordinance No.: 2020-028 along with all the maps and policies contained therein, and amended from time to time, in accordance with the South Carolina Comprehensive Planning Act of 1994 (§6-29 of the SC Code); and,

WHEREAS, the City of Columbia has adopted the Unified Development Ordinance (UDO) by Ordinance No.: 2019-013 and Official Zoning Map of the City of Columbia, S.C. by Ordinance No.: 2021-001, both amended from time to time, in accordance with the authority in Title VI of the SC Code; and

WHEREAS, the City of Columbia Planning Commission has reviewed the application and made a recommendation to City Council regarding the application in accordance with §17-2.5(c)(3)(f) of the UDO; and

WHEREAS, the Columbia City Council has held a public hearing in accordance with §17-2.4(f) of the UDO and §6-29-760 of the SC Code; and

WHEREAS, the Columbia City Council has determined that the proposed rezoning meets one or more of the criteria set forth by §17-2.5(c)(4), Zoning Map Amendment Decision Standards, of the UDO; NOW THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia this ___ day of _____, 2026, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.
2. The property identified as parcel at the 1700 block of Rosewood Drive and Fulton Street, Richland County, Richland County TMS# 11309-18-10 as shown in Attachment A, is hereby rezoned from Neighborhood Activity Center/Corridor District (NAC) to Residential Mixed District (RM-2); the property is within the Airport Safety Overlay District (OV-A). The Official Zoning Map of the City of Columbia, S.C. is hereby amended to conform to this change.

LEGAL DEPARTMENT DRAFT

Requested by:

Jeff Palen, Assistant City Manager

Approved by:

City Manager

Approved as to form:

Deputy City Attorney

Introduced:
Final Reading:

Mayor

ATTEST:

City Clerk

LEGAL DEPARTMENT DRAFT

CITY COUNCIL

August 18, 2026 at 4:00 P.M.
City Hall, 3rd Floor, Council Chambers, 1737 Main Street, Columbia, S.C., 29201

ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY

4116 Farrow Road, TMS# 11606-05-33

Council District:	2
Plan Number:	ANNEX-2026-0012
Proposal:	Request to annex the properties and assign the land use classification of Urban Core Neighborhood Activity Center (UCAC-1) and assign the zoning of Neighborhood Activity Center/Corridor District (NAC) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned General Commercial (GC)) by Richland County.
Applicant:	Chris Leevy Johnson, Leevy Johnson Funeral Home Inc.
Staff Recommendation:	Approval
PC Recommendation:	07/09/2026; Approval (9-0)

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 2.33 acres
Current Use: Undeveloped
Proposed Use: Commercial
Reason for Annexation: Municipal Services - New Development
Urban Service Area: Donut Hole - Primary
Current County Land Use Classification: Mixed Residential (High Density)
Proposed City Land Use Classification: Urban Core Neighborhood Activity Center (UCAC-1)
Current County Zoning: General Commercial (GC)
Proposed City Zoning: Neighborhood Activity Center/Corridor District (NAC)
Census Tract: 109

Determination For City Services

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

Police
As with most annexations, we find that the proposed annexation may result in an increased number of calls for service. The estimated cost to serve this proposed cemetery mausoleum would be approximately $2,000 per year, based on calls to similar cemeteries within the City limits.

Fire
The proposed annexation will not result in significant 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.

Streets
Streets marked this annexation as approved with no comments during the annexation review process.

Solid Waste
Solid Waste marked this annexation as approved during the annexation review process, with the comment that must contract private waste service. City will not provide service.

Engineering
Engineering marked this annexation as approved with conditions during the annexation review process. The condition notes were as follows: water and sewer are available to this lot.

Water Customer Care
Any commercial development would represent new customers, who will pay water and sewer rates 30 to 40% lower than out-of-city customers.

Planning & Development Services -
We recommend approval of annexation of this property, which is within a Donut Hole - Primary as designated within the Urban Service Area Plan. This property is proposed to be developed as a cemetery mausoleum. The estimated real estate tax revenue generated for the City would be approximately $42,100 per year based on market value of similar developments in the City Limits. Please note that burial grounds and cemeteries are property-tax-exempt under South Carolina Code Section 12-37-220(A)(3). However, to qualify, the land must be strictly and exclusively used as a graveyard.

* Estimated City Tax Revenue is based on 2025 millage for real property and calculated as: ((Taxable Value × Tax Rate) × City Millage Rate (.0896)). The actual additional taxes paid by the property owner will generally be substantially lower than this number, as some millage items do not apply to in-City properties and an increased Local Option Sales Tax credit factor applies to in-City properties (an additional .002292 for the 2025 tax year).

Plans, Policies, and Land Use

Urban Service Area

The subject property is identified as a "Donut Hole - Primary" in the Urban Service Area Plan.

Principles and Goals of the Urban Service Area
The Urban Service Area plan provides a prioritization tool for City Council, staff, and the public to consider about the areas that present the best opportunities for the City's long-term growth, while minimizing both short-term and long-term challenges. A review of existing infrastructure as well as the reach of our community facilities and services helps define how we classify areas within the Urban Service Area plan. Areas have been classified as Primary, Secondary, and Long Range areas - or as Donut Holes – in order to represent the general level of priority based on this review.

Importantly, this Urban Service Area plan is a policy guide, and not a determination about annexation on any individual property.

Donut Holes - Primary
Donut Holes - Primary are the donut holes where services are readily available and the infrastructure is generally good. These services include fire, police, sanitation, and utilities.
Annexation within an area classified as Donut Hole - Primary is the highest priority. Barring unanticipated circumstances, annexation of these areas is recommended, and staff should work with individual property owners or neighborhoods/developments to encourage and expedite annexation.

Donut Holes are unincorporated areas that are completely surrounded by the City of Columbia and/or another municipality, or areas surrounded by the City of Columbia and a major geographical feature, such as a river. These areas pose a number of challenges to the City that can be addressed through annexation. Often, these are areas that were developed before the City or any municipality became adjacent, and may lack easy access to City utilities or other services.

Donut Holes can often cause inefficiencies in the delivery of services due to confusion about jurisdiction, and if the land is in a jurisdiction with a different approach to code enforcement, these areas can negatively impact the quality of life for adjacent City residents. Such inefficiencies can impact property owners and residents, both within and outside of the municipal boundaries, through confusion over services as well as added operational costs to local government. This results in a greater financial impact to City residents, who pay both City and County taxes.

Comprehensive Plan Land Use Classification
The proposed future land use classification for the subject property in the *Columbia Compass: Envision 2036* Future Land Use Map is Urban Core Neighborhood Activity Center (UCAC-1). The property is currently classified as Mixed Residential (High Density) by Richland County.

Refer to the attached land use classification descriptions for existing Richland County and proposed City of Columbia land use classifications. A matrix and visual glossary of related building types and land uses described within the Columbia Compass comprehensive plan can be found here.

Existing Neighborhood, Small Area, Community, and/or Corridor Plans
The subject property is located within the study areas of two plans adopted by the City of Columbia: the *Master Plan for the Villages of North Columbia* (2005) and the *Walkable 29203 Pedestrian Master Plan* (2017)

The subject property is located within the study area of the *Master Plan for the Villages of North Columbia*, more specifically within Cluster Four (Section 1, Page 7) and the proposed Gateway Village

(Section 3, Page 85) set forth by the plan. The Gateway Village plan recommends a future land use of Commercial (One Story Retail Services) for the subject property (Section 3, Page 115). Plan recommendations specific to the southern half of the Farrow Road corridor (Columbia College Drive to Prescott Road) include the redevelopment of existing substandard commercial buildings, with a focus on façade and landscaping improvements near Columbia College Drive, as well as the development of a streetscape plan that encourages a pedestrian-friendly environment (Section 3, Page 122).

The subject property is also located within the study area of the *Walkable 29203 Pedestrian Master Plan*, which was the result of a joint planning effort between SCDHEC (now SCDPH), Richland County, and the City of Columbia. The plan makes broad policy recommendations for the entire 29203 zip code, as well as specific policy and infrastructure recommendations within and adjacent to the North Main and Crane Creek planning areas. Area-wide, the Plan recommends improving the streetscape for pedestrian use to combat perceptions of crime and encourage pedestrian use (Page 117).

ZONING

The property is currently zoned General Commercial (GC) by Richland County. Adjacent parcels within the City of Columbia are zoned Residential Single Family – Medium Lot District (RSF-2) for the Cemetery to the north, a strip of Residential Mixed District (RM-1) to the east, Neighborhood Activity Center/Corridor District (NAC) to the south and Residential Mixed District (RM-1) and Neighborhood Activity Center/Corridor District (NAC) to the west.

Adjacent parcels in unincorporated Richland County are currently zoned General Commercial (GC).

The proposed City of Columbia zoning is Neighborhood Activity Center/Corridor District (NAC).

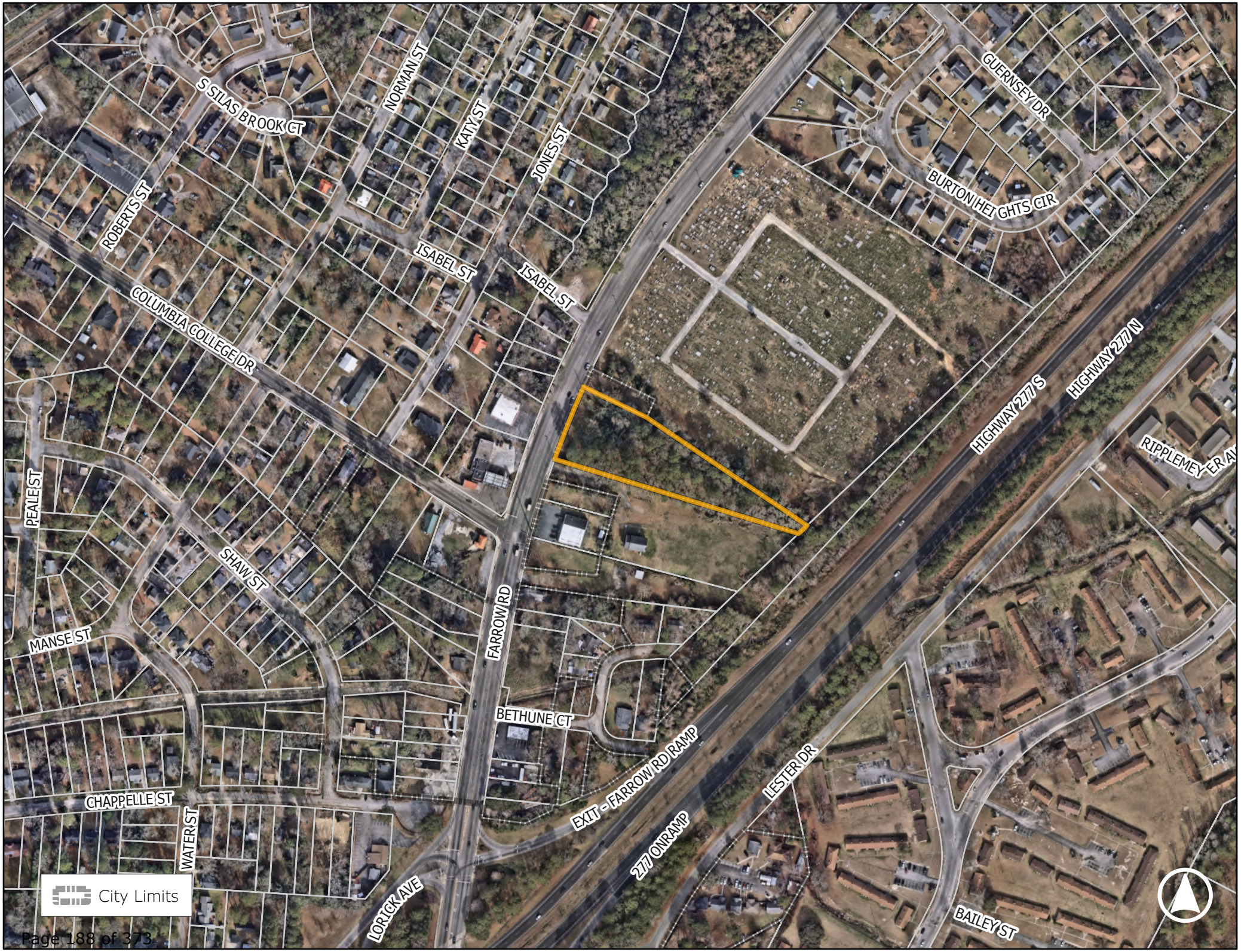
Refer to the attached zoning district descriptions for more information on the proposed City of Columbia zoning.

STAFF RECOMMENDATION

Staff finds that the proposed Future Land Use (FLU) classification of Urban Core Neighborhood Activity Center (UCAC-1) is appropriate given the site's size, context, and location along Farrow Road.

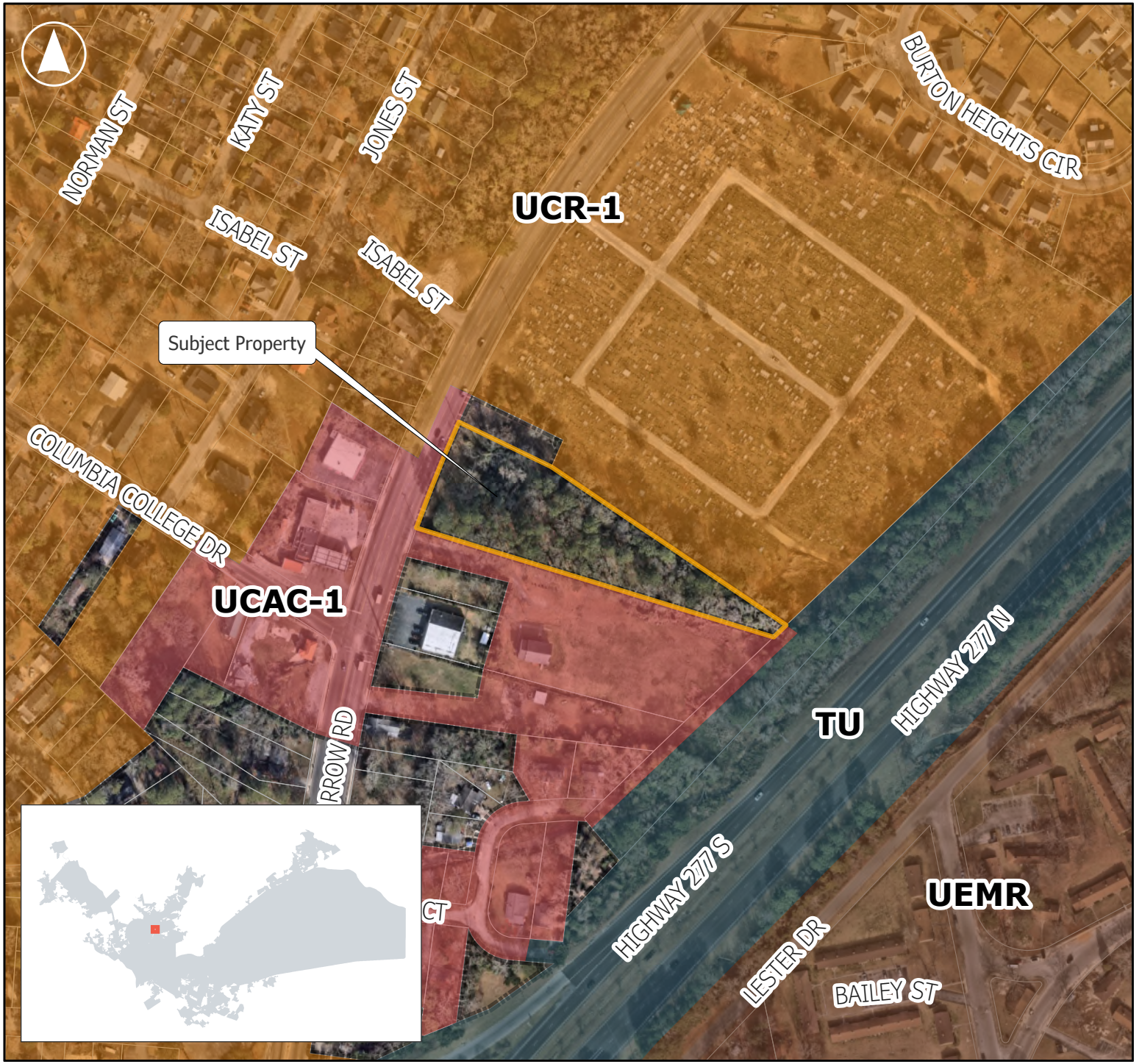
Staff further finds that the requested zoning designation is appropriate because of the site's size, location and context. The zoning request is compatible with the City's existing zoning pattern along Farrow Road and can accommodate the proposed development.

Therefore, Staff recommends the assignment of the land use classification of Urban Core Neighborhood Activity Center (UCAC-1) and the assignment of zoning of Neighborhood Activity Center/Corridor District (NAC) at the time of annexation.


S SILAS BROOK CT
NORMAN ST
KATY ST
JONES ST
GUERNSEY DR
ROBERTS ST
BURTON HEIGHTS CIR
ISABEL ST
ISABEL ST
COLUMBIA COLLEGE DR
HIGHWAY 277 S
HIGHWAY 277 N
RIPPLEMEYER AV
PEALE ST
SHAW ST
FARROW RD
MANSE ST
BETHUNE CT
EXIT - FARROW RD RAMP
LESTER DR
CHAPPELLE ST
WATER ST
277 ONRAMP
LORICK AVE
BAILEY ST
City Limits

Future Land Use

4116 Farrow Road; TMS# 11606-05-33
Current Richland County Future Land Use: Mixed Residential (High Density)
Proposed City Future Land Use: Urban Core Neighborhood Activity Center (UCAC-1)



Legend

- UCMR-1 - Urban Core Mixed Residential - 1
- UCMR-2 - Urban Core Mixed Residential - 2
- UCMR-3 - Urban Core Mixed Residential - 3
- UEMR - Urban Edge Mixed Residential
- UCMF - Urban Core Multi-family
- UEMF - Urban Edge Multi-family
- UCR-1 - Urban Core Residential Small Lot
- UCR-2 - Urban Core Residential Large Lot
- UER-1 - Urban Edge Residential Small Lot
- UER-2 - Urban Edge Residential Large Lot
- UCAC-1 - Urban Core Neighborhood Activity Center
- UCAC-2 - Urban Core Community Activity Center
- UCAC-3 - Urban Core Regional Activity Center
- UEAC-1 - Urban Edge Community Activity Center
- UEAC-2 - Urban Edge Regional Activity Center
- AC-1 - Neighborhood Activity Corridor
- AC-2 - Community Activity Corridor
- AC-3 - Regional Activity Corridor
- EC - Employment Campus
- IND - Industrial
- TU - Transportation & Utilities
- S/A - Sports/Amusement
- C/I - Civic/Institutional
- CBA - Central Business Area
- ZOO - Riverbanks Zoo & Garden
- U/C - Universities/Colleges
- FJ - Fort Jackson
- T/S - Transitional/Sensitive Lands
- Parcels
- City Limits

0 200 400 Feet

CITY OF Columbia

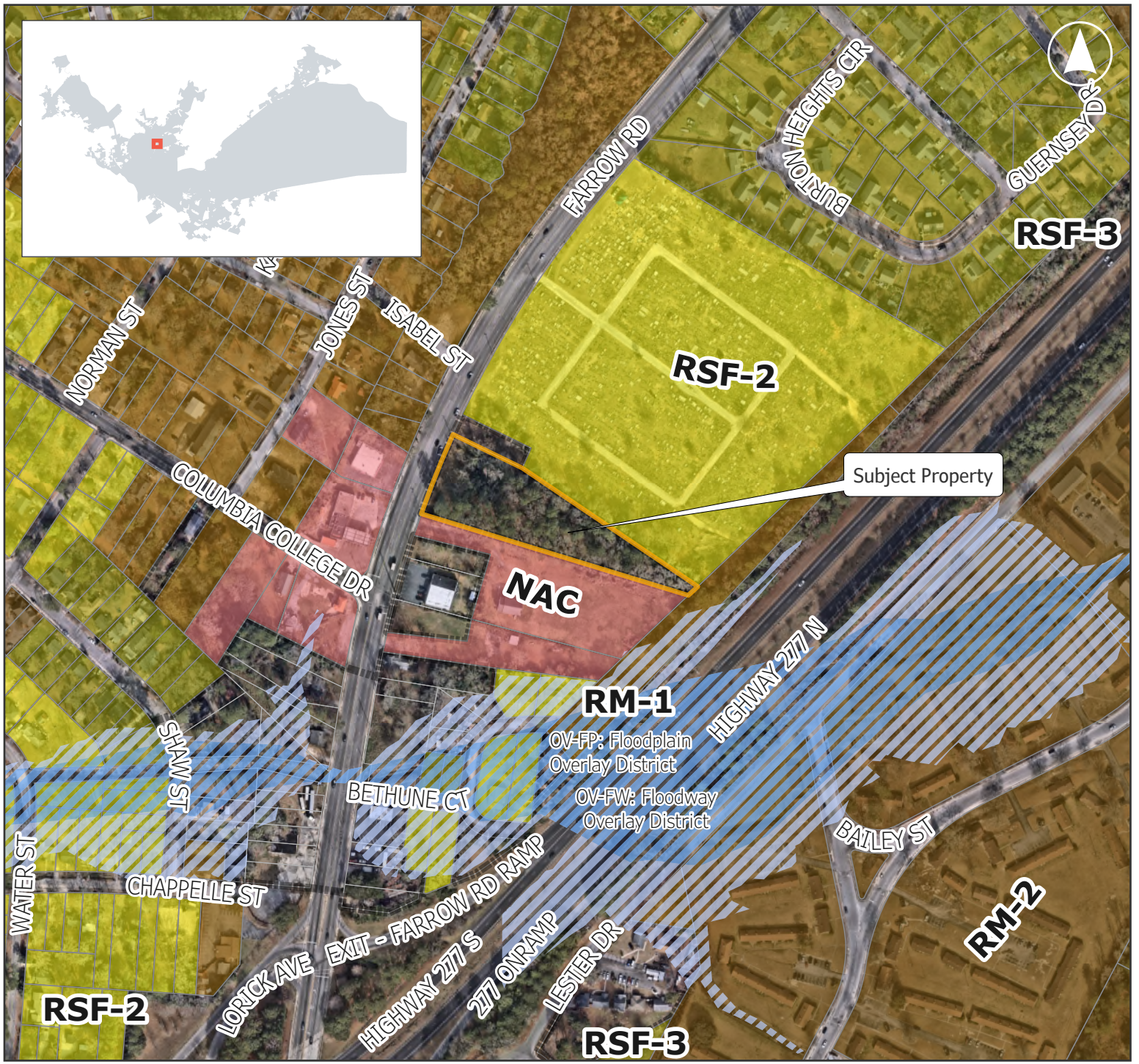
Planning & Development Services Department

Created by: cmgruber Date: 6/17/2026

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 at the sole risk of the user. Data source: City of Columbia

Zoning

4116 Farrow Road; TMS# 11606-05-33
Current Richland County Zoning: General Commercial (GC)
Proposed City Zoning: Neighborhood Activity Center/Corridor District (NAC)



CITY OF Columbia

Planning & Development Services Department

Created by: cmgruber Date: 6/17/2026

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 at the sole risk of the user. Data source: City of Columbia

Current Future Land Use Classification

MIXED RESIDENTIAL

Land Use and Character



Areas include much of the urban and suburban developed areas in the County as well as edge areas adjacent to other jurisdictions in the County. These are densely developed urban and suburban areas, or opportunities for dense suburban development. Mixed residential areas include the full range of uses supportive of neighborhood, community, and regional commercial and employment needs. Residential single-family, multi-family, office and institutional, general and neighborhood commercial, and recreational uses are appropriate for this area. Some light industrial uses are also found today in these areas, but additional industrial development with significant community impacts (i.e., noise, exhaust, odor, heavy truck traffic) is discouraged, unless the area is identified specifically for these uses. Schools, churches, parks, and other institutional uses help support the full service nature of Mixed Residential areas. **See Appendix B for more detailed guidance for this category.**

Desired Development Pattern



Developments should reinforce the guiding principle of making neighborhoods and communities in Richland County more livable. Mixed Residential areas should provide a mix of housing opportunities within individual developments, preferably organized around a neighborhood center or public space. To the extent possible, commercial and office development should be located in Activity Centers and in Mixed Use Corridors. High density residential uses should be located proximate to or incorporated within Activity Centers, increasing existing and future opportunities for transit service to these locations. Grid and modified grid development patterns are preferred over curvilinear and cul-de-sac designs to support connectivity.

Transportation

Upgrades to roads should include the full range of transportation options – driving, transit, walking, and biking. Connectivity between adjacent developments is encouraged. New neighborhoods should include the full range of transportation options, including recreational sidewalks, trails and greenways, as possible.

Recommended Land Uses

Primary, Secondary, and Tertiary Land Uses: See Appendix B for the map and Handbook that identify recommended Development Types and Primary, Secondary, and Tertiary Uses that are encouraged for these areas.

Policy Guidance

1. See Appendix B for the map that identifies the recommended Development Types for Mixed Residential areas, and references specific design guidance for each Development Type.

Relevant Plans

Broad River Neighborhood Master Plan, Broad River Corridor and Community Master Plan, Lower Richland Community Strategic Master Plan, Trenholm Acres/Newcastle Master Plan, Arcadia Lakes Comprehensive Plan, Blythewood Comprehensive Plan, Cayce Comprehensive Plan, Columbia Comprehensive Plan, Forest Acres Comprehensive Plan

Priority Investment Areas

1 I-26 Broad River Road interchange (south), Portion of #5 I-20 Fairfield Interchange, Most of #9 Decker Boulevard and Two Notch Road, Portion of #10 I-77 Bluff Road Interchange (Bluff Road Exit)

Areas of Common Interest

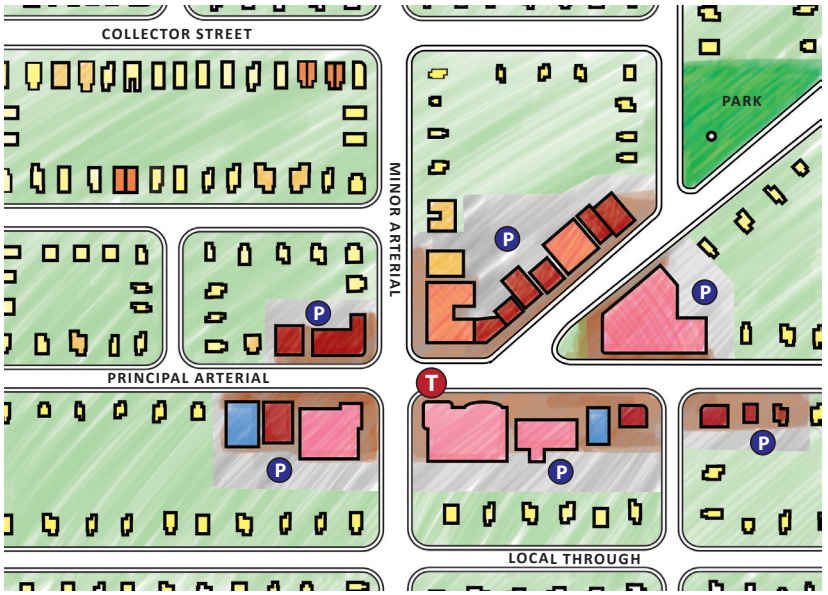
Proposed projects in the Northwest, North Central, Northeast, Beltway, and Southeast Planning areas should be coordinated with adjacent municipalities when located in areas of common interest near jurisdictional lines.

Proposed Future Land Use Classification

Development Types

URBAN CORE NEIGHBORHOOD ACTIVITY CENTER (UCAC-1)

Urban Core Neighborhood Activity Centers are small collections of primarily business uses, developed within the grid of Columbia's neighborhoods. These centers occur along major roadways through neighborhoods and provide services and retail to a market within the immediate neighborhood, or within a quarter-mile to one-mile radius, but they may capture traffic moving through the neighborhood on the way to other destinations. These centers typically occupy only parts of a city block and consist of just a few storefronts, two to three story mixed-use buildings, and have limited on-site parking. Their scale and architecture are similar to the surrounding neighborhood. They may be found as nodes in Urban Core Mixed Residential neighborhoods, or in lower intensity within Urban Core Residential neighborhoods. They do not display a significantly different subdivision pattern from the surrounding neighborhood.



UCAC-1 BUILDING TYPES/LAND USES

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

SECONDARY TYPES
- Single-family Attached
- Multi-family Small & Medium
- Civic/Institutional Small to Large

TERTIARY TYPES
- Cemeteries & Mausoleums
- Parking Structures & Lots

See matrix for appropriate park/open space types.

Development Types

UCAC-1 DEVELOPMENT PATTERN/CONTEXT



- Streets and rights-of-way are wide and typically straight with wide sidewalks and tree lawns. Sidewalks may be wider in activity centers than along the rest of the corridor. On-street parking, even along a road without on-street parking along the whole route, is appropriate.
- Blocks are square or rectangular, and the uses in the activity center typically occupy only a quarter or half of the block. Alleyways can be used in redevelopment or infill to provide access to small rear parking lots.
- The subdivision of lots is regular within a block with small, equally sized parcels typically meeting mid-block. Multiple smaller lots are consolidated to accommodate larger buildings in an activity center. Deeper lots are typically found along major roads.
- Buildings are typically set to the sidewalk edge or may have a small lawn when a converted residential structure is used. Entrances should be located on the main façade. Front yard setbacks are typically consistent along a block. Exceptions are for larger buildings like schools that occupy the majority of a block.
- Individual buildings may be attached or built close to each other to establish a continuous street frontage. Individual lots may have only one narrow side yard and a zero lot line setback from front or side property lines.
- Building types may be mixed on a block, but setbacks are typically consistent and the scale of adjacent buildings is similar.
- Structures may just utilize on-street parking or may have small parking areas behind the building; activity center parking may be shared in small lots.
- Open spaces in the form of neighborhood parks, plazas, linear parks, and greens are also contributing uses in an activity center. Pedestrian-oriented streetscape elements such as benches, street trees, landscaping, and outdoor dining areas are typical.
- Architectural detailing is human scale and shares many characteristics and proportions with single-family architecture, including frequent windows, front entrances, porches, stoops, and/or balconies. The majority of buildings are two to three stories.

Proposed Zoning District

NAC: Neighborhood Activity Center/Corridor District

Purpose

The purpose of the Neighborhood Activity Center/Corridor (NAC) District is to provide lands that accommodate moderate-density, walkable, neighborhood-scale mixed-use development with neighborhood-serving commercial development within the City's urban neighborhoods. The district is intended to be applied to portions of a city block, consisting of storefronts with limited on-site parking.

Uses are intended to be neighborhood-serving and capture some through-traffic, though auto-oriented uses and design are discouraged. Allowed uses include live/work and multi-family dwellings, mixed-use, offices, personal services uses, and community service uses. *No minimum parking.

Intensity and Dimensional Standards

Standard		Multi-family and Mixed-Use	All Other Uses
Lot Area, min. (sf.)		10,000	5,000
Lot Width, min. (ft.)		75	N/A
Lot Coverage, max. (% of site area)		N/A	
Density, max. (du/acre)		N/A	
Front Yard Setback (ft.)	Min.	5 [1]	
	Max.	15 [1]	
Side Yard Setback, min. (ft.)		N/A	
Rear Yard Setback, min. (ft.)		15	
Building Height, max. (ft.)		50	

Notes: ft. = feet sf. = square feet du. = dwelling unit

[1] In lieu of this standard, the Zoning Administrator may approve a front yard setback that is within 90 percent and 110 percent of the average front yard setback for buildings on the same block face, if more than 50 percent of the lots on the block face have buildings.

Use Standards

Uses are presented below for convenience. Please refer to 17-4.2 through 17-4.4 for complete regulations for principal, accessory, and temporary uses. [1] Conditional Use [2] Special Exception

PRINCIPAL USES PERMITTED		
Dwelling, live-work[1]	Day care facility[1]	Laboratory, medical or dental
Dwelling, mixed-use	Government office	Medical or dental clinic/office
Dwelling, multifamily	Library	Nursing care facility
Dwelling, single-family detached	Membership organization facility	Arboretum or botanical garden
Dwelling, two-family	Place of worship[1]	Cemetery
Dwelling, townhouse	Public safety facility	Park or greenway[1]
Residential care facility[2]	Social services facility	Park and ride
Community recreation center	Elementary, middle, or high school	Parking lot[1]
Cultural facility	School, business or trade	Parking structure[1]
	Hospital	

Disclaimer: Zoning district handouts are provided for general informational purposes and may not reflect recent updates made to the City Unified Development Ordinance. Please confirm all zoning information with the City of Columbia Zoning Department prior to making investment decisions.

NAC: NEIGHBORHOOD ACTIVITY CENTER/CORRIDOR

Passenger terminal, surface transportation[2]

Railroad facility[2]

Utility facility, major[2]

Utility facility, minor

Veterinary hospital or clinic[1]

Eating establishment only[1]

Eating and drinking establishment, Type 1[1]

Eating and drinking establishment, Type 2[2]

Funeral home or mortuary

Business/Professional office

Bank, retail

Beauty salon or barbershop

Body piercing or tattoo establishment[1]

Dry cleaning pick-up[1]

Laundry, coin-operated

Nail salon

Repair of personal goods

Banquet hall

Performing arts center

Recreation facility, indoor, not elsewhere listed[1]

Recreation facility, outdoor, not elsewhere listed[2]

Building supplies and equipment store[1, 2]

Consumer goods store[1, 2]

Convenience store[2]

Farmers' market[1, 2]

Grocery store or food market[1]

Liquor store[2]

Pawn shop[2]

Gasoline sales and service station[1]

Vehicle equipment supplies sales and rentals

Community garden[1]

Crop production and processing

Manufacturing, assembly, or fabrication, light

Disclaimer: Zoning district handouts are provided for general informational purposes and may not reflect recent updates made to the City Unified Development Ordinance. Please confirm all zoning information with the City of Columbia Zoning Department prior to making investment decisions.

ORDINANCE NO.: 2026-064

Annexing 4116 Farrow Road, Richland County TMS # 11606-05-33 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map

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 Code Ann. § 5-3-150; and,

WHEREAS, it appears to City Council that the annexation of the property would be in the best interest of the property owners and the City of Columbia; and,

WHEREAS, City Council adopted Columbia Compass: Envision 2036 as the City of Columbia Comprehensive Plan by Ordinance No.: 2020-028 along with all the maps and policies contained therein, and amended from time to time, in accordance with the South Carolina Comprehensive Planning Act of 1994 (§6-29 of the SC Code); and,

WHEREAS, the City of Columbia has adopted the Unified Development Ordinance (UDO) by Ordinance No.: 2019-013 and Official Zoning Map of the City of Columbia, S.C. by Ordinance No.: 2021-001, both amended from time to time, in accordance with the authority in Title VI of the SC Code; and

WHEREAS, pursuant to Sec. 17-1.7(c) of the UDO, annexation may be considered concurrent with amendments to the Comprehensive Plan and the Zoning Map; and

WHEREAS, the City of Columbia Planning Commission has reviewed the proposed future land use and zoning classifications of the property, and made a recommendation to City Council in accordance with §6-29 of the SC Code and §17-2.5 of the UDO; and

WHEREAS, the Columbia City Council has held a public hearing in accordance with §17-2.4(f) of the UDO and §6-29-760 of the SC Code; and

WHEREAS, the Columbia City Council has determined that the proposed land use classification is appropriate for the property, and the proposed zoning district meets one or more of the criteria set forth by §17-2.5(c)(4), Zoning Map Amendment Decision Standards, of the UDO; NOW THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina this _____ day of _____, 2026, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.
2. The property identified as 4116 Farrow Road, Richland County TMS # 11606-05-

LEGAL DEPARTMENT DRAFT

33 containing 2.33 acres, further identified in Attachment A, is hereby annexed to and becomes a part of the City of Columbia, and is incorporated into Columbia Compass: Envision 2036 and the Official Zoning Map, effective immediately.

3. This property shall be apportioned to City Council District #2, Census Tract 109, and assigned a future land use classification of Urban Core Neighborhood Activity Center (UCAC-1) and zoning of Neighborhood Activity Center/Corridor District (NAC).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 11606-05-33

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

Requested by:

Jeff Palen, Assistant City Manager

_____
Mayor

Approved by:

_____
City Manager

Approved as to form:

ATTEST:

_____
Deputy City Attorney

_____
City Clerk

Introduced:
Final Reading:

LEGAL DEPARTMENT DRAFT

Last revised: 7/17/2026

ORDINANCE NO.: 2026-064

EXHIBIT "A"
PROPERTY DESCRIPTION

All that piece, parcel, or lot of land, situate, lying and being on the east side of Farrow Road, formerly known as Asylum Road, near the City of Columbia in the County of Richland, State of South Carolina, containing 2.33 acres, more or less, and being bounded on the north by land now or formerly of Leevy Johnson Funeral Home, Inc., known as Lincoln Cemetery, measuring thereon 689.66 feet, more or less, on the east by land now or formerly of Washington Carver Associates measuring thereon 75 feet, more or less, on the south by land now or formerly of Capitol City Lodge 847 and measuring thereon 680 feet, more or less, and on the west by Farrow Road, formerly known as Asylum Road, and measuring thereon 208.66 feet, more or less.

Richland County TMS: 11606-05-33

Property Address: 4116 Farrow Road

LEGAL DEPARTMENT DRAFT

ORDINANCE NO.: 2026-062

Annexing 551 Spears Creek Church Road and N/S Spears Creek Road, Richland County TMS # 25715-05-02 and 25715-05-01 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map

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 Code Ann. § 5-3-150; and,

WHEREAS, it appears to City Council that the annexation of the property would be in the best interest of the property owners and the City of Columbia; and,

WHEREAS, City Council adopted Columbia Compass: Envision 2036 as the City of Columbia Comprehensive Plan by Ordinance No.: 2020-028 along with all the maps and policies contained therein, and amended from time to time, in accordance with the South Carolina Comprehensive Planning Act of 1994 (§6-29 of the SC Code); and,

WHEREAS, the City of Columbia has adopted the Unified Development Ordinance (UDO) by Ordinance No.: 2019-013 and Official Zoning Map of the City of Columbia, S.C. by Ordinance No.: 2021-001, both amended from time to time, in accordance with the authority in Title VI of the SC Code; and

WHEREAS, pursuant to Sec. 17-1.7(c) of the UDO, annexation may be considered concurrent with amendments to the Comprehensive Plan and the Zoning Map; and

WHEREAS, the City of Columbia Planning Commission has reviewed the proposed future land use and zoning classifications of the property, and made a recommendation to City Council in accordance with §6-29 of the SC Code and §17-2.5 of the UDO; and

WHEREAS, the Columbia City Council has held a public hearing in accordance with §17-2.4(f) of the UDO and §6-29-760 of the SC Code; and

WHEREAS, the Columbia City Council has determined that the proposed land use classification is appropriate for the property, and the proposed zoning district meets one or more of the criteria set forth by §17-2.5(c)(4), Zoning Map Amendment Decision Standards, of the UDO; NOW THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina this _____ day of _____, 2026, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.

LEGAL DEPARTMENT DRAFT

2. The property identified as 551 Spears Creek Church Road and N/S Spears Creek Road, Richland County TMS # 25715-05-02 and 25715-05-01 containing 0.96 acres, further identified in Attachment A, is hereby annexed to and becomes a part of the City of Columbia, and is incorporated into Columbia Compass: Envision 2036 and the Official Zoning Map, effective immediately.

3. This property shall be apportioned to City Council District #4, Census Tract 114.07, and assigned a future land use classification of Urban Edge Community Activity Center (UEAC-1) and zoning of Planned Development District (PD).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 25715-05-02 and 25715-05-01

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

Requested by:

Jeff Palen, Assistant City Manager

_____
Mayor

Approved by:

_____
City Manager

Approved as to form:

ATTEST:

_____
Deputy City Attorney

_____
City Clerk

Introduced:
Final Reading:

LEGAL DEPARTMENT DRAFT

Last revised: 7/17/2026

ORDINANCE NO.: 2026-062

EXHIBIT "A"
PROPERTY DESCRIPTION

All that certain piece, parcel, or lot of land, together with any improvements thereon, lying and being situate and near the City of Columbia, County of Richland, State of South Carolina, containing 1.00 acre, more or less, and being shown and delineated on that plat prepared by Baxter Land Surveying Co., Inc., dated August 14, 2006 and last revised November 2, 2006 and recorded on January 20, 2008 in Record Book 1391 at page 1909 in the records of the Register of Deeds Office for Richland County. Aforesaid plat is specifically incorporated herein and reference is craved thereto for a more complete and accurate description of the metes, bounds, courses and distances of the property concerned herein. This description is made in lieu of metes and bounds as permitted by law under§ 30-5-250 of The Code of Laws of South Carolina (1976). as amended. This property is commonly known as 551 Spears Creek Church Road

LESS

All that certain parcel of land containing 2,399.987 square feet (0.055 of an acre), more or less, and all improvements thereon, if any, owned by Tulane, LLC, shown as the "Area of Acquisition" on Exhibit B, attached hereto and made a part hereof. This being a portion of the property acquired from L & C Family Holdings, LLC by deed dated April 2, 2018 and recorded August 28, 2018 in Deed Book 2331, Page 93 in the records of the ROD Office for Richland County and shown as Tax Map No. 25715-05-01.

Richland County TMS: 25715-05-02 and 25715-05-01

Property Address: 551 Spears Creek Church Road and N/S Spears Creek Road

LEGAL DEPARTMENT DRAFT

CITY COUNCIL

August 18, 2026 at 4:00 P.M.
City Hall, 3rd Floor, Council Chambers, 1737 Main Street, Columbia, S.C., 29201

ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY

551 Spears Creek Church Road and N/S Spears Creek Road, TMS#s 25715-05-02 and 25715-05-01

Council District:	4
Plan Number:	ANNEX-2026-0013
Proposal:	Request to annex the properties and assign the land use classification of Urban Edge Community Activity Center (UEAC-1) and assign the zoning of Planned Development District (PD) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned Planned Development (PD) by Richland County.
Owner/Applicant:	Tulane, LLC / Duffy Beal, OnPoint Partners
Staff Recommendation:	Approval
PC Recommendation:	07/09/2026; Approval (9-0)

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 0.96 acres
Current Use: Undeveloped
Proposed Use: Commercial
Reason for Annexation: Municipal Services - New Development
Urban Service Area: Donut Hole - Primary
Current County Land Use Classification: Neighborhood (Medium Density)
Proposed City Land Use Classification: Urban Edge Community Activity Center (UEAC-1)
Current County Zoning: Planned Development (PD)
Proposed City Zoning: Planned Development District (PD)
Census Tract: 114.07

DETERMINATION FOR CITY SERVICES

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

Police
As with most annexations, we find that the proposed annexation may result in an increased number of calls for service. The estimated cost to serve this proposed commercial coffee shop would be approximately $3,400 per year, based on calls to similar commercial uses within the City limits.

Fire
The proposed annexation will not result in significant 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.

Streets
Streets marked this annexation as approved with no comments during the annexation review process.

Solid Waste
Solid Waste marked this annexation as approved during the annexation review process, with the comment that commercial buildings will need to contract with a private waste hauler.

Engineering
Engineering marked this annexation as approved with conditions during the annexation review process. The condition notes were as follows: Water is available to both lots, the sewer provider is South Carolina Water Utilities.

Water Customer Care
Any commercial development would represent new customers, who will pay water and sewer rates 30 to 40% lower than out-of-city customers.

Planning & Development Services
We recommend approval of annexation of this property, which is within a Donut Hole - Primary as designated within the Urban Service Area Plan. This property is proposed to be developed as a drive-thru-only coffee shop. The estimated real estate tax revenue generated for the City would be approximately $10,700 per year based on nearby similar commercial uses.

* Estimated City Tax Revenue is based on 2025 millage for real property and calculated as: ((Taxable Value × Tax Rate) × City Millage Rate (.0896)). The actual additional taxes paid by the property owner will generally be substantially lower than this number, as some millage items do not apply to in-City properties and an increased Local Option Sales Tax credit factor applies to in-City properties (an additional .002292 for the 2025 tax year).

Plans, Policies, and Land Use

Urban Service Area
The subject property is identified as a "Donut Hole - Primary" in the Urban Service Area Plan.

Principles and Goals of the Urban Service Area

The Urban Service Area plan provides a prioritization tool for City Council, staff, and the public to consider about the areas that present the best opportunities for the City's long-term growth, while minimizing both short-term and long-term challenges. A review of existing infrastructure as well as the reach of our community facilities and services helps define how we classify areas within the Urban Service Area plan. Areas have been classified as Primary, Secondary, and Long Range areas - or as Donut Holes – in order to represent the general level of priority based on this review.

Importantly, this Urban Service Area plan is a policy guide, and not a determination about annexation on any individual property.

Donut Holes - Primary
Donut Holes - Primary are the donut holes where services are readily available and the infrastructure is generally good. These services include fire, police, sanitation, and utilities.
Annexation within an area classified as Donut Hole - Primary is the highest priority. Barring unanticipated circumstances, annexation of these areas is recommended, and staff should work with individual property owners or neighborhoods/developments to encourage and expedite annexation.

Donut Holes are unincorporated areas that are completely surrounded by the City of Columbia and/or another municipality, or areas surrounded by the City of Columbia and a major geographical feature, such as a river. These areas pose a number of challenges to the City that can be addressed through annexation. Often, these are areas that were developed before the City or any municipality became adjacent, and may lack easy access to City utilities or other services.

Donut Holes can often cause inefficiencies in the delivery of services due to confusion about jurisdiction, and if the land is in a jurisdiction with a different approach to code enforcement, these areas can negatively impact the quality of life for adjacent City residents. Such inefficiencies can impact property owners and residents, both within and outside of the municipal boundaries, through confusion over services as well as added operational costs to local government. This results in a greater financial impact to City residents, who pay both City and County taxes.

Comprehensive Plan Land Use Classification
The proposed future land use classification for the subject property in the *Columbia Compass: Envision 2036* Future Land Use Map is Urban Edge Community Activity Center (UEAC-1). The property is currently classified as Neighborhood (Medium Density) by Richland County.

Refer to the attached land use classification descriptions for existing Richland County and proposed City of Columbia land use classifications. A matrix and visual glossary of related building types and land uses described within the Columbia Compass comprehensive plan can be found here.

Existing Neighborhood, Small Area, Community, and/or Corridor Plans
The subject property is not located within a neighborhood, area, community, or corridor plan adopted by the City of Columbia or Richland County.

ZONING

The property is currently zoned Planned Development (PD) by Richland County. Adjacent parcels within the City of Columbia are zoned Light Industrial District (LI) to the south and Planned

Development District (PD) to the north, east, and west. There are no adjacent parcels in unincorporated Richland County.

The proposed City of Columbia zoning is Planned Development District (PD).

Refer to the attached zoning district descriptions for more information on the proposed City of Columbia zoning.

STAFF RECOMMENDATION

Staff finds the proposed Urban Edge Community Activity Center (UEAC-1) Future Land Use classification appropriate given the site's context and its location at the intersection of Spears Creek Church Road and Southridge Way. The UEAC-1 designation matches the properties adjacent to the north side of Spears Creek Church Road and aligns with the current Neighborhood (Medium Density) classification of the subject parcels.

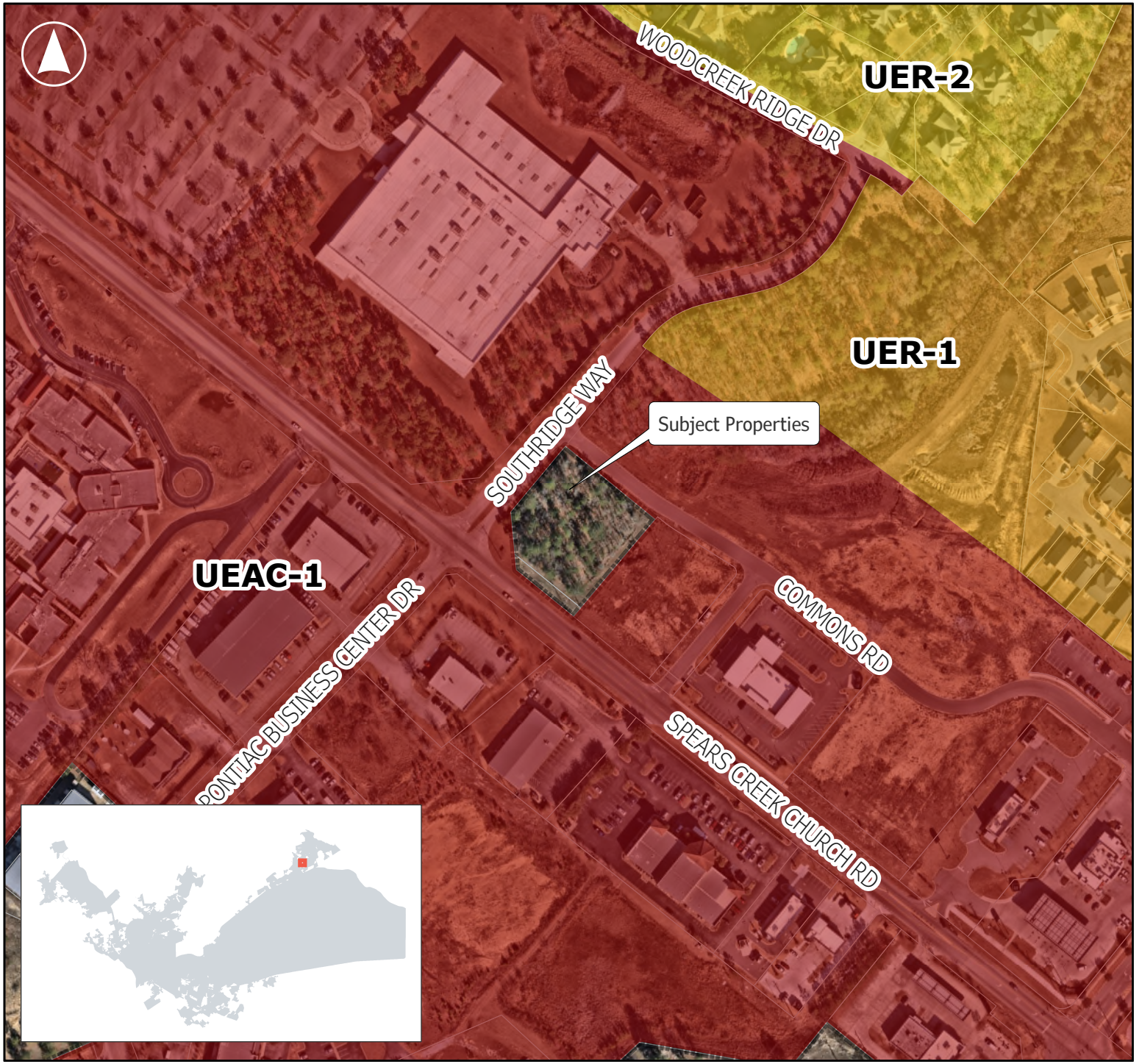
Additionally, Staff finds the proposed Planned Development District (PD) zoning appropriate as it supports future neighborhood commercial development—consistent with the north side of Spears Creek Church Road—and mirrors the surrounding PD District to the north, east, and west.

Therefore, Staff recommends approving the Urban Edge Community Activity Center (UEAC-1) land use classification and the Planned Development District (PD) zoning designation upon annexation.


SOUTHRIDGE WAY
ATTUCKS CT
FIDDLELEAF DR
COMMONS RD
PONTIAC BUSINESS CENTER DR
SPEARS CREEK CHURCH RD
City Limits

Future Land Use

551 Spears Creek Church Road and N/S Spears Creek Road; TMS#s 25715-05-02 and 25715-05-01
Current Richland County Future Land Use: Neighborhood (Medium Density)
Proposed City Future Land Use: Urban Edge Community Activity Center (UEAC-1)



Legend

- UCMR-1 - Urban Core Mixed Residential - 1
- UCMR-2 - Urban Core Mixed Residential - 2
- UCMR-3 - Urban Core Mixed Residential - 3
- UEMR - Urban Edge Mixed Residential
- UCMF - Urban Core Multi-family
- UEMF - Urban Edge Multi-family
- UCR-1 - Urban Core Residential Small Lot
- UCR-2 - Urban Core Residential Large Lot
- UER-1 - Urban Edge Residential Small Lot
- UER-2 - Urban Edge Residential Large Lot
- UCAC-1 - Urban Core Neighborhood Activity Center
- UCAC-2 - Urban Core Community Activity Center
- UCAC-3 - Urban Core Regional Activity Center
- UEAC-1 - Urban Edge Community Activity Center
- UEAC-2 - Urban Edge Regional Activity Center
- AC-1 - Neighborhood Activity Corridor
- AC-2 - Community Activity Corridor
- AC-3 - Regional Activity Corridor
- EC - Employment Campus
- IND - Industrial
- TU - Transportation & Utilities
- S/A - Sports/Amusement
- C/I - Civic/Institutional
- CBA - Central Business Area
- ZOO - Riverbanks Zoo & Garden
- U/C - Universities/Colleges
- FJ - Fort Jackson
- T/S - Transitional/Sensitive Lands
- Parcels
- City Limits

0 200 400 Feet

CITY OF Columbia

Planning & Development Services Department

Created by: cmgruber Date: 6/23/2026

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 at the sole risk of the user. Data source: City of Columbia

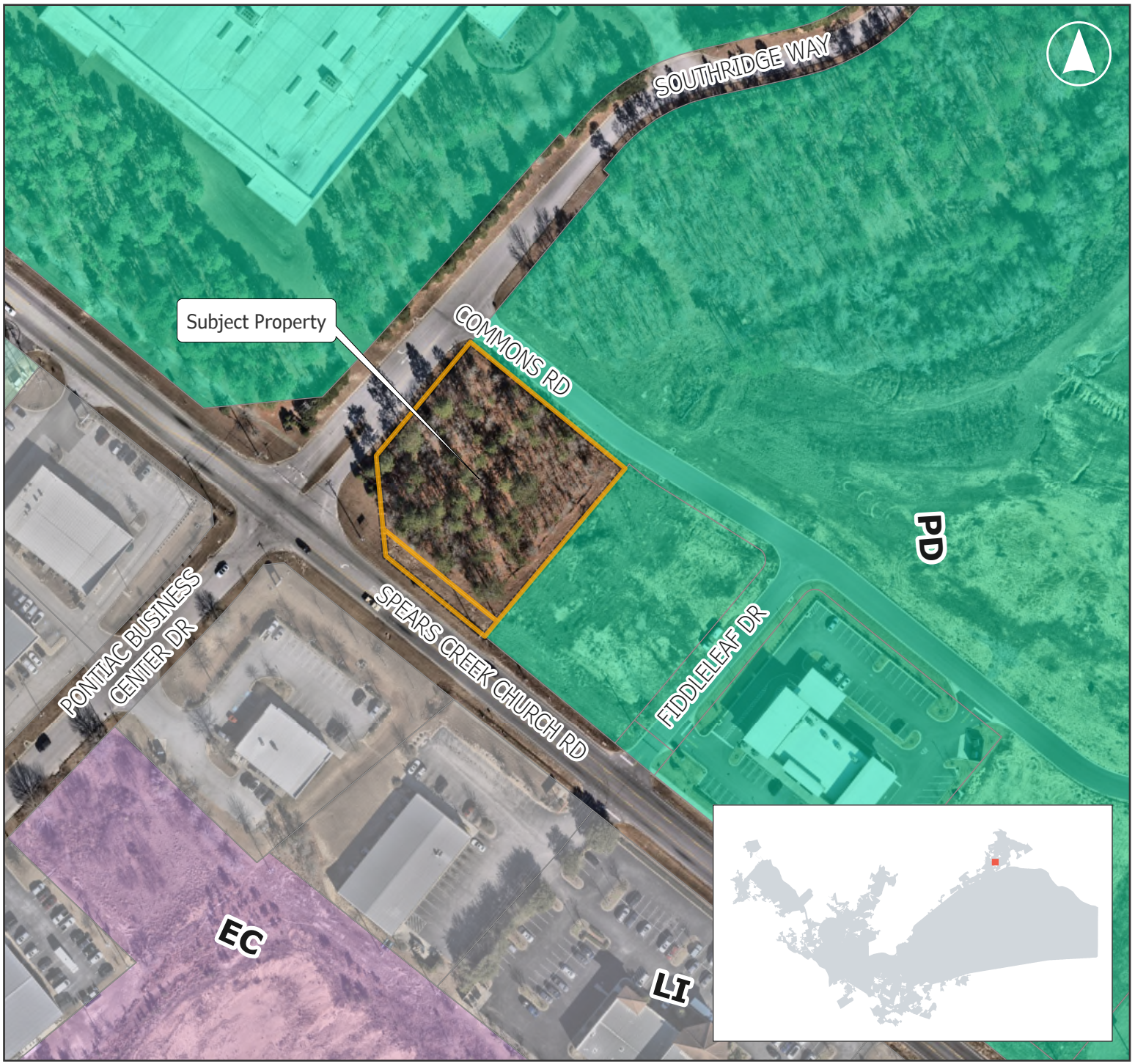
Zoning

551 Spears Creek Church Road and N/S Spears Creek Road; TMS#s 25715-05-02 and 25715-05-01
Current Richland County Zoning: Planned Development (PD)
Proposed City Zoning: Planned Development (PD)

Legend

Zoning Districts

- LI: Light Industrial District
- EC: Employment Campus District
- PD: Planned Development
- INS-GEN: Institutional - General District
- City Limits
- Parcels



0 100 200 Feet

CITY OF Columbia

Planning & Development Services Department

Created by: cmgruber Date: 6/16/2026

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 at the sole risk of the user. Data source: City of Columbia

Current Future Land Use Classification

NEIGHBORHOOD (MEDIUM-DENSITY)

Land Use and Character

Areas include medium-density residential neighborhoods and supporting neighborhood commercial scale development designed in a traditional neighborhood format. These neighborhoods provide a transition from Neighborhood (Low-Density) to more intense Mixed Residential (High-Density) urban environments. Multi-family development should occur near activity centers and within Priority Investment Areas with access to roadways with adequate capacity and multimodal transportation options. Non-residential development may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial.



Desired Development Pattern

The primary use within this area is medium density residential neighborhoods designed to provide a mix of residential uses and densities within neighborhoods. Neighborhoods should be connected and be designed using traditional grid or modified grid designs. Non-residential uses should be designed to be easily accessible to surrounding neighborhoods via multiple transportation modes.



Transportation

Upgrades to arterial and collector roads should include the full range of transportation options – driving, transit, walking, and biking. Connectivity between adjacent developments is encouraged. Subdivisions should be designed to provide vehicular, bicycle, and pedestrian access and connectivity throughout, either through conventional sidewalks or through greenway and trail access.

Recommended Land Uses

Primary Land Uses: Single-family detached houses, duplexes, townhomes

Secondary Land Uses: Multi-family development, neighborhood serving services, such as small scale drycleaners, professional offices, coffee shops, bakeries and restaurants, drug-stores, and convenience stores should be located within Neighborhood Activity Centers or may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial. These land uses should not result in strip commercial development or fragmented "leapfrog" development patterns along corridors. Places of worship, public or private parks, and public recreation facilities are also appropriate uses. These uses should be integrated to better serve surrounding residential properties through pedestrian access, and mitigation of any noise, light, or traffic impacts on neighborhoods.

Policy Guidance

1. Neighborhood densities should be based on allowing higher densities that include single-family attached housing near major corridors and activity centers and lower densities that include only single-family detached housing near open space developments, low-density residential, and rural areas.
2. Master planning of neighborhoods is encouraged and should include neighborhood parks and open spaces as part of the development program. A mix of housing types is encouraged within individual developments. Neighborhood scale commercial centers are also an appropriate amenity to include in master planned developments.
3. Traditional neighborhood designs should be facilitated by development of a new zoning district that allows for a mix of housing types and lot sizes within a single development.
4. Developments should connect to adjacent neighborhoods and commercial/employment areas, and be supported by multiple modes of transportation.
5. The protection of mature tree canopy is encouraged for areas surrounding developments and on private residential lots, as feasible.

6. Environmentally sensitive areas, such as floodplains, wetlands, and lands along creeks and surface waters should be protected or developed using best management practices to maintain the areas green infrastructure system, and to ensure long-term water quality. Providing public recreational access to these features, as feasible, is preferred.

Relevant Plans

Broad River Road Corridor and Neighborhood Master Plan, Candlewood Master Plan, Crane Creek Master Plan, Lower Richland Community Strategic Master Plan, The Renaissance Plan: Decker Boulevard/Woodfield Park Area

Priority Investment Areas

#2 Ballentine at Dutch Fork Road, Marina, and Broad River Road, Portion of #5 I-20 Fairfield Interchange, Portion of #9 Decker Boulevard and Two Notch Road, Portion of #8 I-77 Farrow Road Interchange

Areas of Common Interest

Proposed projects in the Northwest, North Central, Northeast, and Southeast Planning areas should be coordinated with adjacent municipalities when located in areas of common interest near jurisdictional lines.

Existing Zoning Districts of Similar Character

RS-LD, RS-MD,MH,PDD

Proposed Future Land Use Classification

Development Types

URBAN EDGE COMMUNITY ACTIVITY CENTER (UEAC-1)

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



UEAC-1 BUILDING TYPES/LAND USES

PRIMARY TYPES

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

SECONDARY TYPES

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

TERTIARY TYPES

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

See matrix for appropriate park/open space types.

Development Types

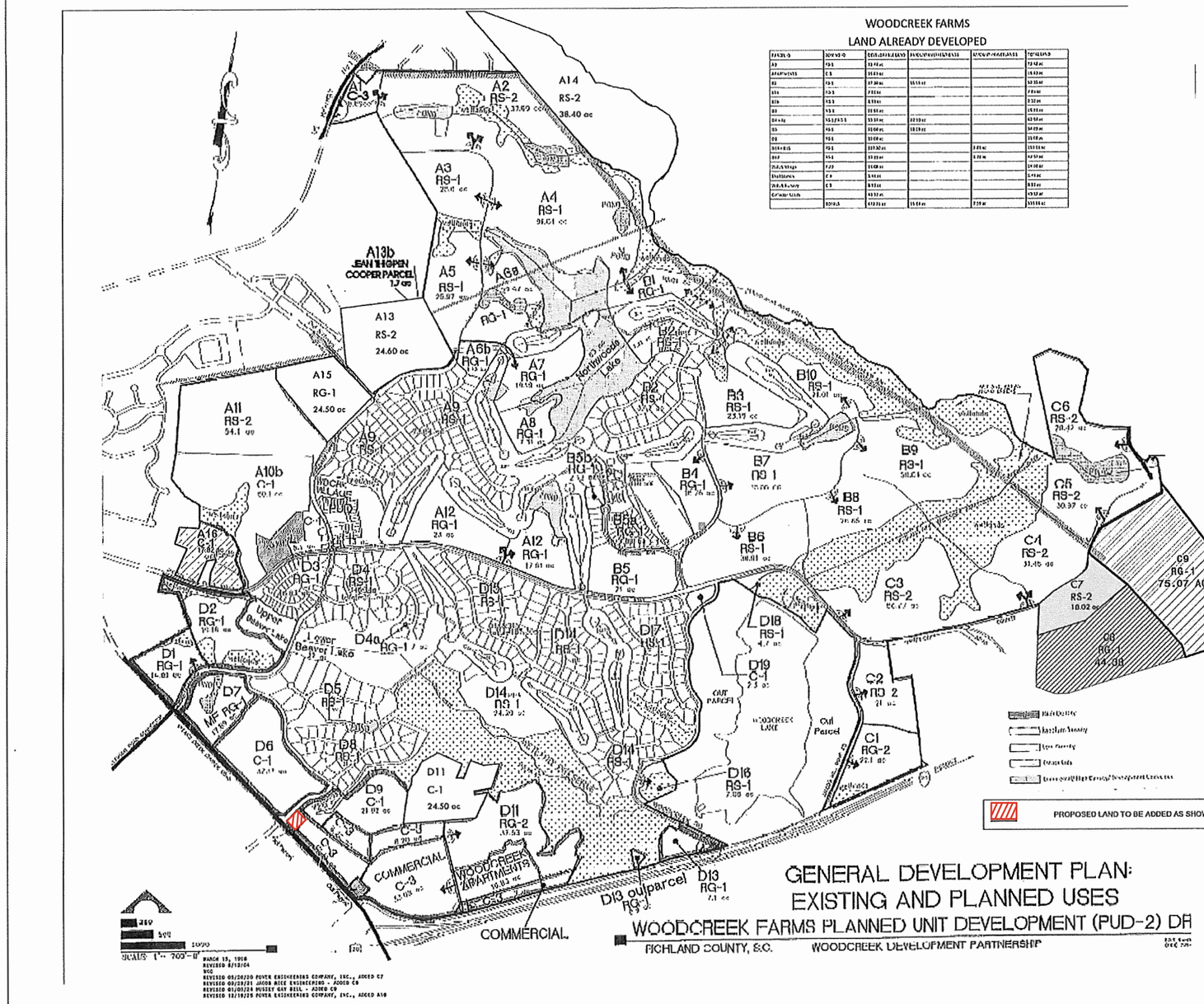
UEAC-1 DEVELOPMENT PATTERN/CONTEXT

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



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

Proposed Zoning District



WOODCREEK FARMS

LAND ALREADY DEVELOPED

ORDINANCE NO.: 2026-063

Annexing 1215 Mason Road, N/S Mason Road and Denton Drive, Richland County TMS # 11809-01-14, 11809-01-15, 11809-01-16, and 11813-01-01 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map

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 Code Ann. § 5-3-150; and,

WHEREAS, it appears to City Council that the annexation of the property would be in the best interest of the property owners and the City of Columbia; and,

WHEREAS, City Council adopted Columbia Compass: Envision 2036 as the City of Columbia Comprehensive Plan by Ordinance No.: 2020-028 along with all the maps and policies contained therein, and amended from time to time, in accordance with the South Carolina Comprehensive Planning Act of 1994 (§6-29 of the SC Code); and,

WHEREAS, the City of Columbia has adopted the Unified Development Ordinance (UDO) by Ordinance No.: 2019-013 and Official Zoning Map of the City of Columbia, S.C. by Ordinance No.: 2021-001, both amended from time to time, in accordance with the authority in Title VI of the SC Code; and

WHEREAS, pursuant to Sec. 17-1.7(c) of the UDO, annexation may be considered concurrent with amendments to the Comprehensive Plan and the Zoning Map; and

WHEREAS, the City of Columbia Planning Commission has reviewed the proposed future land use and zoning classifications of the property, and made a recommendation to City Council in accordance with §6-29 of the SC Code and §17-2.5 of the UDO; and

WHEREAS, the Columbia City Council has held a public hearing in accordance with §17-2.4(f) of the UDO and §6-29-760 of the SC Code; and

WHEREAS, the Columbia City Council has determined that the proposed land use classification is appropriate for the property, and the proposed zoning district meets one or more of the criteria set forth by §17-2.5(c)(4), Zoning Map Amendment Decision Standards, of the UDO; NOW THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina this _____ day of _____, 2026, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.

LEGAL DEPARTMENT DRAFT

2. The property identified as 1215 Mason Road, N/S Mason Road and Denton Drive, Richland County TMS # 11809-01-14, 11809-01-15, 11809-01-16, and 11813-01-01 containing 28.31 acres, further identified in Attachment A, is hereby annexed to and becomes a part of the City of Columbia, and is incorporated into Columbia Compass: Envision 2036 and the Official Zoning Map, effective immediately.

3. This property shall be apportioned to City Council District #1, Census Tract 106, and assigned a future land use classification of Urban Edge Residential Small Lot (UER-1), Urban Edge Multi-family (UEMF), and Transportation & Utilities (TU) and zoning of Residential Mixed District (RM-2).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 11809-01-14, 11809-01-15, 11809-01-16, and 11813-01-01

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

Requested by:

Jeff Palen, Assistant City Manager

_____
Mayor

Approved by:

_____
City Manager

Approved as to form:

ATTEST:

_____
Deputy City Attorney

_____
City Clerk

Introduced:
Final Reading:

LEGAL DEPARTMENT DRAFT

Last revised: 7/17/2026

ORDINANCE NO.: 2026-063

EXHIBIT "A"
PROPERTY DESCRIPTION

All that certain piece, parcel and tract of land, with improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing 28.31 acres, more or less, and shown as TMS 11809-01-14, 11809-01-15, 11809-01-16, and 11813-01-01, on a Plat prepared for WAT Properties of Columbia, Inc. by Inman Land Surveying Company, Inc. dated December 18, 2014, and last revised July 28, 2017. Said parcel having such boundaries and measurements as are shown on said plat.

Richland County TMS: 11809-01-14, 11809-01-15, 11809-01-16, and 11813-01-01

Property Address: 1215 Mason Road, N/S Mason Road and Denton Drive

LEGAL DEPARTMENT DRAFT

CITY COUNCIL

August 18, 2026 at 4:00 P.M.
City Hall, 3rd Floor, Council Chambers, 1737 Main Street, Columbia, S.C., 29201

ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY

1215 Mason Road, N/S Mason Road and Denton Drive, TMS#s 11809-01-14, 11809-01-15, 11809-01-16, and 11813-01-01

Council District:	1
Plan Number:	ANNEX-2026-0014
Proposal:	Request to annex the properties and assign the land use classification of Urban Edge Residential Small Lot (UER-1), Urban Edge Multi-Family (UEMF), and Transportation & Utilities (TU) (in the adjacent I-20 right-of-way) and assign the zoning of Residential Mixed District (RM-2) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and partially within a Community Activity Center Node and zoned Residential 4 (R4), Homestead (HM), and Residential Transition (RT) by Richland County.
Owner/Applicant:	Bostick Thompkins Funeral Homes, Inc. / GDA Development Partners LLC
Staff Recommendation:	Approval of the Future Land Use classifications (UER-1, UEMF, and TU) Approval of the Zoning designation (RM-2) for TMS#11813-01-01 & 11809-01-16 Denial of the Zoning designation (RM-2) for TMS# 11809-01-14 and -15
PC Recommendation:	07/09/2026; (9-0) Approval of the Future Land Use classifications (UER-1, UEMF, and TU) Denial of the Zoning designation (RM-2)

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 28.31 acres
Current Use: Residential and Undeveloped
Proposed Use: Multifamily Residential
Reason for Annexation: Municipal Services - New Development
Urban Service Area: Secondary Area
Current County Land Use Classification: Mixed Residential (High Density) and partially with a Community Activity Center Node

Proposed City Land Use Classification: Urban Edge Residential Small Lot (UER-1), Urban Edge Multi-family (UEMF), and Transportation & Utilities (TU)
Current County Zoning: Residential 4 (R4), Homestead (HM), and Residential Transition (RT)
Proposed City Zoning: Residential Mixed District (RM-2)
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
As with most annexations, we find that the proposed annexation may result in an increased number of calls for service. The estimated cost to serve this proposed multi-family residential would be approximately $23,200 per year, based on calls to similar multifamily complexes within the City limits.

Fire
The proposed annexation will not result in significant 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.

Streets
Streets marked this annexation as approved with no comments during the annexation review process.

Solid Waste
Solid Waste marked this annexation as approved during the annexation review process, with the comment that must contract with a private waste hauler. City will not provide service.

Engineering
Engineering marked this annexation as approved with conditions during the annexation review process. The condition notes were as follows: Neither water nor sewer is available to parcel #11813-01-01; extending these utilities will be the developer's responsibility. For TMS #11809-01-14, 15, and 16, sewer is available, but water is not. Extending water to these lots will be the property owner's responsibility.

Water Customer Care
Any commercial development would represent new customers, who will pay water and sewer rates 30 to 40% lower than out-of-city customers.

Planning & Development Services
We recommend approval of annexation of this property, which is within a Donut Hole - Primary as designated within the Urban Service Area Plan. The estimated real estate tax revenue generated for the City would be approximately $277,600 per year based on nearby similar multifamily residential uses. However, Phase I of the Garden Lake Apartments (TMS 11813-01-02), was approved for a tax exemption under S.C. Code Section 12-37-220, provision (B)(11)(e), which applies to qualifying low-income housing. Under this exemption, the total tax valuation for Phase I was set to $0. The

exemption continues in perpetuity as long as the property continues to meet the requirements of the exemption.

* Estimated City Tax Revenue is based on 2025 millage for real property and calculated as: ((Taxable Value × Tax Rate) × City Millage Rate (.0896)). The actual additional taxes paid by the property owner will generally be substantially lower than this number, as some millage items do not apply to in-City properties and an increased Local Option Sales Tax credit factor applies to in-City properties (an additional .002292 for the 2025 tax year).

PLANS, POLICIES, AND LAND USE

Urban Service Area
The subject property is identified as a "Secondary Area" in the Urban Service Area Plan.

Principles and Goals of the Urban Service Area
The Urban Service Area plan provides a prioritization tool for City Council, staff, and the public to consider about the areas that present the best opportunities for the City's long-term growth, while minimizing both short-term and long-term challenges. A review of existing infrastructure as well as the reach of our community facilities and services helps define how we classify areas within the Urban Service Area plan. Areas have been classified as Primary, Secondary, and Long Range areas - or as Donut Holes – in order to represent the general level of priority based on this review.

Importantly, this Urban Service Area plan is a policy guide, and not a determination about annexation on any individual property.

Secondary Areas
Secondary Areas are those areas where it may be logical or advantageous to provide City services, but where the ability to provide all services and/or the condition of existing infrastructure may not be at optimal levels for annexation. 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. These areas may include "higher value" properties where annexation could prove beneficial to revenues.

Annexation within Secondary Areas should be considered, but an assessment of the impact on the City's revenue and ability to serve the property/area in question should occur prior to consideration of and action upon annexation petitions.

Comprehensive Plan Guiding Principle
The Affordable Housing Guiding Principle in *Columbia Compass Envision 2036* states: "We believe in advancing the development of adequate and affordable housing for our families, workers, seniors, and disadvantaged community members." This specific principle also mentions that The City will need to address the housing challenge in order to meet the desire for quality affordable housing that is well-maintained over time and provides residents with access to opportunities.

Comprehensive Plan Land Use Classification
The proposed future land use classifications for the subject property in the *Columbia Compass: Envision 2036* Future Land Use Map are split between Urban Edge Multi-family (UEMF), Urban Edge Residential Small Lot (UER-1), and Transportation & Utilities (TU), as depicted in the enclosed map.

The property is currently classified as Mixed Residential (High Density), partially within a Community Activity Center Node, by Richland County.

Refer to the attached land use classification descriptions for existing Richland County and proposed City of Columbia land use classifications. A matrix and visual glossary of related building types and land uses described within the Columbia Compass comprehensive plan can be found here.

Existing Neighborhood, Small Area, Community, and/or Corridor Plans
The subject property is located within the study areas of two plans adopted by the City of Columbia: the *Master Plan for the Villages of North Columbia* (2005) and the *Walkable 29203 Pedestrian Master Plan* (2017).

The subject property is located within the study area of the ***Master Plan for the Villages of North Columbia***, more specifically within the proposed Gateway Village (Section 3, Page 85) set forth by the plan. Recommendations for the Gateway Village focus on taking advantage of the existing single-family neighborhoods with "excellent street connections, which were maintained between existing and future neighborhoods [, that provide] for a seamless transition between the neighborhoods and adjacent villages [as well as] better internal vehicular and pedestrian movement for residents between neighborhoods." (Section 3, Page 114). As the subject property is not located within the plan's project area, no specific recommendations were made for the property with regard to future land use classifications.

A portion of the subject property is included within the proposed Second Tier Catalyst, Catalyst 4-8, North Main at Mason Road (Section 4, Page 157). This catalyst proposes a retail node at the intersection of N. Main Street and Mason Road, with higher-density housing to be developed within close proximity to the retail spaces, in turn increasing walkability and pedestrian traffic along N. Main Street. Single-family homes are recommended as a buffer between the higher density residential and the existing adjacent single-family neighborhoods (Section 4, Page 169). Near the project site, the plan does identify N. Main Street at Mason Road as a Major Activity Node (Section 3, Page 115).

The subject property is also located within the study area of the ***Walkable 29203 Pedestrian Master Plan***, which was the result of a joint planning effort between SCDHEC (now SCDPH), Richland County, and the City of Columbia. The plan makes broad policy recommendations for the entire 29203 zip code, as well as specific policy and infrastructure recommendations within and adjacent to the North Main and Crane Creek planning areas. Within close proximity to the subject property, the plan recommends sidewalk infill along Mason Road from Sinclair Drive to Weston Avenue, with an unsignalized intersection improvement at Colony Drive and Mason Road (pg. 95). Area-wide, the Plan recommends improving the streetscape for pedestrian use to combat perceptions of crime and encourage pedestrian use (Page 117).

ZONING

The property is currently zoned Residential 4 (R4), Homestead (HM), and Residential Transition (RT) by Richland County. Adjacent parcels within the City of Columbia are zoned Residential Mixed District (RM-2) to the east and Transitional/Conservation District (T/C) to the south. Adjacent parcels in unincorporated Richland County are currently zoned Residential Transition (RT) and Residential 3 (R3) to the north, Homestead (HM) to the east, Residential 4 (R4) and General Commercial (GC) to the south and Residential 4 (R4) and Homestead (HM) to the west.

The proposed City of Columbia zoning is Residential Mixed District (RM-2) to allow for multifamily residential development.

Refer to the attached zoning district descriptions for more information on the proposed City of Columbia zoning.

STAFF RECOMMENDATION

Staff finds the proposed split of the Future Land Use (FLU) classifications appropriate because they are consistent with the goals of the adopted plan and reinforced by the current Richland County FLU classification of Mixed Residential (High Density) and property being partially within a Community Activity Center Node.

Staff finds the requested Residential Mixed District (RM-2) zoning appropriate for TMS 11813-01-01 because it fronts Mason Road and sits near the adopted plan's retail node, which recommends higher-density residential development. RM-2 zoning is also reasonable for TMS 11809-01-16; it is adjacent to the existing Garden Lakes Phase I multifamily development, has limited frontage next to the existing neighborhood, and required bufferyards will protect the three adjacent single-family parcels. *Refer to the attached Zoning Map on the next page for TMS numbered parcels.*

However, Staff finds the proposed RM-2 zoning unsuitable for TMS 11809-01-14 and -15. These parcels directly abut a large portion of the North 21 Terrace neighborhood, where access to a denser development would likely present challenges to the single family neighborhood. Furthermore, the *Villages of North Columbia Master Plan* recommends using new single-family homes here as a buffer between higher-density housing and the existing single-family neighborhood.

By reason of the findings, Staff recommends denial of assignment of the zoning of Residential Mixed District (RM-2) for TMS 11809-01-14 and -15 and recommends approval of the assignment of the future land use classifications of Urban Edge Multi-family (UEMF), Urban Edge Residential Small Lot (UER-1), and Transportation & Utilities (TU) (in the adjacent I-20 right-of-way), and recommends assigning the zoning of Residential Mixed District (RM-2) for TMS 11813-01-01 and 11809-01-16 at the time of annexation.


PAYNE ST
BERTHA AVE
BOWLING AVE
INTERSTATE 20 E
INTERSTATE 20 W
11809-01-16
11809-01-14
11809-01-15
CANE LAKE DR
WOODALE CIR
DENTON DR
CRAMER DR
SINCLAIR DR
LANGLEY CT
11813-01-01
N MAIN ST
SAL SUE CT
COLONY DR
MIRAMAR DR
MASON RD
City Limits

Future Land Use

1215 Mason Road, N/S Mason Road and Denton Drive; TMS#s 11809-01-14, 11809-01-15, 11809-01-16, and 11813-01-01
Current Richland County Future Land Use: Mixed Residential (High Density)
Proposed City Future Land Use: Urban Edge Residential Small Lot (UER-1), Urban Edge Multi-family (UEMF), and Transportation & Utilities (TU)



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
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- UCAC-3 - Urban Core Regional Activity Center
- UEAC-1 - Urban Edge Community Activity Center
- UEAC-2 - Urban Edge Regional Activity Center
- AC-1 - Neighborhood Activity Corridor
- AC-2 - Community Activity Corridor
- AC-3 - Regional Activity Corridor
- EC - Employment Campus
- IND - Industrial
- TU - Transportation & Utilities
- S/A - Sports/Amusement
- C/I - Civic/Institutional
- CBA - Central Business Area
- ZOO - Riverbanks Zoo & Garden
- U/C - Universities/Colleges
- FJ - Fort Jackson
- T/S - Transitional/Sensitive Lands
- Parcels
- City Limits

0 500 1,000 Feet

CITY OF Columbia

Planning & Development Services Department

Created by: cmgruber Date: 6/17/2026

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Zoning

1215 Mason Road, N/S Mason Road and Denton Drive; TMS#s 11809-01-14, 11809-01-15, 11809-01-16, and 11813-01-01
Current Richland County Zoning: Residential 4 (R4), Homestead (HM), and Residential Transition (RT)
Proposed City Zoning: Residential Mixed District (RM-2)



CITY OF Columbia

Planning & Development Services Department

Created by: cmgruber Date: 6/17/2026

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Current Future Land Use Classification

MIXED RESIDENTIAL

Land Use and Character



Areas include much of the urban and suburban developed areas in the County as well as edge areas adjacent to other jurisdictions in the County. These are densely developed urban and suburban areas, or opportunities for dense suburban development. Mixed residential areas include the full range of uses supportive of neighborhood, community, and regional commercial and employment needs. Residential single-family, multi-family, office and institutional, general and neighborhood commercial, and recreational uses are appropriate for this area. Some light industrial uses are also found today in these areas, but additional industrial development with significant community impacts (i.e., noise, exhaust, odor, heavy truck traffic) is discouraged, unless the area is identified specifically for these uses. Schools, churches, parks, and other institutional uses help support the full service nature of Mixed Residential areas. **See Appendix B for more detailed guidance for this category.**

Desired Development Pattern



Developments should reinforce the guiding principle of making neighborhoods and communities in Richland County more livable. Mixed Residential areas should provide a mix of housing opportunities within individual developments, preferably organized around a neighborhood center or public space. To the extent possible, commercial and office development should be located in Activity Centers and in Mixed Use Corridors. High density residential uses should be located proximate to or incorporated within Activity Centers, increasing existing and future opportunities for transit service to these locations. Grid and modified grid development patterns are preferred over curvilinear and cul-de-sac designs to support connectivity.

Transportation

Upgrades to roads should include the full range of transportation options – driving, transit, walking, and biking. Connectivity between adjacent developments is encouraged. New neighborhoods should include the full range of transportation options, including recreational sidewalks, trails and greenways, as possible.

Recommended Land Uses

Primary, Secondary, and Tertiary Land Uses: See Appendix B for the map and Handbook that identify recommended Development Types and Primary, Secondary, and Tertiary Uses that are encouraged for these areas.

Policy Guidance

1. See Appendix B for the map that identifies the recommended Development Types for Mixed Residential areas, and references specific design guidance for each Development Type.

Relevant Plans

Broad River Neighborhood Master Plan, Broad River Corridor and Community Master Plan, Lower Richland Community Strategic Master Plan, Trenholm Acres/Newcastle Master Plan, Arcadia Lakes Comprehensive Plan, Blythewood Comprehensive Plan, Cayce Comprehensive Plan, Columbia Comprehensive Plan, Forest Acres Comprehensive Plan

Priority Investment Areas

1 I-26 Broad River Road interchange (south), Portion of #5 I-20 Fairfield Interchange, Most of #9 Decker Boulevard and Two Notch Road, Portion of #10 I-77 Bluff Road Interchange (Bluff Road Exit)

Areas of Common Interest

Proposed projects in the Northwest, North Central, Northeast, Beltway, and Southeast Planning areas should be coordinated with adjacent municipalities when located in areas of common interest near jurisdictional lines.

Proposed Future Land Use Classification

Development Types

URBAN EDGE RESIDENTIAL SMALL LOT (UER-1)

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



UER-1 BUILDING TYPES/LAND USES

PRIMARY TYPES

- Single-family Detached

TERTIARY TYPES

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

See matrix for appropriate park/open space types.

Development Types

UER-1 DEVELOPMENT PATTERN/CONTEXT

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



Development Types

URBAN EDGE MULTI-FAMILY (UEMF)

Urban Edge Multi-family is primarily a single-use development type consisting of multi-family subdivisions in the outer areas of the City. The development is most common after the 1960s and is also a component in the Urban Edge Mixed Residential Development Type. Urban Edge Multi-family developments are characterized by an internal street network of loops and circles with significant surface parking. Often, these developments focus internally and include shared community facilities like pools, clubhouses, and recreation centers.



UEMF BUILDING TYPES/LAND USES

PRIMARY TYPES

- Multi-family Small to High-rise

SECONDARY TYPES

- Single-family Attached
- Multi-family Mixed-use Small to High-rise

TERTIARY TYPES

- Civic/Institutional Small
- Business/Employment Small (excl. Flex)
- Parking Structures & Lots

See matrix for appropriate park/open space types.

Development Types

UEMF DEVELOPMENT PATTERN/CONTEXT

- An interconnected network of streets and small blocks, typically in a rectilinear or grid pattern with a secondary network of alleys, form walkable, pedestrian-oriented neighborhoods with sidewalks and on-street parking.
- Transit access in or at the perimeter of the development is encouraged.
- Buildings face the street and are located close to the street or lot line.
- Buildings may include interior courtyards.
- Structures typically have dedicated parking areas in garages adjacent to or underneath the building, in on-street parking, or in parking lots.
- Open spaces may be in the form of retention lakes and ponds. Clubhouses, pools, tennis courts, and recreation areas may also be part of the open or park spaces in a multi-family development.
- Architectural styles may be varied, but buildings will typically have vertical emphasis and front entrances on the street; front porches, stoops, and/or balconies are common.



Development Types

TRANSPORTATION & UTILITIES (TU)

The Transportation and Utilities development type covers a range of uses. It includes transportation amenities such as the airport, bus terminals, and passenger rail stations. It also includes utility uses, such as substations, power generation dams, transmission lines, water treatment facilities, pump stations, and similar uses.



TU BUILDING TYPES/LAND USES

PRIMARY TYPES

- Flex Small to Extra Large
- Power Utilities
- Water & Wastewater Treatment

SECONDARY TYPES

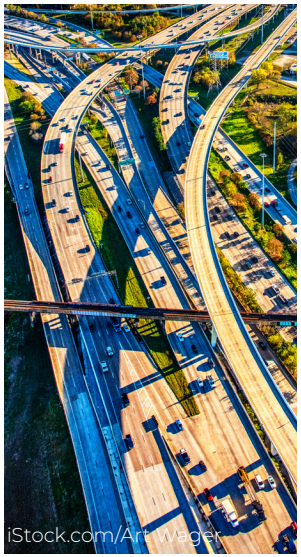
- Civic/Institutional Small to Large
- Office/Services Small to Large
- Animal Enclosures
- Cemeteries & Mausoleums
- Parking Structures & Lots

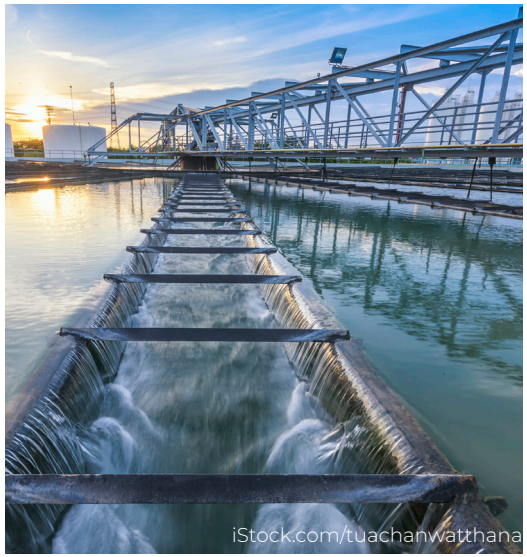
See matrix for appropriate park/open space types.

Development Types

TU DEVELOPMENT PATTERN/CONTEXT

- These developments are typically linear, and follow rights-of-way or include major transportation or utility complexes which are not consistent with the development form and uses of another development type.
- Within a development, buildings are typically arranged for transfer and movement of people or materials. Depot buildings, airport terminals, and hangars, in the form of medium or extra large format flex space, are common.
- Significant land area is dedicated to transportation infrastructure such as rails, tarmacs, roads, and parking of vehicles, or may be dedicated as relatively unobstructed areas to accommodate power lines or other utility infrastructure.
- Accessory structures and landscape features should be carefully screened and protected from accidental access with the use of high walls and fences.
- Trails and open space connections are often compatible uses in areas free from conflicting safety hazards, and offer may offer pedestrian- and bicyclist-oriented links to other transit modes.





Proposed Zoning District

RM-2: Residential Mixed District

Purpose

The purpose of the Residential Mixed (RM-2) District is to provide lands that accommodate moderate-density mixed residential development that allows single-family, two-family, townhouse, and medium-scale multi-family dwellings.

The street network is gridded and buildings are located close to, and oriented toward, the street.

Intensity and Dimensional Standards

Standard	Townhouse	All Other Uses
Lot Area, min. (sf.)	8,000[1]/1,500[2]	3,000
Lot Width, min. (ft.)	75[1]/18[2]	40
Lot Depth, min. (ft.)	60	60
Lot Coverage, max. (% of site area)	50	50
Density, max. (du/acre)	N/A	17.2
Front Yard Setback, min. (ft.)	15	15
Side Yard Setback, min. (ft.)	[3]	5
Rear Yard Setback, min. (ft.)	10	10
Building Height, max. (ft.)	50	50

Notes: ft. = feet sf. = square feet du. = dwelling unit

[1] Applies to the development lot as a whole rather than individual lots under individual units.

[2] Applies to individual lots under individual units.

[3] A minimum of five feet required between end units and side yard and ten feet between end units and any secondary front yard.

Use Standards

Uses are presented below for convenience. Please refer to 17-4.2 through 17-4.4 for complete regulations for principal, accessory, and temporary uses. [1] Conditional Use [2] Special Exception

PRINCIPAL USES PERMITTED

Cottage neighborhood development

Dwelling, live-work[1]

Dwelling, multifamily

Dwelling, single-family detached

Dwelling, townhouse

Dwelling, two-family

Community recreation center

Cultural facility[2]

Day care facility[1]

Library

Place of worship[2]

Public safety facility

Elementary, middle, or high school[2]

Arboretum or botanical garden[2]

Cemetery[2]

Park or greenway[1]

Utility facility, major[2]

Utility facility, minor

Dry cleaning pick-up[1]

Grocery store or food market[2]

Community garden[1]

Crop production and processing[2]

Disclaimer: Zoning district handouts are provided for general informational purposes and may not reflect recent updates made to the City Unified Development Ordinance. Please confirm all zoning information with the City of Columbia Zoning Department prior to making investment decisions.

CITY COUNCIL

August 18, 2026 at 4:00 P.M.
City Hall, 3rd Floor, Council Chambers, 1737 Main Street, Columbia, S.C., 29201

ZONING MAP AMENDMENT CASE SUMMARY

3.03 acres N/S Mason Rd. at N Main Street
TMS# 11813-01-05

Council District:	1
Plan Number:	ZMA-2026-0009
Proposal:	Request to rezone the property from Residential Mixed District (RM-2) to Mixed Use District (MU-1)
Applicant:	Dallas Massey, Massey Holdings, LLC
Staff Recommendation:	Approval
PC Recommendation:	7/9/2026; Recommended Approval (9-0)

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 3.03 acres
Current Use: Vacant Land
Proposed Use: Commercial/Retail
Future Land Use Classification: Urban Edge Multi-Family (UEMF)
Current Zoning: Residential Mixed District (RM-2)
Proposed Zoning: Mixed Use District (MU-1)

PLANS, POLICIES, AND LAND USE

Comprehensive Plan Land Use Classification
The subject property is designated as Urban Edge Multi-family (UEMF) in the *Columbia Compass: Envision 2036* Future Land Use Map.

Refer to the attached land use classification description. A matrix and visual glossary of related building types and land uses described within the Columbia Compass comprehensive plan can be found here.

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

The subject property is located within the study areas of two plans adopted by the City of Columbia: the *Master Plan for the Villages of North Columbia* (2005) and the *Walkable 29203 Pedestrian Master Plan* (2017).

The subject property is located within the study area of the ***Master Plan for the Villages of North Columbia***, more specifically within the proposed Gateway Village (Section 3, Page 85) set forth by the plan. Recommendations for the Gateway Village focus on taking advantage of the existing single-family neighborhoods with "excellent street connections, which were maintained between existing and future neighborhoods [, that provide] for a seamless transition between the neighborhoods and adjacent villages [as well as] better internal vehicular and pedestrian movement for residents between neighborhoods." (Section 3, Page 114). As the subject property is not located within the plan's project area, no specific recommendations were made for the property with regard to future land use classifications.

A portion of the subject property is included within the proposed Second Tier Catalyst, Catalyst 4-8, North Main at Mason Road (Section 4, Page 157). This catalyst proposes a retail node at the intersection of N. Main Street and Mason Road, with higher-density housing to be developed within close proximity to the retail spaces, in turn increasing walkability and pedestrian traffic along N. Main Street. Single-family homes are recommended as a buffer between the higher density residential and the existing adjacent single-family neighborhoods (Section 4, Page 169). Near the project site, the plan does identify N. Main Street at Mason Road as a Major Activity Node (Section 3, Page 115).

The subject property is also located within the study area of the ***Walkable 29203 Pedestrian Master Plan***, which was the result of a joint planning effort between SCDHEC (now SCDPH), Richland County, and the City of Columbia. The plan makes broad policy recommendations for the entire 29203 zip code, as well as specific policy and infrastructure recommendations within and adjacent to the North Main and Crane Creek planning areas. Within close proximity to the subject property, the plan recommends sidewalk infill along Mason Road from Sinclair Drive to Weston Avenue, with an unsignalized intersection improvement at Colony Drive and Mason Road (pg. 95). Area-wide, the Plan recommends improving the streetscape for pedestrian use to combat perceptions of crime and encourage pedestrian use (Page 117).

ZONING

The subject property is currently zoned RM-2: Residential Mixed District. The property to the north is also zoned RM-2 and was annexed into the City in April 2021 (along with the subject property) as part of a multifamily development (Garden Lakes Apartments). Across N. Main Street to the east are two large undeveloped parcels, 8 acres and 62.45 acres, that are zoned T/C: Transitional/Conservation District. The property to the south has a residential building but is zoned General Commercial (GC) in unincorporated Richland County.

The proposed City of Columbia Zoning is MU-1: Mixed-Use District.

Refer to the attached zoning district descriptions for more information on the existing and proposed City of Columbia zoning.

STAFF RECOMMENDATION

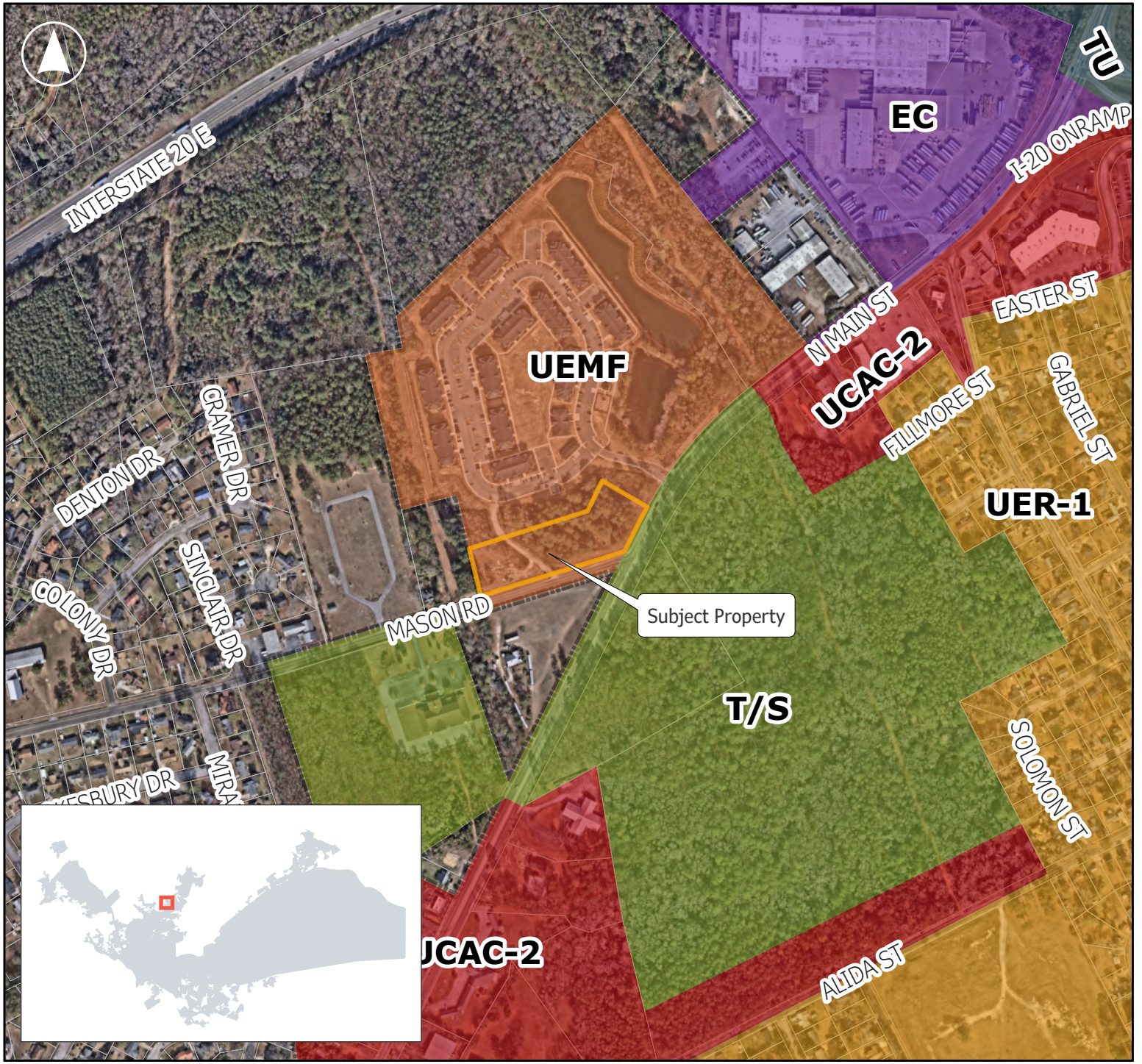
Staff finds that the allowed uses in the MU-1 zoning district reflect the anticipated primary, secondary, and tertiary building types/land uses of the future land use classification within the *Columbia Compass* comprehensive plan, especially in conjunction with the larger adjacent (and recently developed) multifamily tract to the north. Furthermore, the district helps facilitate the *Master Plan for the Villages of North Columbia's* recommendation for a retail node at this intersection.

In consideration of these existing plans, staff finds that a recommendation to approve this zoning request is appropriate.


INTERSTATE 20 E
WILKES RD
FILLMORE ST
CRAMER DR
DENTON DR
SINCLAIR DR
LANGLEY CT
COLONY DR
MASON RD
MIRAMAR DR
N MAIN ST
City Limits

Future Land Use

N/S Mason Road at N Main Street, TMS# 11813-01-05
Future Land Use: Urban Edge Multi-Family (UEMF)



Legend

- UCMR-1 - Urban Core Mixed Residential - 1
- UCMR-2 - Urban Core Mixed Residential - 2
- UCMR-3 - Urban Core Mixed Residential - 3
- UEMR - Urban Edge Mixed Residential
- UCMF - Urban Core Multi-family
- UEMF - Urban Edge Multi-family
- UCR-1 - Urban Core Residential Small Lot
- UCR-2 - Urban Core Residential Large Lot
- UER-1 - Urban Edge Residential Small Lot
- UER-2 - Urban Edge Residential Large Lot
- UCAC-1 - Urban Core Neighborhood Activity Center
- UCAC-2 - Urban Core Community Activity Center
- UCAC-3 - Urban Core Regional Activity Center
- UEAC-1 - Urban Edge Community Activity Center
- UEAC-2 - Urban Edge Regional Activity Center
- AC-1 - Neighborhood Activity Corridor
- AC-2 - Community Activity Corridor
- AC-3 - Regional Activity Corridor
- EC - Employment Campus
- IND - Industrial
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- CBA - Central Business Area
- ZOO - Riverbanks Zoo & Garden
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0 500 1,000 Feet

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Planning & Development Services Department

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Zoning

N/S Mason Road at N Main Street, TMS# 11813-01-05
Current Zoning: Residential Mixed District (RM-2)
Proposed Zoning: Mixed use District (MU-1)

Legend

Zoning Districts

- CAC: Community Activity Center/ Corridor
- RSF-2: Residential Single Family - Medium Lot District
- RM-2: Residential Mixed
- LI: Light Industrial District
- T/C: Transitional/Conservation District
- City Limits
- Parcels



0 500 1,000 Feet

CITY OF Columbia

Planning & Development Services Department

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Future Land Use Classification

Development Types

URBAN EDGE MULTI-FAMILY (UEMF)

Urban Edge Multi-family is primarily a single-use development type consisting of multi-family subdivisions in the outer areas of the City. The development is most common after the 1960s and is also a component in the Urban Edge Mixed Residential Development Type. Urban Edge Multi-family developments are characterized by an internal street network of loops and circles with significant surface parking. Often, these developments focus internally and include shared community facilities like pools, clubhouses, and recreation centers.



UEMF BUILDING TYPES/LAND USES

PRIMARY TYPES

- Multi-family Small to High-rise

SECONDARY TYPES

- Single-family Attached
- Multi-family Mixed-use Small to High-rise

TERTIARY TYPES

- Civic/Institutional Small
- Business/Employment Small (excl. Flex)
- Parking Structures & Lots

See matrix for appropriate park/open space types.

Development Types

UEMF DEVELOPMENT PATTERN/CONTEXT

- An interconnected network of streets and small blocks, typically in a rectilinear or grid pattern with a secondary network of alleys, form walkable, pedestrian-oriented neighborhoods with sidewalks and on-street parking.
- Transit access in or at the perimeter of the development is encouraged.
- Buildings face the street and are located close to the street or lot line.
- Buildings may include interior courtyards.
- Structures typically have dedicated parking areas in garages adjacent to or underneath the building, in on-street parking, or in parking lots.
- Open spaces may be in the form of retention lakes and ponds. Clubhouses, pools, tennis courts, and recreation areas may also be part of the open or park spaces in a multi-family development.
- Architectural styles may be varied, but buildings will typically have vertical emphasis and front entrances on the street; front porches, stoops, and/or balconies are common.



Current Zoning District

RM-2: Residential Mixed District

Purpose

The purpose of the Residential Mixed (RM-2) District is to provide lands that accommodate moderate-density mixed residential development that allows single-family, two-family, townhouse, and medium-scale multi-family dwellings.

The street network is gridded and buildings are located close to, and oriented toward, the street.

Intensity and Dimensional Standards

Standard	Townhouse	All Other Uses
Lot Area, min. (sf.)	8,000[1]/1,500[2]	3,000
Lot Width, min. (ft.)	75[1]/18[2]	40
Lot Depth, min. (ft.)	60	60
Lot Coverage, max. (% of site area)	50	50
Density, max. (du/acre)	N/A	17.2
Front Yard Setback, min. (ft.)	15	15
Side Yard Setback, min. (ft.)	[3]	5
Rear Yard Setback, min. (ft.)	10	10
Building Height, max. (ft.)	50	50

Notes: ft. = feet sf. = square feet du. = dwelling unit

[1] Applies to the development lot as a whole rather than individual lots under individual units.

[2] Applies to individual lots under individual units.

[3] A minimum of five feet required between end units and side yard and ten feet between end units and any secondary front yard.

Use Standards

Uses are presented below for convenience. Please refer to 17-4.2 through 17-4.4 for complete regulations for principal, accessory, and temporary uses. [1] Conditional Use [2] Special Exception

PRINCIPAL USES PERMITTED

Cottage neighborhood development

Dwelling, live-work[1]

Dwelling, multifamily

Dwelling, single-family detached

Dwelling, townhouse

Dwelling, two-family

Community recreation center

Cultural facility[2]

Day care facility[1]

Library

Place of worship[2]

Public safety facility

Elementary, middle, or high school[2]

Arboretum or botanical garden[2]

Cemetery[2]

Park or greenway[1]

Utility facility, major[2]

Utility facility, minor

Dry cleaning pick-up[1]

Grocery store or food market[2]

Community garden[1]

Crop production and processing[2]

Disclaimer: Zoning district handouts are provided for general informational purposes and may not reflect recent updates made to the City Unified Development Ordinance. Please confirm all zoning information with the City of Columbia Zoning Department prior to making investment decisions.

Proposed Zoning District

MU-1: Mixed-Use District

Purpose

The purpose of the Mixed-Use (MU-1) District is to provide lands that accommodate low-density, walkable, mixed-use development in a gridded street pattern with varied lot sizes.

Allowed uses include single-family, two-family, townhouse, and multi-family dwellings, as well as neighborhood-serving, small-scale mixed-use retail, office, personal services, and institutional development. *No minimum parking.

Intensity and Dimensional Standards

Standard		Townhouse	Single-Family and Two-Family	Multi-Family and Mixed Use	All Other Uses
Lot Area, min. (sf.)		8,000[1]/1,500[2]	5,000	10,000	5,000
Lot Width, min. (ft.)		75[1]/18[2]	50	75	50
Lot Depth, min. (ft.)		[3]			
Lot Coverage, max. (% of site area)		50	N/A		
Density, max. (du/acre)		N/A			
Front Yard Setback. (ft.)	Min.	15	0		
	Max.	20			
Side Yard Setback, min. (ft.)		[4]	5		
Rear Yard Setback, min. (ft.)		10			
Building Height, max. (ft.)		40			

Notes: ft. = feet sf. = square feet du. = dwelling unit

[1] Applies to the development lot as whole rather than individual lots under individual units.

[2] Applies to individual lots under individual units.

[3] Lot depth for residential uses shall be a minimum of 60 feet.

[4] A minimum of five feet required between end units and side yard and ten feet between end units and any secondary front yard.

Use Standards

Uses are presented below for convenience. Please refer to 17-4.2 through 17-4.4 for complete regulations for principal, accessory, and temporary uses. [1] Conditional Use [2] Special Exception

PRINCIPAL USES PERMITTED

Cottage neighborhood development

Dwelling, live-work[1]

Dwelling, mixed-use

Dwelling, multifamily

Dwelling, single-family detached

Dwelling, townhouse

Dwelling, two-family

Continuing care retirement community (CCRC)[2]

Fraternity or sorority house[2]

Residential care facility[2]

Community recreation center

Cultural facility[2]

Day care facility[1]

Government office

Library

Place of worship[1]

Public safety facility

Social services facility

Elementary, middle, or high school[2]

Medical or dental clinic/office

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MU-1: MIXED-USE

Nursing care facility

Arboretum or botanical garden[2]

Cemetery[2]

Park or greenway[1]

Parking lot[1]

Utility facility, major[2]

Utility facility, minor

Veterinary hospital or clinic[1]

Eating establishment only[1]

Eating and drinking establishment, Type 1[1]

Eating and drinking establishment, Type 2[2]

Business/Professional office

Beauty salon or barbershop

Dry cleaning pick-up[1]

Laundry, coin-operated

Nail salon

Recreation facility, outdoor, not elsewhere listed

Consumer goods store

Farmers' market

Grocery store or food market

Bed and breakfast[1]

Community garden[1]

Crop production and processing

Manufacturing, assembly, or fabrication, light

Disclaimer: Zoning district handouts are provided for general informational purposes and may not reflect recent updates made to the City Unified Development Ordinance. Please confirm all zoning information with the City of Columbia Zoning Department prior to making investment decisions.

ORDINANCE NO.: 2026-074

Amending the Official Zoning Map to modify the zoning for N/S Mason Rd. at N Main Street, Richland County TMS # 11813-01-05

WHEREAS, an application has been made to amend the Official Zoning Map of the City of Columbia, S.C. to modify the zoning for N/S Mason Rd. at N Main Street, Richland County TMS # 11813-01-05; and,

WHEREAS, City Council adopted *Columbia Compass: Envision 2036* as the City of Columbia Comprehensive Plan by Ordinance No.: 2020-028 along with all the maps and policies contained therein, and amended from time to time, in accordance with the South Carolina Comprehensive Planning Act of 1994 (§6-29 of the SC Code); and,

WHEREAS, the City of Columbia has adopted the Unified Development Ordinance (UDO) by Ordinance No.: 2019-013 and Official Zoning Map of the City of Columbia, S.C. by Ordinance No.: 2021-001, both amended from time to time, in accordance with the authority in Title VI of the SC Code; and

WHEREAS, the City of Columbia Planning Commission has reviewed the application and made a recommendation to City Council regarding the application in accordance with §17-2.5(c)(3)(f) of the UDO; and

WHEREAS, the Columbia City Council has held a public hearing in accordance with §17-2.4(f) of the UDO and §6-29-760 of the SC Code; and

WHEREAS, the Columbia City Council has determined that the proposed rezoning meets one or more of the criteria set forth by §17-2.5(c)(4), Zoning Map Amendment Decision Standards, of the UDO; NOW THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia this ___ day of _____, 2026, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.
2. The property identified as N/S Mason Rd. at N Main Street, Richland County, Richland County TMS# 11813-01-05 as shown in Attachment A, is hereby rezoned from Residential Mixed District (RM-2) to Mixed Use District (MU-1). The Official Zoning Map of the City of Columbia, S.C. is hereby amended to conform to this change.

LEGAL DEPARTMENT DRAFT

Requested by:

Jeff Palen, Assistant City Manager

Approved by:

City Manager

Approved as to form:

Deputy City Attorney

Introduced:
Final Reading:

Mayor

ATTEST:

City Clerk

LEGAL DEPARTMENT DRAFT

Attachment A

LEGAL DEPARTMENT DRAFT

Zoning

N/S Mason Road at N Main Street, TMS# 11813-01-05
Current Zoning: Residential Mixed District (RM-2)
Proposed Zoning: Mixed use District (MU-1)

Legend

Zoning Districts

- CAC: Community Activity Center/ Corridor
- RSF-2: Residential Single Family - Medium Lot District
- RM-2: Residential Mixed
- LI: Light Industrial District
- T/C: Transitional/Conservation District
- City Limits
- Parcels



0 500 1,000 Feet

CITY OF Columbia

Planning & Development Services Department

Created by: cmgruber Date: 6/17/2026

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CITY COUNCIL

August 18, 2026 at 4:00 P.M.
City Hall, 3rd Floor, Council Chambers, 1737 Main Street, Columbia, S.C., 29201

MAJOR AMENDMENT TO PLANNED DEVELOPMENT
CASE SUMMARY

Harbison Planned Development District –
Commercial properties generally on Harbison Boulevard, Columbiana Drive, Bower Parkway, Saturn Parkway, Fernandina Road, Parkridge Drive, Lake Murray Boulevard, Kinley Road, and Woodcross Drive

Council District:	1
Plan Number:	ZMA-2026-0008
Proposal:	Request a Major Amendment to a Planned Development District (PD).
Applicant:	Raymond Cloutier, Harbison Community Association, Inc
Staff Recommendation:	Approval
PC Recommendation:	07/09/2026; Recommended Approval (8-0)

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: ±1,020 acres within the City limits (± 530 acres affected)
Current Use: Mixed-Use Development
Proposed Use: Mixed-Use Development
Future Land Use Classification: Urban Edge Regional Activity Center (UEAC-2) and Urban Edge Mixed Residential (UEMR)
Current Zoning: Planned Development District (PD)
Proposed Zoning: Planned Development District (PD)

PLANS, POLICIES, AND LAND USE

Comprehensive Plan Land Use Classification
The affected property within the Harbison PD is designated as Urban Edge Regional Activity Center (UEAC-2) and Urban Edge Mixed Residential (UEMR) in the *Columbia Compass: Envision 2036* Future Land Use Map.

Refer to the attached land use classification description. A matrix and visual glossary of related building types and land uses described within the Columbia Compass comprehensive plan can be found here.

Existing Neighborhood, Small Area, Community, and/or Corridor Plans
The affected property within the Harbison PD is located partially within the study area of the *Broad River Road Corridor and Community Master Plan*, which was adopted by Richland County in 2010. The northern boundary of the study area falls below Woodcross Drive and the residential development served by Tawny Branch Road. The property falls partially within the Piney Grove Neighborhood Sub-Area set forth by the Plan (page 48), and the Plan assigned a proposed land use character district of Open Space (page 32). The Plan's proposals within the urban design plan for a trailhead, community garden, and farmers market within a portion of the affected property that falls within Richland County and the study area are not relevant to the requested PUD amendment. The subject property is not located within one of the nodes proposed by the Plan (page 61).

ZONING

By ordinance the procedure for this Major Amendment to a PD request is treated like a Zoning Map Amendment, though no boundaries or maps will be affected by this proposed change. In effect, a Major Amendment to a PD is similar to a Text Amendment, but instead of amending the Unified Development Ordinance (UDO), the text of the Planned Development regulations is amended.

This specific major amendment request would permit body piercing or tattoo establishments as an allowed use – not a conditional use - within the areas classified as "Town Center/Commercial" or "Employment" within the Harbison PD District.

Planned Development Districts operate differently than other districts and in some ways a PD operates as mini zoning ordinance. One of the characteristics of a PD is that they can identify permitted uses – and the standards for the uses – within the PD's governing documents. A PD district does not require approval of a special exception for uses that may otherwise require a special exception (in non-PD zoning districts), and as such the governing Harbison Planned Development documents require a Major Amendment (instead of a special exception) to provide extra review for certain listed uses. These listed uses include body piercing and tattoo establishments (within the Town Center/Commercial and Employment areas).

Notably, most – but not all – of the listed uses requiring a Major Amendment were listed "special exception uses" within non-PD zoning districts in our old zoning ordinance (before 2021). Prior to a 2008 amendment, this use was not addressed within the Harbison PD at all, in part because the State of South Carolina did not legalize tattoos until 2004 and establish regulations until 2006. Since the legalization of tattoos, the City of Columbia first required tattoo parlors to obtain a special exception, and then with the 2021 adoption of the UDO, made body piercing and tattoo establishments a conditional use in certain commercial and industrial districts.

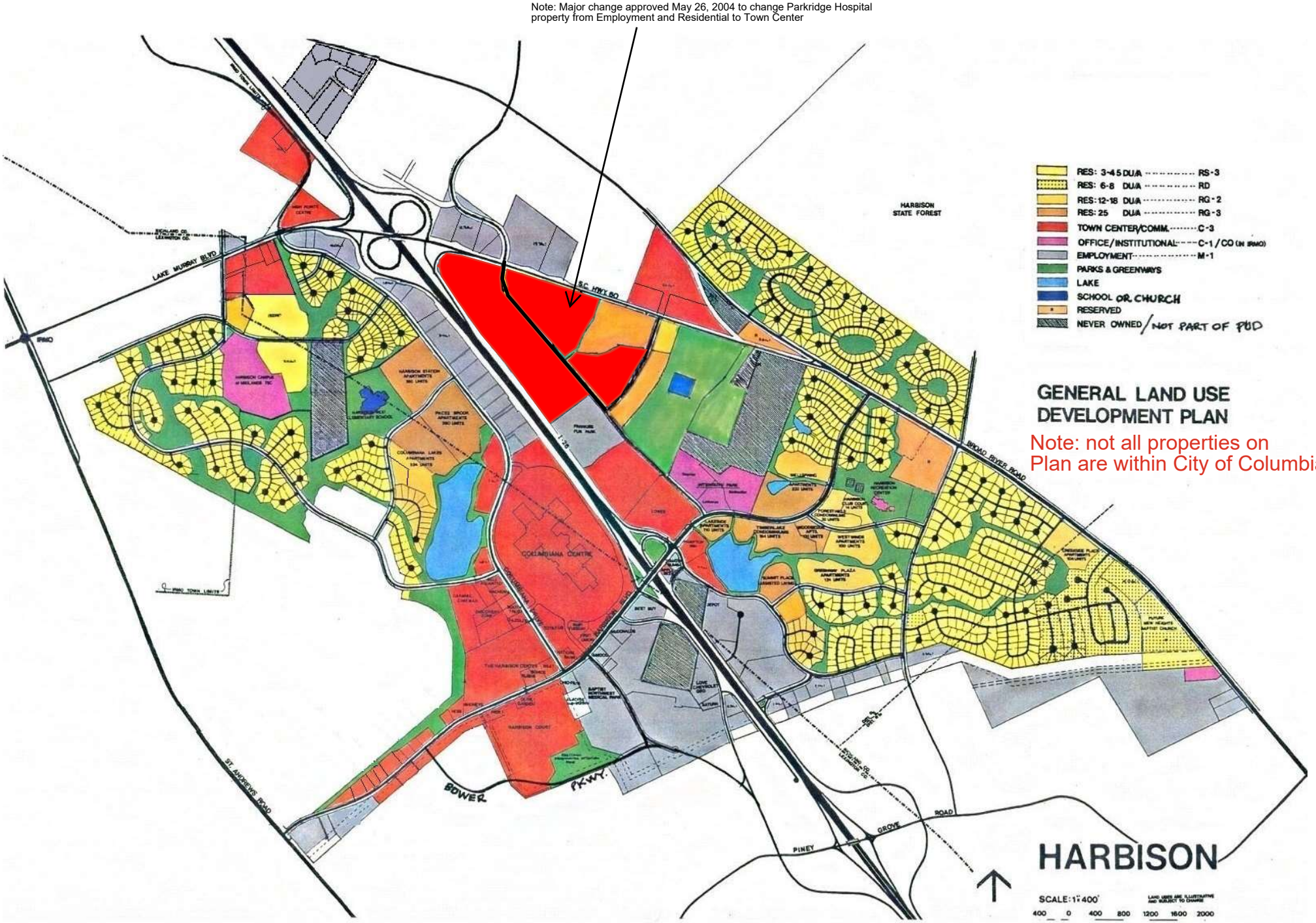
STAFF RECOMMENDATION

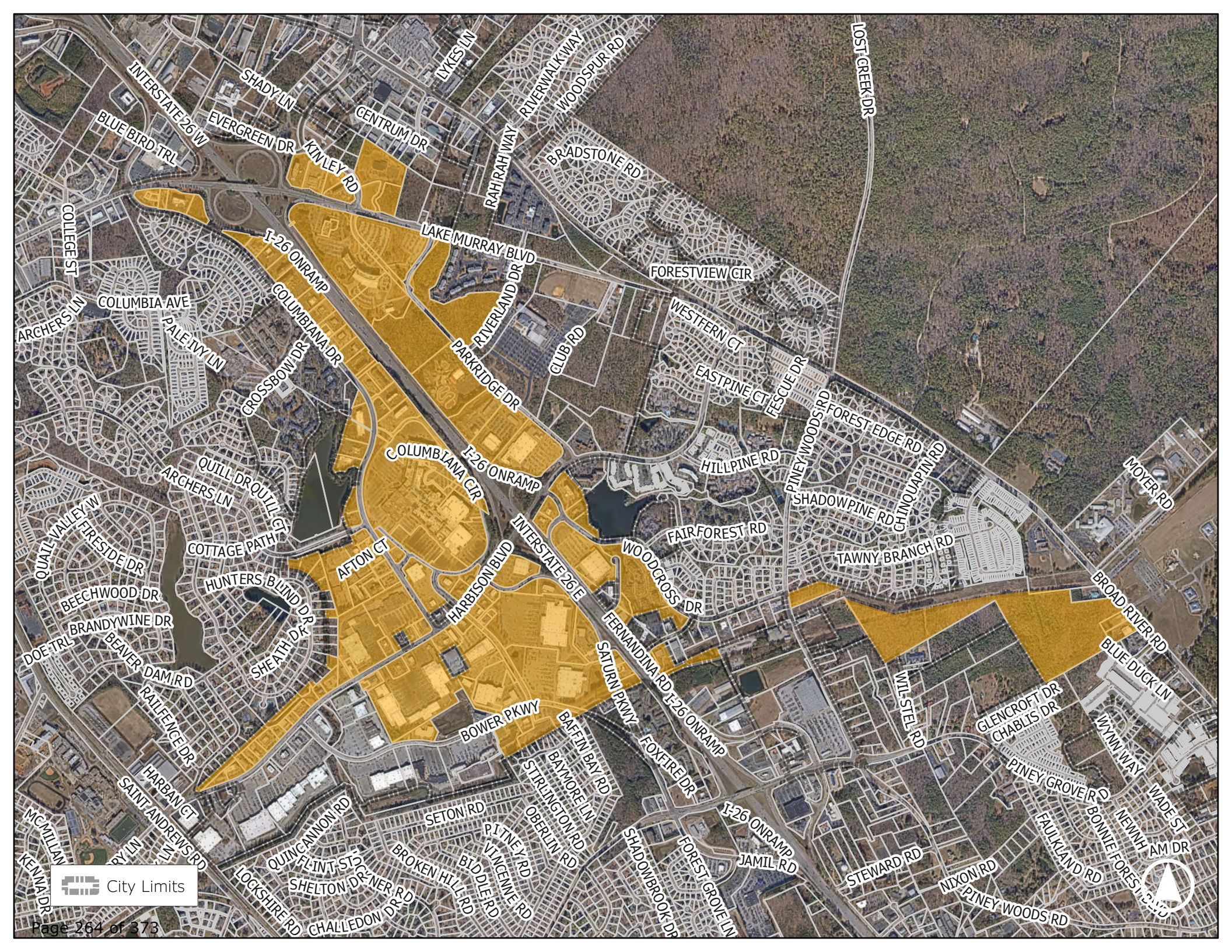
Staff finds that the request to permit body piercing facilities and tattoo establishments within the Town Center/Commercial and Employment areas of the Harbison Planned Development District (PD) would allow this use in areas of the PD with similar characteristics to the non-PD zoning districts allowing this as a conditional use. Staff recommends approval of this request.

Parcels affected by this amendment are shown as "Town Center/Commercial" and "Employment" areas on the Harbison General Land Use Development Plan, and include the following tax parcels:

Lexington County TMS#s: 001939-01-001 through -006, -008, -010 through -013, 001941-01-001 through -012, -014 through -018, 001999-02-057, -072, -075, -077, -078, 002763-01-001 through -006, -012 through -015, -017 through -019, 002797-01-005, 025, -029, -030, -032, -033, -035 through -037, -042 through -044, -047, 002898-01-010, -013, -015, -016, -018 through -020, -023 through -025, -027 through -029, -031, -033 through -035, -037, -038, 002898-03-013, -019, -026, -028

Richland County TMS#s: 03914-06-01 through -07, 04904-01-02 through -06, 04904-02-01, 04907-01-15 through -17, 04907-02-01 and -02, 04908-01-03, -15, -16, 04908-02-02, 04908-03-01 through -04, 04910-02-01, 04911-06-01, 04911-06-04, 04915-08-01, 05000-03-02, 05000-04-49, -51, -59, -71, -72, 05000-07-01- through -03, 05000-07-05, 05001-01-05 through -13, 05001-02-01, -04, 05001-03-02, 05002-01-04A, -04B, -05, -06, 05002-02-01 through -03, 05005-01-04, 06200-01-01, 06200-01-18, 06200-01-22, 06200-01-25

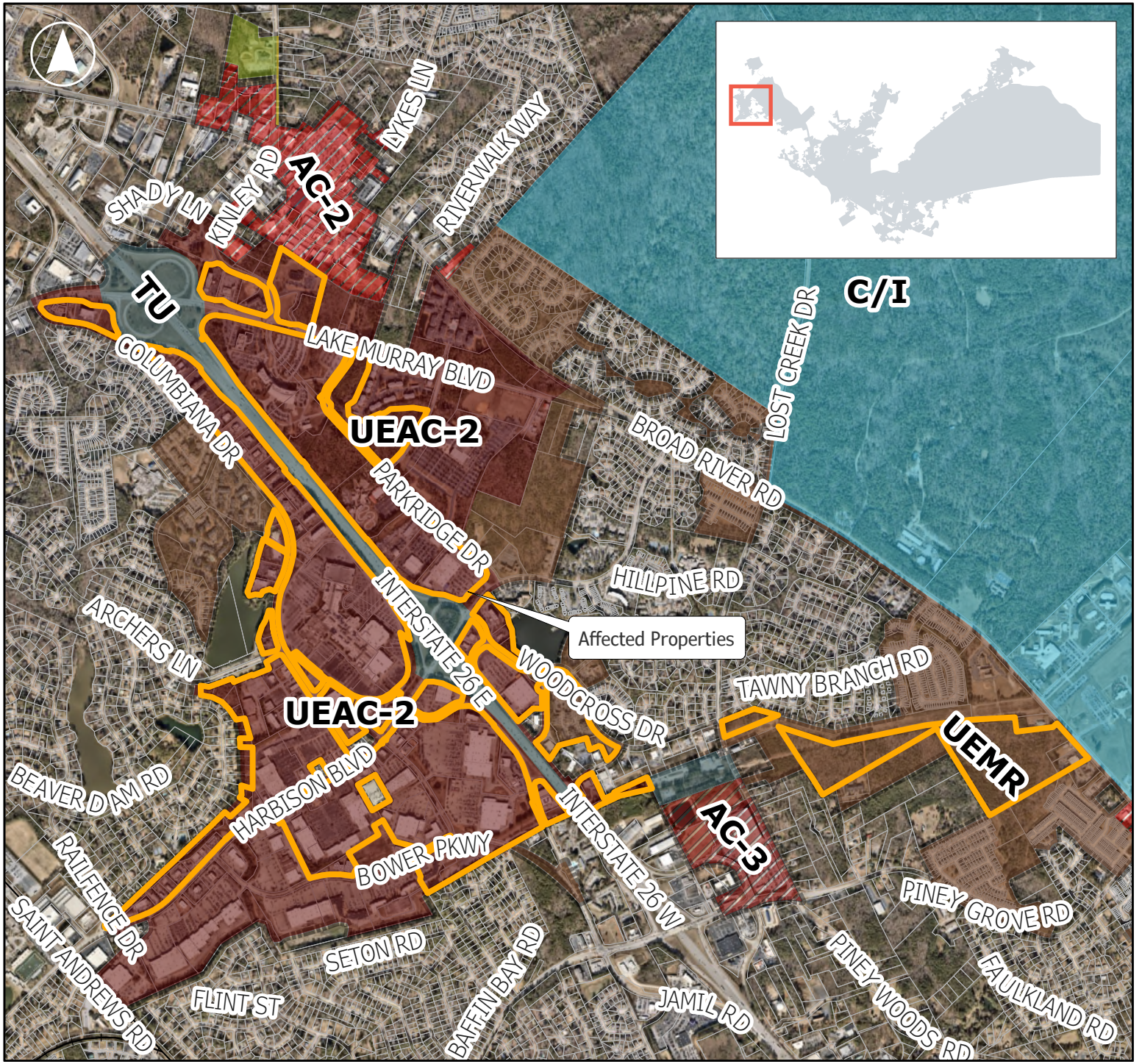

Note: Major change approved May 26, 2004 to change Parkridge Hospital property from Employment and Residential to Town Center
RES: 3-4.5 DU/A RS-3
RES: 6-8 DU/A ..... RD
RES: 12-18 DU/A RG-2
RES: 25 DU/A RG-3
TOWN CENTER/COMM. C-3
OFFICE/INSTITUTIONAL ..... C-1/CO (IN RMO)
EMPLOYMENT M-1
PARKS & GREENWAYS
LAKE
SCHOOL OR CHURCH
RESERVED
NEVER OWNED/NOT PART OF PUD
HARBISON STATE FOREST
GENERAL LAND USE DEVELOPMENT PLAN
Note: not all properties on Plan are within City of Columbia
LAKE MURRAY BLVD
S.C. HWY. 60
BROAD RIVER ROAD
COLUMBIANA CENTRE
BOWER PKWY.
ST. ANDREWS ROAD
PINEY GROVE ROAD
HARBISON
SCALE: 1" = 400'
400 0 400 800 1200 1600 2000


INTERSTATE 26 W
SHADY LN
LYKES LN
RIVERWALK WAY
WOODSPUR RD
LOST CREEK DR
BLUE BIRD TRL
EVERGREEN DR
KINLEY RD
CENTRUM DR
RAHRAH WAY
BRADSTONE RD
COLLEGE ST
I-26 ONRAMP
LAKE MURRAY BLVD
FORESTVIEW CIR
ARCHERS LN
COLUMBIA AVE
PALE IVY LN
COLUMBIANA DR
RIVERLAND DR
WESTFERN CT
CROSSBOW DR
PARKRIDGE DR
CLUB RD
EASTPINE CT
FESCUE DR
PINEYWOODS RD
FOREST EDGE RD
CHINQUAPIN RD
COLUMBIANA CIR
I-26 ONRAMP
HILLPINE RD
MOYER RD
QUILL DR
QUILL CT
ARCHERS LN
SHADOWPINE RD
QUAIL VALLEY W
FIRESIDE DR
COTTAGE PATH
AFTON CT
INTERSTATE 26 E
FAIR FOREST RD
WOODCROSS DR
TAWNY BRANCH RD
BROAD RIVER RD
HUNTERS BLIND DR
BEECHWOOD DR
HARBISON BLVD
BRANDYWINE DR
DOE TRL
BEAVER DAM RD
SHEATH DR
FERNANDINA RD
SATURN PKWY
BLUE DUCK LN
WIL STEL RD
GLENCROFT DR
CHABLIS DR
RAILFENCE DR
BOWER PKWY
BAFFIN BAY RD
FOXFIRE DR
I-26 ONRAMP
WYNN WAY
PINEY GROVE RD
HARBAN CT
SAINT ANDREWS RD
BAYMORE LN
STIRLINGTON RD
SETON RD
I-26 ONRAMP
WADE ST
BONNIE FOREST DR
NEWNHAM DR
MCMILLAN
QUINCANNON RD
OBERLIN RD
P I TNEY RD
FAULKLAND RD
FLINT ST
BROKEN HILL RD
BIDDLE RD
VINCENNE RD
SHADOWBROOK DR
FOREST GROVE LN
JAMIL RD
STEWARD RD
NIXON RD
KENNA DR
SHELTON DR
LOCKSHIRE RD
CHALLEDON DR
PINEY WOODS RD
City Limits

Future Land Use

Harbison Planned Development District – Commercial properties generally on Harbison Blvd., Columbiana Dr., Bower Pkwy., Saturn Pkwy., Fernandina Rd., Parkridge Dr., Lake Murray Blvd., Kinley Rd., and Woodcross Dr., Lexington County

Future Land Use: Urban Edge Regional Activity Center (UEAC-2) and Urban Edge Multi-Family (UEMR)



Legend

- UCMR-1 - Urban Core Mixed Residential - 1
- UCMR-2 - Urban Core Mixed Residential - 2
- UCMR-3 - Urban Core Mixed Residential - 3
- UEMR - Urban Edge Mixed Residential
- UCMF - Urban Core Multi-family
- UEMF - Urban Edge Multi-family
- UCR-1 - Urban Core Residential Small Lot
- UCR-2 - Urban Core Residential Large Lot
- UER-1 - Urban Edge Residential Small Lot
- UER-2 - Urban Edge Residential Large Lot
- UCAC-1 - Urban Core Neighborhood Activity Center
- UCAC-2 - Urban Core Community Activity Center
- UCAC-3 - Urban Core Regional Activity Center
- UEAC-1 - Urban Edge Community Activity Center
- UEAC-2 - Urban Edge Regional Activity Center
- AC-1 - Neighborhood Activity Corridor
- AC-2 - Community Activity Corridor
- AC-3 - Regional Activity Corridor
- EC - Employment Campus
- IND - Industrial
- TU - Transportation & Utilities
- S/A - Sports/Amusement
- C/I - Civic/Institutional
- CBA - Central Business Area
- ZOO - Riverbanks Zoo & Garden
- U/C - Universities/Colleges
- FJ - Fort Jackson
- T/S - Transitional/Sensitive Lands
- Parcels
- City Limits

Feet
0 1,000 2,000

CITY OF Columbia

Planning & Development Services Department

Created by: cmgruber Date: 6/25/2026

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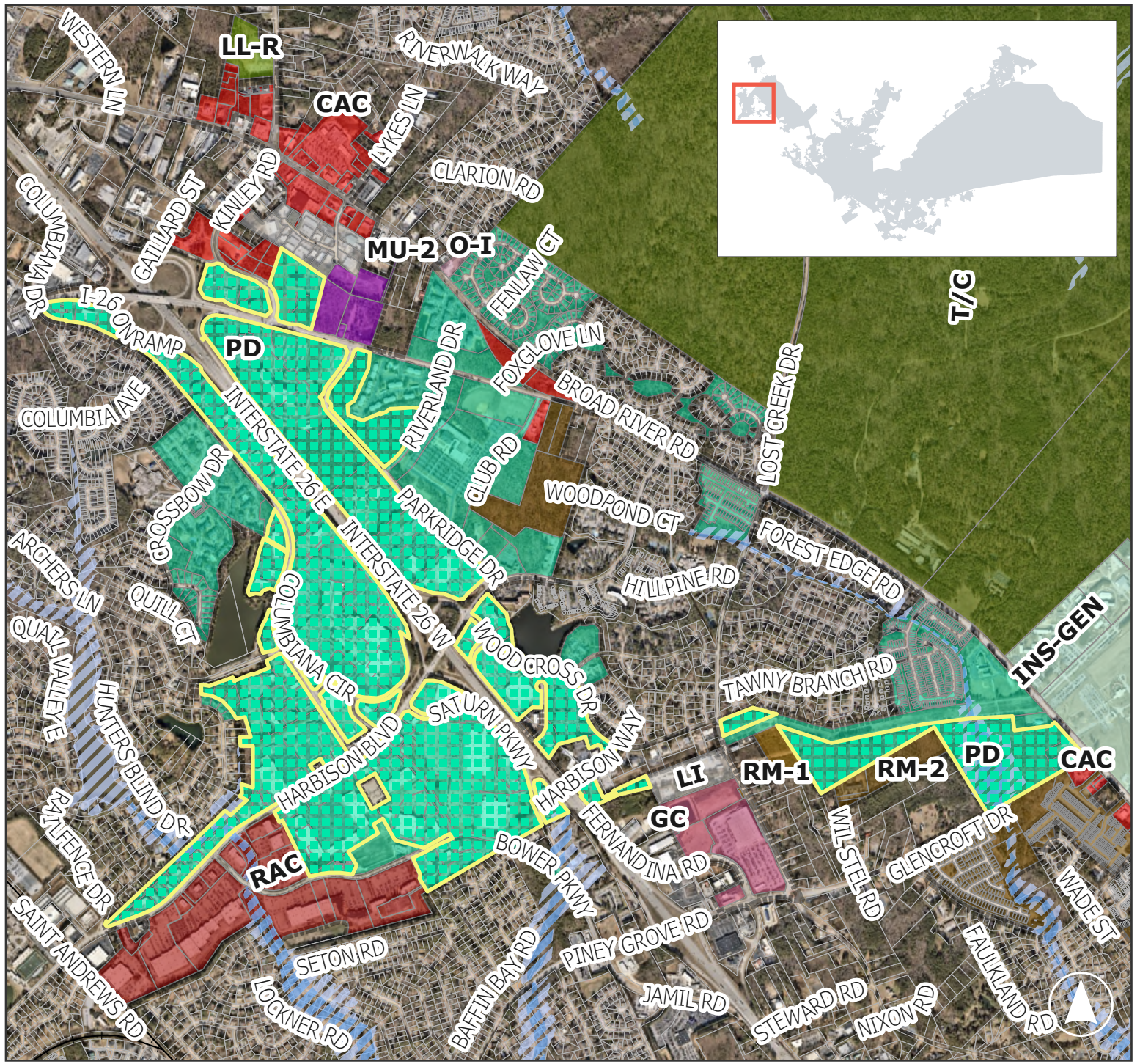
Zoning

Harbison Planned Development District – Commercial properties generally on Harbison Blvd., Columbiana Dr., Bower Pkwy., Saturn Pkwy., Fernandina Rd., Parkridge Dr., Lake Murray Blvd., Kinley Rd., and Woodcross Dr., Lexington County
Current Zoning: Planned Development District (PD)
Proposed Zoning: Planned Development District (PD) with text amendment to permit body piercing facilities and tattoo establishments within Commercial and Employment areas

Legend
- OV-FW: Floodway Overlay District
- OV-FP: Floodplain Overlay District

Zoning Districts
- RAC: Regional Activity Center/Corridor
- CAC: Community Activity Center/ Corridor
- O-I: Office and Institutional District
- GC: General Commercial District
- MU-2: Mixed-Use
- RM-2: Residential Mixed
- RM-1: Residential Mixed
- LI: Light Industrial District
- PD: Planned Development
- T/C: Transitional/Conservation District
- LL-R: Large Lot - Reserve District
- INS-GEN: Institutional - General District
- City Limits
- Railroads
- Parcels

Affected Property within Harbison PD



0 1,000 2,000 3,000 Feet

CITY OF Columbia

Planning & Development Services Department

Created by: cmgruber Date: 6/25/2026

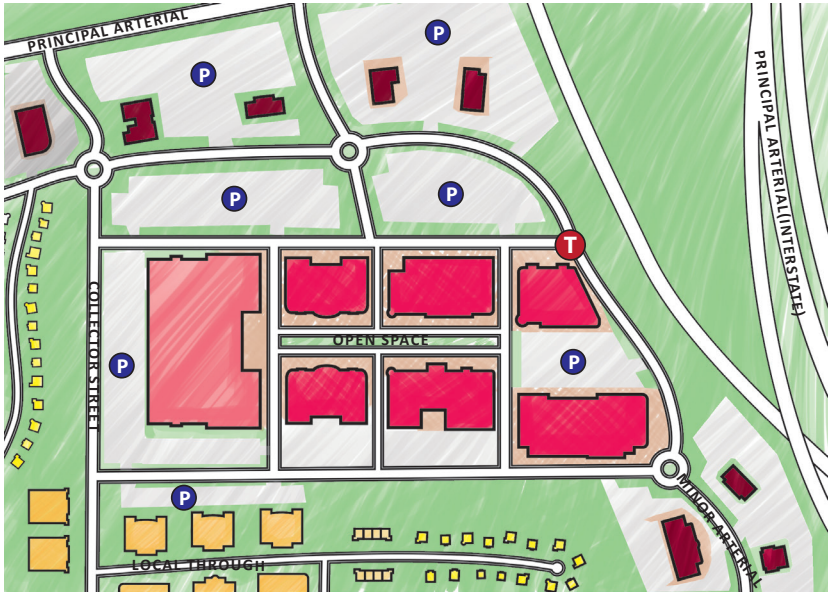
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Future Land Use Classification

Development Types

URBAN EDGE REGIONAL ACTIVITY CENTER (UEAC-2)

Urban Edge Regional Activity Centers are large to extra-large scale, mixed-use activity centers with region-serving commercial uses and a medium to high intensity residential component, typically with a significant open space element. They provide a daily retail and service destination for a portion of the City, typically within up to a 20-mile radius or drive distance. These activity centers are found in the outer areas of the City (frequently near highway interchanges) and are subdivided from large undeveloped tracts or as redevelopment of larger commercial sites. They are typically found at major intersections of major corridors and may occupy all quadrants of the intersection.



UEAC-2 BUILDING TYPES/LAND USES

PRIMARY TYPES
- Multi-family Mixed-use Small & Medium
- Business/Employment Small to Extra Large (incl. High-rise)

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

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

See matrix for appropriate park/open space types.

Development Types

UEAC-2 DEVELOPMENT PATTERN/CONTEXT

- Internal street networks may be laid out in a grid to create various block sizes and shapes, but typically do not continue the urban street grid. Ingress and egress to the primary road network may be managed by collector drives. Wide sidewalks on both sides of the street are common.
- Blocks vary in size based on tenant mix; subdivision beyond blocks may be non-existent.
- Buildings may be street-oriented or face a parking lot within a development. Buildings often have a larger footprint and are stand-alone single-use structures or are organized in a shopping center configuration.
- Buildings range from small to extra large scale footprint and are typically between one to six stories.
- Design of centers is auto-oriented, but should fully accommodate pedestrians and cyclists as well as automobiles, with sidewalks or other pedestrian connections established between developments.
- Transit facilities should be located near or within these activity centers.
- Depending on the density of uses within a Regional Activity Center, parking for businesses should be accommodated in inner block surface parking or in parking structures and on-street parking. Parking for residential uses should be accommodated in attached parking structures, inner block surface lots, on streets, and in individual rear-loaded garages.
- Regional Activity Centers typically contain multiple developments along an arterial or collector road, and surrounding areas may transition into Community or Regional Activity Corridors. Developments will range in size and intensity.



- Plazas, street trees and plantings, greens, neighborhood parks, and outdoor event venues can provide open spaces and outdoor recreation opportunities in Regional Activity Centers. Bike racks, benches, and other pedestrian and cycling amenities are found along sidewalks and in open spaces.
- Open spaces for buffering from adjacent development may be used; however transitions in building scale, use, and orientation, as well as street connectivity, are all preferred methods of connecting developments of different types rather than buffering them from one another.

Development Types

URBAN EDGE MIXED RESIDENTIAL (UEMR)

Urban Edge Mixed Residential neighborhoods are appropriate near the perimeter of the City or in the outer ring of neighborhoods. This development type primarily represents existing post-1940s subdivisions and the auto-oriented corridors associated with them. The pattern is also suitable for small to medium infill development within these areas. It is primarily characterized by individual subdivisions or neighborhoods with a specific street and block pattern adjacent to other subdivisions or neighborhoods with a different subdivision street and block pattern. Urban Edge Mixed Residential neighborhoods can accommodate a variety of housing types from detached single-family to multi-family complexes.



UEMR BUILDING TYPES/LAND USES

PRIMARY TYPES

- Single-family Detached

SECONDARY TYPES

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

TERTIARY TYPES

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

See matrix for appropriate park/open space types.

Development Types

UEMR DEVELOPMENT PATTERN/CONTEXT

- The street network is typically curvilinear with irregular block structure. It may have limited points of connections and frequent use of culs-de-sac.
- Streets vary in width from 30 foot rights-of-way to 60 foot rights-of-way. Sidewalks are not common in existing neighborhoods but should be provided in redevelopment or new development.
- Blocks vary by subdivision but may be similar to an urban block, or be less defined and more organically shaped by the landscape or former parent lot.
- The subdivision pattern is typically very consistent in terms of lot sizes. Lots themselves may vary from rectangular parcels to wedge-shaped parcels consistent with the more curvilinear street network and cul-de-sac lots.
- Buildings are typically located near the center of the lot, with somewhat equal front and back yards. Buildings often present a wider façade to the street and attached garages and driveways are common.
- Building scale and design of groups of housing types should be complimentary to adjacent housing types in scale. Housing types are typically developed in separate subdivisions (multi-family, single-family, townhouses). Mixing of housing types within a block is uncommon.
- Open space should be provided throughout Urban Edge Mixed Residential developments in an informal and passive manner as well as through neighborhood recreation facilities and clubhouses.



- Architectural details may vary within each subdivision depending on the mix of residential types and era of construction. Infill development should respect the existing horizontal and vertical scaling as well as location and orientation of buildings on the lots.

Current Zoning District

ZONING PUBLIC HEARING AND FIRST READING CONSIDERATION TO

REZONE FROM PUD-LS (LARGE SCALE PLANNED UNIT DEVELOPMENT) & PUD-C (COMMERCIAL PLANNED UNIT DEVELOPMENT) TO AMENDED PUD-LS & PUD-C AT HARBISON COMMUNITY

September 17, 2008 at 10:00 a.m.
City Council Chambers, 3rd Floor, City Hall, 1737 Main Street
Columbia, South Carolina

Subject Property:	Harbison Development (See attached for TMS reference numbers)
Council District:	1
Proposal:	Amend Planned Unit Development requirements concerning the following uses: drive-through facilities, body piercing and tattoo parlors, used merchandise, wireless communication facilities, and non-depository personal credit institutions; the property is zoned PUD-LS and PUD-C.
Applicant:	Harbison Group
PC Recommendation:	Approve.
Staff Recommendation:	Approve.

Detail:	The Harbison Planned Unit Development was developed in the 1990s and the uses that required a special exception at that time were applicable. Since the adoption of the PUD, a number of uses that require a special exception have been added to or altered within the zoning ordinance. When this occurs, unless the PUD is specifically amended to accommodate these changes, these uses that require a special exception now require a major amendment to the PUD each time they are requested. This amendment provides direction on which of the recent use classifications that require a special exception will need to pursue a major change to the PUD and which may be permitted as of right with standard reviews. Three uses will require review as a major change (which means recommendation from Planning Commission, approval by City Council): tattoo parlors, non-depository lending facilities, and wireless communication facilities. The uses of drive through facility and used merchandise will become permitted uses. Lastly, the amendment does not change the current permissibility of recreational and travel trailer sales; they remain permitted in the M-1 areas, but require a major change in the C-3 areas.
Case History:	07/07/08 Planning Commission recommends approval (9-0).

Pending Issues:	None.
Staff Contact:	Marc S. Mylott, AICP; Director of Planning and Development Services Krista Hampton, Planning/Development Center Administrator

Persons expressing support or concern about this amendment submitted the documents outlined below to staff. All documents are attached hereto and made a part of the record of the public hearing.

8/29/08 Letter from T. Smith, Concerned Harbison Resident, expressing concern about tattoo parlors, pawn shops, and check cashing establishments.

Harbison Community Association
106 Hillpine Road
Columbia, SC 29212-2408
803-781-2281
FAX 781-2522

May 6, 2008

Mr. Johnathan Chambers
City of Columbia
Zoning Division
P.O. Box 147
Columbia, SC 29217

Re: Harbison PUD-LS

Dear Mr. Chambers:

In updating our development guidelines in coordination with recent City of Columbia Zoning Ordinance changes, we have examined the six items brought to our attention. After careful consideration by our DDRC and our Board of Directors we are making the following modifications in keeping with the protection of property values and with the spirit of the Harbison land use and traffic planning principles.

The following three items are to be added to the lists requiring "Major Change" actions. These lists are located in Section IV of the Harbison Development Guidelines, Commercial/Employment (C-3 & M-1), and are further identified as numbered paragraphs 1) (being M-1) and 3) (being C-3). Harbison has reviewed the City's "Permitted Uses" and "Uses by Special Exception" and have determined that all uses the City permits will be allowed in Harbison **EXCEPT** those listed and thus **NOT** being permitted out-right.

1. Body piercing facilities and tattoo establishments
2. Non-depository personal credit institutions (pay day loan and/or title loan establishments)
3. Wireless communication facilities

The following item is to be retained as permitted out-right with the current extensive reviews by city staff, city planning commission, and the Harbison DDRC, which includes minimizing curb cuts where appropriate and site plan internal traffic management (including car stacking) review in the context of the comprehensive Harbison land use plan, and thus permitted out-right.

4. Drive-thru facilities

Additionally, the following Use is to be removed from numbered paragraph 3) (C-3). This use is currently allowed out-right in the "Employment" (M-1) areas and we feel that it should be also allowed out-right in the "Commercial/Town Center"(C-3) areas.

5. Used merchandise stores

Finally, the following Use be retained as it currently exists. That is, allowed out-right in the "Employment" (M-1) areas and not allowed out-right in the "Commercial/Town Center"(C-3) areas.

6. Recreational and utility trailer dealers.

We will incorporate these updating modifications into our guidelines pending your actions as required. Please notify us when your process is complete so we can apply these changes to our guidelines and our review procedures.

If you have any questions, concerns, or comments regarding the above, please call Mr. Ray Cloutier at 463-7575 or email at thgsc1845@yahoo.com.

Sincerely,
Harbison Community Association

Hank West, President

Cc: Sid Crumpton, Executive Director, HCA
John Watkins, Chairman, DDRC

HARBISON

DEVELOPMENT GUIDELINES

COMMERCIAL & EMPLOYMENT

(C-3 & M-1)

HARBISON DEVELOPMENT GUIDELINES

COMMERCIAL/EMPLOYMENT

Contents

	Page
I. Introduction	2
II. Objectives	3
III. Planning Concepts	4
IV. "Town Center"/Commercial and Employment Uses	5-9
V. Environmental and Design Controls	10
1) Tree Preservation	10-11
2) Landscaping	12
3) Fences and Walls	13
4) Grading and Drainage	14-15
5) Roads and Paving Requirements	16
6) Signage and Lighting Requirements	17
7) Architectural	18
8) Service and Storage Areas	19
APPENDIX "A" - Landscaping Guidelines	i-v
APPENDIX "B" - Submission Procedures	vi
APPENDIX "C" - Review Process	vii
APPENDIX "D" - Construction Controls	viii
APPENDIX "E" - Certificate of Compliance	ix

Rev. 07/1994

I. INTRODUCTION

Harbison is a community planned for the enjoyment of its residents over a lifetime. In order to secure the enduring values of preserved open space, well planned land use, carefully maintained property and community well being, a Declaration of Covenants, Restrictions, Easements, Charges and Liens has been filed in the Offices of the Register of Mesne Conveyances in Richland and Lexington Counties.

The Declaration runs with the title to all property within Harbison and inures to the benefit of each owner and resident, as well as, to the Harbison Community Association which discharges the Declaration on behalf of all owners. One of the primary responsibilities set forth in the Declaration is the establishment of a design review process by a five member Design and Development Review Committee (hereinafter DDRC).

The DDRC sets, administers and enforces Development Guidelines which stipulate the procedures, specifications and review process for all site planning, land development and building construction within Harbison. The Development Guidelines which follow will be updated periodically to adjust to particular sites and changing situations. The interpretation of the Guidelines by a professionally staffed DDRC will assure that the spirit and values of Harbison are always sustained.

Nothing in these Guidelines, however, will take precedence over any applicable local, state or federal government rules or regulations. The highest standard demanded, whether it be the Development Guidelines or government agency rules, shall control in each situation.

II. OBJECTIVES

The objectives of the DDRC are:

(a) To achieve harmony of each building and development area with neighboring buildings and development areas while encouraging individual expression and design creativity.

(b) To achieve harmony of buildings and site development with existing natural features such as topography and trees.

(c) To achieve adherence by all participants in the development of Harbison to superior planning and design standards consistent with the concept of the Harbison community as a better environment for living, working and recreation.

(d) To protect and enhance property values within the community by ensuring a well planned and well maintained development.

The operating intent of these Guidelines is to encourage and assist builder/developers to achieve the best use of their sites and the most successful possible buildings. The application of the Development Guidelines is not meant to restrict or confine individual expression. To the contrary, the very intent is to assure the compatibility of changing tastes and designs over the course of development. Present, as well as future residents, should be offered choices and styles of living. The Guidelines are the means to preserve essential harmonies and assure Harbison residents and neighbors of the integrity of development over time.

III. PLANNING CONCEPTS

The Design Guidelines are meant to work within a larger planning framework for Harbison.

Residential, commercial, employment and institutional land uses are linked by a network of roads and pathways allowing people and vehicles to easily move along distinct paths. The land use plan concentrates population around Harbison's major shopping and activity core - develops its lowest densities at the periphery of the site - locates employment and commercial use along the I-26 corridor to act as a buffer from the interstate, and links the community with a hierarchial road system and pedestrian path network.

A well organized system of arterial roads, collector streets, loop streets and cul-de-sacs segregates through traffic from traffic moving into neighborhood destinations, thus providing access for cars and service vehicles to all sites. A complimentary system of bicycle paths and walkways are set within forested greenways that link residential areas to the major activity centers in the community. This system protects pedestrians from vehicular traffic by a series of grade separated underpasses at major road intersections.

The open space plan affords important site planning options. The generous amount of open space allows more flexible lot development through the availability of safe, accessible play and recreation space.

Any change that materially decreases the amount of land devoted to parks and greenways or materially affects the nature of the parks and greenways system in the PUD is a major change.

IV. "TOWN CENTER" AND "EMPLOYMENT" USES

The terms "Town Center"/Commercial and "Employment" only have application to the Harbison General Land Use Plan (see map). The areas of the Plan that are colored red are the "Town Center"/Commercial areas and the areas that are colored grey are the "Employment" areas.

A general cross reference with the local zoning district classification is as follows:

Map Color	Harbison's Designation	Local Zoning District Reference
Red	"Town Center"/Commerical	C-3
Grey	"Employment"	M-1

General Statement of Intent:

Each lot designated "Town Center"/Commercial or "Employment" (unless further restricted in a recorded deed) may be used for:

a) Office.

b) Retail, commercial (general).

c) Warehousing, storage and distribution facilities.

d) Light manufacturing and component assembly.

e) Research and development.

as appropriate to the particular location.

Permitted Uses:

1) In areas designated "Employment", uses shall be permitted as for Light Industrial (M-1) except that use of any lot for the following purposes shall be considered a major change:

air, transportation
beer, wine & distilled alcoholic beverages, wholesale
botanical & zoological gardens
carpet & upholstery cleaning
chemicals & allied products, wholesale
correctional institution
dry cleaning plant
farm products - raw materials, wholesale
freight forwarding
fuel & ice dealers, including fuel oil & bottled gas

funeral service & crematory
furniture & fixtures, manufacture of
gas production & distribution
launderer, industrial
laundry, power
lumber & other wood products, manufacture of
motor vehicle, passenger transportation, service facilities for
parking lot
parking structure
racing, including track operation
radio & television broadcasting
railway express service
recycling center 3091-15
sewer system
terminal & joint terminal maintenance facilities for motor freight transportation
theater, drive-in
trailer & recreational vehicle rental, utility
truck rental & leasing, with or without driver
trucking, local & long distance
trucking with storage, local
water supply
welding shop

2) In addition to the above paragraph IV (1), the use of land in the Northwest (opposite Beacon Hill and Settlers Station) (M-1) area and the Fairforest Drive/Woodcross Drive (M-1) area for the following additional purposes shall also be considered a major change:

advertising agency, outdoor
amusement park
amusement & recreation services
apparel & other finished products made from fabrics & similar material, manufacture of
automotive repair shop
automotive services except car wash
bakery products, manufacture of
boat dealer
disinfecting & extermination service
electric substation
fire protection
gasoline service station
liquor store
lumber & other building materials, retail
machine operator
motion picture production
motor vehicles & automotive parts & supplies, wholesale
motor vehicles, new and/or used
paper & paper products, wholesale
petroleum & petroleum products, except bulk stations & terminals

printing, publishing & other allied industries
recreational & utility trailer dealers
refrigeration & air conditioning service & repair shops
transportation not elsewhere classified, services incidental to
warehouse, mini-public
warehouse, public

Also, land in the Fairforest Drive/Woodcross Drive (M-1) area shall not be used for retail purposes. Furthermore, there shall not be any curb cuts on Woodcross Drive and the subject property should incorporate substantial visual screening. Deviation from these guidelines shall be considered a major change.

3) In areas designated "Town Center"/Commercial, uses shall be permitted as for General Commercial (C-3) except that use of any lot for the following purposes shall be considered a major change:

apparel goods & notions, wholesale
bakery products, manufacture of
boat dealer
botanical & zoological gardens
contractor's office, building
contractor's office, general
correctional institution
disinfecting & exterminating service
dormitory
drinking places
drive-in theater
electric substation
fuel & ice dealers, except fuel oil & bottled gas
fuel oil dealers
funeral service & crematory
gas dealer, bottled
golf course, public
goods, wholesale, miscellaneous, non-durable
groceries, wholesale
landscape & garden service
laundry, power
lawn and garden service
massage parlor & spa
merchandising machine operators, automatic
mini warehouse (6-30-1,2)
motion picture production
motor vehicle & auto parts, wholesale
motor vehicle dealers, new and/or used
motor vehicle passenger transportation, facility for
paper products, wholesale
parking lot

parking structure
printing, publishing & allied industries
racing, including track operation
recreational & utility trailer dealer
refrigeration & air conditioning repairs & service
religious organization
schools, elementary & secondary
school, vocational
sewer systems
sorority & fraternity houses
sport club & promoter, professional
testing laboratory, commercial
truck rental & leasing, without driver
trucking without storage, local
used merchandise
utility trailer & recreational vehicle rental
veterinary service, with outdoor kennels
water supply

4) In addition to the above paragraph IV (3), the use of land at the Harbison (east) Lake (C-3) site(s) and the West Lake (C-3) site(s) for the following additional purposes shall also be considered a major change:

amusement device, coin operated
amusement & recreations, miscellaneous not elsewhere classified
amusement park
automotive repair shop
automotive services, miscellaneous, not elsewhere classified
bowling alley & billiard room
car rental & leasing, passenger without driver
car wash
commercial storage, private
liquor store

Should the use of these parcels not logically relate to the lake, special buffers and treatment will be applied to protect the aesthetic and recreational qualities of the lake (e.g., if gas pumps would be part of a convenience store, they shall be well away from and fully screened from the lake, in addition to appropriate buffers and treatment for the store itself).

Exceptions:

1) Any use which generates significant emissions of dust, fumes, gas, smoke, odor, noise, vibration or other disturbance, is and shall be expressly prohibited.

2) Any use which is incompatible with close proximity to schools, churches or residential areas, such as bars, gambling parlors, sexually oriented businesses, funeral homes, crematories and cemetaries is expressly prohibited.

3) No residential use shall be allowed on a commercial or employment lot except upon prior written approval of the DDRC.

ORDINANCE NO.: 2026-073

Amending the Official Zoning Map to modify the zoning for Harbison Planned Development District – Commercial properties generally on Harbison Boulevard, Columbiana Drive, Bower Parkway, Saturn Parkway, Fernandina Road, Parkridge Drive, Lake Murray Boulevard, Kinley Road, and Woodcross Drive, Richland County

WHEREAS, an application has been made to amend the Official Zoning Map of the City of Columbia, S.C. to modify the zoning for Harbison Planned Development District – Commercial properties generally on Harbison Boulevard, Columbiana Drive, Bower Parkway, Saturn Parkway, Fernandina Road, Parkridge Drive, Lake Murray Boulevard, Kinley Road, and Woodcross Drive, Richland County; and,

WHEREAS, City Council adopted *Columbia Compass: Envision 2036* as the City of Columbia Comprehensive Plan by Ordinance No.: 2020-028 along with all the maps and policies contained therein, and amended from time to time, in accordance with the South Carolina Comprehensive Planning Act of 1994 (§6-29 of the SC Code); and,

WHEREAS, the City of Columbia has adopted the Unified Development Ordinance (UDO) by Ordinance No.: 2019-013 and Official Zoning Map of the City of Columbia, S.C. by Ordinance No.: 2021-001, both amended from time to time, in accordance with the authority in Title VI of the SC Code; and

WHEREAS, the City of Columbia Planning Commission has reviewed the application and made a recommendation to City Council regarding the application in accordance with §17-2.5(c)(3)(f) of the UDO; and

WHEREAS, the Columbia City Council has held a public hearing in accordance with §17-2.4(f) of the UDO and §6-29-760 of the SC Code; and

WHEREAS, the Columbia City Council has determined that the proposed rezoning meets one or more of the criteria set forth by §17-2.5(c)(4), Zoning Map Amendment Decision Standards, of the UDO; NOW THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia this ___ day of _____, 2026, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.
2. The property identified as Harbison Planned Development District – Commercial properties generally on Harbison Boulevard, Columbiana Drive, Bower Parkway, Saturn Parkway, Fernandina Road, Parkridge Drive, Lake Murray Boulevard, Kinley Road, and Woodcross Drive, Richland County, Richland County as shown in Attachment A, is hereby rezoned from Planned Development District (PD) to Planned Development District (PD). The Official Zoning Map of the City of Columbia, S.C. is hereby amended to conform to this change.

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Requested by:

Jeff Palen, Assistant City Manager

Approved by:

City Manager

Approved as to form:

Deputy City Attorney

Introduced:
Final Reading:

Mayor

ATTEST:

City Clerk

LEGAL DEPARTMENT DRAFT

Attachment A

LEGAL DEPARTMENT DRAFT

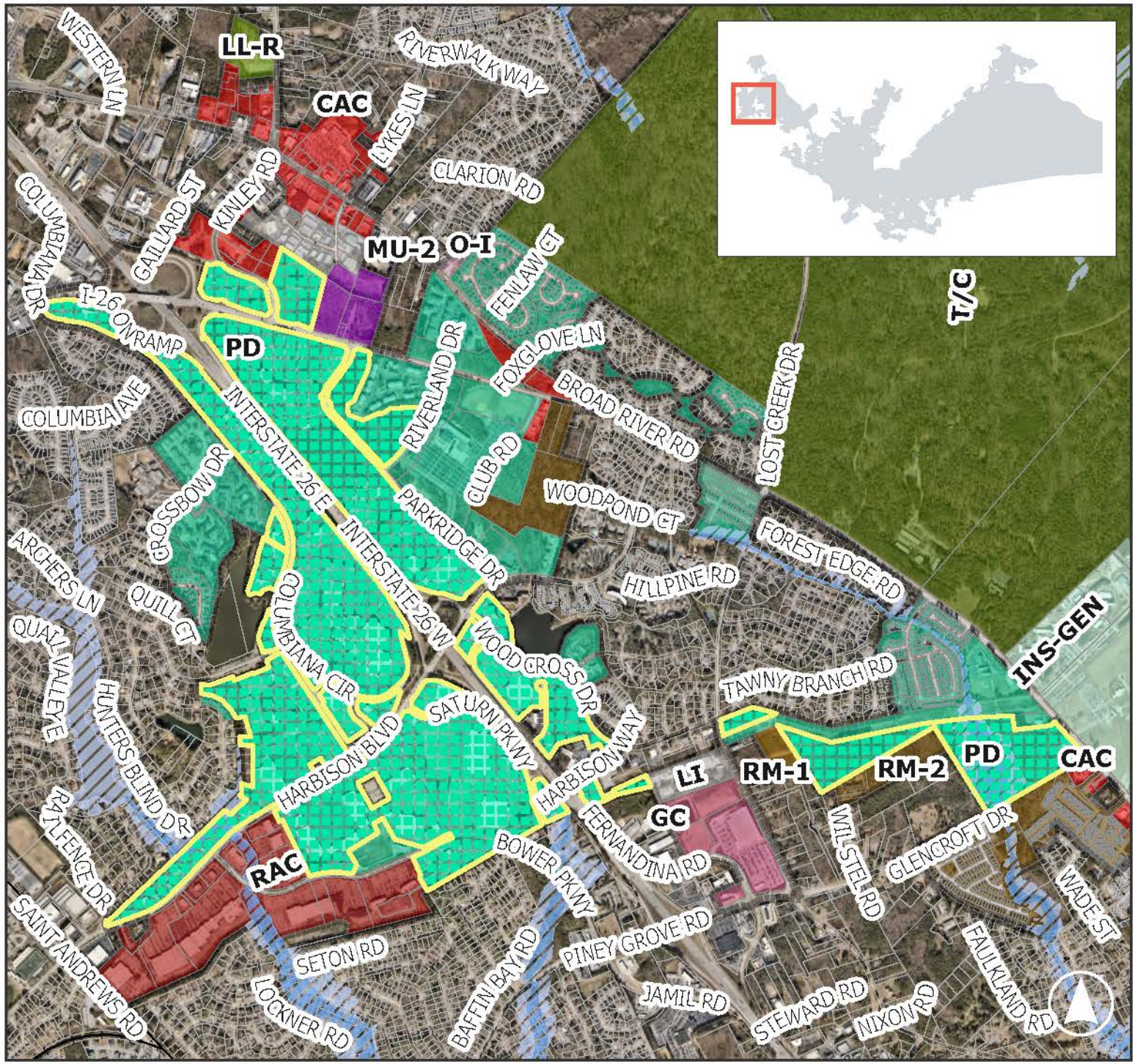
Zoning

Harbison Planned Development District – Commercial properties generally on Harbison Blvd., Columbiana Dr., Bower Pkwy., Saturn Pkwy., Fernandina Rd., Parkridge Dr., Lake Murray Blvd., Kinley Rd., and Woodcross Dr., Lexington County
Current Zoning: Planned Development District (PD)
Proposed Zoning: Planned Development District (PD) with text amendment to permit body piercing facilities and tattoo establishments within Commercial and Employment areas

Legend
- OV-FW: Floodway Overlay District
- OV-FP: Floodplain Overlay District

Zoning Districts
- RAC: Regional Activity Center/Corridor
- CAC: Community Activity Center/ Corridor
- O-I: Office and Institutional District
- GC: General Commercial District
- MU-2: Mixed-Use
- RM-2: Residential Mixed
- RM-1: Residential Mixed
- LI: Light Industrial District
- PD: Planned Development
- T/C: Transitional/Conservation District
- LL-R: Large Lot - Reserve District
- INS-GEN: Institutional - General District
- City Limits
- Railroads
- Parcels

Affected Property within Harbison PD



0 1,000 2,000 3,000 Feet

CITY OF Columbia

Planning & Development Services Department

Created by: cmgruber Date: 6/25/2026

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 at the sole risk of the user. Data source: City of Columbia

Meeting Date:	**August 18, 2026**
Department:	**Planning and Development Services**
From:	**Justin Steinmann, Director**

Ordinance No.: 2026-077 - An ordinance to establish a temporary moratorium on residential intensification of two-, three-, and four-family dwellings, on the expansion of vehicular use area, and on the conversion or demolition-replacement of single-family detached dwellings within the neighborhood areas depicted in Exhibit A, pending consideration of amendments to the Unified Development Ordinance; to provide for findings, exemptions, a sunset date, and severability; and for other purposes

Background Summary: Transmitted with this memorandum is Ordinance No. 2026-077, a temporary moratorium on residential intensification within 2,191 identified parcels in and around the University of South Carolina campus. The ordinance has been approved as to form by the Deputy City Attorney. Staff requests first reading on August 18, 2026 and second reading on September 1, 2026.

Over the past year, the Department has documented a consistent pattern in the older neighborhoods nearest the university: bedrooms added within existing two-, three-, and four-family dwellings, frequently by interior reconfiguration rather than by expansion; side and rear yards paved for the parking of vehicles; and single-family detached houses converted to, or demolished and replaced with, multi-unit dwellings. These lots were platted substantially before the widespread use of the automobile and are generally smaller than the minimum dimensions of their present zoning, so added occupancy cannot be absorbed on the site and appears instead as paved yards and gardens or as vehicles displaced onto the public street. The Unified Development Ordinance does not presently reach this activity. Certificate of Design Approval review addresses exterior change only and applies solely within designated historic districts; no standard limits the paving of side or rear yards; and within the historic preservation overlay minimum off-street parking is reduced by half, which presupposes that residential intensity will hold steady.

What the ordinance does. For its duration, the City will not issue any permit or approval authorizing, and no person may commence or carry out, three activities within the Moratorium Area: increasing the number of bedrooms within a dwelling

unit of an existing two-, three-, or four-family dwelling; constructing or expanding vehicular use area serving such a dwelling beyond what lawfully exists; and converting a single-family detached dwelling to a two-, three-, or four-family dwelling, or demolishing one in connection with that construction. The ordinance exempts casualty repair, work required for code compliance or to abate an unsafe condition, ordinary maintenance, interior work that adds no bedrooms, work authorized by a permit already issued, and vested rights. A complete application accepted before the effective date is processed under the regulations in effect when it was accepted. The Moratorium Area is defined by an enumerated list of 2,191 Richland County tax map numbers at Exhibit A-2; the map at Exhibit A-1 is illustrative, and where the two differ, the list controls.

Duration and the permanent amendment. The moratorium takes effect upon adoption at second reading and expires automatically, without further Council action, on the earlier of the effective date of the permanent amendment or 180 days. The Department is preparing a companion text and map amendment establishing an OV-RI: Residential Intensification Overlay District, which will proceed with published notice and a public hearing under S.C. Code Ann. § 6-29-760. Section 9 of the ordinance directs the Department to report the status of that amendment to Council not less than once every sixty days. Any extension requires a separate ordinance adopted before expiration, on a finding of diligence, and may not exceed ninety days.

Schedule. The 180-day period runs from adoption at second reading on September 1, 2026 and expires on February 28, 2027. The adoption schedule is attached.

Recommendation. Staff recommends approval of Ordinance No. 2026-077.

Attachments:

1. Ord_2026-077_Adoption_Schedule
2. 2026-077 -OVHP_Moratorium_Ordinance_v11_clean

CITY OF COLUMBIA
Planning & Development Services Department

Ordinance No. 2026-077 — Temporary Moratorium on Residential Intensification

Adoption Schedule

Date	Milestone	Responsible
August 18, 2026	Moratorium — first reading	City Council
September 1, 2026	Moratorium — second reading and adoption; effective date	City Council
October 19, 2026	Permanent amendment filed for HP/DRC	Planning & Development Services
October 31, 2026	60-day status report to Council	Planning & Development Services
November 9, 2026	Permanent amendment filed for Planning Commission	Planning & Development Services
November 19, 2026	HP/DRC — review and recommendation	HP/DRC
December 10, 2026	Planning Commission — review and recommendation	Planning Commission
December 18, 2026	Legal advertisement published — permanent amendment	City Clerk
December 30, 2026	60-day status report to Council	Planning & Development Services
January 19, 2027	Permanent amendment — first reading and public hearing	City Council
February 2, 2027	Permanent amendment — second reading and adoption; moratorium sunsets	City Council
February 28, 2027	Expiration — 180 days after the effective date	—

Board and Council dates are drawn from the 2026 Master Calendar. Prepared by the Planning & Development Services Department, August 14, 2026.

ORDINANCE NO. 2026-077

AN ORDINANCE TO ESTABLISH A TEMPORARY MORATORIUM ON RESIDENTIAL INTENSIFICATION OF TWO-, THREE-, AND FOUR-FAMILY DWELLINGS, ON THE EXPANSION OF VEHICULAR USE AREA, AND ON THE CONVERSION OR DEMOLITION-REPLACEMENT OF SINGLE-FAMILY DETACHED DWELLINGS WITHIN THE NEIGHBORHOOD AREAS DEPICTED IN EXHIBIT A, PENDING CONSIDERATION OF AMENDMENTS TO THE UNIFIED DEVELOPMENT ORDINANCE; TO PROVIDE FOR FINDINGS, EXEMPTIONS, A SUNSET DATE, AND SEVERABILITY; AND FOR OTHER PURPOSES

WHEREAS, the City of Columbia (the "City") is authorized to enact and amend zoning regulations under the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, S.C. Code Ann. § 6-29-310 et seq., including the purposes stated in § 6-29-710 and the zoning power conferred by § 6-29-720; and,

WHEREAS, the OV-HP: Historic Preservation Overlay District (the "OV-HP District") is established under Sec. 17-3.7(i) of the City's Unified Development Ordinance (the "UDO") for the purposes, stated in Sec. 17-3.7(i)(1), of preventing the destruction of historic structures and ensuring that new uses, building design, and site features are compatible with the character of the City's historic districts and sites; and,

WHEREAS, the OV-HP District encompasses all of the City's historic sub-districts and every site or structure designated as a Type 1, Type 2, or Type 3 landmark; and,

WHEREAS, the six neighborhood areas depicted in Exhibit A to this Ordinance — Wales Garden, Granby, Hollywood-Rose Hill, Wheeler Hill, University Hills, and Martin Luther King (collectively, the "Moratorium Area") — lie in and around the University of South Carolina campus, share a common pattern of early- and mid-twentieth-century single-family and small multi-family building stock on comparatively small lots, and are subject to the same demand for student-oriented residential occupancy; and,

WHEREAS, the parcels comprising the Moratorium Area were selected from six areas of the City that carry differing regulatory status, as shown on the map at Exhibit A-1: Granby and Wales Garden are architectural conservation districts within the OV-HP: Historic Preservation Overlay District; Hollywood/Rose Hill is a community character district within the OV-CCP: Community Character Protection Overlay District; and University Hills, Martin Luther King, Jr., and Wheeler Hill are recognized neighborhood boundaries that are not themselves zoning overlay districts; and,

WHEREAS, notwithstanding those differences in regulatory status, the parcels comprising the Moratorium Area share the physical and locational characteristics that give rise to the conditions this Ordinance addresses: platting that substantially predates the widespread use of the automobile, lot dimensions below the minimums of their present base zoning districts, base zoning permitting two-, three-, and four-family dwellings, proximity to the University of South Carolina, and documented permit, design review, and code enforcement activity involving the addition of bedrooms, the paving of yards, and the conversion of single-family detached dwellings; and,

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WHEREAS, the City Council finds, based on permit activity, design review proceedings, and code enforcement experience within the Moratorium Area, that dwellings are being intensified through the addition of bedrooms, that yards are being paved for the parking of motor vehicles, and that single-family detached dwellings are being converted to, or demolished and replaced with, two-, three-, and four-family dwellings; and,

WHEREAS, the Planning and Development Services Department is preparing, for the City's consideration, a text amendment to the UDO (the "Pending Amendment") that would, among other things, limit increases in the number of bedrooms within two-, three-, and four-family dwellings, establish a maximum vehicular use area for lots, and regulate the conversion of single-family detached dwellings to two-, three-, and four-family dwellings; and,

WHEREAS, during the period required to complete review and adoption of the Pending Amendment, the issuance of permits and approvals for, and the commencement of, the activities the Pending Amendment is intended to regulate could result in the irreversible alteration of contributing historic structures, the paving of historic yards and gardens, and the intensification of residential occupancy in a manner inconsistent with the character of the Moratorium Area and that would frustrate the purpose of the Pending Amendment; and,

WHEREAS, the City Council finds that a temporary, narrowly tailored moratorium is necessary to protect the public health, safety, and welfare and to preserve the historic resources and character of the Moratorium Area pending the City's deliberation on the Pending Amendment.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, in Council assembled, this _____ day of _____, 2026 as follows:

Section 1. Findings.

The findings and recitals set forth above are adopted by the City Council and incorporated into this Ordinance as though fully restated.

Section 2. Definitions.

For purposes of this Ordinance, terms have the meanings given in the UDO, including Sec. 17-9.3 and Sec. 17-9.4. In addition:

(a) "Moratorium Area" means the parcels of real property listed by tax map number in Exhibit A-2, attached to and incorporated into this Ordinance. The map at Exhibit A-1 is included for illustration only; where the map and the list at Exhibit A-2 differ, the list controls.

(b) "OV-HP District" means the OV-HP: Historic Preservation Overlay District established under Sec. 17-3.7(i) of the UDO, including every historic sub-district and every site or structure designated as a Type 1, Type 2, or Type 3 landmark.

(c) "Restricted Activity" means any activity described in Section 3 of this Ordinance.

(d) "Vehicular use area" means any area of a lot devoted or designed to be devoted to the movement, parking, or storage of motor vehicles, including driveways, parking spaces, parking

LEGAL DEPARTMENT DRAFT

pads, vehicular access aisles, and turnarounds, regardless of surfacing material, but excluding any area within a fully enclosed building and any area beneath a carport.

Section 3. Moratorium Established.

For the duration of this Ordinance, the City shall not issue any building permit, zoning permit, certificate of zoning compliance, certificate of design approval, or other development approval that would authorize, and no person shall commence or carry out, any of the following within the Moratorium Area:

(a) any increase in the number of bedrooms within a dwelling unit of an existing two-, three-, or four-family dwelling, whether by enlargement or expansion of the structure, interior alteration or reconfiguration, or conversion of attic, basement, garage, porch, or other space;

(b) the construction, establishment, enlargement, or expansion of any vehicular use area for a two-, three- or four-family dwelling beyond the vehicular use area lawfully existing on the effective date of this Ordinance; or

(c) the conversion of a single-family detached dwelling to a two-, three-, or four-family dwelling, or the demolition or removal of a single-family detached dwelling followed by, or in connection with, the construction of a two-, three-, or four-family dwelling on the lot. An application for demolition or removal of a single-family detached dwelling shall be treated as within this subsection unless the owner files, with the Zoning Administrator, a notarized declaration that no two-, three-, or four-family dwelling will be constructed on the lot while this Ordinance remains in effect.

Section 4. Applicability.

This Ordinance applies to each parcel listed in Exhibit A-2, including any such parcel that also lies within a historic sub-district of the OV-HP District or is designated as a Type 1, Type 2, or Type 3 landmark. This Ordinance does not apply to any parcel that is not listed in Exhibit A-2.

Where a parcel listed in Exhibit A-2 is subdivided, is combined with another parcel, or is assigned a new tax map number after the effective date of this Ordinance, the Ordinance continues to apply to all land that was within the listed parcel on the Ordinance Effective Date.

The Zoning Administrator shall determine whether a particular parcel is listed in Exhibit A-2.

Section 5. Exemptions.

This Ordinance does not apply to:

(a) repair or reconstruction of a structure damaged or destroyed by fire, storm, or other casualty, restoring it to the configuration lawfully existing before the casualty, provided the number of bedrooms and the vehicular use area are not increased;

(b) work required to comply with the building, fire, or property maintenance codes, or to abate an unsafe or dangerous condition, as determined by the building official;

LEGAL DEPARTMENT DRAFT

(c) ordinary maintenance and repair that does not increase the number of bedrooms or the vehicular use area;

(d) interior work that does not increase the number of bedrooms within a dwelling unit;

(e) completion of work authorized by a valid permit issued before the effective date of this Ordinance; and

(f) any application or development for which a vested right has been established under the Vested Rights Act, S.C. Code Ann. §§ 6-29-1510 et seq., or under a development agreement.

Section 6. Vested Rights; Pending Applications.

Nothing in this Ordinance affects a right that has vested under the Vested Rights Act, S.C. Code Ann. §§ 6-29-1510 et seq., or under a permit validly issued before the effective date of this Ordinance. Notwithstanding Section 3, a complete application for a Restricted Activity accepted by the City before the effective date of this Ordinance shall be processed under the regulations in effect when it was accepted.

Section 7. Duration; Sunset.

This Ordinance takes effect as provided in Section 12 and expires automatically, without further action by the City Council, on the earlier of: (a) the effective date of the Pending Amendment; or (b) one hundred eighty (180) days after the effective date of this Ordinance. Upon expiration, the provisions of the UDO then in effect govern.

Section 8. Extension.

This Ordinance may be extended only by ordinance adopted before this Ordinance expires, upon a finding by the City Council that the City is proceeding diligently with the Pending Amendment and that additional time is reasonably necessary to complete it. No single extension shall exceed ninety (90) days, and no extension shall be open-ended.

Section 9. Direction to Staff.

The Planning and Development Services Department is directed to proceed diligently with preparation and processing of the Pending Amendment, to present the Pending Amendment to the Historic Preservation Design Review Commission (HP/DRC) and the Planning Commission for review and recommendation as expeditiously as practicable, and to report the status of the Pending Amendment to the City Council not less than once every sixty (60) days while this Ordinance remains in effect.

Section 10. Relationship to Other Law.

This Ordinance does not authorize any activity otherwise prohibited by law and does not relieve any person of the obligation to comply with the UDO, including the historic preservation and design review requirements of Sec. 17-2.5(g), Certificate of Design Approval — Historic Districts and Landmarks, or with any other applicable law. Where this Ordinance and another provision both apply, the more restrictive controls.

LEGAL DEPARTMENT DRAFT

Section 11. Severability.

If any section, subsection, sentence, clause, or phrase of this Ordinance is held invalid or unconstitutional by a court of competent jurisdiction, that holding does not affect the validity of the remaining portions of this Ordinance. The City Council declares that it would have adopted this Ordinance, and each part of it, regardless of the invalidity of any other part.

Section 12. Effective Date.

(a) This Ordinance shall be adopted following two readings before City Council held not less than one week apart, as required by S.C. Code Ann. § 6-1-110.

(b) This Ordinance takes effect upon adoption at second reading, and that date is the effective date of this Ordinance for all purposes. The duration and sunset provisions of Section 7 run from that date.

Requested by:

Mayor and City Council

Approved by:

_____
Mayor

_____
City Manager

Approved as to form:



Deputy City Attorney

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

LEGAL DEPARTMENT DRAFT

EXHIBIT A

MORATORIUM AREA

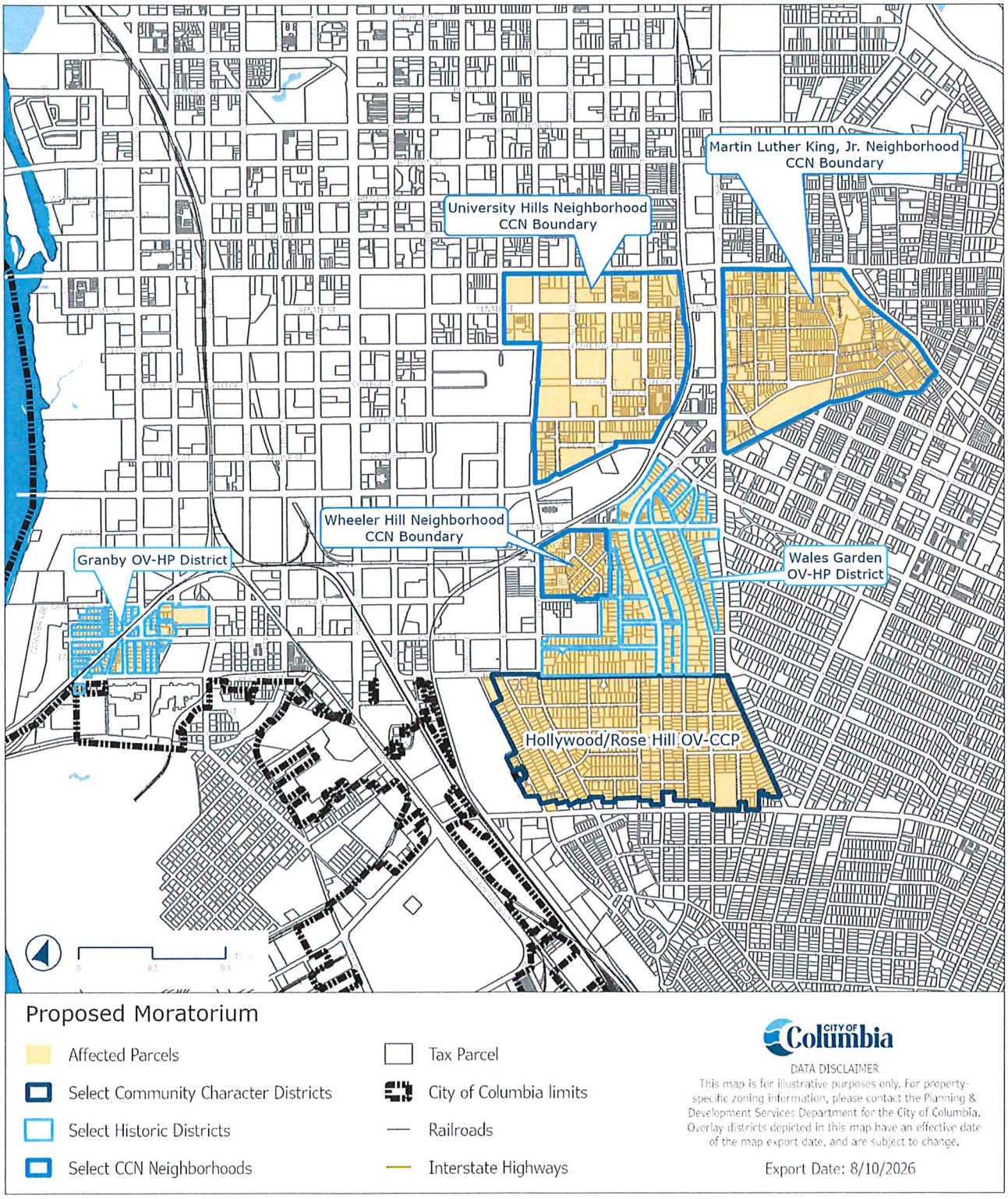
The Moratorium Area consists of the parcels listed by tax map number in Exhibit A-2. Exhibit A-1 is a map depicting those parcels. Exhibit A-1 is illustrative; Exhibit A-2 is the operative description of the Moratorium Area, and where the two differ, Exhibit A-2 controls.

LEGAL DEPARTMENT DRAFT

EXHIBIT A-1

MAP OF THE MORATORIUM AREA

Map of the Moratorium Area, City of Columbia Planning & Development Services, export date August 10, 2026. Affected parcels are shown in orange. Illustrative only; Exhibit A-2 controls.



LEGAL DEPARTMENT DRAFT

EXHIBIT A-2

PARCELS COMPRISING THE MORATORIUM AREA

The Moratorium Area consists of the 2,191 parcels of real property identified by the Richland County tax map numbers listed below. Numbers are listed in ascending order, reading left to right across each row.

Total parcels listed: 2,191.

08812-01-01	08812-01-02	08812-01-03	08812-01-04	08812-01-05	08812-01-06
08812-01-07	08812-01-08	08812-01-09	08812-01-10	08812-01-11	08812-01-12
08812-01-13	08812-01-15	08812-01-16	08812-01-17	08812-02-01	08812-02-02
08812-02-03	08812-02-04	08812-02-05	08812-02-06	08812-02-07	08812-02-08
08812-02-09	08812-02-11	08812-02-12	08812-02-13	08812-02-14	08812-02-15
08812-03-01	08812-03-02	08812-03-03	08812-03-04	08812-03-05	08812-03-06
08812-03-07	08812-03-08	08812-04-01	08816-10-11	08816-10-12	08816-11-01
08816-11-02	08816-11-03	08816-11-04	08816-11-05	08816-11-06	08816-11-07
08816-11-08	08816-11-09	08816-11-10	08816-12-01	08816-12-02	08816-12-03
08816-12-04	08816-12-05	08816-12-06	08816-12-07	08816-12-08	08816-12-09
08816-12-10	08816-12-11	08816-12-12	08816-12-13	08816-12-14	08816-13-01
08816-13-02	08816-13-03	08816-13-04	08816-13-05	08816-13-06	08816-13-07
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LEGAL DEPARTMENT DRAFT

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LEGAL DEPARTMENT DRAFT

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LEGAL DEPARTMENT DRAFT

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LEGAL DEPARTMENT DRAFT

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LEGAL DEPARTMENT DRAFT

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LEGAL DEPARTMENT DRAFT

Meeting Date:	**August 18, 2026**
Department:	**Legal**
From:	**Jeff Palen, Assistant City Manager / CFO**

Ordinance No.: 2026-078 - Removing certain County-owned real property located at 120 Clemson Road, Richland County TMS # R25608-01-38, from the corporate limits of the City of Columbia, South Carolina, pursuant to S.C. Code Ann. § 5-3-285, and directing conforming revisions to the Official Zoning Map and Columbia Compass: Envision 2036

Background Summary: Richland County owns a 1.22-acre parcel at 120 Clemson Road, located within the City limits. On July 21, 2026, Richland County Council adopted a resolution asking the City to remove the parcel from its municipal boundaries under S.C. Code Ann. § 5-3-285, which permits a municipality to remove territory owned entirely by a county upon receipt of such a resolution. Both statutory conditions are satisfied. Ordinance No. 2026-078, attached and approved as to form by the Office of the City Attorney, would effect the removal.

Section 5-3-285 is permissive: Council may grant the request, decline it, or take no action. No petition, referendum, or public hearing is required, and the general reduction procedure of § 5-3-280 does not apply. Adoption requires two readings on two separate days with at least six days between readings. Because this procedure is available only while the property remains publicly owned, the City's authority under this section ends if title passes to a private party before final reading.

If adopted, the parcel becomes part of unincorporated Richland County. City land use regulations, permitting, and inspections would no longer apply, and law enforcement, fire protection, and infrastructure responsibilities would shift to the County. Recorded City easements, including the ten-foot water line easement crossing the site, are expressly reserved by Section 4 and survive removal.

Attachments:

1. 2026-078 - 120_Clemson_Road_Deannexation_DRAFT v4

ORDINANCE NO.: 2026-078

Removing certain County-owned real property located at 120 Clemson Road, Richland County TMS # R25608-01-38, from the corporate limits of the City of Columbia, South Carolina, pursuant to S.C. Code Ann. § 5-3-285, and directing conforming revisions to the Official Zoning Map and Columbia Compass: Envision 2036

WHEREAS, Richland County, a political subdivision of the State of South Carolina, is the sole owner in fee simple of that certain 1.22-acre parcel of land situate at 120 Clemson Road, Columbia, South Carolina 29229, identified as Richland County TMS#25608-01-38 (also shown of record as TMS#R256080138) and more particularly described in Exhibit "A" attached hereto (the "Property"), which Property lies wholly within the corporate limits of the City of Columbia; and

WHEREAS, title to the Property was conveyed to Richland County by deed of Michael E. Hutchins dated and recorded August 7, 2017 in the Office of the Register of Deeds for Richland County in Book 2234 at Page 976 (Instrument No. 2017058707); and

WHEREAS, S.C. Code Ann. § 5-3-285 provides that territory proposed to be removed from within the corporate limits of a municipality which is owned entirely by a county may be removed from within the corporate limits by ordinance of the governing body of the municipality upon receipt of a resolution from the county governing body requesting the removal; and

WHEREAS, the County Council of Richland County adopted a resolution on July 21, 2026, formally requesting that the Mayor and City Council of the City of Columbia remove the County-owned Property from the City's municipal boundaries pursuant to S.C. Code Ann. § 5-3-285, and that resolution has been received by the City; and

WHEREAS, § 5-3-285 conditions removal solely upon (i) entire ownership of the territory by the county and (ii) receipt of the county governing body's resolution requesting removal, and does not require a petition of freeholders, an election, or a public hearing, such that the procedures of S.C. Code Ann. § 5-3-280 are not applicable to this removal; and

WHEREAS, the City has verified, as of the date of adoption of this Ordinance, that Richland County remains the sole owner in fee simple of the Property, that no portion of the territory proposed to be removed is owned by any private person or entity, by the State of South Carolina or any agency thereof, or by the United States, and that the territory proposed to be removed excludes the right-of-way of Clemson Road (S.C. Secondary Highway S-52) and every other public right-of-way not held in fee simple by Richland County, so that the territory to be removed is owned entirely by the County as § 5-3-285 requires; and

WHEREAS, the Property is presently zoned Community Activity Center/Corridor District (CAC) on the Official Zoning Map of the City of Columbia, S.C., adopted by Ordinance No. 2021-001, and carries a future land use classification of Community Activity Corridor (AC-2) on the Future Land Use Map of Columbia Compass: Envision 2036, adopted as the City of Columbia Comprehensive Plan by Ordinance No. 2020-028, both as amended from time to time; and

LEGAL DEPARTMENT DRAFT

WHEREAS, upon removal of the Property from the corporate limits, the Unified Development Ordinance (Chapter 17 of the Code of Ordinances, adopted by Ordinance No. 2019-013, as amended) and all other ordinances of the City cease to apply to the Property by operation of law, and the removal of the Property from the Official Zoning Map and from the Future Land Use Map is a ministerial act conforming those maps to the amended corporate limits rather than an amendment of the zoning classification or land use classification of land within the City; and,

WHEREAS, City Council has received and considered the County's request, the requirements of § 5-3-285, and the effects of removal described in Section 4 of this Ordinance; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this _____ day of _____, 2026, that:

1. **Incorporation of Recitals.** The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.

2. **Removal from Corporate Limits.** Pursuant to S.C. Code Ann. § 5-3-285, the Property identified as Richland County TMS # R25608-01-38, containing 1.22 acres, more or less, as described in Exhibit "A" and shown on Exhibit "B," is hereby removed from within the corporate limits of the City of Columbia, South Carolina, and from and after the effective date of this Ordinance shall no longer constitute a portion of the City of Columbia. The territory removed by this Ordinance consists solely of the land held in fee simple by Richland County and does not include any portion of the right-of-way of Clemson Road (S.C. Secondary Highway S-52) or of any other public street, road, or highway right-of-way, all of which remain within the corporate limits of the City of Columbia to the same extent as before the adoption of this Ordinance.

3. **Conforming Revisions to Official Zoning Map, Comprehensive Plan, and Council District Boundary.** Upon removal of the Property from the corporate limits, the zoning classification of Community Activity Center/Corridor District (CAC) and the future land use classification of Community Activity Corridor (AC-2) cease to apply to the Property by operation of law. The Zoning Administrator, the Planning Administrator, and the City's GIS Division are directed to make the ministerial revisions necessary to conform the Official Zoning Map, the Future Land Use Map of Columbia Compass: Envision 2036, the boundary of City Council District 4, and all other official maps and records of the City to the corporate limits as amended by Section 2. Nothing in this Ordinance amends the text of the Unified Development Ordinance or of Columbia Compass: Envision 2036, and nothing in this Ordinance changes the zoning classification or future land use classification of any land remaining within the corporate limits of the City.

4. **Effect of Removal.** From and after the effective date of this Ordinance all easements, rights-of-way, and other property interests of the City of record affecting the Property, including without limitation the ten (10) foot City of Columbia water line easement shown on the plat referenced in Exhibit "B," are expressly reserved and remain in full force and effect; and,

LEGAL DEPARTMENT DRAFT

5. **Severability.** If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or otherwise invalid, such holding shall not affect the validity of the remaining portions of this Ordinance.

6. **Conflicting Ordinances Repealed.** All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

7. **Effective Date.** This Ordinance shall be effective upon final reading and adoption by City Council.

Requested by:

Jeff Palen, Assistant City Manager

_____
Mayor

Approved by:

_____
City Manager

Approved as to form:


Deputy City Attorney

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

LEGAL DEPARTMENT DRAFT

ORDINANCE NO.: 2026-078

EXHIBIT "A"
PROPERTY DESCRIPTION

All that certain piece, parcel, lot, or tract of land, with all improvements thereon, with a situs address of 120 Clemson Road, Columbia, South Carolina 29229, being 1.22 acres, more or less, identified as Tax Map No. R25608-01-38, and commonly known as Frank's Express Car Wash, situate, lying, and being located on the southeastern side of Clemson Road (S.C. Secondary Highway S-52), in the County of Richland, State of South Carolina, being shown and designated as PARCEL 1, containing 1.22 ACRES, on a Boundary Survey prepared for Branch Banking and Trust Company of South Carolina by American Engineering Consultants, Inc., dated December 10, 2004 and recorded January 25, 2005 in the Office of the Register of Deeds for Richland County, South Carolina in Book 1017 at Page 2506; and having the measurements and boundaries shown on said survey; reference being craved thereto as often as is necessary for a complete and accurate description.

Richland County TMS No.: R25608-01-38 (R256080138)

Property Address: 120 Clemson Road, Columbia, South Carolina 29229

Acreage: 1.22 acres, more or less

LEGAL DEPARTMENT DRAFT

ORDINANCE NO.: 2026-078

EXHIBIT "B"
BOUNDARY MAP / PLAT

LEGAL DEPARTMENT DRAFT

Meeting Date:	**August 18, 2026**
Department:	**Legal**
From:	**Jeff Palen, Assistant City Manager / CFO**

Ordinance No.: 2026-065 - Granting an encroachment to Lady Street Associates for the use of the right of way areas of the 1200 block of Marion Street and the 1300 block of Gervais Street for the installation and maintenance of sidewalks and irrigation adjacent to 1331 Gervais Street, Richland County TMS# 11401-03-03 and 11401-03-07

Background Summary:

Attachments:

1. 2026-065 - Huntington Bank Gervais St
2. encroachment case packet

ORDINANCE NO.: 2026-065

Granting an encroachment to Lady Street Associates for the use of the right of way areas of the 1200 block of Marion Street and the 1300 block of Gervais Street for the installation and maintenance of sidewalks and irrigation adjacent to 1331 Gervais Street, Richland County TMS# 11401-03-03 and 11401-03-07

WHEREAS, Lady Street Associates, (hereinafter "Grantee") desires to utilize a portion of the right of way areas of the 1200 block of Marion Street and the 1300 block of Gervais Street for the installation and maintenance of sidewalks measuring approximately eight (8') in width thirty (30') feet in length and irrigation adjacent to 1331 Gervais Street, as shown on the attached drawings; and,

WHEREAS, it appears that the encroachment will not interfere with the use of the medians or street for traffic, utility locations or other uses within the foreseeable future; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this _____ day of _____, 2026, that Grantee is hereby granted the right to use the right of way areas of the 1200 block of Marion Street and the 1300 block of Gervais Street adjacent to 1331 Gervais Street, Richland County TMS# 11401-03-03 and 11401-03-07, for the installation and maintenance of sidewalks measuring approximately eight (8') in width thirty (30') feet in length and irrigation, as shown on the attached drawings.

PROVIDED FURTHER that all work shall comply with the requirements of The City of Columbia, South Carolina Department of Transportation (SCDOT) and Federal Emergency Management Agency (FEMA) now in existence or hereafter enacted. The materials and type of finish to be used are to be approved by the City Engineer prior to installation. Any damage to the street or sidewalk caused by Grantee's construction shall be repaired to the satisfaction of the City Manager. Improvements within the encroachment shall be maintained by the grantee at no cost to the City in a manner approved by the City Manager; and,

PROVIDED further that in the event the City has to make repairs or maintain utility lines located within the encroachment area the City will replace any items removed for the utility repair or maintenance with like items to those removed; and,

PROVIDED FURTHER that the privilege granted hereby may be modified or terminated by Columbia City Council at any time without notice to the Grantee, its successors and assigns; and,

PROVIDED FURTHER that a certificate of insurance be issued as evidence of general liability insurance with at least the minimum amount of $600,000.00 for personal injury and property damage and naming the City as an insured, be provided to and filed annually with the City Clerk by Grantee, his successors and assigns, as required by Chapter 11, Licenses, Permits, Business Regulations, Article III, Contractors, Sec. 11-71, 1998 Code of Ordinances of the City of Columbia, South Carolina.

LEGAL DEPARTMENT DRAFT

PROVIDED FURTHER that the privilege granted hereby is subject to the Grantee complying with the following conditions, restrictions or limitations:

1. No item, including landscaping, shall be placed, planted or allowed to grow such that it creates a visual impediment to persons safely entering or exiting the driveway or to persons safely walking along the sidewalk. The City reserves the right to remove or cut any item located within the right of way which it deems to be a safety hazard.
2. Grantee is responsible for all maintenance and assuring that all accessibility and ADA requirements are met and maintained.
3. Grantee is responsible for maintaining landscaping and improvements.
4. Irrigation must be designed to avoid spraying walkways, sidewalks and streets and/or creating hazardous conditions upon the walkways, sidewalks and streets.
5. Obstructions of more than be four (4') feet in height are prohibited within the sight-visibility triangle.
6. Forestry and Beautification shall be provided access to trees within the right of way for maintenance purposes.
7. All trees shall be protected and no large tree roots shall be removed from any existing trees.

BE IT FURTHER ORDAINED that Grantee, in consideration of the above privilege, shall at its expense provide for protection and relocation of all utilities that might be within this area to the satisfaction of the City Manager.

Requested by:

Jeff Palen, Assistant City Manager

Approved by:

_____
City Manager

Approved as to form:

_____
Deputy City Attorney

_____
Mayor

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

LEGAL DEPARTMENT DRAFT

CITY COUNCIL
ENCROACHMENT SUMMARY
2026-065

1200 BLOCK OF MARION STREET AND THE 1300 BLOCK OF GERVAIS STREET ADJACENT TO 1331 GERVAIS STREET SIDEWALKS AND IRRIGATION

Subject Property:	Right-of-way adjacent to 1331 Gervais Street
Council District:	2
Proposal:	The applicant is requesting an encroachment for installation and maintenance of sidewalks and irrigation.
Applicant:	Huntington Bank
Staff Recommendation:	Approval.

Detail:	The applicant is requesting an encroachment for the installation and maintenance of sidewalks measuring approximately eight (8') feet in width thirty (30') feet in length and irrigation adjacent to 1331 Gervais Street, as shown on the attached drawings; and, Conditions of the proposed encroachment are as follows: 1. No item, including landscaping, shall be placed, planted or allowed to grow such that it creates a visual impediment to persons safely entering or exiting the driveway or to persons safely walking along the sidewalk. The City reserves the right to remove or cut any item located within the right of way which it deems to be a safety hazard. 2. Grantee is responsible for all maintenance and assuring that all accessibility and ADA requirements are met and maintained. 3. Grantee is responsible for maintaining landscaping and improvements. 4. Irrigation must be designed to avoid spraying walkways, sidewalks and streets and/or creating hazardous conditions upon the walkways, sidewalks and streets. 5. Obstructions of more than be four (4') feet in height are prohibited within the sight-visibility triangle. 6. Forestry and Beautification shall be provided access to trees within the right of way for maintenance purposes. 7. All trees shall be protected and no large tree roots shall be removed from any existing trees.

Citywide GIS Viewer Map

This map was prepared using
the City GIS Viewer
City of Columbia - GIS Division
7/24/2026 9:22 AM

CITY OF Columbia

FEMA, Esri Community Maps Contributors, ClearEarthMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, GIS, GIS, PDS

Address Point
Custom
- InActive
- Multi Unit
- Others
- Single Family

Tax Parcel
Building Footprint

Street & Ownership
CFCC,Ownership
- Interstate
- Highway
- City Maintained
- State Maintained
- Private
- Others
- Columbia City Limits

FEMA Flood Hazard Area
FLD_ZONE, ZONE_SUBTY
- AE - Floodway
- AE - 100yr Flood Plain
- A - No Base Flood Elevation
- X - 500yr Flood Plain

Near Map Cache
RGB
- Red: Red
- Green: Green
- Blue: Blue

0 0.01 0.01 0.02 mi
1:725
1:725

CITY OF COLUMBIA GIS DATA DISCLAIMER:
The City of Columbia GIS data represented on this map or plan is the product of the compilation of data 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.

Permanent Encroachment
Application and Checklist

4. Project Description

Provide a brief description of the project and list all items that will placed in the right-of-way (walls, fences, columns, steps, irrigation systems, landscaping, driveways, pavers, sidewalks/walkways, planters, awnings, etc.)

The proposed development is a branch bank with drive-thru on a 0.63 acres lot. An existing driveway shall be demolished, including the removal of asphalt, curb and gutter, and sidewalk. A new driveway is proposed on Marion Street in approximately the same location as the existing driveway. Along with this driveway, new asphalt, curb and gutter, and sidewalk ramps area proposed. The proposed development will install a 1" irrigation line, a 1" irrigation meter, and 1.5" Type "K" Copper water line connected to an existing water meter and water line within the right-of-way. Installation of these utilities will involve the removal and repair of a section of concrete sidewalk.

For staff use only

Date received (M/D/Y): _____/_____/_____ By: _____

Permanent Encroachment
Application and Checklist

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.

Permittee understands and agrees that the privilege granted may be modified or terminated by the City of Columbia at any time without notice and that the privilege granted hereby is subject to applicant's compliance with the following conditions, restrictions or limitations:

Permittee must comply with all existing City of Columbia and any other state or federal codes, rules and regulations, as applicable including the Americans with Disabilities Act, now in existence or hereafter enacted.

7. Signature

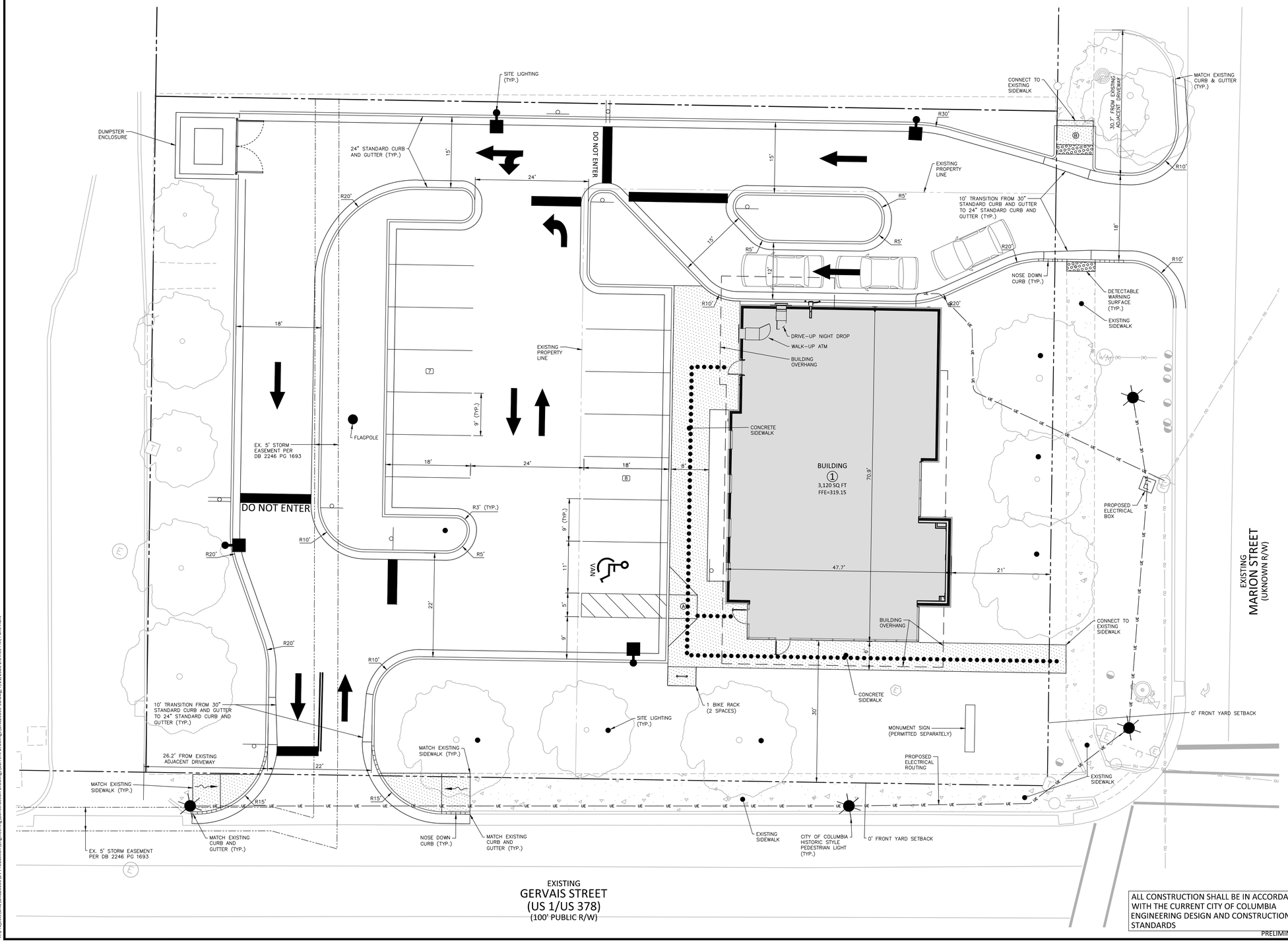
Signature of Applicant	
Print Name Graham Andres, PE	Date 6/16/2026

SITE LEGEND

SIGNAGE
POWER POLE
TRAFFIC DIRECTIONAL ARROW
VAN ACCESSIBLE PARKING STALL
PARKING SPACE COUNT
ACCESSIBLE RAMPS
ACCESSIBLE ROUTE
PROPERTY LINE
RIGHT-OF-WAY LINE
TREE CONSERVATION

GENERAL NOTES:

1. 100 AMP MILBANK INSTALLATION BY CONTRACTOR. LOCATION TO BE DETERMINED.



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF COLUMBIA ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

GRAPHIC SCALE
0 5 10 20
1 inch = 10 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street, Suite 500
Raleigh, NC 27603

phone 919. 361. 5000
fax 919. 361. 2269
SC license number: 552, 402

www.mcadamsco.com

CLIENT

GENSLER
101 SOUTH TRYON ST, SUITE 2100
CHARLOTTE, NC 28280

Gensler

HUNTINGTON BANK
COLUMBIA DOWNTOWN
LAND DISTURBANCE REVIEW
1331 GERVAIS STREET
COLUMBIA, SOUTH CAROLINA 29201

SOUTH CAROLINA PROFESSIONAL ENGINEER NO. 26702 GRAHAM M. AYRES

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION THE JOHN R. McADAMS CO. DURHAM, NC 00552

REVISIONS

NO.	DATE	DESCRIPTION
1	03. 30. 2026	RESPONSE 1ST CITY COMMENTS
2	06. 15. 2026	1ST SCDOT SUBMITTAL & CITY ENCROACHMENT
3	-	-
4	-	-
5	-	-
6	-	-

PLAN INFORMATION

PROJECT NO.	GNL25035
FILENAME	GNL25035-S1
CHECKED BY	GMA
DRAWN BY	RMB / PSH
SCALE	1" = 10'
DATE	02. 13. 2026

SHEET

SITE PLAN

C2.00

Know what's below. Call before you dig.

X:\Projects\GNL\GNL25035\04-Production\Engineering\Construction Drawings\Current Drawings\GNL25035-S1.dwg, 7/21/2026 2:34:53 PM, Paris Hunt

Meeting Date:	**August 18, 2026**
Department:	**Legal**
From:	**Jeff Palen, Assistant City Manager / CFO**

Ordinance No.: 2026-068 - Granting an encroachment to 836 Catawba LLC for the use of the right of way area of the 800 block of Catawba Street for the installation and maintenance of sidewalks adjacent to 836 Catawba Street, Richland County TMS# 08913-06-01

Background Summary:

Attachments:

1. 2026-068 - 836 Catawba
2. 2026-068 - case summary packet

ORDINANCE NO.: 2026-068

Granting an encroachment to 836 Catawba LLC for the use of the right of way area of the 800 block of Catawba Street for the installation and maintenance of sidewalks adjacent to 836 Catawba Street, Richland County TMS# 08913-06-01

WHEREAS, 836 Catawba LLC, (hereinafter "Grantee") desires to utilize a portion of the right of way area of the 800 block of Catawba Street for the installation and maintenance of sidewalks measuring approximately five (5') in width one hundred seventy (170') feet in length adjacent to 836 Catawba Street, as shown on the attached drawings; and,

WHEREAS, it appears that the encroachment will not interfere with the use of the medians or street for traffic, utility locations or other uses within the foreseeable future; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this _____ day of _____, 2026, that Grantee is hereby granted the right to use the right of way area of the 800 block of Catawba Street adjacent to 836 Catawba Street, Richland County TMS# 08913-06-01, for the installation and maintenance of sidewalks measuring approximately five (5') in width one hundred seventy (170') feet in length, as shown on the attached drawings.

PROVIDED FURTHER that all work shall comply with the requirements of The City of Columbia, South Carolina Department of Transportation (SCDOT) and Federal Emergency Management Agency (FEMA) now in existence or hereafter enacted. The materials and type of finish to be used are to be approved by the City Engineer prior to installation. Any damage to the street or sidewalk caused by Grantee's construction shall be repaired to the satisfaction of the City Manager. Improvements within the encroachment shall be maintained by the grantee at no cost to the City in a manner approved by the City Manager; and,

PROVIDED further that in the event the City has to make repairs or maintain utility lines located within the encroachment area the City will replace any items removed for the utility repair or maintenance with like items to those removed; and,

PROVIDED FURTHER that the privilege granted hereby may be modified or terminated by Columbia City Council at any time without notice to the Grantee, its successors and assigns; and,

PROVIDED FURTHER that a certificate of insurance be issued as evidence of general liability insurance with at least the minimum amount of $600,000.00 for personal injury and property damage and naming the City as an insured, be provided to and filed annually with the City Clerk by Grantee, his successors and assigns, as required by Chapter 11, Licenses, Permits, Business Regulations, Article III, Contractors, Sec. 11-71, 1998 Code of Ordinances of the City of Columbia, South Carolina.

PROVIDED FURTHER that the privilege granted hereby is subject to the Grantee complying with the following conditions, restrictions or limitations:

LEGAL DEPARTMENT DRAFT

1. No item, including landscaping, shall be placed, planted or allowed to grow such that it creates a visual impediment to persons safely entering or exiting the driveway or to persons safely walking along the sidewalk. The City reserves the right to remove or cut any item located within the right of way which it deems to be a safety hazard.

2. Grantee is responsible for all maintenance and assuring that all accessibility and ADA requirements are met and maintained.

3. Grantee is responsible for maintaining landscaping and improvements.

4. Irrigation must be designed to avoid spraying walkways, sidewalks and streets and/or creating hazardous conditions upon the walkways, sidewalks and streets.

5. Obstructions of more than be four (4') feet in height are prohibited within the sight-visibility triangle.

6. Forestry and Beautification shall be provided access to trees within the right of way for maintenance purposes.

7. All trees shall be protected and no large tree roots shall be removed from any existing trees.

BE IT FURTHER ORDAINED that Grantee, in consideration of the above privilege, shall at its expense provide for protection and relocation of all utilities that might be within this area to the satisfaction of the City Manager.

Requested by:

Jeff Palen, Assistant City Manager

Approved by:

_____
City Manager

Approved as to form:

_____
Deputy City Attorney

_____
Mayor

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

LEGAL DEPARTMENT DRAFT

CITY COUNCIL
ENCROACHMENT SUMMARY
2026-068

800 BLOCK OF CATAWBA STREET
ADJACENT TO 836 CATAWBA STREET
SIDEWALKS

Subject Property:	Right-of-way adjacent to 836 Catawba Street
Council District:	3
Proposal:	The applicant is requesting an encroachment for installation and maintenance of sidewalks.
Applicant:	836 Catawba LLC
Staff Recommendation:	Approval.

Detail:	The applicant is requesting an encroachment for the installation and maintenance of sidewalks measuring approximately five (5') feet in width one hundred seventy (170') feet in length adjacent to 836 Catawba Street, as shown on the attached drawings; and, Conditions of the proposed encroachment are as follows: 1. No item, including landscaping, shall be placed, planted or allowed to grow such that it creates a visual impediment to persons safely entering or exiting the driveway or to persons safely walking along the sidewalk. The City reserves the right to remove or cut any item located within the right of way which it deems to be a safety hazard. 2. Grantee is responsible for all maintenance and assuring that all accessibility and ADA requirements are met and maintained. 3. Grantee is responsible for maintaining landscaping and improvements. 4. Irrigation must be designed to avoid spraying walkways, sidewalks and streets and/or creating hazardous conditions upon the walkways, sidewalks and streets. 5. Obstructions of more than be four (4') feet in height are prohibited within the sight-visibility triangle. 6. Forestry and Beautification shall be provided access to trees within the right of way for maintenance purposes. 7. All trees shall be protected and no large tree roots shall be removed from any existing trees.



Citywide GIS Viewer Map

This map was prepared using
the City GIS Viewer
City of Columbia - GIS Division
7/24/2026 9:54 AM

CITY OF Columbia

FEMA, Esri Community Maps Contributors, OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, GIS, GIS, PDS

Address Point

Custom

- InActive
- Multi Unit
- Others
- Single Family

Tax Parcel

Building Footprint

Street & Ownership

CFCC,Ownership

- Interstate
- Highway
- City Maintained
- State Maintained
- Private
- Others
- Columbia City Limits

FEMA Flood Hazard Area

FLD_ZONE, ZONE_SUBTY

- AE - Floodway
- AE - 100yr Flood Plain
- A - No Base Flood Elevation
- X - 500yr Flood Plain

Near Map Cache

RGB

- Red: Red
- Green: Green
- Blue: Blue

0 0 0.01 0.01 mi

1:435

1:435

CITY OF COLUMBIA GIS DATA DISCLAIMER:
The City of Columbia GIS data represented on this map or plan is the product of the compilation of data 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.

Permanent Encroachment
Application and Checklist

4. Project Description

Provide a brief description of the project and list all items that will placed in the right-of-way (walls, fences, columns, steps, irrigation systems, landscaping, driveways, pavers, sidewalks/walkways, planters, awnings, etc.)

This project consists of a three unit multi-family development, driveway, parking, sidewalks, and landscape improvements.

Improvements to the City's right-of-way will include a permanent driveway connection to Catawba Street and new sidewalk from the driveway along Catawba Street connecting to the existing sidewalk along Lincoln Street.

For staff use only

Date received (M/D/Y): _____/_____/_____ By: _____

Permanent Encroachment
Application and Checklist

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.

Permittee understands and agrees that the privilege granted may be modified or terminated by the City of Columbia at any time without notice and that the privilege granted hereby is subject to applicant's compliance with the following conditions, restrictions or limitations:

Permittee must comply with all existing City of Columbia and any other state or federal codes, rules and regulations, as applicable including the Americans with Disabilities Act, now in existence or hereafter enacted.

7. Signature

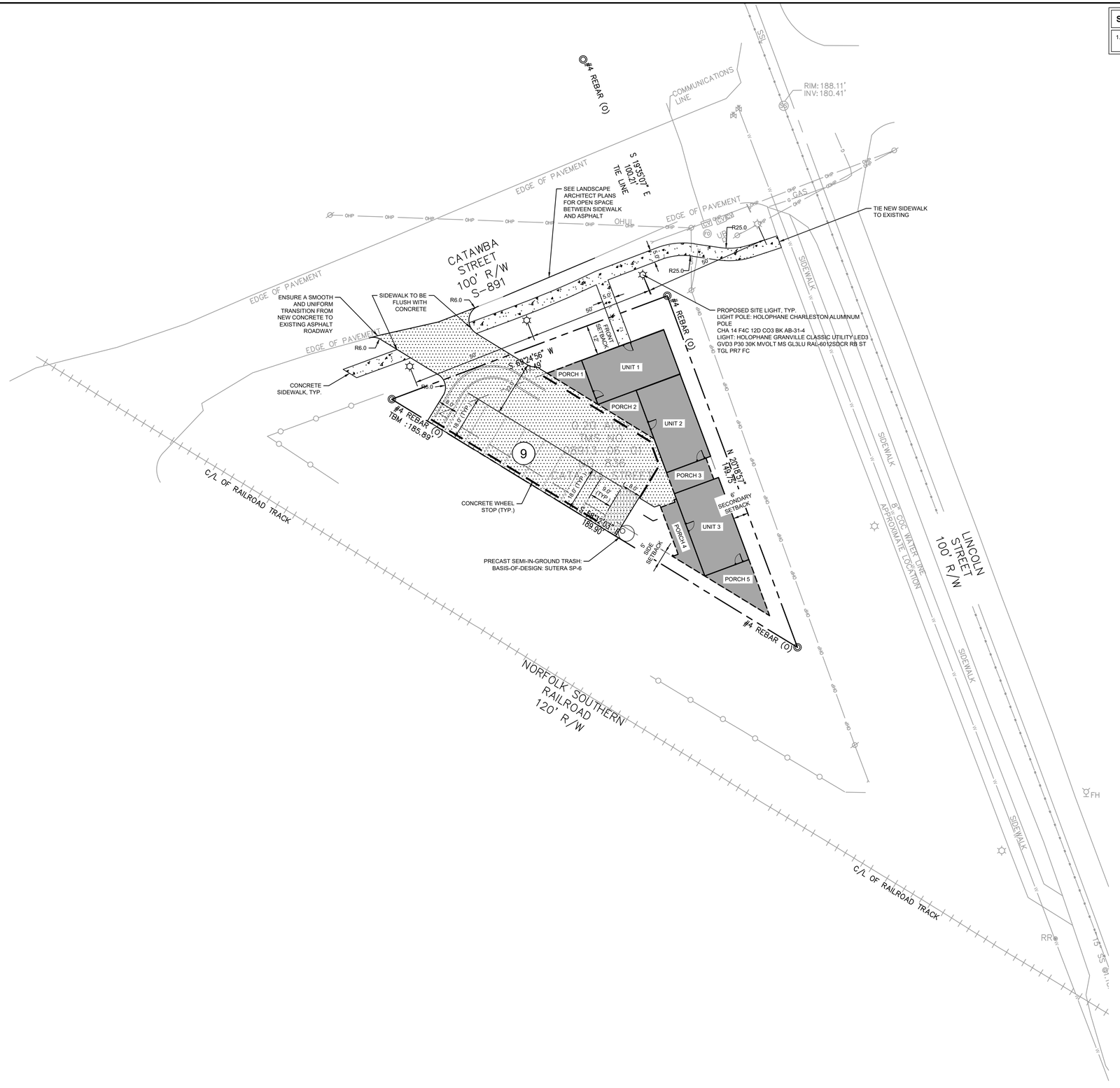
Signature of Applicant	
Print Name Will Gaston	Date 06/12/2026

SITE PLAN NOTES

1. SEE SHEET C0-01 & C0-02 FOR SITE DEVELOPMENT PLAN NOTES.

SITE LEGEND

	PROPOSED RIGHT OF WAY
	PROPOSED BUILDING SETBACK
	PROPOSED LOT LINES
	PROPERTY LINE
A	PROPOSED SITE NOTE
	PROPOSED STRIPING (SEE STRIPING LEGEND THIS SHEET)
	PROPOSED CONCRETE SIDEWALK
	PROPOSED STANDARD DUTY CONCRETE PVMT (PER APPLICABLE COG DETAIL)
	PROPOSED BUILDING PAD (SEE DETAIL SHEETS)



GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

Drawing name: K:\COL_PRJ\Projects\015056 lafaye living\001 - catawba street development\02 - DWG\plansheets\C3-00 - SITE PLAN.dwg C3-00 SITE PLAN Jul 17, 2026 10:31am by: Alex Darr

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
802 GERVAIS STREET, SUITE 201
COLUMBIA, SOUTH CAROLINA 29201
PHONE: (803) 309-4250
WWW.KIMLEY-HORN.COM

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
KIMLEY-HORN AND ASSOCIATES, INC
No. C00166

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER
No. 31683
GEORGE E. PIERCE, III
7/17/2026

CLIENT:
LAFAYE CUSTOM HOMES
624 SUNSET BOULEVARD
WEST COLUMBIA, SC 29169
PHONE: (803) 888-6000

PROJECT:
CATAWBA STREET DEVELOPMENT
COLUMBIA, SC 29205

TITLE:
SITE PLAN

KHA PROJECT NO.
015056001

DATE: 06/12/2026
SCALE: AS SHOWN
DRAWN BY: JHV
DESIGNED BY: JHV
CHECKED BY: GEP

SHEET NUMBER
C3-00

SC811

Meeting Date:	**August 18, 2026**
Department:	**Legal**
From:	**Clint Shealy, Assistant City Manager**

Ordinance No.: 2026-075 - Approval for Granting an Easement to Dominion Energy South Carolina, Inc. for the new Olympia Fire Station on Bluff Road; Richland County TMS#11204-02-06 and TMS#11204-02-34; CF#DPI-2025-06-0028

Background Summary:

Attachments:

1. memo__Council Agenda Item__Dominion Energy Easement for Olympia Fire Station (8-6-2026)
2. 2026-075 - Dominion Easement__Olympia Fire Station

CITY OF COLUMBIA
DEPARTMENT OF ENGINEERING

INTER-OFFICE MEMORANDUM

TO: Erika Hammond, City Clerk

FROM: Gale Nash, Engineering Real Estate Manager

SUBJECT: **COUNCIL AGENDA ITEM – Ordinance No. 2026-075**
Approval for Granting an Easement to Dominion Energy for the new Olympia Fire Station on Bluff Road; Richland County TMS#11204-02-06 & 34; CF#DPI-2025-06 0028

DATE: August 6, 2026 INITIALS: *gbn*

Dominion Energy has made a request for an easement for the installation of overhead and underground electric lines and appurtenances to serve the new Olympia Fire Station.

The plans have been reviewed by the Department of Engineering and there are no conflicts with existing utilities or planned City utilities on the subject property.

This project broke ground on February 4, 2026 and is scheduled for completion in 18 months.

The Engineering Department recommends approval.

Thank you for your assistance with this matter.

GN

ORDINANCE NO.: 2026-075

Approval for Granting an Easement to Dominion Energy South Carolina, Inc. for the new Olympia Fire Station on Bluff Road; Richland County TMS#11204-02-06 and TMS#11204-02-34; CF#DPI-2025-06-0028

WHEREAS, Dominion Energy South Carolina, Inc. has made a request for an easement along the subject City-owned properties for construction of overhead and underground electric lines and appurtenances to serve the new Olympia Fire Station; and,

WHEREAS, the plans for the electric lines and appurtenances have been reviewed by the Department of Engineering and there are no conflicts with existing utilities or planned City utilities on the subject property; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina this ___ day of _____, 2026, for and in consideration of the sum of One and No/100 ($1.00) Dollar, each to the other paid, the City Manager is hereby authorized to execute an easement on behalf of the City of Columbia to Dominion Energy South Carolina, Inc. or its successor in title for ingress, egress, installation and maintenance of overhead and underground electric lines and appurtenances along the subject properties.

The referenced easement is shown on drawing prepared by Dominion Energy South Carolina, Inc. for the Olympia Fire Station, dated April 15, 2026, last revised May 14, 2026, Drawing C-85927, sheet 1 of 1 for Easement #908036, and being on file in the office of the Department of Engineering, City of Columbia, South Carolina under City file reference #DPI-2025-06-0028. A copy of said drawing being attached hereto and made a part hereof as Exhibit "A".

Requested by:

Clint Shealy, Assistant City Manager

_____
Mayor

Approved by:

_____
City Manager

Approved as to form:

_____
Deputy City Attorney

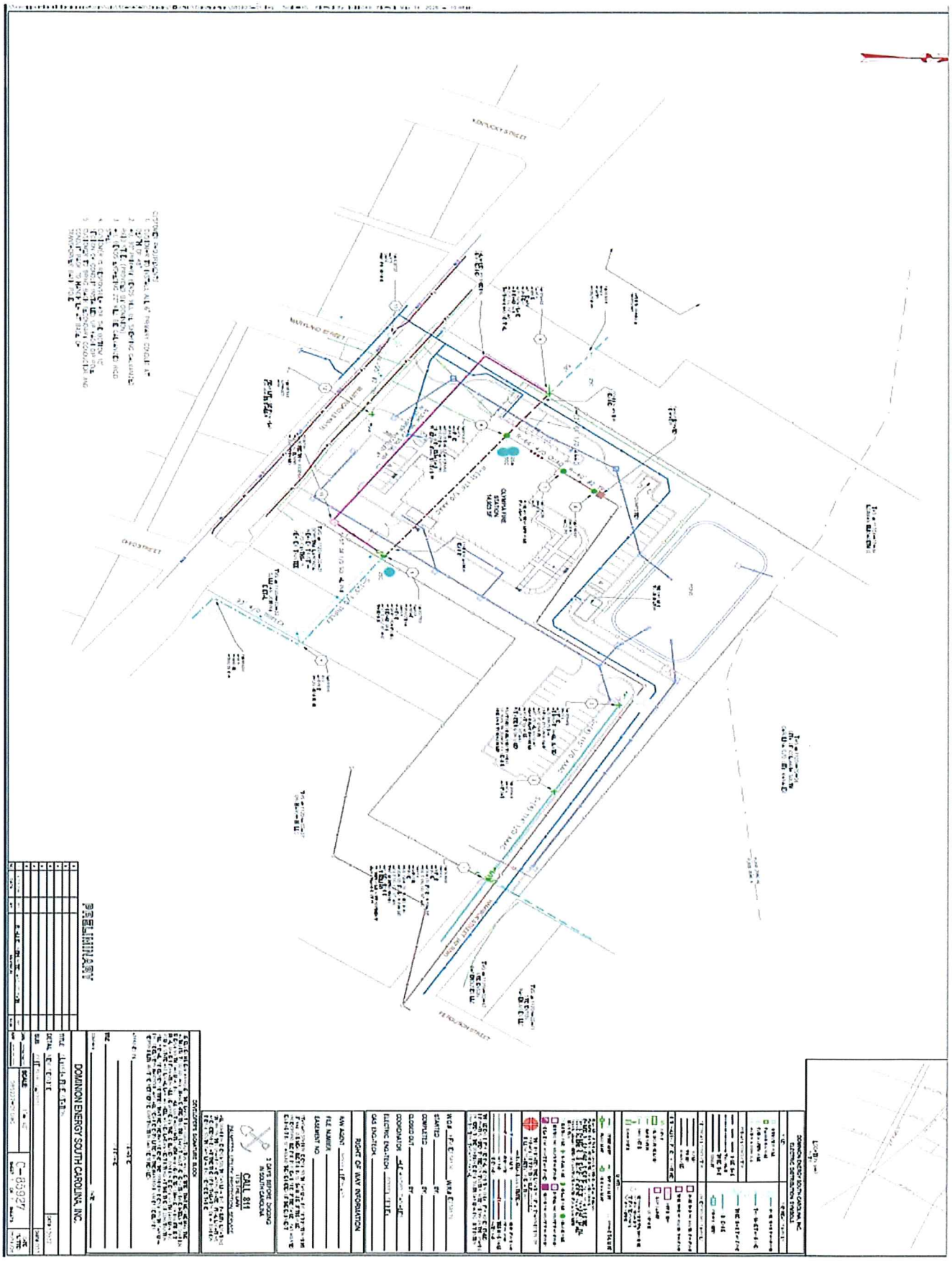
ATTEST:

_____
City Clerk

Introduced:
Final Reading:

LEGAL DEPARTMENT DRAFT

EXHIBIT "A"


PRELIMINARY
DOMINION ENERGY SOUTH CAROLINA, INC.
CALL 811
3 DAYS BEFORE DIGGING
IN SOUTH CAROLINA

Meeting Date:	**August 18, 2026**
Department:	**Legal**
From:	**Henry Simons, Assistant City Manager**

Ordinance No.: 2026-076 - Authorizing the City Manager to execute an Office Lease Agreement between the City of Columbia and Huitzi The Bus Coffee Shop for office space located at 1401 Main Street

Background Summary:

Attachments:

1. 2026-076 - Lease between City and Huitzi the Bus Coffee Shop
2. 2026-076 - Lease agreement

ORDINANCE NO.: 2026-076

Authorizing the City Manager to execute an Office Lease Agreement between the City of Columbia and Huitzi The Bus Coffee Shop for office space located at 1401 Main Street

BE IT ORDAINED by the Mayor and City Council this _____ day of _____, 2026, that the City Manager is hereby authorized to execute the Office Lease Agreement between the City of Columbia and Huitzi The Bus Coffee Shop for office space located at 1401 Main Street, or in a form to be approved by the City Attorney, between the City of Columbia and Huitzi The Bus Coffee Shop, for the terms and conditions therein contained.

Requested by:

Henry Simons, Assistant City Manager

Approved by:

_____
City Manager

Approved as to form:

_____
Deputy City Attorney

_____
Mayor

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

LEGAL DEPARTMENT DRAFT

Last revised: 8/10/2026

OFFICE
LEASE AGREEMENT

BY AND BETWEEN

CITY OF COLUMBIA

AND

HUITZI THE BUS COFFEE SHOP

DATED
JULY 7, 2026

LG
July 30 2026

TABLE OF CONTENTS

			Page
Section A	Demised Premises		1
Section B	Term and Delivery of Demised Premises		1
Section C	Covenants and Conditions of Lease		1
	Paragraph 1	Rent	1
	Paragraph 2	Authorized Use	1
	Paragraph 3	Tenant Alterations	2
	Paragraph 4	Tenant's Maintenance and Repairs of Demised Premises	2
	Paragraph 5	Landlord's Maintenance and Repairs of Demised Premises	2
	Paragraph 6	Services and Utilities Furnished by Landlord	2
	Paragraph 7	Increase in Cost of Services and Repairs	2
	Paragraph 8	Payment of Taxes and Other Assessments	2
	Paragraph 9	Subordination of Lease	2
	Paragraph 10	Parking	2
	Paragraph 11	Entry by Landlord	3
	Paragraph 12	Assignment and Subletting	3
	Paragraph 13	Waiver of Covenants	3
	Paragraph 14	Default by Tenant	3
	Paragraph 15	Insurance	4
	Paragraph 16	Damage or Destruction by Fire or Other Casualty	4
	Paragraph 17	Holdover	5
	Paragraph 18	Default of Landlord	5
	Paragraph 19	Condemnation	5
	Paragraph 20	Quiet Enjoyment	5
	Paragraph 21	Notices	5
	Paragraph 22	Signs and Building Directory	6
	Paragraph 23	Rules and Regulations	6
	Paragraph 24	Surrender of Demised Premises	6
	Paragraph 25	Rights of Successors and Assigns	6
	Paragraph 26	Commissions	6
	Paragraph 27	Security Deposit	6
	Paragraph 28	Condition of Demised Premises	6
	Paragraph 29	Failure to Perform Covenant	6
	Paragraph 30	Construction of Lease	6
	Paragraph 31	Submission of Document	6
	Paragraph 32	Additional Provisions	6

Exhibits (if any)

LG

July 30 2026

OFFICE LEASE
(GROSS LEASE)

THIS LEASE is made and entered into on the 7th day of July 2026, by and between City of Columbia, hereinafter called "Landlord", and Huitzi The Bus Coffee Shop hereinafter called "Tenant."

WITNESSETH:

In consideration of the covenants and agreements of the respective parties herein contained, the parties hereto, for themselves, their heirs, successors, distributees, administrators, legal representative and permitted assigns, do hereby agree as follows:

A. DEMISED PREMISES:

Landlord demises and leases to Tenant and Tenant agrees to lease from Landlord, for the term and upon the rental, covenants and agreements herein set forth those certain Demised Premises located in the State of South Carolina, County of Richland, in or near the City of Columbia, having an address of 1401 Main Street and more specifically described as follows:

Per Exhibit "A"
Per Exhibit "B"

B. TERM AND DELIVERY OF DEMISED PREMISES:

TO HAVE TO HOLD said Demised Premises unto Tenant for a term of 3 years beginning on the 1st day of October 2026 and ending at midnight on the 30th day of September 2029.

It is further agreed and understood that if Landlord is unable to deliver possession of the Demised Premises to the Tenant at the commencement of the term of this Lease because of the retention of possession thereof by parties other than Landlord, or because Landlord is unable to get the Demised Premises ready for occupancy by Tenant, then Landlord shall not be liable to Tenant for damages and this Lease shall not terminate, provided however, that Tenant shall have no obligation to pay hereunder until possession of the Demised Premises is delivered to Tenant. Landlord shall use all reasonable diligence to deliver possession of the Demised Premises to Tenant at the commencement of the within term.

It is anticipated that possession may be had on September 1st , 2026, however, if for any reason Landlord fails to give possession of the Demised Premises on that date, then this Lease and payment of rent will commence as of the day possession is given with the further understanding that possession must be had by October 1st, 2026, or Tenant may terminate this Lease by written notice given prior to the Landlord's tendering possession of the Demised Premises to the Tenant. If the term of this Lease shall commence on a day other than the first day of a calendar month, rental shall be paid for the portion of the month in proportion to the monthly rental rate as herein provided and the Lease shall be extended so as to cause the expiration of the term to be on the last day of the last month of the term.

C. COVENANTS AND CONDITIONS OF LEASE:

This Lease is made on the following covenants and conditions which are expressly agreed to by Landlord and Tenant:

1. **RENT:** Tenant covenants and agrees to pay as rental to Landlord the annual sum of $36,000.00, said sum to be in lawful money of the United States, payable in equal monthly installments of $3,000.00 or as outlined in Paragraph 32 of this Lease agreement. Said rental shall be payable monthly in advance to the offices of City of Columbia. Rent is due on the first day of each month and shall not be withheld for any reason whatsoever. Said rent shall be considered delinquent if not received by the 10th day of the month. In the event Tenant shall fail to pay each rental on the due date a late charge of one and one-half (1½%) percent of the monthly rental, compounded monthly with a minimum of Ten and no/100 ($10.00) Dollars per month, shall be added to the rental and paid to Landlord for each such late payment, and the same shall be treated as additional rent.

2. **AUTHORIZED USE:** Tenant agrees not to abandon or vacate the Demised Premises, not to use them for other than normal office purposes and not to use or permit them to be used for any offensive, noisy or dangerous trade or business, or in violation of any act or omission which will increase the rate of insurance on the Demised Premises, and if such rate be increased, Tenant agrees to pay Landlord such increased cost of insurance. Tenant will not obstruct entries and passageways so as to interfere with the use thereof by other tenants.

LG
July 30 2026

3. **TENANT ALTERATIONS:** Except as otherwise provided herein, Tenant shall not make, or suffer to be made, any alterations of the Demised Premises, or any part thereof, without the prior written consent of the Landlord. Any such alterations or improvements, whether made with or without Landlord's permission, and including, but not limited to, permanent partitions, wall to wall carpeting, lighting, or attached shelving, shall, at the option of the Landlord, become the property of the Landlord (with no obligation of Landlord to pay for same) and may not be removed unless requested by the Landlord. Tenant may install at its expense and without Landlord's consent trade fixtures, movable office partitions, furniture and equipment and other personal property, and may remove same at any time provided that Tenant is not in default of this Lease and that any damage to the Demised Premises caused thereby shall be repaired by Tenant. Tenant shall not install or maintain any equipment, partitions, furniture, or apparatus, the weight or operation of which would tend to injure or be detrimental to the Demised Premises or unreasonably annoy or disturb other Tenants. Tenant shall at all times keep the Demised Premises free and clear of any lien or encumbrance of any kind created by Tenant's act under this paragraph or otherwise or by its omission.

4. **TENANT'S MAINTENANCE AND REPAIR OF DEMISED PREMISES:** Tenant agrees not to suffer or commit any waste and to keep and to do whatever is necessary to maintain the interior of its Demised Premises in good condition and repair, natural deterioration by ordinary use and reasonable wear, fire, the elements, and acts of God excepted. Tenant shall replace all broken glass in the Demised Premises except when such breakage may be covered by Landlord's normal fire and extended coverage insurance policy, and shall repair any damage, willful or otherwise, to the Demised Premises, caused by it, its agents, invitees or clients.

5. **LANDLORD'S MAINTENANCE AND REPAIR OF DEMISED PREMISES:** Landlord shall at its own expense keep and maintain in good repair and working order the plumbing, roof, foundation and exterior walls, electricity. Landlord shall at its own expense, keep and maintain in good repair and working order the HVAC. Landlord agrees to make all repairs that may become necessary by reason of fire, acts of war, insurrection or riot, earthquake, other elements including damage by termites, fungus growth or dry rot. Landlord shall be under no obligation to inspect the Demised Premises and Tenant shall be responsible for notifying Landlord in writing of any needed repairs after which Landlord shall have a reasonable time in which to make such repairs. Landlord shall not be held liable for any damage to Tenant for failure to make any such repairs unless due to Landlord's gross negligence.

6. **SERVICES AND UTILITIES FURNISHED BY LANDLORD:** Landlord shall, at its own expense, supply to Tenant in or upon the Demised Premises during the term of this Lease the following services and utilities only as specifically indicated:

Yes (a) electricity and heating and air conditioning furnished by Landlord

Yes (b) hot and cold running water in restrooms.

Yes (c) chilled drinking water within reasonable distance of the Demised Premises .

Yes (d) elevator service either attended or non-attended at Landlord's option.

No (e) janitorial services nightly Monday – Friday Except Holidays

Yes (f) pest control, including termite extermination.

Yes (g) replacement of light bulbs to Landlord's lighting fixtures

Yes (h) building management by City of Columbia, Phone # _____.

No (i) parking - see paragraph #10.

_____(j) other:_____.

Landlord shall not be liable for failure to furnish any of the foregoing when such failure is caused by accidents or conditions beyond the control of Landlord, or by repairs, labor disturbances or disputes of any character whether resulting from or caused by Landlord or otherwise; nor shall Landlord be liable under any circumstances for loss of or injury to property, however occurring, through or in connection with or incidental to the furnishing of any of the foregoing, nor shall any such failure relieve Tenant from duty to pay the full amount of rent herein reserved, or constitute or be construed as a constructive or other eviction of Tenant.

7. **INCREASE IN COST OF SERVICES AND REPAIRS:** N/A

8. **PAYMENT OF TAXES AND OTHER ASSESSMENTS:** N/A

9. **SUBORDINATION OF LEASE:** It is agreed that the rights of the Tenant hereunder shall be and shall remain subordinate to the right and lien of any bona fide mortgage placed upon said Demised Premises by Landlord during or before the term of this Lease, and if requested by mortgagee, Tenant will execute a subordination agreement.

10. **PARKING:** N/A

LG
July 30 2026

11. **ENTRY BY LANDLORD:** Landlord shall have the right to enter the Demised Premises at reasonable times for the purpose of inspection, posting notices or supervising any necessary repairs and maintenance required herein to be performed by Landlord. Sixty (60) days prior to the expiration of this Lease, Landlord may post suitable notice on the Demised Premises that same are for rent and may show same to prospective tenants at reasonable times.

12. **ASSIGNMENT AND SUBLETTING:** N/A

13. **WAIVER OF COVENANTS:** No forbearance by either party to seek a remedy for any breach of this Lease shall be deemed a waiver by such party of its rights or remedies with respect to such breach. It is agreed that the waiving of any of the covenants of this Lease by either party shall be limited to the particular instance and shall not be deemed to waive any other breaches of such covenant or any provision herein contained.

14. **DEFAULT BY TENANT:** This Lease is made upon the condition that the Tenant shall punctually and faithfully perform all of the covenants and agreements by it to be performed as herein set forth, and if any of the following events of default shall occur, to-wit: (a) any installment of rent, additional rent, taxes, or any other sums required to be paid by Tenant hereunder, or any part thereof, shall at any time be in arrears and unpaid for fifteen (15) days after written demand therefor, or (b) there be any default on the part of Tenant in the observance or performance of any of the other covenants or agreements, or conditions of this Lease on the part of Tenant to be kept and performed, and said default shall continue for a period of fifteen (15) days after written notice thereof from Landlord to Tenant (unless such default cannot reasonably be cured within fifteen (15) days and Tenant shall have commenced to cure said default within said fifteen (15) days and continues diligently to pursue the curing of the same), or (c) Tenant shall file a petition in bankruptcy or be adjudicated a bankrupt, or file any petition or answer seeking any reorganization, arrangement, composition, readjustment, liquidation, dissolution or similar relief for itself under any present or future federal, state or other statute, law or regulation, or make an assignment for the benefit of creditors, or (d) any trustee, receiver or liquidator of Tenant or of all or any substantial part of its properties or of the Demised Premises shall be appointed in any action, suit or proceeding by or against Tenant and such proceeding or action shall not have been dismissed within thirty (30) days after such appointment, or (e) the leasehold estate hereby created shall be taken on execution or by other process of law, or (f) Tenant shall admit in writing its inability to pay its obligations generally as they become due, or (g) Tenant shall vacate or abandon the Demised Premises, then and in any of said cases, Landlord at its option may terminate this Lease and re-enter upon the Demised Premises and take possession thereof with full right to sue for and collect all sums or amounts with respect to which Tenant may then be in default and accrued up to the time of such entry, including damages to Landlord by reason of any breach or default on the part of Tenant, or Landlord may, if it elects to do so, bring suit for the collection of such rents and damages without entering into possession of the Demised Premises or voiding this Lease.

In addition to, but not in limitation of, any of the remedies set forth in this Lease or given to Landlord by law or in equity, Landlord shall also have the right and option, in the event of any default by Tenant under this Lease and the continuance of such default after the period of notice above provided, to retake possession of the Demised Premises from Tenant without process of law, by summary proceedings or otherwise, and it is agreed that the commencement and prosecution of any action by Landlord in forcible entry and detainer, ejectment or otherwise, or any execution of any judgment or decree obtained in any action to recover possession of the Demised Premises, shall not be construed as an election to terminate this Lease unless Landlord expressly exercises its option hereinabove provided to declare the term hereof ended, whether or not such entry or re-entry be had or taken under summary proceedings or otherwise, and shall not be deemed to have absolved or discharged Tenant from any of its obligations and liabilities for the remainder of the term of this Lease, and Tenant shall, not withstanding such entry or re-entry, continue to be liable for the payment of the rents and the performance of the other covenants and conditions hereof and shall pay to Landlord all monthly deficits after any such re-entry in monthly installments as the amounts of such deficits from time to time are ascertained and, in the event of any such ouster, Landlord rents or leases the Demised Premises to some other person, firm or corporation (whether for a term greater, less than or equal to the unexpired portion of the term created hereunder) for an aggregate rent during the portion of such new lease co-extensive with the term created hereunder which is less than the rent and other charges which Tenant would pay hereunder for such period, Landlord may immediately upon the making of such new lease or the creation of such new tenancy sue for and recover the differences between the aggregate rental provided for in said new lease for the portion of the term co-extensive with the term created hereunder and rent which Tenant would pay hereunder for such period, together with any expense to which Landlord may be put for brokerage commission, placing the Demised Premises in tenantable condition or otherwise. If such new lease or tenancy is made for a shorter term than the balance of the term of this Lease, any such action brought by Landlord to collect the deficit for that period shall not bar Landlord from thereafter suing for any loss accruing during the balance of the unexpired term of this Lease.

All rights and remedies of Landlord herein enumerated shall be cumulative, and none shall exclude any other remedies allowed at law or in equity.

Tenant agrees to pay a reasonable attorney's fee and all costs if Landlord, in its sole discretion, employs an attorney to collect any rent, additional rent, or any other sums payable under this Lease or to enforce any covenants, agreements, or conditions on the part of the Tenant to be kept and performed; and Tenant expressly waives all exemptions secured to the Tenant under the laws of the State of South Carolina or of any other State of the United States as against the collection of any debt herein or hereby incurred or secured. For the purpose of any suit brought by Landlord or based on this Lease, this Lease shall be construed to be a divisible contract to the end that successive actions may be maintained as successive periodic sums shall mature under this Lease, and it is further agreed that failure to include in any suit any sum or sums then matured shall not be a bar to the maintenance of any suit or action for the recovering of said sum or sums so omitted.

15. **INSURANCE :**

LG

July 30 2026

A. "Bodily Injuries and Property Damage": Tenant shall at all times during the term hereof keep in effect in responsible companies liability insurance in the names of and for the benefit of Tenant and Landlord with minimum limits as follows:

Bodily Injury and Property Damages..... $ 1,000,000.00 per occurrence
$ 2,000,000.00 aggregate

Such insurance may, at Tenant's election, be carried under any general blanket coverage of Tenant. A renewal policy shall be procured not less than ten (10) days prior to the expiration of any policy. Each original policy or a certified copy thereof, or a satisfactory certificate of the insurer evidencing insurance carried with proof of payment of the premium shall be deposited with Landlord. The limits of said insurance shall not, however, limit the liability of Tenant hereunder. In the event that the Demised Premises constitute a part of a larger property said insurance shall have a Landlord's Protective Liability endorsement attached thereto. If Tenant shall fail to procure and maintain said insurance Landlord may, but shall not be required to, procure and maintain the same, but at the expense of Tenant. Tenant shall have the right to settle and adjust all liability claims against the insuring companies, but without subjecting Landlord to any liability or obligation.

B. "Property Insurance": Landlord shall obtain and keep in force during the term of this Lease a policy or policies of insurance covering loss or damage to the Demised Premises, in the amount of the full replacement value thereof, providing against all perils included within the classification of fire, extended coverage, vandalism, malicious mischief, special extended perils (Special Cause of Loss Form) and loss of rents. Tenant shall pay during the term hereof, in addition to rent, the amount of any increase in premiums for the insurance required under this Paragraph 15(b) over and above such premiums paid by Landlord during the first full year of the term of this Lease in which Landlord shall have maintained the insurance required under this Paragraph 15(b), whether such premium increase shall be the result of the nature of Tenant's occupancy, any act or omission of Tenant, requirements of the holder of a mortgage or deed of trust covering the Demised Premises, or increased valuation of the Demised Premises. Tenant shall pay any such premium increases to Landlord within thirty (30) days after receipt by Tenant of a copy of the premium statement or other satisfactory evidence of the amount due. If the insurance policies maintained hereunder cover other improvements in addition to the Demised Premises, Landlord shall also deliver to Tenant a statement of the amount of such increase attributable to the Demised Premises and showing in reasonable detail the manner in which such amount was computed. If the term of this Lease shall not expire concurrently with the expiration of the period covered by such insurance, Tenant's liability for premium increases shall be prorated on an annual basis. If the Demised Premises are less than the total property the base pro rata share shall be the same as in Section 8 (Taxes).

C. "Insurance Policies": Insurance required hereunder shall be in companies rated A or better in "Best's Insurance Guide." Tenant shall deliver to Landlord copies of policies of liability insurance required under Paragraph 15(a) or certificates evidencing the existence and amounts of such insurance with loss payable clauses satisfactory to Landlord. No such policy shall be cancelable or subject to reduction of coverage or other modification except after ten (10) days' prior written notice to Landlord. Tenant shall, within ten (10) days prior to the expiration of such policies, furnish Landlord with renewals or "binders" thereof, or Landlord may order such insurance and charge the cost thereof to Tenant, which amount shall be payable by Tenant upon demand. Tenant shall not do or permit to be done anything which will invalidate the insurance policies referred to in Paragraphs 15(a) and (b).

D. "Waiver of Subrogation": Tenant and Landlord each hereby waives any and all rights of recovery against the other, or against the officers, employees, agents and representatives of the other, for loss of or damage to such waiving party or its property or the property of others under its control, where such loss or damage is insured against under any insurance policy in force at the time of such loss or damage. Tenant and Landlord shall, upon obtaining the policies of insurance required hereunder, give notice to the insurance carrier or carriers that the foregoing mutual waiver of subrogation is contained in this Lease.

E. "Exemption of Landlord from Liability": Tenant hereby agrees that Landlord shall not be liable for injury to Tenant's business or any loss of income therefrom or for damage to the goods, wares, merchandise or other property of Tenant, Tenant's employees, invitees, customers, or any other person in or about the Demised Premises, nor shall Landlord be liable for injury to the person of Tenant, Tenant's employees, agents or contractors, whether such damage or injury is caused by or results from fire, steam, electricity, gas, water or rain, or from the breakage, leakage, obstruction or other defects of pipes, sprinklers, wires, appliances, plumbing, air conditioning or lighting fixtures, or from any other cause, whether the said damage or injury results from conditions arising upon the Demised Premises or upon other portions of the building of which the Demised Premises are a part, or from other sources or places, and regardless of whether the cause of such damage or injury or the means of repairing the same is inaccessible to Tenant. Landlord shall not be liable for any damages arising from any act or neglect of any other tenant, if any, of the building in which the Demised Premises are located.

16. **DAMAGE OR DESTRUCTION BY FIRE OR OTHER CASUALTY:** If the Demised Premises or any part thereof shall be substantially damaged or destroyed by fire or other casualty, Landlord shall promptly repair all such damage and restore the Demised Premises without expense to Tenant, subject to delays due to adjustment of insurance claims, strikes and other causes beyond Landlord's control. If such damage or destruction shall render the Demised Premises untenantable in whole or in part, the rent shall be abated wholly or proportionally as the case may be until the damage shall be repaired and the Demised Premises restored. If the damage or destruction shall be so extensive as to require the substantial rebuilding (i.e., expenditure of fifty (50%) percent or more of replacement cost) of the building or buildings of which the Demised Premises are part, Landlord or Tenant may elect to terminate this Lease by written notice to the other given within thirty (30) days after the occurrence of such damage or destruction, unless the Landlord has contracted for or begun reconstruction. If it is anticipated that said rebuilding will take in excess of ninety (90) days, Landlord shall notify Tenant and Tenant shall be given the option of canceling said Lease

LG

July 30 2026

within five (5) working days of said notification or Landlord may rebuild or contract for said rebuilding of which the Demised Premises are a part.

Landlord and Tenant hereby release each other from liability for loss or damage occurring on or to the Demised Premises or the premises of which they are a part or to the contents of either thereof, caused by fire or other hazards ordinarily covered by fire and extended coverage insurance policies and each waives all rights of recovery against the other for such loss or damage. Willful misconduct lawfully attributable to either party, whether in whole or in part a contributing cause of the casualty giving rise to the loss or damage, shall not be excused under the foregoing release and waiver. Landlord hereby agrees to keep the building insured against fire and other perils normally covered by fire and extended coverage.

17. **HOLDOVER:** Should Tenant remain in possession of the Demised Premises or any part thereof after the expiration of the term of this Lease, such holding over shall, unless otherwise agreed in writing, constitute a month to month tenancy only, and Tenant shall pay as monthly rental one and one half (1 1/2) times the monthly rental assessed during the last month of the term of this Agreement. Tenant agrees to give Landlord thirty (30) days prior written notice of Tenant's intent to vacate the Demised Premises. Landlord may terminate the month-to-month tenancy by providing Tenant thirty (30) days prior written notice.

18. **DEFAULT OF LANDLORD:** If at any time during the term hereof Landlord shall default in any of its obligations under this Lease, Tenant may give the written notice to Landlord of its intention to terminate the lease, together with a statement of the nature of such default, and such termination shall become effective on the thirtieth (30th) day after the date of such notice unless (a) such default shall be cured within thirty (30) days after such a notice or (b) if the default is of such nature that it cannot be cured within such period, the necessary steps to cure such default are duly taken within such period and are thereafter diligently pursued.

19. **CONDEMNATION:** In the event any part of the Demised Premises shall be taken or condemned at any time during the term hereof through the exercise of power of eminent domain, with or without litigation, and Tenant shall determine that the remaining portion of the Demised Premises are not reasonably suitable for its use and occupation, Tenant may, by giving notice to Landlord within sixty (60) days after the date of such taking or condemnation, terminate this Lease as of a date (to be set forth in said notice) not earlier than thirty (30) days after the date of the notice, and Landlord shall refund any unearned rent paid in advance by Tenant. If Tenant does not terminate this Lease as provided above, this Lease shall continue in force as to the remaining portion of the Demised Premises and in such event the monthly rental thereafter payable by Tenant hereunder shall be adjusted and prorated in the exact ratio which the value of the Demised Premises after such taking or condemnation bears to the value of the Demised Premises immediately preceding the condemnation, and Landlord shall, at its own expense, make any repairs or alterations to said Demised Premises which may be necessary to restore the Demised Premises, in so far as possible, to their condition prior to the taking or condemnation.

In the event of the taking or condemnation of all or any portion of the Demised Premises if the Landlord and/or Tenant terminates the lease as provided above, Landlord and Tenant shall together pursue the claim against the condemning or taking authority for the value of the property taken or condemned and Tenant shall receive from the condemnation award the value of its improvements, if any, so taken; Tenant shall receive no other part of the condemnation award. If the lease is not terminated, Landlord shall receive the entire award in the condemnation proceeding.

In the event any part of the Demised Premises shall be taken or condemned at any time during the term hereof through the exercise of such power of eminent domain, with or without litigation, and the remainder of the Demised Premises shall not, in the opinion of the Landlord, constitute an economically feasible operating unit, Landlord may, by giving written notice to the Tenant within sixty (60) days after the date of such taking or condemnation, terminate this Lease as of a date (to be set forth in said notice) not earlier than thirty (30) days after the date of the notice. Rent shall be apportioned as of the termination date.

20. **QUIET ENJOYMENT:** If and so long as Tenant pays the rents reserved by this Lease and performs and observes all the covenants and provisions hereof, Tenant shall quietly enjoy the Demised Premises, subject, however, to the terms of this Lease, and Landlord will warrant and defend Tenant in the enjoyment and peaceful possession of the Demised Premises throughout the term of this Lease.

21. **NOTICES:** Any notice, demand or other instrument or written communication required or permitted to be given, served, made or delivered hereunder may be given, served, made or delivered by mailing the same by certified mail in a sealed envelope postage prepaid, and addressed as follows:

To the Landlord at the following address: City of Columbia Payment Center
3000 Harden Street
Columbia, SC 29203

To the Tenant at the following address: Huitzi The Bus Coffee Shop
159 Weaver Drive, Unit 15
Lexington, SC 29073

LG

July 30 2026

Any such notice, demand or other instrument or written communication mailed as above provided shall be deemed to have been given, served, made or delivered at the time that it was placed in the mail with sufficient postage attached.

22. **SIGNS AND BUILDING DIRECTORY:** No signs of any type shall be installed at or in any place on the building of which the Demised Premises are a part or on the exterior of the Demised Premises without prior written approval and consent of Landlord. Landlord may, at its option, install and maintain a building directory and reserves the right to limit the number of listings on such directory. **See Section 32 #6**

23. **RULES AND REGULATIONS:** Landlord may from time to time publicize such rules and regulations in writing which it may consider necessary and in the best interest of the building of which the Demised Premises are a part. Tenant agrees to abide by such rules and regulations so long as they do not unreasonably interfere with Tenant's use and occupancy of the Demised Premises.

24. **SURRENDER OF DEMISED PREMISES:** Tenant agrees to turn over all keys and to surrender the Demised Premises at the expiration or sooner termination of this Lease or any extensions thereof, broom-clean and in the same condition as when delivered to Tenant or as altered, pursuant to the provisions of this Lease, ordinary wear and tear and damage by the elements excepted, and Tenant shall remove all of its property. Tenant agrees to pay a reasonable cleaning charge should it be necessary for Landlord to restore or cause to be restored the Demised Premises to the same condition as when delivered to Tenant.

25. **RIGHTS OF SUCCESSORS AND ASSIGNS:** The covenants and agreements contained in the within lease shall apply to, inure to the benefit of, and be binding upon the parties hereto, their heirs, successors, distributees, executors, administrators, legal representatives, and assigns and upon their respective successors in interest, except as expressly otherwise hereinabove provided.

26. **COMMISSIONS:** N/A

27. **SECURITY DEPOSIT:** N/A

28. **CONDITION OF THE DEMISED PREMISES:** Tenant has inspected and accepts the Demised Premises in the same condition they are in at the time of commencement of the term of this Lease.

29. **FAILURE TO PERFORM COVENANT:** Any failure on the part of either party to this Lease to perform any obligation hereunder, and any delay in doing any act required hereby shall be excused if such failure or delay is caused by any strike, lockout, governmental restriction or any other similar cause beyond the control of the party so failing to perform, to the extent and for the period that such continues, save and except that the provisions of this paragraph shall not excuse a non-payment of rent or other sums due hereunder on its due date.

30. **CONSTRUCTION OF LEASE:** The word "Landlord" as used herein shall refer to the individual, individuals, partnership or corporation called "Landlord" at the commencement of this Lease, and the word "Tenant" shall likewise refer to the individual, individuals, partnership, or corporation called "Tenant" at the commencement of this Lease. Words of any gender used in this Lease shall be held to include any other gender, and words in the singular number shall be held to include the plural when the sense requires.

31. **SUBMISSION OF DOCUMENT:** The submission of this document for examination does not constitute an option or offer to lease the Demised Premises. This document shall have no binding effect on the parties unless executed by the Landlord and the Tenant and a fully executed copy is delivered to the Tenant.

32. **ADDITIONAL PROVISIONS:** Insofar as the following provisions conflict with any other provision of this Lease, the following shall control:

1. Tenant will have two 1-year options at a rate to be negotiated.
2. Landlord or Tenant may cancel this lease with 90 days notice to the other party.
3. Tenant will have the first 3 months from occupancy date at no charge. Tenant will pay $3,000.00 per month For the remaining term of the lease.
4. Lounge on 2nd floor
   Monday - Friday 7:00AM-5:00PM (self-serve)
5. Coffee Shop in Lobby
   Monday - Sunday 6:00AM-6:00PM (Hours may be adjusted as needed)
6. Signage- Per Exhibit C, final approval to be mutually agreed upon, furnished and installed at tenant's expense.
7. No alcoholic beverages will be sold in coffee shop or 2nd floor lounge.
8. Outside seating is not exclusive to tenant but may be used when available.
9. City retains right to use entire lease space for events. City will not obstruct tenant's equipment.

LG
July 30 2026

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed the day and year first above written.

WITNESS:

_____

_____

Janine M Shaffer

_____

LANDLORD: City of Columbia

By: _____

Its: _____

Date: _____

TENANT: Huitzi The Bus Coffee Shop

By: LEVY GOMEZ MARTINEZ

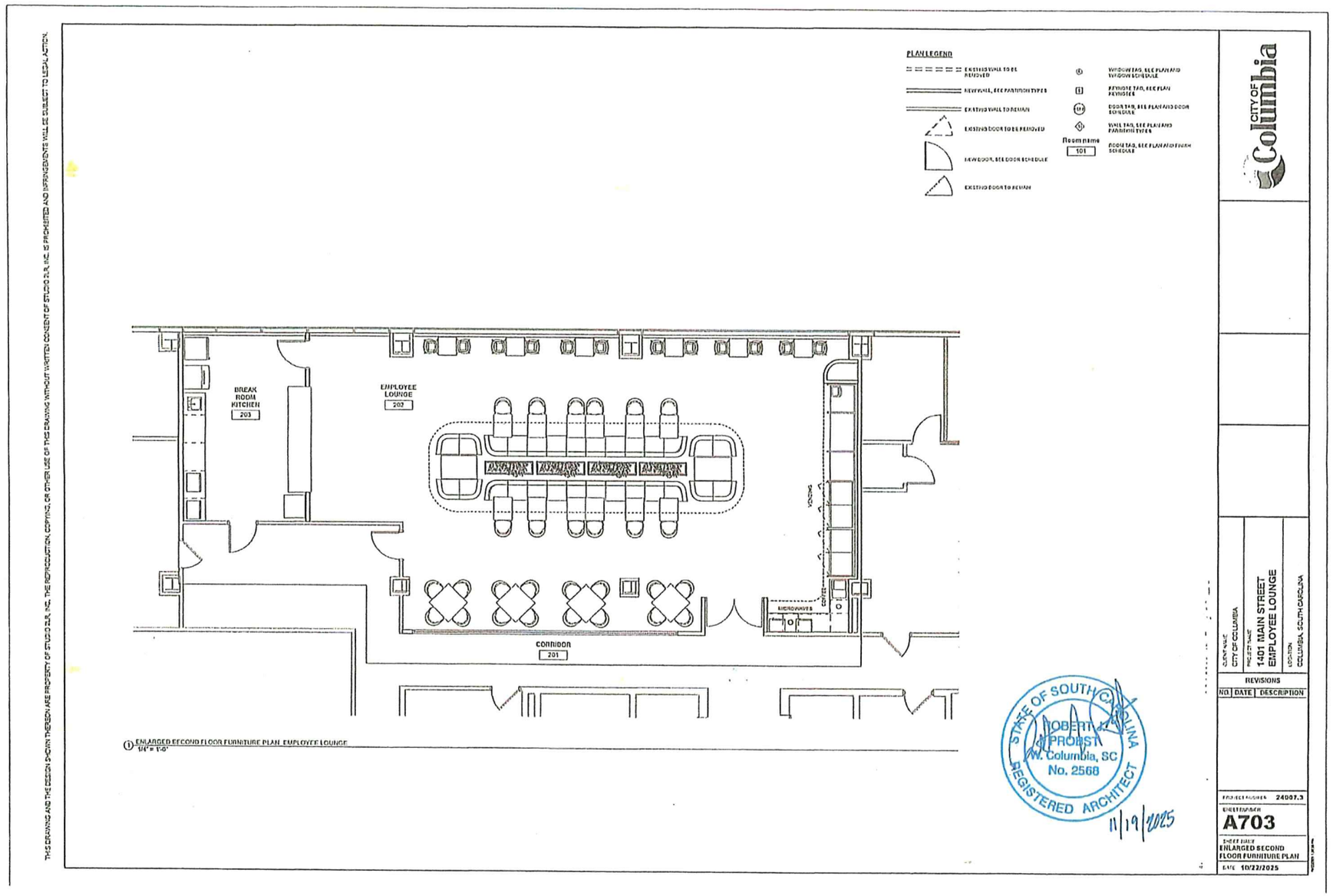
Its: LLC OWNER

Date: JULY 30 2026

APPROVED AS TO FORM
Legal Department City of Columbia, SC
7/23/2026

LG
JULY 30 2026

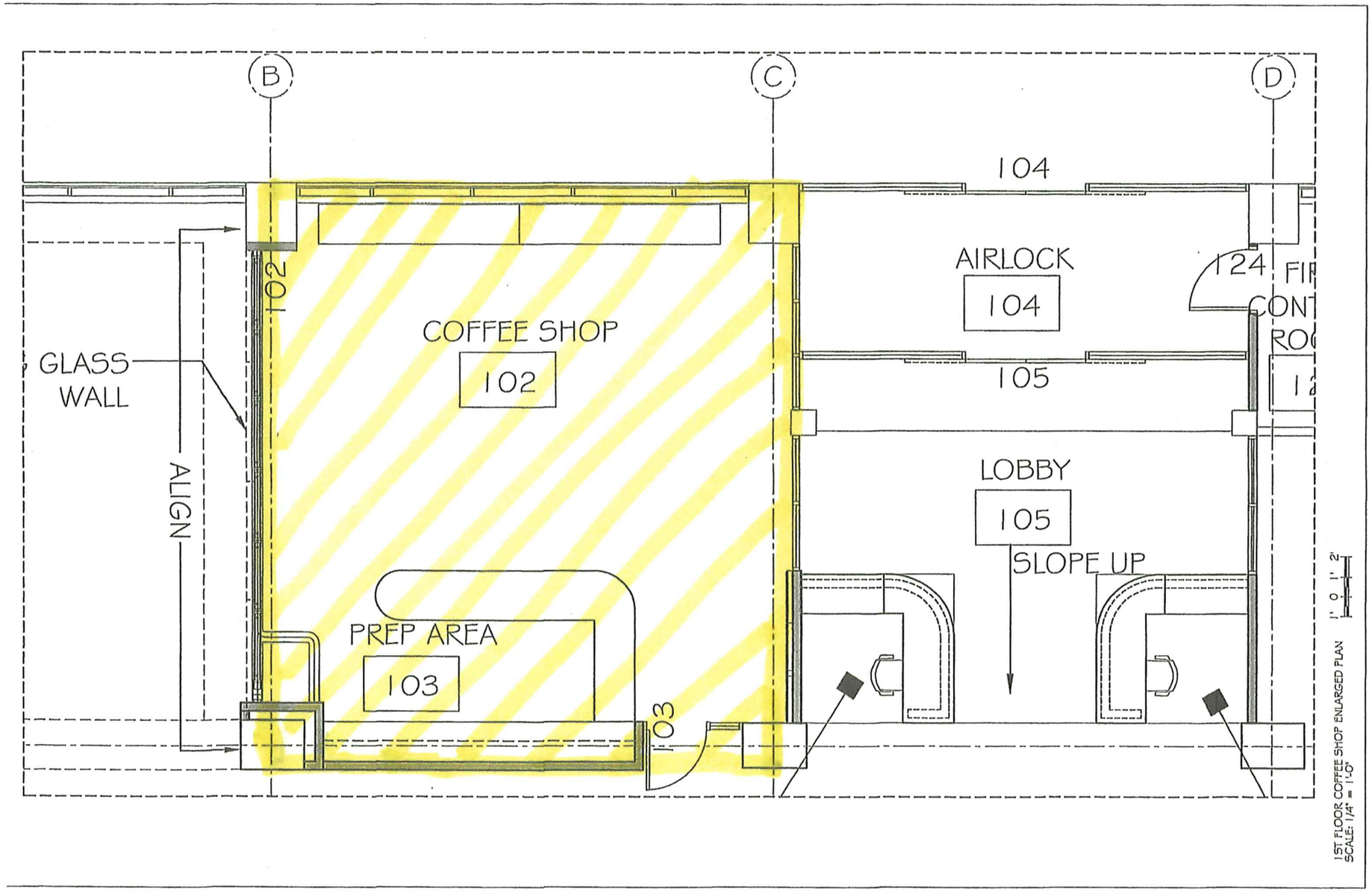
Exhibit A



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July 30 2026

Exhibit B



July 30 2026

Exhibit C



Meeting Date: **August 18, 2026**

Department: **Legal**

From: **Teresa Wilson, City Manager**

Resolution No.: R-2026-056 - Authorizing the City Manager to execute a Memorandum of Understanding between the City of Columbia and the Fifth Circuit Public Defender

Background Summary:

Attachments:

1. R-2026-056 - MOU COC and Fifth Circuit Public Defender
2. 2026-056 - COC and Fifth Circuit Public Defender Proposed MOU FY 26-27

RESOLUTION NO.: R-2026-056

Authorizing the City Manager to execute a Memorandum of Understanding between the City of Columbia and the Fifth Circuit Public Defender

BE IT RESOLVED by the Mayor and City Council of the City of Columbia, South Carolina this _____ day of _____, 2026, that the City Manager is hereby authorized to execute the attached Memorandum of Understanding Fiscal Year 26/27, between the City of Columbia and the Fifth Circuit Public Defender, or on a form to be approved by the City Attorney, regarding representation of indigent defendants in the Municipal Court for the City of Columbia.

Requested by:

Teresa Wilson, City Manager

_____
Mayor

Approved by:

_____
City Manager

ATTEST:

Approved as to form:

_____
Deputy City Attorney

_____
City Clerk

Introduced:
Final Reading:

LEGAL DEPARTMENT DRAFT

MEMORANDUM OF UNDERSTANDING FISCAL YEAR 26/27

PARTIES: This agreement sets forth the understanding between the City of Columbia ("City") and the Fifth Circuit Public Defender ("Public Defender") regarding representation of indigent defendants in the Municipal Court for the City of Columbia.

BACKGROUND: The parties understand the constitutionally mandated requirement that persons who face the possibility of incarceration if convicted of a crime in Municipal Court, and who are unable to afford to hire an attorney, are entitled to the appointment of counsel.

The parties understand that Proviso 61.12 of the 2020 – 2021 Appropriations Act for the State of South Carolina requires:

> **61.12.** (INDEF: Optional Courts and Indigent Representation) If a municipality has or elects to have an optional municipal court system, it must provide adequate funds for representation of indigents. No public defender shall be appointed in any such court unless the municipality and the office of the circuit public defender have reached an agreement for indigent representation and no funds allocated to the commission shall be used to provide compensation for appointed counsel in municipal courts.

PURPOSE: The City desires to have the Public Defender provide the representation referenced in Proviso 61.12. Public Defender desires to undertake providing this representation.

COMPENSATION: The City agrees that it will pay the Public Defender the sum of $225,000.00 per fiscal year (July 1 to June 30), payable, upon receipt of a bill for these services from the Public Defender, in equal quarterly installments of $56,250.00 due on the first of the month in January, April, July, and October. The first such payment per this Memorandum will be due July 1, 2026, and subsequent payments will be due October 1, 2026, January 1, 2027, and April 1, 2027.

SERVICES: The Public Defender agrees that it will provide three (3) attorneys to represent individuals charged with summary court offenses in the Municipal Court of the City. The Public Defender shall have full discretion in making hiring decisions for these positions. These attorneys will have no other duty than representing individuals in the Municipal Court of the City. Appointment must still be accomplished only after indigence screening and approval pursuant to the provisions of Rule 602, SCACR. Should a conflict arise in the representation of a client, the Public Defender is responsible for obtaining substitute counsel.

RENEWAL: To remain in effect this agreement must be renewed by the parties annually. Renewal must be accomplished by May 1st each year so that the parties may make other arrangements for services and personnel in time for the new fiscal year which begins July 1st.

TERMINATION: This agreement will terminate if it is not renewed by the last date of the term of the agreement. Additionally, either party may terminate this agreement by providing 90 days written notice of termination to the other party.

DUTIES UPON TERMINATION: The parties understand that upon termination of this agreement, City will be solely responsible for providing Indigent Defense services for summary court offenses in the Municipal Court of the City per the terms of Proviso 61.12. The parties further understand that upon termination of this agreement Public Defender will be responsible for continuing representation through the conclusion of the matter on all cases to which it was appointed prior to the termination of this agreement.

SCOPE OF AGREEMENT: This document represents the entire agreement between the parties. It may be amended by subsequent written agreement between the parties.



E. Fielding Pringle
Circuit Public Defender
Fifth Judicial Circuit

Date: 1/8/26

Teresa B. Wilson
City Manager
City of Columbia

Date:

Meeting Date:	**August 18, 2026**
Department:	**Legal**
From:	**Skip Holbrook, Police Chief**

Resolution No.: R-2026-052 - Authorizing consumption of beer, wine, and liquor at the Three Rivers Bridge Dinner at the Gervais Street Bridge on Sunday, October 25, 2026 with a rain contingency date of Sunday, November 1, 2026

Background Summary:

Attachments:

1. R-2026-052 - Three Rivers Bridge Dinner (Oct 25)

RESOLUTION NO.: R-2026-052

Authorizing consumption of beer, wine, and liquor at the Three Rivers Bridge Dinner at the Gervais Street Bridge on Sunday, October 25, 2026 with a rain contingency date of Sunday, November 1, 2026

WHEREAS, Three Rivers Bridge Dinner, ("Sponsor") is sponsoring the Three Rivers Bridge Dinner on Sunday, October 25, 2026 at the Gervais Street Bridge from 3:00 p.m. to 8:00 p.m.; and,

WHEREAS, the Sponsor has requested permission for the temporary closing and use of the Gervais Street Bridge from Alexander Street in West Columbia to Huger Street in Columbia from 6:00 a.m. until midnight for set up, clean up, and staging of the event to be held on Sunday, October 25, 2026 from 3:00 p.m. until 8:00 p.m.; for patrons to consume beer, wine, and liquor beverages at the event during the hours of 3:00 p.m. until 7:00 p.m.; and for crowd control and overflow; and,

WHEREAS, to insure the safety of attendees Organizer understands and agrees as follows:

1. Firearms shall be prohibited at the Gervais Street Bridge, regardless of whether such firearm is carried openly or concealed, and regardless of whether the individual carrying such firearm is a valid concealed weapons permit holder, on Sunday, October 25, 2026 from 3:00 p.m. until 8:00 p.m. *See* Resolution No. 2021-099 (Sept. 7, 2021).

2. Organizer shall establish a boundary line around the event space at the Gervais Street Bridge, and the Organizer shall ensure all entrance points into the permitted event area are posted with signage stating "NO CONCEALABLE WEAPONS ALLOWED" that complies with the size and formatting requirements of section 23-31-235 of the South Carolina Code.

3. When publicizing the event in the community, Organizer shall include the statement: "NO CONCEALABLE WEAPONS ALLOWED" to ensure the public has prior notice of this restriction.

4. Organizer shall work with the City to develop a written plan and design a footprint of the event area that adheres to applicable COVID-19 health and safety guidelines, as published by the CDC and SCDHEC, and Organizer shall modify the plans and footprint as such guidelines are updated.

5. The City may cancel the event at any time based upon public safety and/or public health concerns. The City shall not be financially responsible for any costs associated with the cancellation of the event.

LEGAL DEPARTMENT DRAFT

6. Organizer shall require that its agents, employees, vendors, contractors, and event attendees adhere to all applicable COVID-19 health and safety guidelines in effect at the time of the event.

7. To the extent the event occurs during a time in which the City has in effect any emergency ordinance or ordinance requiring face coverings or adherence to social distancing requirements, Organizer shall require that its agents, employees, vendors, contractors, and event attendees comply with the requirements of such ordinance(s).

8. The City strongly encourages Organizer to require that its agents, employees, vendors, contractors, and event attendees provide proof that they have been fully vaccinated against the SARS-CoV-2 virus prior to being granted permission to enter the event.

9. Organizer shall provide portable restroom facilities at the event unless it can substantiate the sufficient availability of both ADA accessible and non-accessible facilities in the immediate area of the event site which will be available to attendees during the event. Organizer shall provide a minimum of four (4) chemical or portable toilets and two (2) wash stations for every 250 people, or portion thereof, who attend the event. Ten percent (10%) of these facilities shall be ADA accessible. This figure is based upon the maximum number of attendees at the event during peak time. The City may determine the total number of required restroom facilities on a case-by-case basis. Organizer shall post signs or markers to prohibit lines or crowds forming near the event's restroom facilities without maintaining a distance of at least six (6) feet from other people.

10. Organizer shall post signs or markers to prohibit lines or crowds forming near food vendors and should encourage attendees to bring their own water. Alcohol, beer, wine, and/or liquor shall be prohibited at the event without approval of a written resolution of City Council.

11. Organizer shall coordinate with food vendors to offer touchless payment options, if possible and available, or provide a tray for the exchange of payment to avoid hand-to-hand contact. Frequently touched surfaces should be cleaned after each customer and customers are encouraged to use their own pens.

12. At no cost to the City, Organizer shall be responsible for hiring no fewer than two (2) off-duty City of Columbia police officers during the hours of 6:00 a.m. until midnight.

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 _____, 2026, that the sale of liquor, beer, and wine beverages in plastic containers or cans only is authorized between the hours of 3:00 p.m. and 7:00 p.m. on Sunday, October 25, 2026; and,

LEGAL DEPARTMENT DRAFT

BE IT FURTHER RESOLVED that all vendors be restricted to stationary location and that the sponsor shall approve or disapprove all amplified entertainment activities; and,

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

BE IT FURTHER RESOLVED that outdoor possession and consumption of liquor, beer, wine beverages unless the appropriate permits or licenses, if required are issued by the SCDOR and all outdoor musical performances and use of sound-amplifying devices shall end by 10:00 p.m. due to the proximity of the event to residential properties; and,

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

BE IT FURTHER RESOLVED that during the designated time the closed portion of the Gervais Street Bridge from Alexander Street in West Columbia to Huger Street in Columbia, with the exception of the parking areas, adjacent off-street parking areas and any other areas posted as to not allow alcoholic liquors or alcoholic beverages is deemed to be the site of a public festival at which liquor, beer and wine beverages may be consumed and the prohibition against possession or consumption of alcoholic beverages set forth in Sec. 14-99 shall not apply as to the possession and consumption of liquor, beer and/or wine beverages. Possession and consumption of liquor, 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.

LEGAL DEPARTMENT DRAFT

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

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

Requested by:

William Holbrook, Police Chief

Approved by:

Mayor

City Manager

Approved as to form:

ATTEST:

Deputy City Attorney

City Clerk

Introduced:
Final Reading:

LEGAL DEPARTMENT DRAFT

Last revised: 7/14/2026

Meeting Date:	**August 18, 2026**
Department:	**Legal**
From:	**Skip Holbrook, Police Chief**

Resolution No.: R-2026-054 - Authorizing consumption of beer and wine only within Boyd Plaza adjacent to the Columbia Museum of Art for Arts and Draughts on Friday, October 23, 2026

Background Summary:

Attachments:

1. R-2026-054 - Arts and Draughts (Oct 23) v3

RESOLUTION NO.: R-2026-054

Authorizing consumption of beer and wine only within Boyd Plaza adjacent to the Columbia Museum of Art for Arts and Draughts on Friday, October 23, 2026

WHEREAS, the Columbia Museum of Art ("CMA") is hosting Arts and Draughts on Friday, October 23, 2026 from 7:00 p.m. until 10:00 p.m.; and,

WHEREAS, the CMA has requested permission for the temporary closing and use of the courtyard/plaza area adjacent to the Museum for Arts and Draughts from 5:00 p.m. until 11:00 p.m. for preparation and staging of the area for an outdoor event to be held between 7:00 p.m. until 10:00 p.m., and for patrons to consume beer and wine beverages on Friday, October 23, 2026 from 7:00 p.m. until 9:30 p.m.; and,

WHEREAS, to ensure the safety of attendees, Organizer understands and agrees as follows:

1. Firearms shall be prohibited in the Museum for Arts and Draughts, regardless of whether such firearm is carried openly or concealed, and regardless of whether the individual carrying such firearm is a valid concealed weapons permit holder, on Friday, October 23, 2026, 7:00 p.m. until 10:00 p.m. *See* Resolution No. 2021-099 (Sept. 7, 2021).

2. Organizer shall establish a boundary line around the event space at the courtyard/plaza area adjacent to the Museum and the Organizer shall ensure all entrance points into the permitted event area are posted with signage stating "NO CONCEALABLE WEAPONS ALLOWED" that complies with the size and formatting requirements of section 23-31-235 of the South Carolina Code.

3. When publicizing the event in the community, Organizer shall include the statement: "NO CONCEALABLE WEAPONS ALLOWED" to ensure the public has prior notice of this restriction.

4. Organizer shall work with the City to develop a written plan and design a footprint of the event area that adheres to COVID-19 pandemic safety and social distancing protocols, as published by the CDC and SCDHEC, and Organizer shall modify the plans and footprint as safety protocols published by the CDC and SCDHEC are updated.

5. The City may cancel the event at any time based upon public safety and/or public health concerns. The City shall not be financially responsible for any costs associated with the cancellation of the event.

6. Organizer shall require its agents, employees, vendors, contractors, and event attendees to adhere to all COVID-19 safety protocols in effect at the time of the event, to include, but not be limited to, wearing of face coverings, social distancing, and frequent washing of hands.

LEGAL DEPARTMENT DRAFT

7. To the extent the event occurs during a time in which the City has in effect any emergency ordinance or ordinance requiring face coverings or adherence to social distancing requirements, Organizer shall require that its agents, employees, vendors, contractors, and event attendees comply with the requirements of such ordinance(s).

8. The City strongly encourages Organizer to require that its agents, employees, vendors, contractors, and event attendees provide proof that they have been fully vaccinated against the SARS-CoV-2 virus prior to being granted permission to enter the event.

9. Organizer shall provide portable restroom facilities at the event unless it can substantiate the sufficient availability of both ADA accessible and non-accessible facilities in the immediate area of the event site which will be available to attendees during the event. Organizer shall provide a minimum of four (4) chemical or portable toilets and two (2) wash stations for every 250 people, or portion thereof, who attend the event. Ten percent (10%) of these facilities shall be ADA accessible. This figure is based upon the maximum number of attendees at the event during peak time. The City may determine the total number of required restroom facilities on a case-by-case basis. Organizer shall post signs or markers to prohibit lines or crowds forming near the event's restroom facilities without maintaining a distance of at least six (6) feet from other people.

10. Organizer shall post signs or markers to prohibit lines or crowds forming near food vendors and should encourage attendees to bring their own water. Alcohol, beer and/or wine shall be prohibited at the event without approval of a written resolution of City Council.

11. Organizer shall coordinate with food vendors to offer touchless payment options, if possible and available, or provide a tray for the exchange of payment to avoid hand-to-hand contact. Frequently touched surfaces should be cleaned after each customer and customers are encouraged to use their own pens.

12. At no cost to the City, Organizer shall be responsible for hiring no fewer than two (2) off-duty City of Columbia police officers during the hours 7:00 p.m. until 12:00 a.m.

WHEREAS, it has been determined that such an event would be in the public interest; NOW, THEREFORE,

BE IT RESOLVED by the Mayor and Council this _____ day of _____, 2026, that the sale of beer and wine beverages in plastic containers or cans only is authorized on Friday, October 23, 2026, from 7:00 p.m. until 9:30 p.m.

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

BE IT FURTHER RESOLVED that VIP tents or VIP areas for the possession and consumption of alcoholic liquors or alcoholic beverages, other than beer or wine beverages only, within the event area are prohibited; and,

LEGAL DEPARTMENT DRAFT

BE IT FURTHER RESOLVED that Organizer is responsible or shall make arrangements for the clean-up of all trash and debris within the event area and shall place same in the roll carts provided by the City. Any overflow of trash and debris shall be placed in garbage bags with the top securely closed and placed beside the City roll carts. The number of roll carts needed for the event shall be determined by Organizer and the City's Solid Waste Division prior to the event and placed throughout the event area to ensure that trash and debris are well contained. Organizer shall return the roll carts and bagged trash and debris 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 event area, any costs incurred by the City in removing loose trash and debris within the event area, which the Organizer has failed to clean up, shall be billed to and paid by the Organizer; and,

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

BE IT FURTHER RESOLVED that only pedestrian traffic will be allowed within the event area. All other traffic, including, but not limited to, automobiles, trucks, motorcycles, mopeds, bicycles, skate boards, and horses, golf carts (except police golf carts or ATVs), and horse-drawn carriages, is prohibited. All pets, including cats, dogs (except police K-9s), horses, birds, lizards, and snakes, are prohibited. Coolers, glass bottles, breakable drinking glasses and/or cups, large bags, and backpacks shall be prohibited inside the event area; and,

BE IT FURTHER RESOLVED that during the designated time the closed portion of courtyard/plaza area adjacent to the Museum for Arts and Draughts that serves as the designated event area, with the exception of any parking area and/or any other areas posted as to not allow alcoholic beverages, shall be declared to be a Public Park and the provisions of Chapter 15, Parks and Recreation, Sec. 15-1, 15-2, and 15-3, of the 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, of the Code of Ordinances of the City of Columbia, South Carolina, the designated event area of courtyard/plaza area adjacent to the Museum for Arts and Draughts, with the exception of any parking area and/or 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 to the possession or consumption of beer or wine within the designated event area. Possession and consumption of beer and wine beverages shall be permitted only in containers provided by vendors within the areas designated, and such containers provided by vendors for the sale of beer and wine may only be in plastic containers or cans.

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

LEGAL DEPARTMENT DRAFT

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 the immediate cancellation of the event and/or a denial of subsequent requests to allow the event.

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

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

Requested by:

William Holbrook, Police Chief

Approved by:

_____
City Manager

Approved as to form:

_____
Deputy City Attorney

_____
Mayor

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

LEGAL DEPARTMENT DRAFT

Last revised: 7/31/2026

Meeting Date:	**August 18, 2026**
Department:	**Legal**
From:	**Skip Holbrook, Police Chief**

Resolution No.: R-2026-055 - Authorizing consumption of beer, wine, and liquor at JerryFest at the Five Points Fountain on Sunday, October 4, 2026

Background Summary:

Attachments:

1. R-2026-055 - Jerry Fest (Oct 4) v2

RESOLUTION NO.: R-2026-055

Authorizing consumption of beer, wine, and liquor at JerryFest at the Five Points Fountain on Sunday, October 4, 2026

WHEREAS, the Five Points Association (hereinafter "Sponsor" or "Organizer") is sponsoring JerryFest on Sunday, October 4, 2026 from 12:00 p.m. until 8:00 p.m. on Saluda Avenue in front of Saluda's at 747 Saluda Avenue, half of the 2000 block of Greene Street, the fountain plaza, and the loading zone section of Saluda Avenue; and

WHEREAS, the Sponsor has requested permission for the temporary closing and use of Saluda Avenue in front of Saluda's at 747 Saluda Avenue, half of the 2000 block of Greene Street, the fountain plaza, and the loading zone section of Saluda Avenue from 6:00 a.m. until 10:00 p.m. for preparation and staging of the area and for crowd control and overflow at the outdoor event to be held on Sunday, October 4, 2026, between 12:00 p.m. and 8:00 p.m.; and for patrons to consume beer, wine, and liquor beverages at the event during the hours of 12:00 p.m. and 7:30 p.m.; and,

WHEREAS, to ensure the safety of attendees, Organizer understands and agrees as follows:

1. Firearms shall be prohibited at Saluda Avenue in front of Saluda's at 747 Saluda Avenue, half of the 2000 block of Greene Street, the fountain plaza, and the loading zone section of Saluda Avenue on Sunday, October 4, 2026 from 12:00 p.m. until 8:00 p.m. regardless of whether such firearm is carried openly or concealed, and regardless of whether the individual carrying such firearm is a valid concealed weapons permit holder.

2. The Organizer shall establish a boundary line around the event space at Saluda Avenue in front of Saluda's at 747 Saluda Avenue, half of the 2000 block of Greene Street, the fountain plaza, and the loading zone section of Saluda Avenue; and the Organizer shall ensure all entrance points into the permitted event area are posted with signage stating "NO CONCEALABLE WEAPONS ALLOWED" that complies with the size and formatting requirements of section 23-31-235 of the South Carolina Code.

3. When publicizing the event in the community, the Organizer shall include the statement: "NO CONCEALABLE WEAPONS ALLOWED" to ensure the public has prior notice of this restriction.

4. Organizer shall work with the City to develop a written plan and design a footprint of the event area that adheres to COVID-19 pandemic safety and social distancing protocols as published by the CDC and SCDHEC, and Organizer shall modify the plans and footprint as safety protocols published by the CDC and SCDHEC are updated.

5. The City may cancel the event at any time based upon public safety and/or public health concerns. The City shall not be financially responsible for any costs associated with the cancellation of the event.

6. Organizer shall require that its agents, employees, vendors, contractors, and event attendees adhere to all applicable COVID-19 health and safety guidelines in effect at the time of the event.

7. To the extent the event occurs during a time in which the City has in effect any emergency ordinance or ordinance requiring face coverings or adherence to social distancing requirements, Organizer

LEGAL DEPARTMENT DRAFT

shall require that its agents, employees, vendors, contractors, and event attendees comply with the requirements of such ordinance(s).

8. The City strongly encourages Organizer to require that its agents, employees, vendors, contractors, and event attendees provide proof that they have been fully vaccinated against the SARS-CoV-2 virus prior to being granted permission to enter the event.

9. Organizer is required to provide portable restroom facilities at the event unless it can substantiate the sufficient availability of both ADA accessible and non-accessible facilities in the immediate area of the event site which will be available to the public during the event. Organizer is to provide a minimum of four (4) chemical or portable toilets and two (2) wash stations for every 250 people, or portion thereof who attends the event. Ten percent (10%) of these facilities shall be ADA accessible. This figure is based upon the maximum number of attendees at the event during peak time. The City of Columbia may determine the total number of required restroom facilities on a case-by-case basis. Organizer shall post signs or markers to prohibit lines or crowds forming near the restroom without maintaining a distance of at least six (6) feet from other people.

10. Organizer shall post signs or markers to prohibit lines or crowds forming near food vendors and should encourage attendees to bring their own water. Liquor, beer and/or wine shall be prohibited at the event without approval of a written resolution of City Council and without the proper permits or licenses, if required, issued by the SCDOR for the possession and/or consumption of such alcoholic beverages.

11. Organizer shall coordinate with food vendors to offer touchless payment options, if possible and available, or provide a tray for the exchange of payment to avoid hand-to-hand contact. Frequently touched surfaces should be cleaned after each customer and customers are encouraged to use their own pens.

12. At no cost to the City, Organizer shall be responsible for hiring no fewer than two (2) off-duty City of Columbia police officers during the hours of 6:00 a.m. and 10:00 p.m.

WHEREAS, it has been determined that such an event would be in the public interest; NOW, THEREFORE,

BE IT RESOLVED by the Mayor and Council this _____ day of _____, 2026, that the sale of liquor, beer, and wine beverages in plastic containers or cans only is authorized between the hours of 12:00 p.m. and 7:30 p.m. on Sunday, October 4, 2026; and,

BE IT FURTHER RESOLVED that all vendors be restricted to stationary location and that the Sponsor shall approve or disapprove all amplified entertainment activities; and,

BE IT FURTHER RESOLVED that possession and consumption of alcoholic liquors or alcoholic beverages other than beer and/or wine beverages only within the event area is prohibited; and,

BE IT FURTHER RESOLVED that Organizer is responsible or shall make arrangements for the clean-up of all trash and debris within the event area and shall place same in the roll carts provided by the City. Any overflow of trash and debris shall be placed in garbage bags with the top securely closed and placed beside the City roll carts. The number of roll carts needed for the event shall be determined by

LEGAL DEPARTMENT DRAFT

Organizer and the City's Solid Waste Division prior to the event and placed throughout the event area to ensure that trash and debris are well contained. Organizer shall return the roll carts and bagged trash and debris 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 event area, any costs incurred by the City in removing loose trash and debris within the event area, which the Organizer has failed to clean up, shall be billed to and paid by the Organizer; and,

BE IT FURTHER RESOLVED that outdoor possession and consumption of liquor, beer, and wine beverages, unless the appropriate permits or licenses, if required are issued by SCDOR and 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 event area. All other traffic, including, but not limited to, automobiles, trucks, motorcycles, mopeds, bicycles, skate boards, and horses, golf carts (except police golf carts or ATVs), and horse-drawn carriages, is prohibited. All pets with the exception of dogs including cats, horses, birds, lizards, and snakes, are prohibited. Coolers, glass bottles, breakable drinking glasses and/or cups, large bags, and backpacks shall be prohibited inside the event area; and,

BE IT FURTHER RESOLVED that during the designated event's dates and times from 12:00 p.m. until 8:00 p.m. on Sunday, October 4, 2026, Saluda Avenue in front of Saluda's at 747 Saluda Avenue, half of the 2000 block of Greene Street, the fountain plaza, and the loading zone section of Saluda Avenue serves as the designated event area, with the exception of the parking area and any other areas posted as to not allow alcoholic beverages, shall be declared to be a Public Park and the provisions of Chapter 15, Parks and Recreation, Sec. 15-1, 15-2, and 15-3, of the 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, of the Code of Ordinances of the City of Columbia, South Carolina, the designated event area of Saluda Avenue in front of Saluda's at 747 Saluda Avenue, half of the 2000 block of Greene Street, the fountain plaza, and the loading zone section of Saluda Avenue with the exception of the parking area and any other areas posted as to not allow alcoholic beverages, is deemed to be the site of a public festival at which liquor, beer, and wine beverages may be consumed and the prohibition against possession or consumption of alcoholic beverages set forth in Sec. 14-99 shall not apply to the possession or consumption of liquor, beer, or wine within the designated event area. Possession and consumption of liquor, 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 and address complaints during the event, including any set up and breakdown times. The cell phones shall remain on, with ringers and alerts functioning 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 of the Code of Ordinances of the City of Columbia, South Carolina.

LEGAL DEPARTMENT DRAFT

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 or inclement weather date, a request for a resolution of City Council approving the new date of the event shall be required.

Requested by:

William Holbrook, Police Chief

Approved by:

City Manager

Approved as to form:

Deputy City Attorney

Introduced:
Final Reading:

Mayor

ATTEST:

City Clerk

LEGAL DEPARTMENT DRAFT

Last revised: 7/27/2026

Meeting Date:	**August 18, 2026**
Department:	**Legal**
From:	**Skip Holbrook, Police Chief**

Resolution No.: R-2026-057 - Authorizing consumption of beer and wine only at NEON Joy in Five Points on 747 Saluda Avenue, the perimeter around the Fountain Plaza and 727 Harden Street Parking Lot on Friday, November 20, 2026

Background Summary:

Attachments:

1. R-2026-057 - NEON Joy in Five Points

RESOLUTION NO.: R-2026-057

Authorizing consumption of beer and wine only at NEON Joy in Five Points on 747 Saluda Avenue, the perimeter around the Fountain Plaza and 727 Harden Street Parking Lot on Friday, November 20, 2026

WHEREAS, the Five Points Association (hereinafter "Sponsor" or "Organizer") is hosting the NEON Joy in Five Points on 747 Saluda Avenue, the perimeter around the Fountain Plaza and 727 Harden Street Parking Lot from 6:00 p.m. until 9:00 p.m. on Friday, November 20, 2026; and,

WHEREAS, the Sponsor has requested permission for the temporary closing of parking lot located at 727 Harden Street from 4:00 p.m. to 10:00 p.m. and Saluda Avenue around the Fountain Plaza located at 747 Saluda Avenue, the perimeter of the fountain plaza and loading zone between the fountain plaza and the parking lot from 4:00 p.m. until 10:00 p.m. for preparation and staging of the area and for crowd control and overflow at the outdoor event to be held on Friday, November 20, 2026, between 6:00 p.m. and 9:00 p.m.; and for patrons to consume beer and wine only at the event during the hours of 6:00 p.m. and 8:30 p.m.; and,

WHEREAS, to insure the safety of attendees Organizer understands and agrees as follows:

1. Firearms shall be prohibited on 747 Saluda Avenue, the perimeter around the Fountain Plaza and 727 Harden Street Parking Lot, regardless of whether such firearm is carried openly or concealed, and regardless of whether the individual carrying such firearm is a valid concealed weapons permit holder, on Friday, November 20, 2026 from 6:00 p.m. until 9:00 p.m. *See* Resolution No. 2021-099 (Sept. 7, 2021).

2. Organizer shall establish a boundary line around the event space at 747 Saluda Avenue, the perimeter around the Fountain Plaza and 727 Harden Street Parking Lot; and the Organizer shall ensure all entrance points into the permitted event area are posted with signage stating "NO CONCEALABLE WEAPONS ALLOWED" that complies with the size and formatting requirements of section 23-31-235 of the South Carolina Code.

3. When publicizing the event in the community, Organizer shall include the statement: "NO CONCEALABLE WEAPONS ALLOWED" to ensure the public has prior notice of this restriction.

4. Organizer shall work with the City to develop a written plan and design a footprint of the event area that adheres to applicable COVID-19 health and safety guidelines, as published by the CDC and SCDHEC, and Organizer shall modify the plans and footprint as such guidelines are updated.

5. The City may cancel the event at any time based upon public safety and/or public health concerns. The City shall not be financially responsible for any costs associated with the cancellation of the event.

6. Organizer shall require that its agents, employees, vendors, contractors, and event attendees adhere to all applicable COVID-19 health and safety guidelines in effect at the time of the event.

LEGAL DEPARTMENT DRAFT

7. To the extent the event occurs during a time in which the City has in effect any emergency ordinance or ordinance requiring face coverings or adherence to social distancing requirements, Organizer shall require that its agents, employees, vendors, contractors, and event attendees comply with the requirements of such ordinance(s).

8. The City strongly encourages Organizer to require that its agents, employees, vendors, contractors, and event attendees provide proof that they have been fully vaccinated against the SARS-CoV-2 virus prior to being granted permission to enter the event.

9. Organizer shall provide portable restroom facilities at the event unless it can substantiate the sufficient availability of both ADA accessible and non-accessible facilities in the immediate area of the event site which will be available to attendees during the event. Organizer shall provide a minimum of four (4) chemical or portable toilets and two (2) wash stations for every 250 people, or portion thereof, who attend the event. Ten percent (10%) of these facilities shall be ADA accessible. This figure is based upon the maximum number of attendees at the event during peak time. The City may determine the total number of required restroom facilities on a case-by-case basis. Organizer shall post signs or markers to prohibit lines or crowds forming near the event's restroom facilities without maintaining a distance of at least six (6) feet from other people.

10. Organizer shall post signs or markers to prohibit lines or crowds forming near food vendors and should encourage attendees to bring their own water. Alcohol, beer and/or wine shall be prohibited at the event without approval of a written resolution of City Council.

11. Organizer shall coordinate with food vendors to offer touchless payment options, if possible and available, or provide a tray for the exchange of payment to avoid hand-to-hand contact. Frequently touched surfaces should be cleaned after each customer and customers are encouraged to use their own pens.

12. At no cost to the City, Organizer shall be responsible for hiring no fewer than two (2) off-duty City of Columbia police officers during the hours of 4:00 p.m. on November 20, 2026 until 10:00 p.m. on November 20, 2026.

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 _____, 2026, that the sale of beer and wine beverages only in plastic containers or cans only is authorized between the hours of 6:00 p.m. and 8:30 p.m. on November 20, 2026; and,

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

BE IT FURTHER RESOLVED that possession and consumption of alcoholic liquors or alcoholic beverages other than beer and/or wine beverages only within the event area is prohibited; and,

BE IT FURTHER RESOLVED that VIP tents or VIP areas for the possession and consumption of alcoholic liquors or alcoholic beverages, other than beer and wine beverages only, within the event area are prohibited; and,

LEGAL DEPARTMENT DRAFT

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

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

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

BE IT FURTHER RESOLVED that during the designated time from 6:00 p.m. until 9:00 p.m. on Friday, November 20, 2026, 747 Saluda Avenue, the perimeter around the Fountain Plaza and 727 Harden Street Parking Lot, sidewalks in Five Points hospitality district; serves as the designated event area, with the exception of the parking area and any other areas posted as to not allow alcoholic beverages, shall be declared to be a Public Park and the provisions of Chapter 15, Parks and Recreation, Sec. 15-1, 15-2, and 15-3, of the 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, of the Code of Ordinances of the City of Columbia, South Carolina, the designated event area of 747 Saluda Avenue, perimeter around the Fountain Plaza and 727 Harden Street Parking Lot and sidewalks in Five Points hospitality district with the exception of the parking area and any other areas posted as to not allow alcoholic beverages, is deemed to be the site of a public festival at which beer and wine beverages only may be consumed and the prohibition against possession or consumption of alcoholic beverages set forth in Sec. 14-99 shall not apply to the possession or consumption of beer and wine within the designated event area. Possession and consumption of beer and wine beverages shall be permitted only in containers provided by vendors within the areas designated, and such containers provided by vendors for the sale of beer and wine may only be in plastic containers or cans.

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.

LEGAL DEPARTMENT DRAFT

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 the hours of operation for the event, service of beer and wine 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:

William Holbrook, Police Chief

Approved by:

City Manager

Approved as to form:

Deputy City Attorney

Introduced:
Final Reading:

Mayor

ATTEST:

City Clerk

LEGAL DEPARTMENT DRAFT

Last revised: 07/30/2026

Park Rules for the Five Points Association to Conduct Street and Sidewalk Sales for NEON Joy in Five Points (R-2026-057)

WHEREAS, Columbia City Council adopted Resolution R-2026-057 on _____, allowing the Five Points Association to Conduct Street and Sidewalk Sales for the NEON Joy in Five Points to be held on Friday, November 20, 2026 in the area commonly known as the Vista; and,

WHEREAS, certain areas of the public rights of way and public property have been designated as a public park for the event as more particularly set forth in Resolution R-2026-057, which is incorporated herein by specific reference thereto; and,

WHEREAS, the City's Parks and Recreation Department hereby authorizes the use of the public park designated by R-2026-057 for the Five Points Association to Conduct Street and Sidewalk Sales for NEON Joy in Five Points; and,

WHEREAS, City Ordinance Sec. 15-1 (12) and Sec. 15-3 permit the Director of Parks and Recreation to promulgate rules and regulations within a public park, subject to the approval of the City Manager; and,

WHEREAS, it is anticipated that a large number of City of Columbia citizens and visitors will attend the event and will be allowed to consume beer and wine within the public park; and,

WHEREAS, in order to promote the general health, safety and welfare of the citizens of the City of Columbia and visitors attending the event, I find it necessary to promulgate rules and regulations to apply within the public park established pursuant to Resolution R-2026-057; NOW, THEREFORE

The following additional park rules are hereby promulgated for the Five Points Association to Conduct Street and Sidewalk Sales for NEON Joy in Five Points and shall apply within the area designated as a public park and a violation thereof is unlawful:

1. Official festival tokens are required for the purchase of food and beverages within the designated park area.
2. Over age twenty-one (21) wristbands from the identification check station are required for patrons to consume beer or wine in the designated park area.
3. All persons under the age of sixteen (16) must be accompanied by an adult.
4. No glass containers are allowed.
5. No coolers, outside food or beverages (including alcohol) are allowed.
6. No backpacks or bags are allowed.
7. Only beer and wine are permitted. No other alcoholic beverages of any kind are allowed, unless within an area permitted by an existing encroachment ordinance which permits the serving of beer, wine and other alcoholic beverages during its normal course of business.
8. All beer and wine must be served and consumed from a plastic cup, a plastic bottle, an aluminum can or an aluminum bottle.
9. No pets are allowed.
10. No concealable weapons allowed.
11. No firearms allowed.

Violation of these rules may result in criminal prosecution. The aforesaid rules shall be prominently displayed on signage which shall be located at all entrances into the designated park area.

City of Columbia

BY: _____ Date: _____
ITS: Parks and Recreation Director

I hereby approve the foregoing park rules this ____ day of _____, 2026.

City of Columbia

BY: _____
Teresa B. Wilson
ITS: City Manager

LEGAL DEPARTMENT DRAFT

Meeting Date:	**August 18, 2026**
Department:	**Legal**
From:	**Teresa Knox, City Attorney**

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

- *Chapter 12, Article II of the City of Columbia Code of Ordinances*

Background Summary:

Attachments:
None