



COLUMBIA CITY COUNCIL MEETING AGENDA TUESDAY, JUNE 7, 2022

The Columbia City Council will conduct a Council Meeting on Tuesday, June 7, 2022 at 4:00 p.m. at City Hall, 1737 Main Street, Columbia, SC 29201. Members of the public may view the meeting online at www.columbiasc.gov or dial **855-925-2801**. When prompted, enter meeting code: **6340**. During the meeting: press *1 to listen; *2 to leave a message; or *3 to request to speak. For questions regarding the meeting, please contact the City Clerk at (803)545-3045 or cityclerk@columbiasc.gov.

The Honorable Daniel J. Rickenmann, Mayor
The Honorable Howard E. Duvall, Jr., At-Large ▪ The Honorable Edward H. McDowell, Jr., District II
The Honorable William Brennan, District III ▪ The Honorable Aditi Bussells, At-Large
The Honorable Tina N. Herbert, District I ▪ The Honorable Joe E. Taylor, Jr., District IV

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

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

INVOCATION

ADOPTION OF THE AGENDA

PUBLIC INPUT ON AGENDA ITEMS

APPROVAL OF MINUTES

1. Council is asked to approve the May 3, 2022 Council Meeting Minutes.

PRESENTATIONS

2. Golden Tornadoes Month Proclamation - The Honorable Daniel J. Rickenmann, Mayor
3. 2022 Tubing Season Update - Mr. Mike Mayo, Executive Director / Palmetto Outdoor



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CONSENT AGENDA ITEMS 4 THROUGH 14

4. Council is asked to approve a Contract to Purchase two Explosive Ordnance Disposal Suits with Helmets, as requested by the Columbia Police Department on March 11, 2022. Award to Safeware Inc., using the OMNIA Cooperative Agreement, in the amount of \$67,038.42. The vendor is located in Sandston, VA.

Funding Source: U.S. Justice Grants Control - Special Departmental Supplies - JAG-ED Byrne Memorial (2659999--9211000221-627100). The original budget amount is \$68,000.00.

5. Council is asked to approve a Contract to Purchase a Prefabricated Restroom Facility for the All-Star Baseball Field (Phase 4) in the Colony/North Pointe Community, as requested by the Parks and Recreation Department on March 30, 2022. Award to CXT Inc., using the Sourcewell Cooperative Contract in the amount of \$97,129.35. The vendor is located in Pittsburg, PA.

Funding Source: S.C. Department of Parks, Recreation & Tourism Parks and Recreation Development Grant - General Capital Projects - Capital Project Costs (4039999-658650). The original budget amount is \$97,129.35.

6. Annexation, Comprehensive Plan Map Amendment, and Zoning Map Amendment for 2905 Two Notch Road; TMS# 11613-12-30 and 11613-12-31

Ordinance No.: 2022-038 - Annexing 2905 Two Notch Road, Richland County TMS# 11613-12-30 and TMS# 11613-12-31 into the City of Columbia, South Carolina Columbia, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map

Council District: 2

Proposal: Request to annex the property and assign a land use classification of Urban Core Community Activity Center (UCAC-2) and assign zoning of Mixed Use District (MU-2) at the time of annexation. The property is currently classified as Mixed Residential (High Density) and zoned GC by Richland County.

Applicant: Elonda Mack

Staff Recommendation: Approval

PC Recommendation: 03/10/2022; Approval (7-0)

First reading approval was given on May 17, 2022.



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7. Annexation, Future Land Use Map Amendment, and Zoning Map Amendment for 0.21 acres W/S Canal Drive; TMS #07311-08-17

Ordinance No.: 2022-039 - Annexing 0.21 acres W/S Canal Drive, Richland County TMS# 07311-08-17 into the City of Columbia, South Carolina Columbia, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map

Council District: 2

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

Applicant: Ina Lee Lightner

Staff Recommendation: Approval

PC Recommendation: 04/14/2022; Approval (5-0)

First reading approval was given on May 17, 2022.

8. Annexation, Future Land Use Map Amendment, and Zoning Map Amendment for 2311 and 2301 Percival Road; TMS #19711-06-14 and 19711-06-15

Ordinance No.: 2022-040 - Annexing 2311 Percival Road and 2301 Percival Road, Richland County TMS# 19711-06-14 and TMS# 19711-06-15 into the City of Columbia, South Carolina Columbia, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map

Council District: 4

Proposal: Request to annex the property and assign a land use classification of Urban Edge Multi-family (UEMF) and assign zoning of Residential Mixed District (RM-2) at the time of annexation. The property is currently classified as Neighborhood (Medium Density) and zoned RM-HD by Richland County.

Applicant: Samantha Eargle and Caroline Powell

Staff Recommendation: Approval

PC Recommendation: 04/14/2022; Approval (5-0)

First reading approval was given on May 17, 2022.



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9. Annexation, Future Land Use Map Amendment, and Zoning Map Amendment for 3740 Pearl Street; TMS # 09103-06-01

Ordinance No.: 2022-042 -Annexing 3740 Pearl Street, Richland County TMS# 09103-06-01 into the City of Columbia, South Carolina Columbia, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map

Council District: 1

Proposal: Request to annex the property and assign a land use classification of Urban Core Mixed Residential-2 (UCMR-2) and assign zoning of Employment Campus District (EC) at the time of annexation. The property is currently classified as Mixed Use Corridor and zoned GC by Richland County.

Applicant: Abbie L. Cochran and Charles Cochran

Staff Recommendation: Approval - see detail

PC Recommendation: 04/14/2022; Approval (5-0)

First reading approval was given on May 17, 2022.

10. Annexation, Future Land Use Map Amendment, and Zoning Map Amendment for 1482 Caroline Road; TMS # 16414-08-04

Ordinance No.: 2022-043 - Annexing 1482 Caroline Road, Richland County TMS# 16414-08-04 into the City of Columbia, South Carolina Columbia, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map

Council District: 3

Proposal: Request to annex the property and assign a land use classification of Urban Edge Mixed Residential (UEMR) and assign zoning of Office and Institutional District (OI) at the time of annexation. The property is currently classified as Neighborhood (Medium Density) and zoned RU by Richland County.

Applicant: Toma T. Patterson, A. Forbes Patterson, Trustee, and Alexander Forbes Patterson / Big & Tall, LLC

Staff Recommendation: Approval

PC Recommendation: 04/14/2022; Approval (5-0)

First reading approval was given on May 17, 2022.



We Are Columbia

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11. Zoning Map Amendment for 5901 Fairfield Road TMS #11708-07-01

Ordinance No.: 2022-044 - Amending the Official Zoning Map to modify the zoning for 5901 Fairfield Road, Richland County TMS #11708-07-01

Council District: 1

Proposal: Request to rezone the property from General Commercial District (GC) to Light Industrial District (LI).

Applicant: Ransom Creech, Kimley-Horn & Associates, Inc.

Staff Recommendation: Approval

PC Recommendation: 03/10/2022; Approval (7-0)

First reading approval was given on May 17, 2022.

12. Zoning Map Amendment for 1101, 1105, 1107 Balsam Road and 1405 Canal Drive, TMS # 07311-08-05, 07311-08-06, 07311-08-07, and 07311-08-08

Ordinance No.: 2022-046 - Amending the Official Zoning Map to modify the zoning for 1101, 1105 and 1107 Balsam Road and 1405 Canal Drive, Richland County TMS# 07311-08-05, TMS# 07311-08-06, TMS# 07311-08-07 and TMS# 07311-08-08

Council District: 2

Proposal: Request to rezone the property from Residential Single Family-Medium Lot (RSF-2) and Residential Single Family-Small Lot (RSF-3) to Mixed Use District (MU-1).

Applicant: Kathleen McDaniel, Burnette, Shutt, & McDaniel, PA

Staff Recommendation: Approval

PC Recommendation: 03/10/2022; Approval (7-0)

First reading approval was given on May 17, 2022.

13. Zoning Map Amendment for 446 Clemson Road and 446 Clemson Road Ext., TMS #25700-02-01 and 25700-04-02

Ordinance No.: 2022-045 - Amending the Official Zoning Map to modify the zoning for 446 Clemson Road and 446 Clemson Road Extension, Richland County TMS #25700-02-01 and TMS #25700-04-02



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Council District: 4

Proposal: Request to rezone the property from Mixed-Use District (MU-2) to General Commercial District (GC).

Applicant: Craig Waites, Jr., Colliers International of South Carolina, Inc.

Staff Recommendation: Approval

PC Recommendation: 04/14/2022; Approval (5-0)

First reading approval was given on May 17, 2022.

14. Ordinance No.: 2022-047 - Authorizing the City Manager to execute the Second Amendment of License Agreement and Memorandum of Lease between Core Campus I, LLC and the City of Columbia

First reading approval was given on May 17, 2022.

ZONING / PLANNING MATTERS - FIRST READING

15. Annexation, Interim Comprehensive Plan Map Amendment, and Interim Zoning Map Amendment for 12.59 acres, Shop Road Extension; TMS# 16200-01-25

Ordinance No.: 2022-050 - Annexing 12.59 acres, Shop Road Extension Richland County TMS# 16200-01-25

Council District: 3

Proposal: Request to assign an interim land use classification of Industrial (IND) and assign interim zoning of Light Industrial (LI) at the time of annexation. The property is currently classified as Economic Development Center/Corridor and zoned M-1 by Richland County.

Applicant: Metal Park Investors 3, LLC, a South Carolina limited liability company

Staff Recommendation: Approval

PC Recommendation: 05/12/2022; Approval (4-0)



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16. Annexation, Interim Comprehensive Plan Map Amendment, and Interim Zoning Map Amendment for 8325 Old Percival Road; TMS# 19813-01-02

Ordinance No.: 2022-051 - Annexing 8325 Old Percival Road Richland County TMS# 19813-01-02

Council District: 4

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

Applicant: Hurricane Construction, Inc.

Staff Recommendation: Approval

PC Recommendation: 05/12/2022; Approval (4-0)

BUDGET PUBLIC HEARING & ORDINANCE FIRST READING

17. Fiscal Year 2022/2023 Proposed Budget Presentation - Ms. Missy Caughman, Budget, Program Management & Grants Director **Updated**
18. Ordinance No.: 2022-052 - To Raise Revenue and Adopt the Budget for the City of Columbia, South Carolina for the Fiscal Year ending June 30, 2023

ORDINANCES - FIRST READING

19. Ordinance No.: 2022-032 - Granting an encroachment to Huger Senate Hotel Associates, LLC for the use of the right of way areas of the 1000 block of Huger Street and the 400 block of Senate Street for the installation and maintenance of parking spaces, sidewalks, landscaping, and irrigation adjacent to 1025 and 1043 Huger Street, Richland County TMS#08911-01-05 and 08911-01-15
20. Ordinance No.: 2022-049 - Granting an encroachment to 1813 Main Street, LLC for the use of the right of way area of the 1800 block of Main Street for the installation and maintenance of landscaping, irrigation, and landscaping support structures adjacent to the building located at 1813 Main Street, Richland County TMS#09082-04-01, 09082-04-29 and 09082-04-30



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21. Ordinance No.: 2022-054 - Authorizing the City Manager to execute an Amendment to the Deed between the City of Columbia (“Grantor”) and T.E.O., LLC (“Grantee”) for the sale of 9.9 acres being known as Parcel C, N/S Farrow Road, Richland County TMS #11612-04-01
 22. Ordinance No.: 2022-058 - Authorizing the City Manager to execute a Quit Claim Deed (With Reservation of Easement) from the City of Columbia to Chitwood Development, LLC for an approximately 0.277 acre undedicated parcel adjacent to Richland County TMS #08816-02-20, TMS #11204-01-05 and TMS #11204-01-04
 23. Ordinance No.: 2022-059 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 23, Utilities and Engineering, Article V, Water and Sewer Rates, Sec. 23-152 Sewer plant expansion fee

RESOLUTIONS

24. Resolution No.: R-2022-045 - Amending Resolution No.: R-2022-005 Approving and Ratifying Mutual Aid Agreements between the City of Columbia and the City of Columbia Police Department and Various Law Enforcement Agencies and Authorizing the City Manager of the City of Columbia and the Chief of Police of the City of Columbia to execute all such agreements to add the U.S. Immigration and Customs Enforcement Homeland Security Investigations to the list of agencies
25. Resolution No.: R-2022-048 - Amending Resolution No.: R-2020-015 Adopting City of Columbia Fats, Oils and Grease (FOG) Forgivable Loan Program

EVENT RESOLUTIONS

26. Resolution No.: R-2022-043 - Authorizing consumption of beer and wine only within the 1700 block of Main Street between Laurel Street and Blanding Street for System Overload on Saturday, August 13, 2022 **Deferred**



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APPOINTMENTS

27. Bicycle Pedestrian Advisory Committee

There are currently five (5) vacancies.

28. Climate Protection Action Committee

There are currently two (2) non-voting vacancies.

29. Columbia Tree and Appearance Commission

There are currently two (2) at-large vacancies.

30. Food Policy Committee

There is currently one (1) vacancy.

OTHER MATTERS

31. Council is asked to approve traffic calming measures for the Earlewood neighborhood to include four 4-way stops and a neighborhood-wide speed limit of 25 mph with the exception of River Drive and Sunset Drive, as requested by the Earlewood Community Citizens Organization.

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

CITY MANAGER'S REPORT

CITY COUNCIL COMMITTEE REFERRALS, REPORTS AND NEW BUSINESS

32. Lock It Up Campaign - The Honorable Aditi Bussells
33. Neighborhood Slow Zones - The Honorable Daniel J. Rickenmann, Mayor
34. Central Midlands Council of Governments May 26, 2022 Meeting
35. Task Force to Prevent and End Homelessness May 18, 2022 Meeting - The Honorable Aditi Bussells
36. Tax Modernization Committee May 19, 2022 Meeting - The Honorable Joe E. Taylor, Jr.
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We Are Columbia

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EXECUTIVE SESSION

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

Executive Management and Leasing, Inc.

ADJOURNMENT



We Are Columbia

MEETING DATE: June 7, 2022

DEPARTMENT: City Clerk

FROM: *Erika Hammond, City Clerk*

SUBJECT: Council is asked to approve the May 3, 2022 Council Meeting Minutes.

FUNDING SOURCE & ORIGINAL BUDGET:

FOCUS AREAS: Connecting Our Community, Innovative & High Quality Municipal Services

ATTACHMENTS:

- **#a:** MN_05_03_2022_revised (PDF)



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, MAY 3, 2022

The Columbia City Council conducted a meeting on Tuesday, May 3, 2022 at City Hall, 1737 Main Street, Columbia, SC 29201. The Honorable Daniel J. Rickenmann, Mayor called the meeting to order at 4:01 p.m. and the following members of Council were present: The Honorable Howard E. Duvall, Jr., The Honorable Edward H. McDowell, Jr., Mayor Pro-Tempore, The Honorable William Brennan, The Honorable Aditi Bussells, The Honorable Tina N. Herbert, and The Honorable Joe E. Taylor, Jr. 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.

PLEDGE OF ALLEGIANCE

INVOCATION

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

ADOPTION OF THE AGENDA

Upon a motion made by Mr. Duvall and seconded by Ms. Herbert, Council voted unanimously to adopt the agenda subject to deferring **Item 18** and **Item 23**. **Item 20** was withdrawn.

PUBLIC INPUT ON AGENDA ITEMS

Ms. Diane Wiley, Belvedere Neighborhood President said we need the roads to go over the train tracks on Beltline and the other one down Beltline and Main Street. It is a traffic problem. We want to make sure you all include those.

Mayor Rickenmann said those sections are part of our long-term safety program that we are working on with Senator Harpootlian and at the federal level. That is going to improve the safety around the crossings. You will be seeing some improvements.

APPROVAL OF MINUTES

1. Council is asked to approve the March 8, 2022 Work Session, March 15, 2022 Council Meeting, and April 19, 2022 Council Meeting Minutes. – *Approved*

Upon a motion made by Mayor Rickenmann and seconded by Mr. Duvall, Council voted unanimously to approve the March 8, 2022 Work Session, March 15, 2022 Council Meeting, and April 19, 2022 Council Meeting Minutes.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, MAY 3, 2022

PRESENTATIONS

2. National Bike Month and Bicycle Safety Month Proclamation - The Honorable Daniel J. Rickenmann, Mayor

Mayor Rickenmann and the members of City Council proclaimed the month of May 2022 as National Bike Month and Bicycle Safety Month, the week of May 16 – 22, 2022 as Bike to Work Week, and May 20, 2022 as Bike to Work Day in the City of Columbia.

3. National Historic Preservation Month Proclamation - The Honorable Daniel J. Rickenmann, Mayor

2022 Mabel Payne Historic Preservation Award - Ms. Amy Moore, Principal Planner for the Planning and Development Services Department

Ms. Amy Moore, Principal Planner for the Planning and Development Services Department said as part of Historic Preservation Month, we give out the Mabel Payne Award. Mabel was a city employee whose work in the 1950's laid the foundation for the preservation of so much of what still exists today. Our award winners may work behind the scenes or front and center but their work has had significant impact on Columbia and its historic built environment through their outstanding efforts in education, leadership, conservation, or stewardship. This year, I'm very pleased to announce that our award recipient for conservation and stewardship is Mr. Richard Burts: a local developer whose rehabilitation projects include 701 Whaley, the Palmetto Compress Warehouse, buildings in Five Points, Mill Houses in the Granby Mill District, and others. Richard looks at historic buildings, often ones which are failing or regarded as undevelopable, and sees amazing possibilities. Please join me in thanking Richard for his decades of work, revitalizing historic buildings and giving them new life and energy.

Mayor Rickenmann and the members of City Council proclaimed the month of May 2022 as National Historic Preservation Month in the City of Columbia.

4. Asian American and Pacific Islander Heritage Month Proclamation - The Honorable Daniel J. Rickenmann, Mayor

Mayor Rickenmann said today I had the opportunity to go to the State House and support our fellow council member, Dr. Bussells as she received a proclamation from our delegation proclaiming Asian American and Pacific Islander Heritage Month. She is the first Asian American Pacific Islander elected to public office in South Carolina.



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Mayor Rickenmann and the members of City Council proclaimed the month of May 2022 as Asian American and Pacific Islander Heritage Month in the City of Columbia.

Councilor Bussells said I hope that all of you will join me this month in visiting Asian American businesses in the city and learning more about the Asian American community in Columbia and about the diversity and the rich traditions that so many immigrants bring to this country to achieve the American dream.

5. 2022 Small Business Week Proclamation - The Honorable Daniel J. Rickenmann, Mayor

Mayor Rickenmann and the members of City Council proclaimed the week of May 2-6, 2022 as Small Business Week in the City of Columbia.

CONSENT AGENDA ITEMS 6 THROUGH 13

Upon a single motion made by Mr. McDowell and seconded by Mr. Taylor, Council voted unanimously to approve **Consent Agenda Items 6** through **13**.

6. Council is asked to approve a Contract to Purchase Two 2022 Dodge Ram 1500 Quad-Cab 4X4 Trucks for the Metro Wastewater Treatment Plant, as requested by the Fleet Services Division on March 31, 2022. Award to Performance Automotive Group, dba Performance Chrysler, Dodge, Jeep, Ram using the SC State Contract in the amount of \$72,666.00. The vendor is located in Clinton, NC. – *Approved*

Funding Source: Utilities Metro Wastewater Treatment Plant - Autos, Trucks, Heavy Equipment - Capital (5516208-658500). The original budget amount is \$72,666.00.

7. Council is asked to approve a Contract to Purchase a Vacuum Truck with Trailer Mounted Jetter and Accessories for the Wastewater Maintenance Division, as requested by the Fleet Services Division on March 14, 2022. Award to Carolina Tractor and Equipment / Southern Vac, using the North Carolina Sheriffs' Association Heavy Equipment Procurement Program Cooperative Contract in the amount of \$82,350.00. The vendor is located in Columbia, SC. – *Approved*

Funding Source: Utilities Wastewater Maintenance - Machinery and Equipment Capital (5516205-658300). The original budget amount is \$82,350.00.



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8. Council is asked to approve a Contract to Purchase 28 Getac Toughbooks, as requested by the Columbia Police Department on March 23, 2022. Award to Synnex Corporation, using the General Services Administration Multiple Award Schedule Cooperative Contract in the amount of \$131,202.59. The vendor is located in Greenville, SC. – *Approved*

Funding Source: U.S. Department of Justice Grant - Coronavirus Emergency Supplemental Funding Program - Computer Equipment, Hardware & Peripherals (2659999-9231000021-627500). The original budget amount is \$134,487.49.

9. Council is asked to approve an Agreement for Consulting Services for the Assembly Street Railroad Separation Project, as requested by the City Manager's Office. Award to the South Carolina Department of Transportation (SCDOT) in the amount of \$100,000.00. – *Approved*

Funding Source: City Manager's Office - Special Contracts (1011102-638500). The original budget amount is \$100,000.00.

10. Council is asked to approve a Contract for Project SS7502; Summerlea Drive Sewer Replacement, as requested by Columbia Water on November 22, 2021. Award to AAA Utility and Construction, LLC in an amount not to exceed \$1,037,618.65, which includes contingency. The firm is located in Columbia, SC. – *Approved*

Funding Source: FEMA (2539999-SS750201-638400). The original budget amount is \$1,037,618.65.

AAA Utility and Construction, LLC is the prime contractor and will provide sewer replacement services at 58.77% (\$554,416.68) of the total contract amount.

The following subcontractor will provide additional services:

Eargle's Hauling & Landscaping, a Minority Business Enterprise of Columbia, SC, will provide grading and site work services at 41.23% (\$388,873.00) of the total contract amount.

11. Ordinance No.: 2022-029 - Granting an encroachment to Lafaye Homes for the use of the right of way area of the 1000 block of Bryan Street and the 2200 block of Clark Street for the installation and maintenance of sidewalks, landscaping, and irrigation adjacent to single-family residences under construction at 1011, 1013, 1015 and 1017 Bryan Street, Richland County TMS#09012-10-16, 09012-10-32, 09012-10-33 and 09012-10-34 - *First reading approval was given on April 19, 2022 – Approved on second reading.*



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12. Ordinance No.: 2022-030 - Granting an encroachment to GSM Properties, LLC, for the use of the right of way area of the 1200 block of Taylor Street for the installation and maintenance of brick pavers and concrete sidewalks, landscaping, irrigation and a suspended pavement system to support the new landscaping adjacent to 1216 and 1218 Taylor Street, Richland County TMS# 09014-09-03 and 09014-09-04 - *First reading approval was given on April 19, 2022 – Approved on second reading.*
13. Ordinance No.: 2022-031 - Granting an encroachment to TownPark at BullStreet, LLC, for the use of the right of way area of the 30 block of Fig Street for the installation and maintenance of two landings adjacent to two new residences under construction at 32 and 34 Townpark Circle, Richland County TMS# 11404-09-10 and 11404-09-11 - *First reading approval was given on April 19, 2022 – Approved on second reading.*

ORDINANCES - FIRST READING

14. Ordinance No.: 2022-013 - Granting an encroachment to Mungo Homes Properties, LLC and Eastfair Development, LLC for the use of the right of way areas of the 500 Block of Eastfair Drive, 600 Block of Legacy Park Court and 1400 Block of Sandra Drive, adjacent to 635, 636, and 652 Legacy Park Court, and 1445 Sandra Drive for the installation and maintenance of guest parking spaces, Richland County TMS#19104-11-47, 19201-13-01, and 19201-13-23 – *Approved on first reading.*

Upon a motion made by Mr. McDowell and seconded by Dr. Bussells, Council voted unanimously to give first reading approval to Ordinance No.: 2022-013 - Granting an encroachment to Mungo Homes Properties, LLC and Eastfair Development, LLC for the use of the right of way areas of the 500 Block of Eastfair Drive, 600 Block of Legacy Park Court and 1400 Block of Sandra Drive, adjacent to 635, 636, and 652 Legacy Park Court, and 1445 Sandra Drive for the installation and maintenance of guest parking spaces, Richland County TMS#19104-11-47, 19201-13-01, and 19201-13-23.

15. Ordinance No.: 2022-034 - Authorizing the City Manager to execute a Reinstatement and Seventeenth Amendment to the Purchase Agreement between the City of Columbia and Bright-Meyers 2001, LLC for the sale of 5.97 +/-acres (Capital City Stadium), Richland County TMS #11204-02-02 – *Approved on first reading.*



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Upon a motion made by Mr. Brennan and seconded by Mr. Duvall, Council voted unanimously to give first reading approval to Ordinance No.: 2022-034 - Authorizing the City Manager to execute a Reinstatement and Seventeenth Amendment to the Purchase Agreement between the City of Columbia and Bright-Meyers 2001, LLC for the sale of 5.97 +/- acres (Capital City Stadium), Richland County TMS #11204-02-02.

16. Ordinance No.: 2022-035 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 15, Parks and Recreation, Sec. 15-1 Prohibited acts in parks (8) Alcohol – *Approved on first reading.*

Upon a motion made by Ms. Herbert and seconded by Mr. Duvall, Council voted unanimously to give first reading approval to Ordinance No.: 2022-035 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 15, Parks and Recreation, Sec. 15-1 Prohibited acts in parks (8) Alcohol.

17. Ordinance No.: 2022-036 - Granting an encroachment to Lee and Maple, LLC, for the use of the right of way area of the 2700 block of Lee Street for the installation and maintenance of four on-street parking spaces, two brick columns and sidewalks adjacent to 803 Maple Street, Richland County TMS#11316-03-04 – *Approved on first reading.*

Upon a motion made by Mr. McDowell and seconded by Mr. Brennan, Council voted unanimously to give first reading approval to Ordinance No.: 2022-036 - Granting an encroachment to Lee and Maple, LLC, for the use of the right of way area of the 2700 block of Lee Street for the installation and maintenance of four on-street parking spaces, two brick columns and sidewalks adjacent to 803 Maple Street, Richland County TMS#11316-03-04.

18. Ordinance No.: 2022-047 - Authorizing the City Manager to execute the Second Amendment of License Agreement and Memorandum of Lease between Core Campus I, LLC and the City of Columbia – *Deferred*

RESOLUTIONS

19. Resolution No.: R-2022-037 - Approval for Release and Abandonment of a Portion of an Existing City of Columbia Sanitary Sewer Easement for CIP Project #SS757 and CIP Project# SS7261 (Lake Katherine Sewer Line Capacity Enhancement Project); 4519 Bellefield Lane; Richland County TMS#13914-01-15; CF#250-83B and CF#250-378 – *Approved*



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Upon a motion made by Mr. McDowell and seconded by Dr. Bussells, Council voted unanimously to approve Resolution No.: R-2022-037 - Approval for Release and Abandonment of a Portion of an Existing City of Columbia Sanitary Sewer Easement for CIP Project #SS757 and CIP Project# SS7261 (Lake Katherine Sewer Line Capacity Enhancement Project); 4519 Bellefield Lane; Richland County TMS#13914-01-15; CF#250-83B and CF#250-378.

20. Resolution No.: R-2022-038 - Authorizing the City Manager to execute the Second Amendment of License Agreement and Memorandum of Lease between Core Campus I, LLC and the City of Columbia – *Withdrawn*

EVENT RESOLUTION

21. Resolution No.: R-2022-033 - Authorizing consumption of beer and wine beverages only at the Main Street Latin Festival in the 1300 and 1400 blocks of Main Street, and the eastern half block of the 1100 block of Washington Street on August 27, 2022 with a rain date contingency of September 3, 2022 – *Approved*

Upon a motion made by Mr. Brennan and seconded by Mr. McDowell, Council voted unanimously to approve Resolution No.: R-2022-033 - Authorizing consumption of beer and wine beverages only at the Main Street Latin Festival in the 1300 and 1400 blocks of Main Street, and the eastern half block of the 1100 block of Washington Street on August 27, 2022 with a rain date contingency of September 3, 2022.

APPOINTMENTS

22. Accommodations Tax Advisory Committee – *Approved*

Upon a motion made by Mr. Taylor and seconded by Dr. Bussells, Council voted unanimously to approve the reappointment of Sandra Sims, Hal Stevenson, Joelle-Ryan Cook, and Edna Langley and the appointment of Jesse Bullard, Shelly Nutt, and Justin Deyo to the Accommodations Tax Advisory Committee for a term of two years.

23. Climate Protection Action Committee – *Deferred*

24. Edventure Children's Museum – *Approved*



**COLUMBIA CITY COUNCIL MEETING MINUTES
TUESDAY, MAY 3, 2022**

Upon a motion made by Mayor Rickenmann and seconded by Mr. Duvall, Council voted unanimously to approve the appointment of The Honorable Aditi Bussells to the Edventure Children's Museum Board.

25. Historic Columbia Foundation – *Approved*

Upon a motion made by Mayor Rickenmann and seconded by Ms. Herbert, Council voted unanimously to approve the appointment of Gwen Thurmond to the Historic Columbia Foundation Board for a term of four years.

26. Hospitality Tax Advisory Committee – *Approved*

Upon a motion made by Mr. McDowell and seconded by Mr. Taylor, Council voted unanimously to approve the reappointment of Terry Davis, Drew Hampton, Chad Easley, Matthew Bridges and Joseph Kendrick and the appointment of Johnathan Tyler, Sharon Thompson, Kelly Glynn, and Hank Davis to the Hospitality Tax Advisory Committee for a term of two years.

27. Planning Commission – *Approved*

Upon a motion made by Mr. Taylor and seconded by Ms. Herbert, Council voted unanimously to approve the appointment of Steve Cook and Ryan Causey to the Planning Commission for a term of three years.

28. Task Force to Prevent and End Homelessness – *Approved*

Upon a motion made by Mayor Rickenmann and seconded by Mr. Duvall, Council voted unanimously to approve the appointment of George Whitehead (Department of Probations and Patrol), Allison Farrell (Department of Mental Health), John Wilkerson (Elmwood/Downtown Coalition of Neighborhoods), Chief Holbrook (Columbia Police Department), Steve Cook (Five Points Association), Matt Kennell (City Center Partnership), Brett Kloos (USC), Judge Amy McCulloch (Probate), and Judge Jean Burns (Magistrate) to the Task Force to Prevent and End Homelessness.

OTHER MATTERS

29. Council is asked to approve the Installation of One Speed Hump on Randolph Street, as requested by the Public Works Department. – *Approved*



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, MAY 3, 2022

Upon a motion made by Mr. McDowell and seconded by Mayor Rickenmann, Council voted unanimously to approve the installation of one speed hump on Randolph Street, as requested by the Public Works Department.

30. Council is asked to approve the Installation of Three Speed Humps on Howell Court, as requested by the Public Works Department. – *Approved*

Upon a motion made by Mr. McDowell and seconded by Mr. Duvall, Council voted unanimously to approve the installation of three speed humps on Howell Court, as requested by the Public Works Department.

CITY MANAGER'S REPORT

31. City Manager's Report for May 3, 2022 - Ms. Teresa Wilson, City Manager - *Received as information. No action was taken.*

See attached report.

Councilor Taylor said the City Manager and the Police Chief also reported that the first round of interviews for the Pathways Unit are happening this week. This will put five mental health professionals into our Police Department to respond to homelessness on the streets and mental health crises. This is an absolutely fantastic program and one that Columbia will very much appreciate.

CITY COUNCIL COMMITTEE REFERRALS, REPORTS, AND NEW BUSINESS

Councilor McDowell reported that the Administrative Policy Committee met on April 19, 2022 and introduced three substantive items. No recommendations were made but a subsequent meeting will be held on May 17, 2022.

Councilor Taylor reported that the Tax Modernization Committee met this morning and held a public hearing. We received good public feedback and made great progress. Our next meeting will be on May 19, 2022 at 2 p.m. We should be prepared to submit the final recommendations to Council after that meeting and start discussing implementation.

Mayor Rickenmann concurred with Mr. Taylor. I have to recognize the comments made by Mr. Steven Gilchrist, Chairman of the South Carolina African American Chamber of Commerce. He talked about how taxes have affected the 900 minority owned businesses in this community. They



We Are Columbia

COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, MAY 3, 2022

did a survey and the two main things that are affecting growth in the business community are access to capital and high taxes. This all plays a key role as we continue to talk about affordability, investment, and growth.

Councilor Taylor reported that the Economic and Community Development Committee met today. We will submit a more formal written report for the next council meeting. The meeting went hand in hand with the tax committee. City staff is working hard to come up with ways to make it easier for small businesses to start and be successful in Columbia. I think they'll have an announcement on some staff packages that will be implemented this month. In regards to Community Development, we heard the plans for fiscal year 2023 and the goal is to wrap up the flood programs between now and January.

Mayor Rickenmann said next Thursday, the Wiley Kennedy Foundation is hosting a small business expo at the Wiley Kennedy Family Center at 1037 Eastman Street, Columbia 29203 from 6 p.m. to 8 p.m. If you are a small business owner or thinking about starting a business, this meeting is for you. There will be free services and small business professionals available to assist you.

PUBLIC INPUT

Ms. Gwen Singletary, Wiley-Kennedy Foundation Executive Director said we are also going to have a roundtable discussion on May 24th with Chief Holbrook and Sheriff Lott. We will discuss how the community and law enforcement can work better and plans to go forward. It is important to continue to work together. Law enforcement in this City has been more and more supportive. When we have meetings and events, they are there to help us.

Mr. Jared Johnson asked if City Council is taking steps to make sure that any municipal revenue cuts or tax cuts will also benefit those who rent? I know that there is a huge tax burden on business owners and people who own large pieces of property but what about renters.

Mayor Rickenmann replied the whole plan of tax modernization is not about the homeowner, it's about the non-owner occupied, which is commercial and renters. That is what we are targeting to bring down to equal the homeowners. We are trying so that the small businesses, the renters and the non-homeowners are at an equal level.

Ms. Doreen Skelton expressed her concerns about the homeless population. I have talked to some of the City Council members and City Manager about what I can do to help the City move forward in helping the homeless get off the streets.



We Are Columbia

COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, MAY 3, 2022

Mayor Rickenmann said I applaud your compassion and your willingness to help. Hopefully we can find a role for you to help us achieve the goal to reduce homelessness. I wish we could say we could eliminate it but the reality of that is homelessness has been around for a long to time. Our goal is to reduce it and make sure that we have the ability to take care of the folks who need it and to make sure they get to the wraparound services they need. We want to make sure that all of our community partners also have the same goals and accountability because we all need to be held accountable to make sure that we are making a difference.

Councilor Bussells said as we are getting the task force together, there is going to be plenty of opportunities to participate. We are going to have subject matter experts and community experts provide comments on the final plan. We want to make sure it's something that is community led but also evidence based. I have been trying to understand the number of beds that are available in our city and if those beds are meeting the demands of those experiencing homelessness. I met with the Richland County public defender, as well as a homeless advocate and provider to learn more about why people don't engage in services and what are some policies that are in place that may not actually be doing what they are intended to do. We have continued to meet with Homeless No More and MIRCI to understand the root cause. We want to ensure that we are dealing with this in a compassionate way, but also recognizing that this is something that is very eminent and needs to be addressed soon. When you shared the idea of the tiny homes, I reached out to someone in Portland, Oregon, who has found success in creating those homes and also different affordable housing options. We know that housing is a key component of homelessness. I want to be very intentional and make sure we have results after the task force report is released. I would love to get you engaged with helping and bringing some of those ideas that you may have.

EXECUTIVE SESSION

Upon a motion made by Mr. Duvall and seconded by Mr. McDowell, Council voted unanimously to enter into Executive Session at 5:32 p.m. for the discussion of **Items 32 and 33.**

32. Discussion of negotiations incident to proposed contractual arrangements pursuant to S. C. Code §30-4-70(a)(2) - *Received as information. No action was taken.*

Farrow Road Property

33. Discussion of the employment of an employee pursuant to S.C. Code §30-4-70(a)(1) - *Received as information. No action was taken.*

*Columbia Police Department
Municipal Court Judges*



We Are Columbia

**COLUMBIA CITY COUNCIL MEETING MINUTES
TUESDAY, MAY 3, 2022**

ADJOURNMENT

The meeting was adjourned at 6:35 p.m.

Respectfully submitted:

Erika D. Moore Hammond, CMC
City Clerk

DRAFT



CITY MANAGER'S REPORT

CITY OF COLUMBIA

TERESA WILSON, CITY MANAGER
MAY 3, 2022

OVERVIEW

- I. 2022 City of Columbia Job Fair**
- II. CPD Recruitment and Retention Plan**
- III. Columbia Water Customer Response Plan Update**
- IV. New Zoning/ Overlay Analytics (Sept 2021 to April 2022)**
- V. Vaccination Policy Update**
- VI. Pilot Program for Columbia – Communities LEAP**
- VII. Appointments**

CITY MANAGER'S REPORT

TERESA WILSON,
CITY MANAGER

2022 CITY OF COLUMBIA JOB FAIR

Many thanks and a hand clap of congratulations on a very well attended and professionally executed career fair on April, 26, 2022. Together, we made it happen! The attendees were blown away with the departments, amazing booths and the excitement of the hiring teams! I could not be more proud of how well each department performed and the willingness to interview candidates right on the spot. There were countless testimonies of how impressed everyone was, and how the candidates are looking forward to coming on as new members of the City of Columbia family! See below for some exciting data.

Stats:

- ▶ **125** Attendees who pre-registered,
- ▶ **357** Event day registrations,
- ▶ Grand total of **482** event day visitors,
- ▶ **20** City of Columbia departments represented,
- ▶ Approximately **200** on site interviews,
- ▶ An estimated **80** contingent offers of employment.

CITY MANAGER'S REPORT

TERESA WILSON,
CITY MANAGER

CPD RECRUITMENT AND RETENTION PLAN

- To continue to have one of the premier law enforcement departments in the state, City leadership is recommending the following:
 - Implementation and funding of the final compensation plan recommended by Evergreen Consultants, an outside firm, to help the city address the challenge of recruiting and retaining quality staff. The plan will include:
 - ▶ Creating a separate pay plan for the Columbia Police Department based on being competitive with other law enforcement organizations in the region and state
 - ▶ Providing a system that has wider pay bands and allows more room for progression of pay for experience without having to be promoted
 - ▶ Implementing a Step Pay Plan that would allow officers to receive pay increases every step(year) and allow us to hire sworn staff from other agencies by offering salaries that are reflective of experience
- Fully funding a "Take Home Car" program to provide vehicles to more officers
- Hire an Officer Wellness Coordinator to improve staff physical fitness
- Assess Columbia Police Department facility needs
- Perform a Regional Realignment and Staffing Assessment

CITY MANAGER'S REPORT

TERESA WILSON,
CITY MANAGER

COLUMBIA WATER CUSTOMER RESPONSE PLAN UPDATE

Customer Care- Customer Response Plan (Call Center) Stats Update

➤ **Week of April 25-April 29:**

- Last week / April 25-April 29 the call center handled 5337 calls with an average wait time of 2 minutes and 25 seconds.
- February -24,202 calls handled, avg. wait time- 11 minutes 42 seconds
- March- 25,168 calls handled, avg. wait time- 2 minutes 20 seconds
- April- 25,664 calls handled, avg. wait time- 2 minutes 46 seconds

- Customer care redeployed night and weekend staff to normal day shift and hired third party call service partner to answer after-hours urgent calls.
- This has significantly reduced wait times, improved employee morale, and allowed for increased focus on resolving billing adjustments and escalated billing issues.
- Increased usage of private contractors to supplement City staff to address leaks, road and yard restorations, and new meter installations is beginning to reduce work order backlog and improve responsiveness.
- As of 4.28.22, 3,575 work order backlog (down from 4,155 during the month of Feb.). Resolved work orders have almost doubled from February (442) to March (860).
- Retention incentives of after hour on duty pay and pay increases are being implemented.

CITY MANAGER'S REPORT

TERESA WILSON,
CITY MANAGER

NEW ZONING / OVERLAY ANALYTICS (SEPT. 2021 TO APRIL 2022)

- The new Unified Development Ordinance has been in effect since August 30, 2021 and we are seeing positive results with regard to streamlining development review. As a case in point, there has been a significant decrease in the number of cases required to go to Board of Zoning Appeals. For the period since adoption, which is September 2021-April 2022 there have been 32 cases to include two months where no cases were heard. For the same period prior to adoption, there were 82 cases for a total reduction of 60%. Staff is continuing to monitor the implementation of the code for additional amendments.

	09-2020	10-2020	11-2020	12-2020	01-2021	02-2021	03-2021	04-2021	
Spec Ex	6	5	4	8	5	8	11	5	52
Variance	2	5	2	3	2	2	9	4	29
Rehear	0	1	0	0	0	0	0	0	1
AA	0	0	0	0	0	0	0	0	0
									82

	09-2021	10-2021	11-2021	12-2021	01-2022	02-2022	03-2022	04-2022	
Spec Ex	6	7	4	2	1	0	2	0	22
Variance	1	0	4	3	0	0	2	0	10
Rehear	0	0	0	0	0	0	0	0	0
AA	0	0	0	0	0	0	0	0	0
									32

CITY MANAGER'S REPORT

TERESA WILSON,
CITY MANAGER

VACCINATION POLICY UPDATE

- Lifting of the “Mandatory COVID-19 Vaccination Policy”
 - ▶ City leadership continues to make adjustments to management decisions based on CDC and DHEC guidelines along with State and Federal mandates.
 - ▶ On April 25, 2022, Governor Henry McMaster signed legislation that requires the city to make a change in our policies related to COVID-19. Bill H. 3126 (Vaccination Mandates- Employers & Public Accommodations) prohibits cities from implementing policies mandating COVID-19 vaccinations and limits routine COVID-19 testing.
 - ▶ Therefore, the City is lifting our “Mandatory COVID-19 Vaccination Policy” effective immediately. We will no longer require new hires to be vaccinated and we will end mandatory bi-monthly testing of unvaccinated employees. In addition, all of the other consequences (no merits, no promotions and no travel) for non-compliance of the policy will also be suspended.
 - ▶ The City of Columbia is proud of the measures we have taken to provide a safe work environment for our employees during the COVID-19 pandemic and we will continue provide the necessary safety measures to ensure the well-being of our employees.

CITY MANAGER'S REPORT

TERESA WILSON,
CITY MANAGER

DOE PILOT PROGRAM FOR COLUMBIA – COMMUNITIES LOCAL ENERGY ACTION PROGRAM (LEAP)

- Columbia has been chosen for the Department of Energy's Communities Local Energy Action Program (Communities LEAP).
- The City applied for this pilot program in December of 2021 to help create a roadmap for 100% renewable energy with a focus on developing clean energy programs and addressing energy burden for low-income renters in multi-family housing.
- Specifically, DOE will work with communities in developing community-wide action plans to reduce local air pollution, boost energy resilience, minimize utility costs and energy burdens, and create long-term jobs and economic prospects.
- This technical assistance award comes with no funding requirement or commitment. This is a pilot program, and we understand that there may be some additional Department of Energy Funding available for future implementation. While we included a number of partners in the proposal (Homeless No more and TN Development Corporation, Climate Protection Action Committee and the Sierra Club), the City will take the lead, as our application was made in conjunction with the City's Ready for 100 Renewable Energy goal.
- Below is a link to the announcement.
 - ▶ https://www.energy.gov/articles/doe-will-assist-22-communities-locally-tailored-pathways-clean-energy?utm_medium=email&utm_source=FYI&dm_i=1ZJN,7T47T,QC2OV5,VV02A,1

CITY MANAGER'S REPORT

TERESA WILSON,
CITY MANAGER

APPOINTMENTS

- Since the implementation of MatchBoard, we have seen a significant increase in applications for advertised boards and commissions appointments.
- On average, we would receive about 5 to 10 applications per board, and a total of no more than 30 applications overall.
- In total, we've received 116 applications from March 22nd to April 30th
- ColaToday also posted about the Boards and Commissions process which is accounting for about 3.5% of the incoming applications.
- We anticipate an ongoing interest in serving on City of Columbia Boards and Commissions, and as staff, we will continue to implement new strategies to attract and retain citizens, who are qualified to serve.
- A special thank you to the Mayor and Members of City Council for your continued support, forethought, and citizen recommendations.



We Are Columbia

MEETING DATE: June 7, 2022

DEPARTMENT: City Clerk

FROM: Erika Hammond, City Clerk

SUBJECT: Golden Tornos Month Proclamation - The Honorable Daniel J. Rickenmann, Mayor

**FUNDING SOURCE &
ORIGINAL BUDGET:**

Booker T. Washington High School Alumni Association
Post Office Box 50735
Columbia, SC 29203
May 1, 2022

Councilman Edward H. McDowell, Jr.
1737 Main Street
Columbia, South Carolina 29203

Dear Councilman Edward H. McDowell:

We, the graduates of Booker T. Washington High School, request your support in honoring our beloved alma mater. We ask that you help us to commemorate our existence and our continued work to uphold the traditions of Booker T. Washington High School by declaring the month of June as *Golden Tornos Month*. (The mascot of Booker T. Washington is the Golden Tornos.)

This desired recognition is fitting and proper because Booker T. Washington High School was stellar during its many years of existence. Our alma mater was one of the few schools in South Carolina that was accredited by the Southern Association of Colleges and Schools. For many years, it was the largest African American school in the state and an important part of our cultural life. Founded in 1916, Booker T. Washington High School was the hub of the educational system for young African-Americans in Columbia and attracted students from all over the state. Booker T. Washington High offered a rigorous academic curriculum, an extensive vocational education, and activities that ranged from a superb band and gospel choir to highly competitive athletic teams. Booker T. Washington High School produced thousands of graduates, and many who walked the halls of our alma mater distinguished themselves in a wide array of professional fields in communities across the country.

The 1974 announcement to close Booker T. Washington High School created a furor of disbelief and indignation which permeated a community of loyal Washingtonians, their families and friends. The outcry protesting the sale of the school to the University of South Carolina without

any eminent plan to rebuild or relocate the historic African-American landmark resulted in countless public meetings to resolve a highly charged conflict. The student body, alumni, and faculty were distraught. Community leaders rallied and spoke against the decision to no avail.

The exigency to preserve Booker T. Washington High School's tradition of academic, vocational, athletic, and cultural excellence resulted in the formation of The Booker T. Washington Foundation. In the summer of 1974, representatives from the Pan Hellenic Council and BTW alumni elected the first Board of Directors of the Foundation. The Board committed to a twofold purpose: to preserve the rich history of Booker T. Washington High School and to enshrine the school's memorabilia. Over the years the Board has overseen the formation of an alumni association (individual classes involved with community outreach), the creation of a scholarship program and heritage banquet, the revival of the John Work Chorus, and the establishment of a building fund. This work comes to fruition during our annual Heritage Celebration in June. The preservation of Booker T. Washington High School legacy thrives under the visionary leadership of a Board of Directors.

Golden Tornado Month would be an opportunity to remember Booker T. Washington High School's impact on Columbia and to celebrate the work of the Booker T. Washington Foundation that continues today. We, the loyal Washingtonians, ask that you support this worthy effort to recognize and celebrate excellence by proclaiming June, the month of our annual Heritage Celebration, *Golden Tornado Month*.

Sincerely,

Matthew Addison
President of Booker T. Was Alumni Association



We Are Columbia

MEETING DATE: June 7, 2022

DEPARTMENT: City Clerk

FROM: *Erika Hammond, City Clerk*

SUBJECT: 2022 Tubing Season Update - Mr. Mike Mayo, Executive Director / Palmetto Outdoor

FUNDING SOURCE & ORIGINAL BUDGET:

FOCUS AREAS: Empowering Our Residents



We Are Columbia

MEETING DATE: June 7, 2022

DEPARTMENT: Procurement and Contracts

FROM: *Sandra Middleton, Purchasing Agent*

SUBJECT: Council is asked to approve a Contract to Purchase two Explosive Ordnance Disposal Suits with Helmets, as requested by the Columbia Police Department on March 11, 2022. Award to Safeware Inc., using the OMNIA Cooperative Agreement, in the amount of \$67,038.42. The vendor is located in Sandston, VA.

REQUISITION NO.: R215497

FUNDING SOURCE & ORIGINAL BUDGET: Funding Source: U.S. Justice Grants Control - Special Departmental Supplies - JAG-ED Byrne Memorial (2659999--9211000221-627100). The original budget amount is \$68,000.00.

CLEAN WATER 2020?: No

ATTACHMENTS:

- **#a:** Safeware_Contract for Purchase (PDF)
- **#b:** Chart (PDF)

City of Columbia and Safeware Inc.
EOD 9N Bomb Suits and Helmets



CONTRACT FOR GOODS

This Contract is being awarded under procurement method Omnia Partners Cooperative Contract #4400008468.

PURPOSE – This Contract is entered into as of the date of the last signature affixed hereto, by and between the City of Columbia, South Carolina (hereinafter referred to as the “City”) and Safeware, Inc., with legal address and principal place of business at 4403 Forbes Boulevard, Lanham, MD 20706 (hereinafter referred to as the “Contractor”), to provide two (2) Explosive Ordnance Disposal (EOD) bomb suits and helmets.

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

1. **SCOPE OF GOODS** – Upon written notification by the City to proceed, the Contractor shall provide the goods more fully described in Exhibit A, attached hereto.
2. **SUPPLEMENTAL OR ADDITIONAL GOODS** – The City may require supplemental or additional goods of the Contractor or recommended by the Contractor and approved by the City in writing.

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

3. **TERM OF CONTRACT** – F.O.B Destination
4. **TERMINATION** - The City may terminate the contract at any time upon any of the following grounds: 1) Failure by the City to appropriate funds in its budget to pay the respondent for the requested service; 2) The respondent fails to perform any of the goods and/or services required in the contract, and does not correct such deficiency within fifteen (15) days after having been notified of such deficiency by the City; 3) force majeure; 4) Upon expiration of the term of the agreement; 5) by mutual agreement; and 6) For the convenience of the City, at the City’s discretion, for any reason whatsoever deemed to be in the best interests of the City.

In the event that the contract is wrongfully terminated under any of the other grounds

City of Columbia and Safeware Inc.
EOD 9N Bomb Suits and Helmets

enumerated herein, termination shall be treated as a termination for convenience. If the contract is terminated for convenience, or wrongfully terminated upon any of the other grounds enumerated herein, the Contractor shall be entitled to payment as follows: the actual cost of the work completed in conformity with the agreement plus ten percent (10%) for overhead and profit. There shall be deducted from such sums as provided in this subparagraph the amount of any payments made to the Vendor prior to the date of termination of the agreement. The Vendor shall not be entitled to any claim against the City for any additional compensation or damages in the event of such termination and payment.

5. **TERMINATION DUE TO UNAVAILABILITY OF FUNDS:** Payment and performance obligations for succeeding fiscal periods shall be subject to the availability and appropriation of funds therefore. When funds are not appropriated or otherwise made available to support continuation of performance in a subsequent fiscal period, the contract shall be canceled. In the event of a cancellation pursuant to this paragraph, contractor will be reimbursed the resulting unamortized, reasonably incurred, nonrecurring costs. Contractor will not be reimbursed any costs amortized beyond the initial contract term.
6. **SCHEDULE FOR COMPLETION OF GOODS** – The Contractor shall complete any and all goods performed under this Contract under the direction of the Columbia Police Department.
7. **COMPENSATION**

- A. The compensation to be paid by the City to the Contractor under this Agreement, to Safeware, Inc., shall not exceed Sixty-Seven Thousand Thirty-Eight Dollars and Forty-Two Cents (\$67,038.42).
- B. The Contractor shall be paid upon submission of properly certified invoices to the City of Columbia Accounting Division, P.O. Box 147, Columbia, S.C. 29217. At the prices stipulated on the contract at the time the order is placed, after delivery and acceptance of goods, less deductions if any, as provided, invoices shall contain the Contract Number and Purchase Order Number. The City of Columbia will not pay invoices submitted from a third party. Invoices shall be submitted by the company shown on the Purchase Order.

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

- C. ☐ Annual Cost Adjustment Annual Cost Adjustment If, during the performance of this Contract, the cost of the services significantly increases, through no fault of the

City of Columbia and Safeware Inc.
EOD 9N Bomb Suits and Helmets

Seller, the Seller may request a price increase. If recommended by the project manager and approved by the Owner, the approved price increase will be effective upon the next renewal date of the Contract. As used herein, a significant cost increase shall mean an increase in the current Consumer Price Index (CPI) from either the date of this Contract or a previous Annual Cost Adjustment, whichever is later. The amount of the Annual Cost Adjustment shall be equal to the percentage increase in the (CPI), rounded to two decimal places, and shall be applied equally to the unit price of each item of work in the Schedule of Values, beginning with the first application for payment subsequent to the next annual renewal of the Contract. Final approval of price increase must be approved by the City Manager, City Council and/or an authorized designee.

- D. ☐ Annual Price Adjustment (Material Cost) If, during the performance of this contract, the cost of materials significantly increases, through no fault of the seller, the price of this contract shall be equitably adjusted by an amount reasonably necessary to cover any such significant increase in the cost of material(s). As used herein, a significant cost increase shall mean any increase in cost of materials exceeding 20% experienced by seller from the date of the contract signing. Such increase in material costs shall be documented through quotes, invoices, or receipts. Where the delivery of materials delayed, through no fault of the seller, as a result of the shortage or unavailability of the materials, seller shall not be liable for any additional costs or damages associated with such delay(s). Final approval of price increase must be approved by the City Manager, City Council and/or an authorized designee.

8. SPECIFIC TERMS AND CONDITIONS PURSUANT TO OMNIA PARTNERS COOPERATIVE CONTRACT #4400008468

Contractor agrees, under the terms as outlined in the Scope of Goods at his/her/their own proper cost and expense, to furnish all the materials, supplies, equipment, labor, insurance and any other accessories, items and/or goods and/or services necessary to complete the said project.

9. MISCELLANEOUS

- A. Nothing in this Agreement shall be construed to give any rights or benefits to anyone other than the City and the Contractor.
- B. The Contractor shall be responsible for performance of all goods required by this Agreement. The Contractor does not act as the City's agent or employee.

City of Columbia and Safeware Inc.
EOD 9N Bomb Suits and Helmets

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

The Contractor shall furnish and its Subcontractors shall furnish all information and reports required hereunder.

- D. In the event there are any disagreements between the City and the Contractor with regard to any of the requirements, specifications or interpretation of this Agreement, the Contractor agrees to defer to the reasonable interpretations of the City as, from time to time, may be made by the City. Ambiguities in the terms of this Agreement, if any, shall not be construed against the City.
- E. This Agreement shall be construed in accordance with the laws and City of Columbia Code of Ordinances and those of the State of South Carolina. The Contractor agrees to subject itself to the jurisdiction and venue of the courts of Richland or Lexington County, State of South Carolina as to all matters and disputes arising or to arise under this Agreement and the performance thereof. The City may seek attorney's fees and the Contractor agrees to pay such fees as awarded by the Court or other body. No attorney's fees may be sought by, nor will be paid to, the Contractor.
- F. This Agreement represents the entire agreement between the City and the Contractor and supersedes all prior communications, negotiations, representations or agreements, either written or oral. The parties may amend this Agreement at any time provided that such Amendments are executed in writing, signed by a duly authorized representative of both organizations, and approved, where applicable, by the City's governing body.

The City may, in its discretion, amend this Agreement to conform with federal, state, or local governmental guidelines, policies and available funding amounts, or for other reasons. If such Amendments result in a change in the funding, the scope of goods and/or services, or schedule of, the activities to be undertaken as part of the Agreement, such modifications will be incorporated only by written amendment signed by both the City and the Contractor.

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

City of Columbia and Safeware Inc.
EOD 9N Bomb Suits and Helmets

- H. In the event any provision of this Agreement is determined to be void or unenforceable, all other provisions shall remain in full force and effect.
- I. This Agreement is subject to City Council approval.
- J. The Contractor acknowledges, for itself and its Subcontractor, that it is subject to the provisions of the 1991 Ethics Reform Act (8-13-100, et seq, South Carolina Code of Laws, 1976, as amended). Under this Act, "A person may not, directly or indirectly, give, offer, or promise anything of value to a public official, public member, or public employee with intent to:
1. influence the discharge of a public official's, public member's, or public employee's official responsibilities;
 2. influence a public official, public member, or public employee to commit, aid in committing, collude in, or allow fraud on a governmental entity; or,
 3. induce a public official, public member, or public employee to perform or fail to perform an act in violation of the public official's, public member's, or public employee's official responsibilities.
- "Anything of value" includes, but is not limited to, lodging, transportation, entertainment, food, meals, beverages, money, gifts, honorariums, discounts and interest-free loans.
- K. In carrying out the service, the Contractor shall not discriminate against any employee or applicant for employment because of that employee or applicant's age, sex, gender, gender identity or expression, sexual orientation, race, religion, creed, color, disability, national origin, veteran or military status, political affiliation, or any other characteristic protected by federal, state, or local laws ("protected characteristic"). The Contractor shall take affirmative steps to ensure equal employment opportunities for all applicants for employment, without regard to their protected characteristics. For the purpose of this Non-Discrimination in Contracting Policy, the term "sex" includes medical needs and / or lactation needs arising from pregnancy, childbirth, or related medical conditions pursuant to the South Carolina Pregnancy Accommodations Act, 2018 S.C. Act No. 244. This Non-Discrimination in Contracting Policy extends to all aspects of the Contractor operations, including, but not limited to the Contractor employment practices (including selection, hiring, assignment, re-assignment, training, promotion, transfer, compensation, layoff, leave of absence, return from layoff or leave of absence, discipline, and termination); selection of volunteers and vendors, and provision of goods and/or services. The Contractor shall post in conspicuous places, available to employees and

City of Columbia and Safeware Inc.
EOD 9N Bomb Suits and Helmets

applicants for employment, notices to be provided by the government setting forth the provisions of this Non-Discrimination in Contracting Policy. The Contractor shall incorporate the provisions of this Non-Discrimination in Contracting Policy in all subcontracts for service work.

- L. This Agreement shall be binding upon the respondent and upon its successors and assignees. This Agreement shall be binding upon the City in accordance with its terms and provisions.
- M. All of the reports, information, data, records or documents of any kind, prepared or assembled by the Contractor under this Agreement are matters of public record, but that the Contractor agrees that they shall only be made available to any individual or organization by the City and the Contractor shall not make them available to any individual or organization without the prior written approval of the City.

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

CITY OF COLUMBIA, SOUTH CAROLINA

Witness

Teresa Wilson, City Manager

Date: _____

APPROVED AS TO FORM


Legal Department City of Columbia, SC
5.2.2022

CONTRACTOR

Jessica M. Faulkner
Print

Jessica M. Faulkner
Signature
Assistant Secretary,
Safeware, Inc.

Date: 5/3/2022

City of Columbia and Safeware Inc.
EOD 9N Bomb Suits and Helmets

List of Exhibits

Exhibit A – Quote

510 Eastpark Court
Suite # 120
Sandston, VA 23150
804-236-0579
www.safewareinc.com

Order Number	
1882063	
Order Date	Page
5/12/2022 14:37:12	1 of 2

Quote Expires On 6/11/2022

Bill To: **Customer ID:** 66815

City of Columbia
Accounting Division
PO Box 147
Columbia, SC 29217

Ship To:

CITY OF COLUMBIA POLICE
1 JUSTICE SQUARE
COLUMBIA, SC 29201

803-545-3700

PO Number	Taker	Email
QUOTE - MEDENG	Nazira Burke	nburke@safewareinc.com
Freight Terms	Phone	Fax
Freight Paid	804-236-0579	804-236-0429
Sales Representative		
Scott Trotman		

Quantities					Item ID	Pricing		
Ordered	Allocated	Remaining	UOM	Unit Size	Item Description	UOM	Unit Price	Extended Price
1.00	0.00	1.00	EA		STROTMAN	EA	0.00	0.00
				1.0	For questions regarding this proposal please contact: Scott Trotman Senior Sales Account Manager Cell: 864-909-7820 Office: 800-282-4782 Email: strotman@safewareinc.com	1.0		
1.00	0.00	1.00	EA		MED 4976723	EA	18,649.16	18,649.16
				1.0	Suit, EOD 9N Olive Drab Large	1.0		
1.00	0.00	1.00	EA		MED 4976722	EA	18,067.04	18,067.04
				1.0	Suit, EOD 9N Olive Drab Medium	1.0		
2.00	0.00	2.00	EA		MED 4976294	EA	12,678.21	25,356.42
				1.0	Helmet, EOD 9N Olive Drab	1.0		
1.00	0.00	1.00	EA		OMNIA	EA	0.00	0.00
				1.0	OMNIA Contract #4400008468 Lead Agency: Fairfax County, VA Public Safety and Emergency Preparedness Standard freight within continental US is paid, all HAZMAT or expedited freight will be billed. *Register with OMNIA at www.omniapartners.com/publicsector	1.0		



510 Eastpark Court
Suite # 120
Sandston, VA 23150
804-236-0579
www.safewareinc.com

Order Number	
1882063	
Order Date	Page
5/12/2022 14:37:12	2 of 2

Quote Expires On 6/11/2022

Quantities					Item ID Item Description	Pricing UOM	Unit Price	Extended Price
Ordered	Allocated	Remaining	UOM Unit Size	Disp.		Unit Size		

Total Lines: 5

SUB-TOTAL: 62,072.62

TAX: 4,965.80

AMOUNT DUE: 67,038.42

Actual freight added per freight terms

We respectfully request Council's approval to purchase two Bomb Suits with Helmets using the OMNIA Cooperative Agreement, Vendor, Safeware Inc., at the following cost.

EOD 9N Bomb Suit and Helmet	
Large Suit	\$18,649.16
Medium Suit	\$18,067.04
Helmet (2) \$12,678.21 ea	\$25,356.42
Sales Tax	\$ 4,965.80
PO Total	\$67,038.42

Sec. 2-204.-Item (10) - Competitive sealed bidding required; exceptions. All city contracts shall be awarded by competitive sealed bidding except the following as determined pursuant to definitions and standards set by regulations, or except as otherwise provided in this article:
When purchasing through cooperative contracts.



We Are Columbia

MEETING DATE: June 7, 2022

DEPARTMENT: Procurement and Contracts

FROM: *Sandra Middleton, Purchasing Agent*

SUBJECT: Council is asked to approve a Contract to Purchase a Prefabricated Restroom Facility for the All-Star Baseball Field (Phase 4) in the Colony/North Pointe Community, as requested by the Parks and Recreation Department on March 30, 2022. Award to CXT Inc., using the Sourcewell Cooperative Contract in the amount of \$97,129.35. The vendor is located in Pittsburg, PA.

REQUISITION NO.: R215732

FUNDING SOURCE & ORIGINAL BUDGET: Funding Source: S.C. Department of Parks, Recreation & Tourism Parks and Recreation Development Grant - General Capital Projects - Capital Project Costs (4039999-658650). The original budget amount is \$97,129.35.

FOCUS AREAS: Innovative & High Quality Municipal Services

ATTACHMENTS:

- **#a:** CXT Inc._Contract for Goods and/or Services (PDF)
- **#b:** Chart (PDF)
- **#c:** Denali METN Prefabricated Restroom Facility (PDF)



CONTRACT FOR GOODS AND/OR SERVICES

This Contract is being awarded under Sourcewell Cooperative Contract #081721-CXT.

PURPOSE – This Contract is entered into as of the date of the last signature affixed hereto, by and between the City of Columbia, South Carolina (hereinafter referred to as the “City”) and CXT Incorporated with legal address and principal place of business at 415 Holiday Drive, Pittsburg PA, 15220 (hereinafter referred to as the “Vendor”), for the purchase of a Denali Flush Building.

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

1. **SUPPLEMENTAL OR ADDITIONAL GOODS AND/OR SERVICES** – The City may require supplemental or additional goods and/or services from the Vendor or recommended by the Vendor and approved by the City in writing.

The Vendor must obtain written approval from the City for any supplemental or additional goods and/or services prior to delivery. If the Vendor fails to obtain prior written approval for delivery, the City is under no obligation to compensate the Vendor for the goods and/or services received.

2. **TERM OF CONTRACT** – The term of the Contract is the date of the Notice to Proceed and a valid Purchase Order from the City of Columbia.
3. **CONTRACT TERMINATION DUE TO UNAVAILABILITY OF FUNDS** - Payment and performance obligations for succeeding fiscal periods shall be subject to the availability and appropriation of funds therefore. When funds are not appropriated or otherwise made available to support continuation of performance in a subsequent fiscal period, the contract shall be canceled. In the event of a cancellation pursuant to this paragraph, contractor will be reimbursed the resulting unamortized, reasonably incurred, nonrecurring costs. Contractor will not be reimbursed any costs amortized beyond the initial contract term.
4. **SCHEDULE FOR DELIVERY OF GOODS AND/OR SERVICES** – The Vendor shall deliver any and all goods and/or services purchased in this Contract under the direction of the Parks and Recreation Department.

5. **COMPENSATION** – (See Exhibit A)

- A. The compensation to be paid by the City to the Vendor under this Agreement, in an amount of Ninety-Seven Thousand, One Hundred Twenty-Nine Dollars and Thirty-Five Cents, (\$97,129.35).
- B. The Vendor shall be paid upon submission of properly certified invoices to the City of Columbia Accounting Division, P.O. Box 147, Columbia, S.C. 29217. At the prices stipulated on the contract at the time the order is placed, after delivery and acceptance of the goods and/or services, less deductions if any, as provided, invoices shall contain the Contract Number and Purchase Order Number. The City of Columbia will not pay invoices submitted from a third party. Invoices shall be submitted by the company shown on the Purchase Order.

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

- C. ☒ Annual Cost Adjustment If, during the performance of this Contract, the cost of the services significantly increases, through no fault of the Seller, the Seller may request a price increase. If recommended by the project manager and approved by the Owner, the approved price increase will be effective upon the next renewal date of the Contract. As used herein, a significant cost increase shall mean an increase in the current Consumer Price Index (CPI) from either the date of this Contract or a previous Annual Cost Adjustment, whichever is later. The amount of the Annual Cost Adjustment shall be equal to the percentage increase in the (CPI), rounded to two decimal places, and shall be applied equally to the unit price of each item of work in the Schedule of Values, beginning with the first application for payment subsequent to the next annual renewal of the Contract. Final approval of price increase must be approved by the City Manager, City Council and/or an authorized designee.
- D. ☒ Annual Price Adjustment (Material Cost) If, during the performance of this contract, the cost of materials significantly increases, through no fault of the seller, the price of this contract shall be equitably adjusted by an amount reasonably necessary to cover any such significant increase in the cost of material(s). As used herein, a significant cost increase shall mean any increase in cost of materials exceeding 20% experienced by seller from the date of the contract signing. Such increase in material costs shall be documented through quotes, invoices, or receipts. Where the delivery of materials delayed, through no fault of the seller, as a result of the shortage or unavailability of the materials, seller shall not be liable for any

additional costs or damages associated with such delay(s). Final approval of price increase must be approved by the City Manager, City Council and/or an authorized designee.

6. **SPECIFIC TERMS AND CONDITIONS PURSUANT TO SOURCEWELL COOPERATIVE CONTRACT #081721-CXT.**

Vendor agrees, under the terms as outlined in the quote and at his/her/their own proper cost and expense, to furnish all the materials, supplies, equipment, labor, insurance and any other accessories, items and/or services necessary to complete the said project.

7. **MISCELLANEOUS**

- A. Nothing in this Agreement shall be construed to give any rights or benefits to anyone other than the City and the Vendor.
- B. The Vendor shall be responsible for providing all goods and/or services required by this Agreement. The Vendor does not act as the City's agent or employee.
- C. The Vendor will not assign or sublet its obligations to provide the goods and/or services required by this Agreement without the written consent of the City. The Vendor shall be as fully responsible to the City for the acts and omission of its Subcontractors, as it is for the acts and omissions of persons directly employed by the Vendor.

The Vendor shall furnish and its Subcontractors shall furnish all information and reports required hereunder.

- D. In the event there are any disagreements between the City and the Vendor with regard to any of the requirements, specifications or interpretation of this Agreement, the Vendor agrees to defer to the reasonable interpretations of the City as, from time to time, may be made by the City. Ambiguities in the terms of this Agreement, if any, shall not be construed against the City.
- E. This Agreement shall be construed in accordance with the laws and City of Columbia Code of Ordinances and those of the State of South Carolina. The Vendor agrees to subject itself to the jurisdiction and venue of the courts of Richland or Lexington County, State of South Carolina as to all matters and disputes arising or to arise under this Agreement and the performance thereof. The City may seek attorney's fees and the Vendor agrees to pay such fees as awarded by the Court or other body. No attorney's fees may be sought by, nor will be paid to, the Vendor.

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

The City may, in its discretion, amend this Agreement to conform with federal, state, or local governmental guidelines, policies and available funding amounts, or for other reasons. If such Amendments result in a change in the funding, the scope of goods and/or services, or schedule of, the activities to be undertaken as part of the Agreement, such modifications will be incorporated only by written amendment signed by both the City and the Vendor.

- G. The failure of either the Vendor or the City to insist upon the strict performance of any provision of this Agreement shall not be deemed to be a waiver of the right to insist upon strict performance of such provision or of any other provision of this Agreement at any time. Partial payment by the City shall not be construed as a waiver. Waiver of any breach of this Agreement shall not constitute waiver of a subsequent breach.
- H. In the event any provision of this Agreement is determined to be void or unenforceable, all other provisions shall remain in full force and effect.
- I. This Agreement is subject to City Council approval.
- J. The Vendor acknowledges, for itself and its Subcontractor, that it is subject to the provisions of the 1991 Ethics Reform Act (8-13-100, et seq, South Carolina Code of Laws, 1976, as amended). Under this Act, "A person may not, directly or indirectly, give, offer, or promise anything of value to a public official, public member, or public employee with intent to:
1. influence the discharge of a public official's, public member's, or public employee's official responsibilities;
 2. influence a public official, public member, or public employee to commit, aid in committing, collude in, or allow fraud on a governmental entity; or,
 3. induce a public official, public member, or public employee to perform or fail to perform an act in violation of the public official's, public member's, or public employee's official responsibilities.

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

- K. In carrying out the service, the Vendor shall not discriminate against any employee or applicant for employment because of that employee or applicant’s age, sex, gender, gender identity or expression, sexual orientation, race, religion, creed, color, disability, national origin, veteran or military status, political affiliation, or any other characteristic protected by federal, state, or local laws (“protected characteristic”). The Vendor shall take affirmative steps to ensure equal employment opportunities for all applicants for employment, without regard to their protected characteristics. For the purpose of this Non-Discrimination in Contracting Policy, the term “sex” includes medical needs and / or lactation needs arising from pregnancy, childbirth, or related medical conditions pursuant to the South Carolina Pregnancy Accommodations Act, 2018 S.C. Act No. 244. This Non-Discrimination in Contracting Policy extends to all aspects of the Vendor operations, including, but not limited to the Vendor employment practices (including selection, hiring, assignment, re-assignment, training, promotion, transfer, compensation, layoff, leave of absence, return from layoff or leave of absence, discipline, and termination); selection of volunteers and vendors, and provision of services. The Vendor shall post in conspicuous places, available to employees and applicants for employment, notices to be provided by the government setting forth the provisions of this Non-Discrimination in Contracting Policy. The Vendor shall incorporate the provisions of this Non-Discrimination in Contracting Policy in all subcontracts for service work.
- L. This Agreement shall be binding upon the respondent and upon its successors and assignees. This Agreement shall be binding upon the City in accordance with its terms and provisions.
- M. All of the reports, information, data, records or documents of any kind, prepared or assembled by the Vendor under this Agreement are matters of public record, but that the Vendor agrees that they shall only be made available to any individual or organization by the City and the Vendor shall not make them available to any individual or organization without the prior written approval of the City.

City of Columbia and CXT Incorporated

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

CITY OF COLUMBIA, SOUTH CAROLINA

Witness

Teresa Wilson, City Manager

Date: _____

APPROVED AS TO FORM



Legal Department City of Columbia, SC
5.19.2022

CXT INCORPORATED

Jeff Chambers

Print



Signature

Date: 5/20/22

Quote #: **JCHA101E11-1**

, Inc. an L.B. Foster Company

Mailing Address:CXT Incorporated, an LBFoster Co.
606 N. Pines Road, Suite 202
Spokane Valley, WA 99206**Phone:** (800) 696-5766**Fax:** (509) 928-8220**Date:** 04/28/2022**To: City of Columbia**1111 Recreation Drive
Columbia, SC 29203**Attention:** Todd Martin**Phone:** (803) 545-4395**Re:** Price based off Sourcwell Contract
081721-CXT

Our quotation for the Denali Flush Building building is as follows:

Per Building

Denali double flush toilet building with standard simulated cedar shake roof and board and batt with napa valley rock wall texture, two tone color, three 16-guage galvanized steel doors and frames, vitreous china plumbing fixtures (2-lavatories, 2-water closets), hot water heater, two soap dispensers, two Saniflow hand dryers, one sanitary napkin disposal, two 3-roll toilet paper holders, two exhaust fans, three GFI outlets, three floor drains, two s/s mirrors, ADA grab bars, ADA signs, one hose bib in chase area, J-boxes with conduit in rooms and chase, ADA frost free drinking fountain, motion controlled interior lights and photo cell controlled exterior lights. PE Stamped drawings and State Approvals included.

\$89,934.58

\$89,934.58**FOB:** Freight FOB: Destination. Price includes delivery, off-loading and setting the building on a customer prepared pad and utility stub in the Columbia, SC area. Final connection of utilities included.**Terms:** Net 30 with Credit Approval.**Shipment:** Within 120 days ARO after receipt of an approved MI (Manufacturing Insurrections) and State approvals.**Notes:** Sales tax not included Number of Units: ____

Important: Tractor trailer and crane must have access to site and literally set up next to the utility pad for off- loading of the building. If drop deck trailer cannot gain access to the site then additional site access requirement fees will be incurred. Road must allow standard 120' truck and trailer clear passage to site. It is the customer's responsibility to address any encumbrances to site access.

This quotation is subject to the conditions on the attached sheet and the terms hereof shall constitute the exclusive agreement of the parties and all conflicting or additional terms in Buyer's purchase order or any other such documents of Buyer shall have no force or effect.

L.B. FOSTER COMPANY

By _____

Jeff Chambers
JChambers@lbfooster.com

Accepted this _____ day of _____ 20____

By: _____ (Customer Name)

(Signed)

Our Contracting Process



All agreements offered through National IPA have been awarded via a thorough **Request for Proposal (RFP)** competitive solicitation by a public agency (Principal Procurement Agency, PPA). The contracting process is the foundation of National IPA and sets us apart from other cooperatives. In order for even the most restrictive agencies nationwide to realize the best value offered by cooperative procurement, National IPA ensures that industry best practices, processes and procedures are applied.

The Process

1. The Principal Procurement Agency (PPA) prepares a competitive solicitation, incorporating language to make the agreement accessible nationally to agencies in states that allow intergovernmental (i.e.: "piggyback") contract usage.
2. The PPA issues the solicitation and any required amendments and notifications, and conducts pre-proposal conferences/meetings.
3. Interested suppliers respond to the solicitation.
4. The PPA evaluates the responses, negotiates the final terms and conditions and ultimately awards the master agreement.
5. All documentation is posted on the National IPA website and made available to the public.

National IPA is committed to the integrity of the procurement process. Access to solicitation and award documentation is always available in the Documentation sections of each awarded agreement. No FOIA or special request necessary.

The PPA teams and the National IPA team of certified public procurement officials are available to answer any questions you may have or discuss the process in detail.

The Principal Procurement Agencies

The Principal Procurement Agencies (PPA) who currently solicit and award cooperative contracts available through National IPA are considered some of the best procurement teams in the nation. National IPA is honored to be partnered with the best-of-the-best when it comes to process, procedures and industry leaders.

For a complete listing of current PPAs, [click here](#).

We respectfully request Council's approval for this purchase using the Sourcewell Contract # 081721-CXT Vendor, CXT Incorporated, at the following cost.

ADA Restroom	
Base Price	\$ 89,934.58
8% Sales Tax	\$ 7,194.77
PO Total	\$ 97,129.35

Sec. 2-204.-Item (10) - Competitive sealed bidding required; exceptions. All city contracts shall be awarded by competitive sealed bidding except the following as determined pursuant to definitions and standards set by regulations, or except as otherwise provided in this article:
When purchasing through cooperative contracts.





We Are Columbia

MEETING DATE: June 7, 2022

DEPARTMENT: Planning and Development Services

FROM: *Krista Hampton, Director*

SUBJECT: Annexation, Comprehensive Plan Map Amendment, and Zoning Map Amendment for 2905 Two Notch Road; TMS# 11613-12-30 and 11613-12-31

FUNDING SOURCE & ORIGINAL BUDGET:

CLEAN WATER 2020?: No

FOCUS AREAS: Innovative & High Quality Municipal Services

PURPOSE:

Ordinance No.: 2022-038 - Annexing 2905 Two Notch Road, Richland County TMS# 11613-12-30 and TMS# 11613-12-31 into the City of Columbia, South Carolina Columbia, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map

Council District: 2

Proposal: Request to annex the property and assign a land use classification of Urban Core Community Activity Center (UCAC-2) and assign zoning of Mixed Use District (MU-2) at the time of annexation. The property is currently classified as Mixed Residential (High Density) and zoned GC by Richland County.

Applicant: Elonda Mack

Staff Recommendation: Approval

PC Recommendation: 03/10/2022; Approval (7-0)

First reading approval was given on May 17, 2022.

ATTACHMENTS:

- **#a:** ANNEX-2022-0004_2905TwoNotch_ZPH (PDF)
- **#b:** 2022-038 Annex and Incorporate 2905 Two Notch Road (PDF)

- #c: Offer_Notice_TwoNotch2905 (PDF)
- #d: TwoNotch2905_Petition (PDF)

HISTORY:

05/17/22

Columbia City Council

APPROVED ON FIRST READING.



CITY COUNCIL

May 17, 2022 at 4:00pm

City Hall, 3rd floor Council Chambers, 1737 Main Street, Columbia, SC 29202

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

2905 Two Notch Road; TMS# 11613-12-30 and 11613-12-31

Council District:	2
Proposal:	Request to annex the property and assign a land use classification of Urban Core Community Activity Center (UCAC-2) and assign zoning of Mixed Use District (MU-2) at the time of annexation. The property is currently classified as Mixed Residential (High Density) and zoned GC by Richland County.
Applicant:	Elonda Mack
Staff Recommendation:	Approval
PC Recommendation:	03/10/2022; Approval (7-0)
ZPH, 1 st Reading:	05/17/2022; Pending
2 nd Reading:	06/07/2022; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 1.7 acres
Current Use: Vacant Commercial
Proposed Use: Commercial
Reason for Annexation: Municipal Services
Urban Service Area: Donut Hole- Primary
Current County Land Use Classification: Mixed Residential (High Density)
Proposed City Land Use Classification: Urban Core Community Activity Center (UCAC-2)
Current County Zoning: General Commercial (GC)
Proposed City Zoning: Mixed Use District (MU-2)
Census Tract: 9

DETERMINATION FOR CITY SERVICES

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

Police

The Columbia Police Department does not object to this proposed annexation. As with most annexations, we find that the proposed annexation may result in an increased number of calls for service. The estimated cost to serve this property would be **approximately \$600 per year**, based on calls to similar properties 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.

Solid Waste

This type of use is generally not served by the Solid Waste Division.

Engineering

Because water and sewer lines currently exist in this area, Utilities and Engineering **will not incur any costs** associated with this annexation.

Water Customer Care

The customer on the property will pay water and sewer rates approximately **40% lower** than out-of-city customers.

Planning & Development Services

We recommend approval of the annexation of this property, which is located within an area designated as Donut Hole – Primary in the Urban Service Area plan. An existing retail/warehouse building is on the site and the estimated real estate tax revenue generated for the City would be **approximately \$4,800 per year** based on the current taxable value of this property.

* Estimated City Tax Revenue is based on **2021 millage** for real property and calculated as: ((Taxable Value × Tax Rate) × City Millage Rate (.0938)). The actual additional taxes paid by the property owner will generally be substantially lower as some millage items do not apply to in-City properties, and an increased Local Option Sales Tax credit factor applies to in-City properties (an additional .002280 for the 2021 tax year).

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject property is in a “Donut Hole - Primary” as identified in the Urban Service Area Map

Principles and Goals of the Urban Service Area

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

Donut Holes - Primary are the donut holes where services are readily available and the infrastructure is generally good. These services include fire, police, sanitation, and utilities.

Annexation within an area classified as *Donut Hole - Primary* is the highest priority. Barring unanticipated circumstances, annexation of these areas is recommended, and staff should work with individual property owners or neighborhoods/developments to encourage and expedite annexation.

Donut Holes are unincorporated areas that are completely surrounded by the City of Columbia and/or another municipality, or areas surrounded by the City of Columbia and a major geographical feature, such as a river. These areas pose a number of challenges to the City that can be addressed through annexation. Often, these are areas that were developed before the City or any municipality became adjacent, and may lack easy access to City utilities or other services.

Donut Holes can often cause inefficiencies in the delivery of services due to confusion about jurisdiction, and if the land is in a jurisdiction with a different approach to code enforcement, these areas can negatively impact the quality of life for adjacent City residents. Such inefficiencies can impact property owners and residents, both within and outside of the municipal boundaries, through confusion over services as well as added operational costs to local government. This results in a greater financial impact to City residents, who pay both City and County taxes

The proposed future land use classification for the subject property is Urban Core Community Activity Center (UCAC-2) in the *Columbia Compass: Envision 2036* Future Land Use Map. The property is currently designated as Mixed Residential (High Density) by Richland County.

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

Primary Types

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

Secondary Types

- Multi-family Small & Medium

Tertiary Types

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

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

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

PROPOSED ZONING DISTRICT SUMMARY

The parcel is currently zoned GC by Richland County. Surrounding parcels within the City of Columbia are currently zoned Mixed Use District (MU-2) to the North, South, and East and Community Activity Center/Corridor (CAC) to the East. Surrounding parcels in unincorporated Richland County are currently zoned RS-HD to the West.

The proposed City of Columbia zoning district is Mixed Use District (MU-2).

Mixed-Use District (MU-2)

The purpose of the Mixed-Use (MU-2) District is to provide lands that accommodate medium-density, walkable mixed-use development in a gridded street pattern. Allowed uses include single-family, two-family, townhouse, and multi-family development, as well as a moderate range of neighborhood-serving mixed-use, retail, office, and personal services development.

STAFF RECOMMENDATION

Staff recommends the annexation of the property and the assignment of a future land use classification of Urban Core Community Activity Center (UCAC-2) and zoning of Mixed Use District (MU-2) at the time of annexation.

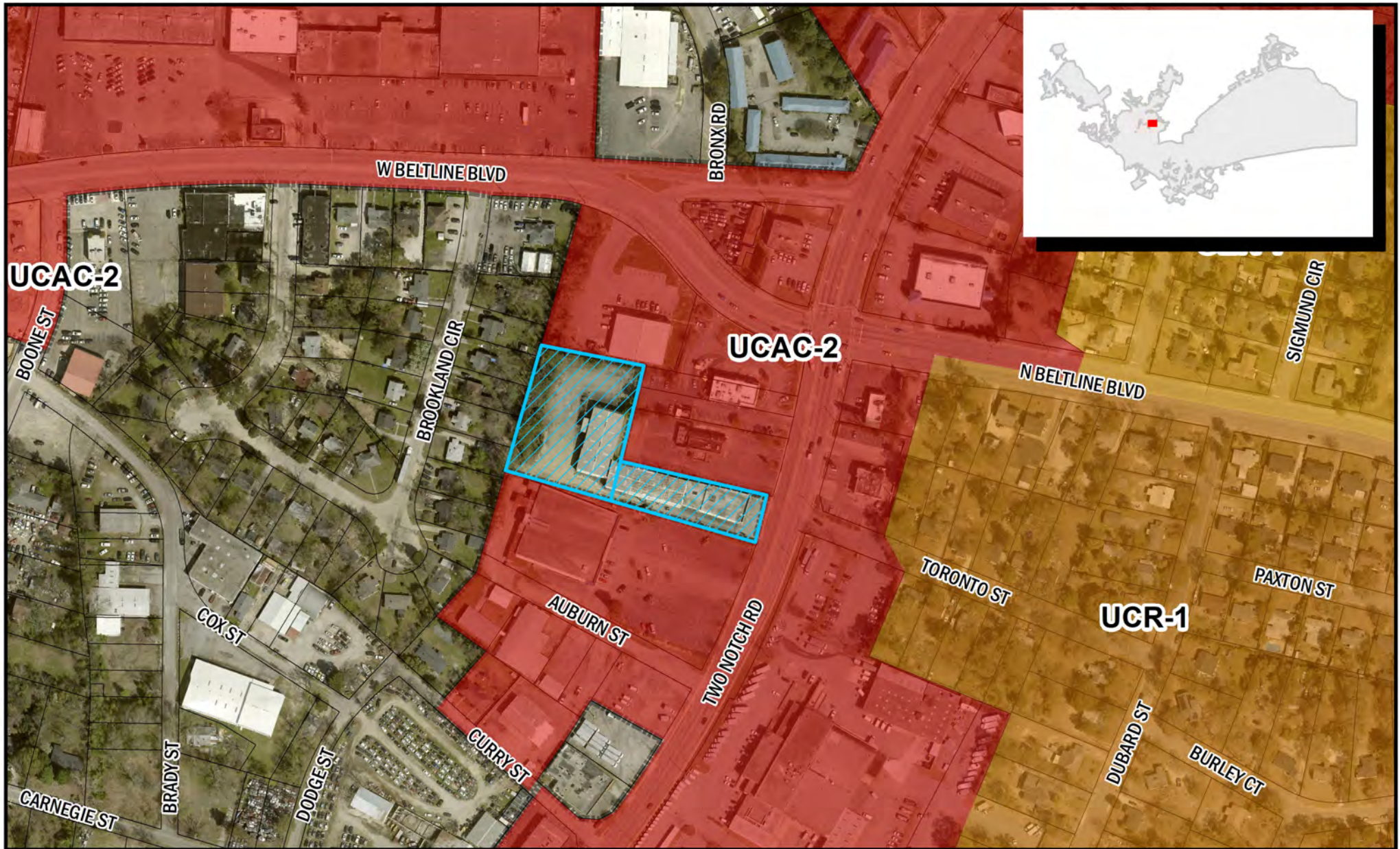


Future Land Use Map

2905 Two Notch Road, TMS# 11613-12-30, -31;

Current Rich. Co. FLU: Mixed Residential High Density, Proposed City FLU: UCAC-2

6.a



Department of Planning &
Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 2/16/2022



We Are Columbia



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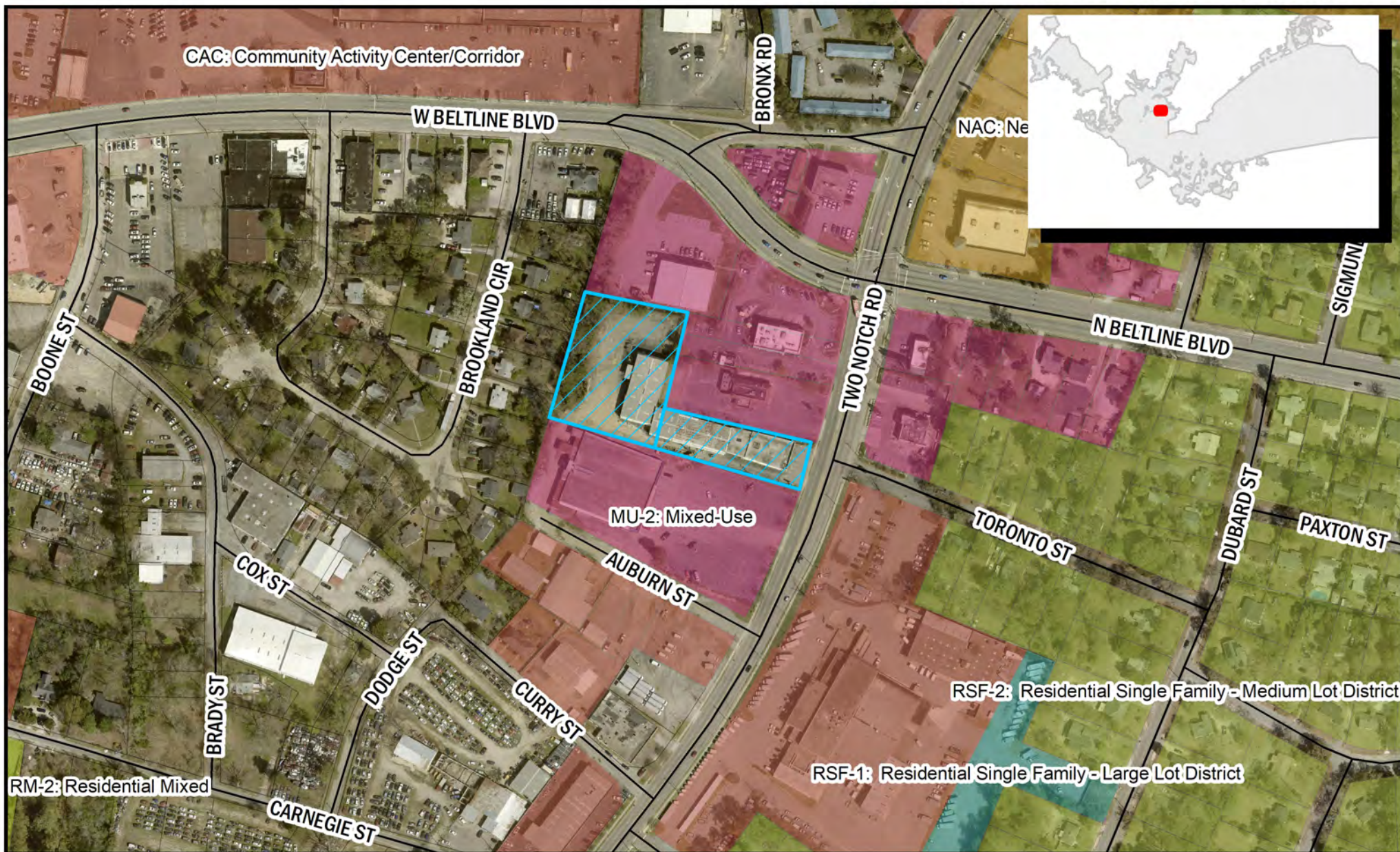
Packet Pg. 63

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

2905 Two Notch Road, TMS# 11613-12-30, -31;
Current Rich. Co. Zoning: GC, Proposed City Zoning: MU-2

6.a



Department of Planning &
Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 2/16/2022



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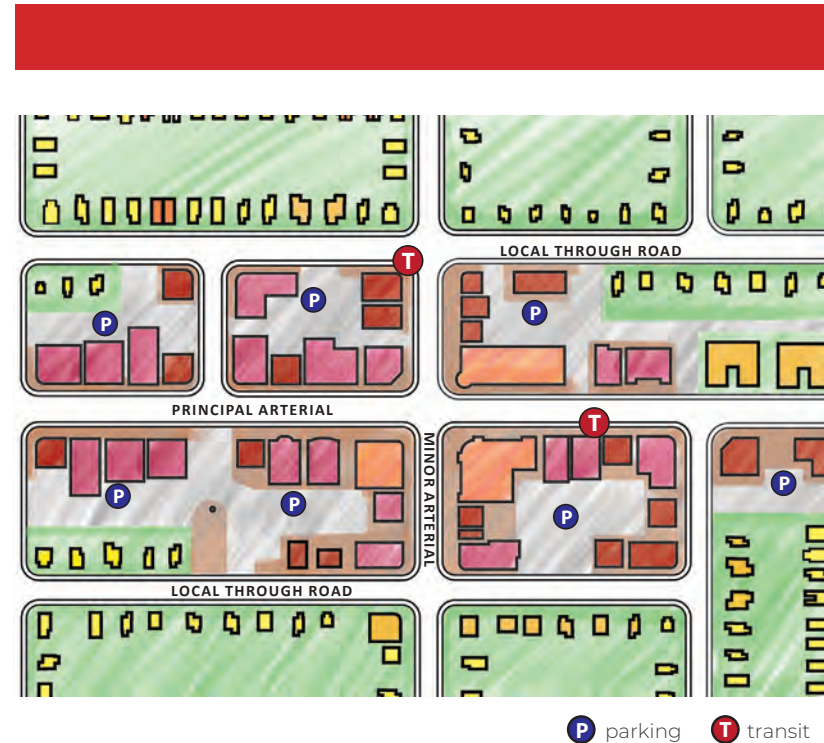
Packet Pg. 64

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Development Types

URBAN CORE COMMUNITY ACTIVITY CENTER (UCAC-2)

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



UCAC-2 BUILDING TYPES/LAND USES

PRIMARY TYPES

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

SECONDARY TYPES

- Multi-family Small & Medium

TERTIARY TYPES

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

See matrix for appropriate park/open space types.

Development Types

UCAC-2 DEVELOPMENT PATTERN/CONTEXT

- Blocks are square or rectangular, and the uses in the activity center typically occupy only a quarter or half of the block. Alleyways are not common but can be used in redevelopment or infill to provide access to 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.
- 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, and in some cases structured parking may be required in Community Activity Centers. Multimodal transit should also be factored into the design of activity centers.
- 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 but may include grander elements than found in Neighborhood Activity Centers. The majority of buildings are two to four stories; taller structures are strategically located where increased density and intensity are appropriate.

Article 3: Zoning Districts**Sec. 17-3.3. Mixed-Use, Activity Center, and Corridor Base Zoning Districts****(d) MU-2: Mixed-Use District****(d) MU-2: Mixed-Use District****(1) Purpose**

The purpose of the Mixed-Use (MU-2) District is to provide lands that accommodate medium-density, walkable mixed-use development in a gridded street pattern.

Allowed uses include single-family, two-family, townhouse, and multi-family development, as well as a moderate range of neighborhood-serving mixed-use, retail, office, and personal services development.

**(2) Use Standards**

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

(3) 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
1	Lot Width, min. (ft.)	75[1]/18[2]	50	75	50
2	Lot Depth, min. (ft.)	50			N/A
Lot Coverage, max. (% of site area)		N/A			
Density, max. (du/acre)		N/A			
3	Front Yard Setback (ft.)	Min.	15	0	
		Max.	15		
4	Side Yard Setback, min. (ft.)	[3]	5		
5	Rear Yard Setback, min. (ft.)	10			
6	Building Height, max. (ft.)	60			

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.

Article 3: Zoning Districts**Sec. 17-3.3. Mixed-Use, Activity Center, and Corridor Base Zoning Districts****(d) MU-2: Mixed-Use District****(4) Reference to Other Standards**

Sec. 17-5.1	Access, Mobility, and Circulation	Sec. 17-5.8	Fences and Walls
Sec. 17-5.2	Off-Street Parking, Bicycle Parking	0	Exterior Lighting
Sec. 17-5.3	Landscaping	0	Signs
Sec. 17-5.4	Tree Protection	Sec. 17-5.11	Green Building Standards
Sec. 17-5.5	Open Space	Sec. 17-6.2	Minimum Design Standards
Sec. 17-5.6	Neighborhood Compatibility	0	Improvements and Sureties
Sec. 17-5.7	Form and Design Standards	Article 9	Definitions and Rules of Measurement

ORDINANCE NO.: 2022-038

Annexing 2905 Two Notch Road, Richland County TMS# 11613-12-30 and TMS# 11613-12-31 into the City of Columbia, South Carolina Columbia, 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 _____, 2022, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.
2. The property identified as 2905 Two Notch Road and TMS# 11613-12-30 and TMS# 11613-12-31 containing 1.667 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 9, and assigned a future land use classification of Urban Core Community Activity Center (UCAC-2) and zoning of Mixed Use District (MU-2).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NOS.: 11613-12-30 and 11613-12-31

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

Requested by:

Assistant City Manager Gentry

Approved by:

City Manager

Approved as to form:


Deputy City Attorney

Introduced:
Final Reading:

Mayor

ATTEST:

City Clerk

LEGAL DEPARTMENT DRAFT

ORDINANCE NO.: 2022-038
EXHIBIT "A"
PROPERTY DESCRIPTION

All those certain pieces, parcels or lots of land, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing 1.667 acres, more or less, and shown and designated as block 12, lots 30 and 31 on Richland County Tax Map 11613. Said parcel having such boundaries and measurements as are shown on said tax map.

LEGAL DEPARTMENT DRAFT

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: February 17, 2022

RE: **Property Address:** 2905 Two Notch Road
Richland County TMS#: 11613-12-30 and 11613-12-31
Owner(s): Elonda Mack
Current Use: Vacant Commercial
Proposed Use: Commercial
Current County Land Use: Mixed Residential High Density
Proposed City Land Use: Urban Core Community Activity Center (UCAC-2)
Current County Zoning: General Commercial (GC)
Proposed City Zoning: Mixed Use District (MU-2)
Reason for Annexation: Municipal Services; Donut Hole - Primary
City Council District: 2
Census Tract: 9

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

Planning & Development Services staff will see to it that this matter is placed on the **March 10, 2022** Planning Commission agenda. Planning & Development Services staff will notify the City Attorney of the Planning Commission's zoning recommendation by forwarding a copy of this form, completed, as soon as the Planning Commission has met.

/atl

Attachments

cc:

Clint Shealy, Assistant City Manager
 Jeff Palen, Assistant City Manager/CFO
 Dana Higgins, Director, Engineering
 Robert Anderson, Public Works Director
 Krista Hampton, Planning & Development Services
 Denoi Fields, Deputy Business License Administrator
 Greg Williams, Business Liaison
 Tiffany Latimer, Customer Care Administrator
 Todd Beiers, Building Official
 Michelle Brazell, Engineering
 Police Planning & Research
 Alfreda Tindal, Richland Co. 911 Addressing Coordinator

Missy Gentry, Assistant City Manager
 Henry M. Simons, Assistant City Manager
 Teresa Knox, City Attorney
 William Holbrook, Police Chief
 Aubrey Jenkins, Fire Chief
 Gloria Saaed, Community Development Director
 George Adams, Fire Marshal
 Hope Hasty, Interim Zoning Administrator
 Jacquelyn Richburg, Columbia-Richland 911
 David Hatcher, Housing Official
 Richland County Solid Waste Collection
 Lucinda Statler, Planning Administrator
 Brandon Burnette, Development Center Administrator

Planning Commission Land Use Recommendation: UCAC-2 (Land Use classification) by 7-0
 on 3/10/2022 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: MU-2 (Zoning classification) by 7-0
 on 3/10/2022 (mm/dd/yyyy).


 (Signature of Annexation Coordinator)

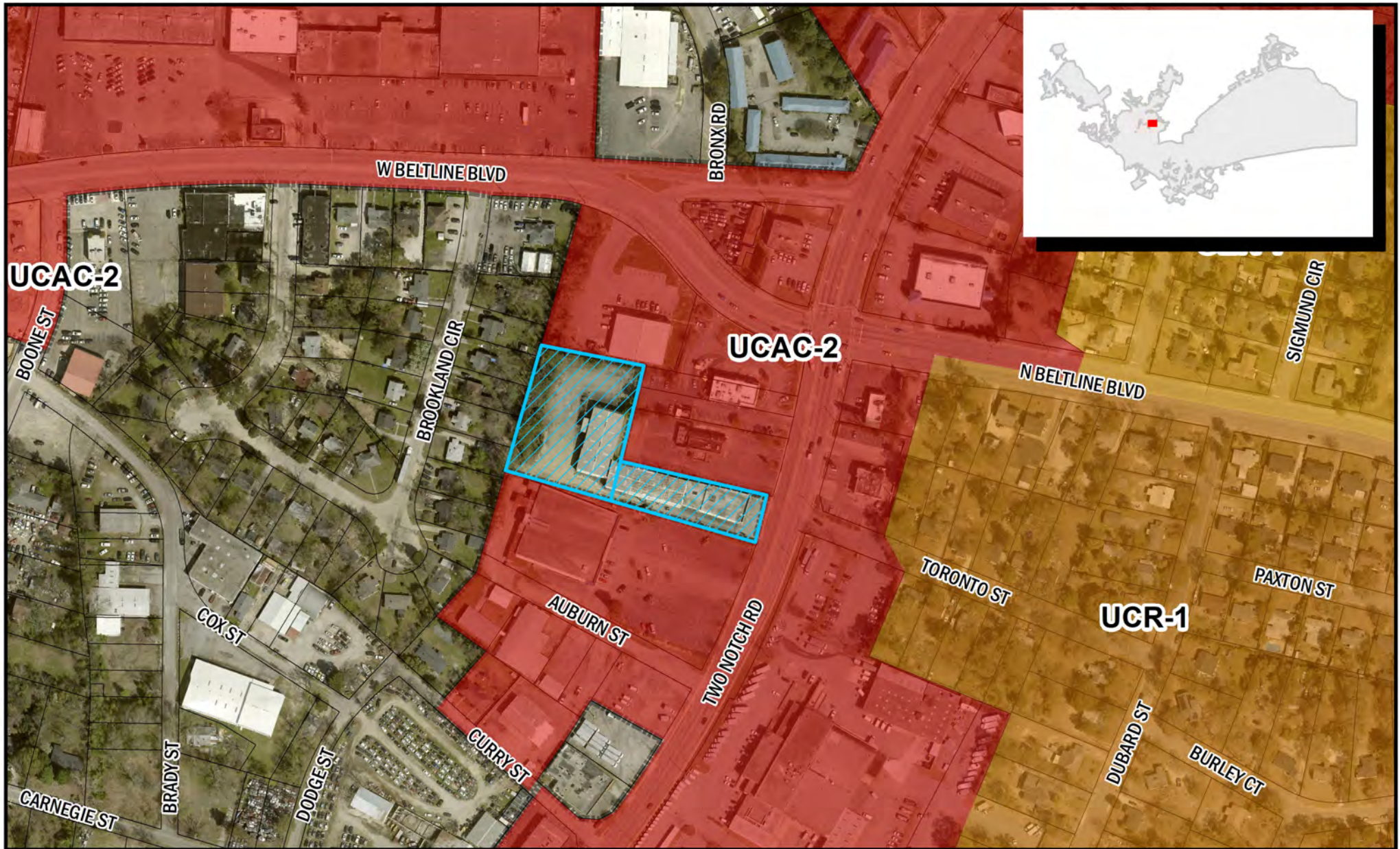


Future Land Use Map

2905 Two Notch Road, TMS# 11613-12-30, -31;

Current Rich. Co. FLU: Mixed Residential High Density, Proposed City FLU: UCAC-2

6.c



Department of Planning &
Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 2/16/2022



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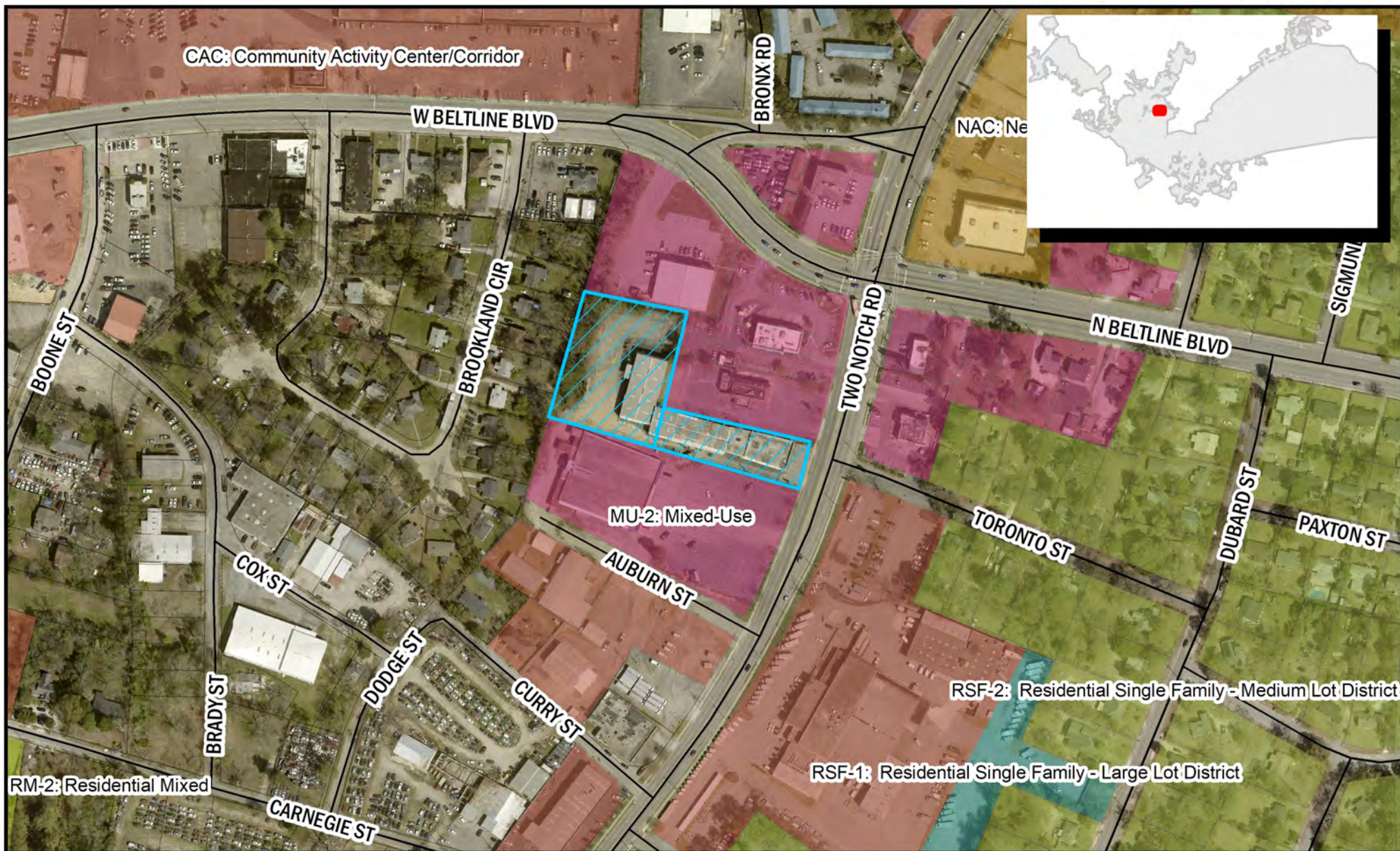
Packet Pg. 74

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

2905 Two Notch Road, TMS# 11613-12-30, -31;
Current Rich. Co. Zoning: GC, Proposed City Zoning: MU-2

6.c



Department of Planning &
Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 2/16/2022



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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

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

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

Property Description: All those certain pieces, parcels or lots of land, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing 1.667 acres, more or less, and shown and designated as block 12, lots 30 and 31 on Richland County Tax Map 11613. Said parcel having such boundaries and measurements as are shown on said tax map.

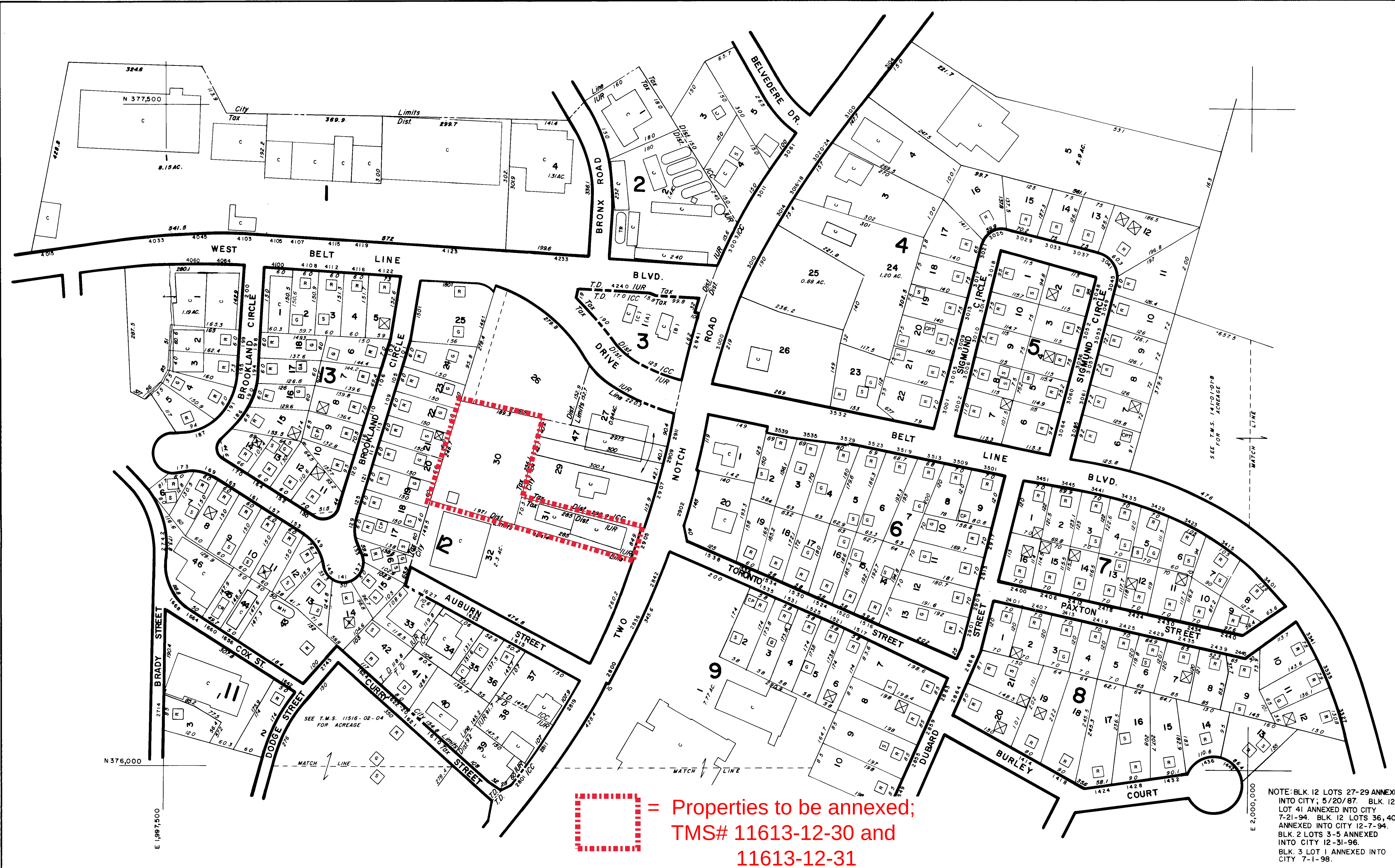
Richland County TMS: 11613-12-30 and 11613-12-31

Property Address: 2905 Two Notch Road


Elonda Mack

Date: 2/7/22

11613



 = Properties to be annexed;
TMS# 11613-12-30 and
11613-12-31

NOTE: BLK. 12 LOTS 27-29 ANNEXED INTO CITY; 5/20/87. BLK. 12 LOT 41 ANNEXED INTO CITY 7-21-94. BLK. 12 LOTS 36, 40 ANNEXED INTO CITY 12-7-94. BLK. 2 LOTS 3-5 ANNEXED INTO CITY 12-31-96. BLK. 3 LOT 1 ANNEXED INTO CITY 7-1-98.

Prepared by

KUCERA ASSOCIATES

Photogrammetric Consultants

Mentor, Ohio

REVISIONS	
DATE FIELD CHECKED	DATE LAST REVISED
12/83	12/04
12/85	12/05
12/87	12/06
12/88	
	12/01
	12/02
	12/03

PROPERTY LINE

RIGHT OF WAY

CITY LIMITS

SCHOOL DIST

RAILROAD

PUBLIC ROAD AND BLOCK DIVIDER

LEGEND

DENOTES BUILDING USE

R - RESIDENTIAL

C - COMMERCIAL

ETC.

DENOTES SEPARATE OWNER FROM BUILDING

(B) (C)

BLOCK NO

LOT NO

LOT MEASUREMENT

ACREAGE

ADDRESS

50

50

150.5

6.55 AC

1204

PROPERTY TAX MAP

RICHLAND COUNTY

SOUTH CAROLINA

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MAP KEY

116-10	116-14	141-02
116-09	116-13	141-01
115-12	115-16	140-04

GRAPHIC SCALE

0 100 200 300

1" = 100'

LOCATION AND DIMENSIONS OF BUILDINGS MAY NOT BE DRAWN TO SCALE.

PROPERTY MAP SHEET NO.

11613

SCHOOL DISTRICT

IUR, ICC

Packet Pg. 77



We Are Columbia

MEETING DATE: June 7, 2022

DEPARTMENT: Planning and Development Services

FROM: *Krista Hampton, Director*

SUBJECT: Annexation, Future Land Use Map Amendment, and Zoning Map Amendment for 0.21 acres W/S Canal Drive; TMS #07311-08-17

FUNDING SOURCE & ORIGINAL BUDGET:

CLEAN WATER 2020?: No

FOCUS AREAS: Innovative & High Quality Municipal Services

PURPOSE:

Ordinance No.: 2022-039 - Annexing 0.21 acres W/S Canal Drive, Richland County TMS# 07311-08-17 into the City of Columbia, South Carolina Columbia, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map

Council District: 2

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

Applicant: Ina Lee Lightner

Staff Recommendation: Approval

PC Recommendation: 04/14/2022; Approval (5-0)

First reading approval was given on May 17, 2022.

ATTACHMENTS:

- **#a:** ANNEX-2022-0006_Canal_ZPH (PDF)
- **#b:** 2022-039 Annex and Incorporate 0.21 acres WS Canal Drive (PDF)
- **#c:** Offer_Notice_0.21acWSCanalDr (PDF)

- #d: Petition for Annexation (PDF)

HISTORY:

05/17/22

Columbia City Council

APPROVED ON FIRST READING.



CITY COUNCIL

May 17, 2022 at 4:00pm

City Hall, 3rd floor Council Chambers, 1737 Main Street, Columbia, SC 29202

ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY

0.21 acres W/S Canal Drive; TMS# 07311-08-17

Council District:	2
Proposal:	Request to annex the property and assign a land use classification of Urban Edge Residential Large Lot (UER-2) and assign zoning of Mixed Use District (MU-1) at the time of annexation. The property is currently classified as Mixed Residential (High Density) and zoned RS-MD by Richland County.
Applicant:	Ina Lee Lightner
Staff Recommendation:	Approval
PC Recommendation:	04/14/2022; Approval (5-0)
ZPH, 1 st Reading:	05/17/2022; Pending
2 nd Reading:	06/07/2022; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 0.21 acres
Current Use: Undeveloped
Proposed Use: None proposed
Reason for Annexation: Lot consolidation
Urban Service Area: Donut Hole- Primary
Current County Land Use Classification: Mixed Residential (High Density)
Proposed City Land Use Classification: Urban Edge Residential Large Lot (UER-2)
Current County Zoning: Residential Single Family Medium Density (RS-MD)
Proposed City Zoning: Mixed Use District (MU-1)
Census Tract: 104.13

DETERMINATION FOR CITY SERVICES

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

Police

The Columbia Police Department does not object to this proposed annexation. Because this vacant lot is landlocked and would need to be combined with one of the adjacent lots already within the City limits, any cost associated with the annexation is expected to be negligible.

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.

Solid Waste

It is not anticipated that this property would create any new customers for Solid Waste

Engineering

Water and sewer are not available to this landlocked parcel. Prior to any development on this parcel it will be necessary to provide frontage on a street constructed to City standards, and thus any extension of water or sewer will be the responsibility of the property owner.

Water Customer Care

If any development occurs on this parcel, the customer will pay water and/or sewer rates approximately **40% lower** than out-of-city customers.

Planning & Development Services

We recommend approval of the annexation of this vacant property, which is located within an area designated as Donut Hole – Primary in the Urban Service Area plan. Based on the current taxable value of this property, the estimated real estate tax revenue generated for the City would be **approximately \$15 per year**; however, in order to be developed, the property would need to be combined with an adjacent lot inside the City limits so that the combined lot has access to a street built to City standards. Thus, the taxable revenue (and any costs) would be carried by property already within the City and would be negligible.

* Estimated City Tax Revenue is based on **2021 millage** for real property and calculated as: ((Taxable Value × Tax Rate) × City Millage Rate (.0938)). The actual additional taxes paid by the property owner will generally be substantially lower as some millage items do not apply to in-City properties, and an increased Local Option Sales Tax credit factor applies to in-City properties (an additional .002280 for the 2021 tax year).

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject property is in a “Donut Hole - Primary” as identified in the Urban Service Area Map

Principles and Goals of the Urban Service Area

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

Donut Holes - Primary are the donut holes where services are readily available and the infrastructure is generally good. These services include fire, police, sanitation, and utilities.

Annexation within an area classified as *Donut Hole - Primary* is the highest priority. Barring unanticipated circumstances, annexation of these areas is recommended, and staff should work with individual property owners or neighborhoods/developments to encourage and expedite annexation.

Donut Holes are unincorporated areas that are completely surrounded by the City of Columbia and/or another municipality, or areas surrounded by the City of Columbia and a major geographical feature, such as a river. These areas pose a number of challenges to the City that can be addressed through annexation. Often, these are areas that were developed before the City or any municipality became adjacent, and may lack easy access to City utilities or other services.

Donut Holes can often cause inefficiencies in the delivery of services due to confusion about jurisdiction, and if the land is in a jurisdiction with a different approach to code enforcement, these areas can negatively impact the quality of life for adjacent City residents. Such inefficiencies can impact property owners and residents, both within and outside of the municipal boundaries, through confusion over services as well as added operational

costs to local government. This results in a greater financial impact to City residents, who pay both City and County taxes

Comprehensive Plan Land Use Classification

The proposed future land use classification for the subject property is Urban Edge Residential Large (UER-2) in the *Columbia Compass: Envision 2036* Future Land Use Map. The property is currently designated as Mixed Residential (High Density) by Richland County.

Urban Edge Residential Large Lot neighborhoods represent many of the older residential neighborhoods in the outer areas of the City. This development type is appropriate as development on remaining large lots or as redevelopment in the outer areas of Columbia. Most of the existing developments occurred after 1950. Urban Edge Residential Large Lot developments generally do not continue the grid and block pattern found in the urban neighborhoods, but do tend to have a consistently organized internal street network with loops and interconnections.

Primary Types

- Single-family Detached
- *Accessory Dwelling Units

Tertiary Types

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

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

The subject property is located within the study area of the [*Broad River Corridor and Community Master Plan*](#), adopted by Richland County in 2010. The property falls within the Lower Broad River East Neighborhood Sub-Area (Page 48), and the Plan assigned a proposed land use character district of Corridor Mixed-Use District to the subject property (Page 32). The property is located within the Greystone Boulevard Gateway District (Page 56) and the C4 General Urban Greystone Node (Page 61), but is not located within a catalyst project area and is not identified as an infill redevelopment opportunity (page 52).

PROPOSED ZONING DISTRICT SUMMARY

The parcel is currently zoned RS-MD by Richland County. Surrounding parcels within the City of Columbia are currently zoned Residential Single Family- Medium Lot District (RSF-2) to the North and Residential Single Family- Small Lot (RSF-3) to the East. Surrounding parcels in unincorporated Richland County are currently zoned RS-MD to the South and West.

The proposed City of Columbia zoning district is Mixed Use District (MU-1).

Mixed-Use District (MU-1)

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.

STAFF RECOMMENDATION

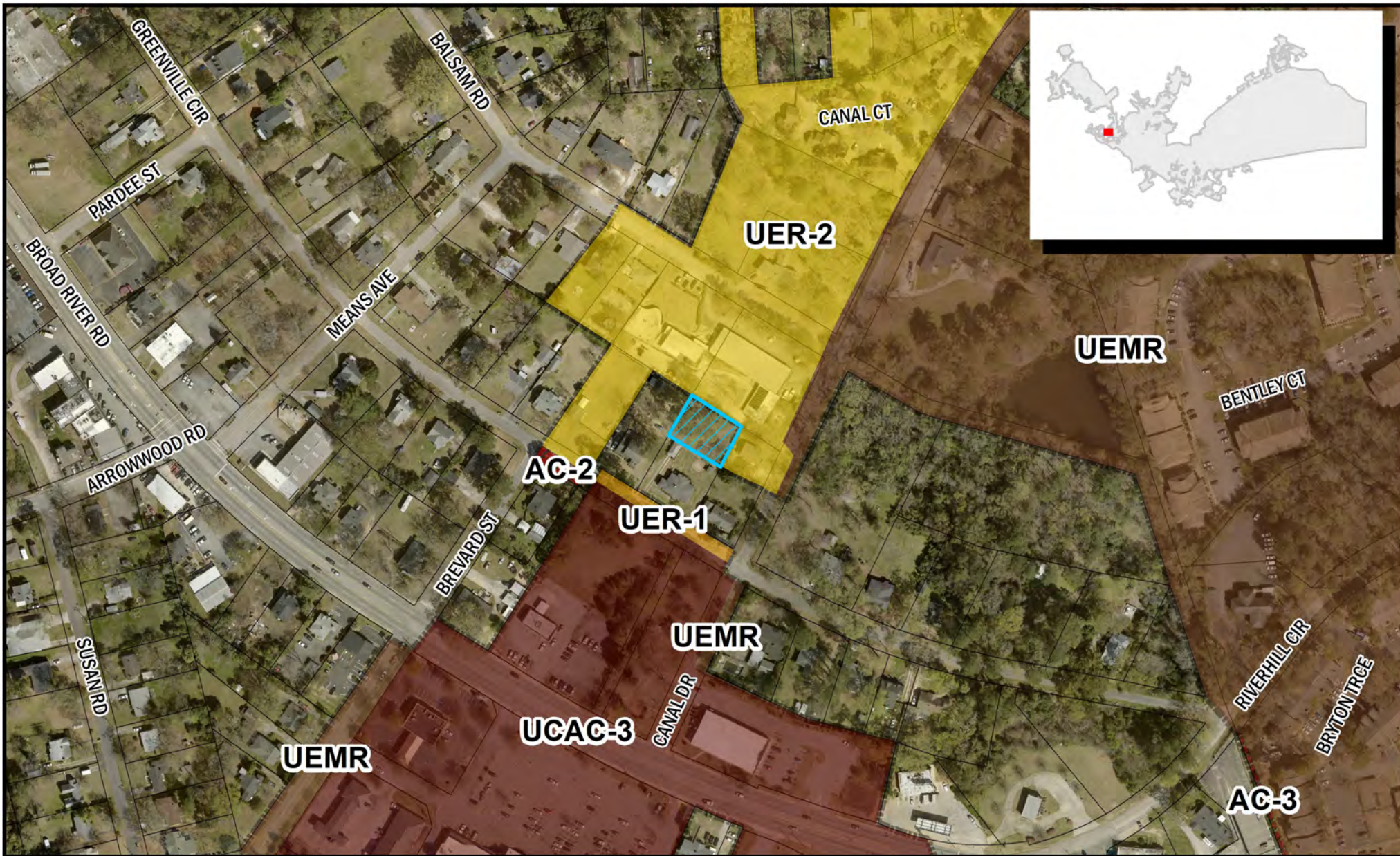
Staff recommends the annexation of the property and the assignment of a future land use classification of Urban Edge Residential Large Lot (UER-2) and zoning of Mixed Use District (MU-1) at the time of annexation.



Future Land Use Map

0.21 acres W/S Canal Drive, TMS# 07311-08-17;
Current Rich. Co. FLU: Mixed Residential High Density, Proposed City FLU: UER-2

7.a



Department of Planning &
Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 3/7/2022



We Are Columbia



0 55 110 220
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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

0.21 acres W/S Canal Drive, TMS# 07311-08-17;
Current Rich. Co. Zoning: RS-MD, Proposed City Zoning: MU-1

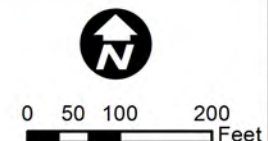
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Department of Planning &
Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 3/7/2022



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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Development Types

URBAN EDGE RESIDENTIAL LARGE LOT (UER-2)

Urban Edge Residential Large Lot neighborhoods represent many of the older residential neighborhoods in the outer areas of the City. This development type is appropriate as development on remaining large lots or as redevelopment in the outer areas of Columbia. Most of the existing developments occurred after 1950. Urban Edge Residential Large Lot developments generally do not continue the grid and block pattern found in the urban neighborhoods, but do tend to have a consistently organized internal street network with loops and interconnections.



UER-2 BUILDING TYPES/LAND USES

PRIMARY TYPES

- Single-family Detached
- *Accessory dwelling units

TERTIARY TYPES

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

See matrix for appropriate park/open space types.

Development Types

UER-2 DEVELOPMENT PATTERN/CONTEXT

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



Article 3: Zoning Districts**Sec. 17-3.3. Mixed-Use, Activity Center, and Corridor Base Zoning Districts****(c) MU-1: Mixed-Use District****(c) MU-1: Mixed-Use District****(1) 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.

**(2) Use Standards**

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

(3) 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
1	Lot Width, min. (ft.)	75[1]/18[2]	50	75	50
2	Lot Depth, min. (ft.)	[3]			
Lot Coverage, max. (% of site area)		50	N/A		
Density, max. (du/acre)		N/A			
3	Front Yard Setback. (ft.)	Min.	15	0	
		Max.	20		
4	Side Yard Setback, min. (ft.)	[4]	5		
5	Rear Yard Setback, min. (ft.)	10			
6	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.

Article 3: Zoning Districts**Sec. 17-3.3. Mixed-Use, Activity Center, and Corridor Base Zoning Districts****(c) MU-1: Mixed-Use District****(4) Reference to Other Standards**

Sec. 17-5.1	Access, Mobility, and Circulation	Sec. 17-5.8	Fences and Walls
Sec. 17-5.2	Off-Street Parking, Bicycle Parking	0	Exterior Lighting
Sec. 17-5.3	Landscaping	0	Signs
Sec. 17-5.4	Tree Protection	Sec. 17-5.11	Green Building Standards
Sec. 17-5.5	Open Space	Sec. 17-6.2	Minimum Design Standards
Sec. 17-5.6	Neighborhood Compatibility	0	Improvements and Sureties
Sec. 17-5.7	Form and Design Standards	Article 9	Definitions and Rules of Measurement

ORDINANCE NO.: 2022-039

Annexing 0.21 acres W/S Canal Drive, Richland County TMS# 07311-08-17 into the City of Columbia, South Carolina Columbia, 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 _____, 2022, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.
2. The property identified as W/S Canal Drive and TMS# 07311-08-17 containing 0.21 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 104.13, and assigned a future land use classification of Urban Edge Residential Large Lot (UER-2) and zoning of Mixed Use District (MU-1).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NOS.: 07311-08-17

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

Requested by:

Assistant City Manager Gentry

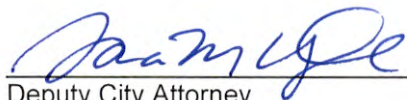
Mayor

Approved by:

City Manager

Approved as to form:

ATTEST:



Deputy City Attorney

City Clerk

Introduced:

Final Reading:

LEGAL DEPARTMENT DRAFT

ORDINANCE NO.: 2022-039
EXHIBIT "A"
PROPERTY DESCRIPTION

All that certain piece, parcel or lot of land, together with any improvements thereon, situate, lying and being located near the City of Columbia, in the County of Richland, State of South Carolina, the same being shown and delineated the northern minor portion of Lots 5, 6, 7, 8, 9 and 10 as shown on map of Huffman Heights, property, by Tomlinson Engineering Company, dated August 3, 1936, revised March 3, 1947 and recorded in the Office of the ROD for Richland County in Plat Book "L", page 124. Said lot of land being more particularly shown on a Plat prepared for Ina L. Fort and Lee Fort by Inman Land Surveying Company, Inc., dated December 15, 2000 and recorded in Record Book 490, page 2823, and having such boundaries and measurements as shown on said latter plat, reference to which is hereby craved for a more complete and accurate description of the premises. Be all measurements a little more or less.

LEGAL DEPARTMENT DRAFT

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: March 7, 2022

RE: **Property Address:** 0.21 acre, W/S Canal Drive
Richland County TMS#: 07311-08-17
Owner(s): Ina Lee Lightner
Current Use: Undeveloped
Proposed Use: None proposed
Current County Land Use: Mixed Residential High Density
Proposed City Land Use: Urban Edge Residential Large Lot (UER-2)
Current County Zoning: Residential Single Family Medium Density (RS-MD)
Proposed City Zoning: Mixed Use District (MU-1)
Reason for Annexation: Lot consolidation; Donut Hole - Primary
City Council District: 2
Census Tract: 104.13

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

Planning & Development Services staff will see to it that this matter is placed on the **April 14, 2022** Planning Commission agenda. Planning & Development Services staff will notify the City Attorney of the Planning Commission's zoning recommendation by forwarding a copy of this form, completed, as soon as the Planning Commission has met.

/atl

Attachments

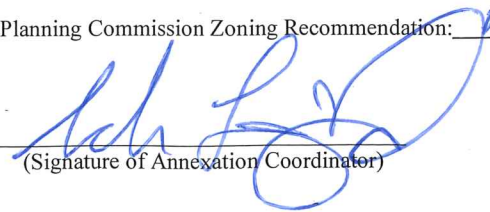
cc:

Clint Shealy, Assistant City Manager
 Jeff Palen, Assistant City Manager/CFO
 Dana Higgins, Director, Engineering
 Robert Anderson, Public Works Director
 Krista Hampton, Planning & Development Services
 Denoi Fields, Deputy Business License Administrator
 Greg Williams, Business Liaison
 Tiffany Latimer, Customer Care Administrator
 Todd Beiers, Building Official
 Michelle Brazell, Engineering
 Police Planning & Research
 Alfreda Tindal, Richland Co. 911 Addressing Coordinator

Missy Gentry, Assistant City Manager
 Henry M. Simons, Assistant City Manager
 Teresa Knox, City Attorney
 William Holbrook, Police Chief
 Aubrey Jenkins, Fire Chief
 Gloria Saaed, Community Development Director
 George Adams, Fire Marshal
 Hope Hasty, Interim Zoning Administrator
 Jacquelyn Richburg, Columbia-Richland 911
 David Hatcher, Housing Official
 Richland County Solid Waste Collection
 Lucinda Statler, Planning Administrator
 Brandon Burnette, Development Center Administrator

Planning Commission Land Use Recommendation: UER-2 (Land Use classification) by 5-0
 on 4/14/2022 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: MU-1 (Zoning classification) by 5-0
 on 4/14/2022 (mm/dd/yyyy).

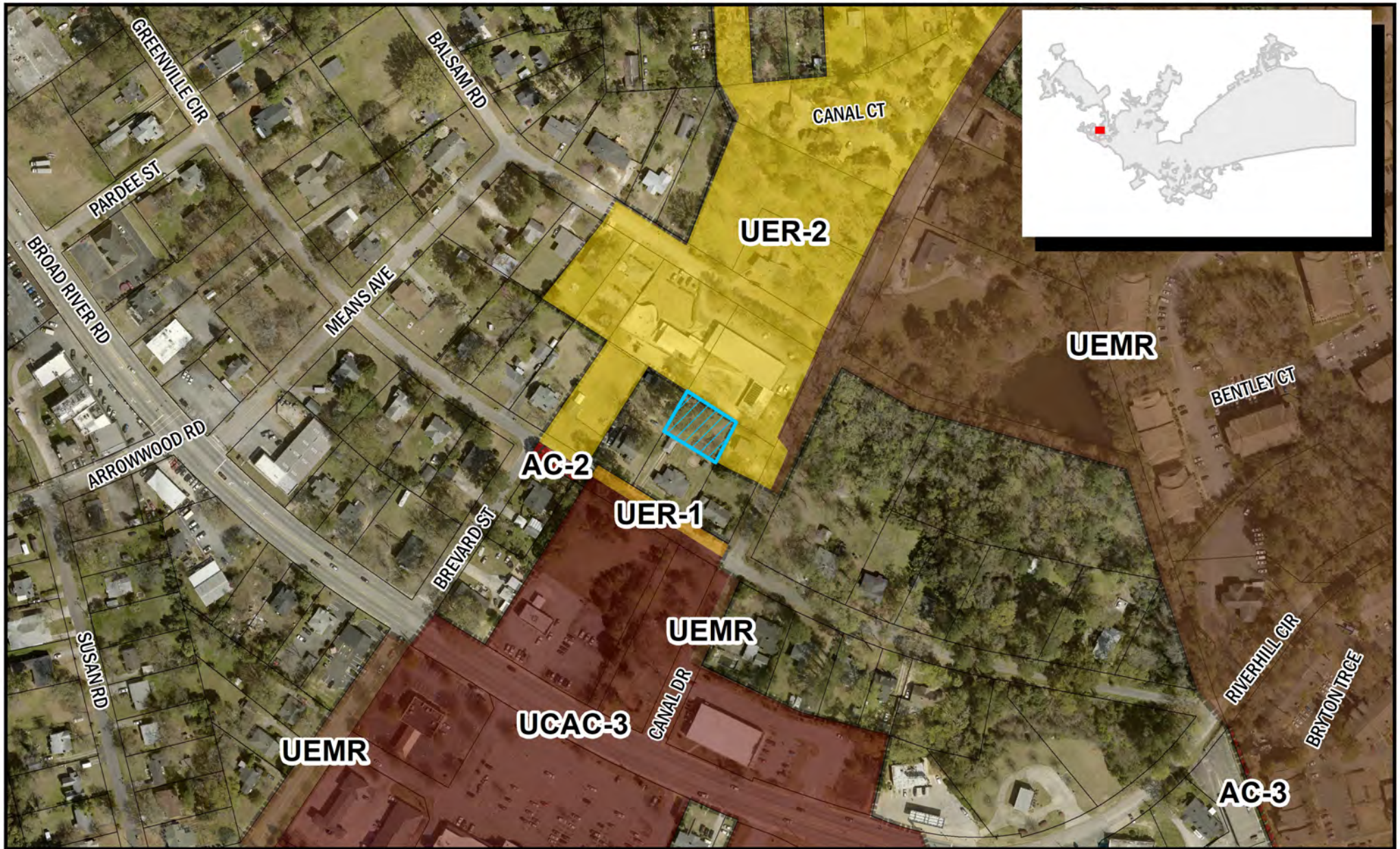

 (Signature of Annexation Coordinator)



Future Land Use Map

0.21 acres W/S Canal Drive, TMS# 07311-08-17;
Current Rich. Co. FLU: Mixed Residential High Density, Proposed City FLU: UER-2

7.c



Department of Planning &
Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 3/7/2022



We Are Columbia



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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

0.21 acres W/S Canal Drive, TMS# 07311-08-17;
Current Rich. Co. Zoning: RS-MD, Proposed City Zoning: MU-1

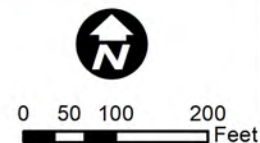
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Department of Planning &
Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 3/7/2022



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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

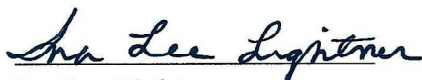
STATE OF SOUTH CAROLINA)
)
 COUNTY OF RICHLAND) PETITION FOR ANNEXATION

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

Property Description: All that certain piece, parcel or lot of land, together with any improvements thereon, situate, lying and being located near the City of Columbia, in the County of Richland, State of South Carolina, the same being shown and delineated the northern minor portion of Lots 5, 6, 7, 8, 9 and 10 as shown on map of Huffman Heights, property, by Tomlinson Engineering Company, dated August 3, 1936, revised March 3, 1947 and recorded in the Office of the ROD for Richland County in Plat Book "L", page 124. Said lot of land being more particularly shown on a Plat prepared for Ina L. Fort and Lee Fort by Inman Land Surveying Company, Inc., dated December 15, 2000 and recorded in Record Book 490, page 2823, and having such boundaries and measurements as shown on said latter plat, reference to which is hereby craved for a more complete and accurate description of the premises. Be all measurements a little more or less.

Richland County TMS: 07311-08-17

Property Address: 0.21 acre, W/S Canal Drive


 Ina Lee Lightner

Date: 2-25-22



We Are Columbia

MEETING DATE: June 7, 2022

DEPARTMENT: Planning and Development Services

FROM: *Krista Hampton, Director*

SUBJECT: Annexation, Future Land Use Map Amendment, and Zoning Map Amendment for 2311 and 2301 Percival Road; TMS #19711-06-14 and 19711-06-15

FUNDING SOURCE & ORIGINAL BUDGET:

CLEAN WATER 2020?: No

FOCUS AREAS: Innovative & High Quality Municipal Services

PURPOSE:

Ordinance No.: 2022-040 - Annexing 2311 Percival Road and 2301 Percival Road, Richland County TMS# 19711-06-14 and TMS# 19711-06-15 into the City of Columbia, South Carolina Columbia, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map

Council District: 4

Proposal: Request to annex the property and assign a land use classification of Urban Edge Multi-family (UEMF) and assign zoning of Residential Mixed District (RM-2) at the time of annexation. The property is currently classified as Neighborhood (Medium Density) and zoned RM-HD by Richland County.

Applicant: Samantha Eargle and Caroline Powell

Staff Recommendation: Approval

PC Recommendation: 04/14/2022; Approval (5-0)

First reading approval was given on May 17, 2022.

ATTACHMENTS:

- **#a:** ANNEX-2022-0007_Percival_ZPH (PDF)
- **#b:** 2022-040 Annex and Incorporate 2311 and 2301 Percival Road (PDF)

- #c: Offer_Notice_Percival2311_revMar8 (PDF)
- #d: Percival2311_Petition_EarglePowell (PDF)

HISTORY:

05/17/22

Columbia City Council

APPROVED ON FIRST READING.



CITY COUNCIL

May 17, 2022 at 4:00pm

City Hall, 3rd floor Council Chambers, 1737 Main Street, Columbia, SC 29202

ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY

2311 and 2301 Percival Road; TMS# 19711-06-14 and 19711-06-15

Council District:	4
Proposal:	Request to annex the property and assign a land use classification of Urban Edge Multi-family (UEMF) and assign zoning of Residential Mixed District (RM-2) at the time of annexation. The property is currently classified as Neighborhood (Medium Density) and zoned RM-HD by Richland County.
Applicant:	Samantha Eargle and Caroline Powell
Staff Recommendation:	Approval
PC Recommendation:	04/14/2022; Approval (5-0)
ZPH, 1 st Reading:	05/17/2022; Pending
2 nd Reading:	06/07/2022; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: Approx. 11.93 acres
Current Use: Vacant Land
Proposed Use: Residential
Reason for Annexation: Municipal Services
Urban Service Area: Secondary
Current County Land Use Classification: Neighborhood (Medium Density)
Proposed City Land Use Classification: Urban Edge Multi-Family (UEMF)
Current County Zoning: Residential Multi-Family High Density (RM-HD)
Proposed City Zoning: Residential Mixed District (RM-2)
Census Tract: 113.05

DETERMINATION FOR CITY SERVICES

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

Police

The size of the neighborhood along with its location along Percival Road would be taxing on police services with our current staffing shortages. 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 multifamily development would be **approximately \$36,000 per year**, based on calls to similar properties 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.

Solid Waste

Solid Waste does not generally provide service to this type of development.

Engineering

Because water lines currently exist in this area, the Utilities and Engineering Division **will not incur any costs** associated with this annexation. The property is within the East Richland Public Service District sanitary sewer service area.

Water Customer Care

The customer on the property will pay water rates approximately **40% lower** than out-of-city customers. This property is not within the City's sanitary sewer service area.

Planning & Development Services

We recommend approval of the annexation of this property, located within an area designated as a Secondary Area within the Urban Service Area plan. The site was previously a mobile home park, however it is now vacant and a site plan was approved by the Planning Commission at their April 14th meeting for a 180-unit, 7-building, 3-story, affordable housing development with clubhouse, pool, and playground on this 11.93-acre site. The estimated real estate tax revenue generated for the City would be **approximately \$61,000 per year**, based on the taxable value of similar nearby developments within the City. The Police Department has some understandable concern with staffing, however we note that this site is located about 1,000 feet from another 56 residential units already within the City limits.

* Estimated City Tax Revenue is based on **2021 millage** for real property and calculated as: ((Taxable Value × Tax Rate) × City Millage Rate (.0938)). The actual additional taxes paid by the property owner will generally be substantially lower as some millage items do not apply to in-City properties, and an increased Local Option Sales Tax credit factor applies to in-City properties (an additional .002280 for the 2021 tax year).

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject property is in a "Secondary Area" as identified in the Urban Service Area Map

Principles and Goals of the Urban Service Area

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

Secondary Areas are those areas where 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 Land Use Classification

The proposed future land use classification for the subject property is Urban Edge Multi-family (UEMF) in the *Columbia Compass: Envision 2036* Future Land Use Map. The property is currently designated as Neighborhood (Medium Density) by Richland County.

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.

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

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

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

PROPOSED ZONING DISTRICT SUMMARY

The parcel is currently zoned RM-HD by Richland County. Surrounding parcels within the City of Columbia are currently zoned Institutional- Fort Jackson District (INS-FJ) to the South. Surrounding parcels in unincorporated Richland County are currently zoned RS-LD and GC to the West and RS-LD to the North and East.

The proposed City of Columbia zoning district is Residential Mixed District (RM-2).

Residential Mixed District (RM-2)

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.

STAFF RECOMMENDATION

Staff recommends the annexation of the property and the assignment of a future land use classification of Urban Edge Multi-family (UEMF) and zoning of Residential Mixed District (RM-2) at the time of annexation.



Future Land Use Map

2311 and 2301 Percival Road, TMS# 19711-06-14 and 19711-06-15;
Current Rich. Co. FLU: Neighborhood Medium Density, Proposed City FLU: UEMF

8.a



Department of Planning &
Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 3/7/2022



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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

2311 and 2301 Percival Road, TMS# 19711-06-14 and 19711-06-15
 Current Rich. Co. Zoning: RM-HD, Proposed City Zoning: RM-2

8.a



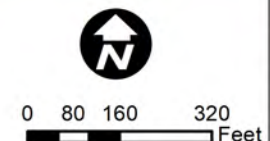
Department of Planning &
 Development Services

ORIGINAL PREPARATION/DATE:
 This map was prepared by:

Shane Shaughnessy
 Date: 3/7/2022



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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

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.



Article 3: Zoning Districts**Sec. 17-3.2. Residential Base Zoning Districts****(k) RM-2: Residential Mixed District****(k) RM-2: Residential Mixed District****(1) 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.

**(2) Use Standards**

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

(3) Intensity and Dimensional Standards

Standard	Townhouse	All Other Uses
Lot Area, min. (sf.)	8,000[1]/1,500[2]	3,000
1 Lot Width, min. (ft.)	75[1]/18[2]	40
2 Lot Depth, min. (ft.)	60	60
Lot Coverage, max. (% of site area)	50	50
Density, max. (du/acre)	N/A	17.2
3 Front Yard Setback, min. (ft.)	15	15
4 Side Yard Setback, min. (ft.)	[3]	5
5 Rear Yard Setback, min. (ft.)	10	10
6 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.

Article 3: Zoning Districts**Sec. 17-3.2. Residential Base Zoning Districts****(k) RM-2: Residential Mixed District****(4) Reference to Other Standards**

Sec. 17-5.1	Access, Mobility, and Circulation	Sec. 17-5.8	Fences and Walls
Sec. 17-5.2	Off-Street Parking, Bicycle Parking	0	Exterior Lighting
Sec. 17-5.3	Landscaping	0	Signs
Sec. 17-5.4	Tree Protection	Sec. 17-5.11	Green Building Standards
Sec. 17-5.5	Open Space	Sec. 17-6.2	Minimum Design Standards
Sec. 17-5.6	Neighborhood Compatibility	0	Improvements and Sureties
Sec. 17-5.7	Form and Design Standards	Article 9	Definitions and Rules of Measurement

ORDINANCE NO.: 2022-040

Annexing 2311 Percival Road and 2301 Percival Road, Richland County TMS# 19711-06-14 and TMS# 19711-06-15 into the City of Columbia, South Carolina Columbia, 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 _____, 2022, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.
2. The property identified as 2311 Percival Road and 2301 Percival Road and TMS# 19711-06-14 and TMS# 19711-06-15 containing 11.93 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 113.05, and assigned a future land use classification of Urban Edge Multi-Family (UEMF) and zoning of Residential Mixed District (RM-2).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NOS.: 19711-06-14 and 19711-06-15

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

Requested by:

Assistant City Manager Gentry

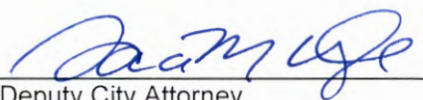
Mayor

Approved by:

City Manager

Approved as to form:

ATTEST:


Deputy City Attorney

City Clerk

Introduced:

Final Reading:

LEGAL DEPARTMENT DRAFT

ORDINANCE NO.: 2022-040
EXHIBIT "A"
PROPERTY DESCRIPTION

All that certain piece, parcel or lot of land, together with any improvements thereon, if any, situate, lying and being located near the City of Columbia, in the County of Richland, State of South Carolina, containing 11.93 acres, more or less, and shown on ALTA survey prepared for Dominion Inc., by Surveying and Mapping, LLC (SAM), dated October 13, 2021 and revised October 29, 2021. Reference being made to said survey for a more complete and accurate description; all measurements being a little more or less.

LEGAL DEPARTMENT DRAFT

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: March 8, 2022

RE: **Property Address:** 2311 and 2301 Percival Road
Richland County TMS#: 19711-06-14 and 19711-06-15
Owner(s): Samantha Eargle and Caroline Powell
Current Use: Vacant Land
Proposed Use: Residential
Current County Land Use: Neighborhood (Medium Density)
Proposed City Land Use: Urban Edge Multifamily (UEMF)
Current County Zoning: Residential Multi-Family High Density (RM-HD)
Proposed City Zoning: Residential Mixed (RM-2)
Reason for Annexation: Municipal Services; Secondary
City Council District: 4
Census Tract: 113.05

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

Planning & Development Services staff will see to it that this matter is placed on the **April 14, 2022** Planning Commission agenda. Planning & Development Services staff will notify the City Attorney of the Planning Commission's zoning recommendation by forwarding a copy of this form, completed, as soon as the Planning Commission has met.

/atl

Attachments

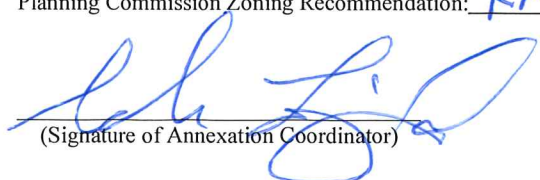
cc:

Clint Shealy, Assistant City Manager
 Jeff Palen, Assistant City Manager/CFO
 Dana Higgins, Director, Engineering
 Robert Anderson, Public Works Director
 Krista Hampton, Planning & Development Services
 Denoi Fields, Deputy Business License Administrator
 Greg Williams, Business Liaison
 Tiffany Latimer, Customer Care Administrator
 Todd Beiers, Building Official
 Michelle Brazell, Engineering
 Police Planning & Research
 Alfreda Tindal, Richland Co. 911 Addressing Coordinator

Missy Gentry, Assistant City Manager
 Henry M. Simons, Assistant City Manager
 Teresa Knox, City Attorney
 William Holbrook, Police Chief
 Aubrey Jenkins, Fire Chief
 Gloria Saaed, Community Development Director
 George Adams, Fire Marshal
 Hope Hasty, Interim Zoning Administrator
 Jacquelyn Richburg, Columbia-Richland 911
 David Hatcher, Housing Official
 Richland County Solid Waste Collection
 Lucinda Statler, Planning Administrator
 Brandon Burnette, Development Center Administrator

Planning Commission Land Use Recommendation: UEMF (Land Use classification) by 5 - 0
 on 4/14/2022 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: RM-2 (Zoning classification) by 5 - 0
 on 4/14/2022 (mm/dd/yyyy).


 (Signature of Annexation Coordinator)



Future Land Use Map

2311 and 2301 Percival Road, TMS# 19711-06-14 and 19711-06-15;
Current Rich. Co. FLU: Neighborhood Medium Density, Proposed City FLU: UEMF

8.c



Department of Planning &
Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 3/7/2022



0 75 150 300
Feet

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

Packet Pg. 115

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

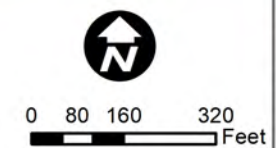
2311 and 2301 Percival Road, TMS# 19711-06-14 and 19711-06-15
 Current Rich. Co. Zoning: RM-HD, Proposed City Zoning: RM-2

8.c



Department of Planning &
 Development Services

ORIGINAL PREPARATION/DATE:
 This map was prepared by:
 Shane Shaughnessy
 Date: 3/7/2022



DISCLAIMER:
 The City of Columbia Department of Planning and Development Services data represented on this map or plan is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Columbia makes no representation as to its accuracy. Its

Packet Pg. 116

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

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

Property Description: All that certain piece, parcel, or lot of land, with the improvements thereon, if any, situate, lying and being located near the City of Columbia, in the County of Richland, State of South Carolina, containing 11.93 acres, more or less, and shown on an ALTA survey prepared for Dominion Inc, by Surveying and Mapping, LLC (SAM), dated October 13, 2021 and revised October 29, 2021. Reference being made to said survey for a more complete and accurate description; all measurements being a little more or less.

Richland County TMS: 19711-06-14 and 19711-06-15

Property Address: 2311 Percival Road and 2301 Percival Road

Samantha Eargle

Samantha Eargle

Date: 2/24/22

Caroline Powell

Caroline Powell

Date: 2/24/22

SURVEY NOTES:

SOURCE OF TITLE: FIDELITY NATIONAL TITLE INSURANCE COMPANY, POLICY NUMBER, EFFECTIVE DATE, AND PARCEL IDENTIFICATION NUMBERS AS FOLLOWS:

- 1) SC252106053B JUNE 4, 2021 AT 8:00AM (PER R19711-06-14, R19711-06-15)
2) NC252106053B (REVISED) OCTOBER 26, 2021

THE LAND SURVEYED IS THE LAND DESCRIBED IN THE TITLE COMMITMENTS LISTED ABOVE AND THE CITY TYPE LINKED DOCUMENTS.

EASEMENTS AND RESTRICTIONS RECORDED AFTER THE ABOVE MENTIONED DATE ARE CONSIDERED UNKNOWN BY THE SURVEYOR. CALLS TO RECORDING DOCUMENT BOOKS ARE FOR THOSE RECORDED AT THE BOOK AND COUNTY REGISTER OF DEEDS. ITEM NUMBERS LISTED BELOW REFER TO THOSE ITEM NUMBERS RECORDED WITHIN TABLE A "OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS" 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA SURVEYS AND TITLE SURVEYS.

1. MOVEMENTS PLACED (OR A REFERENCE MOVEMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS WITHIN 300 FEET CLOSE PROXIMITY TO THE CORNER.
2. ADDRESSES OF THE SURVEYED PROPERTY:
R19711-06-14 - 2311 PERCIVAL RD
R19711-06-15 - 2311 PERCIVAL RD
3. FLOOD ZONE CLASSIFICATION (WITH PROPER ANNOTATION BASED ON FEDERAL FLOOD INSURANCE RATE MAPS OR THE STATE OR LOCAL EQUIVALENT) DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY. AS SHOWN
4. GROSS LAND AREA AS SHOWN
5. VERTICAL RELIEF WITH THE SOURCE OF INFORMATION (E.G., GROUND SURVEY, AERIAL MAP, CONTOUR INTERVAL, DATUM, WITH ORIGINATING HORIZONTALS, WHEN APPROPRIATE) AS SHOWN
6. (A) IF THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, LIST THE ABOVE ITEMS ON THE FLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER. NOT PROVIDED
(B) IF THE ZONING SETBACK REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, AND IF THOSE REQUIREMENTS DO NOT REQUIRE AN INTERPRETATION BY THE SURVEYOR, GRAPHICALLY DEPICT THOSE REQUIREMENTS ON THE FLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER. NOT PROVIDED
7. (A) EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL. NOT AVAILABLE
(B) SQUARE FOOTAGE OF:
(1) EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL. NOT AVAILABLE
(2) NOT REQUESTED
8. IMPASSED HEIGHT OF ALL BUILDINGS AND/OR GRADIENT AT A LOCATION SPECIFIED BY THE CLIENT. IF NO LOCATION IS SPECIFIED, THE POINT OF MEASUREMENT SHALL BE IDENTIFIED. NOT AVAILABLE
9. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED BY SECTION 5 ABOVE) (E.G., PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE). AS SHOWN
10. NUMBER AND TYPE (E.G., DISABLED, MOTORCYCLE, REGULAR, AND OTHER MARKED SPECIALIZED TYPES) OF CLEARLY IDENTIFIABLE PARKING SPACES OR SURFACE PARKING AREAS, LOTS, AND IN PARKING STRUCTURES. STRIPING OF CLEARLY IDENTIFIABLE PARKING SPACES OR SURFACE PARKING AREAS AND LOTS. AMERICAN LAND TITLE ASSOCIATION (ALTA) MINIMUM STANDARD DETAIL REQUIREMENTS IS NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) FOR ALTA SURVEYS AND TITLE SURVEYS (EFFECTIVE 2021). ALL RIGHTS RESERVED. PAGE 18 OF 18 AMERICAN LAND TITLE ASSOCIATION AND NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS. AS SHOWN
11. NOT REQUESTED
12. EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY (IN ADDITION TO THE DISCOVERED EVIDENCE OF UTILITIES REQUIRED PURSUANT TO SECTION 5.1.1) AS DETERMINED BY:
(A) PLANS AND/OR REPORTS PROVIDED BY CLIENT (WITH REFERENCE AS TO THE SOURCES OF INFORMATION) AS SHOWN
(B) MARKINGS CONDUCTED BY THE SURVEYOR PURSUANT TO A PRIVATE UTILITY LOCATE REQUEST. NOTE TO THE CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE A, ITEM 11, INFORMATION FROM THE SOURCES CITED ABOVE WILL BE COMBINED WITH OTHER EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.1.1.1 TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EVIDENCE, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN SOME JURISDICTIONS, IF OR OTHER SIMILAR UTILITY LOCATE AT LOCATIONS FROM WHICH THEY MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL, WITHIN THE FLAT OR MAP, SHOW THE EFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED. THE CLIENT IS ADVISED THAT LACKAVAIL MAY BE NECESSARY. AS SHOWN
12. NOT REQUESTED
13. NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS, IF MORE THAN ONE OWNER, IDENTIFY THE FIRST OWNER'S NAME LISTED IN THE TAX RECORDS FOLLOWED BY "ET AL." AS SHOWN
14. AS SPECIFIED BY THE CLIENT, DISTANCE TO THE NEAREST INTERSECTING STREET. AS SHOWN
15. NOT REQUESTED
16. EVIDENCE OF RECENT PARTIAL MINING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. NONE
17. PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE COUNROLLING JURISDICTION, EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. NONE
18. PURSUANT TO SECTIONS 5 AND 6 AND APPLICABLE SELECTED TABLE ITEMS, EXCEPT USING TABLE A ITEM 13, INCLUDE AS PART OF THE SURVEY ANY PLATTABLE OFFSITE (I.E., APPURTENANT) EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR
19. PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST, BUT THIS ITEM SHALL NOT BE ADDRESSED ON THE FACE OF THE FLAT OR MAP.

SURVEY DATA:

- A. HORIZONTAL DATUM - BASED UPON THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD83 (2011), IN INTERIOR DATUM FEET. READINGS ARE BASED ON SAID COORDINATE SYSTEM AND ESTABLISHED BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NCRS) COORDINATES.
- B. VERTICAL DATUM - NAVD83 INTERNATIONAL FEET.
- C. ALL READINGS AND DISTANCES SHOWN HEREON ARE SURVEYED UNLESS OTHERWISE NOTED.
- D. PUBLIC ROAD RIGHT-OF-WAY DOCUMENTATION PROVIDED TO SURVEYOR AND OR ACQUIRED AS A PORTION OF RESEARCH ARE AS SHOWN HEREON.

TITLE INFORMATION

THE TITLE COMMITMENT AND SCHEDULE D TERMS HEREON ARE FROM:

FIDELITY NATIONAL TITLE INSURANCE COMPANY

COMMITMENT NUMBER: SC252106053B

EFFECTIVE DATE: JUNE 4, 2021

REVISION: OCTOBER 26, 2021

**INDEX**

1. TITLE PAGE
2. COMMITMENT NUMBER EXCEPTION
3. BOUNDARY AND LEGAL

FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A 1% ANNUAL FLOOD RISK BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NUMBER: 45070C02A WITH AN EFFECTIVE DATE OF DECEMBER 21, 2019.

ZONE X: AREAS DETERMINED TO BE FLOODING; THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LEGEND AND ABBREVIATIONS:

- CRIMPED IRON PIPE
- OPEN IRON PIPE
- ▬ ASPHALT
- ▬ DILAPIDATED ASPHALT
- ▬ CHAIN LINK FENCE
- ▬ PROPERTY LINE
- ▬ PROPERTY LINE

SHEET 1
OF 3

ALTA SURVEY PREPARED FOR
DOMINUM INC.
LOCATED AT 2311 PERCIVAL ROAD

PROJECT: 2311 PERCIVAL RD
SUBJECT: 2311 PERCIVAL RD
DATE: 10/26/2021
DRAWN BY: JAMES D. WILSON
CHECKED BY: JAMES D. WILSON
DATE: 10/26/2021
SCALE: AS SHOWN
REVISIONS: 1.0

2311 PERCIVAL RD
2311 PERCIVAL RD
2311 PERCIVAL RD
2311 PERCIVAL RD
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2311 PERCIVAL RD
2311 PERCIVAL RD
2311 PERCIVAL RD

SURVEYORS CERTIFICATE

TO DOMINUM INC:

THESE ARE THE SURVEY DATA THAT HAVE BEEN USED IN THE SURVEY ON WHICH IT IS BASED. THESE DATA WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA SURVEYS AND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. ANY DISCREPANCIES BETWEEN THE SURVEY DATA AND THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA SURVEYS AND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, SHALL BE THE RESPONSIBILITY OF THE SURVEYOR.

James D. Wilson
Professional Land Surveyor
No. 17230 - State of South Carolina



DATE: 10/26/2021
PROJECT: 2311 PERCIVAL RD
SUBJECT: 2311 PERCIVAL RD
DATE: 10/26/2021

ALIA SURVEY PREPARED FOR
DOMINIUM INC.
LOCATED AT 2311 PERCIVAL ROAD

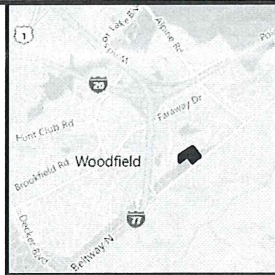
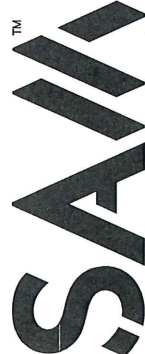
PROJECT:	DOMINION PERSONAL ID
JOB NUMBER:	10101045113
DATE:	01/01/98 11, 2021
SCALE:	1"=250'
SURVEYOR:	JAMES D. WILSON
REC'D BY:	CHRYSTIAN GARDNER
FILED AT:	24-25-25-10101
TRACT ID:	101011-04-14 & 15
INVESTIGATOR:	11, 2021

6904 N. Main Street
Suite 102
Columbia, SC 29203
Ofc: 803.764.1902
email: info@scm.biz

SALE

PROJECT: DOMINIUM PERCIVAL RD
JOB NUMBER: 1021065922
DATE: OCTOBER 13, 2021
SCALE: 1"=50'
SURVEYOR: JAMES D. WILSON
TECHNICIAN: CHRISTIAN CARSWELL
PROJECT NUMBER: 1021065922
TRACT: 1021065922-10 & 1021065922-15
REVISED: OCTOBER 29, 2021

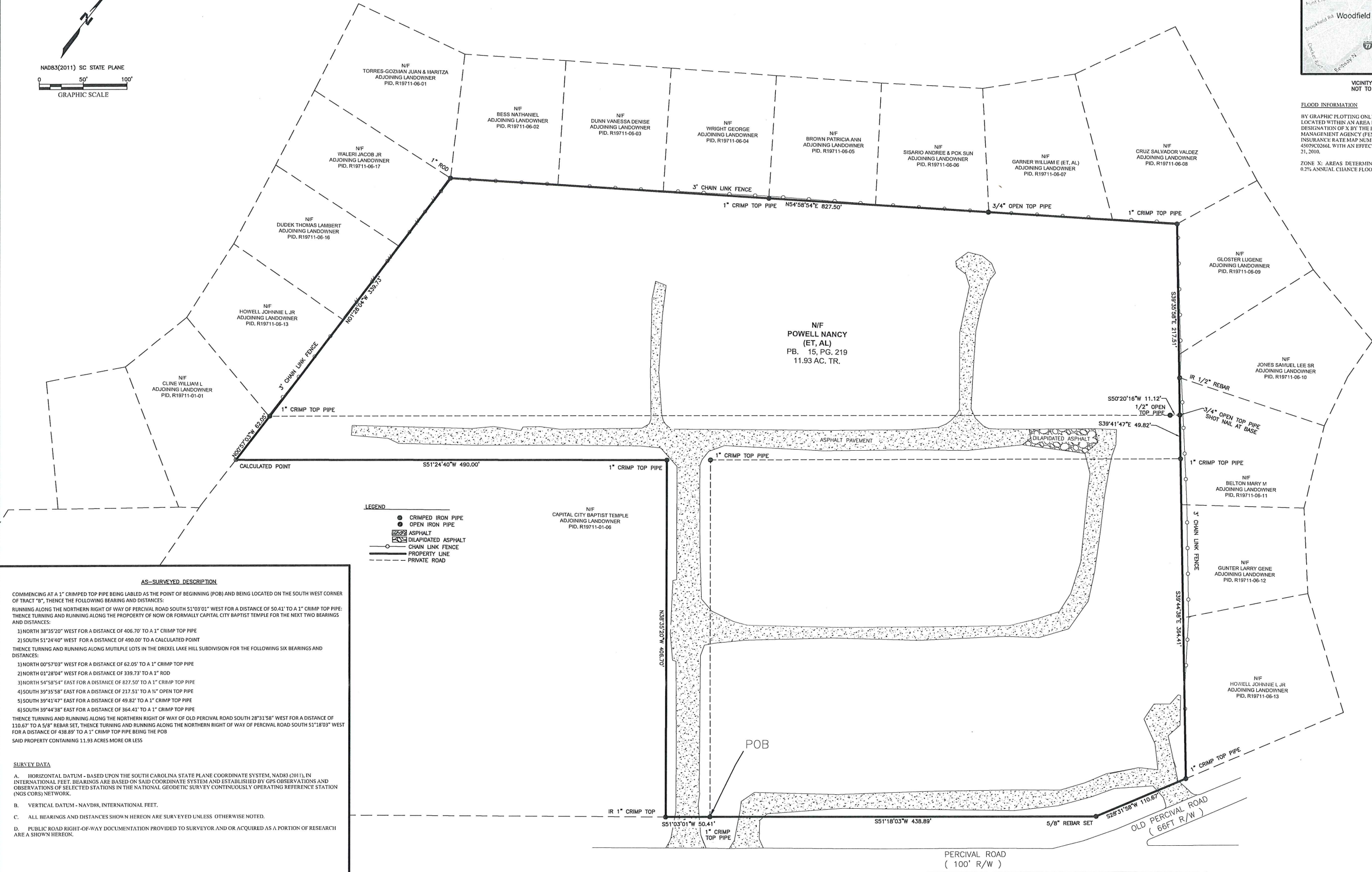
6804 N. Main Street
Suite 102
Columbia, SC 29203
Cell: 803.767.1902
email: info@sam.biz



VICINITY MAP
NOT TO SCALE

FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NUMBER: 45079C0266L WITH AN EFFECTIVE DATE OF DECEMBER 21, 2010.
ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



AS-SURVEYED DESCRIPTION

COMMENCING AT A 1" CRIMPED TOP PIPE BEING LABELED AS THE POINT OF BEGINNING (POB) AND BEING LOCATED ON THE SOUTH WEST CORNER OF TRACT "B", THENCE THE FOLLOWING BEARING AND DISTANCES:
RUNNING ALONG THE NORTHERN RIGHT OF WAY OF PERCIVAL ROAD SOUTH 51°03'01" WEST FOR A DISTANCE OF 50.41' TO A 1" CRIMP TOP PIPE; THENCE TURNING AND RUNNING ALONG THE PROPERTY OF NOW OR FORMALLY CAPITAL CITY BAPTIST TEMPLE FOR THE NEXT TWO BEARINGS AND DISTANCES:

- 1) NORTH 38°35'20" WEST FOR A DISTANCE OF 406.70' TO A 1" CRIMP TOP PIPE
 - 2) SOUTH 51°24'40" WEST FOR A DISTANCE OF 490.00' TO A CALCULATED POINT
 - THENCE TURNING AND RUNNING ALONG MULTIPLE LOTS IN THE DREXEL LAKE HILL SUBDIVISION FOR THE FOLLOWING SIX BEARINGS AND DISTANCES:
 - 1) NORTH 00°57'03" WEST FOR A DISTANCE OF 62.05' TO A 1" CRIMP TOP PIPE
 - 2) NORTH 01°28'04" WEST FOR A DISTANCE OF 339.73' TO A 1" ROD
 - 3) NORTH 54°58'54" EAST FOR A DISTANCE OF 827.50' TO A 1" CRIMP TOP PIPE
 - 4) SOUTH 39°35'58" EAST FOR A DISTANCE OF 217.51' TO A 1" OPEN TOP PIPE
 - 5) SOUTH 39°41'47" EAST FOR A DISTANCE OF 49.82' TO A 1" CRIMP TOP PIPE
 - 6) SOUTH 39°44'38" EAST FOR A DISTANCE OF 364.41' TO A 1" CRIMP TOP PIPE
 - THENCE TURNING AND RUNNING ALONG THE NORTHERN RIGHT OF WAY OF OLD PERCIVAL ROAD SOUTH 28°31'58" WEST FOR A DISTANCE OF 110.67' TO A 5/8" REBAR SET, THENCE TURNING AND RUNNING ALONG THE NORTHERN RIGHT OF WAY OF PERCIVAL ROAD SOUTH 51°18'03" WEST FOR A DISTANCE OF 438.89' TO A 1" CRIMP TOP PIPE BEING THE POB
- SAID PROPERTY CONTAINING 11.93 ACRES MORE OR LESS

SURVEY DATA

- A. HORIZONTAL DATUM - BASED UPON THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD83 (2011), IN INTERNATIONAL FEET. BEARINGS ARE BASED ON SAID COORDINATE SYSTEM AND ESTABLISHED BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORS) NETWORK.
- B. VERTICAL DATUM - NAVD88, INTERNATIONAL FEET.
- C. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SURVEYED UNLESS OTHERWISE NOTED.
- D. PUBLIC ROAD RIGHT-OF-WAY DOCUMENTATION PROVIDED TO SURVEYOR AND OR ACQUIRED AS A PORTION OF RESEARCH ARE SHOWN HEREON.



We Are Columbia

MEETING DATE: June 7, 2022

DEPARTMENT: Planning and Development Services

FROM: *Krista Hampton, Director*

SUBJECT: Annexation, Future Land Use Map Amendment, and Zoning Map Amendment for 3740 Pearl Street; TMS # 09103-06-01

**FUNDING SOURCE &
ORIGINAL BUDGET:**

CLEAN WATER 2020?: No

FOCUS AREAS: Innovative & High Quality Municipal Services

PURPOSE:

Ordinance No.: 2022-042 -Annexing 3740 Pearl Street, Richland County TMS# 09103-06-01 into the City of Columbia, South Carolina Columbia, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map

Council District: 1

Proposal: Request to annex the property and assign a land use classification of Urban Core Mixed Residential-2 (UCMR-2) and assign zoning of Employment Campus District (EC) at the time of annexation. The property is currently classified as Mixed Use Corridor and zoned GC by Richland County.

Applicant: Abbie L. Cochran and Charles Cochran

Staff Recommendation: Approval - see detail

PC Recommendation: 04/14/2022; Approval (5-0)

First reading approval was given on May 17, 2022.

ATTACHMENTS:

- **#a:** ANNEX-2022-0009_Pearl3740_ZPH (PDF)
- **#b:** 2022-042 Annex and Incorporate 3740 Pearl Street (PDF)
- **#c:** Offer_Notice_Pearl3740 (PDF)
- **#d:** Pearl3740_Petition_r2-Cochran (PDF)

HISTORY:

05/17/22

Columbia City Council

APPROVED ON FIRST READING.



CITY COUNCIL

May 17, 2022 at 4:00pm

City Hall, 3rd floor Council Chambers, 1737 Main Street, Columbia, SC 29202

ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY 3740 Pearl Street; TMS# 09103-06-01

Council District:	1
Proposal:	Request to annex the property and assign a land use classification of Urban Core Mixed Residential-2 (UCMR-2) and assign zoning of Employment Campus District (EC) at the time of annexation. The property is currently classified as Mixed Use Corridor and zoned GC by Richland County.
Applicant:	Abbie L. Cochran and Charles Cochran
Staff Recommendation:	Approval – see detail
PC Recommendation:	04/14/2022; Approval (5-0)
ZPH, 1 st Reading:	05/17/2022; Pending
2 nd Reading:	06/07/2022; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 0.9 acres
Current Use: Vacant Commercial
Proposed Use: Commercial
Reason for Annexation: Municipal Services
Urban Service Area: Primary
Current County Land Use Classification: Mixed Use Corridor
Proposed City Land Use Classification: Urban Core Mixed Residential-2 (UCMR-2)
Current County Zoning: General Commercial (GC)
Proposed City Zoning: Employment Campus District (EC)
Census Tract: 105.02

DETERMINATION FOR CITY SERVICES

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

Police

The Columbia Police Department does not object to this proposed annexation. As with most annexations, we find that the proposed annexation may result in an increased number of calls for service. The estimated cost to serve property would be **approximately \$3,700 per year**, based on calls to similar properties 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.

Solid Waste

The Solid Waste Division does not generally serve this type of use.

Engineering

Because water and sewer lines currently exist in this area, Utilities and Engineering **will not incur any costs** associated with this annexation.

Water Customer Care

The customer on the property will pay water and sewer rates approximately **40% lower** than out-of-city customers.

Planning & Development Services

We recommend approval of the annexation of this property, which is located within a designated Primary Area in the Urban Service Area plan. The estimated real estate tax revenue generated for the City would be **approximately \$1,500 per year** based on the current taxable value of this property.

An office/warehouse building is located on the site, and according to the Richland County Business Service Center, the last licensed business at the location was in 2020. Recently, a screening material was attached to the chain link fence surrounding the property, and vehicles and tow trucks have been moved onto the site, indicating that a tow service is locating upon the site. The petitioner's attorney has been notified that, unless lawfully established prior to annexation, most automotive-related businesses would not be allowed at this site. This is because of both the proposed zoning district and the locational standards from nearby residences. It is our understanding that neither a major automotive repair and maintenance service nor a tow service including storage are allowed within the current Richland County zoning district.

* Estimated City Tax Revenue is based on **2021 millage** for real property and calculated as: ((Taxable Value × Tax Rate) × City Millage Rate (.0938)). The actual additional taxes paid by the property owner will generally be substantially lower as some millage items do not apply to in-City properties, and an increased Local Option Sales Tax credit factor applies to in-City properties (an additional .002280 for the 2021 tax year).

PLANS, POLICIES, AND LAND USE

Urban Service Area

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

Principles and Goals of the Urban Service Area

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

Primary Areas are made up of land contiguous to the City where services are readily available and the infrastructure is generally good. These services include fire, police, sanitation, and utilities.

Annexations within *Primary Areas* are the second highest priority, after areas classified as *Donut Hole - Primary*. Barring unanticipated circumstances, annexation is recommended and staff should work with individual property owners or neighborhoods/developments to encourage and expedite annexation.

Comprehensive Plan Land Use Classification

The proposed future land use classification for the subject property is Urban Core Mixed Residential-2 (UCMR-2) in the *Columbia Compass: Envision 2036* Future Land Use Map. The property is currently designated as Mixed Use Corridor by Richland County.

Urban Core Mixed Residential Type 2 neighborhoods are appropriate in the central city, inner ring areas, and a couple of blocks off of major corridors throughout Columbia. This development type may represent existing and

historic neighborhoods, and is a development form appropriate for medium to large-scale redevelopment or infill sites. Traditional and contemporary architectural styles have a place in Urban Core Mixed Residential Type 2 neighborhoods, but scale is always important. Urban Core Mixed Residential Type 2 neighborhoods have smaller-scale residential buildings, with single-family homes being a dominant use. Urban Core Mixed Residential Type 2 will usually transition from Urban Core Mixed Residential Type 1 to Urban Core Residential as development moves further from main arterials and activity centers.

Primary Types

- Single-family Detached
- Single-family Attached
- Two-family
- Three-family

Secondary Types

- Multi-family Small

Tertiary Types

- Civic/Institutional Small
- Business/Employment Small (excl. Flex)

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

The subject property is located within the study areas of the [Walkable 29203 Pedestrian Master Plan](#) (2017), [The Master Plan for the Villages of North Columbia](#) (2005), and the [Broad River Neighborhoods Master Plan](#) (Richland County, 2006).

The *Walkable 29203 Pedestrian Master Plan* was developed in collaboration with SCDHEC and Richland County, and was adopted by the City in 2017. 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. There are no specific pedestrian infrastructure improvements recommended adjacent to the subject property.

The *Master Plan for the Villages of North Columbia* was adopted by the City in 2005, and the subject property falls within Cluster Two (Section 2, Page 46) and the proposed College Village (Section 3, Page 85) set forth by the plan. The College Village plan recommends a land use of Low Density Residential (Single-family Detached Homes) for the subject property (Section 3, Page 97). The plan made no specific recommendations for the subject property, but did recommend the redevelopment of existing commercial/industrial uses along the Broad River Road corridor to a medium-to-high-density residential corridor (Section 3, Page 92).

The *Broad River Neighborhoods Master Plan* was developed and subsequently adopted by Richland County in 2006. Specific to Pearl Street, the plan discusses existing drainage and lighting issues. The general focus of the plan's recommendations is on code enforcement, infrastructure, and green space needs and desires for the overall study area.

PROPOSED ZONING DISTRICT SUMMARY

The parcel is currently zoned GC by Richland County. Surrounding parcels within the City of Columbia are currently zoned Employment Campus District (EC) to the West. Surrounding parcels in unincorporated Richland County are currently zoned RS-HD to the North and GC to the East and South.

The proposed City of Columbia zoning district is Employment Campus District (EC).

Employment Campus District (EC)

The purpose of the Employment Campus (EC) District is to provide lands that accommodate a mix of employment, research and development, and light industrial development, with an expectation of high quality design, typically within a campus setting. Development allowed in the EC District includes office, institutional, light industrial, research, and similar employment uses. Allowed uses include trade schools, offices, research and medical laboratories, and medium-intensity manufacturing, as well as uses such as multifamily dwellings, restaurants, and retail sales and services that are supportive of principal employment-based uses.

STAFF RECOMMENDATION

Staff recommends the annexation of the property and the assignment of a future land use classification of Urban Core Mixed Residential-2 (UCMR-2) and zoning of Employment Campus District (EC) at the time of annexation.

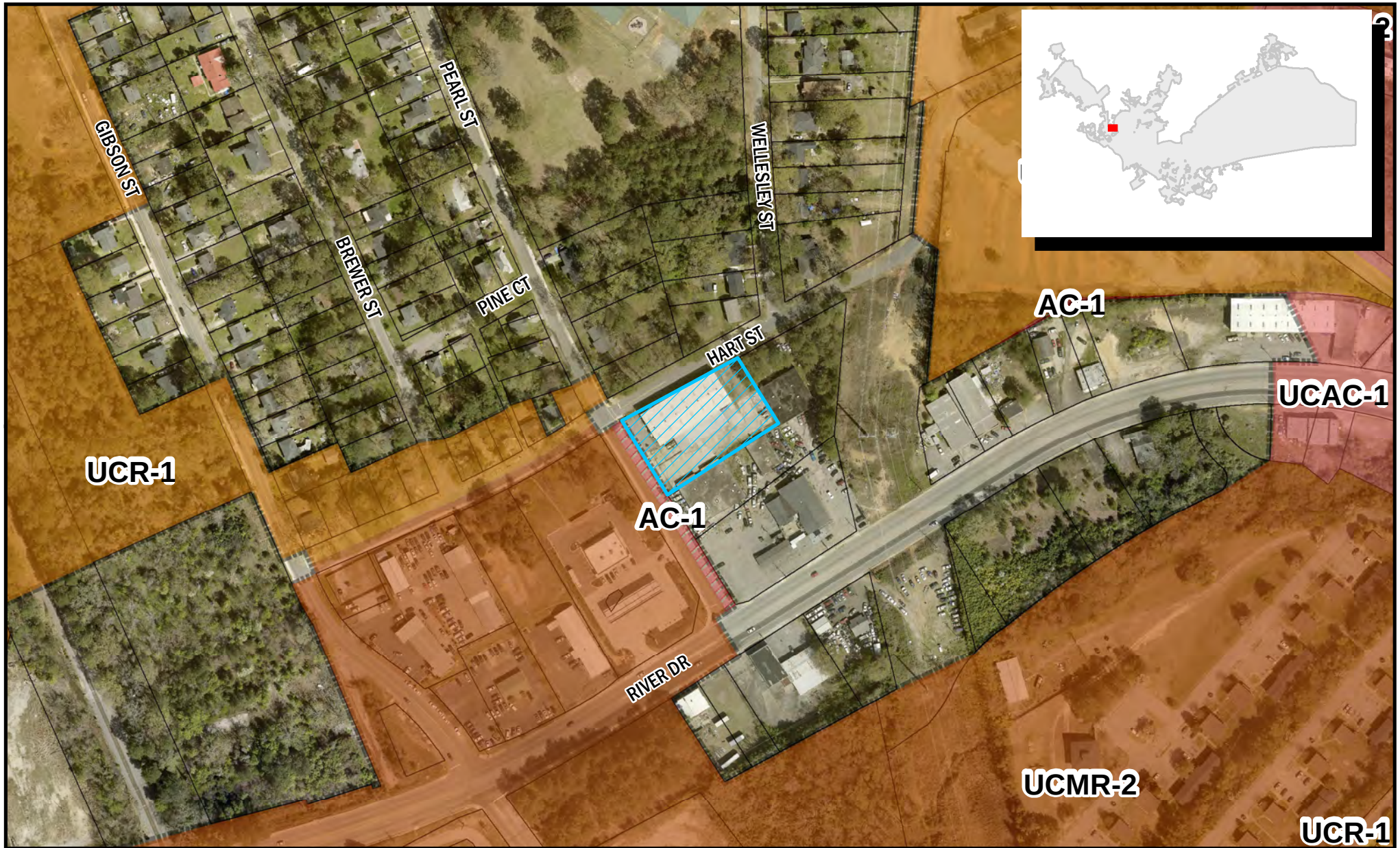
While staff recommends approval of the annexation and the proposed zoning and land use classifications of the property, it appears that the intent is to establish a tow service at the site, which would not be allowed at this location. Staff has relayed this information to the petitioner's attorney. See Planning & Development Services' comments under *Determination for City Services* above for additional information.



Future Land Use Map

3740 Pearl Street, TMS# 09103-06-01;
Current Rich. Co. FLU: Mixed Use Corridor; Proposed City FLU: UCMR-2

9.a



Department of Planning &
Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 3/25/2022



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INFORMATION ONLY AND THE CITY OF COLUMBIA
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IS A

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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

3740 Pearl Street, TMS# 09103-06-01;

Current Rich. Co. Zoning: GC, Proposed City Zoning: EC

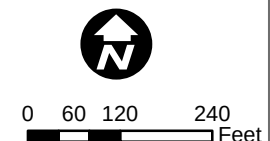
9.a



Department of Planning &
Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 3/25/2022



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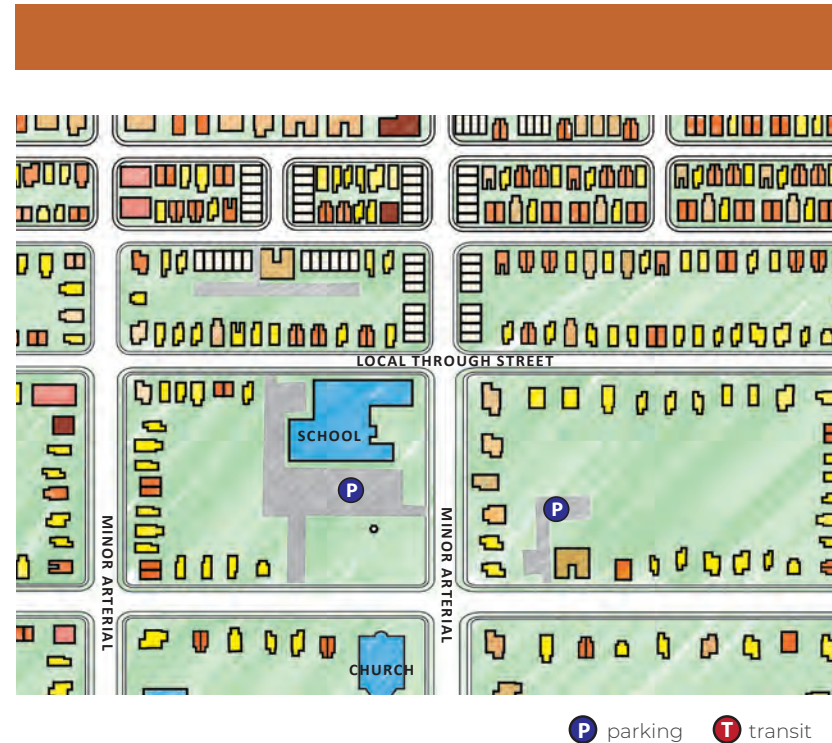
Packet Pg. 129

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Development Types

URBAN CORE MIXED RESIDENTIAL TYPE 2 (UCMR-2)

Urban Core Mixed Residential Type 2 neighborhoods are appropriate in the central city, inner ring areas, and a couple of blocks off of major corridors throughout Columbia. This development type may represent existing and historic neighborhoods, and is a development form appropriate for medium to large scale redevelopment or infill sites. Traditional and contemporary architectural styles have a place in Urban Core Mixed Residential Type 2 neighborhoods, but scale is always important. Urban Core Mixed Residential Type 2 neighborhoods have smaller-scale residential buildings, with single-family homes being a dominant use. Urban Core Mixed Residential Type 2 will usually transition from Urban Core Mixed Residential Type 1 to Urban Core Residential as development moves further from main arterials and activity centers.



UCMR-2 BUILDING TYPES/LAND USES

PRIMARY TYPES

- Single-family Detached
- Single-family Attached
- Two-family
- Three-family

SECONDARY TYPES

- Multi-family Small

TERTIARY TYPES

- Civic/Institutional Small
- Business/Employment Small (excl. Flex)

See matrix for appropriate park/open space types.

Development Types

UCMR-2 DEVELOPMENT PATTERN/CONTEXT

- Streets and rights-of-way are wide and typically straight with wide sidewalks and tree lawns found on both sides of the street (preferred). An interconnected network of streets and small blocks, typically in a rectilinear or grid pattern, form walkable, pedestrian-oriented neighborhoods with sidewalks and on-street parking.
- Blocks are square or rectangular and are commonly smaller than the blocks in the urban core. Alleyways are not common but can be used in redevelopment or infill.
- 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. Deeper lots are typically found along major roads.
- Buildings are set back from the street by small to medium front yards with front doors or entrances located on the main facade. Front yard setbacks are typically consistent along a block. Exceptions are for larger buildings like schools that occupy the majority of the block.
- Individual lots may have only one narrow side yard and have a zero lot line setback from the 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.
- Many lots have dedicated driveways and/or parking areas, such as surface parking, driveways, or detached garages, located in the interior of the block. On-street parking is also common.

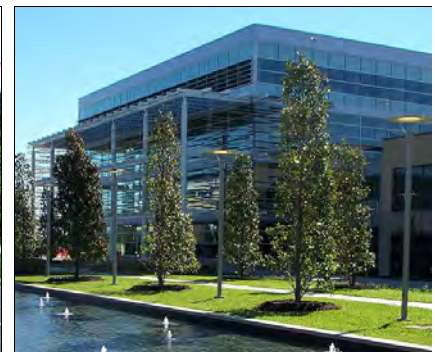


- Open spaces in the form of neighborhood parks, linear parks, and greens are important open space elements in a more densely developed neighborhood.
- Architectural detailing is human scale, shares many characteristics and proportions with single-family architecture, including frequent windows, front entrances, porches, stoops, and/or balconies. The majority of buildings are two to three stories.

Article 3: Zoning Districts**Sec. 17-3.5. Industrial Base Zoning Districts****(e) EC: Employment Campus District****(e) EC: Employment Campus District****(1) Purpose**

The purpose of the Employment Campus (EC) District is to provide lands that accommodate a mix of employment, research and development, and light industrial development, with an expectation of high quality design, typically within a campus setting.

Development allowed in the EC District includes office, institutional, light industrial, research, and similar employment uses. Allowed uses include trade schools, offices, research and medical laboratories, and medium-intensity manufacturing, as well as uses such as multi-family dwellings, restaurants, and retail sales and services that are supportive of principal employment-based uses.

**(2) Use Standards**

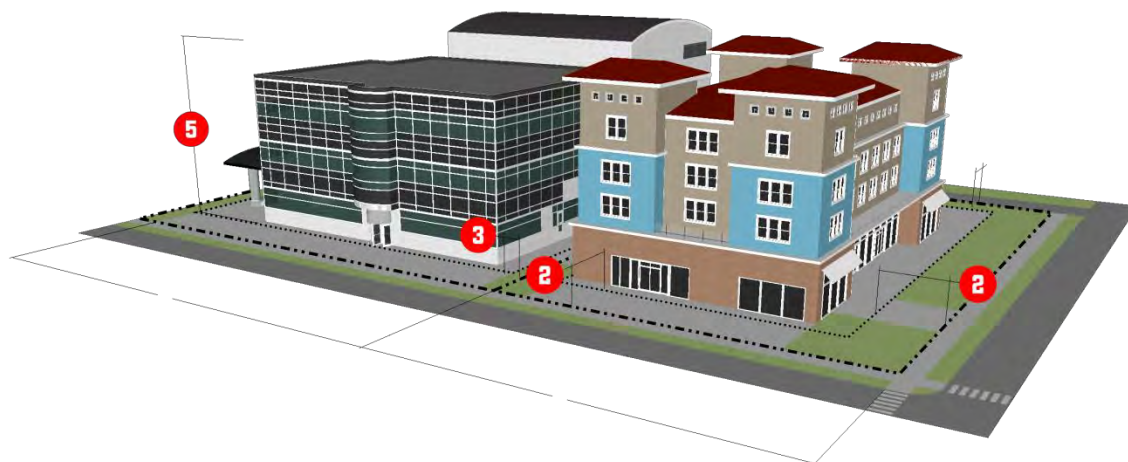
Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

(3) Intensity and Dimensional Standards

Standard	Multi-Family and Mixed-Use	All Other Uses
Lot Area, min. (sf.)	10,000	N/A
1 Lot Width, min. (ft.)	75	50
Lot Coverage, max. (% of site area)	75	
Density, max. (du/acre)	N/A	
2 Front Yard Setback, min. (ft.)	15	
3 Side Yard Setback, min. (ft.)	5	
4 Rear Yard Setback, min. (ft.)	10	
5 Building Height, max. (ft.)	75	

Notes: ft. = feet sf. = square feet du. = dwelling unit

Article 3: Zoning Districts
 Sec. 17-3.5. Industrial Base Zoning Districts
 (e) EC: Employment Campus District



(4) Reference to Other Standards

Sec. 17-5.1	Access, Mobility, and Circulation	Sec. 17-5.8	Fences and Walls
Sec. 17-5.2	Off-Street Parking, Bicycle Parking	0	Exterior Lighting
Sec. 17-5.3	Landscaping	0	Signs
Sec. 17-5.4	Tree Protection	Sec. 17-5.11	Green Building Standards
Sec. 17-5.5	Open Space	Sec. 17-6.2	Minimum Design Standards
Sec. 17-5.6	Neighborhood Compatibility	0	Improvements and Sureties
Sec. 17-5.7	Form and Design Standards	Article 9	Definitions and Rules of Measurement

ORDINANCE NO.: 2022-042

Annexing 3740 Pearl Street, Richland County TMS# 09103-06-01 into the City of Columbia, South Carolina Columbia, 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 _____, 2022, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.
2. The property identified as 3740 Pearl Street and TMS# 09103-06-01 containing 0.9 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 105.02, and assigned a future land use classification of Urban Core Mixed Residential Type 2 (UCMR-2) and zoning of Employment Campus District (EC).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 09103-06-01

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

Requested by:

Assistant City Manager Gentry

Mayor

Approved by:

City Manager

Approved as to form:

ATTEST:


Deputy City Attorney

City Clerk

Introduced:

Final Reading:

LEGAL DEPARTMENT DRAFT

ORDINANCE NO.: 2022-042
EXHIBIT "A"
PROPERTY DESCRIPTION

All that certain piece, parcel or lot of land, together with the improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, being located at the Southeasterly intersection of Pearl Street and Hart Street, beginning at an iron stake at the southeastern corner of the intersection of Pearl Street and Hart Street, thence running along the Southerly side of Hart Street N59°40'E for a distance of 208.67 feet to an iron; thence turning slightly and continuing along the Southerly side of Hart Street N 64°10' for 41.66 feet to an iron; thence turning and running S 30°20'E along the remaining property of Dixie Beverage Company of Charleston for a distance 161.92 feet to an iron; thence turning S 59°40'W and running along remaining property of Dixie Beverage Company of Charleston for a distance of 250.0 feet to a point on the Eastern side of Pearl Street; thence turning and running along the Eastern side of Pearl Street N 30°20'W for a distance of 165.17 feet to the point of beginning, with all measurements being a little more or less.

LEGAL DEPARTMENT DRAFT

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: March 25, 2022

RE: **Property Address:** 3740 Pearl Street
Richland County TMS#: 09103-06-01
Owner(s): Abbie L. Cochran and Charles Cochran
Current Use: Vacant Commercial
Proposed Use: Commercial
Current County Land Use: Mixed Use Corridor
Proposed City Land Use: Urban Core Mixed Residential-2 (UCMR-2)
Current County Zoning: General Commercial (GC)
Proposed City Zoning: Employment Campus District (EC)
Reason for Annexation: Municipal Services; Primary Area
City Council District: 1
Census Tract: 105.02

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

Planning & Development Services staff will see to it that this matter is placed on the **April 14, 2022** Planning Commission agenda. Planning & Development Services staff will notify the City Attorney of the Planning Commission's zoning recommendation by forwarding a copy of this form, completed, as soon as the Planning Commission has met.

/atl

Attachments

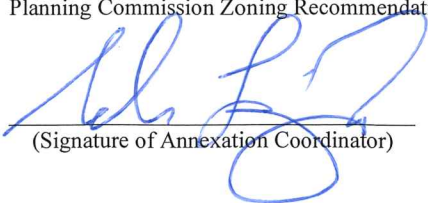
cc:

Clint Shealy, Assistant City Manager
 Jeff Palen, Assistant City Manager/CFO
 Dana Higgins, Director, Engineering
 Frank Eskridge, Director, Utilities
 Robert Anderson, Public Works Director
 Krista Hampton, Planning & Development Services
 Kelly Smith, Business License Administrator
 Greg Williams, Business Liaison
 Tiffany Latimer, Customer Care Administrator
 Todd Beiers, Building Official
 Michelle Brazell, Engineering
 Police Planning & Research
 Alfreda Tindal, Richland Co. 911 Addressing Coordinator

Missy Gentry, Assistant City Manager
 Henry M. Simons, Assistant City Manager
 Teresa Knox, City Attorney
 William Holbrook, Police Chief
 Aubrey Jenkins, Fire Chief
 Gloria Saaed, Community Development Director
 George Adams, Fire Marshal
 Hope Hasty, Interim Zoning Administrator
 Jacquelyn Richburg, Columbia-Richland 911
 David Hatcher, Housing Official
 Richland County Solid Waste Collection
 Lucinda Statler, Planning Administrator
 Brandon Burnette, Development Center Administrator

Planning Commission Land Use Recommendation: UCMR-2 (Land Use classification) by S - O
 on 4/14/2022 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: EC (Zoning classification) by S - O
 on 4/14/2022 (mm/dd/yyyy).

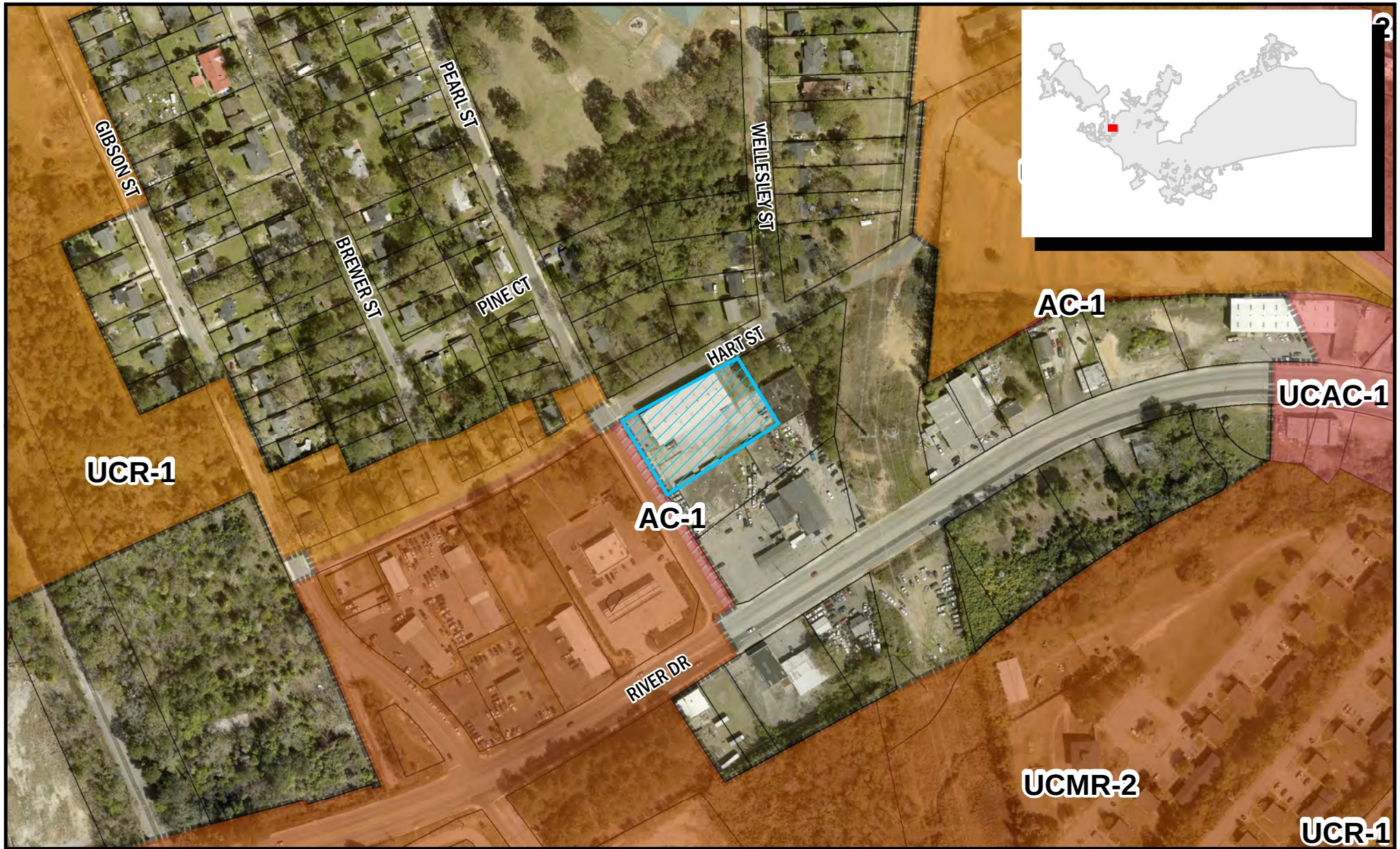

 (Signature of Annexation Coordinator)



Future Land Use Map

3740 Pearl Street, TMS# 09103-06-01;
Current Rich. Co. FLU: Mixed Use Corridor; Proposed City FLU: UCMR-2

9.c



2

Department of Planning &
Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 3/25/2022



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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

3740 Pearl Street, TMS# 09103-06-01;
Current Rich. Co. Zoning: GC, Proposed City Zoning: EC

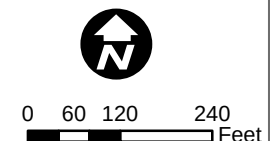
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Department of Planning &
Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 3/25/2022



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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

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

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

Property Description: All that certain piece, parcel or lot of land, together with the improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, being located at the Southeasterly intersection of Pearl Street and Hart Street, beginning at an iron stake at the southeastern corner of the intersection of Pearl Street and Hart Street, thence running along the Southerly side of Hart Street N 59°40' E for a distance of 208.67 feet to an iron; thence turning slightly and continuing along the Southerly side of Hart Street N 64°10' for 41.66 feet to an iron; thence turning and running S 30°20' E along the remaining property of Dixie Beverage Company of Charleston for a distance 161.92 feet to an iron; thence turning S 59°40' W and running along remaining property of Dixie Beverage Company of Charleston for a distance of 250.0 feet to a point on the Eastern side of Pearl Street; thence turning and running along the Eastern side of Pearl Street N 30°20' W for a distance of 165.17 feet to the point of beginning, with all measurements being a little more or less.

Richland County TMS: 09103-06-01

Property Address: 3740 Pearl Street

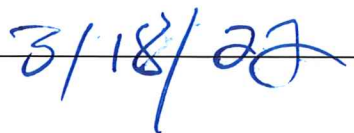

 Abbie L. Cochran

Date:

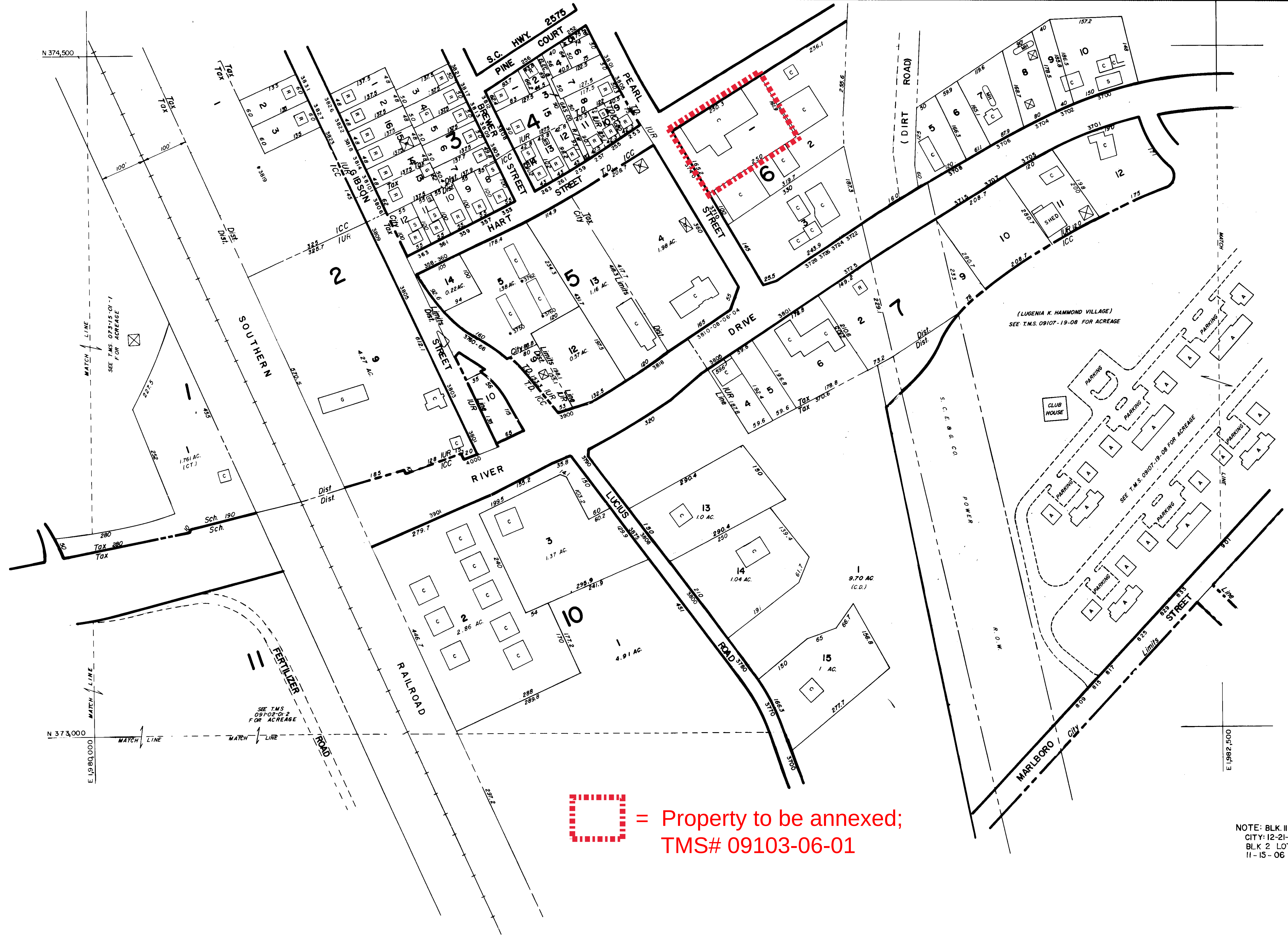


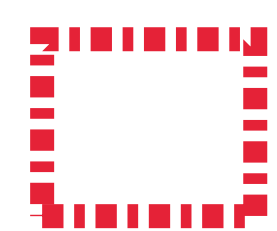

 Charles Cochran

Date:



09103



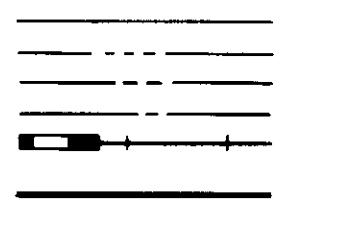
 = Property to be annexed;
TMS# 09103-06-01

NOTE: BLK. II LOT I ANNEXED INTO
CITY: 12-21-88
BLK 2 LOT 1 ANNEXED INTO CITY
11-15-06

Prepared by
KUCERA & ASSOCIATES
Photogrammetric Consultants
Mentor, Ohio

REVISIONS		
DATE FIELD CHECKED	DATE	LAST REVISED
12/83		12/04
12/84		12/05
12/85		12/06
12/86		
12/87		12/01
12/88		12/02
		12/03

PROPERTY LINE
RIGHT OF WAY
CITY LIMITS
SCHOOL DIST
RAILROAD
PUBLIC ROAD AND
BLOCK DIVIDER



LEGEND

R DENOTES BUILDING USE
R - RESIDENTIAL
C - COMMERCIAL
ETC. ...
(BI) (CI) DENOTES SEPARATE OWNER
FROM BUILDING

BLOCK NO
LOT NO
LOT MEASUREMENT
ACREAGE
ADDRESS

50
50
150.5
6.55 AC
1204

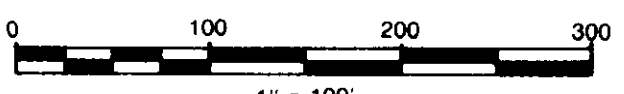
PROPERTY TAX MAP
RICHLAND COUNTY
SOUTH CAROLINA



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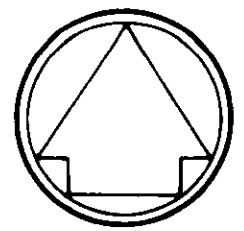
MAP KEY		
073-16	091-04	091-08
073-15	091-03	091-07
073-14	091-02	091-06

GRAPHIC SCALE



1" = 100'

LOCATION AND DIMENSIONS
OF BUILDINGS MAY NOT
BE DRAWN TO SCALE.



NORTH

PROPERTY MAP
SHEET NO.
09103
SCHOOL DISTRICT
ICC, IUR



We Are Columbia

MEETING DATE: June 7, 2022

DEPARTMENT: Planning and Development Services

FROM: *Krista Hampton, Director*

SUBJECT: Annexation, Future Land Use Map Amendment, and Zoning Map Amendment for 1482 Caroline Road; TMS # 16414-08-04

FUNDING SOURCE & ORIGINAL BUDGET:

CLEAN WATER 2020?: No

FOCUS AREAS: Innovative & High Quality Municipal Services

PURPOSE:

Ordinance No.: 2022-043 - Annexing 1482 Caroline Road, Richland County TMS# 16414-08-04 into the City of Columbia, South Carolina Columbia, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map

Council District: 3

Proposal: Request to annex the property and assign a land use classification of Urban Edge Mixed Residential (UEMR) and assign zoning of Office and Institutional District (OI) at the time of annexation. The property is currently classified as Neighborhood (Medium Density) and zoned RU by Richland County.

Applicant: Toma T. Patterson, A. Forbes Patterson, Trustee, and Alexander Forbes Patterson / Big & Tall, LLC

Staff Recommendation: Approval

PC Recommendation: 04/14/2022; Approval (5-0)

First reading approval was given on May 17, 2022.

ATTACHMENTS:

- **#a:** ANNEX-2022-0010_Caroline1482_ZPH (PDF)
- **#b:** 2022-043 Annex and Incorporate 1482 Caroline Road (PDF)

- #c: Caroline1482_Petition (PDF)
- #d: Offer_Notice_Caroline1482 (PDF)

HISTORY:

05/17/22

Columbia City Council

APPROVED ON FIRST READING.



CITY COUNCIL

May 17, 2022 at 4:00pm

City Hall, 3rd floor Council Chambers, 1737 Main Street, Columbia, SC 29202

ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY 1482 Caroline Road; TMS# 16414-08-04

Council District:	3
Proposal:	Request to annex the property and assign a land use classification of Urban Edge Mixed Residential (UEMR) and assign zoning of Office and Institutional District (OI) at the time of annexation. The property is currently classified as Neighborhood (Medium Density) and zoned RU by Richland County.
Applicant:	Toma T. Patterson, A. Forbes Patterson, Trustee, and Alexander Forbes Patterson / Big & Tall, LLC
Staff Recommendation:	Approval
PC Recommendation:	04/14/2022; Approval (5-0)
ZPH, 1 st Reading:	05/17/2022; Pending
2 nd Reading:	06/07/2022; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 4.3 acres
Current Use: Undeveloped
Proposed Use: Residential
Reason for Annexation: Municipal Services
Urban Service Area: Primary
Current County Land Use Classification: Neighborhood (Medium Density)
Proposed City Land Use Classification: Urban Edge Mixed Residential (UEMR)
Current County Zoning: Rural (RU)
Proposed City Zoning: Office and Institutional District (OI)
Census Tract: 116.08

DETERMINATION FOR CITY SERVICES

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

Police

The Columbia Police Department does not object to this proposed annexation. As with most annexations, we find that the proposed annexation will result in an increased number of calls for service. The estimated cost to serve this proposed duplex development would be **approximately \$5,500 per year**, based on calls in nearby residential areas within the City limits.

Fire

The proposed annexation will not result in significant additional costs or impact services provided by this department. Annexation would lower the ISO rating of this property to a Class 1 from a Class 2.

Solid Waste

This rental duplex development will be required to provide its own dumpster service.

Engineering

Because water and sewer lines currently exist in this area, Utilities and Engineering **will not incur any costs** associated with this annexation.

Water Customer Care

The customers on this property will pay water and sewer rates approximately **40% lower** than out-of-city customers. As this is a proposed new development, these will be new customers and new revenue to the City.

Planning & Development Services

We recommend approval of the annexation of this property, which is located within a designated Primary Area in the Urban Service Area plan. A 70-unit (35 building) rental duplex development was proposed for the adjacent parcel that was before you in March and annexed on April 5th of this year, but the scope of the project has been expanded to include this parcel and another parcel that has been in the City since 1977. In total, preliminary plans indicate a total of approximately 192 units (96 buildings) across the three parcels, however only about 28 units/14 buildings would be located on this parcel. Based upon the anticipated 28 units to be developed on this parcel, the estimated real estate tax revenue generated for the City would be **approximately \$11,000 per year**.

* Estimated City Tax Revenue is based on **2021 millage** for real property and calculated as: ((Taxable Value × Tax Rate) × City Millage Rate (.0938)). The actual additional taxes paid by the property owner will generally be substantially lower as some millage items do not apply to in-City properties, and an increased Local Option Sales Tax credit factor applies to in-City properties (an additional .002280 for the 2021 tax year).

PLANS, POLICIES, AND LAND USE

Urban Service Area

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

Principles and Goals of the Urban Service Area

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

Primary Areas are made up of land contiguous to the City where services are readily available and the infrastructure is generally good. These services include fire, police, sanitation, and utilities.

Annexations within *Primary Areas* are the second highest priority, after areas classified as *Donut Hole - Primary*. Barring unanticipated circumstances, annexation is recommended and staff should work with individual property owners or neighborhoods/developments to encourage and expedite annexation.

Comprehensive Plan Land Use Classification

The proposed future land use classification for the subject property is Urban Edge Mixed Residential (UEMR) in the *Columbia Compass: Envision 2036* Future Land Use Map. The property is currently designated as Neighborhood (Medium Density) by Richland County.

Urban Edge Mixed Residential neighborhoods are appropriate near the perimeter of the City or in the outer ring of neighborhoods. This development type primarily represents existing post-1940s subdivisions and the auto-oriented corridors associated with them. The pattern is also suitable for small to medium infill development within these areas. It is primarily characterized by individual subdivisions or neighborhoods with a specific street

and block pattern adjacent to other subdivisions or neighborhoods with a different subdivision street and block pattern. Urban Edge Mixed Residential neighborhoods can accommodate a variety of housing types from detached single-family to multi-family complexes.

Primary Types

- Single-family Detached

Secondary Types

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

Tertiary Types

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

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

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

PROPOSED ZONING DISTRICT SUMMARY

The parcel is currently zoned RM-HD by Richland County. Surrounding parcels within the City of Columbia are currently zoned Residential Single Family-Small Lot District (RSF-3) to the East and Office and Institutional (OI) to the South. Surrounding parcels in unincorporated Richland County are currently zoned RU to the West and RS-LD to the North.

The proposed City of Columbia zoning district is Office and Institutional District (OI).

Office and Institutional District (OI)

The purpose of the Office and Institutional (OI) District is to provide lands that accommodate a broad range of civic and commercial development, as well as limited residential, typically in locations where visibility and good access are important. Development is encouraged to be configured with multiple uses, shared parking, and coordinated signage and landscaping. Higher-density residential development is encouraged on the upper floors of nonresidential establishments. Allowed uses include multi-family, mixed-use, hospitals, government offices, medical or dental offices, professional offices, and restaurants.

STAFF RECOMMENDATION

Staff recommends the annexation of the property and the assignment of a future land use classification of Urban Edge Mixed Residential (UEMR) and zoning of Office and Institutional District (OI) at the time of annexation.

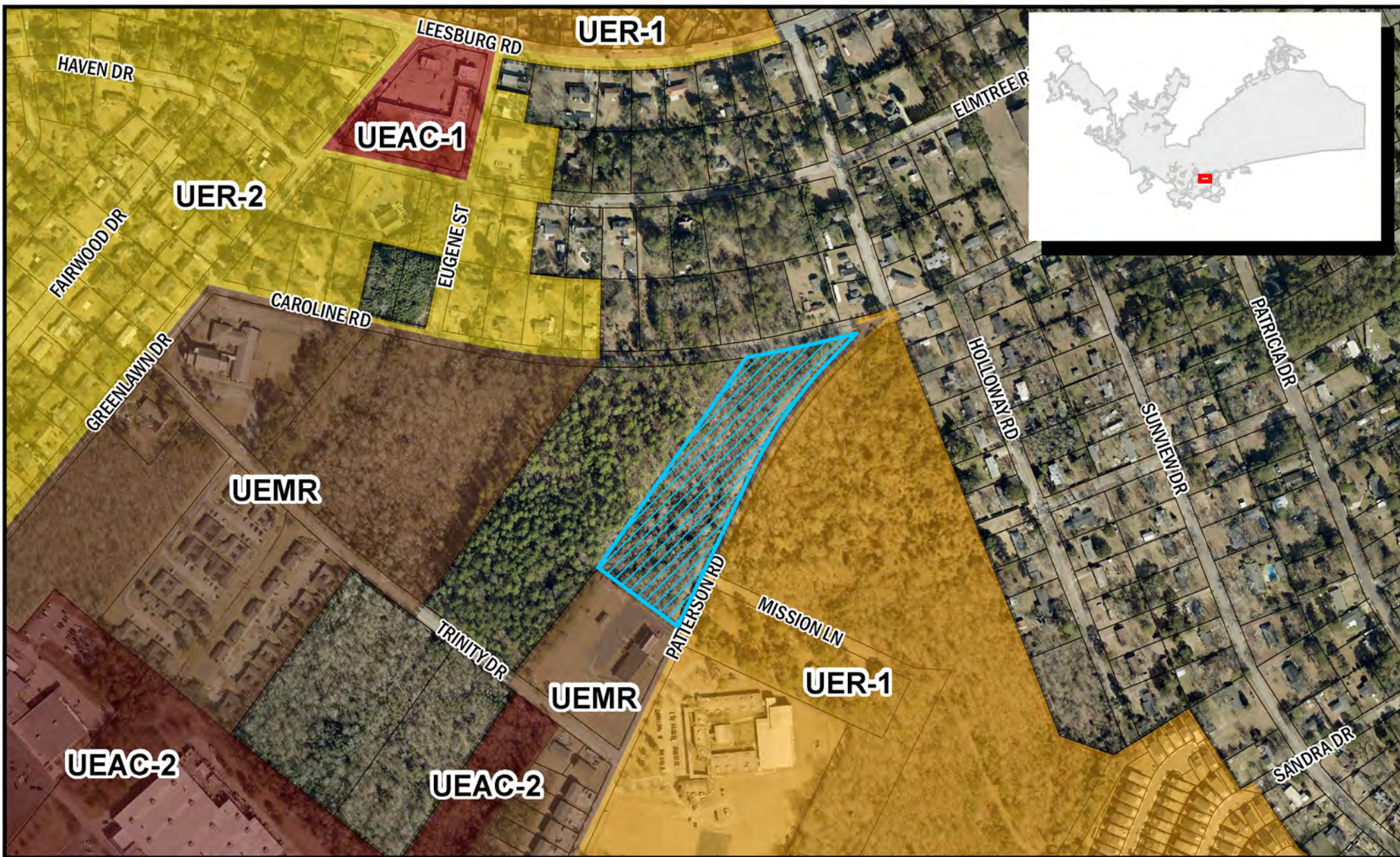


Future Land Use Map

1482 Caroline Road, TMS# 16414-08-04;

Current Rich. Co. FLU: Neighborhood (Medium Density), Proposed City FLU: UEMR

10.a



Department of Planning &
Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 3/25/2022



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Feet

CITY OF COLUMBIA PLANNING DEPARTMENT
THIS MAP IS THE PRODUCT OF COMPILATION,
OR WAS PRODUCED BY OTHERS. IT IS FOR
INFORMATION ONLY AND THE CITY OF COLUMBIA
MAKES NO REPRESENTATIONS AS TO ITS ACCURACY
OR UNLAWFUL DISSEMINATION.
IS A

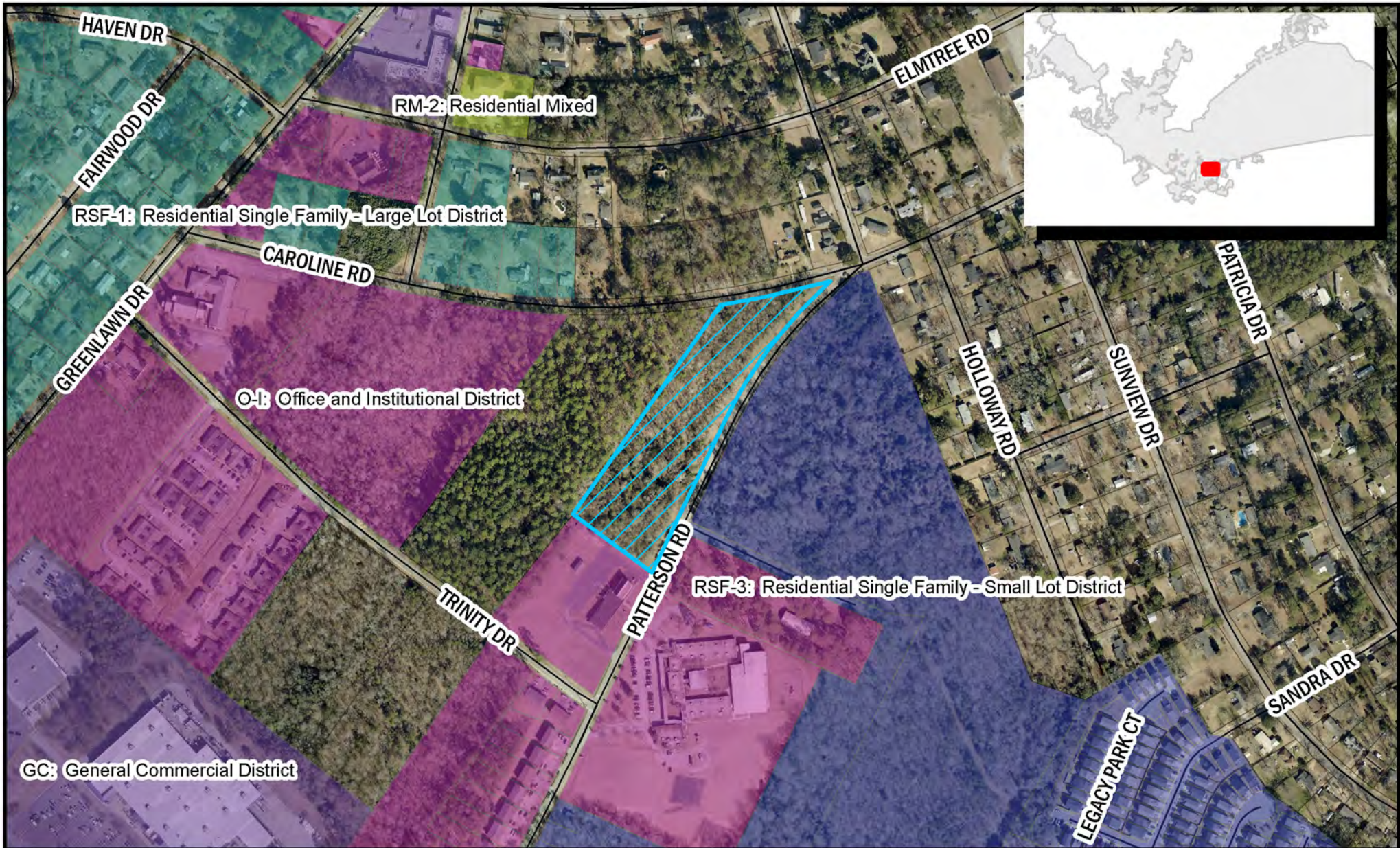
Packet Pg. 149

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

1482 Caroline Road, TMS# 16414-08-04;
Current Rich. Co. Zoning: RU, Proposed City Zoning: OI

10.a



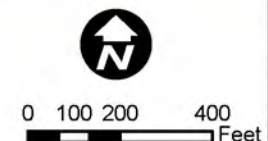
Department of Planning &
Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 3/25/2022



We Are Columbia



DISCLAIMER:
The City of Columbia Department of Planning and Development Services data represented on this map or plan is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Columbia makes no representation as to its accuracy. Its

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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

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.



 parking  transit

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.

Article 3: Zoning Districts**Sec. 17-3.3. Mixed-Use, Activity Center, and Corridor Base Zoning Districts****(h) O-I: Office and Institutional District****(h) O-I: Office and Institutional District****(1) Purpose**

The purpose of the Office and Institutional (O-I) District is to provide lands that accommodate a broad range of civic and commercial development, as well as limited residential, typically in locations where visibility and good access are important. Development is encouraged to be configured with multiple uses, shared parking, and coordinated signage and landscaping. Higher-density residential development is encouraged on the upper floors of nonresidential establishments.

Allowed uses include multi-family, mixed-use, hospitals, government offices, medical or dental offices, professional offices, and restaurants.

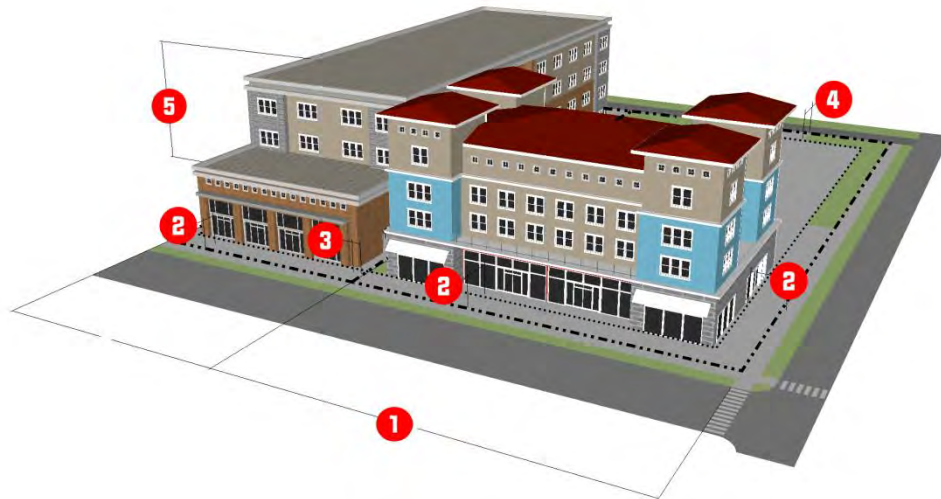
**(2) Use Standards**

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

(3) Intensity and Dimensional Standards

Standard	Multi-Family and Mixed-Use	All Other Uses
Lot Area, min. (sf.)	7,500	5,000
1 Lot Width, min. (ft.)	75	50
Lot Coverage, max. (% of site area)	N/A	
Density, max. (du/acre)	16.4	
2 Front Yard Setback, min. (ft.)	10	
3 Side Yard Setback, min. (ft.)	N/A	
4 Rear Yard Setback, min. (ft.)	10	
5 Building Height, max. (ft.)	50	

Notes: ft. = feet sf. = square feet du. = dwelling unit

Article 3: Zoning Districts**Sec. 17-3.3. Mixed-Use, Activity Center, and Corridor Base Zoning Districts****(h) O-I: Office and Institutional District****(4) Reference to Other Standards**

Sec. 17-5.1	Access, Mobility, and Circulation	Sec. 17-5.8	Fences and Walls
Sec. 17-5.2	Off-Street Parking, Bicycle Parking	0	Exterior Lighting
Sec. 17-5.3	Landscaping	0	Signs
Sec. 17-5.4	Tree Protection	Sec. 17-5.11	Green Building Standards
Sec. 17-5.5	Open Space	Sec. 17-6.2	Minimum Design Standards
Sec. 17-5.6	Neighborhood Compatibility	0	Improvements and Sureties
Sec. 17-5.7	Form and Design Standards	Article 9	Definitions and Rules of Measurement

ORDINANCE NO.: 2022-043

Annexing 1482 Caroline Road, Richland County TMS# 16414-08-04 into the City of Columbia, South Carolina Columbia, 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 _____, 2022, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.
2. The property identified as 1482 Caroline Road and TMS# 16414-08-04 containing 4.3 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 #3, Census Tract 116.08, and assigned a future land use classification of Urban Edge Mixed Residential (UEMR) and

zoning of Office and Institutional District (OI).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 16414-08-04

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

Requested by:

Assistant City Manager Gentry

Mayor

Approved by:

City Manager

Approved as to form:

ATTEST:


Deputy City Attorney

City Clerk

Introduced:

Final Reading:

LEGAL DEPARTMENT DRAFT

ORDINANCE NO.: 2022-043
EXHIBIT "A"
PROPERTY DESCRIPTION

All that certain piece, parcel or lot of land, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing 4.3 acres, more or less, and shown and designated as block 08, lot 04 on Richland County Tax Map 16414. Said parcel having such boundaries and measurements as are shown on said tax map.

LEGAL DEPARTMENT DRAFT

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

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

Property Description: All that certain piece, parcel or lot of land, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing 4.3 acres, more or less, and shown and designated as block 08, lot 04 on Richland County Tax Map 16414. Said parcel having such boundaries and measurements as are shown on said tax map.

Richland County TMS: 16414-08-04
 Property Address: 1482 Caroline Road

Seller:



Toma T. Patterson

Date: 3-24-2022



**A. Forbes Patterson,
 Trustee of Residuary Trust u/w/o
 Eugene R. Patterson, Jr.**

Date: 3-24-2022

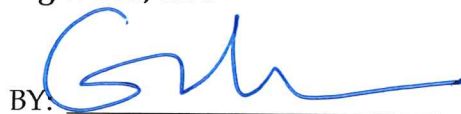


Alexander Forbes Patterson

Date: 3-24-2022

Buyer:

Big & Tall, LLC

BY: 

(Signature)

Date: 3-25-2022



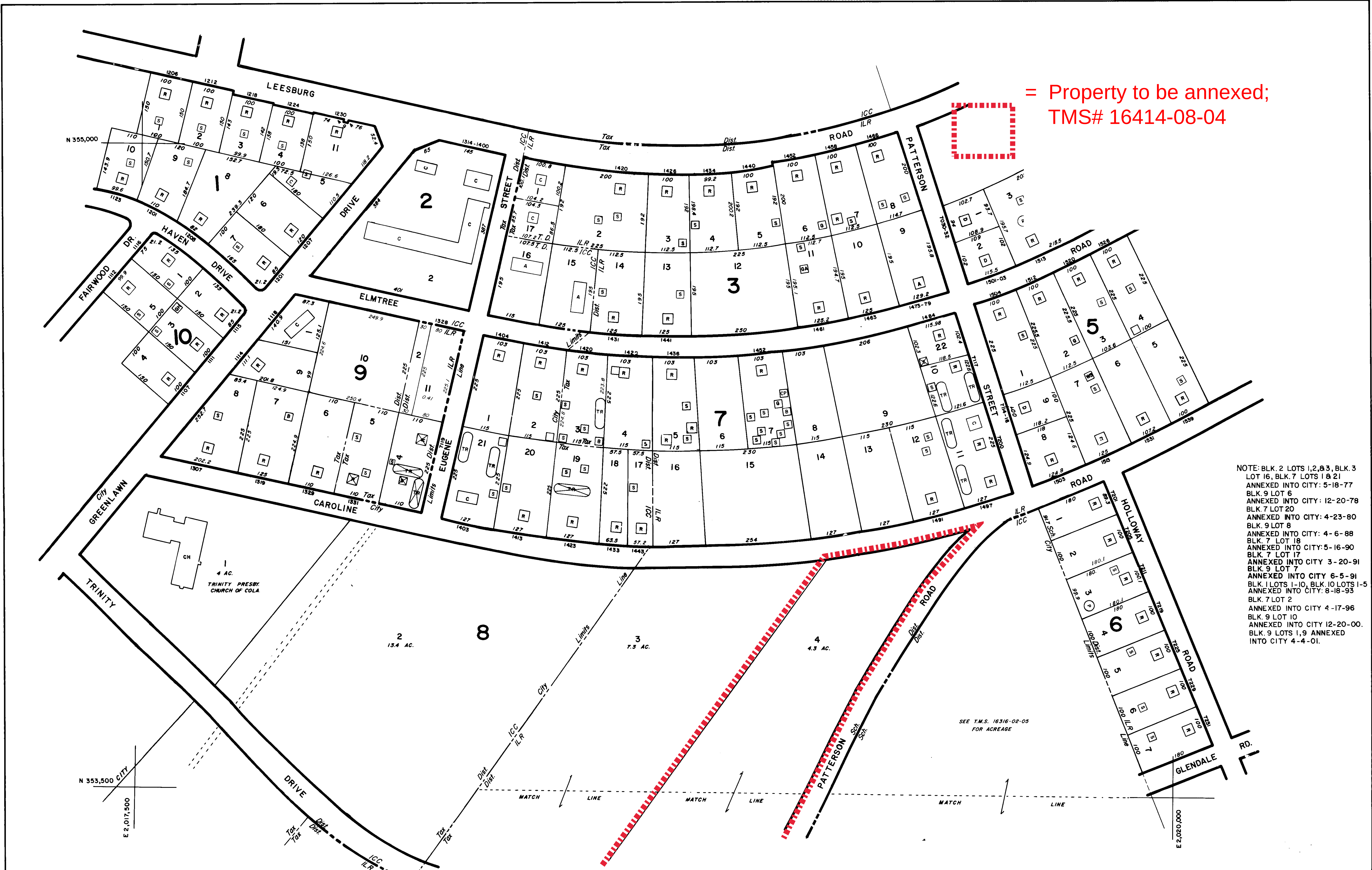
(Print or type name)

ITS: Member

(Print or type title)

= Property to be annexed;
TMS# 16414-08-04

NOTE: BLK. 2 LOTS 1,2,3, BLK. 3 LOT 16, BLK. 7 LOTS 1 & 21 ANNEXED INTO CITY: 5-18-77
BLK. 9 LOT 6 ANNEXED INTO CITY: 12-20-78
BLK. 7 LOT 20 ANNEXED INTO CITY: 4-23-80
BLK. 9 LOT 8 ANNEXED INTO CITY: 4-6-88
BLK. 7 LOT 18 ANNEXED INTO CITY: 5-16-90
BLK. 7 LOT 17 ANNEXED INTO CITY: 3-20-91
BLK. 9 LOT 7 ANNEXED INTO CITY: 6-5-91
BLK. 1 LOTS 1-10, BLK. 10 LOTS 1-5 ANNEXED INTO CITY: 8-18-93
BLK. 7 LOT 2 ANNEXED INTO CITY: 4-17-96
BLK. 9 LOT 10 ANNEXED INTO CITY: 12-20-00.
BLK. 9 LOTS 1,9 ANNEXED INTO CITY: 4-4-01.



SEE T.M.S. 16316-02-05 FOR ACREAGE

Prepared by
KUCERA ASSOCIATES
Photogrammetric Consultants
Mentor, Ohio

REVISIONS	
DATE FIELD CHECKED	DATE LAST REVISED
12/83	12/04
12/84	12/05
12/88	12/06
	12/01
	12/02
	12/03

PROPERTY LINE
RIGHT OF WAY
CITY LIMITS
SCHOOL DIST
RAILROAD
PUBLIC ROAD AND
BLOCK DIVIDER

LEGEND

□

 DENOTES BUILDING USE
R - RESIDENTIAL
C - COMMERCIAL
ETC...
DENOTES SEPARATE OWNER
FROM BUILDING

(B) (C)

BLOCK NO

LOT NO

LOT MEASUREMENT

ACREAGE

ADDRESS

50

50

150.5

6.55 AC

1204

PROPERTY TAX MAP

RICHLAND COUNTY

SOUTH CAROLINA

THIS MAP OR PHOTO SOLD BY THE RICHLAND COUNTY ASSESSOR'S OFFICE. THE BOARD OF ASSESSMENT CONTROL RESERVES THE EXCLUSIVE RIGHT TO SELL AND NO RESALE OR REPRODUCTIONS FOR RESALE PURPOSES IS PERMITTED.

MAP KEY		
164-11	164-15	192-03
164-10	164-14	192-02
164-09	164-13	192-01

GRAPHIC SCALE

0 100 200 300
1" = 100'

LOCATION AND DIMENSIONS
OF BUILDINGS MAY NOT
BE DRAWN TO SCALE

NORTH

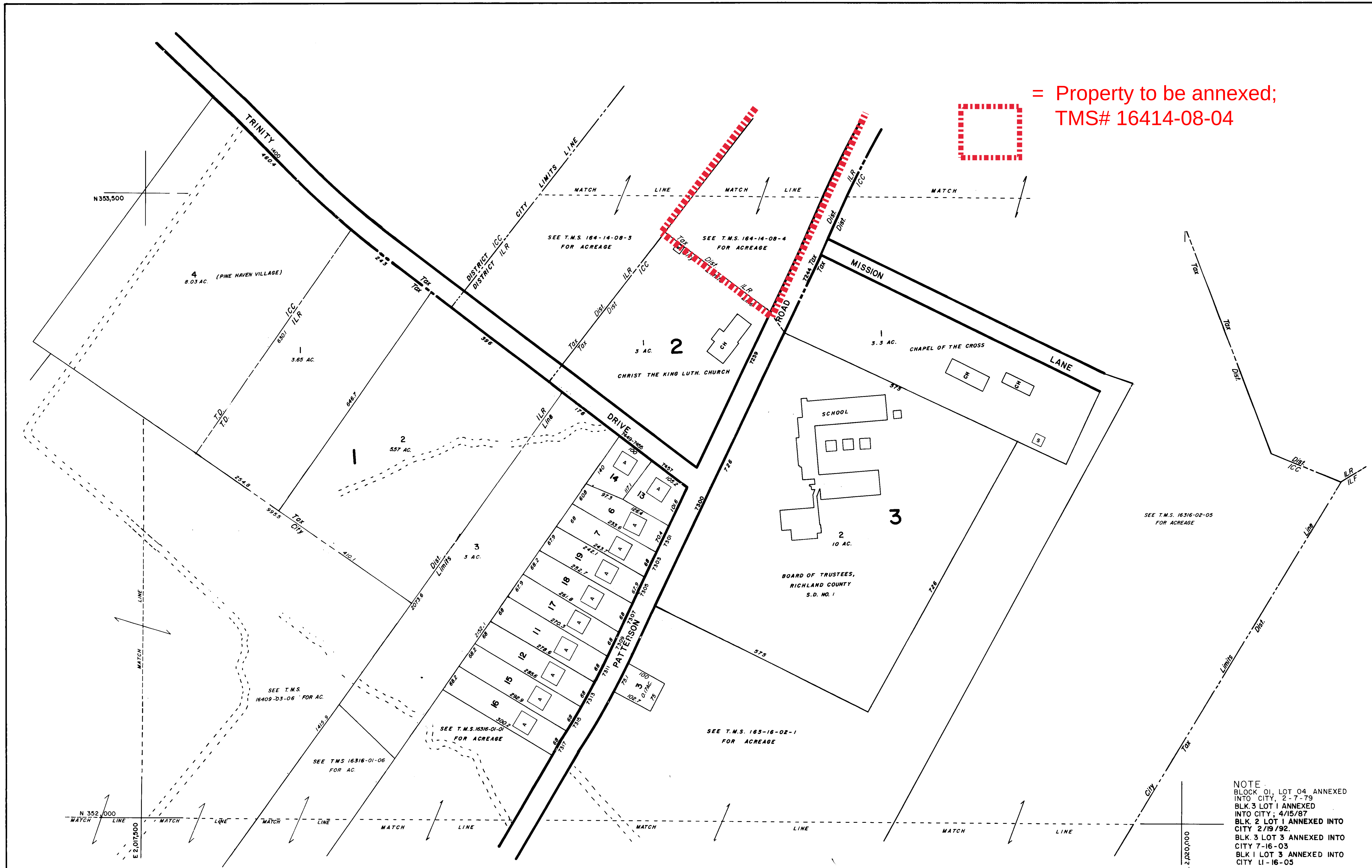
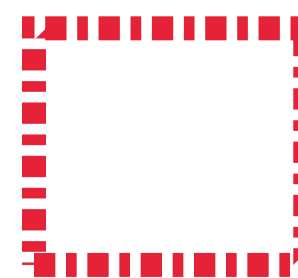
PROPERTY MAP
SHEET NO

16414

SCHOOL DISTRICT
ICC, ILR

Packet Pg. 159

= Property to be annexed;
TMS# 16414-08-04



NOTE:
BLOCK 01, LOT 04, ANNEXED
INTO CITY, 2-7-79
BLK. 3 LOT 1 ANNEXED
INTO CITY; 4/15/87
BLK. 2 LOT 1 ANNEXED INTO
CITY 2/19/92.
BLK. 3 LOT 3 ANNEXED INTO
CITY 7-16-03
BLK. 1 LOT 3 ANNEXED INTO
CITY 11-16-05

Prepared by
KUCERA & ASSOCIATES
Photogrammetric Consultants
Mentor, Ohio

REVISIONS	
DATE FIELD CHECKED	DATE LAST REVISED
12/83	12/04
12/84	12/05
12/85	12/06
12/88	
	12/01
	12/02
	12/03

PROPERTY LINE
RIGHT OF WAY
CITY LIMITS
SCHOOL DIST.
RAILROAD
PUBLIC ROAD AND
BLOCK DIVIDER

LEGEND	
	Denotes Building Use
R	R - RESIDENTIAL
C	C - COMMERCIAL
ETC.	ETC.
(B) (C)	Denotes SEPARATE OWNER FROM BUILDING

BLOCK NO.
LOT NO.
LOT MEASUREMENT
ACREAGE
ADDRESS

50
50
150.5
6.55 AC
1204

PROPERTY TAX MAP
RICHLAND COUNTY
SOUTH CAROLINA

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MAP KEY		
164-10	164-14	192-02
164-09	164-13	192-01
163-12	163-16	191-04

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

NORTH

PROPERTY MAP
SHEET NO.
16413
SCHOOL DISTRICT
ICC,ILP

Packet Pg. 160

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: March 25, 2022

RE: **Property Address:** 1482 Caroline Road
Richland County TMS#: 16414-08-04
Owner(s): Toma T. Patterson, A. Forbes Patterson, Trustee, and Alexander Forbes Patterson / Big & Tall, LLC
Current Use: Undeveloped
Proposed Use: Residential
Current County Land Use: Neighborhood (Medium Density)
Proposed City Land Use: Urban Edge Mixed Residential (UEMR)
Current County Zoning: Rural (RU)
Proposed City Zoning: Office and Institutional (OI)
Reason for Annexation: Municipal Services; Primary Area
City Council District: 3
Census Tract: 116.08

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

Planning & Development Services staff will see to it that this matter is placed on the **April 14, 2022** Planning Commission agenda. Planning & Development Services staff will notify the City Attorney of the Planning Commission's zoning recommendation by forwarding a copy of this form, completed, as soon as the Planning Commission has met.

/atl

Attachments

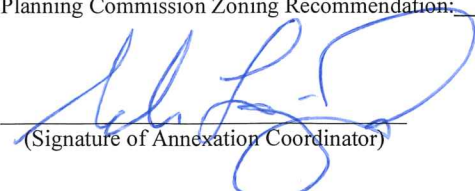
cc:

Clint Shealy, Assistant City Manager
 Jeff Palen, Assistant City Manager/CFO
 Dana Higgins, Director, Engineering
 Frank Eskridge, Director, Utilities
 Robert Anderson, Public Works Director
 Krista Hampton, Planning & Development Services
 Kelly Smith, Business License Administrator
 Greg Williams, Business Liasion
 Tiffany Latimer, Customer Care Administrator
 Todd Beiers, Building Official
 Michelle Brazell, Engineering
 Police Planning & Research
 Alfreda Tindal, Richland Co. 911 Addressing Coordinator

Missy Gentry, Assistant City Manager
 Henry M. Simons, Assistant City Manager
 Teresa Knox, City Attorney
 William Holbrook, Police Chief
 Aubrey Jenkins, Fire Chief
 Gloria Saaed, Community Development Director
 George Adams, Fire Marshal
 Hope Hasty, Interim Zoning Administrator
 Jacquelyn Richburg, Columbia-Richland 911
 David Hatcher, Housing Official
 Richland County Solid Waste Collection
 Lucinda Statler, Planning Administrator
 Brandon Burnette, Development Center Administrator

Planning Commission Land Use Recommendation: UEMR (Land Use classification) by 5 - 0
 on 4/14/2022 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: 01 (Zoning classification) by 5 - 0
 on 4/14/2022 (mm/dd/yyyy).

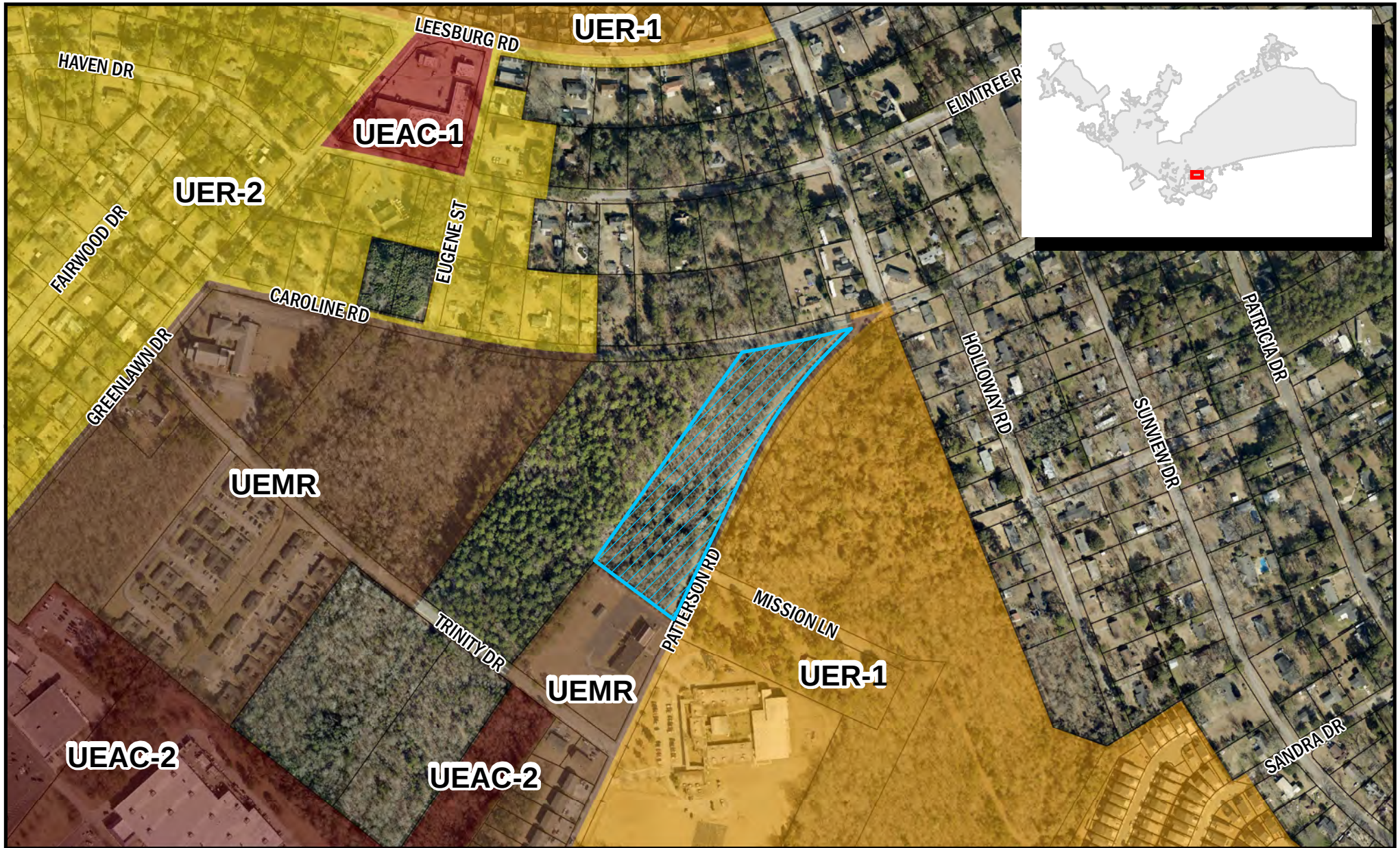

 (Signature of Annexation Coordinator)



Future Land Use Map

1482 Caroline Road, TMS# 16414-08-04;
Current Rich. Co. FLU: Neighborhood (Medium Density), Proposed City FLU: UEMR

10.d



Department of Planning &
Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 3/25/2022



0 100 200 400
Feet

CITY OF COLUMBIA PLANNING DEPARTMENT
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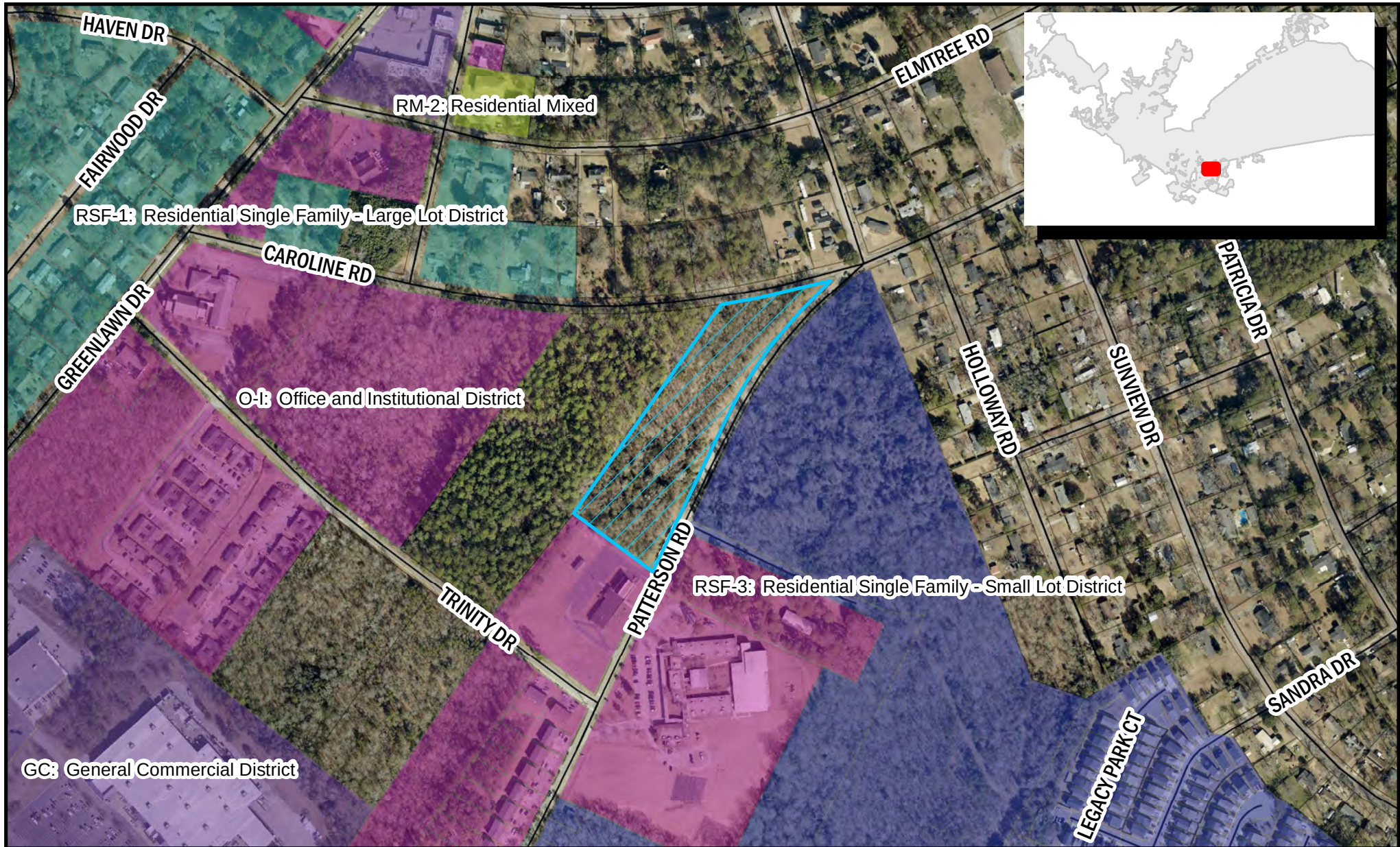
Packet Pg. 163

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

1482 Caroline Road, TMS# 16414-08-04;
Current Rich. Co. Zoning: RU, Proposed City Zoning: OI

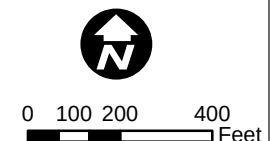
10.d



Department of Planning &
Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 3/25/2022



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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION



We Are Columbia

MEETING DATE: June 7, 2022

DEPARTMENT: Planning and Development Services

FROM: *Krista Hampton, Director*

SUBJECT: Zoning Map Amendment for 5901 Fairfield Road TMS
#11708-07-01

**FUNDING SOURCE &
ORIGINAL BUDGET:**

CLEAN WATER 2020?: No

PURPOSE:

Ordinance No.: 2022-044 - Amending the Official Zoning Map to modify the zoning for 5901 Fairfield Road, Richland County TMS #11708-07-01

Council District: 1

Proposal: Request to rezone the property from General Commercial District (GC) to Light Industrial District (LI).

Applicant: Ransom Creech, Kimley-Horn & Associates, Inc.

Staff Recommendation: Approval

PC Recommendation: 03/10/2022; Approval (7-0)

First reading approval was given on May 17, 2022.

ATTACHMENTS:

- **#a:** 2022-044 Rezone 5901 Fairfield Road (PDF)
- **#b:** 5901 Fairfield Road (PDF)
- **#c:** ZMA-2022-0003_5901Fairfield_Council (PDF)

HISTORY:

05/17/22

Columbia City Council

APPROVED ON FIRST READING.

ORDINANCE NO.: 2022-044

Amending the Official Zoning Map to modify the zoning for 5901 Fairfield Road, Richland County TMS #11708-07-01

WHEREAS, an application has been made to amend the Official Zoning Map of the City of Columbia, S.C. to modify the zoning for 5901 Fairfield Road, Richland County TMS# 11708-07-01; 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 _____, 2022, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.
2. The property identified as 5901 Fairfield Road and TMS# 11708-07-01, and as shown in Attachment A, is hereby rezoned from General Commercial District (GC) to Light Industrial District (LI). The Official Zoning Map of the City of Columbia, S.C. is hereby amended to conform to this change.

Requested by:

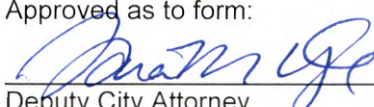
Assistant City Manager Gentry

Mayor

Approved by:

City Manager

Approved as to form:



Deputy City Attorney

ATTEST:

City Clerk

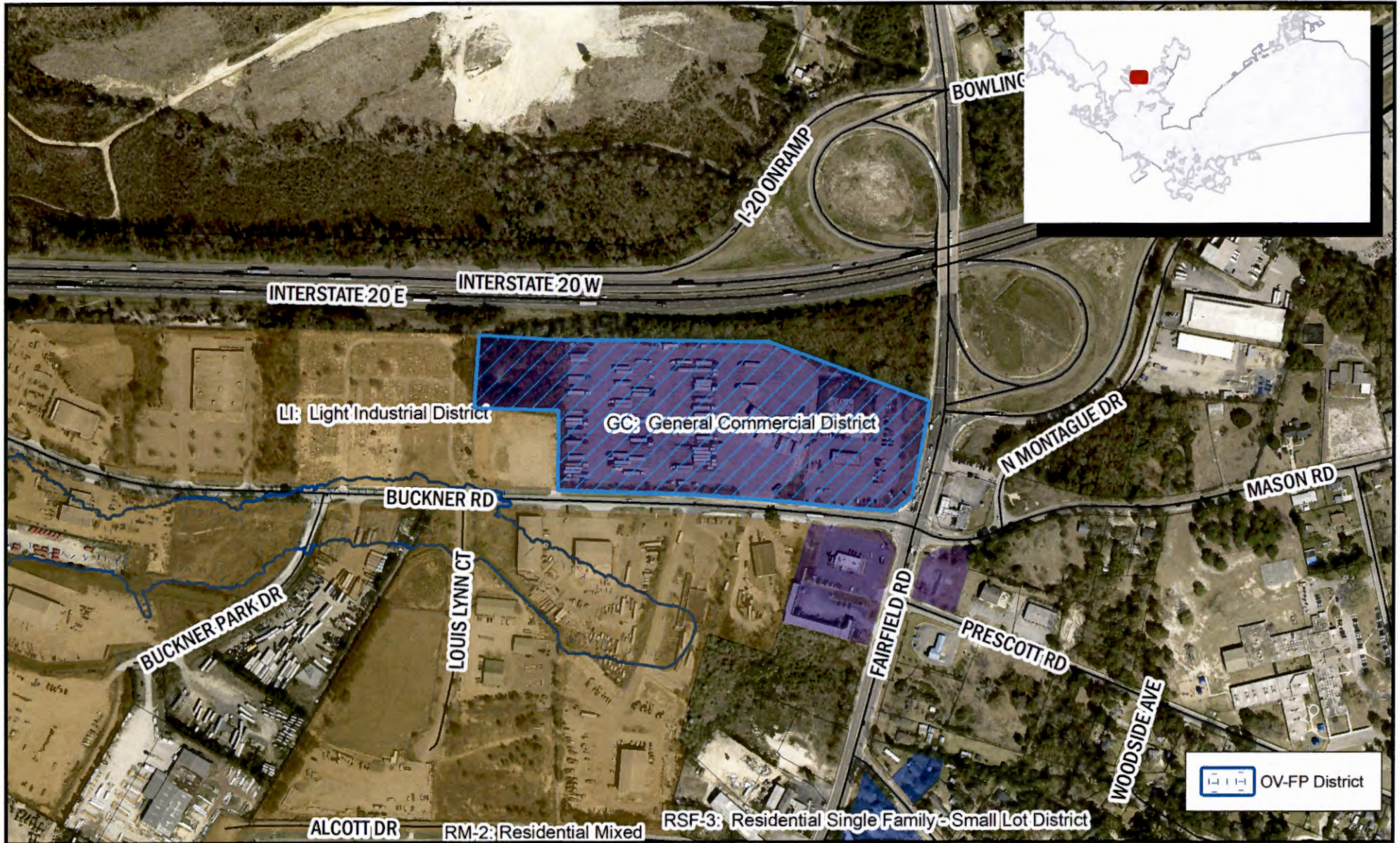
Introduced:

Final Reading:

Zoning Map

5901 Fairfield Road, TMS# 11708
Current Zoning: GC, Proposed Zoning: LI

11.b



Department of Planning &
Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
Date: 2/16/2022



We Are Columbia



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** DATA SOURCE - CITY



CITY COUNCIL

May 17, 2022 at 4:00pm

City Hall, 3rd floor Council Chambers, 1737 Main Street, Columbia, SC 29202

Zoning Map Amendment Case Summary 5901 Fairfield Road, TMS# 11708-07-01

Council District:	1
Proposal:	Request to rezone the property from General Commercial District (GC) to Light Industrial District (LI).
Applicant:	Ransom Creech, Kimley-Horn & Associates, Inc.
Staff Recommendation:	Approval
PC Recommendation:	03/10/2022; Approval (7-0)
ZPH, 1st Reading:	05/17/2022; Pending
2nd Reading:	06/07/2022; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 13.58 acres
Current Use: Truck stop and fuel facilities
Proposed Use: Truck stop, fuel facilities, and vehicle repair/maintenance
Current Land Use Classification: Industrial (IND)
Current Zoning: General Commercial District (GC)
Proposed Zoning: Light Industrial District (LI)

PLANS, POLICIES, AND LAND USE

Comprehensive Plan Land Use Classification

The subject property is designated Industrial (IND) in the *Columbia Compass: Envision 2036* Future Land Use Map.

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

Primary Types

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

Secondary Types

- Power Utilities
- Water & Wastewater Treatment

Tertiary Types

- Commercial Small to Extra Large
- Parking Structures & Lots

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

The subject property is located within the study area of the [Walkable 29203 Pedestrian Master Plan](#) (2017).

The plan 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 Fairfield Road, with signalized intersection improvements at the I-20 on and off ramps on Fairfield Road north of Buckner Road (page 67).

PROPOSED ZONING DISTRICT SUMMARY

The subject property is currently zoned General Commercial District (GC). The abutting properties in the City of Columbia have base zoning of Light Industrial District (LI) to the West and South and General Commercial District (GC) to the South. The abutting properties in unincorporated Richland County have base zoning of M-1 to the North and East and GC to the East.

The proposed zoning district is Light Industrial District (LI).

General Commercial District (GC)

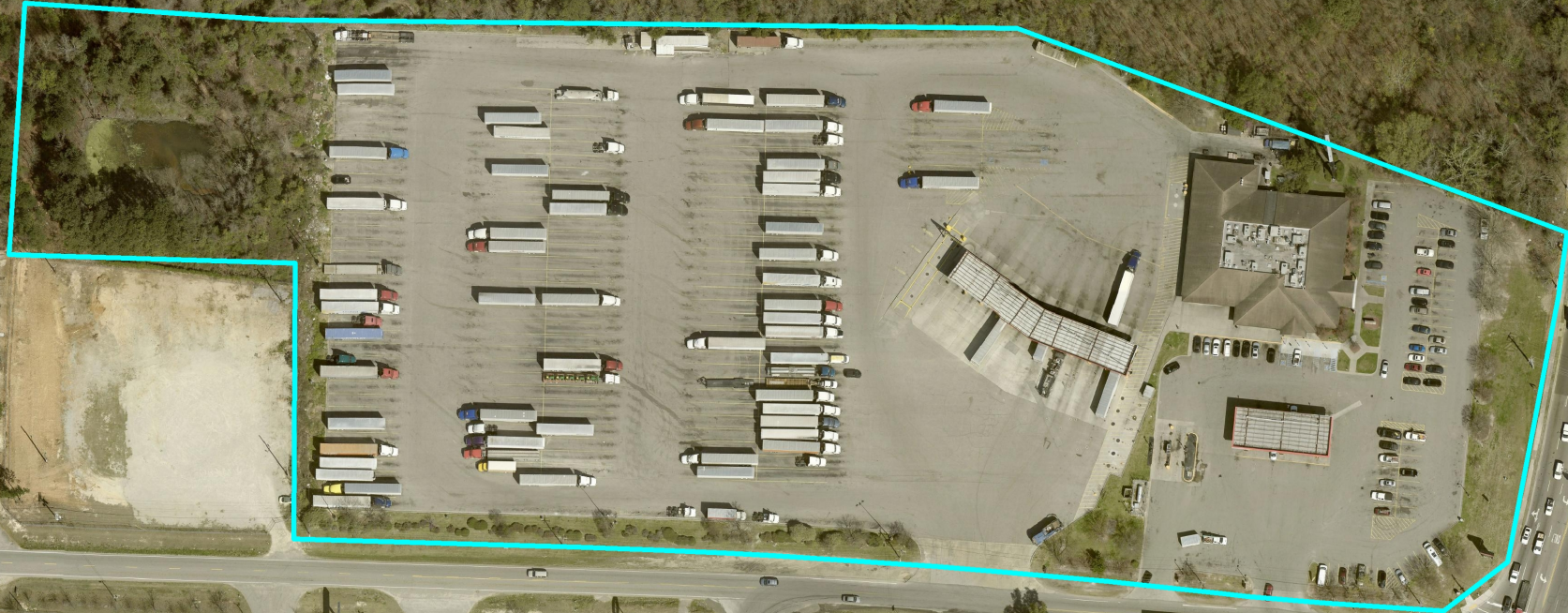
The purpose of the General Commercial (GC) District is to provide lands that accommodate a broad range of nonresidential uses characterized primarily by retail, office, and service establishments. Development is primarily auto-oriented, serving isolated commercial areas outside of the activity centers. Allowed uses include personal services, retail sales, recreation/entertainment, commercial services, eating and drinking establishments, visitor accommodation, and vehicle sales and services.

Light Industrial District (LI)

The purpose of the Light Industrial (LI) District is to provide lands that allow light industrial development. Development allowed in the LI District includes wholesaling, distribution, storage, processing, research and development, light manufacturing, and related development. The district also accommodates support uses such as office and limited commercial uses that primarily serve the principal industrial uses.

STAFF RECOMMENDATION

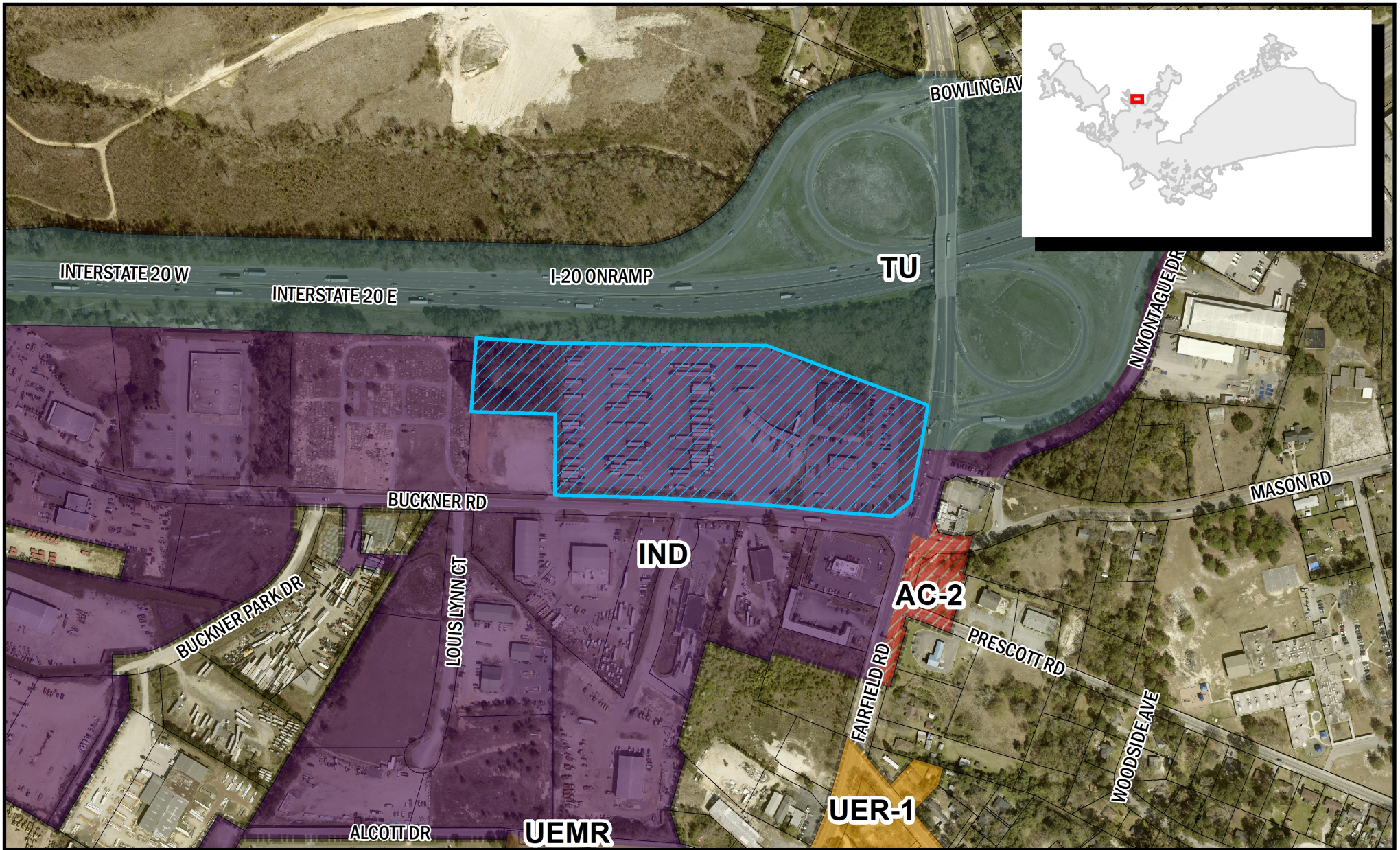
Staff finds that the proposed zoning change is consistent with the surrounding zoning, with the Comprehensive Plan land use classification and therefore recommends **approval** of the request.



Future Land Use Map

5901 Fairfield Road, TMS# 117
Current FLU: IND

11.c



Department of Planning &
Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 2/16/2022



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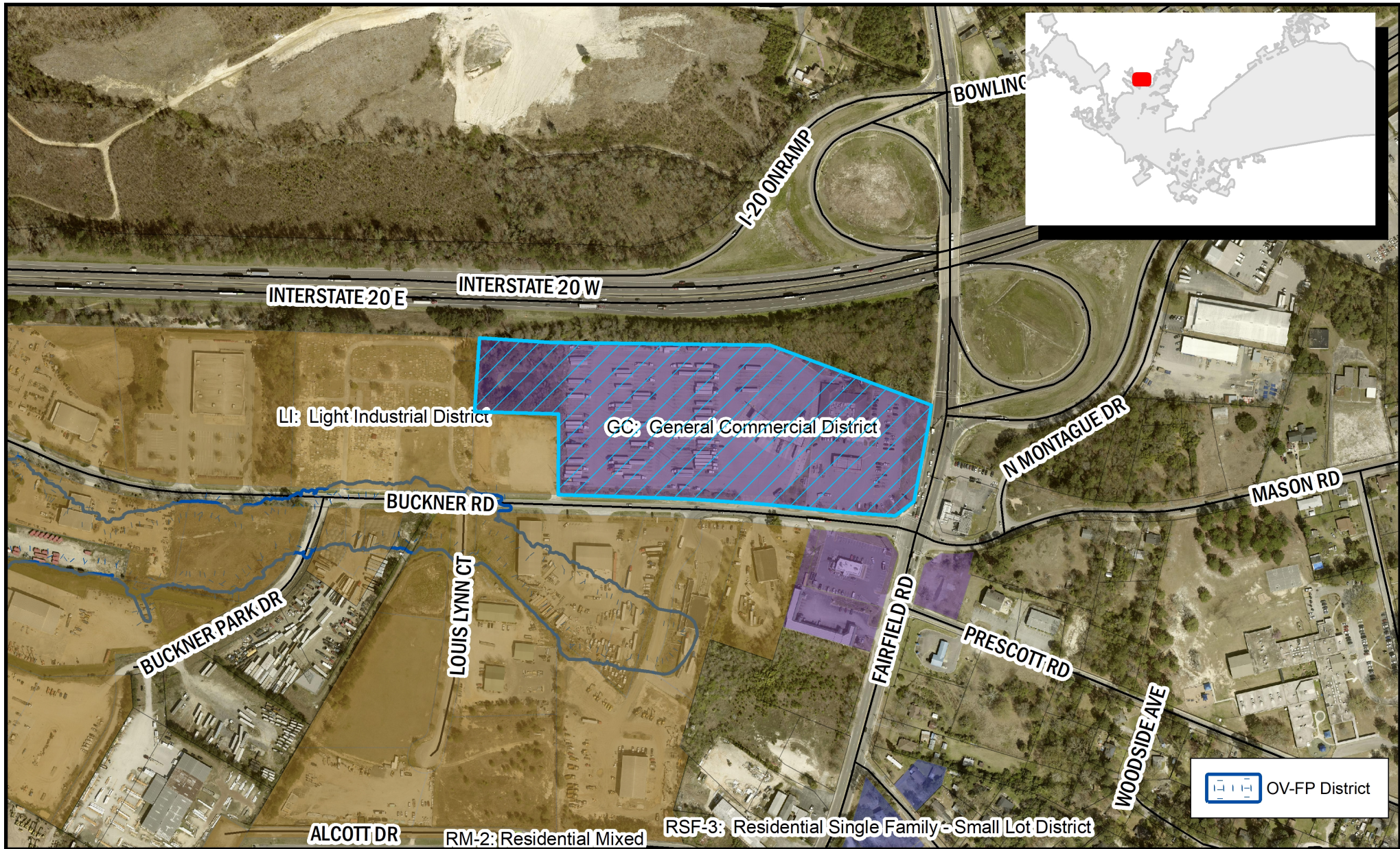
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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

5901 Fairfield Road, TMS# 1170 **11.c**
 Current Zoning: GC, Proposed Zoning: LI



Department of Planning &
 Development Services

ORIGINAL PREPARATION/DATE:
 This map was prepared by:

Shane Shaughnessy
 Date: 2/16/2022



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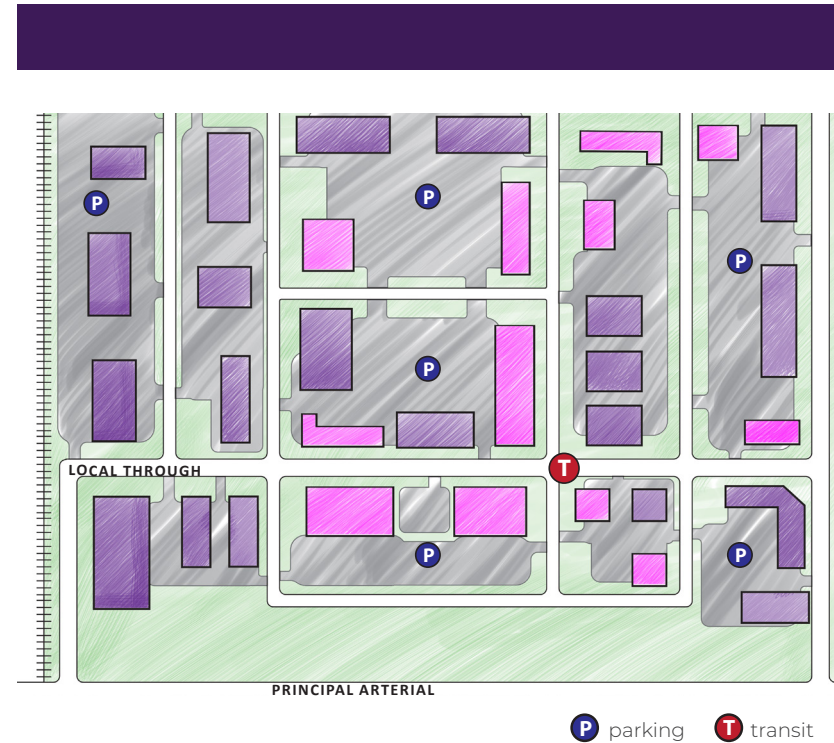
Packet Pg. 172

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Development Types

INDUSTRIAL (IND)

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



IND BUILDING TYPES/LAND USES

PRIMARY TYPES

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

SECONDARY TYPES

- Power Utilities
- Water & Wastewater Treatment

TERTIARY TYPES

- Commercial Small to Extra Large
- Parking Structures & Lots

See matrix for appropriate park/open space types.

Development Types

IND DEVELOPMENT PATTERN/CONTEXT

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



Article 3: Zoning Districts**Sec. 17-3.3. Mixed-Use, Activity Center, and Corridor Base Zoning Districts****(j) GC: General Commercial District****(j) GC: General Commercial District****(1) Purpose**

The purpose of the General Commercial (GC) District is to provide lands that accommodate a broad range of nonresidential uses characterized primarily by retail, office, and service establishments. Development is primarily auto-oriented, serving isolated commercial areas outside of the activity centers.

Allowed uses include personal services, retail sales, recreation/entertainment, commercial services, eating and drinking establishments, visitor accommodation, and vehicle sales and services.

**(2) Use Standards**

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

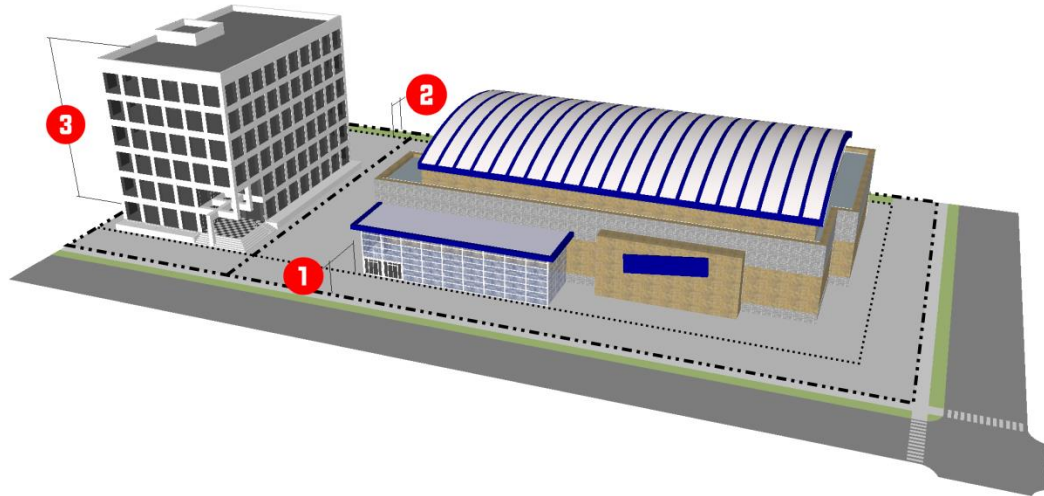
(3) Intensity and Dimensional Standards

Standard	All Uses
Lot Area, min. (sf.)	N/A
Lot Width, min. (ft.)	N/A
Lot Coverage, max. (% of site area)	N/A
Density, max. (du/acre)	N/A
1 Front Yard Setback, min. (ft.)	20
Side Yard Setback, min. (ft.)	N/A
2 Rear Yard Setback, min. (ft.)	10
3 Building Height, max. (ft.)	75

Notes: ft. = feet sf. = square feet du. = dwelling unit

Article 3: Zoning Districts**Sec. 17-3.3. Mixed-Use, Activity Center, and Corridor Base Zoning Districts**

(j) GC: General Commercial District

**(4) Reference to Other Standards**

Sec. 17-5.1	Access, Mobility, and Circulation	Sec. 17-5.8	Fences and Walls
Sec. 17-5.2	Off-Street Parking, Bicycle Parking	0	Exterior Lighting
Sec. 17-5.3	Landscaping	0	Signs
Sec. 17-5.4	Tree Protection	Sec. 17-5.11	Green Building Standards
Sec. 17-5.5	Open Space	Sec. 17-6.2	Minimum Design Standards
Sec. 17-5.6	Neighborhood Compatibility	0	Improvements and Sureties
Sec. 17-5.7	Form and Design Standards	Article 9	Definitions and Rules of Measurement

Article 3: Zoning Districts**Sec. 17-3.5. Industrial Base Zoning Districts****(c) LI: Light Industrial District****(c) LI: Light Industrial District****(1) Purpose**

The purpose of the Light Industrial (LI) District is to provide lands that allow light industrial development. Development allowed in the LI District includes wholesaling, distribution, storage, processing, research and development, light manufacturing, and related development. The district also accommodates support uses such as office and limited commercial uses that primarily serve the principal industrial uses.

**(2) Use Standards**

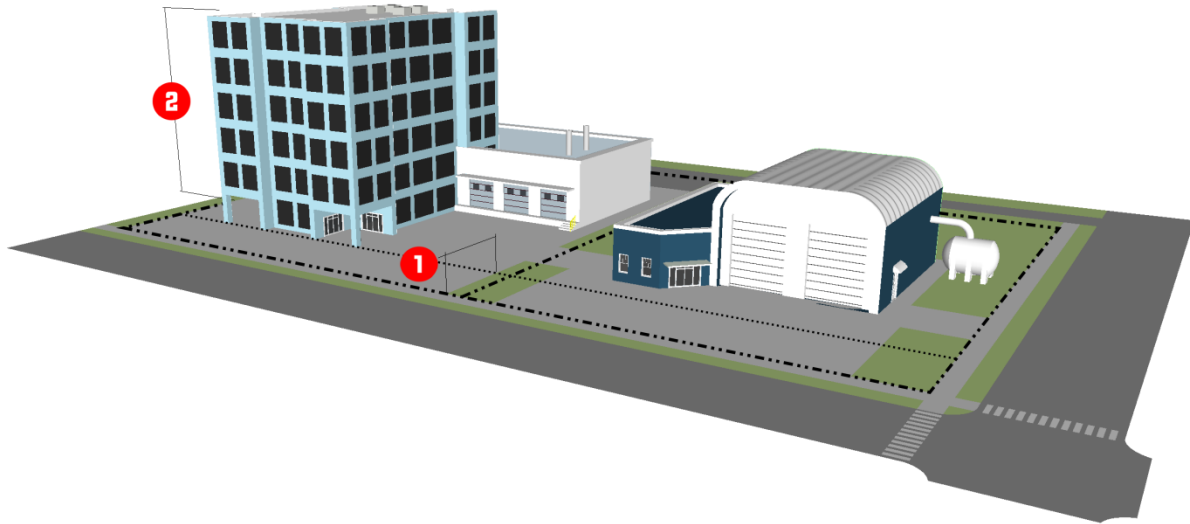
Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

(3) Intensity and Dimensional Standards

Standard	All Uses
Lot Area, min. (sf.)	N/A
Lot Width, min. (ft.)	N/A
Lot Coverage, max. (% of site area)	N/A
Density, max. (du/acre)	N/A
1 Front Yard Setback, min. (ft.)	25
Side Yard Setback, min. (ft.)	N/A
Rear Yard Setback, min. (ft.)	N/A
2 Building Height, max. (ft.)	75

Notes: ft. = feet sf. = square feet du. = dwelling unit

Article 3: Zoning Districts
 Sec. 17-3.5. Industrial Base Zoning Districts
 (c) LI: Light Industrial District



(4) Reference to Other Standards

Sec. 17-5.1	Access, Mobility, and Circulation	Sec. 17-5.8	Fences and Walls
Sec. 17-5.2	Off-Street Parking, Bicycle Parking	0	Exterior Lighting
Sec. 17-5.3	Landscaping	0	Signs
Sec. 17-5.4	Tree Protection	Sec. 17-5.11	Green Building Standards
Sec. 17-5.5	Open Space	Sec. 17-6.2	Minimum Design Standards
Sec. 17-5.6	Neighborhood Compatibility	0	Improvements and Sureties
Sec. 17-5.7	Form and Design Standards	Article 9	Definitions and Rules of Measurement



We Are Columbia

MEETING DATE: June 7, 2022

DEPARTMENT: Planning and Development Services

FROM: *Krista Hampton, Director*

SUBJECT: Zoning Map Amendment for 1101, 1105, 1107 Balsam Road and 1405 Canal Drive, TMS # 07311-08-05, 07311-08-06, 07311-08-07, and 07311-08-08

**FUNDING SOURCE &
ORIGINAL BUDGET:**

CLEAN WATER 2020?: No

PURPOSE:

Ordinance No.: 2022-046 - Amending the Official Zoning Map to modify the zoning for 1101, 1105 and 1107 Balsam Road and 1405 Canal Drive, Richland County TMS# 07311-08-05, TMS# 07311-08-06, TMS# 07311-08-07 and TMS# 07311-08-08

Council District: 2

Proposal: Request to rezone the property from Residential Single Family-Medium Lot (RSF-2) and Residential Single Family-Small Lot (RSF-3) to Mixed Use District (MU-1).

Applicant: Kathleen McDaniel, Burnette, Shutt, & McDaniel, PA

Staff Recommendation: Approval

PC Recommendation: 03/10/2022; Approval (7-0)

First reading approval was given on May 17, 2022.

ATTACHMENTS:

- **#a:** ZMA-2022-0004_Balsam_ZPH (PDF)
- **#b:** 2022-046 Rezone 1101, 1105 and 1107 Balsam Road and 1405 Canal Drive (PDF)
- **#c:** 1101, 1105 and 1107 Balsam Rd and 1405 Canal Dr(PDF)

HISTORY:

05/17/22

Columbia City Council

APPROVED ON FIRST READING.



CITY COUNCIL

May 17, 2022 at 4:00pm

City Hall, 3rd floor Council Chambers, 1737 Main Street, Columbia, SC 29202

Zoning Map Amendment Case Summary **1101, 1105, and 1107 Balsam Road and 1405 Canal Drive,** **TMS# 07311-08-05, 07311-08-06, 07311-08-07, and 07311-08-08**

Council District:	2
Proposal:	Request to rezone the property from Residential Single Family-Medium Lot (RSF-2) and Residential Single Family-Small Lot (RSF-3) to Mixed Use District (MU-1).
Applicant:	Kathleen McDaniel, Burnette, Shutt, & McDaniel, PA
Staff Recommendation:	Approval
PC Recommendation:	03/10/2022; Approval (7-0)
ZPH, 1st Reading:	05/17/2022; Pending
2nd Reading:	06/07/2022; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: ~2 acres
Current Use: Residential and school
Proposed Use: None at this time
Current Land Use Classification: Urban Edge Residential Large Lot (UER-2)
Current Zoning: Residential Single Family-Medium Lot (RSF-2) and Residential Single Family-Small Lot (RSF-3)
Proposed Zoning: Mixed-Use District (MU-1)

PLANS, POLICIES, AND LAND USE

Comprehensive Plan Land Use Classification

The subject property is designated Urban Edge Residential Large Lot (UER-2) in the *Columbia Compass: Envision 2036* Future Land Use Map.

Urban Edge Residential Large Lot neighborhoods represent many of the older residential neighborhoods in the outer areas of the City. This development type is appropriate as development on remaining large lots or as redevelopment in the outer areas of Columbia. Most of the existing developments occurred after 1950. Urban Edge Residential Large Lot developments generally do not continue the grid and block pattern found in the urban neighborhoods, but do tend to have a consistently organized internal street network with loops and interconnections.

Primary Types

- Single-family Detached
- *Accessory dwelling units

Tertiary Types

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

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

The subject property is located within the study area of the [*Broad River Corridor and Community Master Plan*](#), adopted by Richland County in 2010. The property falls within the Lower Broad River East Neighborhood Sub-Area (Page 48), and the Plan assigned a proposed land use character district of Corridor Mixed-Use District to the subject property (Page 32). The property is located within the Greystone Boulevard Gateway District (Page 56) and Greystone Node (Page 61), but is not located within a catalyst project area and is not identified as an infill redevelopment opportunity (page 52).

PROPOSED ZONING DISTRICT SUMMARY

The subject property is currently zoned Residential Mixed District (RM-2). The abutting properties in the City of Columbia have base zoning of Residential Single Family-Medium Lot (RSF-2) to the South and Residential Mixed (RM-1) to the North. The abutting properties in unincorporated Richland County are zoned RS-MD to the West and South and RU to the East.

The proposed zoning district is Mixed-Use District (MU-1).

Residential Single-Family - Medium Lot District (RSF-2)

The purpose of the Residential Single-Family - Medium Lot (RSF-2) District is to provide lands that accommodate primarily single-family detached dwellings at moderate densities. The district also accommodates parks and recreation centers, government offices, and minor utility facilities. District regulations discourage development that substantially interferes with the quiet residential nature of the district.

Residential Single-Family - Small Lot District (RSF-3)

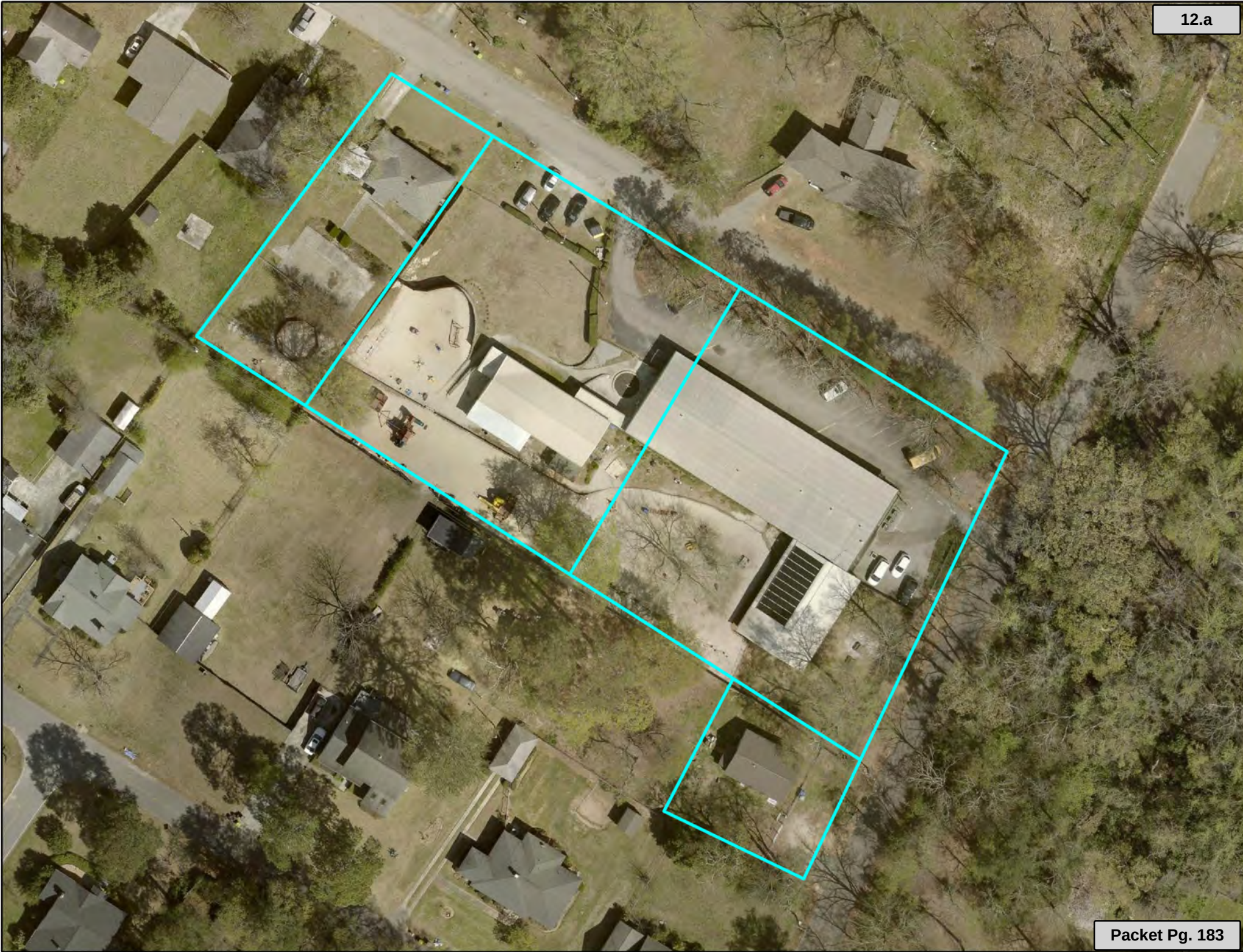
The purpose of the Residential Single-Family - Small Lot (RSF-3) District is to provide lands that accommodate primarily single-family detached dwellings at moderate densities. The district also accommodates parks and recreation centers, government offices, and minor utility facilities. District regulations discourage development that substantially interferes with the quiet residential nature of the district.

Mixed-Use District (MU-1)

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.

STAFF RECOMMENDATION

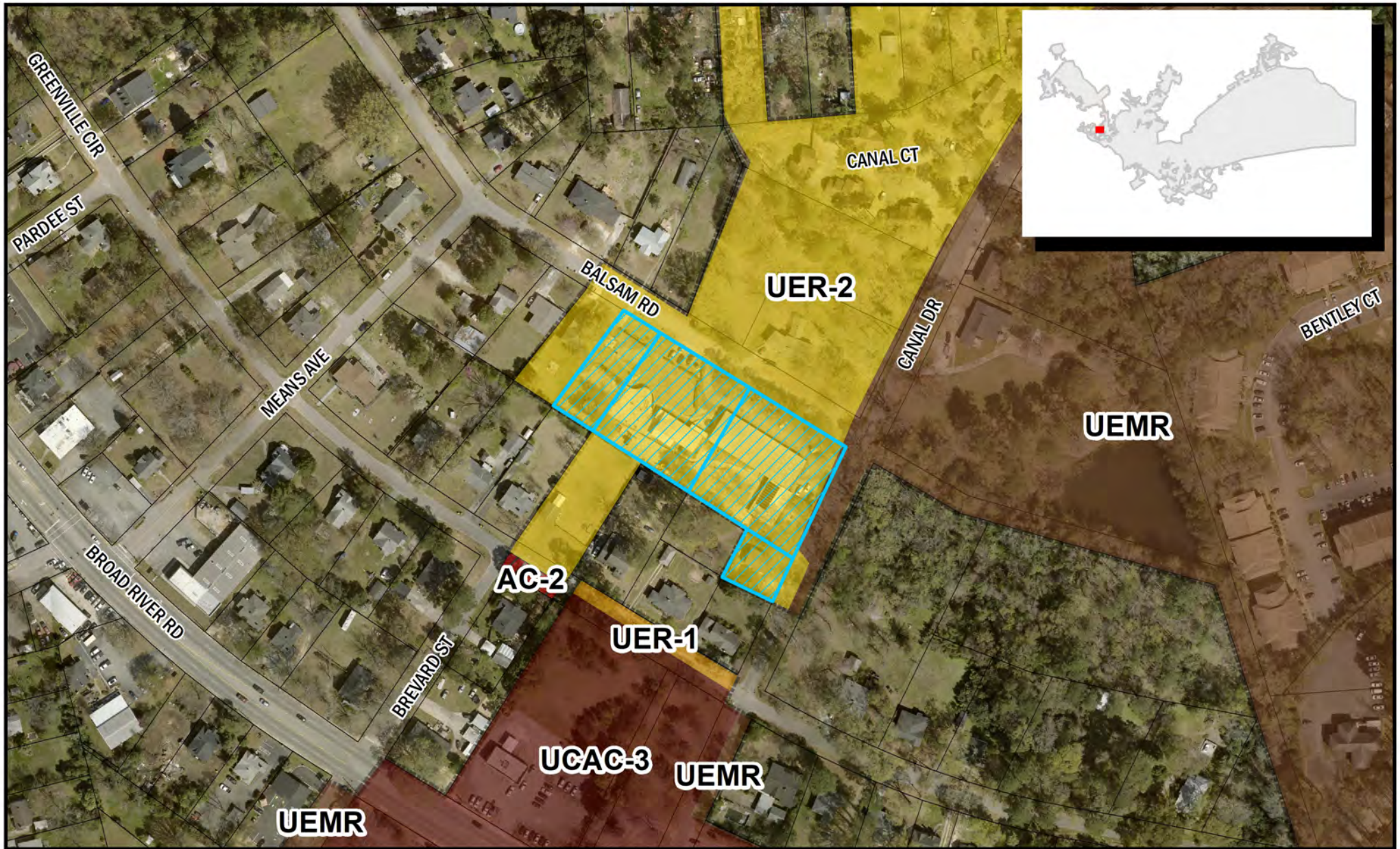
Staff finds that the proposed zoning change is consistent with the surrounding zoning, with the Comprehensive Plan land use classification and supports the recommendations of the *Broad River Corridor and Community Master Plan* and therefore recommends **approval** of the request.



Future Land Use Map

1101, 1105, and 1107 Balsam Rd. and 1405 Canal Dr, TMS# 07311-08-05, -06
Current FLU: UER-2

12.a



Department of Planning &
Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 2/16/2022



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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

1101, 1105, and 1107 Balsam Rd. and 1405 Canal Dr, TMS# 07311-08-05, -06
Current Zoning: RSF-2 and RSF-3, Proposed Zoning: MU-1

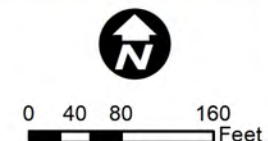
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Department of Planning &
Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 2/16/2022



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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Development Types

URBAN EDGE RESIDENTIAL LARGE LOT (UER-2)

Urban Edge Residential Large Lot neighborhoods represent many of the older residential neighborhoods in the outer areas of the City. This development type is appropriate as development on remaining large lots or as redevelopment in the outer areas of Columbia. Most of the existing developments occurred after 1950. Urban Edge Residential Large Lot developments generally do not continue the grid and block pattern found in the urban neighborhoods, but do tend to have a consistently organized internal street network with loops and interconnections.



UER-2 BUILDING TYPES/LAND USES

PRIMARY TYPES

- Single-family Detached
- *Accessory dwelling units

TERTIARY TYPES

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

See matrix for appropriate park/open space types.

Development Types

UER-2 DEVELOPMENT PATTERN/CONTEXT

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



Article 3: Zoning Districts**Sec. 17-3.2. Residential Base Zoning Districts****(f) RSF-2: Residential Single-Family - Medium Lot District****(f) RSF-2: Residential Single-Family - Medium Lot District****(1) Purpose**

The purpose of the Residential Single-Family - Medium Lot (RSF-2) District is to provide lands that accommodate primarily single-family detached dwellings at moderate densities. The district also accommodates parks and recreation centers, government offices, and minor utility facilities. District regulations discourage development that substantially interferes with the quiet residential nature of the district.

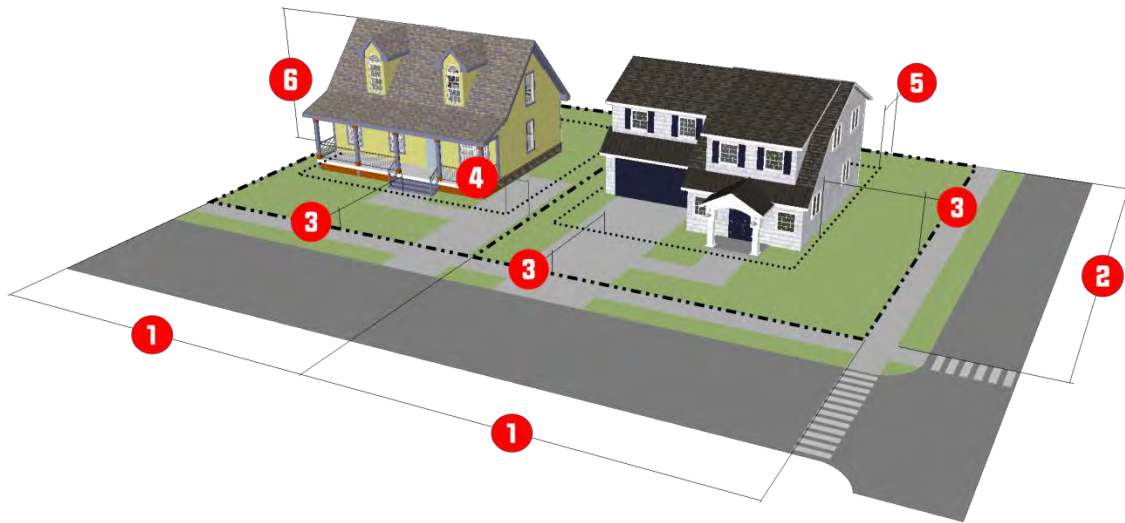
**(2) Use Standards**

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

(3) Intensity and Dimensional Standards

Standard	All Uses
Lot Area, min. (sf.)	8,500
1 Lot Width, min. (ft.)	60
2 Lot Depth, min. (ft.)	70
Lot Coverage, max. (% of site area)	40
Density, max. (du/acre)	N/A
3 Front Yard Setback, min. (ft.)	20
4 Side Yard Setback, min. (ft.)	5
5 Rear Yard Setback, min. (ft.)	10
6 Building Height, max. (ft.)	40

Notes: ft. = feet sf. = square feet du. = dwelling unit

Article 3: Zoning Districts**Sec. 17-3.2. Residential Base Zoning Districts****(f) RSF-2: Residential Single-Family - Medium Lot District****(4) Reference to Other Standards**

Sec. 17-5.1	Access, Mobility, and Circulation	Sec. 17-5.8	Fences and Walls
Sec. 17-5.2	Off-Street Parking, Bicycle Parking	0	Exterior Lighting
Sec. 17-5.3	Landscaping	0	Signs
Sec. 17-5.4	Tree Protection	Sec. 17-5.11	Green Building Standards
Sec. 17-5.5	Open Space	Sec. 17-6.2	Minimum Design Standards
Sec. 17-5.6	Neighborhood Compatibility	0	Improvements and Sureties
Sec. 17-5.7	Form and Design Standards	Article 9	Definitions and Rules of Measurement

Article 3: Zoning Districts**Sec. 17-3.2. Residential Base Zoning Districts****(g) RSF-3: Residential Single-Family - Small Lot District****(g) RSF-3: Residential Single-Family - Small Lot District****(1) Purpose**

The purpose of the Residential Single-Family - Small Lot (RSF-3) District is to provide lands that accommodate primarily single-family detached dwellings at moderate densities. The district also accommodates parks and recreation centers, government offices, and minor utility facilities. District regulations discourage development that substantially interferes with the quiet residential nature of the district.

**(2) Use Standards**

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

(3) Intensity and Dimensional Standards

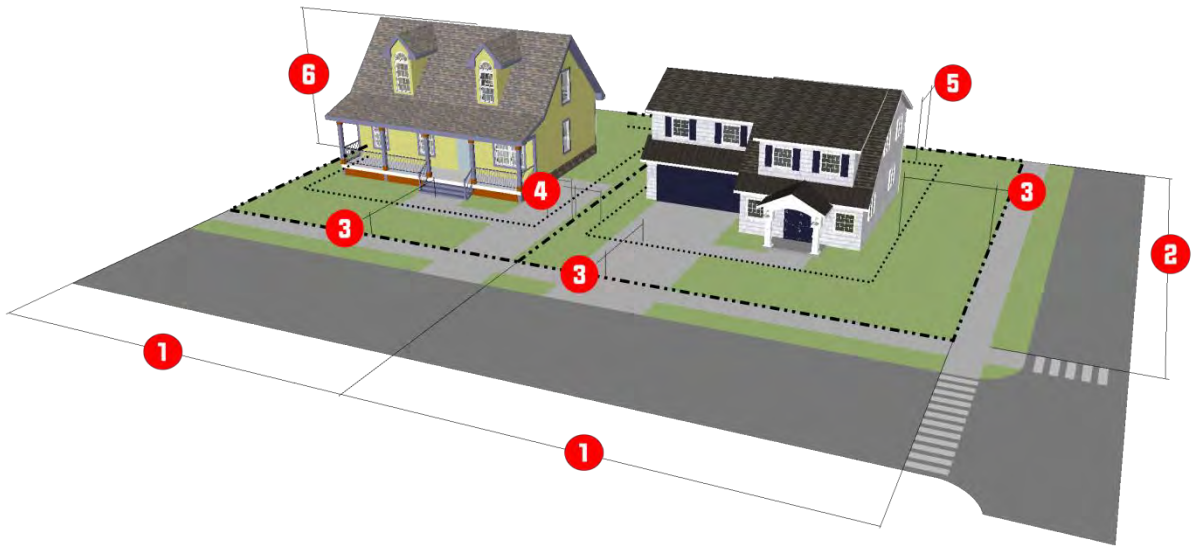
Standard	All Uses
Lot Area, min. (sf.)	5,000
1 Lot Width, min. (ft.)	50
2 Lot Depth, min. (ft.)	70
Lot Coverage, max. (% of site area)	40
Density, max. (du/acre)	N/A
3 Front Yard Setback, min. (ft.)	15
4 Side Yard Setback, min. (ft.)	5
5 Rear Yard Setback, min. (ft.)	10
6 Building Height, max. (ft.)	40

Notes: ft. = feet sf. = square feet du. = dwelling unit

Article 3: Zoning Districts

Sec. 17-3.2. Residential Base Zoning Districts

(g) RSF-3: Residential Single-Family - Small Lot District

**(4) Reference to Other Standards**

Sec. 17-5.1	Access, Mobility, and Circulation	Sec. 17-5.8	Fences and Walls
Sec. 17-5.2	Off-Street Parking, Bicycle Parking	0	Exterior Lighting
Sec. 17-5.3	Landscaping	0	Signs
Sec. 17-5.4	Tree Protection	Sec. 17-5.11	Green Building Standards
Sec. 17-5.5	Open Space	Sec. 17-6.2	Minimum Design Standards
Sec. 17-5.6	Neighborhood Compatibility	0	Improvements and Sureties
Sec. 17-5.7	Form and Design Standards	Article 9	Definitions and Rules of Measurement

Article 3: Zoning Districts**Sec. 17-3.3. Mixed-Use, Activity Center, and Corridor Base Zoning Districts****(c) MU-1: Mixed-Use District****(c) MU-1: Mixed-Use District****(1) 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.

**(2) Use Standards**

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

(3) 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
1	Lot Width, min. (ft.)	75[1]/18[2]	50	75	50
2	Lot Depth, min. (ft.)	[3]			
Lot Coverage, max. (% of site area)		50	N/A		
Density, max. (du/acre)		N/A			
3	Front Yard Setback. (ft.)	Min.	15	0	
		Max.	20		
4	Side Yard Setback, min. (ft.)	[4]	5		
5	Rear Yard Setback, min. (ft.)	10			
6	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.

Article 3: Zoning Districts**Sec. 17-3.3. Mixed-Use, Activity Center, and Corridor Base Zoning Districts****(c) MU-1: Mixed-Use District****(4) Reference to Other Standards**

Sec. 17-5.1	Access, Mobility, and Circulation	Sec. 17-5.8	Fences and Walls
Sec. 17-5.2	Off-Street Parking, Bicycle Parking	0	Exterior Lighting
Sec. 17-5.3	Landscaping	0	Signs
Sec. 17-5.4	Tree Protection	Sec. 17-5.11	Green Building Standards
Sec. 17-5.5	Open Space	Sec. 17-6.2	Minimum Design Standards
Sec. 17-5.6	Neighborhood Compatibility	0	Improvements and Sureties
Sec. 17-5.7	Form and Design Standards	Article 9	Definitions and Rules of Measurement

ORDINANCE NO.: 2022-046

Amending the Official Zoning Map to modify the zoning for 1101, 1105 and 1107 Balsam Road and 1405 Canal Drive, Richland County TMS# 07311-08-05, TMS# 07311-08-06, TMS# 07311-08-07 and TMS# 07311-08-08

WHEREAS, an application has been made to amend the Official Zoning Map of the City of Columbia, S.C. to modify the zoning for 1101, 1105 and 1107 Balsam Road and 1405 Canal Drive, Richland County TMS# 07311-08-05, TMS# 07311-08-06, TMS# 07311-08-07 and TMS# 07311-08-08; 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 _____, 2022, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.
2. The property identified as 1101, 1105 and 1107 Balsam Road and 1405 Canal Drive and Richland County TMS# 07311-08-05, TMS# 07311-08-06, TMS# 07311-08-07 and TMS# 07311-08-08 and as shown in Attachment A, is hereby rezoned from Residential Single Family-Medium Lot (RSF-2) and Residential Single Family-Small Lot (RSF-3) 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.

Requested by:

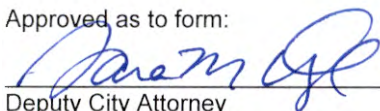
Assistant City Manager Gentry

Mayor

Approved by:

City Manager

Approved as to form:


Deputy City Attorney

ATTEST:

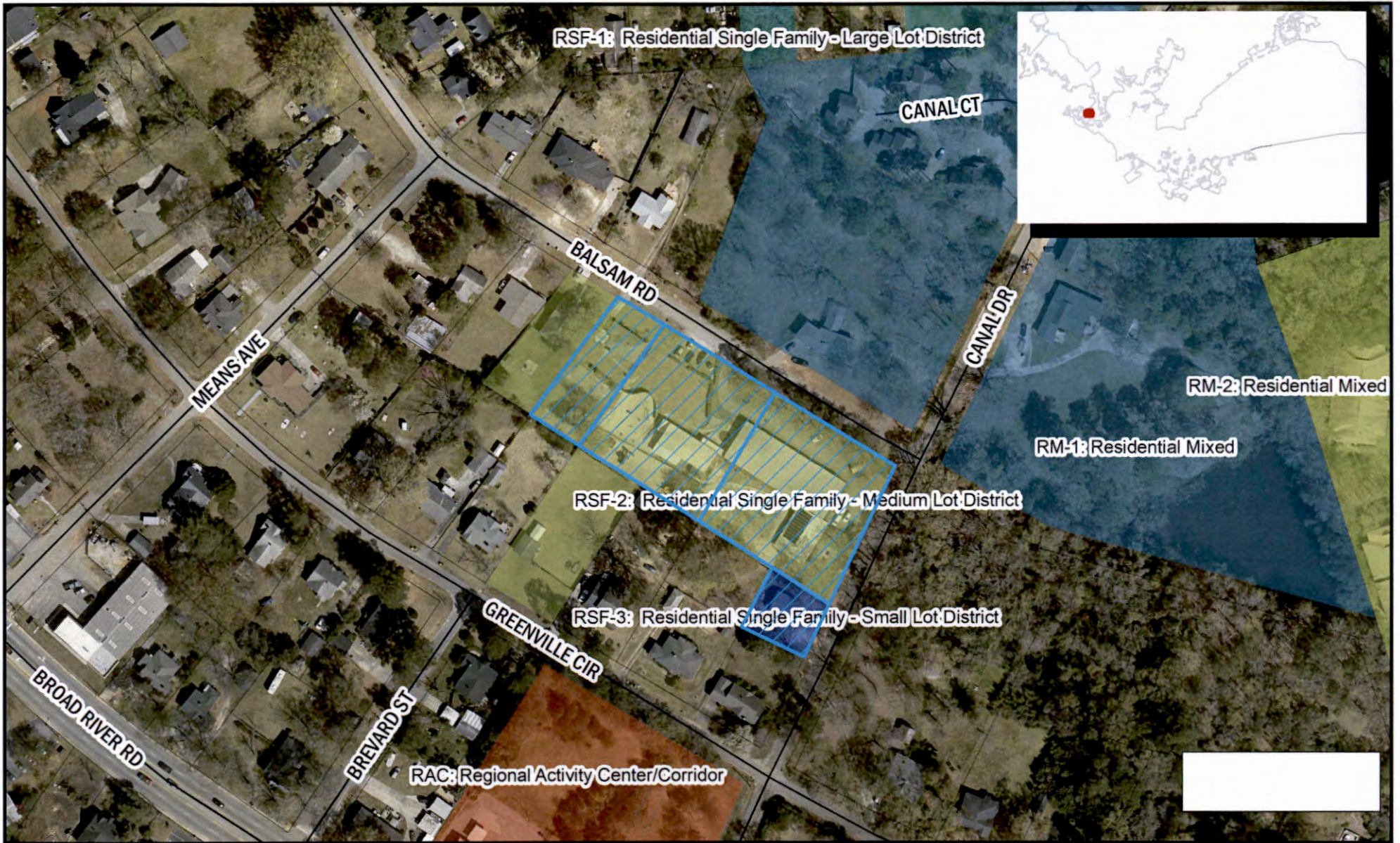
City Clerk

Introduced:

Final Reading:

Zoning Map

1101, 1105, and 1107 Balsam Rd. and 1405 Canal Dr, TMS# 07311-08-05, -06, -07, -08,
Current Zoning: RSF-2 and RSF-3, Proposed Zoning: MU-1



Department of Planning &
Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 2/16/2022



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

** DATA SOURCE - CITY



We Are Columbia

MEETING DATE: June 7, 2022

DEPARTMENT: Planning and Development Services

FROM: *Krista Hampton, Director*

SUBJECT: Zoning Map Amendment for 446 Clemson Road and 446 Clemson Road Ext., TMS #25700-02-01 and 25700-04-02

FUNDING SOURCE & ORIGINAL BUDGET:

CLEAN WATER 2020?: No

PURPOSE:
Ordinance No.: 2022-045 - Amending the Official Zoning Map to modify the zoning for 446 Clemson Road and 446 Clemson Road Extension, Richland County TMS #25700-02-01 and TMS #25700-04-02

Council District: 4

Proposal: Request to rezone the property from Mixed-Use District (MU-2) to General Commercial District (GC).

Applicant: Craig Waites, Jr., Colliers International of South Carolina, Inc.

Staff Recommendation: Approval

PC Recommendation: 04/14/2022; Approval (5-0)

First reading approval was given on May 17, 2022.

ATTACHMENTS:

- **#a:** ZMA-2022-0005_446ClemsonExt_ZPH (PDF)
- **#b:** 2022-045 Rezone 446 Clemson Road(PDF)
- **#c:** 446 Clemson Road (PDF)

HISTORY:

05/17/22

Columbia City Council

APPROVED ON FIRST READING.



CITY COUNCIL

May 17, 2022 at 4:00pm

City Hall, 3rd floor Council Chambers, 1737 Main Street, Columbia, SC 29202

Zoning Map Amendment Case Summary 446 Clemson Road and 446 Clemson Road Ext., TMS# 25700-02-01 and 25700-04-02

Council District:	4
Proposal:	Request to rezone the property from Mixed-Use District (MU-2) to General Commercial District (GC).
Applicant:	Craig Waites, Jr., Colliers International of South Carolina, Inc.
Staff Recommendation:	Approval
PC Recommendation:	04/14/2022; Approval (5-0)
ZPH, 1st Reading:	05/17/2022; Pending
2nd Reading:	06/07/2022; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 56.21 acres

Current Use: Vacant land

Proposed Use: Vacant land (TBD)

Current Land Use Classification: Urban Edge Regional Activity Center (UEAC-2), Urban Edge Mixed Residential (UEMR), and Urban Edge Multi-family (UEMF)

Current Zoning: Mixed-Use District (MU-2)

Proposed Zoning: General Commercial District (GC)

PLANS, POLICIES, AND LAND USE

Comprehensive Plan Land Use Classification

The majority of the subject property is designated Urban Edge Regional Activity Center (UEAC-2) in the *Columbia Compass: Envision 2036* Future Land Use Map. The portion of the property to the west of Clemson Road is designated Urban Edge Mixed Residential (UEMR) and a small portion of the property which fronts to the east of Clemson Road is designated Urban Edge Multi-family (UEMF).

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.

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

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.

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

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.

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)
- Cemeteries & Mausoleums

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

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

PROPOSED ZONING DISTRICT SUMMARY

The subject property is currently zoned Mixed-Use District (MU-2). The abutting properties in the City of Columbia have base zoning of Mixed-Use District (MU-2) to the North, Planned Development (PD) and Mixed-Use District (MU-2) to the East, Residential Mixed District (RM-1) to the South, and Mixed-Use District (MU-2) to the West. The abutting properties in unincorporated Richland County have base zoning of M-1 and RM-HD to the North, PDD to the East, RU to the South, and MH and M-1 to the West.

The proposed zoning district is General Commercial District (GC).

Mixed-Use District (MU-2)

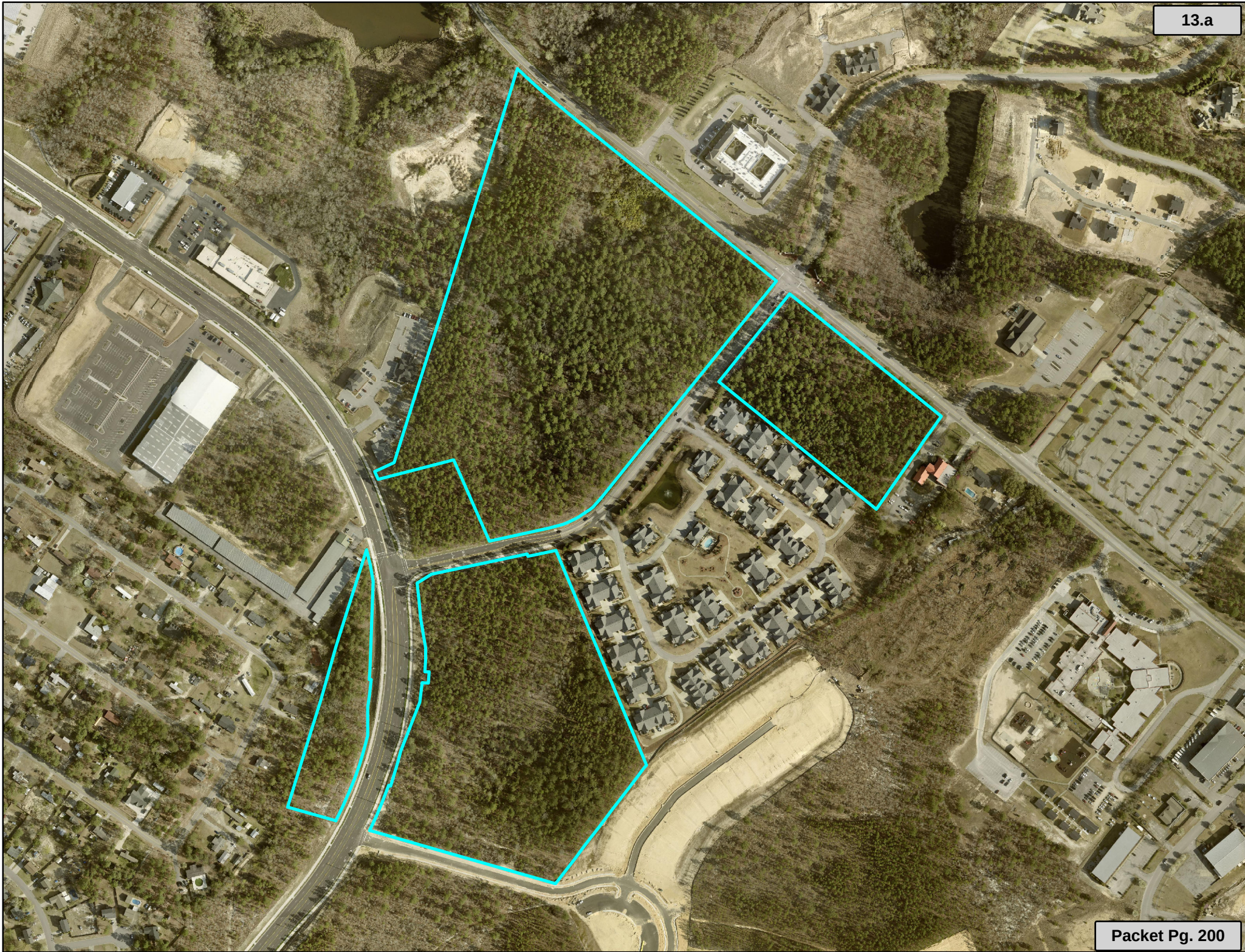
The purpose of the Mixed-Use (MU-2) District is to provide lands that accommodate medium-density, walkable mixed-use development in a gridded street pattern. Allowed uses include single-family, two-family, townhouse, and multi-family development, as well as a moderate range of neighborhood-serving mixed-use, retail, office, and personal services development.

General Commercial District (GC)

The purpose of the General Commercial (GC) District is to provide lands that accommodate a broad range of nonresidential uses characterized primarily by retail, office, and service establishments. Development is primarily auto-oriented, serving isolated commercial areas outside of the activity centers. Allowed uses include personal services, retail sales, recreation/entertainment, commercial services, eating and drinking establishments, visitor accommodation, and vehicle sales and services.

STAFF RECOMMENDATION

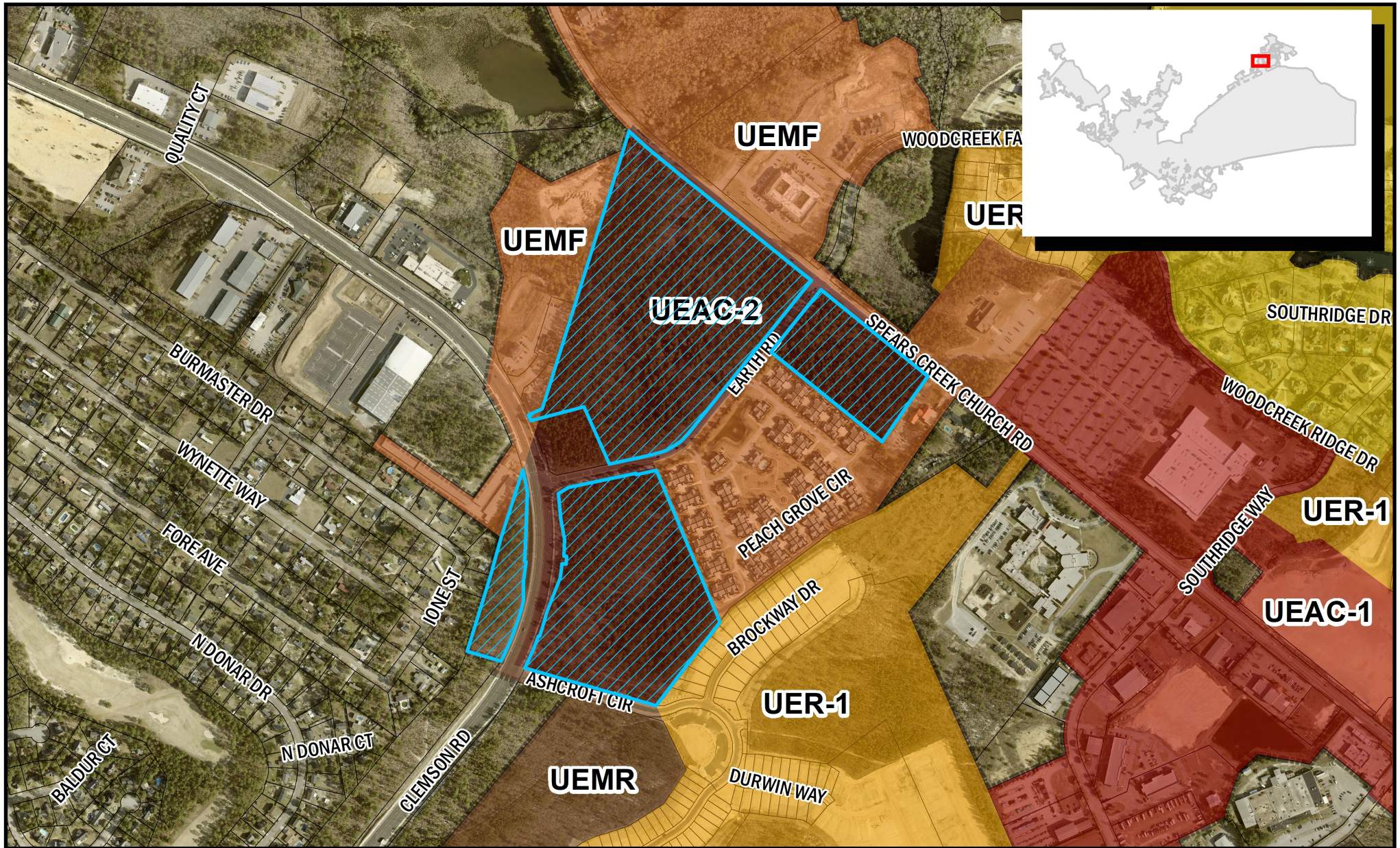
Prior to the adoption of the UDO, TMS# 25700-04-02 was rezoned to General Commercial (C-3), a comparable Zoning district to the current –General Commercial District (GC). Staff finds that the proposed zoning change is consistent with the surrounding context, with the Comprehensive Plan land use classification of UEMR and therefore recommends **approval** of the request.



Future Land Use Map

446 Clemson Road and 446 Clemson Road Ext., TMS# 25700-02-01 and 257
Current FLU: UEAC-2, UEMR, and UEMF

13.a



Department of Planning &
Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 3/4/2022



We Are Columbia



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Feet

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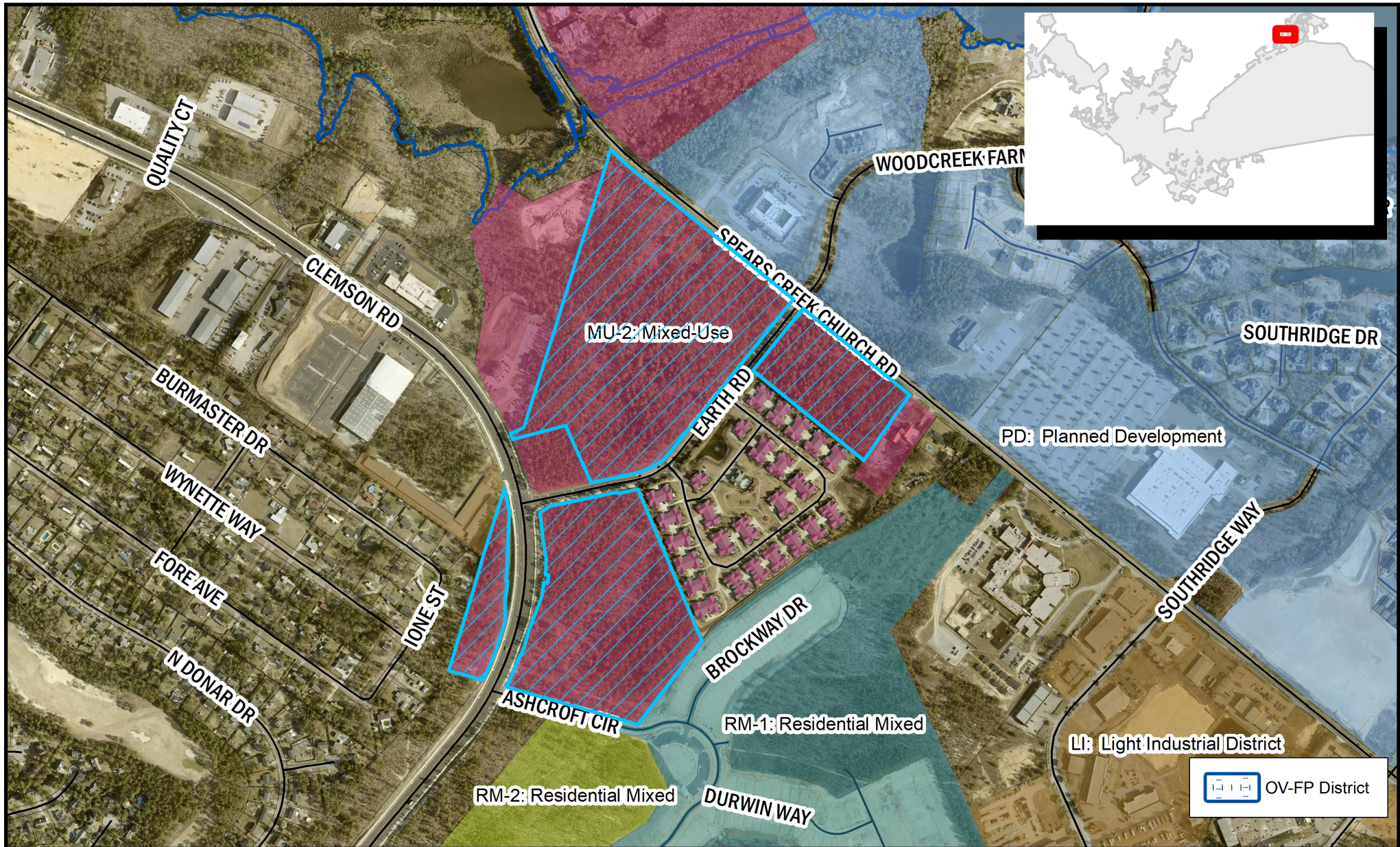
Packet Pg. 201

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

446 Clemson Road and 446 Clemson Road Ext., TMS# 25700-02-01 and 25700-02-02
Current Zoning: MU-2, Proposed Zoning: GC

13.a



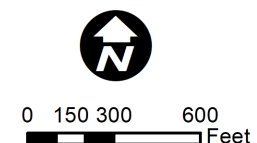
Department of Planning &
Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 3/4/2022



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Packet Pg. 202

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

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

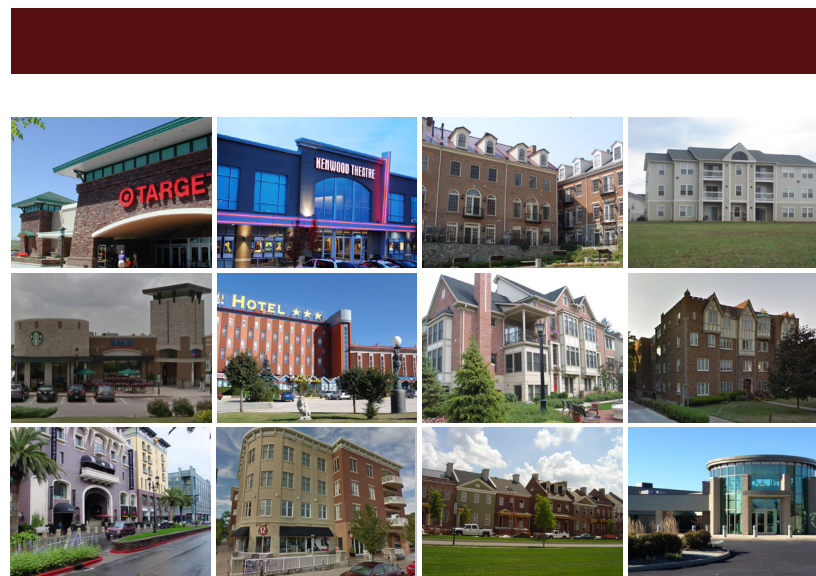
- Single-family Attached
- Cemeteries & Mausoleums
- Parking Lots

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.

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.



Article 3: Zoning Districts**Sec. 17-3.3. Mixed-Use, Activity Center, and Corridor Base Zoning Districts****(d) MU-2: Mixed-Use District****(d) MU-2: Mixed-Use District****(1) Purpose**

The purpose of the Mixed-Use (MU-2) District is to provide lands that accommodate medium-density, walkable mixed-use development in a gridded street pattern.

Allowed uses include single-family, two-family, townhouse, and multi-family development, as well as a moderate range of neighborhood-serving mixed-use, retail, office, and personal services development.

**(2) Use Standards**

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

(3) 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
1	Lot Width, min. (ft.)	75[1]/18[2]	50	75	50
2	Lot Depth, min. (ft.)	50			N/A
Lot Coverage, max. (% of site area)		N/A			
Density, max. (du/acre)		N/A			
3	Front Yard Setback (ft.)	Min.	15	0	
		Max.	15		
4	Side Yard Setback, min. (ft.)	[3]	5		
5	Rear Yard Setback, min. (ft.)	10			
6	Building Height, max. (ft.)	60			

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.

Article 3: Zoning Districts**Sec. 17-3.3. Mixed-Use, Activity Center, and Corridor Base Zoning Districts****(d) MU-2: Mixed-Use District****(4) Reference to Other Standards**

Sec. 17-5.1	Access, Mobility, and Circulation	Sec. 17-5.8	Fences and Walls
Sec. 17-5.2	Off-Street Parking, Bicycle Parking	0	Exterior Lighting
Sec. 17-5.3	Landscaping	0	Signs
Sec. 17-5.4	Tree Protection	Sec. 17-5.11	Green Building Standards
Sec. 17-5.5	Open Space	Sec. 17-6.2	Minimum Design Standards
Sec. 17-5.6	Neighborhood Compatibility	0	Improvements and Sureties
Sec. 17-5.7	Form and Design Standards	Article 9	Definitions and Rules of Measurement

Article 3: Zoning Districts**Sec. 17-3.3. Mixed-Use, Activity Center, and Corridor Base Zoning Districts****(j) GC: General Commercial District****(j) GC: General Commercial District****(1) Purpose**

The purpose of the General Commercial (GC) District is to provide lands that accommodate a broad range of nonresidential uses characterized primarily by retail, office, and service establishments. Development is primarily auto-oriented, serving isolated commercial areas outside of the activity centers.

Allowed uses include personal services, retail sales, recreation/entertainment, commercial services, eating and drinking establishments, visitor accommodation, and vehicle sales and services.

**(2) Use Standards**

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

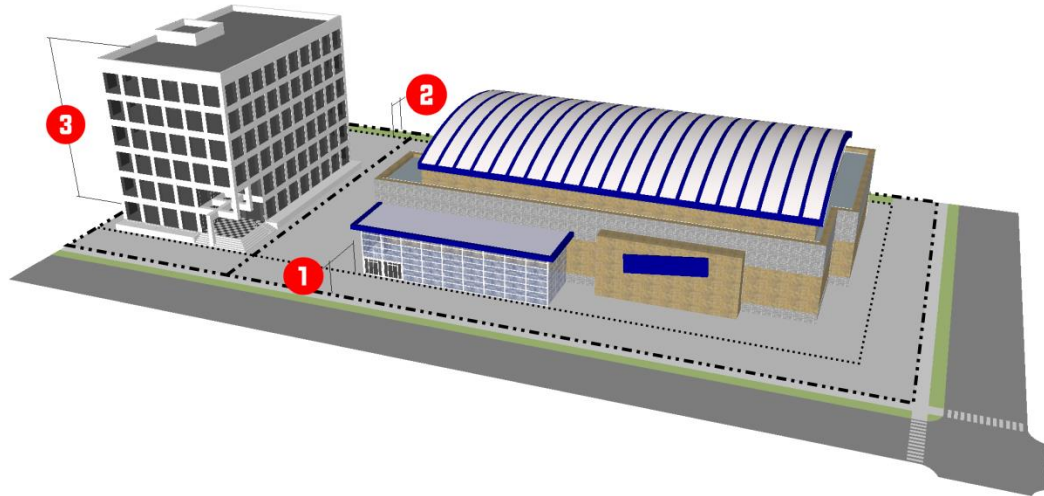
(3) Intensity and Dimensional Standards

Standard	All Uses
Lot Area, min. (sf.)	N/A
Lot Width, min. (ft.)	N/A
Lot Coverage, max. (% of site area)	N/A
Density, max. (du/acre)	N/A
1 Front Yard Setback, min. (ft.)	20
Side Yard Setback, min. (ft.)	N/A
2 Rear Yard Setback, min. (ft.)	10
3 Building Height, max. (ft.)	75

Notes: ft. = feet sf. = square feet du. = dwelling unit

Article 3: Zoning Districts**Sec. 17-3.3. Mixed-Use, Activity Center, and Corridor Base Zoning Districts**

(j) GC: General Commercial District

**(4) Reference to Other Standards**

Sec. 17-5.1	Access, Mobility, and Circulation	Sec. 17-5.8	Fences and Walls
Sec. 17-5.2	Off-Street Parking, Bicycle Parking	0	Exterior Lighting
Sec. 17-5.3	Landscaping	0	Signs
Sec. 17-5.4	Tree Protection	Sec. 17-5.11	Green Building Standards
Sec. 17-5.5	Open Space	Sec. 17-6.2	Minimum Design Standards
Sec. 17-5.6	Neighborhood Compatibility	0	Improvements and Sureties
Sec. 17-5.7	Form and Design Standards	Article 9	Definitions and Rules of Measurement

ORDINANCE NO.: 2022-045

Amending the Official Zoning Map to modify the zoning for 446 Clemson Road and 446 Clemson Road Extension, Richland County TMS #25700-02-01 and TMS #25700-04-02

WHEREAS, an application has been made to amend the Official Zoning Map of the City of Columbia, S.C. to modify the zoning for 446 Clemson Road and 446 Clemson Road Extension, Richland County TMS# 25700-02-01 and TMS #25700-04-02; 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 _____, 2022, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.
2. The property identified as 446 Clemson Road and 446 Clemson Road Extension and TMS# 25700-02-01 and TMS# 25700-04-02, and as shown in Attachment A, is hereby rezoned from Mixed Use District (MU-2) to General Commercial District (GC). The Official Zoning Map of the City of Columbia, S.C. is hereby amended to conform to this change.

Requested by:

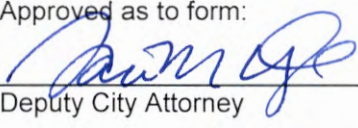
Assistant City Manager Gentry

Mayor

Approved by:

City Manager

Approved as to form:



Deputy City Attorney

ATTEST:

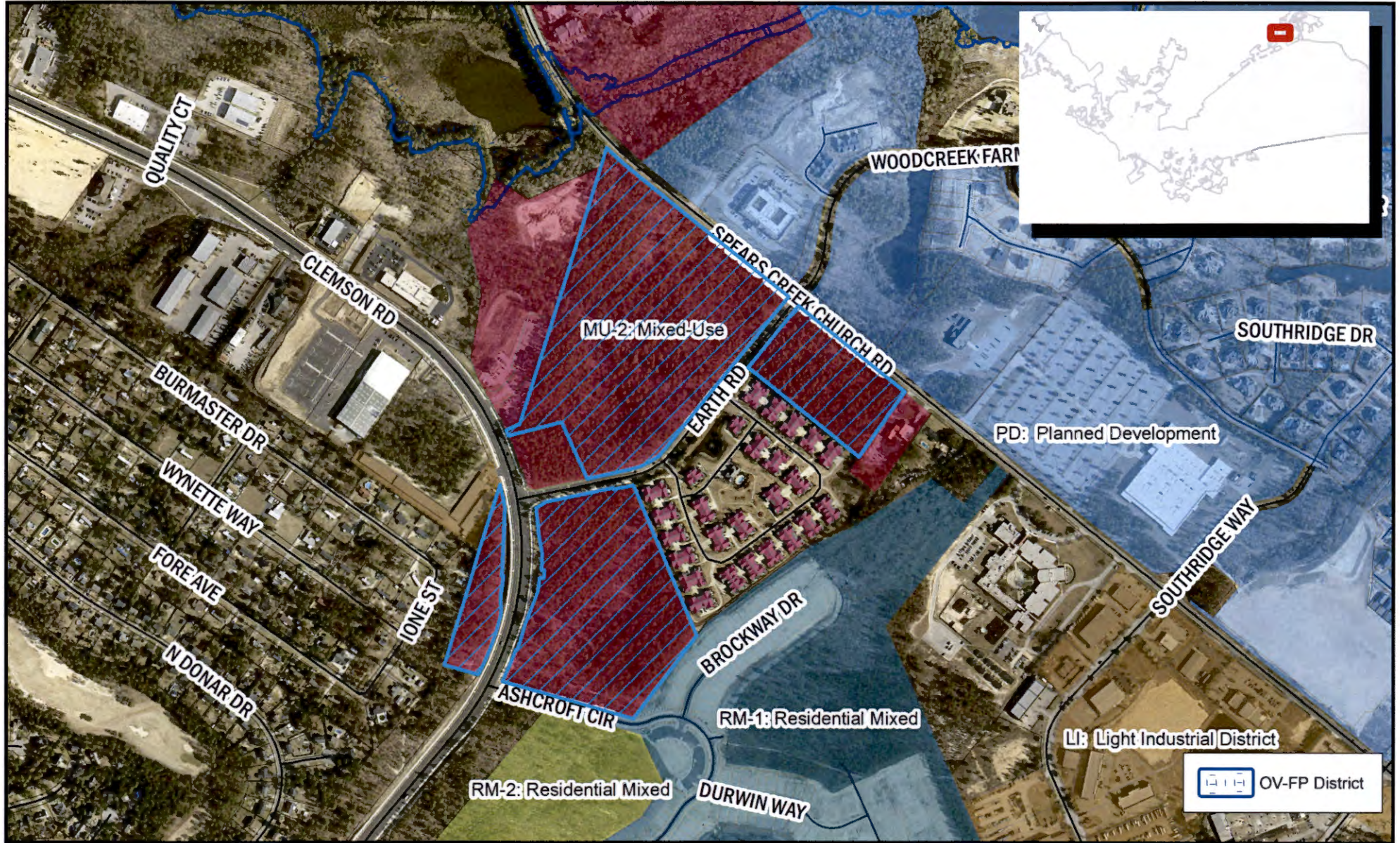
City Clerk

Introduced:

Final Reading:

Zoning Map

446 Clemson Road and 446 Clemson Road Ext., TMS# 25700-02-01 and 25700-04-02;
Current Zoning: MU-2, Proposed Zoning: GC



Department of Planning &
Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 3/4/2022



We Are Columbia



0 150 300 600
Feet

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



We Are Columbia

MEETING DATE: June 7, 2022

DEPARTMENT: Legal Department

FROM: Teresa Knox, City Attorney

SUBJECT: Ordinance No.: 2022-047 - Authorizing the City Manager to execute the Second Amendment of License Agreement and Memorandum of Lease between Core Campus I, LLC and the City of Columbia

**FUNDING SOURCE &
ORIGINAL BUDGET:**

PURPOSE:

First reading approval was given on May 17, 2022.

ATTACHMENTS:

- **#a:** Core_Campus_Memo_Ordinance_2022_047(PDF)
- **#b:** 2022-047 Core Campus (Core Campus Columbia) revised (PDF)
- **#c:** APPROVED Amenity Deck Lease Second Amendment (PDF)
- **#d:** Ordinance_2012_114_hubparkingagreementmarkedupcopy (PDF)
- **#e:** Ordinance_2013_035_Core_Campus (PDF)

HISTORY:

05/03/22	Columbia City Council	DEFERRED
05/17/22	Columbia City Council	APPROVED ON FIRST READING.



We Are Columbia

TO: Teresa Wilson, City Manager
Teresa Knox, City Attorney
FROM: Missy Gentry, PE Assistant City Manager
RE: Ordinance 2022-047; Second Amendment to Lease agreement with Core Campus
DATE: May 2, 2022

The City of Columbia entered into a License Agreement with Core Campus Investment Partners, LLC in 2012 via Ordinance 2012-114 for the use of Sumter Street Parking Garage for the placement of amenities and parking for the Core Campus Tenants. The effective date of the agreement is December 19, 2012, with a term of 55 years, thus the agreement period ends December 19, 2067. The agreement also includes an Option to Purchase and a First Right of Refusal.

The current rates based on the terms of the agreement are reflected in the table below.

Type	Count	Current \$/Space/Mth	Current Mth Fee	Current Annual Fee	Comment
Sumter Parking	338	\$41.37	\$13,983.06	\$167,798.72	Original rate was \$36/mth for first five years
Motorcycle	26	\$29.70	\$ 772.20	\$9,266.40	Original rate was \$25/mth for first five years
Support Spaces	7	\$ 5.00	\$35.00	\$422.00	Fixed \$/Space/Month
License Fee	1	\$416.67	\$416.67	\$5000.00	Fixed Annual Fee
TOTAL			\$15,206.93	\$182,483.12	

Note: the original parking rate for parking spaces and motorcycle parking spaces increased by \$3/space in 2019 and has increased by 3% each year thereafter.

In addition to the commitment contained in the License Agreement of 338 spaces, there are 64 tenants of The Hub that park at Canon Parking Facility. Those tenants are direct monthly customers of the City and pay full market rate of \$65/space. The additional revenue generated from those tenants total \$4,160/month.

Overview of First and Second Amendment to the Core Campus License Agreement

Ordinance 2013-035: approved on 3/26/2013; Assignment of License Agreement and Memorandum of Lease from Core Campus Investment Partners, LLC to Core Campus Columbia I, LLC (converted the license agreement to a lease upon completion of the amenity deck referenced in the License Agreement).

Ordinance 2022-047; Request of assignment of License the City regarding a recapitalization of the property with a new Equity Partner. As a result of that process, they requested an assignment of the agreement from the current partnership, Core Campus Columbia I, LLC, to the new partnership Core SVA Acquisition Vehicle, LLC. The operations of The Hub will not change as a result of the recapitalization, as Core is remaining as the active managing partner for day to day activities and the overall management of the building. The role of the new equity partner is limited and primarily to provide capital for the Project.



We Are Columbia

Management of Street Space Supply/Demand and Parking Deck Usage

As the City experiences continued growth throughout downtown, the supply/demand for parking is impacted. Prior to the opening of The Hub other downtown residential developments, the primary need for parking enforcement occurred during business hours, thus the City's parking enforcement hours are 9 am- 6pm M-F throughout the business districts, with an exception being Saturday enforcement in Five Points. There have been discussions in the past regarding extending the enforcement hours to later in the evenings and on weekends to better manage downtown residents use of street spaces that are needed to support businesses. Until changes are made with the enforcement hours, it will continue to be difficult to prevent downtown residents from occupying street spaces in the evenings and on weekends, as they are public spaces. In addition to extending the hours of enforcement, staff has presented the concept of a dynamic pricing structure in the past and continues to support that model, which allows for increased parking rates at times of high demand and in closer proximity to events or destinations.

ORDINANCE NO.: 2022-047

Authorizing the City Manager to execute the Second Amendment of License Agreement and Memorandum of Lease between Core SVA Columbia Main and the City of Columbia

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina this _____ day of _____, 2022 that the City Manager is hereby authorized to execute the attached Second Amendment of License Agreement and Memorandum of Lease, or on a form approved by the City Attorney, between Core SVA Columbia Main and the City of Columbia.

Requested by:

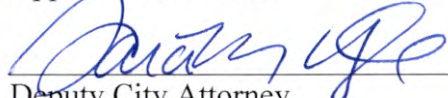
ACM Gentry _____

Mayor

Approved by:

City Manager

Approved as to form:


Deputy City Attorney

ATTEST:

City Clerk

Introduced:

Final Reading:

LEGAL DEPARTMENT DRAFT

This Instrument Prepared By and
Return after Recording to:

Michael S. Roberts
Roberts McGivney Zagotta LLC
55 W. Monroe Street, Suite 1700
Chicago, Illinois 60603

This space reserved for Recorders' use only.

**SECOND AMENDMENT OF LICENSE AGREEMENT AND
MEMORANDUM OF LEASE**

THIS SECOND AMENDMENT OF LICENSE AGREEMENT AND MEMORANDUM OF LEASE (this "Amendment and Memorandum") dated _____, 2022 is made by and among Core Campus Columbia I LLC, a Delaware limited liability company and successor by assignment from Core Campus Investment Partners LLC ("Former Lessee"), Core SVA Columbia Main, a Delaware limited liability company ("Lessee") and the City of Columbia, South Carolina, a body politic of the State of South Carolina ("City").

R E C I T A L S :

- A. Core Campus Investment Partners LLC, as Former Lessee's predecessor in interest, and City have entered into that certain License Agreement dated as of December 19, 2012, as amended by that Amendment of License Agreement and Memorandum of Lease by and between Former Lessee and City dated as of March 26, 2013 and recorded in Book 1848, Page 3552 in the Official Public Records of Richland County, South Carolina (collectively, the "License Agreement") to set forth, among other things, the terms and conditions for the licensing and leasing by City for the exclusive right to alter, use and occupy certain parking, amenity and support spaces in the Sumter Street Garage located at 1400 Sumter Street, Columbia, South Carolina, which is legally described on Exhibit A attached hereto and made a part hereto (the "Sumter Premises").
- B. Former Lessee has heretofore conveyed to Lessee its interests in (i) that certain property located at 1426 Main Street, Columbia, South Carolina ("Lessee's Property"), on which Lessee operates a student housing project in excess of 150 bedrooms per acre (the "Project") pursuant to that certain Limited Warranty Deed dated _____, 2022 and recorded in Book ___, Page ___ in in the Official Public

Records of Richland County, South Carolina (the “Deed”), and (ii) the License Agreement pursuant to an unrecorded assignment and assumption agreement of even date with the Deed.

- C. City, Former Lessee and Lessee desire to commemorate the foregoing transfer of interests in the License Agreement.

NOW, THEREFORE, for and in consideration of the foregoing, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Former Lessee, Lessee and City hereby agree to and state the following:

1. City, Former Lessee, and Lessee agree that for all purposes from and after the effective date of the Deed (i) Lessee shall be deemed the lessee under the License Agreement, and (ii) Former Lessee shall be relieved of any liabilities or obligations arising under the License Agreement thereafter.

2. Except as amended herein, all terms of the License Agreement shall remain in full force and effect. This Amendment and Memorandum may be signed in any number of counterparts. Upon delivery to each of the parties hereto, each of the counterparts shall be deemed an original and all of which counterparts together shall constitute but one and the same instrument.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, Former Lessee, Lessee and City have executed this Amendment and Memorandum as of the date first written above.

FORMER LESSEE

CORE CAMPUS COLUMBIA I LLC,
a Delaware limited liability company

By: DRW Real Estate Management I LLC, a
Delaware limited liability company, its
Manager

By: _____

Name: _____

Its: _____

STATE OF _____)
) SS.
COUNTY OF _____)

I, _____, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that _____, the _____, of DRW Real Estate Management I LLC, a Delaware limited liability company, the Manager of CORE CAMPUS COLUMBIA I LLC, a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing Second Amendment of License Agreement and Memorandum of Lease, as such _____, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as a free voluntary act as such _____ and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this _____ day of _____, 2022.

Notary Public

My Commission Expires:

[Signatures Continue on Following Page]

LESSEE

CORE SVA COLUMBIA MAIN,
a Delaware limited liability company

By: _____

Name: _____

Its: _____

STATE OF _____)
) SS.
COUNTY OF _____)

I, _____, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that _____, the _____ of _____, a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing Second Amendment of License Agreement and Memorandum of Lease, as such _____, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as a free voluntary act as such _____ and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this _____ day of _____, 2022.

Notary Public

My Commission Expires:

[Signatures Continue on Following Page]

CITY

CITY OF COLUMBIA, SOUTH CAROLINA

By: _____
 Name: _____
 Its: _____

APPROVED AS TO FORM

 Legal Department City of Columbia, SC
 5.10.2022

STATE OF _____)
) SS.
 COUNTY OF _____)

I, _____, a Notary Public in and for the County and State
 aforesaid, DO HEREBY CERTIFY that _____, the
 _____ of CITY OF COLUMBIA, SOUTH CAROLINA, a body politic of the
 State of South Carolina, personally known to me to be the same person whose name is
 subscribed to the foregoing Amendment of License Agreement and Memorandum of Lease, as
 such _____, appeared before me this day in person, and acknowledged that
 he/she signed, sealed and delivered the said instrument as a free voluntary act as such
 _____ and as the free and voluntary act of said body politic, for the uses and
 purposes therein set forth.

GIVEN under my hand and notarial seal this _____ day of _____, 2022.

 Notary Public

My Commission Expires:

EXHIBIT A

LEGAL DESCRIPTION

That certain multilevel parking garage (less and excluding store, office and restaurant spaces on the ground floor) located on the property described as follows:

All that certain piece, parcel or tract of land, with improvements thereon, situate, lying and being on the western boundary of Sumter Street, in the City of Columbia, County of Richland, State of South Carolina; being shown and designated as Parcel A, 74,224 Sq. Ft on a Boundary Survey prepared for Palmetto Center Associates entitled Palmetto Center, prepared by Cox and Dinkins, Inc., dated July 14, 1980, and recorded in the Office of the Register of Deeds for Richland County on January 8, 1982, in Plat Book Z, at page 1667. Reference is made to said plat for a more complete and accurate description.

LESS AND EXCEPT:

All those, certain three parcels of property and space with improvements thereon situate on the western side of the 1400 block of Sumter Street between Washington and Hampton Streets in the City of Columbia, County of Richland, State of South Carolina, located above a horizontal plane at the elevation of Three Hundred Seven and five tenths feet (307.5') above sea level and below a horizontal plane at the elevation of Three Hundred Twenty-Six and five tenths feet (326.5') above sea level, determined with reference to the bench mark Coast and Geodetic Survey Monument P-2 at the northeast corner of Main and Washington Streets in the City of Columbia on the southwest corner of the Palmetto Building, the elevation of said Monument P-2 being Three Hundred Fourteen and forty-four hundredths (314.44') feet, within and bounded by surfaces formed by projecting vertically upward and downward the boundaries of the parcels of property with dimensions on the surface of the earth are as shown and designated as Areas A, B & C on plat prepared for the City of Columbia by Lott Parrish and Associates, Engineers, dated November 1, 1983, and recorded in the Office of the Register of Deeds for Richland County in Plat Book Z, Page 7564. Reference is made to said plat for surface area meets and bounds.

ALSO LESS AND EXCEPT:

All the land, property and space, situate on the east end of the block bounded by Hampton, Sumter, Washington and Main Streets, in the City of Columbia, County of Richland, State of South Carolina, lying above a horizontal plane at elevation Two Hundred Eighty-seven and Seventy-seven hundredths (287.77') feet above mean sea level and below a horizontal plane at elevation Three Hundred Seven and Five-tenths (307.5') feet above mean sea level, determined with reference to the U. S. Coast and Geodetic Survey Monument P-2, mounted vertically in the southwest corner of the Palmetto Building at the intersection of Washington and Main Streets in the City of Columbia, State of South Carolina (the elevation of said monument being Three Hundred Fourteen and Forty-four, hundredths (314.44') feet above mean sea level) within and bounded by the intersection of said horizontal planes with the following perimetric boundaries:

Commencing, as shown on a Boundary and Basement Overlap Diagram dated August 16, 1982, entitled Palmetto Center Parking Facility, and prepared by Stevens & Wilkinson, Inc. at the southeastern corner of the parcel of land shown on said plat, said corner being at the northwesterly corner of the intersection of Sumter and Washington Streets, and running along

Washington Street a total distance of One Hundred Fifteen feet Three and one-half inches (115'3.5") to a point; thence turning and running in a generally north, northwesterly direction for a distance of One Hundred Nine feet Nine inches (109'9") to a point; thence turning and running in a south, southwesterly direction a distance of Forty-five (45') feet to a point; thence turning and running in a north, northwesterly direction for a distance of Fifty-six feet Four Inches (56' 4") to a point; thence turning and running in an east, northeasterly direction a distance of Forty-five (45') feet to a point; thence turning and running in a north, northwesterly direction a distance of Two Hundred Fifty-two feet Eleven inches (252' 11") to the property line separating said tract from Hampton Street; thence turning and running along Hampton Street in an east, northeasterly direction a total distance of One Hundred Fifteen feet Three and one-half inches (115'3.5") to the southwestern corner of the intersection of Hampton and Sumter Streets; thence turning and running along the property line separating said tract from Sumter Street for a total distance of Four Hundred Nineteen (419') feet to the point of commencement, be all measurements a little more or less.

ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2012-114

Authorizing the City Manager to execute a License Agreement between the City of Columbia and Core Campus Investment Partners, LLC licensing the use of the Sumter Street Parking Garage for the placement of amenities and parking for the Core Campus Project tenants and the placement of support structures and utilities, if any, within the Sumter Street Parking Garage and giving Core Campus Investment Partners, LLC an Installment Purchase Option

BE IT ORDAINED by the Mayor and Council this ____ day of _____, that the City Manager is authorized to execute the attached License Agreement between the City of Columbia and Core Campus Investment Partners, LLC licensing the use of the Sumter Street Parking Garage for the placement of amenities and parking for the Core Campus Project Tenants and the placement of support structures and utilities, if any, within the Sumter Street Parking Garage, and giving Core Campus Investment Partners, LLC an installment purchase option to purchase the City's interest and rights in those portions of the Sumter Street Garage owned by the City subject to the rights of others owning or having interests in the Sumter Street Garage.

Requested by:

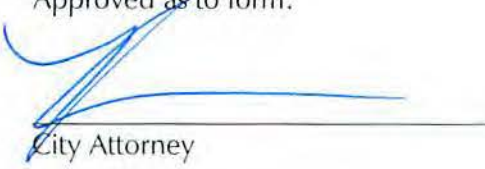
Major Benjamin


MAYOR

Approved by:


City Manager

Approved as to form:


City Attorney

ATTEST:


City Clerk

Introduced: 12/4/2012

Final Reading: 12/18/2012

LICENSE AGREEMENT

This License Agreement (this "Agreement") dated as of December 19, 2012 (the "Effective Date") by and between Core Campus Investment Partners LLC, a Delaware limited liability company or its assigns ("Licensee"), and the City of Columbia, South Carolina, a body politic of the State of South Carolina ("City"). City and Licensee are sometimes referred to herein separately as a "Party" and together as the "Parties."

Recitals:

- A. Licensee has entered into an Agreement of Purchase and Sale dated August 24, 2012 to purchase the property located at 1426 Main Street, Columbia, South Carolina ("Licensee's Property"), on which Licensee and its Affiliates (defined in Section 5(a)) plan to design, construct and develop a student housing project in excess of 150 bedrooms per acre (the "Project").
- B. Pursuant to that certain Order on a Special Exception granted by City of Columbia Board of Zoning Appeals set forth on Exhibit A hereto (the "Order"), City of Columbia Board of Zoning Appeals has granted Licensee a special exception to exceed the maximum density of 150 bedrooms per acre subject to the condition that Licensee provide an executed lease for the required off-street parking prior to the issuance of any permits (the "Parking Condition"). Attached hereto as Exhibit B is a letter from the City Zoning Administrator confirming that this Agreement satisfies the Parking Condition.
- C. Licensee desires to enter into this Agreement to satisfy the Parking Condition and comply with the Order, and to set forth the terms and conditions for the licensing by City to Licensee of the right to use and occupy certain parking spaces in the Sumter Street Garage located at 1400 Sumter Street, Columbia, South Carolina (the "Sumter Premises") and for City to lease certain parking spaces to Licensee for use by the tenants of the Project, all as more particularly provided herein.

NOW, THEREFORE, in consideration of the mutual agreements herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties covenant and agree as follows:

1. License and Reserved Spaces.

- (a) City hereby grants to Licensee, and its employees, independent contractors, subcontractors, tenants, customers, invitees, representatives and agents, successors and assigns (collectively, the "Licensee Parties"), a license (the "License") for the right to use and occupy eighty-two (82) parking spaces on the top level of the Sumter Premises for the purpose of developing, constructing and placing thereon the Amenity Improvements (defined in Section 9) and other amenities as Licensee shall determine for use by the tenants of the Project (the "Amenities Spaces"), and any additional spaces within the Sumter Premises required by Licensee for the installation of utilities and to provide structural support for any improvements developed, constructed or placed in or upon the Amenities Spaces (the "Support Spaces"), including ingress and egress to the Sumter Premises for the Licensee Parties (such areas are referred to as the "Licensed Area"). City shall take all action necessary with regard to the Sumter Premises which may be required for Licensee to obtain its DDR approval, including permitting Licensee to alter the physical appearance of the Sumter Premises (at the cost of Licensee), and for Licensee to obtain any easements required by Licensee for the use of the stairwell on the southeast corner of the Sumter Premises (including moving such stairwell inside the Sumter Premises). This License does not extend to the parking spaces leased to the Marriot and any use of those spaces by Licensee must be under a separate agreement between Licensee and the Marriot. Further, this License and the rights granted hereby do not extend to or include any portions of the first floor of the Sumter Premises which are not owned by the City or the basement of the Sumter Premises. Any rights or interests necessary for Licensee to place structural supports or utilities on the first floor or in the basement of the Sumter Premises shall be obtained from the owner of the first floor or basement.
- (b) The Licensed Area is to be used by Licensee for the construction, development and use of certain amenities in the Licensed Area and the use of such amenities by the tenants of the Project and their guests. Such construction and development of the amenities and structural supports in the Licensed Area shall comply with all applicable federal, state or local laws, codes, rules and regulations. Licensee shall secure the Licensed Area to limit the use of the amenities to the tenants of the Project and their guests.
- (c) City shall not be required to perform any additional work or furnish any additional materials to or otherwise prepare the Licensed Area for License Parties' occupancy except as otherwise provided herein. Nothing contained in this Agreement shall give Licensee any right or license to use or occupy any area outside the footprint of Sumter Premises, including but not limited to adjacent sidewalks and/or alleyways.
- (d) Commencing August 15, 2014 and through the end of the Term, City shall lease to Licensee for use by the tenants of the Project such number of parking spaces in the

Sumter Premises above Level 3-A as may be necessary for Licensee to meet all applicable zoning ordinances (but in any event no less than 338 parking spaces) (the "Sumter Premises Parking Spaces"). The Sumter Premises Parking Spaces shall be so leased to Licensee for 12 month terms at a monthly fee equal to Thirty-six and no/100 Dollars (\$36.00) per Sumter Premises Parking Space during the five (5) year period commencing August 15, 2014. Commencing August 15, 2019, City may increase such monthly fee up to Three and no/100 Dollars (\$3.00) per leased Sumter Premises Parking Space. City may on each one year anniversary thereafter increase such monthly fee by the average percentage increase of parking fees in other City-owned parking facilities but in no case greater than 3% per year. Notwithstanding the foregoing, the monthly fee per leased Sumter Premises Parking Space shall in no event be greater than the monthly fee offered to the general public for parking in the Sumter Premises from time to time.

- (e) Commencing August 15, 2014 and through the end of the term, City shall lease to Licensee for use by the tenants of the Project up to twenty-six (26) motorcycle parking spaces (the "Motorcycle Spaces") in the Sumter Premises other than in the Licensed Area or the Sumter Premises Parking Spaces with a minimum of two Motorcycle Spaces located on Level 3-A and two Motorcycle Spaces located on Level 3-B. The Motorcycle Spaces shall be so leased to Licensee for 12 month terms at a monthly fee equal to \$25.00 per Motorcycle Space during the five (5) year period commencing August 15, 2014. Commencing August 15, 2019, City may increase such monthly fee up to Three and no/100 Dollars (\$3.00) per leased Motorcycle Space. City may on each one year anniversary thereafter increase such monthly fee by the average percentage increase of parking fees in other City-owned parking facilities but in no case greater than 3% per year. Notwithstanding the foregoing, the monthly fee per leased Motorcycle Space shall in no event be greater than the monthly fee offered to the general public for similar parking in the Sumter Premises.
- (f) Notwithstanding anything to the contrary in this Agreement, the City may lease any of the Amenities Spaces or Support Spaces in the Sumter Premises after the Effective Date of this Agreement prior to Licensee commencing construction of the Amenity Improvements. Licensee will provide the City with no less than forty-five (45) days prior written notice of the anticipated date that construction will commence in the Licensed Area in order for the City to make the parking spaces available for such construction as provided in this Agreement.
- (g) Notwithstanding anything to the contrary in this Agreement, the City may lease any of the Sumter Premises Parking Spaces and Motorcycle Spaces that will be leased to Licensee for use by the tenants of the Project (but will not be used in connection with the construction of the Amenity Improvements) after the Effective Date of this Agreement and prior to August 15, 2014.

- (h) City shall from time to time commencing August 15, 2014 and through the end of the Term make available for lease to Licensee for use by the tenants of the Project up to fifty (50) parking spaces in the City Center Garage located at 1227 Taylor Street, Columbia, South Carolina or in other City-owned parking facilities, if needed by Licensee, at the then most favorable monthly rate for the general public per leased space for parking in the parking facility in which the applicable leased space is located. Monthly parking fees for such parking spaces may be increased from time to time by Columbia City Council in its sole and exclusive discretion.
- (i) Licensee shall be responsible for the payment of any real or personal property taxes, assessments or other fees that may be assessed against the Amenity Improvements as a result of this License. To the extent any other taxes, assessments or fees are assessed as a result of this License, City and Licensee shall cooperate in good faith to protest, dispute and minimize such taxes, assessments and fees.

2. Term; Termination.

- (a) The term of this Agreement and the License granted herein (the "Term") shall commence on the Effective Date and shall terminate on the fifty-five (55) year anniversary of the Effective Date, unless otherwise provided in Section 2(b), or upon Licensee's exercise of the Purchase Option (as defined in Section 13).
- (b) If either Party defaults in the performance of any of its obligations hereunder and such default continues for more than ninety (90) days after delivery of written notice thereof from the non-defaulting Party (except that if any non-monetary default cannot be cured with the exercise of reasonable diligence during such ninety (90) day period, such period shall be extended for such additional time as is reasonably necessary to effectuate the cure thereof, provided that the defaulting Party has commenced to cure such default within such ninety (90) day period and thereafter diligently prosecutes such cure to completion), then the non-defaulting Party shall have the right to terminate this Agreement upon written notice to the defaulting Party. In addition to such right of termination, the non-defaulting Party may pursue any other remedies available at law or in equity with respect to such default.

- 3. License Fee. In full consideration of the grant of the License to Licensee and City's obligations hereunder, Licensee shall pay to City during the Term a license fee (the "License Fee") equal to Five Thousand and no/100 Dollars (\$5,000.00) per year for the Amenities Spaces plus Sixty and no/100 Dollars (\$60.00) per year for each of the Support Spaces payable in equal monthly installments on the first day of each month of the Term commencing August 15, 2014.

4. Insurance.

- (a) During the Term of this Agreement, Licensee shall procure and maintain insurance insuring the City from and against claims for any injuries to persons or damage to the Sumter Premises which may arise from or in connection with the construction, use or failure of the Amenity Spaces and Support Spaces or the acts or omissions of the Licensee Parties:
 - (i) Commercial general liability insurance in an amount not less than Six Hundred Thousand and no/100 Dollars (\$600,000.00) per occurrence combined single limit for bodily injury, personal injury and/or property damage with an aggregate liability of not less than One Million and no/100 Dollars (\$1,000,000.00);
 - (ii) During the construction and development of the Amenity Spaces and Support Spaces or during the removal of the amenities and support structures as hereinafter provided, the Licensee shall provide in a separate policy of Owner's and Contractor's Protective Liability Insurance issued in the name of City in an amount not less than Six Hundred Thousand and no/100 Dollars (\$600,000.00) per occurrence combined single limit for bodily injury, personal injury and/or property damage with an aggregate liability of not less than One Million and no/100 Dollars (\$1,000,000.00);
 - (iii) Licensee will cause all contractors or other persons doing work on the Project to comply with the insurance requirements set forth in City Code Sec. 11-71 and to the extent that the insurance requirements set forth in this Agreement are in conflict with or in amounts less than those required by the aforesaid ordinance, the said ordinance shall prevail.
 - (iv) All insurance shall be primary insurance as respects the City, its officials, and employees. Any insurance or self-insurance maintained by the City, its officials and employees shall be in excess of insurance provided by Licensee and shall not contribute to it.
 - (v) Licensee shall procure and shall maintain during the Term of this Agreement, Worker's Compensation Insurance in accordance with the laws of the State of South Carolina for all of the employees to be engaged in any work on Sumter Premises pursuant to this Agreement, and in case any such work is sublet, Licensee shall require the subcontractor similarly to provide Worker's Compensation Insurance for all of such subcontractor's employees to be engaged in such work unless such employees are covered by the protection

afforded by Licensee's Workers' Compensation Insurance. Licensee shall not permit any person who is not protected by Worker's Compensation Insurance or a properly approved self-insured Worker's Compensation Program to perform any work related to this Agreement.

- (b) Each insurance policy required by this Agreement shall be endorsed to state that coverage shall not be suspended, voided, canceled by either Party, reduce in coverage or in limits unless thirty (30) days' prior written notice, by certified mail, return receipt requested, has been given to the City. The City may require proof of such insurance coverages at any time during the Term of this Agreement.
 - (c) Licensee shall furnish the City with a certificate showing satisfactory proof of coverage of the insurance required by this Agreement to insure and fully indemnify the City as provided for herein during construction and development of the Amenity Improvements and support structures and such shall be approved by the City prior to commencement of the work. Licensee shall require all Licensee Parties performing construction on the Sumter Premises to procure similar insurance prior to construction and such shall be approved by the City prior to commencement of the work by the Licensee Parties.
 - (d) Licensee shall furnish the City with a certificate showing satisfactory proof of coverage of the insurance required by this Agreement to insure and fully indemnify the City as provided for herein prior to the Licensee Parties' use and occupancy the Sumter Premises and such shall be approved by the City prior to the Licensee Parties' use and occupancy of the Sumter Premises.
 - (e) City shall be specifically covered and named as an additional insured in liability all policies required by this Agreement.
 - (f) During the Term of this Agreement, City shall maintain fire and casualty insurance on the Sumter Premises in such amounts as the City, in its reasonable discretion deems appropriate. Licensee Parties shall not be named as an additional insured or loss payee in such insurance policies.
 - (g) City and Licensee shall each cooperate with and provide reasonable access to the Sumter Premises and License Area by representatives of insurance companies and insurance brokers or agents.
5. **Indemnification.** Licensee shall indemnify, defend and hold harmless City and its officials and employees (the "City Indemnitees"), from and against all claims, causes of action, damages, cost and expense relating to the Amenities Spaces and the Support Spaces and the structural supports placed therein by reason of in connection with (i) any injury to or death of any person, or damage to or loss of property, or any other matter occurring, resulting

from or connected with the use, condition or occupancy of the Amenities Spaces and the Support Spaces and the structural supports placed thereon by the Licensee Parties or (ii) any breach by Licensee under this Agreement. For purposes of this Agreement, "Affiliate" means, in respect of any person or entity ("Person"), any other Person that directly or indirectly through one or more intermediaries' controls, is controlled by or is under common control with such Person. As used in this definition, "control" means the direct or indirect possession of the power to direct or cause the direction of the management and policies of a Person, whether through the ownership of voting securities, by contract or otherwise.

6. **Assignment; Sublicensing.** This Agreement and the License granted hereby is personal to Licensee and shall not be assigned by Licensee, nor shall Licensee sublicense or otherwise permit or suffer the occupancy of any portion of the Licensed Area by any third party other than the Licensee Parties, without first obtaining the prior written consent of City; provided, however, that Licensee may assign this Agreement and the License without the consent of City to an Affiliate of Licensee or to any purchaser of Licensee's Property or to any lender for collateral purposes. Without limiting the foregoing, in the event the purchaser of Licensee's Property is a not-for-profit organization which is then leasing a parking facility at parking fees greater than such fees set forth in this Agreement, Licensee shall provide reasonable notice of such sale to the City so that the City may adjust the parking fees in this Agreement to make such fees set forth in this Agreement commensurate with such other party fees.

7. **Repair Obligations and Use of Sumter Premises.**

- (a) City shall at all times keep and maintain the Sumter Premises other than the Licensed Area, and shall cause the Sumter Premises other than the Licensed Area to be kept and maintained, in good repair and working order commensurate with parking garages of the same age, condition and construction in the City. Without limiting the foregoing, City shall make repairs to and perform maintenance upon: (1) all structural and non-structural elements of the Sumter Premises, including exteriors walls and structural elements of floors; (2) all mechanical, electrical, plumbing, fire/life safety systems and any other utility or other systems serving the Sumter Premises in general; and (3) all common areas, including demising partitions, common entrances, corridors, doors, loading docks and stairways. However, City shall have no obligation to improve existing structural elements or walls to support the Amenity Improvements.
- (b) Licensee shall at all times keep and maintain the Licensed Area, and shall cause the Licensed Area, to include the structural supports placed within the support spaces, to be kept and maintained, in good repair and working order. Without limiting the foregoing, Licensee shall make repairs to the following to the extent such repairs are caused by the acts of Licensee Parties: (1) all structural and non-structural elements of the Licensed Area, including exteriors walls and structural elements of floors; (2) all mechanical, electrical, plumbing, fire/life safety systems and any other utility

or other systems serving the Licensed Area in general; and (3) all areas, including demising partitions, entrances, corridors, doors, loading docks and stairways.

- (c) City shall not during the Term change the use of the Sumter Premises to any use other than a parking garage similar to such use as of the Effective Date.

8. Alterations.

- (a) Other than those that are a result of the drawings set forth in Section 8(b), Licensee shall not make any structural alterations, additions or changes to the Licensed Area without first obtaining the prior written consent of City, which consent shall not be unreasonably withheld, conditioned or delayed.
- (b) City hereby consents to the improvements to be constructed on and above the Amenities Spaces and related structural construction substantially in accordance with Exhibit C hereto (the "Amenity Improvements"). The Amenity Improvements shall comply in all material respects with all applicable local, state and federal codes. City may, at City's sole cost and expense, engage a structural engineer to review the Amenity Improvements and Licensee shall incorporate commercially reasonable design changes. During the construction of the Amenity Improvements and support structures, Licensee shall use commercially reasonable efforts to prevent the interruption of existing businesses within the Sumter Premises, including City's operation of the remaining public parking in the Sumter Premises; provided that in no event shall Licensee be responsible for any lost revenue to the City during such construction. During the construction of the Amenity Improvements and support structures, Licensee shall not impede or interfere with the ability of Marriot or other parking tenants/customers to utilize parking in the Sumter Premises pursuant to any lease of a portion of the Sumter Premises with the City. Licensee shall pay promptly when due the entire cost of any work in the Sumter Premises undertaken by Licensee so that the Sumter Premises shall at all times be free of liens for labor and materials arising from the work. Licensee shall procure all necessary permits before undertaking any work, do all work in a good and workmanlike manner and comply in all material respects with all governmental requirements. Licensee shall not permit any mechanics', laborers' or materialmen's liens to be filed against the Sumter Premises by reason of any work, labor, services or materials performed at or furnished to, or claimed to have been performed at or furnished to, the Sumter Premises, by, or at the direction of, Licensee or anyone holding the Licensed Area through or under the Licensee. If any such liens shall at any time be filed or claimed, Licensee shall have the right to contest such liens in good faith and with reasonable diligence, provided Licensee has deposited with City or a title company security reasonably satisfactory to City to assure payment and to prevent any sale, foreclosure or forfeiture of the Sumter Premises by reason of non-payment. On final determination of the lien or claim for lien, Licensee shall immediately pay any judgment, with all costs and charges, and shall have the lien released of record and

any judgment satisfied. If Licensee shall fail to contest the liens with due diligence or shall fail to cause the liens to be discharged or bonded over or establish a title indemnity within 30 days after being notified of their filing and, in any case, before any sale, foreclosure or forfeiture then, in addition to any other right or remedy of City, City may discharge the liens by paying the amount claimed to be due or by bonding or other proceeding deemed appropriate by City, and the amount paid by City and all costs and expenses, including reasonable attorneys' fees, expenses and court costs, incurred by City in procuring the discharge of the liens or judgment shall be due and payable by Licensee to City within ten (10) business days after demand by City. Prior to any of the Licensee Parties commencing any work at the Sumter Premises for the Amenity Improvements, support structures or utilities, Licensee shall furnish a surety bond or bonds in an amount at least equal to one hundred percent (100%) of the amount of the contract price for the work as security for the faithful performance of any contract for the work and for payment of all persons performing labor for such work under any contract for such work and furnishing materials in connection with the contract for the work. The surety bond, or bonds, shall be executed by a company duly authorized to do business in the state of South Carolina, which surety company must be listed in the current version of United States Treasury Department Circular 570. Each bond shall be accompanied by a "Power of Attorney" authorizing the attorney-in-fact to bind the surety and certified to include the date of the bond. Said surety shall be subject to approval by the City's attorney. The City reserves the right to accept or reject the qualification of any bonding company submitted by the Licensee Parties.

9. **Intentionally Deleted**

10. **Quiet Enjoyment**. City covenants and agrees that, so long as Licensee shall not be in default of this Agreement beyond the cure period set forth in Section 2(b), the Licensee Parties shall and may peaceably and quietly have, hold and enjoy the Licensed Area for the Term, as same may be extended, without disturbance, hindrance or ejection by or from City (subject, however, to the provisions hereof) or any one claiming by, through or under City.

11. **Fire, Explosion or other Casualty**. If the Sumter Premises, or any part thereof, is damaged by fire, explosion or any other casualty or cause in any manner, the damage shall promptly be repaired and rebuilt by City at City's expense, if the City in its sole and exclusive discretion elects to repair or rebuild the Sumter Premises or any part thereof. If the casualty, or if the City elects to repair or rebuild, the repairing or rebuilding, render all or any part of the Licensed Area unusable by Licensee Parties as provided herein, the License Fee shall be proportionately abated from the date when the damage occurred until the date City completes its repair and rebuilding work, which proportion shall be computed based on the relation which the portion of the Licensed Area rendered unusable bears to the total Licensed Area or any part thereof. Should the City elect to repair or rebuild the Sumter Premises, or any part thereof, City shall have no obligation to repair or rebuild Licensee's amenities in the Licensed Area or support structures located in the Support Spaces and such

shall be at Licensee's cost and expense; however, City, if it elects to repair or rebuild the Sumter Premises, or any part thereof, will coordinate the repair and rebuilding with Licensee. Licensee shall insure such against such damage in its discretion and at such levels of insurance coverage that it deems appropriate. Notwithstanding the foregoing, (x) the Purchase Option of Licensee shall remain in full force and effect and (y) City shall use its best efforts to provide alternative parking to Licensee for use by the tenants of the Project at the then prevailing market rate, in each case, during the period that the Sumter Premises are so damaged.

12. **Surrender.** Upon the termination of this Agreement, Licensee shall cease use of the Licensed Area and vacate the Sumter Premises and the Licensed Area shall be returned to the City in substantially its original condition (ordinary wear and tear excepted) and Licensee shall, at its cost and expense, remove the Amenity Improvements in the Licensed Area or support structures located in the Support Spaces. During the removal of the Amenity Improvements in the Licensed Area or support structures located in the Support Spaces, Licensee shall use commercially reasonable efforts to prevent the interruption of existing businesses within the Sumter Premises, including City's operation of the remaining public parking in the Sumter Premises; provided, that in no event shall Licensee be responsible for any lost revenue to the City during such removal. During the removal of the Amenity Improvements and support structures, Licensee shall not impede or interfere with the ability of the Marriot or other parking tenants/customers to utilize parking in the Sumter Premises pursuant to any lease of a portion of the Sumter Premises with the City. Prior to commencement of construction at the Sumter Premises, Licensee shall furnish a surety bond or bonds in an amount at least equal to one hundred (100%) percent of the amount of the actual final costs for the work to so return to substantially its original condition as security for the faithful performance of Licensee's obligation to return the Sumter Premises to the City in its original condition and removal of the Amenity Improvements in the Licensed Area or support structures located in the Support Spaces, at Licensee's cost and expense, and for payment of all persons performing labor under any contract for the work and furnishing materials in connection with the contract for the work. The surety bond, or bonds, shall be executed by a company duly authorized to do business in the state of South Carolina, which surety company must be listed in the current version of United States Treasury Department Circular 570. Each bond shall be accompanied by a "Power of Attorney" authorizing the attorney-in-fact to bind the surety and certified to include the date of the bond. Said surety shall be subject to approval by the City's attorney. The City reserves the right to accept or reject the qualifications of any bonding company submitted by the Licensee Parties. The amount of the surety bond or bonds shall be adjusted every five (5) years during the Term by the average of the Consumer Price Index for the past five (5) years to cover any estimated increase in the costs for the return of the Sumter Premises to the City substantially in its original condition and removal of the Amenity Improvements and the support structures located in the Support Spaces. Should the average of the Consumer Price Index for the past five (5) years be a negative number, the surety bond amount shall not be reduced.

13. Option to Purchase.

- (a) City hereby irrevocably grants to Licensee an exclusive option to purchase the Sumter Premises ("Purchase Option") upon the terms and conditions set forth herein for a purchase price equal to the Purchase Price (defined below). Licensee may exercise the Purchase Option at any time after the Effective Date and prior to the expiration of the Term by the delivery of written notice to City of Licensee's intent so to exercise the Purchase Option. Within five business days of the exercise of the Purchase Option, City and Licensee shall enter into a purchase contract for the purchase and sale of the Sumter Premises in a form customarily used for purchases and sales of similar properties in the city of Columbia, which contract shall include the following: (1) earnest money of 5% of the Purchase Price; (2) a closing date within 90 days of execution of such contract; (3) the sale of the Property by City by quit claim deed; and (4) the sale being subject to existing covenants, conditions and restrictions of record (including utility easements in favor of City not evidenced by an easement). The Purchase Option does not extend to or include any portions of the first floor of the Sumter Premises which are not owned by City or the basement of the Sumter Premises. Licensee and its Affiliates shall take the Sumter Premises AS IS AND WHERE IS, WITHOUT WARRANTY, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO FITNESS FOR A PARTICULAR PURPOSE OR MERCHANTABILITY.
- (b) For purposes of this Agreement, "Purchase Price" means (i) the value of the Sumter Premises based upon an appraisal obtained by Licensee (the "Licensee Appraisal") or (ii) in the event City notifies Licensee that it does not approve of such Licensee Appraisal (it being agreed that City shall be deemed to have approved such Licensee Appraisal if it fails to notify Licensee that it does not approve of such Licensee Appraisal within 10 business days of the date it receives such Licensee Appraisal from Licensee), the value of the Sumter Premises which shall be the average of the appraised values of the Licensee Appraisal and an appraisal obtained by City and delivered to Licensee within 30 days of the date the Licensee Appraisal was delivered to City (the "City Appraisal"), provided that the difference in the respective values of the Licensee Appraisal and the City Appraisal is less than or equal to 5%. If the difference in the respective values of the Licensee Appraisal and the City Appraisal is greater than 5%, then an appraiser (the "Third Appraiser") mutually acceptable to Licensee and City shall review each of the Licensee Appraisal and the City Appraisal and shall give its determination of the appraised value of Sumter Premises (the "Third Appraisal"). If Licensee and City cannot agree on a Third Appraiser, then, within 10 days of the date the City Appraisal is delivered to Licensee, the then acting President of the Appraisal Institute located nearest to Sumter Premises shall appoint an appraiser having the qualifications set forth below and such appraiser shall provide the Third Appraisal. If the Third Appraisal is a

value that is between the values in the Licensee Appraisal and the City Appraisal, then the Appraised Value shall be the average of the value in the Third Appraisal and the value in whichever of the Licensee Appraisal or City Appraisal that is closer to the value in the Third Appraisal. If the Third Appraisal is not a value that is between the values in the Licensee Appraisal and the City Appraisal, then the Appraised Value shall be the value set forth in whichever of the Licensee Appraisal or the City Appraisal that is closer to the value in the Third Appraisal. Licensee shall pay the costs of the Licensee Appraisal, City shall pay the costs of the City Appraisal, and if a third appraiser is required, Licensee and City shall equally share the cost of the Third Appraiser. Any appraisal obtained under this paragraph shall determine the fair market value of Sumter Premises based upon an approximation of the value in a sale to a third party in an arms-length transaction and shall be conducted by an independent, third party, certified real estate appraiser having at least 15 years of commercial real estate experience in Columbia, South Carolina and designated as an "M.A.I." or its equivalent by the Appraisal Institute.

- (c) City hereby covenants and agrees that during the Term of this Agreement, City shall not commit, approve, consent to or permit any Unpermitted Transfer (as defined below) without the prior written consent of Licensee, which consent may be withheld in Licensee's sole discretion. Any Unpermitted Transfer which is effected without the prior written consent of Licensee shall be void, invalid and ineffective and of no force or effect against Licensee or Licensee's rights hereunder and in the Sumter Premises. For purposes of this Agreement, an "Unpermitted Transfer" shall mean any of the following:
- (i) any master lease affecting the Sumter Premises;
 - (ii) any grant, sale, transfer or other conveyance of all or any portion of or interest in the Sumter Premises unless the deed or other instrument of conveyance expressly states that the grantee or transferee and its heirs, representatives, successors and assigns take subject to the interest of Licensee hereunder;
 - (iii) any mortgage, lien or other encumbrance of all or any portion of the Sumter Premises unless such mortgage, lien or encumbrance expressly states, without reservation, that it is in all respects subject to the interest of Licensee hereunder (Licensee, however, acknowledges and agrees to the existence of a certain lien on the net revenues of the Sumter Premises (as opposed to a lien on the Sumter Premises itself)) as contemplated in City's bonding ordinance); or
 - (iv) any other act or omission affecting the Sumter Premises which would diminish or otherwise adversely affect Licensee's interest pursuant to the Option granted herein.

The Purchase Option shall be subject to (1) the rights granted to third parties, their successors and assigns as provided in that certain Joint Use Agreement dated December 1, 1981 and any amendments thereto (the "Joint Use Agreement"), which is incorporated herein by specific reference thereto; (2) the exclusive parking rights in the Sumter Premises granted to the Marriot Hotel (for avoidance of doubt the owners or lessees of the building adjacent to the Project) pursuant to the Joint Use Agreement; (3) the private owner's ownership interest in the first floor of the Sumter Premises and (4) City being in compliance with Section 7.10 of the General Bond Ordinance No. 2005-119 enacted by the City Council of the City on November 11, 2005, as may be hereafter supplemented or replaced (the "Bonding Ordinance") at the time of closing. City shall at all times during the Term of this Agreement remain in compliance with such Section 7.10 of the Bonding Ordinance (or any similar section in replacement thereof); provided, that for purposes of such obligation of City, the "Rate Covenant" therein shall be calculated without including the Net Revenues arising from the Sumter Premises.

14. **Right of First Refusal.** In the event that City receives within thirty (30) years of the Effective Date a bonafide offer from a third party to purchase the Sumter Premises (a "Purchase Offer"), the City shall promptly provide such Purchase Offer to Licensee. In such case, Licensee shall have the first right to purchase the Sumter Premises upon the terms contained in the Purchase Offer (the "Offer Terms") (it being understood that Licensee shall be deemed to have declined to so purchase the Sumter Premises if it does not accept such offer within 20 business days of the date such Purchase Offer is delivered to Licensee). In the event Licensee shall decline to so purchase the Sumter Premises, City may sell the Sumter Premises solely to the purchaser, and upon the terms, set forth in the Purchase Offer delivered to Licensee; provided that Licensee shall have the right within such 20 business day period to exercise the Purchase Option set forth in Section 13. In the event City fails to close on such sale within 90 days of the date the Purchase Offer was delivered to Licensee, Licensee shall continue to have a right of first refusal to purchase the Sumter Premises upon the terms set forth in this Section 14. The rights granted in this Section 14 do not extend to or include any portions of the first floor of the Sumter Premises which are not owned by City or the basement of the Sumter Premises. The rights granted in this Section 14 shall be subject to (1) the rights granted to third parties, their successors and assigns as provided in the Joint Use Agreement; (2) the exclusive parking rights in the Sumter Premises granted to the Marriot Hotel (for avoidance of doubt the owners or lessees of the building adjacent to the Project) pursuant to the Joint Use Agreement; and (3) the private owner's ownership interest in the first floor of the Sumter Premises.

15. **Miscellaneous.**

- (a) Any notice, instruction, direction or demand under the terms of this Agreement required to be in writing shall be duly given upon delivery, if delivered by hand,

overnight mail, facsimile transmission or mail (with postage prepaid), to the following addresses:

In the case of Licensee:

Core Campus Investment Partners LLC
2234 W. North Ave.
Chicago, Illinois 60647
Attn: Marc Lifshin
FAX: (773) 227-5350

and

Core Campus Investment Partners LLC
540 W. Madison, Suite 2500
Chicago, Illinois 60661
Attention: David B. Nelson
FAX: (312) 526-5761

with a copy to:

Roberts McGivney Zagotta LLC
55 W. Monroe Street, Suite 1700
Chicago, IL 60603
Attention: Michael S. Roberts
FAX: (312) 878-5201

In the case of City:

City of Columbia
1737 Main Street
Columbia, SC 29201
Attention: City Manager

w/ copy to:

City of Columbia
Office of City Attorney
P.O. Box 667
Columbia, SC 29202

or to such other addresses or facsimile numbers as may be specified by like notice to the other Party. Any notice involving non-performance, termination or renewal shall be sent by hand delivery, recognized overnight courier or, within the United States, via certified mail,

return receipt requested. All other notices may also be sent by facsimile, confirmed by first class mail. All notices shall be deemed to have been given when received, if hand delivered; when transmitted, if transmitted by facsimile or similar electronic transmission method with confirmation of successful transmission; one working day after it is sent, if sent by recognized overnight courier; and three days after it is postmarked, if mailed first class mail or certified mail, return receipt requested, with postage prepaid.

- (b) This Agreement may be executed in separate counterparts, each of which shall be deemed an original and all of which, when taken together, shall constitute one and the same agreement. This Agreement may be executed by facsimile signature or electronic media (including PDF) and each Party may fully rely upon such execution. This Agreement shall be fully enforceable against a Party which has executed this Agreement by facsimile or electronic media (including PDF).
- (c) This Agreement shall be governed by and construed in accordance with the laws of the State of South Carolina.
- (d) The headings contained in this Agreement are for reference purposes only and shall not affect in any way the meaning or interpretation of this Agreement. When a reference is made in this Agreement to an Article or a Section, such reference shall be to an Article or Section of this Agreement unless otherwise indicated.
- (e) This Agreement and the exhibits and schedules referenced or attached hereto constitute the entire agreement between the Parties with respect to the subject matter hereof and shall supersede all prior agreements, understandings and negotiations, both written and oral, between the Parties with respect to the subject matter hereof. This Agreement is not intended to confer upon any Person other than the Parties any rights or remedies hereunder.
- (f) If any terms or other provision of this Agreement or the schedules or exhibits hereto shall be determined by a court, administrative agency or arbitrator to be invalid, illegal or unenforceable, such invalidity or unenforceability shall not render the entire Agreement invalid. Rather, this Agreement shall be construed as if not containing the particular invalid, illegal or unenforceable provision, and all other provisions of this Agreement shall nevertheless remain in full force and effect so long as the economic or legal substance of the transactions contemplated hereby is not affected in any manner materially adverse to either Party. Upon such determination that any term or other provision is invalid, illegal or unenforceable, the Parties shall negotiate in good faith to modify this Agreement so as to effect the original intent of the Parties as closely as possible in an acceptable manner to the end that the transactions contemplated hereby are fulfilled to the fullest extent permitted under applicable law.

- (g) The Parties shall execute such additional agreements between the Parties and/or their respective Affiliates as may be reasonably necessary to effectuate the intent of this Agreement.
- (h) This Agreement shall inure to the benefit of and be binding upon the Parties and their respective successors and assigns, including any purchaser of the Sumter Premises (subject to Licensee's rights hereunder). The rights of Licensee and the obligations of City shall run with the land during the Term of this Agreement. Nothing in this Agreement, express or implied, is intended to confer upon any other Person any rights or remedies of any nature whatsoever under or by reason of this Agreement.
- (i) This Agreement may be amended, modified or supplemented only by a written agreement signed by all of the Parties.
- (j) No failure or delay on the part of either Party in the exercise of any right hereunder shall impair such right or be construed to be a waiver of, or acquiescence in, any breach of any representation, warranty or agreement herein, nor shall any single or partial exercise of any such right preclude other or further exercise thereof or of any other right. All rights and remedies existing under this Agreement are cumulative to, and not exclusive of, any rights or remedies otherwise available.
- (k) Either Party may record a memorandum of this Agreement provided that the economic terms herein are not disclosed in such memorandum. Without limiting the foregoing, City may attach this Agreement to the City Council agenda for public review.
- (l) Ambiguities in this Agreement, if any, shall not be construed against the Licensee or the City.
- (m) This Agreement is expressly contingent upon Columbia City Council's approval authorizing this Agreement to be executed by the Columbia City Manager. Such approval is in Columbia City Council's sole and exclusive discretion.
- ~~(n)~~ Licensee acknowledges that this Agreement is a public document and is subject to public release as required by the South Carolina Freedom of Information Act.

[Signature page follows]

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first written above.

LICENSEE:

CORE CAMPUS INVESTMENT PARTNERS LLC

By: _____

Name: _____

Title: _____

CITY:

CITY OF COLUMBIA, SOUTH CAROLINA

By: _____

Name: _____

Title: _____

Exhibit A

Order of Special Exception

Board of Zoning Appeals)
)
 City of Columbia) ORDER
 ON A SPECIAL EXCEPTION

Date Heard: August 14, 2012

Property: 09014-08-01 (1426 Main Street)

Zoning District: C-5 / DD (Central Business District/ Design Development
 Overlay District)

Applicant: Core Campus, LLC, Tom Harrington

Other Parties in Interest: None.

The City of Columbia Board of Zoning Appeals held a public hearing on August 14, 2012 to consider the special exception request of Core Campus, LLC, Tom Harrington, Applicant, pursuant to City of Columbia Code of Ordinances Section 17-321 (3), to exceed the maximum density of 150 bedrooms per acre for a private dormitory.

After consideration of the evidence and arguments presented, the Board decides as follows:

Findings of Fact:

Notice of the public hearing for this case was posted on the property, as well as notice was published in a newspaper of general circulation within the city no less than fifteen (15) days prior to this hearing.

The Applicant, Core Campus, LLC, Tom Harrington, is requesting a special exception to exceed the maximum density of 150 bedrooms per acre in a C-5 district to establish a private dormitory. The Applicant states that the Palmetto Center, 1426 Main Street, Columbia, SC, will be converted from office space to an 851 bed, 258 unit private dormitory. The Applicant proposes to provide 88 parking spaces and 215 bicycle spaces within the attached secure indoor basement owned by the building; the remaining 338 spaces will be located within the City of Columbia Sumter Street Garage on levels 3A and above. The application for special exception shall include an operation and management plan, which must include at least the following:

- Use and activity that will occur in conjunction with the dormitory use;
- Hours of operation of non-residential services;
- Security plan including provisions for common and parking areas;
- Noise control;
- Provisions for transportation including location for loading/unloading of shuttles or buses, if applicable;
- Location of entrances and exits;

- Location and management of parking for residents and visitors;
- Location of amenities and their relationship and compatibility with adjacent uses.

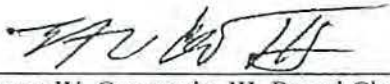
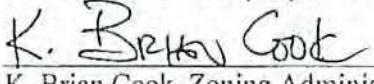
Conclusions of Law:

Pursuant to the Standard of Review in granting a special exception Section 17-112, we have heard the testimony and reviewed the Applicant's request for a special exception and find that all standards to establish a private dormitory with a density of more than 150 bedrooms per acre have been met. The proposed use, when operated in conformance with the application, submitted operation and management plan, and parking agreement would not negatively impact traffic circulation, vehicle or pedestrian safety. The private dormitory will have no greater impact on noise, lights, fumes, or obstruction of air flow on adjoining properties. In addition, we find that a private dormitory will not negatively impact the aesthetic character of the environs. The orientation and spaces of improvements will not change.

Therefore, based on all of the foregoing, the Applicant's request for a Special Exception to exceed the maximum density of 150 bedrooms per acre in a C-5 district to establish a private dormitory, as described above, is hereby **APPROVED, with the following conditions:**

- Construction, operation and/or use shall be in substantial compliance with the documents placed on file in conjunction with this case;
- The Applicant must provide an executed lease for the required off-street automobile and bicycle parking prior to the issuance of any permits.

AND IT IS SO ORDERED!

	9/5/12
Ernest W. Cromartie, III, Board Chairman	Date
	9/5/12
K. Brian Cook, Zoning Administrator	Date

Date Mailed to Applicant
and Other Parties of Interest:

9/5/12

12-29 SE

**NOTICE OF APPEAL TO CIRCUIT COURT MUST BE FILED WITHIN
THIRTY (30) DAYS AFTER THE DATE THIS ORDER WAS MAILED**

Exhibit B

Zoning Administrator Letter



We Are Columbia

Planning and Development Services • Zoning Division
1136 Washington Street, Columbia, SC 29201 • Phone: 803-545-3333 • Fax: 803-733-8699

December 18, 2012

Core Campus Investment Partners, LLC
Mr. Tom Harrington
2234 West North Avenue
Chicago, IL 60647

RE: 1426 Main Street (09014-08-01) Columbia, SC
Parking Agreement / Special Exception Conditions

Dear Mr. Harrington:

A special exception was granted by the City of Columbia Board of Zoning Appeals on August 14, 2012 in order to exceed the maximum density of 150 bedrooms per acre for a private dormitory. A condition of that special exception was that the applicant must provide an executed lease for off-street automobile and bicycle parking for the spaces that could not be provide onsite. Testimony was given that 88 parking spaces and 215 bicycle spaces would be provided in the basement of the building at 1426 Main Street owned by the applicant, and the remaining 338 spaces would be located within the City of Columbia Sumter Street Garage on level 3A and above.

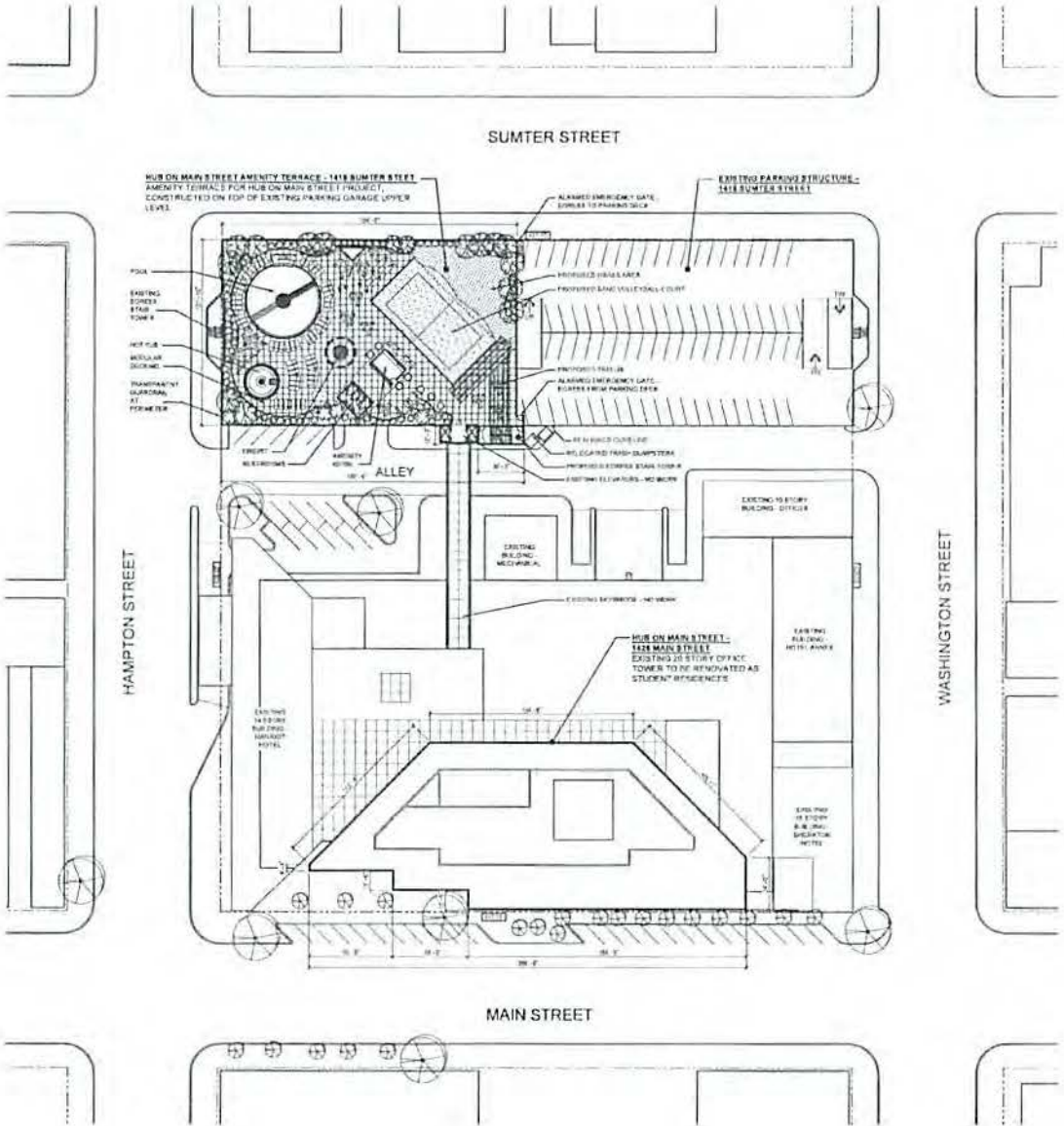
I have reviewed the parking agreement of December 18, 2012, between the City of Columbia and Core Campus for the 338 parking spaces on level 3A and above, and it does meet the conditions of the special exception approval.

Sincerely,

K. Brian Cook

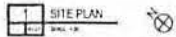
K. Brian Cook
Zoning Administrator

Exhibit C
Amenity Improvements



HUB ON MAIN STREET
ADDRESS 1426 MAIN STREET
TMS: R09014-08-01
ZONING: C5-DD (CITY CENTER OVERLAY)
OF STORIES: 20-STORIES (EXISTING)
OF RESIDENTIAL UNITS: 260 (PROPOSED)

HUB ON MAIN STREET - AMENITY TERRACE
ADDRESS 1415 SUMTER STREET
TMS R09014-08-09
ZONING C5-DD (CITY CENTER OVERLAY)
OF STORIES 7-STORIES (EXISTING)



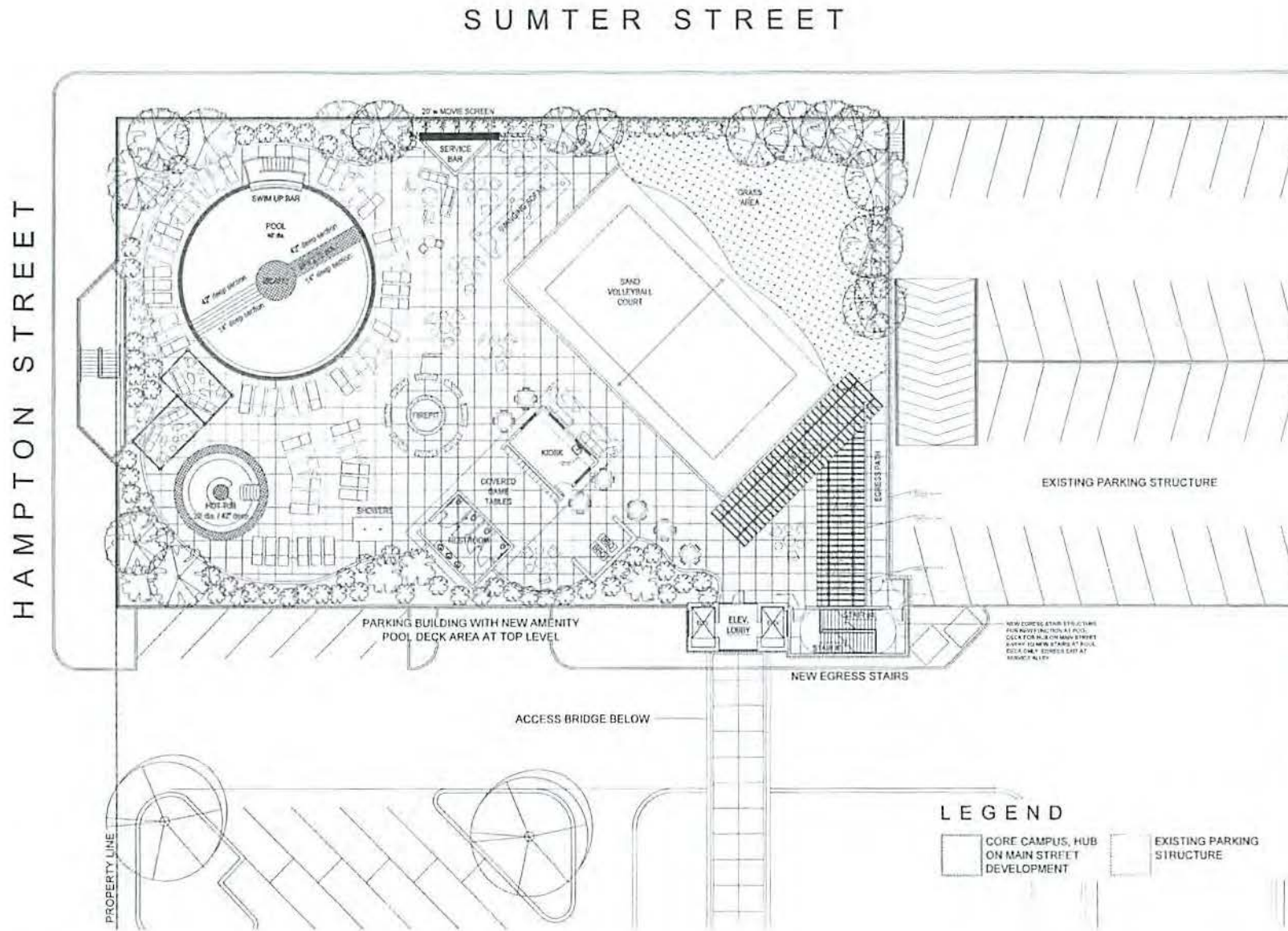
The Hub
On Main Street
Columbia, SC

Core Campus
Developer
Antunovich Associates
Architects

December 21, 2012

D/DRC
Submission
Package

Site Plan



The Hub
On Main Street
Columbia, SC

Core Campus
Developer
Antunovich Associates
Architects

December 21, 2012

D/DRC
Submission
Package

Garage
Amenity
Terrace



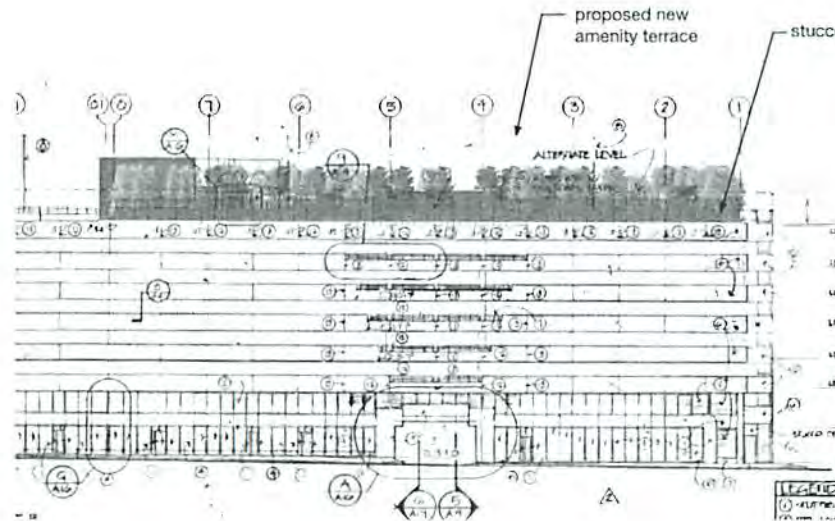
The Hub
On Main Street
Columbia, SC

Core Campus
Developer
Antunovich Associates
Architects

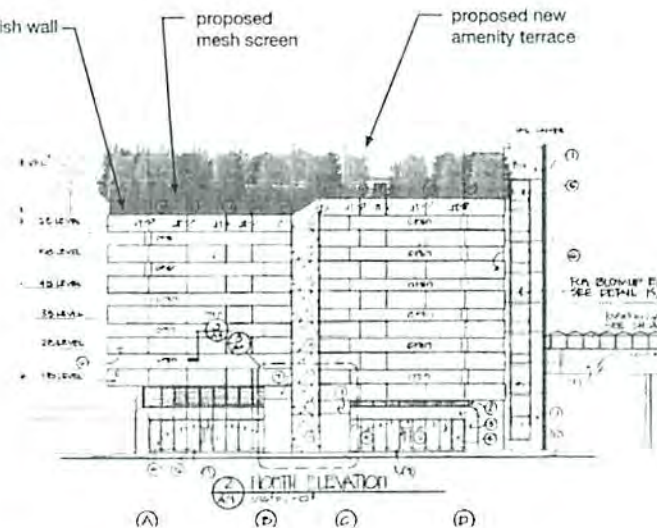
December 21, 2012

D/DRC
Submission
Package

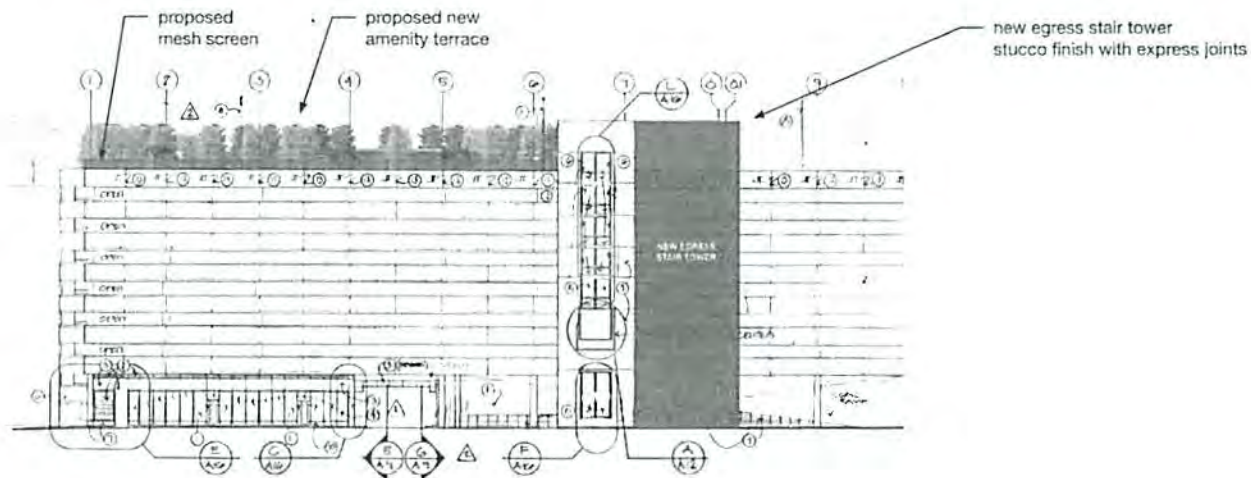
Amenity
Terrace
Elevations



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



AMENITY AREA NOTES

1. POOL AND HOT TUBS
2. PORCHES
3. DRIVEWAY
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AMENITY ROOF TOP PLAN	
1	
1	10' 0" x 10' 0"

ON MAIN STREET
403 Main Street
Cambridge, MA 02114

A2.11

ORDINANCE NO.: 2013-035

ORIGINAL
STAMPED IN RED

Authorizing the City Manager to execute an Amendment of License and Memorandum of Lease Agreement between the City of Columbia and Core Campus Columbia I, LLC and City's Consent to an Assignment of Amendment of License and Memorandum of Lease Agreement with regard to the property known as the Sumter Street Parking Garage located at 1400 Sumter Street

BE IT ORDAINED by the Mayor and City Council this 26th day of March, 2013, that the City Manager is authorized to execute the attached Amendment of License and Memorandum of Lease Agreement between the City of Columbia and Core Campus I, LLC and City's Consent to an Assignment of Amendment of License and Memorandum of Lease Agreement with regard to the property known as the Sumter Street Parking Garage located at 1400 Sumter Street.

Requested by:

Mayor Benjamin

MAYOR

Approved by:

Cheresa Wilson

City Manager

Approved as to form:

[Signature]

City Attorney

ATTEST:

Eustace D. Moore

City Clerk

Introduced: 3/19/2013

Final Reading: 3/26/2013

ASSIGNMENT OF LEASE AGREEMENT AND CITY'S CONSENT

For Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned ("**Borrower**"), as additional security for the payment and performance of the covenants, agreements and obligations of Borrower arising under that certain Loan Agreement dated as of March 21, 2013, between Borrower, **U.S. BANK NATIONAL ASSOCIATION**, a national banking association, as Administrative Agent under the Loan Agreement, defined below ("**Administrative Agent**") and Lenders party thereto (said agreement, as amended, restated or modified from time to time, is referred to hereinafter as the "**Loan Agreement**"), and under all of the documents or instruments described in the Loan Agreement as the "**Loan Documents**", hereby grants a security interest in, and sells, transfers, assigns and sets over, to Administrative Agent, its successors and assigns, all of Borrower's title and interest in and to, and Borrower's rights, benefits and privileges under, that certain Lease Agreement between Borrower's predecessor in interest (Core Campus Investment Partners LLC, a Delaware limited liability company) and the City of Columbia, South Carolina, a body politic of the State of South Carolina (the "**City**") dated as of December 19, 2012, as amended by that certain Amendment of License Agreement and Memorandum of Lease dated as of March __, 2013 (said lease, as so amended and as may be further amended, restated or modified from time to time, is referred to hereinafter as the "**Lease Agreement**"), relating to Borrower's leasehold rights to use and occupy certain parking, amenity and support spaces in the Sumter Street Garage located at 1400 Sumter Street, Columbia, South Carolina. A true and correct copy of the Lease Agreement is attached hereto as **Exhibit A** and made a part hereof. In furtherance of the foregoing, Borrower hereby agrees that this Assignment of Lease Agreement and City's Consent (this "**Assignment**") is made upon the following terms and conditions:

1. Borrower shall pay and perform all of Borrower's covenants, agreements and obligations under the Lease Agreement and shall promptly notify Administrative Agent in writing of any default under or termination of the Lease Agreement. Borrower hereby covenants and agrees not to (i) modify, amend or change the Lease Agreement, (ii) terminate or otherwise cancel the Lease Agreement, (iii) take any action or exercise any right or option which would permit any party thereto other than Borrower to terminate or otherwise cancel the Lease Agreement, or (iv) further assign or create any further encumbrance or hypothecation of Borrower's interest in the Lease Agreement, without the prior written consent of Administrative Agent.
2. Upon the occurrence of an "**Event of Default**" by Borrower under and/or as defined in the Loan Agreement or any of the other Loan Documents (as used herein, collectively referred to as an "**Event of Default**"), Administrative Agent may elect, in its sole discretion, to exercise, in the name of Borrower, all of Borrower's rights, benefits and privileges under the Lease Agreement. Administrative Agent shall not be required to give any notice of any such election to Borrower. Borrower hereby covenants and agrees to pay to Administrative Agent promptly upon demand any and all reasonable costs and expenses, including, without limitation, attorneys' fees and expenses, incurred by Administrative Agent in connection with such an election by Administrative Agent to exercise its rights under this Assignment. Furthermore, promptly upon demand by Administrative Agent, Borrower shall take such actions and execute such documents as may be necessary to facilitate Administrative Agent's exercise of rights hereunder.
3. Borrower shall indemnify, defend and hold Administrative Agent and its Affiliates (as defined in the Loan Agreement) (collectively, the "**Indemnified Parties**") harmless from and against any and all losses, liabilities, obligations, penalties, claims, fines, demands, litigation, defenses, costs, judgments, suits, proceedings, damages, disbursements or expenses of any kind or nature whatsoever (including,

without limitation, attorneys' fees and expenses) (collectively, "Losses"), consequential or otherwise, which are either directly or indirectly imposed upon, incurred by or asserted or awarded against any Indemnified Party in connection with, arising from or relating to any action or actions taken by Administrative Agent pursuant to Section 2 hereof, other than, with respect to any Indemnified Party, any loss, liability, damage, suit, claim, expense, fee or cost arising solely by reason of such Indemnified Party's willful misconduct or gross negligence.

4. So long as no Event of Default has occurred, Borrower may continue to receive and exercise all of its rights, benefits and privileges under the Lease Agreement, except as herein restricted or as provided otherwise in any Loan Document.

5. Neither this Assignment nor, except as provided in Section 2 hereof, any action or actions on the part of Administrative Agent shall constitute an assumption of any of the covenants, agreements or obligations of Borrower by Administrative Agent under the Lease Agreement and Borrower shall continue to be liable for all such covenants, agreements or obligations. Borrower shall indemnify, defend and hold the Indemnified Parties harmless from and against any and all losses, liabilities, obligations, penalties, claims, fines, demands, litigation, defenses, costs, judgments, suits, proceedings, damages, disbursements or expenses of any kind or nature whatsoever (including, without limitation, attorneys' fees and expenses), consequential or otherwise, which are either directly or indirectly imposed upon, incurred by or asserted or awarded against any Indemnified Party in connection with, arising from or relating to any failure of Borrower to perform and observe any of such obligations, other than, with respect to any Indemnified Party, any loss, liability, damage, suit, claim, expense, fee or cost arising solely by reason of such Indemnified Party's willful misconduct or gross negligence.

6. Subject to the provisions of Sections 2 and 7 hereof, Administrative Agent shall have the right, at any time (but shall have no obligation), to take in its name or in the name of Borrower or otherwise, such action as Administrative Agent may at any time or from time to time reasonably determine to be necessary to protect the rights of Administrative Agent as the assignee of Borrower hereunder. Except as provided in Section 2 hereof, Administrative Agent shall not incur any liability on account of any action taken by it or on its behalf pursuant to the foregoing sentence or otherwise hereunder, whether or not the same shall prove to be improper, inadequate or invalid, in whole or in part, provided nothing herein shall relieve Administrative Agent of liability for the willful misconduct or gross negligence of Administrative Agent.

7. Upon the full and complete payment and performance of all of the covenants, agreements and obligations of Borrower to Administrative Agent arising under the Loan Agreement and the other Loan Documents, this Assignment shall become null and void.

8. The rights and remedies of Administrative Agent under this Assignment are cumulative and are not in lieu of, but are in addition to, any other rights or remedies which Administrative Agent may have under any of the Loan Documents.

9. This Assignment may not be amended, modified or changed, nor shall any waiver of any provision hereof be effective, except by an instrument in writing and signed by the party against whom enforcement of the waiver, amendment, change, modification or discharge is sought.

10. This Assignment shall be binding upon Borrower and its successors and assigns, and shall inure to the benefit of Administrative Agent and its successors and assigns. Administrative Agent may assign all or any portion of its interest in the Lease Agreement, including without limitation, its rights created hereunder and, in such event, Borrower, at its sole expense, shall promptly execute, acknowledge and

deliver such additional documents, instruments and agreements as may be required by Administrative Agent in connection with any such assignment.

Dated as of the 27 day of March, 2013.

[SIGNATURE PAGE FOLLOWS]

BORROWER:

CORE CAMPUS COLUMBIA I LLC,
a Delaware limited liability company

By: **DRW REAL ESTATE MANAGEMENT I LLC,**
a Delaware limited liability company,
its Manager

By: _____

Name: _____

Its: _____

CITY'S CONSENT

The undersigned (the "City") hereby expressly consents to the above and foregoing Assignment of Parking Lease Agreement (the "Assignment") and hereby represents, warrants, covenants and agrees that:

1. as of the date hereof, the Lease Agreement is in full force and effect and free from default;
2. the undersigned has the requisite power and authority to execute and deliver this Consent in the name of City;
3. the City shall not enter into any amendment or modification of the Lease Agreement with Borrower without the prior written consent of Administrative Agent;
4. the City shall, simultaneously with the giving to Borrower of any notice of breach, default, cancellation or termination under the Lease Agreement, send a copy of such notice to Administrative Agent in accordance with the notice provisions set forth below;
5. Administrative Agent shall have the right, but not the obligation, to cure any such breach or default, and the City agrees to accept a cure of any such breach or default from Administrative Agent, as if said cure had been made by Borrower, and agrees that Lender shall have a reasonable time, after receipt of notice of any such breach or default, but in no event less than the time, if any, which Borrower has to cure the same under the Lease Agreement, to cure any such default, before the undersigned may exercise any of its remedies for that breach or default;
6. the City also agrees to provide Administrative Agent with a copy of all other notices and information which it is required, or which it elects, to provide to Borrower under or pursuant to the Lease Agreement, as and when it provides the same to Borrower.
7. Administrative Agent and its designees, agents and consultants may visit, enter upon, examine and/or inspect the Sumpter Premises (as defined in the Lease Agreement) at any reasonable time.
8. For purposes of this Agreement, all notices, demands or documents required or permitted to be given to either party shall be in writing and shall be (a) delivered in person, (b) mailed, postage prepaid, either by registered or certified mail, return receipt requested, or (c) sent by overnight express carrier, addressed in each case as follows:

To Administrative Agent: U.S. Bank National Association
 Commercial Real Estate Group
 209 S. LaSalle Street, Suite 210
 Chicago, Illinois 60604
 Attn: Jessica Parks
 Maria DiGiannantonio

To the City: City of Columbia
 1737 Main Street
 Columbia, SC 29201
 Attention: City Manager

With a copy to:

City of Columbia
Office of City Attorney
P.O. Box 667
Columbia, SC 29202

or to any other address as to any of the parties hereto, as such party shall designate in a written notice to the other party hereto. All notices sent pursuant to the terms of this section shall be deemed received (i) if personally delivered, then on the date of delivery, (ii) if sent by overnight, express carrier, then on the next federal banking day immediately following the day sent, or (iii) if sent by registered or certified mail, then on the earlier of the third federal banking day following the day sent or when actually received or refused.

Dated as of the 27 day of March, 2013.

[SIGNATURE PAGE FOLLOWS]

CITY:

CITY OF COLUMBIA, SOUTH CAROLINA

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

EXHIBIT A
LEASE AGREEMENT

[Attached hereto]

This Instrument Prepared By and
Return after Recording to:

Michael S. Roberts
Roberts McGivney Zagotta LLC
55 W. Monroe Street, Suite 1700
Chicago, Illinois 60603

This space reserved for Recorders' use only.

**AMENDMENT OF LICENSE AGREEMENT AND
MEMORANDUM OF LEASE**

THIS AMENDMENT OF LICENSE AGREEMENT AND MEMORANDUM OF LEASE (this "**Amendment and Memorandum**") dated March 26, 2013 is by and between Core Campus Columbia I LLC, a Delaware limited liability company and successor by assignment from Core Campus Investment Partners LLC (together with its successors and assigns, "**Lessee**"), and the City of Columbia, South Carolina, a body politic of the State of South Carolina ("**City**").

RECITALS:

- A. Lessee is the record and title owner of the property located at 1426 Main Street, Columbia, South Carolina ("**Lessee's Property**"), on which Lessee and its Affiliates plan to design, construct and develop a student housing project in excess of 150 bedrooms per acre (the "**Project**").
- B. Core Campus Investment Partners LLC, as Lessee's predecessor in interest, and City have entered into that certain License Agreement (the "**License Agreement**") dated as of December 19, 2012 (the "**Effective Date**") to set forth, among other things, the terms and conditions for the licensing and leasing by City (i) to Core Campus Partners LLC and its successors and assigns the exclusive right to alter, use and occupy certain parking, amenity and support spaces in the Sumter Street Garage located at 1400 Sumter Street, Columbia, South Carolina, which is legally described on **Exhibit A** attached hereto and made a part hereto (the "**Sumter Premises**"), including 82 spaces on the top level as substantially depicted on **Exhibit B** attached hereto and made a part hereto, and (ii) to certain Licensee

Parties (defined in the License Agreement) not less than 338 parking spaces located above Level 3-A of the Sumter Premises and up to 26 motorcycle spaces for use by Lessee and its tenants of the Project.

- C. City and Lessee desire to amend the License Agreement to reflect that for all purposes from and after the Effective Date (i) the License Agreement shall be deemed a lease, (ii) City shall be deemed the landlord thereunder, (iii) Core Campus Investment Partners LLC and its successors and assigns shall be deemed lessees thereunder and (iv) the rights granted therein to Core Campus Investment Partners LLC and its successors and assigns are leasehold interests.
- D. This Amendment and Memorandum also provides notice of the License Agreement, as amended by this Amendment and Memorandum, by recording this Amendment and Memorandum.

NOW, THEREFORE, for and in consideration of the covenants and conditions set forth in the License Agreement, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lessee and City hereby agree to and state the following:

1. City and Lessee agree that for all purposes from and after the Effective Date (i) the License Agreement shall be deemed a lease, (ii) City shall be deemed the landlord thereunder, (iii) Core Campus Investment Partners LLC and its successors and assigns shall be deemed lessees thereunder and (iv) the rights granted thereunder to Core Campus Investment Partners LLC and its successors and assigns are leasehold interests.

2. Without limiting the foregoing, City and Lessee agree that Section 1(a) of the License Agreement is amended to delete "City hereby grants to Licensee, and its employees, independent contractors, subcontractors, tenants, customers, invitees, representatives and agents, successors and assigns (collectively, the "Licensee Parties"), a license (the "License) for the right to use and occupy eighty-two (82) parking spaces on the top level of the Sumter Premises" and replace it with "City hereby demises and leases to Lessee, and its employees, independent contractors, subcontractors, tenants, customers, invitees, representatives and agents, successors and assigns (collectively, the "Lessee Parties"), eighty-two (82) parking spaces on the top level of the Sumter Premises (together with each of the other leasehold interests granted by the City to Lessee under the License Agreement, as amended hereby, individually and collectively, the "Leasehold Interest")". For the avoidance of doubt, such Leasehold Interest includes all rights of Lessee under the License Agreement.

3. Without limiting the foregoing, City and Lessee agree that all references in the License Agreement to "License Agreement" are hereby amended to "Lease Agreement"; all references to "Licensee's Property" are hereby amended to "Lessee's Property"; all references to "Licensee" are hereby amended to "Lessee"; all references to "Licensed Area" are hereby amended to "Leased Area"; all references to "License Fee" are hereby amended to "Rent"; all references to "License" are hereby amended to "Leasehold Interest"; and all references to "License Parties" are hereby amended to "Lease Parties".

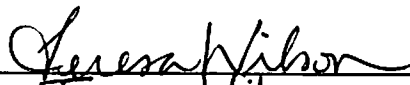
4. City leased to Lessee the exclusive right to lease, alter, use and occupy certain parking, amenity and support spaces in the Sumter Premises and to lease certain parking and motorcycle spaces to Lessee and its tenants for the use by Lessee and the tenants of the Project subject to and in accordance with the terms of the License Agreement, the terms of which are hereby incorporated by reference as though fully set forth herein.

5. Without limiting the terms of the License Agreement, the parties hereby acknowledge that the License Agreement grants to Lessee an exclusive option to purchase the Sumter Premises other than the portions of the first floor and basement of the Sumter Premises not owned by the City (the "Purchase Option") upon the terms and conditions set forth in Section 13 of the License Agreement.

6. Without limiting the terms of the License Agreement, the parties hereby acknowledge that the License Agreement grants to Lessee a first right to purchase the Sumter Premises upon the terms and conditions set forth in Section 14 of the License Agreement.

7. The term of the License Agreement commenced on the Effective Date and terminates on the fifty-five (55) year anniversary of the Effective Date thereunder, unless otherwise provided in the License Agreement, or upon Lessee's exercise of the Purchase Option.

IN WITNESS WHEREOF, Lessee and City have executed this Amendment and Memorandum as of the date first written above.

<u>LESSEE</u> CORE CAMPUS COLUMBIA I LLC, a Delaware limited liability company By: DRW REAL ESTATE MANAGEMENT I LLC, a Delaware limited liability company, its Manager By: _____ Name: _____ Its: _____	<u>CITY</u> CITY OF COLUMBIA, SOUTH CAROLINA By:  Name: <u>Teresa Wilson</u> Its: <u>City Manager</u>
--	--

STATE OF _____)
) SS.
 COUNTY OF _____)

I, _____, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that _____, the Manager of CORE CAMPUS COLUMBIA I LLC, a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing Amendment of License Agreement and Memorandum of Lease, as such Manager, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as a free voluntary act as such Manager and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this _____ day of _____, 2013.

 Notary Public

My Commission Expires:

STATE OF South Carolina)
) SS.
 COUNTY OF Richland)

I, Erika D. Moore, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Teresa Wilson, the City Manager of CITY OF COLUMBIA, SOUTH CAROLINA, a body politic of the State of South Carolina, personally known to me to be the same person whose name is subscribed to the foregoing Amendment of License Agreement and Memorandum of Lease, as such Teresa Wilson, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as a free voluntary act as such Teresa Wilson, City Manager and as the free and voluntary act of said body politic, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 27th day of March, 2013.

Erika D. Moore
 Notary Public

My Commission Expires:

April 16, 2012

EXHIBIT A
LEGAL DESCRIPTION

EXHIBIT A

That certain multilevel parking garage (less and excluding store, office and restaurant spaces on the ground floor) located on the property described as follows:

All that certain piece, parcel or tract of land, with improvements thereon, situate, lying and being on the western boundary of Sumter Street, in the City of Columbia, County of Richland, State of South Carolina; being shown and designated as Parcel A, 74,224 Sq. Ft on a Boundary Survey prepared for Palmetto Center Associates entitled Palmetto Center, prepared by Cox and Dinkins, Inc., dated July 14, 1980, and recorded in the Office of the Register of Deeds for Richland County on January 8, 1982, in Plat Book Z, at page 1667. Reference is made to said plat for a more complete and accurate description.

LESS AND EXCEPT:

All those, certain three parcels of property and space with improvements thereon situate on the western side of the 1400 block of Sumter Street between Washington and Hampton Streets in the City of Columbia, County of Richland, State of South Carolina, located above a horizontal plane at the elevation of Three Hundred Seven and five tenths feet (307.5') above sea level and below a horizontal plane at the elevation of Three Hundred Twenty-Six and five tenths feet (326.5') above sea level, determined with reference to the bench mark Coast and Goedetic Survey Monument P-2 at the northeast corner of Main and Washington Streets in the City of Columbia on the southwest corner of the Palmetto Building, the elevation of said Monument P-2 being Three Hundred Fourteen and forty-four hundredths (314.44') feet, within and bounded by surfaces formed by projecting vertically upward and downward the boundaries of the parcels of property with dimensions on the surface of the earth are as shown and designated as Areas A, B & C on plat prepared for the City of Columbia by Lott Parrish and Associates, Engineers, dated November 1, 1983, and recorded in the Office of the Register of Deeds for Richland County in Plat Book Z, Page 7564. Reference is made to said plat for surface area meets and bounds.

ALSO LESS AND EXCEPT:

All the land, property and space, situate on the east end of the block bounded by Hampton, Sumter, Washington and Main Streets, in the City of Columbia. County of Richland, State of South Carolina, lying above a horizontal plane at elevation Two Hundred Eighty-seven and Seventy-seven hundredths (287.77') feet above mean sea level and below a horizontal plane at elevation Three Hundred Seven and Five-tenths (307.5') feet above mean sea level, determined with reference to the U. S. Coast and Geodetic Survey Monument P-2, mounted vertically in the southwest corner of the Palmetto Building at the intersection of Washington and Main Streets in the City of Columbia, State of South Carolina (the elevation of said monument being Three Hundred Fourteen and Forty-four, hundredths (314.44') feet above mean sea level) within and bounded by the intersection of said horizontal planes with the following perimetric boundaries:

Commencing, as shown on a Boundary and Basement Overlap Diagram dated August 16, 1982, entitled Palmetto Center Parking Facility, and prepared by Stevens & Wilkinson, Inc. at the southeastern corner of the parcel of land shown on said plat, said corner being at the northwesterly corner of the intersection of Sumter and Washington Streets, and running along

Washington Street a total distance of One Hundred Fifteen feet Three and one-half inches (115'3.5") to a point; thence turning and running in a generally north, northwesterly direction for a distance of One Hundred Nine feet Nine inches (109'9") to a point; thence turning and running in a south, southwesterly direction a distance of Forty-five (45') feet to a point; thence turning and running in a north, northwesterly direction for a distance of Fifty-six feet Four Inches (56' 4") to a point; thence turning and running in an east, northeasterly direction a distance of Forty-five (45') feet to a point; thence turning and running in a north, northwesterly direction a distance of Two Hundred Fifty-two feet Eleven inches (252' 11") to the property line separating said tract from Hampton Street; thence turning and running along Hampton Street in an east, northeasterly direction a total distance of One Hundred Fifteen feet Three and one-half inches (115'3.5") to the southwestern corner of the intersection of Hampton and Sumter Streets; thence turning and running along the property line separating said tract from Sumter Street for a total distance of Four Hundred Nineteen (419') feet to the point of commencement, be all measurements a little more or less.

EXHIBIT B
AMENITY SPACES



The Hub
On Main Street
Columbia, SC

Core Campus
Developer
Antunovich Associates
Architects

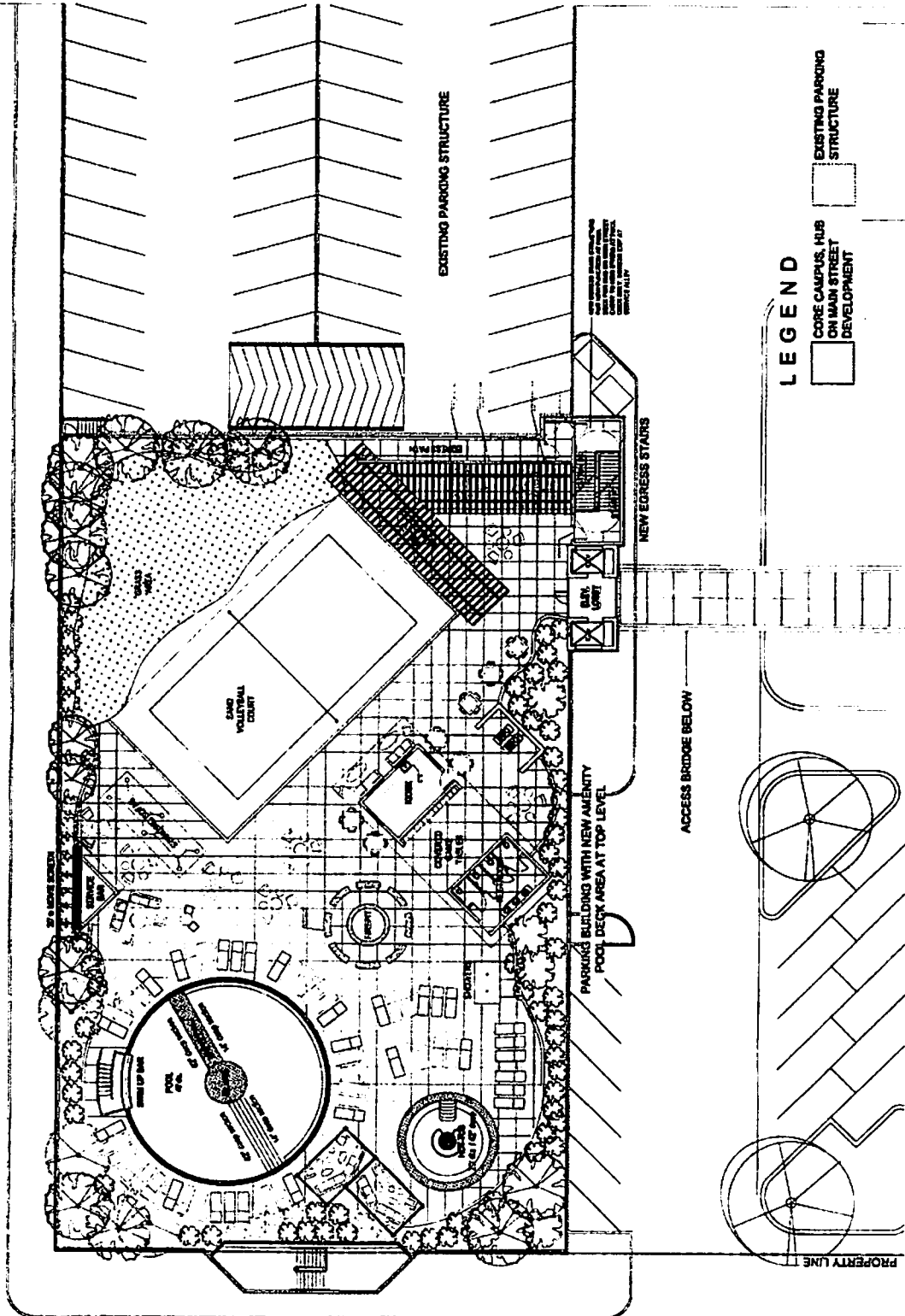
December 21, 2012

D/DRC
Submission
Package

Garage
Amenity
Terrace

SUMTER STREET

HAMPTON STREET



LEGEND

- Core Campus, Hub On Main Street Development
- Existing Parking Structure



We Are Columbia

MEETING DATE: June 7, 2022

DEPARTMENT: Planning and Development Services

FROM: *Krista Hampton, Director*

SUBJECT: Annexation, Interim Comprehensive Plan Map Amendment, and Interim Zoning Map Amendment for 12.59 acres, Shop Road Extension; TMS# 16200-01-25

FUNDING SOURCE & ORIGINAL BUDGET:

CLEAN WATER 2020?: No

PURPOSE:
Ordinance No.: 2022-050 - Annexing 12.59 acres, Shop Road Extension Richland County TMS# 16200-01-25

Council District: 3

Proposal: Request to assign an interim land use classification of Industrial (IND) and assign interim zoning of Light Industrial (LI) at the time of annexation. The property is currently classified as Economic Development Center/Corridor and zoned M-1 by Richland County.

Applicant: Metal Park Investors 3, LLC, a South Carolina limited liability company

Staff Recommendation: Approval

PC Recommendation: 05/12/2022; Approval (4-0)

ATTACHMENTS:

- **#a:** AO-ANNEX-2022-0012-ShopExt12.59ac_Council (PDF)
- **#b:** 2022-050 Annex 12.59 acres, Shop Road Extension (PDF)
- **#c:** OfferNotice_ShopExt12.59ac(PDF)
- **#d:** ShopExt12.59ac_Petition (PDF)



CITY COUNCIL

June 7, 2022 at 4:00pm

City Hall, 3rd floor Council Chambers, 1737 Main Street, Columbia, SC 29202

ANNEXATION, INTERIM COMPREHENSIVE PLAN MAP AMENDMENT, AND INTERIM ZONING MAP AMENDMENT CASE SUMMARY 12.59 acres, Shop Road Extension; TMS# 16200-01-25

Council District:	3
Proposal:	Request to assign an interim land use classification of Industrial (IND) and assign interim zoning of Light Industrial (LI) at the time of annexation. The property is currently classified as Economic Development Center/Corridor and zoned M-1 by Richland County.
Applicant:	Metal Park Investors 3, LLC, a South Carolina limited liability company
Staff Recommendation:	Approval
Annexation	
PC Recommendation:	05/12/2022; Approval (4-0)
First Reading:	06/07/2022; Pending
Second Reading:	06/21/2022; Pending
ZMA, FLU Confirmation	
PC Recommendation:	07/14/2022; Pending
1 st Reading:	09/20/2022; Pending
2 nd Reading:	10/04/2022; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 12.59 acres
Current Use: Undeveloped
Proposed Use: Warehouse/Industrial
Reason for Annexation: Municipal Services
Urban Service Area: Secondary Area
Current County Land Use Classification: Economic Development Center/Corridor
Proposed Interim City Land Use Classification: Industrial (IND)
Current County Zoning: Light Industrial (M-1)
Proposed Interim City Zoning: Light Industrial District (LI)
Census Tract: 117.02

DETERMINATION FOR CITY SERVICES

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

Police

The Columbia Police Department does not object to this proposed annexation. As with most annexations, we find that the proposed annexation may result in an increased number of calls for service. The estimated cost to serve this proposed warehouse is **approximately \$13,800 per year**, based on calls to similar properties 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.

Solid Waste

The proposed use will not require the City's solid waste services.

Engineering

Water lines currently exist in this area; however, sewer lines are not currently available. Property owner will be required to extend sewer to the property.

Water Customer Care

Any customers on the property will pay water and sewer rates approximately **40% lower** than out-of-city customers, and would represent new revenue to the City.

Planning & Development Services

We recommend approval of the annexation of this property, which is located within a designated Secondary area in the Urban Service Area plan. A +/- 130,000 sq. ft. warehouse is proposed on this 12.59-acre site, and the estimated real estate tax revenue generated for the City would be **approximately \$20,000 per year** based on an average taxable value of similar properties.

* Estimated City Tax Revenue is based on **2021 millage** for real property and calculated as: ((Taxable Value × Tax Rate) × City Millage Rate (.0938)). The actual additional taxes paid by the property owner will generally be substantially lower as some millage items do not apply to in-City properties, and an increased Local Option Sales Tax credit factor applies to in-City properties (an additional .002280 for the 2021 tax year).

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject property is in a "Secondary Area" as identified in the Urban Service Area Map

Principles and Goals of the Urban Service Area

The Urban Service Area identifies those areas the City of Columbia wishes to provide with urban services.

Primary emphasis will be given to annexing developed areas adjoining the City limits and "islands" of unincorporated territory surrounded by the City. Primary, secondary, and long-range annexation priorities for specific areas may be identified. Secondary areas may include higher value properties which assist the City in achieving a more balanced economic base.

Secondary Areas are those areas where 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 Land Use Classification

The proposed future land use classification for the subject property is Industrial (IND) in the *Columbia Compass: Envision 2036* Future Land Use Map. The property is currently designated as Economic Development Center/Corridor by Richland County.

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

Primary Types

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

Secondary Types

- Power Utilities
- Water & Wastewater Treatment

Tertiary Types

- Commercial Small to Extra Large
- Parking Structures & Lots

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

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

PROPOSED ZONING DISTRICT SUMMARY

The parcel is currently zoned M-1 by Richland County. Surrounding parcels within the City of Columbia are currently zoned Light Industrial District (LI) to the West. Surrounding parcels in unincorporated Richland County are currently zoned M-1 to the North, East, West, and South.

The proposed City of Columbia zoning district is Light Industrial District (LI).

Light Industrial District (LI)

The purpose of the Light Industrial (LI) District is to provide lands that allow light industrial development. Development allowed in the LI District includes wholesaling, distribution, storage, processing, research and development, light manufacturing, and related development. The district also accommodates support uses such as office and limited commercial uses that primarily serve the principal industrial uses.

STAFF RECOMMENDATION

Staff recommends the annexation of the property and the assignment of an interim future land use classification of Industrial (IND) and interim zoning of Light Industrial District (LI) at the time of annexation.



Future Land Use Map

12.59 acres, Shop Road Extension, TMS# 16200-01-25;
Current Rich. Co. FLU: Economic Development Center/Corridor, Proposed City Interim FLU: IND

15.a



Department of Planning &
Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 4/22/2022



We Are Columbia



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CITY OF COLUMBIA PLANNING DEPARTMENT
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MAKES NO REPRESENTATIONS AS TO ITS ACCURACY
OR USE WITHOUT FIELD VERIFICATION.
IS A

Packet Pg. 277

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

12.59 acres, Shop Road Extension, TMS# 16200-01-25;
Current Rich. Co. Zoning: M-1, Proposed City Interim Zoning: LI

15.a



LI: Light Industrial District

SHOP ROAD EXT

PINEVIEW DR



OV-FP District

Department of Planning &
Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 4/22/2022



We Are Columbia



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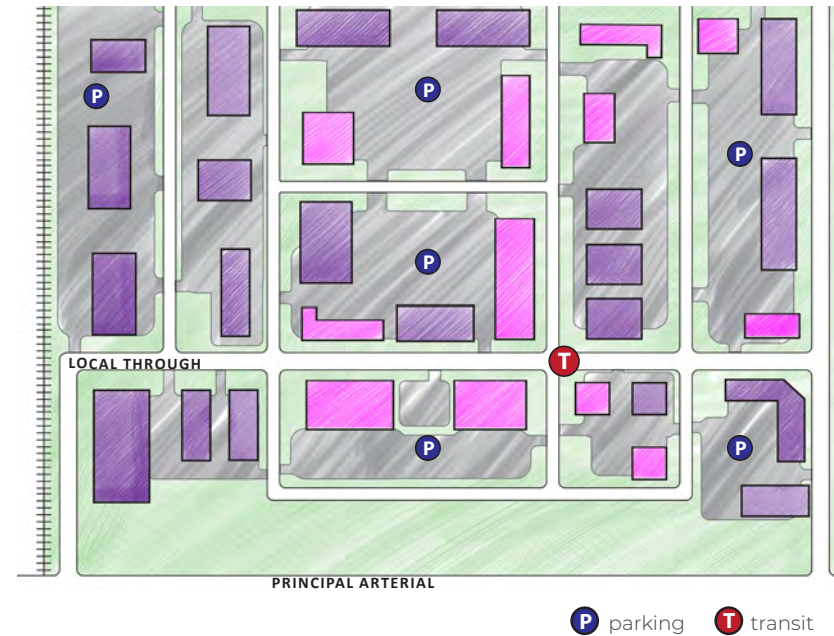
** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Proposed Future Land Use Classification

Development Types

INDUSTRIAL (IND)

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



IND BUILDING TYPES/LAND USES

PRIMARY TYPES

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

SECONDARY TYPES

- Power Utilities
- Water & Wastewater Treatment

TERTIARY TYPES

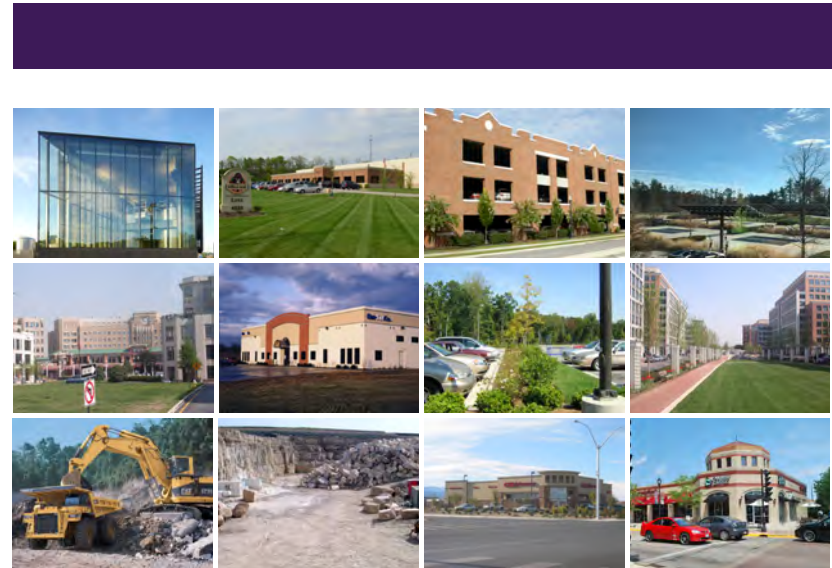
- Commercial Small to Extra Large
- Parking Structures & Lots

See matrix for appropriate park/open space types.

Development Types

IND DEVELOPMENT PATTERN/CONTEXT

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



Proposed Zoning District

Article 3: Zoning Districts**Sec. 17-3.5. Industrial Base Zoning Districts****(c) LI: Light Industrial District****(c) LI: Light Industrial District****(1) Purpose**

The purpose of the Light Industrial (LI) District is to provide lands that allow light industrial development. Development allowed in the LI District includes wholesaling, distribution, storage, processing, research and development, light manufacturing, and related development. The district also accommodates support uses such as office and limited commercial uses that primarily serve the principal industrial uses.

**(2) Use Standards**

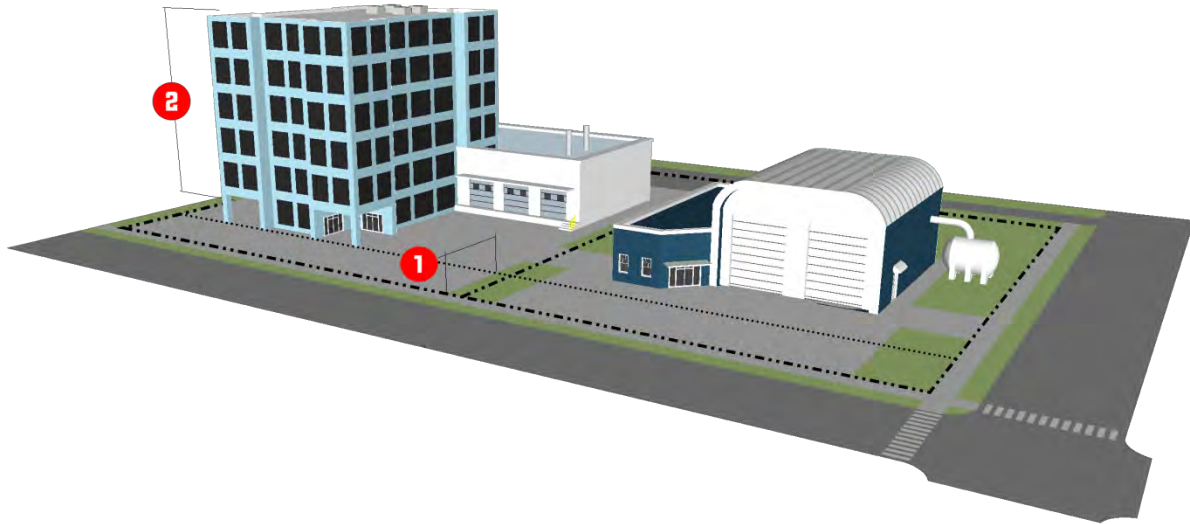
Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

(3) Intensity and Dimensional Standards

Standard	All Uses
Lot Area, min. (sf.)	N/A
Lot Width, min. (ft.)	N/A
Lot Coverage, max. (% of site area)	N/A
Density, max. (du/acre)	N/A
1 Front Yard Setback, min. (ft.)	25
Side Yard Setback, min. (ft.)	N/A
Rear Yard Setback, min. (ft.)	N/A
2 Building Height, max. (ft.)	75

Notes: ft. = feet sf. = square feet du. = dwelling unit

Article 3: Zoning Districts
 Sec. 17-3.5. Industrial Base Zoning Districts
 (c) LI: Light Industrial District



(4) Reference to Other Standards

Sec. 17-5.1	Access, Mobility, and Circulation	Sec. 17-5.8	Fences and Walls
Sec. 17-5.2	Off-Street Parking, Bicycle Parking	0	Exterior Lighting
Sec. 17-5.3	Landscaping	0	Signs
Sec. 17-5.4	Tree Protection	Sec. 17-5.11	Green Building Standards
Sec. 17-5.5	Open Space	Sec. 17-6.2	Minimum Design Standards
Sec. 17-5.6	Neighborhood Compatibility	0	Improvements and Sureties
Sec. 17-5.7	Form and Design Standards	Article 9	Definitions and Rules of Measurement

ORDINANCE NO.: 2022-050

*Annexing 12.59 acres, Shop Road Extension
Richland County TMS# 16200-01-25*

WHEREAS, a proper petition has been filed with the City Council by one hundred (100%) percent of the property owners of the within described property under the provisions of South Carolina Ann. Sec. 5-3-150; and,

WHEREAS, it appears to City Council that the annexation of the property would be in the best interest of the property owners and the City of Columbia; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, ___ day of _____, 2022, that the property described herein is hereby annexed to and becomes a part of the City of Columbia effective immediately. This property shall be assigned interim zoning of Light Industrial District (LI), apportioned to City Council District 3, Census Tract 117.02, contains 12.59 acres, and shall be assigned an interim land use classification of Industrial (IND).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 16200-01-25

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

Requested by:

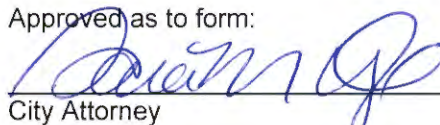
Assistant City Manager Gentry _____

Mayor

Approved by:

City Manager

Approved as to form:


City Attorney

ATTEST:

City Clerk

Introduced:

Final Reading:

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2022-050

All that certain piece, parcel, or tract of land, situate, lying and being on the north side of Shop Road Extension, near the City of Columbia, in the County of Richland, State of South Carolina, and being more fully shown and designated as 12.59 acres/548,608 S.F. on a plat prepared for New Sun Wah Trading Co. by J. Don Rawls, Jr., PLS # 13517 of Cox and Dinkins, dated May 18, 2005, identified as Project No. 5QQ88-26.DWG, and recorded in Record Book 1077, Page 3321, Richland County, wherein said property is shown being bounded as follows: on the north by land of Davis Family Real Estate, LLC (TMS# 16200-01-04); on the east by land of Kenneth F. Hoagland (TMS# 16200-01-24); on the south by Shop Road Extension right-of-way; on the west by land of Cummins Atlantic Inc. (TMS# 16200-01-22), 2791 Shop Road Extension, LLC (TMS# 16200-01-01) and Charles W.S. Faulkenberry and Mary E. Faulkenberry (TMS# 16200-01-22).

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: April 22, 2022

RE: **Property Address:** 12.59 acres, Shop Road Extension
Richland County TMS#: 16200-01-25
Owner(s): Metal Park Investors 3, LLC, a South Carolina limited liability company
Current Use: Undeveloped
Proposed Use: Warehouse/Industrial
Current County Land Use: Economic Development Center/Corridor
Proposed City Land Use: Industrial (IND)
Current County Zoning: Light Industrial (M-1)
Proposed City Zoning: Light Industrial (LI)
Reason for Annexation: Municipal Services; Secondary Area
City Council District: 3
Census Tract: 117.02

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

Planning & Development Services staff will see to it that this matter is placed on the **May 12, 2022** Planning Commission agenda. Planning & Development Services staff will notify the City Attorney of the Planning Commission's zoning recommendation by forwarding a copy of this form, completed, as soon as the Planning Commission has met.

/atl

Attachments

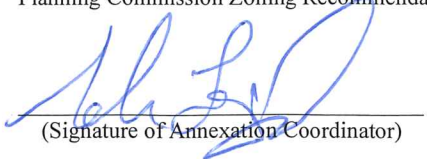
cc:

Clint Shealy, Assistant City Manager
 Jeff Palen, Assistant City Manager/CFO
 Dana Higgins, Director, Engineering
 Frank Eskridge, Director, Utilities
 Robert Anderson, Public Works Director
 Krista Hampton, Planning & Development Services
 Kelly Smith, Business License Administrator
 Greg Williams, Business Liasion
 Tiffany Latimer, Customer Care Administrator
 Todd Beiers, Building Official
 Michelle Brazell, Engineering
 Police Planning & Research
 Alfreda Tindal, Richland Co. 911 Addressing Coordinator

Missy Gentry, Assistant City Manager
 Henry M. Simons, Assistant City Manager
 Teresa Knox, City Attorney
 William Holbrook, Police Chief
 Aubrey Jenkins, Fire Chief
 Gloria Saaed, Community Development Director
 George Adams, Fire Marshal
 Hope Hasty, Interim Zoning Administrator
 Jacquelyn Richburg, Columbia-Richland 911
 David Hatcher, Housing Official
 Richland County Solid Waste Collection
 Lucinda Statler, Planning Administrator
 Brandon Burnette, Development Center Administrator

Planning Commission Land Use Recommendation: IND (Land Use classification) by 4-0
 on 5/12/2022 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: LI (Zoning classification) by -
 on 5/12/2022 (mm/dd/yyyy).


 (Signature of Annexation Coordinator)



Future Land Use Map

12.59 acres, Shop Road Extension, TMS# 16200-01-25;
Current Rich. Co. FLU: Economic Development Center/Corridor, Proposed City Interim FLU: IND

15.c



Department of Planning &
Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 4/22/2022



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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

12.59 acres, Shop Road Extension, TMS# 16200-01-25;
Current Rich. Co. Zoning: M-1, Proposed City Interim Zoning: LI

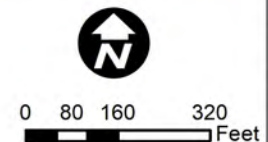
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Department of Planning &
Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 4/22/2022



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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

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

Property Description:

All that certain piece, parcel, or tract of land, situate, lying and being on the north side of Shop Road Extension, near the City of Columbia, in the County of Richland, State of South Carolina, and being more fully shown and designated as 12.59 acres/548,608 S.F. on a plat prepared for New Sun Wah Trading Co. by J. Don Rawls, Jr., PLS # 13517 of Cox and Dinkins, dated May 18, 2005, identified as Project No. 5QQ88-26.DWG, and recorded in Record Book 1077, Page 3321, Richland County, wherein said property is shown being bounded as follows: on the north by land of Davis Family Real Estate, LLC (TMS# 16200-01-04); on the east by land of Kenneth F. Hoagland (TMS# 16200-01-24); on the south by Shop Road Extension right-of-way; on the west by land of Cummins Atlantic Inc. (TMS# 16200-01-22), 2791 Shop Road Extension, LLC (TMS# 16200-01-01) and Charles W.S. Faulkenberry and Mary E. Faulkenberry (TMS# 16200-01-22).

Richland County TMS: 16200-01-25

Property Address: 12.59 acres, Shop Road Extension

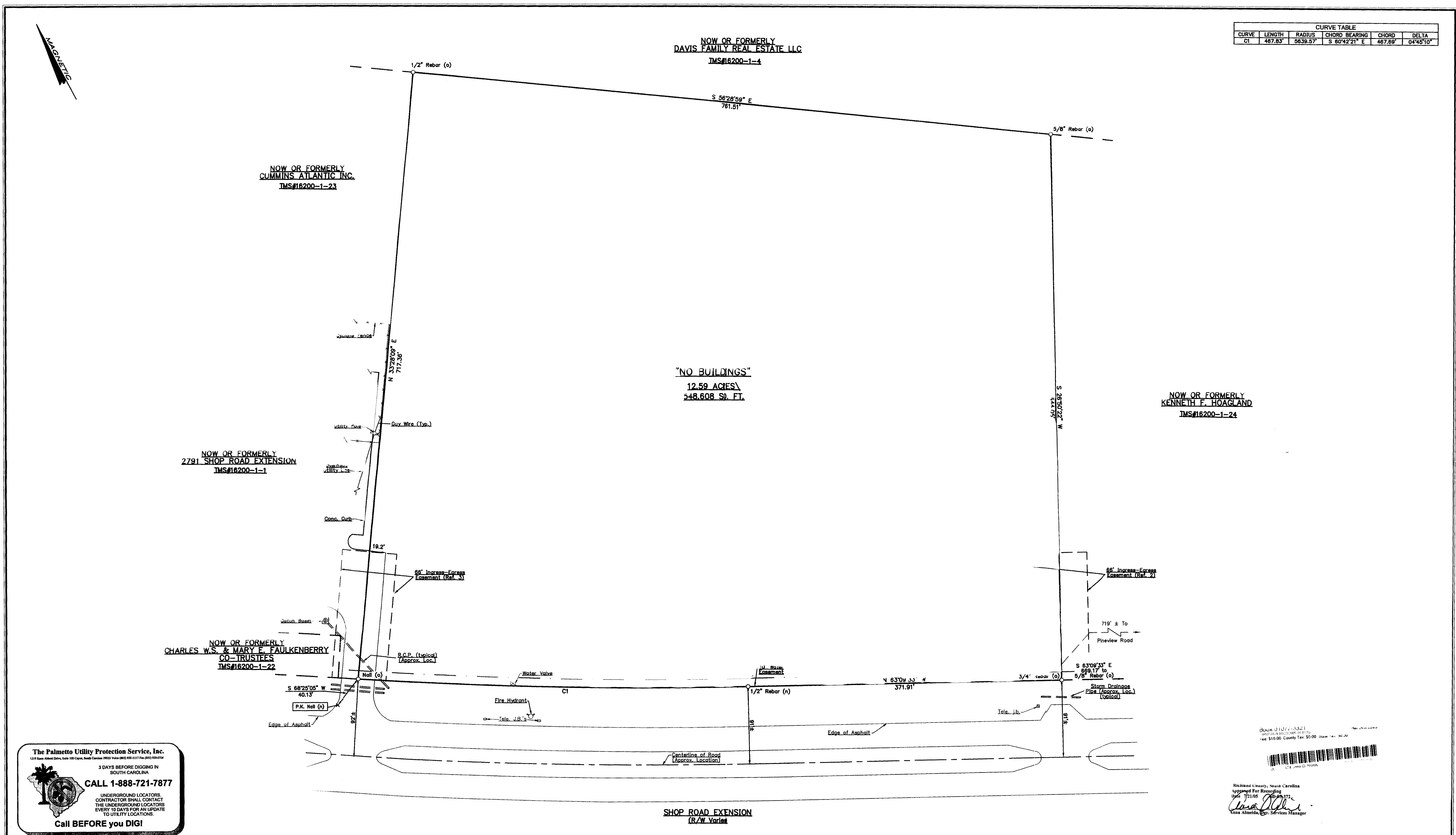
Metal Park Investors 3, LLC, a South Carolina limited liability company.

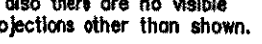
BY: 
(Signature)

Date: 4/4/2022

HARRIS COHN
(Print or type name)

ITS: MANAGING MEMBER, METAL PARK INVESTORS 3, LLC
(Print or type title)



REVISIONS		PLAT		CERTIFICATION:		REFERENCES:	
No.	DATE	DESCRIPTION	PREPARED FOR		I hereby state that to the best of my knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein; that there are no visible encroachments or projections other than shown.		1) PLAT OF PROPERTY SURVEYED FOR C.W. RILEY, JR., BY WILLIAM WINGFIELD, DATED JUNE 8, 1971, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RICHLAND COUNTY IN PLAT BOOK "X", PAGE 2540.
△			NEW SUN WAH TRADING CO.		 PROF. LAND SURVEYOR NO. 13617 J. DON RAWLS, JR.		2) BOUNDARY SURVEY FOR KENNETH F. HOAGLAND, BY DARRYL V. CRIBB, DATED JANUARY 5, 2004, AND RECORDED IN RECORD BOOK 914, PAGE 3078.
			RICHLAND COUNTY, NEAR COLUMBIA, S.C.				3) PLAT PREPARED FOR BERNIE AND SHANNON, BY ASSOCIATED E & S, INC., DATED MARCH 6, 2001, AND RECORDED IN RECORD BOOK 506, PAGE 2928.
							NOTES:
							1) SUBJECT PROPERTY MAY HAVE ADDITIONAL UNDERGROUND UTILITIES NOT DETECTED BY FIELD SURVEY.
							2) SUBJECT PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS, AND OR SETBACKS, NOT SHOWN ON PLAT.



We Are Columbia

MEETING DATE: June 7, 2022

DEPARTMENT: Planning and Development Services

FROM: *Krista Hampton, Director*

SUBJECT: Annexation, Interim Comprehensive Plan Map Amendment, and Interim Zoning Map Amendment for 8325 Old Percival Road; TMS# 19813-01-02

FUNDING SOURCE & ORIGINAL BUDGET:

CLEAN WATER 2020?: No

PURPOSE:
Ordinance No.: 2022-051 - Annexing 8325 Old Percival Road Richland County TMS# 19813-01-02

Council District: 4

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

Applicant: Hurricane Construction, Inc.

Staff Recommendation: Approval

PC Recommendation: 05/12/2022; Approval (4-0)

ATTACHMENTS:

- **#a:** AO-ANNEX-2022-0013_OldPercivalRd_Council (PDF)
- **#b:** 2022-051 Annex 8325 Old Percival Road (PDF)
- **#c:** OfferNotice_OldPercival8325 (PDF)
- **#d:** OldPercival8325_petition (PDF)



CITY COUNCIL

June 7, 2022 at 4:00pm

City Hall, 3rd floor Council Chambers, 1737 Main Street, Columbia, SC 29202

ANNEXATION, INTERIM COMPREHENSIVE PLAN MAP AMENDMENT, AND INTERIM ZONING MAP AMENDMENT CASE SUMMARY 8325 Old Percival Road; TMS# 19813-01-02

Council District:	4
Proposal:	Request to assign an interim land use classification of Urban Edge Residential Small Lot (UER-1) and assign interim zoning of Residential Mixed District (RM-1) at the time of annexation. The property is currently classified as Neighborhood (Medium Density) and zoned RM-HD by Richland County.
Applicant:	Hurricane Construction, Inc.
Staff Recommendation:	Approval
Annexation	
PC Recommendation:	05/12/2022; Approval (4-0)
First Reading:	06/07/2022; Pending
Second Reading:	06/21/2022; Pending
ZMA, FLU Confirmation	
PC Recommendation:	07/14/2022; Pending
1 st Reading:	09/20/2022; Pending
2 nd Reading:	10/04/2022; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 4.37 acres

Current Use: Undeveloped

Proposed Use: Residential

Reason for Annexation: Municipal Services

Urban Service Area: Secondary

Current County Land Use Classification: Neighborhood (Medium Density)

Proposed Interim City Land Use Classification: Urban Edge Residential Small Lot (UER-1)

Current County Zoning: Residential Multifamily High Density (RM-HD)

Proposed Interim City Zoning: Residential Mixed District (RM-1)

Census Tract: 114.12

DETERMINATION FOR CITY SERVICES

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

Police

The Columbia Police Department does not object to this proposed annexation. As with most annexations, we find that the proposed annexation may result in an increased number of calls for service. The estimated cost to serve this proposed 46-lot townhome subdivision is **approximately \$10,000 per year**, based on calls to similar properties in nearby areas of the City.

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.

Solid Waste

Solid Waste provides service in this vicinity. The cost associated with solid waste service is approximately **\$216 annually per household**, but City of Columbia dumpster service is available for this location. Adequate turnaround space will need to be provided for our trucks.

Engineering

Because water lines currently exist in this area, Utilities and Engineering **will not incur any costs** associated with this annexation. This property is within the East Richland Public Service District sewer service area.

Water Customer Care

Any development on the site would represent new revenue to the City. Customers on the property will pay water rates approximately **40% lower** than out-of-city customers.

Planning & Development Services

We recommend approval of the annexation of this property, which is located within a Secondary area in the Urban Service Area plan. A 46-lot townhome development has been proposed on this 4.37-acre site, and grading has already been permitted through Richland County. The development is to be constructed to City standards, and building permits will be issued through the City. The estimated real estate tax revenue generated for the City would be **approximately \$22,000 per year** based on an average taxable value of similar owner-occupied properties in the area. If a significant proportion of the development becomes rental housing, revenue may be higher.

* Estimated City Tax Revenue is based on **2021 millage** for real property and calculated as: ((Taxable Value × Tax Rate) × City Millage Rate (.0938)). The actual additional taxes paid by the property owner will generally be substantially lower as some millage items do not apply to in-City properties, and an increased Local Option Sales Tax credit factor applies to in-City properties (an additional .002280 for the 2021 tax year).

PLANS, POLICIES, AND LAND USE

Urban Service Area

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

Principles and Goals of the Urban Service Area

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

Secondary Areas are those areas where 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 Land Use Classification

The proposed future land use classification for the subject property is Urban Edge Residential Small Lot (UER-1) in the *Columbia Compass: Envision 2036* Future Land Use Map. The property is currently designated as Neighborhood (Medium Density) by Richland County.

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

Primary Types

- Single-family Detached

Tertiary Types

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

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

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

PROPOSED ZONING DISTRICT SUMMARY

The parcel is currently zoned RM-HD by Richland County. Surrounding parcels within the City of Columbia are currently zoned Residential Single Family-Small Lot District (RSF-3) to the East. Surrounding parcels in unincorporated Richland County are currently zoned RM-HD to the North, West, and South.

The proposed City of Columbia zoning district is Residential Mixed District (RM-1).

Residential Mixed District (RM-1)

The purpose of the Residential Mixed (RM-1) District is to provide lands that accommodate a walkable, moderate-density mix of residential development that allows single-family, two-family, townhouse, and multi-family dwellings.

STAFF RECOMMENDATION

Staff recommends the annexation of the property and the assignment of an interim future land use classification of Urban Edge Residential Small Lot (UER-1) and interim zoning of Residential Mixed District (RM-1) at the time of annexation.

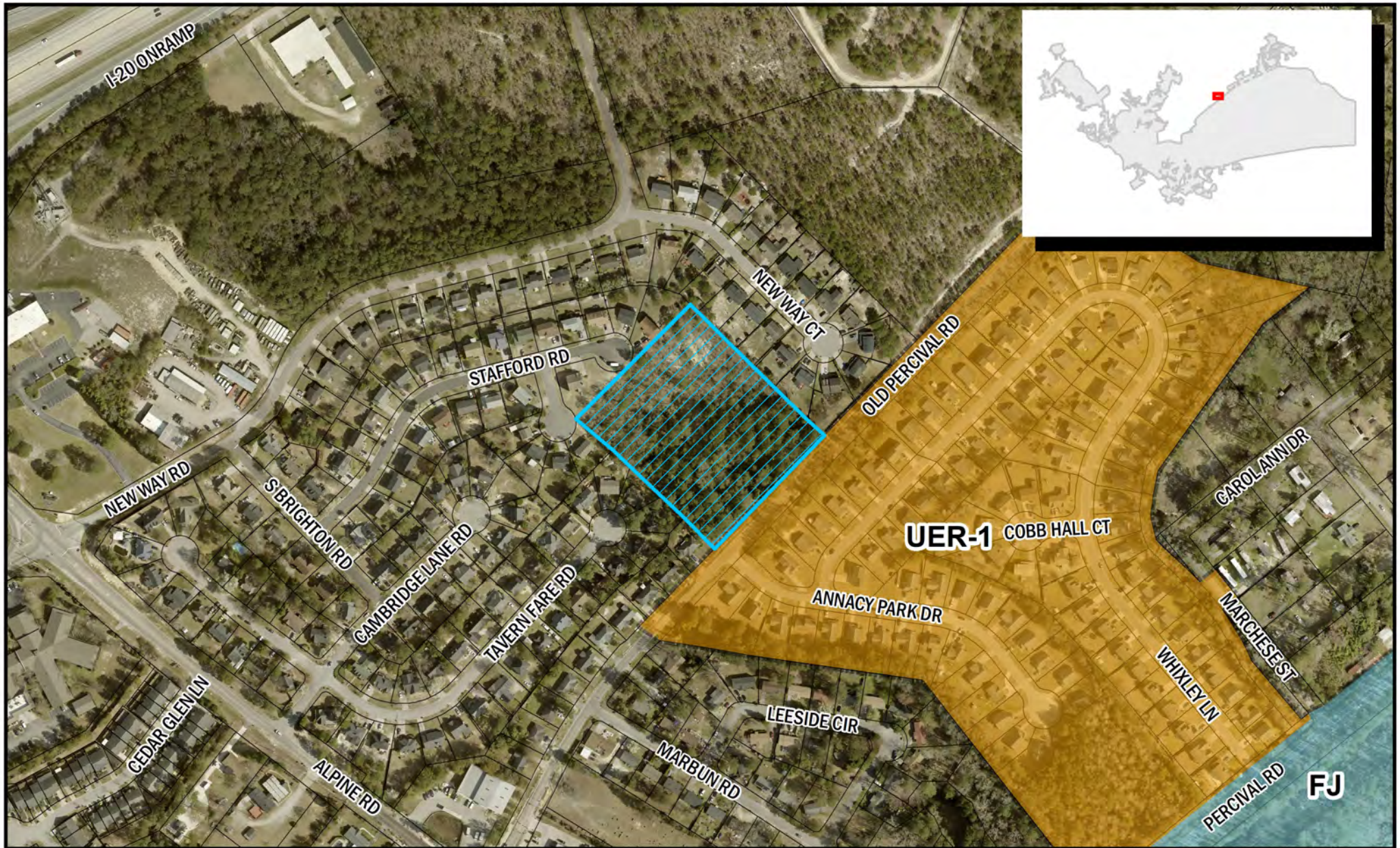


Future Land Use Map

8325 Old Percival Road, TMS# 19813-01-02;

Current Rich. Co. FLU: Neighborhood (Medium Density), Proposed City Interim FLU: UER-1

16.a



Department of Planning &
Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 4/22/2022



We Are Columbia



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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

8325 Old Percival Road, TMS# 19813-01-02;
Current Rich. Co. Zoning: RM-HD, Proposed City Interim Zoning: RM-1

16.a



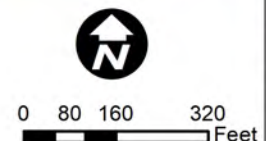
Department of Planning &
Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 4/22/2022



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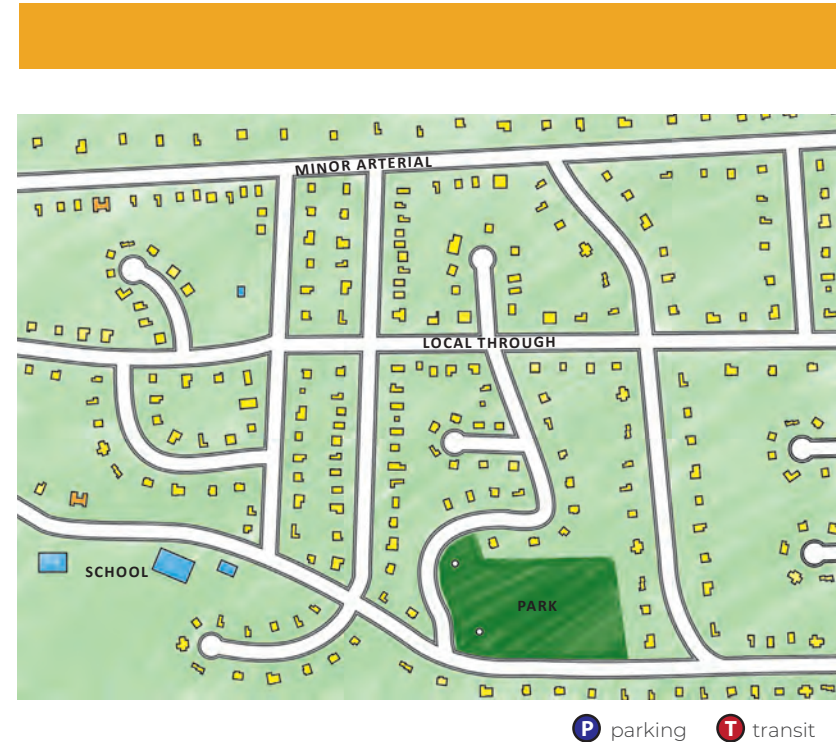
** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

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.



Proposed Zoning District

Article 3: Zoning Districts**Sec. 17-3.2. Residential Base Zoning Districts****(j) RM-1: Residential Mixed District****(j) RM-1: Residential Mixed District****(1) Purpose**

The purpose of the Residential Mixed (RM-1) District is to provide lands that accommodate a walkable, moderate-density mix of residential development that allows single-family, two-family, townhouse, and multi-family dwellings.

**(2) Use Standards**

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

(3) Intensity and Dimensional Standards

Standard	Townhouse	All Other Uses
Lot Area, min. (sf.)	8,000[1]/1,500[2]	5,000
1 Lot Width, min. (ft.)	75[1]/18[2]	50
2 Lot Depth, min. (ft.)	70	70
Lot Coverage, max. (% of site area)	50	50
Density, max. (du/acre)	N/A	8.7
3 Front Yard Setback, min. (ft.)	15	15
4 Side Yard Setback, min. (ft.)	[3]	5
5 Rear Yard Setback, min. (ft.)	10	10
6 Building Height, max. (ft.)	40	40

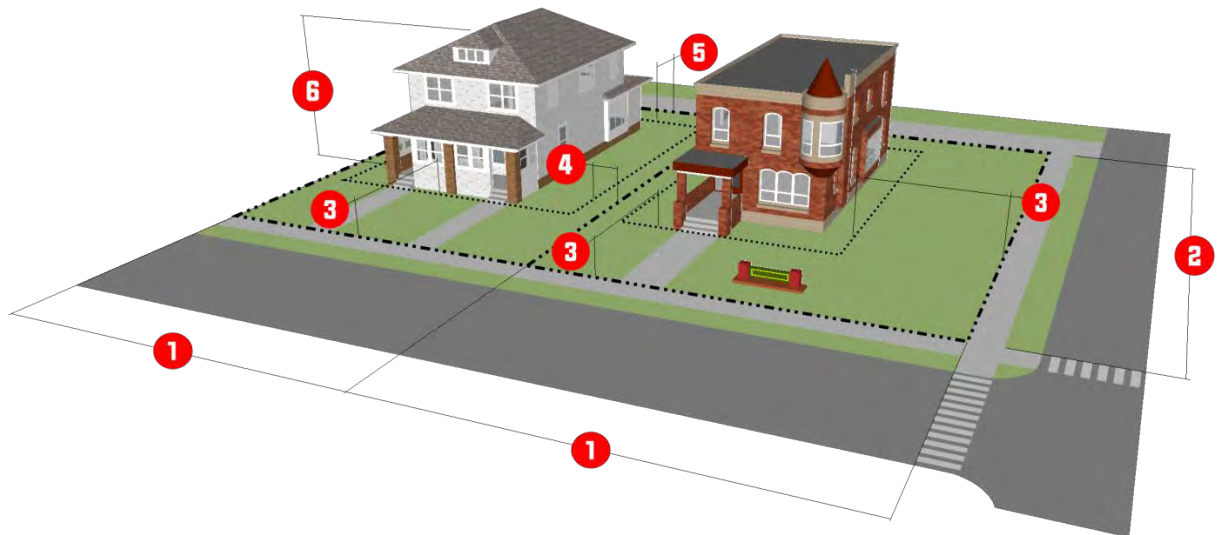
Notes: ft. = feet sf. = square feet du. = dwelling unit

[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.

Article 3: Zoning Districts
 Sec. 17-3.2. Residential Base Zoning Districts
 (j) RM-1: Residential Mixed District



(4) Reference to Other Standards

Sec. 17-5.1	Access, Mobility, and Circulation	Sec. 17-5.8	Fences and Walls
Sec. 17-5.2	Off-Street Parking, Bicycle Parking	0	Exterior Lighting
Sec. 17-5.3	Landscaping	0	Signs
Sec. 17-5.4	Tree Protection	Sec. 17-5.11	Green Building Standards
Sec. 17-5.5	Open Space	Sec. 17-6.2	Minimum Design Standards
Sec. 17-5.6	Neighborhood Compatibility	0	Improvements and Sureties
Sec. 17-5.7	Form and Design Standards	Article 9	Definitions and Rules of Measurement

ORDINANCE NO.: 2022-051

*Annexing 8325 Old Percival Road
Richland County TMS# 19813-01-02*

WHEREAS, a proper petition has been filed with the City Council by one hundred (100%) percent of the property owners of the within described property under the provisions of South Carolina Ann. Sec. 5-3-150; and,

WHEREAS, it appears to City Council that the annexation of the property would be in the best interest of the property owners and the City of Columbia; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, ___ day of _____, 2022, that the property described herein is hereby annexed to and becomes a part of the City of Columbia effective immediately. This property shall be assigned interim zoning of Residential Mixed District (RM-1), apportioned to City Council District 4, Census Tract 114.12, contains 4.37 acres, and shall be assigned an interim land use classification of Urban Edge Residential Small Lot (UER-1).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 19813-01-02

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

Requested by:

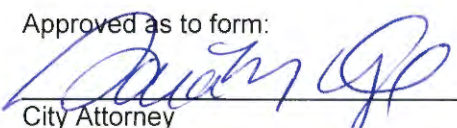
Assistant City Manager Gentry _____

Mayor

Approved by:

City Manager

Approved as to form:



City Attorney

ATTEST:

City Clerk

Introduced:

Final Reading:

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2022-051

All that lot, parcel, or piece of land, together with improvements thereon, situate, lying, and being located near the City of Columbia, in the County of Richland, State of South Carolina, containing approximately 4.731 Acres, more or less, being shown and delineated on that Boundary Survey prepared for J. Reid Boyleston, III, by B.P. Barber & Associates, Inc., dated February 22, 2005, and recorded in the Office of the Register of Deeds for Richland County in Plat Book 1037 at Page 2914. Reference to said plat(s) is hereby made for a more complete and accurate description, with all measurements being a little more or less.

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: April 22, 2022

RE: **Property Address:** 8325 Old Percival Road
Richland County TMS#: 19813-01-02
Owner(s): Hurricane Construction, Inc.
Current Use: Undeveloped
Proposed Use: Residential
Current County Land Use: Neighborhood (Medium Density)
Proposed City Land Use: Urban Edge Residential Small Lot (UER-1)
Current County Zoning: Residential Multifamily High Density (RM-HD)
Proposed City Zoning: Residential Mixed District (RM-1)
Reason for Annexation: Municipal Services; Secondary Area
City Council District: 4
Census Tract: 114.12

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

Planning & Development Services staff will see to it that this matter is placed on the **May 12, 2022** Planning Commission agenda. Planning & Development Services staff will notify the City Attorney of the Planning Commission's zoning recommendation by forwarding a copy of this form, completed, as soon as the Planning Commission has met.

/atl

Attachments

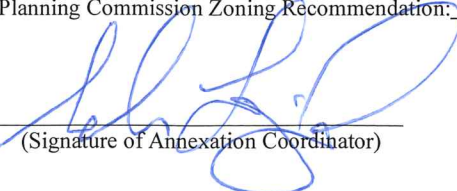
cc:

Clint Shealy, Assistant City Manager
 Jeff Palen, Assistant City Manager/CFO
 Dana Higgins, Director, Engineering
 Frank Eskridge, Director, Utilities
 Robert Anderson, Public Works Director
 Krista Hampton, Planning & Development Services
 Kelly Smith, Business License Administrator
 Greg Williams, Business Liasion
 Tiffany Latimer, Customer Care Administrator
 Todd Beiers, Building Official
 Michelle Brazell, Engineering
 Police Planning & Research
 Alfreda Tindal, Richland Co. 911 Addressing Coordinator

Missy Gentry, Assistant City Manager
 Henry M. Simons, Assistant City Manager
 Teresa Knox, City Attorney
 William Holbrook, Police Chief
 Aubrey Jenkins, Fire Chief
 Gloria Saaed, Community Development Director
 George Adams, Fire Marshal
 Hope Hasty, Interim Zoning Administrator
 Jacquelyn Richburg, Columbia-Richland 911
 David Hatcher, Housing Official
 Richland County Solid Waste Collection
 Lucinda Statler, Planning Administrator
 Brandon Burnette, Development Center Administrator

Planning Commission Land Use Recommendation: UER-1 (Land Use classification) by 4-0
 on 5/12/2022 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: RM-1 (Zoning classification) by -
 on 5/12/2022 (mm/dd/yyyy).


 (Signature of Annexation Coordinator)

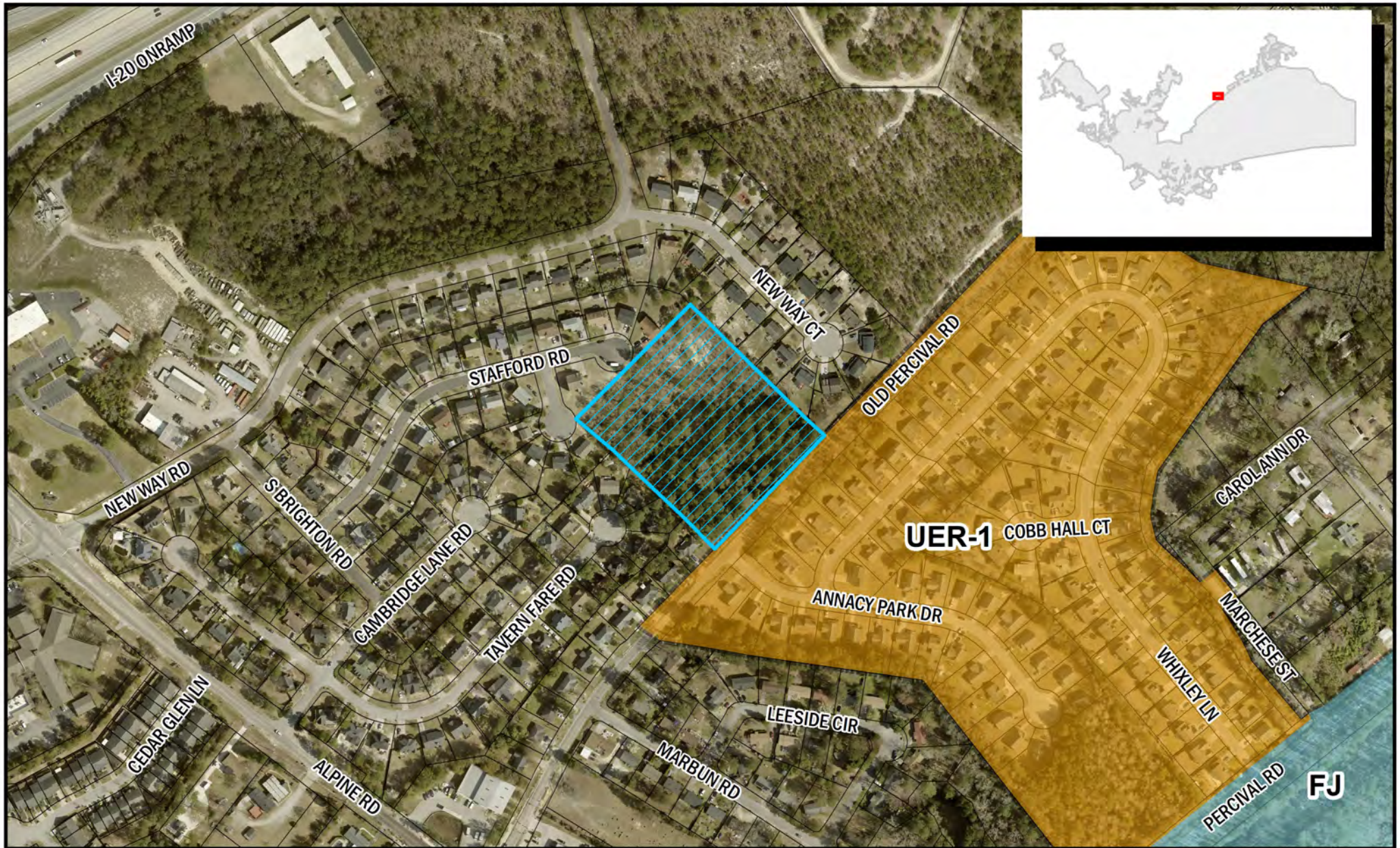


Future Land Use Map

8325 Old Percival Road, TMS# 19813-01-02;

Current Rich. Co. FLU: Neighborhood (Medium Density), Proposed City Interim FLU: UER-1

16.c



Department of Planning &
Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 4/22/2022



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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

8325 Old Percival Road, TMS# 19813-01-02;
Current Rich. Co. Zoning: RM-HD, Proposed City Interim Zoning: RM-1

16.c



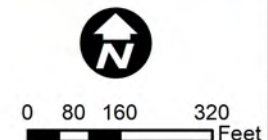
Department of Planning &
Development Services

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This map was prepared by:

Shane Shaughnessy
Date: 4/22/2022



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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

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

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

Property Description: All that lot, parcel, or piece of land, together with improvements thereon, situate, lying, and being located near the City of Columbia, in the County of Richland, State of South Carolina, containing approximately 4.731 Acres, more or less, being shown and delineated on that Boundary Survey prepared for J. Reid Boyleston, III, by B.P. Barber & Associates, Inc., dated February 22, 2005, and recorded in the Office of the Register of Deeds for Richland County in Plat Book 1037 at Page 2914. Reference to said plat(s) is hereby made for a more complete and accurate description, with all measurements being a little more or little less.

Richland County TMS: 19813-01-02

Property Address: 8325 Old Percival Road

Hurricane Construction, Inc.

BY: 
 (Signature)

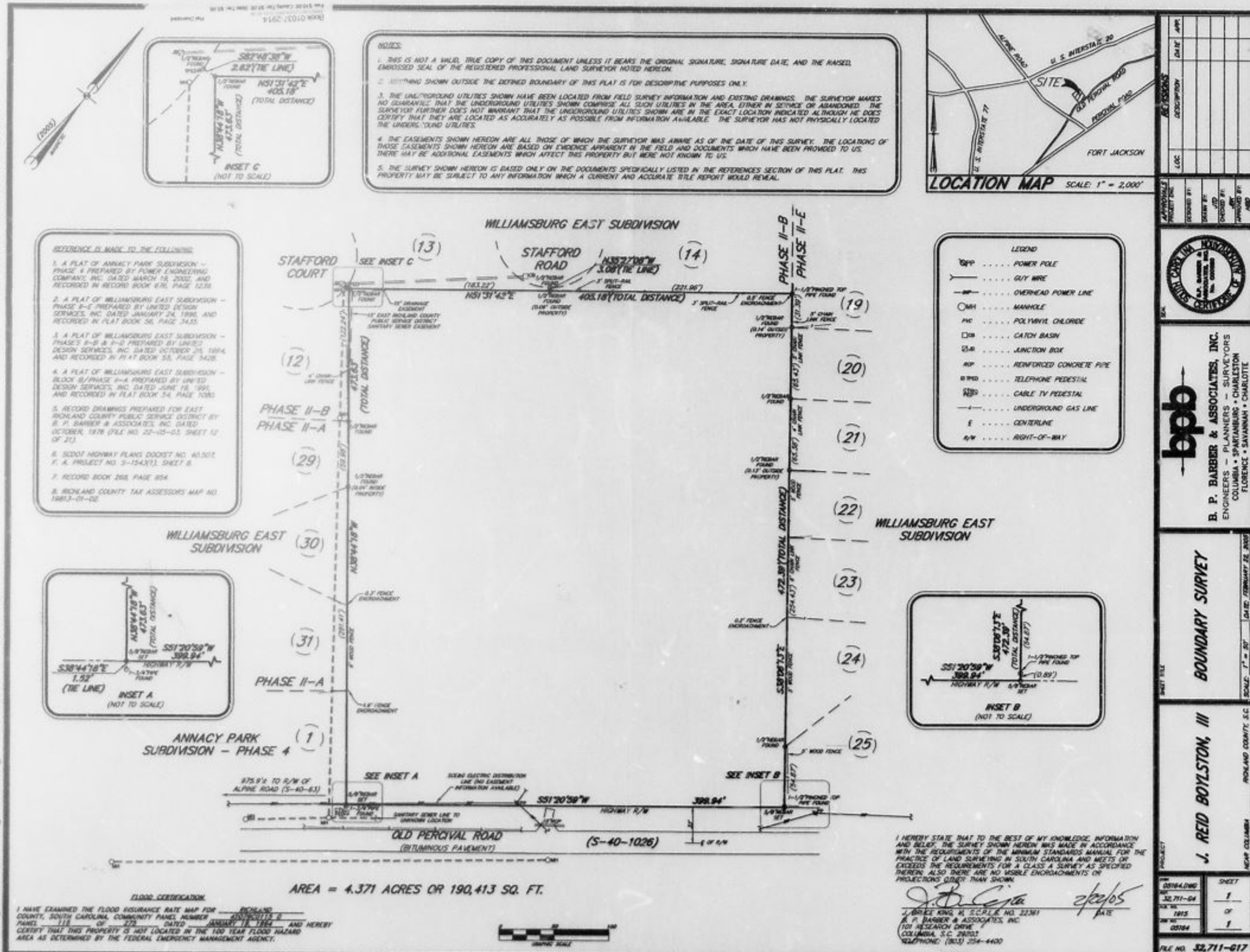
Date: 4/6/2022

Eric Fannin
 (Print or type name)

ITS: Land Development Manager
 (Print or type title)

NOT SHOWN IS THE PROPERTY OF B.P. BARBER & ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECT.

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We Are Columbia

MEETING DATE: June 7, 2022

DEPARTMENT: Budget, Program Management, & Grants

FROM: *Missy Caughman,*

SUBJECT: Fiscal Year 2022/2023 Proposed Budget Presentation - Ms. Missy Caughman, Budget, Program Management & Grants Director

FUNDING SOURCE & ORIGINAL BUDGET:

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

ATTACHMENTS:

- **#a:** FY 22-23 Budget Public Hearing rev 060622 (PDF)



We Are Columbia

City of Columbia FY 2022/2023 Proposed Budget Public Hearing June 7, 2022

6/7/2022

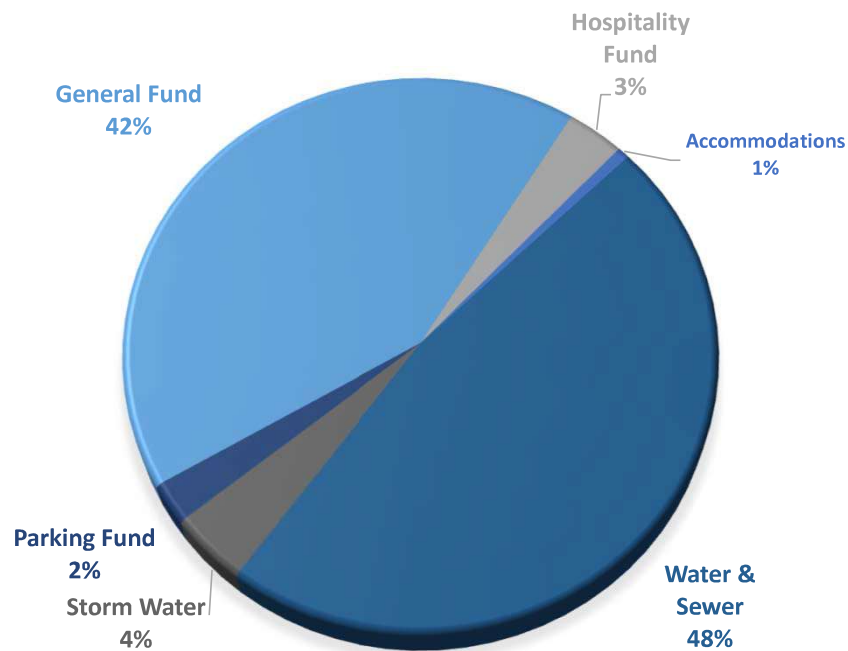
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Budget Development & Overview

- No property tax increase
 - 13th year General Fund proposed without a property tax increase
- Investments in City Council Strategic Outcomes:
 - Safe communities
 - Competitive pay plan for police officers based on a new pay structure that incorporates salary progressions through steps
 - Planned upgrade of body worn cameras and interconnected system enhancements
 - Complete roll out of citywide security camera system
 - Accreditation renewal of 911 Emergency Communications and Fire Department operations
 - Organizational effectiveness - Investing in City employees / city services / customer services
 - Ensuring departments have the resources required to provide city services to operate a clean, safe and financially sound city
 - Continuation of capital replacement program for rolling stock and technology upgrades
 - Commitment to highest level of customer care for residents, visitors, businesses
 - Provides funding for capital Improvement program addressing water quality, sewer system rehabilitation and storm drain and nuisance flooding without the issuance of additional debt
 - Revised structure of Economic Development functions to focus on business recruitment and retention initiatives to promote a business friendly environment
 - Communications
 - Centralizing of existing resources to focus on citywide marketing, communications and social media platforms
 - Consistency in branding, marketing and communications

FY 2022/2023 Proposed Budget - Operating



OPERATING FUNDS

FY 2022/2023

General Fund \$164,810,594

Hospitality Tax \$12,772,297

Accommodations Tax \$2,660,000

Water & Sewer \$185,048,681

Storm Water \$16,121,055

Parking Fund \$10,238,702

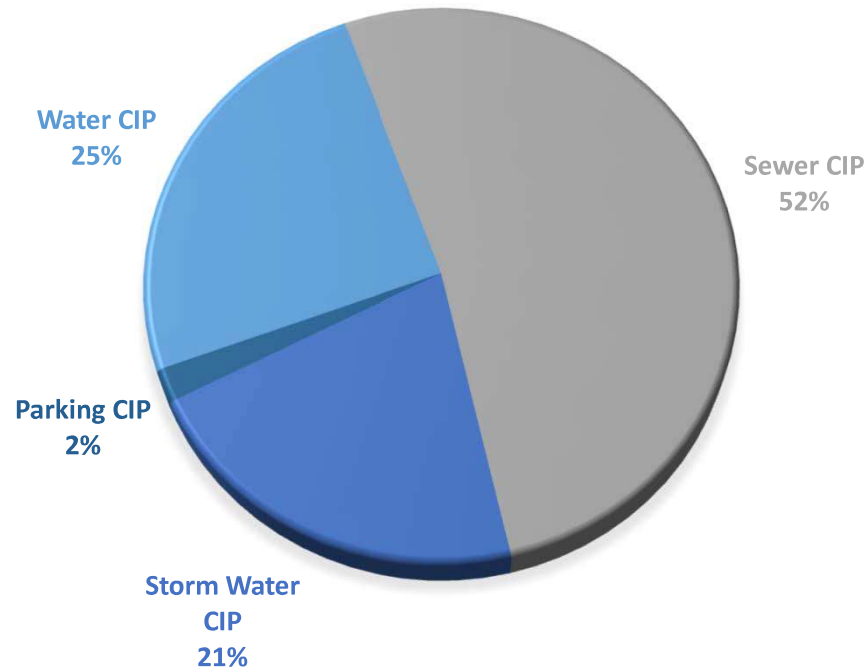
\$391,651,319

6/7/2022

3



FY 2022-2023 Proposed Capital Improvement Program



By Fund

Drinking Water CIP	\$13,000,000
Waste Water CIP	\$27,000,000
Storm Water CIP	\$11,000,000
Parking CIP	\$1,000,000
	\$52,000,000



133,000+
Citizens



2,200
Employees



5,100+
Businesses



17
Police Stations



12
City Fire Stations



100+
Different Services
& Programs



1,125+ MILES
Of Sewer Lines



60,000+
Sewer Customers



4,500+
Fire Hydrants



2,400+ MILES
Of Water Lines



356 MILES
of Storm Drains



159,000+
Water Customers



10,350,865
Miles Driven FY 20/21



1,200,000+
Annual 911 Calls



11 Parking Garages



54 Playgrounds



60 Park Facilities
600+ ACRES



57 Tennis Courts



2 Water Treatment Plants Treating
21+ Billion Gallons Per Year

1 Wastewater Treatment Plant Treating
13+ Billion Gallons Per Year



Aa1 & AA+
GO Bond Rating &
Water & Sewer Revenue Bonds



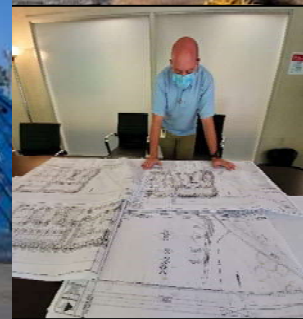
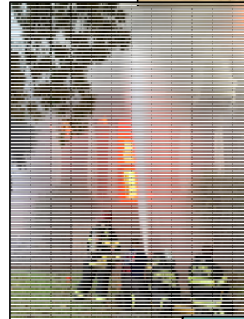
We Are Columbia

\$390,614,221
PROPOSED FY 22/23

www.columbiasc.gov

FY 2022/2023 Proposed Budget

GENERAL FUND
\$164,810,594



6/7/2022

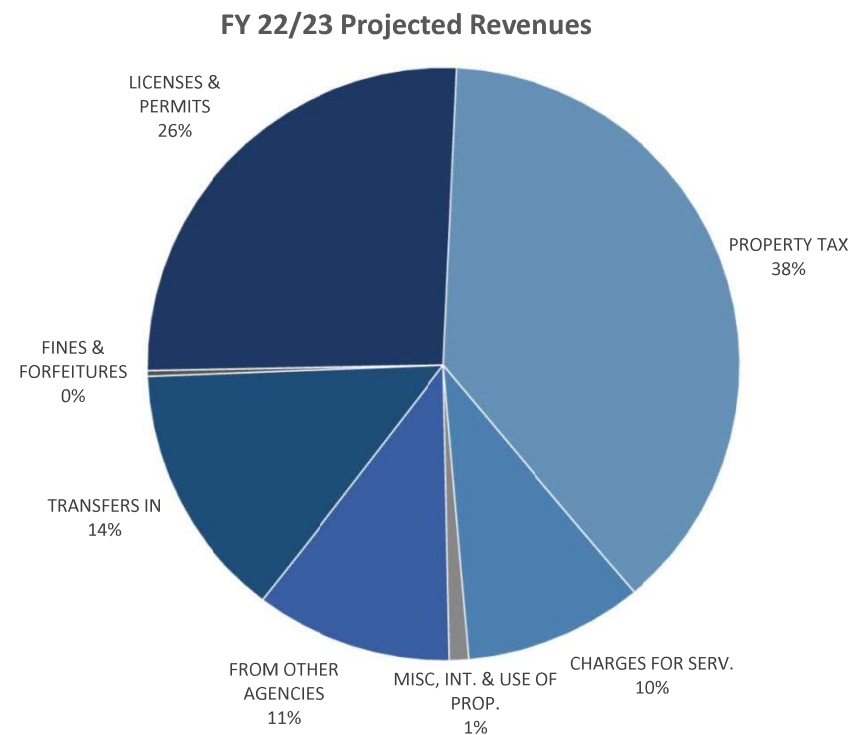
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FY 2022/2023 Proposed Budget

General Fund Projected Revenues & Transfers In

- Total Projected Revenues and Transfers-In \$164,810,594
 - Net increase of \$9,266,105; 6% over current year budget;
- Revenues are projected at \$141,835,914
 - Increase of approximately \$8,494,894; 6.4% over the current year budget and \$5,109,831 and 3.7% increase over prior actual collections.
 - Property Taxes, Licenses & Permits make up 64% of total budget
- Transfers In total \$22,974,680; increase of \$711,211, 3.5% over current year budget
 - Includes use of \$3,000,000 in fund balance and \$2,000,000 in American Rescue Plan funds



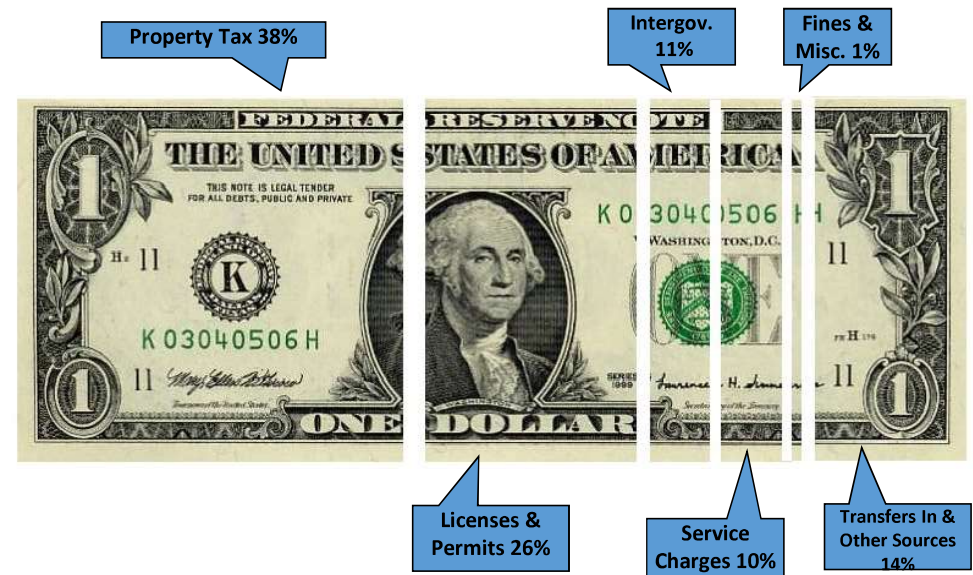
6/7/2022

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FY 2022/2023 Proposed Budget General Fund Revenue Highlights

- Revenue projections for FY 22/23 are in line with prior year actuals.
 - COVID 19 impacted current and prior year budget revenue forecasts, depending on the source of revenue.
 - FY 20/21 and FY 21/22 Budgeted Revenues projected with limited information generally used for forecasting revenues.
- Property Tax projected at \$62,900,974
 - Increase of \$2,126,906; 3.5% over current year budget
 - Increase of \$906,012; 1% over prior year actuals
- Licenses and Permits are projected at \$42,889,098
 - Increase of \$3,856,161, 10% over current year budget
 - Increase of \$1,788,128, 4.4% over prior year actual collections
- Inter-governmental revenues are projected at \$17,768,326
 - Increase of \$673,869 or 3.8% over current year budget
 - Increase of \$567,309, 2.2% over prior year actual collections
- Service Charges and Fees are projected at \$16,030,695
 - Increase of \$734,301, 4.6% over the current year budget
 - Increase of \$636,506, 4.1% over prior year actual collections
- Fines and Forfeitures are projected at \$506,500
 - No change from the current year budget
 - Reduction of \$63,499, 14% below prior year actual collections

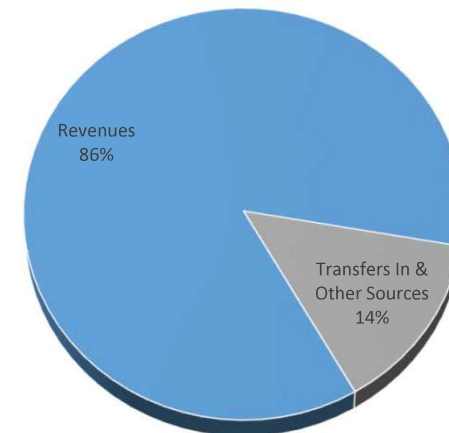


FY 2022/2023 Proposed Budget

General Fund Transfers In & Other Sources

- Transfer from State Accommodations Tax \$25,000
 - Allocation per State Law Section 6-4-10
- Transfer from Hospitality Tax is \$3,700,000
 - Same as current year budget
- Transfer from Water and Sewer, \$4,189,680; Storm Water, \$560,000; and Parking, \$500,000 for indirect cost allocations.
 - Same as current year budget
- Capital Lease proceeds; \$9,000,000
 - Same as current year budget
 - Capital lease for replacement rolling stock
- Use of fund balance reflected at \$3,000,000
- Use of American Rescue Plan of \$2,000,000

Transfers & Other Sources as Percent of Total Budget

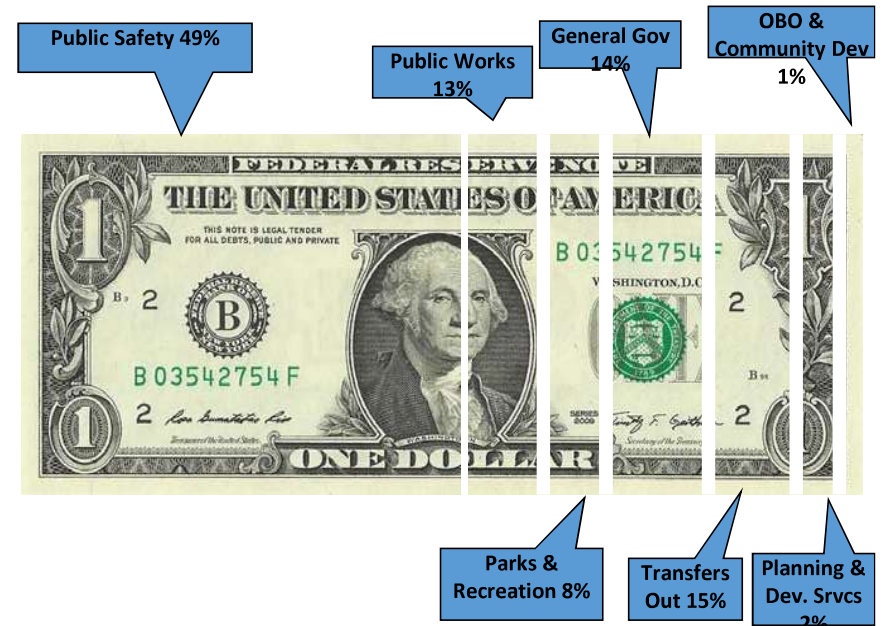
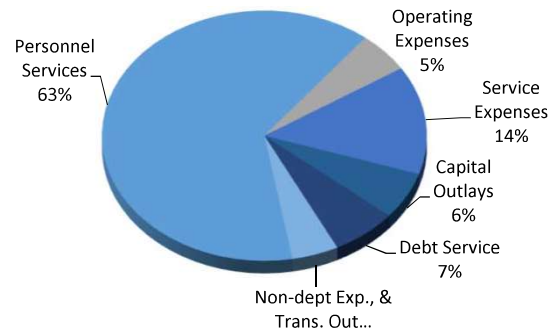


FY 2022/2023 Proposed Budget

General Fund – Expenditures

<u>EXPENDITURES</u>	FY 21/22 BUDGET	FY 22/23 PROPOSED	% Change
PUBLIC SAFETY	\$70,204,037	\$75,731,932	7.9%
PUBLIC WORKS	\$19,258,968	\$21,080,911	9.5%
GENERAL GOVERNMENT	\$18,737,164	\$22,419,701	19.7%
PARKS & RECREATION	\$13,362,897	\$13,133,692	-1.7%
CAPITAL REPLACEMENT	\$9,000,000	\$9,000,000	
NON-DEPT, & TRANS OUT	\$9,474,022	\$7,626,786	-19.5%
DEBT SERVICE	\$10,882,901	\$10,803,292	-0.7%
DEVELOPMENT SRVC & PLANNING	\$3,392,227	\$3,531,198	4.1%
COMM. DEV & OBO	\$1,232,273	\$1,483,082	20.4%
TOTAL	\$155,544,489	\$164,810,594	6.0%

FY 22/23 PROPOSED BUDGET BY MAJOR CATEGORY



6/6/2022

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items updated in red 6/6/22

FY 2022/2023 General Fund Budget Highlights

- Focus on addressing blight, nuisance enforcement and neighborhood improvement sweeps
- Technology enhancements to improve customer service, service delivery and business friendly environment
 - Citizen services application to improve the ability to track, report, and respond to citizen inquiries
 - Expand use of CityWorks for remote work order management and inventory process
- Recruitment and retention of employees to ensure delivery of service and utilize contractors where appropriate
- Community Promotions Funding \$100,000
 - Combined with Accommodations tax, total available \$140,000

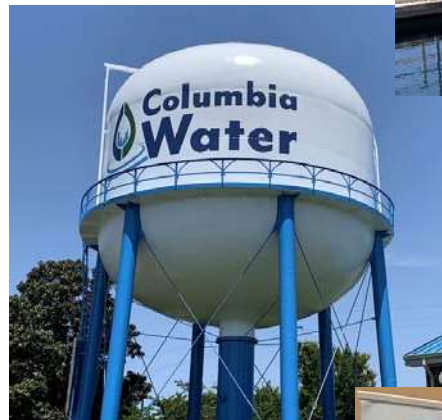
FY2022/2023 General Fund Capital Replacement Program

- Capital Replacement Program \$9,000,000
 - Annual program includes replacement vehicles, police patrol cars, garbage trucks, heavy equipment and associated cost to outfit vehicles

Department	# of Vehicles/Heavy Equipment	Total
Public Works	22	\$2,582,390
Police	64	\$3,191,753
Fire	7 + 1 ladder truck	\$2,041,988
Parks & Recreation	17	\$ 731,955
Other	9	\$ 451,914
	120	\$ 9,000,000

FY 2022/2023 PROPOSED BUDGET

**WATER & SEWER
OPERATING
FUND
\$185,048,681**



6/7/2022

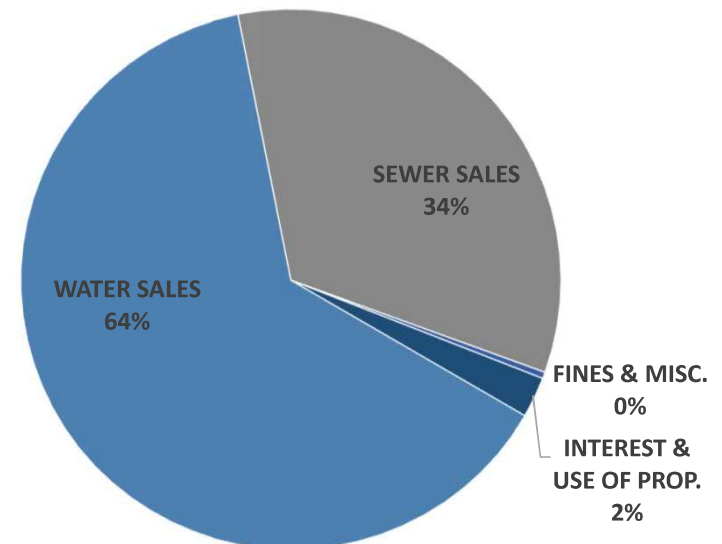
13



FY 2022/2023 Proposed Budget Water & Sewer Fund - Revenues

- Total Projected Revenues
\$185,048,681
 - Increase of \$2,483,592; 1% over prior year budget
- No proposed rate increase
- Revenue projections reflect moderate growth and assume normal consumption levels

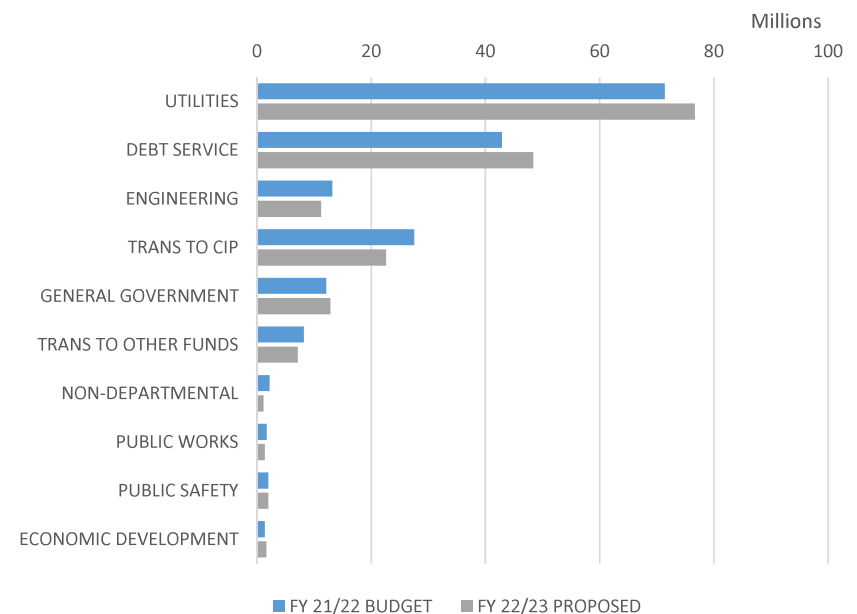
FY 22/23 Water & Sewer Revenue



FY 2022/2023 Proposed Budget Water & Sewer Fund - Expenditures

- Department Operating Budgets' Total
\$104,315,138
 - \$2.5M increase over current year budget; 3%
 - Operating budget priorities include
 - Continued provision of essential services
 - Ensures regulatory compliance
 - Improving customer service
 - Achieving appropriate staffing levels
 - Use of private contractors to address potential service area gaps
- Debt Service \$48,398,660
- Transfers Out total \$29,764,680
 - Includes \$22,635,000 of system revenues for Capital Improvement Program

FY 2022/2023 WATER & WASTEWATER
EXPENDITURE



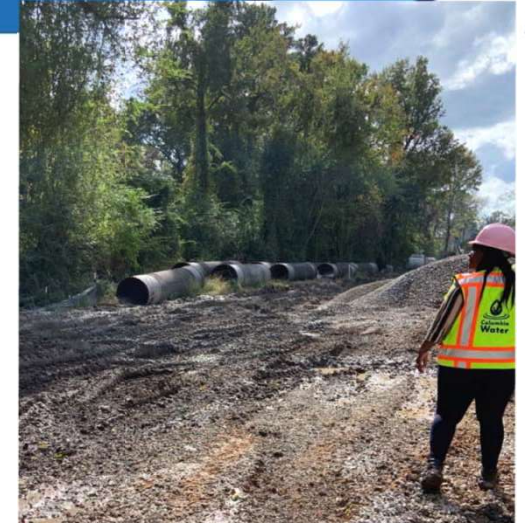
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FY 2022/2023 Proposed Budget

**Stormwater Fund
\$16,121,055**



6/7/2022

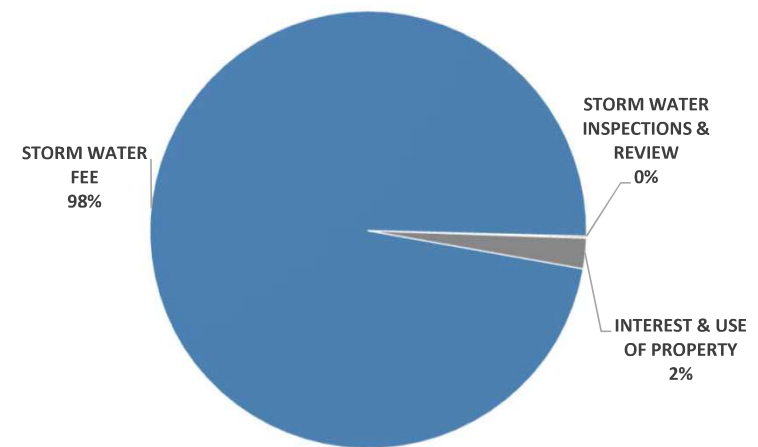
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FY 2022/2023 Proposed Budget Stormwater Fund - Revenues

- Total Budget \$16,121,055
 - Increase of \$498,301 or 3% over current year budget
- No Rate Increase
 - Suspending final year of the five year rate plan to allow for a thorough analysis of cash and evaluate the complete project schedule in order to assess future needs and associated funding

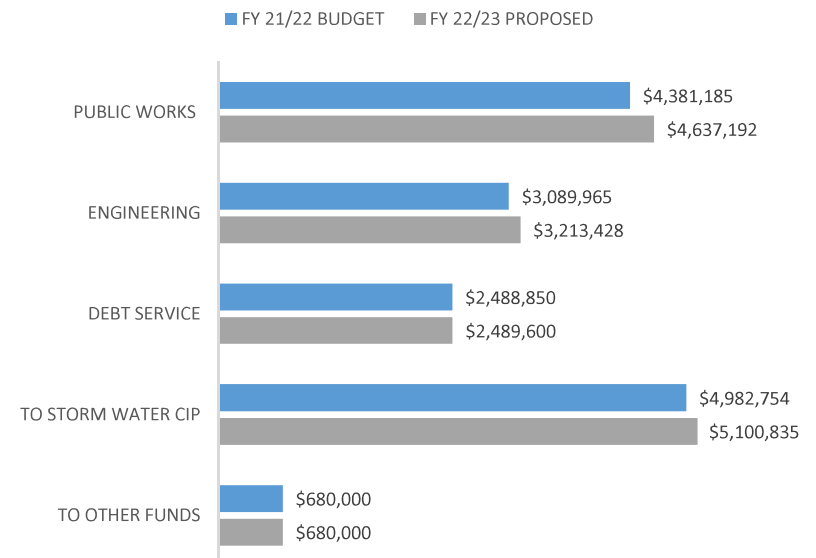
FY 22/23 STORM WATER FUND REVENUES



FY 2022/2023 Proposed Budget Storm Water Fund - Expenditures

- Total Budget \$16,121,055
 - Increase of \$498,301 or 3% from the current year budget
- Operating Department Budgets' Total \$7,850,620; an increase of \$379K; or 5% from prior year budget
- Debt service \$2,489,600
- Transfers Out total \$5,780,835
 - Includes cash portion of Capital Improvement Program of \$5,100,835;
 - General Fund Indirect Cost allocation of \$560,000; no change from prior year

FY 22/23 Stormwater Operating



FY 2022/2023 PROPOSED BUDGET

PARKING FUND
\$10,238,702



6/7/2022

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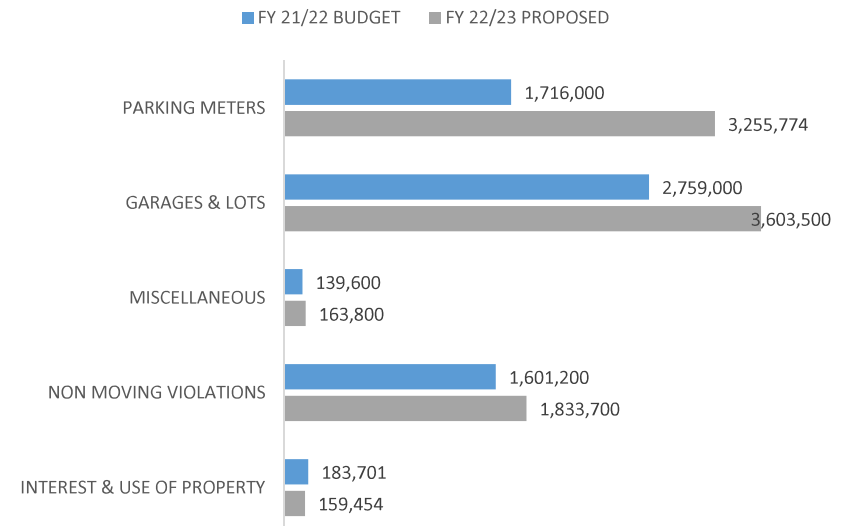


FY 2022/2023 Proposed Budget

Parking Fund Revenues & Transfers In

- Parking Fund revenues for FY 22/23 are projected at \$9,238,702;
 - Flat from the current year budget
 - Does not include the use of American Rescue Funds
- Parking revenue collections are tracking much closer to pre-pandemic levels as business and event traffic resumes to normal levels.
- Freed Street Deck and the Sabal Street Decks at Bull Street will be fully on line in the coming fiscal year and revenues are projected for both garages.
- Use of \$1,000,000 of Fund Balance for capital improvement program

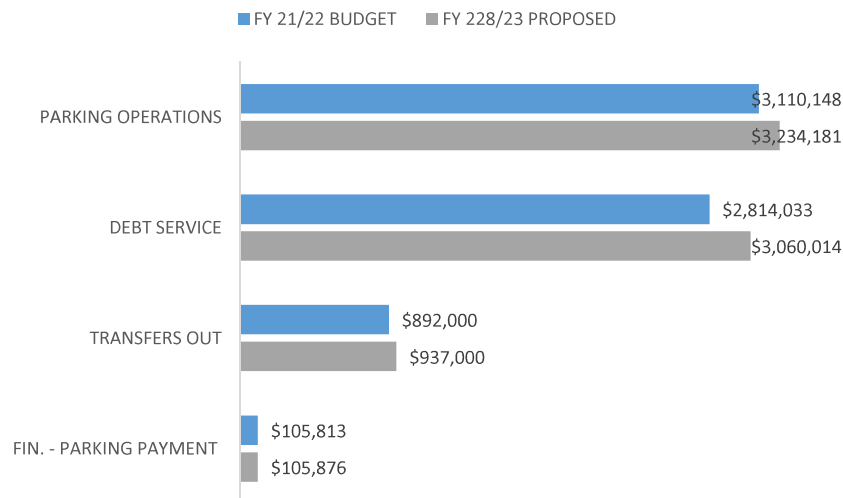
FY 22/23 PROPOSED PARKING REVENUES



FY 2022/2023 Proposed Budget

Parking Fund - Expenditures

FY 22/23 PROPOSED PARKING FUND - EXPENDITURES



- Parking Fund Operating Budgets' total \$5,236,688; an increase of \$267k over current year budget
- Operations includes the addition of 2 new parking decks scheduled to open in FY 21/22 at Bull Street Development
- Capital improvement funding of \$1,000,000
- Debt service of \$3,060,014 based on existing debt service schedule
- Includes transfer to General Fund of \$500,000; no change from prior years

FY 2022/2023 Capital Improvement Program

Water System Improvements
Wastewater System Improvements
Stormwater Improvements
Parking Improvements

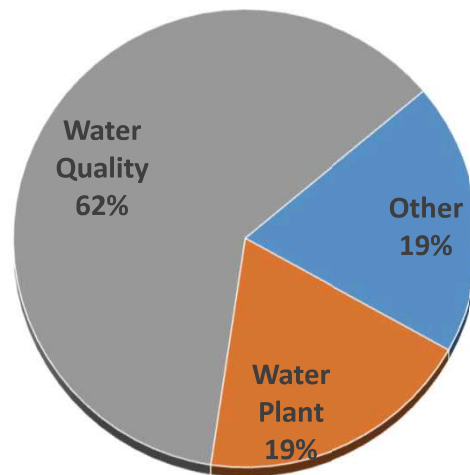
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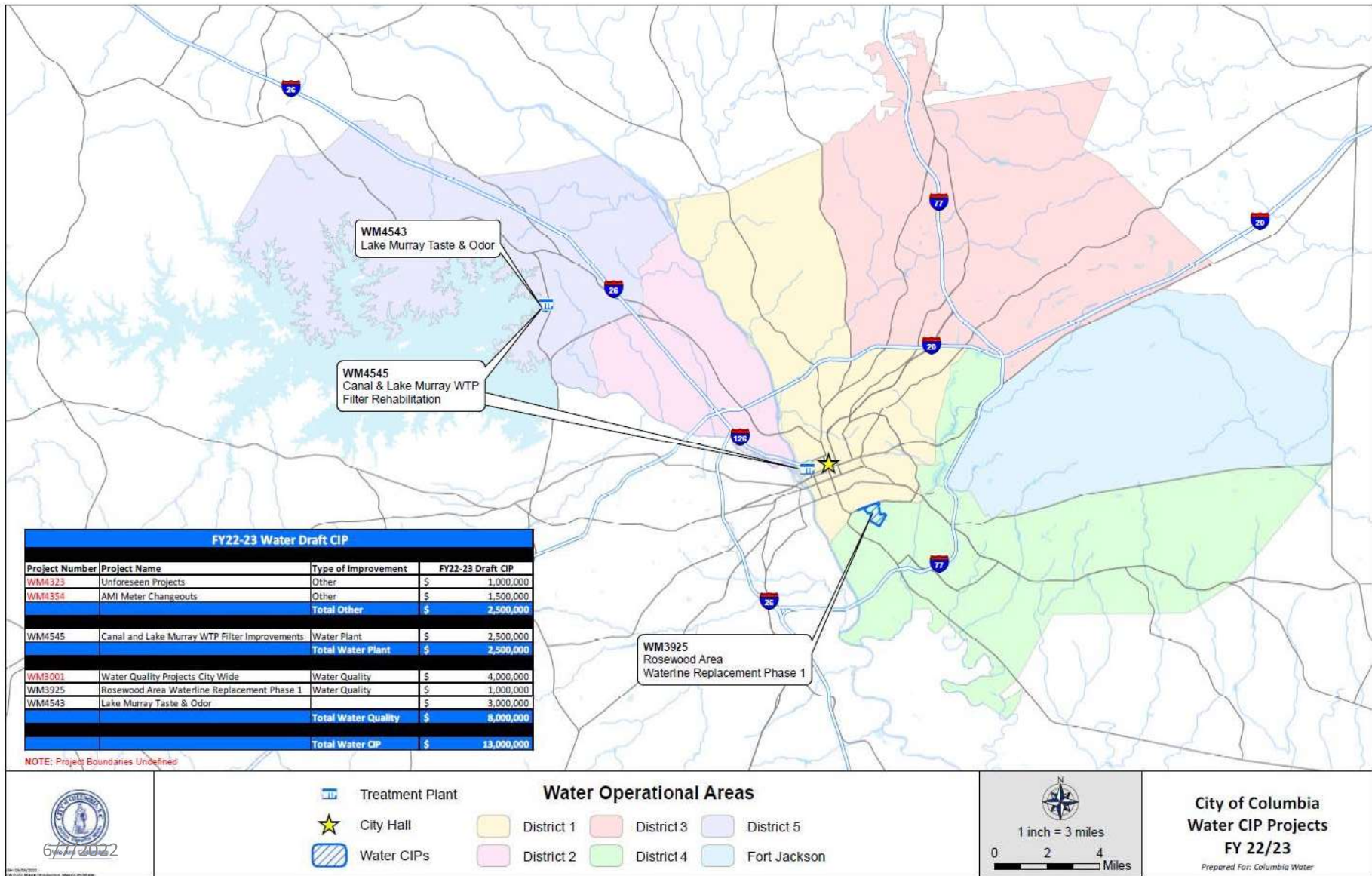


Drinking Water

FY 22/23 Water CIP

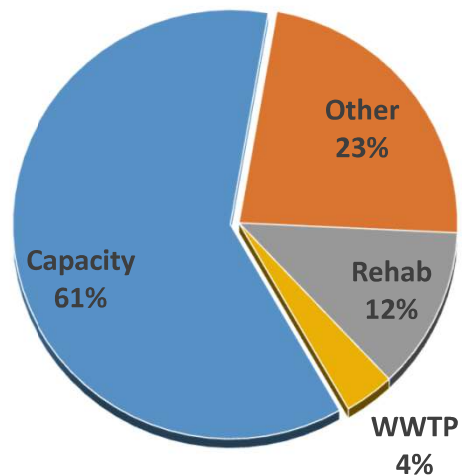


Proposed FY22-23 Water CIP			
Project Number	Project Name	Type of Improvement	FY22-23
WM4323	Unforeseen Projects	Other	\$ 1,000,000
WMxxxx	AMI Meter Changeouts	Other	\$ 1,500,000
		Total Other	\$ 2,500,000
WM4545	Canal and Lake Murray WTP Filter Improvements	Water Plant	\$ 2,500,000
		Total Water Plant	\$ 2,500,000
WM3001	Water Quality Projects City Wide	Water Quality	\$ 4,000,000
WM4543	Lake Murray Taste & Odor	Water Quality	\$ 1,000,000
WM3925	Rosewood Area Waterline Replacement	Water Quality	\$ 3,000,000
		Total Water Quality	\$ 8,000,000
		Total Water CIP	\$ 13,000,000

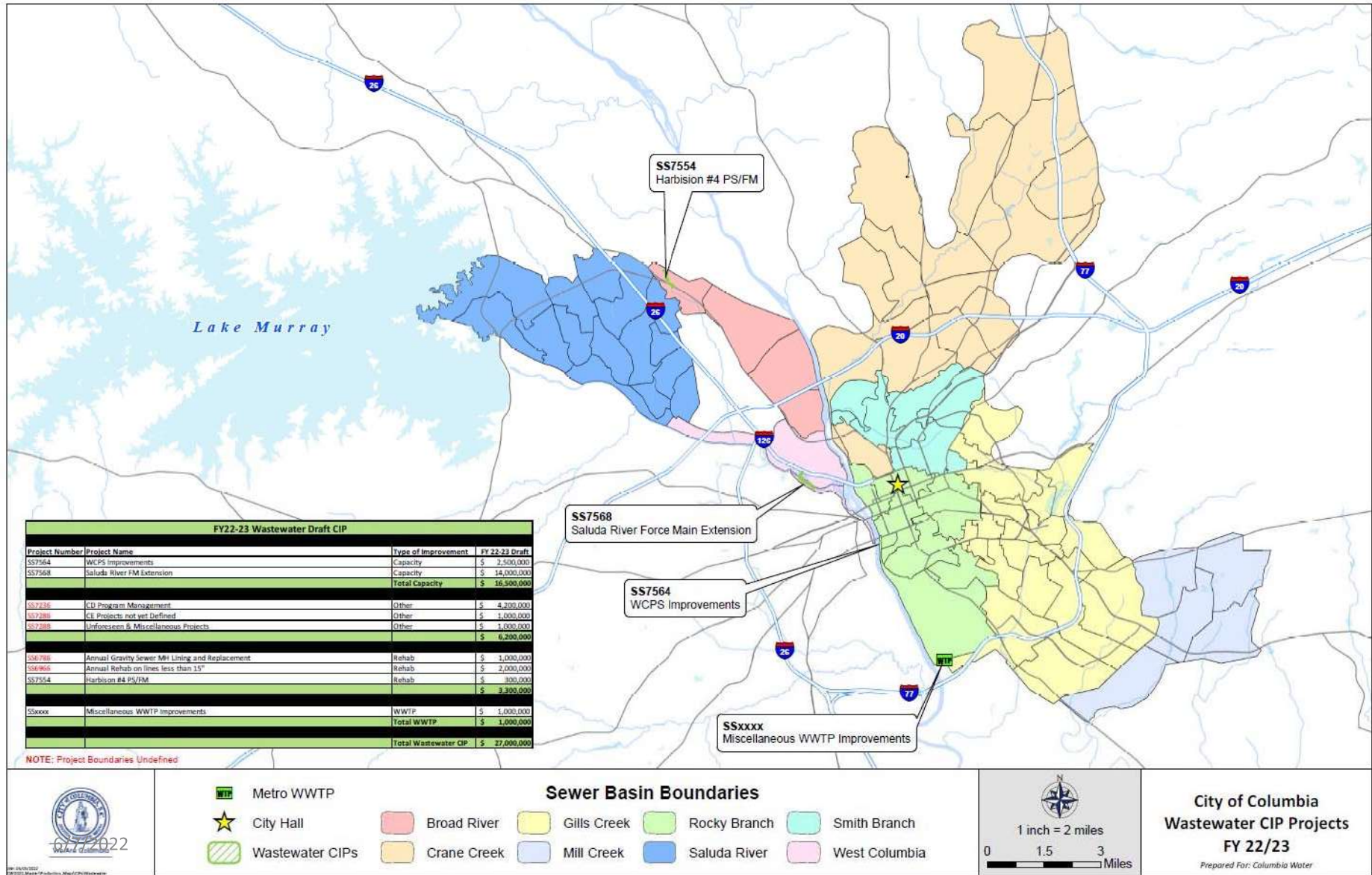


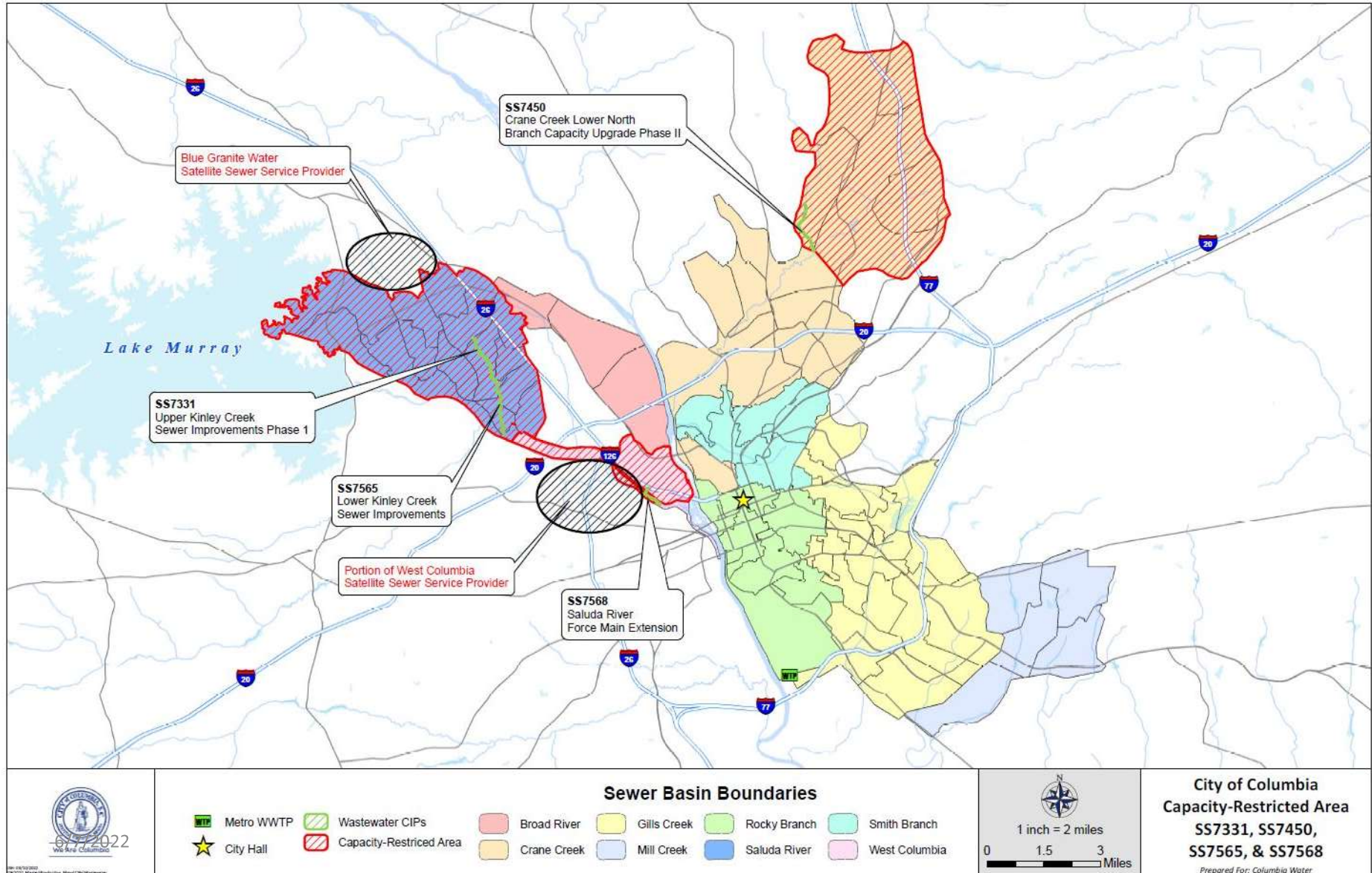
Wastewater

FY 22/23 Wastewater CIP



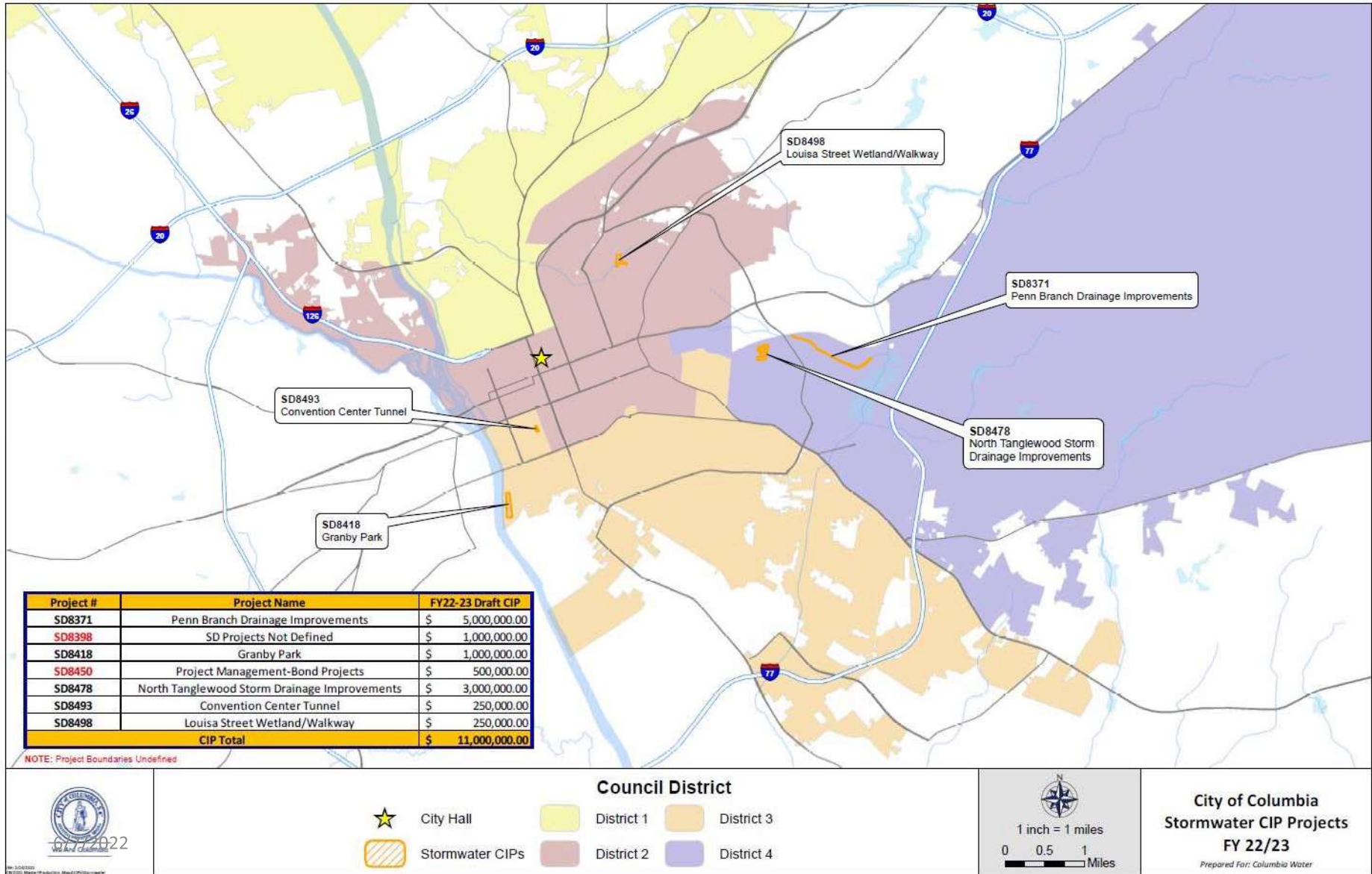
Proposed FY22-23 Wastewater CIP			
Project Number	Project Name	Type of Improvement	FY22-23 Proposed
SS7564	WCPS Improvements	Capacity	\$ 2,500,000
SS7568	Saluda River FM Extension	Capacity	\$ 14,000,000
		Total Capacity	\$ 16,500,000
SS7236	CD Program Management	Other	\$ 4,200,000
SS7286	CE Projects not yet Defined	Other	\$ 1,000,000
SS7288	Unforeseen & Miscellaneous Projects	Other	\$ 1,000,000
		Total Other	\$ 6,200,000
SS6786	Annual Gravity Sewer MH Lining and Replacement	Rehab	\$ 1,000,000
SS6966	Annual Rehab on lines less than 15"	Rehab	\$ 2,000,000
SS7554	Harbison #4 PS/FM	Rehab	\$ 300,000
		Total Rehab	\$ 3,300,000
SSxxxx	Miscellaneous Metro Wastewater Treatment Plant Improvements	WWTP	\$ 1,000,000
		Total WWTP	\$ 1,000,000
		Total Wastewater CIP	\$ 27,000,000





Stormwater

Project #	Project Name	FY 22/23 Proposed
SD8371	Penn Branch Drainage Improvements	\$ 5,000,000
SD8398	SD Projects Not Defined	\$ 1,000,000
SD8418	Granby Park	\$ 1,000,000
SD8450	Project Management-Bond Projects	\$ 500,000
SD8478	North Tanglewood Storm Drainage Improvements	\$ 3,000,000
SD8493	Convention Center Tunnel	\$ 250,000
SD8498	Louisa Street Wetland/Walkway	\$ 250,000
CIP Total		\$ 11,000,000



Parking System

Project	Description	Proposed FY 2022-2023
Elevator Replacements	Sumter Street Deck & Lady Street Deck	\$600,000
Non-Capital / Maintenance Projects		
Exterior Painting/stucco repair	Taylor Street Deck & Lady Street Deck	\$400,000
TOTALS		\$1,000,000

FY 2022/2023 PROPOSED BUDGET

Hospitality Tax

\$12,772,297

Accommodations Tax

\$2,660,000

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FY 2022/2023 Proposed Budget Hospitality Tax

- Total Proposed Budget \$12,772,297
 - Increase of \$2,717,236, 27% over current year budget
- Revenues
 - In line with current year actual collections
 - Pre-pandemic average growth of 3-4% each year.
 - Collections are much closer to normal levels.
 - No proposed allocation of American Rescue Plan nor use of fund balance

FY 2022/2023 Proposed Budget

Hospitality Tax

- Expenditures
 - Allocation to Hospitality Tax Committee \$3,000,000
 - Proposed budget available for allocation **\$3,538,154**
 - Pending allocations for Line Item agencies and additional initiatives
 - Transfer to General Fund \$3,700,000
 - Same as current year
 - Debt service of \$2,534,143
 - Based on existing debt service schedule
 - Reduction of \$225,770

6/7/2022

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FY 2022/2023 Proposed Budget Accommodations Tax Revenues

- Total Proposed Budget \$2,660,000
- Revenues
 - Increase of \$1,128,951 over current year budget
 - In line with current year projected collections and pre-pandemic collections.
- Expenditures & Transfers Out
 - \$25,000 to General Fund
 - 5% General Purpose available allocation of \$131,750
 - \$40,000 for Community Promotion Grants
 - Other allocations pending
 - Accommodation Tax Committee available for allocation \$2,503,250



We Are Columbia

THANK YOU!



We Are Columbia

MEETING DATE: June 7, 2022

DEPARTMENT: Legal Department

FROM: *Teresa Knox, City Attorney*

SUBJECT: Ordinance No.: 2022-052 - To Raise Revenue and Adopt the Budget for the City of Columbia, South Carolina for the Fiscal Year ending June 30, 2023

FUNDING SOURCE & ORIGINAL BUDGET:

FOCUS AREAS: Planning Together

ATTACHMENTS:

- **#a:** 2022-052 Raise Revenue and Adopt the Budget to COC 2023 (PDF)

ORDINANCE NO.: 2022-052

*To Raise Revenue and Adopt the Budget for the City of Columbia, South Carolina,
for the Fiscal Year ending June 30, 2023*

BE IT ORDAINED by the Mayor and Council this _____ day of _____, 2022 as follows:

Section 1. That a tax to cover the period from the first day of July 2022, to the thirtieth day of June 2023, both inclusive, for the sums and in the manner hereinafter mentioned, is and shall be levied, collected and paid into the treasury of Richland and Lexington Counties, South Carolina, for the credit to The City of Columbia, South Carolina, for the use and service thereof; that is to say, a tax rate of ninety-eight and one tenth (98.1) mills, on the value of all real estate and personal property of every description owned and used in The City of Columbia, South Carolina, except such as is exempt from taxation under the Constitution and law of the State of South Carolina, is and shall be levied and paid into the County Treasury for the credit to The City of Columbia for the corporate purposes, permanent improvements, for the purpose of paying current expenses (including but not limited to the payments coming due and payable by The City of Columbia with respect to [certain equipment leases, installment purchase revenue bonds and] the RecoverSC Local Government Liquidity Program ("RecoverSC Program") during such annual period), and for the payment of interest and retiring outstanding bonds of the said City. Such tax is levied on such property as assessed for taxation for County and State purposes.

Section 2. That the budget heretofore adopted by the City Council and the estimated revenue for the payment of same is hereby adopted and is hereby made a part hereof as fully as if incorporated herein and a copy thereof is attached hereto.

Section 3. That the billing dates, the penalty dates, and the amount of penalty which shall be levied for delinquent taxes shall be the same as those established by Richland and Lexington Counties pursuant to State Law.

Section 4. That the City Manager shall administer the budget and may authorize the following to achieve the goals of this budget:

- a. Authorize the transfer of appropriated funds within and between departments and funds as necessary.
- b. Controls shall be made by fund appropriation.
- c. Designate continuing projects from fund balances.

Encumbrances will be carried over to the next year as a reserve to the fund balance.

Expenditures approved by council shall automatically carry amendments to fund appropriation where necessary.

Section 5. With respect to the payments scheduled to be made by The City of Columbia under the RecoverSC Program during the fiscal year ending June 30, 2023, which aggregate payments are approximately equal to \$478,500 (the "FY 2023 Payments"), the City Council hereby authorizes the issuance of a tax anticipation note ("TAN") pursuant to Article X, Section 14 of the Constitution of the State of South Carolina, 1895, as amended, and Title 11, Chapter 27 of the Code of Laws of the State of South Carolina, 1976, as amended, which TAN may be issued if the Mayor, the City Manager and the Assistant City Manager for Finance and Economic Services, or any two of them acting together (the "Authorized Representatives"), determine that the issuance of a TAN, as an alternative to the use of appropriated funds collected as authorized above, is in the best interest of the City to make the FY 2023 Payments.

The TAN, if issued, shall be issued as a single fully-registered note in an amount not exceeding the aggregate amount of the FY 2023 Payments plus the costs incurred in connection with the issuance of the TAN, at that time as may be determined by the Authorized Representatives. The City Council delegates to the Authorized Representatives the power to make all determinations with respect to the details of the TAN, including the form, maturity date, manner and time of sale and award, and redemption provisions, and authorizes the Mayor and the City Manager, or either of them acting alone, to execute the TAN in the name of and on behalf of the City and deliver it to the purchaser thereof.

For the payment of the principal of and interest on the TAN when and if issued, the City hereby pledges (i) the full faith, credit and taxing power of the City; and (ii) the ad valorem taxes in anticipation of which the TAN is issued.

The Authorized Representatives may consult with the City's bond counsel and financial advisor in making any determinations with respect to the TAN.

Section 6. If for any reason any sentence, clause or provision of this ordinance shall be declared invalid, such shall not affect the remaining provisions hereof.

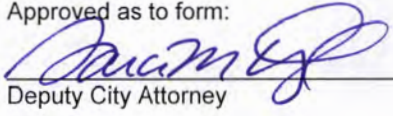
Requested by:

City Manager _____

Approved by:

City Manager

Approved as to form:


Deputy City Attorney

Public Hearing:

Introduced:

Final Reading:

Mayor

ATTEST:

City Clerk

GENERAL FUND SUMMARY

	AMENDED BUD FY 21/22	PROPOSED FY 22/23	BUDGET INC/(DEC)	% CHANGE
<u>REVENUE CATEGORIES</u>				
GENERAL PROPERTY TAX	60,774,068	62,900,974		
LICENSES AND PERMITS	39,032,937	42,889,098		
FROM OTHER AGENCIES	17,094,457	17,768,326		
CURRENT SERVICE CHARGES	15,295,894	16,030,195		
FINES & FORFEITURES	506,500	506,500		
MISCELLANEOUS REVENUE	245,000	255,000		
INTEREST ON INVESTMENT	145,164	145,415		
RENTS & SALE OF PROPERTY	247,000	1,340,406		
TOTAL REVENUE	133,341,020	141,835,914	8,494,894	6.4%
<u>TRANSFERS IN</u>				
FROM AMERICAN RESCUE PLAN		2,000,000		
FROM BOND PROCEEDS	4,228,789			
FROM ACCOMMODATIONS TAX	25,000	25,000		
FROM HOSPITALITY TAX	3,700,000	3,700,000		
FROM CAPITAL LEASE PROCEEDS	9,000,000	9,000,000		
FROM PARKING FUND	500,000	500,000		
FROM WATER & SEWER INDIRECT COST	4,189,680	4,189,680		
FROM STORM WATER	560,000	560,000		
FROM UN-APPROPRIATED SURPLUS	0	3,000,000		
TOTAL TRANSFERS IN	22,203,469	22,974,680	771,211	3.5%
TOTAL GENERAL FUND REV & TRANS	155,544,489	164,810,594	9,266,105	6.0%
<u>DEPARTMENTS</u>				
LEGISLATIVE - MAYOR & CITY COUNCIL	760,273	845,927		
ADMINISTRATION - CITY MANAGER	907,304	793,930		
GOVERNMENTAL AFFAIRS	357,041	498,888		
ADMINISTRATION - ACM ADMINISTRATIVE SRVCS		232,590		
ADMINISTRATION - ACM COMMERCE & DEVELOPMENT	494,474	518,082		
ADMINISTRATION - ACM CHIEF FINANCIAL OFFICER	243,722	322,394		
ADMINISTRATION - ACM OPERATIONS	365,659	514,391		
HUMAN RESOURCES	1,162,432	1,226,269		
BUDGET & PROGRAM MANAGEMENT OFFICE	550,987	619,740		
PUBLIC RELATIONS	799,168	939,217		
OFFICE OF THE CITY CLERK	510,966	289,967		
LEGAL	2,113,533	2,219,870		
MUNICIPAL COURT	2,447,480	2,967,132		
FINANCE	2,106,956	2,242,417		
OFFICE OF BUSINESS OPPORTUNITIES	770,674	817,758		
COMMUNITY DEVELOPMENT	461,599	665,324		
PLANNING & DEV. SERVICES	3,392,227	3,531,198		
POLICE	43,445,255	47,299,640		
EMERGENCY MANAGEMENT	561,781	585,250		
911 EMERGENCY COMMUNICATIONS	3,176,012	3,401,288		
FIRE	23,020,989	24,445,754		
PARKS & RECREATION	13,362,897	13,133,692		
PUBLIC WORKS	19,258,968	21,080,911		
GENERAL SERVICES	1,686,839	3,763,922		
INFORMATION TECHNOLOGY	4,230,330	4,424,965		
BUDGET ADJUSTMENTS - 3% vacancy		(3,000,000)		
POLICE PAY PLAN		2,200,000		
RESERVE		2,187,417		
TOTAL DEPARTMENT	126,187,566	138,767,933	12,580,367	10.0%
<u>NON-DEPARTMENTAL & MISC.</u>				
COMMUNITY PROMOTIONS		100,000		
CAPITAL LEASE PURCHASE PAYMENT	6,113,935	6,708,108		
RICHLAND COUNTY DETENTION CENTER PER DIEM	500,000	500,000		
5TH CIRCUIT SOLICITOR'S OFFICE	215,817	215,817		
RICHLAND COUNTY PUBLIC DEFENDER	225,000	225,000		
HOMELESS SERVICES	1,044,500	1,060,000		
SECURITY CAMERAS	2,500,000	0		
SPECIAL EMERGENCY RESERVE	1,050,000	0		
NON-DEPARTMENTAL & MISC.	40,000	40,000		
TOTAL NON-DEPARTMENTAL	11,689,252	8,848,925	(2,940,327)	-33.2%
TOTAL EXPENDITURES	137,876,818	147,616,858	9,640,040	6.5%
<u>TRANSFERS OUT</u>				
TO INTERNAL SERVICE FUNDS	2,766,439	2,910,120		
TO DEBT SERVICE	4,768,966	4,095,184		
TO COMPONENT UNIT	1,132,266	1,188,432		
TO CAPITAL REPLACEMENT PROGRAM	9,000,000	9,000,000		
TOTAL TRANSFERS OUT	17,667,671	17,193,736	(473,935)	-2.8%
TOTAL BUDGET	155,544,489	164,810,594	9,266,105	6.0%

WATER/SEWER OPERATING FUND SUMMARY

	BUDGET FY 21/22	PROPOSED FY 22/23	BUDGET INC/(DEC)	% CHANGE
<u>REVENUE</u>				
WATER SALES	115,969,175	111,844,661		
SEWER SALES	61,458,133	68,059,712		
MISCELLANEOUS REVENUE	45,106	48,459		
FINES AND FORFEITURES	653,250	656,516		
TOTAL OPERATING REVENUES	178,125,664	180,609,348	2,483,684	1%
<u>NON-OPERATING REVENUE & TRANSFERS IN</u>				
INTEREST	4,277,000	4,277,001		
RENTS & USE OF PROPERTY	161,525	162,332		
FROM FUND BALANCE				
TOTAL NON-OPERATING REVENUES	4,438,525	4,439,333	808	0%
TOTAL REVENUE & TRANSFERS IN	182,564,189	185,048,681	2,484,492	1%
<u>EXPENDITURES</u>				
ADMINISTRATION	1,188,566	1,212,547		
CUSTOMER CARE CENTER	5,381,328	5,796,107		
PUBLIC RELATIONS		202,540		
FINANCE	3,022,782	2,513,163		
FIRE HYDRANT MAINTENANCE	647,983	647,984		
POLICE - CSO/PUBLIC SAFETY	1,312,710	1,309,448		
PUBLIC WORKS-STREET REPAIR	1,695,736	1,357,333		
GENERAL SERVICES PUBLIC BLDGS.	2,523,062	2,588,982		
GIS MANAGEMENT	758,354	765,160		
UTILITIES	71,429,712	76,684,013		
ENGINEERING	13,201,881	11,238,701		
TOTAL OPERATING	101,162,114	104,315,978	3,153,864	3%
ECONOMIC DEV DEPARTMENT	1,331,487	1,440,863		
TOTAL NON-OPERATING DEPARTMENTS	1,331,487	1,440,863	109,376	8%
DEBT SERVICE	42,917,888	48,398,660		
ECONOMIC DEV SPECIAL PROJECTS	128,500	128,500		
TECHNOLOGY REPLACEMENTS	1,000,000	500,000		
NON-DEPARTMENTAL	1,060,434	500,000		
TOTAL NON-DEPARTMENTAL OPERATING	45,106,822	49,527,160	4,420,338	10%
<u>TRANSFERS OUT</u>				
TO GENERAL FUND/INDIRECT COST ALLOCATION	4,189,680	4,189,680		
TO WATER/SEWER CAPITAL IMP.	27,514,086	22,625,000		
TO INTERNAL SERVICE FUNDS	3,260,000	2,950,000		
TOTAL TRANSFERS	34,963,766	29,764,680	(5,199,086)	-15%
TOTAL	182,564,189	185,048,681	2,484,492	1%

STORM WATER OPERATING SUMMARY

	BUDGET FY 21/22	PROPOSED FY 22/23	BUDGET INC/(DEC)	% CHANGE
REVENUE				
Operating Revenue				
STORM WATER FEE	15,251,699	15,750,000		
STORM WATER REVIEW	15,000	15,000		
STORM WATER INSPECTIONS	5,000	5,000		
TOTAL OPERATING REVENUES	15,271,699	15,770,000	498,301	3%
Non-operating Revenue & Transfers				
INTEREST & USE OF PROPERTY	351,055	351,055		
TOTAL NON-OPERATING REVENUES	351,055	351,055	0	0%
TOTAL REVENUES & TRANSFERS IN	15,622,754	16,121,055	498,301	3%
EXPENDITURES				
DEPARTMENTS				
ENGINEERING	3,089,965	3,213,428		
PUBLIC WORKS	4,381,185	4,637,192		
TOTAL DEPARTMENTS	7,471,150	7,850,620	379,470	5%
NON-DEPARTMENTAL EXPENSES				
DEBT SERVICE	2,488,850	2,489,600		
TOTAL NON-DEPARTMENTAL	2,488,850	2,489,600	750	0%
TRANSFERS OUT				
TO GENERAL FUND/INDIRECT COST ALLOCATION	560,000	560,000		
TO STORM WATER CAPITAL PROJECTS	4,982,754	5,100,835		
TOTAL OTHER	5,662,754	5,780,835	118,081	2%
TOTAL BUDGET	15,622,754	16,121,055	498,301	3%

We Are Columbia

PARKING OPERATING FUND SUMMARY

	BUDGET FY 21/22	PROPOSED FY 22/23	DIFF. FM BUDGET	% CHANGE
<u>OPERATING REVENUES</u>				
STREET PARKING METERS	1,716,000	3,255,774		
PARKING GARAGES	2,694,600	3,283,000		
PARKING LOTS	64,400	470,974		
MISCELLANEOUS REVENUE	13,600	28,800		
VALIDATIONS	30,000	75,000		
IN-OUT PARKING	48,000	60,000		
PARKING METER BAG FEE	48,000	72,000		
NON-MOVING VIOLATIONS	1,601,200	1,833,700		
TOTAL REVENUE	6,215,800	9,079,248	2,863,448	46.1%
<u>NON-OPERATING & TRANSFERS IN</u>				
INTEREST REVENUE	74,921	50,674		
RENTS & USE OF PROPERTY	108,780	108,780		
FROM AMERICAN RESCUE PLAN	2,703,774			
FROM FUND BALANCE	0	1,000,000		
TOTAL NON-OPERATING & TRANSFERS	2,887,475	1,159,454	(1,728,021)	-59.8%
TOTAL REVENUES & TRANSFERS IN	9,103,275	10,238,702	1,135,427	12.5%
<u>EXPENDITURES</u>				
<u>Operating Departments</u>				
FINANCE - PARKING PAYMENT SERVICES	105,813	105,876		
PARKING OPERATIONS	3,110,148	3,234,181		
PARKING FACILITIES	1,555,473	1,796,075		
PUBLIC WORKS	94,484	100,556		
RESERVE		0		
TOTAL OPERATING DEPARTMENTS	4,865,918	5,236,688	370,770	7.6%
<u>Non-Departmental</u>				
DEBT SERVICE	2,814,033	3,060,014		
NON-DEPARTMENTAL/MISC.	5,000	5,000		
BAD DEBT / YEAR END ACCRUALS	0	0		
RESERVE	276,324	0		
TOTAL NON-DEPARTMENTAL	3,345,357	3,065,014	(280,343)	-8.4%
<u>TRANSFERS OUT</u>				
TO GENERAL FUND	500,000	500,000		
TO CAPITAL IMPROVEMENTS	0	1,000,000		
TO INTERNAL SERVICES	392,000	437,000		
TOTAL TRANSFERS	892,000	1,937,000	1,045,000	117.2%
TOTAL BUDGET	9,103,275	10,238,702	1,135,427	12.5%

We Are Columbia

HOSPITALITY TAX SUMMARY

	AMENDED BUDGET FY 21/22	PROPOSED FY 22/23	DIFF. FM BUDGET	% CHANGE
<u>REVENUES</u>				
HOSPITALITY TAX	10,000,000	12,681,189		
FINES & LATE FEES	40,000	54,000		
INTEREST	15,061	37,108		
TOTAL REVENUES	10,055,061	12,772,297	2,717,236	27%
<u>TRANSFERS IN & OTHER FINANCING</u>				
FM FUND BALANCE	1,205,438			
FM AMERICAN RESCUE PLAN	1,759,577			
TOTAL REVENUE & TRANSFERS IN	13,020,076	12,772,297	(247,779)	-2%
<u>EXPENDITURES</u>				
HOSPITALITY TAX COMMITTEE ALLOCATIONS		3,000,000		
PRIOR YEAR CARRYFORWARDS	205,438			
<i>Reflects allocation by Council & does not include Committee Allocations</i>				
COLUMBIA MUSEUM OF ART	700,000			
CMA CAPITAL PROJECT				
COLUMBIA MUSIC FESTIVAL ASSOC.	250,000			
EdVENTURE	300,000			
FAMOUSLY HOT NEW YEARS	-			
HISTORIC COLUMBIA FOUNDATION	600,000			
HCF COLUMBIA 63 OUR STORY MATTERS	175,000			
ONE COLUMBIA	83,888			
SC PHILHARMONIC	100,000			
LINE ITEM AGENCIES	2,208,888	To Be Determined		
COUNCIL ALLOCATIONS	2,395,837	116,000		
RESERVE FOR FUTURE ALLOCATION (Line Item Agencies & other projects)		3,538,154		
FIVE POINTS FOUNTAIN	250,000			
<u>TRANSFERS OUT</u>				
TO GEN. FUND	3,700,000	3,700,000		
TO DEBT SERVICE	2,759,913	2,534,143		
TO CAPITAL PROJECTS - FINLAY PARK	1,500,000			
TOTAL TRANSFERS OUT	7,959,913	6,234,143	(1,725,770)	-22%
TOTAL BUDGET	13,020,076	12,772,297	(247,779)	-2%

We Are Columbia

ACCOMMODATIONS (STATE) TAX

	BUDGET FY 21/22	PROPOSED FY 22/23	DIFF. FM BUDGET	% CHANGE
<u>REVENUES</u>				
ACCOMMODATIONS TAX	1,530,000	2,660,000		
INTEREST EARNINGS	1,048			
TOTAL REVENUES	1,531,048	2,660,000	1,128,952	73.7%
TOTAL REVENUE & TRANSFERS IN	1,531,048	2,660,000	58,992	4.0%
<u>EXPENDITURES</u>				
ACCOMMODATIONS TAX ALLOCATIONS		2,503,250		
CONVENTION & VISITORS BUREAU	1,216,134	To be determined		
LAKE MURRAY TOURISM	214,612	To be determined		
OTHER REQUEST		To be determined		
COMMITTEE ALLOCATIONS	1,430,746			
5% GENERAL PURPOSE	7,949	81,750		
COMMITTEE EXPENSES & OTHER	5,000	10,000		
INSPIRE REAL CHANGE	10,000			
ONECOLUMBIA	52,353	TO BE DETERMINED		
COMMUNITY PROMOTIONS		40,000		
GENERAL ALLOCATIONS (5%)	75,302	131,750		
TOTAL EXPENSES	1,506,048	2,635,000	58,992	4.1%
<u>TRANSFERS OUT</u>				
TO GENERAL FUND	25,000	25,000		
TOTAL OTHER FUNDS	25,000	25,000		
TOTAL BUDGET	1,531,048	2,660,000	58,992	4.0%

We Are Columbia



We Are Columbia

MEETING DATE: June 7, 2022

DEPARTMENT: Legal Department

FROM: *Teresa Knox, City Attorney*

SUBJECT: Ordinance No.: 2022-032 - Granting an encroachment to Huger Senate Hotel Associates, LLC for the use of the right of way areas of the 1000 block of Huger Street and the 400 block of Senate Street for the installation and maintenance of parking spaces, sidewalks, landscaping, and irrigation adjacent to 1025 and 1043 Huger Street, Richland County TMS#08911-01-05 and 08911-01-15

FUNDING SOURCE & ORIGINAL BUDGET:

FOCUS AREAS: Planning Together

ATTACHMENTS:

- **#a:** 2022-032 vista hotel Encroachment (PDF)
- **#b:** Vista hotel Encroachment packet (PDF)

ORDINANCE NO.: 2022-032

Granting an encroachment to Huger Senate Hotel Associates, LLC for the use of the right of way areas of the 1000 block of Huger Street and the 400 block of Senate Street for the installation and maintenance of parking spaces, sidewalks, landscaping, and irrigation adjacent to 1025 and 1043 Huger Street, Richland County TMS#08911-01-05 and 08911-01-15

WHEREAS, Huger Senate Hotel Associates, LLC (hereinafter "Grantee") desires to utilize a portion of the right of way areas of the 1000 block of Huger Street and the 400 block of Senate Street for the installation and maintenance of five parking spaces measuring approximately eleven (11') feet in width twenty-five (25') feet in length, sidewalks measuring approximately eight (8') feet in width four hundred thirty (430') feet in length, landscaping, and irrigation adjacent to 1025 and 1043 Huger 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 _____, 2022, that Grantee is hereby granted the right to use the right of way areas of the 1000 block of Huger Street and the 400 block of Senate Street adjacent to 1025 and 1043 Huger Street, Richland County TMS#08911-01-05 and 08911-01-15, for the installation and maintenance of five parking spaces measuring approximately eleven (11') feet in width twenty-five (25') feet in length, sidewalks measuring approximately eight (8') feet in width four hundred thirty (430') feet in length, landscaping, 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.

PROVIDED FURTHER that the privilege granted hereby is subject to the Grantee complying with the following conditions, restrictions or limitations:

1. No item, including landscaping, shall be placed, planted or allowed to grow such that it creates a visual impediment to persons safely entering or exiting the driveway or to persons safely walking along

the sidewalk. The City reserves the right to remove or cut any item located within the right of way which it deems to be a safety hazard.

2. Grantee is responsible for all maintenance and assuring that all accessibility and ADA requirements are met and maintained.

3. Grantee is responsible for maintaining landscaping and improvements.

4. Irrigation must be designed to avoid spraying walkways, sidewalks and streets and/or creating hazardous conditions upon the walkways, sidewalks and streets.

5. Obstructions of more than be four (4') feet in height are prohibited within the sight-visibility triangle.

6. Forestry and Beautification shall be provided access to trees within the right of way for maintenance purposes.

7. All trees shall be protected and no large tree roots shall be removed from any existing trees.

8. The five (5) parking spaces located in the public right-of-way of Senate Street are not solely for the proposed development located at 1043 Huger Street and may be metered.

9. Installation of Street lighting by the developer to be coordinated with Traffic Engineering and Planning and Development Services to ensure that the proposed locations of the lights do not materially alter the proposed improvements.

BE IT FURTHER ORDAINED that Grantee, in consideration of the above privilege, shall at its expense provide for protection and relocation of all utilities that might be within this area to the satisfaction of the City Manager.

Requested by:

Assistant City Manager Gentry _____

Mayor

Approved by:

City Manager

Approved as to form:

ATTEST:


Deputy City Attorney

City Clerk

Introduced:

Final Reading:

**CITY COUNCIL
ENCROACHMENT SUMMARY
2022-032**



**1000 BLOCK OF HUGER STREET, 400 BLOCK OF SENATE STREET
ADJACENT TO 1025 AND 1043 HUGER STREET
PARKING SPACES, SIDEWALKS, LANDSCAPING, AND IRRIGATION**

Subject Property:	Right-of-way adjacent to 1025 and 1043 Huger Street
Council District:	2
Proposal:	The applicant is requesting an encroachment for installation and maintenance of parking spaces, sidewalks, landscaping, and irrigation.
Applicant:	Huger Senate Hotel Associates, LLC
Staff Recommendation:	Approval.

Detail:	The applicant is requesting an encroachment for installation and maintenance of five parking spaces measuring approximately eleven (11') feet in width twenty-five (25') feet in length, sidewalks measuring approximately eight (8') feet in width four hundred thirty (430') feet in length, landscaping, and irrigation adjacent to 1025 and 1043 Huger 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. 8. The five (5) parking spaces located in the public right-of-way of Senate Street are not solely for the proposed development located at 1043 Huger Street and may be metered. 9. Installation of Street lighting by the developer to be coordinated with Traffic Engineering and Planning and Development Services to ensure that the proposed locations of the lights do not materially alter the proposed improvements.
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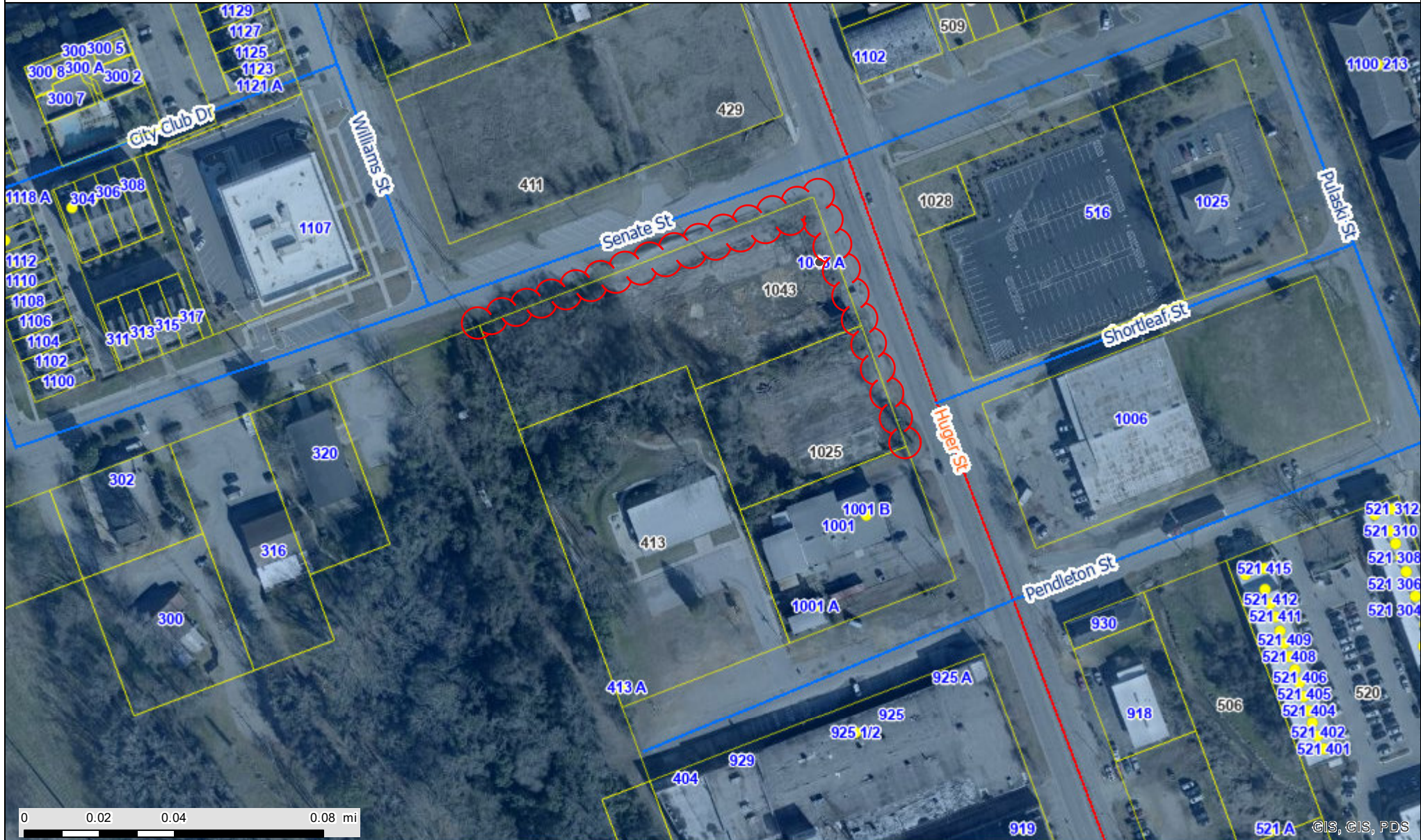
City of Columbia

City of Columbia GIS

19.b



Thursday, May 5, 2022



CITY OF COLUMBIA GIS DATA DISCLAIMER

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



Packet Pg. 363



Permanent Encroachment Application and Checklist

Checklist for All Applications

A complete site plan application shall include the following information. Refer to the Procedures Manual for additional information about these requirements. Please initial to signify that the requested information has been provided.

	Applicant Initials	Staff Initials
A copy of this Application Checklist , completed by the applicant.	☒	☐
A completed and signed Application Form	☒	☐
Letters of Agency for all applications where the applicant is not the owner of the subject property	☒	☐
Pictures or specification sheet of the items to permanently encroach the Right-of-way	☒	☐
Existing Site Plan Please see page 4 below for required content.	1 copy: min. 18 x 24 inches or 1 digital copy (pdf format) – may be 8 ½ inches x 11 inches if legible	☒
Proposed Site Plan Please see page 4 below for required content.	1 copy: min. 18 x 24 inches or 1 digital copy (pdf format) – may be 8 ½ inches x 11 inches if legible	☒



Permanent Encroachment

Application and Checklist

1. Applicant Information

Name Clancy Cipkala	
Company (if applicable) Solara Investments	
Address (street, city, state, zip) 944 Lake Murray Blvd Irmo, SC 29063	
Phone 803-978-5530	Email clancyinn@aol.com

2. Property Information

Address 1025/1043 Huger Street	
Tax Map Reference Number(s) R08911-01-05 & R08911-01-15	
Current use Vacant	Proposed use Hotel

3. Property Ownership

Does the applicant own the adjacent property? ☒ Yes ☐ No

If the applicant does not own the adjacent property, complete the **Letter of Agency** for each property owner that authorizes the applicant to submit this application on the property owner's behalf.



Permanent Encroachment Application and Checklist

4. Project Description

Provide a brief description of the project and list all items that will be placed in the right-of-way (walls, fences, columns, steps, irrigation systems, landscaping, driveways, pavers, sidewalks/walkways, planters, awnings, etc.)

Project is a hotel. The encroachment within the right-of-way will be parking spaces, new sidewalk, landscaping with irrigation and light poles.

For staff use only

Date received (M/D/Y): ____/____/____

By: _____



Permanent Encroachment Application and Checklist

5. Additional Submission Requirements

Existing Site Plan

This shall be a site plan of the existing conditions or a plat of survey, to scale and fully dimensioned.

Proposed Site Plan

The proposed site plan shall be prepared to scale and fully dimensioned, and include the following:

	Applicant	Staff
Total acreage	☒	☐
Location of lots and outlets (numbered and area in square feet)	☒	☐
Location of buildings (including setbacks from property lines and distances between buildings)	☒	☐
Location of parking and access/driveways	☒	☐
Location of rights-of-way and/or easements for streets, railroads, and utility	☒	☐
Lines upon and abutting subject property	☒	☐
Location of streets, alleys, railroads, and utility lines upon and abutting subject property	☒	☐
Section of sidewalk or right-of-way to be used for the encroachment	☒	☐
Proposed placement of permanent items and furnishings on the sidewalk	☒	☐
Proposed placement of permanent items and furnishings in the right-of-way	☒	☐
Location and height of all fences, walls, and exterior lighting in the right-of-way	☒	☐
North arrow	☒	☐
Scale	☒	☐
Vicinity map (at 1 inch equals 1,000 feet)	☒	☐

6. Acknowledgement

For a continuing encroachment on any type of property in which the City has an interest (i.e., rights of way, tree zone, sidewalk, streets), the person or entity is required to have an encroachment ordinance enacted by City Council permitting the encroachment. Encroachment ordinances are required for but not limited to: irrigation systems; landscaping; fencing; walls; pavers; walkways; outdoor dining items (chairs, tables, umbrellas, etc.); awnings; bollards and directional signs (i.e., churches) Business signs are NOT permitted via an encroachment.

Encroachments must comply with all existing City codes, rules and regulations, the Americans with Disabilities Act, if applicable, and are subject to review and approval by City staff. Enactment of the encroachment ordinance by a majority vote of City Council, which is a discretionary legislative act, is also required.

In order to obtain an encroachment ordinance from the City of Columbia, it will be necessary for the City of Columbia to be named as an additional insured on your insurance policy with limits being increased to \$600,000 as required by Sec. 11-71. It is recommended that you contact your insurance provider to determine if it will name the City of Columbia as an additional insured prior to submitting your request for an encroachment ordinance. If you have any questions concerning these requirements, please contact Chip Timmons with Risk Management, (803) 733-8306 or catimmons@columbiasc.net.

All work shall comply with the requirements of the City of Columbia and South Carolina Department of Transportation now in existence or hereafter enacted. The materials and type of finish to be used are to be approved by the City Engineer prior to installation.



Permanent Encroachment

Application and Checklist

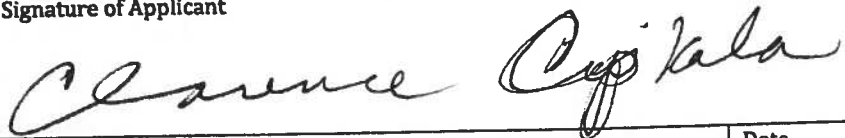
Any damage to the street or sidewalk caused by construction shall be repaired to the satisfaction of the City Manager. Improvements within the encroachment shall be maintained by the grantee at no cost to the City in a manner approved by the City Manager.

Property owned, operated and maintained by SCDOT shall comply with SCDOT encroachment requirements.

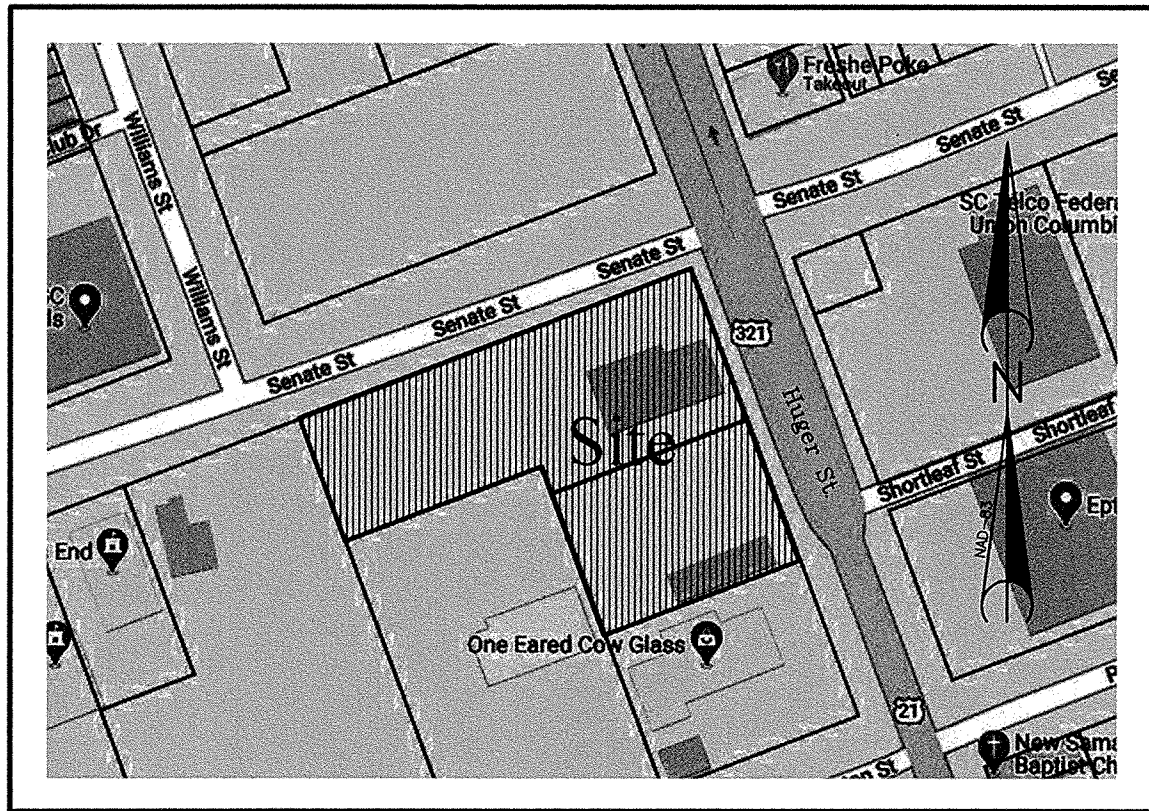
Permittee understands and agrees that the privilege granted may be modified or terminated by the City of Columbia at any time without notice and that the privilege granted hereby is subject to applicant's compliance with the following conditions, restrictions or limitations:

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	Date
Clarence Cipkala	10/13/2021

VISTA HOTEL
PREPARED FOR
SOLARA INVESTMENTS
JULY 2021



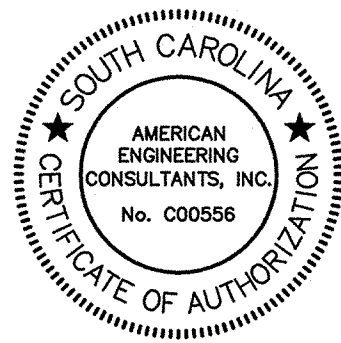
VICINITY MAP
Scale: 1" = 500'

SHEET INDEX

Existing Conditions	1
Demolition Plan	2
Proposed Site/Staking Plan	3
Phase 1 Sediment & Erosion Control Plan	4
Phase 2 Sediment & Erosion Control Plan	5
Storm Drain Profiles & Retaining Wall Elevation	6
Utility Plan	7
Landscaping Plan	8
Encroachment	9
Site Distance	10
Details	D1
Details	D2
Details	D3
Details	D4
Details	D5

JOB NO. 20-019

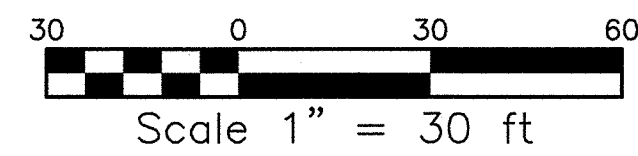
CONTACT INFORMATION	
OWNER:	SOLARA INVESTMENTS 944 LAKE MURRAY BLVD. IRMO, S.C. 29063 CLANCY CIPKALA (803) 318-1525



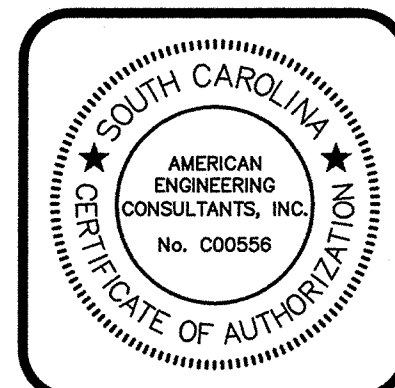
AMERICAN ENGINEERING CONSULTANTS, INC.
1300 12th Street • P.O. Box 2299 • Cayce, SC 29171
Phone: (803) 791-1400 • Fax: (803) 791-8110
Internet: www.aec-sc.com • Email: info@aec-sc.com

3/24/2022 6:54 AM MELKS25 P:\20-019\DWGS\CONSTRUCTION DWGS\COVER.DWG

- NOTES:
1. CONTRACTOR SHALL BE RESPONSIBLE FOR UTILIZING ALL APPLICABLE AND CURRENT SCDOT STANDARD DRAWINGS INCLUDING, BUT NOT LIMITED TO, THE DRAWINGS INCLUDED OR REFERENCED WITHIN THESE PLANS AND THE APPROVED PERMIT PACKAGE.
 2. UPON SUBSTANTIAL PROJECT COMPLETION, CONTRACTOR TO CLEAR EXISTING CULVERTS/PIPES, CATCH BASINS, AND DITCHES ALONG FRONTAGE AND DOWNSTREAM AS NECESSARY TO ACHIEVE POSITIVE DRAINAGE.
 3. ALL PROPOSED OR RELOCATED SIGNAGE SHALL BE PLACED OR REPLACED IN ACCORDANCE WITH SECTION 650+000 AND INSTALLED ON SCDOT APPROVED BREAKAWAY SIGN SUPPORTS AS DETAILED IN SECTION 654-000 IN THE SCDOT STANDARD DRAWINGS.



- NOTE:
1. NO AVAILABLE DRAWINGS FOR EXISTING SANITARY SEWER SYSTEM FROM CITY OF COLUMBIA. SHOWING 15' EASEMENT CENTERED ON LINE.

[illegible]

DATE JULY 2021
SCALE AS SHOWN
DRAWN MAB
DESIGNED -
CHECKED JHP
JOB NO 20-019
CAD FILE EXISTING
LAYOUT EXIST

Vista Hotel
PREPARED FOR
Solara Investments
Richland County, South Carolina

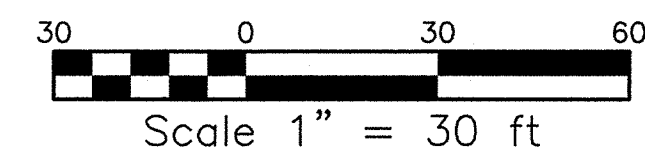
Existing Conditions

DRAWING NO.

1

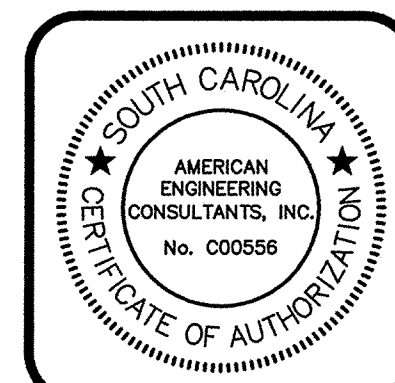
OF 15

FILE NO.



1. RELOCATE GAS MAIN, ALONG SENATE STREET.
2. REPLACE POWER, COORDINATE WITH DOMINION ENERGY FOR PLACEMENT OF EXISTING OVERHEAD POWER LINES ALONG HUGER STREET UNDERGROUND.
3. REMOVE WATER METER (HUGER ST.) RELOCATE WATER (SENATE ST.).
4. REMOVE EXISTING ASPHALT PAVEMENT.
5. REMOVE EXISTING CONCRETE PAVEMENT.
6. REMOVE EXISTING STORM DRAINAGE STRUCTURE/S AND RELATED PIPING.
7. REMOVE A FEW TREES.
8. RELOCATE COMMUNICATION LINES AS REQUIRED. PARTICULAR ATTENTION AT THE INTERSECTION OF HUGER ST. AND SENATE ST.
9. REMOVE TREES, BRUSH ETC...

	NO.	DATE	REVISION	BY
JAN 2018	1	03/22/22	GENERAL REVISIONS - PER CITY OF COLUMBIA	TME
FEB 2018				
MAR 2018				
APR 2018				
MAY 2018				
JUN 2018				
JUL 2018				
AUG 2018				
SEP 2018				
OCT 2018				
NOV 2018				
DEC 2018				



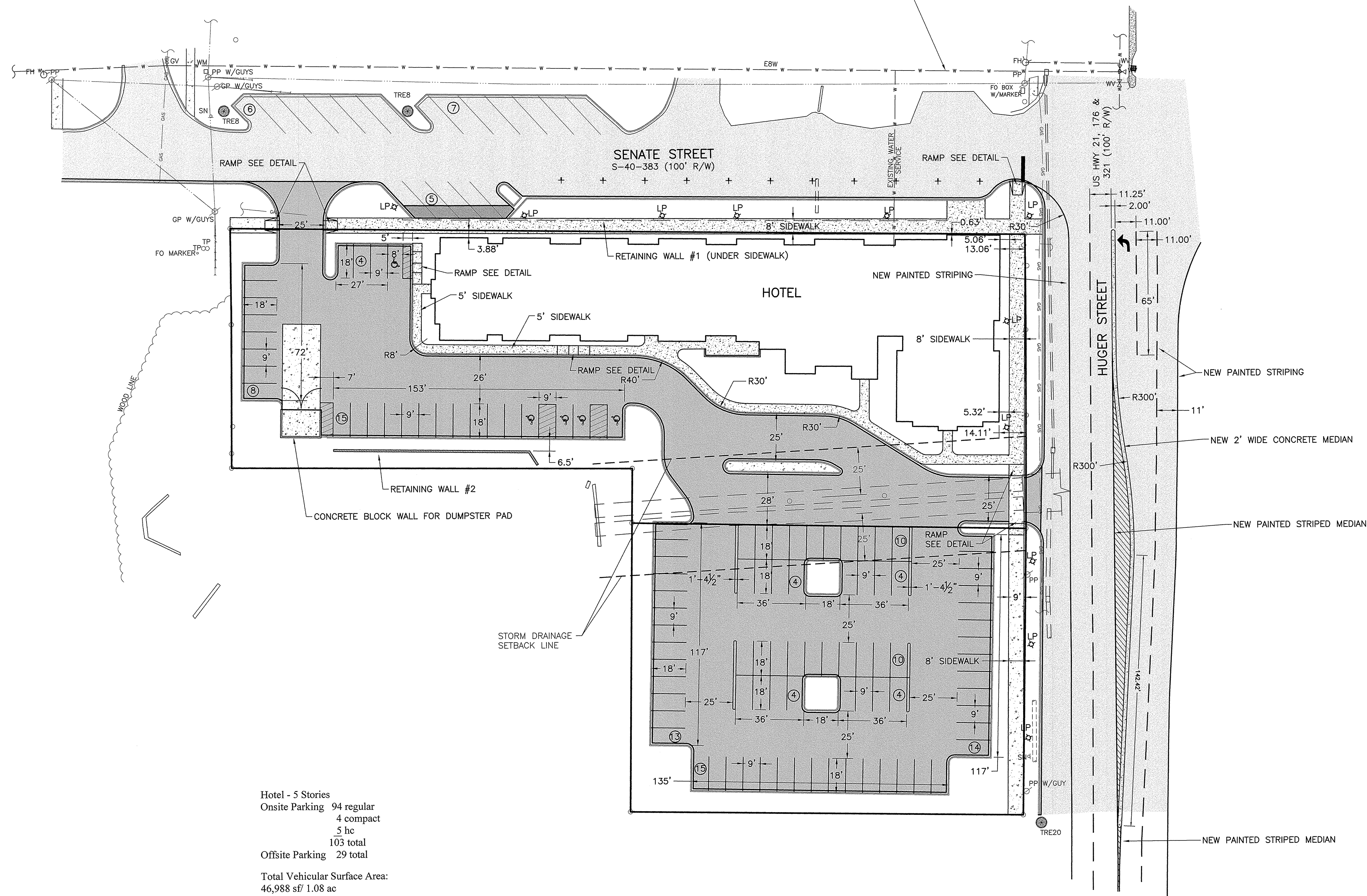
DATE JULY 2021
SCALE AS SHOWN
DRAWN MAB
DESIGNED —
CHECKED JHP
JOB NO 20-019
CAD FILE DEMO
LAYOUT DEMO

DRAWING NO.

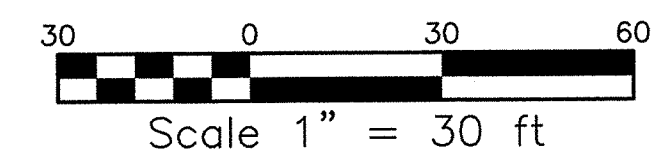
2

OF 15

FILE NO.



Hotel - 5 Stories
Onsite Parking 94 regular
4 compact
5 hc
103 total
Offsite Parking 29 total
Total Vehicular Surface Area:
46,988 sf/ 1.08 ac

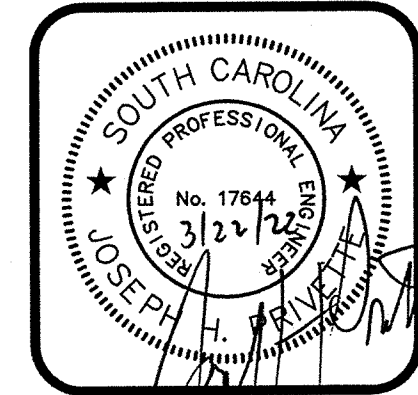
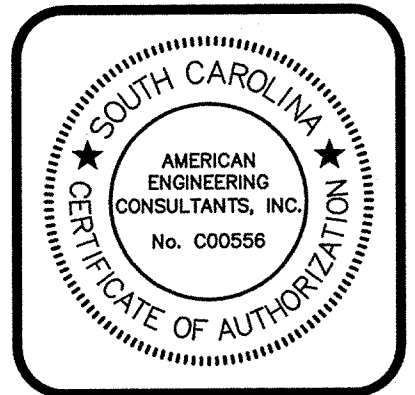


3/24/2022 9:53 AM MELK325 P:\20-019\DWGS\CONSTRUCTION DWGS\STAKING.DWG

NO	DATE	REVISION	BY
1	03/22/22	GENERAL REVISIONS - PER CITY OF COLUMBIA	TME



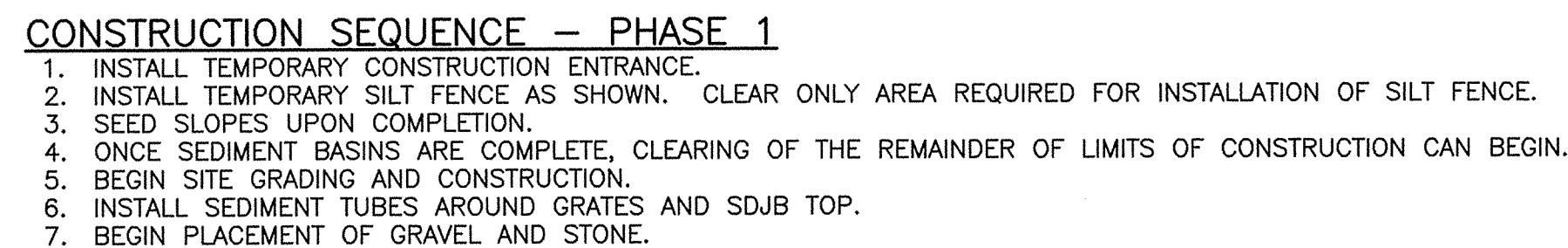
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DATE	JULY 2021
SCALE	AS SHOWN
DRAWN	MAB
DESIGNED	-
CHECKED	JHP
JOB NO	20-019
CAD FILE	STAKING
LAYOUT	STAKE

Vista Hotel
PREPARED FOR
Solara Investments
Richland County, South Carolina
Proposed Site/Staking Plan

DRAWING NO.	3
OF	15
FILE NO.	

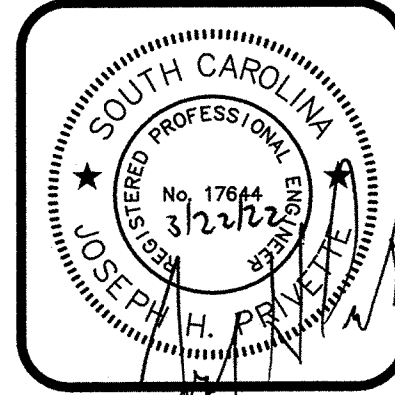
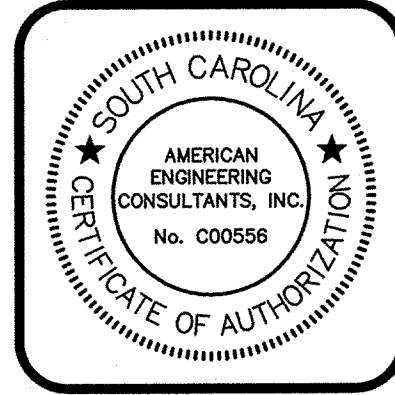


NO	DATE	REVISION	BY
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DATE JULY 2021
SCALE AS SHOWN
DRAWN MAB
DESIGNED -
CHECKED JHP
JOB NO 20-019
CAD FILE PHASE1GRAD
LAYOUT PH 1

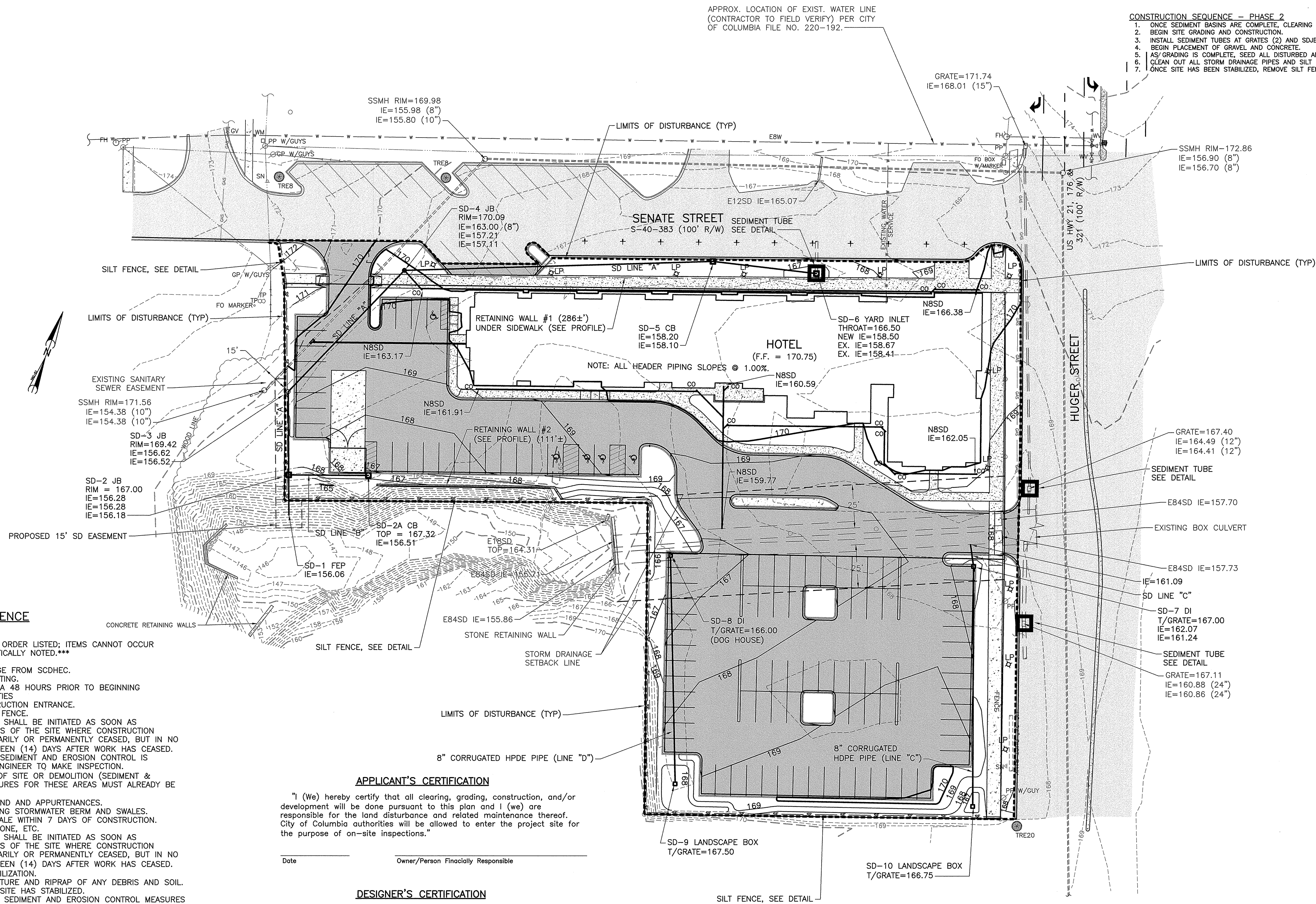
Vista Hotel
PREPARED FOR
Solara Investments
Richland County, South Carolina
Phase I Sediment & Erosion Control Plan

DRAWING NO.

4

OF 15

FILE NO.



CONSTRUCTION SEQUENCE

ITEMS MUST OCCUR IN THE ORDER LISTED; ITEMS CANNOT OCCUR CONCURRENTLY UNLESS SPECIFICALLY NOTED.

1. RECEIVE NPDES COVERAGE FROM SCDHEC.
2. PRE-CONSTRUCTION MEETING.
3. NOTIFY CITY OF COLUMBIA 48 HOURS PRIOR TO BEGINNING LAND-DISTURBING ACTIVITIES.
4. INSTALLATION OF CONSTRUCTION ENTRANCE.
5. INSTALL PERIMETER SILT FENCE.
6. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED.
7. NOTIFY ENGINEER WHEN SEDIMENT AND EROSION CONTROL IS COMPLETE AND ALLOW ENGINEER TO MAKE INSPECTION.
8. CLEARING & GRUBBING OF SITE OR DEMOLITION (SEDIMENT & EROSION CONTROL MEASURES FOR THESE AREAS MUST ALREADY BE INSTALLED).
9. INSTALL STORMWATER POND AND APPURTENANCES.
10. ROUGH GRADING INCLUDING STORMWATER BERM AND SWALES. STABILIZE BERM AND SWALE WITHIN 7 DAYS OF CONSTRUCTION.
11. FINE GRADING, PLACE STONE, ETC.
12. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED.
13. PERMANENT/ FINAL STABILIZATION.
14. CLEAN-OUT PIPE, STRUCTURE AND RIPRAP OF ANY DEBRIS AND SOIL.
15. NOTIFY ENGINEER WHEN SITE HAS STABILIZED.
16. REMOVAL OF TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES AFTER ENTIRE AREA DRAINING TO THE STRUCTURE IS FINALLY STABILIZED (THE DEPARTMENT RECOMMENDS THAT THE PROJECT OWNER/OPERATOR HAVE THE SWPPP PREPARER OR REGISTRATION EQUIVALENT APPROVE THE REMOVAL OF TEMPORARY STRUCTURES).
17. SUBMIT NOTICE OF TERMINATION (NOT) TO SCDHEC AS APPROPRIATE.

NOTE: MAINTENANCE OF SEDIMENT AND EROSION CONTROL MEASURES MUST CONTINUE UNTIL THE SITE IS PERMANENTLY STABILIZED AND THE CONTROLS ARE REMOVED.

APPLICANT'S CERTIFICATION

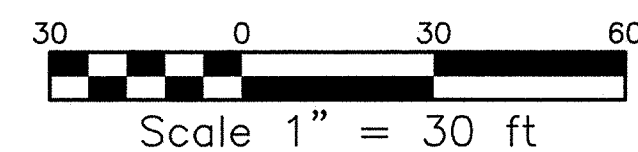
"I (We) hereby certify that all clearing, grading, construction, and/or development will be done pursuant to this plan and I (we) are responsible for the land disturbance and related maintenance thereof. City of Columbia authorities will be allowed to enter the project site for the purpose of on-site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

Date _____ Owner/Person Financially Responsible _____

DESIGNER'S CERTIFICATION

"I hereby certify that this plan is designed to contain soil on the property concerned to the maximum extent, to provide for the protection of the property and the proposed improvements thereon from the effects of flooding, to provide for the control of the runoff from the property, and that all the provisions for sediment control and storm drainage are in accordance with the Stormwater Management and Sediment Control Ordinance for City of Columbia South Carolina."

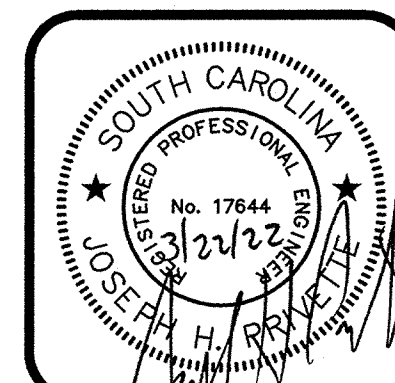
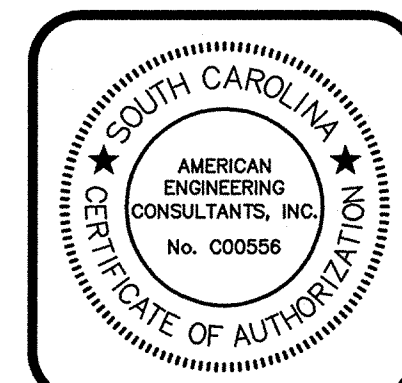
Date _____ SC Registered Professional Engineer _____



NO	DATE	REVISION	BY
1	03/22/22	GENERAL REVISIONS - PER CITY OF COLUMBIA	TME

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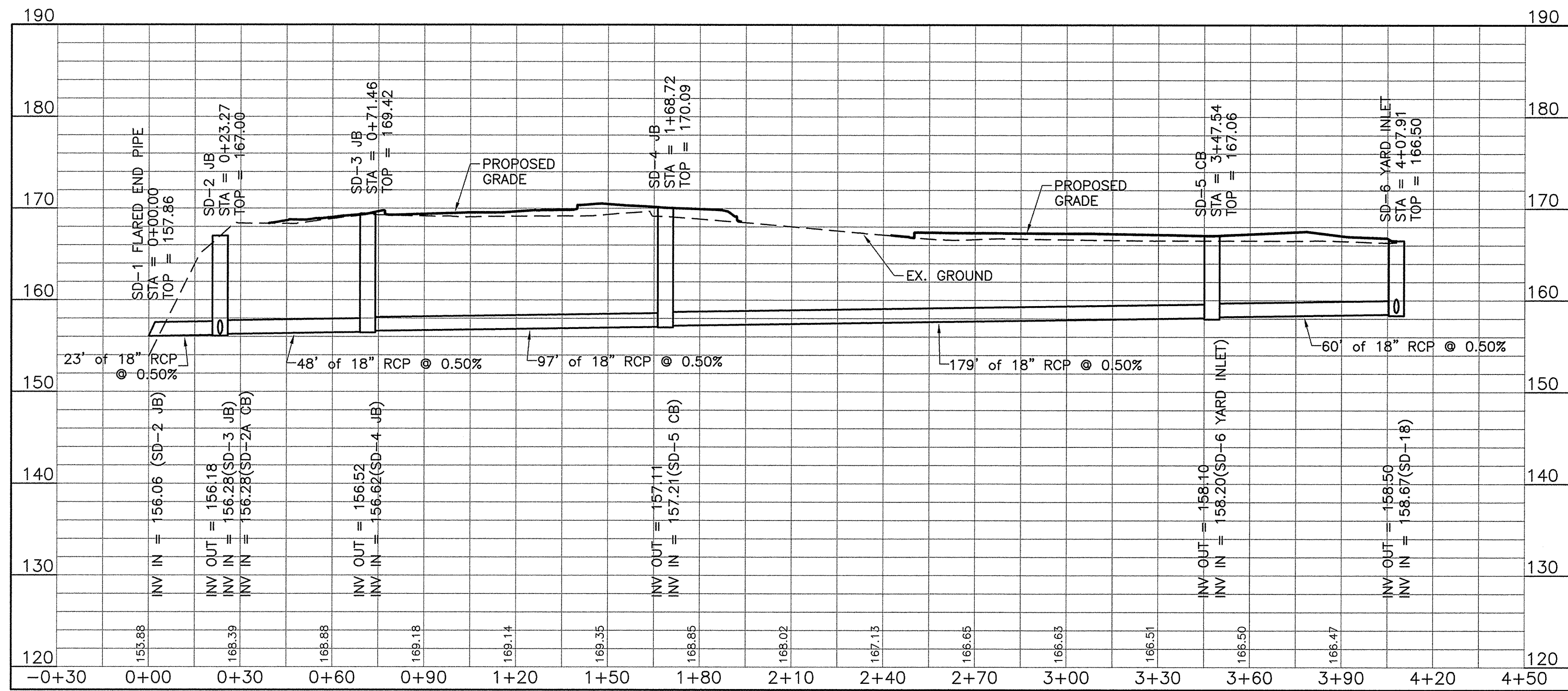
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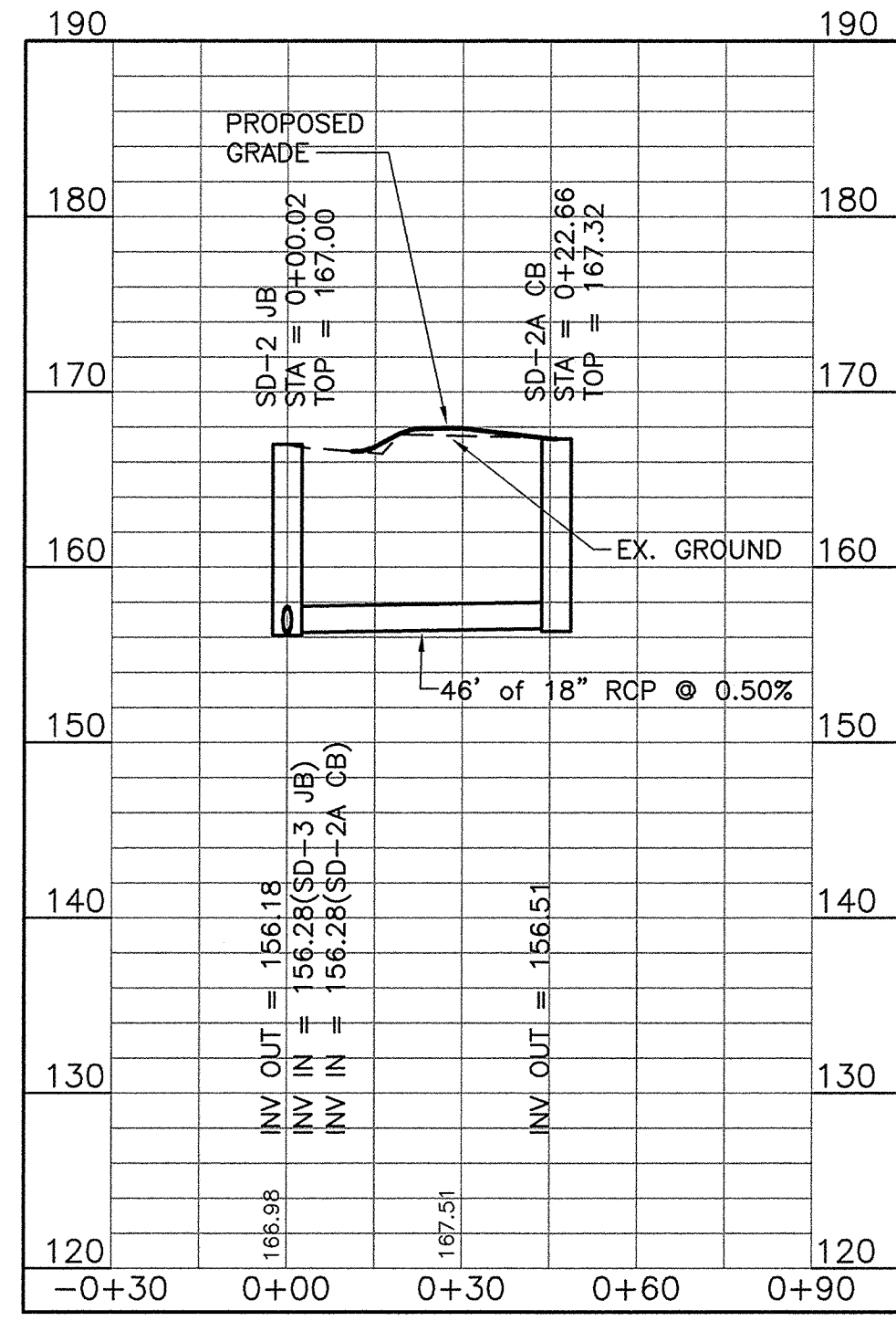
DATE	JULY 2021
SCALE	AS SHOWN
DRAWN	MAB
DESIGNED	—
CHECKED	JHP
JOB NO	20-019
CAD FILE	PHASEII\GRAD
LAYOUT	PH II

Vista Hotel
PREPARED FOR
Solara Investments
Richland County, South Carolina
Phase II Sediment & Erosion Control Plan

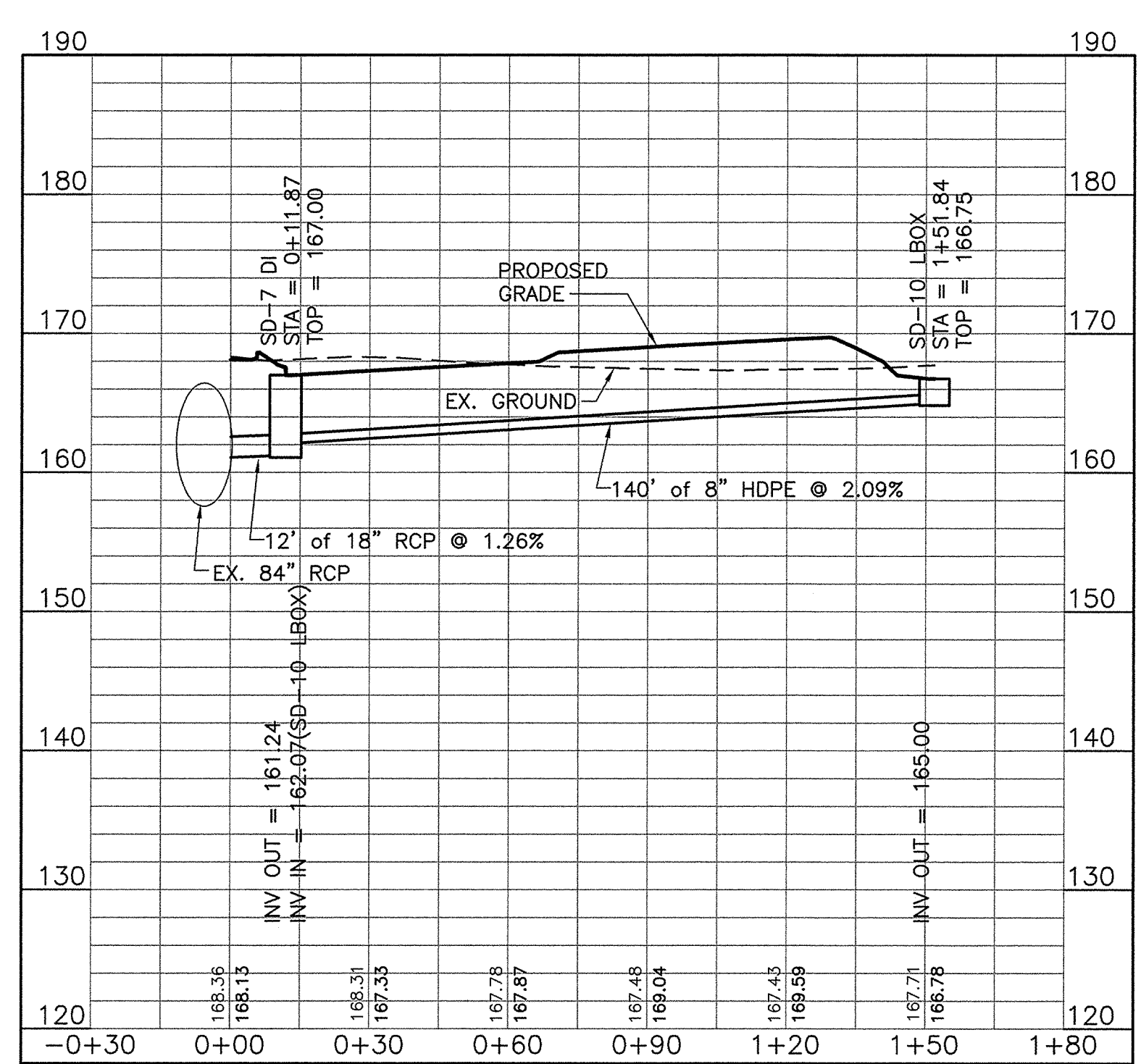
DRAWING NO.	5
OF	15
FILE NO.	



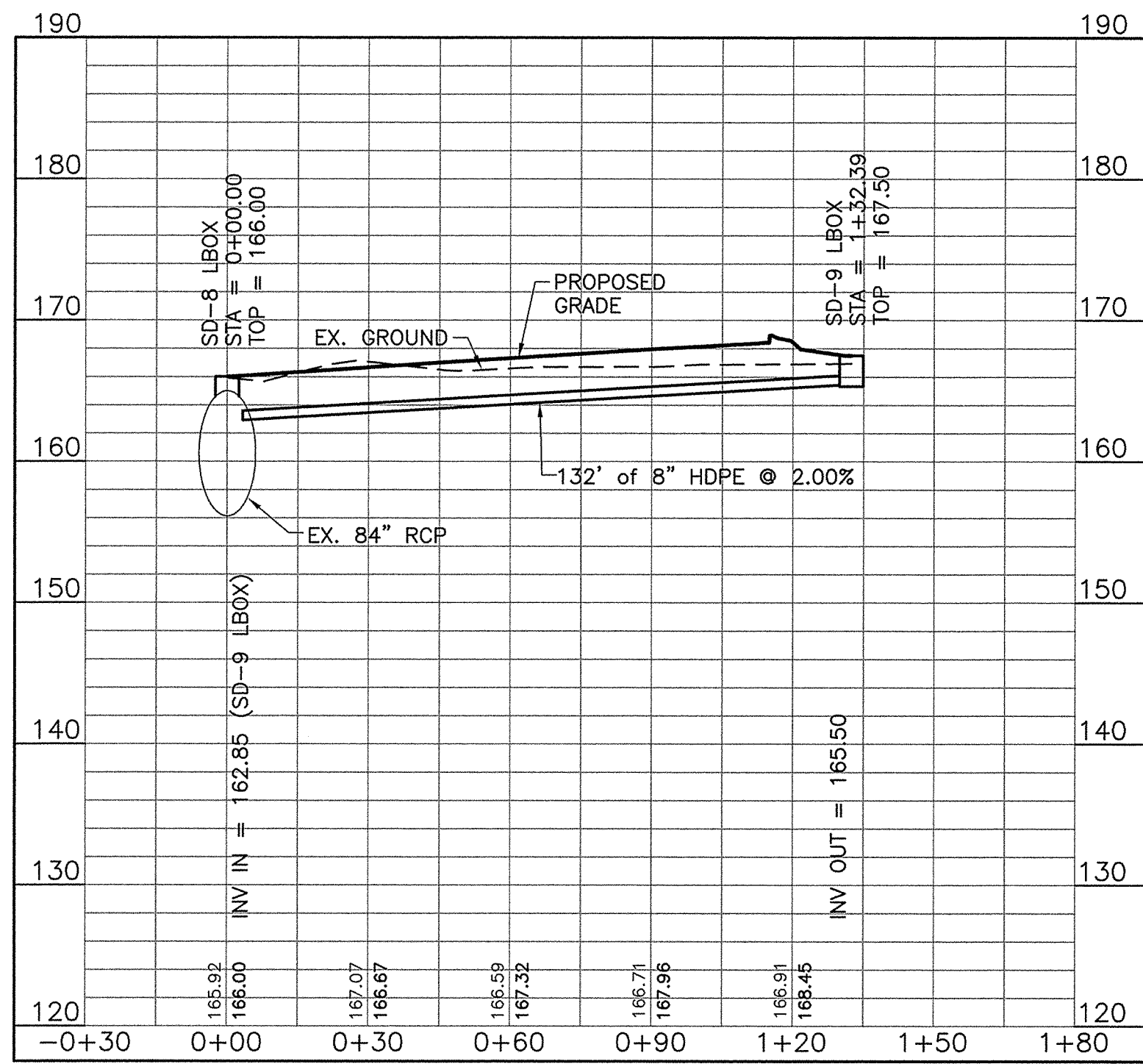
STORM DRAIN LINE "A"
SCALE: 1" = 30' HORZ
1" = 10' VERT



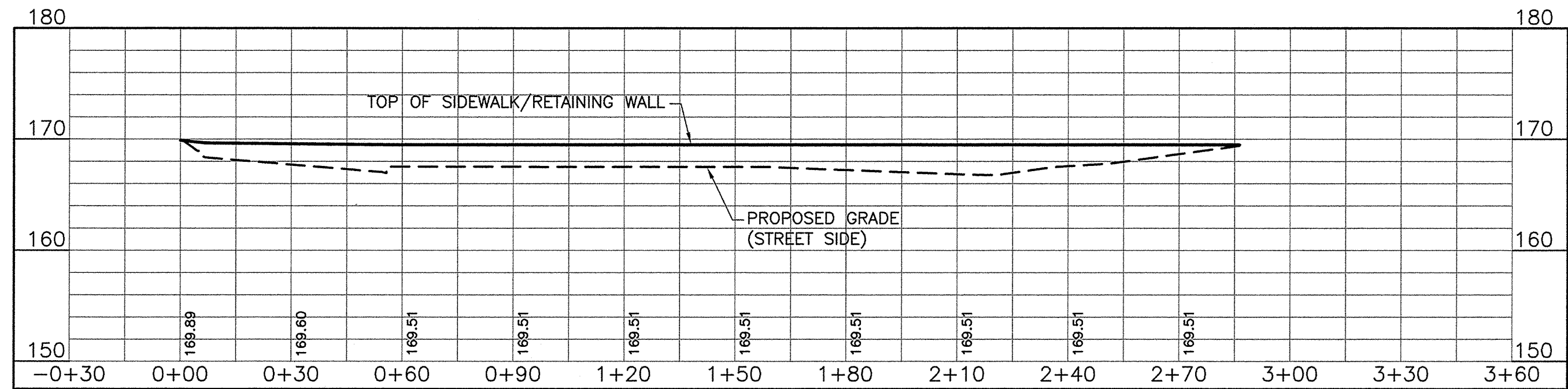
STORM DRAIN LINE "B"
SCALE: 1" = 30' HORZ
1" = 10' VERT



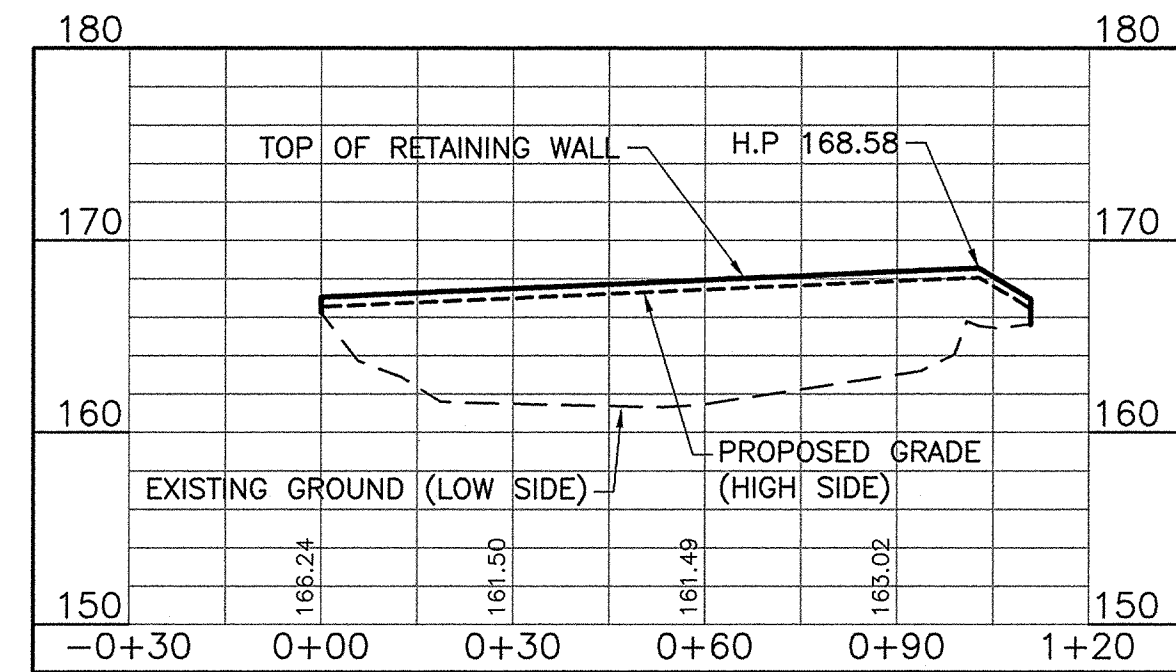
STORM DRAIN LINE "C"
SCALE: 1" = 30' HORZ
1" = 10' VERT



STORM DRAIN LINE "D"
SCALE: 1" = 30' HORZ
1" = 10' VERT



RETAINING WALL #1
SCALE: 1" = 30' HORZ
1" = 10' VERT



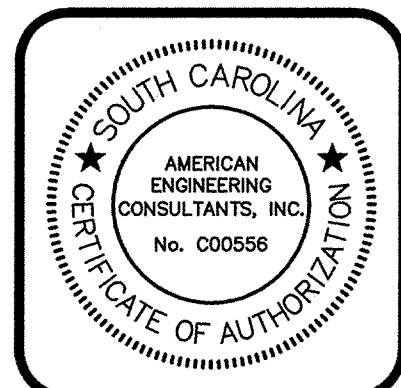
RETAINING WALL #2
SCALE: 1" = 30' HORZ
1" = 10' VERT

3/24/2022 9:54 AM MELKS25 P:\20-019\DWGS\CONSTRUCTION DWGS\SDPROF.DWG

NO	DATE	REVISION	BY
1	03/22/22	GENERAL REVISIONS - PER CITY OF COLUMBIA	TME



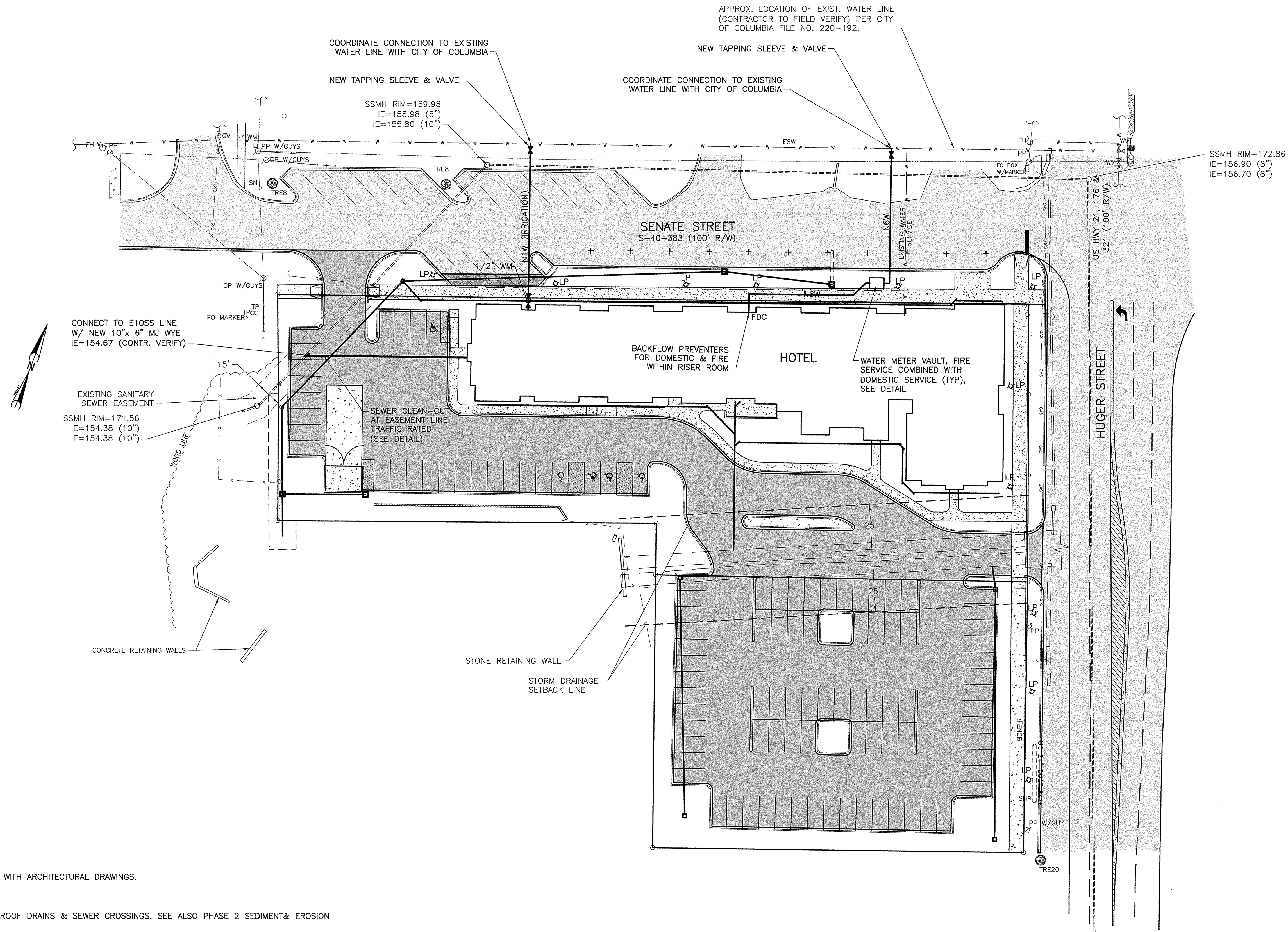
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DATE	JULY 2021
SCALE	AS SHOWN
DRAWN	MAB
DESIGNED	—
CHECKED	JHP
JOB NO	20-019
CAD FILE	SDPROF
LAYOUT	STAKE

Vista Hotel
PREPARED FOR
Solara Investments
Richland County, South Carolina
Storm Drain Profiles & Retaining Wall Elevation

DRAWING NO.	6
OF	15
FILE NO.	

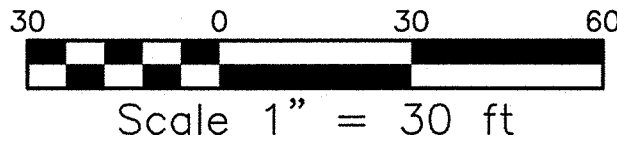


WATER PROVIDER
CITY OF COLUMBIA
UTILITIES DEPARTMENT
PO BOX 147
COLUMBIA, SC 29217
803-545-3400

SEWER PROVIDER
CITY OF COLUMBIA
UTILITIES DEPARTMENT
PO BOX 147
COLUMBIA, SC 29217
803-545-3400

NOTES:

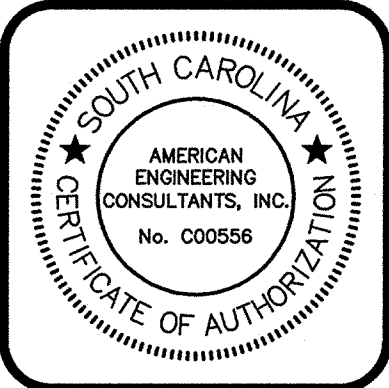
1. VERIFY TIE-IN OF UTILITY LOCATIONS WITH ARCHITECTURAL DRAWINGS.
a) WATER
b) SEWER
c) OTHER
2. COORDINATE WITH CONTRACTOR FOR ROOF DRAINS & SEWER CROSSINGS. SEE ALSO PHASE 2 SEDIMENT& EROSION CONTROL PLAN.
3. COORDINATE WITH CITY OF COLUMBIA.
4. NO AVAILABLE DRAWINGS FOR EXISTING SANITARY SEWER SYSTEM FROM CITY OF COLUMBIA. SHOWING 15' EASEMENT CENTERED ON LINE.
5. N&W (FIRE) SERVICE MUST BE CONSTRUCTED BY A CITY APPROVED CONTRACTOR. COMBINE FIRE AND DOMESTIC IN THE METER PIT.



NO	DATE	REVISION	BY
1.	10/12/21	ADDED CLEANOUT	JHP
2.	10/27/21	REVISED WATER METER VAULT LOCATION	JHP
3.	02/15/22	REVISED WATER METER VAULT LOCATION & ADDED NOTE FOR CLEANOUT	JHP
4.	03/22/22	GENERAL REVISIONS - PER CITY OF COLUMBIA	TME



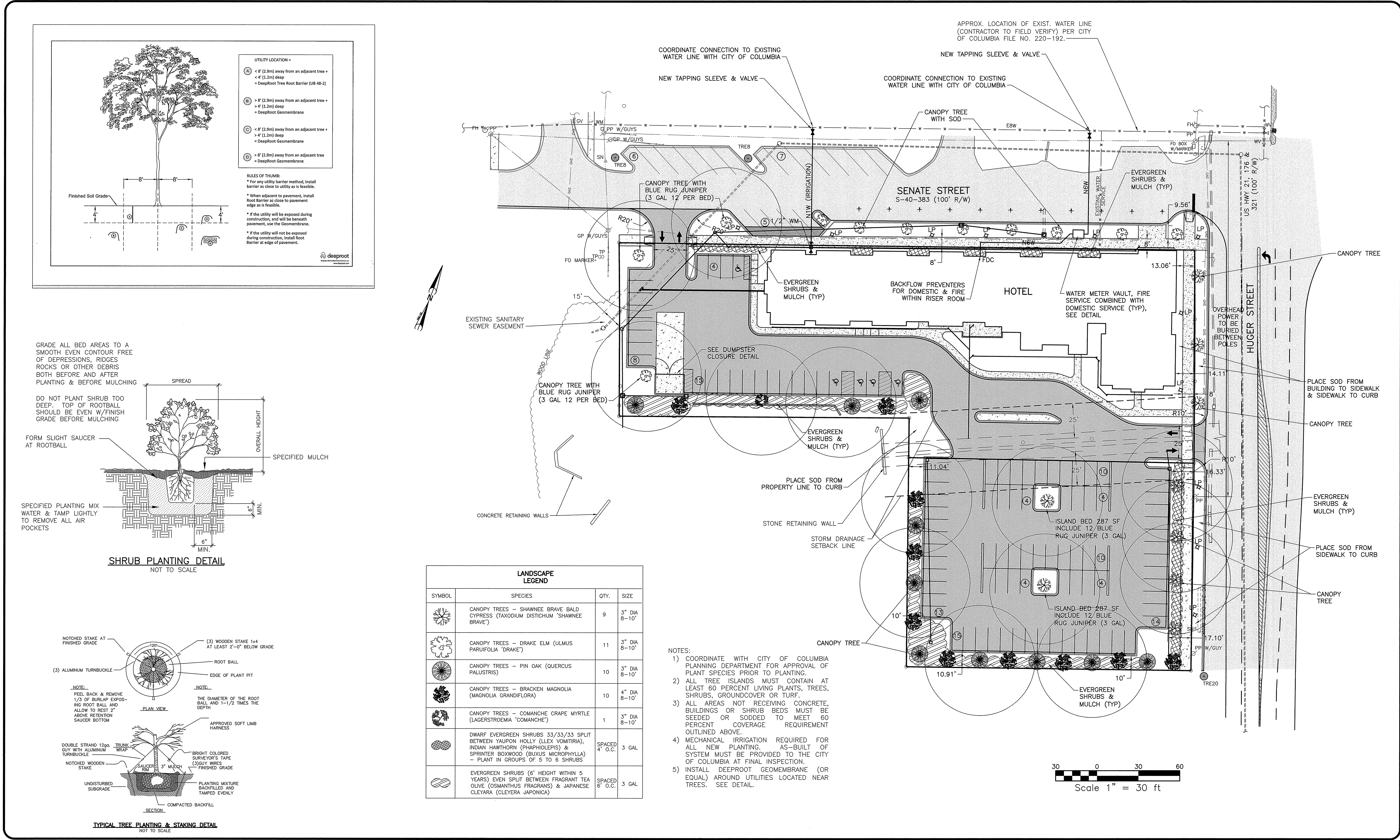
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SCALE	AS SHOWN
DRAWN	MAB
DESIGNED	---
CHECKED	JHP
JOB NO	20-019
CAD FILE	UTILITY
LAYOUT	UTILITY

Vista Hotel
PREPARED FOR
Solara Investments
Richland County, South Carolina
Utility Plan

DRAWING NO.	7
OF	15
FILE NO.	

[illegible]

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A circular professional engineer seal for the State of South Carolina. The outer ring contains the text "SOUTH CAROLINA" at the top and "REGISTERED PROFESSIONAL ENGINEER" at the bottom, separated by two stars. The center of the seal contains the text "No. 17844" and the name "JOSEPH H. PRIVETTE" in a stylized, overlapping font. The seal is stamped in black ink on a white background.

DATE JULY 2021
SCALE AS SHOWN
DRAWN MAB
DESIGNED —
CHECKED JHP
JOB NO 20-019
CAD FILE LANDSCAPE
LAYOUT LANDSCP

Vista Hotel
PREPARED FOR
Solara Investments
Richland County, South Carolina

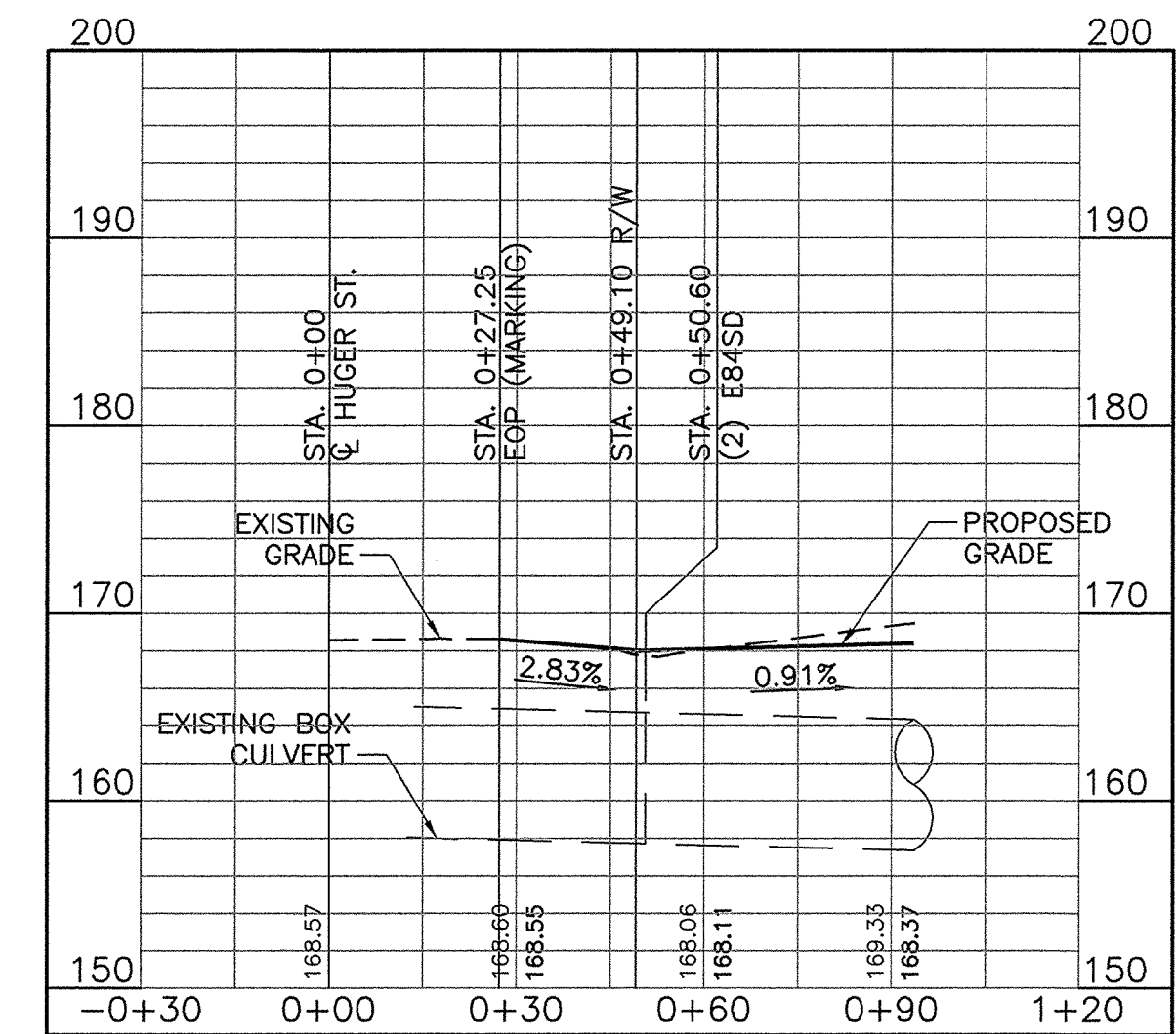
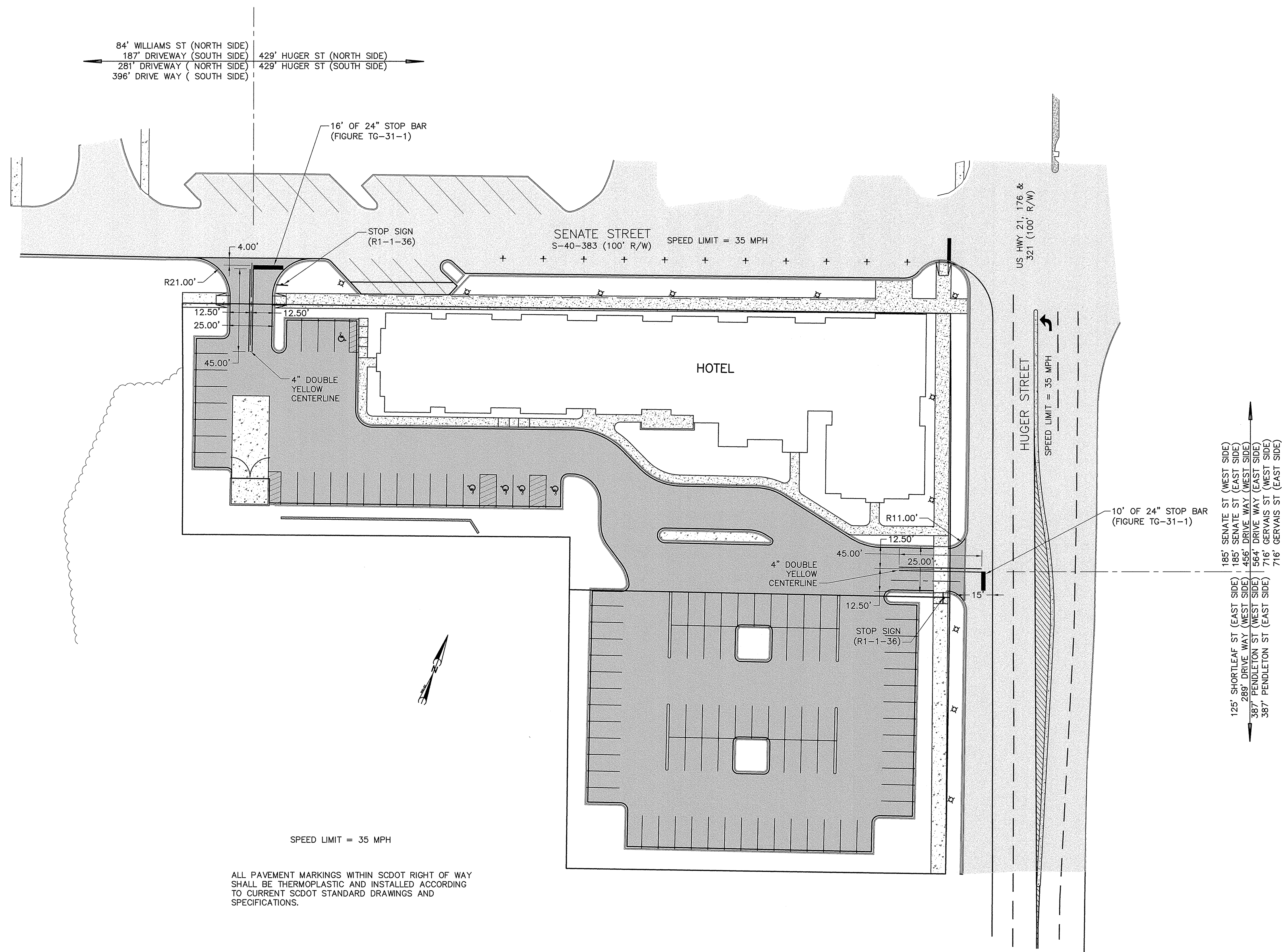
Landscaping Plan

DRAWING NO.

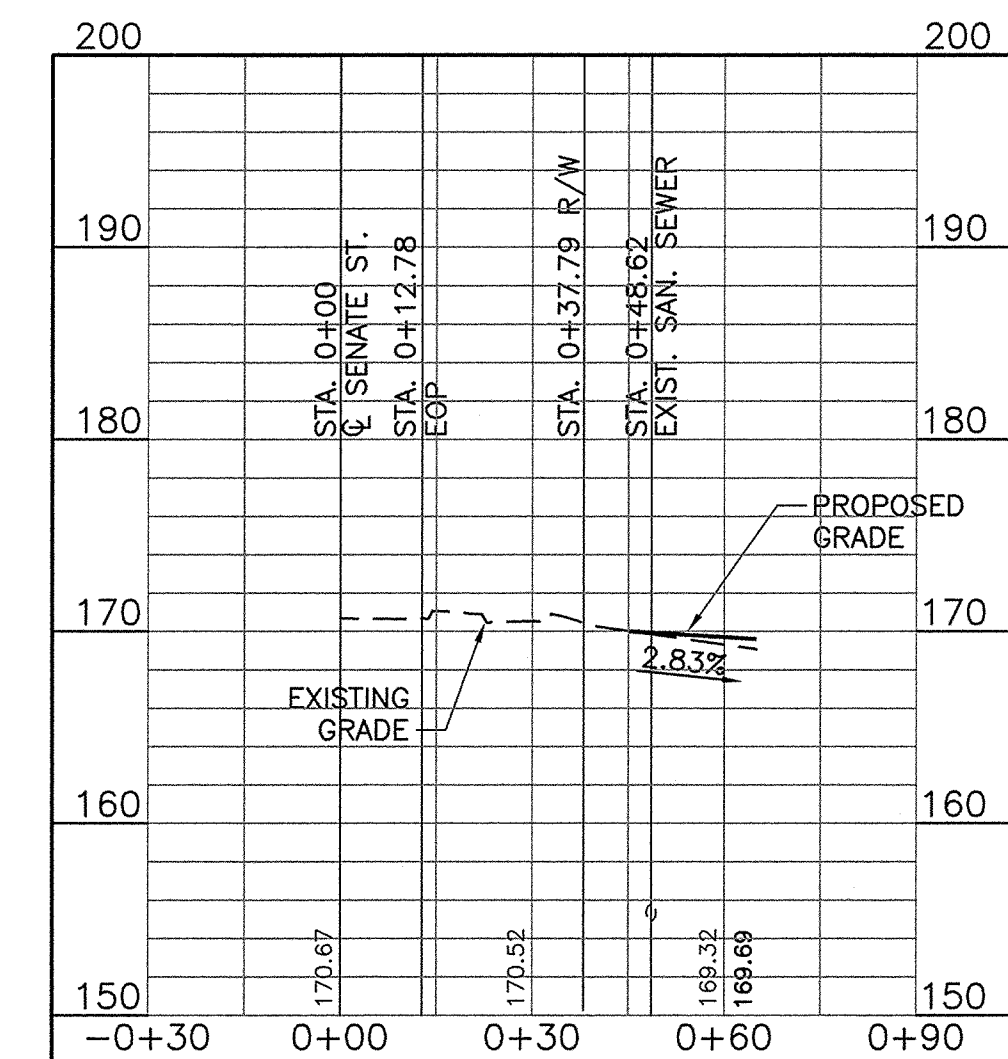
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OF 15

FILE NO.



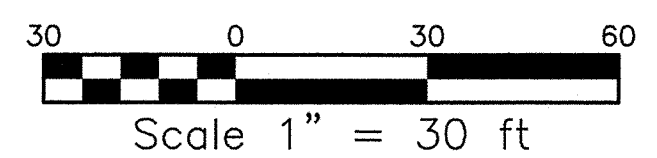
HUGER ST.



SENATE ST.

ENCROACHMENT PROFILES

SCALE: 1"=30' H., 1" = 10' V.

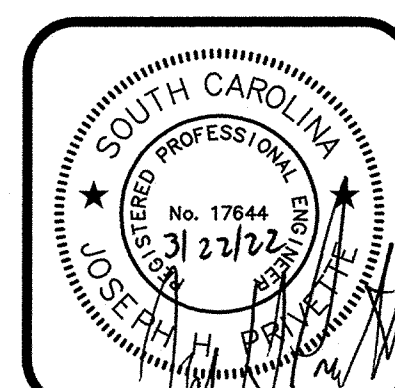
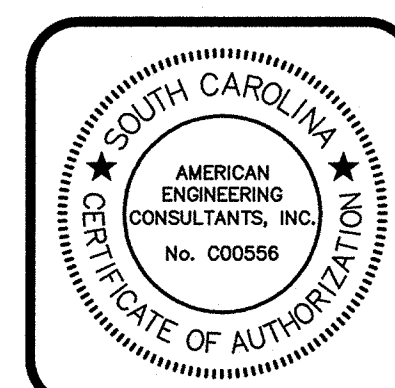


NO	DATE	REVISION	BY
1	03/22/22	GENERAL REVISIONS - PER CITY OF COLUMBIA	TME



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DRAWN	MAB
DESIGNED	—
CHECKED	JHP
JOB NO	20-019
CAD FILE	ENCROACH
LAYOUT	ENCROACHMENT

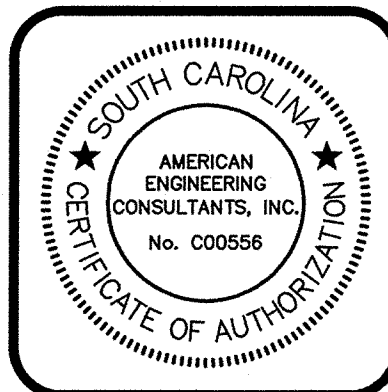
Vista Hotel
PREPARED FOR
Solara Investments
Richland County, South Carolina
Encroachment

DRAWING NO.	9
OF	15
FILE NO.	

[illegible]

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DATE JULY 2021
SCALE AS SHOWN
DRAWN MAB
DESIGNED —
CHECKED JHP
JOB NO 20-019
CAD FILE SITEDIST
LAYOUT SITE
DISTANCE

Vista Hotel
PREPARED FOR
Solara Investments
Richland County, South Carolina

Site Distance

DRAWING NO.

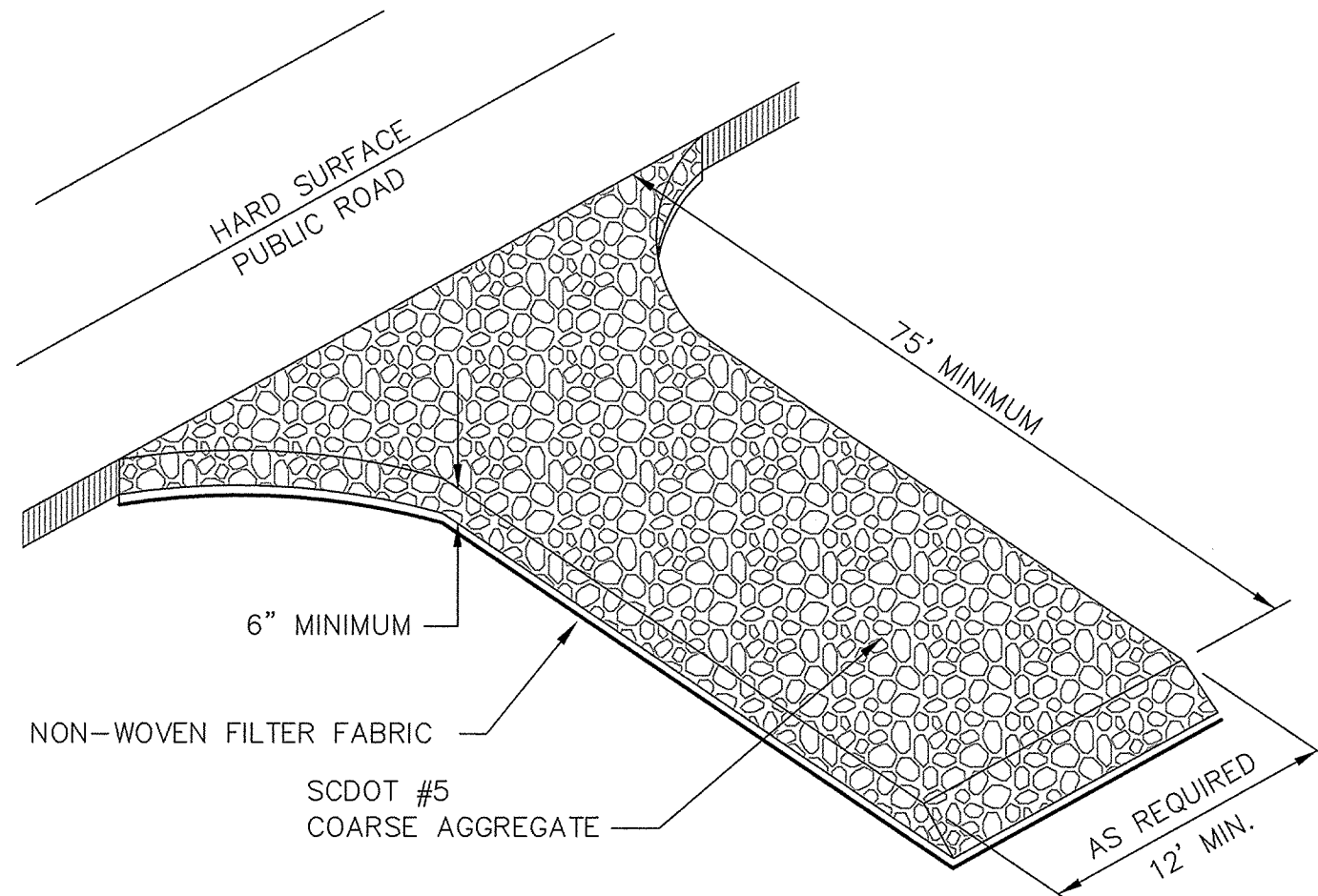
10

OF 15

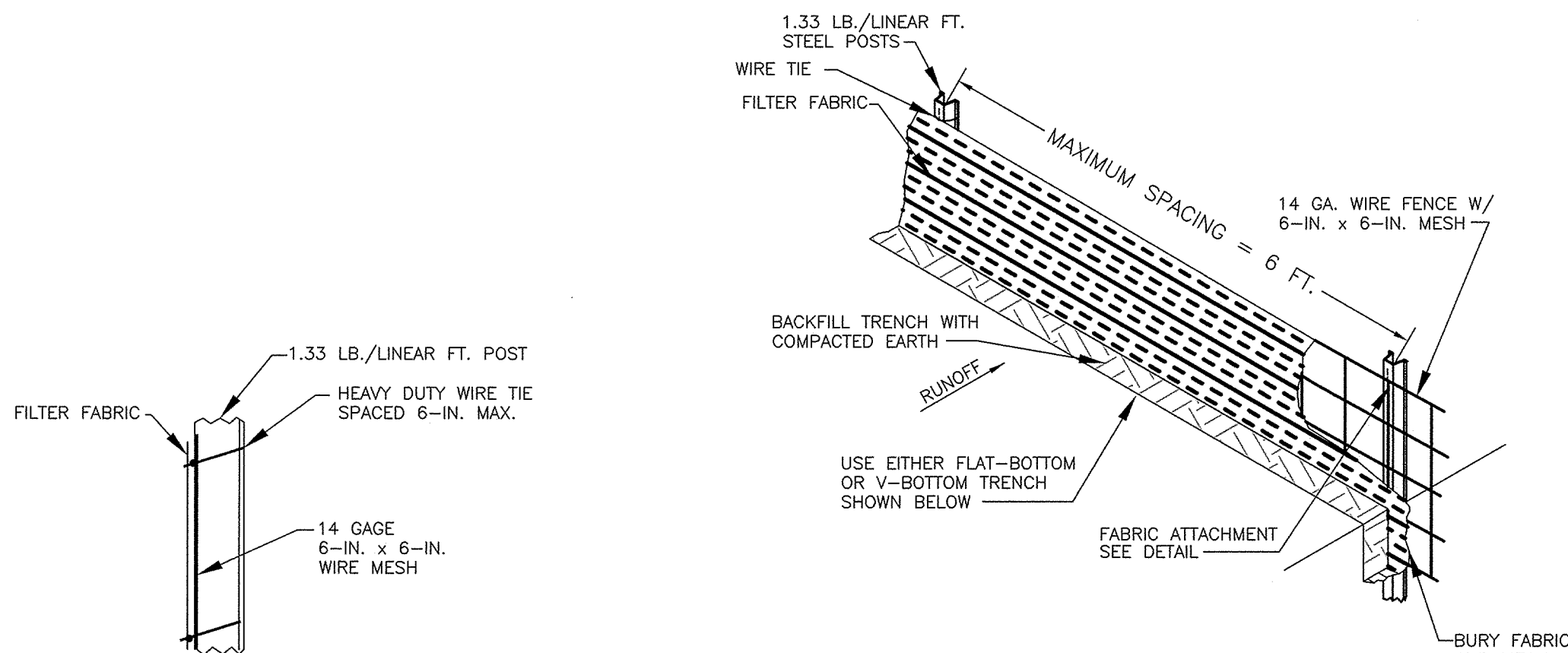
FILE NO.

SEDIMENT & EROSION CONTROL NOTES

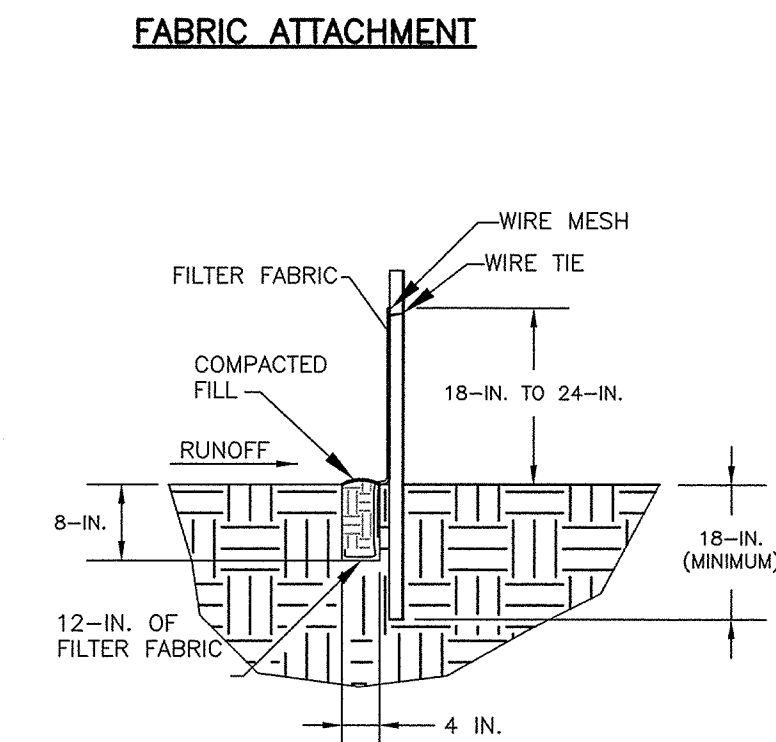
1. IF NECESSARY, SLOPES, WHICH EXCEED EIGHT (8) VERTICAL FEET SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS, IN ADDITION TO HYDROSEEDING. IT MAY BE NECESSARY TO INSTALL TEMPORARY SLOPE DRAINS DURING CONSTRUCTION. TEMPORARY BERMS MAY BE NEEDED UNTIL THE SLOPE IS BROUGHT TO GRADE.
2. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED, EXCEPT AS STATED BELOW.
 - WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE.
 - WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH-DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
3. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED ONCE EVERY CALENDAR WEEK. IF PERIODIC INSPECTION OR OTHER INFORMATION INDICATES THAT A BMP HAS BEEN INAPPROPRIATELY OR INCORRECTLY INSTALLED, THE PERMITTEE MUST ADDRESS THE NECESSARY REPLACEMENT OR MODIFICATION REQUIRED TO CORRECT THE BMP WITHIN 48 HOURS OF IDENTIFICATION.
4. PROVIDE SILT FENCE AND/OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED, AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY INSTALLATION. FILL, COVER, AND TEMPORARY SEEDING AT THE END OF EACH DAY ARE RECOMMENDED. IF WATER IS ENCOUNTERED WHILE TRENCHING, THE WATER SHOULD BE FILTERED TO REMOVE SEDIMENT BEFORE BEING PUMPED BACK INTO ANY WATERS OF THE STATE.
5. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFFSITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
6. THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO PAVED ROADWAY(S) FROM CONSTRUCTION AREAS AND THE GENERATION OF DUST. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS MAY BE REQUIRED.
7. RESIDENTIAL SUBDIVISIONS REQUIRE EROSION CONTROL FEATURES FOR INFRASTRUCTURE AS WELL AS FOR INDIVIDUAL LOT CONSTRUCTION. INDIVIDUAL PROPERTY OWNERS SHALL FOLLOW THESE PLANS DURING CONSTRUCTION OR OBTAIN APPROVAL OF AN INDIVIDUAL PLAN IN ACCORDANCE WITH S.O. REG. 72-500 ET SEQ. AND SCR100000.
8. TEMPORARY DIVERSION BERMS AND/OR DITCHES WILL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM UPSLOPE RUNOFF AND/OR TO DIVERT SEDIMENT-LADEN WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS.
9. ALL WATERS OF THE STATE (WOS), INCLUDING WETLANDS, ARE TO BE FLAGGED OR OTHERWISE CLEARLY MARKED IN THE FIELD. A DOUBLE ROW OF SILT FENCE IS TO BE INSTALLED IN ALL AREAS WHERE A 50-FOOT BUFFER CAN'T BE MAINTAINED BETWEEN THE DISTURBED AREA AND ALL WOS. A 10-FOOT BUFFER SHOULD BE MAINTAINED BETWEEN THE LAST ROW OF SILT FENCE AND ALL WOS.
10. LITTER, CONSTRUCTION DEBRIS, OILS, FUELS, AND BUILDING PRODUCTS WITH SIGNIFICANT POTENTIAL FOR IMPACT (SUCH AS STOCKPILES OF FRESHLY TREATED LUMBER) AND CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORM WATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORM WATER DISCHARGES.
11. A COPY OF THE SWPPP, INSPECTIONS RECORDS, AND RAINFALL DATA MUST BE RETAINED AT THE CONSTRUCTION SITE OR A NEARBY LOCATION EASILY ACCESSIBLE DURING NORMAL BUSINESS HOURS, FROM THE DATE OF COMMENCEMENT OF CONSTRUCTION ACTIVITIES TO THE DATE THAT FINAL STABILIZATION IS REACHED.
12. INITIATE STABILIZATION MEASURES ON ANY EXPOSED STEEP SLOPE (3H:1V OR GREATER) WHERE LAND-DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED, AND WILL NOT RESUME FOR A PERIOD OF 7 CALENDAR DAYS.
13. MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL.
14. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER, AND OTHER WASH WATERS. WASH WATERS MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE.
15. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM DEWATERING OF TRENCHES AND EXCAVATED AREAS. THESE DISCHARGES ARE TO BE ROUTED THROUGH APPROPRIATE BMPS (SEDIMENT BASIN, FILTER BAG, ETC.).
16. THE FOLLOWING DISCHARGES FROM SITES ARE PROHIBITED:
 - WASTEWATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL;
 - WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS;
 - FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE; AND
 - SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING.
17. AFTER CONSTRUCTION ACTIVITIES BEGIN, INSPECTIONS MUST BE CONDUCTED AT A MINIMUM OF AT LEAST ONCE EVERY CALENDAR WEEK AND MUST BE CONDUCTED UNTIL FINAL STABILIZATION IS REACHED ON ALL AREAS OF THE CONSTRUCTION SITE.
18. IF EXISTING BMPS NEED TO BE MODIFIED OR IF ADDITIONAL BMPS ARE NECESSARY TO COMPLY WITH THE REQUIREMENTS OF THIS PERMIT AND/OR SC'S WATER QUALITY STANDARDS, IMPLEMENTATION MUST BE COMPLETED BEFORE THE NEXT STORM EVENT WHENEVER PRACTICABLE. IF IMPLEMENTATION BEFORE THE NEXT STORM EVENT IS IMPRACTICABLE, THE SITUATION MUST BE DOCUMENTED IN THE SWPPP AND ALTERNATIVE BMPS MUST BE IMPLEMENTED AS SOON AS REASONABLY POSSIBLE.
19. A PRE-CONSTRUCTION CONFERENCE MUST BE HELD FOR EACH CONSTRUCTION SITE WITH AN APPROVED ON-SITE SWPPP PRIOR TO THE IMPLEMENTATION OF CONSTRUCTION ACTIVITIES. FOR NON-LINEAR PROJECTS THAT DISTURB 10 ACRES OR MORE THIS CONFERENCE MUST BE HELD ON-SITE UNLESS THE DEPARTMENT HAS APPROVED OTHERWISE.



STABILIZED CONSTRUCTION EXIT
NOT TO SCALE

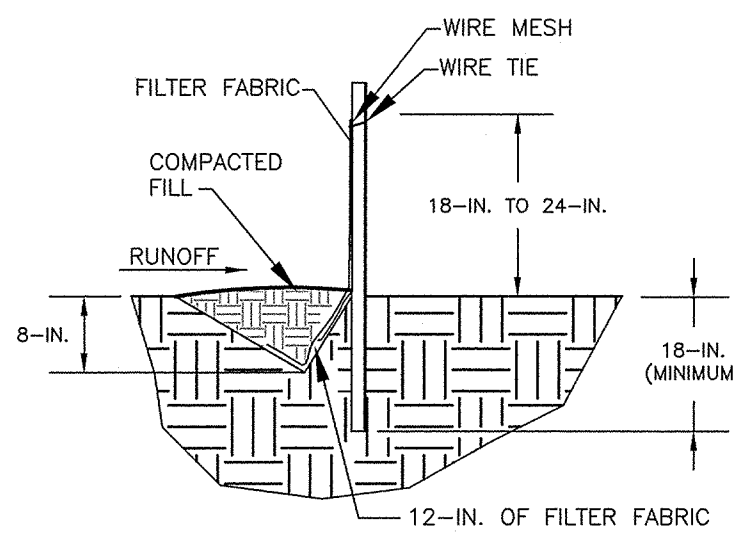


SILT FENCE INSTALLATION



FABRIC ATTACHMENT

FLAT-BOTTOM TRENCH

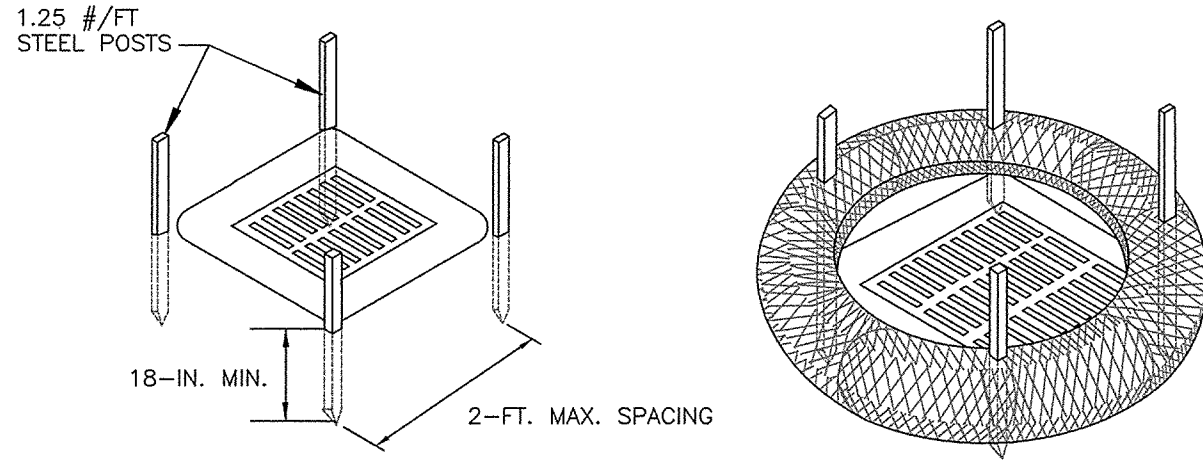


V-SHAPED TRENCH

NOTES:

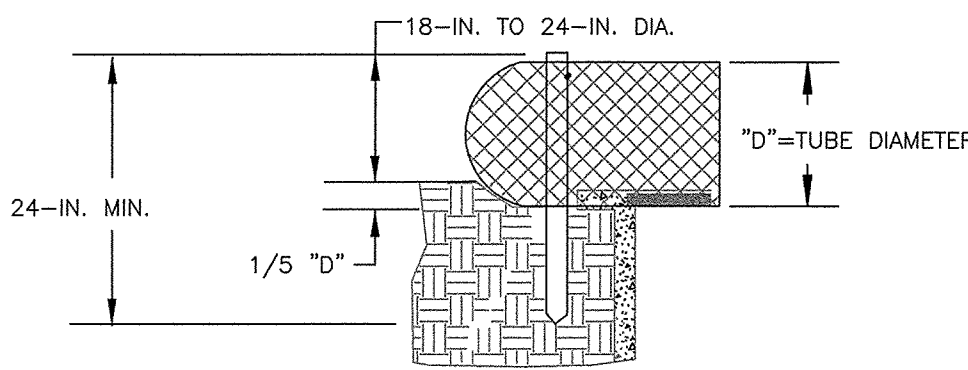
1. SILT FENCES SHOULD BE INSPECTED IMMEDIATELY AFTER EACH RAIN FALL AND AT LEAST DAILY DURING PROLONGED RAINFALLS. ANY REQUIRED REPAIRS SHOULD BE MADE IMMEDIATELY.
2. SHOULD THE FABRIC ON THE SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE EXPECTED USABLE LIFE, AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHOULD BE REPLACED IMMEDIATELY.
3. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN THEY REACH ONE HALF THE HEIGHT OF THE SILT FENCE.

SILT FENCE DETAIL
NOT TO SCALE



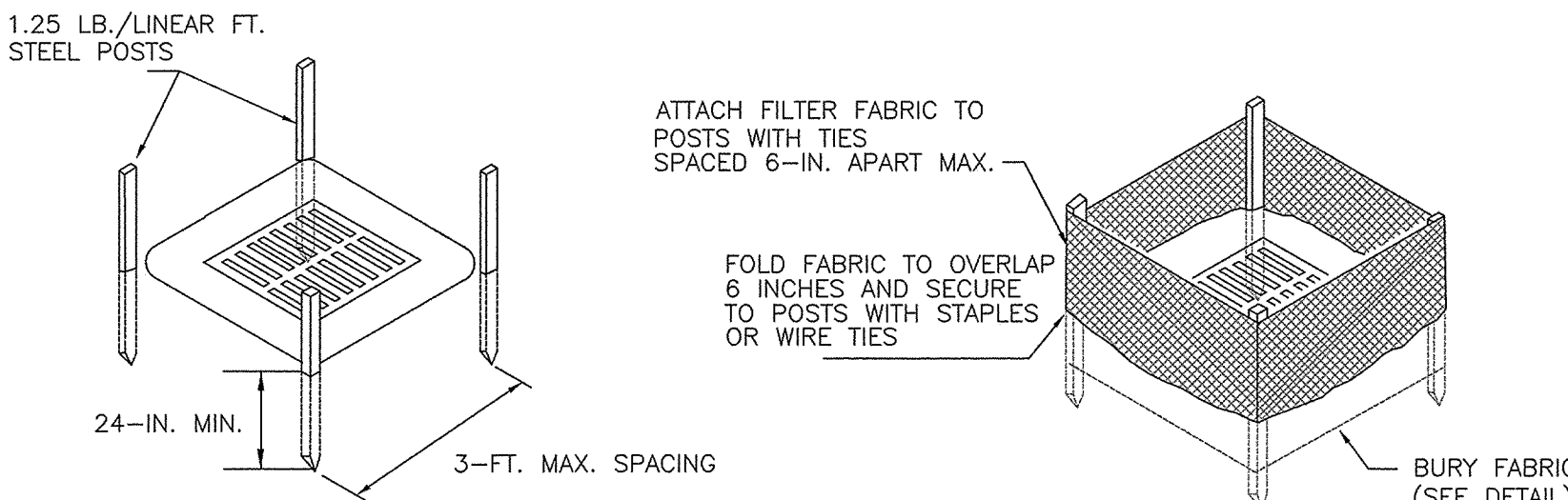
POST INSTALLATION

SEDIMENT TUBE INSTALLATION



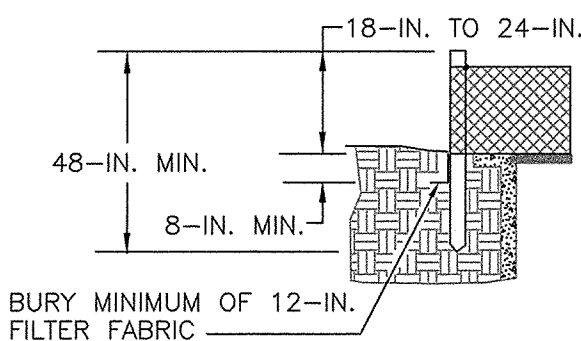
SEDIMENT TUBE BURIAL

SEDIMENT TUBE INLET PROTECTION
DETAIL



POST INSTALLATION

FILTER FABRIC INSTALLATION



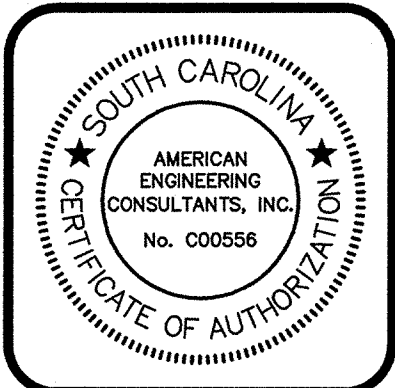
FILTER FABRIC BURIAL

SILT FENCE INLET PROTECTION DETAIL



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DATE	JULY 2021
SCALE	AS SHOWN
DRAWN	MAB
DESIGNED	---
CHECKED	JHP
JOB NO	20-019
CAD FILE	DETAILS1-2
LAYOUT	DETAILS 1

Vista Hotel
PREPARED FOR
Solara Investments
Richland County, South Carolina
Details

DRAWING NO.	D1
OF	15
FILE NO.	

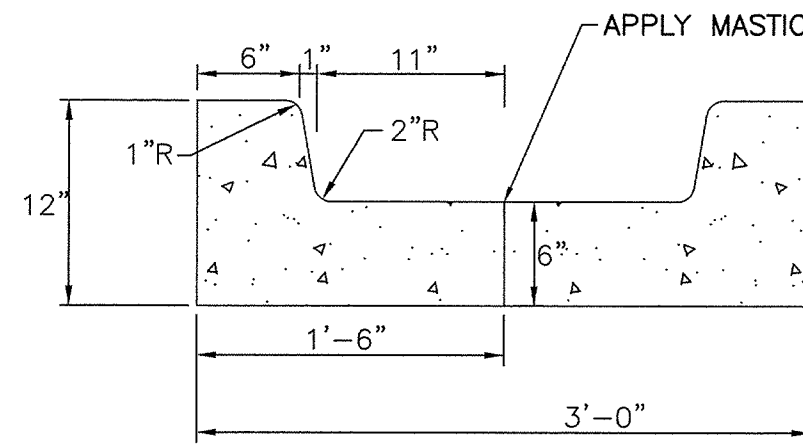
SCDOT Seeding Schedule					
Seeding Schedule for Permanent Vegetation – Upper State					
Schedule No.	Common Name of Seed	Rural Rate lbs/acre (kg/ha)	Urban Rate lbs/acre (kg/ha)	Planting Dates	
1	Common Bermuda (hulled) ³	23 (26)	23 (26)	Mar. 15 – Aug. 14	
	Sericea Lespedeza (scarified) ²	50 ² (56)	50 ² (56)		
	Kentucky 31 Fescue	50 (56)	60 (67)		
	Weeping Lovegrass ²	10 (11)	10 (11)		
2	Kentucky 31 Fescue	50 (56)	80 (90)	Aug. 15 – Mar. 14	
	Sericea Lespedeza (unhulled unscarified) ²	80 ² (90)	80 ² (90)		
	Common Bermuda (unhulled)	30 (33.5)	30 (33.5)		
	Weeping Lovegrass ²	10 (11)	10 (11)		
Seeding Schedule for Permanent Vegetation – Lower State					
3 (See #5)	Common Bermuda (hulled) ³	30 (33.5)	30 (33.5)	Mar. 1 –	
	Weeping Lovegrass ²	10 (11)	10 (11)		
	Sericea Lespedeza (scarified) ²	50 ² (56)	50 ² (56)		
4 (See #5)	Common Bermuda (unhulled) ³	40 (45)	40 (45)	Aug. 15 –	
	Weeping Lovegrass ²	10 (11)	10 (11)		
	Sericea Lespedeza (unhulled unscarified) ²	80 ² (90)	80 ² (90)		
	Reseeding Crimson Clover ⁴	20 (22.5)	0 (0)		
	Rye Grain	20 (22.5)	0 (0)		
Seeding Schedule for Temporary Vegetation – Upper & Lower State					
Schedule No.	Common Name of Seed	lbs/acre	Rate (kg/ha)	Planting Dates	
1	Annual Sudan Grass (Sweet or Tiff)	40	(45)	April 1 – Aug. 15	
2	Brown Top Millet	50	(56)	April 1 – Aug. 15	
3	Rye Grain	55	(61.5)	Aug. 16 – Mar. 16	

Notes:

- Includes rural areas adjacent to well-developed lawns.
- Not required on shoulders, medians, etc., and slopes under 5 feet (1.5 meters) in height.
- Giant Bermuda seed, including NK-37, shall not be used.
- Reseeding Crimson Clover shall be inoculated in accordance with Subsection 810.05. Do not plant clove in medians or in rural areas adjacent to well-developed lawns.
- Pensacola Bahia shall be allowed only as shown in Seeding Schedule 3 & 4 at the rate of 50 pounds per acre (56 Kg/ha) only when seeding pit areas which are governed by the South Carolina Mining Act. Otherwise, do not include Bahia seed in seed mix.

The Upper State shall be considered as consisting of all counties west of the counties west of Aiken, Lexington, Richland, Kershaw and Chesterfield. The lower State shall consist of the above cited counties and all counties east.

The contractor may include quantities of rye grain and millet in Schedule 1 & 3 in order to establish quick ground cover for erosion control purposes.

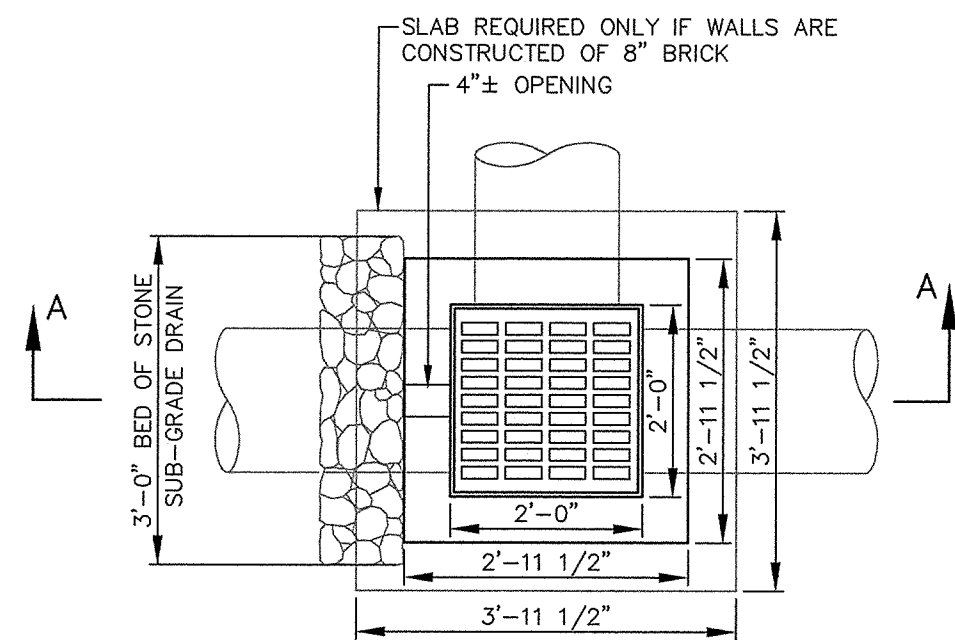


TROUGH (USE PITCHED CURB)

- NOTES:
- 3000 PSI CONCRETE
 - CONTROL JOINTS @ 10' MAX.
 - EXPANSION JOINTS @ 30' MAX.
 - ADD A 2'-0" DEEP x 8" WIDE CONCRETE TOE WALL TO THE DISCHARGE END OF THE TROUGH SECTION ONLY.

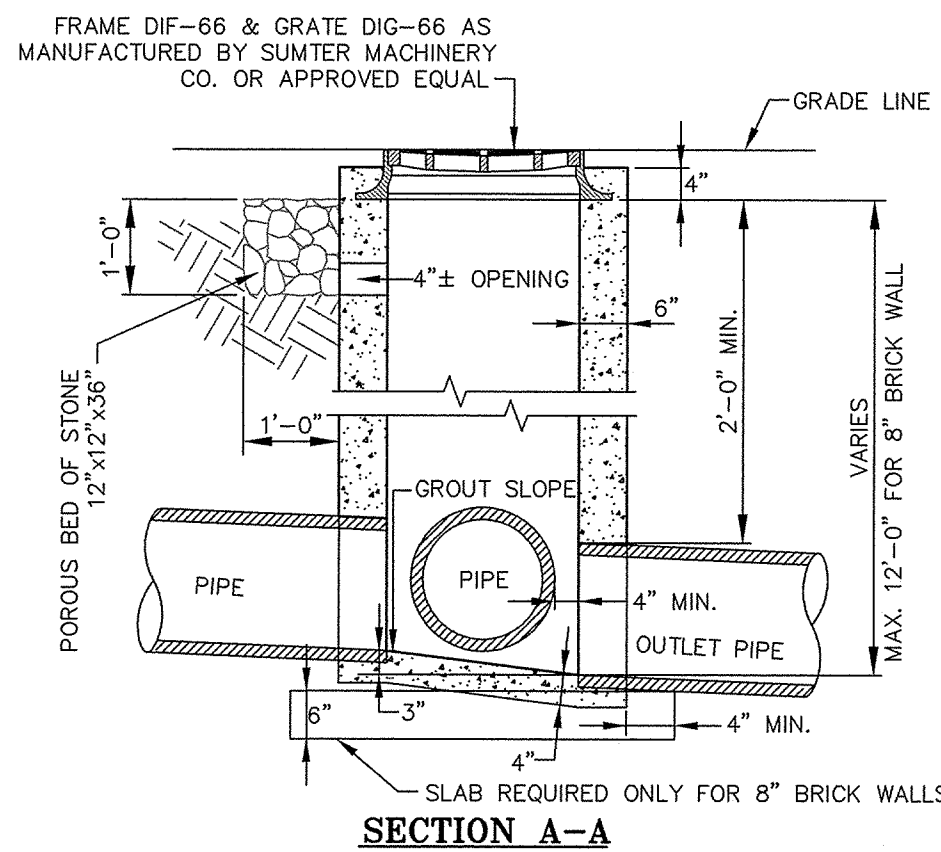
CURB & GUTTER TROUGH

NOT TO SCALE



*NOTE: DIMENSION FOR 6" CONCRETE WALLS. ADD 4" FOR 8" BRICK WALLS.

PLAN



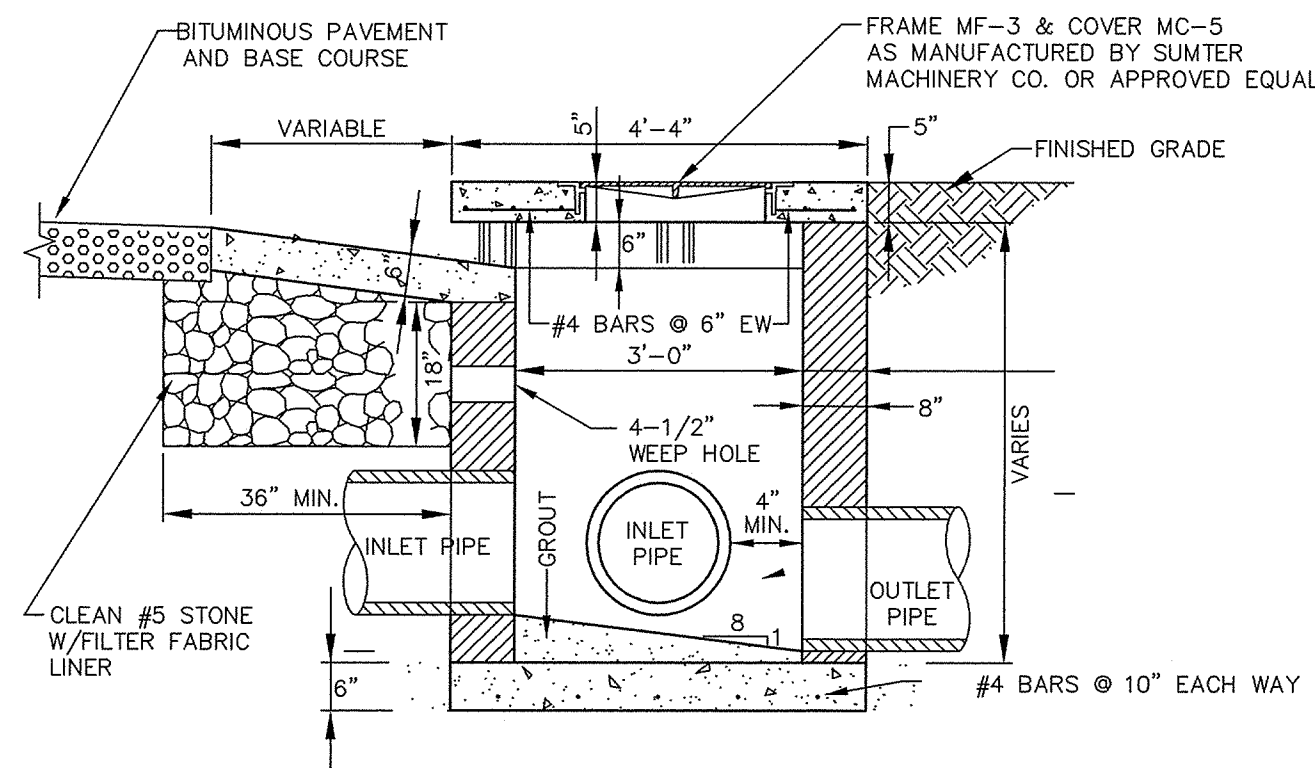
SECTION A-A

GENERAL NOTES:

- DROP INLET MAY BE CONSTRUCTED OF CLASS 'A' CONCRETE OR 8" BRICK.
- CONCRETE INLETS SHALL HAVE 6" THICK WALLS AND 4" THICK BOTTOM.
- BRICK INLETS SHALL HAVE 8" THICK WALLS AND 6" THICK BOTTOM SLAB.
- INSIDE DIMENSIONS OF DROP INLET SHALL BE 1'-11 1/2" x 1'-11 1/2".
- AFTER FRAME AND GRATE ARE SET, FINAL 4" CLASS 'A' CONCRETE IS TO BE POURED FLUSH WITH THE OUTSIDE EDGE OF THE DROP INLET ON ALL SIDES.
- METAL STEPS ARE TO BE SET IN WALL IF INLET DEPTH EXCEEDS 4'-6". SAID STEPS TO CONFORM TO S.C.D.H.P.T. DRAWING No. 719-1.
- CORBEL BRICK WORK AS REQUIRED ON BRICK INLETS TO PROVIDE 4" MINIMUM CLEARANCE BETWEEN PIPE AND BRICK WALLS.
- ENDS OF ALL PIPES SHALL BE FLUSH WITH INSIDE WALL OF INLET.
- CONCRETE INLETS CONSTRUCTED ON SANDY SOIL SHALL HAVE 1/2" REINFORCING STEEL PLACED 8" O/C HORIZONTAL AND 14" O/C VERTICAL WITH 2" CLEARANCE FROM INSIDE FACE OF CONCRETE.

24" x 24" DROP INLET

S.C.D.O.T. DESIGN – DRAWING No. 719-10
SCALE: 1/2" = 1'-0"

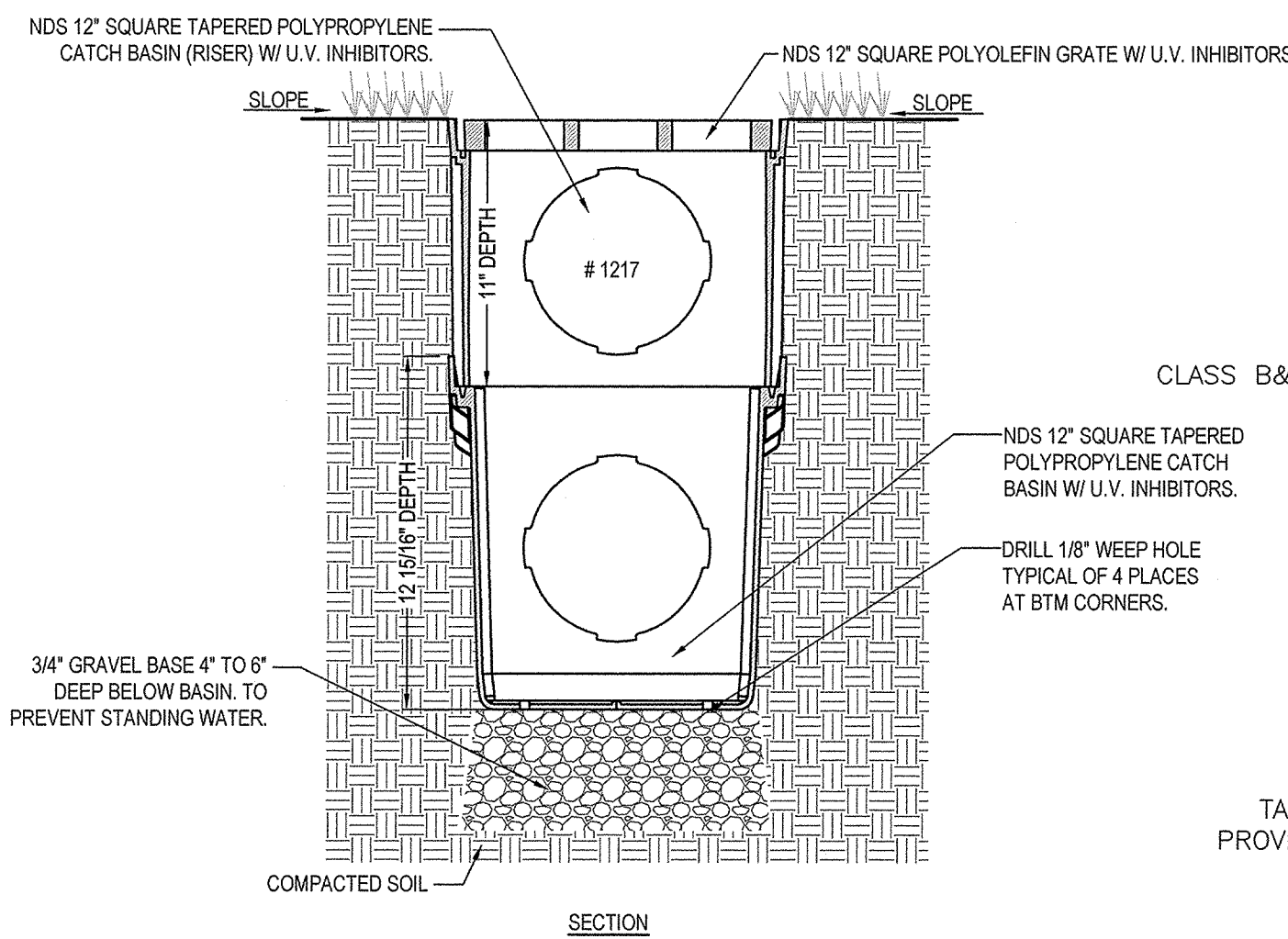


NOTES:

- ALL CONCRETE SHALL BE 3,000 PSI.
- ENDS OF ALL PIPES SHALL BE FLUSH WITH INSIDE WALL.
- THROAT OPENING SHALL BE FLUSH WITH FACE OF CURB WHEN USING BARRIER CURB.
- THROAT OPENING SHALL BE OFFSET 2' FROM GUTTER LINE ON ROLLED CURB.
- THROAT OPENING SHALL BE OFFSET 3' FROM BOTTOM OF VALLEY ON VALLEY GUTTER.
- ADD ONE (1) ADDITIONAL FOOT OF OFFSET IF CATCH BASIN IS LOCATED IN INTERSECTION RADIUS.
- ALL STEEL BARS SHALL BE PLACED 1-1/2" CLEAR FROM BOTTOM AND SIDES OF SLAB.
- TOP OF CATCH BASIN SHALL BE FLUSH WITH TOP OF CURBING OR TOP OF THE VALLEY/GUTTER BACK-SLOPE.
- FOR 18"-24" ID PIPES USE 3'-0" x 3'-0" BOX.
- FOR PIPES OVER 24" ID BOX INSIDE DIMENSIONS SHALL BE PIPE OUTSIDE DIAMETER + 6" EACH SIDE OF PIPE.
- STEPS DIFFERING IN DIMENSIONS, CONFIGURATION, OR MATERIALS FROM THOSE SHOWN MAY ALSO BE USED PROVIDED THE CONTRACTOR HAS THE APPROVAL OF THE PROJECT ENGINEER.
- ALL STEPS SHALL PROTRUDE 4" FROM THE INSIDE FACE OF STRUCTURE WALL.
- CONCRETE BRICK WALLS SHALL HAVE A 1/4" MORTAR COAT ON INSIDE SURFACE.
- WALL THICKNESS IS TO BE 12" IF BASIN DEPTH EXCEEDS 12'-0".

CURB INLET CATCH BASIN

SCALE: AS SHOWN

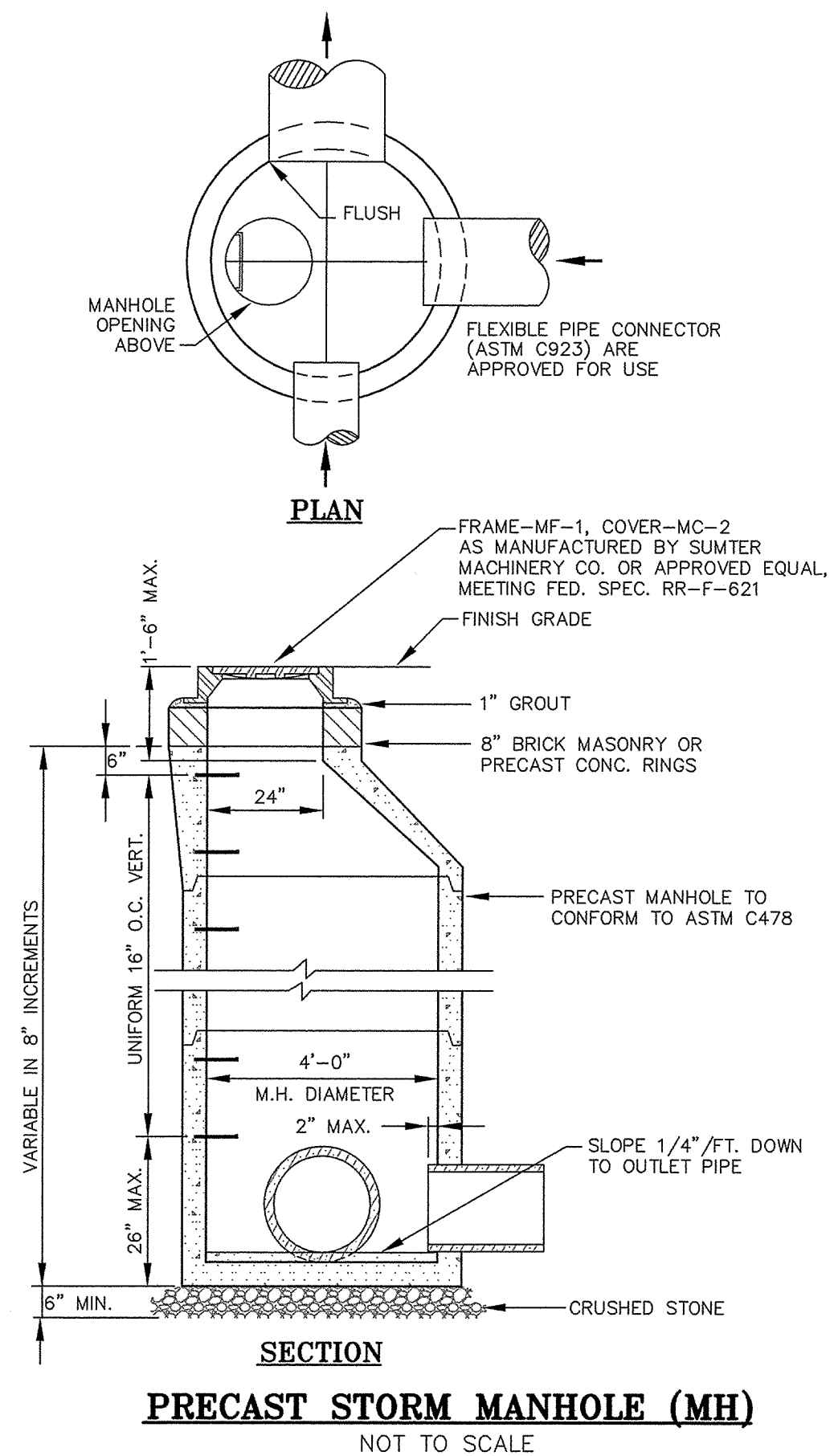


NOTES:

- GRATE TO BE ATTACHED TO CATCH BASIN WITH SCREW PROVIDED AT TIME OF INSTALLATION.
- RISER CAN BE CUT TO ACHIEVE EXACT ELEVATION.
- DO NOT USE OVER 5 RISERS WITH CATCH BASIN.
- EXISTING SOILS SHOULD BE EVALUATED TO ENSURE PROPER STRUCTURAL AND PERMEABILITY PROPERTIES.
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- DO NOT SCALE DRAWING.
- ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
- PROVIDE LOCKING ADAPTERS TO CONNECT PIPE TO BOX.

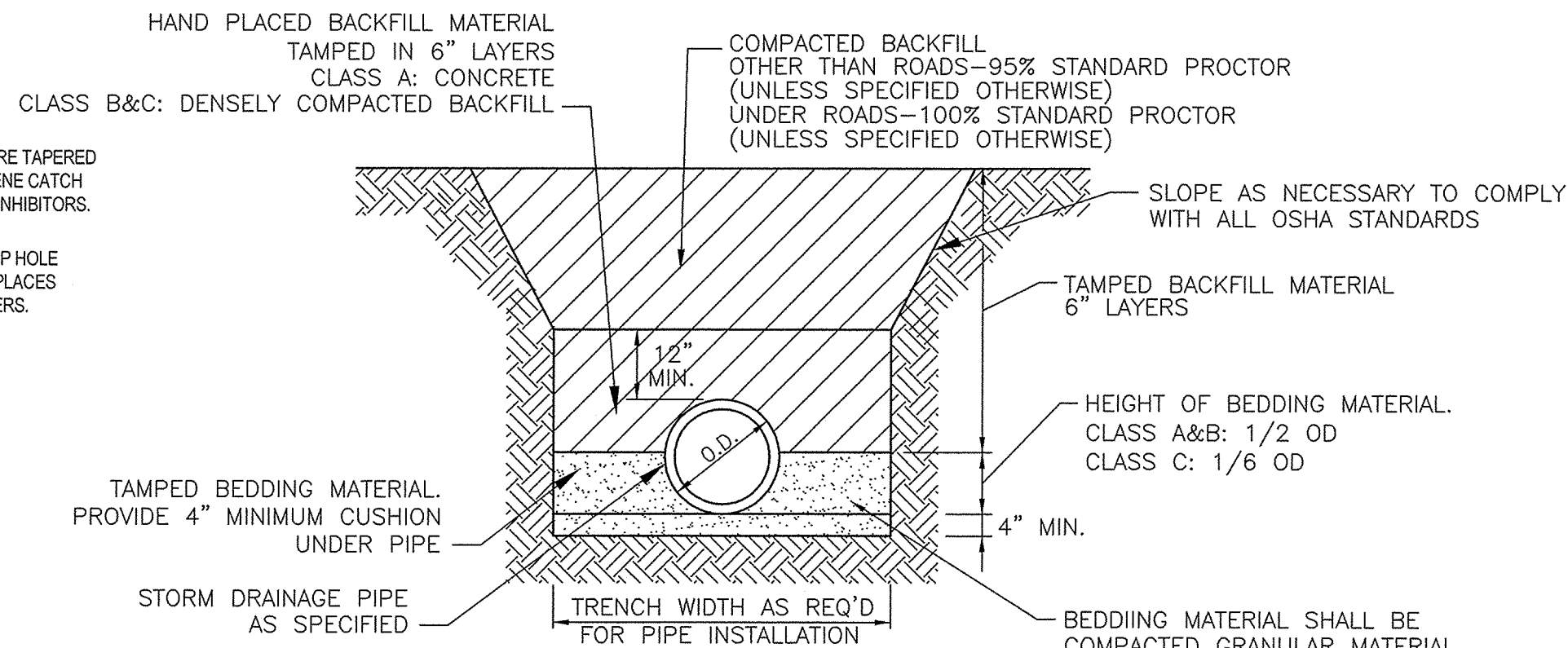
NDS LANDSCAPE DRAINAGE BOX

12" SQUARE CATCH BASIN WITH RISER INSTALLATION FOR LANDSCAPE APPLICATIONS



PRECAST STORM MANHOLE (MH)

NOT TO SCALE



NOTES:

- THE PIPE IS TO BE BEDDED IN COMPACTED 6" LAYERS TO THE SPRINGING LINE FIRST, THEN BACKFILLED WITH HAND PLACED MATERIAL COMPACTED IN 6" LAYERS TO A DEPTH OF 1' MINIMUM ABOVE THE PIPE. BALANCE OF BACKFILL SHALL BE PLACED IN A MANNER TO INSURE COMPACTION AS SPECIFIED.
- IN AREAS WHERE DITCH LINE WILL BE LESS THAN THREE (3) FEET FROM THE EDGE OF EXISTING PAVEMENT, FLOWABLE FILL MAY BE REQUIRED FOR BACKFILL MATERIAL. CONSULT ENCROACHMENT PERMITS FOR SPECIFIC REQUIREMENTS IN THIS REGARD.

STANDARD STORM DRAINAGE BEDDING AND BACKFILLING DETAIL

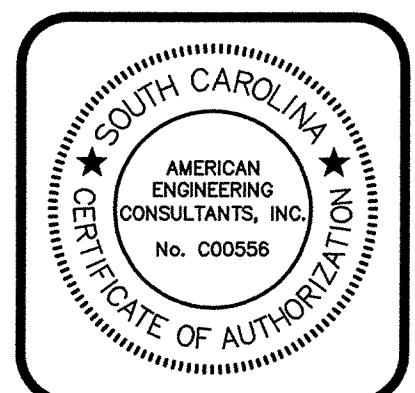
NOT TO SCALE

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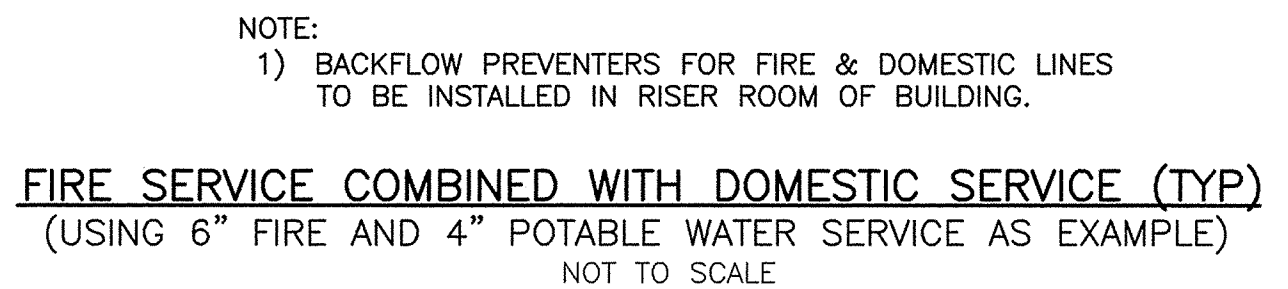
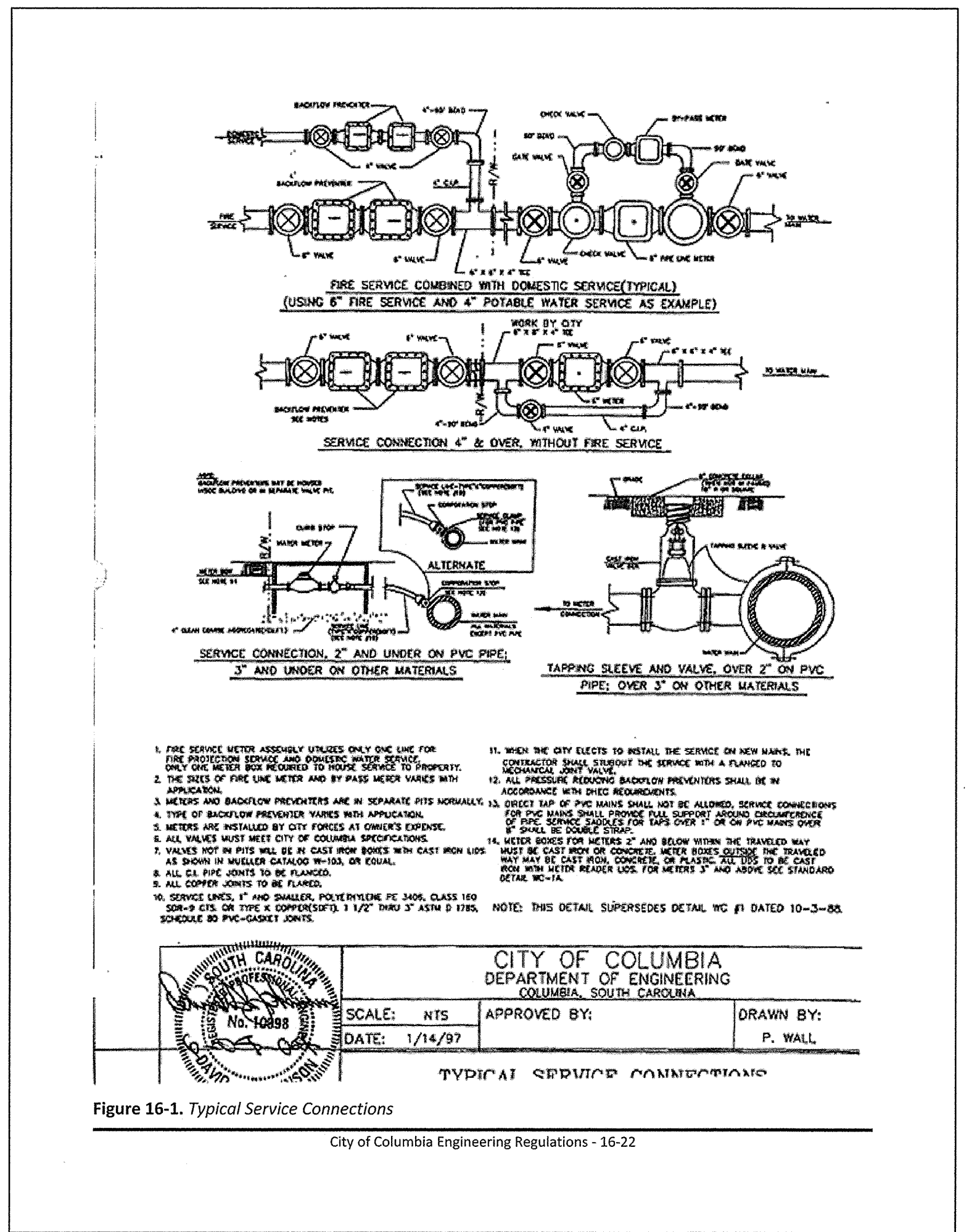
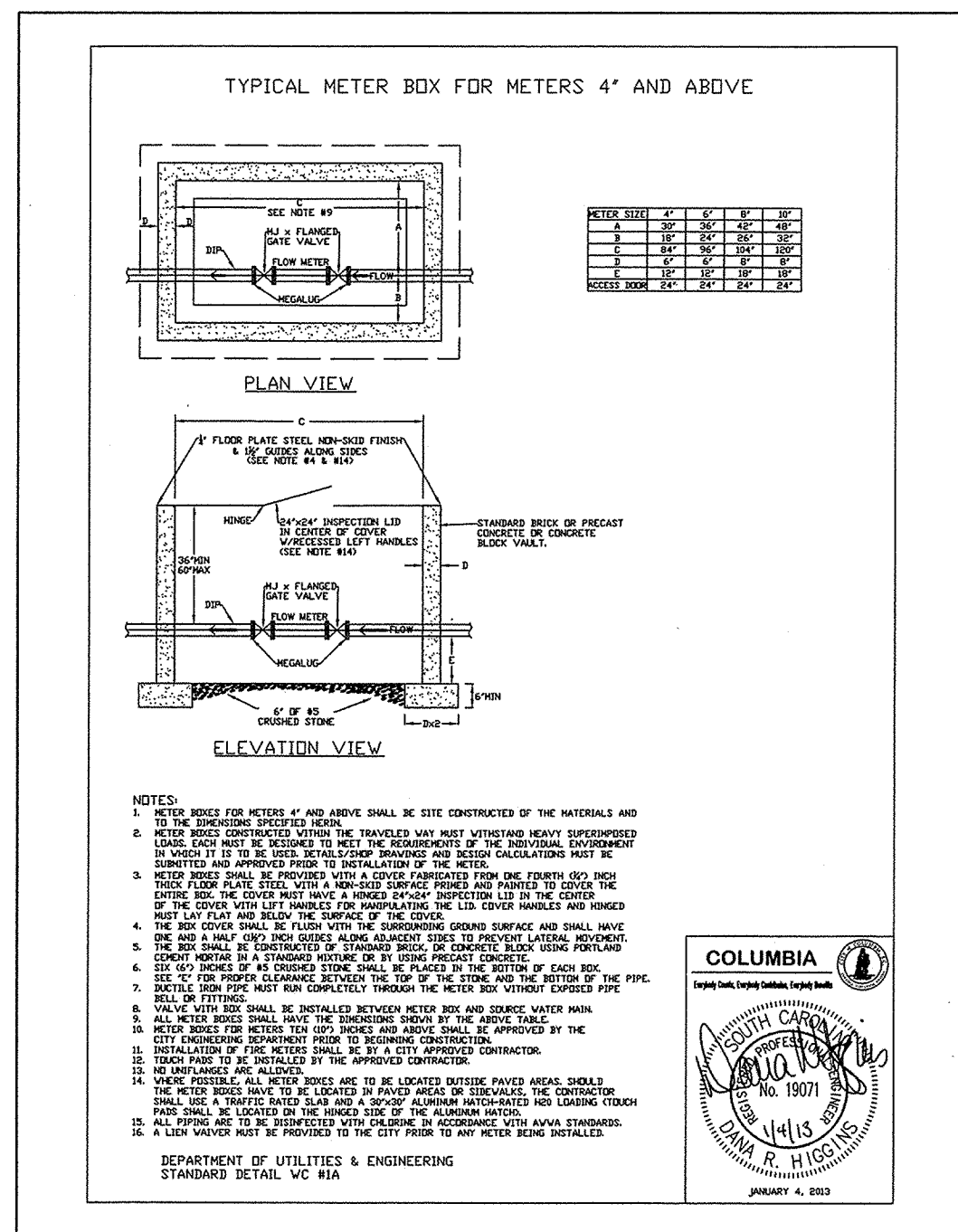
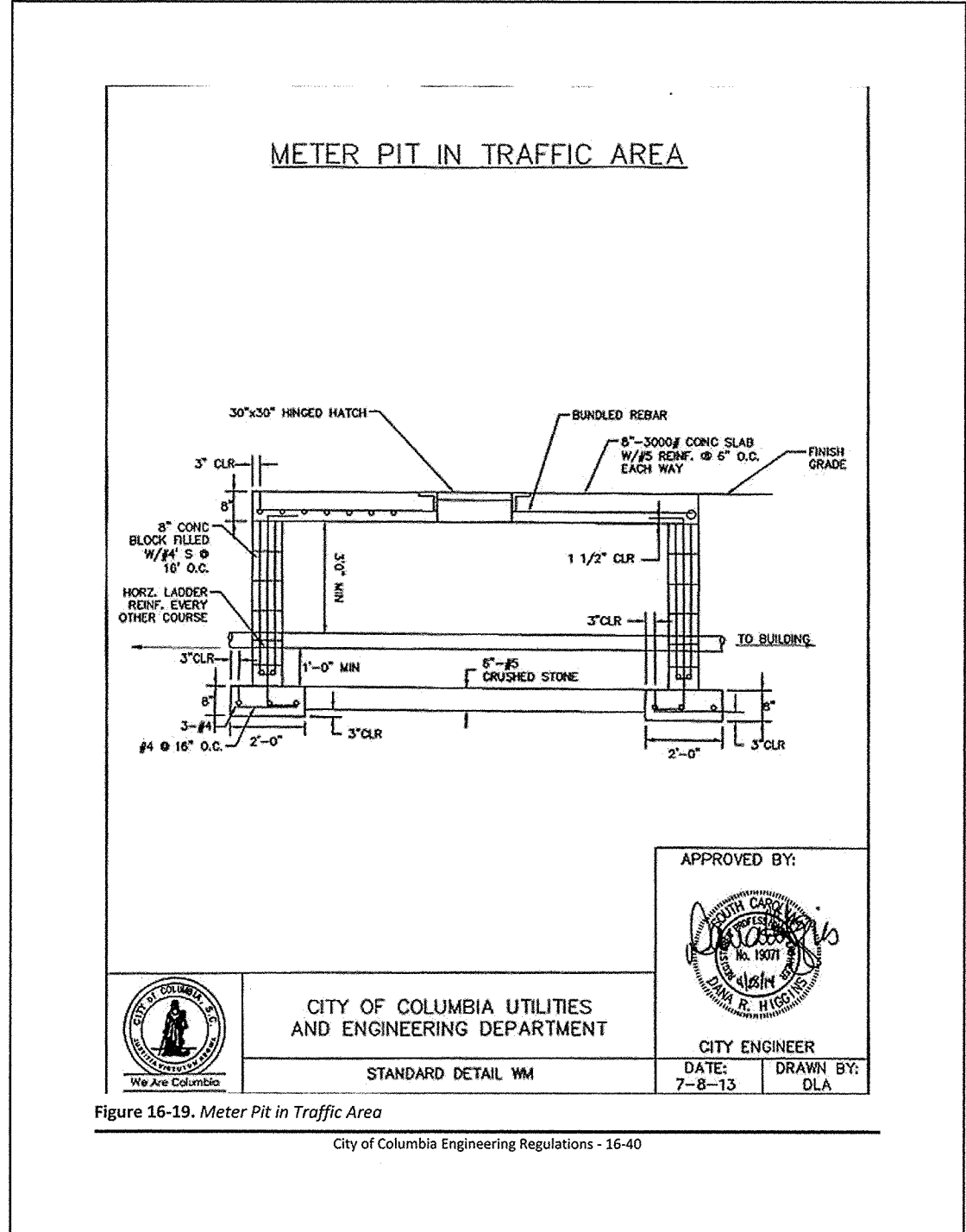
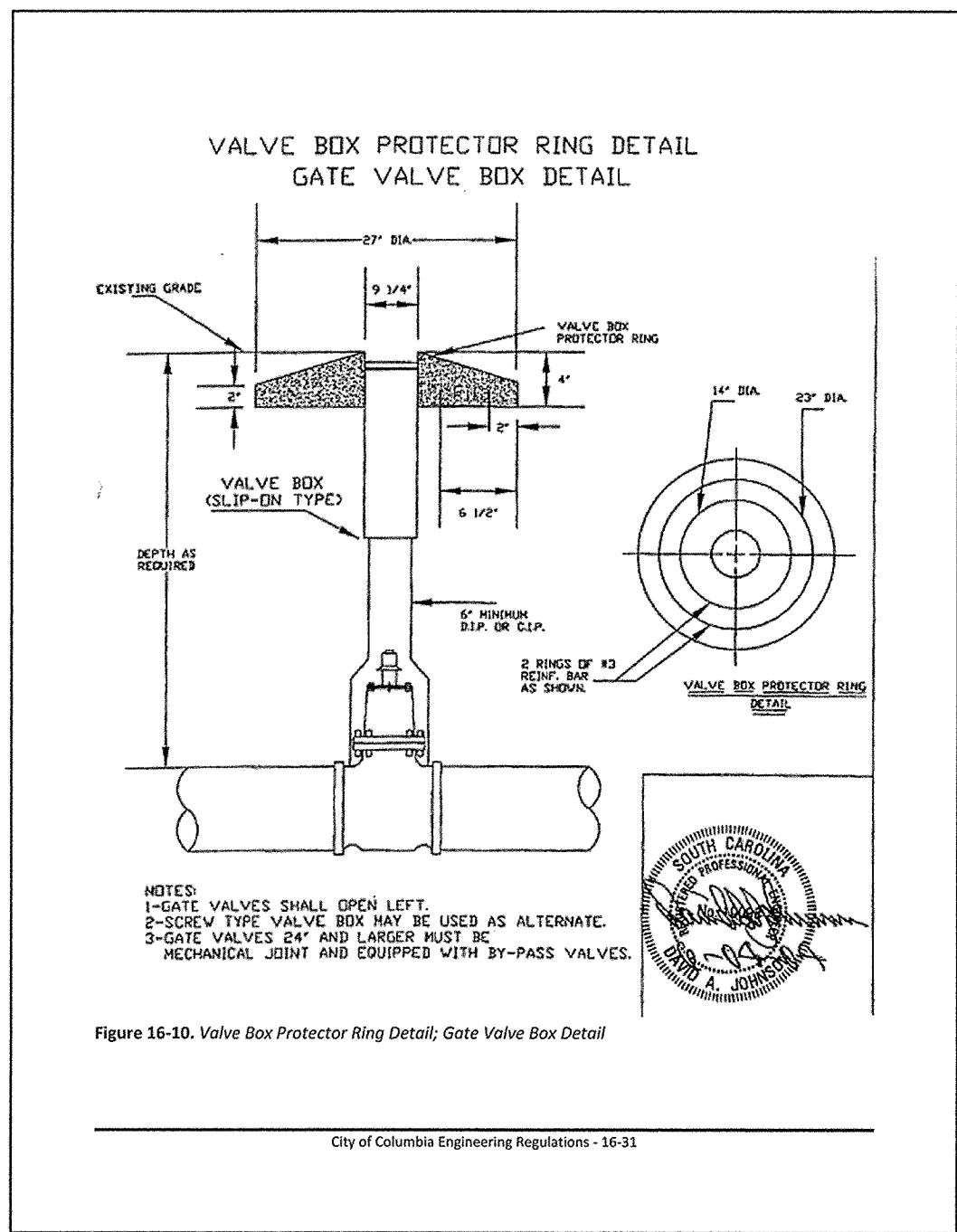
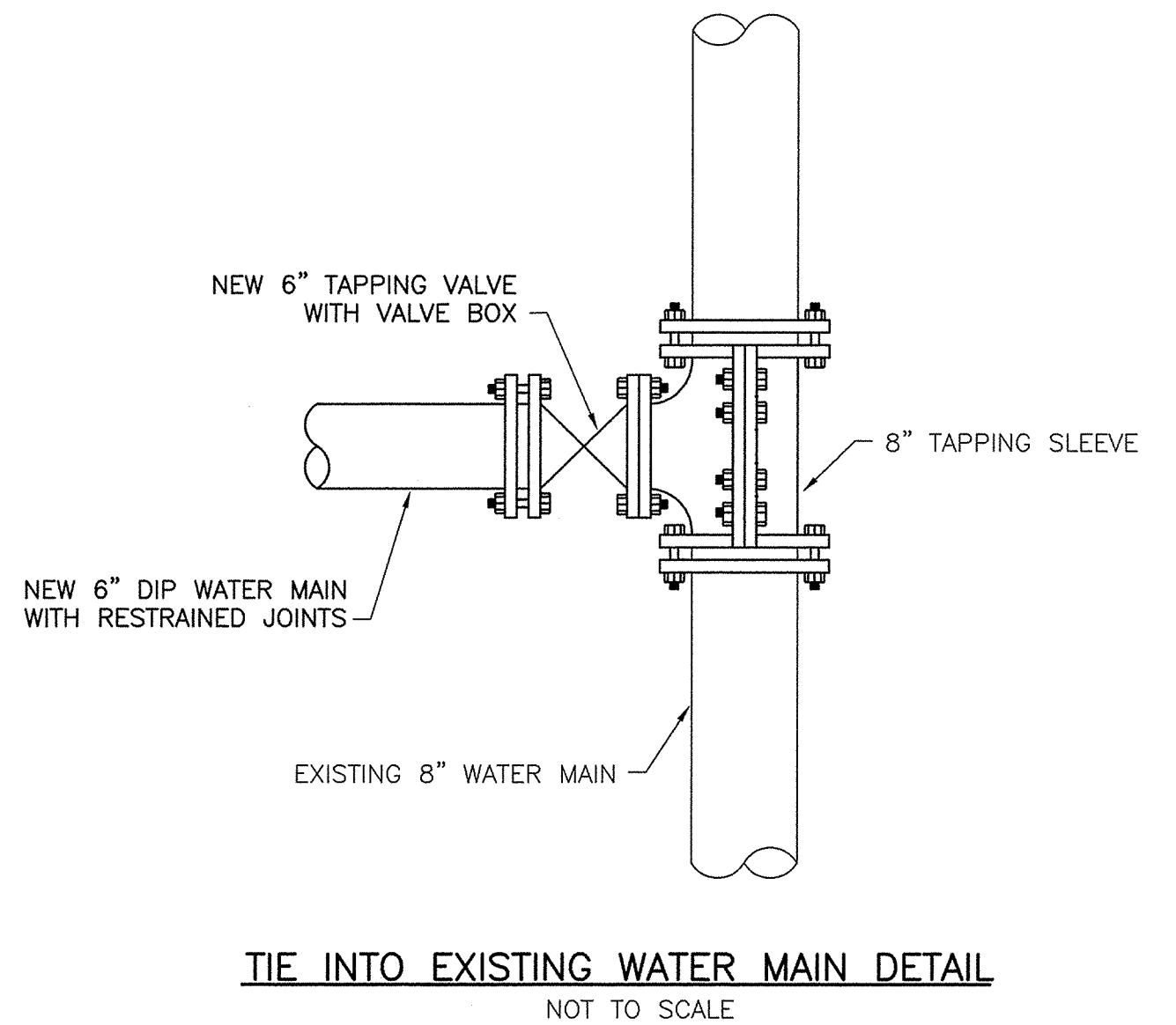
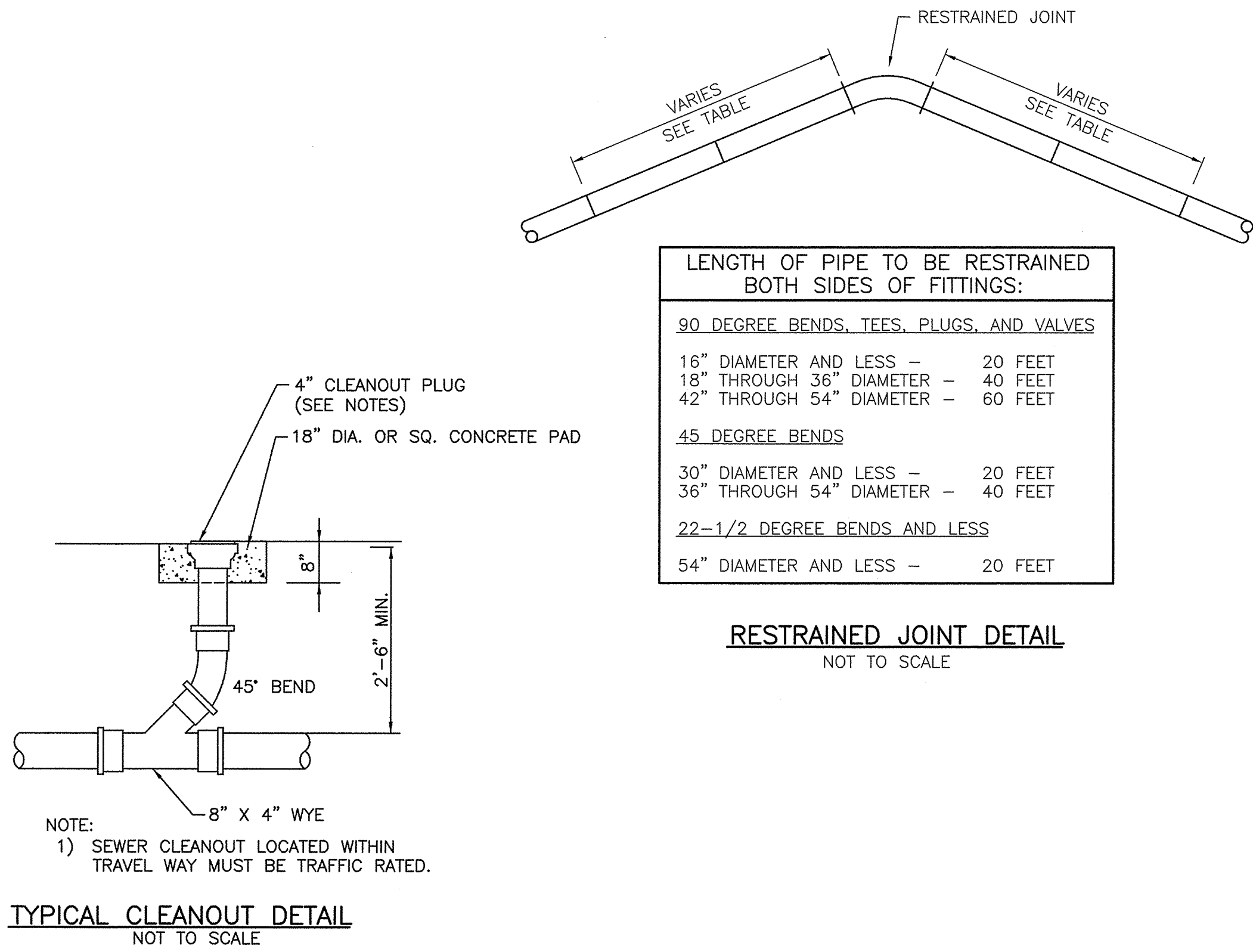
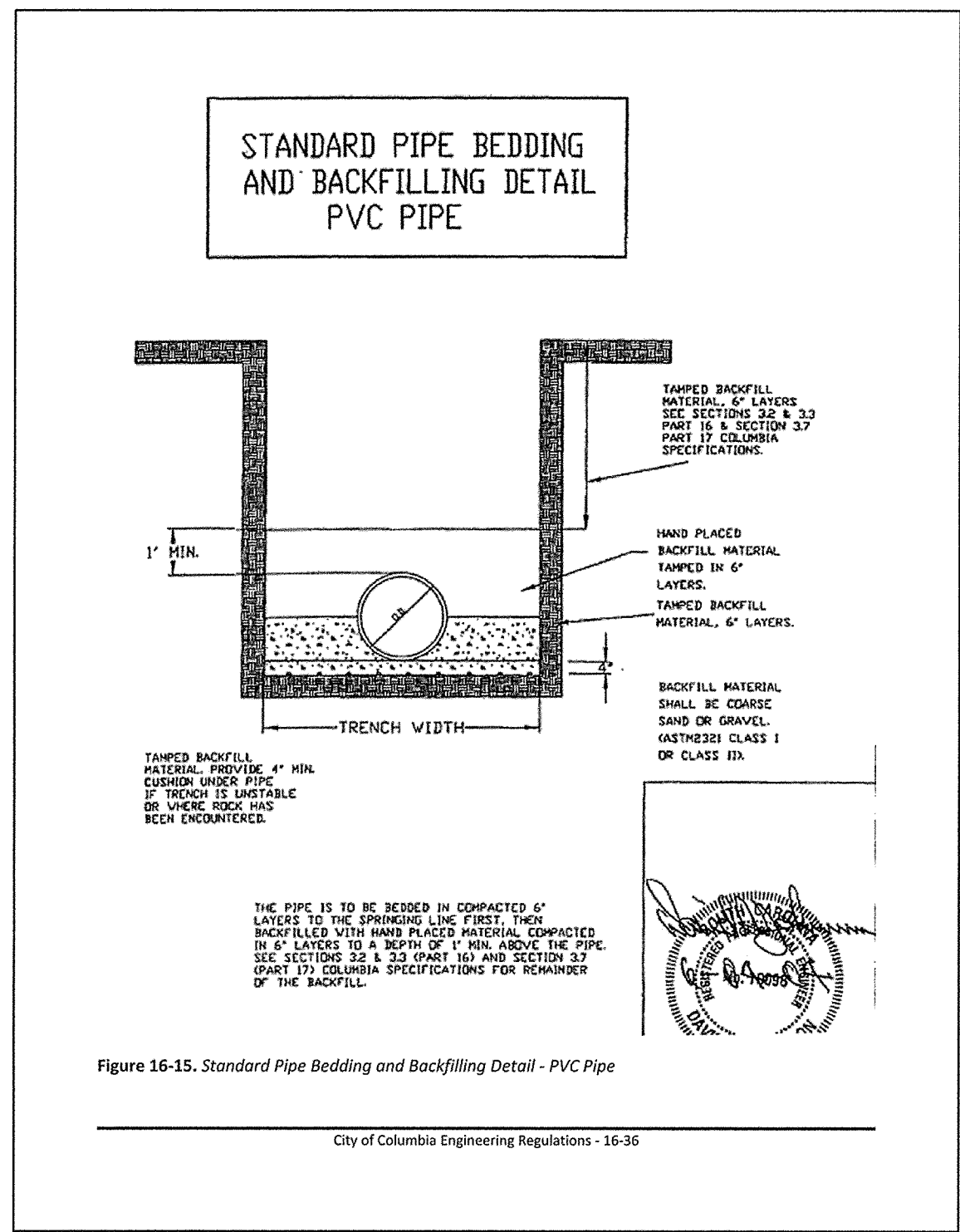


JOSEPH H. PATE
No. 17844
3/22/2022

DATE	JULY 2021
SCALE	AS SHOWN
DRAWN	MAB
DESIGNED	—
CHECKED	JHP
JOB NO	20-019
CAD FILE	DETAILS1-2
LAYOUT	DETAILS 2

Vista Hotel
PREPARED FOR
Solara Investments
Richland County, South Carolina
Details

DRAWING NO.
D2
OF
15
FILE NO.

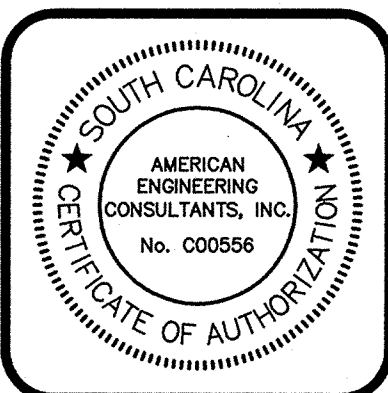


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DATE	JULY 2021
SCALE	AS SHOWN
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DESIGNED	—
CHECKED	JHP
JOB NO	20-019
CAD FILE	DETAILS3
LAYOUT	DETAILS 3

Vista Hotel
PREPARED FOR
Solara Investments
Richland County, South Carolina

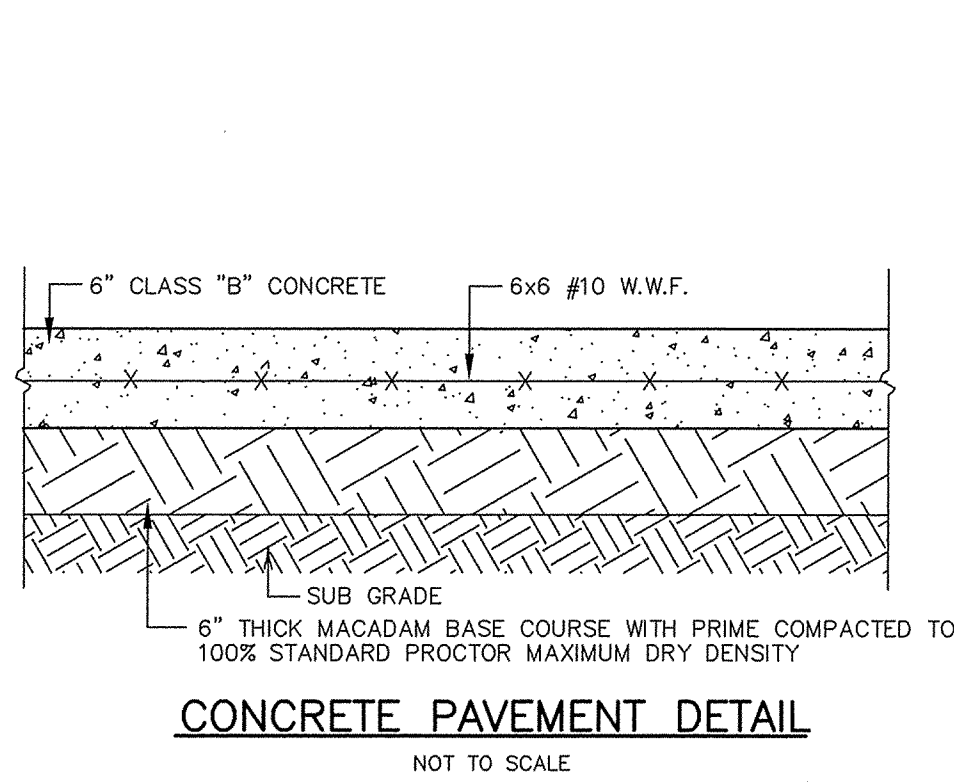
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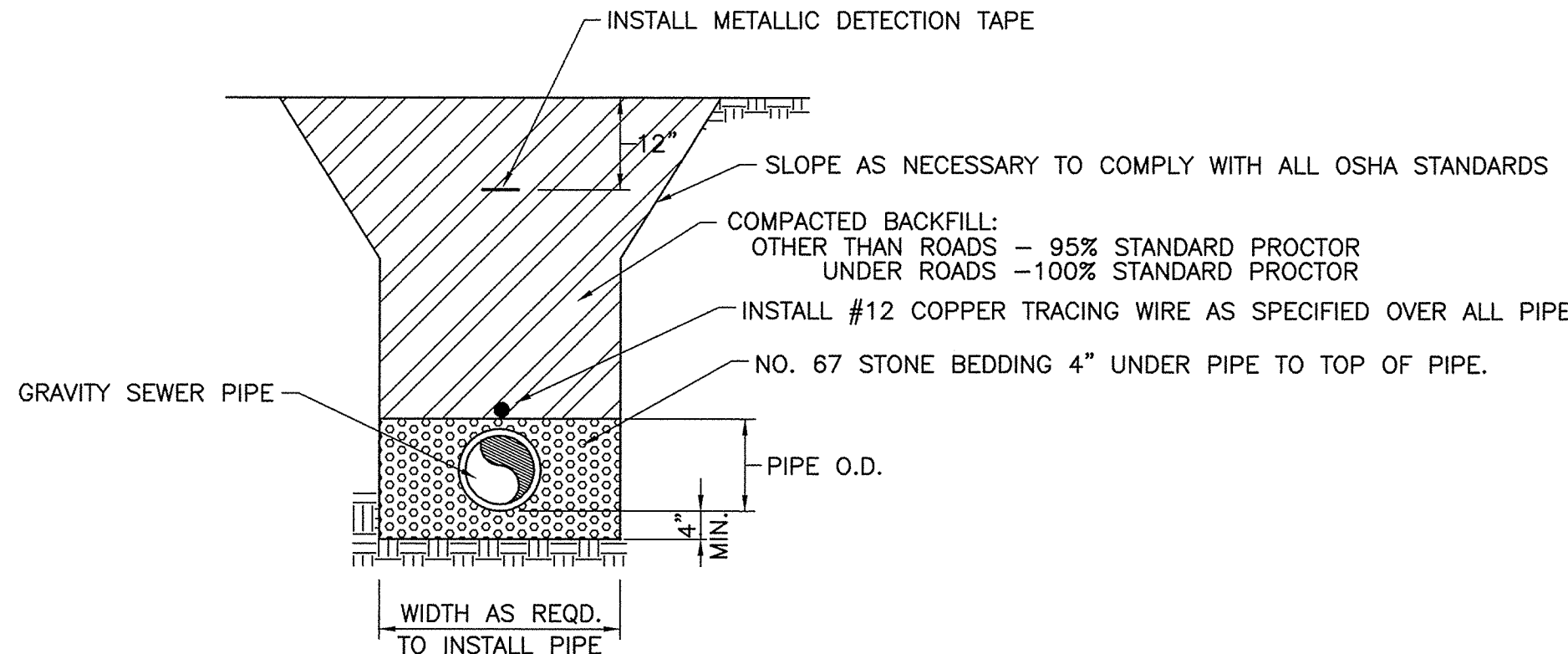
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OF 15

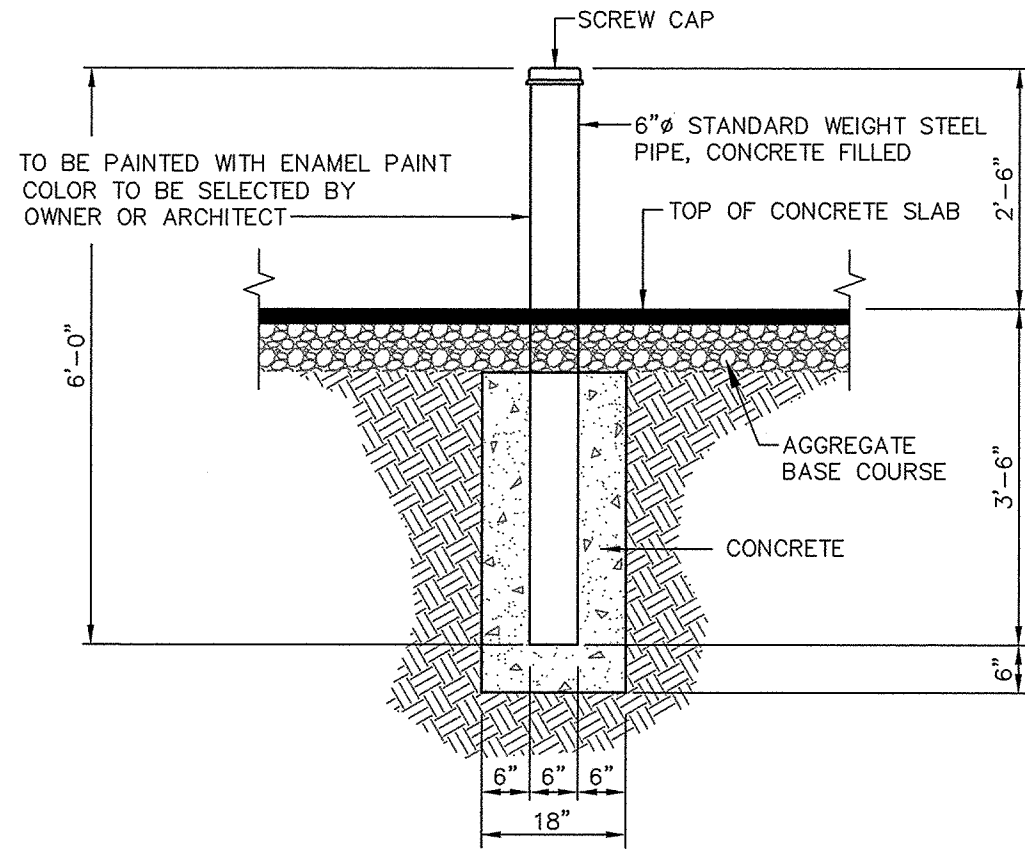
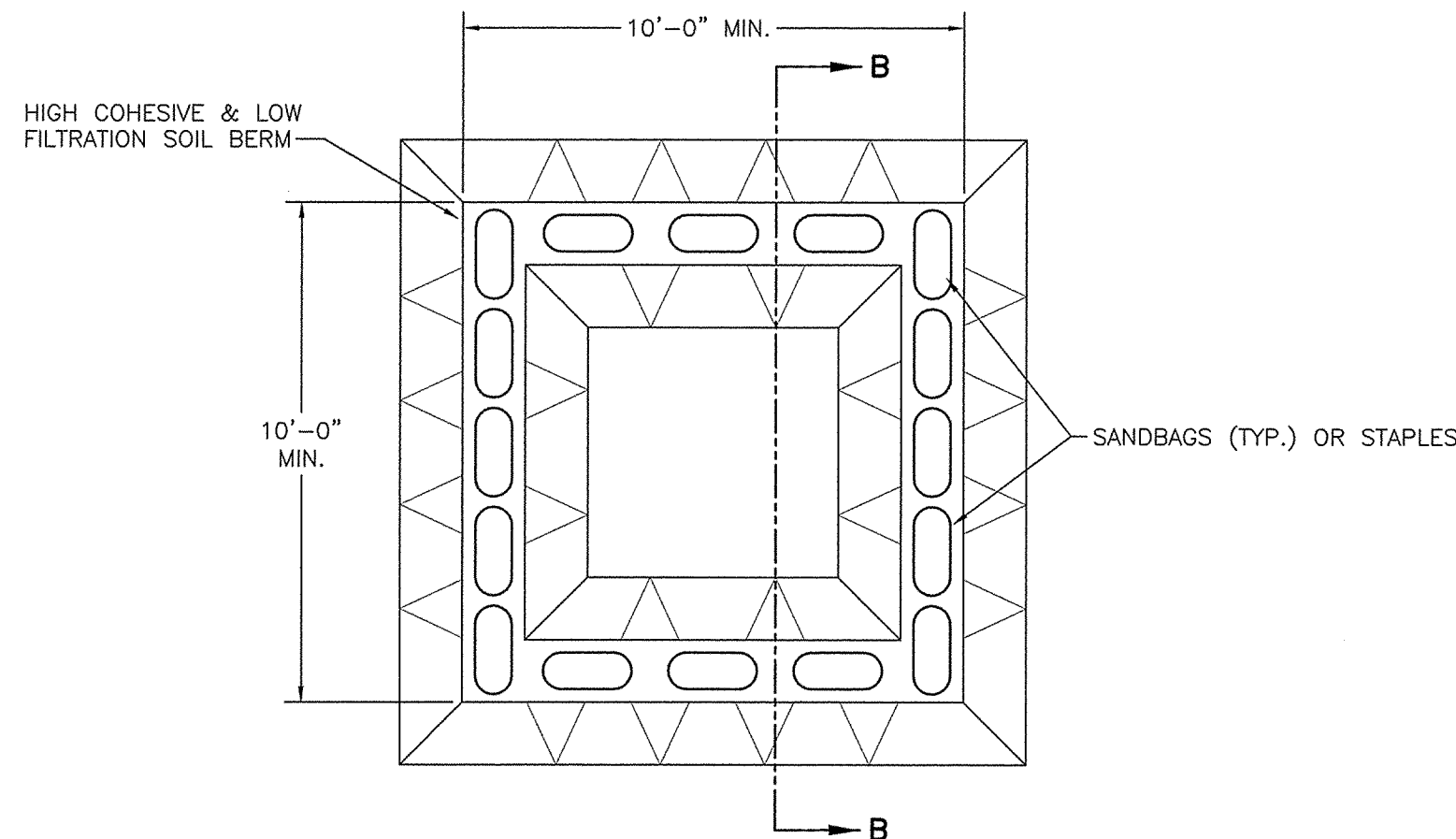
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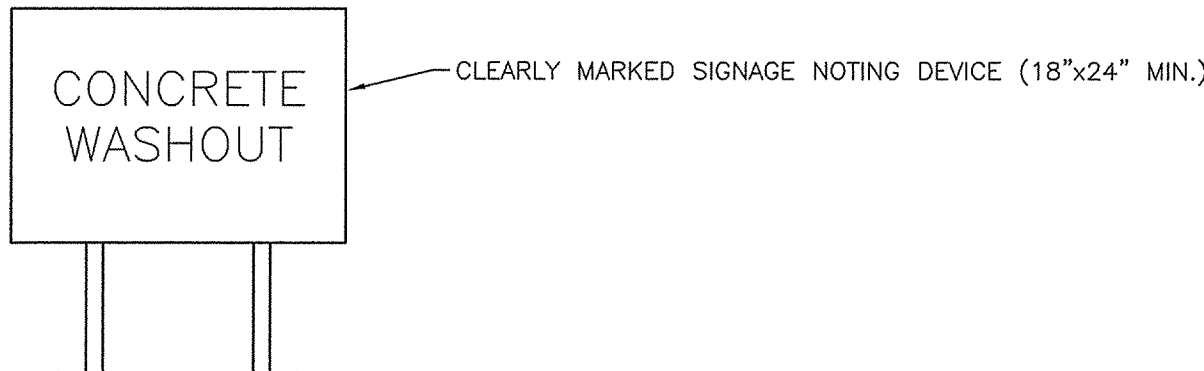
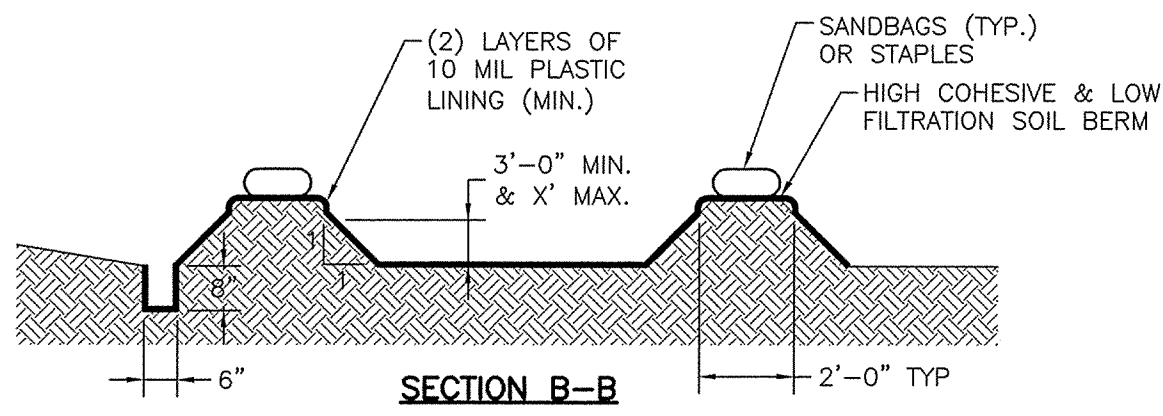
CONCRETE PAVEMENT DETAIL
NOT TO SCALE



GRAVITY SEWER BEDDING DETAIL
NOT TO SCALE

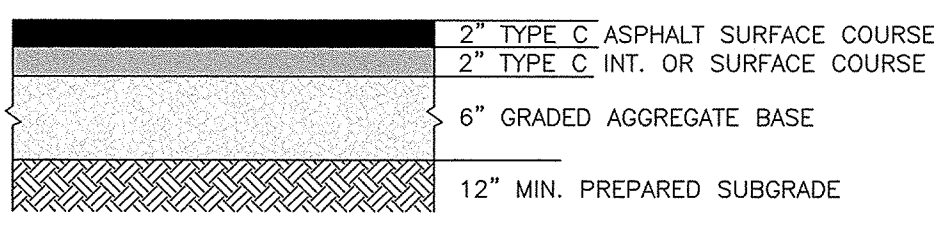


PIPE BOLLARD
SCALE: 1/2" = 1'-0"



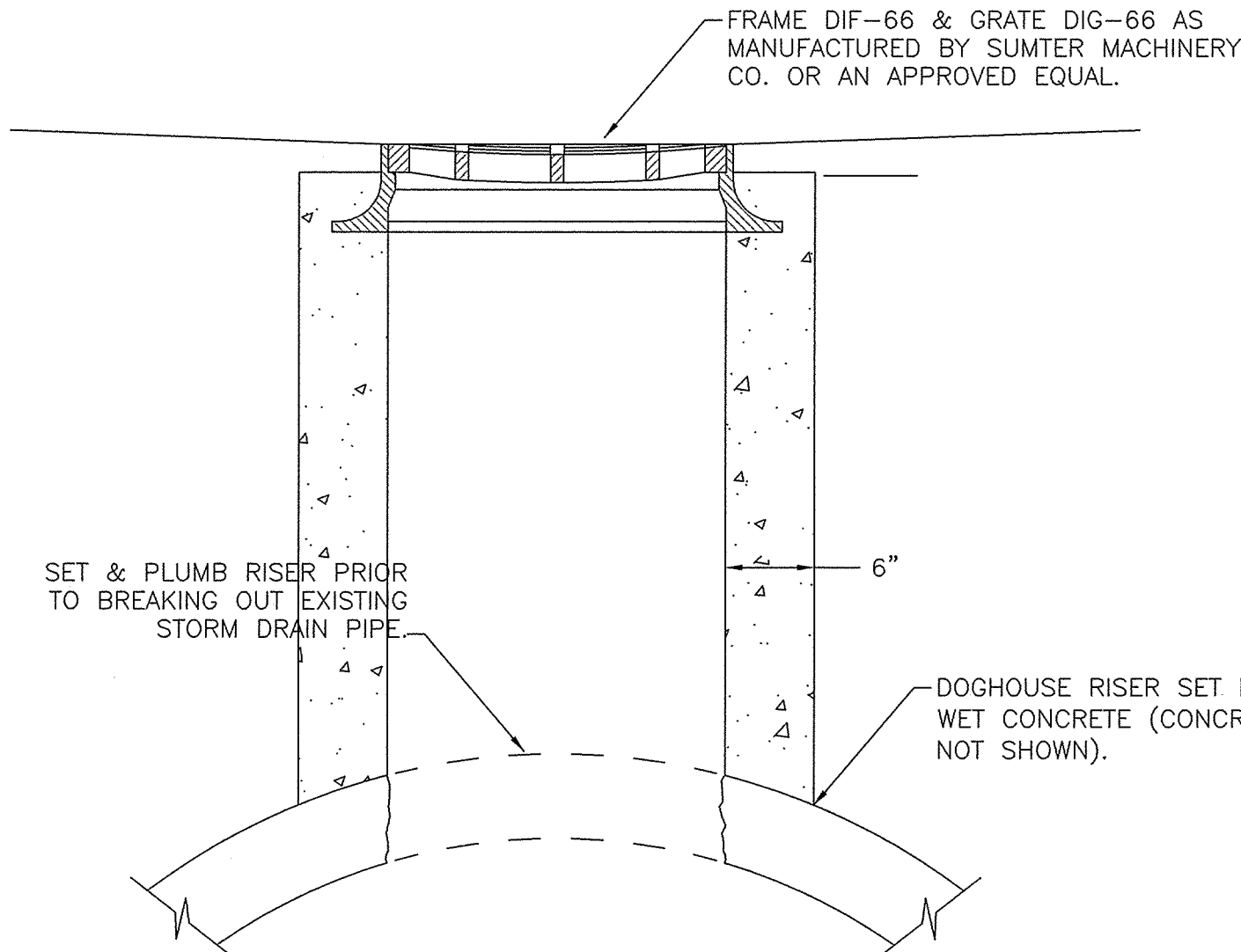
- NOTES:
1. ACTUAL LOCATION DETERMINED IN FIELD.
 2. THE CONCRETE WASHOUT STRUCTURES SHALL BE MAINTAINED WHEN THE LIQUID AND/OR SOLID REACHES 75% OF THE STRUCTURES CAPACITY TO PROVIDE ADEQUATE HOLDING CAPACITY WITH A MINIMUM 12 INCHES OF FREEBOARD.
 3. THE CONCRETE WASHOUT STRUCTURE NEEDS TO BE CLEARLY MARKED WITH SIGNAGE NOTING DEVICE.

CONCRETE WASHOUT
NOT TO SCALE



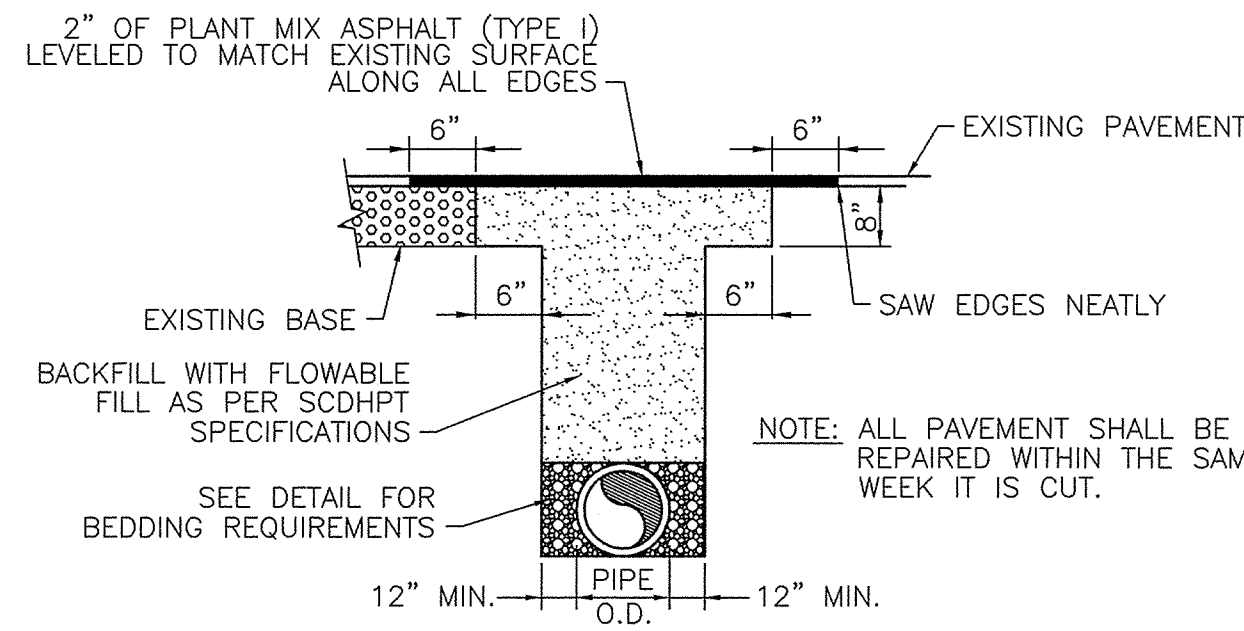
- NOTE:
1. SEE SPECIFICATIONS FOR ROADWAY REQUIREMENTS.

SCDOT ROW PAVING DETAIL
NOT TO SCALE

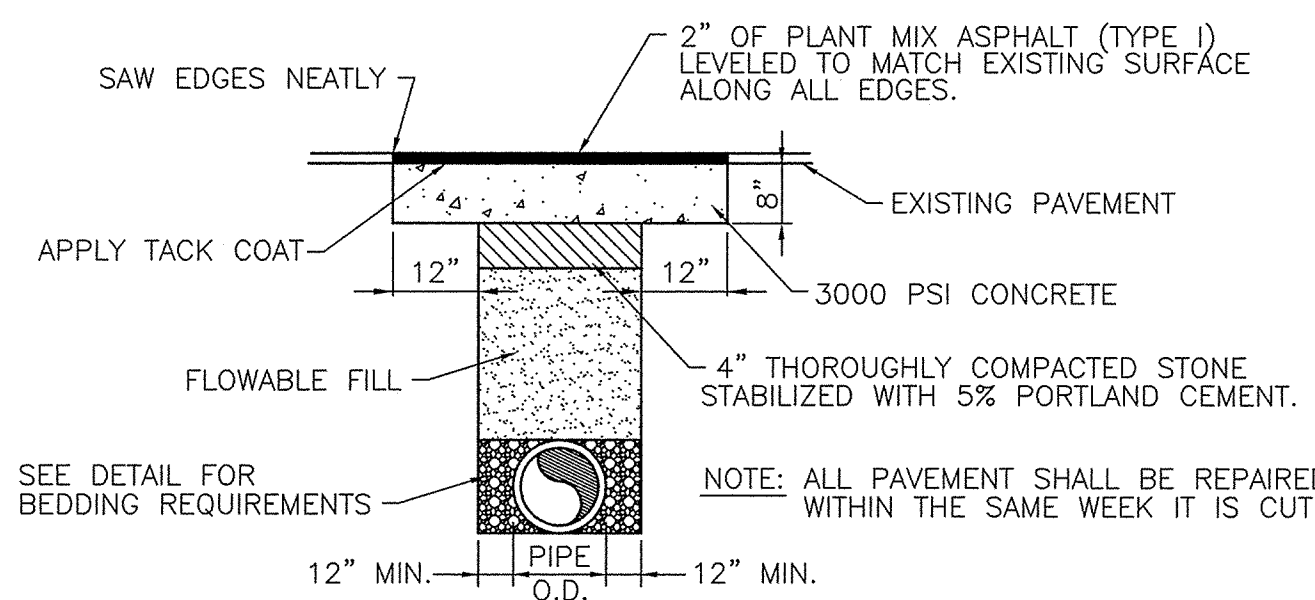


- NOTES:
1. IF NECESSARY CONTRACTOR TO PROVIDE GROUTED BENCH FOR POSITIVE SLOPE INTO EXISTING STORM DRAIN.
 2. SEE GRADING SHEET FOR SETTING GRATE ELEVATION.

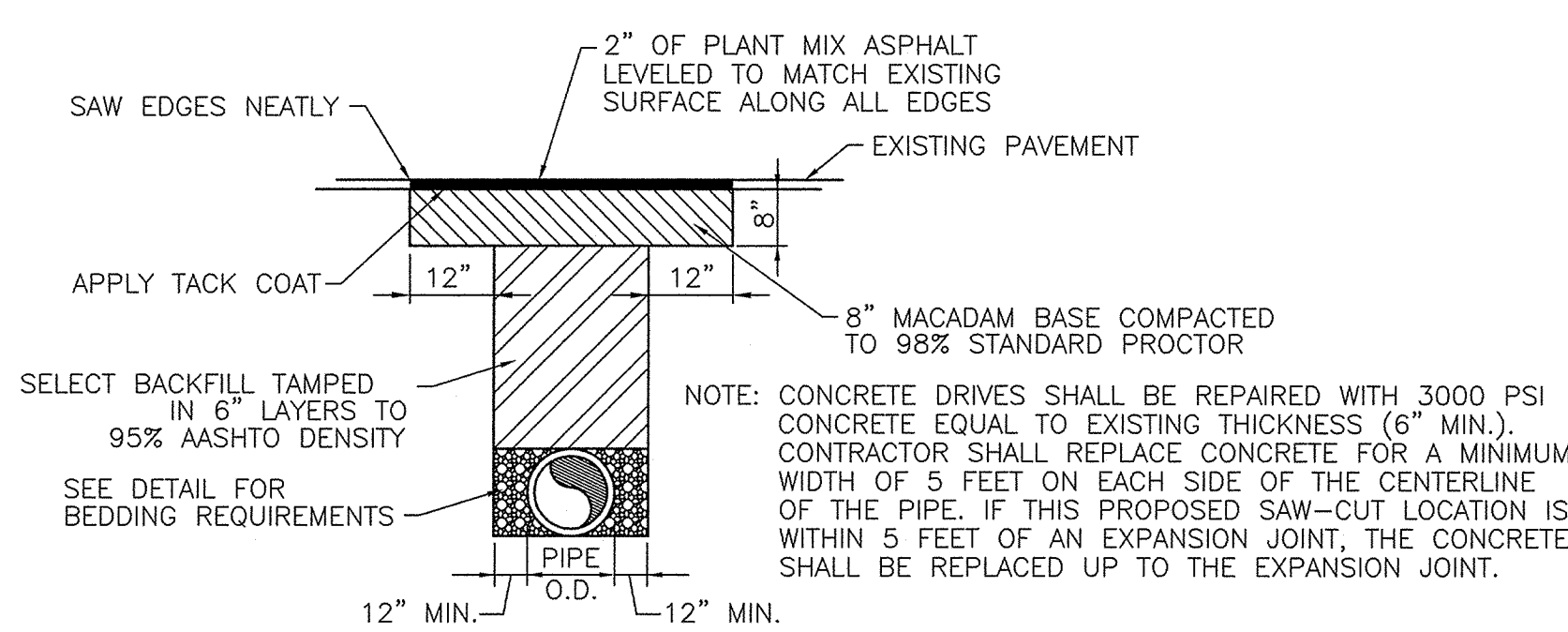
DOGHOUSE (RISER) DETAIL
NOT TO SCALE



STATE HIGHWAYS ONLY

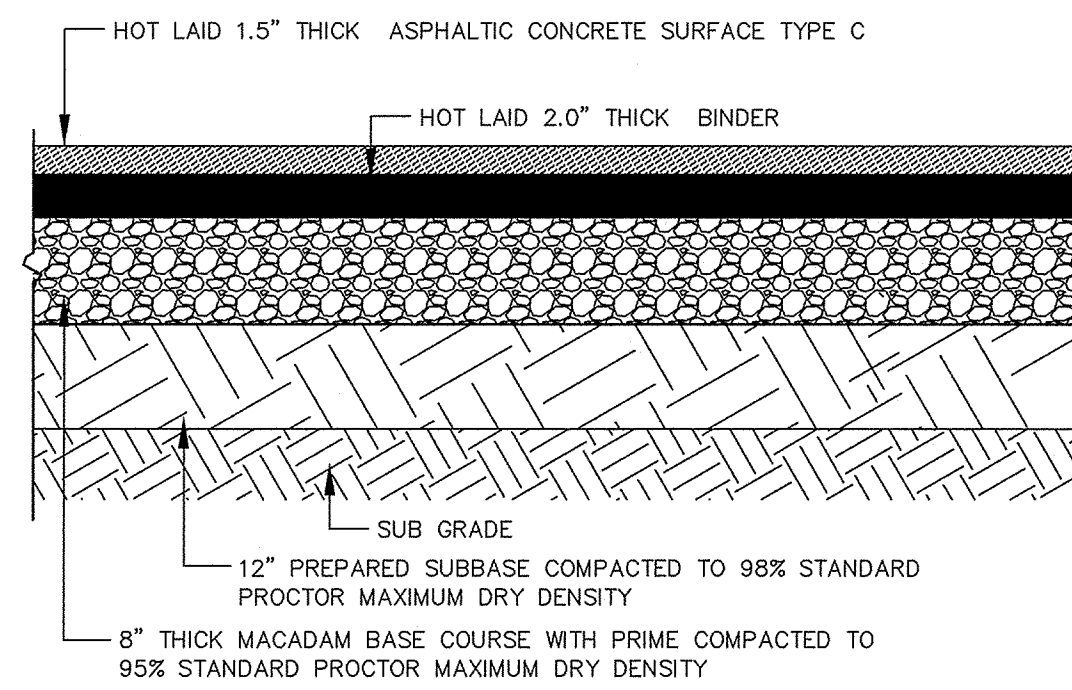


COUNTY ROADS WITH HIGH VOLUME TRAFFIC

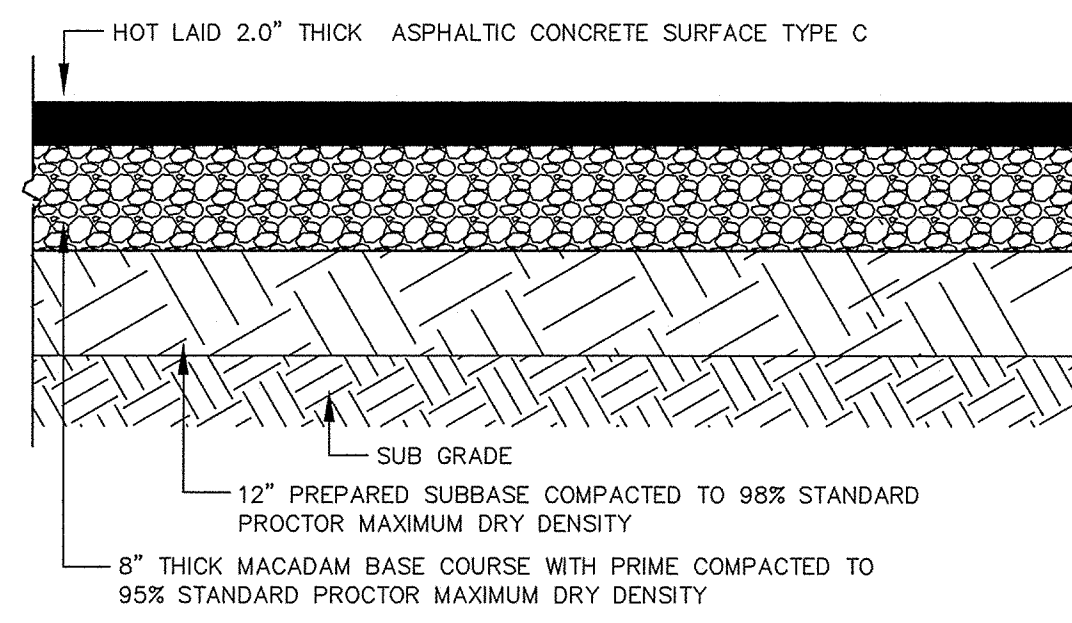


DRIVES AND COUNTY ROADS WITH LOW VOLUME TRAFFIC

DETAILS FOR CUTTING AND REPAIRING PAVEMENT
NOT TO SCALE



HEAVY DUTY
ASPHALT PAVEMENT DETAIL
NOT TO SCALE



LIGHT DUTY
ASPHALT PAVEMENT DETAIL
NOT TO SCALE

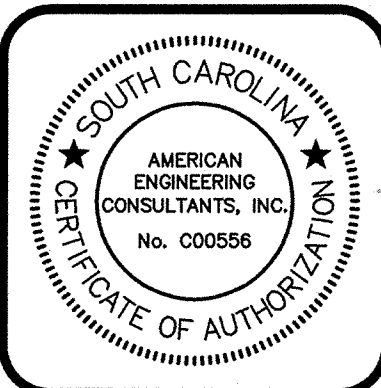
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Phone: (803) 791-1400 • Fax: (803) 791-8110
Internet: www.aec-sc.com • Email: info@aec-sc.com

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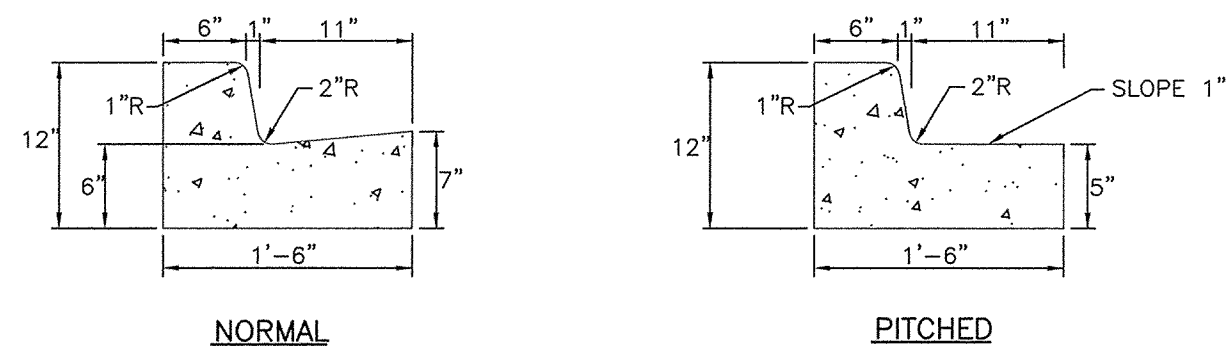


DATE	JULY 2021
SCALE	AS SHOWN
DRAWN	MAB
DESIGNED	-
CHECKED	JHP
JOB NO.	20-019
CAD FILE	DETAILS4-5
LAYOUT	DETAILS 4

Vista Hotel
PREPARED FOR
Solara Investments
Richland County, South Carolina

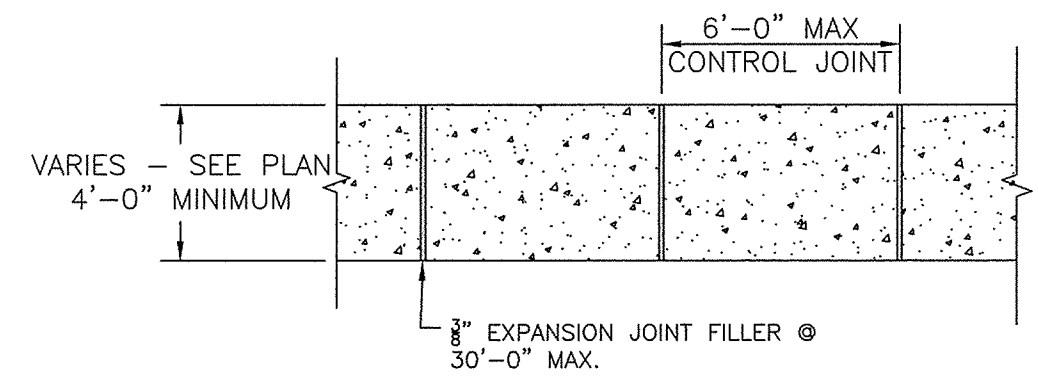
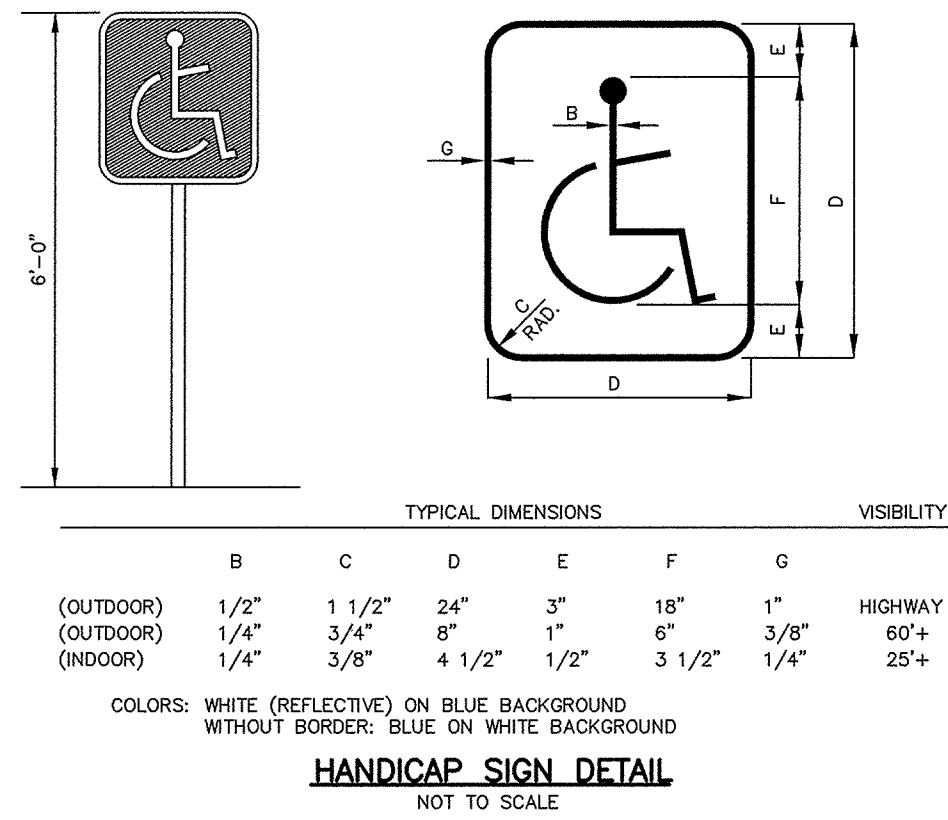
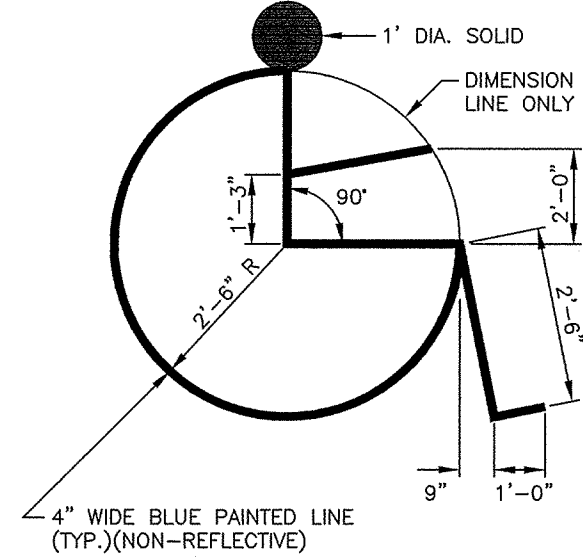
Details

DRAWING NO.	D4
OF	15
FILE NO.	



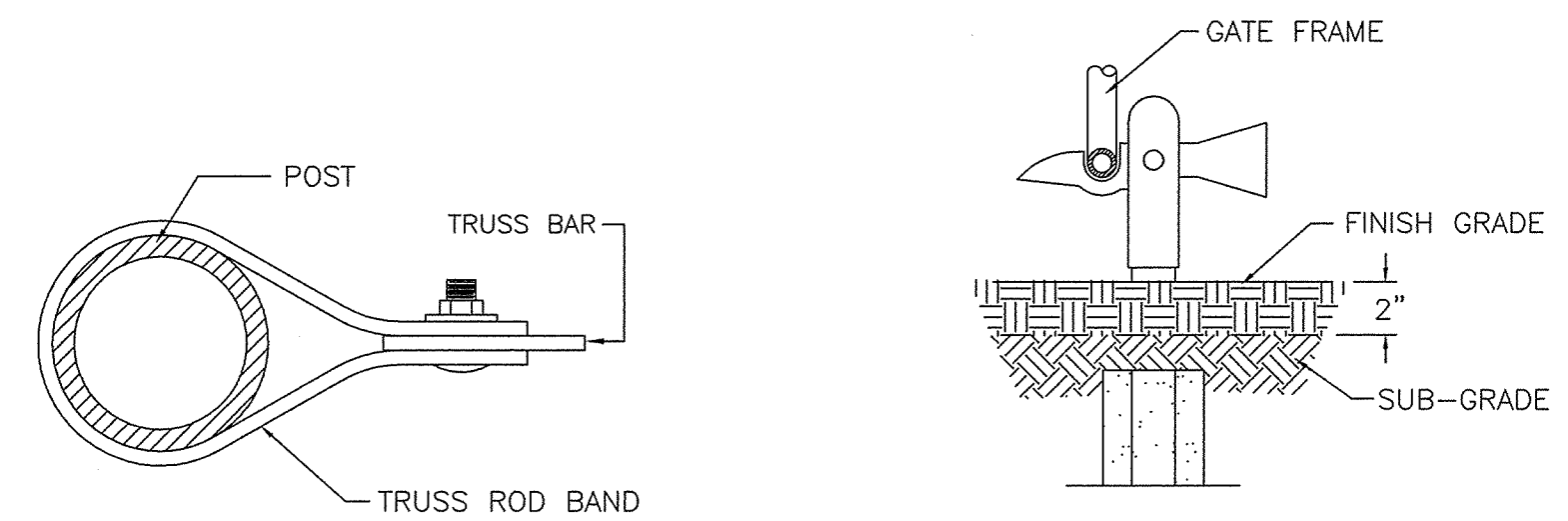
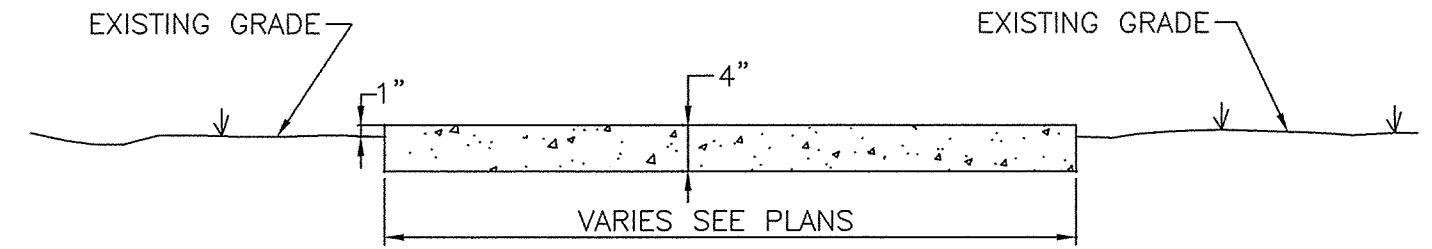
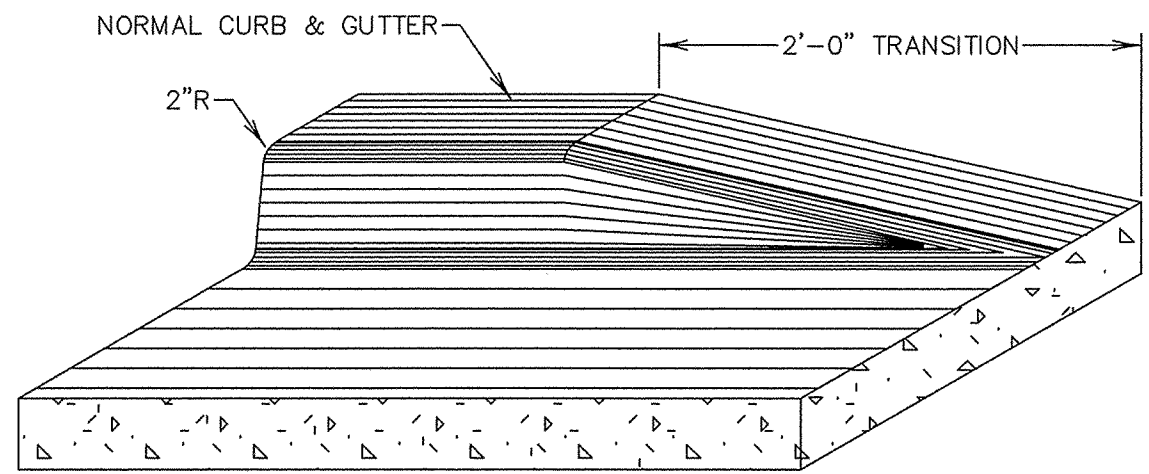
- NOTES:
1. 3000 PSI CONCRETE.
 2. CONTROL JOINTS @ 10' MAX.
 3. EXPANSION JOINTS @ 30' MAX.

TYPICAL CURB AND GUTTER SECTIONS
NOT TO SCALE

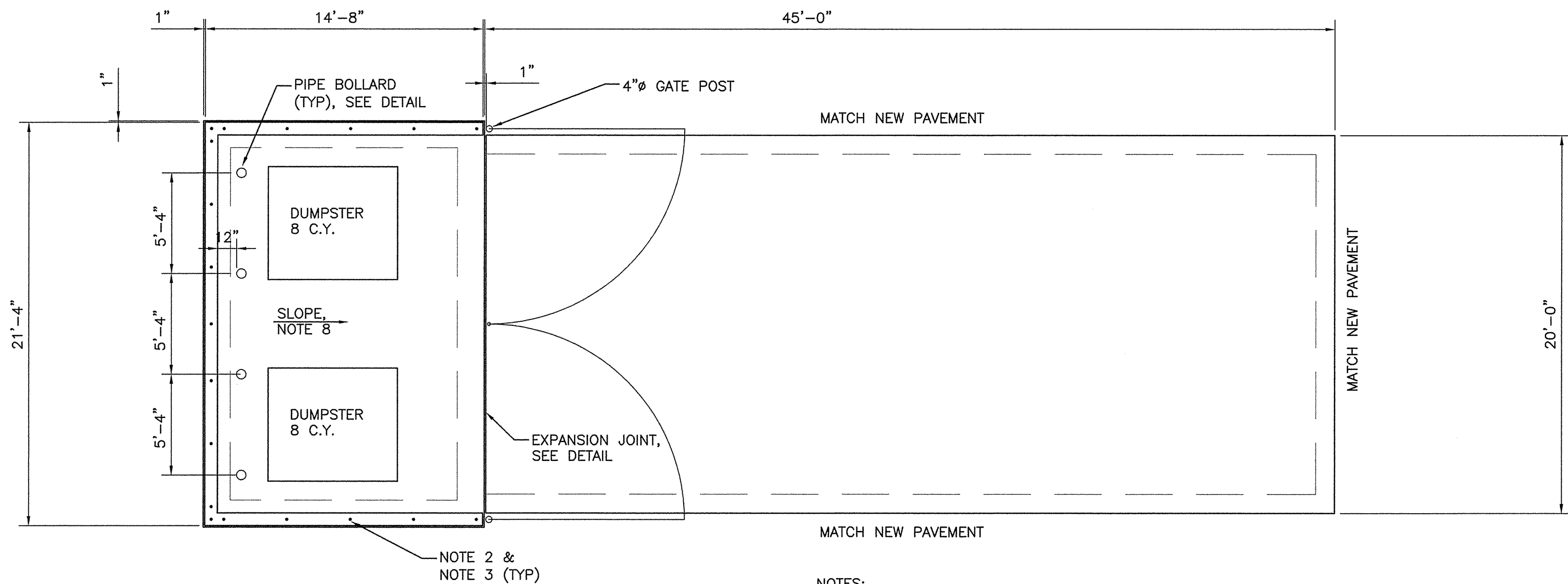


- NOTES:
1. SIDEWALK MINIMUM THICKNESS = 4"
 2. PROVIDE EXPANSION JOINTS @ INTERSECTIONS OF WALKS AND WHERE THE WALK ABUTS OTHER STRUCTURES OR AS NOTED.
 3. CONTROL JOINTS WILL BE SPACED EQUALLY (6'-0" MAXIMUM)
 4. CONTROL JOINTS SHALL BE 1" DEEP.

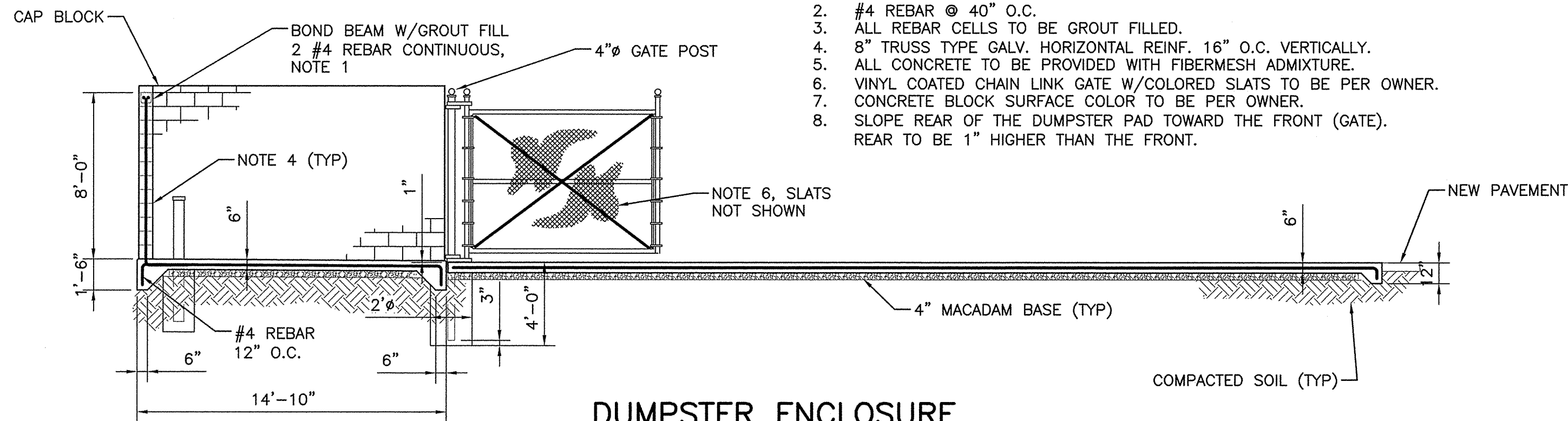
SIDEWALK EXPANSION DETAIL
NOT TO SCALE



PROVIDE 1 EA. GATE KEEPER PER LEAF AT LOCATION AS DIRECTED BY THE OWNER

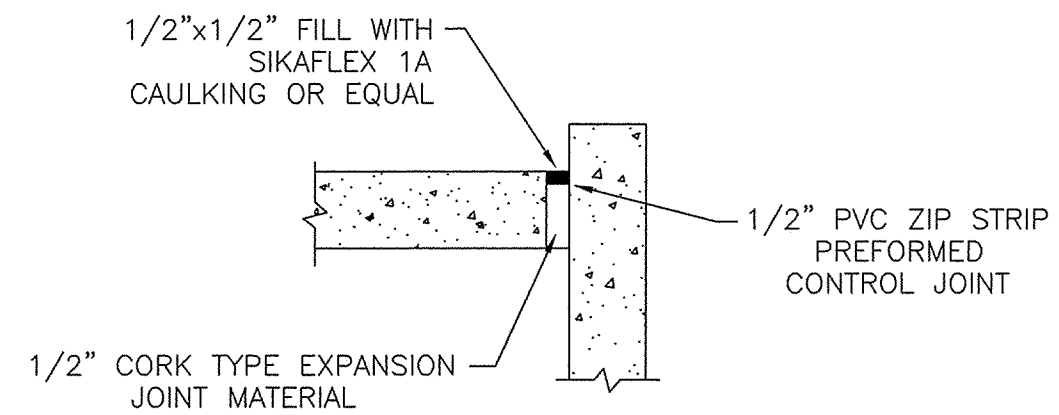


- NOTES:
1. BEND BAR INTO BOND BEAM CLASS B LAP - 24" MIN.
 2. #4 REBAR @ 40" O.C.
 3. ALL REBAR CELLS TO BE GROUT FILLED.
 4. 8" TRUSS TYPE GALV. HORIZONTAL REINF. 16" O.C. VERTICALLY.
 5. ALL CONCRETE TO BE PROVIDED WITH FIBERMESH ADMIXTURE.
 6. VINYL COATED CHAIN LINK GATE W/COLORED SLATS TO BE PER OWNER.
 7. CONCRETE BLOCK SURFACE COLOR TO BE PER OWNER.
 8. SLOPE REAR OF THE DUMPSTER PAD TOWARD THE FRONT (GATE). REAR TO BE 1" HIGHER THAN THE FRONT.



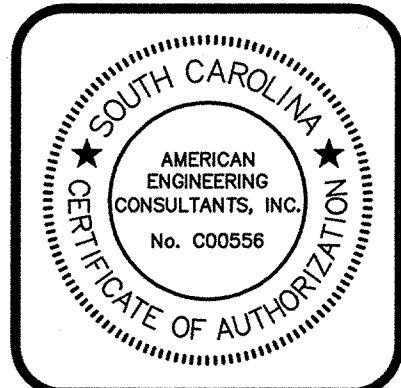
TENSION LAP SPLICE LENGTHS FOR GRADE 60 REINFORCING									
BAR SIZE	3,000 psi CONCRETE *				BAR SIZE	4,000 psi CONCRETE *			
	TOP BARS		OTHER BARS			TOP BARS		OTHER BARS	
	A	B	A	B		A	B	A	B
#3	16	21	13	16	#3	14	18	12	16
#4	22	28	17	22	#4	19	24	15	19
#5	27	35	21	27	#5	23	30	18	23
#6	32	42	25	32	#6	28	36	22	28
#7	38	49	29	38	#7	33	42	25	33
#8	45	59	35	45	#8	39	51	30	39
#9	57	74	44	57	#9	50	64	38	50
#10	73	94	56	73	#10	63	82	48	63
#11	89	116	69	89	#11	77	100	59	77

* NORMAL WEIGHT CONCRETE



NO	DATE	REVISION	BY
1	03/22/22	GENERAL REVISIONS - PER CITY OF COLUMBIA	TME

AMERICAN ENGINEERING CONSULTANTS, INC.
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DATE	JULY 2021
SCALE	AS SHOWN
DRAWN	MAB
DESIGNED	---
CHECKED	JHP
JOB NO.	20-019
CAD FILE	DETAILS4-5
LAYOUT	DETAILS 5

Vista Hotel
PREPARED FOR
Solara Investments
Richland County, South Carolina
Details

DRAWING NO.	D5
OF	15
FILE NO.	



We Are Columbia

MEETING DATE: June 7, 2022

DEPARTMENT: Legal Department

FROM: *Teresa Knox, City Attorney*

SUBJECT: Ordinance No.: 2022-049 - Granting an encroachment to 1813 Main Street, LLC for the use of the right of way area of the 1800 block of Main Street for the installation and maintenance of landscaping, irrigation, and landscaping support structures adjacent to the building located at 1813 Main Street, Richland County TMS#09082-04-01, 09082-04-29 and 09082-04-30

FUNDING SOURCE & ORIGINAL BUDGET:

FOCUS AREAS: Planning Together

ATTACHMENTS:

- **#a:** 2022-049 - 1813 Main Street Encroachment (PDF)
- **#b:** 1813 Main Encroachment Case packet (PDF)

ORDINANCE NO.: 2022-049

Granting an encroachment to 1813 Main Street, LLC for the use of the right of way area of the 1800 block of Main Street for the installation and maintenance of landscaping, irrigation, and landscaping support structures adjacent to the building located at 1813 Main Street, Richland County TMS#09082-04-01, 09082-04-29 and 09082-04-30

WHEREAS, 1813 Main Street, LLC (hereinafter "Grantee") desires to utilize a portion of the right of way area of the 1800 block of Main Street for the installation and maintenance of landscaping, irrigation, and landscaping support structures adjacent to the building located at 1813 Main 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 _____, 2022, that Grantee is hereby granted the right to use the right of way area of the 1800 block of Main Street adjacent to the building located at 1813 Main Street, Richland County TMS#09082-04-01, 09082-04-29 and 09082-04-30, for the installation and maintenance of landscaping, irrigation, and landscaping support structures as shown on the attached drawings.

PROVIDED FURTHER that all work shall comply with the requirements of The City of Columbia, South Carolina Department of Transportation (SCDOT) and Federal Emergency Management Agency (FEMA) now in existence or hereafter enacted. The materials and type of finish to be used are to be approved by the City Engineer prior to installation. Any damage to the street or sidewalk caused by Grantee's construction shall be repaired to the satisfaction of the City Manager. Improvements within the encroachment shall be maintained by the grantee at no cost to the City in a manner approved by the City Manager; and,

PROVIDED further that in the event the City has to make repairs or maintain utility lines located within the encroachment area the City will replace any items removed for the utility repair or maintenance with like items to those removed; and,

PROVIDED FURTHER that the privilege granted hereby may be modified or terminated by Columbia City Council at any time without notice to the Grantee, its successors and assigns; and,

PROVIDED FURTHER that a certificate of insurance be issued as evidence of general liability insurance with at least the minimum amount of \$600,000.00 for personal injury and property damage and naming the City as an insured, be provided to and filed annually with the City Clerk by Grantee, his successors and assigns, as required by Chapter 11, Licenses, Permits, Business Regulations, Article III, Contractors, Sec. 11-71, 1998 Code of Ordinances of the City of Columbia, South Carolina.

PROVIDED FURTHER that the privilege granted hereby is subject to the Grantee complying with the following conditions, restrictions or limitations:

1. No item, including landscaping, shall be placed, planted or allowed to grow such that it creates a visual impediment to persons safely entering or exiting the driveway or to persons safely walking along the sidewalk. The City reserves the right to remove or cut any item located within the right of way which it deems to be a safety hazard.
2. Grantee is responsible for all maintenance and assuring that all accessibility and ADA requirements are met and maintained.
3. Grantee is responsible for maintaining landscaping and improvements.
4. Irrigation must be designed to avoid spraying walkways, sidewalks and streets and/or creating hazardous conditions upon the walkways, sidewalks and streets.
5. Obstructions of more than be four (4') feet in height are prohibited within the sight-visibility triangle.
6. Forestry and Beautification shall be provided access to trees within the right of way for maintenance purposes.
7. All trees shall be protected and no large tree roots shall be removed from any existing trees.

BE IT FURTHER ORDAINED that Grantee, in consideration of the above privilege, shall at its expense provide for protection and relocation of all utilities that might be within this area to the satisfaction of the City Manager.

Requested by:

Assistant City Manager Gentry

Mayor

Approved by:

City Manager

Approved as to form:

ATTEST:



City Attorney

City Clerk

Introduced:

Final Reading:

**CITY COUNCIL
ENCROACHMENT SUMMARY
2022-049**



**1800 BLOCK OF MAIN STREET
ADJACENT TO BUILDING LOCATED AT 1813 MAIN STREET
LANDSCAPING, IRRIGATION AND LANDSCAPING SUPPORT STRUCTURES**

Subject Property:	Right-of-way adjacent to 1813 Main Street
Council District:	2
Proposal:	The applicant is requesting an encroachment for installation and maintenance of landscaping, irrigation and landscaping support structures.
Applicant:	1813 Main Street, LLC
Staff Recommendation:	Approval.

Detail:	The applicant is requesting an encroachment for installation and maintenance of landscaping, irrigation, and landscaping support structures adjacent to the building located at 1813 Main 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.
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City of Columbia

City of Columbia



This map was prepared using
the City GIS Viewer:

City of Columbia - GIS Division
Wednesday, May 18, 2022

Address Point

- Active
- Vacant
- Tax Parcel

Street & Ownership

- Interstate
- Highway
- City Maintained

- State Maintained
- Private
- Others
- Columbia City Limits
- OutsideOfCity

FEMA Flood Hazard Area

- AE - Floodway
- AE - 100yr Flood Plain

- A - No Base Flood Elevation
- X - 500yr Flood Plain
- Red: Band_1
- Green: Band_2
- Blue: Band_3
- Red: Band_1
- Green: Band_2
- Blue: Band_3

0 0.01 0.02 0.04
mi

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



Permanent Encroachment Application and Checklist

Checklist for All Applications

A complete site plan application shall include the following information. Refer to the Procedures Manual for additional information about these requirements. Please initial to signify that the requested information has been provided.

		Applicant Initials	Staff Initials
A copy of this Application Checklist , completed by the applicant.		HC	
A completed and signed Application Form		HC	
Letters of Agency for all applications where the applicant is not the owner of the subject property		n/a	
Pictures or specification sheet of the items to permanently encroach the Right-of-way		HC	
Existing Site Plan Please see page 4 below for required content.	1 copy: min. 18 x 24 inches or 1 digital copy (pdf format) – may be 8 ½ inches x 11 inches if legible	HC	
Proposed Site Plan Please see page 4 below for required content.	1 copy: min. 18 x 24 inches or 1 digital copy (pdf format) – may be 8 ½ inches x 11 inches if legible	HC	



Permanent Encroachment Application and Checklist

1. Applicant Information

Name Harris Cohn	
Company (if applicable) 1813 Main Street, LLC	
Address (street, city, state, zip) 1556 Main Street, Suite 300 Columbia, SC 29201	
Phone 803-699-1325	Email josh.land@cohnincorporation.com

2. Property Information

Address 1813 Main Street; Columbia, SC 29201	
Tax Map Reference Number(s) R09082-01-04	
Current use office building	Proposed use residential apartments

3. Property Ownership

Does the applicant own the adjacent property? ☐ Yes ☒ No

If the applicant does not own the adjacent property, complete the **Letter of Agency** for each property owner that authorizes the applicant to submit this application on the property owner's behalf.



Permanent Encroachment Application and Checklist

4. Project Description

Provide a brief description of the project and list all items that will be placed in the right-of-way (walls, fences, columns, steps, irrigation systems, landscaping, driveways, pavers, sidewalks/walkways, planters, awnings, etc.)

New landscape wall and planter.
New tree root zone cells.

For staff use only

Date received (M/D/Y): ____/____/____

By: _____



Permanent Encroachment Application and Checklist

5. Additional Submission Requirements

Existing Site Plan

This shall be a site plan of the existing conditions or a plat of survey, to scale and fully dimensioned.

Proposed Site Plan

The proposed site plan shall be prepared to scale and fully dimensioned, and include the following:

	Applicant	Staff
Total acreage	☒	☐
Location of lots and outlets (numbered and area in square feet)	☒	☐
Location of buildings (including setbacks from property lines and distances between buildings)	☒	☐
Location of parking and access/driveways	☒	☐
Location of rights-of-way and/or easements for streets, railroads, and utility	☒	☐
Lines upon and abutting subject property	☒	☐
Location of streets, alleys, railroads, and utility lines upon and abutting subject property	☒	☐
Section of sidewalk or right-of-way to be used for the encroachment	☒	☐
Proposed placement of permanent items and furnishings on the sidewalk	☒	☐
Proposed placement of permanent items and furnishings in the right-of-way	☒	☐
Location and height of all fences, walls, and exterior lighting in the right-of-way	☒	☐
North arrow	☒	☐
Scale	☒	☐
Vicinity map (at 1 inch equals 1,000 feet)	☒	☐

6. Acknowledgement

For a continuing encroachment on any type of property in which the City has an interest (i.e., rights of way, tree zone, sidewalk, streets), the person or entity is required to have an encroachment ordinance enacted by City Council permitting the encroachment. Encroachment ordinances are required for but not limited to: irrigation systems; landscaping; fencing; walls; pavers; walkways; outdoor dining items (chairs, tables, umbrellas, etc.); awnings; bollards and directional signs (i.e., churches) Business signs are NOT permitted via an encroachment.

Encroachments must comply with all existing City codes, rules and regulations, the Americans with Disabilities Act, if applicable, and are subject to review and approval by City staff. Enactment of the encroachment ordinance by a majority vote of City Council, which is a discretionary legislative act, is also required.

In order to obtain an encroachment ordinance from the City of Columbia, it will be necessary for the City of Columbia to be named as an additional insured on your insurance policy with limits being increased to \$600,000 as required by Sec. 11-71. It is recommended that you contact your insurance provider to determine if it will name the City of Columbia as an additional insured prior to submitting your request for an encroachment ordinance. If you have any questions concerning these requirements, please contact Chip Timmons with Risk Management, (803) 733-8306 or catimmons@columbiasc.net.

All work shall comply with the requirements of the City of Columbia and South Carolina Department of Transportation now in existence or hereafter enacted. The materials and type of finish to be used are to be approved by the City Engineer prior to installation.



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.

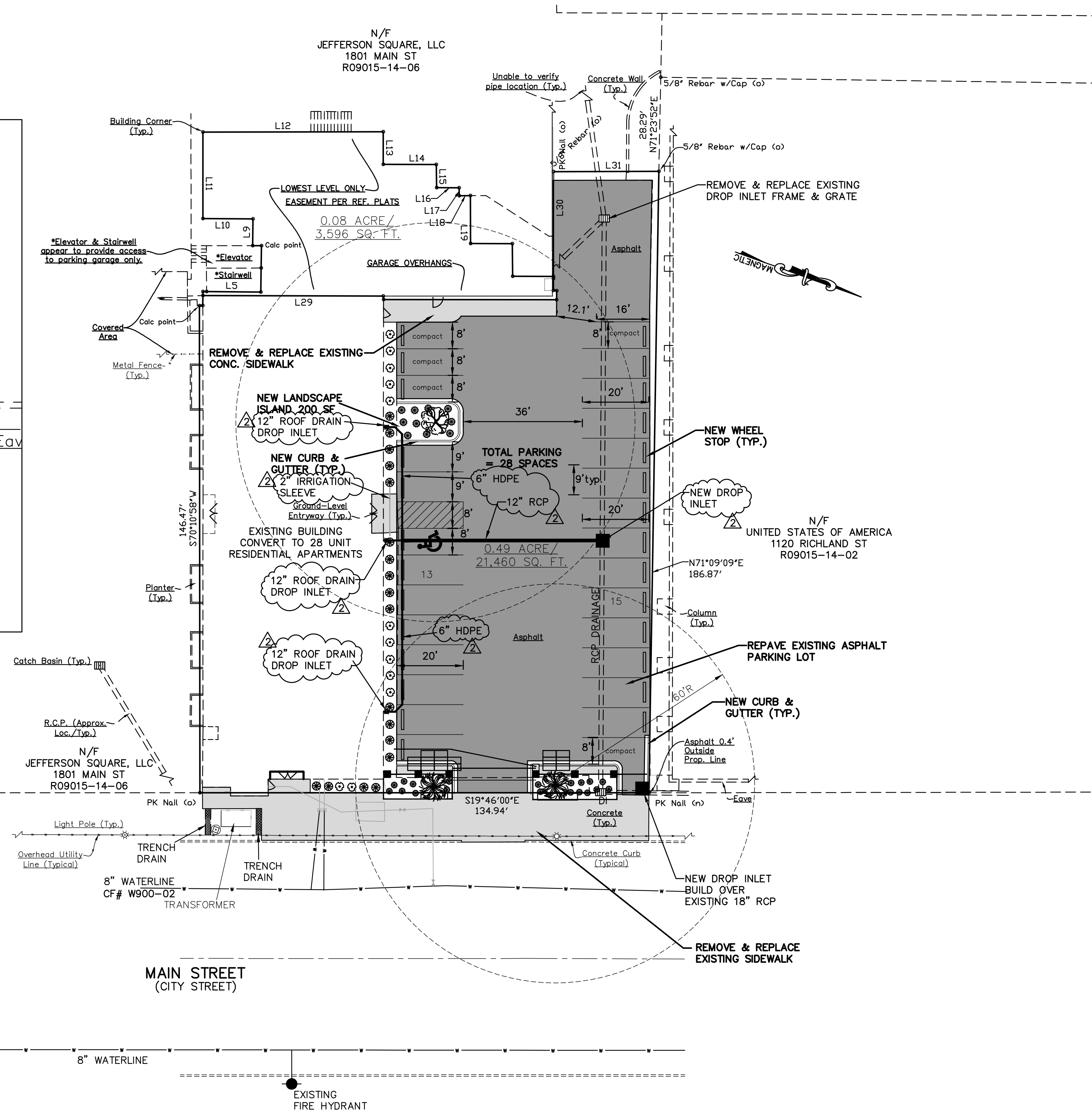
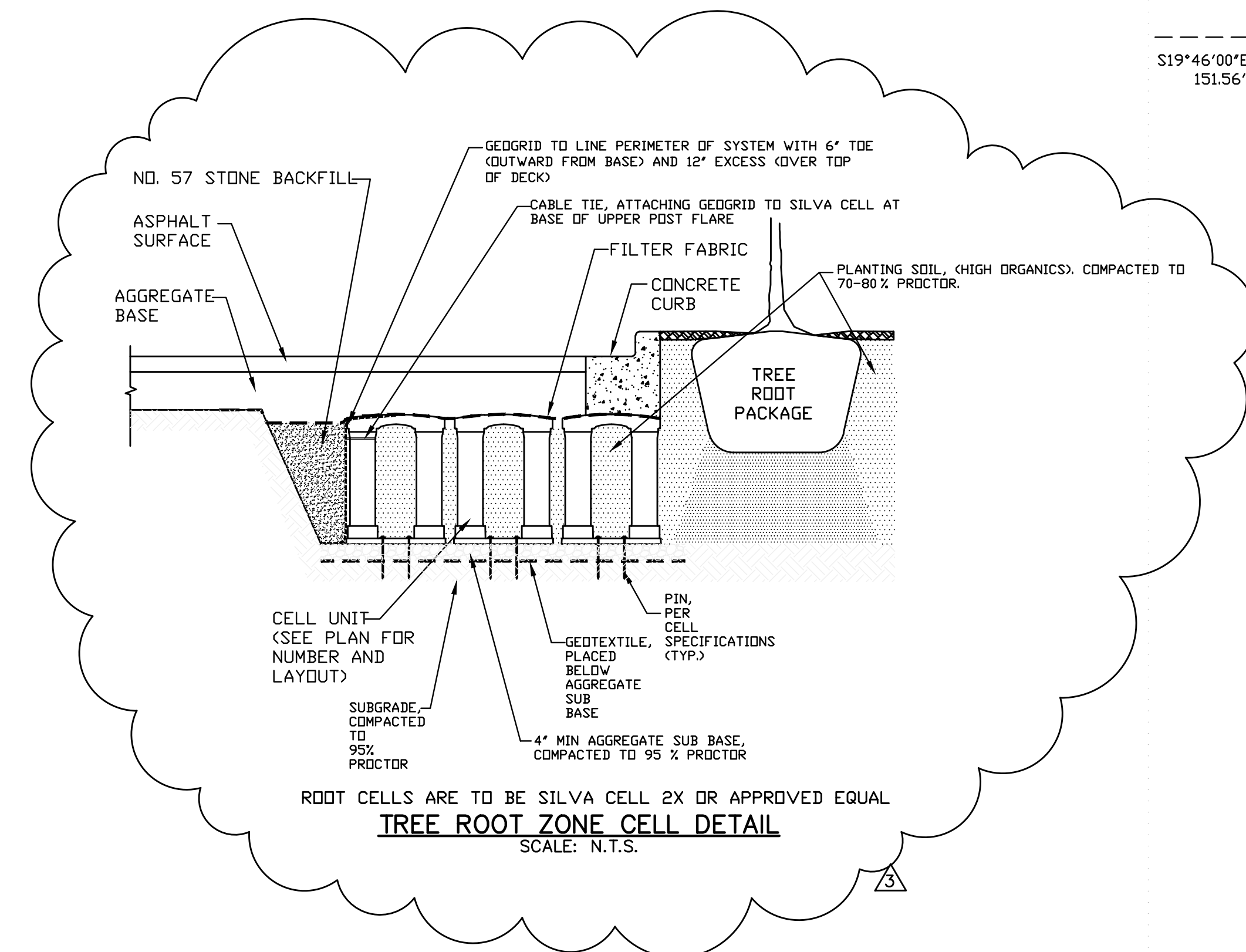
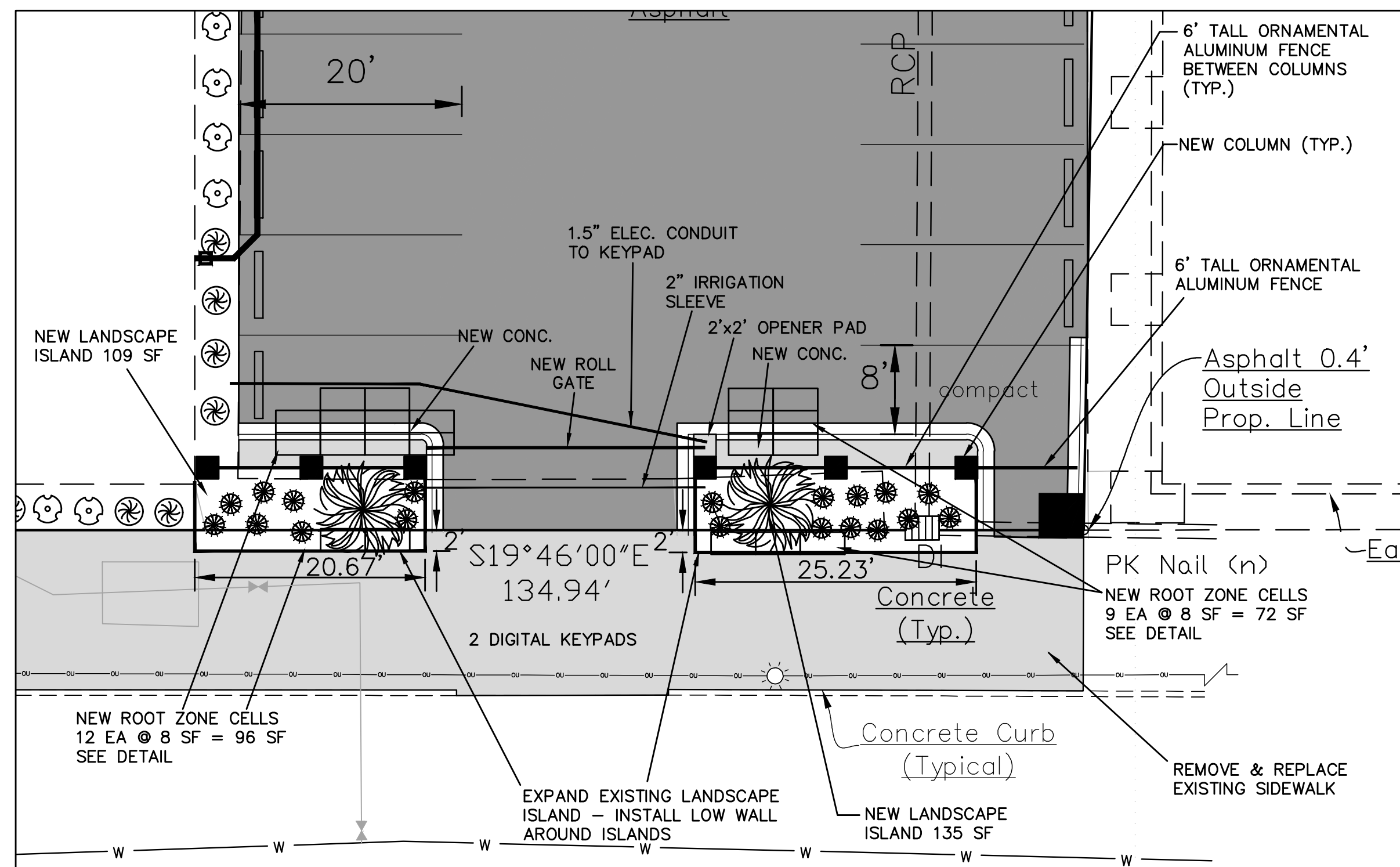
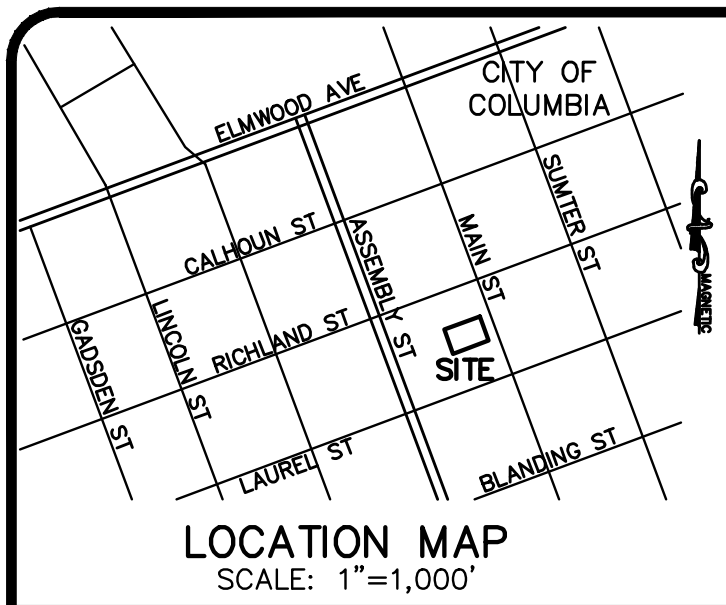
Property owned, operated and maintained by SCDOT shall comply with SCDOT encroachment requirements.

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 <i>HARRIS CONN</i>	Date <i>4/29/22</i>



PROPOSED TREE AND PLANT SCHEDULE

SYMBOL	NUMBER	SPECIES	HEIGHT	SIZE	SPACING	DFS
	1 EA.	LAUREL OAK	10'	2" CAL. 10" MIN. HGT.	AS SHOWN	1
	2 EA.	WILLOW OAK	10'	2" CAL. 10" MIN. HGT.	AS SHOWN	2
	12 EA.	DWARF YAUPON HOLLY	18"	3 GAL. MIN.	3' O.C.	N/A
	29 EA.	DWARF BURFORD HOLLY	18"	3 GAL. MIN.	3' O.C.	N/A
	19 EA.	LOROPETALUM	18"	3 GAL. MIN.	3' O.C.	N/A

OWNER: 1813 MAIN ST. LLC
1556 MAIN STREET, SUITE 300
COLUMBIA, SC 29201
CONTACT: HARRIS COHN
803-699-1325
email: josh.land@cohnconstructionllc.com

TMS: R09082-01-01, -02, -03
ADDRESS: 1813 MAIN STREET
TOTAL AREA: 0.57 AC.
DISTURBED AREA: 0.36 AC.



HB
Engineering
SITE DEVELOPMENT CONSULTANTS

720 OLD CHEROKEE ROAD
LEXINGTON, SOUTH CAROLINA 29072
803-957-7027 FAX 877-728-0808

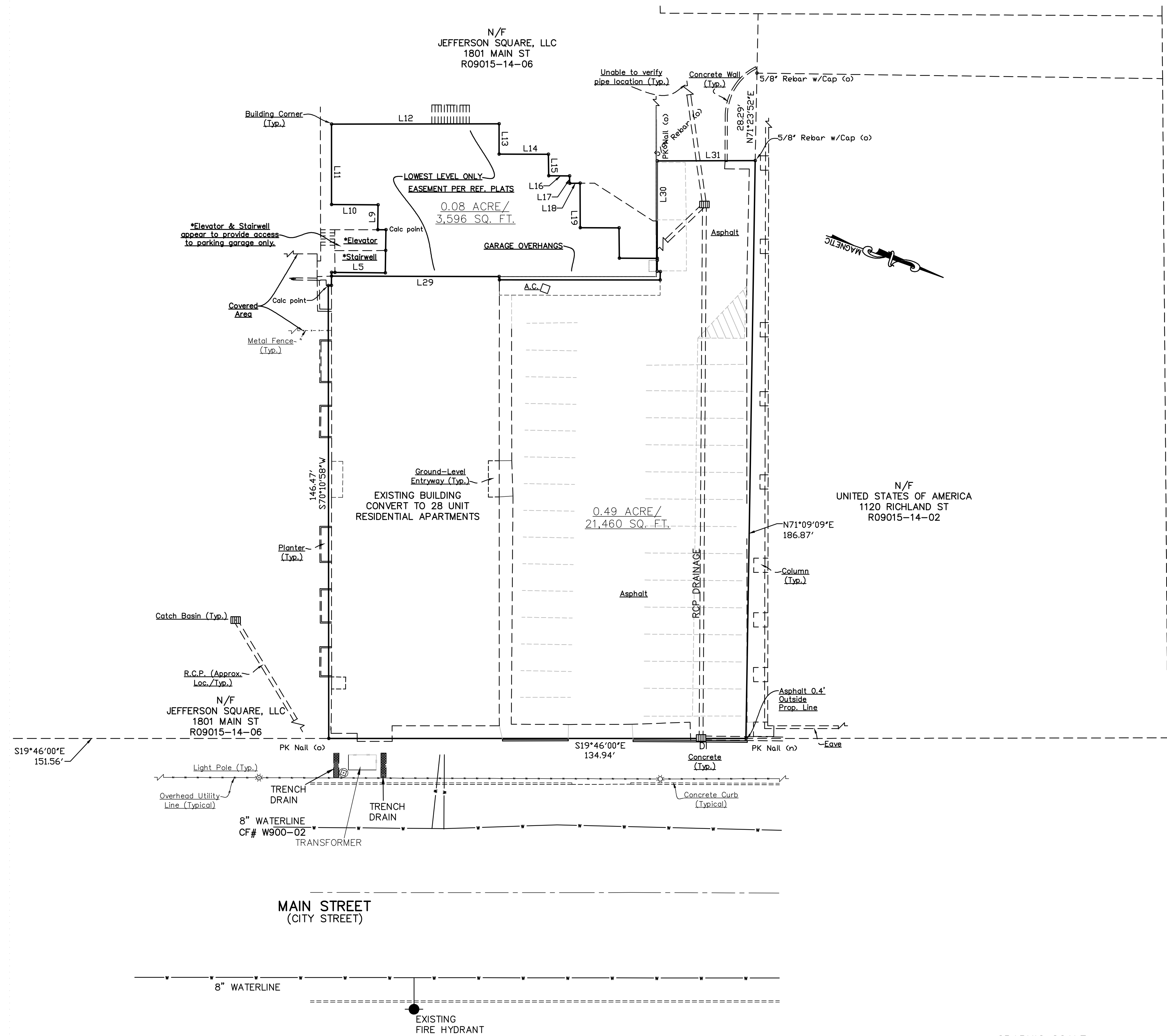
1813 MAIN STREET
APARTMENTS
CITY OF COLUMBIA
SOUTH CAROLINA

No.	Date	Revision
1	8/17/21	REVISED PARKING & LANDSCAPING
2	1/27/22	ROOF DRAINS, CONDUITS, FENCE/GATE
3	3/21/22	ENTRANCE GATE/FENCE
4	4/04/22	REVISED PLANTERS & TREE LOCATIONS
5	4/28/22	REVISED PLANTERS INTO R/W

Sheet Title:

**SITE &
LANDSCAPE
PLAN**

Drawn by:	MR.	Sheet
Designed by:	MR.	
Checked by:	MR.	
Scale:	1"=20'	
Project No.	21134	or 2
Date:	6/29/2021	Drawing No.



OWNER:	1813 MAIN ST, LLC 1556 MAIN STREET, SUITE 300 COLUMBIA, SC 29201 CONTACT: HARRIS COHN 803-699-1325 email: josh.land@cohnconstructionllc.com
TWS:	R09082-01-01, -02, -03
ADDRESS:	1813 MAIN STREET
TOTAL AREA:	0.57 AC.
DISTURBED AREA:	0.36 AC.

[illegible]

Sheet Title:

Drawn by:	MR	Sheet
Designed by:	MR	
Checked by:	MR	
Scale:	1" = 20'	
Project No.	21134	
Date:	4/28/2022	Of 2
Drawing No.		



We Are Columbia

MEETING DATE: June 7, 2022

DEPARTMENT: Legal Department

FROM: *Teresa Knox, City Attorney*

SUBJECT: Ordinance No.: 2022-054 - Authorizing the City Manager to execute an Amendment to the Deed between the City of Columbia (“Grantor”) and T.E.O., LLC (“Grantee”) for the sale of 9.9 acres being known as Parcel C, N/S Farrow Road, Richland County TMS #11612-04-01

FUNDING SOURCE & ORIGINAL BUDGET:

FOCUS AREAS: Planning Together

ATTACHMENTS:

- **#a:** 2022-054 - Amendment to Deed bw City and T.E.O., LLC ns Farrow Road (PDF)
- **#b:** Approved Amendment to Deed bw City and TEO LLC (PDF)

ORDINANCE NO.: 2022-054

Authorizing the City Manager to execute an Amendment to the Deed between the City of Columbia ("Grantor") and T.E.O., LLC ("Grantee") for the sale of 9.9 acres being known as Parcel C, located on the N/S Farrow Road, Richland County TMS #11612-04-01

WHEREAS, Grantor sold certain Real Property (the "Premises") identified in that Limited Warranty and Indenture Deed from Grantor to Grantee, dated December 29, 2020 and recorded December 30, 2020, in the Office of the Register of Deeds for Richland County, in Record Book 2560, Page 3385 (the "Deed"); and,

WHEREAS, that Deed contained a clause requiring Grantee to commence the construction of affordable housing units within two years of the date of recording of the Deed ("Right of Reverter Period"); and,

WHEREAS, COVID-19 caused delays in the construction industry during this period of time resulting in Grantor's failure to commence construction as planned, therefore, Grantor and Grantee have decided to extend the Right of Reverter Period and now wish to memorialize the extension.

BE IT ORDAINED by the Mayor and City Council this _____ day of _____, 2022, that the City Manager is authorized to execute the attached Amendment to Deed or on a form approved by the City Attorney, between the City of Columbia and T.E.O., LLC for the sale of 9.9 acres being known as Parcel C, located on the N/S Farrow Road, Richland County TMS# 11612-04-01.

LEGAL DEPARTMENT DRAFT

Requested by:

Assistant City Manager Gentry

Approved by:

City Manager

Approved as to form:



Deputy City Attorney

Introduced:

Final Reading:

Mayor

ATTEST:

City Clerk

LEGAL DEPARTMENT DRAFT

Cross-Index with Record Book 2560, Page 3385

STATE OF SOUTH CAROLINA	)	
	)	AMENDMENT TO DEED
COUNTY OF RICHLAND	)	

THIS AMENDMENT TO DEED ("Amendment"), is made effective as of the _____ day of _____, 2022, by and among **THE CITY OF COLUMBIA, SOUTH CAROLINA**, a municipal corporation ("**Grantor**"), and **T.E.O., LLC**, a South Carolina limited liability company ("**Grantee**").

RECITALS

WHEREAS, Grantor sold certain Real Property (the "**Premises**") identified in that Limited Warranty and Indenture Deed from Grantor to Grantee, dated December 29, 2020, and recorded December 30, 2020, in the Office of the Register of Deeds in Richland County, in Record Book 2560, Page 3385 (the "**Deed**"); and

WHEREAS, the Deed contained a clause requiring Grantee to commence the construction of such affordable housing units within two years of the date of recording of the Deed ("**Right of Reverter Period**"); and

WHEREAS, Grantor and Grantee have decided to extend the Right of Reverter Period and now wish to memorialize the extension.

AGREEMENT

NOW, THEREFORE, in consideration of **FIVE AND NO/HUNDREDTHS DOLLARS (\$5.00)**, and other good and valuable consideration, the Grantor and Grantee agree and covenant as follows:

1. **Recitals.** The Recitals set forth above are incorporated herein by reference.
2. **Right of Reverter Period Extension.** Grantor and Grantee have agreed to extend the Right of Reverter Period through December 30, 2024.
3. **Terms and Conditions.** All remaining terms and conditions of the Deed shall be unchanged, except as modified by this Amendment.

IN WITNESS WHEREOF, Grantor has caused this Amendment to be executed as of the ____ day of ____, 2022.

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

GRANTOR:

**THE CITY OF COLUMBIA, SOUTH
CAROLINA,**
a municipal corporation

First Witness

By: _____

Name: _____

Its: _____

Second Witness / Notary Public

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

ACKNOWLEDGMENT

On this ____ day of _____, 2022, before me personally came the within-named Grantor, **THE CITY OF COLUMBIA, SOUTH CAROLINA**, a municipal corporation, by _____, its _____ who acknowledged to me that he/she executed the foregoing instrument; and who is personally known to me, or who was proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument.

(SEAL)

Name: _____

Notary Public for the State of South Carolina

My Commission Expires: _____

[AFFIX NOTARY SEAL OR STAMP BELOW]

APPROVED AS TO FORM

Legal Department City of Columbia, SC

IN WITNESS WHEREOF, Grantee has caused this Amendment to be executed as of the ____ day of _____, 2022.

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

GRANTEE:

T.E.O., LLC,
a South Carolina limited liability company

First Witness

By: _____

Name: _____

Its: _____

Second Witness / Notary Public

STATE OF _____)

)

COUNTY OF _____)

ACKNOWLEDGMENT

On this ____ day of _____, **2022**, before me personally came the within-named Grantee, **T.E.O., LLC**, a South Carolina limited liability company, by _____, its _____ who acknowledged to me that he/she executed the foregoing instrument; and who is personally known to me, or who was proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument.

_____(SEAL)

Name: _____

Notary Public for the State of _____

My Commission Expires: _____

[AFFIX NOTARY SEAL OR STAMP BELOW]



We Are Columbia

MEETING DATE: June 7, 2022

DEPARTMENT: Legal Department

FROM: *Teresa Knox, City Attorney*

SUBJECT: Ordinance No.: 2022-058 - Authorizing the City Manager to execute a Quit Claim Deed (With Reservation of Easement) from the City of Columbia to Chitwood Development, LLC for an approximately 0.277 acre undedicated parcel adjacent to Richland County TMS #08816-02-20, TMS #11204-01-05 and TMS #11204-01-04

FUNDING SOURCE & ORIGINAL BUDGET:

FOCUS AREAS: Planning Together

As part of the purchase and sales agreement for the Capital City Stadium, Ballpark, LLC is required to do off-site flood improvement work, a portion of which will be located on property owned by Chitwood Development, LLC. Ballpark LLC has an agreement with Chitwood Development, LLC regarding this work. Title to part of the property owned by Chitwood Development, LLC is unclear, thus the agreement between Ballpark LLC and Chitwood Development, LLC is contingent on the City providing a quitclaim deed to Chitwood Development, LLC for a small strip of property (0.277 acres), thus clearing title to the small parcel of land. Approval of this item is necessary in order for Ballpark, LLC to proceed with flood improvements required by the purchase and sales agreement for Capital City Stadium. The current purchase and sales agreement requires closing to occur by the end of June. While an exact closing date has not been determined but effort is underway to close within the coming weeks, thus meeting the deadline of the current agreement.

ATTACHMENTS:

- **#a:** 2022-058 -ordinance authorizing quitclaim deed Capital City Stadium_48009247_2 (PDF)
- **#b:** Quit Claim Deed (PDF)
- **#c:** Boundary Survey - Chitwood recorded 05.06.2020 Bk 2487 Pg 45 (PDF)

ORDINANCE NO.: 2022-058

Authorizing the City Manager to execute a Quit Claim Deed (With Reservation of Easement) from the City of Columbia to Chitwood Development, LLC for an approximately 0.277 acre undedicated parcel adjacent to Richland County TMS #08816-02-20, TMS #11204-01-05 and TMS #11204-01-04

WHEREAS, Chitwood Development, LLC has made a request of the City of Columbia for the acquisition of an approximately 0.277 acre parcel of City property; and,

WHEREAS, Chitwood Development, LLC has requested this quitclaim in order to clear title to this 0.277 acre parcel so that Chitwood Development, LLC can then convey this 0.277 acre parcel along with other property that it owns to Ballpark, LLC (or its assignee) for offsite improvements necessary in connection with the acquisition by Ballpark, LLC (or its assignee) of the Capital City Stadium property; and,

WHEREAS, the City has requested a reservation of easement and to the area of existing utility lines for the purpose of maintaining and improving those utility lines; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina this _____ day of _____, 2022, for and in consideration of the sum of One (\$5.00) Dollar, each to the other paid, the receipt of which are hereby acknowledged, the City Manager is hereby authorized to execute the attached Quit-Claim Deed (With Reservation of Easement) and any closing documents necessary to effect the conveyance of approximately 0.277 acres on behalf of the City of Columbia to **CHITWOOD DEVELOPMENT, LLC**, its heirs, successors and assigns.

Requested by:

ACM Gentry _____

Mayor

Approved by:

City Manager

Approved as to form:


Deputy City Attorney

ATTEST:

City Clerk

Introduced:

Final Reading:

Prepared by:
Adams and Reese LLP
PO Box 2285
Columbia, SC 29202

STATE OF SOUTH CAROLINA

COUNTY OF RICHLAND

**QUIT CLAIM DEED
(WITH RESERVATION OF EASEMENT)**

KNOW ALL MEN BY THESE PRESENTS that The City of Columbia ("Grantor"), for and in consideration of the sum of Five and 00/100 (\$5.00) Dollars, in hand paid at and before the sealing of these presents, by Chitwood Development, LLC ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, subject to the reservations, easements and limitations set forth below, has granted, bargained, sold and released; and by these presents does grant, bargain, sell and release unto the said Grantee, in fee simple, together with every contingent remainder and right of reversion, all its right, title and interest, in the following described property to wit:

All that certain piece, parcel or lot of land, with improvements thereon, situate in the State of South Carolina, County of Richland, designated "Undedicated Parcel" containing 0.277 Acres, more or less, on the Boundary Survey prepared for Chitwood Development, LLC, by Survey Matters, LLC, Nicholas L. Mansfield, PLS, dated July 31, 2015 and recorded in the Office of the Register of Deeds for Richland County on May 6, 2020, in Plat Book 2487 at page 45.

The property described has not been assigned a tax map parcel number by Richland County, but it is adjacent to tax map parcel numbers R08816-02-20, R11204-01-05, and R11204-01-04. The Grantor conveyed title to the real property designated as tax map parcel number R08816-02-20 by deed dated September 14, 2007 and recorded September 28, 2007 in Record Book 1362 at page 613.

Being a portion of the same property conveyed to The City of Columbia by Quit Claim Deed of CSX Transportation, Inc. dated May 20, 1991, and recorded in the Office of the Register of Deeds for Richland County on February 24, 1992 in Record Book 1073 at page 217.

Grantee's Address: 131 Casco Bay Rd., Irmo, SC 29063

RESERVATION OF EASEMENTS. Grantor hereby reserves and retains for itself, its successors and assigns, an easement in and to the area of existing utility lines for the purpose of maintaining and improving those utility lines. Grantor

hereby reserves and retains for itself, its successors and assigns, all utility easements existing as of the date of this conveyance on, over, across and under the above conveyed property such that all such easements shall remain in full force and effect.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining, and the reversions and remainders, rents, issues, and profits thereof, and also any estate, right, title, interest, dower, possession, benefit, claim, or demand therein whatsoever of all parties to the said suit;

TO HAVE AND TO HOLD all and singular the premises aforementioned unto the said Grantees, its successors and assigns forever in fee simple, together with every contingent remainder and right of reversion.

WITNESS the execution hereof by the Grantor this _____ day of _____, 2022.

The City of Columbia

By: _____

Its: _____

Witness 1

Witness 2 (Notary)

STATE OF SOUTH CAROLINA

COUNTY OF RICHLAND

ACKNOWLEDGMENT

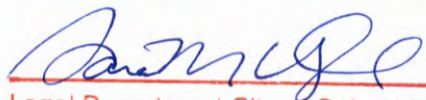
The foregoing Quit Claim Deed was acknowledged before me this _____ day of _____, 2022 by _____, on behalf of The City of Columbia.

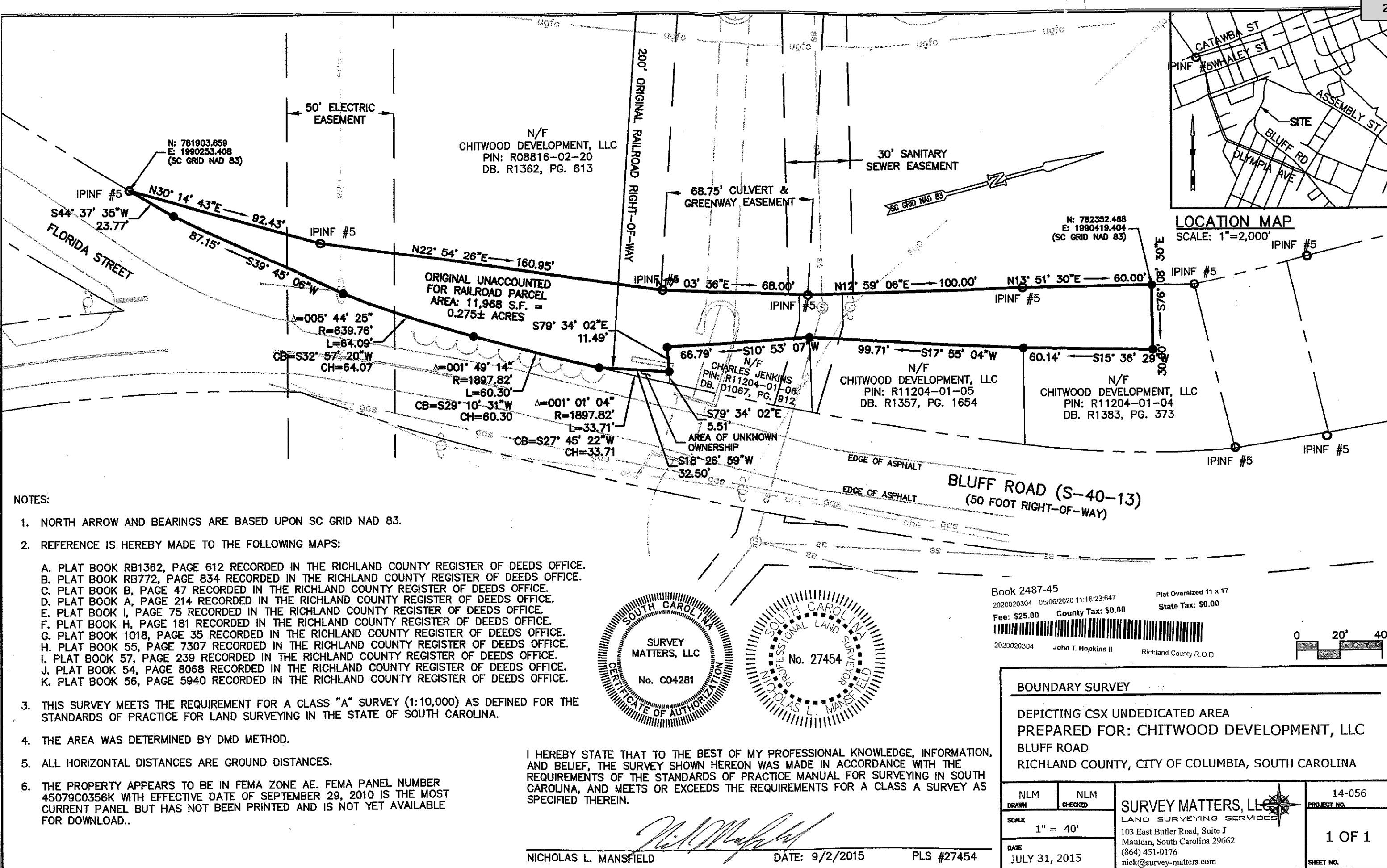
(L.S.)

Notary Public for South Carolina

My Commission Expires: _____

APPROVED AS TO FORM


Legal Department City of Columbia, SC





We Are Columbia

MEETING DATE: June 7, 2022

DEPARTMENT: Legal Department

FROM: *Teresa Knox, City Attorney*

SUBJECT: Ordinance No.: 2022-059 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 23, Utilities and Engineering, Article V, Water and Sewer Rates, Sec. 23-152 Sewer plant expansion fee

FUNDING SOURCE & ORIGINAL BUDGET:

FOCUS AREAS: Planning Together

ATTACHMENTS:

- **#a:** 2022-059 - Amendment to Code -Section 23-152 - Sewer Plant Expansion Fees (PDF)

ORDINANCE NO.: 2022-059

Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 23, Utilities and Engineering, Article V, Water and Sewer Rates, Sec. 23-152 Sewer plant expansion fee.

Sec. 23-152. - Sewer ~~plant expansion~~ Capacity fee.

Amount. In addition to those fees established and required by section 23-148, a sewer capacity ~~plant expansion~~ fee shall be required to be paid prior to each sewer service connection to offset the cost of constructing increased sewer treatment plant and sewer collection system capacity or capital expenditures to retain current system capacity in accordance with the capital improvement plan of the City of Columbia. The costs of construction or expenditures to retain current system capacity shall include design and engineering costs, materials, labor and debt service on any bonds which may be issued to provide the intended plant capacity increase. The amount of the ~~expansion~~ capacity fee for each connection shall be computed by multiplying the number of taps required for each application in accordance with section 23-148 times \$2,640.00. One tap or one equivalent residential unit (ERU) is equivalent to 400 GPD for purposes of calculating ~~expansion~~ capacity fees. Taps may be proportioned to the nearest tenth after the first whole tap for the purposes of calculating ~~expansion~~ capacity fees. Applicants with estimated wastewater discharges of 300,000 GPD or greater shall be calculated as described in this section up to 300,000 GPD with an addition of \$1.00 per gallon for every gallon per day greater than 300,000.

For a property that is being redeveloped where water/wastewater service already exists, credit will be applied to the sewer plant expansion capacity fee based on existing water meter size. For existing commercial accounts with water meters that are smaller than 4-inch in size, no sewer plant expansion capacity fee will be charged when there is a change in use but no increase in meter size. For existing commercial accounts with water meters smaller than 4-inch in size where an increase in meter size occurs due to a change in use, the sewer plant expansion capacity fee will be calculated by subtracting the ERU total associated with the existing water meter size from the ERU total associated with new water meter size, and multiplying that difference by the nominal value of one ERU. The following ERU factors shall be used for this calculation:

<u>Water Meter Size (inch)</u>	<u>ERU Factor</u>
<u>0.75</u>	<u>1.0</u>
<u>1.0</u>	<u>1.67</u>
<u>1.5</u>	<u>3.33</u>
<u>2.0</u>	<u>5.33</u>
<u>3.0</u>	<u>10.67</u>

The term “redeveloped” as used in this section means to make a new or different use of a property that has existing water and sewer service such that the new customer has an increased water demand that may or may not involve the need for a larger water meter.

LEGAL DEPARTMENT DRAFT

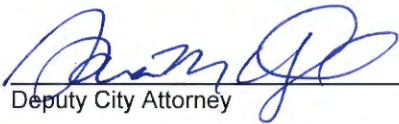
Requested by:

Assistant City Manager Shealy

Approved by:

City Manager

Approved as to form:


Deputy City Attorney

Public Hearing:

Introduced:

Final Reading:

Mayor

ATTEST:

City Clerk

LEGAL DEPARTMENT DRAFT



We Are Columbia

MEETING DATE: June 7, 2022

DEPARTMENT: Legal Department

FROM: *Teresa Knox, City Attorney*

SUBJECT: Resolution No.: R-2022-045 - Amending Resolution No.: R-2022-005 Approving and Ratifying Mutual Aid Agreements between the City of Columbia and the City of Columbia Police Department and Various Law Enforcement Agencies and Authorizing the City Manager of the City of Columbia and the Chief of Police of the City of Columbia to execute all such agreements to add the U.S. Immigration and Customs Enforcement Homeland Security Investigations to the list of agencies

FUNDING SOURCE & ORIGINAL BUDGET:

FOCUS AREAS: Planning Together

ATTACHMENTS:

- **#a:** R-2022-045- Amending R-2022-005 (mutual aid agreement) (second) (PDF)
- **#b:** Memo on US Customs (PDF)

RESOLUTION NO.: R-2022-045

Amending Resolution No.: R-2022-005 Approving and Ratifying Mutual Aid Agreements between the City of Columbia and the City of Columbia Police Department and Various Law Enforcement Agencies and Authorizing the City Manager of the City of Columbia and the Chief of Police of the City of Columbia to execute all such agreements to add the U.S. Immigration and Customs Enforcement Homeland Security Investigations to the list of agencies

WHEREAS, on January 18, 2022, the Mayor and City Council approved Resolution No.: R-2022-005 approving and ratifying mutual aid agreements between the City of Columbia and the City of Columbia Police Department and Various Law Enforcement Agencies and authorizing the City of Manager of the City of Columbia and the Chief of Police of the City of Columbia to execute all such agreements; and,

WHEREAS, Resolution No.: R-2022-005 requires any amendment or necessary change to the list of entities to be approved by City Council and through an express written amendment; and,

WHEREAS, the U.S. Immigration and Customs Enforcement Homeland Security Investigations is to be added to the list of agencies; and, NOW, THEREFORE,

BE IT RESOLVED by the Mayor and Council this ____ day of _____, 2022, that the U.S. Immigration and Customs Enforcement Homeland Security Investigations be added to the list of agencies.

Requested by:

City Manager _____

Mayor

Approved by:

City Manager

Approved as to form:

ATTEST:


Deputy City Attorney

City Clerk

Introduced:

Final Reading:

LEGAL DEPARTMENT DRAFT

EXHIBIT "A"
RESOLUTION NO.: R-2022-045

MUNICIPALITY/COUNTY	STATE AGENCIES
Aiken County Sheriff	State Museum
Batesburg-Leesville Police Dept.	SC Department of Natural Resources
Bishopville Police Dept.	SC Department of Probation, Pardon and Parole
Camden Police Dept.	SC Department of Public Safety
Cayce Police Dept.	SLED
Charleston County Sheriff	South Carolina Criminal Justice Council
Charleston Police Dept.	South Carolina Criminal Justice Academy
Cherokee County Sheriff	South Carolina Department of Corrections
Chester County Sheriff	
Chesterfield County Sheriff	
Clemson University Police Dept.	
Darlington County Sheriff	
Elgin Police Dept.	
Fairfield County Sheriff	
Florence County Sheriff	
Florence Police Dept.	
Forest Acres Police Dept.	
Greenville Police Dept.	
Greenville County Sheriff	
Horry County Police Dept.	
Irmo Police Dept.	
Kershaw County Sheriff	
Lancaster County Sheriff	
Lexington County Sheriff	
Lexington Police Dept.	
Myrtle Beach Police Dept.	
Newberry County Sheriff	
North Charleston Police Dept.	
North Myrtle Beach Police Dept.	
Orangeburg County Sheriff	
Orangeburg Department of Public Safety	
Richland County Sheriff	
Spartanburg County Sheriff	
Spartanburg Department of Public Safety	
Springdale Police Dept.	
Sumter County Sheriff	
Sumter Police Dept.	
West Columbia Police Dept.	

OTHER ENTITIES

Allen University
Benedict College
Columbia College
Commission on Accreditation for Law Enforcement Agencies, Inc.
Congaree Swamp National Park
Drug Enforcement Agency
Federal Bureau of Investigations
Department of Homeland Security
Irmo-Chapin Recreation Commission
Irmo Fire District
LARADAC, The Behavioral Health Center of the Midlands
Midlands Technical College
Richland County School District One
River Alliance
South Carolina State University
University of South Carolina Division of Public Safety
U.S. Department of Veterans Affairs Columbia Health Care System
U.S. Immigration and Customs Enforcement Homeland Security Investigations
United States Law Enforcement
United States Marine Corps, Special Operations Command (MARSCO)

LEGAL DEPARTMENT DRAFT

MEMORANDUM

Office of the City Attorney

Privileged Attorney-Client communication exempt from disclosure under South Carolina

Freedom of Information Act pursuant to § 30-4-40(a)(4)&(7), 1976 S.C. Code Ann.

To: City Council
From: Jazmon D. Kearse, Police Advisor/Asst. City Attorney
Date: May 17, 2022
Re: Mutual Aid Agreements/Memorandums of Understanding

Pursuant to SC Code 23-20-40(B), Council must approve any and all Mutual Aid Agreements with other law enforcement authorities entered into by the Columbia Police Department. As you all are aware, on January 18th, 2022, Resolution No.: R-2022-005 was brought before you all to approve and ratify the Mutual Aid Agreements between the City of Columbia and the City of Columbia Police Department. Attached to that Resolution was “Exhibit A,” which consisted of a list of various law enforcement agencies that CPD had prior agreements with. Since that time, the U.S. Immigration and Customs Enforcement Homeland Security Investigations has reached out to us asking that we enter into a Mutual Aid Agreement with them. As this was not an entity previously listed in Exhibit A of Resolution No.: R-2022-005, we are seeking to have Council authorize the City Manager and Chief Holbrook to execute this agreement.



We Are Columbia

MEETING DATE: June 7, 2022

DEPARTMENT: Legal Department

FROM: *Teresa Knox, City Attorney*

SUBJECT: Resolution No.: R-2022-048 - Amending Resolution No.: R-2020-015 Adopting City of Columbia Fats, Oils and Grease (FOG) Forgivable Loan Program

FUNDING SOURCE & ORIGINAL BUDGET:

FOCUS AREAS: Planning Together

ATTACHMENTS:

- **#a:** R-2022-048 - Amending R-2020-015 FOG Forgivable Loan Program (PDF)

RESOLUTION NO.: R-2022-048

*Amending Resolution No.: R-2020-015 Adopting City of Columbia Fats, Oils and Grease (FOG)
Forgivable Loan Program*

WHEREAS, On February 4, 2020, the Mayor and City Council approved Resolution No.: 2020-015 adopting the City of Columbia Fats, Oils and Grease (FOG) Forgivable Loan Program; and

WHEREAS, City Council would like to open this program to all businesses in the City of Columbia; and, NOW THEREFORE,

BE IT RESOLVED by the Mayor and City Council of the City of Columbia, South Carolina this _____ day of _____, 2022, that the Fats, Oils and Grease (FOG) Forgivable Loan Program January 2020 attached hereto, or as may be modified from time to time be amended to make newly constructed Food Service Establishments eligible.

Requested by:

Assistant City Manager Shealy

Mayor

Approved by:

City Manager

Approved as to form:

ATTEST:


Deputy City Attorney

City Clerk

Introduced:

Final Reading:



We Are Columbia

MEETING DATE: June 7, 2022

DEPARTMENT: Legal Department

FROM: *Teresa Knox, City Attorney*

SUBJECT: Resolution No.: R-2022-043 - Authorizing consumption of beer and wine only within the 1700 block of Main Street between Laurel Street and Blanding Street for System Overload on Saturday, August 13, 2022

FUNDING SOURCE & ORIGINAL BUDGET:

FOCUS AREAS: Planning Together

ATTACHMENTS:

- **#a:** R-2022-043 - System Overload (Aug 13) (PDF)
- **#b:** Resolution Request Packet_Redacted(PDF)

RESOLUTION NO.: R-2022-043

Authorizing consumption of beer and wine only within the 1700 block of Main Street between Laurel Street and Blanding Street for System Overload on Saturday, August 13, 2022

WHEREAS, Transmission Arcade is hosting System Overload on Saturday, August 13, 2022 from 12:00 p.m. until 10:00 p.m.; and,

WHEREAS, Transmission Arcade has requested permission for the temporary closing and use of the 1700 block of Main Street between Laurel Street and Blanding Street for System Overload from 8:00 a.m. until 12:00 a.m. for preparation and staging of the area for an outdoor event to be held between 12:00 p.m. until 10:00 p.m., and for patrons to consume beer and wine beverages only on Saturday, August 13, 2022 from 12:00 p.m. until 9:30 p.m.; and,

WHEREAS, to insure the safety of attendees Organizer understands and agrees as follows:

1. Firearms shall be prohibited at the 1700 block of Main Street between Laurel Street and Blanding Street, 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 Saturday, August 13, 2022 from 12:00 p.m. to 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 1700 block of Main Street between Laurel Street and Blanding Street, 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 display signs (physical and/or electronic) throughout the event area that discourage physical contact, such as hugs, handshakes, fist bumps, and high-fives during the event.
7. 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.
8. 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).
9. 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.

LEGAL DEPARTMENT DRAFT

10. 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.

11. 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.

12. 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.

13. 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 8:00 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 _____, 2022, that the sale of beer and wine beverages only in plastic containers or cans only is authorized between the hours of 12:00 p.m. and 9:30 p.m. on Saturday, August 13, 2022; and,

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

BE IT FURTHER RESOLVED that possession and consumption of alcoholic liquors or alcoholic beverages other than beer and/or wine beverages only within the event area is prohibited; and,

BE IT FURTHER RESOLVED that VIP tents or VIP areas for the possession and consumption of alcoholic liquors or alcoholic beverages, other than beer or wine beverages only, within the event area are prohibited; and,

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

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

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

BE IT FURTHER RESOLVED that during the designated time the closed portion of the 1700 block of Main Street between Laurel Street and Blanding Street, with the exception of the parking area and any other areas posted as to not allow alcoholic beverages, shall be declared to be a Public Park and provisions of Chapter 15, Parks and Recreation, Sec. 15-1, 15-2 and 15-3, Code of Ordinances of the City of Columbia, South Carolina are in effect. Pursuant to Chapter 14, Offenses and Miscellaneous Provisions, Article IV, Offenses Against the Public Peace and Order, Sec. 14-99, 1998 Code of Ordinances of the City of Columbia, South Carolina, the closed portion of the 1700 block of Main Street between Laurel Street and Blanding Street, with the exception of the parking area and any other areas posted as to not allow alcoholic beverages, is deemed to be the site of a public festival at which beer and wine beverages only may be consumed and the prohibition against possession or consumption of alcoholic beverages set forth in Sec. 14-99 shall not apply. Possession and consumption of beer and wine beverages only shall be permitted only in containers provided by vendors within the areas designated.

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

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

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

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

Requested by:

Assistant City Manager Shealy _____

Mayor _____

Approved by:

City Manager _____

Approved as to form:

Deputy City Attorney _____

ATTEST:

City Clerk _____

Introduced:

Final Reading:

DATE OF REQUEST

SORRY!

8-13-22
4-14-22REQUESTOR'S NAME/CONTACT
INFORMATION (E-MAIL/
PHONE#/FAX#)Transmission Arcade
TransmissionArcade@gmail.com
803-667-9148

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

System Overload

DATE(S) OF EVENTS: (multiple day can be on one request)

8-13-22

RAIN CONTINGENCY DATE: (Rescheduling due to inclement weather is allowed once within one week from the date of the originally scheduled event upon 24-hours written notice to the City, without a new request. The time of event operation shall remain the same.)

Rain or shine

LOCATION OF EVENT

(i.e., Amphitheater area of Finlay Park; 1300 and 1400 blocks of Main Street between Lady Street and Hampton Street)

1700 Block of Main St. between Laurel & Blanding St.

STREET(S) OR PARK AREA TO BE CLOSED

(i.e., 1300 and 1400 blocks of Main Street between Lady Street and Hampton Street; Amphitheater area of Finlay Park; Boyd Plaza)

1700 block of Main Street between Laurel & Blanding, including Court House parking lot

HOURS FOR STREET(S) OR PARK AREA TO BE CLOSED

(i.e., 5:00 p.m. - 12:00 a.m.) ALLOW TIME FOR SET UP/CLEAN UP

8am - Midnight

HOURS OF EVENT

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

Noon - 10 pm

HOURS OF SERVICE OF BEER/WINE BEVERAGES ONLY (NO LIQUOR**)

(Service should end one-half hour prior to end of event (i.e., event is 6-10 p.m., beer/wine service is 6-9:30 p.m.)*

Noon - 9:30 pm

DUE TO COVID-19 THERE ARE ADDITIONAL REQUIREMENTS AND PROCEDURES THAT MUST BE IN PLACE TO INSURE PUBLIC SAFETY. PLEASE PROVIDE YOUR SAFETY PLAN/PROTOCOL WITH DRAWING DEPICTING CLEANING/SANITIZATION AREAS WITH YOUR SPECIAL EVENT REQUEST FORM

Requests should be submitted by mail, e-mail or fax at least NINETY (90) days in advance of the event to allow for preparation and review of the Resolution and scheduling on Council's agenda. Requests may be sent by e-mail (shari.ardis@columbiasc.gov), fax (803-737-4250) or mailed to City Attorney's Office, ATTN: Shari Ardis, POB 667, Columbia, SC 29202. A draft Resolution will be prepared and forwarded for review to the event organizer, as well as to the City departments for coordination of City services and requirements (i.e., Police, Solid Waste, Parks and Recreation, etc.). Approval from the adjoining business/property owners must be obtained before your request will be submitted to City Council if streets are to be closed off during business hours. The event organizer is responsible for obtaining a permit or license if required by the South Carolina Department of Revenue.

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

****ONLY BEER AND WINE BEVERAGES ARE ALLOWED ON CITY PROPERTY. POSSESSION OF LIQUOR IS STRICTLY PROHIBITED. VIP tents or VIP areas for possession and consumption of beer and wine beverages within the event area are PROHIBITED.**

NOTE: This form should only be used for public events where beer and/or wine are to be sold and consumed on City property (i.e., Main Street Latin Festival, St. Patrick's Festival, Vista Lights, Rocky Shoals Spider Lily Festival, etc.).

This form **should not** be used to request use of City property for **private events** (birthday, retirement, anniversary parties, etc.) nor for sidewalk sales or neighborhood block parties. Requests for private events at City parks should be made through the Parks and Recreation Department. Requests for sidewalk sales should be made to the City Manager. Requests for street closings for private neighborhood block parties should be made to the Police Department Special Events and Public Safety.

Fire Marshal George N. Adams, Jr., 803-545-3703; george.adams@columbiasc.gov

Legal Department - Shari Ardis; 803-737-4242; shari.ardis@columbiasc.gov or fax 803-737-4250 - resolution preparation

Parking Services - Jessica Argoe; (803) 545-0287; jessica.argo@cumblasc.gov - meter bagging

Parks and Recreation - Pearl Osborne; 803-545-3100; pearl.osborne@columbiasc.gov - park reservations

Police Department Special Events - Sgt. Jennifer L. Jordan; (803) 545-3514; jennifer.jordan@columbiasc.gov - parade permit, police

Police Department Community Services - Brenda Murphy; 803-545-3507; brenda.murphy@columbiasc.gov - street closing

Last revised: 3/3/2021



CITY OF COLUMBIA POLICE DEPARTMENT
1 JUSTICE SQUARE
COLUMBIA, SOUTH CAROLINA 29201
(803) 545-3500
SPECIAL DUTY REQUEST FORM



I, Transmission Arcade, request the services of the City of Columbia Police
 (Individual/Business)
 Department to perform law enforcement duties at 1700 block of Main St.
 (Location for Assignment)
 for the time period of Noon - 10pm
 (Date(s) / Hours)

I understand when performing Special Duty Assignments, officers are subject to all directives and procedures of the City of Columbia Police Department, and will act only under the Chief's authority to enforce all applicable State and Local Laws.

I understand that officers are subject to calls in the immediate area of the Special Duty Location and will respond to any situation deemed necessary by the police department, officers or dispatch.

I understand this request for services is with the City of Columbia Police Department which will assign officers to perform Special Duty assignments. Payment for services is Thirty-Five (\$35.00) dollars per hour for each assigned officer. There is a three (3) hour minimum on working special duty and no cash payments are allowed.

By signing below and upon final approval of this request, the parties hereto, their administrators, assigns Legal representatives, affiliated companies, agents, officers, directors, shareholders and partners (hereinafter "party" or "parties") agree that any dispute, claim, controversy or proceeding arising out of or relating to this Agreement, and/or including payment or failure thereof for services rendered by the City of Columbia Police Department shall be tried and litigated exclusively in the State and Federal courts located in the County of Richland/Lexington, State of South Carolina. The aforementioned choice of venue is intended by the parties to be mandatory and not permissive in nature, thereby precluding the possibility of litigation between the parties with respect to or arising out of this Agreement in any jurisdiction other than that specified in this paragraph. Each party hereby waives any right it may have to assert the doctrine of forum non conveniens or similar doctrine or to object to venue with respect to any proceeding brought in accordance with this paragraph, and stipulates that the State and Federal courts located in the County of Richland/Lexington shall be in personam jurisdiction and venue over each of them for the purpose of litigating any dispute, claim, controversy or proceeding arising out of or related to this Agreement.

The completed form must be signed and returned to the Special Duty Coordinator who will forward to the Office of the Special Operations Major for final approval.

THE CHIEF OF POLICE HAS THE AUTHORITY TO DISCONTINUE PROVIDING SPECIAL DUTY ASSIGNMENTS AT HIS DISCRETION.

APPROVED: SPECIAL OPERATIONS MAJOR

DATE

PRINT NAME OF ASSIGNED OFFICER

CONTACT NUMBER

SIGNATURE OF OFFICER'S SUPERVISOR

SIGNATURE OF REQUESTOR

DATE

CONTACT NUMBER OF REQUESTOR

SOCIAL SECURITY NO. OF REQUESTOR

TAX I.D. NO. OF REQUESTOR (IF APPLICABLE)

FORM 301:14 REV



We Are Columbia

MEETING DATE: June 7, 2022

DEPARTMENT: City Management Office

FROM: *Teresa Wilson, City Manager*

SUBJECT: Bicycle Pedestrian Advisory Committee

**FUNDING SOURCE &
ORIGINAL BUDGET:**

PURPOSE:
There are currently five (5) vacancies.



We Are Columbia

MEETING DATE: June 7, 2022

DEPARTMENT: City Management Office

FROM: *Teresa Wilson, City Manager*

SUBJECT: Climate Protection Action Committee

**FUNDING SOURCE &
ORIGINAL BUDGET:**

PURPOSE:
There are currently two (2) non-voting vacancies.



We Are Columbia

MEETING DATE: June 7, 2022

DEPARTMENT: City Management Office

FROM: *Teresa Wilson, City Manager*

SUBJECT: Columbia Tree and Appearance Commission

**FUNDING SOURCE &
ORIGINAL BUDGET:**

PURPOSE:

There are currently two (2) at-large vacancies.



We Are Columbia

MEETING DATE: June 7, 2022

DEPARTMENT: City Management Office

FROM: *Teresa Wilson, City Manager*

SUBJECT: Food Policy Committee

**FUNDING SOURCE &
ORIGINAL BUDGET:**

PURPOSE:
There is currently one (1) vacancy.

HISTORY:

05/17/22	Columbia City Council	DEFERRED
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We Are Columbia

MEETING DATE: June 7, 2022

DEPARTMENT: Public Works

FROM: Robert Anderson,

SUBJECT: Council is asked to approve traffic calming measures for the Earlewood neighborhood to include four 4-way stops and a neighborhood-wide speed limit of 25 mph with the exception of River Drive and Sunset Drive, as requested by the Earlewood Community Citizens Organization.

**FUNDING SOURCE &
ORIGINAL BUDGET:**

CLEAN WATER 2020?: No

FOCUS AREAS: Enhancing Columbia's Neighborhoods

PURPOSE:

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

ATTACHMENTS:

- **#a:** Earlewood 4-Ways to CC (PDF)
- **#b:** ECCO - Traffic Calming Letter of Support (PDF)



EVERYONE COUNTS, EVERYONE CONTRIBUTES, EVERYONE BENEFITS

CITY OF COLUMBIA
PUBLIC WORKS DEPARTMENT
TRAFFIC ENGINEERING DIVISION

INTEROFFICE MEMORANDUM

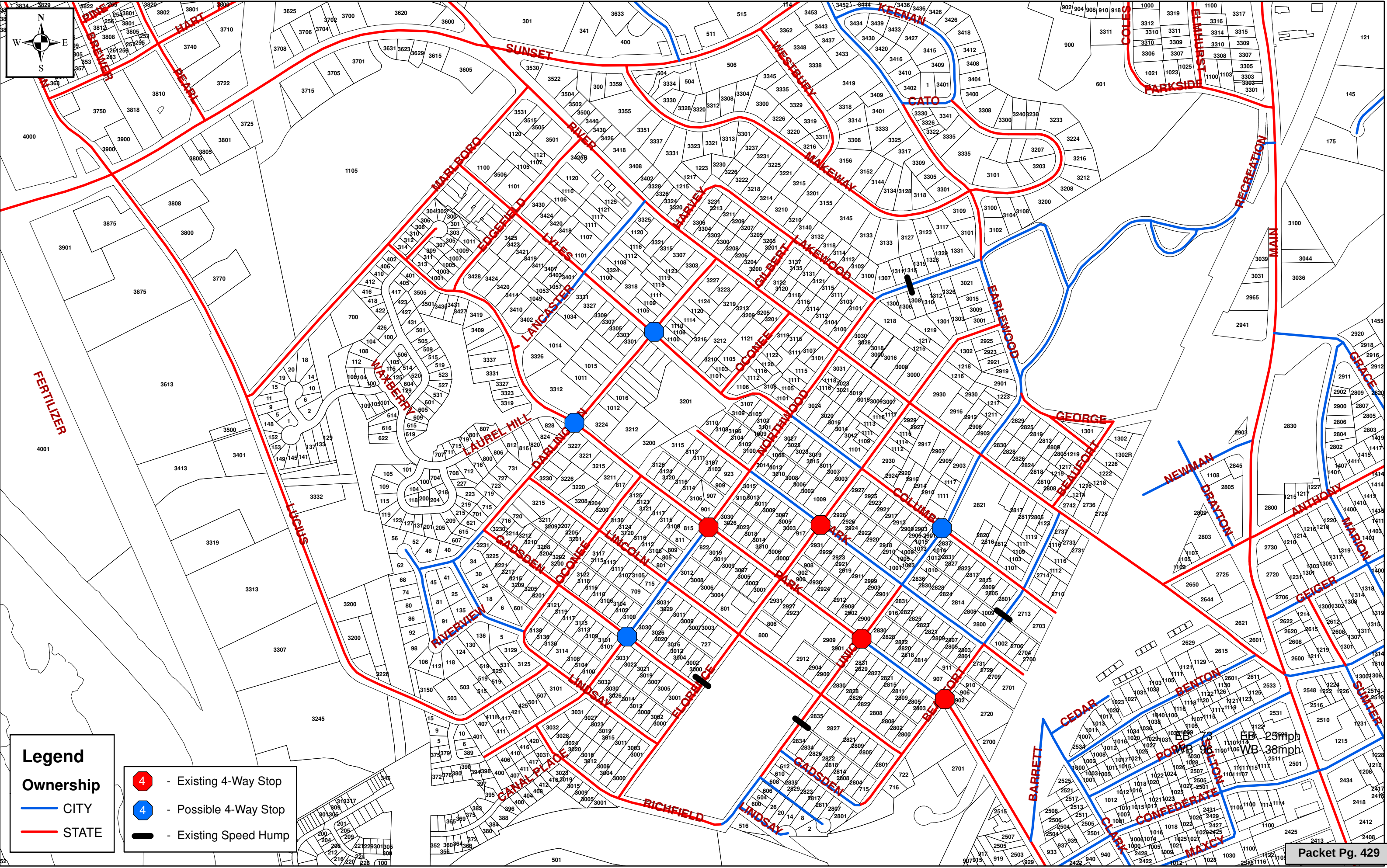
TO: Robert Anderson, Director of Public Works
FROM: David D. Brewer, P.E. 
SUBJECT: Traffic Calming – Earlewood Neighborhood
DATE: April 20, 2022

In response to a request from the Earlewood Community Citizens Organization, a review of traffic conditions in the neighborhood was conducted relative to the need for additional traffic control measures.

Since the Earlewood neighborhood has a mixture of SCDOT and City-owned streets, our review was coordinated with SCDOT District 1 staff. Based on these discussions, additional multi-way stops are proposed at four locations shown on the attached map. In addition, SCDOT has approved a neighborhood-wide speed limit of 25 mph on all residential roadways in the neighborhood with the exceptions of River Drive and Sunset Drive.

If City Council concurs with the proposed changes, please advise me, and we will proceed with obtaining the necessary SCDOT encroachment permit and installing the appropriate signing.

Earlewood Neighborhood Possible Multi-Way Stops





May 31, 2022

**RE: SUPPORT FOR TRAFFIC CALMING IN HISTORIC EARLEWOOD
NEIGHBORHOOD**

To City of Columbia City Council,

I am the President of the Earlewood Community Citizens Organization (ECCO), the neighborhood association for Historic Earlewood Neighborhood. I am writing to let you know that ECCO requests and supports a neighborhood-wide speed limit of 25mph. ECCO also requests and supports the addition of four (4) four-way stops in our neighborhood at the intersections listed below:

- Park Street at Darlington Street
- Gadsden Street at Northwood Street
- Lyles Street at Darlington Street
- Columbia Street at Union Street

The implementation of a 25mph speed limit on our neighborhood streets, along with the addition of the four-way stops, would help to slow traffic through our neighborhood, helping to make our streets safer for our neighbors, children, pets, and visitors. As we anticipate more growth in this area in the coming years, it is very important to ECCO and to the entire Earlewood community to increase the safety of our neighborhood streets.

Please contact me with any questions. We appreciate your consideration regarding the these traffic calming measures as we seek to make our neighborhood roadways safer for everyone.

Thank you,

A handwritten signature in blue ink that reads "Emily D. Burn". The signature is fluid and cursive.

Emily D. Burn
President, ECCO



We Are Columbia

MEETING DATE: June 7, 2022

DEPARTMENT: City Clerk

FROM: *Erika Hammond, City Clerk*

SUBJECT: Lock It Up Campaign - The Honorable Aditi Bussells

**FUNDING SOURCE &
ORIGINAL BUDGET:**



We Are Columbia

MEETING DATE: June 7, 2022

DEPARTMENT: City Clerk

FROM: *Erika Hammond, City Clerk*

SUBJECT: Neighborhood Slow Zones - The Honorable Daniel J. Rickenmann, Mayor

**FUNDING SOURCE &
ORIGINAL BUDGET:**



We Are Columbia

MEETING DATE: June 7, 2022

DEPARTMENT: City Clerk

FROM: *Erika Hammond, City Clerk*

SUBJECT: **Central Midlands Council of Governments May 26, 2022 Meeting**

FUNDING SOURCE & ORIGINAL BUDGET:

Teresa,

This is some of the information covered during the Central Midlands COG meeting. Of interest in the attachments is the projected distribution on the C Funds. Richland County will get \$5.3 million.

The Assembly Street rail crossing was endorsed by the COG.

Local Governments are able to apply directly for Federal Funds. The SCDOT contact for the locals is included.

I have my agenda packet if you need more information.

This is some of the information covered during the Central Midlands COG meeting. Of interest in the attachments is the projected distribution on the C Funds. Richland County will get \$5.3 million.

The Assembly Street rail crossing was endorsed by the COG.

Local Governments are able to apply directly for Federal Funds. The SCDOT contact for the locals is included.

Howard

ATTACHMENTS:

- **#a:** CMCOG Assembly Street Packet (PDF)



COG VOTED UNANIMOUSLY to Approve

Memorandum

TO: All Members of the CMCOG **Board of Directors**

FROM: Reginald Simmons, Deputy Executive Director/Transportation Director

DATE: May 19, 2022

SUBJECT: Assembly Street Railroad Separation Project

REQUESTED ACTION

The Central Midlands Council of Governments staff requests approval to amend the 2045 Long Range Transportation Plan to add the Assembly Street Railroad Separation Project.

BACKGROUND

Columbia is the crossroads of the state of South Carolina with government, industry and education all coming together in the Capital City. Thousands of people go to work here, attend college here, and serve the people of South Carolina here in various capacities. With that comes thousands of commuters coming to the City daily, and thousands more on the weekends for conventions and events. Assembly Street is a heavily traveled artery and the combination of increased vehicular traffic congestion, freight rail volume and slow train traffic speeds results in unacceptable delays (both to vehicles and trains), increased air and noise pollution, and increased danger to pedestrians.

The Assembly Street Railroad Separation Project and Huger Street Connector seeks to address one of the state's highest profile traffic areas where both vehicle and train traffic meet on a daily basis. Located adjacent to Williams Brice Stadium and minutes from the State House, this project will separate train and vehicular traffic permanently, allowing both to move freely through Columbia.

ATTACHMENT

Assembly Street Railroad Separation Project Flyer

**SCDOT**

Assembly St. Railroad Separation Project



ASSEMBLY STREET RAILROAD SEPARATION PROJECT

Information Packet:

Purpose

Components

Status

Potential Funding Sources



As info from the COB Meeting

SCDOT's Office of Local Government Services is Open for Business

Office Structure, Roles, and Responsibilities

The South Carolina Department of Transportation's (SCDOT) Office of Local Government Services was established in December 2021. Agency leadership recognized a need to consolidate various financial and administrative management activities associated with local governments under one roof; thus, the office was created.

The following offices and program areas fall under the guidance of the Office of Local Government Services:

- "C" Program
 - "C" Funds come from the state gas tax, and are provided annually to the 46 counties based on a formula: 1/3 population, 1/3 land area, and 1/3 rural road mileage. Sometimes, the General Assembly provides one-time, non-recurring "C" funds to counties.
 - "C" Funds are used for local transportation projects and improvements to state and county roads and city streets; projects must be on public property, and accessible to the public. These funds can also be used as local match for federal grants. The vast majority of "C" Funds are spent on resurfacing secondary and local roads.
 - The "C" Fund Law requires a certain percentage of "C" Funds be spent on the state highway system. In SFY 22, 25% of a county's "C" funds must be spent on state roads, while the remainder (75%) can be spent on locally-owned transportation infrastructure.
 - County Transportation Committees (CTCs) select and approve projects to be funded. Most CTCs are appointed by their County's Legislative Delegation; in some instances, the appointment authority has been transferred to the county.
 - CTCs can choose to be self-administered, or SCDOT will administer a county's "C" program on its behalf.
- Local Public Agency (LPA) Program
 - An LPA is a county, municipality, board, commission, agency, department, or political subdivision created under the authority of the state.
 - Based on its qualifications, SCDOT *may* delegate a federal-aid or state-funded project or phase of a project to an adequately staffed, suitably equipped, qualified entity (LPA).
 - Examples of LPA projects include, but are not limited to, Transportation Alternative projects (i.e., sidewalks; bike / pedestrian shared use paths), safety projects (i.e., installation of a roundabout; intersection improvement), or a state or Congressional earmark.

- **Transportation Alternatives Set-Aside Program (TAP)**
 - The TAP program, previously known as “Transportation Enhancements,” is a federally funded grant reimbursement program used for community connectivity projects, including sidewalks, bikeways, multipurpose trails, greenways, and Safe Routes to Schools.
 - TAP projects focus on safely and efficiently expanding *non-motorized* transportation choices for communities.
 - Eligible applicants include, but are not limited to, local governments, school districts, regional transportation authorities, and Councils of Government.
 - TAP grants require a 20% local match, and lapse 3 years after award.

- **Contract Assurance**
 - The Office of Contract Assurance provides confirmation to SCDOT and federal agencies that funds awarded by SCDOT are expended in accordance with applicable agreement provisions and state and federal requirements.
 - Staff review consultants’ annual indirect costs rates and audits of indirect costs rates for compliance with federal cost principles. Rates are approved for use if they are found to be compliant.
 - The office also completes annual reviews of Single Audit Compliance, federal cost reporting, and, as needed, procurement and indirect cost rates / allocation plans.

Office staff provide specialized financial and administrative support, assisting entities with TAP, LPA, and CTC project and program guidelines, responsibilities, and processes from inception through completion. *Engineering-related items associated with these local projects and programs remain within SCDOT’s engineering divisions.*

Forthcoming TAP and LPA Program Revisions

The TAP and LPA programs are currently being reviewed and revised. Since December 2021, multiple “listening sessions” have occurred with both internal and external stakeholders, including the South Carolina Association of Counties, Municipal Association of South Carolina, and COGs. Feedback is being incorporated into the program revisions, along with an emphasis on SCDOT’s Complete Streets Policy and new Infrastructure Investment and Jobs Act (IIJA) requirements.

The goal of the TAP and LPA revisions is to streamline both programs to make them more efficient and user friendly. Because these programs will look much different than they do today, we will have a robust educational component as part of the roll-out, so stay tuned for more information as we introduce the new and improved LPA and TAP programs.

Infrastructure Investment and Jobs Act (IIJA) Discretionary Grants

A hot topic right now is the Infrastructure Investment and Jobs Act and the substantial amount of discretionary grants available to state and local governments. The Office of Local Government

Services will be responsible for identifying what grants SCDOT will seek to benefit its program, but will also coordinate with local governments on grants they are seeking on the State Highway System.

SCDOT understands the desire of local governments to pursue federal grants, and we recognize that the current USDOT Administration is actively seeking opportunities to provide federal grant funding to our municipal and county partners outside of the normal transportation planning process. We also recognize the challenges many local governments face with regards to funding desired infrastructure improvements and enhancements within their communities.

Therefore, what should local governments be prepared to do if pursuing discretionary grants?

- Independently seek grant opportunities and prepare all grant applications in their entirety.
- Enter into grant agreements with the relevant federal funding agency.
- *Manage all aspects of the project including PE, ROW, and construction.
- Assume all financial risk, including any overruns.
- Enter into a maintenance agreement with any improvements above SCDOT's maintenance standard.

*To assist local governments, SCDOT is working to establish a qualified list of On-Call consultants to provide local governments assistance with project management support for awarded grants. Usage of the list is not mandatory.

Local governments submitting transportation grant applications for work on the State Highway System should provide a proposed high-level project scope to the Office of Local Government Services as soon as possible. Please email this information to IJAGrants@scdot.org.

The Office will provide a preliminary review of the scope and notify relevant SCDOT staff as applicable. Based upon the cursory review, the Secretary of Transportation will provide a letter to the local government's Chief Administrative Officer regarding project impacts to the State Highway System, and its status in terms of planning stage, environmental review, and design. Please provide proposed grant projects 30 days in advance of the grant application deadline in order to provide adequate time for a response.

For questions or additional information regarding the Office of Local Government Services, please contact Roxanne Ancheta, Director, Office of Local Government Services, at AnchetaRM@scdot.org or (803) 737-1232.



We Are Columbia

MEETING DATE: June 7, 2022

DEPARTMENT: City Clerk

FROM: *Erika Hammond, City Clerk*

SUBJECT: Task Force to Prevent and End Homelessness May 18, 2022
Meeting - The Honorable Aditi Bussells

**FUNDING SOURCE &
ORIGINAL BUDGET:**



We Are Columbia

MEETING DATE: June 7, 2022

DEPARTMENT: City Clerk

FROM: *Erika Hammond, City Clerk*

SUBJECT: Tax Modernization Committee May 19, 2022 Meeting - The Honorable Joe E. Taylor, Jr.

FUNDING SOURCE & ORIGINAL BUDGET:

ATTACHMENTS:

- **#a:** TMC_Summary_051922 (PDF)
- **#b:** Tax Modernization Committee Meeting - May 19, 2022



COLUMBIA TAX MODERNIZATION COMMITTEE MEETING MINUTES THURSDAY, MAY 19, 2022

The Columbia Tax Modernization Committee met on Thursday, May 19, 2022 in Council Chambers at City Hall, 1737 Main Street, Columbia, SC. The Honorable Joe E. Taylor, Jr., Chairman called the meeting to order at 2:00 p.m.

Attendee Name	Title	Status
Daniel J. Rickenmann	Mayor	Remote
Joe E. Taylor	Chairman	Present
Edward H. McDowell	District II	Present
James Bennett	Member	Present
Billy Cantey	Member	Present
Scottie Hughes	Member	Present
Steve Taylor	Member	Present

INVOCATION

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

WELCOME

1. Meeting Overview - The Honorable Joe E. Taylor, Chair **Received as information.**

The Honorable Joe E. Taylor, Chairman announced that the final draft of the Columbia Competitive Tax Plan will be presented today. Mr. Bennett suggested that our mayor and others gain as much community input as we can during June, July, and August. The committee will come back in September to receive the final plan and recommendations from the mayor for an implementation committee. The legislative process will begin in January 2023.

PRESENTATIONS

2. A Vicious or a Victorious Cycle: The Impact of Property Taxes on Communities, Schools, and People - Dr. Stephen Walters, Chief Economist at the Maryland Public Policy Institute **Received as information.**

Mr. Stephen Walters, Ph.D., Chief Economist at the Maryland Public Policy Institute said we need to have a healthy local economy in order to have healthy government finances that can provide what we all want from government. The perception is that high tax rates will get us that and if we talk about tax cuts we are endangering government finances and we will get less services. That is



We Are Columbia

COLUMBIA TAX MODERNIZATION COMMITTEE MEETING MINUTES THURSDAY, MAY 19, 2022

a dangerous misconception at the local level because we have human mobility (*people move*) and capital mobility (*investment flows are directed to where they are treated best*). The best evidence we have of that comes from Columbia. The real per capita property tax revenues in Columbia have fallen by 9.1% over the past decade. That bespeaks a shrinking inflation-adjusted property tax base in the City of Columbia. You simply cannot finance more if the tax base is shrinking. The tax base is shrinking because the investment that is the crucial lifeblood of a healthy economy is being directed elsewhere: that is the competitiveness problem that this tax modernization is trying to solve. The danger is that if we don't do this, then cuts are inevitable. Then a shrinking tax base and a limping economy will not provide more jobs and opportunities or better parks and schools that we all want. A non-competitive tax rate at a local level violates this necessary condition for a healthy local economy. We talked about how non-competitive Richland One and Richland Two are relative to some of the cities that are competing for investment dollars, population, location decisions, and so forth. If you locate elsewhere, you get a steep annual discount on your property tax bill and your return on investment is more attractive. If we do nothing, things get worse but in slow motion. Investment flows don't happen over years and then slowly we start to perceive that there is flight of population and capital investment. With lower productivity we get lower wages. With lower wages we get relative poverty and then we get all of the ill social consequences of that vicious cycle. Columbia city's data on its real per capita property tax revenues is an indication that we are starting this vicious cycle and unless something is done, the future is very much in danger.

The virtuous cycle contributes to further reductions in tax rates. To get the virtuous cycle going, there has to be an education effort. Everybody has to understand that this is a necessary condition. I have been studying cities for forty years as an urban economist and I have never found a healthy city economy in a place where there was an unhealthy investment climate and a bad tax climate. I am setting the stage for the legislative strategy. The strategy has to involve equity on the assessment rate. Commercial and rental property has a 6% assessment rate and primary residences have a 4% assessment rate. The goal is to go from 6% to 4% assessment rates on commercial and rental properties over a transition period. We can delay the phase-in and have a step wise reduction in the assessment rate so that we can build towards a competitive property tax rate in a way that doesn't do any violence to any municipal services in the short run and allows those municipal services to grow in the long run. There are people taking a pass on Columbia because of its non-competitive property tax rate. Projects are put on the board immediately during this phase-in period and we start to build an escrow account we can use when the assessment rate reduction starts to come in over the succeeding years, that's when we draw on the escrow account to make sure the services we are accustomed to can be financed. As the tax base starts to grow, all the evidence points to the fact that the municipal services can be enhanced at a rapid rate. That is the path to virtue.



**COLUMBIA TAX MODERNIZATION COMMITTEE MEETING MINUTES
THURSDAY, MAY 19, 2022**

3. Legislative and Local Action Plan - Mr. Charles Terreni, Esq., Terreni Law Firm, LLC
Received as information.

Mr. Charles Terreni, Esq., Terreni Law Firm, LLC said I have lived in the City of Columbia for 47 years. I am a homeowner and a business owner. I have a vested interest in this town's success. This is a roadmap, not a GPS. We don't have all of the answers, but we have a solid foundation. The 6% assessment rate is enshrined in the South Carolina Constitution. All property other than residential then agricultural and manufacturing is assessed at 6%. This includes commercial property and non-owner occupied housing, which is about 39% of Richland County. Renters are paying three times the taxes. Article 10, Section 3 of the South Carolina Constitution allows the General Assembly to exempt some property from taxation. It takes a two-thirds vote of each house but the General Assembly has been willing to pass exemptions over the years. We want to model our solution after Act 40 of 2017, the Gas Tax Bill that included a tax exemption of 14.2857% of the property tax value for manufactured property. The significance of this percentage is that when you apply it to the 10.5% rate on industrial it reduces the effect of the assessment to 9%. What happens if we do the same thing for non-owner occupied property? The concept is to phase in an exemption. The General Assembly phased this exemption in over six installments. The tax exemption will be fully phased in by 2023. We can do the same thing. We can include revenue safeguards. North Carolina indexed their income tax cuts to revenue growth. We should develop this concept by setting stakeholder meetings and by vetting this with other lawyers, the city attorney, city fiscal staff, bond counsel, local and state officials, the business community, government relations staff and other members of the community. This is a road map, not GPS. I am confident that we can come up with a plan by the end of the summer.

4. Additional Information Regarding Implementation and Hedges for the Schools, the County and the City - Ms. Rebecca Gunnlaugsson, Ph.D., President of Acuitas Economics
Received as information.

Ms. Rebecca Gunnlaugsson, Ph.D., President of Acuitas Economics presented implementation scenarios for the Columbia Competitive Property Tax Plan. Essentially, we have high property tax rates that leads to slow tax growth and poor property valuations. In turn, these result in smaller tax revenues, prompting leaders to raise tax rates, which further deters growth and depresses valuations. We are stuck in this negative continuous loop. We want to flip that so we have low tax rates that lead to high growth and higher valuations that lead to higher tax revenues that prompt leaders to reduce the tax rate even further without sacrificing revenues. We want to phase this out over a ten-year period starting with two years of escrows. We want to use triggers. We can shorten the ten-year period if we start seeing the revenue.



COLUMBIA TAX MODERNIZATION COMMITTEE MEETING MINUTES THURSDAY, MAY 19, 2022

The schools levy two millages: one to fund school operations and owner-occupied housing does not pay that and the other is to repay bonded debt and all properties pay that. The historic debt millage for Richland School District One was 53 in 2011. On a compounded annual growth rate, it has grown at 1.9%. The revenues into the debt service fund followed the actual property rates and has grown at 3.38%. Increases in tax rates have provided new revenues for schools. The students have had a relatively steady decline. If we slowly implement this phased in tax plan the millage will stay the same. The revenues grow at a steady rate at 0.63% compounded annually. Under a worst-case scenario, we will see a decline in revenues from commercial and rental properties, but we also see growth in all other properties to make up for the decline. We do not see a decline in revenues. Richland One has been seeing a decline in students. It is difficult to project out the impact per pupil. School districts have other funds, but property taxes flow into the general fund. Historically, the millage rate increased from 2.36 in 2011 and it has gone up 1.25% compounded annually. Property taxes have grown at 2.95% compounded annually and state revenues have grown at 4.02%. If we implement the tax plan, the property tax will grow at 0.6% compounded annually. Under this worst-case scenario, we do see a decline in commercial, but it is made up by growth in other properties.

For Richland School District Two, they have a much higher debt service millage rate. The revenues have mostly grown because of increases in the property tax rate. They have seen growth in students. A lot of people are building houses in Richland School District Two, but they are working in Richland School District One. All of the new houses help with debt tax base to build new schools, but not with the operations. The revenues will grow at the historic rate. The student rate has historically grown at 0.68% compounded annually but we might see something different going forward. The general fund revenue for Richland School District Two is significantly higher and it has grown significantly faster. In the past year, there was a decline in property tax revenues and the millage rate didn't change. Projecting is difficult. We assume that state revenues and property growth occurs at the same rate as they have for the past ten years. Total property tax still grows at 1.07% compounded annually. Property taxes overall make up a lesser portion of the general fund for Richland Two than it does for Richland One.

COMMITTEE DISCUSSION

5. Recommendation of a Final Draft Plan - Ms. Rebecca Gunnlaugsson, Ph.D., President of Acuitas Economics **Received as information.**

The Honorable Joe E. Taylor, Jr., Chairman said we see what our final draft is. Are you comfortable with this as the draft to take to the community and begin the discussions? He noted that Mayor Rickenmann and Scottie Hughes left the meeting early.



We Are Columbia

**COLUMBIA TAX MODERNIZATION COMMITTEE MEETING MINUTES
THURSDAY, MAY 19, 2022**

Mr. James Bennett, First Citizens Bank said yes.

Mr. Billy Cantey, Cantey & Co. said absolutely.

Mr. Steve Taylor, Wolfe & Taylor Realtors said I absolutely agree.

The Honorable Edward H. McDowell, Jr. said yes. There is still concern about diving deeper into the substance of most of these issues. It paves the way for continued conversation.

6. Final Meeting Schedule - The Honorable Joe E. Taylor, Chair **Received as information.**

The Honorable Joe E. Taylor, Jr., Chairman said we will begin discussions in the community over the course of the next two to three months. We will come together during early September to finalize and create an implementation committee that the Mayor will put together. We will invite email feedback, suggestions and thoughts over the summer.

ADJOURNMENT

The meeting was adjourned at 3:29 p.m.

Respectfully submitted:

Erika D. Moore Hammond, CMC
City Clerk



We Are Columbia

MEETING DATE: June 7, 2022

DEPARTMENT: City Clerk

FROM: *Erika Hammond, City Clerk*

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

FUNDING SOURCE & ORIGINAL BUDGET:

PURPOSE:
Executive Management and Leasing, Inc.