



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, AUGUST 20, 2024

CALL TO ORDER

The Columbia City Council conducted a regular meeting on Tuesday, August 20, 2024 at the Busby Street Community Center, 1735 Busby Street, Columbia, South Carolina 29203. The Honorable Daniel J. Rickenmann, Mayor called the meeting to order at 4:00 p.m. and the following City Council members were present: The Honorable Will Brennan, Mayor Pro Tem, The Honorable Peter M. Brown, and The Honorable Tyler D. Bailey. The Honorable Edward H. McDowell, Jr. participated remotely. The Honorable Tina N. Herbert and The Honorable Aditi Bussells were absent. Also present were Ms. Teresa Wilson, City Manager and Ms. Erika D. Moore Hammond, City Clerk. This meeting was advertised in accordance with the South Carolina Freedom of Information Act.

INVOCATION

The Honorable Peter M. Brown offered the invocation.

PLEDGE OF ALLEGIANCE

Mr. Daniel Leuthner-Barrineau, Star Scout with Troop 95 led the Pledge of Allegiance.

ADOPTION OF THE AGENDA

Upon a motion made by Mr. Bailey and seconded by Mr. Brennan, Council voted unanimously to adopt the agenda subject to withdrawing **Item 3**.

PUBLIC INPUT

Ms. Susan Leonard of 2622 Mills Drive expressed concerns about tree removal in Mays Park. The community supports the park's revitalization but wants to keep the remaining mature trees.

Councilor Brown said we are committed to preserving trees and improving the park. We've listened to public feedback and we will continue to listen and make changes as needed.

Councilor Bailey took a moment of personal privilege to encourage citizens to pray for the families of the firefighters who were harmed in the fire off Beltline Boulevard over the weekend.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, AUGUST 20, 2024

APPROVAL OF MINUTES

1. Council is asked to approve the August 6, 2024 Regular Meeting Minutes and August 13, 2024 Special Called Meeting Minutes. – *Approved*

Upon a motion made by Mr. Brennan and seconded by Mr. Brown, Council voted unanimously to approve the August 6, 2024 Regular Meeting Minutes and August 13, 2024 Special Called Meeting Minutes.

PRESENTATIONS

2. Capital City/Lake Murray Country Update - Ms. Miriam Atria, President/CEO for the Capital City/Lake Murray Country Regional Tourism Board

Ms. Miriam Atria, President/CEO for the Capital City/Lake Murray Country Regional Tourism Board highlighted the success of the inaugural Southeastern Barbecue Showdown, held at Segra Park in June. The event drew attendees from 18 states and Japan, earning over 2.5 billion media impressions and showcasing Columbia as a barbecue hotspot. Despite recent funding cuts threatening future events, we're excited about a major car race planned for June 2025, which will further boost local tourism. We request a meeting to discuss continued support and invite the Council to join us in this regional endeavor.

There was discussion about what was learned from the event, including avoiding June's heat and balancing big-name and local talent.

CONSENT AGENDA ITEMS 4 THROUGH 18

Upon a single motion made by Mr. Brennan and seconded by Mr. Brown, Council voted unanimously to approve **Consent Agenda Items 4 through 18**.

3. Council is asked to approve a Fiscal Year 2024/2025 Professional Services Agreement for the Director of External Affairs, as requested by Administration. Award to Laddie Howard in an amount not to exceed \$85,000.00. This firm is located in Columbia, SC. – *Withdrawn*

Funding Source: Governmental Affairs - Professional Services (1011103-636600). The original budget amount is \$85,000.00.

4. Council is asked to approve a Fiscal Year 2024/20245 Professional Services Agreement for State Lobbying Services, as requested by the Office of Governmental Affairs. Award



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, AUGUST 20, 2024

to Due South Advocacy in an amount not to exceed \$72,000.00. This firm is located in Columbia, SC. – *Approved*

Funding Source: Governmental Affairs - Professional Services (1011103-636600). The original budget amount is \$72,000.00.

5. Council is asked to approve a Fiscal Year 2024/2025 Professional Services Agreement for State Lobbying Services, as requested by the Office of Governmental Affairs. Award to Jet Corp Consulting Group, LLC in an amount not to exceed \$72,000.00. This firm is located in Columbia, SC. – *Approved*

Funding Source: Governmental Affairs - Professional Services (1011103-636600). The original budget amount is \$72,000.00.

6. Council is asked to approve a Fiscal Year 2024/2025 Professional Services Agreement for State Lobbying Services, as requested by the Office of Governmental Affairs. Award to Kyle Michel Law Firm, LLC in an amount not to exceed \$80,000.00. This firm is located in Columbia, SC. – *Approved*

Funding Source: Governmental Affairs - Professional Services (1011103-636600). The original budget amount is \$80,000.00.

7. Council is asked to approve a Fiscal Year 2024/2025 Professional Services Agreement for Federal Lobbying Services, as requested by the Office of Governmental Affairs. Award to CapitalEdge Strategies, LLC in an amount not to exceed \$90,000.00. This firm is located in Washington, DC. – *Approved*

Funding Source: Governmental Affairs - Professional Services (1011103-636600). The original budget amount is \$90,000.00.

8. Council is asked to approve a Memorandum of Understanding for Indigent Defense in the Municipal Court, as requested by the Legal Department. Award to the Richland County Fifth Circuit Public Defender's Office in the amount of \$225,000.00. – *Approved*

Funding Source: Legal Department Public Defender (1018404-638522). The original budget amount is \$225,000.00.

9. Council is asked to approve the Purchase of Vehicles and Equipment for various City Departments, as requested by the Fleet Services Division. Award to the following vendors in the total amount of \$446,559.80. – *Approved*



**COLUMBIA CITY COUNCIL MEETING MINUTES
TUESDAY, AUGUST 20, 2024**

Item	Vendor	Vehicles	Procurement Method	Amount
a.	Alan Jay Automotive Management dba Alan Jay Fleet Sales Sebring, FL	Two (2) 2024 Ford F-150 Regular Cab 2WD for the Solid Waste Division, as requested on July 12, 2024.	SC State Contract #4400029875	\$75,281.80
<i>Funding Source: Solid Waste Street Sweeping \$37,640.90 - Auto, Trucks, Heavy Equipment-Capital (5534408-658500). Solid Waste Administration \$37,640.90 - Auto, Truck, Heavy Equipment-Capital (1014403-658200). The original budget amount is \$75,281.80.</i>				
b.	Blanchard Machinery Company West Columbia, SC	One (1) 2024 CAT 306 Mini Excavator for the Street Division, as requested on July 12, 2024.	SC State Contract #4400031291	\$112,727.00
<i>Funding Source: Streets-Storm Drains - Auto, Trucks, Heavy Equipment-Capital (5534203-658500). The original budget amount is \$112,727.00.</i>				
c.	Blanchard Machinery Company West Columbia, SC	One (1) 2024 CAT 265 Skid Steer for the Street Division, as requested on July 12, 2024.	SC State Contract #4400031291	\$122,615.00
<i>Funding Source: Streets-Storm Drains - Auto, Trucks, Heavy Equipment-Capital (5534203-658500). The original budget amount is \$122,615.00.</i>				
d.	Love Chevrolet Columbia, SC	One (1) 2024 Chevrolet Tahoe 2WD for the Columbia Police Department, as requested on July 18, 2024.	SC State Contract #4400031134	\$67,968.00
<i>Funding Source: Capital Replacement - Auto, Trucks, Heavy Equipment-Capital (6308972-658500). The original budget amount is \$67,968.00.</i>				
e.	Love Chevrolet Columbia, SC	One (1) 2024 Chevrolet Tahoe 2WD for the Columbia-Richland Fire Department, as requested on August 3, 2024.	SC State Contract #4400031134	\$67,968.00
<i>Funding Source: Capital Replacement - Auto, Trucks, Heavy Equipment-Capital (6308972-658500). The original budget amount is \$67,968.00.</i>				
Total				\$446,559.80

10. Council is asked to approve the Purchase of a Pump Station Discharge Valve and Actuator for the Metro Wastewater Treatment Plant, as requested by Columbia Water on August 6, 2024. Award to Heyward Charlotte, Inc., in the amount of \$51,079.50. This vendor is located in Chicago, IL. – *Approved*

Funding Source: Utilities Metro Wastewater Plant - Machinery and Equipment-Capital (5516208-658300). The original budget amount is \$51,079.50.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, AUGUST 20, 2024

11. Council is asked to approve a new Professional Services Contract for Project SS7648; Capacity Assurance Program Hydraulic Modeling Professional Services, as requested by Columbia Water on July 19, 2024. Award to Hazen and Sawyer in an amount not to exceed \$250,000.00. The initial term of the contract will take effect upon issuance of a Notice to Proceed with an end date one year from commencement and the option to renew for two (2) additional one-year periods. This firm is located in Columbia, SC. – *Approved*

Funding Source: Engineering Wastewater Systems Improvement - Special Contracts Water/Sewer and Stormwater (5516221-638305). The original budget is \$250,000.00.

12. Council is asked to approve Contract Amendment #4 for Project SS7591; Project Management and Capacity Assurance Program Professional Services, as requested by Columbia Water on August 6, 2024. Award to Carper Civil Consulting, LLC, in an amount not to exceed \$368,676.00. The current term of the contract ends on September 30, 2024 and this amendment extends the contract to June 30, 2025. This firm is located in Columbia, SC. – *Approved*

Funding Source: Engineering Wastewater System Improvements – Special Contracts Water/Sewer, Stormwater (5516221-638305). The current budget amount is \$594,672.00. The budget amount for this amendment is \$368,676.00. The total revised budget amount is \$963,301.00.

13. Council is asked to approve a new Professional Services Contract for Environmental Sample Collection Testing, as requested by Columbia Water on December 15, 2023. Award to Rogers and Callcott, in an amount not to exceed \$259,248.00. The initial term of the contract will take effect upon issuance of a Notice to Proceed with an end date one year from commencement and the option to renew for four (4) additional one-year periods. This firm is located in Columbia, SC. – *Approved*

Funding Source: Utilities Metro Wastewater Plant - Special Contracts (5516208-638300) \$87,715.00; Wastewater Compliance - Special Contracts (5516231-638300) \$171,533.00. The original budget amount is \$259,248.00.

Rogers and Callcott is the prime and will provide sample collection and analyses for National Pollutant Discharge Elimination System (NPDES) aqueous sample matrix, Metro Wastewater Treatment Plant solid sample matrix, metro NPDES toxicity, metro groundwater, stormwater general permit/sanitary sewer overflows, fat, oils and grease program (FOG) and pre-treatment services at 66.80% (\$173,175.80) of the total contract amount.

The following subcontractors will provide additional services:

Eurofins Environment Testing America Holdings, Inc., located in Lancaster, PA, will provide volatile organic analysis (VOA), formaldehyde, specific conductance, oil and grease testing services at 11.32%



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, AUGUST 20, 2024

(\$29,340.00) of the total contract amount.

Montrose Environmental Group, Inc., located in Wilmington, NC, will provide polyfluoroalkyl substances (PFAS) and perfluorooctanoic acid (PFOA) testing services at 19.85% (\$51,445.00) of the total contract amount.

The GEL Group, Inc. located in Charleston, SC, will provide low level mercury analysis, solid o-phos, silicon, total organic carbon, hexavalent chromium (HexCR) testing services at 0.42% (\$1,072.00) of the total contract amount.

Water Systems, Inc., located in Lexington, SC, will provide toxicity testing services at 1.51% (\$3,915.80) of the total contract amount.

Keystone Laboratories, Inc., located in Newton, IA, will provide EPA testing services at 0.10% (\$250.00) of the total contract amount.

14. Council is asked to Ratify three (3) Emergency Procurements for the replacement of waterlines and repairs at the Metro Wastewater Treatment Plant, as requested by Columbia Water. Award to the lowest responsive bidder for each project in a total amount of \$874,193.70. – *Approved*

Item	Vendor	Description	Amount
a.	GH Smith	Installation of a 6' waterline on Preston Street.	\$717,270.00
Funding Source: Water & Sewer Capital Projects – 6" Ductile Iron Pipe Water Main Upgrade along Preston – Capital Project Costs (5529999-WM476001-658650). The original budget amount is \$717,270.00.			
b.	P&S Construction Company, Inc. Lexington, SC	Labor and equipment repair to clean the pre-treatment filter tank at the Metro Wastewater Treatment Plant.	\$89,763.70
Funding Source: Utilities Metro Wastewater Plant – Equipment Repair/Service Supply (5516208-631800). The original budget amount is \$89,763.70.			
c.	Shady Grove Construction, LLC Irmo, SC	Train 1 Return Activated Sludge-Secondary Clarifier #5 leaking water repairs.	\$67,160.00
Funding Source: Utilities Metro Wastewater Plant – Equipment Repair/Service Supply (5516208-631800). The original budget amount is \$67,160.00.			
Total			\$874,193.70

15. Ordinance No.: 2024-055 - Granting an encroachment to the University of South Carolina for the use of the right of way area of the 1400 block of Pendleton Street for the installation and maintenance of a sidewalk and a retaining wall adjacent to 1420 Pendleton Street, Richland County TMS# 11304-05-01 – *Approved on second reading.*

First reading approval was given on August 6, 2024.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, AUGUST 20, 2024

16. Ordinance No.: 2024-059 - Granting an encroachment to MGN Development Group, LLC for the use of the right of way area of the 1100 block of Miller Avenue for the installation and maintenance of landscaping and irrigation adjacent to 1104 Miller Avenue, Richland County TMS# 09209-22-03 – *Approved on second reading.*

First reading approval was given on August 6, 2024.

17. Ordinance No.: 2024-061 - Granting an encroachment to Richard Burts for the use of the right of way areas of the 1500 block of Main Street and the 1200 block of Hampton Street for maintenance of a historic Seth Thomas clock adjacent to 1500 Main Street, Richland County TMS# 09014-09-16 – *Approved on second reading.*

First reading approval was given on August 6, 2024.

18. Ordinance No.: 2024-062 - Authorizing the City Manager to execute a Right of Entry Agreement and Temporary Construction License with The River Alliance to Construct Saluda Riverwalk Phase 2 and Boyd Foundation Funded Bridge – *Approved on second reading.*

First reading approval was given on August 6, 2024.

CONSIDERATION OF BIDS, CONTRACTS AND CHANGE ORDERS

19. Council is asked to approve a new Contract for Project SS7565; Lower Kinley Creek Sewer Improvements, as requested by Columbia Water on May 9, 2024. Award to McClam and Associates, Inc., in an amount not to exceed \$11,795,072.30, which includes contingency. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date five hundred seventy (570) days from commencement. This contractor is located in Columbia, SC. – *Approved*

Funding Source: Water and Sewer Capital Projects - Lower Kinley Creek Sewer Improvements - Capital Project Costs (5529999-SS756501-658650). The original budget amount is \$11,795,072.30.

This is a Columbia Disadvantaged Business Enterprise (CDBE) program project with a 9% CDBE goal. The CDBE goal was exceeded at 10.25%.

McClam and Associates, Inc. is the prime contractor and will provide sewer replacement services at 84.58% (\$9,069,668.00) of the total contract amount.

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

Mattlane Construction, Inc., a Minority Business Enterprise (W) and a CDBE located in West Columbia, SC, will provide concrete installation at 0.61% (\$65,625.00) of the total contract amount.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, AUGUST 20, 2024

Chao & Associates, Inc., a Minority Business Enterprise and a CDBE located in Columbia, SC, will provide surveying at 0.61% (\$65,000.00) of the total contract amount.

L.A. Barrier & Son, Inc., a Minority Business Enterprise (W) and a CDBE located in Lexington, SC, will provide hauling services at 9.03% (\$968,000.00) of the total contract amount.

D. S. Utilities, Inc., located in Little Mountain, SC, will provide clearing services at 0.76% (\$82,000.00) of the total contract amount.

Horizontal Unlimited, located in Westminster, SC, will provide jack and bore services at 4.41% (\$472,500.00) of the total contract amount.

Mr. Clint Shealy, P.E., Assistant City Manager for Columbia Water said this is a continued investment in our wastewater collection system. This will allow us to continue growth in the system, meet the peak wet weather conditions, and prevent us from spilling sewer in the future.

Upon a motion made by Mr. Brennan and seconded by Mr. Bailey, Council voted unanimously to approve a new Contract for Project SS7565; Lower Kinley Creek Sewer Improvements, as requested by Columbia Water on May 9, 2024. Award to McClam and Associates, Inc., in an amount not to exceed \$11,795,072.30, which includes contingency. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date five hundred seventy (570) days from commencement. This contractor is located in Columbia, SC.

20. Council is asked to approve a new Sole Source Contract for the Williams Street Extension Project, as requested by Columbia Water on May 3, 2024. Award to Hussey Gay Bell and DeYoung Inc., as a Sole Source in an amount not to exceed \$2,835,625.00. The initial term of the contract will take effect upon issuance of the Notice to Proceed with the option to renew for one (1) additional one-year period. This vendor is located in Columbia, SC. – *Approved*

Funding Source: State Appropriations Fund - Williams Street Gateway Infrastructure Project - Capital Project Costs (2209999-SC117002-658650). The original budget amount is \$2,835,625.00.

Ms. Dana Higgins, P.E., Director of Engineering explained that the contract is for finishing the design work. We have 30% of the design for Phase One completed. This contract will include studying the access road along the river, both to the north and south. It will also allow us to work with construction managers as needed.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, AUGUST 20, 2024

Mayor Rickenmann said this is a project that has been talked about for decades. I want to thank Charlie Thompson and the Guignard Family, for making sure that the development can be something everyone in Columbia can have access to. It helps us connect our riverfront. Over the next five years, we are going to see the connectivity of 27 miles of trails.

Upon a motion made by Mr. Brennan and seconded by Mr. Bailey, Council voted unanimously to approve a new Sole Source Contract for the Williams Street Extension Project, as requested by Columbia Water on May 3, 2024. Award to Hussey Gay Bell and DeYoung Inc., as a Sole Source in an amount not to exceed \$2,835,625.00. The initial term of the contract will take effect upon issuance of the Notice to Proceed with the option to renew for one (1) additional one-year period. This vendor is located in Columbia, SC.

RESOLUTIONS

21. Resolution No.: R-2024-074 - Authorizing the City Manager to execute a First Amendment to the Agreement between Guignard Associates LLC and the City of Columbia – *Approved*

Upon a motion made by Mr. Brennan and seconded by Mr. Brown, Council voted unanimously to approve Resolution No.: R-2024-074 - Authorizing the City Manager to execute a First Amendment to the Agreement between Guignard Associates LLC and the City of Columbia.

PUBLIC HEARING & FIRST READING FOR ZONING / PLANNING MATTERS

Council opened the public hearing at 4:32 p.m.

22. ZONING MAP AMENDMENT for Kings Grant Drive @ I-77, TMS# 16507-02-01 (portion) & TMS# 16507-02-02 (portion) – *Approved on first reading.*

Ordinance No.: 2024-068 - Amending the Official Zoning Map to modify the zoning for 2.14 acres of Kings Grant Drive @ I-77, Richland County TMS #16507-02-01 (portion) and TMS #16507-02-02 (portion) – Approved on first reading.

Council District: 4

Proposal: Request to rezone approximately 2.14 acres from Residential Single-Family - Large Lot District (RSF-1) to Neighborhood Activity Center/Corridor (NAC).

Applicant: Michael Sandifer, Vogue Towers

Staff Recommendation: Approval



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, AUGUST 20, 2024

PC Recommendation: 07/18/2024; Approval (5-0)

Ms. Amy Ballou submitted a written response expressing her opposition to the rezoning.

Ms. Pat Tant, CEO of Vogue Towers supports this rezoning. She said our engineer and project management team have met with staff and the HOA. We're mindful of aesthetics.

Upon a motion made by Mr. Brown and seconded by Mr. Bailey, Council voted unanimously to give first reading approval to the Zoning Map Amendment for Kings Grant Drive @ I-77, TMS# 16507-02-01 (portion) & TMS# 16507-02-02 (portion) **and** Ordinance No.: 2024-068 - Amending the Official Zoning Map to modify the zoning for 2.14 acres of Kings Grant Drive @ I-77, Richland County TMS #16507-02-01 (portion) and TMS #16507-02-02 (portion).

23. ZONING MAP AMENDMENT for 2405 Two Notch Road, TMS# 11511-11-05 and 11511-11-09 – *Approved on first reading.*

Ordinance No.: 2024-067 - Amending the Official Zoning Map to modify the zoning for 2405 Two Notch Road, Richland County TMS #11511-11-09 and TMS #11511-11-05 – Approved on first reading.

Council District: 2

Proposal: Request to rezone the property from Community Activity Center/Corridor District (CAC) to Mixed Use District (MU-2).

Applicant: Lila Anna Sauls

Staff Recommendation: Approval

PC Recommendation: 07/18/2024; Approval (5-0)

No one appeared at this time.

Upon a motion made by Mr. McDowell and seconded by Mr. Bailey, Council voted unanimously to give first reading approval to the Zoning Map Amendment for 2405 Two Notch Road, TMS# 11511-11-05 and 11511-11-09 **and** Ordinance No.: 2024-067 - Amending the Official Zoning Map to modify the zoning for 2405 Two Notch Road, Richland County TMS #11511-11-09 and TMS #11511-11-05.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, AUGUST 20, 2024

24. ZONING MAP AND TEXT AMENDMENT for 1417 Pickens Street, TMS# 11402-13 – *Approved on first reading.*

Ordinance No.: 2024-070 - Amending the Official Zoning Map to modify the zoning for 1417 Pickens Street, Richland County TMS# 11402-13-06 and amending the Unified Development Ordinance of the City of Columbia, South Carolina, Appendix C: Type 3 Landmarks – Approved on first reading.

Council District: 2

Proposal: Request recommendation to rezone the property from Mixed-Use District (MU-2), City Center Design Overlay District (OV-CC) to Mixed-Use District (MU-2), City Center Design Overlay District (OV-CC), Historic Preservation Overlay District (OV-HP, Individual Landmark, Type 3) and amend the Unified Development Ordinance, Chapter 17, Appendix C: Type 3 Landmarks to establish the property as a City of Columbia Landmark.

Applicant: Cindy Nord, Owner

Staff Recommendation: Approval

PC Recommendation: 07/18/2024; Approval (5-0)

D/DRC Recommendation: 07/25/2024; Approval (5-0)

Ms. Debbie Bloom of 1043 Elmwood Avenue supports this rezoning. I have worked with the applicant, philanthropist Ms. Cindy Nord. She is dedicated to historic preservation and would like her home to be protected.

Upon a motion made by Mr. Brennan and seconded by Mr. Brown, Council voted unanimously to give first reading approval to Zoning Map and Text Amendment for 1417 Pickens Street, TMS# 11402-13-06 **and** Ordinance No.: 2024-070 - Amending the Official Zoning Map to modify the zoning for 1417 Pickens Street, Richland County TMS# 11402-13-06 and amending the Unified Development Ordinance of the City of Columbia, South Carolina, Appendix C: Type 3 Landmarks.

25. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 100 and 108 Bluff Road TMS# 11204-02-39 and 11204-02-38 - *Approved on first reading.*

Ordinance No.: 2024-066 - Annexing 100 and 108 Bluff Road, Richland County TMS #11204-02-39 and TMS #11204-02-38 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map – Approved on first reading.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, AUGUST 20, 2024

Council District: 3

Proposal: Request to annex the property, assign the land use classification of Urban Core Mixed Residential Type 3 (UCMR-3) and assign of zoning of Residential Two-Family - Mill Village District (RD-MV), portions within the Floodplain Overlay District (OV-FP) and Floodway Overlay Districts (OV-FW). The property is currently classified as Mixed Residential (High Density) and zoned Residential 6 (R6) by Richland County.

Applicant: James L. Hilliard and Benjamin Elbert Davis, III / Sandlapper Mgt. Company, LLC

Staff Recommendation: Approval

PC Recommendation: 07/18/2024; Approval, (5-0)

No one appeared at this time.

Upon a motion made by Mr. Brennan and seconded by Mr. Bailey, Council voted unanimously to give first reading approval to the Annexation, Future Land Use Map Amendment, and Zoning Map Amendment for 100 and 108 Bluff Road TMS# 11204-02-39 and 11204-02-38 **and** Ordinance No.: 2024-066 - Annexing 100 and 108 Bluff Road, Richland County TMS #11204-02-39 and TMS #11204-02-38 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map.

26. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 28.50 acres E/S Broad River Road, TMS# 06112-05-33 – *Deferred*

Ordinance No.: 2024-065 - Annexing 28.50 acres E/S Broad River Road, Richland County TMS #06112-05-33 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map - Deferred

Council District: 1

Proposal: Request to annex the property, assign the land use classification of Urban Edge Mixed Residential (UEMR) and assign of zoning of Residential Mixed District (RM-2). The property is currently classified as Mixed Residential (High Density) and Mixed Use Corridor and zoned Residential 6 (R6) by Richland County.

Applicant: Edward Rose Assoc., LLC

Staff Recommendation: Approval

PC Recommendation: 07/18/2024; Approval, (5-0)



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, AUGUST 20, 2024

No one appeared at this time.

27. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 52 Riverview Court and portion of 62 Riverview Court TMS# 09106-21-10 and 09106-21-12 (portion) – *Approved on first reading.*

Ordinance No.: 2024-064 -Annexing 52 Riverview Court and 62 Riverview Court, Richland County TMS #09106-21-10 and TMS #09106-21-12 (portion) into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map – Approved on first reading.

Council District: 1

Proposal: Request to annex the property, assign the land use classification of Urban Core Residential Small Lot (UCR-1) and assign of zoning of Residential Single Family Small Lot (RSF-3). The property is currently classified as Mixed Residential (High Density) and zoned Residential 6 (R6) by Richland County.

Applicant: Casa MacVerde Holdings, LLC

Staff Recommendation: Approval

PC Recommendation: 07/18/2024; Approval, (5-0)

No one appeared at this time.

Upon a motion made by Mr. McDowell and seconded by Mr. Bailey, Council voted unanimously to give first reading approval to the Annexation, Future Land Use Map Amendment, and Zoning Map Amendment for 52 Riverview Court and portion of 62 Riverview Court TMS# 09106-21-10 and 09106-21-12 (portion) **and** Ordinance No.: 2024-064 -Annexing 52 Riverview Court and 62 Riverview Court, Richland County TMS #09106-21-10 and TMS #09106-21-12 (portion) into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map.

28. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 495 Piney Grove Road, TMS# 002898-03-014 – *Approved on first reading.*

Ordinance No.: 2024-063 - Annexing 495 Piney Grove Road, Lexington County TMS #002898-03-014 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map – Approved on first reading.

Council District: 1



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, AUGUST 20, 2024

Proposal: Request to annex the property, assign the land use classification of Regional Activity Corridor (AC-3) and assign of zoning of General Commercial District (GC). The property is currently classified as Destination Retail and zoned Intensive Development (ID) on an Arterial Road (A) Street Classification in a Neighborhood Appearance District (NAD) by Lexington County.

Applicant: The Spinx Company, LLC

Staff Recommendation: Approval

PC Recommendation: 07/18/2024; Approval, (5-0)

Upon a motion made by Mr. Brennan and seconded by Mr. Brown, Council voted unanimously to give first reading approval of the Annexation, Future Land Use Map Amendment, and Zoning Map Amendment for 495 Piney Grove Road, TMS# 002898-03-014 **and** Ordinance No.: 2024-063 - Annexing 495 Piney Grove Road, Lexington County TMS #002898-03-014 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map.

29. AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE TO UPDATE PRINCIPAL USE TABLE FOR VETERINARY CLINICS – *Deferred*

Ordinance No.:2024-069 - Amending the Unified Development Ordinance, Chapter 17, Article 4: Use Regulations, Sec. 17-4.2(b) Principal Use Table, to permit veterinary hospital or clinic as a conditional use in the Mixed-Use (MU-1) District. - Deferred

Proposal: Request to amend the Unified Development Ordinance, Chapter 17, Article 4: Use Regulations, Sec. 17-4.2(b) Principal Use Table, to permit veterinary hospital or clinic as a conditional use in the Mixed Use (MU-1) District.

Applicant: Hope Hasty, Zoning Administrator

Staff Recommendation: Approval

PC Recommendation: Approval (5-0)

No one appeared at this time.

Ms. Krista Hampton, Director of Planning and Development Services explained that human medical clinics are permitted, but animal clinics are not. To address concerns about outdoor kennels, which are not allowed in these areas, we propose an amendment to permit veterinary clinics with appropriate conditions in these districts.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, AUGUST 20, 2024

Mayor Rickenmann asked for further explanation surrounding conditional use.

Ms. Krista Hampton, Director of Planning and Development Services said that conditional use means in order to locate in that district we have conditions that are applied. For example, not having the outdoor kennels.

Councilor Brennan asked if this was an overarching new zoning for all vet clinics. If a vet clinic located in a Mixed Use (MU-2) District wanted to do renovation and/or additions, would they need to go in front of the Zoning Board?

Ms. Krista Hampton, Director of Planning and Development Services explained that this won't affect existing permissions or require rezoning. Existing clinics could expand by following the regular permitting process, provided they meet current code standards and neighborhood compatibility rules.

Council closed the public hearing at 4:46 p.m.

APPOINTMENTS

30. Council is asked to approve the appointment of Mr. Bryan Jefferies as the Chief Administrative Judge for a four-year term.

Upon a motion made by Mr. Bailey and seconded by Mr. Brown, Council voted unanimously to approve the appointment of Mr. Bryan Jefferies as the Chief Administrative Judge for a four-year term.

CITY COUNCIL COMMITTEE REFERRALS, REPORTS AND NEW BUSINESS

No City Council Committee Referrals, Reports, or New Business was presented at this time.

PUBLIC INPUT

No one appeared at this time.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, AUGUST 20, 2024

EXECUTIVE SESSION

Upon a motion made by Mr. Brennan and seconded by Mr. McDowell, Council voted unanimously to enter into Executive Session at 4:48 p.m. for the discussion of **Item 31**.

31. Discussion of matters relating to the proposed location, expansion, or provision of services encouraging location or expansion of industries or other businesses in the area served by the public body pursuant to S.C. Code §30-4-70(a)(5)

Capital City Stadium Drainage Project

ADJOURNMENT

The meeting was adjourned at 5:27 p.m.

Respectfully submitted:

Erika D. Moore Hammond, CMC
City Clerk