We Are Columbia

The Columbia City Council will conduct a Work Session & Council Meeting at 2:00 p.m. and 6:00 p.m. on Tuesday, September, 20, 2016 at City Hall, Council Chambers, 1737 Main Street, 3rd Floor, Columbia, SC 29201. The full agenda packet can be viewed online at www.columbiasc.net/city-council/agendas.

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

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

WORK SESSION - 2:00 P.M.

ROLL CALL

INVOCATION

CITY COUNCIL DISCUSSION

1. Two Notch Road (Phase 1) Facade Project Update - Ms. Gerry Lynn Hall, Program Compliance Specialist for the Office of Business Opportunities

2. Public Life Public Space Action Plan - Mr. John Fellows, AIA, AICP, Planning Administrator for the Planning and Development Department and Ms. JoAnn Turnquist, President & CEO of the Central Carolina Community Foundation

3. Changes in Parking Enforcement Hours in Five Points - Ms. Melissa Gentry, P.E., Assistant City Manager for Operations

4. Parking Ordinance Revisions - Ms. Melissa Gentry, P.E., Assistant City Manager for Operations and Ms. Jeanne Lisowski, Esq., Assistant City Attorney

5. Storm Water Project List / Proposed Bond Discussion - Ms. Melissa Gentry, P.E., Assistant City Manager for Operations

EXECUTIVE SESSION

6. Discussions incident to proposed contractual arrangements - §30-4-70(a)(2): - Parking

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

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

   US DOT v. Association of American Railroads

COUNCIL MEETING - 6:00 P.M.

ROLL CALL

INVOCATION

Chaplain Billie Bright, Columbia Fire Department

PLEDGE OF ALLEGIANCE

ADOPTION OF THE AGENDA

PUBLIC INPUT RELATED TO AGENDA ITEMS

CONSENT AGENDA ITEMS 9 THROUGH 25

CONSIDERATION OF BIDS & AGREEMENTS

9. Council is asked to approve a Fiscal Year 2016/2017 Contract Renewal for Professional Services related to the retention of Military Personnel, Services and Operations located at Fort Jackson during the upcoming rounds of Base Realignment and Closure (BRAC) and Sequestration, as requested by the Economic Development Department. Award to the Greater Columbia Chamber of Commerce in the amount of $53,500.00. This firm is located in Columbia, SC.

   Funding Source: Special Contracts 5511301-638300 - The original budgeted amount is $53,500.00.

10. Council is asked to approve a Fiscal Year 2016/2017 Contract Renewal for Professional Services for Assistance with Cluster Development, Project Management, Promotions, Marketing and Research, as requested by the Economic Development Department. Award to EngenuitySC in the amount of $65,000.00. This firm is located in Columbia, SC.

    Funding Source: Special Contracts 5511301-638300 - The original budgeted amount is $65,000.00.

11. Council is asked to approve a Fiscal Year 2016/2017 Contract Renewal for Professional Services for Assistance with Recruitment, Project Management, Promotions, Marketing, and Research, as requested by the Economic Development Department. Award to Central SC Alliance in the amount of $120,500.00. This firm is located in Columbia, SC.

    Funding Source: Special Contracts 5511301-638300 - The original budgeted amount is $120,500.00.

12. Council is asked to approve the Purchase of seventy-five (75) Safariland Body Armor, as requested by the Police Department. Award to Lawmen's using the SC State Contract in the amount of $59,535.00. This vendor is located in Columbia, SC.

    Funding Source:Police Department – Uniforms and Clothing,1012402 –624100. The original budgeted amount is $59,535.00.

13. Council is asked to approve a Fiscal Year 2016/2017 Contract Renewal for Emergency Notification System Services, as requested by Columbia-Richland 911 Communications. Award to Everbridge Systems in the amount of $75,500.00. This firm is located in Columbia, SC.

    Funding Source: City Account:1012701-638200 ($37,750) and County Account: 2082702-638200 ($37,750). The original budgeted amount is $75,500.00.

14. Council is asked to approve a Contract to Provide Project Management Services, as requested by the Budget and Program Management Office. Award to Advanced Automation Consulting in the amount of $76,440.00. This firm is located in Irmo, SC.

    Funding Source: General Admin Information Tech/Professional Services, 6218954-636600. The original budgeted amount is $76,440.00.

15. Council is asked to approve the Purchase of one (1) Heavy Duty Backhoe, as requested by the Wastewater Maintenance Division. Award to Blanchard Machinery, a Local Business Enterprise using the SC State Contract in the amount of $101,655.00. This vendor is located in Columbia, SC.

    Funding Source: Utilities Water Distribution and Maintenance / Auto, Trucks, Heavy Equipment Capital 5516203 - 658500. The original budgeted amount is $101,655.00.

16. Council is asked to approve the Purchase of a 2016 Caterpillar Excavator, as requested by the Wastewater Maintenance Division. Award to Blanchard Machinery, a Local Business Enterprise using the SC State Contract in the amount of $128,320.20. This vendor is located in Columbia, SC.

    Funding Source: Utilities Wastewater Maintenance / Machinery and Equipment Capital 5516205 - 658300. The original budgeted amount is $128,320.20.

17. Council is asked to approve the Purchase of 3,000 Green ninety-six (96) Gallon Toter Roll Carts, as requested by the Solid Waste Division. Award to Wastequip, using the National Joint Powers Alliance Cooperative Contact in the amount of $163,895.13. This vendor is located in Charlotte, NC.

Funding Source: Solid Waste Roll Carts-Roll Carts and Recycle Bins 1014401-627600. The original budgeted amount is $163,895.13.

18. Council is asked to approve the Purchase of one (1) Ford F750 Truck with a Crane Mount, as requested by the Water Distribution Division. Award to H & E Equipment Services, using the National Joint Powers Alliance Cooperative Contract in the amount of $191,160.00. This vendor is located in Columbia, SC.

Funding Source: Utilities Water Dist & Maint - Autos, Trucks, Heavy Equipment Capital 5516203-658500. The original budgeted amount is $191,160.00.

19. Council is asked to ratify the approval of Project SS739901; Sewer Replacement on Tanglewood Road, as requested by the Utilities and Engineering Department. Award to Shady Grove Construction in an amount not to exceed $391,770.50, which includes the contractor's bid amount of $356,155.00 and the owner's contingency amount of $35,615.50. This firm is located in Irmo, SC.

Funding Source: Capital Improvement Fund, 5529999-658650/SS739901-658650 - This is a Clean Water 2020 Program Project and the origial budgeted amount is $390,890.50.

Sub-consultant services will be at $105,140.00 of the contract value.

$12,740.00 - Fortiline Waterworks of Columbia, SC will provide pipe and appurtenances
$32,400.00 - Capital Concrete of Lexington, SC will provide flowfill
$60,000.00 - B&H Paving of Gaston, SC will provide asphalt/paving

ORDINANCES - SECOND READING

20. Ordinance No.: 2016-083 - Granting an Easement to South Carolina Electric and Gas Company (SCE&G) along a portion of 4011 Beltline Boulevard, Richland County TMS#11610-05-26 for utilities to serve the City's new Water and Wastewater Office Facility; CF#250-412 - First reading approval was given on September 6, 2016.

21. Ordinance No.: 2016-084 - Authorizing the conveyance of approximately 0.010 acre (428 square feet) portion of Richland County TMS #22906-04-22 to Richland County for Intersection Improvements at North Springs Road (S40-1834) and Risdon Way (S40-2271); CF#250-398

EVENT RESOLUTIONS

22. Resolution No.: R-2016-063 - Authorizing consumption of beer and wine only at the Chili Cook Off in Five Points in the 700 and 800 blocks of Pavilion Avenue and 2100 and 2200 blocks of Greene Street on Saturday, November 12, 2016

23. Resolution No.: R-2016-065 - Authorizing consumption of beer and wine only at Soda City Crit on Saturday, December 17, 2016

24. Resolution No.: R-2016-066 - Authorizing consumption of beer and wine only at Vista Lights 2016 on November 17, 2016

25. Resolution No.: R-2016-068 - Authorizing consumption of beer and wine beverages only at the USC Alumni Center Homecoming Celebration and Grand Opening of Foundation Square on November 4, 2016

PRESENTATIONS

26. Introduction of the July 2016 Employee of the Month (Ms. Miranda Lurks, Telecommunicator) - Ms. Kimberly Gathers, Director of Columbia-Richland 911 Communications Center

27. Presentation of the Commission on Accreditation for Law Enforcement Award to the Columbia-Richland 911 Communications Center

28. National Museum of African American History and Culture Day Proclamation - The Honorable Mayor Stephen K. Benjamin

29. Columbia Museum of Art Update - Ms. Karen Brosius, Executive Director / Columbia Museum of Art

ORDINANCES - FIRST READING

Building Codes in Effect for South Carolina and City of Columbia (Items 31-39)

30. Ordinance No.: 2016-068 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 5, Article II, Building and Technical Codes, Division 2, Building Code, Sec. 5-51, Adoption; conflicting provisions

31. Ordinance No.: 2016-069 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 5, Article II, Building and Technical Codes, Division 3, Gas Code, Sec. 5-71, Adoption; Conflicting provision

32. Ordinance No.: 2016-070 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 5, Article II, Building and Technical Codes, Division 4, Plumbing Code, Sec. 5-91, Adoption; conflicting provisions

33. Ordinance No.: 2016-071 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 5, Article II, Building and Technical Codes, Division 5, Electric Code, Sec. 5-111, Adoption; conflicting provisions

34. Ordinance No.: 2016-072 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 5, Article II, Building and Technical Codes, Division 6, Mechanical Code, Sec. 5-131, Adoption; conflicting provisions

35. Ordinance No.: 2016-073 - Amending Code of Ordinances of the City of Columbia, South Carolina, Chapter 5, Buildings and Building Regulations, Article II, Building and Technical Codes, Division 7, Property Maintenance Code, Sec. 5-151, Adoption; conflicting provisions

36. Ordinance No.: 2016-074 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 5, Buildings and Building Regulations, Article II, Building and Technical Code, Division 8, Sec. 5-171, Adoption; conflicting provisions

37. Ordinance No.: 2016-075 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 5, Article II, Building and Technical Codes, Division 9, International Residential Code for One- and Two Family Dwellings, Sec. 5-191, Adoption; conflicting provisions

38. Ordinance No.: 2016-076 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 9, Fire Prevention and Protection, Article IV, Fire Prevention Code, Sec. 9-61, Adoption

39. Ordinance No.: 2016-088 - Authorizing the City Manager to execute a Lease Renewal Agreement with Branch Banking and Trust Company (BB&T) for use of 3905 Ensor Avenue (Lutheran Survey Building)

40. Ordinance No.: 2016-089 - Authorizing the City Manager to execute a Eighth Amendment to Purchase Agreement between the City of Columbia and Bright-Meyers 2001 LLC for the sale of 5.97 +/-acres (Capital City Stadium), Richland County TMS #11204-02-02

41. Ordinance No.: 2016-090 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 12, Motor Vehicles and Traffic, Article II, Stopping, Standing and Parking, Division 1, Generally, Sec. 12-43 Parking prohibited during certain hours in designated places; Sec. 12-45 Stopping, Standing or parking in loading zone; Sec. 12-9 Parking for certain purposes prohibited; Sec. 12-51 Use of loading zones; Sec. 12-52 Certain parked vehicles declared nuisance; Division 2 Parking Meter Zones, Sec. 12-72 Location and operation of meters; Sec. 12-73 Marking of spaces; vehicles to be parked within markings; Sec. 12-74 Parking position; Sec. 12-75 Deposit of coin; Sec. 12-76 Overtime parking; Sec. 12-77 Depositing slugs; Sec. 12-78 Defacing or injuring meters; Sec. 12-80 Disposition of revenue; and Sec. 12-81 Exemptions

42. Ordinance No.: 2016-091 - Amend Ordinance 2015-092 to Extend the Temporary Waiver of Permit Fees for Flood Damaged Property through January 31, 2017

43. Ordinance No.: 2016-085 - Annexing 1286 Beechfern Circle, 1291 Beechfern Circle, 1335 Beechfern Circle, 1340 Beechfern Circle, 1341 Beechfern Circle, Detention Pond, 40 Foot Buffer, 1311 Beechfern Circle, 1292 Beechfern Circle (Open Area), Richland County TMS# 25815-01-30, 25815-02-34, 25815-02-27, 25815-01-21, 25815-02-26, 25815-01-20, 25815-01-19, 25815-05-06, 25815-02-31 and 25815-01-29

44. Ordinance No.: 2016-086 - Annexing 509 Cordgrass Road, 521 Cordgrass Road, 531 Cordgrass Road, 1347 Beechfern Circle, 1361 Beechfern Circle, 1367 Beechfern Circle, 1378 Beechfern Circle, 1412 Beechfern Circle, Richland County TMS# 25815-02-06, 25815-02-09, 25815-02-13, 25815-02-15, 25815-02-17, 25815-02-18, 25815-01-11 and 25815-01-05

45. Ordinance No.: 2016-087 - Annexing N/S Deerpark Drive, N/S Island View Circle, and Jacobs Mill Pond Road, Richland County TMS #28912-02-01, 28912-03-01 and 28900-01-16

RESOLUTIONS

46. Resolution R-2016-069 - Adopting the All Natural Hazards Risk Assessment and Mitigation Plan for the Central Midlands Region of South Carolina Update

47. Resolution No.: R-2016-070 - Committing the City of Columbia to Providing a Local Match for a Municipal Association of South Carolina Hometown Economic Development Grant **Add-On**

PUBLIC HEARING

48. 2015 Consolidated Annual Performance Evaluation Report - Ms. Gloria Saeed, Interim Director of Community Development

COMPREHENSIVE PLAN AMENDMENT PUBLIC HEARING - FIRST READING

49. 1104 Deerpark Drive, TMS# 28900-01-41

Ordinance No.: 2016-079 - Amending the City of Columbia Comprehensive Plan 2018 Future Land Use Map to include 1104 Deerpark Drive, Richland County TMS # 28900-01-41; annexed by Ordinance No.: 2016-04 7 enacted July 19, 2016

Council District: 4

Proposal:Request to amend Chapter 8.3 of The Columbia Plan: 2018 - Future Land Use Map to include the above property and confirm interim land use classification of Urban Edge Residential Large Lot (UER-2) The property was annexed on July 19, 2016.

Applicant:Prime Development LLC, 1712 Woodcreek Farms Road, Elgin, SC 29045

Staff Recommendation:Approval

PC Recommendation:06/06/2016; Approval (7-0)

50. The Village, Phase 1A, 9 & 13 S. Olmsted Lane, TMS# 28902-14-01 and 28902-14-02

Ordinance No.: 2016-078 - Amending the City of Columbia Comprehensive Plan 2018 Future Land Use Map to include 9 South Olmsted Lane, Richland County TMS # 28902-14-02; and 13 South Olmsted Lane, Richland County TMS # 28902-14-01 annexed by Ordinance No.: 2016-045 enacted July 19, 2016

Council District: 4

Proposal:Request to amend Chapter 8.3 of The Columbia Plan: 2018 - Future Land Use Map to include the above property and confirm interim land use classification of Urban Edge Residential Small Lot (UER-1). The property was annexed on July 19, 2016

Applicant:D.R. Horton, INC.

Staff Recommendation: Approval

PC Recommendation: 04/04/2016; Approval (7-0)

51. 4202-06 N. Main Street, 4201-05 Horry Street, 1206-10 Kinderway Avenue, TMS #09215-14-01

Ordinance No.: 2016-080 - Amending the City of Columbia Comprehensive Plan 2018 Future Land Use Map for 4202 North Main Street,4204 North Main Street, 4206 North Main Street; 4201 Harry Street, 4205 Harry Street, 1206 Kinderway Avenue, and 1210 Kinderway Avenue, Richland County TMS #09215-74-01

City Council District: 1

Proposal: Request to amend Chapter 8.3 of The Columbia Plan 2018 - Future Land Use Map to modify the land use classification from UCMR-1 to SD-5.

Applicant: City of Columbia

Staff Recommendation: Approval

PC Recommendation: 07/11/2016; Approval (7-0)

52. West Gervais District Plan

Ordinance No.: 2016-081 - Adopting the West Gervais District Plan as an addendum to The Columbia Plan 2018

City Council District:2

Proposal:Request that City Council adopt the West Gervais District Plan as an addendum to the City of Columbia's Comprehensive Plan.

Applicant:City of Columbia

Staff Recommendation: Approval

PC Recommendation: 07/11/2016; Deferred; 08/01/2016; Approval with Modification (6-1)

ZONING PUBLIC HEARING - 7:00 P.M.

AMENDMENT TO THE GUIDELINES - FIRST READING

53. Pursuant to §17-654(B), Amend the Design Guidelines for the West Gervais Historic Commercial District (§17-681(D)(1)) and the West Gervais Historic Protection Area District (§17-681(C)(6))

Council District: 2

Proposal: Request the adoption of revised guidelines for the West Gervais Historic Commercial District (§17-681(d)(1)) and the West Gervais Historic Protection Area District (§17-681(c)(6)) pursuant to §17-654(b).

Applicant: Krista Hampton, Planning & Development Services Director, City of Columbia

Staff Recommendation: Approval

D/DRC Recommendation:07/14/2016; Approval (7-0)

PC Recommendation: 07/11/2016; Deferred; 08/01/2016; Approval (6-1)

MAP AMENDMENT - FIRST READING

54. 1104 Deerpark Drive, TMS# 28900-01-41

City Council District:4

Proposal:Request to establish City of Columbia zoning of Planned Unit Development-Residential District, and -Flood Protective Area where applicable (PUD-R, -FP) on the property. The property was annexed on July 19, 2016

Applicant:Prime Development LLC

Staff Recommendation: Approval

PC Recommendation: 06/06/2016; Approval (7-0)

55. The Village, Phase 1A, 9 & 13 S. Olmsted Lane, TMS# 28902-14-01 and 28902-14-02

City Council District:4

Proposal: Request to establish City of Columbia zoning of Planned Unit Development-Residential District (PUD-R) on the property. The property was annexed on July 19, 2016.

Applicant: D.R. Horton, Inc.

Staff Recommendation: Approval

PC Recommendation: 04/04/2016; Approval (7-0)

56. 2210 Rosewood Drive, TMS#11313-17-03

Council District: 3

Proposal: Rezone the parcel from C-1 to C-2

Applicant:Tony Moreland

Staff Recommendation: Denial

PC Recommendation: 07/11/2016; Approval (7-0)

57. 1012 Woodrow Street, TMS#11413-05-2

Council District: 3

Proposal: Rezone the parcel from C-1 to C-2

Applicant:Sharon D. Kerr

Staff Recommendation: Denial

PC Recommendation: 07/11/2016; Denial (6-0)

ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT & ZONING MAP AMENDMENT - FIRST READING

58. 523 Winmet Drive, TMS #11702-02-12 and N/S Amberley Road, TMS #11702-02-21

Ordinance No.: 2016-082 - Annexing and Incorporating 523 Winmet Drive and N/5 Amberley Road, Richland County TMS #11702-02-12 and 11702-02-21 into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015

Council District:1

Proposal for 523 Winmet Drive: Request to annex, assign Urban Core Community Activity Center (UCAC-2) Land Use Classification and RG-1 Zoning. The property is currently classified as Mixed Residential - High Density by Richland County and zoned as RM-MD by Richland County. Proposal for N/S Amberley Road: Request to annex, assign Urban Edge Residential - Small Lot (UER-1) Land Use Classification and RS-1 Zoning. The property is currently classified as Mixed Residential - High Density by Richland County and zoned as RM-MD by Richland County.

Applicant: Minhaj-Ul-Quran USA (MQ-USA)

Staff Recommendation: Approval

PC Recommendation: 08/01/16; Approval (6-0)

APPOINTMENTS

59. Council is asked to approve two (2) appointments and eight (8) re-appointments to the Citizens Advisory Council for the Police Department. Staff recommends staggering all terms by two and three years.

60. Council is asked to approve one (1) appointment and one (1) re-appointment to the Municipal Election Commission.

61. Council is asked to approve one (1) appointment and one (1) re-appointment to the Planning Commission.

We Are Columbia

MEETING DATE: **September 20, 2016**

DEPARTMENT: **Office of Business Opportunities**

FROM: ***Tina Herbert,***

SUBJECT: **Two Notch Road (Phase 1) Facade Project Update - Ms. Gerry Lynn Hall, Program Compliance Specialist for the Office of Business Opportunities**

PRESENTER: **Gerry Lynn Hall**

FINANCIAL IMPACT:

ORIGINAL BUDGET: **$173,301.85**

BUSINESS PROGRAM: **Small Business Enterprise**

CLEAN WATER 2020?: **No**

STRATEGIC GOALS: **Business Growth & Investment**

ATTACHMENTS:

- Facade_Phase1_Performance_8-8-16 (3) (PDF)
- FINAL_Facade_2NtchPhase1and2_9-20-16 (PDF)

We Are Columbia

Office of Business Opportunities
1225 Lady Street, Columbia, SC 29201 / Phone 803.545.3950 / Fax 803.255.8912

To: **Erica Sally, City Clerk**

Date: Monday, August 08, 2016

From: Gerry Lynn Hall
Office of Business Opportunities
Façade Improvement Program

RE: **Façade Improvement Program**
Two Notch Road – Phase 1
Performance Update

We would like to request placement on a September City Council Work Session Agenda for the following:

- The Office of Business Opportunities', Gerry Lynn Hall, will update City Council on the Façade Improvement Program's performance for Two Notch Road – Phase I. Ms. Hall will also give a program overview of the *next* target area, Two Notch Road between Covenant Road and the City Limits (Cushman Drive).

Please advise OBO of the Agenda date upon which this Façade Update will be placed. Thank you.

Façade Improvement Program:
Two Notch Road – Phase 1 (Taylor St – Covenant Rd)

2330 Two Notch – JUST LEASED



Flagship Sign Designs



Flagship Sign Designs



Tile Center



Façade Improvement Program:
Two Notch Road – Phase 1 (Taylor St – Covenant Rd)

BEFORE: 2317 Two Notch
McGraw Plaza



AFTER



BEFORE: 2517 Two Notch
Tile Center



AFTER



Façade Improvement Program:

Two Notch Road – Phase 1 (Taylor St – Covenant Rd)

Underutilized Properties Purchased and/or Renovated:

2203 Two Notch Rd	Vacant	Benedict College
2205 Two Notch Rd	Vacant	Benedict College
2219 Two Notch Rd	Vacant	Benedict College
2315 Two Notch Rd	Vacant	Rions Family Enterprises, LLC

New Businesses in Façade Improvement Sites:

1827 Two Notch Rd	Auto Repair
2203 Two Notch Rd	Benedict College Ticket Office
2205 Two Notch Rd	Benedict College Athletics
2219 Two Notch Rd	Benedict College Football Operations
2315 Two Notch Rd	AMPS, Inc. Corporate Headquarters
2330 Two Notch Rd	JUST Leased – Details not Available

Contractors & Subcontractors Used by Participants:

Bardin Builders
Flagship Sign Designs
Granco Construction
ACE Glass
Brabham Fencing
C & A Stucco
R & J Masonry
Ornamental Iron Works
McKie Home and Building Imprvmts
BiltRite
Overhead Door Company
PCT Services

Façade Improvement Program:
Prior Years to Present

Program Stats

	BID	Main/NMain	Two Notch Phase 1	Two Notch Phase 2
Funding Sources				
Community Development Block Grant (CDBG)	**$425,829**	**$ 268,468**	**$ 125,601**	$ 0
General Budget	$ 0	$ 0	$ 47,700	$ 100,000
Amount of Public Investment	$ 425,829	$ 268,468	$ 173,301	**$ 100,000**
Amount of Private Investment	**$ 256,204**	**$ 373,365**	**$ 50,070**	
Total Investment	**$682,033**	**$641,833**	**$222,610**	
Other Private Investment *	**$ 5,919,856**	**$ 380,350**	**$ 1,777,250**	

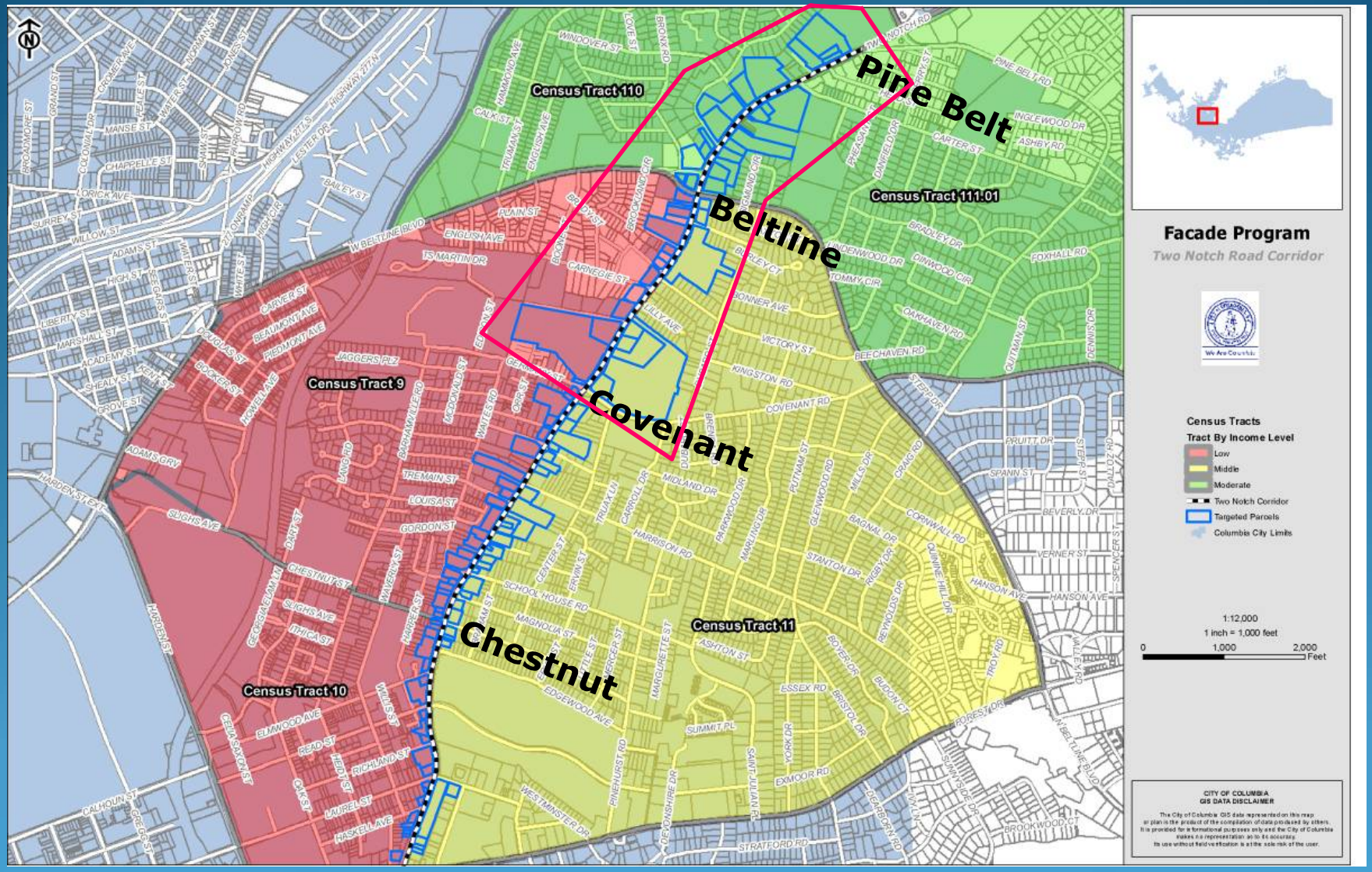
				Total
Project Sites	16	32	14	**62**
Individual Forgivable Loans	24	26	13	**63**
Individual Forgivable Grants (<$2,000)	0	6	1	**7**
New Jobs	34	8	6	**46**
Retained Jobs	53	137	54	**244**

* **Additional Private Investment made along the corridor by property owners, not part of the Façade Program.**

Next Target Area

PHASE 2: Two Notch Road (Covenant Rd – Pinebelt Rd)

2600 – 3800 Blocks of Two Notch Rd



Façade Improvement Program: Funding Structure - Two Notch Road Corridor
(Covenant Rd – Cushman/Pinebelt Rd)

Two Notch Façade Program 2016-17

Eligible Improvements	**Occupied, For Lease/Sale Property:**		**Underutilized Property*:**	
Awnings	Single Storefront	$15,000	Single Storefront	$15,000
Carpentry	Multi-Entrance (3+)	$20,000		**Bonus $10,000**
Fencing			Multi-Entrance (3+)	$20,000
Iron Bar Removal/Disposal				**Bonus $10,000**
Landscaping (Trees Only)				
Lighting				
Masonry				
Paint				
Roofing				
Security Camera Monitoring System				
Signs				
Windows/Doors				

2016-17 General Budget $100,000

No CDBG funding available 2016-2017 due to Flood Recovery Programming.

***Underutilized Property:** Vacant; No tenant in last 24+ months; Requires improvements to attract tenant/owner

Façade Improvement Program:

Office of Business Opportunities
1225 Lady Street, 1st Fl
Columbia, SC 29201

803.545.3950

www.columbiasc.net/obo

We Are Columbia

MEETING DATE: **September 20, 2016**

DEPARTMENT: **Planning and Development Services**

FROM: ***Krista Hampton, Director***

SUBJECT: **Public Life Public Space Action Plan - Mr. John Fellows, AIA, AICP, Planning Administrator for the Planning and Development Department and Ms. JoAnn Turnquist, President & CEO of the Central Carolina Community Foundation**

PRESENTER: **JoAnn Turnquist and John Fellows**

FINANCIAL IMPACT:

ORIGINAL BUDGET: **$0**

CLEAN WATER 2020?: **No**

STRATEGIC GOALS: **Business Growth & Investment, Invest in Infrastructure**

ATTACHMENTS:

- 2016-9-20 Memo to Council (PDF)
- Columbia PSPL_Final_Spreads (PDF)
- Columbia PSPL_presentation to council_Final (PDF)

We Are Columbia

Planning and Development Services – Planning Division
1136 Washington Street, Columbia, SC 29204 • Phone: 803-545-3222• Fax: 803-733-8647

To: City Council

From: John Fellows, Planning Administrator
JoAnn Turnquist, Central Carolina Community Foundation

Date: August 16, 2016

Re: Public Life Public Space Action Plan
John S and James L. Knight Foundation/ Gehl Architects

Dear City Council,

Central Carolina Community Foundation (CCCF) and the City of Columbia Planning Division have been working on the Public Life Public Space project along with Gehl Architects for the past year. This project has been funded by the John S. and James L. Knight Foundation Donor Advised Fund at CCCF.

Columbia aspires to lead the region as the premier family-friendly, walkable, and bikeable downtown; an attractive hub for young, creative talent. For Columbia to cultivate this exciting shift to a lively, people-first city, it will need to be bold and test new ways to attract more people to our downtown public spaces - inviting them to stay longer. In other words: create everyday spaces and experiences for people.

Columbia is well positioned to accomplish great, people-first initiatives. There is public enthusiasm to create and participate in engaging events and experiences in our downtown. The council's support will provide the political will to implement public realm improvements. Now is the time to be bold and test the ideas that are outlined within the Public Life Public Space Action Plan. We look forward discussing the plan with each of you on September 20th.

Regards,

JoAnn Turnquist
President & CEO
Central Carolina Community Foundation

John Fellows
Planning Administrator
City of Columbia

Public Space Public Life Action Plan
Columbia, SC

Columbia Today	P. 02
Public Life in Columbia	P. 16
Public Space in Columbia	P. 36
Guiding Strategies	P. 40
Pilot Concepts	P. 48

Prepared by Gehl
June 20, 2016

Gehl



Imagine a Columbia that:

01 Supports & Attracts Creative Talent

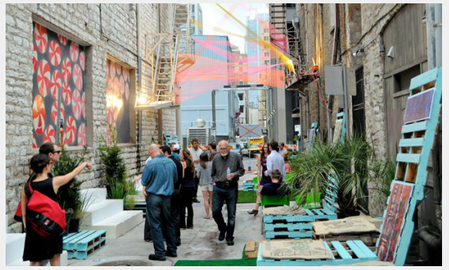
02 Is a Leader in the Region for Family Friendly Public Life











Vibrant districts for people are not afraid to try new things, offering streets and spaces that invite us to stop and stay a while.

Columbia aspires to be a family-friendly, walkable, and bikeable downtown, and grow as an attractive hub for young, creative talent – competitive in the region with cities like Greenville SC, Raleigh NC, and Lexington KY.

What sets these cities as excellent benchmarks is that they are not afraid to try new things to invite public life. For Columbia to cultivate this exciting shift to a lively, people-first city, it will need to do the same: be bold and test new ways to attract more people downtown — and outside — while inviting them to stay longer. In other words: create everyday spaces and experiences for people.

Good News: People Are on Board!

The City is thirsty to be out downtown, together. Events are popular and visioning efforts draw tremendous public imagination, rethinking downtown Columbia as a regional magnet for people. The city is not starting from scratch. Still, everyday public life remains relatively quiet. How might Columbia bridge this gap between an event-based city and one that hums with daily public life?



The public support and energy is there for a more dynamic downtown public life. People want it, and they show their enthusiasm by 'voting with their feet' during city events. Here are examples of Columbia at its most active, during events like First Thursdays and Soda City. How can Columbia invite some of the energy of events into its everyday public life?







This is where Gehl enters.

We help imagine the untapped potential in the space between buildings. How can they work together to create a more magnetic downtown, rich with Public Life?

We start with an honest look at how people experience Downtown Columbia today to understand how it can change to better support people *first* tomorrow.



Main Street stays active through dinner and beyond even on week nights. But it remains concentrated around one of the few restaurants with tables and chairs outside. Here, passers-by banter with a group out for dinner. Columbia is a sociable urban center - something special to leverage moving forward.

What do we mean by Public Life?

Public life is what happens in the spaces between buildings. It is what a collective group of people create when they live their lives outside of their home, workplace, and car.

We believe that robust public life is the essence of our cities. Public space knits the components of public life—people, place, and culture—together.

1. Public life is Authentic. It reflects the culture and social norms unique to a place. It is derived from history-political, economic, and intellectual.

2. Public life is Dynamic. It has an infectious energy. People like to be in the company of other people and public space allows them to do so.

3. Public life is Contextual. It responds to and varies according to the surroundings. Public space can provide clues as to what participation is appropriate and encouraged.

4. Public life is Inclusive. It encompasses the preferences and choices of the many and the few. All are invited to participate in the activity of the city.

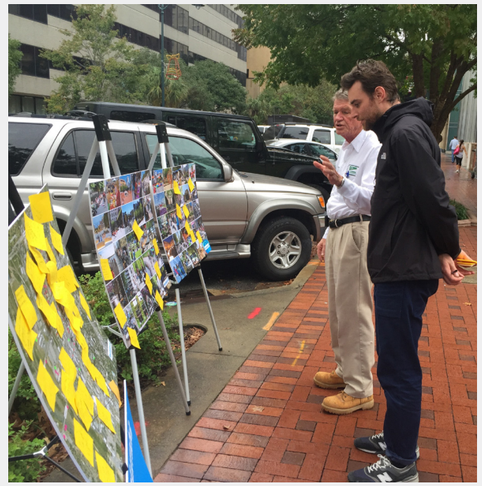
5. Public life is Spontaneous. It has a life of its own. Public life responds to the regular rhythms of people's lives and the disruptions that unforeseen events cause.

GETTING TO KNOW COLUMBIA'S PUBLIC REALM

In the Fall of 2015 and Winter of 2016, Gehl Studio, with the support of the Knight Foundation, conducted a series of public workshops, pop-up "sidewalkshops" and online engagement. Listening and learning from a wide cross-section of Columbians helped to identify where to look and what to measure. Where are the hot spots? Where do people steer clear? And what do Columbians want in their public realm?

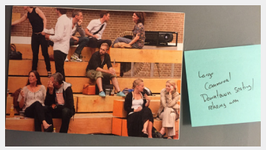
From there, we conducted a Public Space Public Life (PSPL) Survey to observe and measure what everyday life is like in the city. We looked at how people move through the city on foot and bicycle; where they stay, for how long, and what they are doing.







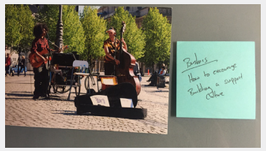














On the Vista

"I love the way it is getting more active and growing and changing. The potential is great too."

On Main Street

"It has a combination of history, art, vitality, and has a good pedestrian scale."

On the Riverfront

"It is nature right in the city, a peaceful and lovely place to go, at once convenient and secluded as well as solitary but with other people."

COLUMBIA'S

SHARED VALUES & QUALITY CRITERIA

We started with a look at quality. What qualities do Columbians cherish most in their public space? Distilled from hundreds of public responses, key spatial qualities and shared values rose to the top, forming the foundation of what Columbians aspire for in their public spaces.

These can been seen as a guide for what future public spaces ought to pursue.

SHARED VALUES

Residents are proud of maintaining and defining local identity (ies).

There is a collective delight in Columbia's natural resources.

When there is a reason to come together, Columbians do it enthusiastically.

People want to expand their options to get around safely (biking and walking)

There is a collective curiosity, a thirst for places to draw you in, surprise you, and make you smile.

Families want to feel invited, that includes places for kids and their parents.

QUALITY CRITERIA



01 Water & Natural Resources



02 Greenery & Plants



03 Relaxing & Peaceful



04 Color & Art



05 Dynamic & Active



06 Places to Sit



07 Closeness & Fine Grain



08 Whimsical & Creative



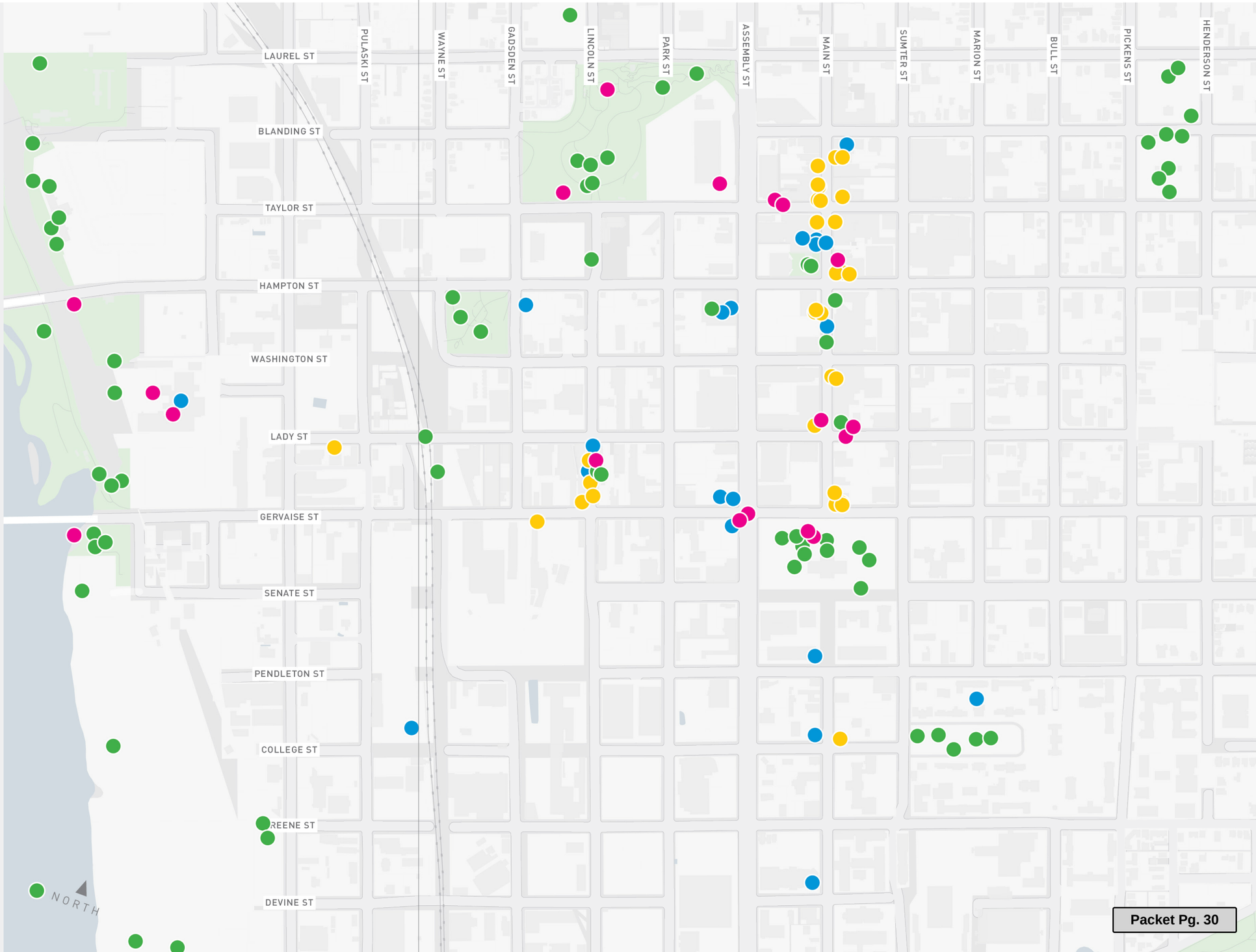
09 Fun & Play

COLUMBIA'S FAVORITE PLACES

With a clear picture of the qualities that Columbians aspire for their public realm, we then looked at public spaces in Columbia: where do people go and spend time today? What qualities draw people to these places?

We captured over 200 responses. These favorite places are categorized on the map by:

- **Places I Go To Learn Or Be**
- **Places I Go To Relax & Retreat**
- **Places I Go To Eat, Drink, Shop, Socialize**
- **Places I Wish I Could Spend More Time**

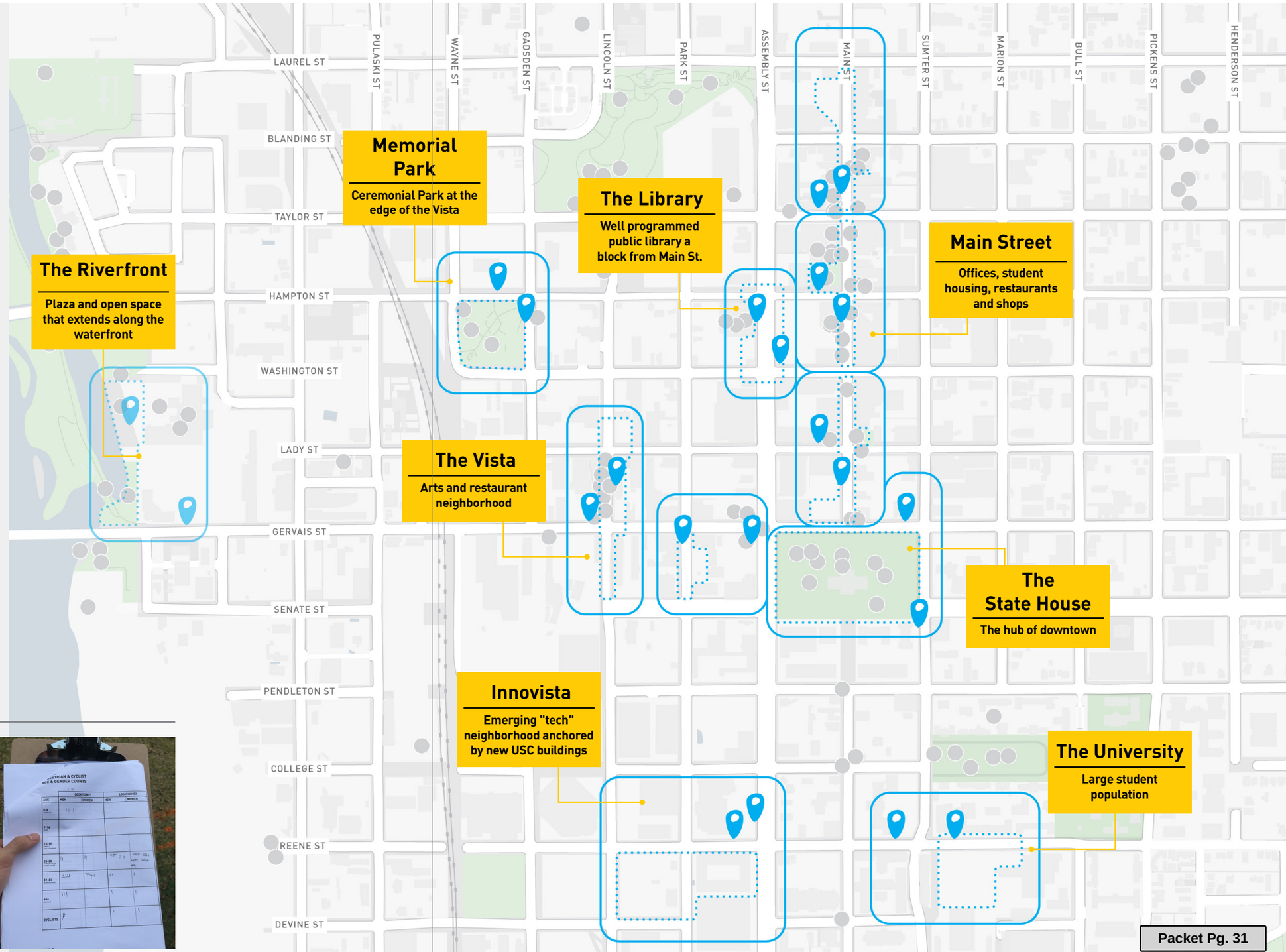


WHERE TO MEASURE?

OUR PSPL LOCATIONS

Clusters of activity started to emerge largely along Main street, the Vista and the Riverfront. But how are they supporting and inviting public life now? How can they improve for more in the future?

Based on public feedback, we identified 11 focus areas (22 specific survey locations) for a Public Space Public Life survey, an architectural ethnographic analysis of the city that Gehl has employed around the world.



50 volunteers from various city departments and the university, as well as local urban enthusiasts, helped survey 20 locations over two days in Columbia.

Because a flood closed the Riverfront to the public, volunteers were unable to survey that area.

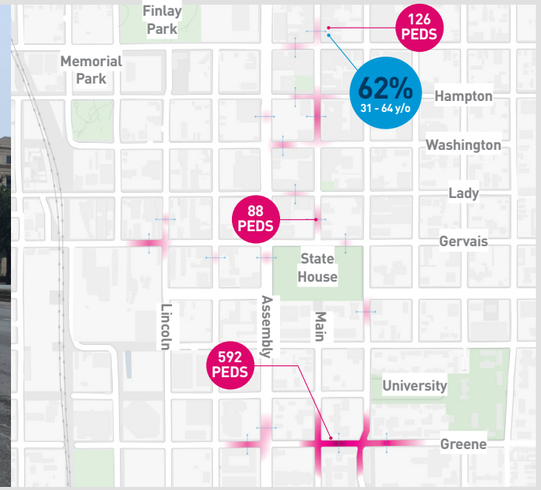


01

How Are People Moving in Columbia?

PEDESTRIAN MOVEMENT WEEKDAY



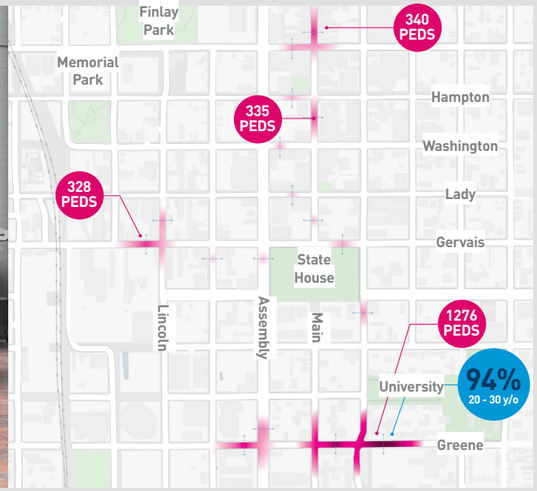


8-10am

Morning Commute

These illustrative heat maps visualize how Columbia's foot traffic swells and dissipates throughout the day at key times. The morning commute is characterized by quiet pedestrian (ped) volumes throughout the district. Activity around the university is the exception.



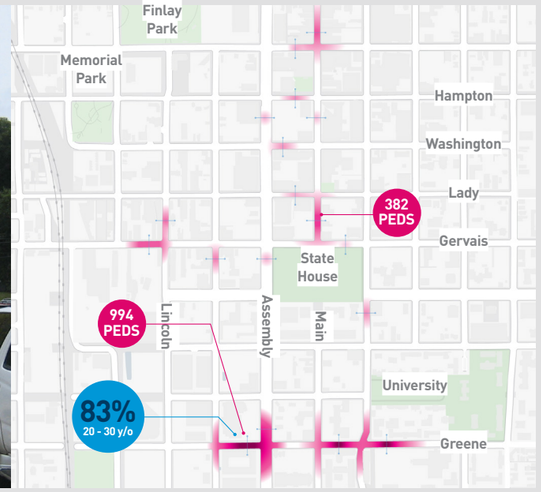


11-1pm

Lunch Break

With over 1,200 ped/hour, lunch is one of the busiest times during the week. Hotspots include the university, Main St and Lincoln St.





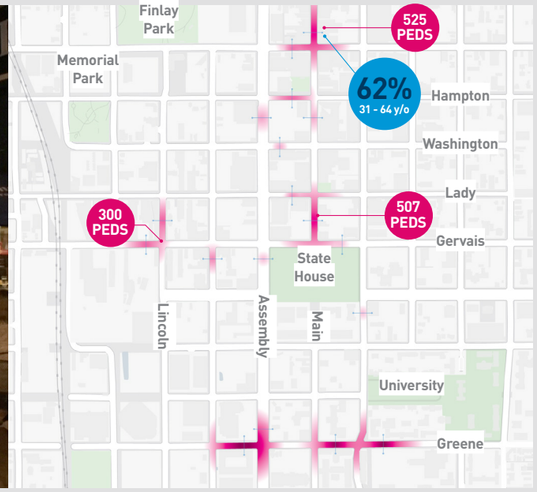
4-6pm

Commute Home

Main Street by the State House sees its highest volume as people commute home or head out for happy hour.

Over 1,000 ped/hour at Assembly and Greene are mostly students going home to student housing after school.





6-8pm

Happy Hour

During the week, the hours after work see more people linger. The happy hour crowd energizes parts of Main Street and Lincoln.

2.b

Jaywalking.

Besides football, jaywalking might be the most popular sport in town. Columbians know where they're going, and they like to get there as quickly as possible. Every key intersection we surveyed saw significant jaywalking. Some, like those on Greene, Main, and Assembly, had over 1,000 people a day crossing against the "walk" signal or crossing mid-block.

Number of Jaywalkers a day

0 2500 5000

Senate / Greene

Assembly / Greene

Main / Washington

Main / Taylor

Assembly / Hampton

Lincoln / Gervais

Sumter / Senate

Main / Gervais

Assembly / Gervais

weekday
weekend

Wait. Wait. Wait. Walk fast!! A word on signal timing.

One of the key issues is that signal timing leaves very little time for people to cross the street without walking against a no-walk signal.

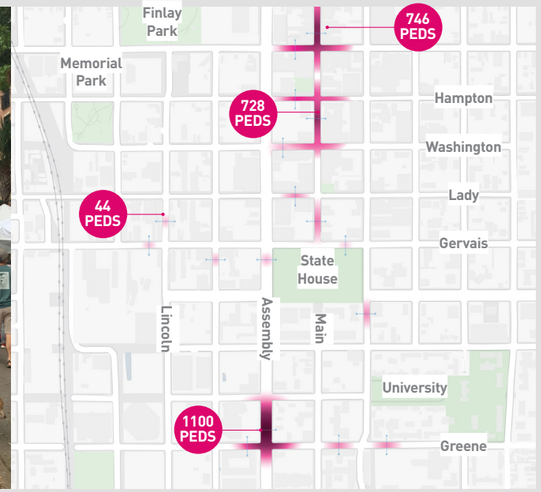
7 seconds 60 seconds

Walk! Wait... wait

(Example from Ass

PEDESTRIAN MOVEMENT WEEKEND



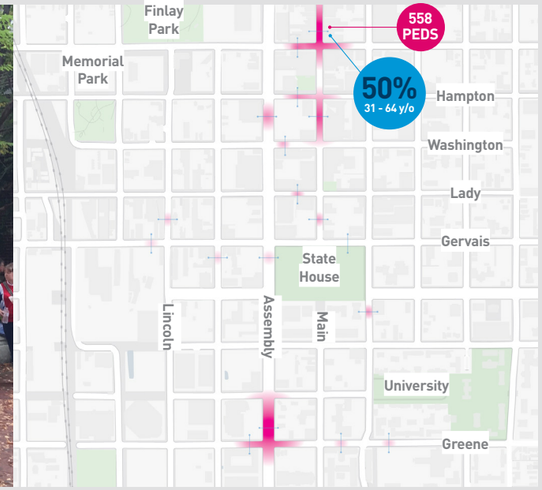


10-12pm

Morning Market

Weekend mornings see two strong nodes of activity: Soda City market on Main Street and the academic buildings near Assembly and Greene. The rest of the district is very quiet.



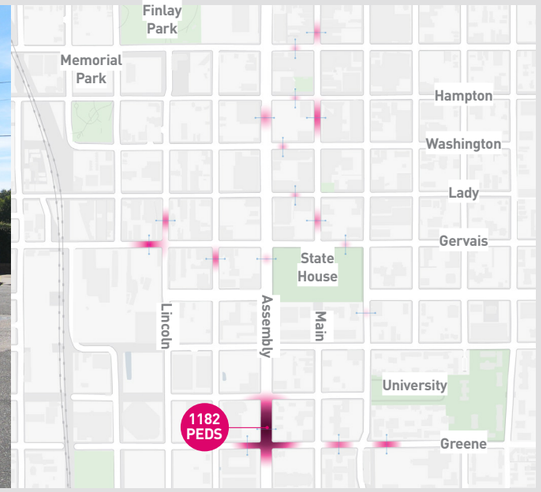


12-1pm

Lunch Time

As the market powers down, so does the rest of downtown. Some people remain on Main Street, lingering by Boyd Plaza, but generally people leave.



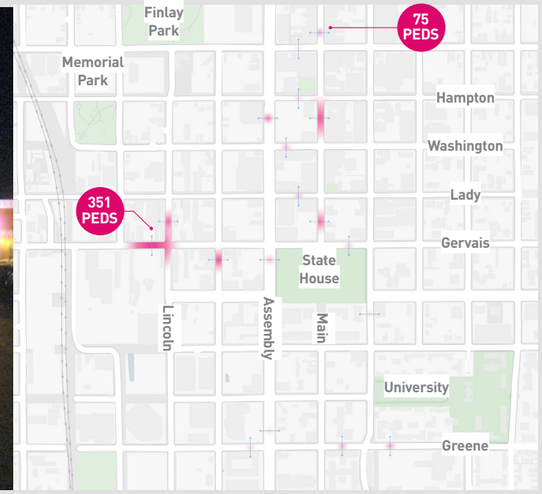


5-7pm

Evening

The early afternoon leading to the evening sees downtown remain quiet. A stark contrast from the morning market. But, like the morning, Assembly and Greene sees over 1100 pedestrians as students head home.





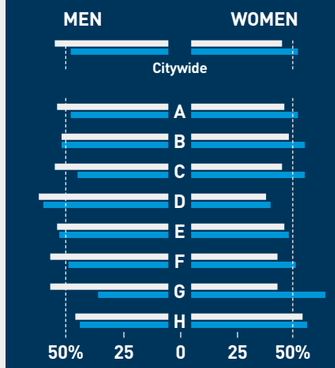
8-10pm

Where is everyone...

At night, people are out and parking lots are full, but few people are seen walking around downtown. The Vista sees some activity, but this does not match the energy in the restaurants and bars. How can we invite people to stick around and walk a bit more?

Men and Women Downtown.

Columbia has a consistently greater proportion of women to men on the weekend. This is likely because weekend events create a family friendly atmosphere and a destination.



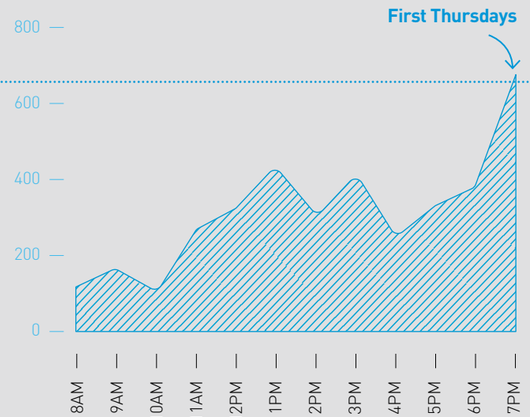
weekday
weekend

A. Main / Taylor
B. Main / Washington
C. Main / Lady
D. Assembly / Hampton
E. Sumter / Senate
F. Lincoln / Gervais
G. Assembly / Greene
H. Senate / Greene

PEDESTRIAN TRAFFIC IN COMPARISON

Columbia, SC
Main Street

Peak: 672 per hour
Average: 312 per hour

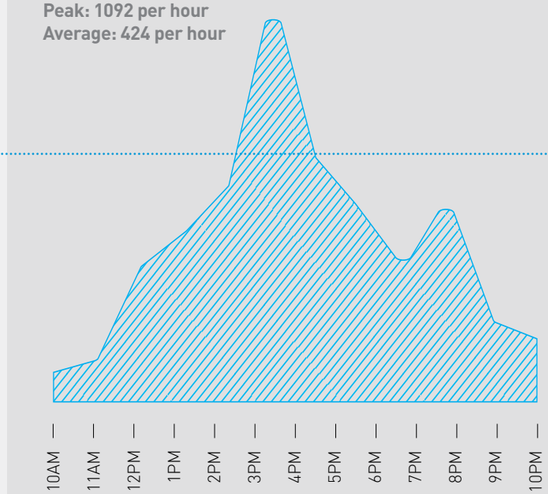


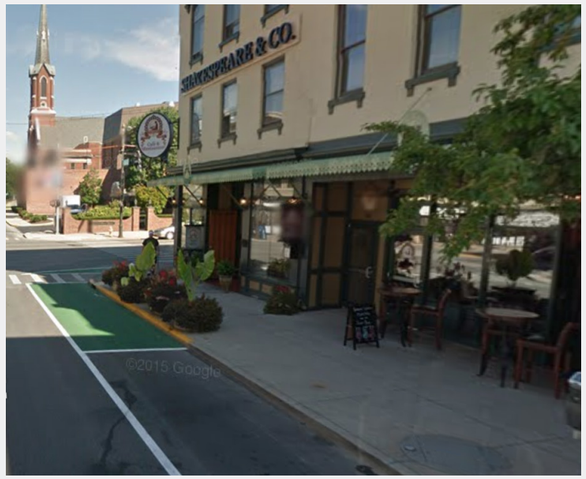


When downtown Columbia is hosting an event, its peak pedestrian activity rivals the volume of activity in other great, similar sized cities (and even some notable larger cities, like Philadelphia). In other words, when people are invited, people head out. The rest of the day, however, is much quieter than comparable cities.

Lexington, KY
Short Street

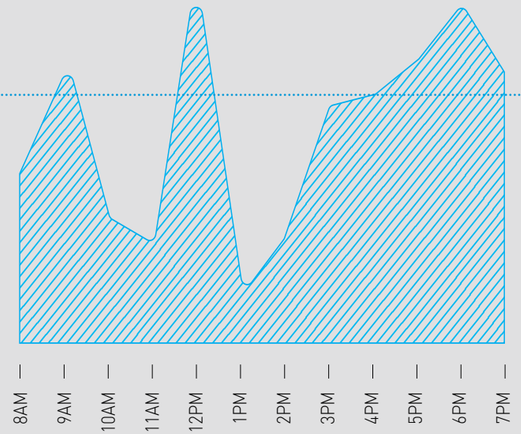
Peak: 1092 per hour
Average: 424 per hour

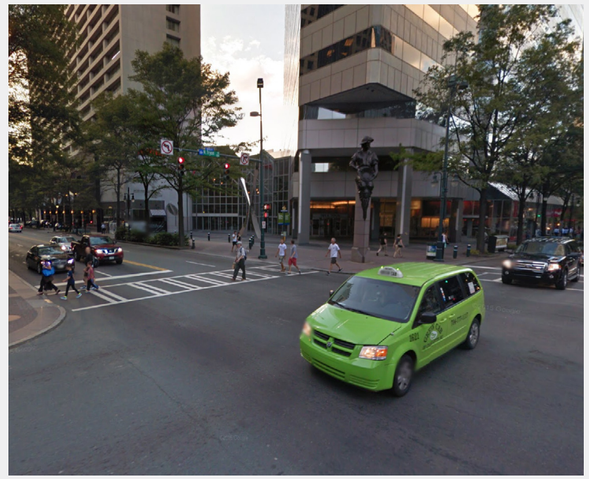




Charlotte, NC
Trade & Tryon Street

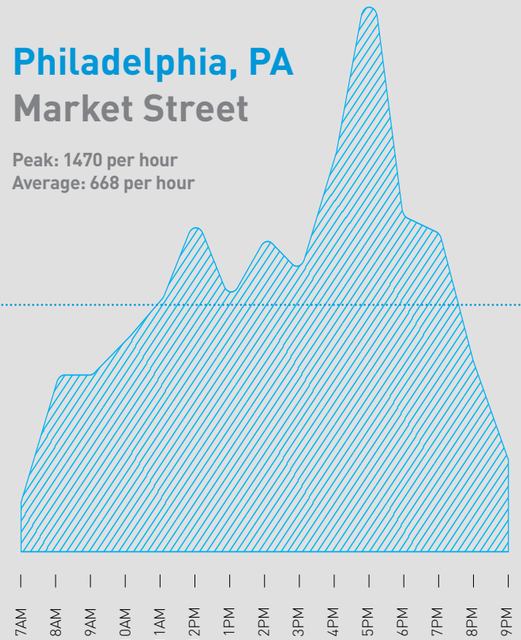
Peak: 900 per hour
Average: 533 per hour

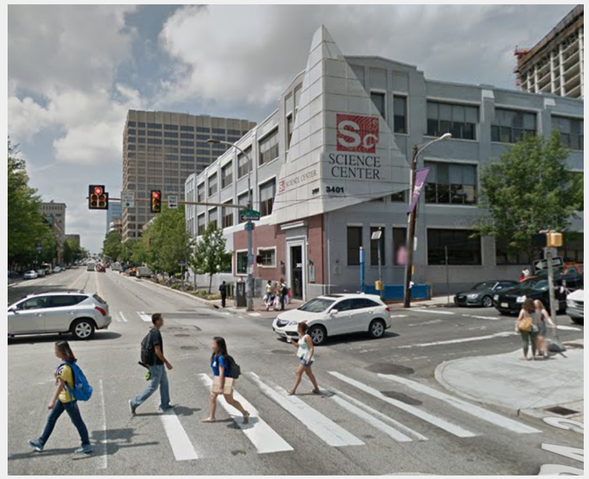




Philadelphia, PA
Market Street

Peak: 1470 per hour
Average: 668 per hour



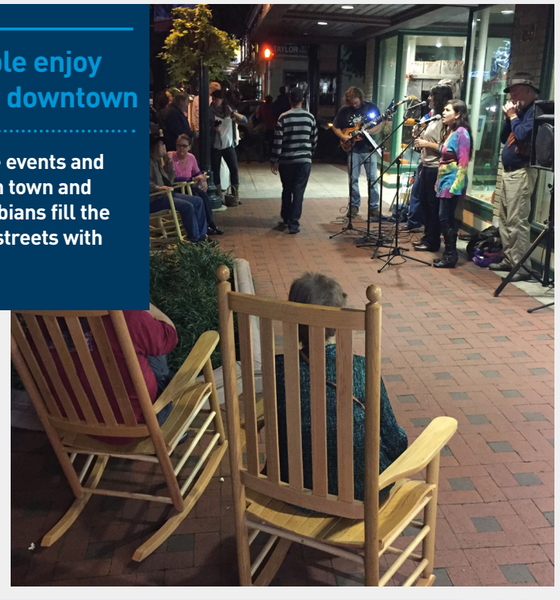


WALKING IN COLUMBIA

TAKEAWAYS

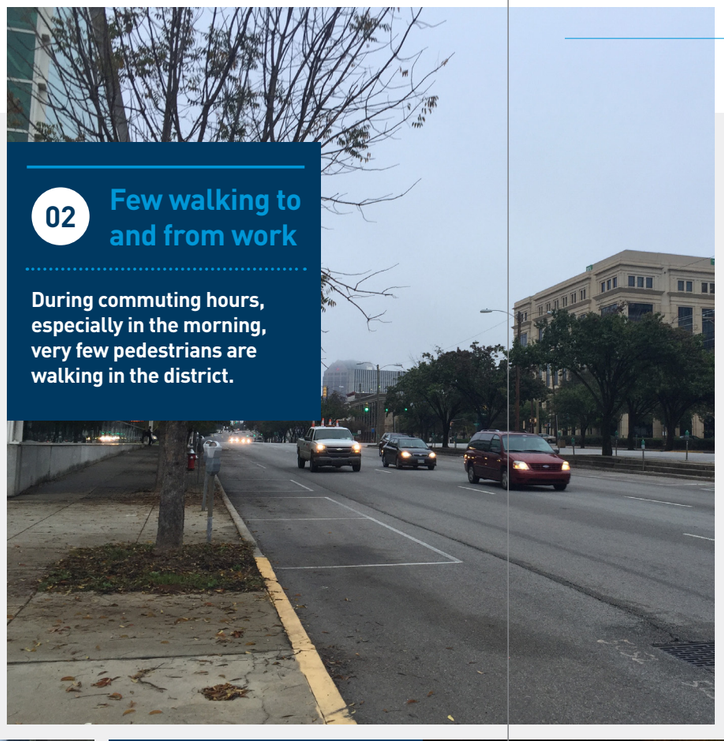
01 People enjoy their downtown

When there are events and reasons to be in town and outside, Columbians fill the sidewalks and streets with enthusiasm.



02 Few walking to and from work

During commuting hours, especially in the morning, very few pedestrians are walking in the district.



03 People come out for Lunch

There's an up-tick at lunchtime. People are out in the Vista and Main Street during lunch hours. Wouldn't it be great if there were places for people to sit and enjoy their lunch outside?



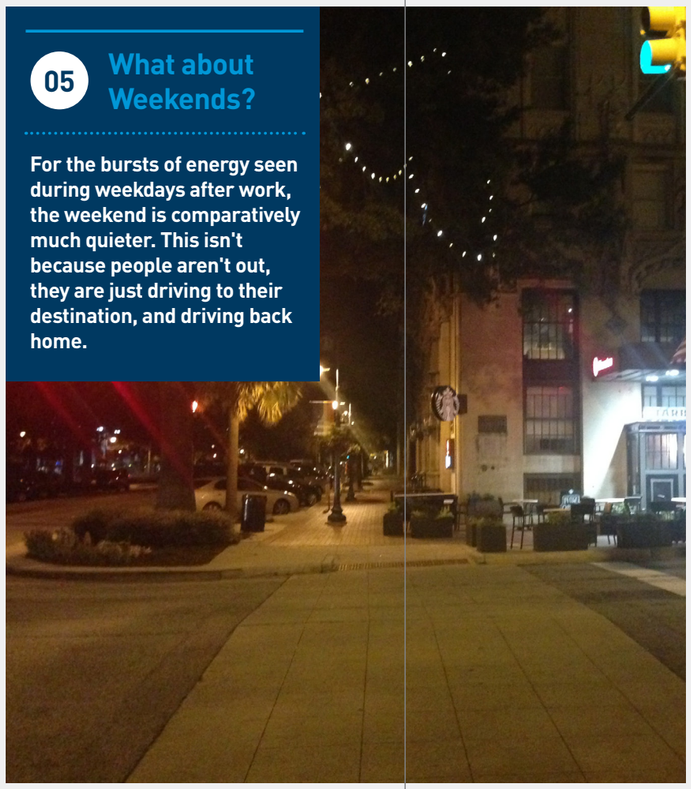
04 Happy Hour Crowd

During the week people are out after work. Restaurant- and bar- goers mingle with coworkers and passers-by, lending to a dynamic weekday evening energy.



05 What about Weekends?

For the bursts of energy seen during weekdays after work, the weekend is comparatively much quieter. This isn't because people aren't out, they are just driving to their destination, and driving back home.



06 Few families downtown

Columbia is segmented in two age groups: professionals and college students. With amenities geared toward these groups, there are few reasons for families and children to spend time downtown. Less than 2% of people downtown during the week were under 14 years old.

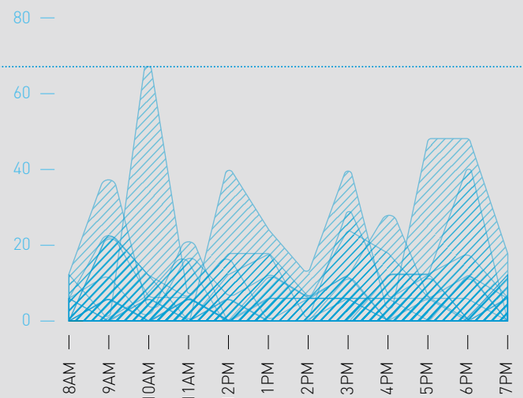


CYCLING MOVEMENT

IN COMPARISON

Columbia
Key Streets - weekday

Peak: 72 per hour
Average: 6 per hour



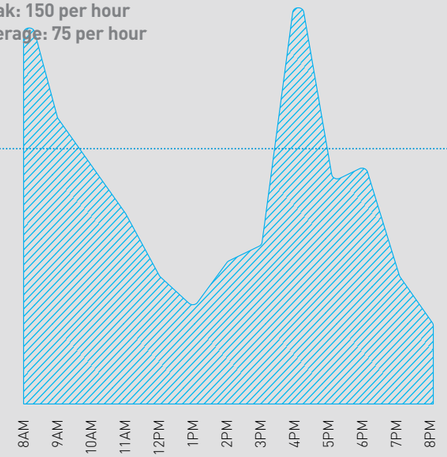


No Separation

While the average number of cyclists per hour is low – 6 cyclists an hour – looking at Columbia's key streets together, there is evidence of a latent demand for cycling. At their peak, some streets see 40+ cyclists an hour. This occurs despite a lack of protected bicycle infrastructure.

Philadelphia
Walnut Street

Peak: 150 per hour
Average: 75 per hour



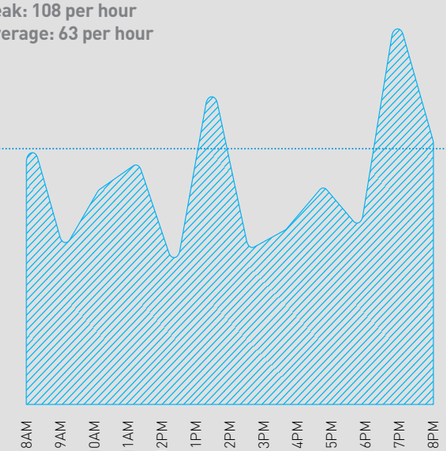


Bollard Separation

A simple bollard-protected bike land on busy Walnut Street in Philadelphia helps make cyclists feel safe and visible.

Denver
15th Street

Peak: 108 per hour
Average: 63 per hour





Bollard and Paint

Enhanced visibility in Denver further reduces the stress of cycling in the city, defining a clear path forward.

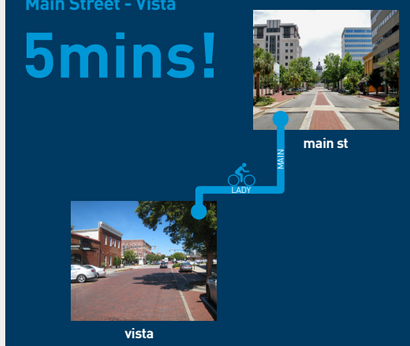
Bike Routes

Everything is so close in Columbia, but many destinations feel far away from each other. Bicycling collapses distances and helps overcome these perceived distances. Below are a few examples of "favorite" destinations linked in less than 10 minutes by bike.

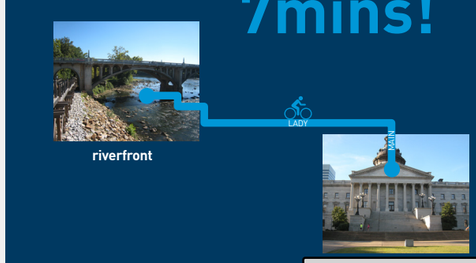
Riverfront - University



Main Street - Vista



Riverfront - State House



CYCLING IN COLUMBIA

TAKEAWAYS



01 People bike to work & school

Outside student housing and offices on Main Street, bike parking is often spilling over. Folks are cycling!



02 Desire lines often thwarted

There is often not enough infrastructure to support desire lines, so people bike on sidewalks.



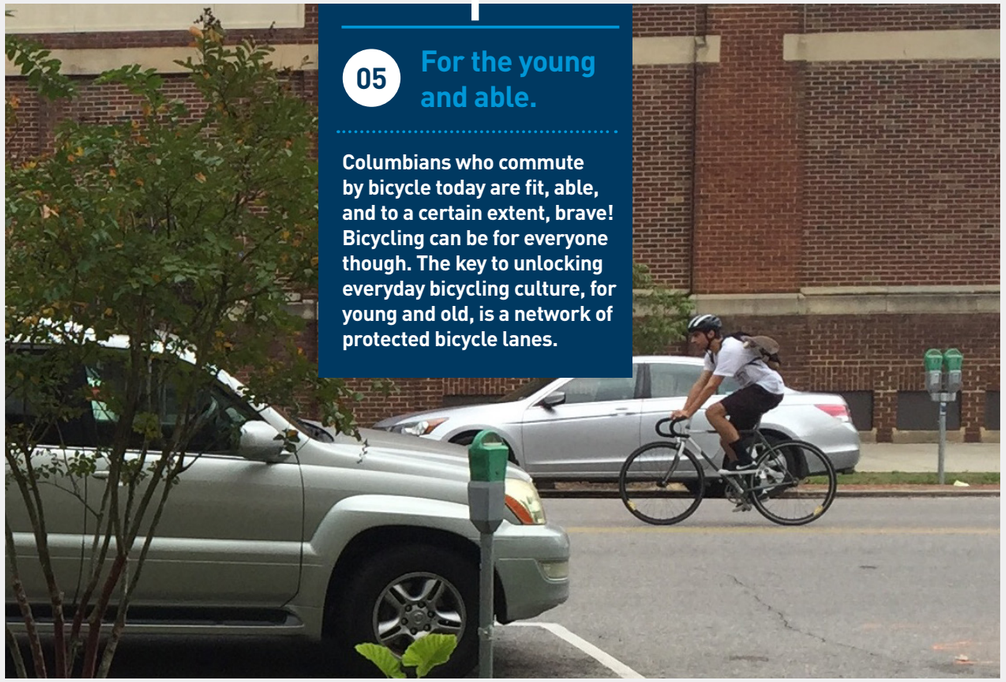
04 Weekend warriors

Few people cycle during the weekend. Those who do treat it more as a form of exercise or adventure rather than a simple mode of transport.



03 A marginal activity

Existing bicycle lanes either squeeze cyclists to the edge of the road, unguarded, or they disappear, forcing bikers to share the road with cars (sharrows).



05 For the young and able.

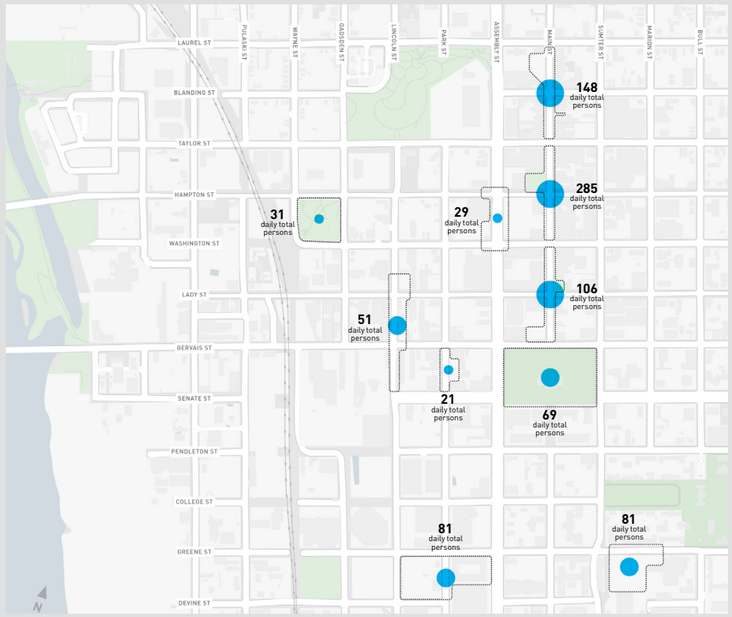
Columbians who commute by bicycle today are fit, able, and to a certain extent, brave! Bicycling can be for everyone though. The key to unlocking everyday bicycling culture, for young and old, is a network of protected bicycle lanes.

02

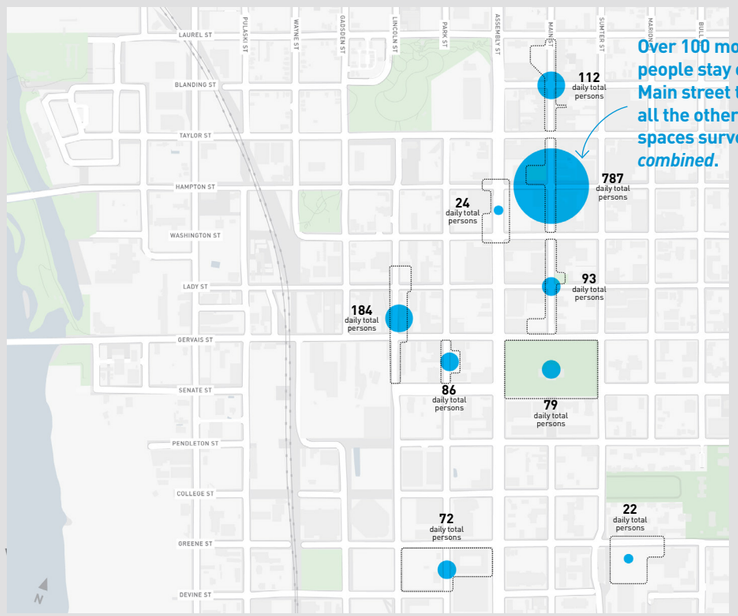
How Are People Staying in Columbia?

Total Volume

These maps illustrate the total number of people staying in a given location throughout the day. In general, more people are lingering and spending time on the weekend than on weekdays. Of particular note is Main Street, which during events, such as Soda City, Greek Fest, and St. Pats draws more than every other place combined.



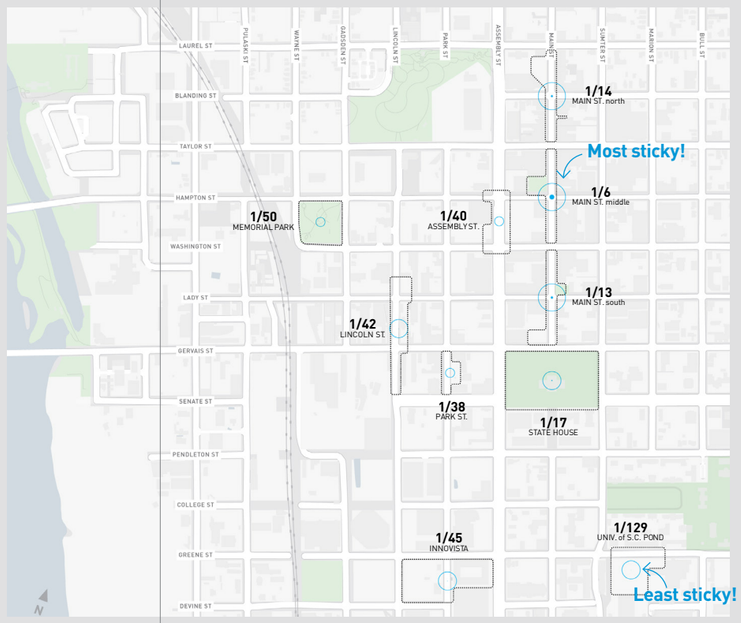
WEEKDAY



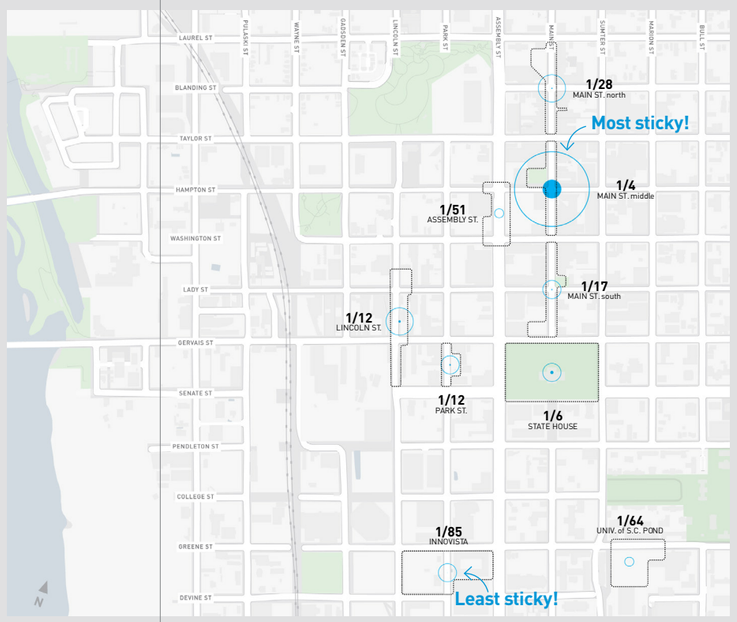
WEEKEND

Stickiness

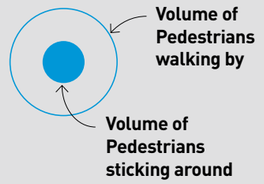
These maps illustrate how many people stay and linger at a given place compared to the number that walk by. We call this stickiness. Comparing staying against pedestrian flow sheds some insight on how inviting a space is. In Columbia, with the exception of Main Street and the Statehouse, which attract about 1 of every 5 people, few places attract more than 1 in every 40 people that walk by. That's less than 3%. But, without many places to sit and stay, streets are designed less as places and more as corridors to move through.



WEEKDAY



WEEKEND



What are people doing in public space? Standing.



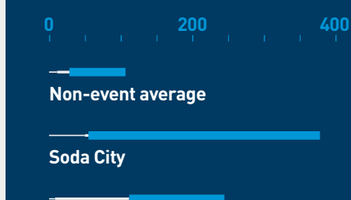
A closer look at staying activity in Columbia shows that 65% of people who stick around a place are standing. If there were more options to sit, then people would stay longer.

Places to sit?

Including bus stops, restaurant outdoor seating, plazas, and private courtyards, Main Street has 262 places to sit. But 90% of these seats are private. This highlights a significant need. There are only about 30 public seats on Main Street for an area that sees up to 700 pedestrians an hour.

90% of seating on Main Street is private

Hourly Average of Pedestrians staying on Main Street



Two of Columbia's most popular events show a great increase in staying activity. But still, most people are standing.

STAYING IN COLUMBIA
TAKEAWAYS



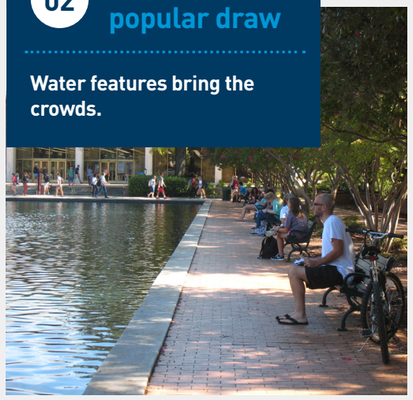
01 From High Energy to Quiet

Characteristic of an event-driven public life, Columbia sees tremendous bursts of energy downtown followed by long stretches of quiet.



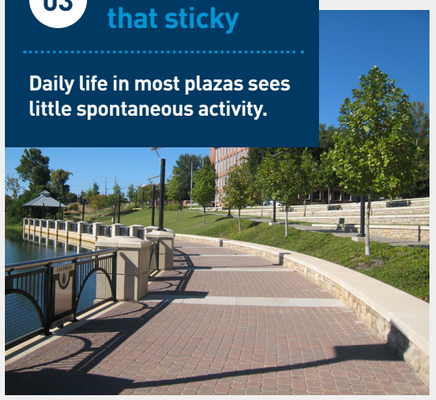
02 Water is a popular draw

Water features bring the crowds.



03 Plazas are not that sticky

Daily life in most plazas sees little spontaneous activity.





04 Destination Spaces

Most public spaces are destinations for planned get-togethers, rather than spontaneous meet-ups and casual hanging out.

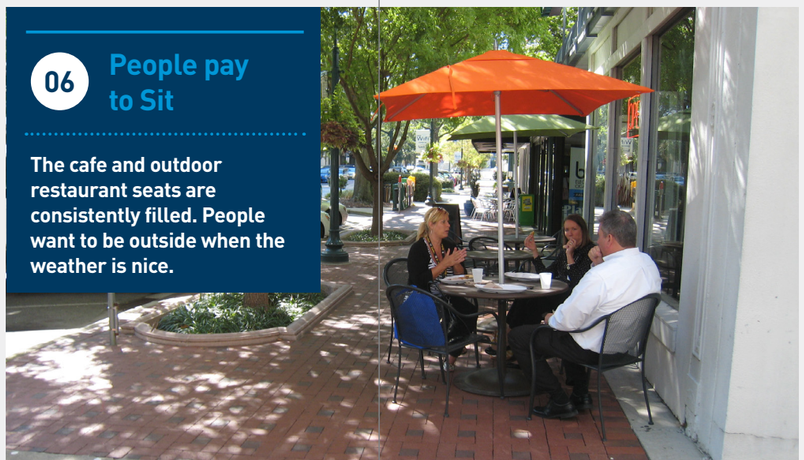
05 Grab it– while you can!

With few good public seating options in the city people are quick to take a load off where there is!



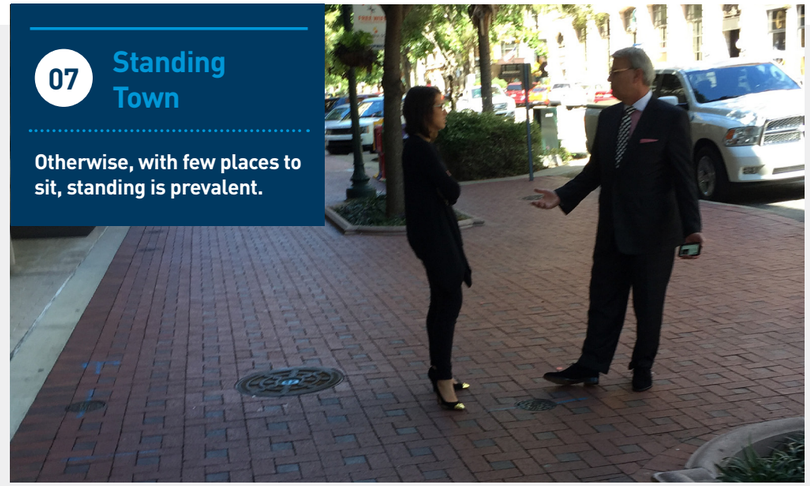
06 People pay to Sit

The cafe and outdoor restaurant seats are consistently filled. People want to be outside when the weather is nice.



07 Standing Town

Otherwise, with few places to sit, standing is prevalent.





08 Secondary Seating

People find their own places to sit or even bring their own bench.. or chair, or hammock!



03

How does Space support People?

While Columbia has some beautifully maintained streetscapes, great historic buildings, and a strongly programmed downtown event cycle, there are some prevailing challenges. As part of the PSPL survey, public space qualities were documented and qualified. Here are some key characteristics that rose to the top.

There is great demand for public life in Columbia, why don't we see it more daily?

Let's look at the quality of the supply.

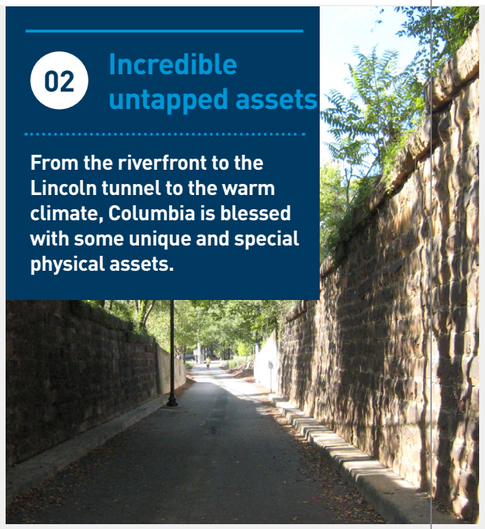
SPACE IN COLUMBIA

TAKEAWAYS



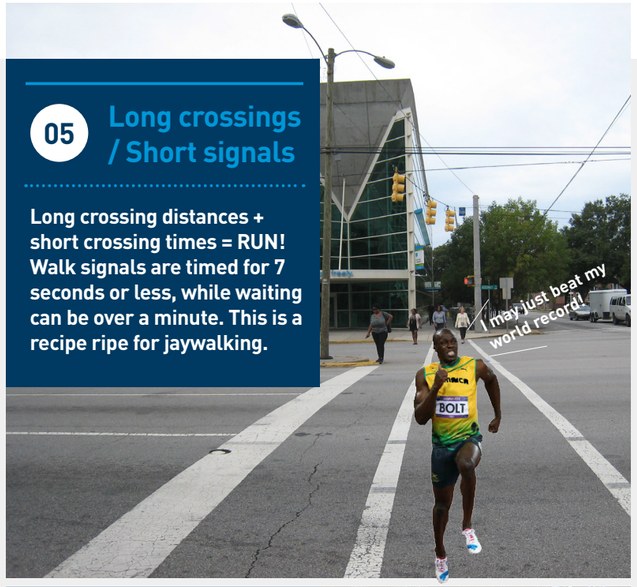
01 High quality streetscaping

Columbia has some beautifully landscaped and maintained streets and spaces, including Main, Lincoln, the Statehouse, and Riverfront to highlight a few key nodes.



02 Incredible untapped assets

From the riverfront to the Lincoln tunnel to the warm climate, Columbia is blessed with some unique and special physical assets.



05 Long crossings / Short signals

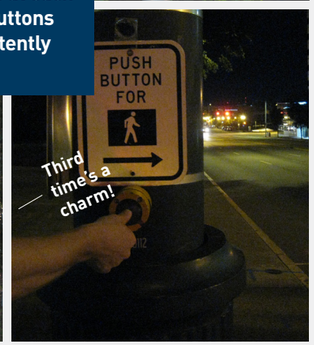
Long crossing distances + short crossing times = RUN! Walk signals are timed for 7 seconds or less, while waiting can be over a minute. This is a recipe ripe for jaywalking.

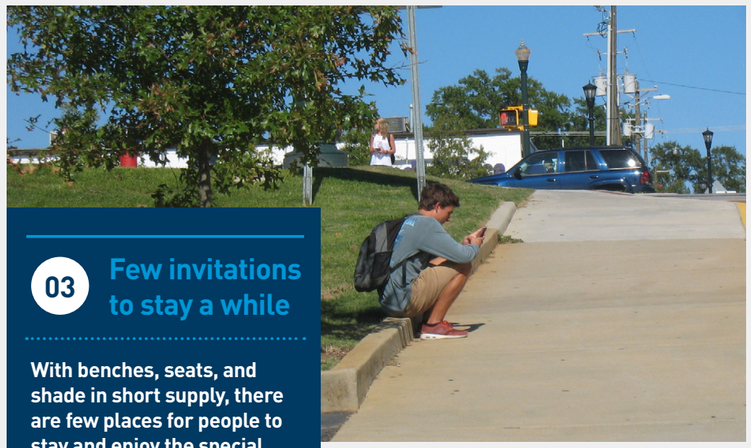
06 Just getting permission takes effort

Adding to the long signal timing, people need to announce themselves at each intersection. These buttons are not always consistently placed or marked.



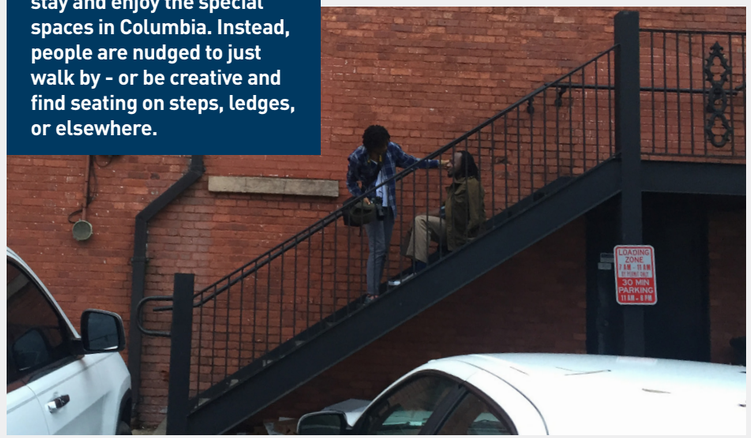


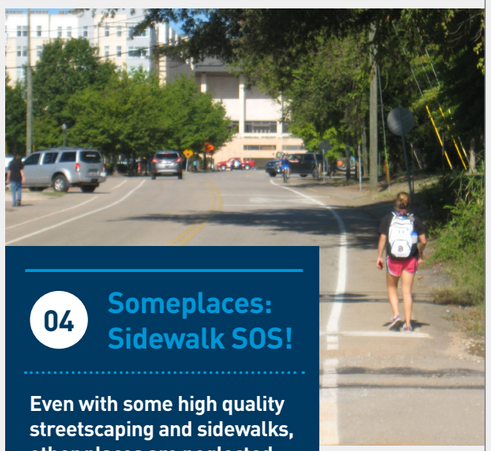




03 Few invitations to stay a while

With benches, seats, and shade in short supply, there are few places for people to stay and enjoy the special spaces in Columbia. Instead, people are nudged to just walk by - or be creative and find seating on steps, ledges, or elsewhere.





04 Someplaces: Sidewalk SOS!

Even with some high quality streetscaping and sidewalks, other places are neglected with crumbly sidewalks or simply no sidewalk at all.





07 Confusing signage for people

Signage is auto oriented. There are few markers for people to find their way to Columbia's great assets.

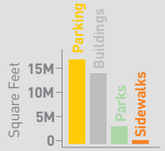


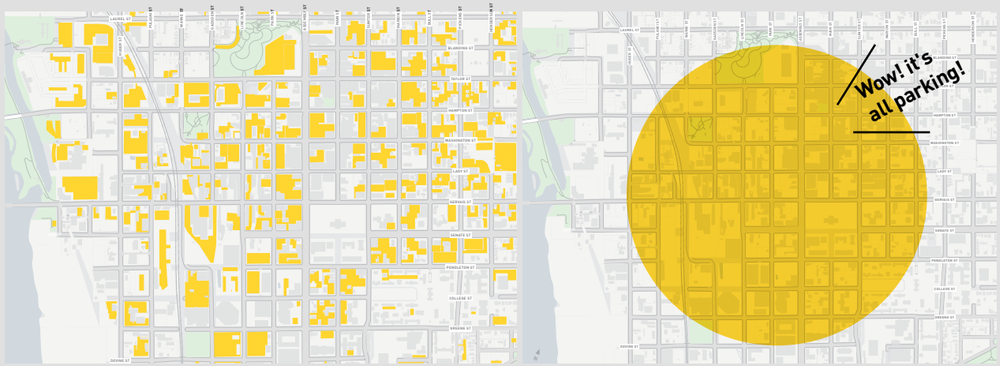
08 Hardscapes & Blank Facades

Much of the built environment is characterized by dominating hardscapes & blank facades.

Parking

There is an enormous square footage of parking in Columbia. Can these be opportunity spaces to reclaim space for people?





Aggregated parking to scale

Columbia has a lot of the pieces, they just need to be connected, leveraged, and celebrated – without spreading them out too thin.

Guided by 6 Public Space Public Life strategies, Downtown Columbia can establish and reinforce a diverse network of public places and streets to create an inviting district for people.

01 DEFINE A PEOPLE-FIRST CORE

02 PARK ONCE

03 EMBRACE YOUR WATERFRONT & NATURAL ASSETS

04 FIND YOUR EAST-WEST CONNECTOR

05 CELEBRATE AND ENRICH YOUR HUBS

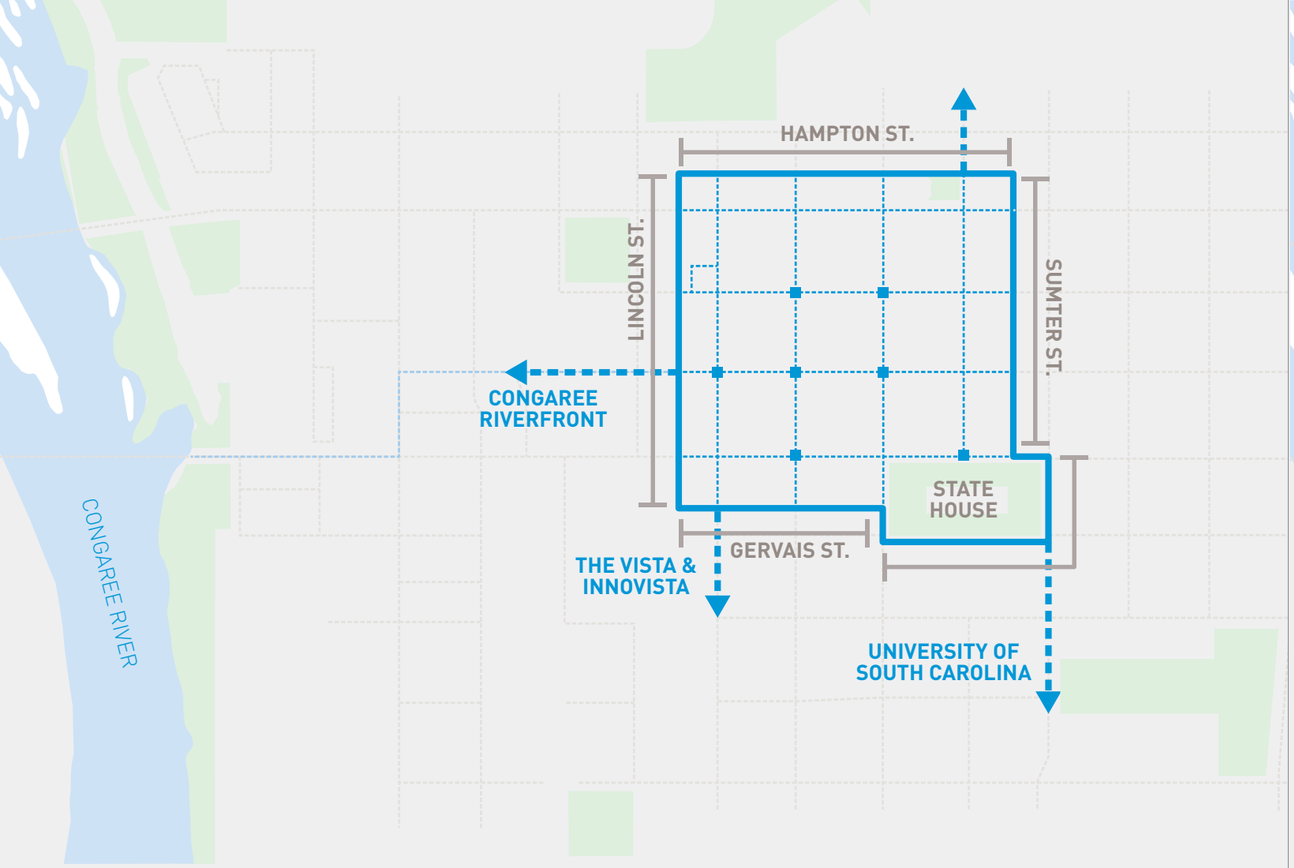
06 CREATE STEPPING STONES IN BETWEEN

01 DEFINE A PEOPLE-FIRST CORE

Define a core where pedestrian, cyclist, and transit experiences are prioritized ahead of auto efficiency. Pedestrian intersection improvements, including signal timing and crosswalks, should be prioritized within this core.

Safe and Slow Streets
- Reduce traffic speeds to 25 mph.
- Create visible crosswalks at key intersections.
- Ensure sidewalks are complete and in good condition.
- Make longer, more people friendly signal timing.
- Implement traffic calming.

Bicycle Network
- Prioritize improved bicycle infrastructure and bike lanes within the core.

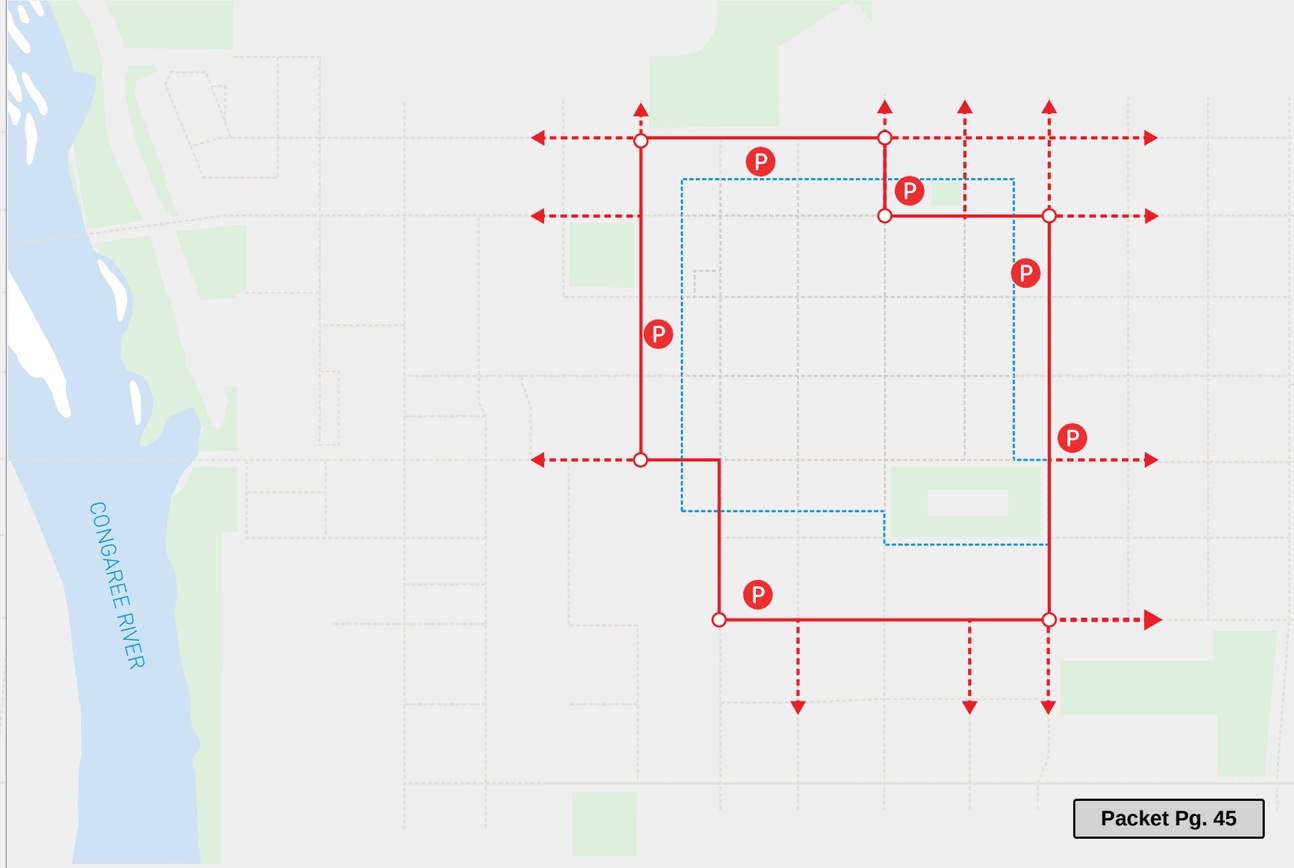


02 PARK ONCE

People drive in and out of Columbia. That's okay. To make room for pedestrians in the 'people core', however, Columbia should find creative ways to encourage parking in the city just once - and walking from destination to destination from there. This strategy should focus on key parking spaces and lots at the edge of the people core that link into important streets like Main, Lady, and Lincoln.

Key Car Parks
- Identify key parking lots at the periphery of the pedestrian core and pilot incentives such as inexpensive or free tolls in these lots.
- Couple this with no free parking in the core.

Around, not Though
- Traffic mobility through the core should not be prioritized.



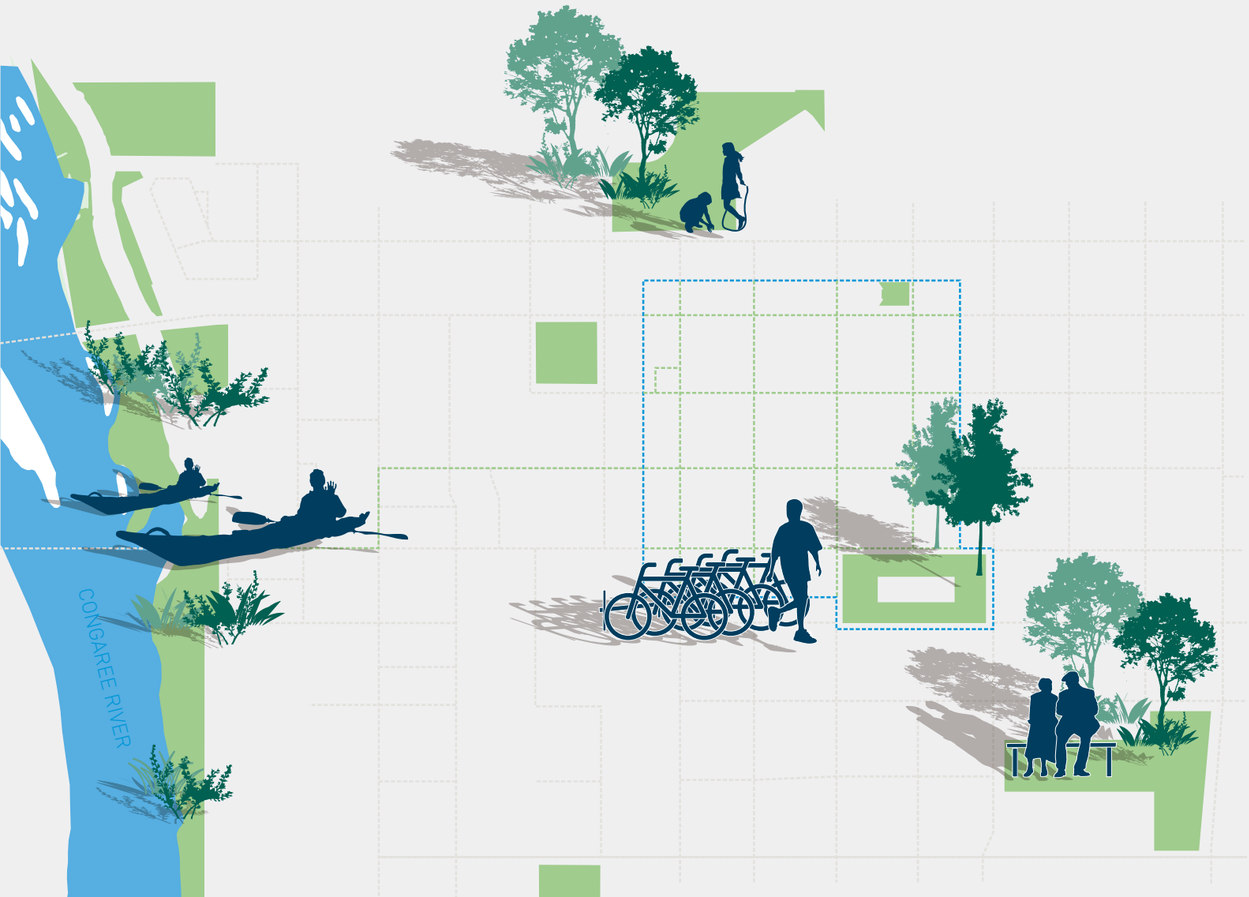
03 EMBRACE YOUR WATERFRONT & NATURAL ASSETS

Use what you've got. Columbia can celebrate its natural assets, embrace the warm climate, and leverage the great access to water as a defining and differentiating feature of the city. Denver and other active cities can provide inspiration and strategies that enmesh nature and recreation in the urban fabric.

Riverfront as an Urban Amenity
- Make the waterfront part of the city's network of parks and public spaces, not just a destination to drive to.

Connective Tissue
- Improve pedestrian and bicycling connections to the waterfront and other key parks downtown, foe example, Finlay and the Statehouse.

Warm Climate
- With the city's warm climate, working outside can be part of everyday life. Support this with great shaded spaces, tables and seating.



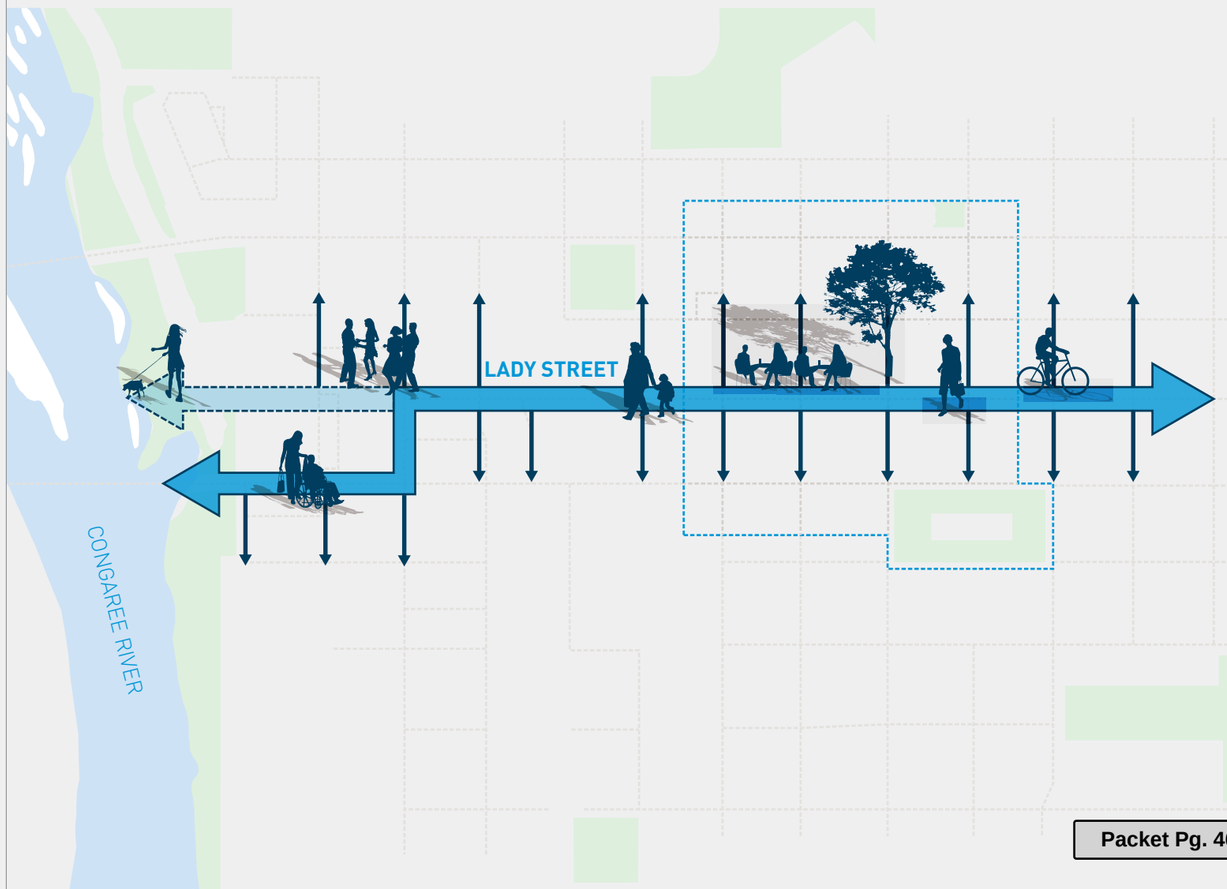
04 FIND YOUR EAST-WEST CONNECTOR

Columbia has great stuff on both east and west. Now it's time to connect them. The city's strong north–south people corridors — Main Street, Lincoln Street, and the waterfront — are not brought together by any clear link. Columbia should look to Lady Street as a human scaled street to bring people from east to west.

Event Life
- Make Lady Street an event space similar to Main Street to pilot new activities and make it part of people's mental map of the city as a place for people before cars.

People First Wayfinding
- Direct people to and along Lady with clear, fun, vernacular wayfinding for people, e.g. "2 blocks to Lincoln Street!"

Cars Second
- Take cues from Columbia's other people friendly streets, Lincoln Street and Main Street. Cars are permitted but their mobility is not prioritized.



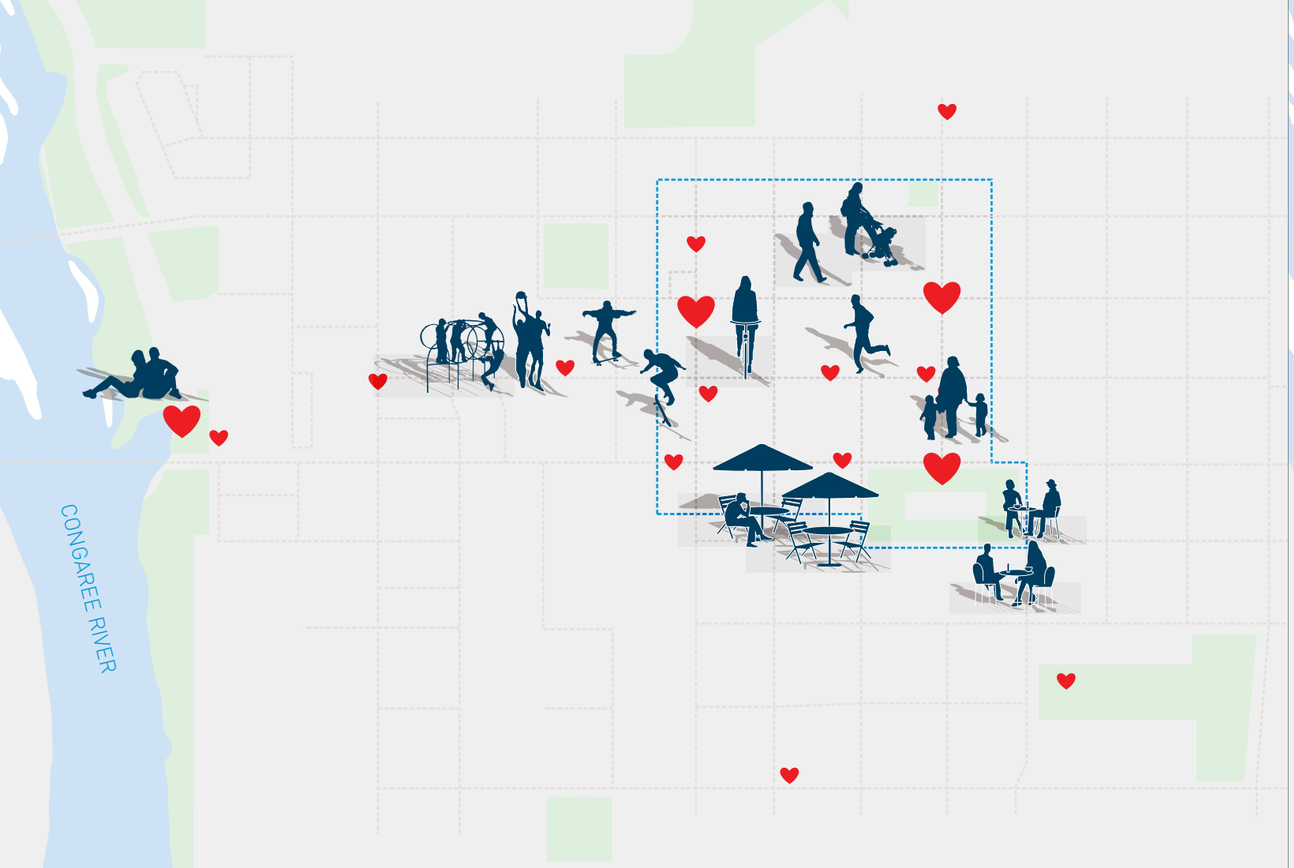
05 CELEBRATE AND ENRICH YOUR HUBS

Before developing new hubs and centers of activity, enrich existing hotspots within the core to build momentum while broadening amenities so they feel more welcoming and safer for families and people of all ages, young and old.

More Places to Stay
- Expand public seating
- Ensure facades are active on pedestrian corridors

More Places to Play
- Find places downtown to be active, and where families can bring children to play.

More Places to Work
- WiFi is available downtown, now encourages people to work outside with tables, chairs and shade (umbrellas)

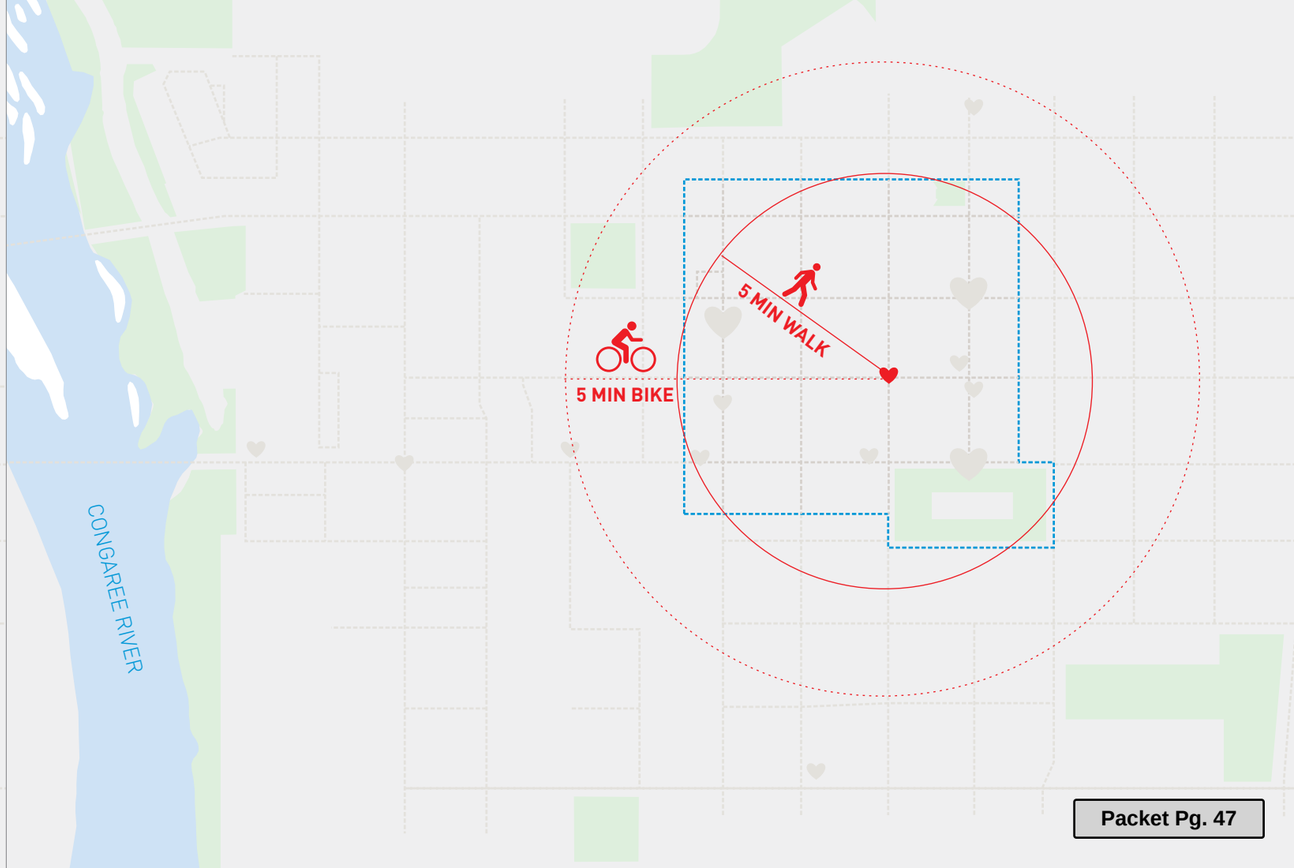


06 CREATE STEPPING STONES IN BETWEEN

Make places feel as close as they are. Key hubs in Columbia are within a 5- to 10-minute walk or bike ride from each other, but they feel farther and it's not always clear how to get from A to B. Make it clear and inviting by laying "stepping stones" in between key destinations.

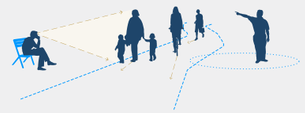
People First Wayfinding
- Direct people to and along Lady Street with clear, fun, vernacular wayfinding for people, e.g. "2 blocks to Lincoln Street".

Moments of Art and Delight
- Fill in the gaps between two hubs of activity with engaging art pieces and creative street furnishing.



Testing Strategies through Pilot Projects

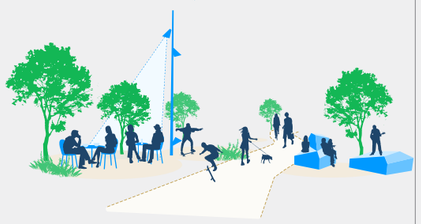
To realize these strategies, a series of temporary pilot projects, carried out in an iterative process, can generate buzz and begin to set the groundwork for a district that puts people first in the public realm.



1 / Measure



2 / Test



3 / Refine



The following low-cost, high-impact pilot projects are prototypes that can be experienced, measured, and evaluated for refinement by the City of Columbia, the Community Foundation, and other partners and local champions. Developed to meet the five PSPL strategic objectives, each project invites stakeholders and users to see new possibilities and test ideas in the district. The intention is to attract new users to stay and begin to develop an identity for Downtown Columbia as a vital people-first place.

By making people a part of the pilot project process, Columbia can start to build consensus and excitement around improvements, creating a case for longer-term interventions.

Overview of Pilot Projects

Set within a framework that focuses Columbia's energy within a defined pedestrian core, the pilots work together to leverage existing assets, fill in the gaps, connect east and west, and create new meeting places that invite more people to stay, and stay longer.

Priority Pilot Areas

These 3 areas rose to the top for their potential impact.

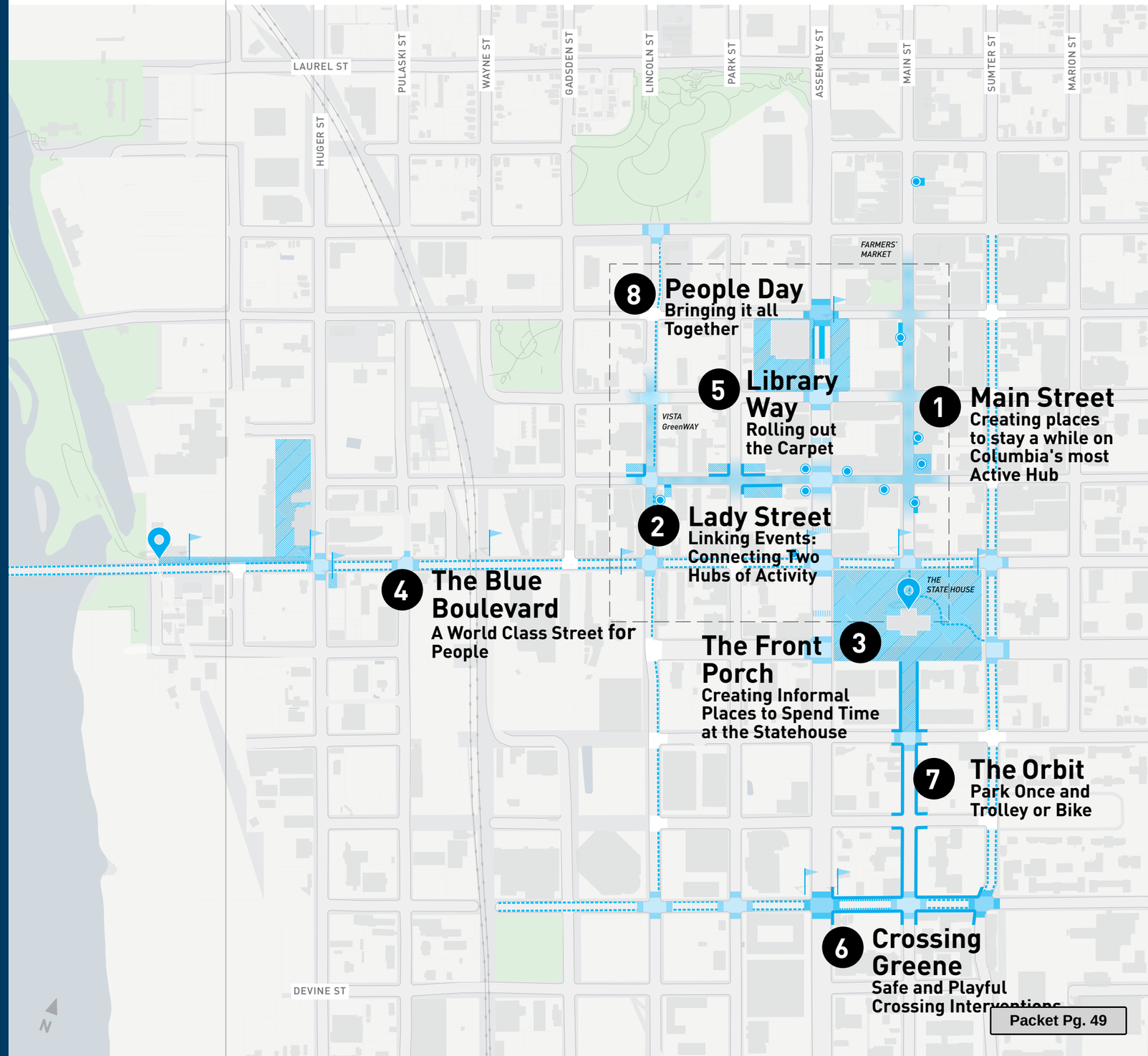
01 **Main Street**
Creating invitations to stay and rest

02 **Lady Street**
Connecting anchors through program

03 **The Front Porch**
Creating an inviting asset for families

Opportunity Areas

- **The Blue Boulevard**
  Connecting people to the waterfront
- **Library Way**
  Allowing for moments of delight
- **Crossing Greene**
  Creating safe and fun crossings
- **The Orbit**
  Park once and take trolley loop
- **People Day**
  Layering all initiatives on one day or weekend to show what's possible

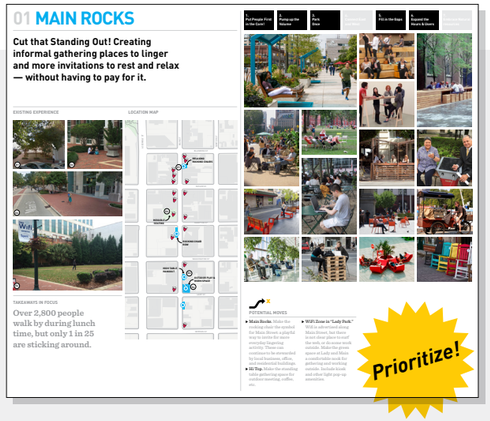


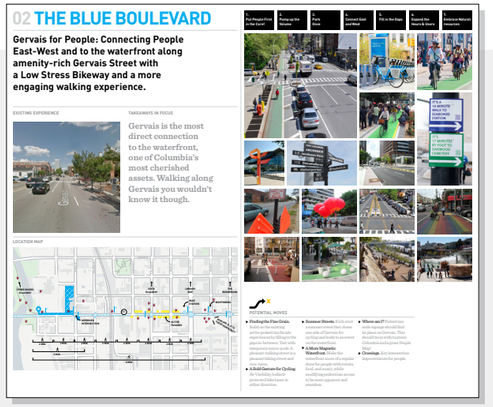
PILOT PROJECT HUNCHES

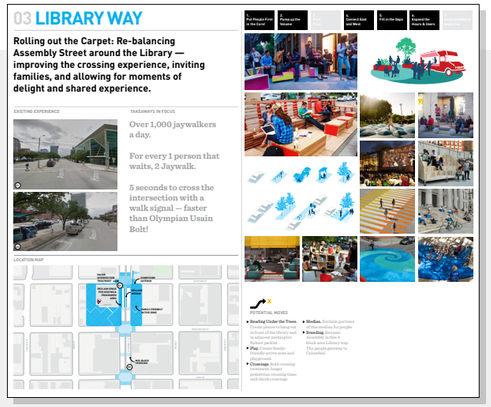
WHERE TO START –*NOW*

To focus on three pilot areas, we engaged key stakeholders, city officials, and the broader public to help refine and prioritize some initial hunches for how to invite for public life. Participating in a generative charrette session centered around eight hunches, we wanted to know which had the greatest potential and which resonated most.

Building on the six guiding strategies to carry forward Columbia's Public Space Public Life framework plan, all eight ideas found their respective champions, and each should be considered key opportunities to move forward. But, rising to the surface were: Main Street, Lady Street, and The State House.



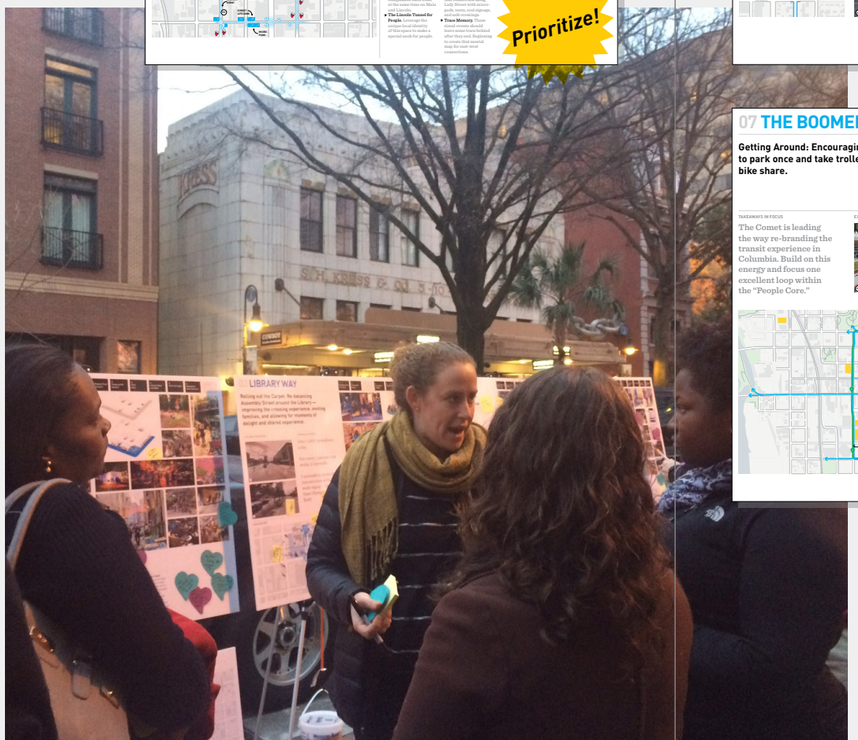
















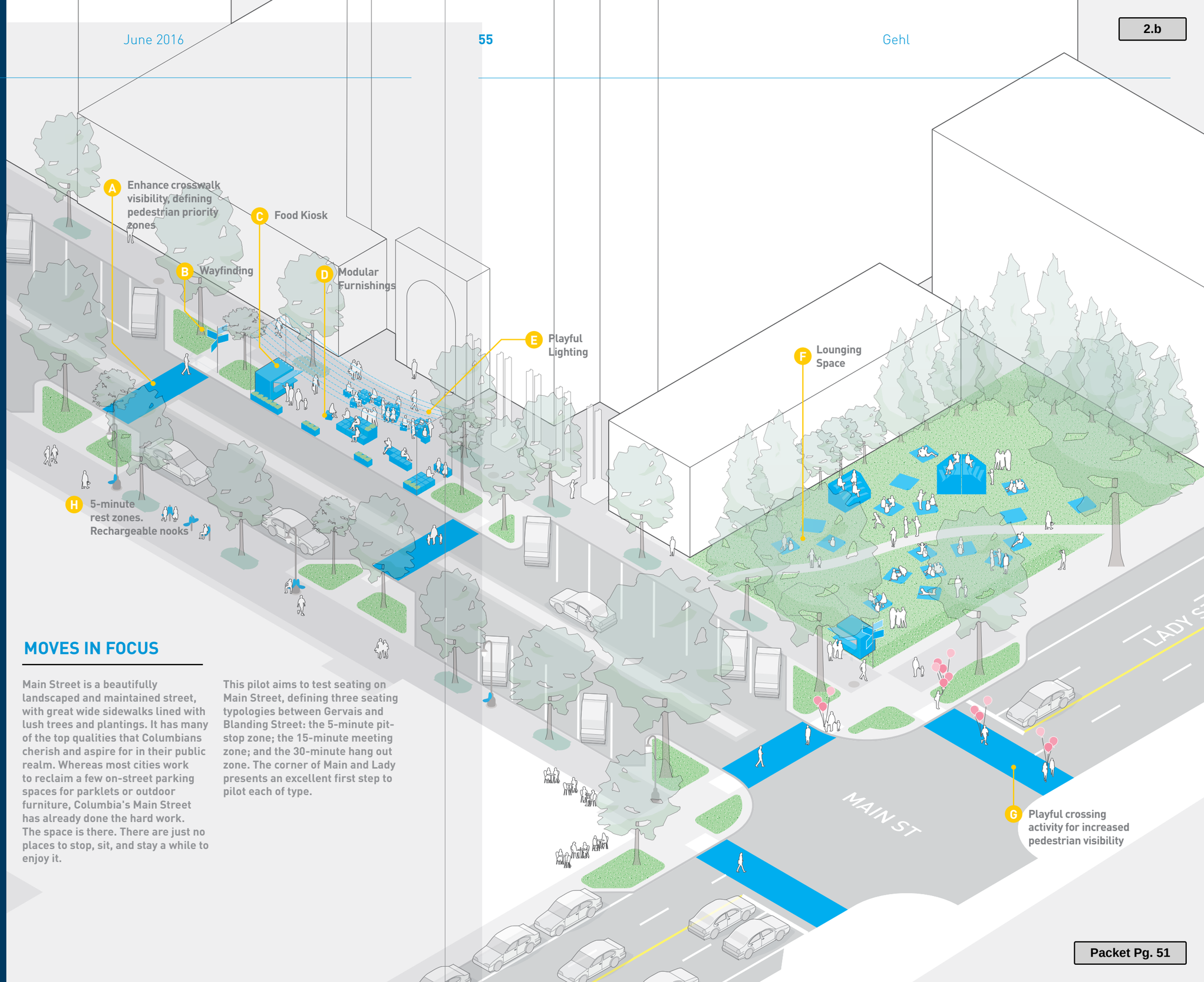
Over 100 people at First Thursday on Main Street stopped by to share their thoughts and preferences on the pilot hunches, helping us zero in on three ideas to dive deeper into.

01

MAIN STREET

Creating informal gathering places to linger and more invitations to rest and relax — without having to pay for it.

During events like First Thursdays and Soda City, Main Street comes alive. But when the events power down, so does the energy of the street. Some hotspots continue to flicker where there happens to be some outdoor seating (around Drip Coffee's cafe benches and Bourbon's picnic tables). The latent demand to stay is there. There are just so few invitations to sit, stay, and enjoy the space. Main Street should be humming with people throughout the day, not just at events; it should be considered just as much a place as a corridor.

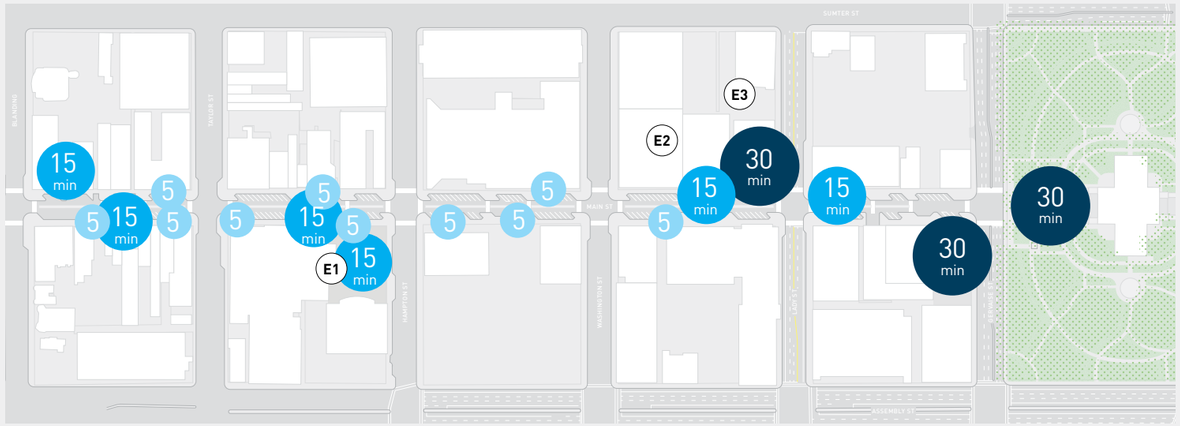


MOVES IN FOCUS

Main Street is a beautifully landscaped and maintained street, with great wide sidewalks lined with lush trees and plantings. It has many of the top qualities that Columbians cherish and aspire for in their public realm. Whereas most cities work to reclaim a few on-street parking spaces for parklets or outdoor furniture, Columbia's Main Street has already done the hard work. The space is there. There are just no places to stop, sit, and stay a while to enjoy it.

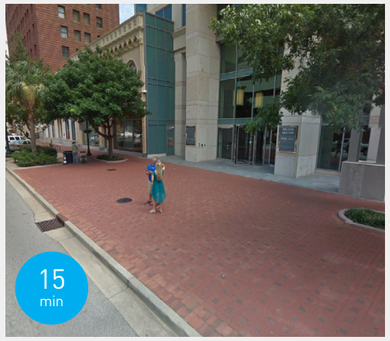
This pilot aims to test seating on Main Street, defining three seating typologies between Gervais and Blanding Street: the 5-minute pit-stop zone; the 15-minute meeting zone; and the 30-minute hang out zone. The corner of Main and Lady presents an excellent first step to pilot each of type.

Leisure duration
Along Main Street there are a number of spaces and extra wide sidewalks perfect for different types of leisure. To start, focus seating on Main Street between Lady and Washington.





5-minute pit-stop
Areas along Main Street for the informal quick stop and chat. These can be simple secondary seating options that connect to existing infrastructure.

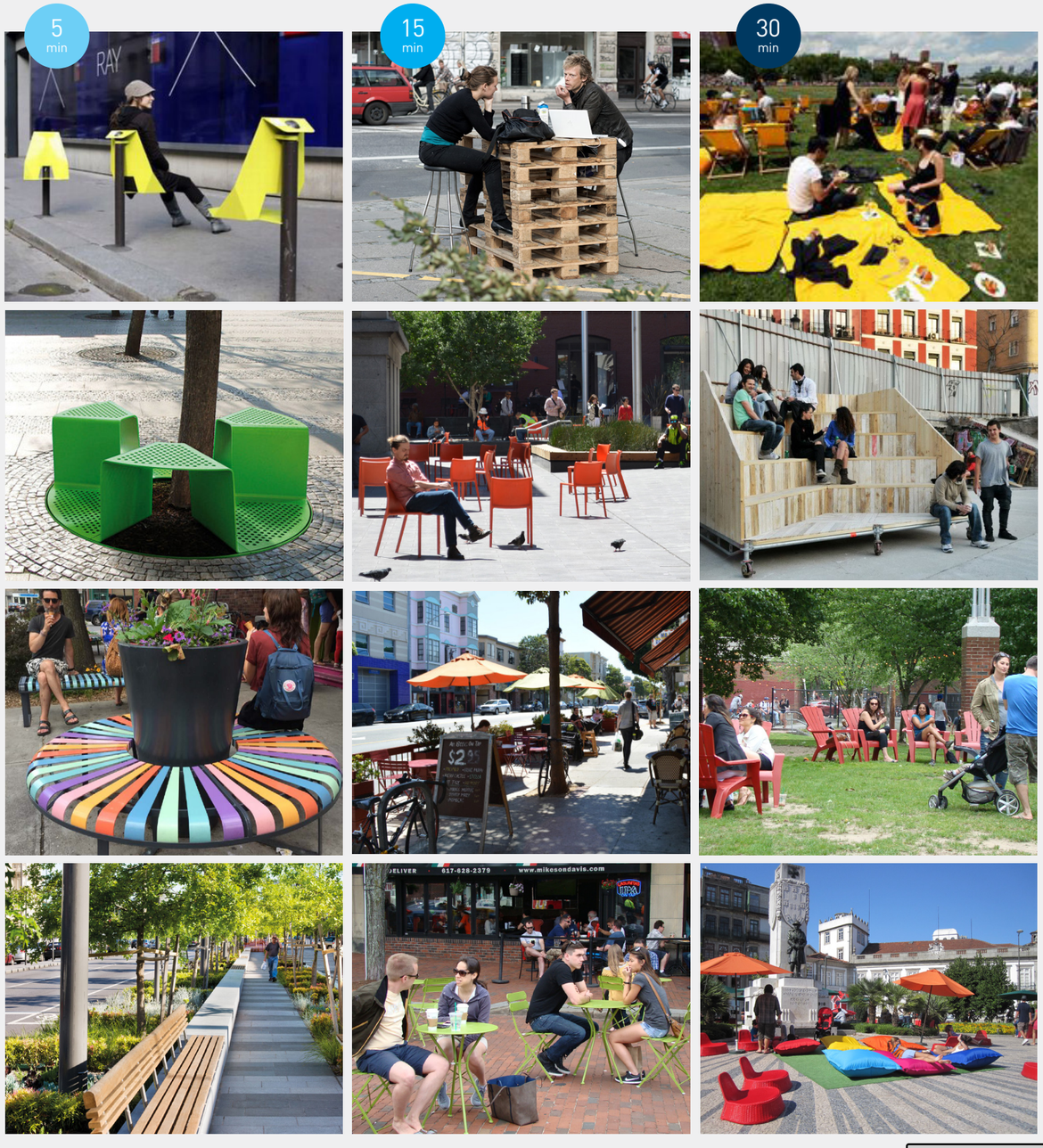


15-minute meeting place
A small nook, similar to a parklet, with tables, chairs, lighting, and a food kiosk. These should be on the widest portions of Main Street's sidewalks. This type of seating space should be prioritized.



30+ minute hang out
Places for people to sit outside, have lunch, and hang out with friends without having to pay for a restaurant table are few and far between on Main Street. But the demand is there. WiFi is advertised along Main Street, but there are no comfortable places to sit, surf the web, or do some work outside. Make the green space at Lady and Main a comfortable area for gathering and working outside. Include kiosk and other inexpensive pop-up amenities.

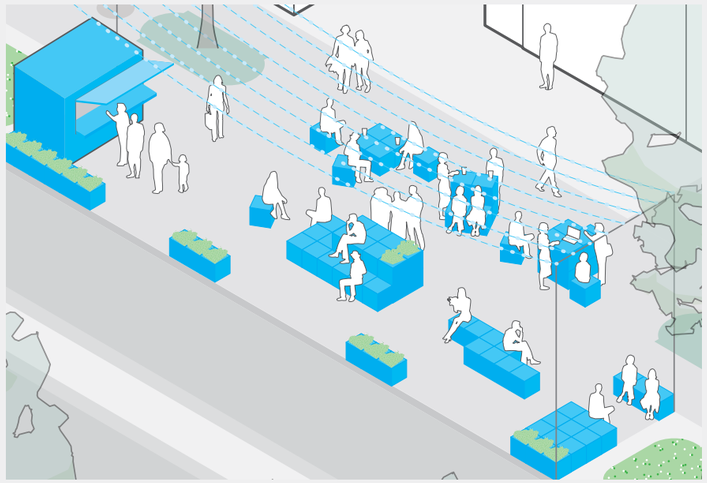
Seating types
Examples of seating options for each space type.

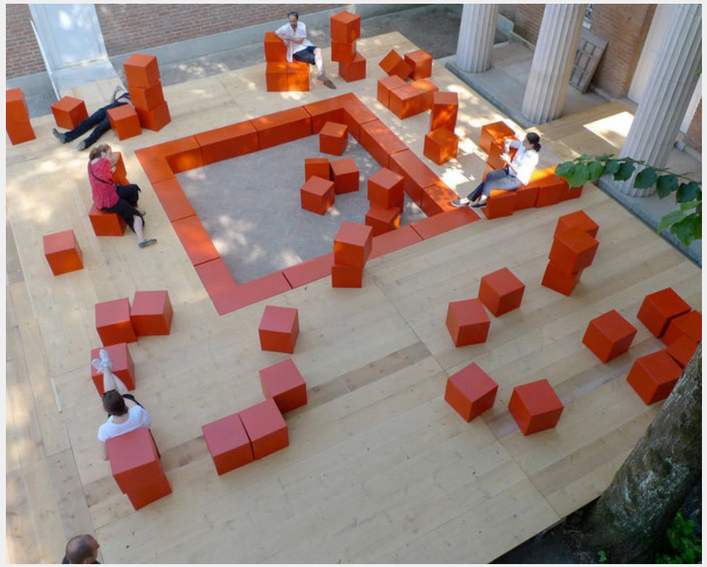


First step
Modular cube seating is a playful way to invite for more everyday lingering. These can be combined to create a bench, or stacked for a table. But, simple movable bistro chairs can be just as effective if easier to source as a first step.











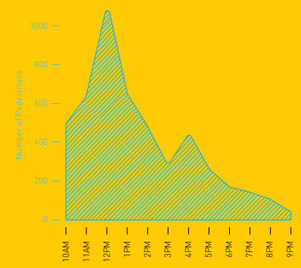
Charger bench
Soofa produces benches that let you charge your devices while you hang out. This type of infrastructure can work both for the quick pit-stop, or equally, to invite for longer outdoor working sessions.





KEY FINDINGS

1.
Main Street comes alive during its events, but gets really quiet the rest of the day.



2.
Even during events, Main Street remains a predominantly "standing room only" zone.

85% v. 14%
Standing **Sitting**

TRACKING SUCCESS

More People Out and About
Most pedestrian activity is concentrated around events and dinner hours. A more pedestrianized urban core will invite more people to walk along Main Street throughout the day and stick around.
Target: More people heading out for lunch and enjoying Main Street

Take a Seat
A more evenly balanced split between people standing and sitting on Main Street.
Target: People are heading out and enjoying their lunch outside on public seating

02

LADY STREET

Share the Love: program parallel events on Main and Lincoln Street, while creating stepping stones along Lady Street to draw people along.

People love their events in Columbia. Over 7,000 pedestrians walk through and visit Soda City on Main Street for example. But it remains concentrated, focused on one or two blocks of Main. There is an opportunity to leverage this energy and draw people west along Lady with an another event on Lincoln Street. This could begin to build momentum for an East - West connector.

MOVES IN FOCUS

Lady Street has a great human scale and quiet traffic. The potential is there to make it a great people-first east-west connector.

Shift events closer to Lady.
Move Soda City and other events down a couple of blocks between Washington and Lady, using First Pavilion Park as a place for people to gather.

All Together Now!
Plan two events that compliment each other at the same time on Main Street and Lincoln Street.

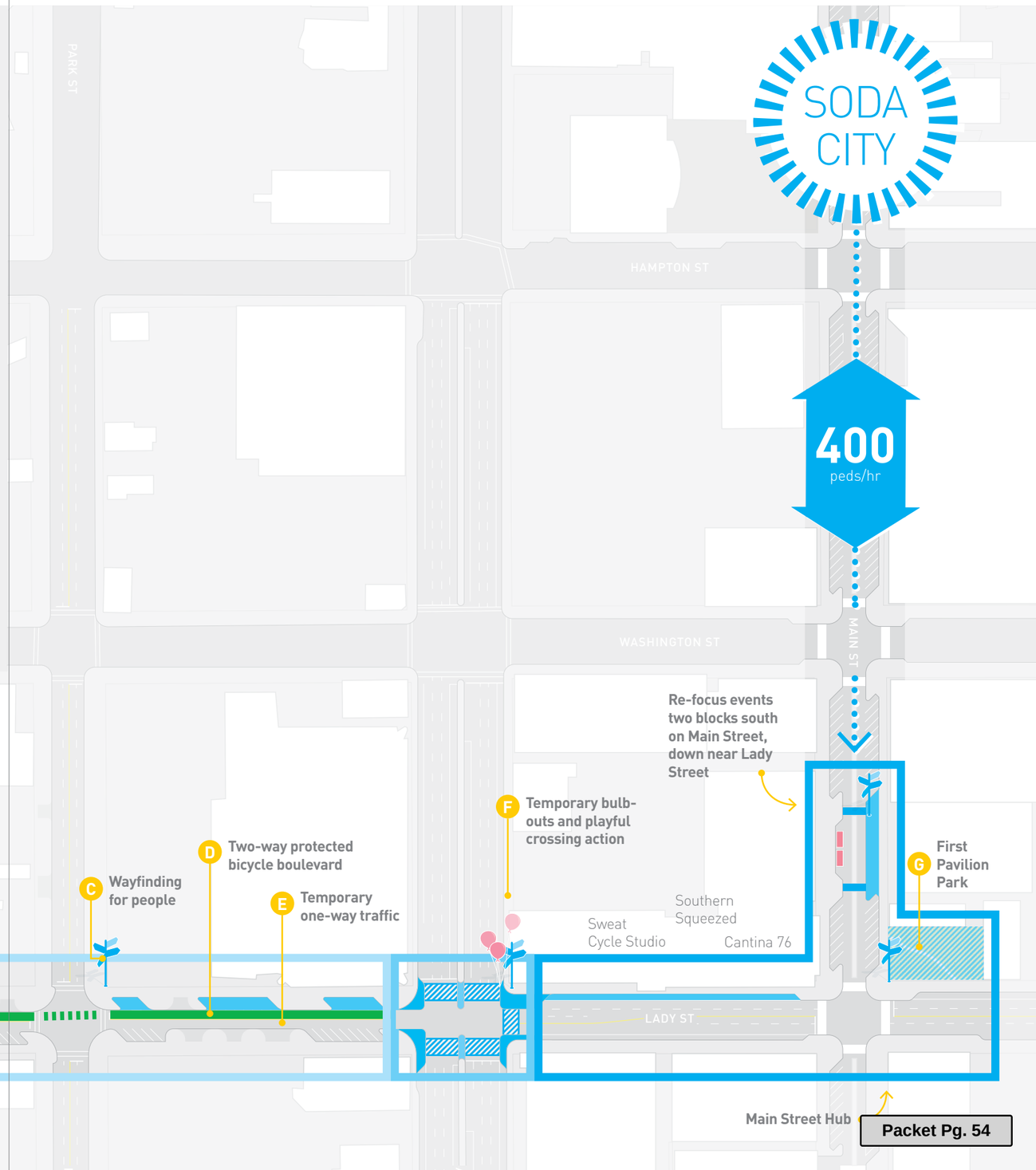
Morning Market.
Leveraging the energy of Soda City specifically, plan a concurrent event on Lincoln Street, by the tunnel.

The Lincoln Tunnel for People.
Leverage the unique local identity of this space to make a special nook for people. The second event can happen here.

Filling in the Gaps.
Nurture and encourage the connection along Lady Street with stepping stones, which might be pop up retail, tents, cool signage, or safe crossings.

Assembly Crossing.
Create bold crossing treatment and improved signal timing on Assembly and Lady.

Trace Memory.
These events should leave some trace behind after they end. This would begin to create a mental map for east-west connections.



A Vista Green Way



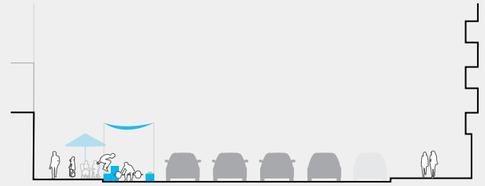


The approach to the Lincoln Street tunnel provides an excellent opportunity to anchor the west end of the Soda City events and create a public space for art, events, and hanging out. A playful, visual canopy can create a draw and some shade, while modular furniture along the edges leave room for people to pass through unencumbered, or stay.

B Vendors and playful features filling in the gaps along Lady Street

Lady between Main and Assembly →





Lady between Assembly and Park →





Lady between Park and Lincoln →





Creating place

Leveraged for their unique physical qualities, these spaces provide an example that the Lincoln tunnel should follow.

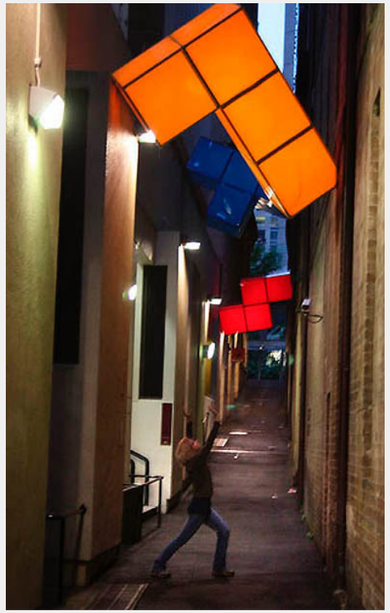






Stepping stones

Lining Lady Street with small moments of delight to draw people through might vary from cool signage and lighting to more interactive, playful features.













E Assembly Crossings

Assembly is one of the key barriers hindering fluid east-west connections. This is an opportunity to prototype improved crossing experiences on Assembly at key intersections: Lady, Hampton, and Green. Surface treatment along with improved signalization will signal to motorists to slow down, while softening the pedestrian experience.



Assembly Today →

Precedents ↓



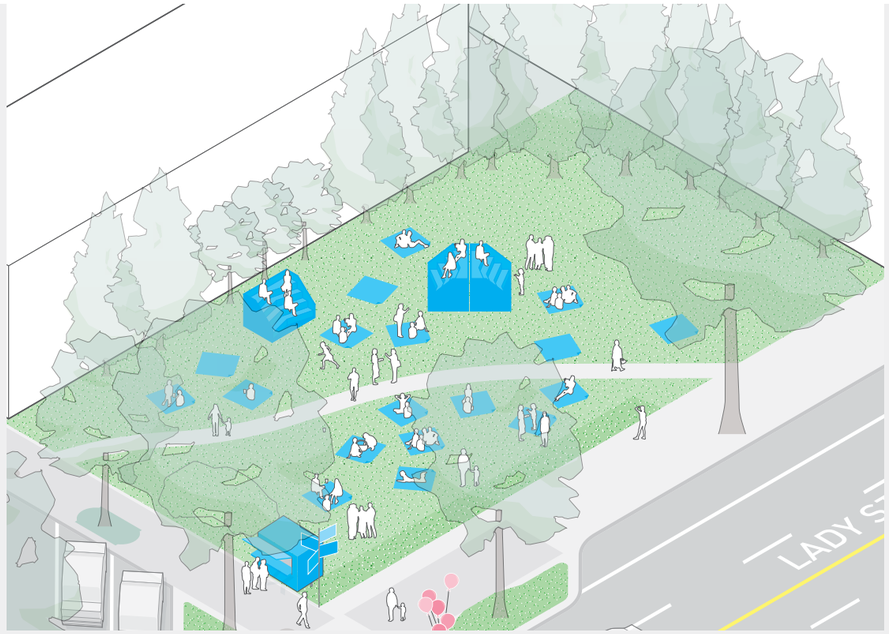






G First Pavilion Park

A key move before kicking off simultaneous events on Lincoln and Main is to shift Soda City down a couple of blocks between Washington and Lady, using First Pavilion Park as a place for people to gather.



KEY FINDINGS

1.
Moving east to west on foot is made difficult by Assembly Street, which cuts downtown in two halves. People are putting their lives at risk to cross!

Over 6000 daily jaywalks on Assembly!

2.
Tremendous energy concentrates on one block of Main Street; it's very quiet a few blocks away

753 people
at Main and Washington

↳ **But just**
47 people
three blocks away

TRACKING SUCCESS

Less Jaywalkers, but More East West Walking.
More people will be crossing along Assembly with the pedestrian signal to get from the Vista to Main street and beyond.
Target: Significantly fewer jaywalkers.

Stretch Out.
The great number of people that pour on to Main Street for Soda City yet remain concentrated in just one block speaks to how much Columbians enjoy being out together, but also shows that there are few invitations to draw that crowd beyond the immediate event. Columbia can capitalize on the event crowd to start building energy along Lady and Lincoln Street.
Target: When people think of Soda City, they think of a network of spaces and events, not simply a block of Main Street.

03

THE FRONT PORCH

A Hub For People: Creating an inviting neighborhood asset for families and fulfilling a latent demand for hanging out, all while re-imagining the State House as a great public front porch for all.

Today, the State House functions as a destination and a ceremonial center of the city, but it's positioned to be much more. By formalizing more invitations for people to stay, the State House could become a spontaneous place to spend time and transform into an active 'central park' play, leisure, and outdoor working space. The latent demand is there. During its most active hours on weekends, 1 in 3 people stick around, and the variety of activity is diverse: from yoga, to exercise, to simply hanging out and enjoying the space.



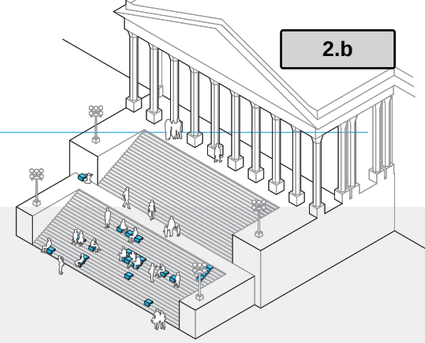






The statehouse can be a canvas and a beacon to express different events during the year: graduation, astrology night, earth day, and so on.

Today the stairs are used by a great cross section of Columbians: from joggers getting some exercise, to teenagers hanging out, to families finding a place to rest while their kids play in the field. More formally inviting people to the statehouse with playful furniture and easier access across Gervais street will make this a hub for people and a defining space in Columbia.





MOVES IN FOCUS

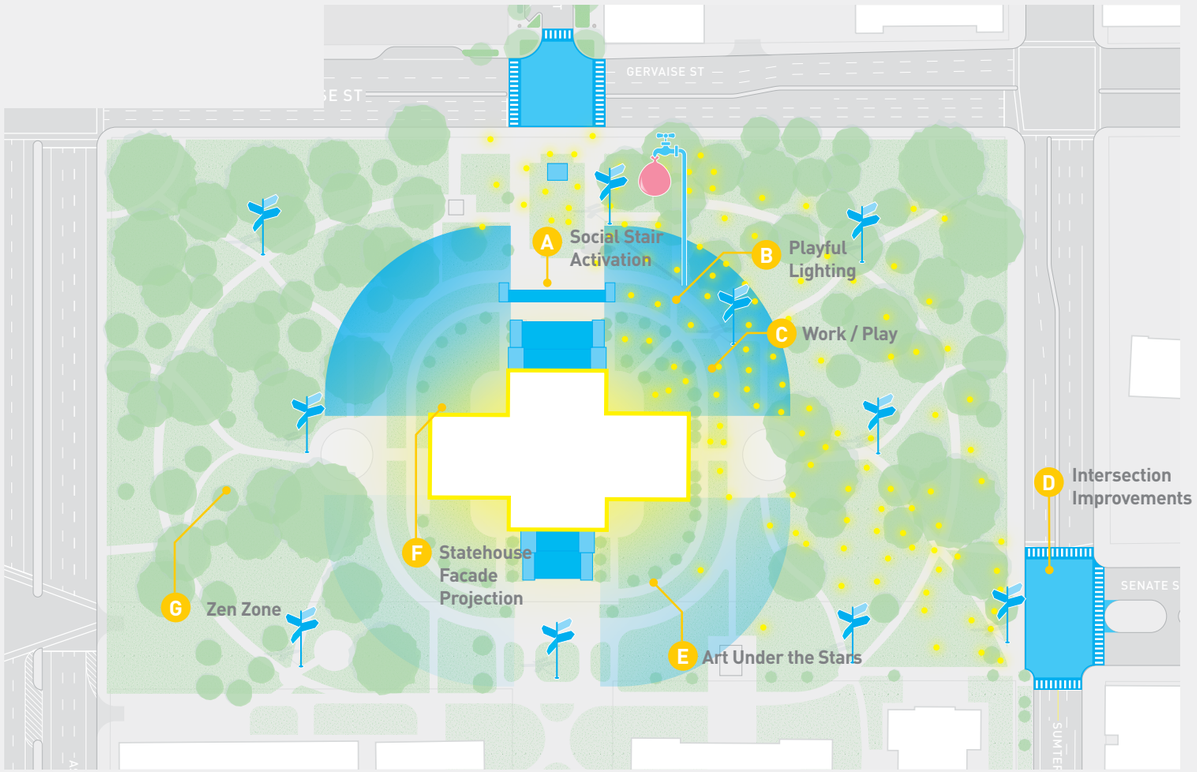
This pilot looks to facilitate access from Main Street and the University by improving intersection treatment at Gervais and Senate, inviting people to stay with playful seating, and flipping the perception of the space from a serious and ceremonial place to a State House for everyone with inclusive, family-oriented programming.

Social Objects. Inject the area with some play and draw on Columbians' curiosity with fun furniture options.
Summer Field. Re-brand a portion of the grounds as "Summer Field" and plan events / concert / movie series on weekends in the summer.
Under the Stars. Dark pockets make this area uninviting at night. Improve lighting throughout.
Outdoor Meetings. Create a WiFi zone, ideal for outdoor conferences and working.









People already bring their own color and play to the space. Support this with a series of light, playful furniture options.



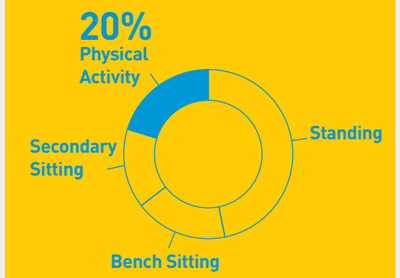






KEY FINDINGS

1.
Compared to other spaces surveyed, the State House saw a strong proportion of physical activity and play in the space - about 1/5 of all activity.



2.
The State House is a destination. We observed lots of get togethers: yoga, bike meets, a running club. The space functions as a hub and meeting place for people.

TRACKING SUCCESS

Quality.
The State House should ace Columbia's Quality Criteria. **Target:**



A redefined hub.
The space should become a hub not just for *planned* activities, but also for spontaneous ones.
Target: During lunch and weekends 1 of 2 pedestrians walking by ought to stay.

Getting there: First steps

Columbia is well positioned to accomplish great, people-first initiatives downtown. With the Mayor's leadership and the council's support, the political will to implement public realm improvements is there. Combine this with a public enthusiasm to create and participate in engaging events and experiences downtown, the opportunity is now to be bold and test these pilots.

Each pilot can be undertaken in any sequence, but ideally they would happen in order: first establishing some seating on Main Street between Lady and Washington targeting the wide sidewalk spaces and First Pavilion park; then building energy east and west on Lady Street; and finally defining a new people-first landmark and "Central Park" in the statehouse.





Client Team

Central Carolina
Community Foundation

The City of Columbia

With Support from
the Knight Foundation

Project Team

Gehl

Gehl is a people first design consultancy. We work with clients to create mutually beneficial relationships between people's quality of life and their built environment.

We are Urban Planners, Designers, Architects, Landscape Architects, Sociologists, and Real Estate Professionals.

Public Space Public Life Action Plan Columbia, SC

Prepared by Gehl
June 20, 2016

Gehl



Imagine a Columbia that:

01 Supports & Attracts Creative Talent

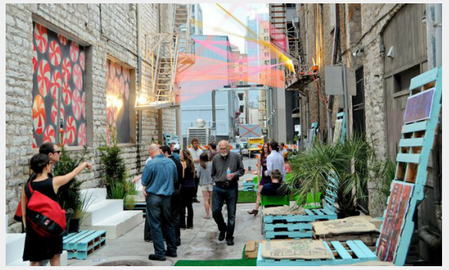
02 Is a Leader in the Region for Family Friendly Public Life











Vibrant districts for people are not afraid to try new things, offering streets and spaces that invite us to stop and stay a while.

Columbia aspires to be a family-friendly, walkable, and bikeable downtown, and grow as an attractive hub for young, creative talent – competitive in the region with cities like Greenville SC, Raleigh NC, and Lexington KY.

What sets these cities as excellent benchmarks is that they are not afraid to try new things to invite public life. For Columbia to cultivate this exciting shift to a lively, people-first city, it will need to do the same: be bold and test new ways to attract more people downtown — and outside — while inviting them to stay longer. In other words: create everyday spaces and experiences for people.

Good News: People Are on Board!

The City is thirsty to be out downtown, together. Events are popular and visioning efforts draw tremendous public imagination, rethinking downtown Columbia as a regional magnet for people. The city is not starting from scratch. Still, everyday public life remains relatively quiet. How might Columbia bridge this gap between an event-based city and one that hums with daily public life?



The public support and energy is there for a more dynamic downtown public life. People want it, and they show their enthusiasm by 'voting with their feet' during city events. Here are examples of Columbia at its most active, during events like First Thursdays and Soda City. How can Columbia invite some of the energy of events into its everyday public life?







COLUMBIA'S

SHARED VALUES & QUALITY CRITERIA

We started with a look at quality. What qualities do Columbians cherish most in their public space? Distilled from hundreds of public responses, key spatial qualities and shared values rose to the top, forming the foundation of what Columbians aspire for in their public spaces.

These can been seen as a guide for what future public spaces ought to pursue.

SHARED VALUES

Residents are proud of maintaining and defining local identity (ies).

There is a collective delight in Columbia's natural resources.

When there is a reason to come together, Columbians do it enthusiastically.

People want to expand their options to get around safely (biking and walking)

There is a collective curiosity, a thirst for places to draw you in, surprise you, and make you smile.

Families want to feel invited, that includes places for kids and their parents.

QUALITY CRITERIA



01 Water & Natural Resources



02 Greenery & Plants



03 Relaxing & Peaceful



04 Color & Art



05 Dynamic & Active



06 Places to Sit



07 Closeness & Fine Grain



08 Whimsical & Creative



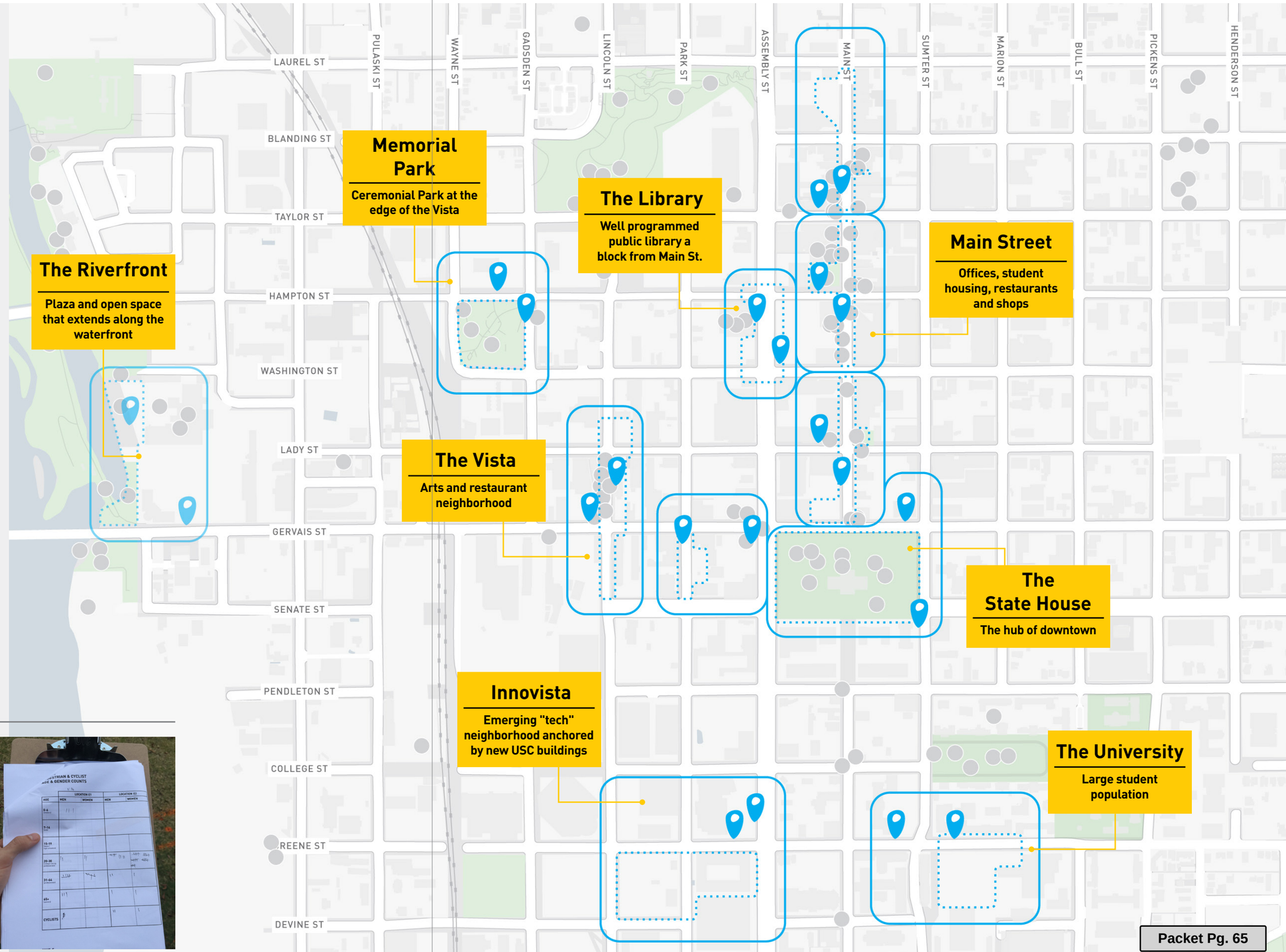
09 Fun & Play

WHERE TO MEASURE?

OUR PSPL LOCATIONS

Clusters of activity started to emerge largely along Main street, the Vista and the Riverfront. But how are they supporting and inviting public life now? How can they improve for more in the future?

Based on public feedback, we identified 11 focus areas (22 specific survey locations) for a Public Space Public Life survey, an architectural ethnographic analysis of the city that Gehl has employed around the world.



50 volunteers from various city departments and the university, as well as local urban enthusiasts, helped survey 20 locations over two days in Columbia.

Because a flood closed the Riverfront to the public, volunteers were unable to survey that area.

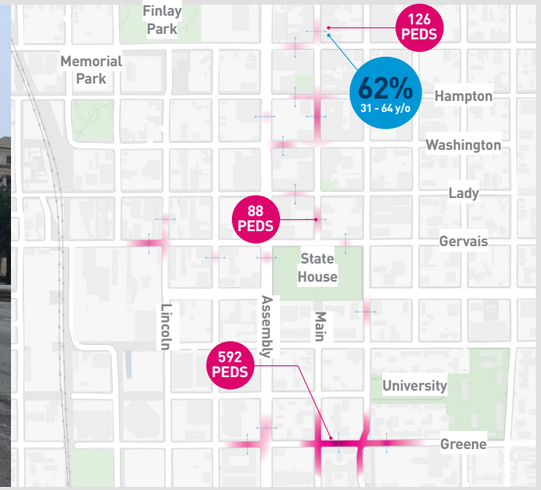


01

How Are People Moving in Columbia?

PEDESTRIAN MOVEMENT WEEKDAY



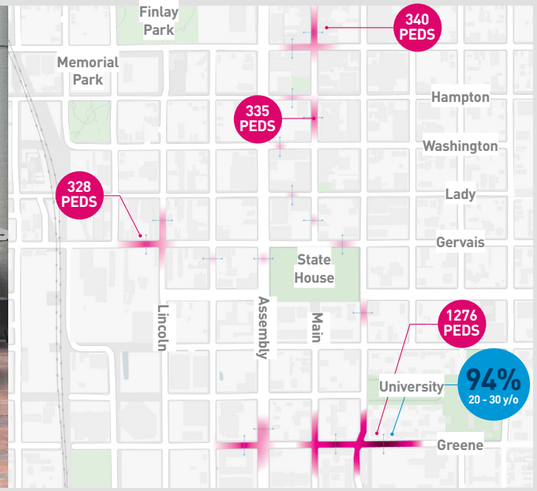


8-10am

Morning Commute

These illustrative heat maps visualize how Columbia's foot traffic swells and dissipates throughout the day at key times. The morning commute is characterized by quiet pedestrian (ped) volumes throughout the district. Activity around the university is the exception.



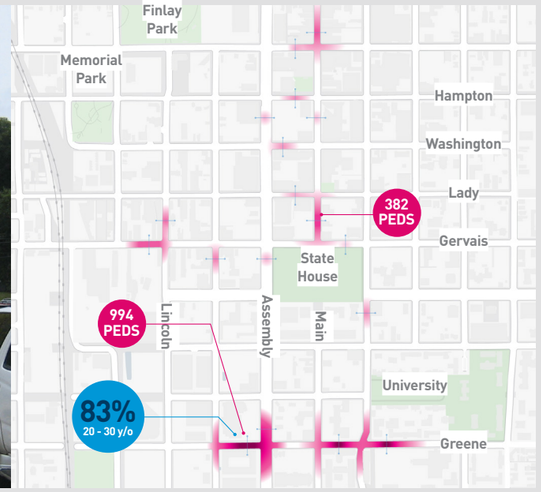


11-1pm

Lunch Break

With over 1,200 ped/hour, lunch is one of the busiest times during the week. Hotspots include the university, Main St and Lincoln St.





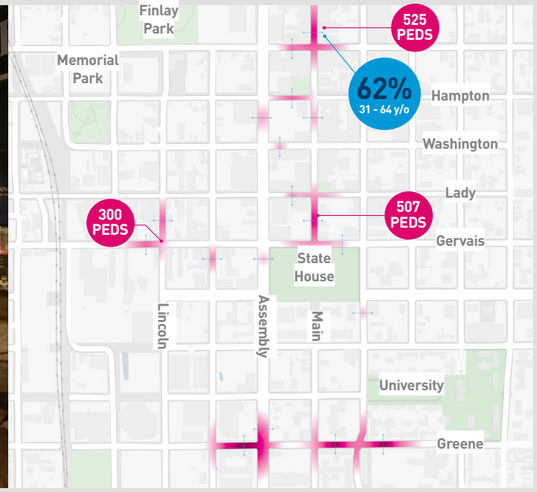
4-6pm

Commute Home

Main Street by the State House sees its highest volume as people commute home or head out for happy hour.

Over 1,000 ped/hour at Assembly and Greene are mostly students going home to student housing after school.





6-8pm

Happy Hour

During the week, the hours after work see more people linger. The happy hour crowd energizes parts of Main Street and Lincoln.

2.c

Jaywalking.

Besides football, jaywalking might be the most popular sport in town. Columbians know where they're going, and they like to get there as quickly as possible. Every key intersection we surveyed saw significant jaywalking. Some, like those on Greene, Main, and Assembly, had over 1,000 people a day crossing against the "walk" signal or crossing mid-block.

Number of Jaywalkers a day

0 2500 5000

Senate / Greene

Assembly / Greene

Main / Washington

Main / Taylor

Assembly / Hampton

Lincoln / Gervais

Sumter / Senate

Main / Gervais

Assembly / Gervais

weekday
weekend

Wait. Wait. Wait. Walk fast!! A word on signal timing.

One of the key issues is that signal timing leaves very little time for people to cross the street without walking against a no-walk signal.

7 seconds 60 seconds

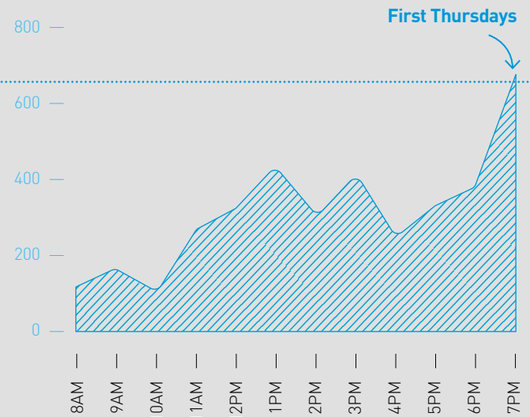
Walk! Wait... wait

(Example from Ass

PEDESTRIAN TRAFFIC IN COMPARISON

Columbia, SC
Main Street

Peak: 672 per hour
Average: 312 per hour

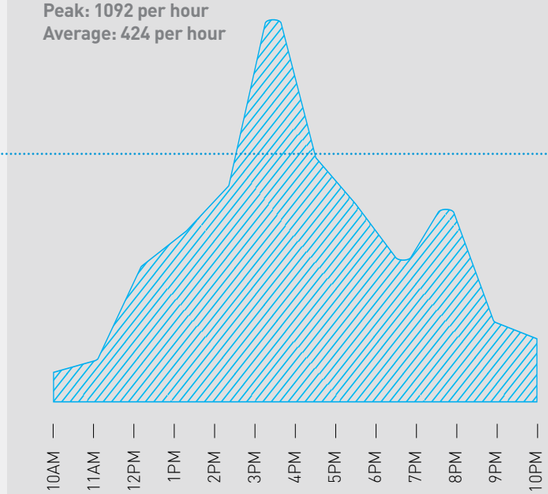


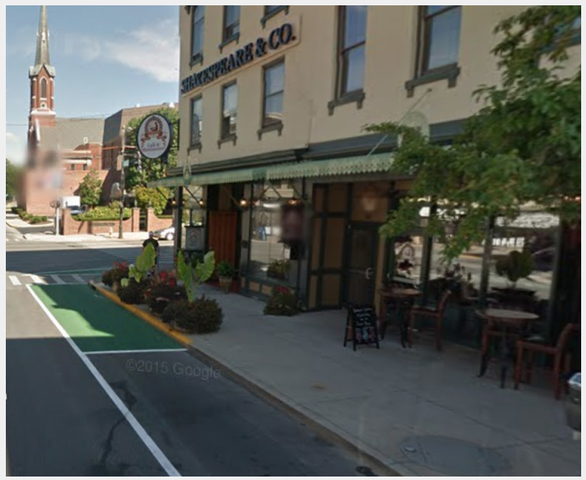


When downtown Columbia is hosting an event, its peak pedestrian activity rivals the volume of activity in other great, similar sized cities (and even some notable larger cities, like Philadelphia). In other words, when people are invited, people head out. The rest of the day, however, is much quieter than comparable cities.

Lexington, KY
Short Street

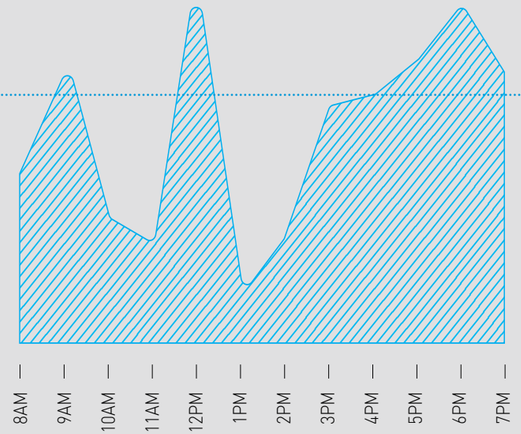
Peak: 1092 per hour
Average: 424 per hour

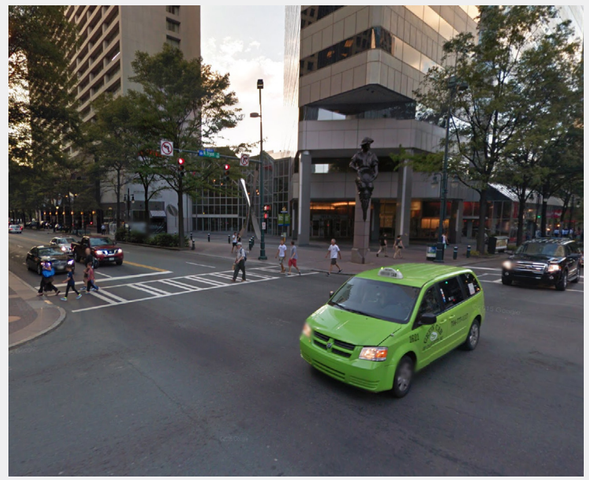




Charlotte, NC
Trade & Tryon Street

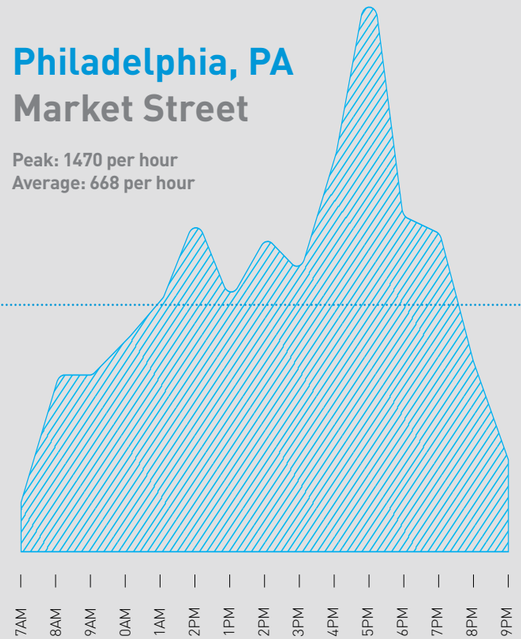
Peak: 900 per hour
Average: 533 per hour

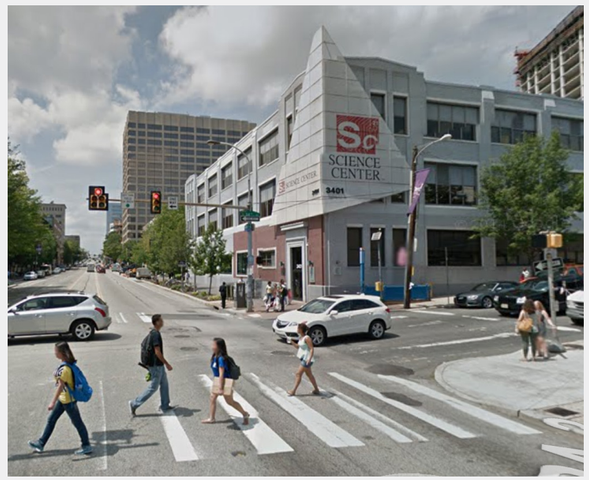




Philadelphia, PA
Market Street

Peak: 1470 per hour
Average: 668 per hour



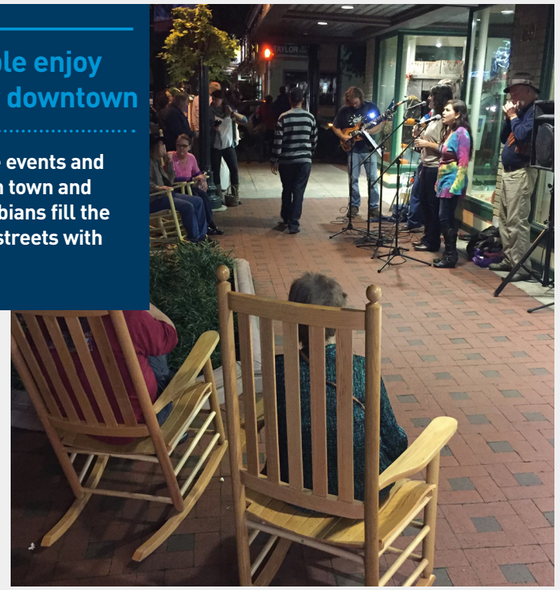


WALKING IN COLUMBIA

TAKEAWAYS

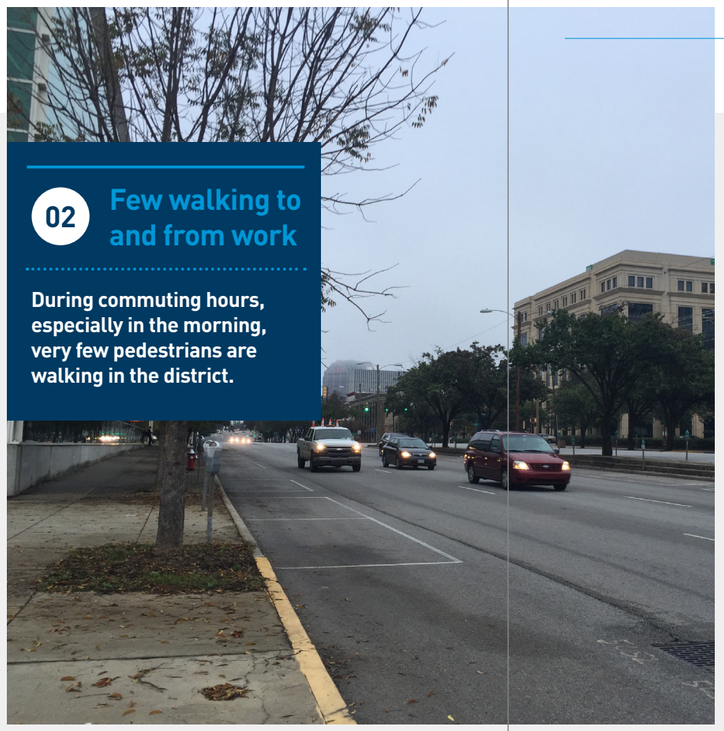
01 People enjoy their downtown

When there are events and reasons to be in town and outside, Columbians fill the sidewalks and streets with enthusiasm.



02 Few walking to and from work

During commuting hours, especially in the morning, very few pedestrians are walking in the district.



03 People come out for Lunch

There's an up-tick at lunchtime. People are out in the Vista and Main Street during lunch hours. Wouldn't it be great if there were places for people to sit and enjoy their lunch outside?



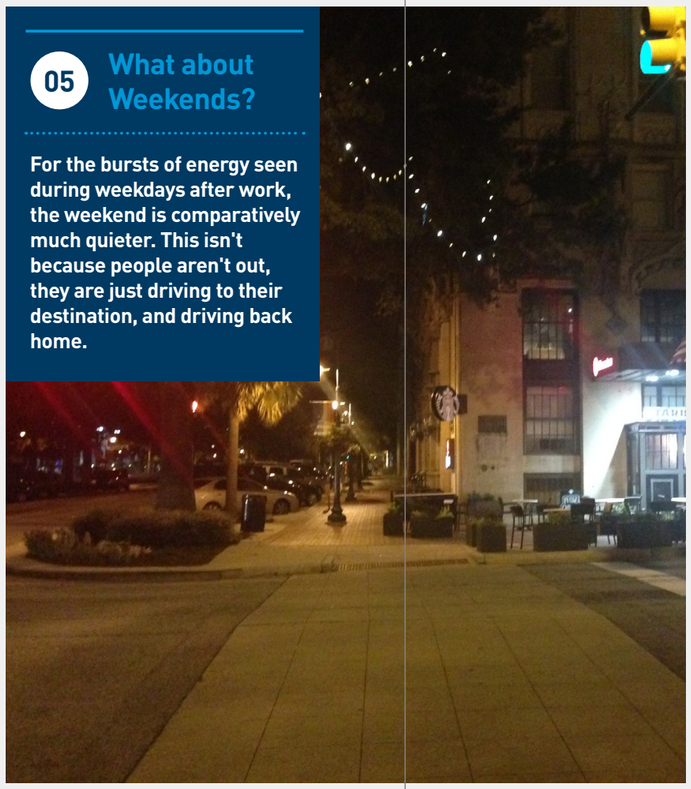
04 Happy Hour Crowd

During the week people are out after work. Restaurant- and bar- goers mingle with coworkers and passers-by, lending to a dynamic weekday evening energy.



05 What about Weekends?

For the bursts of energy seen during weekdays after work, the weekend is comparatively much quieter. This isn't because people aren't out, they are just driving to their destination, and driving back home.



06 Few families downtown

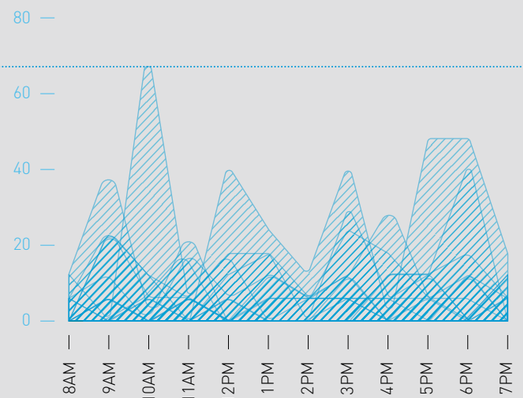
Columbia is segmented in two age groups: professionals and college students. With amenities geared toward these groups, there are few reasons for families and children to spend time downtown. Less than 2% of people downtown during the week were under 14 years old.



CYCLING MOVEMENT IN COMPARISON

Columbia
Key Streets - weekday

Peak: 72 per hour
Average: 6 per hour



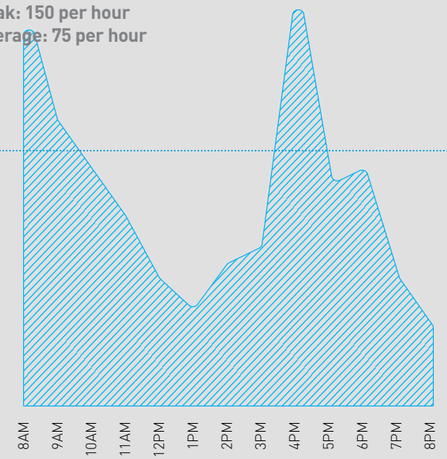


No Separation

While the average number of cyclists per hour is low – 6 cyclists an hour – looking at Columbia's key streets together, there is evidence of a latent demand for cycling. At their peak, some streets see 40+ cyclists an hour. This occurs despite a lack of protected bicycle infrastructure.

Philadelphia
Walnut Street

Peak: 150 per hour
Average: 75 per hour



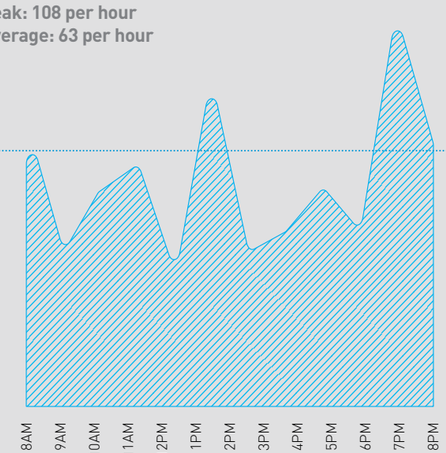


Bollard Separation

A simple bollard-protected bike land on busy Walnut Street in Philadelphia helps make cyclists feel safe and visible.

Denver
15th Street

Peak: 108 per hour
Average: 63 per hour





Bollard and Paint

Enhanced visibility in Denver further reduces the stress of cycling in the city, defining a clear path forward.

Bike Routes

Everything is so close in Columbia, but many destinations feel far away from each other. Bicycling collapses distances and helps overcome these perceived distances. Below are a few examples of "favorite" destinations linked in less than 10 minutes by bike.

Riverfront - University

9mins!


riverfront


university

Main Street - Vista

5mins!


main st


vista

Riverfront - State House

7mins!


riverfront



CYCLING IN COLUMBIA
TAKEAWAYS



01 People bike to work & school

Outside student housing and offices on Main Street, bike parking is often spilling over. Folks are cycling!



02 Desire lines often thwarted

There is often not enough infrastructure to support desire lines, so people bike on sidewalks.



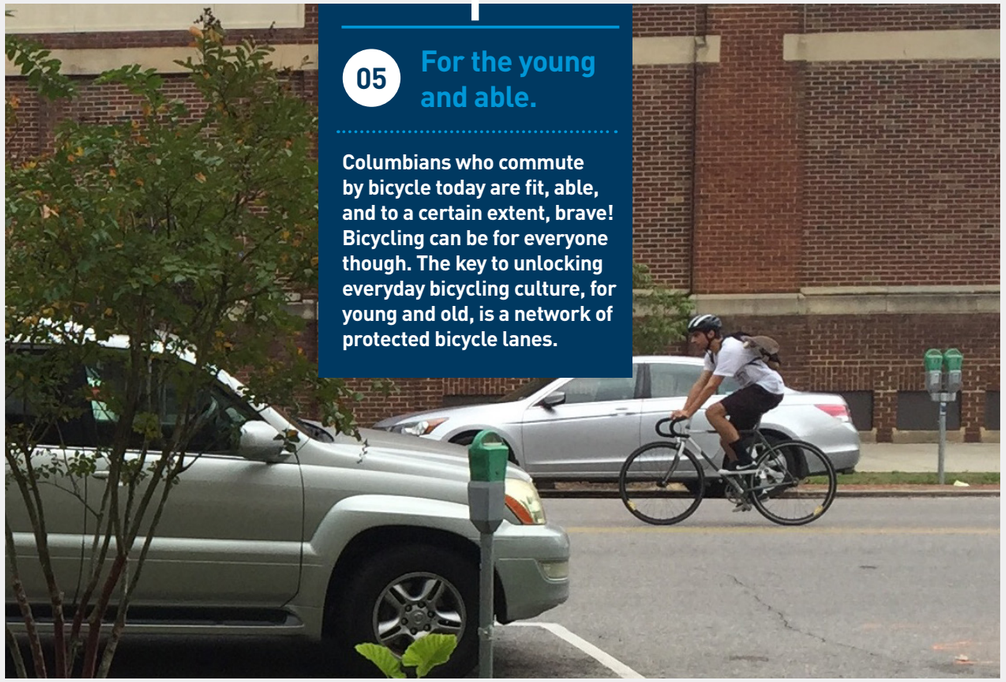
04 Weekend warriors

Few people cycle during the weekend. Those who do treat it more as a form of exercise or adventure rather than a simple mode of transport.



03 A marginal activity

Existing bicycle lanes either squeeze cyclists to the edge of the road, unguarded, or they disappear, forcing bikers to share the road with cars (sharrows).



05 For the young and able.

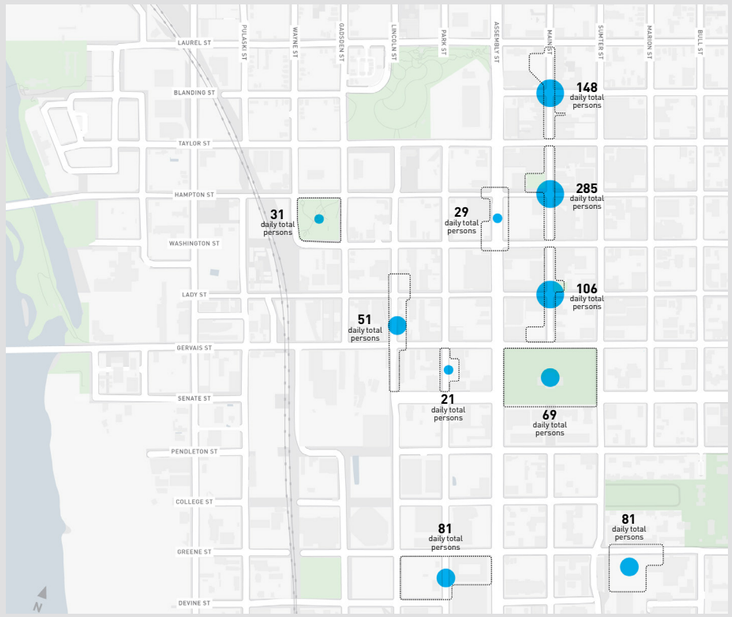
Columbians who commute by bicycle today are fit, able, and to a certain extent, brave! Bicycling can be for everyone though. The key to unlocking everyday bicycling culture, for young and old, is a network of protected bicycle lanes.

02

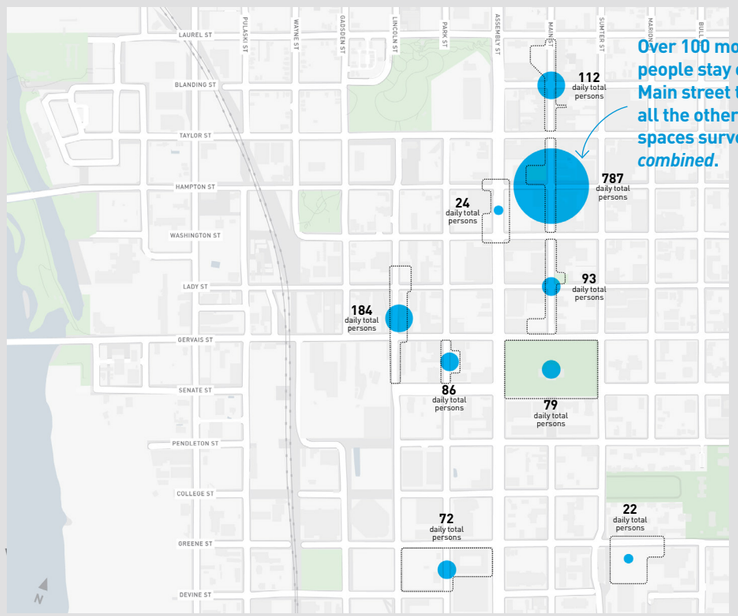
How Are People Staying in Columbia?

Total Volume

These maps illustrate the total number of people staying in a given location throughout the day. In general, more people are lingering and spending time on the weekend than on weekdays. Of particular note is Main Street, which during events, such as Soda City, Greek Fest, and St. Pats draws more than every other place combined.



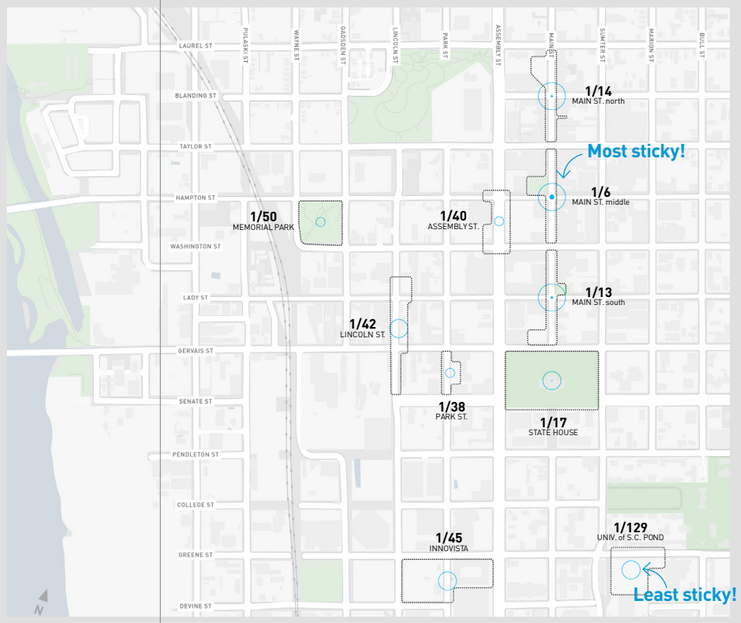
WEEKDAY



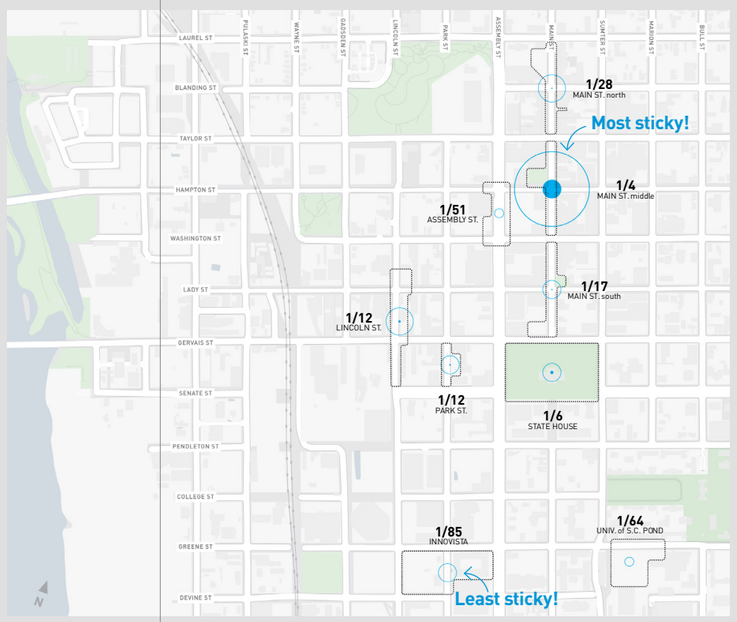
WEEKEND

Stickiness

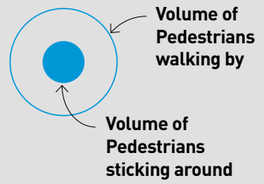
These maps illustrate how many people stay and linger at a given place compared to the number that walk by. We call this stickiness. Comparing staying against pedestrian flow sheds some insight on how inviting a space is. In Columbia, with the exception of Main Street and the Statehouse, which attract about 1 of every 5 people, few places attract more than 1 in every 40 people that walk by. That's less than 3%. But, without many places to sit and stay, streets are designed less as places and more as corridors to move through.



WEEKDAY



WEEKEND



What are people doing in public space? Standing.



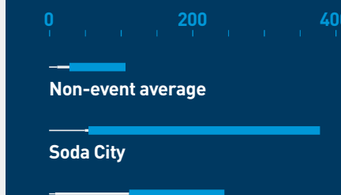
A closer look at staying activity in Columbia shows that 65% of people who stick around a place are standing. If there were more options to sit, then people would stay longer.

Places to sit?

Including bus stops, restaurant outdoor seating, plazas, and private courtyards, Main Street has 262 places to sit. But 90% of these seats are private. This highlights a significant need. There are only about 30 public seats on Main Street for an area that sees up to 700 pedestrians an hour.

90% of seating on Main Street is private

Hourly Average of Pedestrians staying on Main Street



Two of Columbia's most popular events show a great increase in staying activity. But still, most people are standing.

STAYING IN COLUMBIA
TAKEAWAYS



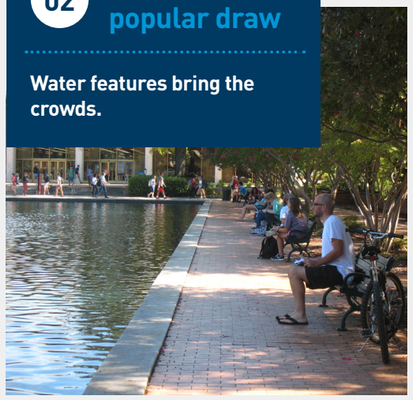
01 From High Energy to Quiet

Characteristic of an event-driven public life, Columbia sees tremendous bursts of energy downtown followed by long stretches of quiet.



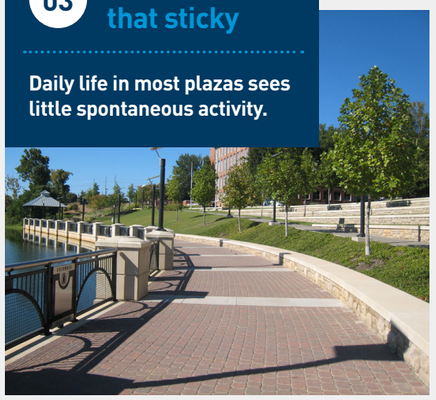
02 Water is a popular draw

Water features bring the crowds.



03 Plazas are not that sticky

Daily life in most plazas sees little spontaneous activity.





04 Destination Spaces

Most public spaces are destinations for planned get-togethers, rather than spontaneous meet-ups and casual hanging out.

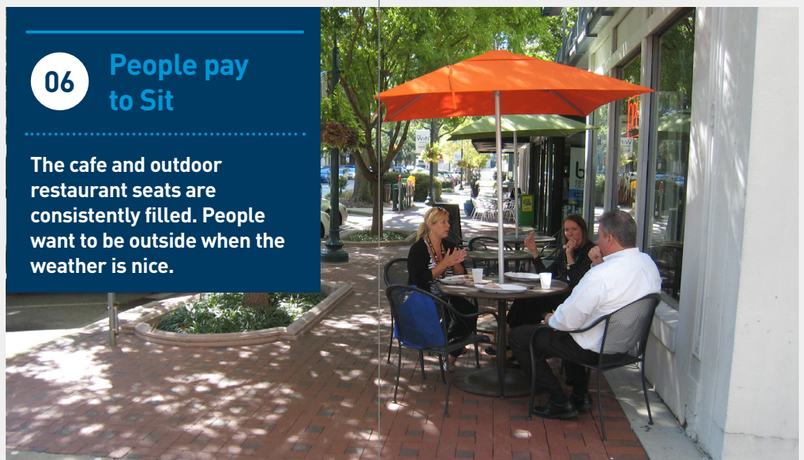
05 Grab it– while you can!

With few good public seating options in the city people are quick to take a load off where there is!



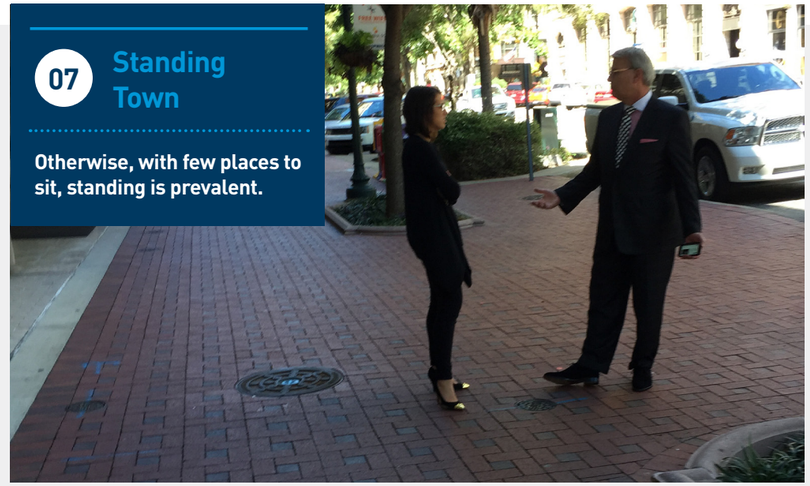
06 People pay to Sit

The cafe and outdoor restaurant seats are consistently filled. People want to be outside when the weather is nice.



07 Standing Town

Otherwise, with few places to sit, standing is prevalent.





08 Secondary Seating

People find their own places to sit or even bring their own bench.. or chair, or hammock!



03

How does Space support People?

While Columbia has some beautifully maintained streetscapes, great historic buildings, and a strongly programmed downtown event cycle, there are some prevailing challenges. As part of the PSPL survey, public space qualities were documented and qualified. Here are some key characteristics that rose to the top.

There is great demand for public life in Columbia, why don't we see it more daily?

Let's look at the quality of the supply.

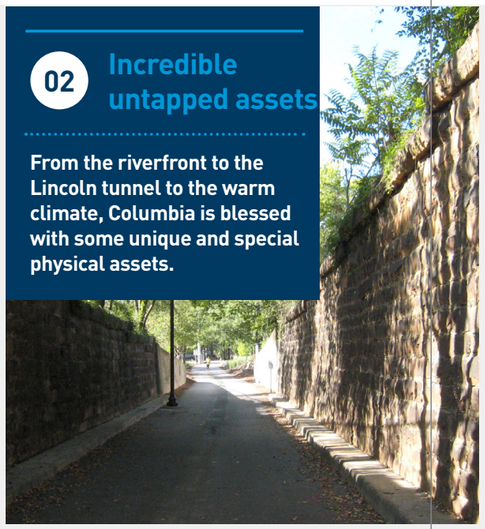
SPACE IN COLUMBIA

TAKEAWAYS



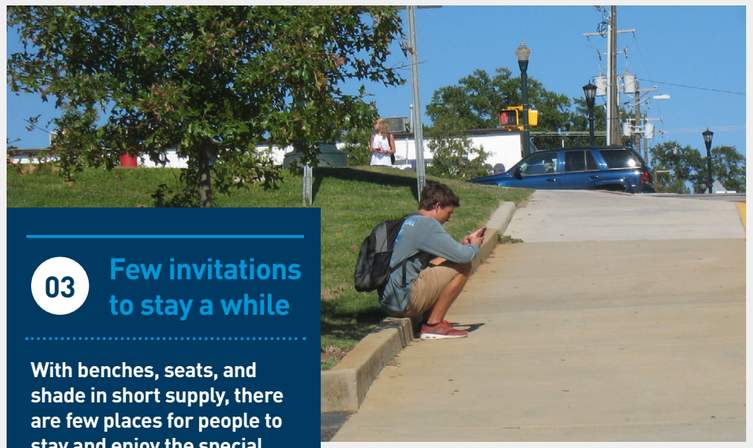
01 High quality streetscaping

Columbia has some beautifully landscaped and maintained streets and spaces, including Main, Lincoln, the Statehouse, and Riverfront to highlight a few key nodes.



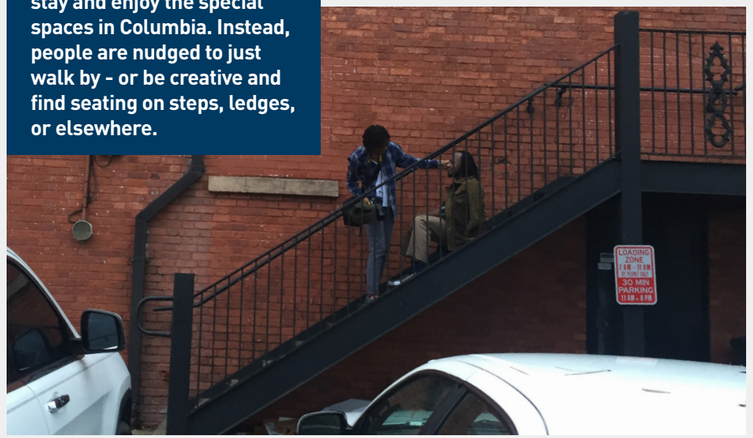
02 Incredible untapped assets

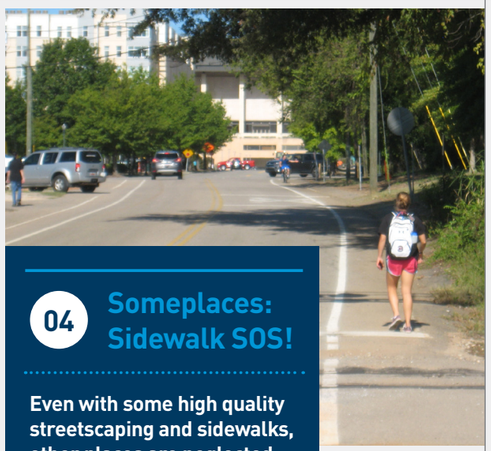
From the riverfront to the Lincoln tunnel to the warm climate, Columbia is blessed with some unique and special physical assets.



03 Few invitations to stay a while

With benches, seats, and shade in short supply, there are few places for people to stay and enjoy the special spaces in Columbia. Instead, people are nudged to just walk by - or be creative and find seating on steps, ledges, or elsewhere.

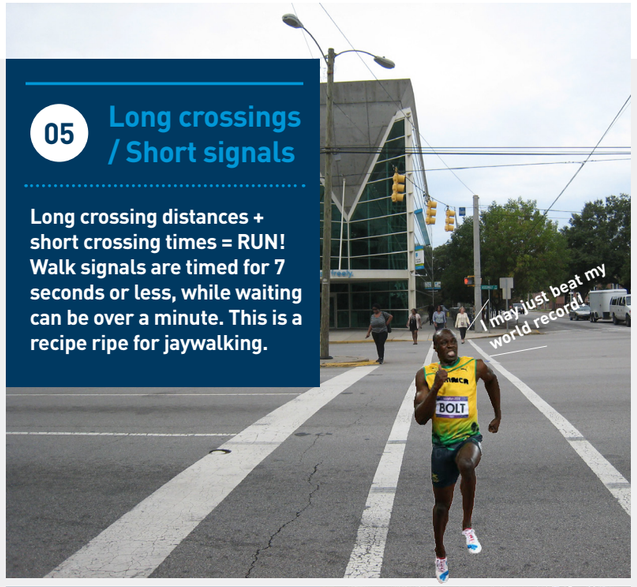




04 Someplaces: Sidewalk SOS!

Even with some high quality streetscaping and sidewalks, other places are neglected with crumbly sidewalks or simply no sidewalk at all.





05 Long crossings / Short signals

Long crossing distances + short crossing times = RUN! Walk signals are timed for 7 seconds or less, while waiting can be over a minute. This is a recipe ripe for jaywalking.



07 Confusing signage for people

Signage is auto oriented. There are few markers for people to find their way to Columbia's great assets.







06 Just getting permission takes effort

Adding to the long signal timing, people need to announce themselves at each intersection. These buttons are not always consistently placed or marked.

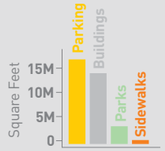


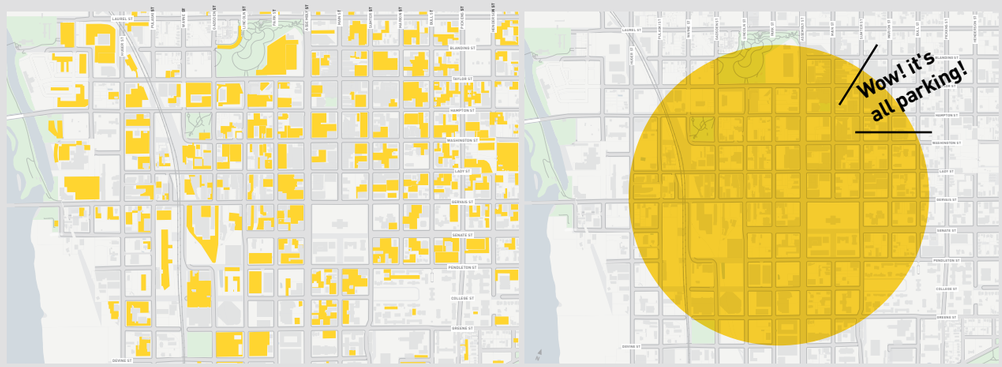
08 Hardscapes & Blank Facades

Much of the built environment is characterized by dominating hardscapes & blank facades.

Parking

There is an enormous square footage of parking in Columbia. Can these be opportunity spaces to reclaim space for people?





Aggregated parking to scale

Columbia has a lot of the pieces, they just need to be connected, leveraged, and celebrated – without spreading them out too thin.

Guided by 6 Public Space Public Life strategies, Downtown Columbia can establish and reinforce a diverse network of public places and streets to create an inviting district for people.

01 **DEFINE A PEOPLE-FIRST CORE**

02 **PARK ONCE**

03 **EMBRACE YOUR WATERFRONT & NATURAL ASSETS**

04 **FIND YOUR EAST-WEST CONNECTOR**

05 **CELEBRATE AND ENRICH YOUR HUBS**

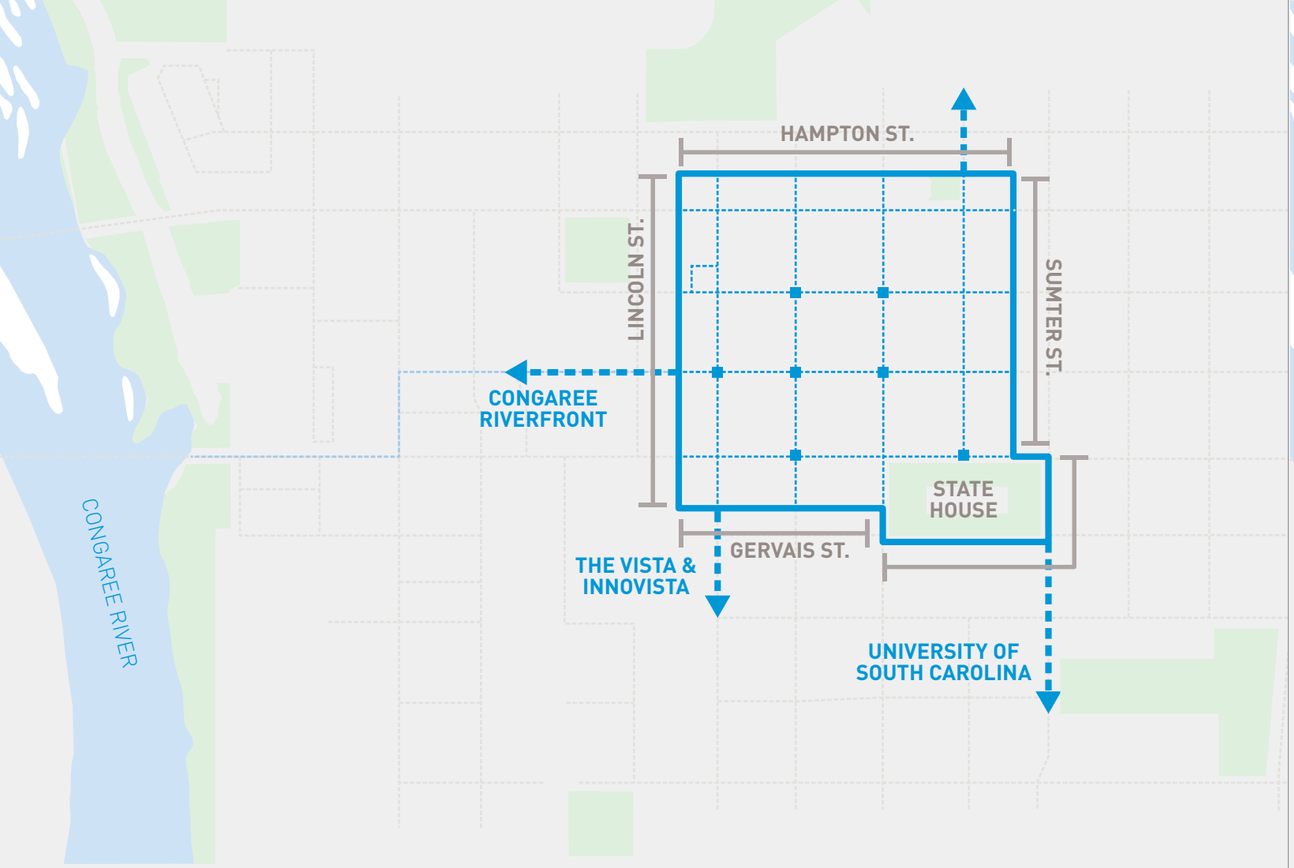
06 **CREATE STEPPING STONES IN BETWEEN**

01 DEFINE A PEOPLE-FIRST CORE

Define a core where pedestrian, cyclist, and transit experiences are prioritized ahead of auto efficiency. Pedestrian intersection improvements, including signal timing and crosswalks, should be prioritized within this core.

Safe and Slow Streets
- Reduce traffic speeds to 25 mph.
- Create visible crosswalks at key intersections.
- Ensure sidewalks are complete and in good condition.
- Make longer, more people friendly signal timing.
- Implement traffic calming.

Bicycle Network
- Prioritize improved bicycle infrastructure and bike lanes within the core.

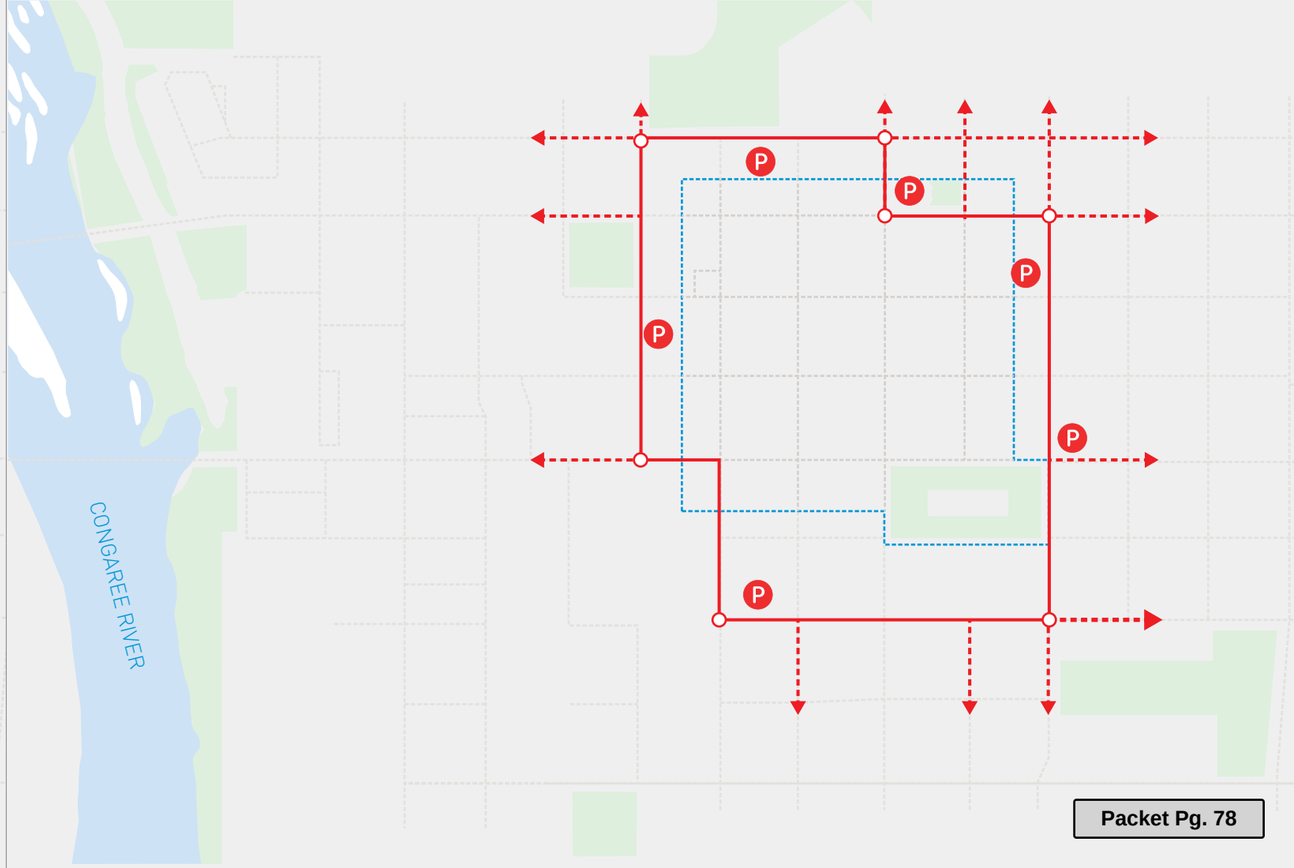


02 PARK ONCE

People drive in and out of Columbia. That's okay. To make room for pedestrians in the 'people core', however, Columbia should find creative ways to encourage parking in the city just once - and walking from destination to destination from there. This strategy should focus on key parking spaces and lots at the edge of the people core that link into important streets like Main, Lady, and Lincoln.

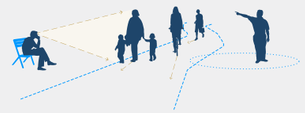
Key Car Parks
- Identify key parking lots at the periphery of the pedestrian core and pilot incentives such as inexpensive or free tolls in these lots.
- Couple this with no free parking in the core.

Around, not Though
- Traffic mobility through the core should not be prioritized.



Testing Strategies through Pilot Projects

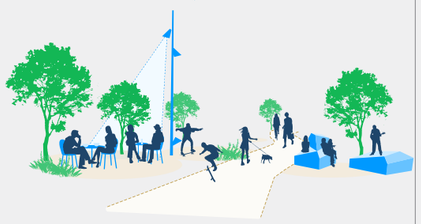
To realize these strategies, a series of temporary pilot projects, carried out in an iterative process, can generate buzz and begin to set the groundwork for a district that puts people first in the public realm.



1 / Measure



2 / Test



3 / Refine



The following low-cost, high-impact pilot projects are prototypes that can be experienced, measured, and evaluated for refinement by the City of Columbia, the Community Foundation, and other partners and local champions. Developed to meet the five PSPL strategic objectives, each project invites stakeholders and users to see new possibilities and test ideas in the district. The intention is to attract new users to stay and begin to develop an identity for Downtown Columbia as a vital people-first place.

By making people a part of the pilot project process, Columbia can start to build consensus and excitement around improvements, creating a case for longer-term interventions.

Overview of Pilot Projects

Set within a framework that focuses Columbia's energy within a defined pedestrian core, the pilots work together to leverage existing assets, fill in the gaps, connect east and west, and create new meeting places that invite more people to stay, and stay longer.

Priority Pilot Areas

These 3 areas rose to the top for their potential impact.

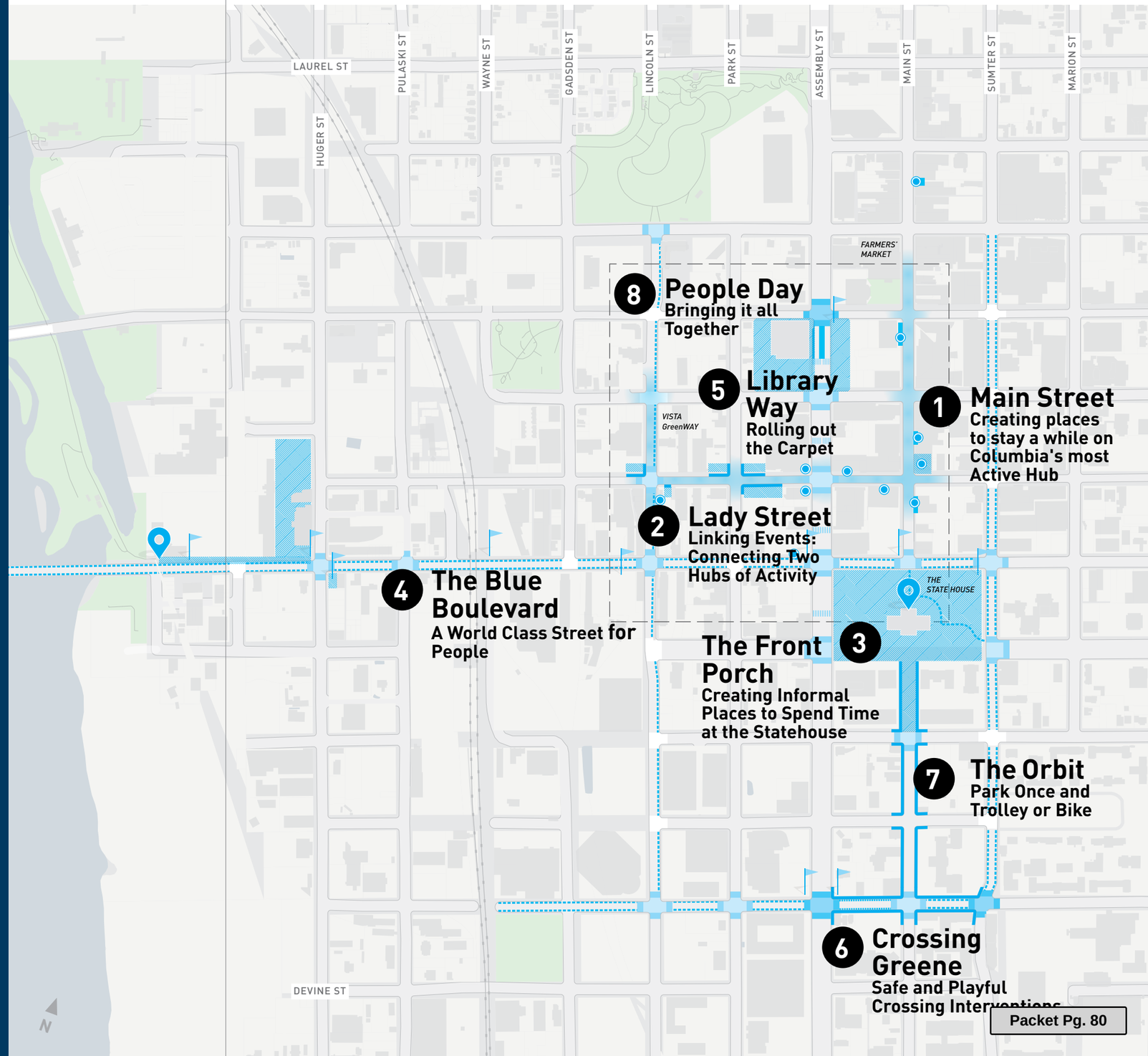
01 **Main Street**
Creating invitations to stay and rest

02 **Lady Street**
Connecting anchors through program

03 **The Front Porch**
Creating an inviting asset for families

Opportunity Areas

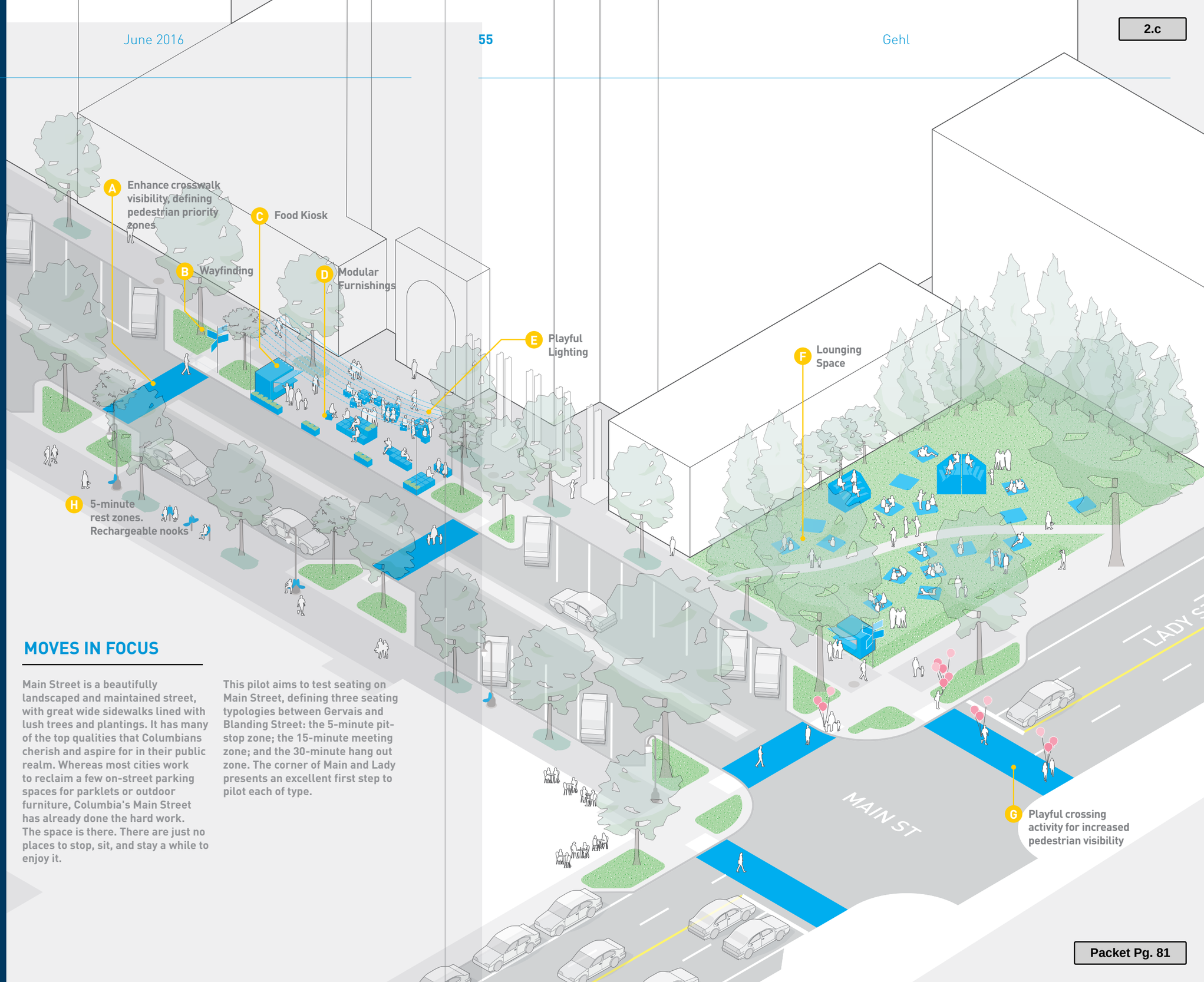
- **The Blue Boulevard**
  Connecting people to the waterfront
- **Library Way**
  Allowing for moments of delight
- **Crossing Greene**
  Creating safe and fun crossings
- **The Orbit**
  Park once and take trolley loop
- **People Day**
  Layering all initiatives on one day or weekend to show what's possible



01 MAIN STREET

Creating informal gathering places to linger and more invitations to rest and relax — without having to pay for it.

During events like First Thursdays and Soda City, Main Street comes alive. But when the events power down, so does the energy of the street. Some hotspots continue to flicker where there happens to be some outdoor seating (around Drip Coffee's cafe benches and Bourbon's picnic tables). The latent demand to stay is there. There are just so few invitations to sit, stay, and enjoy the space. Main Street should be humming with people throughout the day, not just at events; it should be considered just as much a place as a corridor.

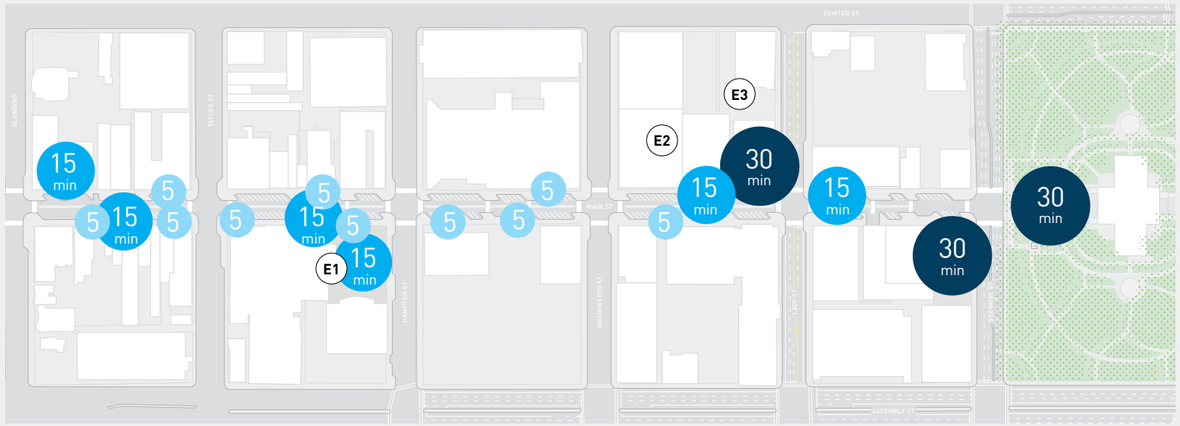


MOVES IN FOCUS

Main Street is a beautifully landscaped and maintained street, with great wide sidewalks lined with lush trees and plantings. It has many of the top qualities that Columbians cherish and aspire for in their public realm. Whereas most cities work to reclaim a few on-street parking spaces for parklets or outdoor furniture, Columbia's Main Street has already done the hard work. The space is there. There are just no places to stop, sit, and stay a while to enjoy it.

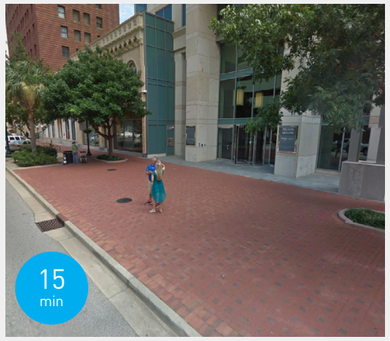
This pilot aims to test seating on Main Street, defining three seating typologies between Gervais and Blanding Street: the 5-minute pit-stop zone; the 15-minute meeting zone; and the 30-minute hang out zone. The corner of Main and Lady presents an excellent first step to pilot each of type.

Leisure duration
Along Main Street there are a number of spaces and extra wide sidewalks perfect for different types of leisure. To start, focus seating on Main Street between Lady and Washington.





5-minute pit-stop
Areas along Main Street for the informal quick stop and chat. These can be simple secondary seating options that connect to existing infrastructure.



15-minute meeting place
A small nook, similar to a parklet, with tables, chairs, lighting, and a food kiosk. These should be on the widest portions of Main Street's sidewalks. This type of seating space should be prioritized.

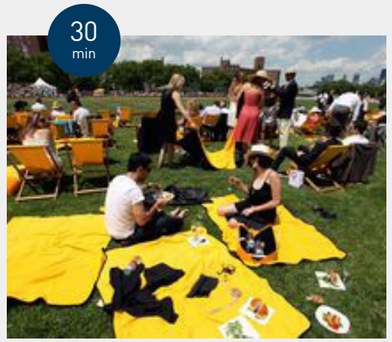


30+ minute hang out
Places for people to sit outside, have lunch, and hang out with friends without having to pay for a restaurant table are few and far between on Main Street. But the demand is there. WiFi is advertised along Main Street, but there are no comfortable places to sit, surf the web, or do some work outside. Make the green space at Lady and Main a comfortable area for gathering and working outside. Include kiosk and other inexpensive pop-up amenities.

Seating types
Examples of seating options for each space type.

















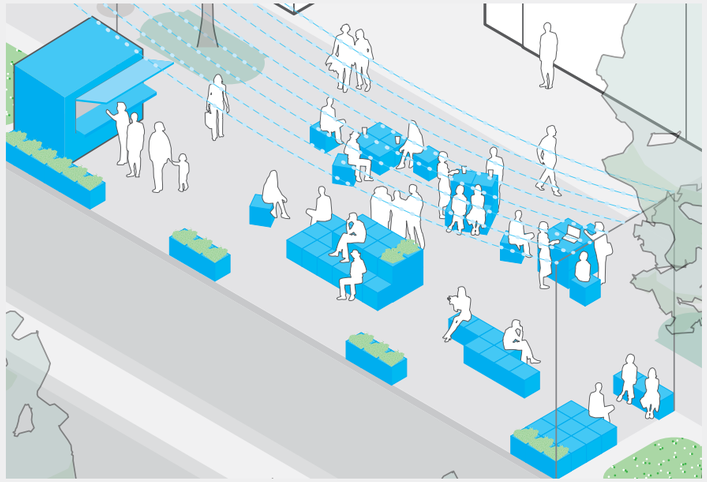




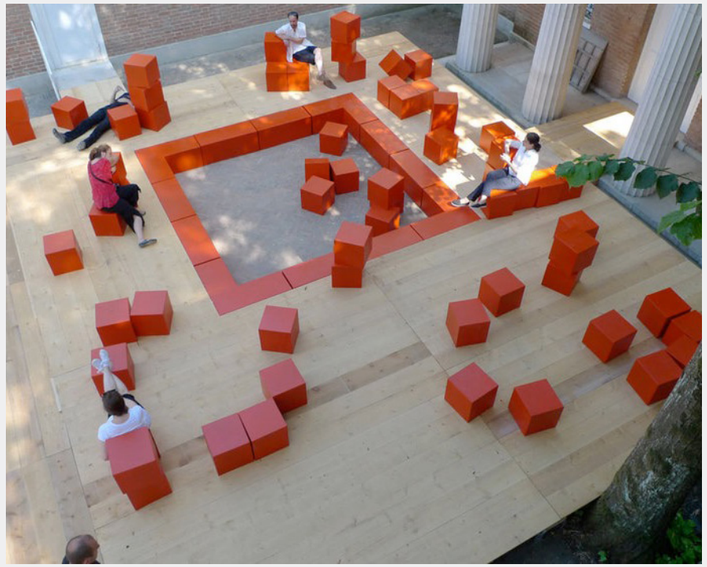




First step
Modular cube seating is a playful way to invite for more everyday lingering. These can be combined to create a bench, or stacked for a table. But, simple movable bistro chairs can be just as effective if easier to source as a first step.











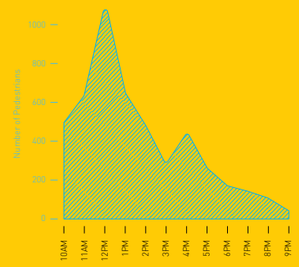
Charger bench
Soofa produces benches that let you charge your devices while you hang out. This type of infrastructure can work both for the quick pit-stop, or equally, to invite for longer outdoor working sessions.





KEY FINDINGS

1.
Main Street comes alive during its events, but gets really quiet the rest of the day.



2.
Even during events, Main Street remains a predominantly "standing room only" zone.

85% v. 14%
Standing **Sitting**

TRACKING SUCCESS

More People Out and About
Most pedestrian activity is concentrated around events and dinner hours. A more pedestrianized urban core will invite more people to walk along Main Street throughout the day and stick around.
Target: More people heading out for lunch and enjoying Main Street

Take a Seat
A more evenly balanced split between people standing and sitting on Main Street.
Target: People are heading out and enjoying their lunch outside on public seating

02

LADY STREET

Share the Love: program parallel events on Main and Lincoln Street, while creating stepping stones along Lady Street to draw people along.

People love their events in Columbia. Over 7,000 pedestrians walk through and visit Soda City on Main Street for example. But it remains concentrated, focused on one or two blocks of Main. There is an opportunity to leverage this energy and draw people west along Lady with an another event on Lincoln Street. This could begin to build momentum for an East - West connector.

MOVES IN FOCUS

Lady Street has a great human scale and quiet traffic. The potential is there to make it a great people-first east-west connector.

Shift events closer to Lady.
Move Soda City and other events down a couple of blocks between Washington and Lady, using First Pavilion Park as a place for people to gather.

All Together Now!
Plan two events that compliment each other at the same time on Main Street and Lincoln Street.

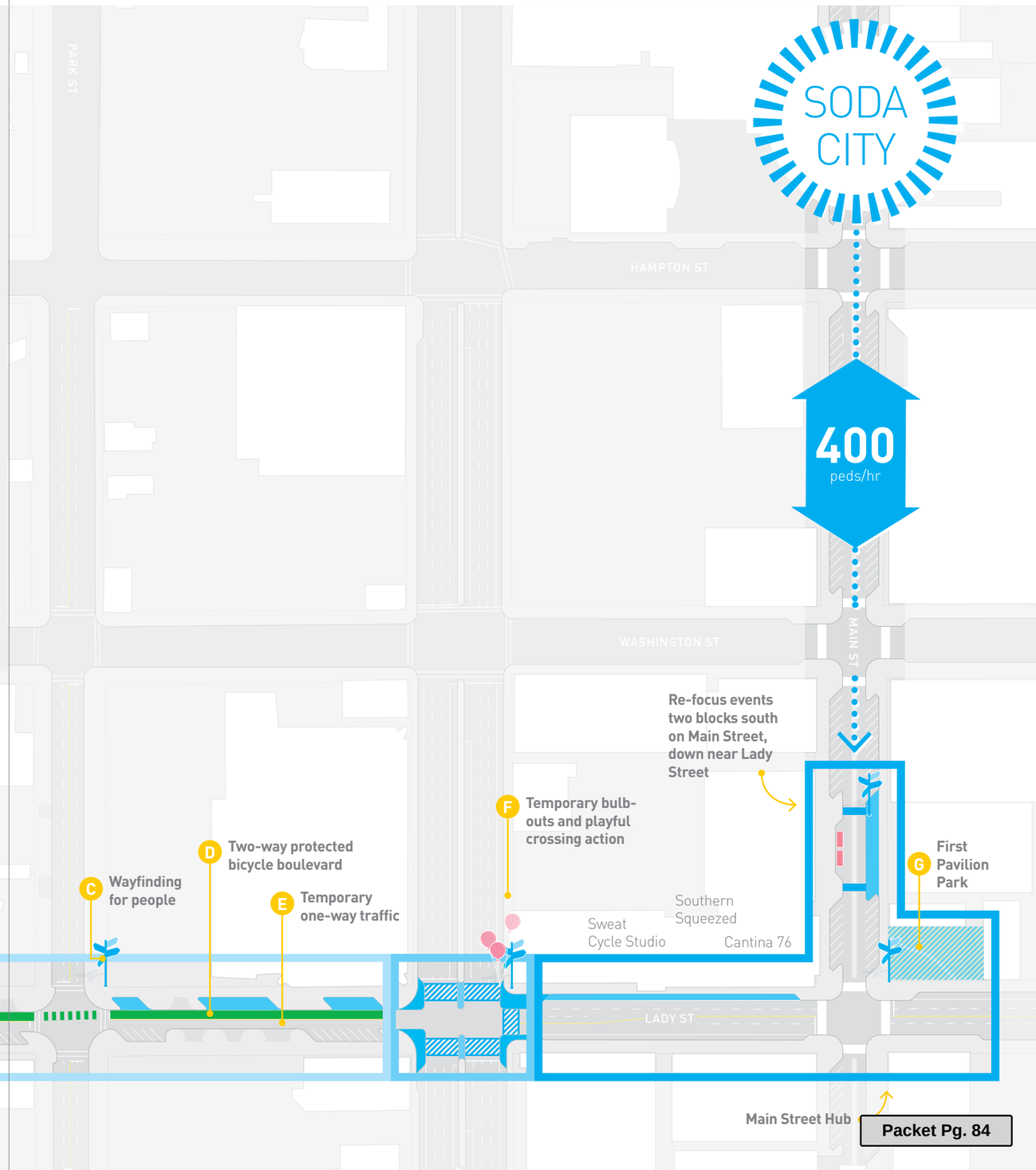
Morning Market.
Leveraging the energy of Soda City specifically, plan a concurrent event on Lincoln Street, by the tunnel.

The Lincoln Tunnel for People.
Leverage the unique local identity of this space to make a special nook for people. The second event can happen here.

Filling in the Gaps.
Nurture and encourage the connection along Lady Street with stepping stones, which might be pop up retail, tents, cool signage, or safe crossings.

Assembly Crossing.
Create bold crossing treatment and improved signal timing on Assembly and Lady.

Trace Memory.
These events should leave some trace behind after they end. This would begin to create a mental map for east-west connections.



E Assembly Crossings

Assembly is one of the key barriers hindering fluid east-west connections. This is an opportunity to prototype improved crossing experiences on Assembly at key intersections: Lady, Hampton, and Green. Surface treatment along with improved signalization will signal to motorists to slow down, while softening the pedestrian experience.



Assembly Today →

Precedents ↓



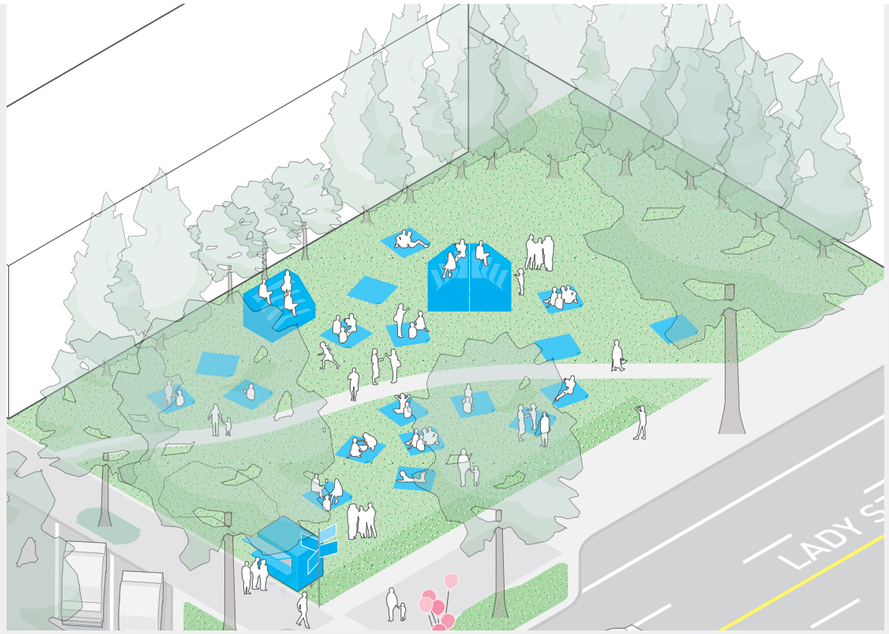






G First Pavilion Park

A key move before kicking off simultaneous events on Lincoln and Main is to shift Soda City down a couple of blocks between Washington and Lady, using First Pavilion Park as a place for people to gather.



KEY FINDINGS

1.
Moving east to west on foot is made difficult by Assembly Street, which cuts downtown in two halves. People are putting their lives at risk to cross!

Over 6000 daily jaywalks on Assembly!

2.
Tremendous energy concentrates on one block of Main Street; it's very quiet a few blocks away

753 people
at Main and Washington

↳ **But just**
47 people
three blocks away

TRACKING SUCCESS

Less Jaywalkers, but More East West Walking.
More people will be crossing along Assembly with the pedestrian signal to get from the Vista to Main street and beyond.
Target: Significantly fewer jaywalkers.

Stretch Out.
The great number of people that pour on to Main Street for Soda City yet remain concentrated in just one block speaks to how much Columbians enjoy being out together, but also shows that there are few invitations to draw that crowd beyond the immediate event. Columbia can capitalize on the event crowd to start building energy along Lady and Lincoln Street.
Target: When people think of Soda City, they think of a network of spaces and events, not simply a block of Main Street.

03

THE FRONT PORCH

A Hub For People: Creating an inviting neighborhood asset for families and fulfilling a latent demand for hanging out, all while re-imagining the State House as a great public front porch for all.

Today, the State House functions as a destination and a ceremonial center of the city, but it's positioned to be much more. By formalizing more invitations for people to stay, the State House could become a spontaneous place to spend time and transform into an active 'central park' play, leisure, and outdoor working space. The latent demand is there. During its most active hours on weekends, 1 in 3 people stick around, and the variety of activity is diverse: from yoga, to exercise, to simply hanging out and enjoying the space.

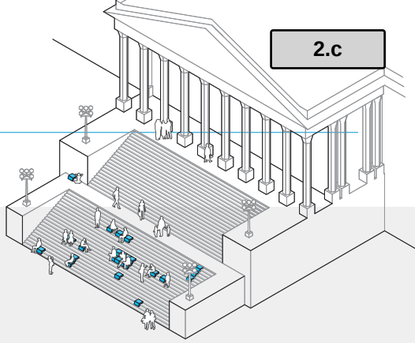








The statehouse can be a canvas and a beacon to express different events during the year: graduation, astrology night, earth day, and so on.



Today the stairs are used by a great cross section of Columbians: from joggers getting some exercise, to teenagers hanging out, to families finding a place to rest while their kids play in the field. More formally inviting people to the statehouse with playful furniture and easier access across Gervais street will make this a hub for people and a defining space in Columbia.



MOVES IN FOCUS

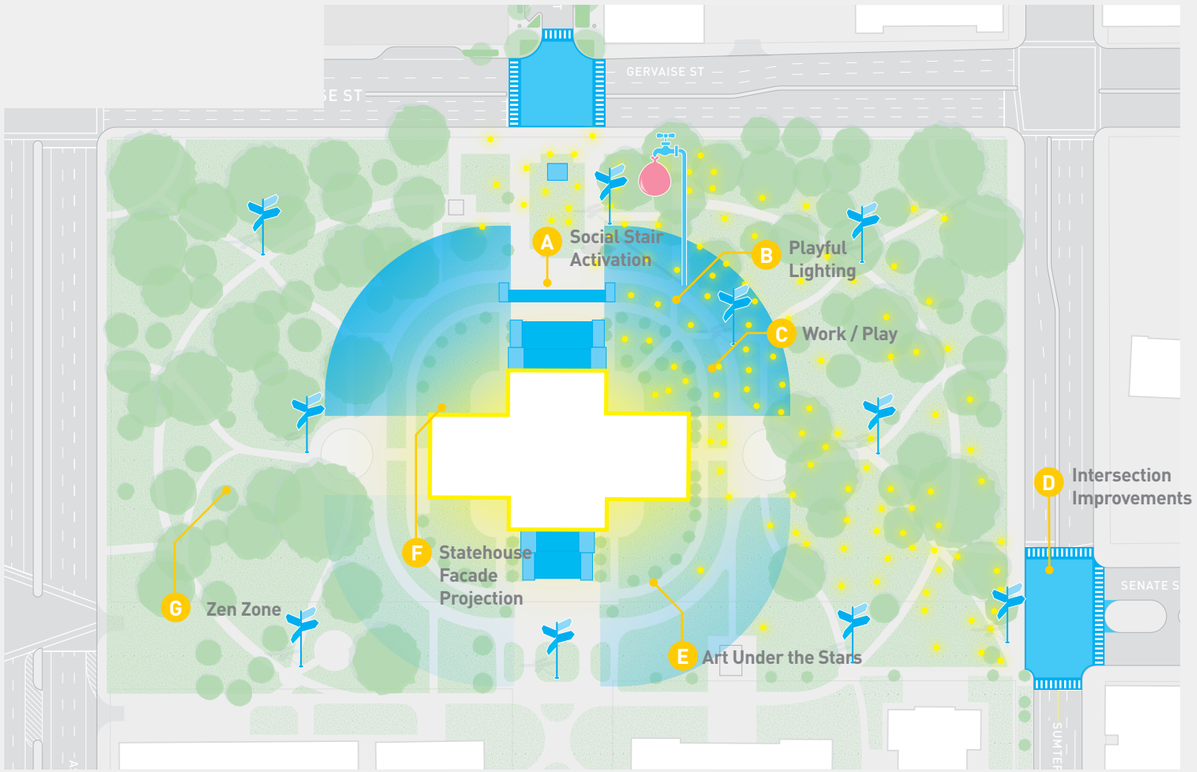
This pilot looks to facilitate access from Main Street and the University by improving intersection treatment at Gervais and Senate, inviting people to stay with playful seating, and flipping the perception of the space from a serious and ceremonial place to a State House for everyone with inclusive, family-oriented programming.

Social Objects. Inject the area with some play and draw on Columbians' curiosity with fun furniture options.
Summer Field. Re-brand a portion of the grounds as "Summer Field" and plan events / concert / movie series on weekends in the summer.
Under the Stars. Dark pockets make this area uninviting at night. Improve lighting throughout.
Outdoor Meetings. Create a WiFi zone, ideal for outdoor conferences and working.









People already bring their own color and play to the space. Support this with a series of light, playful furniture options.



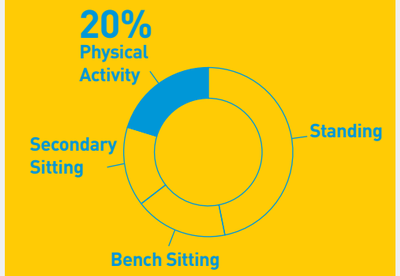






KEY FINDINGS

1.
Compared to other spaces surveyed, the State House saw a strong proportion of physical activity and play in the space - about 1/5 of all activity.



2.
The State House is a destination. We observed lots of get togethers: yoga, bike meets, a running club. The space functions as a hub and meeting place for people.

TRACKING SUCCESS

Quality.
The State House should ace Columbia's Quality Criteria. **Target:**



A redefined hub.
The space should become a hub not just for *planned* activities, but also for spontaneous ones.
Target: During lunch and weekends 1 of 2 pedestrians walking by ought to stay.

Getting there: First steps

Columbia is well positioned to accomplish great, people-first initiatives downtown. With the Mayor's leadership and the council's support, the political will to implement public realm improvements is there. Combine this with a public enthusiasm to create and participate in engaging events and experiences downtown, the opportunity is now to be bold and test these pilots.

Each pilot can be undertaken in any sequence, but ideally they would happen in order: first establishing some seating on Main Street between Lady and Washington targeting the wide sidewalk spaces and First Pavilion park; then building energy east and west on Lady Street; and finally defining a new people-first landmark and "Central Park" in the statehouse.



We Are Columbia

MEETING DATE: **September 20, 2016**

DEPARTMENT: **Assistant City Manager for Operations**

FROM: ***Missy Gentry, Assistant City Manager***

SUBJECT: **Changes in Parking Enforcement Hours in Five Points - Ms. Melissa Gentry, P.E., Assistant City Manager for Operations**

PRESENTER: **Missy Gentry**

FINANCIAL IMPACT:

As the City continues to experience vast growth and a surge in downtown living, the parking challenges that once were weekday only challenges are now being felt at various other times in some areas. Parking meters are the primary tool used to encourage turnover within high demand areas and help ensure businesses have ample parking for their patrons. As of such, the City has discussed expanded enforcement hours within the various hospitality districts to help address concerns regarding lack of patron parking caused by spaces being used for long durations by individuals who are not patrons of the area. While there is a need to implement a plan that addresses those concerns, there is also the need to limit unintended negative impacts on both the retail and hospitality businesses in the area.

Since the last City Council meeting, we have been working with and listening to concerns expressed by stakeholders across the three districts. The meters in the Main Street and Vista areas currently reflect enforcement hours as 9am - 6pm Mon - Sat. Five Points enforcement currently reflects 11am - 6pm. It is requested by Five Points Association (FPA) that we continue to enforce the 11am - 6 pm schedule but we add Saturday enforcement as well.

At this time, staff recommends expanding enforcement in Five Points to include Saturday, as requested by FPA and continuing to enforce as normal in the other areas, with the recognition that Saturday enforcement is a possibility if parking problems arise that result in the need for such. We will continue to work closely with all three districts to identify parking patterns that need to be addressed to ensure ample parking is available for the patrons of the businesses in the area.

We Are Columbia

MEETING DATE: **September 20, 2016**

DEPARTMENT: **City Clerk**

FROM: ***Erika Moore, City Clerk***

SUBJECT: **Parking Ordinance Revisions - Ms. Melissa Gentry, P.E., Assistant City Manager for Operations and Ms. Jeanne Lisowski, Esq., Assistant City Attorney**

FINANCIAL IMPACT:

As previously discussed, various changes to the Parking Ordinance are scheduled to be recommended in the coming months. The first series of changes are proposed in order to reflect current practices. Additional changes will be recommended in the coming months.

ATTACHMENTS:

- 2016-090 amend Ch 12 Art 11 Stopping Standing and Parking (PDF)

LEGAL DEPARTMENT DRAFT

ORDINANCE NO.: 2016-090

Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 12, Motor Vehicles and Traffic, Article II, Stopping, Standing and Parking, Division 1, Generally, Sec. 12-43 Parking prohibited during certain hours in designated places; Sec. 12-45 Stopping, Standing or parking in loading zone; Sec. 12-49 Parking for certain purposes prohibited; Sec. 12-51 Use of loading zones; Sec. 12-52 Certain parked vehicles declared nuisance; Division 2 Parking Meter Zones, Sec. 12-72 Location and operation of meters; Sec. 12-73 Marking of spaces; vehicles to be parked within markings; Sec. 12-74 Parking position; Sec. 12-75 Deposit of coin; Sec. 12-76 Overtime parking; Sec. 12-77 Depositing slugs; Sec. 12-78 Defacing or injuring meters; Sec. 12-80 Disposition of revenue; and Sec. 12-81 Exemptions

BE IT ORDAINED by the Mayor and Council this ____ day of _____, 2016, that the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 12, Motor Vehicles and Traffic, Article II, Stopping, Standing and Parking, Division 1, Generally, Sec. 12-43 Parking prohibited during certain hours in designated places; Sec. 12-45 Stopping, Standing or parking in loading zone; Sec. 12-49 Parking for certain purposes prohibited; Sec. 12-51 Use of loading zones; Sec. 12-52 Certain parked vehicles declared nuisance; Division 2 Parking Meter Zones, Sec. 12-72 Location and operation of meters; Sec. 12-73 Marking of spaces; vehicles to be parked within markings; Sec. 12-74 Parking position; Sec. 12-75 Deposit of coin; Sec. 12-76 Overtime parking; Sec. 12-77 Depositing slugs; Sec. 12-78 Defacing or injuring meters; Sec. 12-80 Disposition of revenue; and Sec. 12-81 Exemptions, are amended to read as follows:

Sec. 12-43. Parking prohibited during certain hours in designated places.
When signs are erected in each block giving notice thereof, no person ~~shall~~ **may** park a vehicle **as prohibited by such signage** between the hours **and days** so designated ~~on any day except Sundays and public holidays~~.

Sec. 12-45. Stopping, standing or parking in loading zone.
(a) No person ~~shall~~ **may** stop, stand or park a vehicle for any purpose or period of time other than for the expeditious loading or unloading of passengers in any place marked as a passenger zone during hours when the regulations applicable to such passenger zone are effective, and then only for a period not to exceed three minutes.
(b) No person ~~shall~~ **may** stop, stand or park a vehicle for any purpose or length of time other than for expeditious unloading and delivery or pickup and loading of materials in any place marked as a loading zone during the hours of ~~8:00~~**7:00** a.m. to 11:00 a.m., Monday through Saturday. In no case shall the stop for loading and unloading of materials exceed 30 minutes. Unless otherwise posted by the traffic engineer, any vehicle may occupy a loading zone on Sunday, or for a period not to exceed ~~15~~ **30** minutes after 11:00 a.m. and before 8:00 a.m. on Monday through Saturday.

Sec. 12-49. Parking for certain purposes prohibited.
No person ~~shall~~ **may** stand or park a vehicle upon any roadway**, city parking garage or city parking lot** for the principal purpose of:
(1) Displaying it for sale; and/or
(2) Washing, greasing or repairing such vehicle, except repairs necessitated by an emergency.

LEGAL DEPARTMENT DRAFT

Sec. 12-51. Use of loading zones.

(a) Parking places marked as loading zones ~~shall~~ **may** be used only by vehicles actually engaged in loading or unloading, pickup or delivery of merchandise to or from a business which can be served from the loading zone within a period of 30 minutes.

(b) It shall be unlawful for any vehicle, regardless of size or tonnage, to occupy any loading zone unless the owner has first obtained an annual permit from the ~~chief of police~~ **parking services division**, which shall run from July 1 to June 30. The ~~chief of police~~ **parking services division** shall issue permits only for those vehicles which have as their principal business purpose the transporting of goods and merchandise, and he ~~shall~~ **may** collect an annual fee of $5.00 for one vehicle permit, provided that additional vehicles under the same ownership may be issued permits for a fee of $2.00 each.

(c) The owner of any vehicle found in violation of this section shall be guilty of a misdemeanor, punishable, upon conviction, in accordance with section 1-5, and the permit, if any, issued for the vehicle, shall be revoked in addition to other penalties provided by law.

Sec. 12-52. Certain parked vehicles declared nuisance.

Any vehicle parked continuously in any metered parking space**, city controlled parking lot or city parking garage** for 24 hours or more or parked on any street or other public property, whether in an authorized or unauthorized zone, which is found to be the subject of $~~50.00~~**100.00** or more past due on outstanding bonds under the city parking ordinance, is hereby declared to be a public nuisance.

Sec. 12-72. Location and operation of meters.

Parking meters installed in the parking meter zones established by the provisions of this division ~~shall~~ **may** be placed upon the curb immediately adjacent to the individual parking places described in this division. Each parking meter shall be placed or set in such a manner as to show or display by a signal **or through an electronic method** that the parking space adjacent to such meter is or is not ~~legally~~ in use. Each parking meter ~~shall~~ **may** be installed and set to display, upon the deposit of ~~a $0.25 coin of the United States~~ **coins, prepaid parking card or by an electronic payment method authorized by the city**, a signal indicating ~~legal~~ **purchased** parking for ~~one-half hour~~ **up to the maximum time allowed by the meter**, in such zones as are designated by the city council. Each meter shall also be arranged so that upon the expiration of the ~~legal~~ **purchased** parking time, it will indicate by a mechanical operation and the dropping of the proper signal **or through an electronic method of notification that** that the ~~lawful~~ **purchased** parking has expired. **Parking payment methods such as pay-by-space and pay-and-display may be installed in areas designated by the city manager within parking meter zones to provide convenient methods of payment for parking. Where meters or other devices are not practical in the judgment of parking services, signage may be erected at parking spaces and at the entrance to public off-street parking lots or garages to allow members of the public to use alternative methods of payment. The city may provide a pay-by-phone or other remote payment service to the public for payment of parking fees.**

Sec. 12-73. Marking of spaces; vehicles to be parked within markings.

~~The city manager is hereby instructed to have lines or markings painted or placed upon the curb or upon the street adjacent to each parking meter for the purpose of designating the parking space for which such meter is to be used, and each vehicle parked alongside of or next to any parking meter shall park within the lines or markings so established.~~ **Parking services may have lines, markings or signage painted or placed upon the curb or upon the street adjacent to each parking meter, parking control device or**

LEGAL DEPARTMENT DRAFT

spaces controlled by a parking payment program, for the purpose of designating the parking space. Each vehicle parked within the space shall park within the lines or markings so established. It shall be unlawful and a violation of this division to park any vehicle across any such line or marking or to park such vehicle in such position that the vehicle shall not be entirely within the area so designated by such lines or markings **or to park a vehicle in a partially obstructed space, which would prevent the vehicle from parking within the designated lines or markings**.

Sec. 12-74. Parking position.

When a parking space in any parking meter zone is parallel with the adjacent curb or sidewalk, any vehicle parked in such parking space shall be parked so that the foremost part of such vehicle shall be alongside of and nearest to the parking meter **or sign**. When a parking space ~~on~~ **in** any parking meter zone is diagonal to the curb or sidewalk, any vehicle parked in such parking space shall be parked with the foremost part of such vehicle directed at and nearest to such meter **or sign**. **The total length of any vehicle parked in a designated compact space shall not extend beyond the designated lines or markings.**

Sec. 12-75. Deposit of ~~coin~~ payment.

When any vehicle shall be parked in any space alongside or next to which a parking meter**, parking control device or space controlled by a remote payment method** is located in accordance with the provisions of this division, the operator of such vehicle shall, upon entering the parking space, immediately deposit ~~or cause to be deposited~~ a coin of the United States **or prepaid parking card** in such parking meter **or other parking control device, or purchase time by other designated electronic method**, and the parking space may then be lawfully occupied by such vehicle during the period provided. If such vehicle shall remain parked in any such parking space beyond the parking time limit, the parking meter shall display a sign or signal showing ~~illegal~~ **expired** parking **or the operator shall be notified by electronic means**, and in that event such vehicle shall be considered as parked overtime and beyond the period of ~~legal~~ **purchased** parking time, and the parking of a vehicle overtime or beyond the period of ~~legal~~ **purchased** parking time in any such part of a street where any such meter is located shall be a violation of this division.

Sec. 12-76. Overtime parking.

It shall be unlawful for any person to cause, allow, permit or suffer any vehicle registered in his name, or which he has leased or rented from another person, to be parked longer than the maximum period of ~~legal~~ **purchased** parking time established for any parking meter zone as described in this division, as shown on the face of the meter **or through other established parking control devices or approved electronic methods**. The provisions of this section apply whether or not ~~an~~ additional ~~coin is put~~ **parking time is purchased by an electronic method or by depositing additional coins** in the meter after the vehicle has remained parked longer than the maximum period shown on the meter face **or parking control device**.

Sec. 12-77. Depositing slugs and alteration of payment methods.

It shall be unlawful to deposit or cause to be deposited in any parking meter any slug, device or metallic substitute for a coin of the United States **or to use any method to alter any device or software to avoid paying parking fees**.

Sec. 12-78. Defacing or injuring meters.
It shall be unlawful for any person to deface, injure, tamper with, open or willfully break, destroy or impair the usefulness of any parking meter**, parking device, signage or parking payment software** installed **or authorized** under the provisions of this division.

Sec. 12-80. Disposition of revenue.
The funds derived from parking meters**, parking control devices and alternative parking payment methods** as provided in this division, are hereby levied and assessed as fees to provide for the proper regulation and control of traffic upon the public streets, and to cover the cost of the supervision, inspection, installation, operation, maintenance, control and use of the parking spaces and regulating the parking of vehicles in the parking meter zones created by this division.

Sec. 12-81. Exemptions.
(a) All commercial trucks while actually loading and unloading are required to pull in to the curb without charge in metered spaces.
(b) Any commercial truck parked in a meter space longer than while actually loading and unloading will be in violation of this division.
(c) Disabled operators of vehicles bearing license plates issued by the state highway department indicating that the operator is disabled shall be exempt from the requirements of this division pertaining to **the payment of parking fees** ~~deposit of coins in parking meters~~. All other parking and meter regulations, ~~including overtime parking prohibitions~~ **except timed parking**, shall apply to such operators.
(d) Witnesses who testify or are subpoenaed to testify in criminal cases in the circuit court, while in attendance at court, shall not be subject to parking meter requirements for deposit of coins or overtime parking, and parking meter tickets certified by the clerk of court as exempt under this subsection shall be cancelled.

Requested by:

Mayor Benjamin

Mayor

Approved by:

City Manager

Approved as to form:

Senior Assistant City Attorney

ATTEST:

City Clerk

Introduced:
Final Reading:

LEGAL DEPARTMENT DRAFT

We Are Columbia

MEETING DATE: **September 20, 2016**

DEPARTMENT: **Assistant City Manager for Operations**

FROM: ***Missy Gentry, Assistant City Manager***

SUBJECT: **Storm Water Project List / Proposed Bond Discussion - Ms. Melissa Gentry, P.E., Assistant City Manager for Operations**

PRESENTER: **Missy Gentry**

FINANCIAL IMPACT:

As the City proceeds towards the analysis related to a proposed storm water bond, staff has reviewed the storm water project list for the purpose of identifying projects to be funded with the potential bond. Request time during the work session agenda to discuss the list and obtain feedback from Council that will be used as the process proceeds forward.

ATTACHMENTS:

- 2016-06-20-StormwaterBond-v1 (PPTX)

Storm Water Proposed Bond Discussion

September 20, 2016

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Storm Water Proposed Bond Discussion

- Today's Discussion
- Prioritization Criteria
- Currently Funded Projects
- Proposed Projects
  - Bond
  - Non-Bond
- Next Steps



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Storm Water Prioritization

- Danger to human life and otherwise hazardous to public health
- Flooding which causes damage or negatively impacts transportation system and/or public utilities
- Flood elevations where water depth exceeds first floor elevation.
- Flood elevations where water depth causes some structural damage but does not exceed first floor elevation.
- Flooding or Runoff which causes Significant Sedimentation Problems
- Major Yard and Lot Flooding which causes significant erosion and sedimentation problems.
- Minor Yard and Lot Flooding with erosion problems
- Major Yard and Lot Flooding
- Minor Yard and Lot Flooding

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Currently Funded Storm Water Projects

General

- Emergency/ Unforeseen Projects

Broad River

- Broad River Watershed Plan

Congaree River

- Gist & Senate
- Granby Park

Gills Creek

- Gills Creek Supplemental Environmental Project
- Shandon/ Rosewood Drainage Project
- Devil's Ditch/ Partner with Richland County
- Lake Katherine/ Sidewalk/ Dredging
- Fisher

Rocky Branch

- Rocky Branch Supplemental Environmental Project
- Waccamaw/ Wateree/ Seneca/ Saluda/ Heyward
- Sumter/ Catawba Detention
- Finlay Park/ Vista Greenway
- College Street Drainage Replacement

Smith Branch

- Smith Branch Supplemental Environmental Project
- Randall Avenue from Colleton to Oakland
- Highland Park
- Windemere Avenue
- North Main
- Fuller to Hyatt Park
- Pinner Road
- Harlem Heights
- Public Works Drainage Improvements
- Wallace Street Improvements, Phase 1
- Wallace Street Improvements, Phase 2
- Bull Street Drainage Improvements
- Ansel Street
- Lakeside from Ridgewood to Hulda

Storm Water Projects Proposed List: Bond

Project	Description	Watershed	Proposed Project Estimates	
SD8013	Eightmile Branch from Danfield to Chinaberry	Gills Creek	$	400,000.00
SD8032	Cherokee / Gervais from Gregg to Laurens	Lower Congaree	$	1,900,000.00
SD8059B	Randall Avenue	Broad River	$	2,000,000.00
SD8114	Colonial Drive/Bay Branch to James Street	Broad River	$	285,000.00
SD8159	Gregg Street & Gervais Street, Phase 2	Lower Congaree	$	1,500,000.00
SD8187	Columbia College Drive @ Farrow Road	Broad River	$	300,000.00
SD8205	Tanglewood Subdivision	Gills Creek	$	2,012,000.00
SD8217	Belvedere Sundivision Improvements	Broad River	$	3,500,000.00
SD8294	Golden Acres Subdivision/Isabel Street	Broad River	$	800,000.00
SD8371	Penn Branch	Gills Creek	$	2,000,000.00
SD8386	Harlem Heights Drainage Project	Broad River	$	2,500,000.00
SD8407	Wallace Street Improvements	Broad River	$	500,000.00
SD8423	Sumter/Catawba Detention Ph 2	Lower Congaree	$	2,000,000.00
SD8395	Taylor/Washington 60" Improvement	Lower Congaree	$	1,500,000.00
SD8409	Lake Katherine Dredging	Gills Creek	$	338,000.00
SD8429	4000 Old Leesburg	Gills Creek	$	350,000.00
SD8430	800 King and Queen Street from Lee to Preston	Lower Congaree	$	350,000.00
SD832502	Shandon phase II	Gills Creek	$	12,500,000.00
SD8431	Whaley and Main upgrade	Lower Congaree	$	3,000,000.00
SD8435	Whaley at Railroad Crossing	Lower Congaree	$	6,000,000.00
SD8432	Windsor Hill Evaluation and Flood Study	Lower Congaree	$	350,000.00
SD8433	MLK/Greg Property Detention	Lower Congaree	$	1,800,000.00
SD8434	Stream Restoration along Rocky Branch	Lower Congaree	$	500,000.00
SD8251	Five Points Inlet Capacity Study	Lower Congaree	$	320,000.00
SD8261	Hazelhurst Road	Broad River	$	174,200.00
SD8097	Lorick Park	Broad River	$	239,000.00
SD8150	Oakhaven Road/Elmhaven to Beechaven	Gills Creek	$	178,500.00
SD8049	Smith Branch Drainage Area	Broad River	$	34,000,000.00
SD8117	Devine Street to Lake Katherine	Gills Creek	$	4,885,000.00
SD8017	Cottontown Drainage Area	Broad River	$	3,656,000.00
SD8243	Gills Creek/Smith Branch	Gills Creek	$	300,000.00
SD8436	Rocky Branch Watershed Plan (not included as separate projects)	Rocky Branch	$	21,880,000.00
		Total	**$**	**112,017,700.00**

Storm Water Projects Proposed List: Non-Bond

Project	Description	Proposed Project Estimates	
SD8192	W. Beltline Blvd to Lester Drive near High Circle	$	38,000.00
SD8094	Pinehurst Park	$	70,000.00
SD8055	Thomas S. Martin Park	$	77,500.00
SD8112	Clarendon Street to Near North Main	$	92,000.00
SD8046	Adger Road, Devereaux, Albion Road	$	90,500.00
SD8152	Chappell Street (2309)	$	21,000.00
SD8099	Marshall Park	$	73,000.00
SD8137	Dandrige Court (10 & 14)	$	27,000.00
SD8242	Columbia College Drive	$	150,000.00
SD8227	From Weston Ave & Colleton St to 5505 Weston Ave	$	119,000.00
SD8004	Kortright Street to Lamar Street	$	55,000.00
	Total	**$**	**813,000.00**

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Storm Water Bond Discussion

Next Steps

- Assign Priority to Proposed Bond List (in $10M Increments, Expandable Based on Bond Amount)
- Perform Analysis of Storm Water Utility for Purposes of Identifying Options Regarding Proposed Bond
  - What will Current Rate Structure Support
  - Rate Increases Associated with Increased Bond Amounts

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Storm Water Bond Discussion : Additional Work

- Natural Resource Conservation Service
  - Grant funds received for October Flood stream clean-up
- NRCS Projects Underway
  - Penn Branch (part of Gills Creek Watershed)
  - Smith Branch
  - Rocky Branch
- Upcoming NRCS Request
  - Remaining Gills Creek areas
  - In partnership with partner agencies

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MEETING DATE: **September 20, 2016**

DEPARTMENT: **ACM for Finance & Economic Services**

FROM: ***Jeff Palen, Chief Financial Officer***

SUBJECT: **Discussions incident to proposed contractual arrangements - §30-4-70(a)(2): - Parking**

FINANCIAL IMPACT:

We Are Columbia

MEETING DATE: **September 20, 2016**

DEPARTMENT: **ACM for Finance & Economic Services**

FROM: ***Jeff Palen, Chief Financial Officer***

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

FINANCIAL IMPACT:

We Are Columbia

MEETING DATE:	**September 20, 2016**
DEPARTMENT:	**City Clerk**
FROM:	***Erika Moore, City Clerk***
SUBJECT:	**Receipt of legal advice which relates to matters covered by attorney-client privilege - S.C. Code §30-4-70(a)(2)**
FINANCIAL IMPACT:	**US DOT v. Association of American Railroads**

We Are Columbia

MEETING DATE: **September 20, 2016**

DEPARTMENT: **City Clerk**

FROM: ***Erika Moore, City Clerk***

SUBJECT: **Chaplain Billie Bright, Columbia Fire Department**

FINANCIAL IMPACT:

We Are Columbia

MEETING DATE: **September 20, 2016**

DEPARTMENT: **Economic Development**

FROM: ***Ryan Coleman,***

SUBJECT: **Council is asked to approve a Fiscal Year 2016/2017 Contract Renewal for Professional Services related to the retention of Military Personnel, Services and Operations located at Fort Jackson during the upcoming rounds of Base Realignment and Closure (BRAC) and Sequestration, as requested by the Economic Development Department. Award to the Greater Columbia Chamber of Commerce in the amount of $53,500.00. This firm is located in Columbia, SC.**

FINANCIAL IMPACT: **Funding Source: Special Contracts 5511301-638300 - The original budgeted amount is $53,500.00.**

ATTACHMENTS:

- Chamber of Commerce Contract (2016-17)(PDF)

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

CONTRACT FOR PROFESSIONAL SERVICES

THIS CONTRACT is entered into this _____ day of _____, 2016, between the City of Columbia (hereinafter called the "City") and the Greater Columbia Chamber of Commerce (hereinafter called the "Consultant").

WITNESSETH:

WHEREAS, the City desires to retain the services of the Consultant to provide services to the City as specified in Exhibit A for fiscal year (FY) 2016-2017;

NOW, THEREFORE, in consideration of and for the mutual covenants and promises contained herein, the parties hereto agree as follows:

1. CONTRACT FOR SERVICES

The City hereby engages the Consultant and the Consultant hereby agrees to perform the services and provide the deliverables hereafter set forth in Exhibit A.

2. SCOPE OF SERVICES AND TIME OF PERFORMANCE

The Consultant shall in a satisfactory and proper manner as determined by the City perform tasks necessary to complete the projects as outlined in Exhibit A, attached hereto. The Consultant has specialized knowledge to complete the projects without any training from the City and shall perform the tasks in the order and in the manner that Consultant determines is most effective and efficient without any City control over the details of Consultant's performance. Nothing in this contract shall prohibit the City and Consultant from entering into separate agreements for specific projects.

3. TERM OF AGREEMENT

This Contract shall be effective upon signing and shall expire on June 30, 2017, unless terminated earlier as provided herein.

4. METHOD OF PAYMENT

In consideration of the services performed hereunder and upon receipt of an invoice, the City will make a one (1) time payment of Fifty-Three Thousand Five Hundred and No/100 Dollars ($53,500.00) to Consultant.

5. DUTIES UPON TERMINATION

At termination of this Agreement, the Consultant shall immediately provide the City with all records and data in any format the Consultant is capable of producing and at no cost to the

City, which were generated, created or received by the Consultant in performance of the services required by the Agreement or as the City may deem necessary to perform the required services by the City or the Consultant's successor. All records shall be free from any proprietary claims or interest. The Consultant agrees to fully cooperate with the City and any successor to ensure an effective transition to continuously provide the required services.

6. ETHICS

Consultant and any subconsultant(s) acknowledge that they are subject to the provisions of the 1991 Ethics Reform Act (S.C. Code Ann. §8-13-100, *et seq.*, 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 the intent to:

A. Influence the discharge of a public official's, public member's, or public employee's official responsibilities;

B. Influence a public official, public member, or public employee to commit, aid in committing, collude in, or allow fraud on a governmental entity; or

C. 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.

7. FINDINGS CONFIDENTIAL

All of the reports, information, data, records or documents of any kind, prepared or assembled by the Consultant under this Contract are matters of public record, but that the Consultant agrees that they shall only be made available to any individual or organization by the City and the Consultant shall not make them available to any individual or organization without the prior written approval of the City.

In the event that the City receives a Freedom of Information Act request to provide confidential or proprietary information of the Consultant, City will notify Consultant as soon as practicable of such request.

8. ACCESS TO RECORDS

The Consultant shall make available for examination all of its records with respect to all matters covered by this contract and shall maintain such records for a period not less than three (3) years after receipt of final payment under this Contract. All requests for access to Consultant's records shall be made in writing.

9. COPYRIGHT

No reports or other documents produced in whole or in part under this Contract shall be the subject of an application for copyright by or on behalf of the Consultant.

10. AMENDMENTS

The parties may amend this Contract 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, Appendix A, Scope of Services, Appendix B, 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 parties.

11. ASSIGNABILITY/SUB-CONSULTING

The Consultant shall not assign or subcontract any interest in this Agreement and shall not transfer any interest in the same without the prior written consent of the City. The Consultant shall be as fully responsible to the City for the acts and omission of its sub-Consultants, as it is for the acts and omissions of persons directly employed by the Consultant.

The Consultant shall furnish and cause each of its sub-Consultants to furnish all information and reports required hereunder.

12. INDEPENDENT CONSULTANT

Nothing contained in this Contract is intended to, or shall be construed in any manner, as creating or establishing the relationship of employer/employee between the parties. The Consultant shall at all times remain an independent Consultant with respect to the services to be performed under this Contract. The City shall be exempt from payment of all unemployment compensation, FICA, retirement, life and/or medical insurance and workers' compensation insurance.

13. BREACH / WAIVER

The failure of either the Consultant or the City to insist upon the strict performance of any provision of the 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 the Agreement at any time. Partial payment by the City shall not be construed as a waiver. Waiver of any breach of the Agreement shall not constitute waiver of a subsequent breach.

14. TERMINATION OF CONTRACT FOR CAUSE

If, through any cause, the Consultant shall fail to fulfill in a timely and proper manner these obligations under this Contract, or if the Consultant shall violate any of the covenants,

agreements, or stipulations of this Contract, the City shall thereupon have the right to terminate this Contract by giving written notice to the Consultant of such termination and specifying the effective date thereof, at least five (5) days before the effective date of such termination. In such event, all finished or unfinished documents, data studies, surveys and reports prepared under this Contract shall become the possession of the City.

Notwithstanding the above, the Consultant shall not be relieved of liability to the City for damages sustained by the City by virtue of any breach of the Contract by the Consultant and the City may withhold any payments to the Consultant until such time as the exact amount of damages due to the City from the Consultant is determined.

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The City may terminate this Contract at any time by giving written notice to the Consultant of such termination and specifying the effective date thereof, at least seven (7) days before the effective date of such termination. In that event, all finished or unfinished documents and other material as described in Paragraph 5 above shall, at the option of the City, become its property.

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The Consultant covenants that Consultant presently has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of services required to be performed under this Contract or which is adverse to the interests of the City. The Consultant further covenants that in the performance of this Contract no person having such interest shall be employed.

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17. EQUAL EMPLOYMENT OPPORTUNITY

In carrying out the program, the Contractor shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, or national origin. The Contractor shall take affirmative action to ensure equal employment opportunities for all applicants for employment, without regard to their race, creed, color, religion, ancestry, sex, sexual orientation, national origin, disability or other handicap, age, marital status, or status with regard to public assistance. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor 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 nondiscrimination clause. The Contractor shall state that it will receive consideration for employment without regard to race, color, creed, religion,

ancestry, sex, national origin, disability or other handicap, age, marital status, or status with regard to public assistance. The Contractor will incorporate these equal employment opportunity requirements in all subcontracts for program work.

18. LICENSES, PERMITS AND TAXES

The Consultant shall be responsible for obtaining any approvals, permits and/or licenses as may be required of the Consultant in performing the services required under the Agreement. The Consultant shall be responsible for any costs relating to same.

The Consultant shall procure and maintain a City of Columbia business license while performing services under the Agreement.

19. REMEDIES

The Consultant shall only be entitled to the actual direct costs of all labor and material expended on the services required under the Agreement prior to the effective date of the termination. In no event shall the Consultant be entitled to anticipatory profit or damages for any termination under the Agreement. In no event shall the Consultant be entitled to assert a claim in quantum meruit or any other measure of damages other than that stated herein.

20. SEVERABILITY

If any provision of this Contract is held invalid, the remainder of this Contract shall not be affected thereby if such remainder would then continue to conform to the terms and requirements of Applicable law.

21. COMPLIANCE WITH LOCAL LAWS

The Consultant shall comply with all applicable laws, ordinances, and codes of the state and local government in performing the work provided under this Contract.

22. PERSONNEL

All of the services required hereunder shall be performed by the Consultant and all personnel engaged in the work will be fully qualified and shall be authorized or permitted under state and local law to perform the services identified in Appendix A, Scope of Services.

The Consultant represents that Consultant has, or will secure at Consultant's own expense, all personnel required in performing the services under the Contract.

23. WHOLE AGREEMENT

The Agreement represents the entire Agreement between the City and the Consultant and supersedes all prior communications, negotiations, representations or agreements, either written or oral. Only written Amendment signed by both the City and the Consultant may

amend the Agreement.

24. GOVERNING LAW

This Agreement shall be interpreted, construed, and enforced in accordance with the laws of South Carolina. Any dispute arising between any of the parties hereto regarding the subject matter of this Agreement shall be subject to the exclusive jurisdiction of the federal and state courts within the State of South Carolina.

IN WITNESS WHEREOF, the City and the Consultant have entered into this Agreement as of the date first above written.

Greater Columbia Chamber of Commerce	CITY OF COLUMBIA
BY:_____	BY: _____
TITLE: _____	TITLE: City Manager
DATE: _____	DATE: _____

APPROVED AS TO FORM

Legal Department City of Columbia, SC

EXHIBIT A

Scope of Continuing Professional Services for 2016-2017

Cassidy & Associates is currently providing services to the Greater Columbia Chamber of Commerce [GCCC] to support the economic impact provided by South Carolina's military installations and defense-related activities, with most activities dedicated towards enhancing the growing Fort Jackson. Through Cassidy & Associates, the Greater Columbia Chamber of Commerce will provide the following services:

(1) Preventing installation reductions resulting from BRAC rounds and/or other Executive Branch authority. Due to the historic federal deficit, pressure is growing for future defense reductions. These reductions could come from several difference sources, either a BRAC for 2019, or continued downsizing cuts using existing authorities, such as those we encountered and turned back in the SPEA.

Finally, federal budgetary actions, including specifically the reduction in Army end strength can both harm military installations and lay the basis for future BRAC or other Executive Branch reductions. The GCCC has a crucial responsibility to help the State and local community proactively prepare for these threats that could have a devastating impact on both military communities and the overall State economy.

(2) Supporting the GCCC in Base Enhancement Activities. Often called the "most military friendly community in the United States", the Columbia region is also a national leader in recognizing the importance of continuing base enhancement activities. The Chamber has not let up pressure or momentum on our continuing message that Fort Jackson is the most important facility a soldier sees in the Army, because it is quite often the first facility he or she sees. Moreover, by banding together under the leadership of the GCCC, the City and County councils, regional planning organizations, and economic development associations are able to provide mutual support, coordinate involvement in federal government relations efforts, and multiply the effectiveness of individual efforts.

The GCCC has an excellent reputation within the Congressional delegation and the Pentagon for its expertise in base infrastructure issues and its intelligent advocacy on behalf of Fort Jackson and McEntire. These efforts have had a positive economic impact on the entire State of South Carolina and its military communities.

(3) Specific BRAC and Base Enhancement Activities

A. Engaging in proactive activity addressing issues at Fort Jackson, McEntire, and other South Carolina bases as requested by the community
We engage in a continuing collaborative process of assessing military installation issues that can involve infrastructure or mission shortcomings. We then work to coordinate a united response involving local, state, and federal support.

B. Seek additional military construction projects for The Midlands Region installations.
Competition for military construction (milcon) projects has been increasingly difficult in recent years due to the large amounts of milcon money designated for BRAC implementation and overseas contingency operations. We work both to promote within DoD the value of defense investment in our military installations and to support Congressional addition of mission-

oriented projects that enhance to the military value of the installations. This ties directly in with the commitment from General Milley.

In the FY 2016 President's Budget, Fort Jackson had one of few Army military construction projects, a key quality of life project to replace one of our elementary schools.

Through the budget process, other quality of life military construction projects were targeted. We ensured the project made it through the legislative budget cycle and was fully funded in the FY 2016 Military Construction and Veterans Affairs Appropriations Bill.

Finally, we discovered in late July 2016 that the Army has committed an additional $15.5M in existing dollars as a part of reprogramming to upgrade force protection and other issues at one of the base's trainee barracks. The fact that the Army even in austere budget times is continuing to invest in Fort Jackson is a good news story for our community.

C. Pursue other investments in facilities for South Carolina's military installations.

Due to the shortage of milcon funding, increasing attention is being paid to other opportunities for enhancing military facilities. These efforts can include public-private partnerships for installation facilities (such as housing and utilities infrastructure) and utilization of enhanced use leasing authority to attract private development for new facilities.

We have coordinated the efforts of Mayor Benjamin to be the face of P3 and P4 partnerships within the region. We reported on the launch of and will continue to monitor the impact of the "Section 331" public-private partnership opportunities within the Army and work collaboratively with local elected officials to identify other avenues to partner with the base for infrastructure, zoning, transportation, and quality of life issues.

The Fort, working within the needs for new force protection requirements, has taken a critical step forward in fixing our ongoing "gate" issue. Again, having the Army commit operation and maintenance resources for the gate offloads the need to find state and local matching funds for a Defense Access Roads program, and will allow the community to focus on other "outside the gate" issues using those resources.

We must look at future efforts to "open" the base and out-source or create partnerships with out of the gate partners. Specific conversations must be had in the fall regarding the water parks, the golf courses, and possibly moving the fence of the PX.

D. SPECIAL PROJECT: Prepare and support for the 100th Anniversary of Fort Jackson

We believe the SPEA was just a dress rehearsal of what can and should be the biggest public relations and affairs year in recent history for Fort Jackson. We have begun and will continue to:

- Ensure high-level and appropriate political stakeholders attend and are invested in events supporting the Fort's centennial;
- Promote the 100th anniversary within the Pentagon, with key leaders, and within command decision makers;
- Use the anniversary as an opportunity sell the Fort's mission and military value;
- Create key messages and a campaign around the effort that makes legislative and budgetary sense.
- Prepare and deliver relevant Congressional engagement, including ensuring the Centennial is a thread through all of the Congressional delegations' legislative efforts on the floor, in Committee proceedings, and in in-district activities.

(4) Defense Leadership Education and Advocacy

In addition to enhancing the region's military installations, it is also important to educate defense leaders about the quality of our military facilities and the supportiveness of both the State and local leadership. In addition, we have advocated for keeping and attracting new missions.

Before many community groups were even thinking about BRAC and/or getting organized, we have engaged in an active liaison program with senior DoD and Service leadership. This liaison will continue to be conducted in the following ways:

(1) Washington, DC Fly-In Trips by the Chamber and by local governmental leaders: In both of the past two years we have arranged for Midlands Region delegates to visit with senior defense leadership, both uniformed and civilian. The delegations have met with Secretaries and Generals from the Department of Defense, the Air Force, and the Army. Arranging these trips before other communities is important because the willingness of leaders to meet and their candor will both disappear if BRAC legislation is passed. If desired, we will host another trip this fall.

(2) Working with the South Carolina Congressional Delegation on Issues and Messages: The Congressional delegation and staff have the opportunity to interact with defense leaders in connection with committee hearings and other events. We work regularly with the delegation to maximize the benefit of those opportunities through drafting questions, message points, and letters that promote the interests of Fort Jackson and McEntire.

(3) Cassidy Liaison with Defense Leaders on Behalf of the Region: Members of our firm engage in regular liaison with senior defense leadership. These meetings occur through appointments and telephone conversations on specific issues, participation at defense conferences and other events, attendance at Congressional hearings, and other opportunities. We consistently advocate for the Columbia Chamber and issues of importance to them, as well as reporting State and local efforts to support those installations. Specifically, the General Milley commitment is facing some pushback within the Army. We will continue to advocate strongly for funds to be allocated and released as soon as possible.

(5) Congressional Liaison and Support

Cassidy & Associates stays in regular contact with the South Carolina Congressional delegation to work on matters that can support Fort Jackson, McEntire, and the defense industry throughout the state. As mentioned above, these actions can include seeking appropriated funding for milcon projects and other installation missions. In addition, this work can involve gathering valuable intelligence about ongoing defense programs and opportunities, as well as working to provide information to defense leaders considering decisions that can impact the region.

In the past we have supplied appropriations requests and supporting documents, drafted joint delegation letters, prepared hearing questions, answered questions about local military installations and their economic impact, identified DoD and Service leaders for correspondence and liaison efforts, and performed a variety of other factors to facilitate Congressional support for The Midlands Region's military installations.

We worked with members with concerns on the Moncrief reclassification to a clinic, and will continue to do so in the coming months.

(6) Legislative Monitoring and Defense Analysis

The defense world is going through a variety of changes due to ongoing military transformation effort and several different institutional activities. Our firm will continue to monitor these many developments so that supporters of The Midlands Region military installations can take advantages of changes in the evolving defense environment.

Annual defense legislation often promotes new policy directives and requires new studies of defense needs. Our firm will continue to follow these bills and the Congressional hearings on the defense legislation, especially given competing community efforts to seek advantages through legislative action. The Budget Control Act of 2011, sequestration, and ongoing budget negotiation could have a major impact upon The Midlands Region's military installations.

We will work to keep the GCCC informed of how these developments can impact its military installations and help develop strategies to stay abreast of evolving defense strategies and priorities.

We Are Columbia

MEETING DATE: **September 20, 2016**

DEPARTMENT: **Economic Development**

FROM: ***Ryan Coleman,***

SUBJECT: **Council is asked to approve a Fiscal Year 2016/2017 Contract Renewal for Professional Services for Assistance with Cluster Development, Project Management, Promotions, Marketing and Research, as requested by the Economic Development Department. Award to EngenuitySC in the amount of $65,000.00. This firm is located in Columbia, SC.**

FINANCIAL IMPACT: **Funding Source: Special Contracts 5511301-638300 - The original budgeted amount is $65,000.00.**

ATTACHMENTS:

- EngenuitySC Contract (2016-17) (PDF)

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

CONTRACT FOR PROFESSIONAL SERVICES

THIS CONTRACT is entered into this _____ day of _____, 2016, between the City of Columbia (hereinafter called the "City") and EngenuitySC (hereinafter called the "Consultant").

WITNESSETH:

WHEREAS, the City desires to retain the services of the Consultant to provide services to the City as specified in Exhibit A for fiscal year (FY) 2016-2017;

NOW, THEREFORE, in consideration of and for the mutual covenants and promises contained herein, the parties hereto agree as follows:

1. CONTRACT FOR SERVICES

The City hereby engages the Consultant and the Consultant hereby agrees to perform the services and provide the deliverables hereafter set forth in Exhibit A.

2. SCOPE OF SERVICES AND TIME OF PERFORMANCE

The Consultant shall in a satisfactory and proper manner as determined by the City perform tasks necessary to complete the projects as outlined in Exhibit A, attached hereto. The Consultant has specialized knowledge to complete the projects without any training from the City and shall perform the tasks in the order and in the manner that Consultant determines is most effective and efficient without any City control over the details of Consultant's performance. Nothing in this contract shall prohibit the City and Consultant from entering into separate agreements for specific projects.

3. TERM OF AGREEMENT

This Contract shall be effective upon signing and shall expire on June 30, 2017, unless terminated earlier as provided herein.

4. METHOD OF PAYMENT

In consideration of the services performed hereunder and upon receipt of an invoice, the City will make a one (1) time payment of Sixty-Five Thousand and No/100 Dollars ($65,000) to Consultant.

5. DUTIES UPON TERMINATION

At termination of this Agreement, the Consultant shall immediately provide the City with all records and data in any format the Consultant is capable of producing and at no cost to the

City, which were generated, created or received by the Consultant in performance of the services required by the Agreement or as the City may deem necessary to perform the required services by the City or the Consultant's successor. All records shall be free from any proprietary claims or interest. The Consultant agrees to fully cooperate with the City and any successor to ensure an effective transition to continuously provide the required services.

6. ETHICS

Consultant and any subconsultant(s) acknowledge that they are subject to the provisions of the 1991 Ethics Reform Act (S.C. Code Ann. §8-13-100, *et seq.*, 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 the intent to:

A. Influence the discharge of a public official's, public member's, or public employee's official responsibilities;

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If any provision of this Contract is held invalid, the remainder of this Contract shall not be affected thereby if such remainder would then continue to conform to the terms and requirements of Applicable law.

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The Consultant represents that Consultant has, or will secure at Consultant's own expense, all personnel required in performing the services under the Contract.

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The Agreement represents the entire Agreement between the City and the Consultant and supersedes all prior communications, negotiations, representations or agreements, either written or oral. Only written Amendment signed by both the City and the Consultant may

amend the Agreement.

24. GOVERNING LAW

This Agreement shall be interpreted, construed, and enforced in accordance with the laws of South Carolina. Any dispute arising between any of the parties hereto regarding the subject matter of this Agreement shall be subject to the exclusive jurisdiction of the federal and state courts within the State of South Carolina.

IN WITNESS WHEREOF, the City and the Consultant have entered into this Agreement as of the date first above written.

EngenuitySC	CITY OF COLUMBIA
BY:_____	BY: _____
TITLE: _____	TITLE: City Manager
DATE: _____	DATE: _____

APPROVED AS TO FORM

Legal Department City of Columbia, SC

EXHIBIT A

engenuitySC

Memorandum

TO: Teresa Wilson, City Manager, City of Columbia
Ryan Coleman, Director of Economic Development, City of Columbia
FROM: Meghan Hickman, Executive Director, EngenuitySC
DATE: Friday, July 29, 2016
RE: EngenuitySC, NuHub FY17 Statement of Work for City of Columbia

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As a follow up to the generous investment from the City of Columbia, I am writing to outline how EngenuitySC will assist the City in meeting its economic development goals. I look forward to continuing our work together in the coming year.

City of Columbia Office of Economic Development Main Focus Areas

- Business Retention and Expansion
- Business Attraction
- Entrepreneurship and Business Creation
- Marketing and Communications

Engenuity Alignment with City Main Focus Areas:

- **Midlands Regional Competitiveness Report**: In partnership with the USC Moore School of Business Division of Research and Columbia Regional Business Report, EngenuitySC will publish the third annual Midlands Regional Competitiveness Report (MRCR) in December FY17. The report will track the Columbia MSA's progress on competitiveness issues such as innovation, entrepreneurial support, talent, clusters, livability and other issues that impact our regional culture.
    - ***Deliverable**: EngenuitySC will take ownership of project management, data oversight, content development and publication to produce the third Midlands Regional Competitiveness Report in December 2016. There will be a launch event where the Mayor will be invited to speak and City of Columbia officials will be invited to see the report before distribution.*
    - ***Deliverable**: The distribution will reach 7,500 individuals and businesses and we intend to use creative marketing tactics to put this in the hands of those around the City and Region who can help us impact the numbers.*
    - ***Deliverable**: The EngenuitySC staff will present the report findings to City Council at a meeting of their choice.*
    - ***Deliverable**: The City will be given complimentary copies and we will work closely with Council and the Economic Development Office to use the data to identify opportunities for collaborative programming and areas for focus. This will address the need stated in the action plan for a report on the local business climate.*
    - FOCUS AREAS:
        - Business Retention and Expansion
        - Business Attraction
        - Entrepreneurship and Business Creation
        - Marketing and Communications

- ***Ignite! 2016***: EngenuitySC will manage the execution of *Ignite*!, our annual, flagship event. By engaging "outside the box" thinking and programming, our team will challenge the local community to "start something" by finding inspiration in the passionate words and stories of our speakers and through

the innovative ideas of our Ideas Contest participants.

- ***Deliverable**: Once again we are setting a high bar for attendance aiming for a "sold out" event with 350+ attendees. This is important for the City of Columbia as we host the event with the city limits, use local vendors and give City officials an opportunity to be involved in the program.*
- ***Deliverable**: Engage local sponsors and investors by securing private/public sector contributions. This will allow us to feature programs around the City of Columbia to a broader, more diverse audience.*
- ***Deliverable**: Increase awareness and promotion through diversified marketing strategies and tactics. This will benefit the City of Columbia given the leadership role the Mayor will play and the attention and spotlight this will provide for local and regional programs, innovations and entrepreneurship.*
- ***Deliverable**: This year we're aiming to have at least 20 applicants for the 2016 Ideas Contest. In years past the finalists have often promoted socially entrepreneurial programs that could have major impact on the City of Columbia. We don't expect that to change this year.*
- FOCUS AREAS:
  - Business attraction
  - Entrepreneurship and business creation
  - Marketing/communications

- **NuHub**: This year's activities with NuHub will be focused on the next phase of regional impact and development. Specifically, we will use the City's investment, matched with investments from our member organizations and other private sector partners, to launch a new regional nuclear industry cluster.
  - ***Deliverable**: Relaunch NuHub regional activity, recruit ten members to the group, and install a new leadership team.*
  - ***Deliverable**: Execute at least 4, member-directed NuHub task force meetings, roundtables, tours, or briefings featuring industry partners.*
  - ***Deliverable**.*
  - ***Deliverable**: We will continue to represent both NuHub's and the City's interest as we work to move ahead in developing a regional strategic plan for nuclear.*
  - ***Deliverable**: Through Task Force meetings, brief and inform all City of Columbia representatives, members and partners to generate excitement/buy-in for the next phase cluster activity..*
  - ***Deliverable**: Complete at least 4 targeted member and stakeholder communications efforts (like a newsletter) that will be distributed to City of Columbia Economic Development Office and any interested City of Columbia employees.*
  - ***Deliverable**: Host a statewide nuclear-focused summit with partners from SC and beyond.*
  - ***Deliverable**: Recruit new next-gen technology partner to the Midstate for operations.*
  - FOCUS AREAS SERVED:
    - Business Retention and Expansion
    - Business Attraction

- **K-12 STEM Related Programs and Program Expansion**: These programs include, but are not limited to, the Richland 2 Carolina Alliance for Technology and the Lower Richland Cluster STEM Program. These programs serve as an innovative tool to demonstrate unique educational environments for companies and young families looking to make Columbia home.
  - ***Deliverable**: Engage 2000 students in the City of Columbia and surrounding communities in STEM-related activities focused on exposing them to STEM career opportunities and providing them with the skills, certificates and experience they need to be successful.*
  - ***Deliverable**: In partnership with Midlands Superintendents, pursue programs that could impact schools within the city limits - like the innovative Midlands Code Academy collaboration with*

IT-oLogy and EngenuitySC.
  - ***Deliverable**: In coordination with the City's Economic Development Office Business and Retention program, identify and engage companies within the City of Columbia who can actively participate in some of the educational programs offered.*
  - FOCUS AREAS SERVED:
    - Business Attraction
    - Marketing and Communications

- **What's Next Midlands**: This program is in its second year for EngenuitySC, City of Columbia and our collaborative partners. What's Next Midlands is a social innovation program focused on developing a more engaged community by helping people with great social and civic ideas connect with the people, organizations, capital and support they need to turn those into reality. Simply put, it's a platform for our region to collect great ideas, fund great ideas and execute great ideas. The largest impact of these "big ideas" will be felt right in the heart of our urban core.
  - ***Deliverable**: Increase the number of community residents participating in philanthropic and volunteer activities - particularly from the under 40 demographic.*
  - ***Deliverable**: Engage thoughtful, innovative City of Columbia residents who may have never had an outlet for expressing ideas for change.*
  - ***Deliverable**: Create a new connected community; a new generation of thinkers, innovators, activists and leaders into a bigger vision for our region's future.*
  - ***Deliverable**: Work to become self-sustainable within one year by employing a venture philanthropy strategy that will increase total number of philanthropic gifts regionally.*
  - ***Deliverable:** Continue implementation, with City Center Partnership, Inc., of idea chosen in the past fiscal year to place chairs and tables along the Main Street corridor for the community to use.*
  - ***Deliverable**: Select, fund, and execute 4 user-submitted ideas in FY 2017.*
  - FOCUS AREAS SERVED:
    - Business Attraction
    - Marketing and Communications

- **Regional Mayors Forum:** The Regional Mayors Forum is a collaborative of all mayors from Richland and Lexington Counties, as well as mayors from Sumter and Camden. Started six years ago by Mayor Benjamin, the Forum has focused on relationship building and communication. Understanding that we are one region, the Mayors have now taken the group to a more formal level by working with EngenuitySC to focus on collaborative actions that enhance the City of Columbia and other cities and lead to a stronger, more competitive, and prosperous Midlands.
  - ***Deliverable**: Host 6 Regional Mayors Forum meetings in locations around the Midlands.*
  - ***Deliverable**: Create a peer advisory network for the Mayors to share current issues and to solve problems.*
  - ***Deliverable**: Host one public event or press opportunity for the Mayors.*
  - ***Deliverable**: Identify a project for the Regional Mayors and support their effort to find funding sources.*
  - FOCUS AREAS SERVED:
    - Business Attraction
    - Marketing and Communications

- **EngenuitySC Website**: EngenuitySC's website is unique and provides with City residents and outside-the-City prospects a place to go to show that the City is cutting edge in its approach to economic development.
  - ***Deliverable**: Work with vendor partners to keep the website up-to-date with the latest event details, news stories from the region and information on how to get involved.*

- ***Deliverable**: Work with the City Office of Economic Engagement to cross promote various events and news.*
- ***Deliverable**: Feature the City of Columbia as a supporter and partner of EngenuitySC on the appropriate pages.*
- FOCUS AREAS SERVED:
  - Marketing and Communications

- **EngenuitySC Board Meetings**: Throughout the year, EngenuitySC brings together leaders from the City of Columbia, Richland and Lexington Counties, higher education and the private sector to discuss economic development needs in the City and in the region. The City is a leading partner in regional economic development and benefits from these bi-monthly forums for discussion.
  - ***Deliverable**: EngenuitySC will host a minimum of 5 Executive Committee meeting throughout the year with an invitation for Mayor Benjamin as our Board Founding Co-Chair and Ryan Coleman as the Director of Economic Engagement for the City.*
  - ***Deliverable**: Through these meetings, EngenuitySC is providing a forum for better collaboration amongst the leaders from around the region and offers opportunities to discuss major opportunities and plans for action.*
  - FOCUS AREAS SERVED:
    - Business Retention and Expansion
    - Marketing and Communications

- **EngenuitySC's Additional Value**
  - EngenuitySC stands ready to be a partner to the City of Columbia and the Economic Development Office on the following initiatives, as requested and appropriate:
    - **Midlands Business Leadership Group (MBLG) Regional Competitiveness Project:** EngenuitySC will help create a collaboration to review the numbers from the Midlands Regional Competitiveness Report (MRCR) and take action to improve those numbers. EngenuitySC will host a convening to launch the effort and lay out the challenge. EngenuitySC will present the findings at a final convening of the group, which will coincide with the MRCR launch in December 2016,

We Are Columbia

MEETING DATE: **September 20, 2016**

DEPARTMENT: **Economic Development**

FROM: ***Ryan Coleman,***

SUBJECT: **Council is asked to approve a Fiscal Year 2016/2017 Contract Renewal for Professional Services for Assistance with Recruitment, Project Management, Promotions, Marketing, and Research, as requested by the Economic Development Department. Award to Central SC Alliance in the amount of $120,500.00. This firm is located in Columbia, SC.**

FINANCIAL IMPACT: **Funding Source: Special Contracts 5511301-638300 - The original budgeted amount is $120,500.00.**

ATTACHMENTS:

- Central SC Contract (2016-17) (PDF)

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

CONTRACT FOR PROFESSIONAL SERVICES

THIS CONTRACT is entered into this _____ day of _____, 2016, between the City of Columbia (hereinafter called the "City") and The Central SC Alliance, Inc. (hereinafter called the "Consultant").

WITNESSETH:

WHEREAS, the City desires to retain the services of the Consultant to provide consulting services to the City, as specified in Exhibit A for fiscal year (FY) 2016-2017;

NOW, THEREFORE, in consideration of and for the mutual covenants and promises contained herein, the parties hereto agree as follows:

1. CONTRACT FOR SERVICES

The City hereby engages the Consultant and the Consultant hereby agrees to perform the services hereafter set forth in Exhibit A.

2. SCOPE OF SERVICES AND TIME OF PERFORMANCE

The Consultant shall in a satisfactory and proper manner as determined by the City perform tasks necessary to complete the projects as outlined in Exhibit A, attached hereto. The Consultant has specialized knowledge to complete the projects without any training from the City and shall perform the tasks in the order and in the manner that Consultant determines is most effective and efficient without any City control over the details of Consultant's performance. Nothing in this contract shall prohibit the City and Consultant from entering into separate agreements for specific projects.

3. TERM OF AGREEMENT

This Contract shall be effective upon signing and shall expire on June 30, 2017, unless terminated earlier as provided herein.

4. METHOD OF PAYMENT

A. It is agreed that in no event will the total contract amount to be paid hereunder exceed One Hundred and Twenty Thousand Five Hundred and No/100 Dollars ($120,500).

B. Upon receipt of Contractor's invoice for services rendered, City shall pay to Contractor four (4) quarterly payments of Thirty Thousand One Hundred Twenty Five and No/100 Dollars ($30,125.00) each during the contract term.

5. DUTIES UPON TERMINATION

At termination of this Agreement, the Consultant shall immediately provide the City with all records and data in any format the Consultant is capable of producing and at no cost to the City, which were generated, created or received by the Consultant in performance of the services required by the Agreement or as the City may deem necessary to perform the required services by the City or the Consultant's successor. All records shall be free from any proprietary claims or interest. The Consultant agrees to fully cooperate with the City and any successor to ensure an effective transition to continuously provide the required services.

6. ETHICS

Consultant and any subconsultant(s) acknowledge that they are subject to the provisions of the 1991 Ethics Reform Act (S.C. Code Ann. §8-13-100, *et seq.*, 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 the intent to:

A. Influence the discharge of a public official's, public member's, or public employee's official responsibilities;

B. Influence a public official, public member, or public employee to commit, aid in committing, collude in, or allow fraud on a governmental entity; or

C. 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.

7. FINDINGS CONFIDENTIAL

All of the reports, information, data, records or documents of any kind, prepared or assembled by the Consultant under this Contract are matters of public record, but that the Consultant agrees that they shall only be made available to any individual or organization by the City and the Consultant shall not make them available to any individual or organization without the prior written approval of the City.

In the event that the City receives a Freedom of Information Act request to provide confidential or proprietary information of the Consultant, City will notify Consultant as soon as practicable of such request.

8. ACCESS TO RECORDS

The Consultant shall make available for examination all of its records with respect to all matters covered by this contract and shall maintain such records for a period not less than three (3)

years after receipt of final payment under this Contract. All requests for access to Consultant's records shall be made in writing.

9. COPYRIGHT

No reports or other documents produced in whole or in part under this Contract shall be the subject of an application for copyright by or on behalf of the Consultant.

10. AMENDMENTS

The parties may amend this Contract 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, Appendix A, Scope of Services, Appendix B, 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 parties.

11. ASSIGNABILITY/SUB-CONSULTING

The Consultant shall not assign or subcontract any interest in this Agreement and shall not transfer any interest in the same without the prior written consent of the City. The Consultant shall be as fully responsible to the City for the acts and omission of its sub-Consultants, as it is for the acts and omissions of persons directly employed by the Consultant.

The Consultant shall furnish and cause each of its sub-Consultants to furnish all information and reports required hereunder.

12. INDEPENDENT CONSULTANT

Nothing contained in this Contract is intended to, or shall be construed in any manner, as creating or establishing the relationship of employer/employee between the parties. The Consultant shall at all times remain an independent Consultant with respect to the services to be performed under this Contract. The City shall be exempt from payment of all unemployment compensation, FICA, retirement, life and/or medical insurance and workers' compensation insurance.

13. BREACH / WAIVER

The failure of either the Consultant or the City to insist upon the strict performance of any provision of the 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 the Agreement at any time. Partial payment by the City shall not be construed as a waiver. Waiver of any breach of the Agreement shall not constitute waiver of a subsequent breach.

14. TERMINATION OF CONTRACT FOR CAUSE

If, through any cause, the Consultant shall fail to fulfill in a timely and proper manner these obligations under this Contract, or if the Consultant shall violate any of the covenants, agreements, or stipulations of this Contract, the City shall thereupon have the right to terminate this Contract by giving written notice to the Consultant of such termination and specifying the effective date thereof, at least five (5) days before the effective date of such termination. In such event, all finished or unfinished documents, data studies, surveys and reports prepared under this Contract shall become the possession of the City.

Notwithstanding the above, the Consultant shall not be relieved of liability to the City for damages sustained by the City by virtue of any breach of the Contract by the Consultant and the City may withhold any payments to the Consultant until such time as the exact amount of damages due to the City from the Consultant is determined.

15. TERMINATION FOR CONVENIENCE OF THE CITY

The City may terminate this Contract at any time by giving written notice to the Consultant of such termination and specifying the effective date thereof, at least seven (7) days before the effective date of such termination. In that event, all finished or unfinished documents and other material as described in Paragraph 5 above shall, at the option of the City, become its property.

16. INTEREST OF CONSULTANT

The Consultant covenants that Consultant presently has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of services required to be performed under this Contract or which is adverse to the interests of the City. The Consultant further covenants that in the performance of this Contract no person having such interest shall be employed.

The Consultant is expected to make Consultant's services available to other entities but agrees to refrain from representing other entities in matters where the position of the City conflicts with that of the other entity. The City may at its discretion, waive this provision. The Consultant has provided a list of all of its clients with whom there may be potential conflicts with the City. This list shall be supplemented throughout the duration of this Contract.

17. EQUAL EMPLOYMENT OPPORTUNITY

In carrying out the program, the Contractor shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, or national origin. The Contractor shall take affirmative action to ensure equal employment opportunities for all applicants for employment, without regard to their race, creed, color, religion, ancestry, sex, sexual orientation, national origin, disability or other handicap, age, marital status, or status with regard to public assistance. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor 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 nondiscrimination clause. The Contractor shall state that it will receive consideration for employment without regard to race, color, creed, religion, ancestry, sex, national origin, disability or other handicap, age, marital status, or status with regard to public assistance. The Contractor will incorporate these equal employment opportunity requirements in all subcontracts for program work.

18. LICENSES, PERMITS AND TAXES

The Consultant shall be responsible for obtaining any approvals, permits and/or licenses as may be required of the Consultant in performing the services required under the Agreement. The Consultant shall be responsible for any costs relating to same.

The Consultant shall procure and maintain a City of Columbia business license while performing services under the Agreement.

19. REMEDIES

The Consultant shall only be entitled to the actual direct costs of all labor and material expended on the services required under the Agreement prior to the effective date of the termination. In no event shall the Consultant be entitled to anticipatory profit or damages for any termination under the Agreement. In no event shall the Consultant be entitled to assert a claim in quantum meruit or any other measure of damages other than that stated herein.

20. SEVERABILITY

If any provision of this Contract is held invalid, the remainder of this Contract shall not be affected thereby if such remainder would then continue to conform to the terms and requirements of Applicable law.

21. COMPLIANCE WITH LOCAL LAWS

The Consultant shall comply with all applicable laws, ordinances, and codes of the state and local government in performing the work provided under this Contract.

22. PERSONNEL

All of the services required hereunder shall be performed by the Consultant and all personnel engaged in the work will be fully qualified and shall be authorized or permitted under state and local law to perform the services identified in Appendix A, Scope of Services.

The Consultant represents that Consultant has, or will secure at Consultant's own expense, all personnel required in performing the services under the Contract.

23. WHOLE AGREEMENT

The Agreement represents the entire Agreement between the City and the Consultant and

supersedes all prior communications, negotiations, representations or agreements, either written or oral. Only written Amendment signed by both the City and the Consultant may amend the Agreement.

24. GOVERNING LAW

This Agreement shall be interpreted, construed, and enforced in accordance with the laws of South Carolina. Any dispute arising between any of the parties hereto regarding the subject matter of this Agreement shall be subject to the exclusive jurisdiction of the federal and state courts within the State of South Carolina.

IN WITNESS WHEREOF, the City and the Consultant have entered into this Agreement as of the date first above written.

The Central SC Alliance, Inc.	CITY OF COLUMBIA
BY:_____	BY: _____
TITLE: _____	TITLE: City Manager
DATE: _____	DATE: _____

APPROVED AS TO FORM

Legal Department City of Columbia, SC

EXHIBIT A

Central SC
Business Friendly. Business Ready.

RESPONSIBILITIES OF THE CSCA:

1. To maintain and upgrade when necessary, the City's profile on CSCA's website, www.centralsc.org.

2. To maintain available industrial and office sites/buildings in the City of Columbia on the above website.

3. To provide copies of the Columbia Executive Summary and other collateral marketing materials upon request.

4. To promote the City throughout CSCA's marketing programs.

5. To respond to RFIs and fulfill data requests as needed.

6. To provide the OED a calendar of planned marketing events and invite participation as warranted.

7. To include and assist the OED in planning both domestic and international marketing missions.

8. To assist in project management with OED's personnel on projects that are looking at Columbia as a possible location.

9. To notify the OED of any project(s) being worked by the CSCA or any of its contacts or affiliates within the City limits of the City of Columbia. The OED will notify the CSCA of any projects considering the City of Columbia and work as a team throughout all stages of the project.

10. Target companies in the following cluster groups and market Columbia, and the region, as a location for these companies to establish new and/or expanded operations:
    - Advanced Manufacturing
    - Corporate headquarters, branches and/or back office operations
    - Logistics and Distribution
    - Health Sciences
    - Alternative Energy
    - Information Technology
    - Insurance (IT, Sales and Services)

11. We will report on an annual basis or as requested by council:
    - The number of times the City is submitted for a project by CSCA.
    - The number of those prospects that chose the City to relocate or expand their operations.
    - The estimated number of new jobs that were created in the City by those new or expanding companies.
    - The value of capital investments made in the City by companies relocating or expanding their operations here, with whom CSCA worked.
    - The increase in water and sewer customers using the City's utility system, as provided by the City of Columbia.

12. Assist the City with the attraction of at least 50 white collar, full-time equivalent jobs.

13. Assist the City with the creation of at least 50 full-time equivalent jobs through the retention and expansion of existing businesses.

We Are Columbia

MEETING DATE: **September 20, 2016**

DEPARTMENT: **Procurement and Contracts**

FROM: ***Sandra Wright, Purchasing Agent***

SUBJECT: **Council is asked to approve the Purchase of seventy-five (75) Safariland Body Armor, as requested by the Police Department. Award to Lawmen's using the SC State Contract in the amount of $59,535.00. This vendor is located in Columbia, SC.**

FINANCIAL IMPACT: **Funding Source:Police Department – Uniforms and Clothing,1012402 –624100. The original budgeted amount is $59,535.00.**

ORIGINAL BUDGET: **$59,535.00**

STRATEGIC GOALS: **Increase Public Safety Services**

The Police Department requests City Council's approval for the purchase of Safariland Body Armor.

We respectfully request approval for this purchase using the SC State Contract #440006623 vendor, Lawmen's, at the following cost plus sales tax.

Qty	Description	Unit Price	Extended Amt	Total
75	Body Armor	$735.00	$55,125.00	
	SC Tax 8%		4,410.00	
	Total Cost			**$59,535.00**

Lawmen's is located in Columbia, SC 29210.

This will be charged as follows:
Police Department - Uniforms and Clothing
1012402 -624100 $59,535.00

Sec. 2-204.-Item (9) - 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 state contracts.

ATTACHMENTS:

- Lawmen's Quote (PDF)
- SC State Contract #4400011992 (PDF)



SALES QUOTE

SQ-249002	8/23/2016

REMIT TO:
3319 Anvil Place
Raleigh, NC 27603
Ph: 919.779.6141

800 Clanton Road Ste T
Charlotte, NC 28217
Ph: 704.494.7575

3315 Broad River Rd. Ste 120
Columbia, SC 29210
Ph: 803.798.2253



Customer	Contact	Ship To
CITY OF COLUMBIA ATTN: ACCOUNTS PAYABLE ATTN: ACCOUNTS PAYABLE PO BOX 147 COLUMBIA SC 29217 Tel: (803)545-3414 Fax: (803)343-8720		COLUMBIA PD SUPPLY BUILDING 715 BLUFF ROAD COLUMBIA SC 29201

Account	Terms	Due Date	Account Rep	Schedule Date
COLA	NET 15	9/7/2016	SUSIE COX	8/23/2016

Quotation	PO #	Reference	Ship VIA	Page	Printed
SQ-249002		GOODWIN	FACTORY DIRECT	1	8/24/2016 1:43:33PM

L	Item / Model / Brand Description	Qty	Price UM	Discount %	Amount
1	SBA2SX023A SX Level IIIA, A7 panels only QN:# 20135119 *SIZES PENDING*	75	$735.00 EA	$0.00	$55,125.00
2	SBAM1 M1 Concealable Carrier *PLEASE SPECIFY COLOR*	75	$0.00 EA	$0.00	$0.00
3	SBASTP5X8 Soft Trauma Plate, 5" X 8"	75	$0.00 EA	$0.00	$0.00
4	VEST,(1) M1 CARRIER, AND STP 5X8 SOLD AS PACKAGE DEAL.				
5	S.C. STATE CONTRACT FOR BODY ARMOR #4400011992				

**PLEASE VERIFY THAT THE PART NUMBERS AND DESCRIPTIONS ARE CORRECT BEFORE SUBMITTING YOUR ORDER.

**RESTOCKING FEES MAY APPLY TO RETURNED ITEMS.

**FREIGHT WILL BE ADDED TO ALL INVOICES.

**PRICES QUOTED ARE BASED ON PAYMENT BY CHECK OR CASH.

**QUOTE IS GOOD FOR 30 DAYS.

Tax Details
SCLOTRANS $4410.000

Taxable	$55,125.00
Total Tax	$4,410.00
Exempt	$0.00
Total	$59,535.00
Balance	$59,535.00

PROCUREMENT SERVICES

Contract 4400011992

Back to Initial Screen

Validity Start 11/30/2015 **Validity End** 05/05/2018
Target Value $ 550,000.00 **FEIN** 47-5281115
Bid Invitation 5400005609 - Ballistic and Stab Resistant Body Armor
Contract Notes

Vendor 7000231559

Vendor Address LAWMENS DISTRIBUTION LLC
3319 ANVIL PLACE
RALEIGH NC 27603
District WAKE **E-mail** dianna@lawmens.com
Telephone (800) 426-3486 **Fax Number**
Minority Status Not Applicable
Home Page http://lawmens.com/ **Other URL**

Vendor Contacts

3 Contacts found, displaying all Contacts.

Contact Name	Function	Phone	E-mail
NOZEDAR, LAURA	CONTRACT BID ADMINISTRATOR	(800) 426-3486	mailto:laura.nozedar%40lawmens.com
SILLS, DIANNA	Primary Contact	(919) 779-6141	mailto:dianna%40lawmens.com
SUTTON, AL	Emergency Contact	(919) 614-4330	mailto:al%40lawmens.com

Contract Items

47 Items found, displaying all Items.

Item Pricing

00002 Threat Level II ballistic resistant

Material Group: 34574 - personal protective equipment (ppe), (bloodborne pathogen protection), not listed elsewhere

Agency: Statewide

00003 Threat Level II ballistic resistant

Material Group: 34574 - personal protective equipment (ppe), (bloodborne pathogen protection), not listed elsewhere

Agency: Statewide

00004 Threat Level II ballistic resistant

Material Group: 34574 - personal protective equipment (ppe), (bloodborne pathogen protection), not listed elsewhere

Agency: Statewide

00005 Threat Level II A ballistic resistant

Material Group: 68008 - police protection equipment (body armor and riot shields) and supplies

Agency: Statewide

00006 Threat Level II A ballistic resistant

Material Group: 68008 - police protection equipment (body armor and riot shields) and supplies

Agency: Statewide

00007 Threat Level II A Ballistic resistant

Material Group: 68008 - police protection equipment (body armor and riot shields) and supplies

Agency: Statewide

00008 Threat Level III Balistic resistant

Material Group: 68008 - police protection equipment (body armor and riot shields) and supplies

Agency: Statewide

00009 Threat Level III Balistic resistant

Material Group: 68008 - police protection equipment (body armor and riot shields) and supplies

Agency: Statewide

00010 Threat Level III Balistic resistant

Material Group: 68008 - police protection equipment (body armor and riot shields) and supplies

Agency: Statewide

00011 Threat Level III A Balistic resistant

Material Group: 68008 - police protection equipment (body armor and riot shields) and supplies

Agency: Statewide

00012 Threat Level III A Balistic resistant

Material Group: 68008 - police protection equipment (body armor and riot shields) and supplies

Agency: Statewide

00013 Threat Level III A Balistic resistant

Material Group: 68008 - police protection equipment (body armor and riot shields) and supplies

Agency: Statewide

00014 Threat Level 1-Spike

Material Group: 68008 - police protection equipment (body armor and riot shields) and supplies

Agency: Statewide

00015 Threat Level 1-Spike

Material Group: 68008 - police protection equipment (body armor and riot shields) and supplies

Agency: Statewide

00016 Threat Level 1-Spike

Material Group: 68008 - police protection equipment (body armor and riot shields) and supplies

Agency: Statewide

00017 Threat Level 2-Spike

Material Group: 68008 - police protection equipment (body armor and riot shields) and supplies

Agency: Statewide

00018 Threat Level 2-Spike

Material Group: 68008 - police protection equipment (body armor and riot shields) and supplies

Agency: Statewide

00019 Threat Level 2-Spike

Material Group: 68008 - police protection equipment (body armor and riot shields) and supplies

Agency: Statewide

00020 Threat Level 3-Spike

Material Group: 68008 - police protection equipment (body armor and riot shields) and supplies

Agency: Statewide

00021 Threat Level 3-Spike

Material Group: 68008 - police protection equipment (body armor and riot shields) and supplies

Agency: Statewide

00022 Threat Level 3-Spike

Material Group: 68008 - police protection equipment (body armor and riot shields) and supplies

Agency: Statewide

00023 Threat Level 1- Edged Blade

Material Group: 68008 - police protection equipment (body armor and riot shields) and supplies

Agency: Statewide

00024 Threat Level 1- Edged Blade

Material Group: 68008 - police protection equipment (body armor and riot shields) and supplies

Agency: Statewide

00025 Threat Level 1- Edged Blade

Material Group: 68008 - police protection equipment (body armor and riot shields) and supplies

Agency: Statewide

00026 Threat Level 2- Edged Blade

Material Group: 68008 - police protection equipment (body armor and riot shields) and supplies

Agency: Statewide

00027 Threat Level 2- Edged Blade

Material Group: 68008 - police protection equipment (body armor and riot shields) and supplies

Agency: Statewide

00028 Threat Level 2- Edged Blade

Material Group: 68008 - police protection equipment (body armor and riot shields) and supplies

Agency: Statewide

00029 Threat Level 3- Edged Blade

Material Group: 68008 - police protection equipment (body armor and riot shields) and supplies

Agency: Statewide

00030 Threat Level 3- Edged Blade

Material Group: 68008 - police protection equipment (body armor and riot shields) and supplies

Agency: Statewide

00031 Threat Level 3- Edged Blade

Material Group: 68008 - police protection equipment (body armor and riot shields) and supplies

Agency: Statewide

00032 Discount from Balance of Catalogue

Material Group: 34574 - personal protective equipment (ppe), (bloodborne pathogen protection), not listed elsewhere

Agency: Statewide

00033 Discount from Balance of catalouge

Material Group: 68008 - police protection equipment (body armor and riot shields) and supplies

Agency: Statewide

00034 personal protective equipment

Material Group: 68008 - police protection equipment (body armor and riot shields) and supplies

Agency: Statewide

00035 threat level ii ballistic resistant

Material Group: 68008 - police protection equipment (body armor and riot shields) and supplies

Agency: Statewide

00036 THREAT LEVEL II BALLISTIC RESISTANT

Material Group: 68008 - police protection equipment (body armor and riot shields) and supplies

Agency: Statewide

00037 Threat level ii ballistic resistant

Material Group: 68008 - police protection equipment (body armor and riot shields) and supplies

Agency: Statewide

00038 tHREAT LEVEL II A BALISTIC RESISTANT

Material Group: 68008 - police protection equipment (body armor and riot shields) and supplies

Agency: Statewide

00039 tHREAT LEVEL II A BALLISTIC RESISTANT

Material Group: 68008 - police protection equipment (body armor and riot shields) and supplies

Agency: Statewide

00040 THREAT LEVEL III BALISTIC SESISTANT

Material Group: 68008 - police protection equipment (body armor and riot shields) and supplies

Agency: Statewide

00041 Threat level III balistic resistant

Material Group: 68008 - police protection equipment (body armor and riot shields) and supplies

Agency: Statewide

00042 Threat level III balistic resistant

Material Group: 68008 - police protection equipment (body armor and riot shields) and supplies

Agency: Statewide

00043 Threat level III a balistic resistant

Material Group: 68008 - police protection equipment (body armor and riot shields) and supplies

Agency: Statewide

00044 Threat level III a balistic resistant

Material Group: 68008 - police protection equipment (body armor and riot shields) and supplies

Agency: Statewide

00045 Threat level III a balistic resistant

Material Group: 68008 - police protection equipment (body armor and riot shields) and supplies

Agency: Statewide

00046 Discount armor

Material Group: 68008 - police protection equipment (body armor and riot shields) and supplies

Agency: Statewide

00047 Discount accessories

Material Group: 68008 - police protection equipment (body armor and riot shields) and supplies

Agency: Statewide

00048 Discount safariland

Material Group: 68008 - police protection equipment (body armor and riot shields) and supplies

Agency: Statewide

Back to Initial Screen

We Are Columbia

MEETING DATE: **September 20, 2016**

DEPARTMENT: **Communications 911**

FROM: ***Kimberly Gathers,***

SUBJECT: **Council is asked to approve a Fiscal Year 2016/2017 Contract Renewal for Emergency Notification System Services, as requested by Columbia-Richland 911 Communications. Award to Everbridge Systems in the amount of $75,500.00. This firm is located in Columbia, SC.**

PRESENTER: **Director Kimberly Gathers**

FINANCIAL IMPACT: **Funding Source: City Account:1012701-638200 ($37,750) and County Account: 2082702-638200 ($37,750). The original budgeted amount is $75,500.00.**

ORIGINAL BUDGET: **$75,500.00**

CLEAN WATER 2020?: **No**

STRATEGIC GOALS: **Improve Communication**

Please find attached for your review and approval the 2016/2017 Everbridge Emergency Notification System Renewal Service Agreement between the City of Columbia and Everbridge Systems.

This agreement will continue service through August 31, 2017 and is jointly funded (50/50 split) with Richland County:

City Account	1012701	Object Code	638200	$37,750.00
County Account	2082702	Object Code	638200	$37,750.00

ATTACHMENTS:

- 2016-2017 EVERBRIDGE RENEWAL SERVICE AGREEMENT (PDF)
- EVERBRIDGE - City of Columbia, South Carolina_Fully Executed Amendment_07_2014 (PDF)

- EVERBRIDGE - City of Columbia_Fully Executed SA_06_2012 (PDF)

CITY OF COLUMBIA

Columbia – Richland 9-1-1 Communications

1800 Laurel St | Columbia, South Carolina 29201
Phone: 803-988-8005 Fax: 803-255-8139

TO: Teresa B. Wilson, City Manager

Cc: S. Allison Baker, Sr. Assistant City Manager

FROM: Kimberly Gathers, CRC 911 Director KRG

DATE: 8/12/2016

RE: 2016/2017 Everbridge Emergency Notification System Renewal Service Agreement

---

Please find attached for your review and approval the 2016/2017 Everbridge Emergency Notification System Renewal Service Agreement between the City of Columbia and Everbridge Systems.

This agreement will continue service through August 31, 2017 and is jointly funded (50/50 split) with Richland County:

City Account 1012701	Object Code 638200	$37,750.00
County Account 2082702	Object Code 638200	$37,750.00

Thank you for your kind consideration in this matter.

/Attachments

KG/sl

everbridge

500 N Brand Blvd. Suite 1000
Glendale, CA 91203 USA

tel: 888.366.4911
fax: 818.484.2299

www.everbridge.com

QUOTATION

Quote Number: 00024654
Confidential

Prepared for:
Teresa Wilson
City of Columbia
City of Columbia Information Technology
PO Box 147
Columbia, SC 29217
(803) 545-3011
tbwilson@columbiasc.net

Quotation Date: August 12, 2016
Quote Expiration Date: August 31, 2016
Rep: Jenee Guadalupe
(781) 373-9825
jenee.guadalupe@everbridgemail.com

Contract Summary Information

Contract Period: 1 Year
Contract Start Date: September 1, 2016
Contract End Date: August 31, 2017
MN Contacts up to: 380,550
MN Households up to: 145,000

ANNUAL SUBSCRIPTION - See attached Product Inclusion Sheet/s for product details.

Service	Fee Type	Qty	Unit Price	Total Price
Everbridge Mass Notification (MN) with Unlimited Domestic Minutes	Recurring	1	$70,000.00	$70,000.00

PREMIUM FEATURES / USAGE

Service	Fee Type	Qty	Unit Price	Total Price
Smart Weather Alerting (includes 1 location in base weather subscription)	Recurring	1	$5,500.00	$5,500.00

everbridge

500 N Brand Blvd, Suite 1000
Glendale, CA 91203 USA

tel: 888.366.4911
fax: 818.484.2299

www.everbridge.com

QUOTATION

Quote Number: 00024654
Confidential

Pricing Summary:	
Year One Fees*:	$75,500.00
One-time Implementation and Set Up Fees:	$0.00
Total Year One Fees:	**$75,500.00**

1. Additional rates apply for all international calls.
2. Quote subject to the terms and conditions of the service agreement, including any amendments, executed between Everbridge, Inc. and the customer listed above.Subject to sales taxes where applicable.
3. Except for currency designation, the supplemental notes below, if any, supplied in this Quote are for informational purposes and not intended to be legally binding or override negotiated language of the Everbridge Inc. Service Agreement.

(*Year One Fees are the total of the first year annual subscription fees and any one-time fees, i.e., Professional Services.)

Supplemental Notes:

Authorized by Everbridge:

_____ _____
Signature **Date**

_____ _____
Print Name **Title**

To accept this quote, sign, date and return:

_____ _____
Authorized Signature **Date**

_____ _____
Print Name **Title**

Loyd, Shenique

From: Jenee Guadalupe <Jenee.Guadalupe@everbridge.com>
Sent: Friday, August 12, 2016 2:40 PM
To: Gathers, Kimberly
Cc: Loyd, Shenique; Matt Severance
Subject: Everbridge Renewal 2016-2017 -due 9/1/16
Attachments: Columbia Richland 2016-2017 renewal.pdf

Hello Ms. Gathers and Ms. Loyd,

Hope all is well with you both.

Please be aware that your Everbridge contract is due to renew on Sept 1, 2016. We look forward to another term with City of Columbia/Richland County.

Your renewal quote is attached. Will you kindly present this to Teresa Wilson for signature?

Please let me know if you need anything further from me.

Thank you,

Jenee Guadalupe | Sr. Manager Account Management, SLG
jenee.guadalupe@everbridge.com
25 Corporate Drive, Burlington, MA 01803
office: 781.373.9825
cell: 508.808.2187

24x7 Support 866.436.4911

Amendment
to
Everbridge, Inc. Service Agreement

This Amendment to Everbridge Service Agreement ("Amendment") by and between Everbridge, Inc., a Delaware corporation, ("Everbridge"), and City of Columbia, South Carolina ("Customer") is effective as of the date of the Customer's signature below. Everbridge and Customer entered into an Everbridge Service Agreement effective May 28, 2012 ("Agreement"). All capitalized terms used herein without definition shall have their respective meanings set forth in the Agreement.

WHEREAS, Everbridge has developed a new software platform with additional functionality and applications, and Customer desires to use the new platform for its mass notification service;

WHEREAS, the Parties desire to amend the Agreement on and subject to the terms of this Amendment;

NOW, THEREFORE, in consideration of the mutual covenants and promises set forth below, and other good and valuable consideration, the Parties agree to amend the Agreement as follows:

1. Term: Section 5 of the Agreement shall be deleted and replaced in its entirety as follows:

   TERM. The term of this Agreement will commence on the Effective Date and will continue in full force and effect for the term set forth in the most recently executed Quote. Notwithstanding the foregoing, upon expiration of the term set forth in the most recently executed Quote this Agreement shall automatically renew for successive one (1) year periods unless Customer provides written notice not to renew at least 30 days prior to the expiration of that term.

2. Modification of Quote: Exhibit A of the Agreement is amended by Quote Number 11540 which is attached hereto and incorporated herein by this reference.

3. Substitution of Terms: The term "Member" is replaced with the term "Contact" wherever it appears in the Agreement.

4. Additional Terms: The Additional Terms attached hereto and incorporated by this reference are added as Exhibit B to the Agreement.

5. Remaining Terms. All other terms and conditions of the Agreement remain in full force and effect as amended by this Amendment.

6. Authority. Customer represents and warrants that it has all necessary legal authority to enter into this Amendment for itself and on behalf of any of its affiliates that are parties to the Agreement or that have been using the System under the Agreement.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their duly authorized representatives as of the day and year first above written.

EVERBRIDGE, INC.

By _____

Title V.P. of Finance

Date 7/16/14

CUSTOMER: City of Columbia

By _____

Title City Manager

Date 6/25/2014

EXHIBIT B

Additional Business Terms

The following additional business terms are incorporated by reference into the Agreement as applicable based on the particular products and services described on the Quote.

"Data Feed" means data content licensed or provided by third parties to Everbridge and supplied to Customer through the Service (e.g., real time weather system information and warnings, and third party maps).

"Electronic Communications" means electronic communications (including inputting or updating Customer Data in the System) and the sending of messages or notifications to and from Contacts via the Service.

"Incident Administrator" means an individual who is authorized by Customer as an organizational administrator for the Incident Management Service.

"Incident Operator" means an individual who is authorized by Customer as an operator of the Incident Management Service.

"Messaging Minute" means the unit of usage expended in sending notifications.

"Non-Priority Notifications" means Electronic Communications sent by Customer through the Service to multiple Contacts via one or multiple communications paths which are not characterized as Priority Notifications, and any Contact responses to such communications or to any Priority Notifications.

"Priority Notifications" means Electronic Communications sent by Customer through the Service to multiple Contacts via one or multiple communication paths to advise Contacts of an immediate or expected emergency or life-threatening condition or circumstance, but excluding any Contact responses thereto.

1. **Messaging Minutes.** For Customers purchasing the Mass Notification Service, unless Customer has purchased "Unlimited Use" minutes, Customers must purchase Messaging Minutes to send Non-Priority Notifications. No Messaging Minutes shall be required to send United States domestic Priority Notifications, push notifications or email messages. Unused Messaging Minutes expire at the end of the annual billing period under the applicable Quote, and are not refundable. If Customer has "Unlimited Use" as identified on the applicable Quote, such unlimited use does not include Instabridge minutes, or international usage, which must be purchased separately.

2. **Usage.** Messaging Minutes shall be calculated as follows:

   - For text messages, one Message Minute for each 140 characters or portion thereof.
   - For voice messages, one Message Minute per minute or portion of a minute of the voice message.
   - For Instabridge minutes, one Message Minute per minute or portion of a minute of the voice call or message.
   - Additional charges may apply for international notifications.

3. **Auditing.** For Customers purchasing the Mass Notification Service, unless Customer has purchased "Unlimited Use" minutes, Everbridge may, from time to time, monitor or audit message content to verify the characterization of messages as Priority Notifications. If Customer has not characterized a message appropriately, then Everbridge may recharacterize the message in its sole reasonable judgment, and apply Messaging Minutes for such message in accordance with the foregoing Usage allocations. Customer's intentional mischaracterization of Priority Notifications, or mischaracterization of more than three Priority Notifications in a twelve-month period, shall constitute a material default under this Agreement.

4. **Data Feeds; Other Data.** Notwithstanding anything to the contrary in this Agreement, to the extent that Customer has purchased or accesses Data Feeds, such feeds are provided solely on an "AS IS" and "AS AVAILABLE" basis and the sole and exclusive remedy for any failure, defect, or inability to access such Data Feed shall be to terminate the Data Feed with no further payments due. No refunds shall be granted with respect to such Data Feed. In addition, to the extent Customer has purchased a feature that allows Customer to monitor, and utilize information and data from other sources not supplied by Everbridge directly (e.g., Twitter or other customers through the Everbridge Network) (collectively "Other Data"), Everbridge disclaims any and all liability of any kind or nature resulting from any inaccuracies or failures with respect to all Other Data.

5. **Incident Management.** For Customers purchasing the Incident Management Service: (a) Customers may only designate the number of Incident Operators and Incident Administrators set forth on the Quote, and such individuals shall only have the access rights pursuant to such designation and role; (b) Incident Administrators shall have the ability to build incident templates, report on incidents, and launch incident notifications; (c) Incident Operators shall only have the ability to launch or manage incidents; and (d) Customer shall be provided the number of incident templates purchased pursuant to the Quote. If Customer exceeds the number of Incident Operators, Incident Administrators or Incident templates purchased, Customer shall be charged the applicable fees then in effect for additional Incident Operators, Incident Administrators or Incident templates, as applicable.

Everbridge, Inc.
Service Agreement

This Service Agreement ("Agreement") is entered into by and between Everbridge Inc. (**"Everbridge"**), and City of Columbia, South Carolina (**"Customer"**), effective on the date of Customer's signature below ("Effective Date"). Everbridge and Customer are each hereinafter sometimes referred to as a "Party" and collectively, the "Parties."

THE PARTIES AGREE TO THE FOLLOWING TERMS AND CONDITIONS GOVERNING THE USE OF EVERBRIDGE'S SERVICE:

1. **DEFINITIONS. As used herein, the following terms shall have the meanings ascribed to them as set forth below:**

"Everbridge Technology" includes, without limitation, the Software, all proprietary technology (including software, hardware, products, processes, algorithms, user interfaces, know-how, techniques, designs, and other tangible or intangible technical material or information) made available to Customer through the Service or otherwise in connection with this Agreement. **"Applicable Law"** means any domestic or foreign law (statutory, common, or otherwise), order, writ, injunction, decree, award, stipulation, ordinance or administrative doctrine, ordinance, equitable principle, code, rule, regulation, executive order, request, or other similar authority enacted, adopted, promulgated, or applied by any Governmental Body, each as amended including, without limitation, the Telephone Consumer Privacy Act (TCPA, 47 USC Section 227) and implementing Federal Communications Rules (47 CFR 64.1200), the CAN-SPAM Act (15 USC Section 7701 et seq.) and the FCC's implementing rules (47 CFR Section 64.3100, with respect to communications to wireless devices) (47 CFR 64.3100), and the Federal Trade Commission's implementing rules (16 CFR Section 316.3, with respect to communications to computers). **"AUP"** means the Acceptable Use Policy of Everbridge, available at http://www.everbridge.com/aup, as may be amended from time to time to time. **"Customer Data"** means the names and contact paths for Members, and any and all electronic data provided by Customer to Everbridge in connection with the use of the Service. **"Governmental Body"** means any legislature, agency, bureau, branch, department, division, commission, court, tribunal, magistrate, justice, multi-national organization, quasi-governmental body, or other similar recognized organization or body of any federal, state, county, municipal, local, or foreign government or other similar recognized organization or body exercising similar powers or authority. **"Intellectual Property Rights"** means patented or unpatented inventions, patent applications, patents, design rights, copyrights, trademarks, service marks, trade names, domain name rights, mask work rights, know-how and other trade secret rights, and all other intellectual property rights, derivatives thereof, and forms of protection of a similar nature anywhere in the world.

"Member" or **"Members"** shall mean Customer's employees, agents, representatives, clients, customers, subscribers, members and/or other persons or entities whom Customer may wish to contact using the Service, *provided, however*, that each Member Record, if more than one for any Member, shall be deemed to represent a separate Member for all purposes hereunder. **"Member Record"** includes, without limitation, the Customer Data for a Member. **"Quote"** means the description of Services purchased by Customer, subject to the terms and conditions hereof, which is attached hereto as Exhibit A and incorporated herein by this reference. **"Software"** means the computer source code and object code, including, without limitation, the software, provided or used by Everbridge in connection with the Service provided hereunder. **"Users"** means Members, Customer's employees, consultants, contractors or agents who are authorized to use the Service and have been supplied user identifications and passwords by Customer (or by Everbridge at Customer's request).

2. **SERVICE.** Subject to the provisions of this Agreement, Everbridge shall provide Customer access to the service utilizing the Software, applications and services that comprise the Everbridge Mass Notification System (**"System"**), an automated system for delivery of messages to multiple Members via multiple communication paths, and for processing responses thereto, as set forth in the Quote (the **"Service"**). Unless explicitly stated otherwise, any new features that augment or enhance the current Service, including any new Service, will be subject to the provisions of this Agreement. Everbridge shall make the Service available to Customer pursuant to the terms and conditions set forth in this Agreement. Customer agrees that its purchase of the Service is not contingent upon the delivery of any future functionality or features, nor is it dependent upon any oral or written public comments made by Everbridge with respect to future functionality or features.

3. **USE OF THE SERVICE.**

3.1 **Everbridge Responsibilities.** Everbridge shall: (i) in addition to its confidentiality obligations pursuant to Section 10, not use, edit or disclose to any party other than Customer, the Customer Data, unless otherwise required by a Governmental Body; (ii) use commercially reasonable efforts to provide the Service herein contemplated; (iii) use commercially reasonable efforts to provide support for the Service, except for: any unavailability caused by circumstances beyond Everbridge's reasonable control, including without limitation, acts of God, acts of government, flood, fire, earthquakes, civil unrest, acts of terror, strikes or other labor problems, computer, telecommunications, Internet service provider or hosting facility failures or delays involving hardware, software or power systems, and network intrusions or denial of service attacks, in each case, which are not within Everbridge's possession or reasonable control. The Everbridge System delivers messages for supported contact paths to the public / private networks and carriers, but cannot guarantee delivery of the messages to the recipients. Final delivery of messages to recipients is dependent on and is the responsibility of the designated public / private networks or carriers.

3.2 **Customer Responsibilities.**

(a) Customer is responsible for all activities that occur under Customer's account. Customer shall: (i) provide Everbridge with the Customer Data for Members that Customer and Customer's authorized users want to communicate with using the Service; (ii) provide Everbridge with this Customer Data in a form and format specified by Everbridge, if so required; (iii) have sole and exclusive responsibility for the accuracy, quality, integrity, legality, reliability, and appropriateness of all Customer Data; (iv) maintain a copy of all Customer Data it provides to Everbridge; (v) designate certain Users to access and use the Service on Customer's behalf; (vi) ensure that Users shall at all times use the Service in accordance and in compliance with this Agreement, and the AUP, as each may be updated periodically by Everbridge; (vii) prevent unauthorized access to, or use of, the Service, and notify Everbridge promptly of any such unauthorized use and, notwithstanding anything to the contrary in this Agreement, Everbridge shall have no liability for any losses, damages, claims, suits or other actions arising out of or in connection with such unauthorized or improper use of the Service by Customer, Users or Members; and (viii) comply with all Applicable Laws; (ix) cause such number of its employees, as determined by Customer, to undergo initial setup and training, as set forth in the Quote; (x) not cause any disturbances, outages or take any other actions that may adversely affect the Service; and (xi) be responsible for, and/or its Users shall be responsible for, payment of any service fees, text messaging fees, and any other third party fees or expenses, associated or incurred in connection with, the access or use of the Service by Customer and/or its Users. Customer acknowledges that it is solely responsible for the content of any information that it makes available through the Service and that Everbridge will not, except as otherwise expressly herein set forth, monitor Customer or Customer's use of the Service to examine the content passing through it. Notwithstanding anything to the contrary in this Agreement, in no event shall Everbridge be liable to Customer, a Member or any other third party for any failure on the part of Customer to fulfill its responsibilities pursuant to this Section 3.2 and Everbridge expressly disclaims any liability arising therefrom.

(b) Customer agrees to: (i) provide true, accurate, current, up-to-date and complete Customer Data and information about itself; and (ii) maintain and promptly update the Customer Data to keep it true, accurate, current and complete, the failure of which shall not impose or create any liability or obligation on the part of Everbridge. If Customer authorizes Everbridge to do so, Customer's Members will be allowed access to their personal Customer Data to make modifications or changes thereto. If Customer or any Member provides any information that is untrue, inaccurate, not current or incomplete, Customer understands, acknowledges and agrees that any notifications sent utilizing the Service may not reach the intended Member.

(c) Customer may designate up to the number of Users permitted under its account, which corresponds to the level of Service purchased by Customer as set forth in the Quote. Customer shall be responsible for the confidentiality and use of its Users' identifications and passwords. Customer shall be responsible for all electronic communications (including maintenance of Customer Data) and the sending of messages to Members (**"Electronic Communications"**) entered through or under a User's identification and/or password(s). Everbridge will act as though any Electronic Communications sent by Customer shall comply with Applicable Law, and shall have been sent by an authorized User, and shall be permitted to rely thereon for all purposes. Customer agrees to immediately notify Everbridge if it becomes aware of any loss or theft of a User's identification and/or password(s) or any unauthorized use of the Service and/or identification and/or password(s) used in connection therewith.

4. **Use Guidelines.** Customer shall use the Service solely for its internal business purposes as contemplated by this Agreement and shall not: (i) license, sublicense, sell, resell, rent, lease, transfer, assign, distribute, time share or otherwise commercially exploit or make the Service available to any third party, other than as contemplated by this Agreement; or (ii) use the Service in violation of the AUP or Applicable Law.

5. **TERM.** This Agreement will commence on the Effective Date and will continue in force until June 29, 2013 (the "Initial Term"). Subject to the provisions of this Section 5, upon written agreement of the Parties this Agreement may be renewed for additional successive one (1) year terms and continue for another four (4) option year(s (each option year is a "Renewal Term" and, together with the Initial Term, collectively hereinafter referred to as the "Term"). Any termination pursuant to this Section 5 shall be effective at the end of the Initial Term or the then current Renewal Term for subsequent years.

6. **TERMINATION; SUSPENSION.**

6.1 **Termination by Either Party.** During the Initial Term and any Renewal Term, either Party may terminate this Agreement for cause, upon the other Party's material breach of this Agreement, provided that (i) the non-breaching Party sends written notice to the breaching Party describing the breach in reasonable detail; (ii) the breaching Party does not cure the breach within thirty (30) days following its receipt of such notice (the "Notice Period"); and (iii) following the expiration of the Notice Period, the non-breaching Party sends a second written notice to the breaching Party indicating the non-breaching Party's election to terminate this Agreement.

6.2 **Termination, Suspension by Everbridge.** In the event Customer fails to pay any fees or charges within thirty (30) days of the due date, Everbridge may terminate this Agreement and/or the Service, at Everbridge' sole discretion. Termination for non-payment shall not relieve Customer' of its responsibilities under this Agreement including, but not limited to, its obligation to the pay the fees accruing under or with respect to this Agreement for periods prior to or following such termination. In furtherance of, and not in limitation of the foregoing, Everbridge may, at its option, suspend the Service or terminate this Agreement, effective upon notice, should Customer's or a User's use of the Service (i) violate the provisions of Section 3.2 hereof, or (ii) in the event Customer fails to pay any fees or charges when due. In the event of a suspension of the Service, Customer's account shall not be reactivated until such time as Customer shall be in compliance with the AUP, Section 3.2 and/or shall have paid all past due amounts, as the case may be, plus Customer shall have paid a reconnection fee of $1,000.

7. **PRICING.** As consideration for the Service, and subject to the other terms of this Agreement, Customer shall pay the fees set forth in the Quote ("Pricing"). If Customer exceeds the minutes usage and/or Member count as specified in the Quote, then, Everbridge reserves the right to review the minutes and Member usage from time to time during the Term and to invoice Customer therefor at the current rates and Customer shall pay within 30 days of invoice. Fees for professional services, if applicable, shall be set forth in a SOW. Notwithstanding anything to the contrary in Section 5 or elsewhere in this Agreement, the Pricing shall be automatically increased by five percent (5%) for the first Renewal Term following the Initial Term, and for each successive Renewal Term thereafter.

8. **PAYMENT TERMS; TAXES.**

8.1 **Payment.** Unless otherwise set forth in Exhibit A, Everbridge shall invoice Customer in advance for the Initial Term and annually in advance for any Renewal Term. All payments, including, without limitation, fees for professional services, shall be made within thirty (30) days from the date of invoice..

8.2 **Taxes.** Unless otherwise provided for in Exhibit A, or in a SOW, as the case may be, Everbridge's Pricing and fees for professional services do not include any local, state, federal or foreign taxes, levies or duties of any nature ("Taxes"). Customer is responsible for paying all Taxes, excluding only taxes based on Everbridge's income. If Everbridge has the legal obligation to pay or collect Taxes for which Customer is responsible under this section, the appropriate amount shall be invoiced to and paid by Customer unless Customer provides Everbridge with a valid tax exemption certificate authorized by the appropriate taxing authority.

9. **PROPRIETARY RIGHTS.**

9.1 **Grant of License.** Everbridge hereby grants to Customer, during the Term, a non-exclusive, non-transferable right to use the Service, solely for Customer's own internal business purposes, subject to the terms and conditions of this Agreement. Upon suspension of the Service as herein contemplated, or upon termination of this Agreement for any reason, all licensed rights granted to Customer pursuant to this Agreement shall terminate immediately, and Customer shall promptly discontinue all further use of the Service.

9.2 **Restrictions.** Customer will not: (i) copy, modify, port, adapt, translate, localize, reverse engineer, de-compile, disassemble or otherwise attempt to discover the source code of the Software, the Service or any portion thereof for any purposes, including, without limitation, to (x) build a competitive product or service; (y) build a product using similar ideas, features, functions or graphics of the Service; or (z) copy any ideas, features, functions or graphics of the Service; (ii) create derivative works based on the Software, the Service or any portion thereof or merge any of the foregoing with any third party software or services; (iii) remove, obscure or alter any proprietary notices or labels on the Software, or any portion of the Service; (iv) transfer, lease, assign, sublicense, pledge, rent, share, distribute or allow any lien or encumbrance to be placed on the Service or Software or any portions thereof; (v) disclose the results of any performance, functional or other evaluation or benchmarking of the Software or Service; provided, however, Customer may distribute the reports and other data generated by the Service (excluding any Everbridge intellectual property or confidential information included therein); (vi) use the Software, the Service or any portion thereof to provide services to any third party or for the benefit of any third party, including, without limitation, any entity or individual that markets, distributes or provides notification software or services; (vii) create Internet "links" to or from the Service, or "frame" or "mirror" any content forming part of the Service, other than on Customer's own intranets or otherwise for its own internal business purposes; (viii) use, post, transmit or introduce any device, software or routine which interferes or attempts to interfere with the operation of the Service or the Software; or (ix) permit access to the Software, the Service or any portion thereof by any third party other than Customer's Users who (a) are bound by the terms of a written agreement with Customer which will protect Everbridge and its Intellectual Property Rights in a manner no less protective as the terms hereof and (b) use the Software and the Service solely for the benefit of Customer (each a "Permitted Contractor"). Customer shall be liable to Everbridge for any breach of the terms of this Agreement by any of its Permitted Contractors to the same extent that Customer would be liable hereunder had it committed the same breach.

9.3 **Reservation of Rights.** Other than as expressly set forth in this Agreement, no license or other rights in or to the Everbridge Technology or Intellectual Property Rights therein are granted to Customer, and all such licenses and rights are hereby expressly reserved. In furtherance of, and not in limitation of the foregoing, Everbridge owns all rights, title and interest, including any and all related Intellectual Property Rights, in and to Everbridge Technology and the Service and any suggestions, ideas, enhancement requests, feedback, recommendations or other information provided by Customer or a User, relating to the Service. Customer acknowledges and agrees that Everbridge will retain all right, title and interest to bench marking data, abstracted derivative data, transactional, performance data and metadata (but not to Customer Data) related to use of the Service or the Software and the Service which Everbridge may aggregate, benchmark and collect in such a way as to not allow identification of Customer or a User (including Software use optimization and product marketing), provided that such use does not reveal the identity of Customer or Users or specific Software use characteristics that may be identified to Customer (collectively, the "Transactional Data"). This Agreement is not a sale and does not convey to Customer any rights of ownership in or related to the Service, Everbridge Technology or Intellectual Property Rights owned by Everbridge, *provided, however*, that as between Everbridge and Customer, all Customer Data that is not Transactional Data shall be owned exclusively by Customer.

10. **CONFIDENTIAL INFORMATION.**

10.1 **Definition; Protection.** As used herein, "Confidential Information" means all confidential and proprietary information of a party ("Disclosing Party") disclosed to the other party ("Receiving Party"), whether orally or in writing, that is designated as confidential or that reasonably should be understood to be confidential given the nature of the information and the circumstances of disclosure, including the terms and conditions of this Agreement (including pricing and other terms reflected herein and in all Order Forms hereunder), the Customer Data, the Service, the Everbridge Technology and Intellectual Property Rights therein, business and marketing plans, technology and technical information, product designs, reports and business processes. Confidential Information (except for Customer Data) shall not include any information that: (i) is or becomes generally known to the public without breach of any obligation owed to the Disclosing Party; (ii) was known to the Receiving Party prior to its disclosure by the Disclosing Party without breach of any obligation owed to the Disclosing Party; (iii) was independently developed by the Receiving Party without breach of any obligation owed to the Disclosing Party; or (iv) is received from a third party without breach of any obligation owed to the Disclosing Party. The Receiving Party shall not disclose or use any Confidential Information of the Disclosing Party for any purpose outside the scope of this Agreement, except with the Disclosing Party's prior written permission. Each party agrees to protect the confidentiality of the Confidential Information of the other party in the same manner that it protects the confidentiality of its own proprietary and confidential information of like kind, but in no event shall either party exercise less than reasonable care in protecting such Confidential Information. If the Receiving Party discloses or uses (or threatens to disclose or use) any Confidential Information of the Disclosing Party in breach of this Section 10, the Disclosing Party shall have the right, in addition to any other remedies available to it, to seek injunctive relief to enjoin such acts, it being specifically acknowledged by the parties that any other available remedies are inadequate. In furtherance of, and not in limitation of anything set forth in this Section 10 or elsewhere in this Agreement, the terms and conditions of this Agreement shall be Confidential Information of Everbridge.

11. **WARRANTIES & DISCLAIMERS.**

11.1 **Warranties.** Customer represents and warrants that it has the legal power to enter into this Agreement and shall perform the responsibilities required by it pursuant to Section 3.2. By purchasing the Service, Customer authorizes Everbridge to collect, store and process Customer Data subject to the terms of this Agreement. Customer shall ensure that, during use of the Service, Customer shall have a privacy policy that clearly and conspicuously notifies the Members of the way in which Customer Data shall be used. Customer represents and warrants that the collection, storage and processing of such Customer Data, and the use of the Service, as provided in this Agreement, will at all times comply with (i) its own policies regarding privacy and protection of user information; and (ii) all Applicable Laws, including those related to processing, storage, use, reuse, disclosure, security, protection and handling of Customer Data.

11.2 **Disclaimer.** Except as expressly provided herein, Everbridge makes no warranty of any kind, whether express, implied, statutory, or otherwise. Everbridge hereby specifically disclaims all implied warranties, including any

warranty of merchantability or fitness for a particular purpose, to the maximum extent permitted by Applicable Law.

12. **PROFESSIONAL SERVICES.** Everbridge may provide professional services to Customer from time to time. Such professional services shall, unless otherwise expressly therein set forth, be provided in accordance with, and subject to, the provisions hereof and any additional terms related thereto which are set forth in a Statement of Work ("SOW").

13. **INDEMNIFICATION.**

14. Everbridge shall defend, indemnify and hold Customer harmless from and against any loss or damage (including reasonable attorneys' fees) incurred in connection with any claims, suits or proceedings ("Claims") against Customer, but only to the extent it is based on a Claim that the Service directly infringes an issued patent or other intellectual property right of a country in which the Service is actually provided to Customer. If the Service is held to infringe and the use enjoined, Everbridge shall have the option, at its own expense, to procure for Customer the right to continue using the Service; or replace same with a non-infringing service; or modify such Service so that it becomes non-infringing. Everbridge shall have no liability for any infringement of patents, copyrights, or other intellectual property rights resulting from Customer content, use of the Service other than as specified in relevant Everbridge documentation, or use of the Service with products or services not supplied by Everbridge. Everbridge's indemnification obligations hereunder shall not apply to the extent that any warranty claim or demand for indemnification arises as a result of or is caused by (i) any unauthorized use, reproduction, or distribution of the Service or Software; (ii) any use of the Service or Software in combination with other products, equipment, software, or data not supplied by Everbridge; (iii) any use, reproduction, or distribution of any release of the Service or Software other than the most current release made available to Customer, or (iv) any modification of the Service or Software by any person other than Everbridge.

15. **LIMITATION OF LIABILITY.** In no event shall either Party have any liability to the other Party for any loss of use, interruption of business, or any lost profits, loss of use, costs of procurement of substitute goods or services, or for any indirect, special, incidental, punitive, or consequential damages,, however caused and, whether in contract, tort or under any other theory of liability, whether or not the party has been advised of the possibility of such damage. Notwithstanding anything in this Agreement to the contrary, in no event shall Everbridge's aggregate liability, however arising out of or related to this Agreement, whether in contract, tort or under any other theory of liability, exceed amounts actually paid by Customer to Everbridge hereunder during the 12 month period prior to the event giving rise to any liability of Everbridge as contemplated by this Agreement.

16. **MISCELLANEOUS.**

16.1 **Non-Solicitation and Non-Interference.** As additional protection for Everbridge's proprietary information, for so long as this Agreement remains in effect, and for one year thereafter, Customer agrees that it shall not, directly or indirectly, solicit, hire or attempt to solicit any employees of Everbridge. In the event that Customer hires any such employee (whether as an employee or consultant or otherwise engages the services of such employee), Customer shall pay to Everbridge an amount equal to 100% of the total first-year compensation which Customer pays such individual as a fee, salary, or other compensation.

16.2 **Waiver; Severability.** The failure of either Party hereto to enforce at any time any of the provisions or terms of this Agreement, or any rights in respect thereof, or the exercise of or failure to exercise by either Party any rights or any of its elections herein provided, shall in no way be considered to be a waiver of such provisions, terms, rights or elections or in any way to affect the validity of this Agreement. If any of the provisions of this Agreement, or portion thereof, are held invalid or unenforceable, such invalidity or unenforceability shall not affect the remainder of this Agreement. In such event, the Parties shall negotiate, in good faith, a substitute, enforceable provision which most nearly affects their original intent in entering into this Agreement, failing which the Parties agree that the governmental body, arbitrator, or mediator making such determination shall have the power to modify the provision in a manner consistent with its objectives such that it is enforceable, and/or to delete specific words or phrases, and in its reduced form, such provision shall then be enforceable and shall be enforced.

16.3 **Assignment.** Neither this Agreement nor any rights granted hereunder may be sold, leased, assigned (including an assignment by operation of law), or otherwise transferred, in whole or in part, by Customer, and any such attempted assignment shall be void and of no effect without the advance written consent of Everbridge, such consent not to be unreasonably withheld.

16.4 **Governing Law; Attorney's Fees.** This Agreement shall be governed exclusively by the internal laws of the State of South Carolina, without regard to its conflicts of laws rules. The state and federal courts located in South Carolina shall have exclusive jurisdiction to adjudicate any dispute arising out of or relating to this Agreement. Each Party hereby consents to the exclusive jurisdiction of such courts. Each Party also hereby waives any right to jury trial in connection with any action or litigation in any way arising out of or related to this Agreement. If either Party employs attorneys to enforce any rights arising out of or relating to this Agreement, the prevailing Party shall be entitled to recover reasonable attorneys' fees and costs.

16.5 **Notices.** All notices, consents and approvals under this Agreement must be delivered in writing (i) by courier, or (ii) by certified or registered mail, (postage prepaid and return receipt requested), to the other Party at the address set forth below, and will be effective upon receipt or three business days after being deposited in the mail as required above, whichever occurs sooner. Either Party may change its address by giving notice of the new address to the other Party. Notwithstanding the foregoing, any reports or other deliverables herein set forth or in a Transaction Document may, to the extent practicable, be delivered by Everbridge to Customer by electronic transmission (email) or by facsimile, in addition to the any other means herein provided for. Annual invoices shall be sent to the Customer's contact and address following Customer's signature below.

16.6 **No Third-Party Beneficiaries.** There are no third-party beneficiaries to this Agreement.

16.7 **Entire Agreement.** This Agreement, the Exhibits, agreements and documents referenced herein and therein, and the AUP, (the "Transaction Documents") constitute the entire agreement between the Parties and supersedes any and all other agreements and understandings between Everbridge and Customer, whether oral or written, with respect to the subject matter hereof. This Agreement and, except as otherwise herein provided for, the Transaction Documents, shall not be modified or amended in any manner except by a writing signed by authorized representatives of both Parties. Nothing contained in a Transaction Document shall, except as otherwise herein provided for, modify any of the express terms or conditions set forth in this Agreement, and if any provision in a Transaction Document conflicts with a provision of this Agreement, such conflict shall be resolved in favor of this Agreement, unless the provision of such Transaction Document expressly provides otherwise. ANY ALTERATIONS, MODIFICATIONS OR ADDITIONS MADE TO THIS AGREEMENT BY WAY OF ANY DOCUMENTATION, INCLUDING, BUT NOT LIMITED TO, PURCHASE ORDERS OR DELIVERY ACCEPTANCE DOCUMENT(S), ISSUED BY CUSTOMER WITH REFEFRENCE TO THE SUBJECT MATTER OF THIS AGREEMENT, WILL BE DEEMED COUNTER OFFERS, VOID, AND OF NO FORCE OR EFFECT. ANY ACCEPTANCE OF PAYMENT BY EVERBRIDGE OR RECEIPT OR ACKNOWLEDGMENT BY EVERBRIDGE OF RECEIPT OF ANY SUCH DOCUMENTATION SHALL NOT CONSITUTE AGREEMENT TO ANY TERMS OR CONDITIONS OTHER THAN THOSE SET FORTH IN THIS AGREEMENT.

16.8 **Marketing.** Customer agrees to be referenced as an Everbridge customer in a press release within thirty (30) days of the Effective Date. Expenses related to the creation and distribution of this press release will be borne by Everbridge.

16.9 **Survival.** Sections 1, 3, 4, 5, 6, and Sections 8 through 15 shall survive the expiration or earlier termination of this Agreement.

16.10 **Counterparts.** This Agreement and any Transaction Document may be executed in one or more counterparts, all of which together shall constitute one original document. In lieu of the original, a facsimile transmission or copy of the original shall be as effective and enforceable as the original. A facsimile or .PDF signature shall be deemed an original for purposes of evidencing execution of this Agreement.

15.11 **Export Compliant.** Neither party shall export, directly or indirectly, any technical data acquired from the other pursuant to this Agreement or any product utilizing any such data to any country for which the U.S. Government or any agency thereof at the time of export requires an export license or other

governmental approval without first obtaining such license or approval.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be duly executed as of the date set forth above.

EVERBRIDGE, INC.

By: _____

Print Name: MARIE-LAURE LEGLISE

Title: V.P. OF FINANCE

Date: 6-6-2012

Address:
505 N. Brand Blvd., Suite 700
Glendale, CA 91203

CUSTOMER: CITY OF COLUMBIA, SOUTH CAROLINA

By: _____

Print Name: Steven A. Gantt

Title: City Manager

Date: 5/28/12

Customer's address for legal notices:
City of Columbia Information Technology
1400 Main St Ste. 1000
Columbia SC 29201
Attn: Sylvia White

Customer's address for billing:
City of Columbia Information Technology
PO Box 147
Columbia SC 29217
Attn: Sylvia White
Email address for billing: swhite@columbiasc.net
Telephone number: 8037374213

APPROVED BY
CITY OF COLUMBIA
LEGAL DEPT

REVSA1+2OPTYR030812

We Are Columbia

MEETING DATE: **September 20, 2016**

DEPARTMENT: **Procurement and Contracts**

FROM: ***Sandra Wright, Purchasing Agent***

SUBJECT: **Council is asked to approve a Contract to Provide Project Management Services, as requested by the Budget and Program Management Office. Award to Advanced Automation Consulting in the amount of $76,440.00. This firm is located in Irmo, SC.**

FINANCIAL IMPACT: **Funding Source: General Admin Information Tech/Professional Services, 6218954-636600. The original budgeted amount is $76,440.00.**

ORIGINAL BUDGET: **$76,440.00**

CLEAN WATER 2020?: **No**

STRATEGIC GOALS: **Invest in Infrastructure**

Advanced Automation Consulting will work with the Project Management Office to manage deliverables and to drive assigned projects to successful completion. The contract shall expire June 30, 2017.

I respectfully request City Council's approval for this service to Advanced Automation Consulting at an amount not to exceed $76,440.00 at an hourly rate of $95.00.

ATTACHMENTS:

- AAC Terms (PDF)

AAC
ADVANCED AUTOMATION CONSULTING

August 25, 2016

Ms. Missy Caughman
Director of Budget and Program Management
City of Columbia
P.O. Box 147
Columbia, SC 29217

Dear Ms. Caughman:

Advanced Automation Consulting (AAC) is pleased to submit this Letter Agreement to provide information technology services for the City of Columbia to assist with project activities and tasks as requested by the City. Assigned Consultants will utilize the AAC Project Methodology and work with City staff to manage deliverables and to drive assigned projects to successful completion. Assigned consultants will be scheduled to work approximately 40 hours per week or more if project demand is warranted and requested by the City. AAC will submit invoices every two weeks for actual hours worked during the period.

Services will be performed on a Time and Materials basis primarily by Ms. Robin Scherer with support from the AAC team at a rate of $95.00 per hour not to exceed $76,440. Services are estimated to continue through June 30, 2017 with the possibility of extensions. A one-month notice is required from the City to AAC if termination or an extension is required.

The above prices do not include non-commuting travel, travel related, and extraordinary expenses that are incurred and approved in relation to these services. Any such expenses will be billed to the City on a monthly basis.

AAC and its Consultants shall be independent contractors with respect to the performance of all services hereunder. Client shall have no direction or control over AAC or its Consultants, except in the results to be obtained. The actual performance and superintendence of all services hereunder shall be by AAC, however, Client shall have unlimited access to review the services to determine whether they are being performed by AAC as contemplated by this Letter/Work Order.

Our mission at AAC is to become partners in the long-term success of our Clients and Consultants based on our commitment to the delivery of quality services. We will accomplish this mission by never losing our intense, passionate focus on the needs of our Clients; attracting and retaining the best and brightest Consultants, providing them with support, training, and the project discipline necessary to insure the success of our Clients and our company. Our firm is guided by the following principles:

- We will operate at the highest level of integrity at all times.
- We will strive to be the *Best of the Best* in everything we do.
- We will be the Best Value service provider to our Clients.
- We will be a fun, and mutually rewarding place to work.

AAC is a South Carolina Corporation and is dedicated to expanding the employment opportunities for IT professionals **in South Carolina**, and putting the revenues generated back into the **local economy**.

AAC has the experience and capacity to provide the necessary effort to allow the City of Columbia to meet the goals and objectives of a wide range of projects. We look forward to working with you and the City of Columbia staff now and in the future. We hope you will consider AAC as *your preferred* ***partner*** *for information technology services.*

If the terms of this letter are acceptable, please sign in the designated space below and return to us an executed copy of this letter. Upon your acceptance, this letter will be treated as an authorization to provide services as requested with work to begin in August 2016.

Thank you for your continued trust in our company and for allowing us to partner with the City of Columbia to help meet your goals.

Sincerely,

John Denise, President
Advanced Automation Consulting, Inc.

ACCEPTED:

By: _____ Date: _____

We Are Columbia

MEETING DATE: **September 20, 2016**

DEPARTMENT: **Procurement and Contracts**

FROM: ***Sandra Wright, Purchasing Agent***

SUBJECT: **Council is asked to approve the Purchase of one (1) Heavy Duty Backhoe, as requested by the Wastewater Maintenance Division. Award to Blanchard Machinery, a Local Business Enterprise using the SC State Contract in the amount of $101,655.00. This vendor is located in Columbia, SC.**

FINANCIAL IMPACT: **Funding Source: Utilities Water Distribution and Maintenance / Auto, Trucks, Heavy Equipment Capital 5516203 - 658500. The original budgeted amount is $101,655.00.**

ORIGINAL BUDGET: **$101,655.00**

BUSINESS PROGRAM: **Local Business Enterprise Program**

CLEAN WATER 2020?: **No**

STRATEGIC GOALS: **Invest in Infrastructure**

I respectfully requests Council's approval for this purchase at the following cost plus sales tax.

420 F2 Heavy Duty Backhoe	$101,355.00
Sales Tax	300.00
Total	$101,655.00

Sec 2-204. (9) of the City Ordinance. Competitive sealed bidding required; exceptions allow the City to purchase goods and services without competitive sealed bidding when purchasing through state contracts.

ATTACHMENTS:

- R177136 - BLANCHARD MACHINERY QUOTE (PDF)
- R177136 - BLANCHARD MACHINERY SC CONTRACT (PDF)



Quotation

DATE 8/23/2016

3151 Charleston Hwy
West Columbia SC 29172
Phone (803) 518-0113 bsmith@blanchardmachinery.com

CITY OF COLUMBIA
MR. EDGAR HEUSTESS

Prepared by: Brian Smith

Reference Number	Description	Sales Price
450-8448	420F2 BHL ST, TIER 4, HRC	
206-1747	BELT, SEAT, 2" SUSPENSION	
219-3387	BUCKET-HD, 24", 6.2 CFT	
337-7385	BUCKET-GP, 1.25 CYD	
337-9695	COUNTERWEIGHT, 530 LBS	
379-2160	TIRES, 11L-16/19.5L-24,GY, 2WD	
430-9944	INSTRUCTIONS, ANSI	
433-4806	SEAT, DELUXE FABRIC	
450-8525	HYDRAULICS, GP, 5FCN/7BNK, ST	
450-8600	PT, 2WD, STD SHIFT	
450-8683	CAB, DELUXE	
450-8714	HEATER, T4	
450-8715	AIR CONDITIONER, T4	
450-8729	STICK, STANDARD, 14FT	
450-8757	ENGINE, 74.5KW,C4.4 ACERT, T4F	
9R-1085	STABILIZER PADS, STREET	
9R-5321	CUTTING EDGE, TWO PIECE	
447-0049	PRODUCT LINK, CELLULAR	
	STATE CONTRACT 4400012165 HEAVY DUTY BACKHOE PRICE	72,307.00
ADD	REMOVE GP FRONT BUCKET AND ADD 337-7436 4 IN 1 FRONT BUCKET	4,023.00
ADD	450-8608 PT, 4WD, STD SHIFT	9,460.00
ADD	REMOVE 2WD TIRES AND ADD 379-2161 TIRES 12.5 80/19.5L-24, GY	1,450.00
ADD	REMOVE GP HYDRAULICS AND ADD 450-8528 5 FN/7BNKMP HYD	1,845.00
ADD	REMOVE STREET PADS AND ADD 9R-6007 FLIP OVER PADS	330.00
ADD	AUXILIARY HYDRAULIC LINES PICK 398-2852 OR 398-2853	3,450.00
ADD	433-0154 MAGNETIC BEACON, STROBE	336.00
ADD	444-7500 COUPLER, PG, MANUAL, DUAL LOCK	2,026.00
ADD	ADD 450-8682 CANOPY, BASE AND DELETE ENCLOSED CAB	(4,089.00)
ADD	DELETE 450-8714 AND 450-8715 HEAT AND AC	(1,493.00)
ADD	317-0993 HAMMER CONNECTING LINES	457.00
ADD	423-8307 TOOL, IN LINE CHISEL HAMMER	322.00
ADD	435-5218 CAT H65E HAMMER AND 439-4471 MOUNTING BRACKET	10,931.00
	36 MONTH / 5,000 HOUR POWERTRAIN AND HYDRAULIC WARRANTY	
	SC SALES TAX	300.00
	TOTAL PRICE	$101,655

R177134

Sheila Willis, Procurement Manager
Email: swillis@mmo.sc.gov
Tele: (803) 737-4417

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

MAKE: **CATERPILLAR**

MODELS:
415F2 (Medium Duty Backhoe) .....Click Here to See Contractor's Offer
420F2 (Heavy Duty Backhoe)
420F2 IT (Super Duty Backhoe)
120M2 (Heavy Duty Motor Grader)

VENDOR: Blanchard Machinery
P.O. Box 7517
Columbia, SC 29202

CONTACT NAME: Brian Smith

PHONE NO.: (803) 518-0113

E-MAIL ADDRESS: bsmith@blanchardmachinery.com

VENDOR NO.: 7000052564

F.E.I.N.: 57-0528296

CONTRACT NO.: 4400012165

BACK TO TOP

We Are Columbia

MEETING DATE: **September 20, 2016**

DEPARTMENT: **Procurement and Contracts**

FROM: ***Sandra Wright, Purchasing Agent***

SUBJECT: **Council is asked to approve the Purchase of a 2016 Caterpillar Excavator, as requested by the Wastewater Maintenance Division. Award to Blanchard Machinery, a Local Business Enterprise using the SC State Contract in the amount of $128,320.20. This vendor is located in Columbia, SC.**

FINANCIAL IMPACT: **Funding Source: Utilities Wastewater Maintenance / Machinery and Equipment Capital 5516205 - 658300. The original budgeted amount is $128,320.20.**

ORIGINAL BUDGET: **$128,320.20**

BUSINESS PROGRAM: **Local Business Enterprise Program**

CLEAN WATER 2020?: **No**

STRATEGIC GOALS: **Invest in Infrastructure**

I respectfully requests Council's approval for this purchase at the following cost plus sales tax.

2016 Caterpillar 308E2 Excavator	$118,815.00
Sales Tax	9,505.20
Total	$128,320.20

Sec 2-204. (9) of the City Ordinance. Competitive sealed bidding required; exceptions allow the City to purchase goods and services without competitive sealed bidding when purchasing through state contracts.

ATTACHMENTS:

- R177611 BLANCHARD MACHINERY QUOTE (PDF)
- R177611 BLANCHARD MACHINERY SC CONTRACT (PDF)

Blanchard COMPACT EQUIPMENT CAT

City of Columbia August 25, 2016

Attn: Edgar Heustess

New 2016 Caterpillar 308E2 Excavator

CAB WITH HEAT & AC

91" BLADE W/ BOLT-ON WEAR EDGE

AUXILIARY & QC HYDRAULICS

LONG STICK

COMPASS SYSTEM, CONTROL PATTERN CHANGER

ALARM, TRAVEL

HEATER, JACKET WATER

HIGH AMBIENT COOLING PACKAGE

RADIO, AM/FM

BUCKET LINKAGE W/LIFTING EYE

TRACKS 450MM TRIPLE GROUSER W/RUBBER PAD

MANUAL QUICK COUPLER -- $1,829

HYDRAULIC THUMB -- $3,288

H65E HAMMER BRACKET AND PINS -- $1,401

24" HD CAT BUCKET -- $1,972

List less 20% Discount… State Contract #5000013452

Machine Sale Price --- $118,815 + applicable tax

Included warranty: 1 year unlimited hour Premier
5 years/5000 hours Power Train

Michael Speakmon, Procurement Manager
Email: mspeakmon@mmo.sc.gov
Telephone: (803) 737-9816

Materials Management Office
1201 Main Street Suite 600
Columbia, SC 29201

LOT 4 – CATERPILLAR

ENTIRE LOT – DIESEL ONLY

% Discount – Equipment:	20%
% Discount – Attachments:	15%
% Discount – Accessories:	15%

PLACE ALL ORDERS DIRECTLY WITH THE VENDOR BELOW:

VENDOR: Blanchard Machinery Company, Inc
PO Box 7517
Columbia, SC 29202

CONTACT: Don Wise
TELEPHONE: (803) 309-7227
FAX: (803) 333-8953
E-MAIL: dwise@blanchardmachinery.com

CONTRACT #: 5000013452

FEIN #: 59-0681683

SC VENDOR #: 7000052564

DELIVERY: 0 - 120 Days ARO

MAIN INDEX LOT 4 INDEX

We Are Columbia

MEETING DATE: **September 20, 2016**

DEPARTMENT: **Procurement and Contracts**

FROM: ***Sandra Wright, Purchasing Agent***

SUBJECT: **Council is asked to approve the Purchase of 3,000 Green ninety-six (96) Gallon Toter Roll Carts, as requested by the Solid Waste Division. Award to Wastequip, using the National Joint Powers Alliance Cooperative Contact in the amount of $163,895.13. This vendor is located in Charlotte, NC.**

FINANCIAL IMPACT: **Funding Source: Solid Waste Roll Carts-Roll Carts and Recycle Bins 1014401-627600. The original budgeted amount is $163,895.13.**

ORIGINAL BUDGET: **$163,895.13**

CLEAN WATER 2020?: **No**

STRATEGIC GOALS: **Invest in Infrastructure**

I respectfully request City Council's approval for this open purchase order not to exceed the following quantity and cost plus S.C. sales tax.

Qty	Description	Unit Price	Extended Amount	Request Total
3000	79296 Toter 96 Gallon Cart	$ 47.10	$141,300.00	
1	Shipping and Handling		$ 10,454.75	
1	Sales Tax		**$** 12,140.38	
				$ 163,895.13

Wastequip NJPA contract number is 060612-WQI.

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

ATTACHMENTS:

- WASTEQUIP QUOTE WQ-10024618 (PDF)

- NJPA 060612-WQI (PDF)

WASTEQUIP

NJPA AWARDED CONTRACT

PHONE: 830-775-3411 FAX: 830-775-3444

WQ-10024618

Sell To:

Contact Name	John Hooks
Bill To Name	City of Columbia
Bill To	2910 Colonial Dr Columbia, SC 29203-6812 United States
Email	jphooks@columbiasc.net
Phone	(803) 603-1096

Ship To Name	City of Columbia
Ship To	2910 Colonial Dr Columbia, SC 29203-6812 United States
Customer Job Reference	NJPA Contract No. 060612-WQI

Quote Information

Salesperson	Emily Archer
Salesperson Email	eardher@wastequip.com

Created Date	8/30/2016
Expiration Date	9/25/2016
Quote Number	WQ-10024618 Please Reference Quote Number on all Purchase Orders

NJPA Number	66.248
NJPA Member Since	4/9/2012

NJPA Address	1136 Washington St, Cola
NJPA Member Type	City

Model	Product Description	Selected Option	Quantity	Sales Price	Total Price
79296	Model 79296 - Toter 96 Gallon EVR II Universal/Nestable Cart	—Body Color - (940) Green —Lid Color - (940) Green —Lid Hot Stamp Insert - Read from Street (Existing) in White —Wheels - 10in Sunburst —Customer Serial Number Hot Stamped on Front of Cart Body in White —2/3 Assembled with Lid (down), Stop Bar and Axle Factory Installed —Warranty – 12 Yrs Cart Body. All other components 10 Yrs	3,000.00	$47.10	$141,300.00

Payment Terms	Net 30 Days if credit has been established
Shipping Terms	FOB Origin

Subtotal	$141,300.00
Shipping and Handling	$10,454.75
Tax	$12,140.38
Grand Total	$163,895.13

Additional Information

Additional Terms Our quote is a good faith estimate, based on our understanding of your needs. Subject to our acceptance, your Order is an offer to purchase our Products and services in accordance with the Wastequip Terms and Conditions, including our limited warranties, the terms of which are incorporated herein by reference, which constitutes the entire agreement between the parties. The Wastequip Terms and Conditions are available on our website at: http://www.wastequip.com/terms-conditions.cfm

WASTEQUIP

PHONE: 830-775-3411 FAX: 830-775-3444

WQ-10024618

NJPA AWARDED CONTRACT

Pricing is based on your anticipated Order, including product specifications, quantities and timing - any differences to your order may result in different pricing. Due to volatility in petrochemical, steel and related product material markets, actual prices, as well as freight, are subject to change and will be confirmed prior to acceptance of an Order. Unless otherwise stated, materials and container sizes indicated on sales literature, invoices, price lists, quotations and delivery tickets are nominal sizes and representations – actual volume. Products and materials are subject to manufacturing and commercial variations and Wastequip's practices, and may vary from nominal sizes and materials. All prices are in US dollars: this quotation may not include all applicable taxes, brokerage fees or duties.

Wastequip, Toter, Galbreath, Cusco, Accurate, Mountain Tarp, Pioneer, and Parts Place are registered trademarks, trade names and subsidiaries of Wastequip, LLC.

Additional Information

Due to extremely volatile petrochemical and steel markets, actual prices and freight are subject to change and must be confirmed before acceptance of an order. Above pricing is based on orders placed in the quantities stated above. Orders placed for other than these quantities may be subject to additional freight and cost. Unless otherwise stated, container sizes indicated on sales literature, invoices, price lists, quotations and delivery tickets are nominal sizes. Actual volume may vary from nominal sizes. This proposal is subject to Wastequip/Toter standard terms and conditions. Quotation does not include any applicable taxes other than those specifically listed on this document.

Special Contract Information

Pricing is based on Wastequip's National Joint Powers Alliance (NJPA) Contract No. 060612-WQI as awarded on July 17, 2012. Per the terms of the contract, pricing may be amended at any time with proper documentation, and subject to NJPA approval. Pricing may change without written prior notice.

Signatures

Accepted By: _____

Company Name: _____

Date: _____

Purchase Order: _____

Please Reference Quote Number on all Purchase Orders

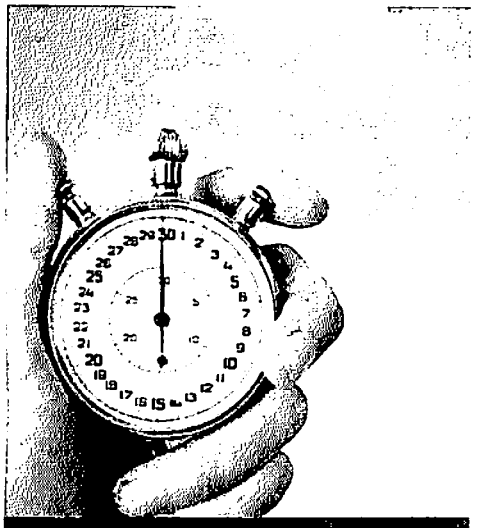
NJPA AWARDED CONTRACT

Contract # 060612-WQI



WASTEQUIP®

Tel: 877.468.9278 | www.wastequip.com



TIME IS MONEY.

The National Joint Powers Alliance (NJPA) goes through the competitive bidding process so you don't have to, allowing you to satisfy your bidding requirements much faster – with less hassle.

WHAT IS THE NJPA?

NJPA is a public agency that offers competitively solicited purchasing contracts for products and equipment to member agencies so those members do not have to duplicate the solicitation process – it's already been done on their behalf! By leveraging competitively solicited and awarded contracts, your team has more time to handle other important tasks. NJPA awarded vendors – like Wastequip – can provide aggressive, competitive pricing.

WHY NJPA?

NJPA serves as a municipal contracting agency, competitively awarding cooperative contract solutions on the national level. They evaluate vendors on more than just price – they also consider quality and credibility. NJPA vendor contracts include over 175 industry-leading brands in areas such as facilities, maintenance and repair, technology, heavy equipment, utility equipment, and transportation – just to name a few.

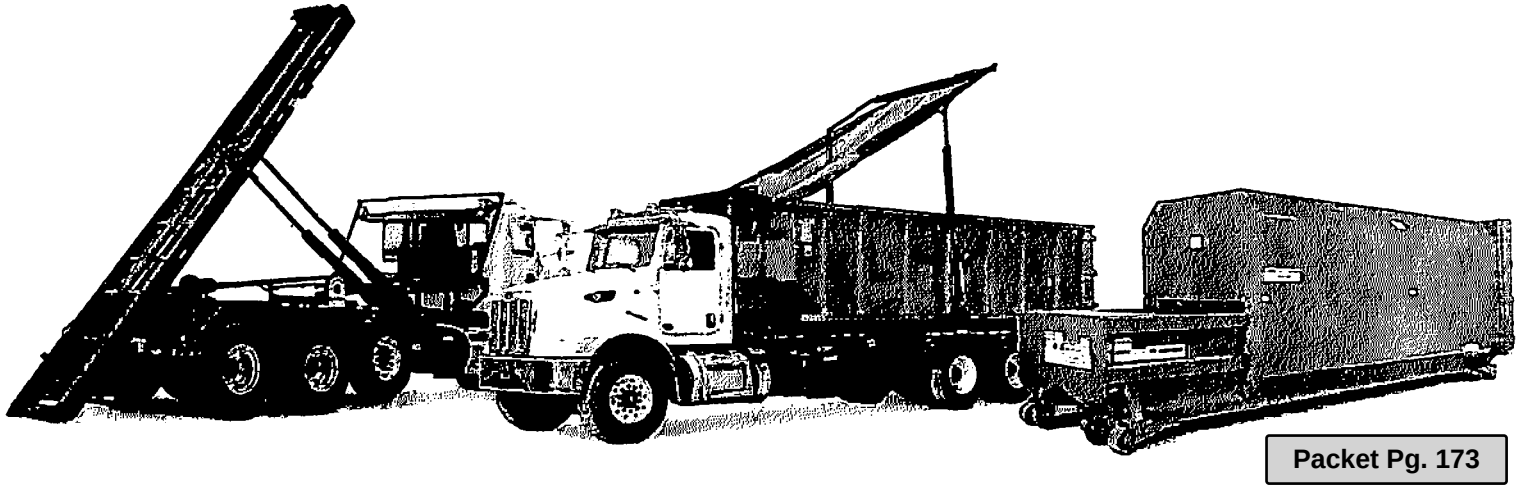
The benefits include:

- Free membership, with absolutely no obligation
- Access to suppliers of the most trusted brands for all your purchasing needs
- Ability to select nationally acclaimed companies under NJPA contracts
- Ability to satisfy your bidding requirements much faster – with less hassle and less risk
- Receive products, equipment and services... all under contract!

Satisfy your bidding requirements much faster with less hassle and less risk.

NJPA AWARDED CONTRACT

Contract # 060612-WQI



WASTEQUIP AND NJPA

NJPA has awarded Wastequip as a vendor for a full line of waste and recycling equipment for collecting, processing, and transporting recyclables, solid waste, liquid waste, and organics. Through this contract, you can satisfy your bidding requirement for waste and recycling products with confidence, knowing the NJPA has already done the hard work for you.

With a strong history of manufacturing expertise, product innovation, and industry-leading brands like Toter, Galbreath, Pioneer, and Mountain Tarp, Wastequip offers a full line of products, systems, and solutions to collect and transport just about any type of waste or recyclable.

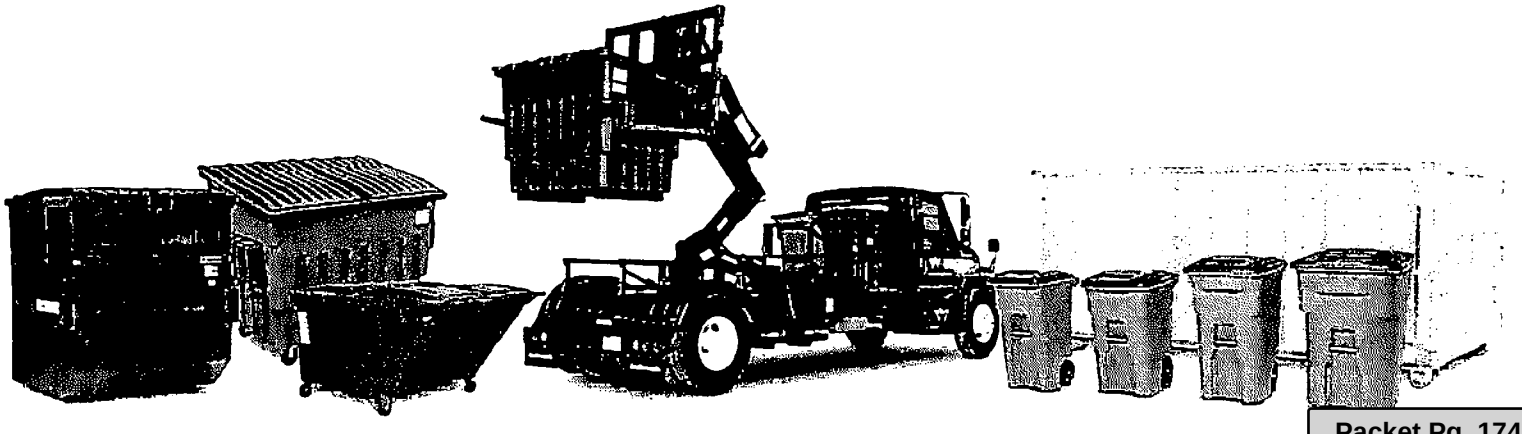
WHO QUALIFIES FOR NJPA?

- State and local government entities including cities, counties, water districts and Native American tribes
- Public and private education including K-12, special education, charter schools, and higher education (colleges and universities)
- Non-profit/tax exempt organizations such as hospitals, nursing homes, rural power cooperatives, housing authorities,member associations, and co-ops

HOW DOES THE NJPA WORK?

NJPA has the legislative authority, by law, to establish contracts for government and education agencies on a national basis. NJPA facilitates the competitive bidding process on behalf of their members' needs, and mirrors their contracting process. As a public agency, NJPA is its own lead agency to facilitate and hold contracts on behalf of its members. Members receive the added benefit of NJPA maintaining all procurement documentation and storing it, essentially creating a safe, secure paper trails.

WASTEQUIP Toter Galbreath PIONEER MOUNTAIN TARP



SIGN UP TODAY!

Membership is FREE, with absolutely no obligation!

Visit www.njpacoop.org and click "JOIN."

Wastequip products are available to NJPA members under contract #060612-WQI. For more information about this contract, please contact your local Wastequip sales representative or Wastequip's Customer Service at (877) 468-9278.



We Are Columbia

MEETING DATE: **September 20, 2016**

DEPARTMENT: **Procurement and Contracts**

FROM: ***Sandra Wright, Purchasing Agent***

SUBJECT: **Council is asked to approve the Purchase of one (1) Ford F750 Truck with a Crane Mount, as requested by the Water Distribution Division. Award to H & E Equipment Services, using the National Joint Powers Alliance Cooperative Contract in the amount of $191,160.00. This vendor is located in Columbia, SC.**

FINANCIAL IMPACT: **Funding Source: Utilities Water Dist & Maint - Autos, Trucks, Heavy Equipment Capital 5516203-658500. The original budgeted amount is $191,160.00.**

ORIGINAL BUDGET: **$191,160.00**

CLEAN WATER 2020?: **No**

STRATEGIC GOALS: **Invest in Infrastructure**

I respectfully request City Council's approval for this purchase at the following cost plus S.C. sales tax.

Qty	Description	Unit Price	Extended Amount	Request Total
1	571E2 National Crane Mount	$177,000.00	$177,000.00	
1	Sales Tax		$ 14,160.00	
				$191,160.00

H&E Equipment Services NJPA contract number is 032515-GUS.

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

ATTACHMENTS:

- H&E QUOTE (PDF)
- NJPA 03215-GUS (PDF)

R177134

H&E EQUIPMENT SERVICES.

8/23/16

City of
Columbia
Colonial Drive
Columbia, SC

Mr. Edgar,

The National Crane and Ford F750 Truck info is attached.

It is the 571E2 National Crane Mounted on the F750 Single Axle
Ford Truck.
The Truck is Equipped with:

Auto Transmission
Ford 6.7 V8 Power Stroke Diesel Engine
Front Outriggers
Boom Rest
20' Steel Deck
w/1/4" Material Headboard and Side Rails
(slightly heavier, but with the same dimensions as your truck,
That we measured)

Under the NJPA Contract #060311-GUS
Y'all's pricing
is: $177,000.00

Plus SC Sales Tax
(if applicable)

If everything is approved we need to make sure the NJPA
Contract number is on the P.O.

FOB: Your Yard
We'll confirm the availability after it's approved.
When we checked on it last week, they told us 3 Months.

If you need any more information please give me a call.

Thanks,
.Alan Guess
H&E Equipment
(803)673-1857

Pritchard Auto Company
980 Highway 18 East, Britt, Iowa, 50423
Office: 641-843-3871

2017 F-750 Diesel, Regular Cab
Regular Cab Base(F7D)

Selected Options

Code	Description	MSRP
Base Vehicle		
F7D	Base Vehicle Price (F7D)	
Engines		
99C	6.7L Power Stroke V8 Turbo Diesel - 270 HP @ 2400 RPM, 675 lb-ft Torque @ 1600 RPM	STD
	Includes Engine Exhaust Brake and manual regen capability. Torque: 675 ft.lbs. @ 1600 rpm.	
	Governed RPM: 3200. Includes CARB clean idle label - may be removed if un-necessary.	
425	50-State Emissions	N/C
41H	Engine Block Heater, Phillips, 120 Volt/750 Watt	$60.00
Transmissions		
44G	Ford TorqShift HD 6-Speed Automatic - Double Overdrive, less PTO Provision	STD
41A	Transmission Power Take-Off Provision w/LiveDrive Capability	$895.00
Front Wheels & Tires		
647	Wheels, Front 22.5x7.5 White Powder Coated Steel, 10-Hole	STD
	(285.75MM BC) hub piloted, flanged nut, metric mount, 7.50 DC rims; with steel hubs.	
TCT	Tires, Front Two 11R22.5G Goodyear G661 HSA (496 rev/mile)	STD
Rear Wheels & Tires		
667	Wheels, Rear 22.5x7.5 White Powder Coated Steel, 10-Hole	STD
	(285.75MM BC) hub piloted, flanged nut, metric mount, 7.50 DC rims; with steel hubs.	
RCA	Tires, Rear Four 11R22.5G Goodyear G182 RSD (496 rev/mile)	$50.00
Brakes		
67C	Air Brakes - Straight Truck	$1,770.00
	Meritor Q-Plus with ABS, Bendix Anti-Lock Brake System, 4-channel. Includes 15" x 4" front brakes, dual direct reading air pressure gauges, brake lines color coded nylon, Bendix 13.2 CFM capacity air compressor, instrument panel mounted yellow knob parking brake control valve, automatic slack adjusters front and rear, two rear spring parking air brake chambers mounted on front of rear axle, three drain valves and two air tanks (Reference Body Builders Book for location). Rear brake size and components dependent upon axle selection.	
62D	Air Dryer, Bendix AD/IP w/Heater	$460.00
	Mounted left frame rail.	

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for: LAURA BOWEN, MANITOWOC CRANES
By: Mike Stenger Date: 06/27/2016 | Price Level: 725 Quote ID: FTFRAMEEXT

Pritchard Auto Company
980 Highway 18 East, Britt, Iowa, 50423
Office: 641-843-3871

Selected Options (cont'd)

Code	Description	MSRP
Front Axle and Suspension		
43P	12,000 lb. Cap. Non-Driving - Dana E-1202I - I-Beam Type	$525.00
61D	Taper-Leaf Springs, Parabolic - 12,000 lb. Cap *2-leaf, 62" x 3.15".*	$305.00
Rear Axle and Suspension		
475	21,000 lb. Single Reduction - Open	STD
	NOTE: When specifying an axle ratio, check performance guidelines for startability and gradeability.	
68R	Multi-Leaf Springs - 23,000 lb. Cap *11-leaf. Includes 2,000 lb auxiliary springs for load stabilization.*	$230.00
X6B	6.17 Axle Ratio	N/C
Wheelbase		
242WB	242" Wheelbase/168" CA/100" AF/381" OAL	$805.00
Frame		
539	Single Channel - Straight 'C' 20.11 SM, 120,000 PSI *2,413,200 RBM. Heat treated alloy steel; 10.375" x 3.705" x 0.438" (263.5mm x 94.1mm x 11.1mm).*	$915.00
532	Frame Extension, Front - Integral 20" In Front of Grille	$490.00
767	Bumper, Front - Swept Back, Painted Steel *Dark shadow gray color.*	$345.00
86B	Grille, Fixed - Black/Gray	$125.00
Exhaust		
91B	Back of Cab, Right Side Outlet, Torpedo-Style *Single, horizontal muffler/pipe, inline, right side exhaust with underbody exit, in front of axle.*	N/C
Fuel Tanks		
65B	Fuel Tank - LH 50 Gallon Rectangular - Aluminum	STD
12	12 Gal. Single Tank Fuel Fill. Mandatory Charge Applied, Based On Tank Selection	$0.00
Electrical / Alternator / Battery		

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Pritchard Auto Company
980 Highway 18 East, Britt, Iowa, 50423
Office: 641-843-3871

Selected Options (cont'd)

Code	Description	MSRP
17A	200 Amp Denso SC5 Heavy Duty Alternator *Extra heavy duty 12 Volt.*	Included
55M	Jump Start Stud - Remote Mounted	$90.00
63A	Battery - Two 750 CCA, 1500 Total, Includes Steel Battery Box *12Volt, Motorcraft.*	STD
59C	Body Builder Wiring - At End of Frame, Combined *Includes sealed connectors for 2 ground circuits, with combined left/stop, combined right/stop, back up lamps. Also includes 2 additional pass through wires to cab.*	$135.00
Seats		
88A	30/0/30 Fixed Driver & Fixed Passenger w/Consolette - Vinyl	STD
Cab Interior		
600A	Preferred Equipment Package 600A	N/C
90P	Power Equipment Group *Includes power front side windows, power door locks and door trim panel.*	$470.00
588	Radio AM/FM Stereo w/Aux Audio Input Jack & Clock *With two speakers.*	STD
Cab Exterior		
54C	Mirrors, Dual - Heated Rectangular, XL2020 - 102" Width *Integral spot mirror, sail type, manual fold, solid black finish.*	$90.00
Ship-Thru		
21A	Pre-Delivery Inspection Selection requires that you also choose either (314) or (31F) to have the inspection performed.	N/C
31F	Ship-Thru - NFS National Fleet Services MAY be selected w/o adding (21A). For MODIFICATIONS ONLY, Dealer must make arrangements directly with NFS (please use CVT Resources for add. Info).	N/C
Miscellaneous		
PAINT	Paint Type - Environmentally Friendly, "3 - Wet System"	STD
Interior Colors		

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Pritchard Auto Company
980 Highway 18 East, Britt, Iowa, 50423
Office: 641-843-3871

Selected Options (cont'd)

Code	Description	MSRP
E_01	Gray	N/C
Primary Colors		
YZ_01	Oxford White	N/C

SUBTOTAL

Destination Charge

TOTAL

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Manitowoc

Contract#: 032515-GUS
Category: Construction & Agricultural Equipment
Maturity Date: 05/19/2019

In a world of "planned obsolescence," Manitowoc cranes are er for years to come. In fact, our products last so long, we often fi the same equipment they bought from us 20, 30, even 40 years

Located regionally throughout the world, Manitowoc is unique expanding needs of highly diverse customer groups. With mor experts in three strategically located regions, Manitowoc Crane

Manitowoc-lattice-boom crawler cranes, Potain tower cranes, C telescoping cranes are built, sold and serviced at multiple locat and value, nearly all Manitowoc products are engineered as mc components that can be added to expand their role. Finally, ea meet the requirements of differing regions, including internatic simplicity and efficient performance in even the most challengi

Overview

Contract Documentation

Pricing

Marketing Materials

NJPA Contact Information

HOW TO PURCHASE
Our step-by-step guide ?

Vendor Contact Info
Darryl Mellott
Direct Phone: 717-593-5594
darryl.mellott@manitowoc.com
www.manitowoc.com

We Are Columbia

MEETING DATE:	**September 20, 2016**
DEPARTMENT:	**Procurement and Contracts**
FROM:	***Sandra Wright, Purchasing Agent***
SUBJECT:	**Council is asked to ratify the approval of Project SS739901; Sewer Replacement on Tanglewood Road, as requested by the Utilities and Engineering Department. Award to Shady Grove Construction in an amount not to exceed $391,770.50, which includes the contractor's bid amount of $356,155.00 and the owner's contingency amount of $35,615.50. This firm is located in Irmo, SC.**
FINANCIAL IMPACT:	**Funding Source: Capital Improvement Fund, 5529999-658650/SS739901-658650 - This is a Clean Water 2020 Program Project and the origial budgeted amount is $390,890.50.** **Sub-consultant services will be at $105,140.00 of the contract value.** **$12,740.00 - Fortiline Waterworks of Columbia, SC will provide pipe and appurtenances** **$32,400.00 - Capital Concrete of Lexington, SC will provide flowfill** **$60,000.00 - B&H Paving of Gaston, SC will provide asphalt/paving**
ORIGINAL BUDGET:	**$390,890.50**
BUSINESS PROGRAM:	**Local Business Enterprise Program**
CLEAN WATER 2020?:	**Yes**
STRATEGIC GOALS:	**Invest in Infrastructure**

Three (3) bids were received for the construction services for Tanglewood Road Sewer Replacement (BID016-16-17-TBR) as requested by Utilities and Engineering.

The total construction time allocated for this project is twenty one days after the notice to proceed is issued. I respectfully request City Council's approval of these services from Shady Grove Construction, a certified local business enterprise, at an amount not to exceed $391,770.50.

Base Bid	$356,155.00
Contingency	$35,615.50
Total (Not to Exceed)	$391,770.50

Shady Grove Construction is located in Irmo, SC 29063.

This will be charged as follows:

CIP Improvement Fund
5529999-658650/SS739901-658650 $391,770.50

ATTACHMENTS:

- BID016-16-17-TBR Tanglewood Road Sewer Replacement Council Documents (PDF)

CITY OF COLUMBIA

Department of Utilities and Engineering
Division of Engineering
P.O. Box 147 | Columbia, South Carolina 29217
Phone: 803-545-3400 Fax: 803-988-8199

Requesting a Contract

Name of Department requesting approval: Utilities and Engineering

Name of City Project Manager: L. Maxwell Morgan, III, P.E.

Project Number: #BID016-16-17-TBR

Project Description: Tanglewood Road Sewer Replacement

Name of firm or contractor award is being recommended for: Shady Grove Construction

Type of procurement used to obtain firm or contractor: Local Business Enterprise

List subcontractors of project: See Attachment 3 (List subcontractors and % of Contract Value)

Compliance Programs Associated with project: ~~SOP~~ ~~MPP~~ LBE

Is this Clean Water 2020 related? YES NO

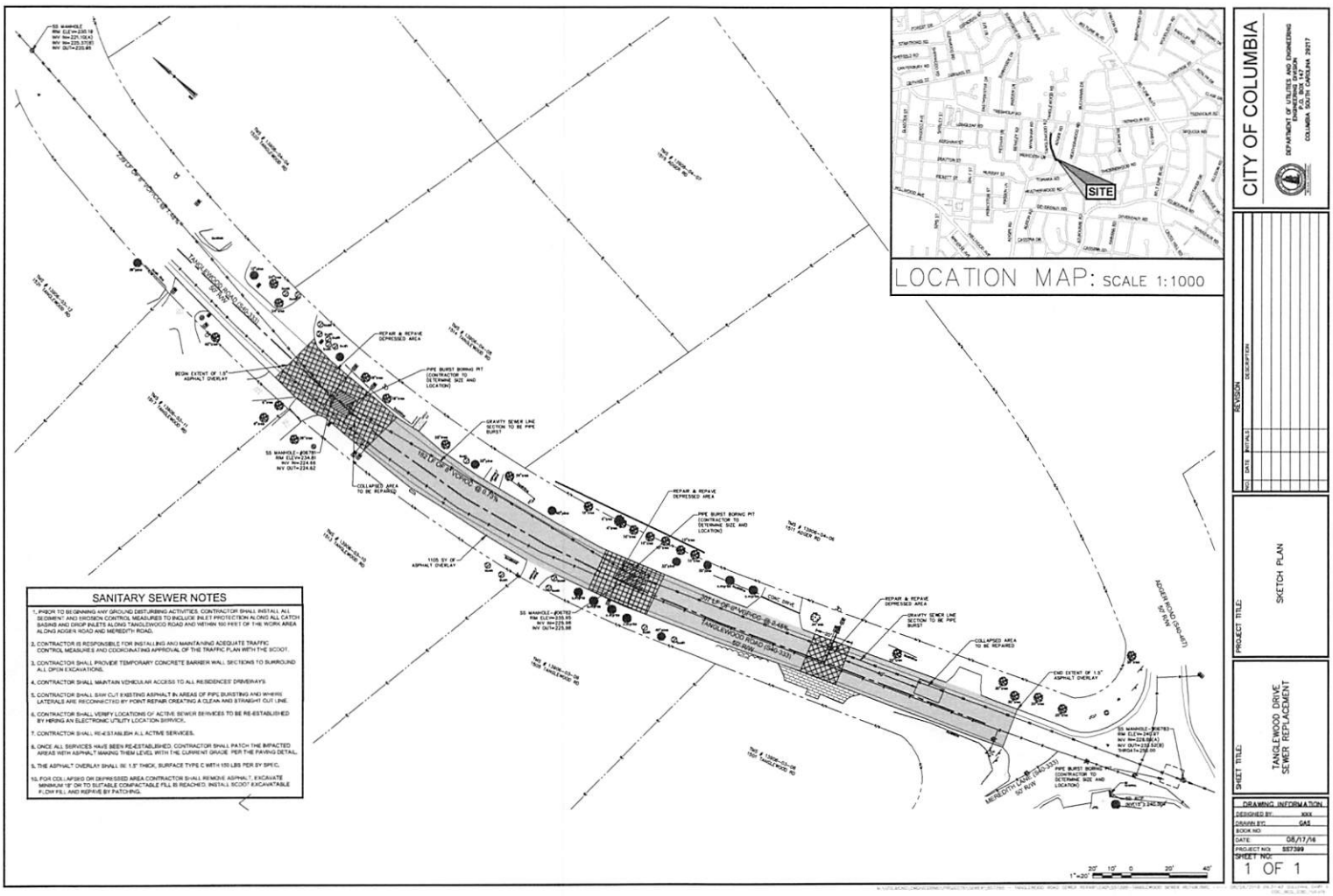
Amount of Compensation: $391,770.50 INCLUDES $35,615.50 CONTINGENCY

Original Budgeted Amount: $390,890.50

Funding Source: 5529999-658650/SS739901-658650 (Capital Improvement Fund)

City Council Districts this project impacts: 1, 2, 3, 4 District 4

Map of Project Area Attached? See Attachment 2


SITE
LOCATION MAP: SCALE 1:1000
SANITARY SEWER NOTES
1. PRIOR TO BEGINNING ANY GROUND DISTURBING ACTIVITIES, CONTRACTOR SHALL INSTALL ALL SEDIMENT AND EROSION CONTROL MEASURES TO INCLUDE INLET PROTECTION ALONG ALL CATCH BASINS AND DROP INLETS ALONG TANGLEWOOD ROAD AND WITHIN 100 FEET OF THE WORK AREA ALONG ADGER ROAD AND MEREDITH ROAD.
2. CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ADEQUATE TRAFFIC CONTROL MEASURES AND COORDINATING APPROVAL OF THE TRAFFIC PLAN WITH THE SCDOT.
3. CONTRACTOR SHALL PROVIDE TEMPORARY CONCRETE BARRIER WALL SECTIONS TO SURROUND ALL OPEN EXCAVATIONS.
4. CONTRACTOR SHALL MAINTAIN VEHICULAR ACCESS TO ALL RESIDENCES' DRIVEWAYS.
5. CONTRACTOR SHALL SAW CUT EXISTING ASPHALT IN AREAS OF PIPE BURSTING AND WHERE LATERALS ARE RECONNECTED BY POINT REPAIR CREATING A CLEAN AND STRAIGHT CUT LINE.
6. CONTRACTOR SHALL VERIFY LOCATIONS OF ACTIVE SEWER SERVICES TO BE RE-ESTABLISHED BY HIRING AN ELECTRONIC UTILITY LOCATION SERVICE.
7. CONTRACTOR SHALL RE-ESTABLISH ALL ACTIVE SERVICES.
8. ONCE ALL SERVICES HAVE BEEN RE-ESTABLISHED, CONTRACTOR SHALL PATCH THE IMPACTED AREAS WITH ASPHALT MAKING THEM LEVEL WITH THE CURRENT GRADE PER THE PAVING DETAIL.
9. THE ASPHALT OVERLAY SHALL BE 1.5" THICK, SURFACE TYPE C WITH 150 LBS PER SY SPEC.
10. FOR COLLAPSED OR DEPRESSED AREA CONTRACTOR SHALL REMOVE ASPHALT, EXCAVATE MINIMUM 18" DIA TO SUITABLE COMPACTABLE FILL IS REACHED, INSTALL SCDOT EXCAVATABLE FLOW FILL AND REPAVE BY PATCHING.
TANGLEWOOD ROAD (SMC-333)
60' R/W
ADGER ROAD (SMC-457)
50' R/W
MEREDITH LANE (SMC-333)
50' R/W
REPAIR & REPAVE DEPRESSED AREA
PIPE BURST BORING PIT (CONTRACTOR TO DETERMINE SIZE AND LOCATION)
GRAVITY SEWER LINE SECTION TO BE PIPE BURST
COLLAPSED AREA TO BE REPAIRED
BEGIN EXTENT OF 1.5" ASPHALT OVERLAY
END EXTENT OF 1.5" ASPHALT OVERLAY
CONC. SWALE
1" = 20'
20' 10' 0 20' 40'
CITY OF COLUMBIA
DEPARTMENT OF UTILITIES AND ENGINEERING
ENGINEERING DIVISION
P.O. BOX 147
COLUMBIA, SOUTH CAROLINA 29217
REVISION
NO. DATE IMPACT DESCRIPTION
PROJECT TITLE:
SKETCH PLAN
SHEET TITLE:
TANGLEWOOD DRIVE
SEWER REPLACEMENT
DRAWING INFORMATION
DESIGNED BY XXX
DRAWN BY GAS
BOOK NO.
DATE: 08/17/16
PROJECT NO: SS7399
SHEET NO:
1 OF 1

Bid#016-16-17-TBR Tanglewood Road Sewer Replacement

Business Information Records

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

Business Name Address	Contact Name Telephone	Services/Materials to be Provided	Cost of Services/Mat ($ Value)	SOP DBE, DVBE	MPP MBE, WBE, SBE
Fortiline Waterworks 120 N. Shorecrest Road Columbia, SC 29209	James Young 783-5511	Pipe and appurtenances	$12,740.00		
Capital Concrete POB 2494 Lexington, SC 29071	Dave Kelly 808-0825	Flowfill	$32,400.00		
B&H Paving 255 Irving Jumper Road Gaston, SC 29053	Walter Hankins 600-8407	Asphalt/Paving	$60,000.00		

TOTAL: $ 105,140.00

Shady Grove Construction, LLC
Contractor

By Erica M. Richardson

I certify this information is true and correct.

September 9, 2016
Date

Form 710

Bid Tabulation Report

BID016-16-17-TBR: Sewer Replacement

Friday, September 09, 2016

Item #	Product Code	Product Description	Quantity	Unit Price	Extended
Bidder ID: B001938 - Improved Technologies Group, LLC					
2640 Byington-Solway Rd. Knoxville, TN 37931-			Terms and Conditions: I Agree Noncollusion: Y Local Preference: No AMENDMENT: Y Certified Local Vendor: N		
1	91300	SS7399-Tanglewood Road Sewer Replacement	1.00	459,955.00	459,955.00
		Total Improved Technologies Group, LLC			**459,955.00**
Bidder ID: B002023 - Shady Grove Construction, LLC					
,			Terms and Conditions: I Agree Noncollusion: Y Local Preference: Yes AMENDMENT: Y Certified Local Vendor: N		
1	91300	SS7399-Tanglewood Road Sewer Replacement	1.00	356,155.00	356,155.00
		Total Shady Grove Construction, LLC			**356,155.00**
Bidder ID: B002297 - North American Pipeline Management, Inc.					
12 Montclair Ave Greenville, SC 29206-			Terms and Conditions: I Agree Noncollusion: Y Local Preference: No AMENDMENT: Y Certified Local Vendor: N		
1	91300	SS7399-Tanglewood Road Sewer Replacement	1.00	390,575.00	390,575.00
		Total North American Pipeline Management			**390,575.00**

Note: The bid tabulation above may reflect the apparent low bidder; however an evaluation will be done to determine if the bid meets all bid requirements before an award is made.

CITY OF COLUMBIA

Department of Utilities and Engineering
Division of Engineering
P.O. Box 147 | Columbia, South Carolina 29217
Phone: 803-545-3400 Fax: 803-988-8199

September 9, 2016

Mrs. Tava B. Robinson
Bid Coordinator
City of Columbia
1336 Washington Street, 7th Floor
Columbia, SC 29201

Subject: BID 016-16-17-TBR
SS7399 – Tanglewood Road Sewer Replacement
Recommendation of Award

Dear Tava:

As you are aware, the city received bids for the subject project in your offices on September 9, 2016. We have reviewed the bid tabulation provided by your office and found the lowest responsible bidder's response to be reasonable and within the proposed budget. The three bids were as follows:

Shady Grove Construction, LLC	$356,155.00
North American Pipe Line Management, Inc.	$390,575.00
Inland Pipe Rehab, Inc.	$459,955.00

A review of Shady Grove Construction's bid confirms that everything appears to be in order. We recommend awarding the contract to Shady Grove Construction at their bid of $356,155.00. Please note that a 10% owner's contingency, separate from the bidder's contract, of $35,615.50 could be requested as a part of the amount sent to City Council for approval. This represents a total amount of $391,770.50.

If you need further information or have any questions regarding this matter, please feel free to call me at 609-8980.

Sincerely,

L. Maxwell Morgan, III, P.E.
Sr. Civil Engineer

We Are Columbia

MEETING DATE: **September 20, 2016**

DEPARTMENT: **Legal**

FROM: ***Shari Ardis, Legal Administrator***

SUBJECT: **Ordinance No.: 2016-083 - Granting an Easement to South Carolina Electric and Gas Company (SCE&G) along a portion of 4011 Beltline Boulevard, Richland County TMS#11610-05-26 for utilities to serve the City's new Water and Wastewater Office Facility; CF#250-412 - First reading approval was given on September 6, 2016.**

FINANCIAL IMPACT:

ATTACHMENTS:

- 2016-083 SCEG Easement City Water-Wastewater Facility 4011 Beltline (PDF)

HISTORY:

09/06/16	**City Council**	**APPROVED ON FIRST READING**

ORDINANCE NO.: 2016-083

Granting an Easement to South Carolina Electric and Gas Company (SCE&G) along a portion of 4011 Beltline Boulevard, Richland County TMS#11610-05-26 for utilities to serve the City's new Water and Wastewater Office Facility; CF#250-412

WHEREAS, South Carolina Electric & Gas Company (SCE&G) has made a request for an easement crossing the City-owned property identified as 4011 Beltline Boulevard, Richland County TMS #11610-05-26, for installation of electric lines to serve the new facility; and,

WHEREAS, the plans for the proposed utility installations have been reviewed and approved by the Department of Utilities & Engineering and there are no conflicts with existing nor planned City utilities; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina this _____ day of _____, 2016, for and in consideration of the sum of One and No/100 ($1.00) Dollar, each to the other paid, the City Manager is hereby authorized to execute an easement on behalf of the City of Columbia to **SOUTH CAROLINA ELECTRIC & GAS COMPANY** for ingress, egress, installation and maintenance of electric lines and appurtenances along 4011 Beltline Boulevard, Richland County TMS #11610-05-26.

The referenced easement is shown on a drawing prepared for "Columbia Waste Water Division", sheet 1 of 1, Drawing #D-080150, and being on file in the office of the Department of Utilities and Engineering under file reference #250-412. A copy of said drawing being attached hereto and made a part hereof as Exhibit "A".

Requested by:

Assistant City Manager Gentry

_____
Mayor

Approved by:

_____
City Manager

Approved as to form:

_____
City Attorney

ATTEST:

_____
City Clerk

Introduced
Final Reading

DRAFT

EXHIBIT "A"
SCE&G DRAWING #D-080150
PROJECT NAME: COLUMBIA WASTE WATER DIVISION



Last revised: 8/12/2016
1617080298

We Are Columbia

MEETING DATE: **September 20, 2016**

DEPARTMENT: **Legal**

FROM: ***Shari Ardis, Legal Administrator***

SUBJECT: **Ordinance No.: 2016-084 - Authorizing the conveyance of approximately 0.010 acre (428 square feet) portion of Richland County TMS #22906-04-22 to Richland County for Intersection Improvements at North Springs Road (S40-1834) and Risdon Way (S40-2271); CF#250-398**

FINANCIAL IMPACT:

ATTACHMENTS:

- 2016-084 convey ROW N Springs-Risdon Way Project to Richland County (PDF)

HISTORY:

09/06/16	**City Council**	**APPROVED ON FIRST READING**

ORDINANCE NO.: 2016-084

Authorizing the conveyance of approximately 0.010 acre (428 square feet) portion of Richland County TMS #22906-04-22 to Richland County for Intersection Improvements at North Springs Road (S40-1834) and Risdon Way (S40-2271); CF#250-398

WHEREAS, Richland County has made a request for conveyance of right of way containing 0.010 acre (428 square feet) along Richland County TMS #22906-04-22 for the North Springs Road and Risdon Way Intersection Improvements Project funded by the penny tax program; and,

WHEREAS, the project plans have been reviewed and approved by the Department of Utilities & Engineering and there are no conflicts with existing nor planned City utilities; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina this ____ day of _____, 2016, for and in consideration of the sum of One and No/100 ($1.00) Dollar, each to the other paid, the City Manager is hereby authorized to execute the Title to Real Estate on behalf of the City of Columbia to **RICHLAND COUNTY** for conveyance of 0.010 acre (428 square feet) portion of Richland County TMS #22906-04-22.

Reference is made to right-of-way drawing prepared for the North Springs Road and Risdon Way Intersection Improvements Project, Project ID 28877, Tract 40, dated May 4, 2016, and being on file in the office of the Department of Utilities and Engineering under file reference #250-398. A copy of said drawing being attached hereto and made a part hereof as Exhibit "A".

Requested by:

Assistant City Manager Gentry

_____
Mayor

Approved by:

_____
City Manager

Approved as to form:

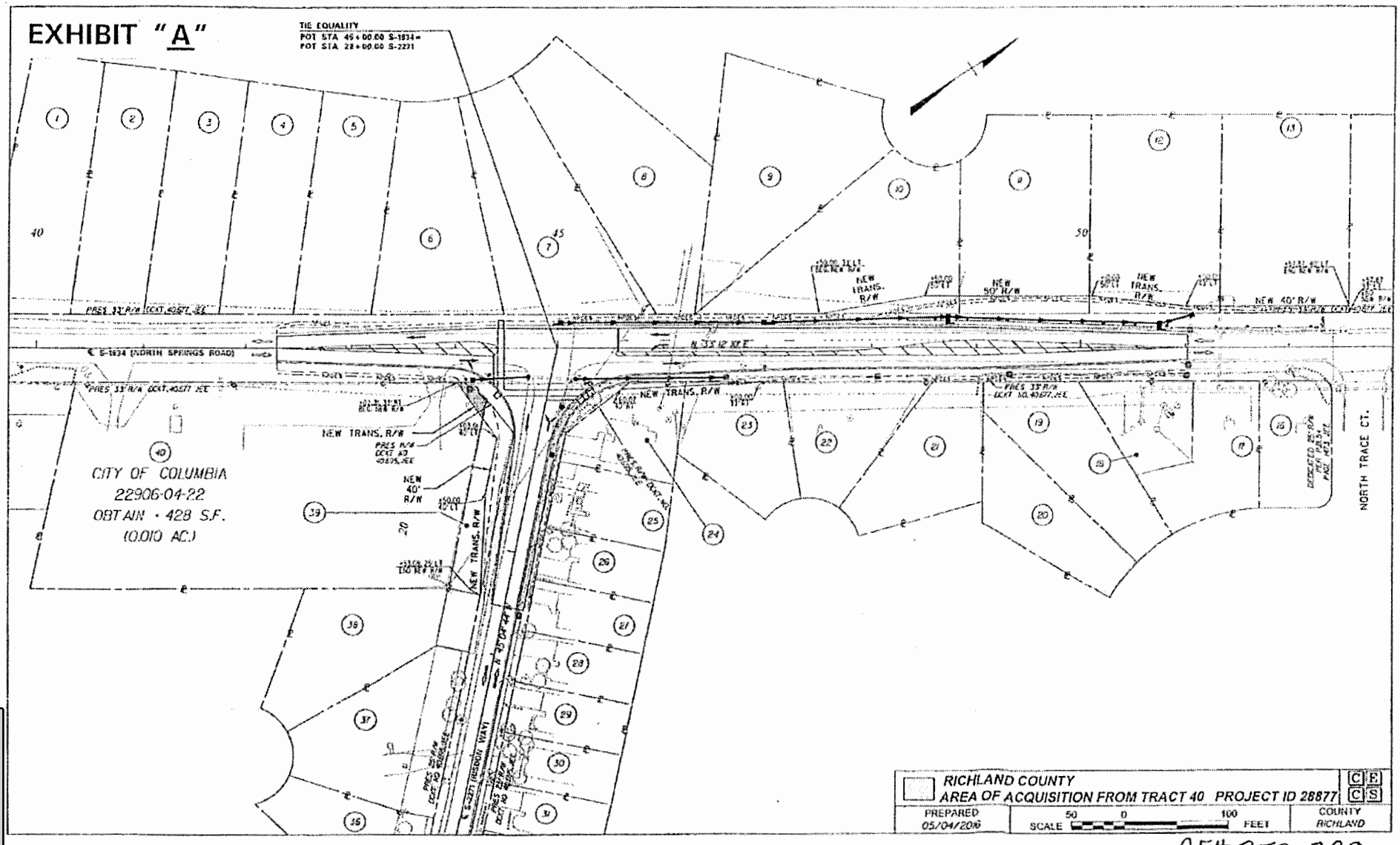
_____
City Attorney

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

DRAFT


EXHIBIT "A"
TIE EQUALITY
POT STA 45+00.00 S-1834=
POT STA 28+00.00 S-2271
CITY OF COLUMBIA
22906-04-22
OBTAIN - 428 S.F.
(0.010 AC.)
NEW TRANS. R/W
NEW 40' R/W
NEW 50' R/W
PRES 33' R/W
S-1834 (NORTH SPRINGS ROAD)
NORTH TRACE CT.
RICHLAND COUNTY
AREA OF ACQUISITION FROM TRACT 40 PROJECT ID 28877
PREPARED
05/04/2016
SCALE
50 0 100 FEET
COUNTY
RICHLAND

CF# 250-398

We Are Columbia

MEETING DATE: **September 20, 2016**

DEPARTMENT: **Legal**

FROM: ***Shari Ardis, Legal Administrator***

SUBJECT: **Resolution No.: R-2016-063 - Authorizing consumption of beer and wine only at the Chili Cook Off in Five Points in the 700 and 800 blocks of Pavilion Avenue and 2100 and 2200 blocks of Greene Street on Saturday, November 12, 2016**

FINANCIAL IMPACT:

ATTACHMENTS:

- R-2016-063 Five Points Chili Cookoff (PDF)

LEGAL DEPARTMENT DRAFT

RESOLUTION NO.: R-2016-063

Authorizing consumption of beer and wine only at the Chili Cook Off in Five Points in the 700 and 800 blocks of Pavilion Avenue and 2100 and 2200 blocks of Greene Street on Saturday, November 12, 2016

WHEREAS, the Five Points Association ("Organizer") is sponsoring the Chili Cook Off in Five Points in the 2100 and 2200 blocks of Greene Street between Pavillion Street, the 700 block of Pavilion to the entrance of the Post Office and the 800 block of Pavilion Avenue to the entrance into Tripp's Cleaners, on Saturday, November 12, 2016; and,

WHEREAS, Organizer has requested permission for the temporary closing and use of the 800 block of Pavilion Street to the entrance into Tripp's Cleaners from 7:00 p.m. Friday, November 11, 2016 until 11:00 p.m. Saturday, November 12, 2016 and the 700 block of Pavilion Street to the entrance to the Post Office and the 2100 and 2200 blocks of Greene Street from 5:00 a.m. until 11:00 p.m. Saturday, November 12, 2016 for preparation of the event, staging of the event, crowd control and overflow during the event to be held on Saturday, November 12, 2016 from 8:00 a.m. until 7:00 p.m.; and for patrons to consume beer and wine beverages only at the event on November 12, 2016 from 11:00 a.m. until 6:30 p.m.; and,

WHEREAS, it has been determined that such an event would be in the public interest; NOW, THEREFORE,

BE IT RESOLVED by the Mayor and Council this ___ day of _____, 2016, that the sale of beer and wine beverages only is authorized between the hours of 11:00 a.m. until 6:30 p.m. on Saturday, November 12, 2016; 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 within the designated area of impact as shown on the attached drawing, and shall place same in the roll carts provided by the City. Any overflow of trash and debris shall be placed in garbage bags with the top securely closed and placed beside the City roll carts. The number of roll carts needed for the event shall be determined by organizer and the City Solid Waste Division prior to the event and placed throughout the event area to ensure that trash and debris are well contained. Roll carts and bagged trash and debris shall be returned to the collection point designated by the City in a timely manner. If the organizer has not opted to use City services to clean up the festival area and within the designated area of impact as shown on the attached drawing, any costs incurred by the City in removing loose trash and debris within the festival area and within the designated area of impact as shown on the attached drawing, which the organizer has failed to clean up, shall be billed to and paid by the organizer; and,

BE IT FURTHER RESOLVED that all vendors be restricted to stationary location; 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, 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 700 block of Pavilion

LEGAL DEPARTMENT DRAFT

to the entrance of the Post Office, the 800 block of Pavilion Avenue to the entrance into Tripp's Cleaners, and the 2100 and 2200 blocks of Greene 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 700 block of Pavilion to the entrance of the Post Office, the 800 block of Pavilion Avenue to the entrance into Tripp's Cleaners, and the 2100 and 2200 blocks of Greene 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 alcoholic beverages 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 alcoholic beverages 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 in the event of inclement weather on Saturday, November 12, 2016, the City Manager is authorized to approve the rescheduling of the event for another date within one (1) week from the date of the originally scheduled event upon receiving twenty-four (24) hours written notice requesting the rescheduling of the event. The hours of operation for the event, service of beer and wine at the event and closing of streets for set up, clean up and crowd control of the event shall remain as outlined above.

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

Requested by:

Assistant City Manager Gentry

Approved by:

_____
City Manager

Approved as to form:

_____
City Attorney
Introduced:
Final Reading:

_____
Mayor

ATTEST:

_____
City Clerk

DATE: August 3, 2016	NAME OF REQUESTOR: Five Points Association/Amy Beth Franks
EVENT NAME/PURPOSE (i.e., St. Patrick's/Charity Fund-raiser	29th Annual Chili Cook-Off in Five Points
DATE(S) OF EVENTS:	Saturday, November 12, 2016
LOCATION OF EVENT (i.e., Amphitheater area of Finlay Park; 1200 and 1300 blocks of Main Street)	2100 block of Greene Street 2200 block of Greene Street 700 block of Pavilion Avenue - with one lane access for Post Office 800 block of Pavilion Avenue - not to block Tripp's drive-thru
STREET(S) TO BE CLOSED (i.e., 1200 and 1300 blocks of Main Street and 1100 and 1200 blocks of Lady Street)	2100 block of Greene Street 2200 block of Greene Street 700 block of Pavilion Avenue - with one lane access for Post Office 800 block of Pavilion Avenue - not to block Tripp's drive-thru
HOURS FOR STREET(S) TO BE CLOSED (i.e., 5:00 p.m.m - 12:00 a.m. ALLOW TIME FOR SET UP/CLEAN UP	7pm on Friday, November 11th: CLOSE 800 block of Pavilion Avenue - not to block Tripp's drive-thru All ELSE close 5am to 11pm on Saturday, November 12th
HOURS OF EVENT (i.e., 6:00 p.m. - 10:00 p.m.)	8am - 7pm
HOURS OF SERVICE OF BEER/WINE (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.)	11am - 6:30pm

Please submit requests by mail, e-mail or fax at least ***sixty (60) days in advance of the event*** to allow for preparation and review of the Resolution and scheduling on Council's agenda. Requests may be sent by e-mail (slardis@columbiasc.net), fax (737-4250) or mail, POB 147, Columbia, SC 29217. A draft Resolution will be prepared and forwarded for your review as well as to the Police Department Special Events office and to Parks and Recreation if the event is to be held in a City park.

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

This form **should not** be used to request use of City property for **private** events (birthday, retirement, anniversary parties, etc.) nor for sidewalk sales. 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.

Legal Department - Shari Ardis; 737-4242; slardis@columbiasc.net
Police Department Special Events - Officer Robert Hall; 545-3535; rjhall@columbiasc.net
Parks and Recreation - Loretta Coleman; 545-3100; lacoleman@columbiasc.net

Submit by Email

1617080305
R-2016-063

Chili Cook-off in Five Points

N
W E
S

We Are Columbia

Both Sides of the Street

Legend

- Chili Cook-off
- Perimeter Clean-up Boundary

0 62.5 125 250 375 500 Feet

Document Path: W:\GIS\GIS_COC_Projects\Departments\Public_Works\Administration\20140519_Crawfish_jrtinsley\mxd\08182016_ChiliCookOff.mxd

We Are Columbia

MEETING DATE: **September 20, 2016**

DEPARTMENT: **Legal**

FROM: ***Shari Ardis, Legal Administrator***

SUBJECT: **Resolution No.: R-2016-065 - Authorizing consumption of beer and wine only at Soda City Crit on Saturday, December 17, 2016**

FINANCIAL IMPACT:

ATTACHMENTS:

- R-2016-065 Soda City Crit (Dec 17) (PDF)

LEGAL DEPARTMENT DRAFT

RESOLUTION NO.: R-2016-065

Authorizing consumption of beer and wine only at Soda City Crit on Saturday, December 17, 2016

WHEREAS, Emile DeFelice ("Sponsor") is sponsoring the Soda City Crit to be held in the 1400 and 1500 blocks of Main Street between Taylor Street and Washington Street to include the intersection of Hampton Street, the half block area of the 1100 block of Hampton Street east to the entrance of the parking lot and the half block area of the 1200 block of Hampton Street west of the driveway entrance to the Marriott, excluding Boyd Plaza from 9:00 a.m. until 3:30 p.m. on Saturday, December 17, 2016; and,

WHEREAS, Sponsor has requested permission for the temporary closing and use of 1400 and 1500 blocks of Main Street between Taylor Street and Washington Street to include the intersection of Hampton Street, the half block area of the 1100 block of Hampton Street east of the entrance to the parking lot to allow for ingress and egress into the parking lot, the 1200 block of Hampton Street west of the driveway entrance to the Marriott to allow for ingress and egress into the Marriott driveway, excluding Boyd Plaza, from 7:00 a.m. until 4:30 p.m. on Saturday, December 17, 2016 for set up, clean up, staging of the event and crowd control and overflow for the event to be held on Saturday, December 17, 2016 from 9:00 a.m. until 3:30 p.m. in the 1400 and 1500 blocks of Main Street between Taylor Street and Washington Street to include the intersection of Hampton Street, the half block area of the 1100 block of Hampton Street east of the entrance to the parking lot to allow for ingress and egress into the parking lot, the 1200 block of Hampton Street west of the driveway entrance to the Marriott to allow for ingress and egress into the Marriott driveway, excluding Boyd Plaza; and for patrons to consume beer and wine beverages only during the event hours of 9:00 a.m. until 3:00 p.m.; and,

WHEREAS, it has been determined that such an event would be in the public interest; NOW, THEREFORE,

BE IT RESOLVED by the Mayor and Council this ___ day of _____, 2016, that the sale of beer and wine beverages only is authorized between the hours of 9:00 a.m. and 3:00 p.m. on Saturday, December 17, 2016; and,

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

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

BE IT FURTHER RESOLVED that possession and consumption of alcoholic liquors or alcoholic beverages other than beer and/or wine beverages 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, within the event area are prohibited; and,

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

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

BE IT FURTHER RESOLVED that during the designated time the closed portion of the 1400 and 1500 blocks of Main Street between Taylor Street and Washington Street, the intersection of Hampton Street, the half block area of the

LEGAL DEPARTMENT DRAFT

1100 block of Hampton Street east of the entrance to the parking lot to allow for ingress and egress into the parking lot, the 1200 block of Hampton Street west of the driveway entrance to the Marriott to allow for ingress and egress into the Marriott driveway, excluding Boyd Plaza, with the exception of the parking areas, adjacent off-street parking areas and other areas posted as to not allow alcoholic beverages, shall be declared to be a Public Park and provisions of Chapter 15, Parks and Recreation, Sec. 15-1, 15-2 and 15-3, Code of Ordinances of the City of Columbia, South Carolina are in effect. Pursuant to Chapter 14, Offenses and Miscellaneous Provisions, Article IV, Offenses Against the Public Peace and Order, Sec. 14-99, 1998 Code of Ordinances of the City of Columbia, South Carolina, the 1400 and 1500 blocks of Main Street between Taylor Street and Washington Street, the intersection of Hampton Street, the half block area of the 1100 block of Hampton Street east of the entrance to the parking lot to allow for ingress and egress into the parking lot, the 1200 block of Hampton Street west of the driveway entrance to the Marriott to allow for ingress and egress into the Marriott driveway, excluding Boyd Plaza, with the exception of the parking areas, adjacent off-street parking areas and any other areas posted as to not allow alcoholic beverages, is deemed to be the site of a public festival at which beer and wine beverages may be consumed and the prohibition against possession or consumption of alcoholic beverages set forth in Sec. 14-99 shall not apply. Possession and consumption of beer and wine beverages shall be permitted only in plastic cups, plastic or aluminum bottles or aluminum cans provided by vendors within the areas designated.

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

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

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

BE IT FURTHER RESOLVED that in the event of inclement weather on December 17, 2016, the City Manager is authorized to approve the rescheduling of the event for another date within one (1) week from the date of the originally scheduled event upon receiving twenty-four (24) hours written notice requesting the rescheduling of the event. The hours of operation for the event, service of beer and wine at the event and closing of streets for set up, clean up and crowd control of the event shall remain as outlined above.

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

Requested by:

Assistant City Manager Gentry

Approved by:

_____
City Manager

Approved as to form:

_____
Deputy City Attorney

_____
Mayor

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

Last Revised: 9/8/2016
1617080329

DATE OF REQUEST	08/16/2016
REQUESTOR'S NAME/CONTACT INFORMATION (E-MAIL/ PHONE#/FAX#)	Emile DeFelice Market Hall sodacitysc@gmail.com 803-917-0794
EVENT NAME/PURPOSE (i.e., St. Patrick's/Charity Fund-raiser	Soda City Crit
DATE(S) OF EVENTS:	12/17/2016
LOCATION OF EVENT (i.e., Amphitheater area of Finlay Park; 1300 and 1400 blocks of Main Street between Lady Street and Hampton Street)	1400 and 1500 blocks of Main Street between Taylor Street and Washington Street including the intersection of Hampton Street and the half block area of the 1100 block of Hampton Street east of the entrance to the parking lot and the 1200 block of Hampton Street west of the driveway entrance to the Marriott
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)	1400 and 1500 blocks of Main Street between Taylor Street and Washington Street including the intersection of Hampton Street and the half block area of the 1100 block of Hampton Street east of the entrance to the parking lot and the 1200 block of Hampton Street west of the driveway entrance to the Marriott
HOURS FOR STREET(S) OR PARK AREA TO BE CLOSED (i.e., 5:00 p.m. - 12:00 a.m. ALLOW TIME FOR SET UP/CLEAN UP	7:00-4:30
HOURS OF EVENT (i.e., 6:00 p.m. - 10:00 p.m.)*	9:00am-3:30pm
HOURS OF SERVICE OF BEER/WINE BEVERAGES ONLY (NO LIQUOR**) (Service should end one-half hour prior to end of event, i.e., event is 6-10 p.m., beer/wine service is 6-9:30 p.m.)*	9:00am-3:00pm

Requests should be submitted by mail, e-mail or fax at least *NINETY (90)* ***days in advance of the event*** to allow for preparation and review of the Resolution and scheduling on Council's agenda. Requests may be sent by e-mail (slardis@columbiasc.net), fax (803-737-4250) or mailed to City Attorney's Office, ATTN: Shari Ardis, POB 667, Columbia, SC 29202. A draft Resolution will be prepared and forwarded for review to the event organizer, as well as to the City departments for coordination of City services and requirements (i.e., Police, Solid Waste, Parks and Recreation, etc.). Approval from the adjoining business/ property owners must be obtained before your request will be submitted to City Council if streets are to be closed off during business hours. The event organizer is responsible for obtaining a permit or license if required by the South Carolina Department of Revenue.

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

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

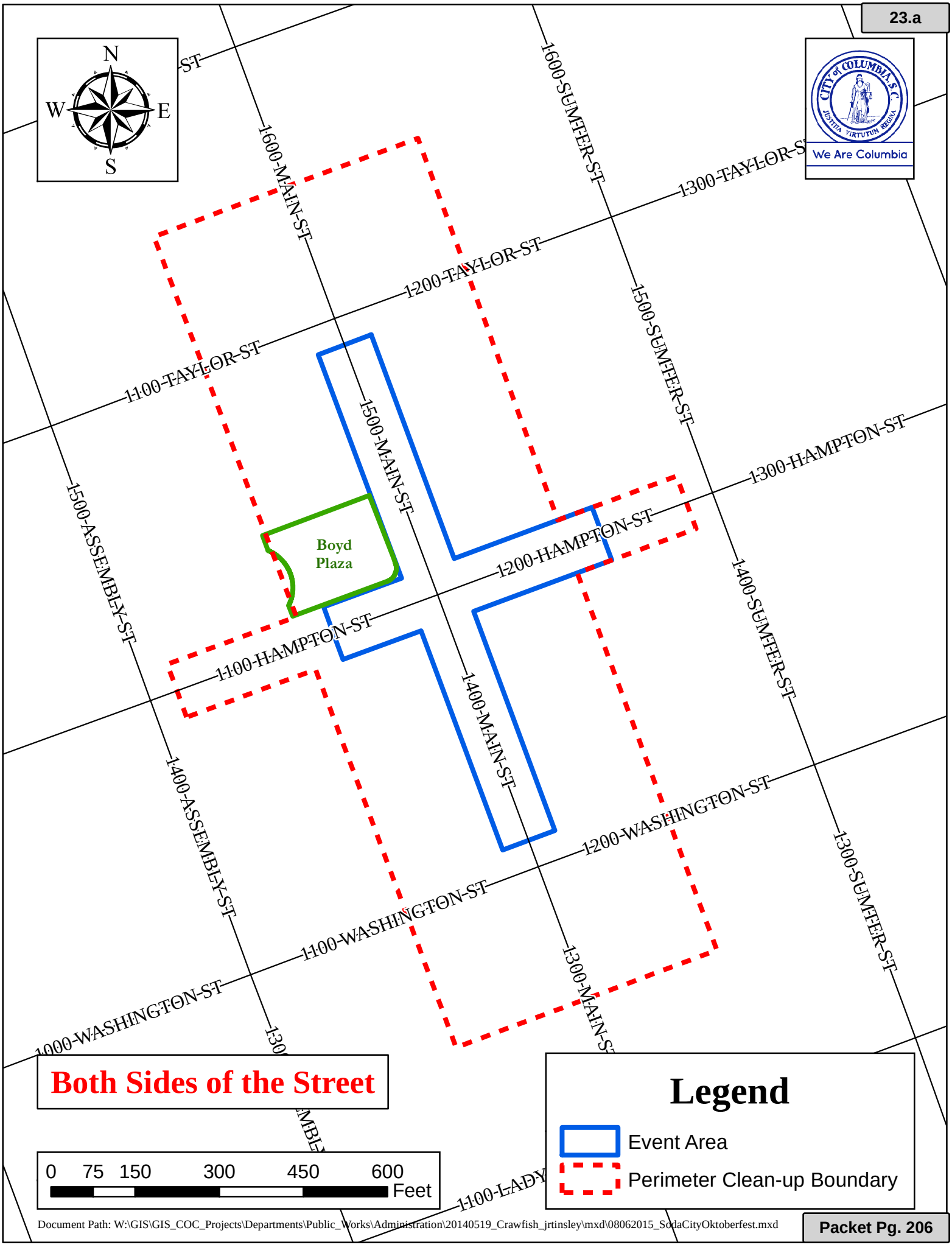
NOTE: **This form should only be used for public events where beer and/or wine are to be sold and consumed on City property** (i.e., Five After Five, St. Patrick's Festival, Concerts in Finlay Park, etc.).

This form **should not** be used to request use of City property for **private** events (birthday, retirement, anniversary parties, etc.) nor for sidewalk sales or neighborhood block parties. Requests for private events at City parks should be made through the Parks and Recreation Department. Requests for sidewalk sales should be made to the City Manager. Requests for street closings for private neighborhood block parties should be made to the Police Department Special Events and Public Safety.

Fire Marshal George N. Adams, Jr., 545-3703; 413-8553; cfdgadams@columbiasc.net
Legal Department - Shari Ardis; 737-4242; slardis@columbiasc.net - resolution preparation
Police Department Special Events - Officer Robert Hall; 545-3535; rjhall@columbiasc.net parade permit, police
Parks and Recreation - Loretta Coleman; 545-3100; peosborne@columbiasc.net park reservations
Police Department Community Services - Brenda Murphy; 545-3507; bmmurphy@columbiasc.net street closing

Last revised: 11/01/2013

R 2016-065
1617208



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We Are Columbia

MEETING DATE: **September 20, 2016**

DEPARTMENT: **Legal**

FROM: ***Shari Ardis, Legal Administrator***

SUBJECT: **Resolution No.: R-2016-066 - Authorizing consumption of beer and wine only at Vista Lights 2016 on November 17, 2016**

FINANCIAL IMPACT:

ATTACHMENTS:

- R-2016-066 Vista Lights (Nov 17) (PDF)

LEGAL DEPARTMENT DRAFT

RESOLUTION NO.: R-2016-066

Authorizing consumption of beer and wine only at Vista Lights 2016 on November 17, 2016

WHEREAS, the Congaree Vista Guild ("Guild") is sponsoring Vista Lights on Thursday, November 17, 2016 from 5:00 p.m. until 9:00 p.m.; and,

WHEREAS, the Guild has requested permission for the temporary closing and use of the 1100 and 1200 blocks of Lincoln Street between Senate Street and Lady Street, and the 1100 and 1200 blocks of Park Street between Lady Street and Senate Street from 5:00 p.m. until 10:00 p.m., and the 800 through 1000 blocks of Gervais Street between Gadsden Street and Assembly Street, from 6:00 p.m. until 10:00 p.m. for preparation and staging of the area for an outdoor event to be held between 5:00 p.m. and 10:00 p.m., and for patrons to consume beer and wine beverages only at the event during the hours of 5:00 p.m. and 9:30 p.m.; and,

WHEREAS, the Guild has requested that the City Manager and the Parks and Recreation Director be authorized to sign the attached "Park Rules for the Congaree Vista Guild" so that the rules may be posted at all entrances into the event area; and,

WHEREAS, it has been determined that such an event would be in the public interest; NOW, THEREFORE,

BE IT RESOLVED by the Mayor and Council this ___ day of _____, 2016, that the sale of beer and wine beverages only in plastic containers or cans only is authorized between the hours of 5:00 p.m. and 9:30 p.m. on Thursday, November 17, 2016; and,

BE IT FURTHER RESOLVED that the City Manager and Parks and Recreation Director are hereby authorized to sign the attached Park Rules for the Congaree Vista Guild to Conduct Street and Sidewalk Sales for Viva la Vista and that the rules shall be posted at all entrances into the event area; and,

BE IT FURTHER RESOLVED that all vendors be restricted to stationary location and that the Guild shall approve or disapprove all amplified entertainment activities; and,

BE IT FURTHER RESOLVED that possession and consumption of alcoholic liquors or alcoholic beverages other than beer and/or wine beverages only within the event area is prohibited; and,

BE IT FURTHER RESOLVED that 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 clean up 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

LEGAL DEPARTMENT DRAFT

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 1100 and 1200 blocks of Lincoln Street between Senate Street and Lady Street, and the 1100 and 1200 blocks of Park Street between Lady Street and Senate Street from 5:00 p.m. until 10:00 p.m., and the 800 through 1000 blocks of Gervais Street between Gadsden Street and Assembly Street from 6:00 p.m. until 10:00 p.m., 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 1100 and 1200 blocks of Lincoln Street between Senate Street and Lady Street, and the 1100 and 1200 blocks of Park Street between Lady Street and Senate Street from 5:00 p.m. until 10:00 p.m., and the 800 through 1000 blocks of Gervais Street between Gadsden Street and Assembly Street from 6:00 p.m. until 10:00 p.m., 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 in the event of inclement weather on November 17, 2016, the City Manager is authorized to approve the rescheduling of the event for another date within one (1) week from the date of the originally scheduled event upon receiving twenty-four (24) hours written notice requesting the r

escheduling of the event. The hours of operation for the event, service of beer and wine at the event and closing of streets for set up, clean up and crowd control of the event shall remain as outlined above.

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

Requested by:

Assistant City Manager Gentry

Approved by:

_____
City Manager

Approved as to form:

_____
City Attorney

Introduced:
Final Reading:

_____
Mayor

ATTEST:

_____
City Clerk

LEGAL DEPARTMENT DRAFT

Park Rules for the Congaree Vista Guild to Conduct Street and Sidewalk Sales for Vista Lights
(R-2016-066)

WHEREAS, Columbia City Council adopted Resolution R-2015-088 on October 20, 2015, allowing the Congaree Vista Guild to Conduct Street and Sidewalk Sales for the Vista Lights to be held on Thursday, November 17, 2016 in the area commonly known as the Vista; and,

WHEREAS, certain areas of the public rights of way and public property have been designated as a public park for the event as more particularly set forth in Resolution R-2016-066, which is incorporated herein by specific reference thereto; and,

WHEREAS, the City's Parks and Recreation Department hereby authorizes the use of the public park designated by R-2011-002 for the Congaree Vista Guild to Conduct Street and Sidewalk Sales for Vista Lights; and,

WHEREAS, City Ordinance Sec. 15-1 (12) and Sec. 15-3 permit the Director of Parks and Recreation to promulgate rules and regulations within a public park, subject to the approval of the City Manager; and,

WHEREAS, it is anticipated that a large number of City of Columbia citizens and visitors will attend the event and will be allowed to consume beer and wine only within the public park; and,

WHEREAS, in order to promote the general health, safety and welfare of the citizens of the City of Columbia and visitors attending the event, I find it necessary to promulgate rules and regulations to apply within the public park established pursuant to Resolution R-2016-066; NOW, THEREFORE

The following additional park rules are hereby promulgated for the Congaree Vista Guild to Conduct Street and Sidewalk Sales for Vista Lights and shall apply within the area designated as a public park and a violation thereof is unlawful:

1. Official festival tokens are required for the purchase of food and beverages within the designated park area.
2. Over age twenty-one (21) wristbands from the identification check station are required for patrons to consume beer or wine in the designated park area.
3. All persons under the age of sixteen (16) must be accompanied by an adult.
4. No glass containers are allowed.
5. No coolers, outside food or beverages (including alcohol) are allowed.
6. No backpacks or bags are allowed.
7. Only beer and wine are permitted. No other alcoholic beverages of any kind are allowed, *unless within an area permitted by an existing encroachment ordinance which permits the serving of beer, wine and other alcoholic beverages during its normal course of business*.
8. All beer and wine must be served and consumed from a plastic cup, a plastic bottle, an aluminum can or an aluminum bottle.
9. No pets are allowed.

Violation of these rules may result in criminal prosecution. The aforesaid rules shall be prominently displayed on signage which shall be located at all entrances into the designated park area.

City of Columbia

BY: _____ Date: _____
Randy Davis
ITS: Interim Parks and Recreation Director

I hereby approve the foregoing park rules this ____ day of _____, 2016.

City of Columbia

BY: _____
Teresa B. Wilson
ITS: City Manager

Last revised: 9/8/2016
1617080386

DATE OF REQUEST | 8/29/16

REQUESTOR'S NAME/ CONTACT INFORMATION (E-MAIL/ PHONE#/FAX#) | Meredith G. Atkinson
Executive Director
meredith@vistacolumbia.com
803-269-5946

EVENT NAME/PURPOSE (i.e., St. Patrick's/Charity Fund-raiser | 31st annual Vista Lights

DATE(S) OF EVENTS: | November 17, 2016

LOCATION OF EVENT (i.e., Amphitheater area of Finlay Park; 1200 and 1300 blocks of Main Street) | heart of the Vista
Lincoln St, Park Street, Gervais St.

STREET(S) TO BE CLOSED (i.e., 1200 and 1300 blocks of Main Street and 1100 and 1200 blocks of Lady Street) | 1100 & 1200 blocks of Lincoln St. b/tw Senate & Lady
1100 & 1200 blocks of Park St. b/tw Senate & Lady
800 — 1000 blocks of Gervais St. b/tw Gadsden & Assembly

HOURS FOR STREET(S) TO BE CLOSED (i.e., 5:00 p.m.m - 12:00 a.m. ALLOW TIME FOR SET UP/CLEAN UP | 1100 & 1200 blocks of Lincoln St. 5:00-10:00 pm
1100 & 1200 blocks of Park St. 5:00-10:00 pm
800 - 1000 blocks of Gervais St. 5:00-10:00pm

HOURS OF EVENT (i.e., 6:00 p.m. - 10:00 p.m.) | 5:00 - 10:00 pm

HOURS OF SERVICE OF BEER/WINE (Service should end one-half hour prior to end of event, i.e., event is 6-10 p.m., beer/ wine service is 6-9:30 p.m.) | 5:00 - 9:30 pm

Please submit requests by mail, e-mail or fax at least *NINETY (90)* ***days in advance of the event*** to allow for preparation and review of the Resolution and scheduling on Council's agenda. Requests may be sent by e-mail (slardis@columbiasc.net), fax (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 your review as well as to the Police Department Special Events office and to Parks and Recreation if the event is to be held in a City park.

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

This form **should not** be used to request use of City property for **private** events (birthday, retirement, anniversary parties, etc.) nor for sidewalk sales or neighborhood block parties. Requests for private events at City parks should be made through the Parks and Recreation Department. Requests for sidewalk sales should be made to the City Manager. Requests for street closings for private neighborhood block parties should be made to the Police Department Special Events and Public Safety.

Legal Department - Shari Ardis; 737-4242; slardis@columbiasc.net
Police Department Special Events - Officer Robert Hall; 545-3535; rjhall@columbiasc.net
Parks and Recreation - Loretta Coleman; 545-3100; lacoleman@columbiasc.net
Police Department Public Safety - Verna York; 545-3391; vbyork@columbiasc.net

R-2016-066

Vista Lights

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W E
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WASHINGTON ST
LADY ST
GADSDEN ST
GERVAIS ST
ASSEMBLY ST
PARK ST
LINCOLN ST
SENATE ST
WAYNE ST

CITY OF COLUMBIA, S.C.
JUSTITIA VIRTUTUM REGINA
We Are Columbia

Both Sides of the Street

Legend

Vista Lights

Perimeter Clean-up Boundary

0 62.5 125 250 375 500
Feet

Document Path: W:\GIS\GIS_COC_Projects\Departments\Public_Works\Administration\20140519_Crawfish_jrtinsley\mxd\09172015_jrtinsley_VistaLights.mxd

We Are Columbia

MEETING DATE: **September 20, 2016**

DEPARTMENT: **Legal**

FROM: ***Shari Ardis, Legal Administrator***

SUBJECT: **Resolution No.: R-2016-068 - Authorizing consumption of beer and wine beverages only at the USC Alumni Center Homecoming Celebration and Grand Opening of Foundation Square on November 4, 2016**

FINANCIAL IMPACT:

ATTACHMENTS:

- R-2016-068 USC Alumni Center Concert (Nov 4) (PDF)

LEGAL DEPARTMENT DRAFT

RESOLUTION NO.: R-2016-068

Authorizing consumption of beer and wine beverages only at the USC Alumni Center Homecoming Celebration and Grand Opening of Foundation Square on November 4, 2016

WHEREAS, the My Carolina Alumni Association of the University of South Carolina ("Sponsor") is sponsoring the USC Alumni Center Homecoming Celebration and Grand Opening of Foundation Square in the 800 and 900 blocks of Greene Street between Lincoln Street and Park Street and the 700 and 800 blocks of Lincoln Street between College Street and Devine Street on Friday, November 4, 2016; and,

WHEREAS, Sponsor has requested permission for the temporary closing and use of the 900 block of Greene Street between Lincoln Street and Park Street from 1:30 p.m. until midnight and the 800 block of Greene Street between Lincoln Street and Park Street, and the 700 and 800 blocks of Lincoln Street between College Street and Devine Street from 3:00 p.m. until midnight on Friday, November 4, 2016 for set up before and clean up after the event; for crowd control, overflow and staging of the event to be held on Friday, November 4, 2016 from 5:30 p.m. until 10:00 p.m., and for patrons to consume beer and wine beverages only at the event during the hours of 5:30 p.m. until 9:30 p.m. on Friday, November 4, 2016; and,

WHEREAS, it has been determined that such an event would be in the public interest; NOW, THEREFORE,

BE IT RESOLVED by the Mayor and Council this ___ day of _____, 2016, that the sale of beer and wine beverages only is authorized between the hours of 6:00 p.m. and 9:30 p.m. on Friday, November 4, 2016; and,

BE IT FURTHER RESOLVED that possession and consumption of alcoholic liquors or alcoholic beverages other than beer and/or wine beverages 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, within the event area are prohibited; and,

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

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

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

BE IT FURTHER RESOLVED that during the designated time that the closed portion of the 800 and 900 blocks of Greene Street between Lincoln Street and Park Street and the 700 and 800 blocks of Lincoln Street

LEGAL DEPARTMENT DRAFT

between College Street and Devine 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 800 and 900 blocks of Greene Street between Lincoln Street and Park Street and the 700 and 800 blocks of Lincoln Street between College Street and Devine 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 plastic cups, plastic or aluminum bottles or aluminum cans provided by vendors within the areas designated.

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

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

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

BE IT FURTHER RESOLVED that in the event of inclement weather on Friday, November 4, 2016, the City Manager is authorized to approve the rescheduling of the event for another date within one (1) week from the date of the originally scheduled event upon receiving twenty-four (24) hours written notice requesting the rescheduling of the event. The hours of operation for the event, service of beer and wine beverages only at the event and closing of streets for set up, clean up and crowd control of the event shall remain as outlined above.

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

Requested by:

Assistant City Manager Gentry

Approved by:

City Manager

Approved as to form:

City Attorney

Mayor

ATTEST:

City Clerk

Introduced:
Final Reading:

Last revised: 9/7/2016
1617090501

DATE OF REQUEST: 8/31/16

REQUESTOR'S NAME/CONTACT INFORMATION (E-MAIL/ PHONE#/FAX#): Lynn Bradley
777-3989. 608-1489
lynnb@mailbox.sc.edu

EVENT NAME/PURPOSE (i.e., St. Patrick's/Charity Fund-raiser: Homecoming Celebration and Grand Opening of Foundation Square

DATE(S) OF EVENTS: Friday, November 4, 2016

LOCATION OF EVENT (i.e., Amphitheater area of Finlay Park; 1300 and 1400 blocks of Main Street between Lady Street and Hampton Street): 800 and 900 block of Greene St. between Lincoln St and Park St.
800 and 700 block of Lincoln Street between College St and Devine St.

STREET(S) TO BE CLOSED (i.e., 1300 and 1400 blocks of Main Street between Lady Street and Hampton Street): 800 and 900 blocks of Greene Street and 800 and 700 blocks of Lincoln St.

HOURS FOR STREET(S) TO BE CLOSED (i.e., 5:00 p.m. - 12:00 a.m. ALLOW TIME FOR SET UP/CLEAN UP: 1:30 p.m. - midnight 900 block of Greene Street
3:00 p.m. - midnight 800 block of Greene Street and 800 and 700 blacks of Lincoln Street

HOURS OF EVENT (i.e., 6:00 p.m. - 10:00 p.m.)*: 5:30-10:00 p.m.

HOURS OF SERVICE OF BEER/WINE (Service should end one-half hour prior to end of event, i.e., event is 6-10 p.m., beer/wine service is 6-9:30 p.m.)*: 5:30 - 9:30 p.m.

Requests should be submitted by mail, e-mail or fax at least ***NINETY (90) days in advance of the event*** to allow for preparation and review of the Resolution and scheduling on Council's agenda. Requests may be sent by e-mail (slardis@columbiasc.net), fax (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 Police Department Special Events office and to Parks and Recreation if the event is to be held in a City park. 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.

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

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

This form **should not** be used to request use of City property for **private** events (birthday, retirement, anniversary parties, etc.) nor for sidewalk sales or neighborhood block parties. Requests for private events at City parks should be made through the Parks and Recreation Department. Requests for sidewalk sales should be made to the City Manager. Requests for street closings for private neighborhood block parties should be made to the Police Department Special Events and Public Safety. If food is to be cooked at the event contact the Assistant Fire Chief Carmen Floyd at (803) 545-3402 or cfdcfloyd@columbiasc.net.

Legal Department - Shari Ardis; 737-4242; slardis@columbiasc.net
Police Department Special Events - Officer Robert Hall; 545-3535; rjhall@columbiasc.net
Parks and Recreation - Loretta Coleman; 545-3100; lacoleman@columbiasc.net
Police Department Community Services - Brenda Murphy; 545-3507; bmmurphy@columbiasc.net

R-2016068
161709501

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Alumni Center Event

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CITY of COLUMBIA, S.C.
JUSTITIA VIRTUTUM REGINA
We Are Columbia

1000 LINCOLN ST
1000 PARK ST
1000 PENDLETON ST
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900 PARK ST
1000 COLLEGE ST
800 ASSEMBLY ST
900 GADSDEN ST
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901 BLOSSOM ST
500 PARK ST
801 BLOSSOM ST
500 LINCOLN ST
523 GADSDEN ST
RATERNITY CIR

Both Sides of the Street

Legend

Alumni Center Event

Perimeter Clean-up Boundary

0 62.5 125 250 375 500
Feet

Document Path: W:\GIS\GIS_COC_Projects\Departments\Public_Works\Administration\20140519_Crawfish_jrtinsley\mxd\09082016_AlumniEvent.mxd

We Are Columbia

MEETING DATE: **September 20, 2016**

DEPARTMENT: **Human Resources**

FROM: ***Pam Benjamin,***

SUBJECT: **Introduction of the July 2016 Employee of the Month (Ms. Miranda Lurks, Telecommunicator) - Ms. Kimberly Gathers, Director of Columbia-Richland 911 Communications Center**

FINANCIAL IMPACT:

ATTACHMENTS:

- July 2016 Employee of the Month Nomination (PDF)

We Are Columbia

EMPLOYEE OF THE MONTH NOMINATION FORM

NAME OF NOMINATED EMPLOYEE: MIRANDA LURKS

EMPLOYEE'S DEPARTMENT/DIVISION: COLUMBIA - RICHLAND 911 COMMUNICATIONS

Employee's Title: TELECOMMUNICATOR Date of Hire: 09/17/2012

Name of Nominator: NATALIE SIMONS Date: 07/13/2016

Signatures of supervisor, division head, department head and if applicable, Assistant City Manager:

Name: _____ Title: Supervisor

Name: Jacquelyn Richberg Title: Division Head

Name: Kimberly Bathea Title: Department Head

Name: _____ Title: City Manager

Nominator should provide three other employees' names who may be contacted concerning the work of the nominated employee.

Name: Lii D. Ivy Division: 911 Communications

Name: Sarah Ayer Division: 911 Communications

Name: Shenique Lloyd Division: 911 Communications

CRITERIA FOR BEING NOMINATED EMPLOYEE OF THE MONTH

- The nominated employee must have been employed by the City of Columbia for at least one (1) full year.
- The nominated employee must have low absenteeism and tardiness.
- The nominated employee must have maintained and projected a positive attitude and a willingness to get along well with co-workers and the public.
- The nominated employee must have shown a willingness to perform any assigned duties in the highest standards possible and enhanced the department's ability to better serve the citizens of the City of Columbia.
- The nominated employee must have maintained a professional appearance and manner.
- The nominated employee must have demonstrated an allegiance to the City and be a team player who supports others' efforts to achieve the goals of the City of Columbia.
- The nominated employee should have earned the respect of co-workers.
- Special considerations may be given to employees who participate in extracurricular activities that benefit the City of Columbia.

RECEIVED
JUL 22 2016
HR/EMPLOYMENT

THE DETAILED NARRATIVE MUST CITE SPECIFIC EXAMPLES THAT DEMONSTRATE THE CRITERIA FOR NOMINATION OF THIS AWARD. NOMINATIONS RECEIVED THAT DO NOT MEET THE CRITERIA WILL NOT BE CONSIDERED.

CITY OF COLUMBIA

Columbia – Richland 9-1-1 Communications

1800 Laurel St | Columbia, South Carolina 29201
Phone: 803-988-8005 Fax: 803-255-8139

2016 COC July Employee of the Month

Group #6 : 911 Communications
Nominated Employee: Miranda Lurks – Telecommunicator S/S

Miranda Lurks is being nominated as City of Columbia's July Employee of the Month. She was initially hired by the City back in 1985 and has since then served in many capacities. It was not until 2012 that she retired; however she returned to work later that year (re-hire date September 17, 2012). Her dedication to the City is truly remarkable. Over the years, she has served in the role of a Call Taker, Telecommunicator, Shift Supervisor, and Shift Manager. While she currently holds the position as a Telecommunicator (with the Columbia-Richland 911 Communications Department), her extensive knowledge allows the Center to utilize her for in depth administrative support.

Lurks exerts such a positive image and has established great working relationships with many of the emergency responders as well as citizens and other affiliates of Columbia-Richland 911 Communications. She is very prompt and always courteous and professional. Just recently she was recognized as being a "Superstar" for all of the behind the scenes work she does (ex: she has also provided support in the preparation for community events and functions the department has participated in. Often times her efforts tend to go unacknowledged; however she plays such a significant role in keeping the Center functioning smoothly. Additionally, she does not hesitate to adjust her schedule to provide Operational support or supervisor coverage (as needed).

It is evident that Lurks is proud to be an employee of Columbia-Richland 911 Communications and enjoys serving the citizens of Columbia and Richland County. Regardless of the role she was/is in, she always offers a tremendous amount of support/service to the citizens, emergency responders, and other affiliates of Columbia-Richland 911 Communications and she does so to the best of her ability with emphasis on rendering professional, efficient, courteous and respectful service with the utmost sense of urgency. For the many reasons mentioned above, it is my honor to nominate Miranda Lurks as the City of Columbia's July Employee of the Month.

We Are Columbia

MEETING DATE: **September 20, 2016**

DEPARTMENT: **Public & Media Relations**

FROM: ***Leshia Utsey, Director***

SUBJECT: **Presentation of the Commission on Accreditation for Law Enforcement Award to the Columbia-Richland 911 Communications Center**

PRESENTER: **City Manager or City Council**

FINANCIAL IMPACT:

We Are Columbia

MEETING DATE: **September 20, 2016**

DEPARTMENT: **City Clerk**

FROM: ***Erika Moore, City Clerk***

SUBJECT: **National Museum of African American History and Culture Day Proclamation - The Honorable Mayor Stephen K. Benjamin**

FINANCIAL IMPACT:

ATTACHMENTS:

- National Museum of African American History and Culture Day (3) (PDF)

City of Columbia
A Proclamation

WHEREAS, for one hundred and fifty years, from Black Civil War veterans who helped to reunite the nation and end slavery, to the architects of the passage of the 13th Amendment abolishing slavery, to the formerly enslaved and their children who marched together in Washington in 1915, and to the icons, institutions, and foot-soldiers who launched powerful campaigns in the 1960s, 1980s and 1990s, on behalf of their collective legacy of hope, courage and triumph, honoring centuries and generations of people of African descent brought to this nation; and

WHEREAS, as a result of bipartisan support from Congress, President George W. Bush signed legislation on December 16, 2003 to build a National Museum devoted to the documentation of African American life, art, history, and culture and encompasses on a national level the period of slavery; the era of Reconstruction; the Harlem renaissance; the Civil Rights Movement; and other periods associated with African American life, art, history, and culture; and

WHEREAS, this Museum's Dedication involves partners across the country, who will have the opportunity to honor, commemorate, remember, and participate in celebrating the opening on dedication day and throughout the year. Participants in this national celebration include the US Conference of Mayors, cultural partners and friends, community groups, churches and a host of other organizations; and

WHEREAS, today this Museum stands on grounds once tilled by the enslaved, next to the Washington Monument and within the shadow of the White House; This Museum is a place for collaboration and a beacon to draw millions from cities, counties, and parishes throughout America to Washington and then take their experiences back with them for deeper contemplation and examination in their local communities; This is a place to better understand and transform America's history in a local and national context.

NOW, THEREFORE I, Stephen K. Benjamin, Mayor of the City of Columbia, South Carolina, along with my fellow members of Columbia City Council, do hereby proclaim September 24, 2016 as

National Museum of African American History and Culture Day

in the great City of Columbia and urge my fellow citizens to recognize and participate in its observance.

_____

Stephen K. Benjamin
Mayor

Sam Davis *District I, Council Member*	*Tameika Isaac Devine* *At-Large, Council Member*
Leona Plaugh *District IV, Council Member*	*Moe Baddourah* *District III, Council Member*
Howard E. Duvall, Jr. *At-Large, Council Member*	*Edward H. McDowell, Jr.* *District II, Council Member*

We Are Columbia

MEETING DATE: **September 20, 2016**

DEPARTMENT: **City Clerk**

FROM: ***Erika Moore, City Clerk***

SUBJECT: **Columbia Museum of Art Update - Ms. Karen Brosius, Executive Director / Columbia Museum of Art**

PRESENTER: **Ms. Karen Brosius, Executive Director**

FINANCIAL IMPACT:

ATTACHMENTS:

- Columbia Museum of Art 9-20 presentation (PDF)

Columbia Museum of Art

CITY of COLUMBIA, S.C. JUSTITIA VIRTUTUM REGINA
We Are Columbia

Your Partner in Making Columbia a World-Class City

Thank You for Your Support!





What A Year CMA!

Tourism & Attendance



- Over 1.3 million people in the past 10 years
- 250,000 youth served
- Attendance & Outreach in 2016: 138,000
- 79% from outside the City of Columbia

The National Stage



The National Medal and the SC Governor's Award for the Arts

GARDEN & GUN

Southern Living
Modern Life. Southern Style.

The International Stage



Partnership Snapshot

Main Street District Partnerships +

- Business: Mast General Store, Marriott, The Whig, BB&T, Nelson Mullins
- City Center Partnership
- First Thursdays on Main
- Jam Room Music Festival
- The Nickelodeon
- Richland Library

Cultural and Educational Partnerships +

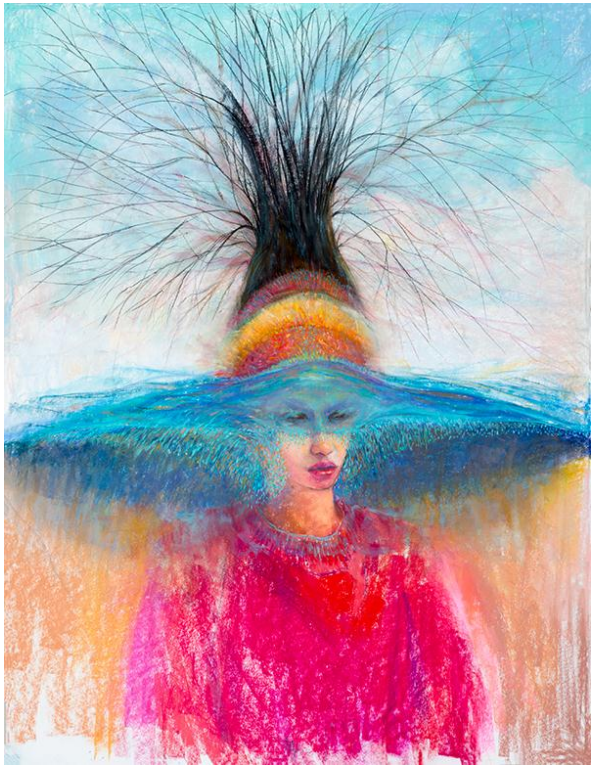
- All Richland and Lexington School Districts
- Allen University, Benedict College, Columbia College, and USC
- Central Carolina Community Foundation
- Historic Columbia Foundation
- SCETV
- S.C. Philharmonic
- S.C. State Library, Dept. of Education, and Arts Commission
- S.C. State Museum
- Trustus Theatre

This Year

CUT!
Costume and the Cinema



Enduring Spirit
The Art of Tyrone Geter

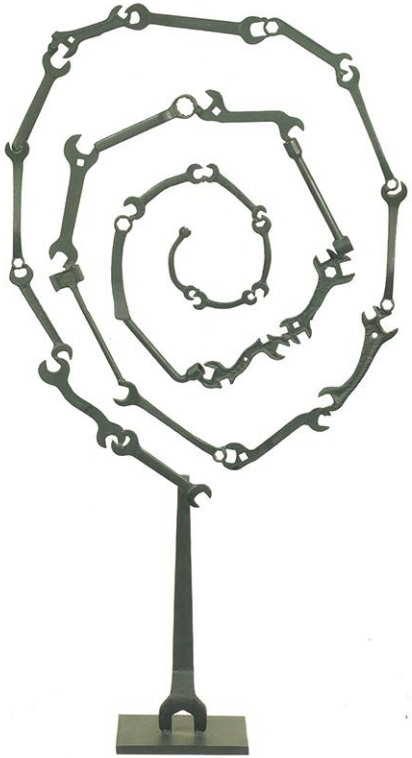


This Year

Salvador Dalí's Fantastical Fairy Tales

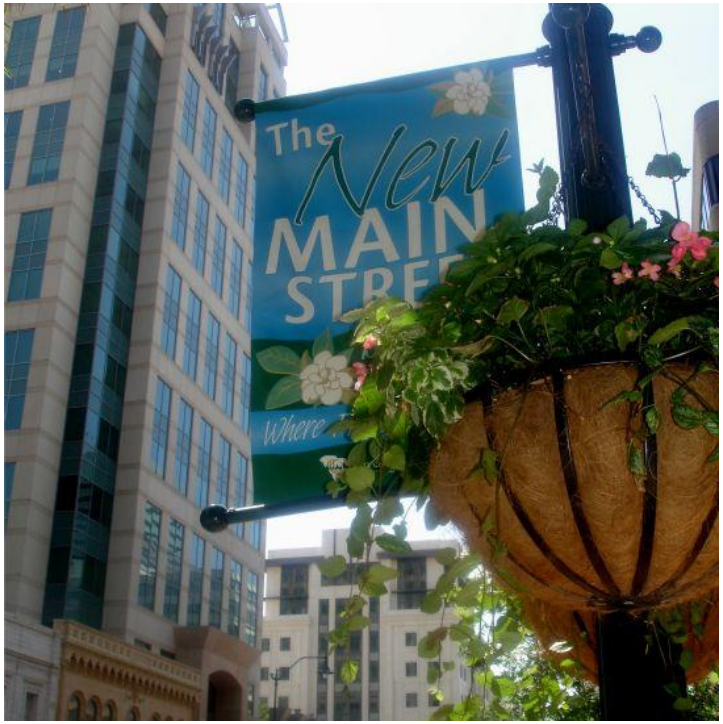


ReTooled



Exciting Renovations

It's About Our City





Exciting Renovations

It’s About Our Community





Exciting Renovations

It’s About Our Kids





Thank You!

We Are Columbia

We Are Columbia

MEETING DATE: **September 20, 2016**

DEPARTMENT: **Planning and Development Services**

FROM: ***Krista Hampton, Director***

SUBJECT: **Building Codes in Effect for South Carolina and City of Columbia (Items 31-39)**

FINANCIAL IMPACT:

ATTACHMENTS:

- 2016 Memo To Council RE Code Changes (PDF)
- International Code Council - 2015 Codes

We Are Columbia

MEMORANDUM

TO: City Council
FROM: Krista Hampton, Director of Planning and Development Services
CC: Teresa Wilson, City Manager and Melissa Smith-Gentry, ACM - Operations
DATE: September 13, 2016
RE: Building Codes in Effect for South Carolina and Columbia

Council is asked to approve ordinances to adopt the most recent mandated building codes. Every municipality and county in South Carolina must enforce the mandatory building codes referenced in Section 6-9-50 of the South Carolina Code of Laws, 1976 as Amended (SC Code), after they are reviewed and adopted by the Building Codes Council (Council). Municipalities and counties are restricted from writing or publishing any other building code, in whole or in part or adopting and enforcing building codes other than those referenced in Section 6- 9-50 of the SC Code.

Unless modified by Council, all chapters (except the Administrative Chapter) of all codes must be enforced in their entirety. Until July 2016, these had been the 2012 set of codes as published by the International Codes Council. The state recently updated the adopted codes to reflect the 2015 cycle, except for the Electric and the Energy Conservation Codes, which are 2014 and 2009 respectively.

Chapter 5 of City of Columbia Code of Ordinances further codifies the adoption of theses codes. The series of ordinances presented for Council's consideration will amend the code to reflect the new cycle as adopted by the state. The South Carolina Codes Council only permits modifications to the codes as they relate to the qualification, appointment, duties, and removal of the Building Official (Administrative Chapter). The ordinances proposed for Council consideration exclude this section and instead we employ City policies and procedures for such matters.

We Are Columbia

MEETING DATE: **September 20, 2016**

DEPARTMENT: **Legal**

FROM: ***Shari Ardis, Legal Administrator***

SUBJECT: **Ordinance No.: 2016-068 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 5, Article II, Building and Technical Codes, Division 2, Building Code, Sec. 5-51, Adoption; conflicting provisions**

FINANCIAL IMPACT:

ATTACHMENTS:

- 2016-068 amend Sec. 5-51, Adoption; conflicting provisions 2015 Building Code (PDF)

ORDINANCE NO.: 2016-068

Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 5, Article II, Building and Technical Codes, Division 2, Building Code, Sec. 5-51, Adoption; conflicting provisions

BE IT ORDAINED by the Mayor and Council this ___ day of _____, 2016, that Chapter 5, Article II, Building and Technical Codes, Division 2, Building Code, Sec. 5-51, Adoption; conflicting provisions, of the 1998 Code of Ordinances of The City of Columbia, South Carolina, is amended to read as follows:

Sec. 5-51. Adoption; conflicting provisions.

(a) There is hereby adopted by and for the city the International Building Code ~~2012~~ **2015** edition, as modified by amendment of the South Carolina Building Code Council, which code is published separately in book form and is adopted by reference as though copied fully in this section, as published by the International Code Council, Inc. Specifically excluded from the adoption of the International Code referenced herein Section 103 in its entirety, and its subsections (enumerated as 103.1, 103.2, 103.3 and 104.8). Any other provision not specifically excluded above which concerns the qualification, removal, dismissal and duties of the building official or any other city official or employee are deemed excluded from this section. A file of record of this code is in the offices of the city clerk and building official.

(b) In the event of any conflict between the provisions of the code adopted by this section and state law or city ordinances, rules or regulations, then the code adopted by this section shall prevail and be controlling unless the code is specifically amended by state law which shall prevail and be controlling.

This ordinance is effective as of final reading.

Requested by:

Assistant City Manager Gentry

_____
Mayor

Approved by:

_____
City Manager

Approved as to form:

_____
City Attorney

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

DRAFT

We Are Columbia

MEETING DATE: **September 20, 2016**

DEPARTMENT: **Legal**

FROM: ***Shari Ardis, Legal Administrator***

SUBJECT: **Ordinance No.: 2016-069 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 5, Article II, Building and Technical Codes, Division 3, Gas Code, Sec. 5-71, Adoption; Conflicting provision**

FINANCIAL IMPACT:

ATTACHMENTS:

- 2016-069 amend Sec. 5-71, Adoption; conflicting provisions 2015 Gas Code (PDF)

ORDINANCE NO.: 2016-069

Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 5, Article II, Building and Technical Codes, Division 3, Gas Code, Sec. 5-71, Adoption; conflicting provisions

BE IT ORDAINED by the Mayor and Council this ___ day of _____, 2016, that Chapter 5, Article II, Building and Technical Codes, Division 3, Gas Code, Sec. 5-71, Adoption; conflicting provisions, of the 1998 Code of Ordinances of The City of Columbia, South Carolina, is amended to read as follows:

Sec. 5-71. Adoption; conflicting provisions.

(a) There is hereby adopted for the city the International Fuel Gas Code, ~~2012~~ **2015** edition as adopted and modified by amendment of the South Carolina Building Code Council, published by the International Code Council, Inc., which code is published separately in book form and is adopted by reference as though copied fully in this section. Specifically excluded from the adoption of the International Code referenced herein is Section 103 and its subsections (enumerated as Sections 103.1, 103.2, 103.3 and 103.4). Any other provision not specifically excluded above which concerns the qualification, removal, dismissal and duties of the building official or any other city official or employee are deemed excluded from this section. A file of record of this code is in the offices of the city clerk and building official.

(b) In the event of any conflict between the provisions of the code adopted by this section and state law or city ordinances, rules or regulations, then the code adopted by this section shall prevail and be controlling unless the code is specifically amended by state law which shall prevail and be controlling.

This ordinance is effective as of final reading.

Requested by:

Assistant City Manager Gentry

_____
Mayor

Approved by:

_____
City Manager

Approved as to form:

_____
City Attorney

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

Last Revised: 8/3/2016
1617080223

DRAFT

We Are Columbia

MEETING DATE: **September 20, 2016**

DEPARTMENT: **Legal**

FROM: ***Shari Ardis, Legal Administrator***

SUBJECT: **Ordinance No.: 2016-070 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 5, Article II, Building and Technical Codes, Division 4, Plumbing Code, Sec. 5-91, Adoption; conflicting provisions**

FINANCIAL IMPACT:

ATTACHMENTS:

- 2016-070 amend Sec. 5-91, Adoption; conflicting provisions 2015 Plumbing Code (PDF)

ORDINANCE NO.: 2016-070

Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 5, Article II, Building and Technical Codes, Division 4, Plumbing Code, Sec. 5-91, Adoption; conflicting provisions

BE IT ORDAINED by the Mayor and Council this ____ day of _____, 2016, that Chapter 5, Article II, Building and Technical Codes, Division 4, Plumbing Code, Sec. 5-91, Adoption; conflicting provisions, of the 1998 Code of Ordinances of The City of Columbia, South Carolina, is amended to read as follows:

Sec. 5-91. Adoption; conflicting provisions.

(a) There is hereby adopted for the city the International Plumbing Code, ~~2012~~ **2015** edition, as adopted by the South Carolina Building Code Council, published by the International Code Council, Inc., which code is published separately in book form and is adopted by reference as though copied fully in this section. Specifically excluded from the adoption of the International Code referenced herein is Section 103 and its subsections (enumerated as Sections 103.1, 103.2, 103.3 and 103.4.) Any other provision not specifically excluded above which concerns the qualification, removal, dismissal and duties of the building official or any other city official or employee are deemed excluded from this section. A file of record of this code is in the offices of the city clerk and building official.

(b) In the event of any conflict between the provisions of the code adopted by this section and state law or city ordinances, rules or regulations, then the code adopted by this section shall prevail and be controlling unless the code is specifically amended by state law which shall prevail and be controlling.

This ordinance is effective as of final reading.

Requested by:

Assistant City Manager Gentry

_____
Mayor

Approved by:

_____
City Manager

Approved as to form:

_____
City Attorney

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

DRAFT

We Are Columbia

MEETING DATE: **September 20, 2016**

DEPARTMENT: **Legal**

FROM: ***Shari Ardis, Legal Administrator***

SUBJECT: **Ordinance No.: 2016-071 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 5, Article II, Building and Technical Codes, Division 5, Electric Code, Sec. 5-111, Adoption; conflicting provisions**

FINANCIAL IMPACT:

ATTACHMENTS:

- 2016-071 amend Sec. 5-111, Adoption; conflicting provisions 2014 Electric Code (PDF)

ORDINANCE NO.: 2016-071

Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 5, Article II, Building and Technical Codes, Division 5, Electric Code, Sec. 5-111, Adoption; conflicting provisions

BE IT ORDAINED by the Mayor and Council this ____ day of _____, 2016, that Chapter 5, Article II, Building and Technical Codes, Division 5, Electric Code, Sec. 5-111, Adoption; conflicting provisions, is amended to read as follows:

Sec. 5-111. Adoption; conflicting provisions.

(a) There is hereby adopted for the city the National Electric Code, ~~2011~~ **2014** edition, published by the National Fire Protection Association (NFPA), as adopted by the South Carolina Building Code Council, which code is published separately in book form and is adopted by reference as though copied fully in this section. Any provision not specifically excluded above which concerns the qualification, removal, dismissal and duties of the building official or any other city official or employee are deemed excluded from this section. A file of record of this code is in the office of the city clerk and building official. Any other provision not specifically excluded above which concerns the qualification, removal, dismissal and duties of the building official or any other city official or employee are deemed excluded from this section. A file of record of this code is in the offices of the city clerk and building official.

(b) In the event of any conflict between the provisions of the code adopted by this section and, state law or city ordinances, rules or regulations, then the code adopted by this section shall prevail and be controlling unless the code is specifically amended by state law which shall prevail and be controlling.

This ordinance is effective as of final reading.

Requested by:

Assistant City Manager Gentry

_____
Mayor

Approved by:

_____
City Manager

Approved as to form:

_____
City Attorney

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

DRAFT

We Are Columbia

MEETING DATE: **September 20, 2016**

DEPARTMENT: **Legal**

FROM: ***Shari Ardis, Legal Administrator***

SUBJECT: **Ordinance No.: 2016-072 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 5, Article II, Building and Technical Codes, Division 6, Mechanical Code, Sec. 5-131, Adoption; conflicting provisions**

FINANCIAL IMPACT:

ATTACHMENTS:

- 2016-072 amend Sec. 5-131, Adoption; conflicting provisions 2015 Mechanical Code (PDF)

ORDINANCE NO.: 2016-072

Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 5, Article II, Building and Technical Codes, Division 6, Mechanical Code, Sec. 5-131, Adoption; conflicting provisions

BE IT ORDAINED by the Mayor and Council this ___ day of _____, 2016, that Chapter 5, Article II, Building and Technical Codes, Division 6, Mechanical Code, Sec. 5-131, Adoption; conflicting provisions, of the 1998 Code of Ordinances of The City of Columbia, South Carolina, is amended to read as follows:

Sec. 5-131. Adoption; conflicting provisions.

(a) There is hereby adopted by and for the city the International Mechanical Code, ~~2012~~ **2015** edition as adopted by the South Carolina Building Code Council, published by the International Code Council, Inc., which code is published separately in book form and is adopted by reference as though copied fully in this section. Specifically excluded from the adoption of the International Code referenced herein is Section 103 and its subsections (enumerated as Sections 103.1, 103.2, 103.3 and 103.4). Any other provision not specifically excluded above which concerns the qualification, removal, dismissal and duties of the building official or any other city official or employee are deemed excluded from this section. A file of record of this code is in the offices of the city clerk and building official.

(b) In the event of any conflict between the provisions of the code adopted by this section and state law or city ordinances, rules or regulations, then the code adopted by this section shall prevail and be controlling unless the code is specifically amended by state law which shall prevail and be controlling.

This ordinance is effective as of final reading.

Requested by:

Assistant City Manager Gentry

Approved by:

City Manager

Approved as to form:

City Attorney

_____
Mayor

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

Last Revised: 8/3/2016
1617080226

DRAFT

We Are Columbia

MEETING DATE: **September 20, 2016**

DEPARTMENT: **Legal**

FROM: ***Shari Ardis, Legal Administrator***

SUBJECT: **Ordinance No.: 2016-073 - Amending Code of Ordinances of the City of Columbia, South Carolina, Chapter 5, Buildings and Building Regulations, Article II, Building and Technical Codes, Division 7, Property Maintenance Code, Sec. 5-151, Adoption; conflicting provisions**

FINANCIAL IMPACT:

ATTACHMENTS:

- 2016-073 amend Sec. 5-151, Adoption; conflicting provisions 2015 Property Maintenance Code (PDF)

ORDINANCE NO.: 2016-073

Amending Code of Ordinances of the City of Columbia, South Carolina, Chapter 5, Buildings and Building Regulations, Article II, Building and Technical Codes, Division 7, Property Maintenance Code, Sec. 5-151, Adoption; conflicting provisions

BE IT ORDAINED by the Mayor and Council this ___ day of _____, 2016, that the Code of Ordinances of the City of Columbia, South Carolina, Chapter 5, Buildings and Building Regulations, Article II, Building and Technical Codes, Division 7, Property Maintenance Code, Sec. 5-151, Adoption; conflicting provisions, is amended as follows:

Sec. 5-151. Adoption; conflicting provisions.

(a) There is hereby adopted by and for the city the International Property Maintenance Code ~~2012~~ **2015** edition as published by the International Code Council Inc., which code is published separately in book form and is adopted by reference as though copied fully in this section. Specifically excluded from the adoption of the Property Maintenance Code is Section 103, and its subsections (enumerated as 103.1 103.2, 103.3, 103.4 and 103.5). Any other provision not specifically excluded above which concerns the qualification, removal, dismissal and duties of the building official or any other city official or employee are deemed excluded from this section. A file of record of this code is in the offices of the city clerk and building official.

(b) Section 111.1 of the ~~2012~~ **2015** International Property Maintenance Code is amended to read as follows:

111.1 Application for appeal. Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for appeal is filed within 20 days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intention of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means, or that the strict application of any requirement of this code would cause an undue hardship.

(c) Section 302.4 of the ~~2012~~ **2015** International Property Maintenance Code is amended to read as follows:

302.4 Weeds. All premises and exterior property shall be maintained free from weeds or plant growth in excess of one foot on the average. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

(d) Section 304.14 of the ~~2012~~ **2015** International Property Maintenance Code is amended to read as follows:

304.14 Insect Screens. During the period from January 1st to December 31st, every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human

consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

Exception: Screens shall not be required where other approved means, such as air curtains or insect repellent fans, are employed.

(e) In the event of any conflict between the provisions of the code adopted by this section and state law or city ordinances, rules or regulations, then the code adopted by this section shall prevail and be controlling unless the code is specifically amended by state law which shall prevail and be controlling.

This Ordinance shall become effective upon second reading.

Requested by:

Assistant City Manager Gentry

Approved by:

City Manager

Approved as to form:

City Attorney

Mayor

ATTEST:

City Clerk

Introduced:
Final Reading:

DRAFT

We Are Columbia

MEETING DATE: **September 20, 2016**

DEPARTMENT: **Legal**

FROM: ***Shari Ardis, Legal Administrator***

SUBJECT: **Ordinance No.: 2016-074 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 5, Buildings and Building Regulations, Article II, Building and Technical Code, Division 8, Sec. 5-171, Adoption; conflicting provisions**

FINANCIAL IMPACT:

ATTACHMENTS:

- 2016-074 amend Sec. 5-171. Adoption; conflicting provisions 2009 Energy Conservation Code (PDF)

ORDINANCE NO.: 2016-074

Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 5, Buildings and Building Regulations, Article II, Building and Technical Code, Division 8, Sec. 5-171, Adoption; conflicting provisions

BE IT ORDAINED by the Mayor and Council this ____ day of _____, 2016, that the 1998 Code of Ordinances of The City of Columbia, South Carolina, Chapter 5, Buildings and Building Regulations, Article II, Building and Technical Code, Division 8, Sec. 5-171, Adoption; conflicting provisions, is amended to read as follows:

Sec. 5-171. Adoption; conflicting provisions.

(a) There is hereby adopted by and for the city the International Energy Conservation Code ~~2006~~ **2009** edition as adopted by the South Carolina Building Code Council, Inc., which code is published separately in book form and is adopted by reference as though copied fully in this section. Any provision concerning the qualification, removal, dismissal and duties of the building official or any other city employee are deemed excluded from this section. A file of record of this code is in the offices of the city clerk and building official.

(b) In the event of any conflict between the provisions of the code adopted by this section and state law or city ordinances, rules or regulations, then the code adopted by this section shall prevail and be controlling unless the code is specifically amended by state law which shall prevail and be controlling.

This ordinance is effective as of final reading.

Requested by:

Assistant City Manager Gentry

_____
Mayor

Approved by:

_____
City Manager

Approved as to form:

_____
City Attorney

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

We Are Columbia

MEETING DATE: **September 20, 2016**

DEPARTMENT: **Legal**

FROM: ***Shari Ardis, Legal Administrator***

SUBJECT: **Ordinance No.: 2016-075 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 5, Article II, Building and Technical Codes, Division 9, International Residential Code for One- and Two Family Dwellings, Sec. 5-191, Adoption; conflicting provisions**

FINANCIAL IMPACT:

ATTACHMENTS:

- 2016-075 amend Sec. 5-191, Adoption; conflicting provisions 2015 Residential Building Code (PDF)

ORDINANCE NO.: 2016-075

Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 5, Article II, Building and Technical Codes, Division 9, International Residential Code for One- and Two- Family Dwellings, Sec. 5-191, Adoption; conflicting provisions

BE IT ORDAINED by the Mayor and Council this ___ day of _____, 2016, that the 1998 Code of Ordinances of the City of Columbia, South Carolina Chapter 5, Article II, Building and Technical Codes, Division 9, International Residential Code for One- and Two- Family Dwellings, Sec. 5-191, Adoption; conflicting provisions, is amended to read as follows:

Sec. 5-191. Adoption; conflicting provisions.

(a) There is hereby adopted by and for the city the ~~2012~~ **2015** International Residential Code for One- and Two-Family Dwellings as adopted and modified by amendment of the South Carolina Building Code Council, which code is published separately in book form and is adopted by reference as though copied fully in this section, as published by the International Code Council, Inc. Specifically excluded from the adoption of the International Residential Code for One- and Two- Family Dwellings referenced herein are Sections R103 in its entirety and its subsections (enumerated as Sections R103.1, R103.2, and R103.3) and R104.8. Any other provision not specifically excluded above which concerns the qualification, removal, dismissal and duties of the building official or any other city official or employee are deemed excluded from this section. A file of record of this code is in the offices of the city clerk and building official.

(b) In the event of any conflict between the provisions of the code adopted by this section and state law or city ordinances, rules or regulations, then the code adopted by this section shall prevail and be controlling unless the code is specifically amended by state law which shall prevail and be controlling unless the code is specifically amended by state law which shall prevail and be controlling.

This ordinance is effective as of final reading.

Requested by:

Assistant City Manager Gentry

Approved by:

City Manager

Approved as to form:

City Attorney

_____
Mayor

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

DRAFT

We Are Columbia

MEETING DATE: **September 20, 2016**

DEPARTMENT: **Legal**

FROM: ***Shari Ardis, Legal Administrator***

SUBJECT: **Ordinance No.: 2016-076 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 9, Fire Prevention and Protection, Article IV, Fire Prevention Code, Sec. 9-61, Adoption**

FINANCIAL IMPACT:

ATTACHMENTS:

- 2016-076 amend Sec. 9-61, Adoption 2015 Fire Prevention Code (PDF)

ORDINANCE NO.: 2016-076

Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 9, Fire Prevention and Protection, Article IV, Fire Prevention Code, Sec. 9-61, Adoption

BE IT ORDAINED by the Mayor and Council this ___ day of _____, 2016, that the 1998 Code of Ordinances of The City of Columbia, South Carolina, Chapter 9, Fire Prevention and Protection, Article IV, Fire Prevention Code, Sec. 9-61, Adoption, is amended to read as follows:

Sec. 9-61. Adoption.

(a) There is hereby adopted by the city council, for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion, that certain code known as the ~~2012~~ **2015** Edition of the International Fire Code as adopted and modified by amendment of the South Carolina Building Code Council and published by the International Code Council, Inc., Section 103 and its subsections (enumerated as Sections 103.1, 103.2, 103.3, 103.4 and 103.4.1) are expressly excluded from the Code of Ordinances of the City of Columbia.

(b) In the event of any conflict between the provisions of the code adopted by this section and state law or city ordinances, rules or regulations, then the code adopted by this section shall prevail and be controlling, unless the code is specifically amended by state law which shall prevail and be controlling.

This ordinance is effective as of final reading.

Requested by:

Assistant City Manager Gentry

_____
Mayor

Approved by:

_____
City Manager

Approved as to form:

_____
City Attorney

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

DRAFT

We Are Columbia

MEETING DATE: **September 20, 2016**

DEPARTMENT: **Legal**

FROM: ***Shari Ardis, Legal Administrator***

SUBJECT: **Ordinance No.: 2016-088 - Authorizing the City Manager to execute a Lease Renewal Agreement with Branch Banking and Trust Company (BB&T) for use of 3905 Ensor Avenue (Lutheran Survey Building)**

FINANCIAL IMPACT:

ATTACHMENTS:

- 2016-088 Lease Renewal 3905 Ensor (BB&T) (PDF)

LEGAL DEPARTMENT DRAFT

ORDINANCE NO.: 2016-088

Authorizing the City Manager to execute a Lease Renewal Agreement with Branch Banking and Trust Company (BB&T) for use of 3905 Ensor Avenue (Lutheran Survey Building)

BE IT ORDAINED by the Mayor and City Council this ___ day of _____, 2016, that the City Manager is authorized to execute the attached Lease Renewal Agreement with Branch Banking and Trust Company (BB&T) for 3905 Ensor Avenue (Lutheran Survey Building).

Requested by:

Assistant City Manager Palen

Approved by:

_____
City Manager

Approved as to form:

Janne J. Lisowski
Senior Assistant City Attorney

_____
Mayor

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

Last revised: 9/9/2016
1617080352

LEASE RENEWAL AGREEMENT
(3905 Ensor Avenue)

This Lease Renewal is made this ___ day of _____, 2016, by and between the City of Columbia (hereinafter "Landlord") and Branch Banking and Trust Company, a North Carolina banking corporation (hereinafter "Tenant").

WHEREAS, the parties hereto entered into a Lease Agreement dated November 29, 2004, as extended by letter dated October 7, 2005; by letter dated September 19, 2006; by First Amendment dated October 3, 2008; and by Second Amendment dated November 29, 2008, and by Third Amendment dated December 16, 2009, and by Fourth Amendment dated April 16, 2013 (collectively the "Lease") for certain premises known as 3905 Ensor Avenue (Lutheran Survey Building) in the City of Columbia, County of Richland, State of South Carolina, as more particularly described herein (there is no more particularly described herein); and,

WHEREAS, the Lease term will expire on November 28, 2016; and

WHEREAS, the Fourth Amendment provided for two (2) additional renewal periods of one (1) year each by written mutual agreement thirty (30) days prior to the expiration of the expiration of the current term; and

WHEREAS, the parties desire to renew the Lease for an additional one (1) year term commencing on November 29, 2016; and,

WHEREAS, the parties agree to renew the Lease on the same terms and conditions set for in the Lease for an additional one (1) year term;

NOW, THEREFORE, for good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereto agree as follows:

1. The aforesaid Lease, a copy of which is attached hereto and incorporated herein by reference thereto, is hereby renewed for a term commencing on November 29, 2016 and terminating at 11:59 p.m. on November 28, 2017.

2. With the exception of the term of the Lease as modified herein, the parties shall be bound by all other terms and conditions of the aforesaid Lease as if fully set out herein and except as modified hereby such terms shall be in full force and effect.

IN WITNESS WHEREOF the duly authorized representatives of the Landlord and the Tenant have caused this Lease Renewal to be executed as of the day and year indicated above.

WITNESSES:

_____

_____

Landlord: CITY OF COLUMBIA

BY: _____
Teresa B. Wilson
ITS: City Manager
DATE: _____

Tenant: Branch Banking and Trust Company

_____ BY: _____

_____ ITS: _____
DATE: _____

APPROVED AS TO FORM
Legal Department City of Columbia, SC

We Are Columbia

MEETING DATE: **September 20, 2016**

DEPARTMENT: **Legal**

FROM: ***Shari Ardis, Legal Administrator***

SUBJECT: **Ordinance No.: 2016-089 - Authorizing the City Manager to execute a Eighth Amendment to Purchase Agreement between the City of Columbia and Bright-Meyers 2001 LLC for the sale of 5.97 +/-acres (Capital City Stadium), Richland County TMS #11204-02-02**

FINANCIAL IMPACT:

ATTACHMENTS:

- 2016-089 Bright-Meyers (Capital Stadium) 8th Amend Purchase Agreement (PDF)

LEGAL DEPARTMENT DRAFT

ORDINANCE NO.: 2016-089

Authorizing the City Manager to execute a Eighth Amendment to Purchase Agreement between the City of Columbia and Bright-Meyers 2001 LLC for the sale of 5.97 +/-acres (Capital City Stadium), Richland County TMS #11204-02-02

BE IT ORDAINED by the Mayor and City Council this ___ day of _____, 2016, that the City Manager is authorized to execute the attached Eighth Amendment to Purchase Agreement, or on a form approved by the City Attorney, between the City of Columbia and Bright-Meyers 2001 LLC for the sale of 5.97 acres +/- (Capital City Stadium), Richland County TMS #11204-02-02.

Requested by:

Assistant City Manager Gentry

Approved by:

_____
City Manager

_____
Mayor

Approved as to form :

Senior Assistant City Attorney

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

EIGHTH AMENDMENT TO PURCHASE AGREEMENT

This Eighth Amendment to Purchase Agreement entered into this ___ day of _____, 2016, by and between the City of Columbia, hereinafter referred to as "Seller", and Bright-Meyers 2001 LLC, hereinafter referred to as "Purchaser".

W I T N E S S E T H:

WHEREAS, Seller and Purchaser have entered into a Purchase Agreement ("Agreement") dated August 27, 2012 ("Agreement"), which gives Purchaser the exclusive right to purchase the property described in the Agreement under the terms and conditions of the Agreement; and,

WHEREAS, the Seller and Purchaser previously amended the Purchase Agreement; and,

WHEREAS, Seller and Purchaser mutually desire to further modify and amend said Agreement; NOW, THEREFORE

IT IS HEREBY AGREED, for and in consideration of the sum of Twenty-Five Thousand and No/100 Dollars ($25,000.00) as additional earnest money, which earnest money shall be applied to the purchase price, the receipt and sufficiency of which is hereby acknowledged, the Agreement is amended as follows:

Paragraph 2(b) is amended to read "Upon delivery of the deed, Buyer shall pay to Seller Nine Hundred and Forty-Six Thousand and No/100 ($946,000.00) Dollars by cashier's check, electronic wire or certified check."

Paragraph 14 is amended to allow for the closing to take place not later than August 1, 2017.

Except as modified and amended hereby, all the terms, covenants and conditions of said Purchase Agreement shall continue and remain in full force and effect.

IN WITNESS WHEREOF, the parties have caused this Eighth Amendment to Purchase Agreement to be executed this day and year first above written.

WITNESSES:

_____

_____

SELLER: CITY OF COLUMBIA

BY: _____
Teresa B. Wilson
ITS: City Manager

PURCHASER: BRIGHT-MEYERS 2001 LLC

_____ BY: _____

_____ ITS: _____

APPROVED AS TO FORM

Legal Department City of Columbia, SC

Last revised: 9/13/2016
1617090506
2016-089

We Are Columbia

MEETING DATE: **September 20, 2016**

DEPARTMENT: **Legal**

FROM: ***Shari Ardis, Legal Administrator***

SUBJECT: **Ordinance No.: 2016-090 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 12, Motor Vehicles and Traffic, Article II, Stopping, Standing and Parking, Division 1, Generally, Sec. 12-43 Parking prohibited during certain hours in designated places; Sec. 12-45 Stopping, Standing or parking in loading zone; Sec. 12-9 Parking for certain purposes prohibited; Sec. 12-51 Use of loading zones; Sec. 12-52 Certain parked vehicles declared nuisance; Division 2 Parking Meter Zones, Sec. 12-72 Location and operation of meters; Sec. 12-73 Marking of spaces; vehicles to be parked within markings; Sec. 12-74 Parking position; Sec. 12-75 Deposit of coin; Sec. 12-76 Overtime parking; Sec. 12-77 Depositing slugs; Sec. 12-78 Defacing or injuring meters; Sec. 12-80 Disposition of revenue; and Sec. 12-81 Exemptions**

FINANCIAL IMPACT:

As previously discussed, various changes to the Parking Ordinance are scheduled to be recommended in the coming months. The first series of changes are proposed in order to reflect current practices. Additional changes will be recommended in the coming months.

ATTACHMENTS:

- 2016-090 amend Ch 12 Art 11 Stopping Standing and Parking (PDF)

LEGAL DEPARTMENT DRAFT

ORDINANCE NO.: 2016-090

Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 12, Motor Vehicles and Traffic, Article II, Stopping, Standing and Parking, Division 1, Generally, Sec. 12-43 Parking prohibited during certain hours in designated places; Sec. 12-45 Stopping, Standing or parking in loading zone; Sec. 12-49 Parking for certain purposes prohibited; Sec. 12-51 Use of loading zones; Sec. 12-52 Certain parked vehicles declared nuisance; Division 2 Parking Meter Zones, Sec. 12-72 Location and operation of meters; Sec. 12-73 Marking of spaces; vehicles to be parked within markings; Sec. 12-74 Parking position; Sec. 12-75 Deposit of coin; Sec. 12-76 Overtime parking; Sec. 12-77 Depositing slugs; Sec. 12-78 Defacing or injuring meters; Sec. 12-80 Disposition of revenue; and Sec. 12-81 Exemptions

BE IT ORDAINED by the Mayor and Council this ____ day of _____, 2016, that the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 12, Motor Vehicles and Traffic, Article II, Stopping, Standing and Parking, Division 1, Generally, Sec. 12-43 Parking prohibited during certain hours in designated places; Sec. 12-45 Stopping, Standing or parking in loading zone; Sec. 12-49 Parking for certain purposes prohibited; Sec. 12-51 Use of loading zones; Sec. 12-52 Certain parked vehicles declared nuisance; Division 2 Parking Meter Zones, Sec. 12-72 Location and operation of meters; Sec. 12-73 Marking of spaces; vehicles to be parked within markings; Sec. 12-74 Parking position; Sec. 12-75 Deposit of coin; Sec. 12-76 Overtime parking; Sec. 12-77 Depositing slugs; Sec. 12-78 Defacing or injuring meters; Sec. 12-80 Disposition of revenue; and Sec. 12-81 Exemptions, are amended to read as follows:

Sec. 12-43. Parking prohibited during certain hours in designated places.
When signs are erected in each block giving notice thereof, no person ~~shall~~ **may** park a vehicle **as prohibited by such signage** between the hours **and days** so designated ~~on any day except Sundays and public holidays~~.

Sec. 12-45. Stopping, standing or parking in loading zone.
(a) No person ~~shall~~ **may** stop, stand or park a vehicle for any purpose or period of time other than for the expeditious loading or unloading of passengers in any place marked as a passenger zone during hours when the regulations applicable to such passenger zone are effective, and then only for a period not to exceed three minutes.
(b) No person ~~shall~~ **may** stop, stand or park a vehicle for any purpose or length of time other than for expeditious unloading and delivery or pickup and loading of materials in any place marked as a loading zone during the hours of ~~8:00~~**7:00** a.m. to 11:00 a.m., Monday through Saturday. In no case shall the stop for loading and unloading of materials exceed 30 minutes. Unless otherwise posted by the traffic engineer, any vehicle may occupy a loading zone on Sunday, or for a period not to exceed ~~15~~ **30** minutes after 11:00 a.m. and before 8:00 a.m. on Monday through Saturday.

Sec. 12-49. Parking for certain purposes prohibited.
No person ~~shall~~ **may** stand or park a vehicle upon any roadway**, city parking garage or city parking lot** for the principal purpose of:
(1) Displaying it for sale; and/or
(2) Washing, greasing or repairing such vehicle, except repairs necessitated by an emergency.

LEGAL DEPARTMENT DRAFT

Sec. 12-51. Use of loading zones.

(a) Parking places marked as loading zones ~~shall~~ **may** be used only by vehicles actually engaged in loading or unloading, pickup or delivery of merchandise to or from a business which can be served from the loading zone within a period of 30 minutes.

(b) It shall be unlawful for any vehicle, regardless of size or tonnage, to occupy any loading zone unless the owner has first obtained an annual permit from the ~~chief of police~~ **parking services division**, which shall run from July 1 to June 30. The ~~chief of police~~ **parking services division** shall issue permits only for those vehicles which have as their principal business purpose the transporting of goods and merchandise, and he ~~shall~~ **may** collect an annual fee of $5.00 for one vehicle permit, provided that additional vehicles under the same ownership may be issued permits for a fee of $2.00 each.

(c) The owner of any vehicle found in violation of this section shall be guilty of a misdemeanor, punishable, upon conviction, in accordance with section 1-5, and the permit, if any, issued for the vehicle, shall be revoked in addition to other penalties provided by law.

Sec. 12-52. Certain parked vehicles declared nuisance.

Any vehicle parked continuously in any metered parking space**, city controlled parking lot or city parking garage** for 24 hours or more or parked on any street or other public property, whether in an authorized or unauthorized zone, which is found to be the subject of ~~$50.00~~**100.00** or more past due on outstanding bonds under the city parking ordinance, is hereby declared to be a public nuisance.

Sec. 12-72. Location and operation of meters.

Parking meters installed in the parking meter zones established by the provisions of this division ~~shall~~ **may** be placed upon the curb immediately adjacent to the individual parking places described in this division. Each parking meter shall be placed or set in such a manner as to show or display by a signal **or through an electronic method** that the parking space adjacent to such meter is or is not ~~legally~~ in use. Each parking meter ~~shall~~ **may** be installed and set to display, upon the deposit of ~~a $0.25 coin of the United States~~ **coins, prepaid parking card or by an electronic payment method authorized by the city**, a signal indicating ~~legal~~ **purchased** parking for ~~one-half hour~~ **up to the maximum time allowed by the meter**, in such zones as are designated by the city council. Each meter shall also be arranged so that upon the expiration of the ~~legal~~ **purchased** parking time, it will indicate by a mechanical operation and the dropping of the proper signal **or through an electronic method of notification that** that the ~~lawful~~ **purchased** parking has expired. **Parking payment methods such as pay-by-space and pay-and-display may be installed in areas designated by the city manager within parking meter zones to provide convenient methods of payment for parking. Where meters or other devices are not practical in the judgment of parking services, signage may be erected at parking spaces and at the entrance to public off-street parking lots or garages to allow members of the public to use alternative methods of payment. The city may provide a pay-by-phone or other remote payment service to the public for payment of parking fees.**

Sec. 12-73. Marking of spaces; vehicles to be parked within markings.

~~The city manager is hereby instructed to have lines or markings painted or placed upon the curb or upon the street adjacent to each parking meter for the purpose of designating the parking space for which such meter is to be used, and each vehicle parked alongside of or next to any parking meter shall park within the lines or markings so established.~~ **Parking services may have lines, markings or signage painted or placed upon the curb or upon the street adjacent to each parking meter, parking control device or**

LEGAL DEPARTMENT DRAFT

spaces controlled by a parking payment program, for the purpose of designating the parking space. Each vehicle parked within the space shall park within the lines or markings so established. It shall be unlawful and a violation of this division to park any vehicle across any such line or marking or to park such vehicle in such position that the vehicle shall not be entirely within the area so designated by such lines or markings **or to park a vehicle in a partially obstructed space, which would prevent the vehicle from parking within the designated lines or markings**.

Sec. 12-74. Parking position.

When a parking space in any parking meter zone is parallel with the adjacent curb or sidewalk, any vehicle parked in such parking space shall be parked so that the foremost part of such vehicle shall be alongside of and nearest to the parking meter **or sign**. When a parking space ~~on~~ **in** any parking meter zone is diagonal to the curb or sidewalk, any vehicle parked in such parking space shall be parked with the foremost part of such vehicle directed at and nearest to such meter **or sign**. **The total length of any vehicle parked in a designated compact space shall not extend beyond the designated lines or markings.**

Sec. 12-75. Deposit of ~~coin~~ payment.

When any vehicle shall be parked in any space alongside or next to which a parking meter**, parking control device or space controlled by a remote payment method** is located in accordance with the provisions of this division, the operator of such vehicle shall, upon entering the parking space, immediately deposit ~~or cause to be deposited~~ a coin of the United States **or prepaid parking card** in such parking meter **or other parking control device, or purchase time by other designated electronic method**, and the parking space may then be lawfully occupied by such vehicle during the period provided. If such vehicle shall remain parked in any such parking space beyond the parking time limit, the parking meter shall display a sign or signal showing ~~illegal~~ **expired** parking **or the operator shall be notified by electronic means**, and in that event such vehicle shall be considered as parked overtime and beyond the period of ~~legal~~ **purchased** parking time, and the parking of a vehicle overtime or beyond the period of ~~legal~~ **purchased** parking time in any such part of a street where any such meter is located shall be a violation of this division.

Sec. 12-76. Overtime parking.

It shall be unlawful for any person to cause, allow, permit or suffer any vehicle registered in his name, or which he has leased or rented from another person, to be parked longer than the maximum period of ~~legal~~ **purchased** parking time established for any parking meter zone as described in this division, as shown on the face of the meter **or through other established parking control devices or approved electronic methods**. The provisions of this section apply whether or not ~~an~~ additional ~~coin is put~~ **parking time is purchased by an electronic method or by depositing additional coins** in the meter after the vehicle has remained parked longer than the maximum period shown on the meter face **or parking control device**.

Sec. 12-77. Depositing slugs and alteration of payment methods.

It shall be unlawful to deposit or cause to be deposited in any parking meter any slug, device or metallic substitute for a coin of the United States **or to use any method to alter any device or software to avoid paying parking fees**.

Sec. 12-78. Defacing or injuring meters.
It shall be unlawful for any person to deface, injure, tamper with, open or willfully break, destroy or impair the usefulness of any parking meter**, parking device, signage or parking payment software** installed **or authorized** under the provisions of this division.

Sec. 12-80. Disposition of revenue.
The funds derived from parking meters**, parking control devices and alternative parking payment methods** as provided in this division**,** are hereby levied and assessed as fees to provide for the proper regulation and control of traffic upon the public streets, and to cover the cost of the supervision, inspection, installation, operation, maintenance, control and use of the parking spaces and regulating the parking of vehicles in the parking meter zones created by this division.

Sec. 12-81. Exemptions.
(a) All commercial trucks while actually loading and unloading are required to pull in to the curb without charge in metered spaces.
(b) Any commercial truck parked in a meter space longer than while actually loading and unloading will be in violation of this division.
(c) Disabled operators of vehicles bearing license plates issued by the state highway department indicating that the operator is disabled shall be exempt from the requirements of this division pertaining to **the payment of parking fees** ~~deposit of coins in parking meters~~. All other parking and meter regulations, ~~including overtime parking prohibitions~~ **except timed parking**, shall apply to such operators.
(d) Witnesses who testify or are subpoenaed to testify in criminal cases in the circuit court, while in attendance at court, shall not be subject to parking meter requirements for deposit of coins or overtime parking, and parking meter tickets certified by the clerk of court as exempt under this subsection shall be cancelled.

Requested by:

Mayor Benjamin

Approved by:

City Manager

Approved as to form:

Senior Assistant City Attorney

Introduced:
Final Reading:

Mayor

ATTEST:

City Clerk

LEGAL DEPARTMENT DRAFT

We Are Columbia

MEETING DATE: **September 20, 2016**

DEPARTMENT: **Legal**

FROM: ***Shari Ardis, Legal Administrator***

SUBJECT: **Ordinance No.: 2016-091 - Amend Ordinance 2015-092 to Extend the Temporary Waiver of Permit Fees for Flood Damaged Property through January 31, 2017**

FINANCIAL IMPACT:

ATTACHMENTS:

- 2016-091 amend 2015-092 temporary emergency administrative procedures (PDF)

LEGAL DEPARTMENT DRAFT

ORDINANCE NO.: 2016-091

Amend Ordinance 2015-092 to Extend the Temporary Waiver of Permit Fees for Flood Damaged Property through January 31, 2017

WHEREAS, by Ordinance No.: 2015-092, enacted on November 18, 2015, a copy of which is attached hereto and incorporated herein by reference, the Mayor and City Council approved, among other things, a temporary waiver for the issuance of building permit fees for properties damaged by the historic flood of October 2015; and,

WHEREAS, it has been determined that due to the severity of damage to structures and the process involved in determining the financial feasibility of repairing or rebuilding structures that it is in the best interest of the citizens to extend the deadline for issuance of temporary waiver of permit fees through January 31, 2017 in order to assist homeowners and business owners affected by the floods; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this ___ day of _____, 2016 that Paragraph 5 of Ordinance 2015-092, a copy of which is attached hereto and incorporated herein by reference, is amended as follows:

5. This Ordinance shall become effective immediately upon adoption and remain in effect ~~for a period of six (6) months,~~ through January 31, 2017, at which time it shall have no further force or effect.

BE IT FURTHER ORDAINED that all other provisions set forth in Ordinance 2015-092 shall remain in full force and effect through January 31, 2017.

Requested by:

Councilmember Baddourah

_____
Mayor

Approved by:

_____
City Manager

Approved as to form:

_____
Senior Assistant City Attorney

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

Last revised: 9/9/2016
161709

ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2015-092

Enacting Temporary Waiver of Building Permit Fees to Provide for the Expeditious and Coordinated Management of Building Permit Applications; Reestablishing the Commitment of the City to mitigate the Illegal Performance of Services by Unlicensed Contractors related to Flood Damage occurring on and after October 3, 2015; Providing for Severability; Providing an Expiration Date; and Setting forth an Effective Date

WHEREAS, the City of Columbia has been severely and catastrophically affected by record levels of rain from the late evening hours of Saturday, October 3, 2015 through Tuesday, October 6, 2015; and,

WHEREAS, this catastrophic 1000 year rain event resulted in widespread flooding throughout the City of Columbia causing fatalities, injuries, dam breaches, washed out streets and bridges, the loss of homes and businesses, thousands of individuals to become homeless, and the loss of potable water and food supplies; and,

WHEREAS, the City activated the Emergency Operations Center (EOC) to provide communication and coordination of safety efforts to residents and to address the necessary clean up following the storm; and,

WHEREAS, the President of the United States, Barack Obama, at the request of South Carolina Governor Nikki Haley has declared a Major Disaster pursuant to 42 U.S.C. Section 5170 for the City of Columbia and the County of Richland; and,

WHEREAS, the Governor of the State of South Carolina Nikki Haley has declared a state of emergency for the State of South Carolina and activated the National Guard for assistance due to the rainfall and resulting flooding; and,

WHEREAS, the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 5, includes requirements for the appropriate applications, forms and plans for the issuance of building permits to home owners, acting as owner/contractors, or to appropriately licensed contractors to ensure compliance with the Building Code; and,

WHEREAS, the emergency situation created by the severe storms and resultant flooding during October 3, 2015 and immediately thereafter has resulted in a unique situation wherein damage to structures require immediate response and repair in order to ensure the protection of the health, safety and welfare of the citizens and businesses of the City of Columbia; and,

WHEREAS, the City deems it in the best interest of its citizens to take all measures to expedite and assist homeowners affected by the floods to begin repairs and rebuilding; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this 18th day of November, 2015, that:

1. Timing for issuance of permits: The City's Planning and Development Services Department shall expeditiously issue permits to residents and business owners to repair damage to structures damaged by the flooding during the period of October 3 through October 6, 2015.

2. Waiver of permit fees: Upon receipt of notice of a flood damaged structure requiring repair, the Building Division shall expeditiously schedule an inspection of the structure. All applications for permits or plan review for repair of verified flood related damage shall not require a fee for the permit or plan review.

3. The City of Columbia re-establishes its commitment to mitigate the illegal performance of services by unlicensed contractors related to the flood damage. The Planning and Development Services Department

ORIGINAL
STAMPED IN RED

will assist citizens with inquires as to whether a licensed contractor is required for the repair and whether the contractor is appropriately licensed by the State of South Carolina, and has the requisite business licenses issued by the City as required by the City of Columbia Code of Ordinances.

4. If any section, paragraph, sentence, clause and phrase of this Ordinance is severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional, invalid or unenforceable by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality, invalidity or unenforceability shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance.

5. This Ordinance shall become effective immediately upon adoption and remain in effect for a period of six (6) months, at which time it shall have no further force or effect.

Requested by:

Mayor and City Council

Mayor

Approved by:

City Manager

Approved as to form:

City Attorney

ATTEST:

City Clerk

Introduced: 11/2/2015
Final Reading: 11/18/2015

Last revised: 10/30/2015
15102563

We Are Columbia

MEETING DATE: **September 20, 2016**

DEPARTMENT: **Planning and Development Services**

FROM: ***Krista Hampton, Director***

SUBJECT: **Ordinance No.: 2016-085 - Annexing 1286 Beechfern Circle, 1291 Beechfern Circle, 1335 Beechfern Circle, 1340 Beechfern Circle, 1341 Beechfern Circle, Detention Pond, 40 Foot Buffer, 1311 Beechfern Circle, 1292 Beechfern Circle (Open Area), Richland County TMS# 25815-01-30, 25815-02-34, 25815-02-27, 25815-01-21, 25815-02-26, 25815-01-20, 25815-01-19, 25815-05-06, 25815-02-31 and 25815-01-29**

PRESENTER: **Krista Hampton**

FINANCIAL IMPACT:

The Park- Phase 3: 1286 Beechfern Circle, 1291 Beechfern Circle, 1335 Beechfern Circle, 1340 Beechfern Circle, 1341 Beechfern Circle, Detention Pond, 40 Foot Buffer, 1311 Beechfern Circle, 1292 Beechfern Circle (Open Area)TMS# 25815-01-30, 25815-02-34, 25815-02-27, 25815-01-21, 25815-02-26, 25815-01-20, 25815-01-19, 25815-05-06, 25815-02-31, 25815-01-29

Council District: 4

Proposal: Annex, assign interim Urban Edge Residential Large Lot (UER-2) Land Use Classification and interim zoning of PUD-R. The property is currently classified as Neighborhood (Medium Density) by Richland County and zoned PDD by Richland County.

Applicants: Carolyn Walden Baxley, Christian B. Baxley, Devang Mehta, Alicia Mehta, OmarTorres, Madisa Torres, Loren P. Romeus, Bettina L. Romeus, Elaina N. Miller,Lamont Miller, Two Parks LLC

Staff Recommendation: Annex, Assign Interim Land Use and Interim Zoning; Approve

PC Recommendation: 05/02/16: Annex, Assign Interim Land Use and Interim Zoning; Approve (8-0)

ATTACHMENTS:

- FT-ANNEX-ThePark_Phase3 (PDF)
- 2016-085 annex Woodcreek Ph 3 (PDF)

CITY COUNCIL

September 20, 2016 at 6:00pm
City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

ANNEXATION, INTERIM COMPREHENSIVE PLAN MAP AMENDMENT, AND INTERIM ZONING MAP AMENDMENT CASE SUMMARY
THE PARK- PHASE 3: 1286 BEECHFERN CIRCLE, 1291 BEECHFERN CIRCLE, 1335 BEECHFERN CIRCLE, 1340 BEECHFERN CIRCLE, 1341 BEECHFERN CIRCLE, DETENTION POND, 40 FOOT BUFFER, 1311 BEECHFERN CIRCLE, 1292 BEECHFERN CIRCLE (OPEN AREA)
TMS# 25815-01-30, 25815-02-34, 25815-02-27, 25815-01-21, 25815-02-26, 25815-01-20, 25815-01-19, 25815-05-06, 25815-02-31, 25815-01-29

Council District:	4	
Proposal:	Annex, assign interim Urban Edge Residential Large Lot (UER-2) Land Use Classification and interim zoning of PUD-R. The property is currently classified as Neighborhood (Medium Density) by Richland County and zoned PDD by Richland County.	
Applicants:	Carolyn Walden Baxley, Christian B. Baxley, Devang Mehta, Alicia Mehta, Omar Torres, Madisa Torres, Loren P. Romeus, Bettina L. Romeus, Elaina N. Miller, Lamont Miller, Two Parks LLC	
Staff Recommendation:	Annex, Assign Interim Land Use and Interim Zoning	APPROVE
PC Recommendation:	05/02/16: Annex, Assign Interim Land Use and Interim Zoning	APPROVE (8-0)
Annexation, 1st Reading: PH	09/20/16: Annex, Assign Interim Land Use and Interim Zoning	PENDING
Annexation, 2nd Reading: PH	10/04/16: Annex, Assign Interim Land Use and Interim Zoning	PENDING
Comp Plan Amendment: PH	11/15/16: Confirm Land Use Classification	PENDING
Map Amendment: ZPH	11/15/16: Confirm Zoning	PENDING

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 6.82 acres
Current Use: Residential lots
Proposed Use: Residential lots
Reason for Annexation: Secondary / Municipal Services
Urban Service Area: Secondary
Current Richland County Land Use Classification: Neighborhood (Medium Density)
Proposed Land Use Classification: Urban Edge Residential Large Lot (UER-2)
Current Richland County Zoning: Planned Development District (PDD)
Proposed Zoning: Planned Unit Development – Residential District (PUD-R)
Census Tract: 114.07

DETERMINATION FOR CITY SERVICES

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

Police
We find that the proposed annexations and assumed development will result in an increase number of calls for services and will cost the CPD **$213.93** annually to provide service.

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

Solid Waste
At this time the property is undeveloped and no service cost would occur. The cost associated with solid waste service for these properties is **$187.0** annually per household upon completion.

Engineering
Because water and sewer lines currently exist in this area and the developer has already installed new infrastructure at the time of development, the Utilities and Engineering Division **will not incur any costs** associated with this annexation. There is a tap fee for the property owner when developing a vacant residential lot.

Water Customer Care
Annexation will result in an approximately **40% reduction** in water and sewer service rates for the customer.

Planning & Development Services
We recommend annexation of this property. The estimated annual City property tax revenue after annexation of these properties will generate approximately **$2,802.97**. Note six of the lots are residential, while five of the lots are outlots with a value of $500.

*Estimated City Tax Revenue calculated as: (Tax Value*Tax Rate)*City Millage Rate (.0981)) - (Tax Value*Local Option Sales Tax Credit (.002)).

PLANS, POLICIES, AND LAND USE

Urban Service Area

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

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

Secondary areas are those areas where the City determines it logical or advantageous to provide services, but where all services may not be at optimal levels for annexation at this time. For instance, it may be that the property is outside of the generally accepted fire response area, or the storm drainage and/or road system is substandard. Annexation in these areas may occur, but a more detailed analysis will need to be accomplished to determine the possible impact on revenue. As is stated in the policy, these areas may include "higher value" properties that would prove beneficial to revenues.

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

Staff recommends that the subject parcel be designated Urban Edge Residential Large Lot (UER-2) in The Columbia Plan 2018 Future Land Use Map.

Urban Edge Residential Large Lot neighborhoods represent many of the City's 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
- Small Format Business/Employment
- Small Format Civic/Institutional
- Cemeteries & Mausoleums

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

The subject parcel is not covered by an area plan which has been adopted by the City of Columbia or Richland County.

PROPOSED ZONING DISTRICT SUMMARY

The subject property is currently zoned Planned Development District (PDD) by Richland County, and surrounding parcels are currently zoned PDD by Richland County. Surrounding parcels within the City of Columbia are zoned Planned Unit Development – Residential District (PUD-R).

The proposed City of Columbia zoning district is Planned Unit Development – Residential District (PUD-R).

Planned Unit Development Districts

(a) Intent. The intent of planned unit development districts is to derive the benefits of efficiency, economy and flexibility by encouraging unified development of large sites, while also obtaining the advantage of creative site design, improved appearance, compatibility of uses, optimum service by community facilities, and better functioning of vehicular access and circulation. It is the intent of this article to allow development of large sites subject to specific regulations concerning permitted uses, but only subject to regulations concerning lot area, building coverage, yard spaces and building height insofar as the city council shall deem appropriate to fulfill the intent of this article, upon presentation of certification from the owners, developers or other parties at interest in the development of such sites that they will adhere to development policies which will fulfill the intent of this article.

(b) *Types of districts.* Two types of districts accommodating primarily residential or nonresidential uses are created as follows:

(1) *PUD-R Planned Unit Development—Residential.* The PUD-R district is intended to accommodate residential uses, with nonresidential uses integrated into the design of such districts as secondary uses.

(2) *PUD-C Planned Unit Development—Commercial.* The PUD-C district is intended to accommodate primarily nonresidential uses, with residential uses integrated into the design of such districts as secondary uses.

(c) *Design and planning features.* The types of residential dwelling units and the types of nonresidential uses allowed to be established in such districts increase with increasing site size of such districts, based upon the premise that increased site size will allow proper design, including functional interrelations, buffer treatments separating uses with potentially incompatible characteristics of use, design of access patterns, and relationships of uses within such planned unit developments with uses in adjacent districts. It is the intent of this article that such design and planning features be incorporated properly into any PUD district hereafter created, and that the planning commission and city council shall

consider the existence and appropriateness of such features before any amendment to the zoning map is adopted to create such district.

STAFF RECOMMENDATION

Recommend to City Council annex said land with interim UER-2 land use classification and interim zoning of PUD-R.

City of Columbia

The Park: Phase 3

W E S

Thursday, August 18, 2016



We Are Columbia

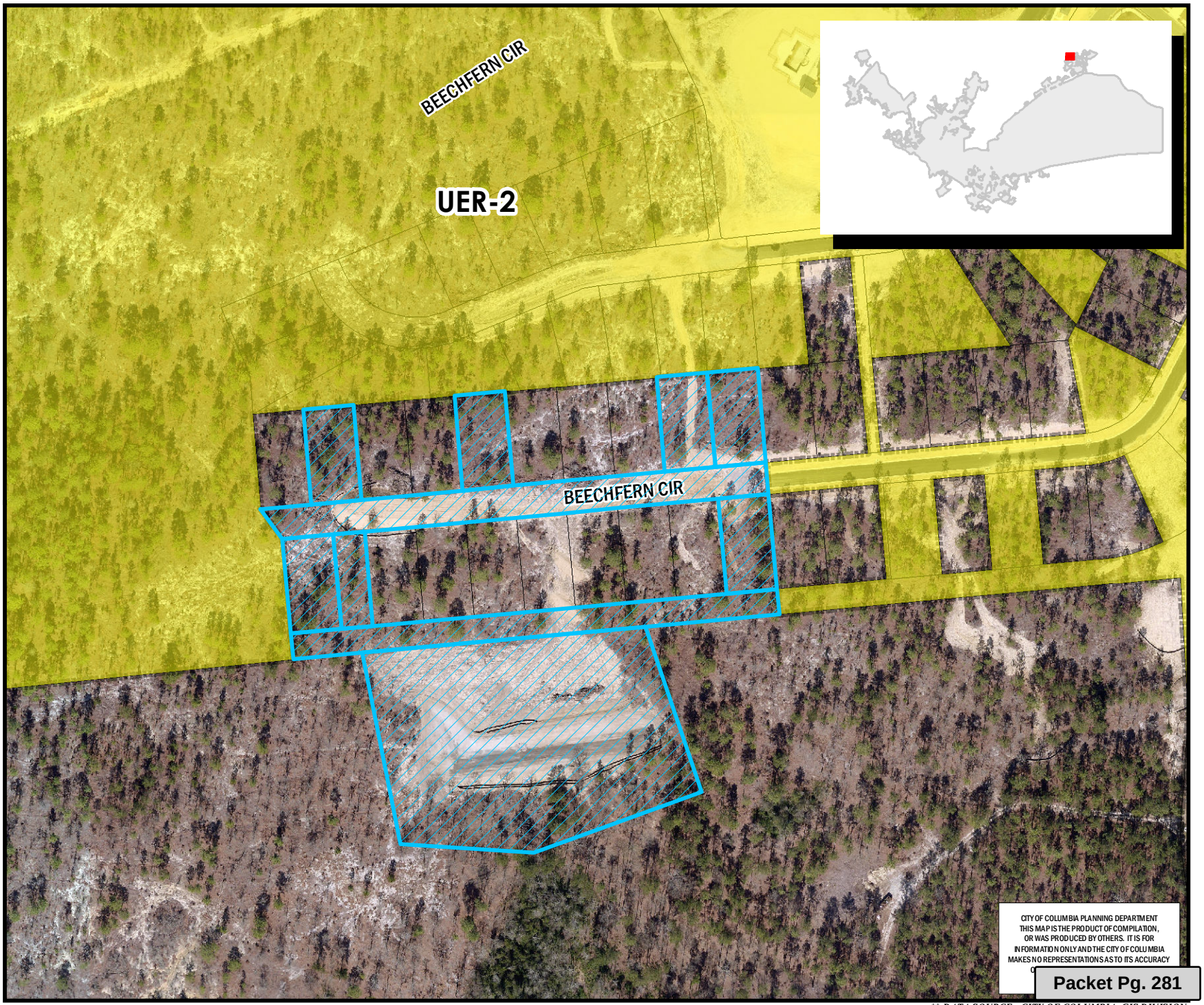
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The City of Columbia GIS data represented on this map or plan is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Columbia makes no representation as to its accuracy. Its use without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

Future Land Use Map

The Park- Phase 3: 1286 Beechfern Circle, 1291 Beechfern Circle, 1335 Beechfern Circle, 1340 Beechfern Circle, 1341 Beechfern Circle, Detention Pond, 40 Foot Buffer, 1311 Beechfern Circle, 1292 Beechfern Circle (Open Area); TMS#: 25815-01-30, 25815-02-34, 25815-02-27, 25815-01-21, 25815-02-26, 25815-01-20, 25815-01-19, 25815-05-06, 25815-02-31, 25815-01-29; Existing Richland County FLU: Neighborhood (Medium Density); Proposed FLU: UER-2

Department of Planning & Development Services



ORIGINAL PREPARATION/DATE:
This map was prepared by:

Leigh DeForth
August 16, 2016

CITY of COLUMBIA, S.C. — JUSTITIA VIRTUTUM REGINA

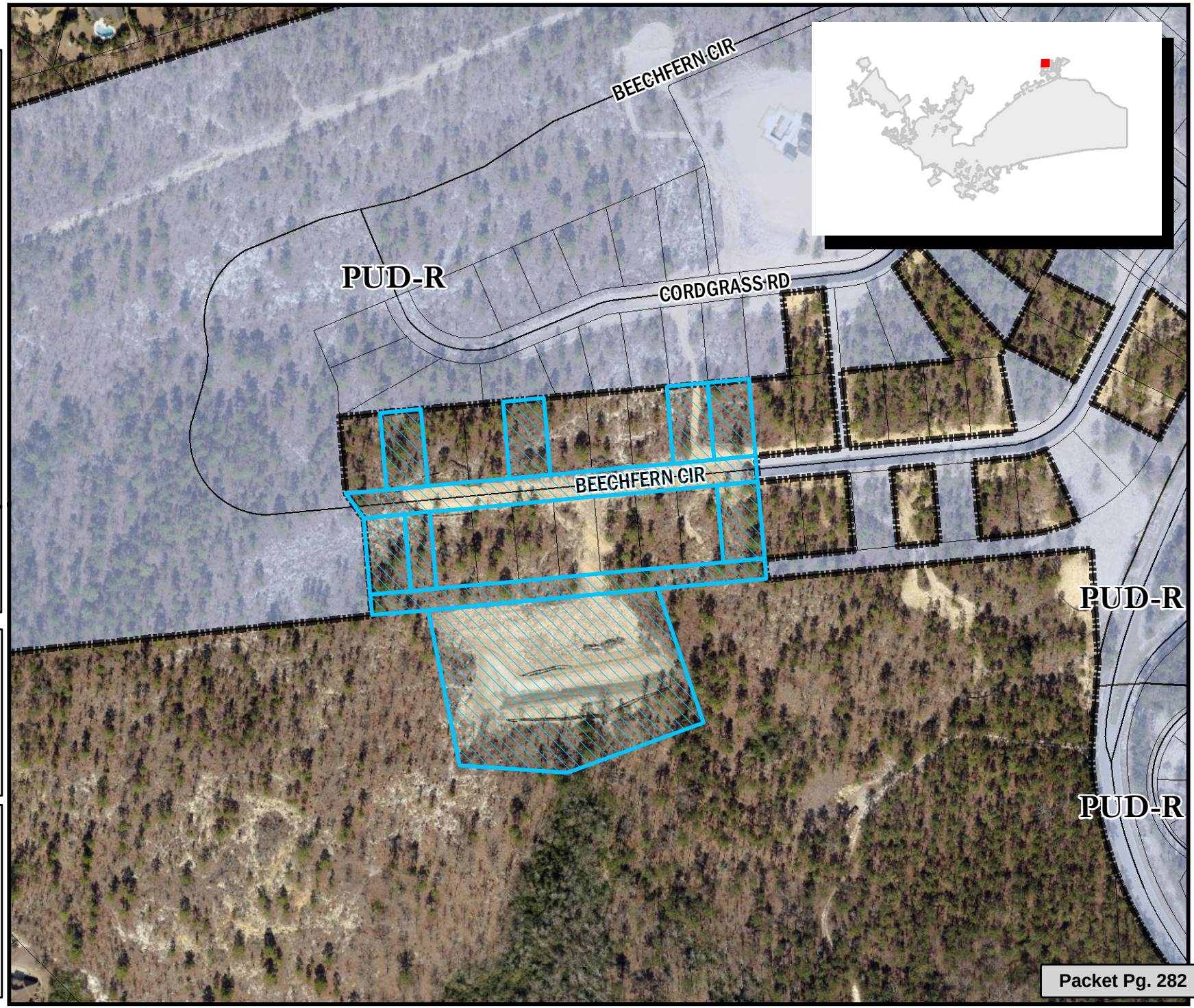
We Are Columbia

*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Zoning Map

Department of Planning & Development Services

The Park- Phase 3: 1286 Beechfern Circle, 1291 Beechfern Circle, 1335 Beechfern Circle, 1340 Beechfern Circle, 1341 Beechfern Circle, Detention Pond, 40 Foot Buffer, 1311 Beechfern Circle, 1292 Beechfern Circle (Open Area); TMS#: 25815-01-30, 25815-02-34, 258 25815-01-21, 25815-02-26, 25815-01-20, 25815-01-19, 25815-05-06, 25815-02-31, 25815-01-29;
Existing Zoning (Richland County): PDD; Proposed Zoning: PUD-R



Legend

- CITY LIMITS
- PARCELS

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

0 50 100 200 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Leigh DeForth
August 16, 2016

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We Are Columbia

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

LEGAL DEPARTMENT DRAFT

ORDINANCE NO.: 2016-085

Annexing 1286 Beechfern Circle, 1291 Beechfern Circle, 1335 Beechfern Circle, 1340 Beechfern Circle, 1341 Beechfern Circle, Detention Pond, 40 Foot Buffer, 1311 Beechfern Circle, 1292 Beechfern Circle (Open Area), Richland County TMS# 25815-01-30, 25815-02-34, 25815-02-27, 25815-01-21, 25815-02-26, 25815-01-20, 25815-01-19, 25815-05-06, 25815-02-31 and 25815-01-29

WHEREAS, a proper petition has been filed with the City Council by one hundred (100%) percent of the property owners of the within described property under the provisions of South Carolina Ann. Sec. 5-3-150; and,

WHEREAS, it appears to City Council that the annexation of the property would be in the best interest of the property owners and the City of Columbia; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this ___ day of _____, 2016, 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 PUD-R (Planned Unit Development – Residential District), apportioned to City Council District 4, Census Tract 114.07, contains 6.82 acres, and shall be assigned an interim land use classification of Urban Edge Residential – Large Lot (UER-2).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 25815-01-30, 25815-02-34, 25815-02-27, 25815-01-21 25815-02-26, 25815-01-20, 25815-01-19, 25815-05-06, 25815-02-31 and 25815-01-29

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:

Last revised: 9/1/2016
1617080308

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2016-085

All that certain piece, parcel or lot of land, together with any improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, and shown and delineated as Lot 67 on a Bonded Plat of Woodcreek Farms Areas, Section A-11, The Park-Phase 3-A by Belter & Associates, Inc. dated June 16, 2015, as revised, and recorded September 9, 2015 in the Office of the ROD for Richland County in Record Book 2057 at Page 671. Reference being made to said plat for a complete and accurate description thereof.

ALSO: All that certain piece, parcel or lot of land, together with any improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, and shown and delineated as Lot 75 on a Bonded Plat of Woodcreek Farms Areas, Section A-11, The Park-Phase 3-A by Belter & Associates, Inc. dated June 16, 2015, as revised, and recorded September 9, 2015 in the Office of the ROD for Richland County in Record Book 2057 at Page 671, the plat being incorporated by reference for a more complete and accurate description of the property. All measurements being a little more or less.

ALSO: All that certain piece, parcel or lot of land, together with any improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, and shown and delineated as Lot 77 on a Bonded Plat of Woodcreek Farms Areas, Section A-II The Park-Phase 3-A by Belter & Associates, Inc. dated June 16, 2015, as revised, and recorded September 9, 2015 in the Office of the ROD for Richland County in Record Book 2057 at Page 671. Being shown on a more recent plat as Lot 77, Woodcreek Farms Area A-11, The Park, Phase 3-A, prepared for Devang Mehta and Alicia Mehta by Inman Land Surveying Company, Inc. dated January 4, 2016, to be recorded. Plat being incorporated by reference for a more complete and accurate description of the property.

ALSO: All that certain piece, parcel or lot of land, together with any improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, and shown as Detention Pond Parcel, 40' Buffer, Beechfern Circle 50' R/W, Lot 80, and Open Area (Detention Pond Access) on a plat prepared for Woodcreek Farms Area A-11 The Park – Phase 3-A dated June 16, 2015, last revised July 15, 2015, and recorded on September 9, 2015 in the Office of the Register of Deeds for Richland County in Book 2057 Page 671, the Plat being incorporated by reference for a more complete and accurate description of the property. All measurements being a little more or less.

ALSO: All that certain piece, parcel or lot of land, together with any improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, and shown and delineated as Lot 84 on a Bonded Plat of Woodcreek Farms Areas, Section A-11, The Park-Phase 3-A by Belter & Associates, Inc. dated June 16, 2015, as revised, and recorded September 9, 2015 in the Office of the ROD for Richland County in Record Book 2057 at Page 671, the plat being incorporated by reference for a more complete and accurate description of the property. All measurements being a little more or less.

ALSO: All that certain piece, parcel or lot of land, together with any improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, and shown and delineated as Lot 85 on a Bonded Plat of Woodcreek Farms Areas, Section A-11, The Park-Phase 3-A by Belter & Associates, Inc. dated June 16, 2015, as revised, and recorded September 9, 2015 in the Office of the ROD for Richland County in Record Book 2057 at Page 671, the plat being incorporated by reference for a more complete and accurate description of the property. All measurements being a little more or less.

Last revised: 9/1/2016
1617080308

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: April 18, 2016

RE: **Property Address:** The Park, Phase Three
Richland County TMS: 25815-01-19, 25815-01-20, 25815-01-21, 25815-01-22, 25815-01-23, 25815-01-24, 25815-01-25, 25815-01-26, 25815-01-27, 25815-01-28, 25815-01-29, 25815-01-30, 25815-02-26, 25815-02-27, 25815-02-28, 25815-02-29, 25815-02-30, 25815-02-31, 25815-02-32, 25815-02-33, 25815-02-34, 25815-02-35, and 25815-05-06
Owner(s):
Two Parks, LLC 1712 Woodcreek Farms Rd, Elgin, SC 29045; Two Parks, LLC 1712 Woodcreek Farms Rd, Elgin, SC 29045; Romeus Loren P & Bettina L, /JTWRS, 1340 Beechfern Cir., Elgin, SC 29045; Ulven Jonathan, 1334 Beechfern Cir., Elgin, SC 29045; Lavigne Nancy N., 1328 Beechfern Cir., Elgin, SC 29045; Gomez, Jorge A. & Maria C., /JTWRS, 1322 Beechfern Cir., Elgin, SC 29045; NVR Inc., 7 Technology Cir. STE 150, Columbia, SC 29203; NVR Inc., 7 Technology Cir. STE 150, Columbia, SC 29203; NVR Inc., 7 Technology Cir. STE 150, Columbia, SC 29203; NVR Inc., 7 Technology Cir. STE 150, Columbia, SC 29203; Two Parks, LLC 1712 Woodcreek Farms Rd, Elgin, SC 29045; Baxley Carolyn Walden &, /Christian B. JTWRS, 1286 Beechfern Cir., Elgin, SC 29045; NVR Inc., 7 Technology Cir. STE 150, Columbia, SC 29203; Torres Omar & Madisa, 1335 Beechfern Cir, Elgin, SC 29045; NVR Inc., 7 Technology Cir. STE 150, Columbia, SC 29203; Two Parks, LLC 1712 Woodcreek Farms Rd, Elgin, SC 29045; NVR Inc., 7 Technology Cir. STE 150, Columbia, SC 29203; Two Parks, LLC 1712 Woodcreek Farms Rd, Elgin, SC 29045; Two Parks, LLC 1712 Woodcreek Farms Rd, Elgin, SC 29045; Two Parks, LLC 1712 Woodcreek Farms Rd, Elgin, SC 29045; Mehta Devang & Alicia, /JTWRS, 1291 Beechfern Cir., Elgin, SC 29045; NVR Inc., 7 Technology Cir. STE 150, Columbia, SC 29203; Two Parks, LLC 1712 Woodcreek Farms Rd, Elgin, SC 29045

Current Use:	Undeveloped
Proposed Use:	Residential
Current County Land Use:	Neighborhood (Medium Density)
Proposed Land Use:	Urban Edge Residential Large Lot (UER-2)
Current County Zoning:	PDD
Proposed City Zoning:	PUD-R
Reason for Annexation:	Secondary / Municipal Services
City Council District:	4
Census Tract:	114.07

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

Planning & Development Services staff will see to it that this matter is placed on the **May, 2016** Planning Commission's agenda. Planning & Development Services staff will notify the City Attorney of the Planning Commission's zoning recommendation by forwarding a copy of this form, completed, as soon as the Planning Commission has met.

(Continued on next page)

/dle
Attachments

cc:

S. Allison Baker, Sr. Assistant City Manager	Missy Gentry, Assistant City Manager
William Holbrook, Police Chief	Aubrey Jenkins, Fire Chief
Teresa Knox, City Attorney	Joseph Jaco, Utilities and Engineering
Dana Higgins, City Engineer	Robert Anderson, Public Works Director
Krista Hampton, Planning & Development Services	Jeff Palen, Finance Director
Deborah Livingston, Community Development Director	George Adams, Fire Marshal
Roger Myers, Business License Administrator	Brian Cook, Zoning Administrator
Angela Adams, Water Customer Service	Kimberly Gathers, Columbia-Richland 911
Jerry Thompson, Building Official	David Hatcher, Housing Official
Susan Leitner, Engineering	Richland County Solid Waste Collection
Denny Daniels, Engineering	John Fellows, Planning Administrator
Carolyn Wilson, Police Planning & Research	Zach Kay, Dev. Center Administrator
Alfreda Tindall, Richland County 911 Addressing Coordinator	

Planning Commission Zoning Recommendation: PUD-R (Zoning classification) by 8-0 on 05/02/2016 (mm/dd/yyyy).

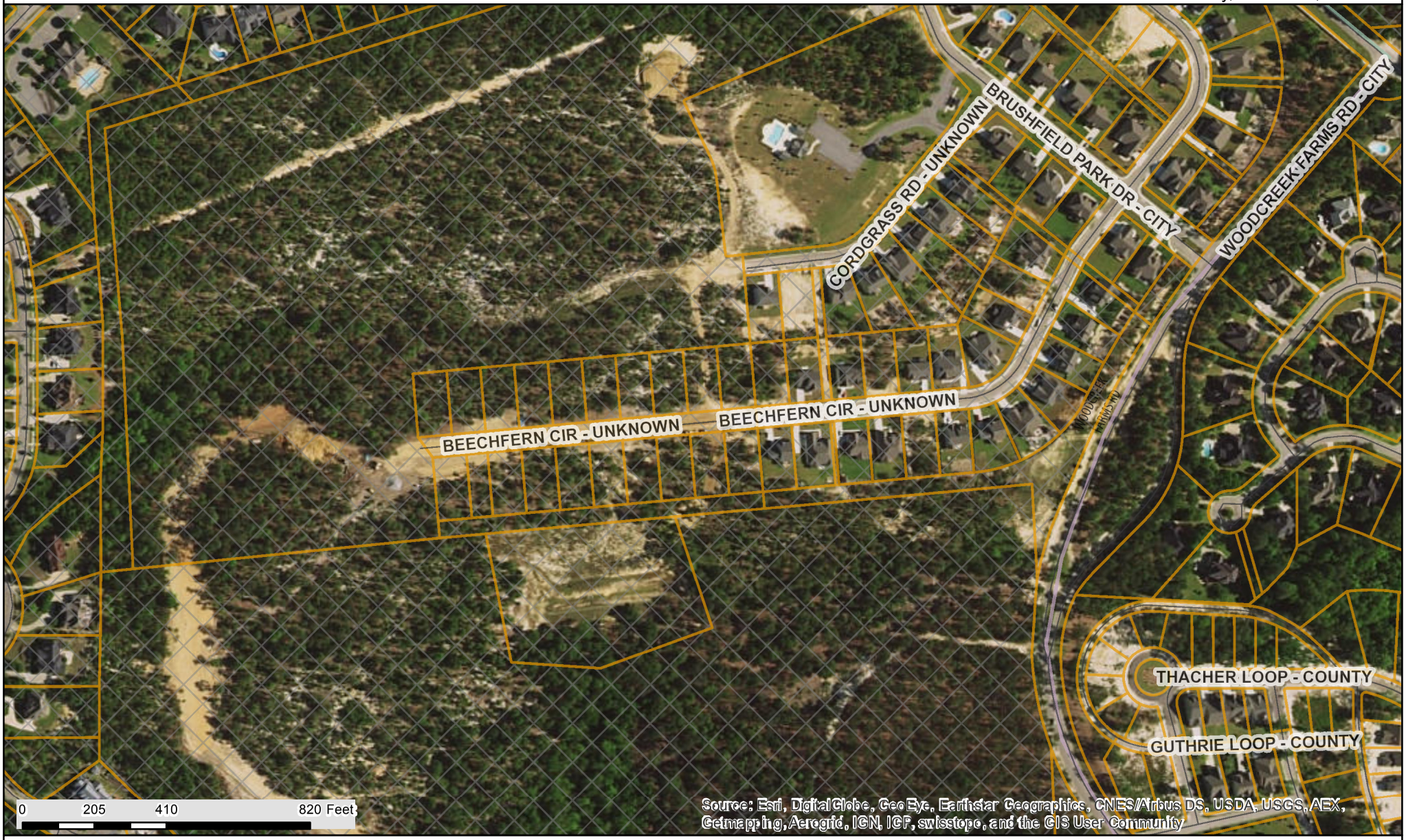
Planning Commission Land Use Recommendation: UER-2 (Land Use classification) by 8-0 on 05/02/2016 (mm/dd/yyyy).

(Signature of Interim Annexation Coordinator)

City of Columbia

The Park Phase 3A

Thursday, March 24, 2016



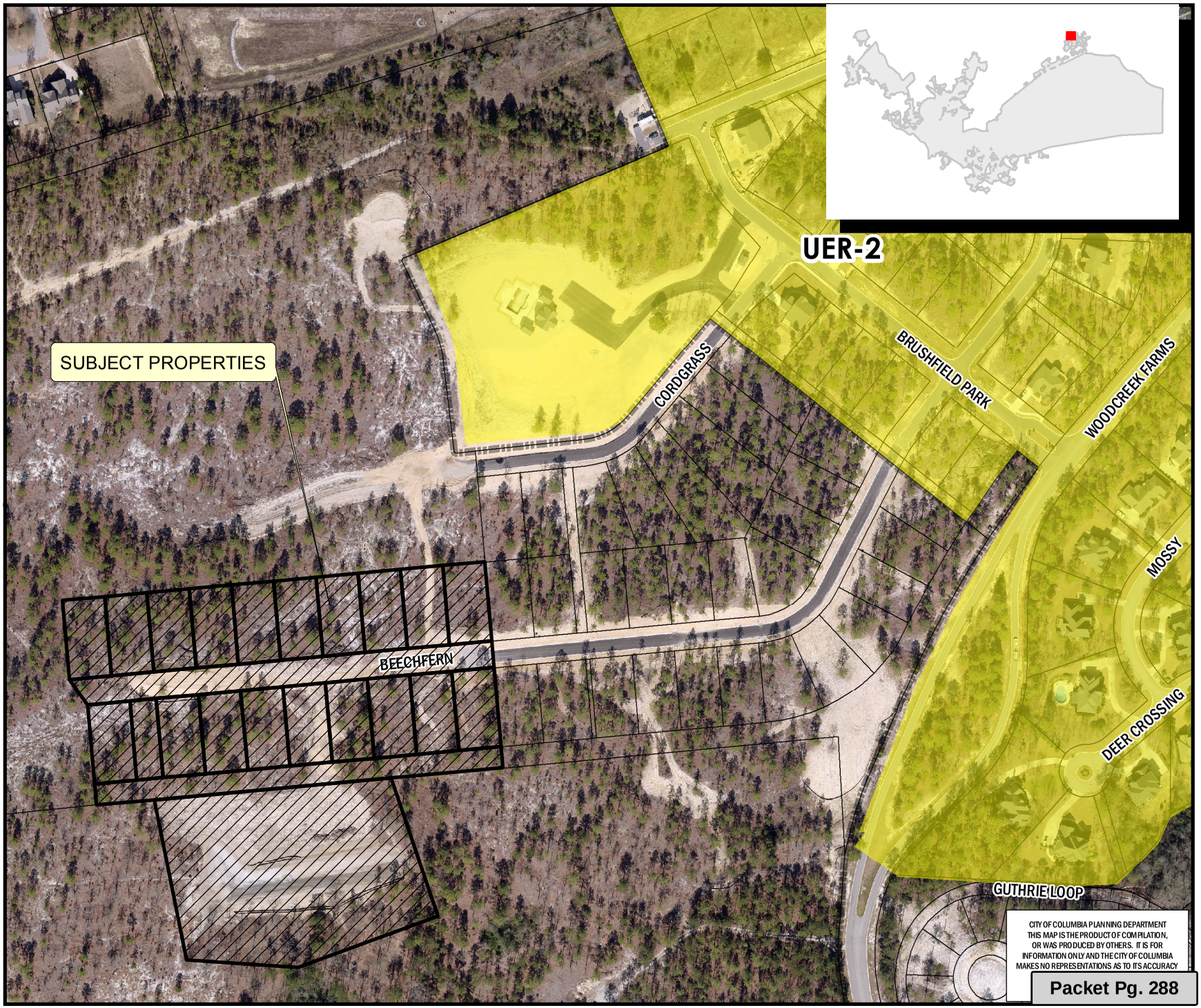
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Future Land Use Map

The Park Phase Three A. Interim FLU:

Department of Planning & Development Services



ORIGINAL PREPARATION/DATE:
This map was prepared by:

Ahmed Abdullah
March 22, 2016

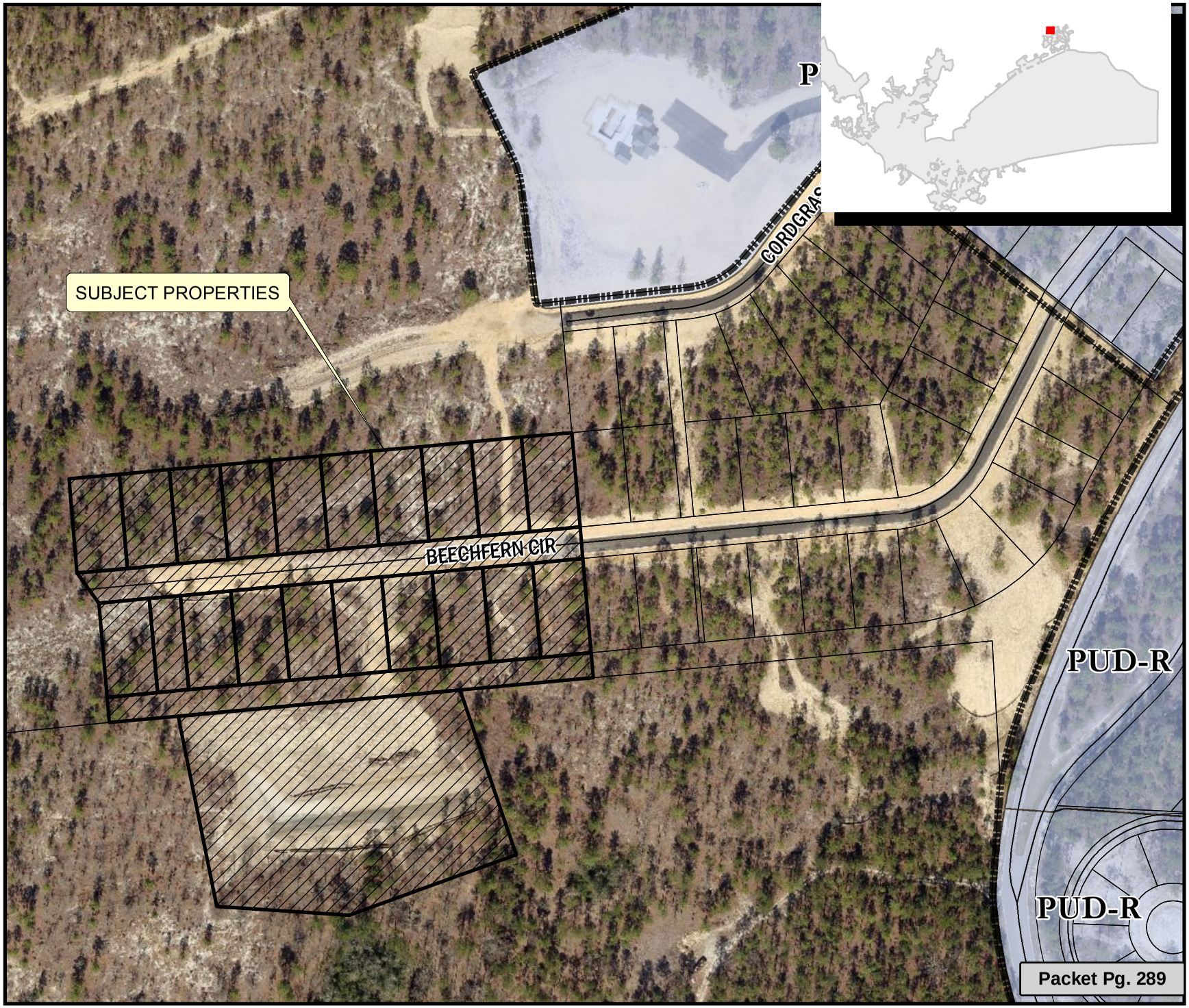
CITY of COLUMBIA, S.C.
JUSTITIA VIRTUTUM REGINA
We Are Columbia

*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Zoning Map

The Park, Phase Three A
ZONING: Existing: PDD (County); Proposed: Interim PUD-R (City)

Department of Planning & Development Services



Legend

- CITY LIMITS
- PARCELS

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

N

0 30 60 120 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Ahmed Abdullah
March 22, 2016

DISCLAIMER:
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CITY of COLUMBIA, S.C. JUSTITIA VIRTUTUM REGINA

We Are Columbia

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Book 2122-2328
2016045065 06/20/2016 13:40:48:173 Notice
Fee: $0.00 County Tax: $0.00 State Tax: $0.00
2016045065 John T. Hopkins II Richland County R.O.D.

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.

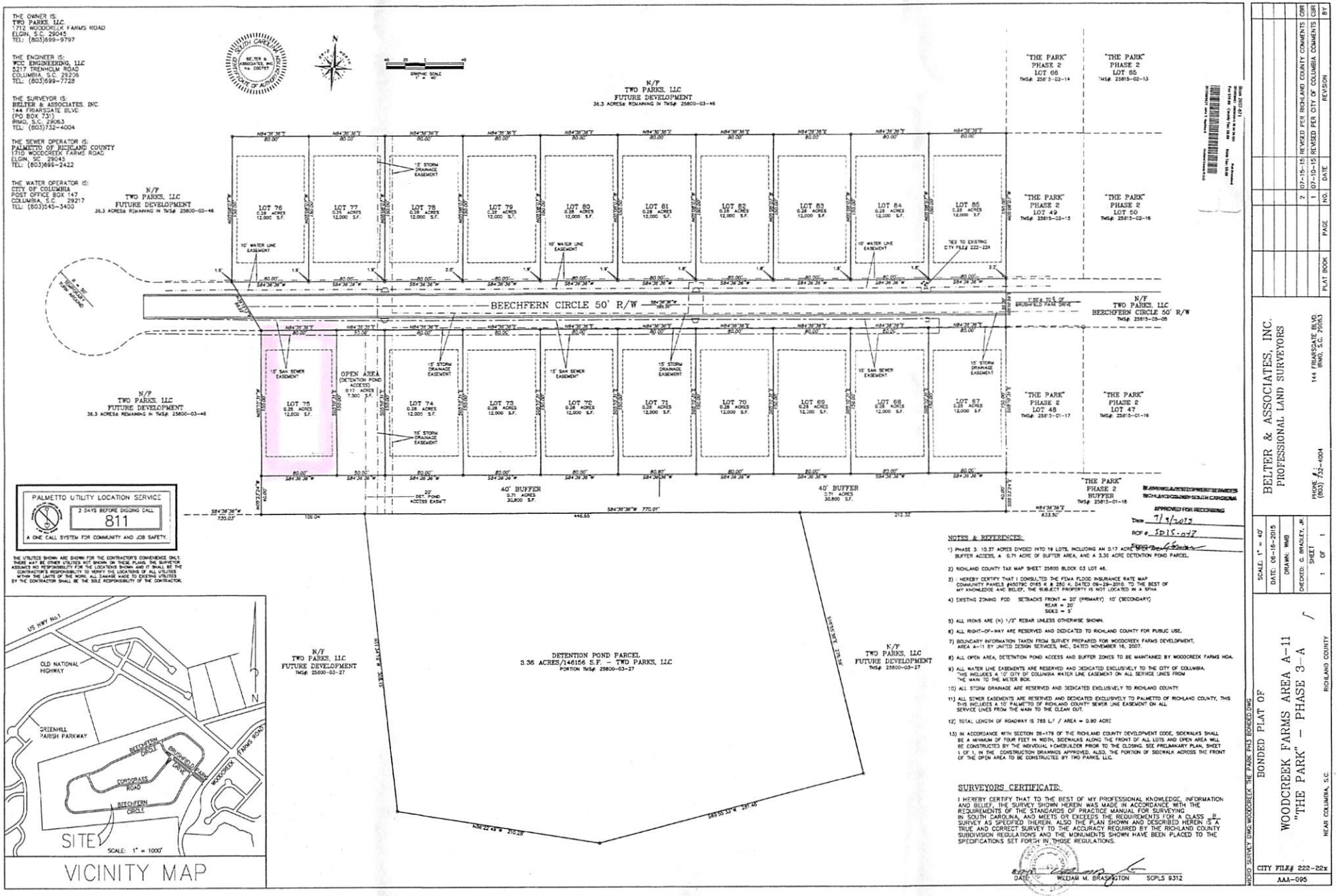
Property Description: All that certain piece, parcel or lot of land, together with any improvements thereon, if any, situate, lying and being in the County of Richland, State of South Carolina, and being shown and delineated as Lot 75 on a Bonded Plat of Wood creek Farms Area, Section A-ii, "The Park- Phase 3-A, by Belter & Associates, Inc., dated June 16, 2015, as revised, and recorded September 9,2015, in the Office of the ROD for Richland County Record Book 2057 at Page 671, the Plat being incorporated by reference for a more complete and accurate description of the property. All measurements being a little more or less.

Richland County TMS: 25815-01-30

Property Address: 1286 Beechfern Circle

CAROLYN WALDEN BAXLEY Date: 5/28/16

CHRISTIAN B. BAXLEY Date: 5/28/16


THE OWNER IS:
TWO PARKS, LLC
1712 WOODCREEK FARMS ROAD
ELGIN, S.C. 29045
TEL: (803)699-9797
THE ENGINEER IS:
WDC ENGINEERING, LLC
5217 TRENHOLM ROAD
COLUMBIA, S.C. 29206
TEL: (803)699-7728
THE SURVEYOR IS:
BELTER & ASSOCIATES, INC.
144 FRIARSGATE BLVD.
(PO BOX 731)
RMO, S.C. 29063
TEL: (803)732-4004
THE SEWER OPERATOR IS:
PALMETTO OF RICHLAND COUNTY
1710 WOODCREEK FARMS ROAD
ELGIN, SC 29045
TEL: (803)695-2422
THE WATER OPERATOR IS:
CITY OF COLUMBIA
POST OFFICE BOX 147
COLUMBIA, S.C. 29217
TEL: (803)545-3400
N/F TWO PARKS, LLC FUTURE DEVELOPMENT 36.3 ACRES± REMAINING IN TMS# 25800-03-46
"THE PARK" PHASE 2 LOT 66 TMS# 25815-02-14
"THE PARK" PHASE 2 LOT 65 TMS# 25815-02-13
"THE PARK" PHASE 2 LOT 49 TMS# 25815-02-15
"THE PARK" PHASE 2 LOT 50 TMS# 25815-02-16
"THE PARK" PHASE 2 LOT 48 TMS# 25815-01-17
"THE PARK" PHASE 2 LOT 47 TMS# 25815-01-18
"THE PARK" PHASE 2 BUFFER TMS# 25815-01-18
BEECHFERN CIRCLE 50' R/W
N/F TWO PARKS, LLC BEECHFERN CIRCLE 50' R/W TMS# 25815-02-05
LOT 75 0.28 ACRES 12,000 S.F.
LOT 76 0.28 ACRES 12,000 S.F.
LOT 77 0.28 ACRES 12,000 S.F.
LOT 78 0.28 ACRES 12,000 S.F.
LOT 79 0.28 ACRES 12,000 S.F.
LOT 80 0.28 ACRES 12,000 S.F.
LOT 81 0.28 ACRES 12,000 S.F.
LOT 82 0.28 ACRES 12,000 S.F.
LOT 83 0.28 ACRES 12,000 S.F.
LOT 84 0.28 ACRES 12,000 S.F.
LOT 85 0.28 ACRES 12,000 S.F.
LOT 74 0.28 ACRES 12,000 S.F.
LOT 73 0.28 ACRES 12,000 S.F.
LOT 72 0.28 ACRES 12,000 S.F.
LOT 71 0.28 ACRES 12,000 S.F.
LOT 70 0.28 ACRES 12,000 S.F.
LOT 69 0.28 ACRES 12,000 S.F.
LOT 68 0.28 ACRES 12,000 S.F.
LOT 67 0.28 ACRES 12,000 S.F.
OPEN AREA (DETENTION POND ACCESS) 0.17 ACRES 7,300 S.F.
40' BUFFER 0.71 ACRES 30,800 S.F.
40' BUFFER 0.71 ACRES 30,800 S.F.
15' STORM DRAINAGE EASEMENT
15' SAN SEWER EASEMENT
10' WATER LINE EASEMENT
SEE TO EXISTING CITY FILE# 222-22X
20' DET. POND ACCESS EASMT
PALMETTO UTILITY LOCATION SERVICE
3 DAYS BEFORE DIGGING CALL 811
A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY.
THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
US HWY No.1
OLD NATIONAL HIGHWAY
GREENHILL PARISH PARKWAY
BEECHFERN CIRCLE
SHERWOOD PARK DRIVE
CORDGRASS ROAD
BEECHFERN CIRCLE
WOODCREEK FARMS ROAD
SITE
SCALE: 1" = 1000'
VICINITY MAP
N/F TWO PARKS, LLC FUTURE DEVELOPMENT TMS# 25800-03-27
DETENTION POND PARCEL 3.36 ACRES/146156 S.F. – TWO PARKS, LLC PORTION TMS# 25800-03-27
N/F TWO PARKS, LLC FUTURE DEVELOPMENT TMS# 25800-03-27
NOTES & REFERENCES:
1) PHASE 3: 10.37 ACRES DIVIDED INTO 19 LOTS, INCLUDING AN 0.17 ACRE DETENTION POND ACCESS, A 0.71 ACRE OF BUFFER AREA, AND A 3.36 ACRE DETENTION POND PARCEL.
2) RICHLAND COUNTY TAX MAP SHEET 25800 BLOCK 03 LOT 46.
3) I HEREBY CERTIFY THAT I CONSULTED THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANELS #0070C 0165 K & 250 K, DATED 09-29-2010. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SUBJECT PROPERTY IS NOT LOCATED IN A SFHA
4) EXISTING ZONING: PDD SETBACKS FRONT = 20' (PRIMARY) 10' (SECONDARY) REAR = 20' SIDES = 5'
5) ALL IRONS ARE (N) 1/2" REBAR UNLESS OTHERWISE SHOWN.
6) ALL RIGHT-OF-WAY ARE RESERVED AND DEDICATED TO RICHLAND COUNTY FOR PUBLIC USE.
7) BOUNDARY INFORMATION TAKEN FROM SURVEY PREPARED FOR WOODCREEK FARMS DEVELOPMENT, AREA A-11 BY UNITED DESIGN SERVICES, INC., DATED NOVEMBER 18, 2007.
8) ALL OPEN AREA, DETENTION POND ACCESS AND BUFFER ZONES TO BE MAINTAINED BY WOODCREEK FARMS HOA.
9) ALL WATER LINE EASEMENTS ARE RESERVED AND DEDICATED EXCLUSIVELY TO THE CITY OF COLUMBIA. THIS INCLUDES A 10' CITY OF COLUMBIA WATER LINE EASEMENT ON ALL SERVICE LINES FROM THE MAIN TO THE METER BOX.
10) ALL STORM DRAINAGE ARE RESERVED AND DEDICATED EXCLUSIVELY TO RICHLAND COUNTY.
11) ALL SEWER EASEMENTS ARE RESERVED AND DEDICATED EXCLUSIVELY TO PALMETTO OF RICHLAND COUNTY, THIS THIS INCLUDES A 10' PALMETTO OF RICHLAND COUNTY SEWER LINE EASEMENT ON ALL SERVICE LINES FROM THE MAIN TO THE CLEAN OUT.
12) TOTAL LENGTH OF ROADWAY IS 785 L.F. / AREA = 0.90 ACRE
13) IN ACCORDANCE WITH SECTION 26-179 OF THE RICHLAND COUNTY DEVELOPMENT CODE, SIDEWALKS SHALL BE A MINIMUM OF FOUR FEET IN WIDTH, SIDEWALKS ALONG THE FRONT OF ALL LOTS AND OPEN AREA WILL BE CONSTRUCTED BY THE INDIVIDUAL HOMEBUILDER PRIOR TO THE CLOSING. SEE PRELIMINARY PLAN, SHEET 1 OF 1, IN THE CONSTRUCTION DRAWINGS APPROVED. ALSO, THE PORTION OF SIDEWALK ACROSS THE FRONT OF THE OPEN AREA TO BE CONSTRUCTED BY TWO PARKS, LLC.
SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS R SURVEY AS SPECIFIED THEREIN. ALSO THE PLAN SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE RICHLAND COUNTY SUBDIVISION REGULATIONS AND THE MONUMENTS SHOWN HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN THOSE REGULATIONS.
DATE
WILLIAM M. BRASHINGTON SCPLS 9312
APPROVED FOR RECORDING
Date 7/9/2015
ROF # SD15-047
BELTER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
144 FRIARSGATE BLVD. (PO BOX 731) RMO, S.C. 29063
PHONE #: (803) 732-4004
SCALE: 1" = 40'
DATE: 06-16-2015
DRAWN: WMB
CHECKED: C. BRADLEY, JR.
SHEET 1 OF 1
BONDED PLAT OF
WOODCREEK FARMS AREA A-11
"THE PARK" – PHASE 3-A
NEAR COLUMBIA, S.C.
RICHLAND COUNTY
CITY FILE# 222-22x
AAA-095
PLAT BOOK
PAGE
NO.
DATE
REVISION
BY
1 07-10-15 REVISED PER CITY OF COLUMBIA COMMENTS CBR
2 07-15-15 REVISED PER RICHLAND COUNTY COMMENTS CBR
M:\CIVIL SURVEY DWG\WOODCREEK THE PARK PH3 BONDED.DWG

COPY
recorded
book 2129 pg 3804

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, if any, situate, lying and being in the County of Richland, State of South Carolina, and being shown and delineated as Lot 77 on a Bonded Plat of Woodcreek Farms Area, Section A-11, "The Park" - Phase 3-A, by Belter & Associates, Inc.," dated June 16, 2015, as revised, and recorded September 9, 2015, in the Office of the ROD for Richland County Record Baal< 2057 at Page 671. Being shown on a more recent plat as Lot 77, Wood creek Farms, Area A-11 "The Park" Phase 3-A, prepared for Devang Mehta and Alicia Mehta by Inman Land Surveying Company, Inc., dated January 4, 2016, to be recorded. Plat being incorporated by reference for a more complete and accurate description of the property.

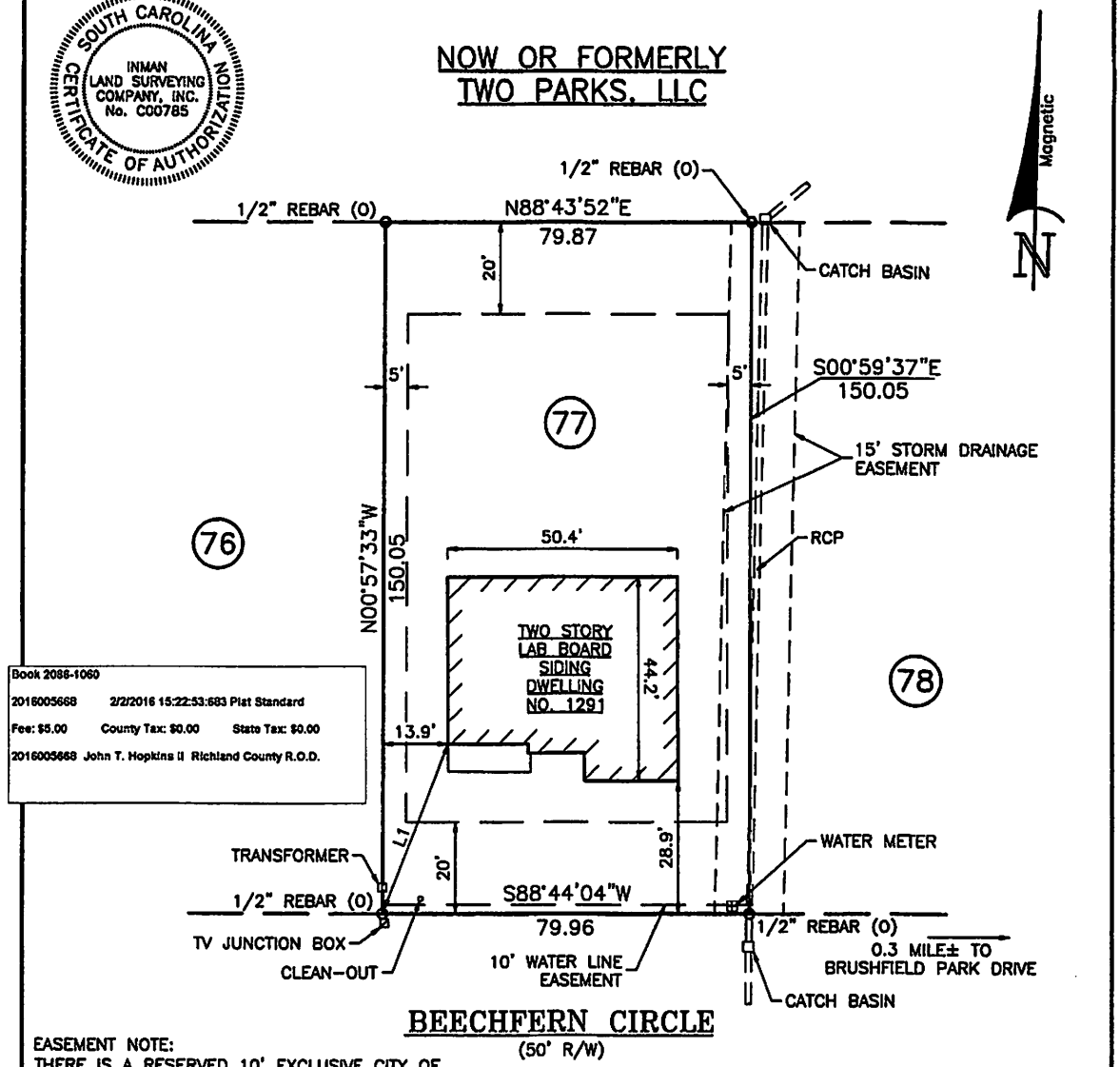
Richland County TMS: 25815-02-34

Property Address: 1291 Beechfern Circle

DEVANG MEHTA Date: 6/8/16

ALICIA MEHTA Date: 6/9/16

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
INMAN LAND SURVEYING COMPANY, INC. No. C00785



Book 2086-1060
2016005668 2/2/2016 15:22:53:683 Plat Standard
Fee: $5.00 County Tax: $0.00 State Tax: $0.00
2016005668 John T. Hopkins II Richland County R.O.D.

EASEMENT NOTE:
THERE IS A RESERVED 10' EXCLUSIVE CITY OF COLUMBIA WATER LINE EASEMENT FROM MAIN LINE TO SERVICE METER. THERE IS A RESERVED 10' EXCLUSIVE TO PALMETTO OF RICHLAND COUNTY ON SEWER SERVICE LINE FROM MAIN LINE TO CLEAN OUT.

LINE TABLE		
LINE	LENGTH	BEARING
L1	39.41	S19°46'23"W

PLAT PREPARED FOR:

DEVANG MEHTA & ALICIA MEHTA

RICHLAND COUNTY, NEAR COLUMBIA, SOUTH CAROLINA

DATE: JANUARY 4, 2016

PROJECT NO.: 15356-01

SCALE: 1"=30'
0' 15' 30' 60'

TOTAL AREA = 0.28 ACRE
RATIO OF PRECISION = 1/10,000
AREA BY COORDINATE METHOD

REFERENCES:
THE SAME BEING SHOWN AND DESIGNATED AS LOT NO. 77, ON BONDED PLAT OF THE WOODCREEK FARMS, AREA A-11, "THE PARK", PHASE 3-A, BY BELTER & ASSOCIATES, INC., DATED JUNE 16, 2015, REVISED JULY 15, 2015 AND RECORDED IN THE OFFICE OF REGISTER OF DEEDS FOR RICHLAND COUNTY IN RECORD BOOK 2057, PAGE 671.

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

EXEMPTION FROM REVIEW PROCESS
THIS PLAT IS A SURVEY OF AN EXISTING LOT OF RECORD WITH NO CHANGES TO EXISTING LOT LINES.

RICHARD P. INMAN, P.L.S. NO. 13385

NOTES:
1. THIS PROPERTY IS POSSIBLY SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD NOT SHOWN HEREON.
2. THIS PROPERTY MIGHT HAVE UNDERGROUND UTILITIES THAT ARE NOT VISIBLE AT THE SURFACE.
3. NO FLOOD ZONE INSPECTION AT THIS TIME.

INMAN LAND SURVEYING COMPANY, INC.
2223 BULL STREET COLUMBIA SOUTH CAROLINA 29201
PHONE 252-1797 FAX 252-1798

BOOK 334-55 T.M.S. 25815-02-34 S.F. 170 No. 1

Book 2122-2330
2016045066 06/20/2016 13:40:48:240
Fee: $0.00 County Tax: $0.00 Notice State Tax: $0.00
2016045066 John T. Hopkins II Richland County R.O.D.

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, if any, situate, lying and being in the County of Richland, State of South Carolina, and being shown and delineated as Lot 84 on a Bonded Plat of Wood creek Farms Area, Section A-II, "The ParkPhase 3-A, by Belter & Associates, Inc., dated June 16,2015, as revised, and recorded September 9,2015, in the Office of the ROD for Richland County Record Book 2057 at Page 671, the Plat being incorporated by reference for a more complete and accurate description of the property. All measurements being a little more or less.

Richland County TMS: 25815-02-27

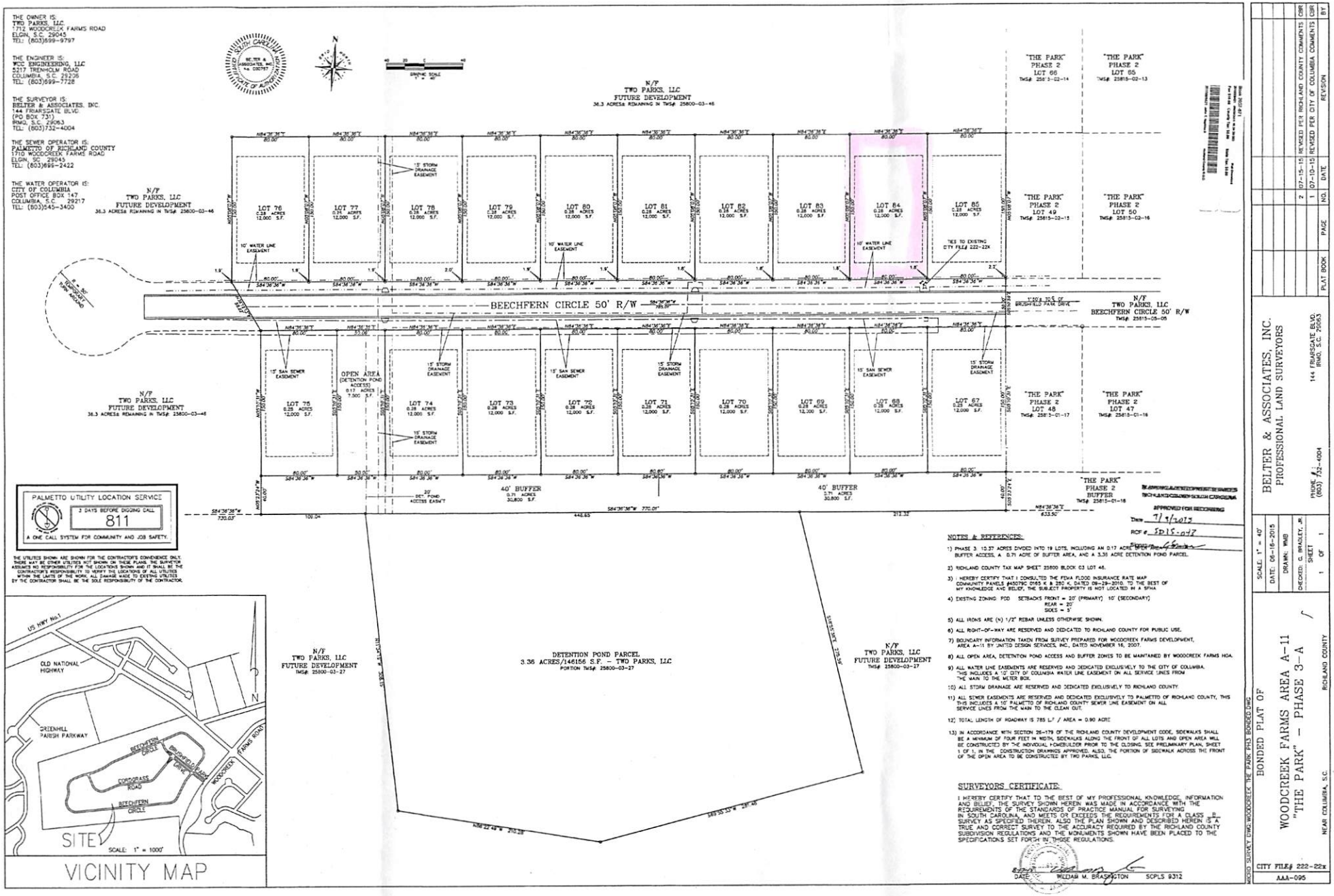
Property Address: 1335 Beechfern Circle

Omar Torres
OMAR TORRES

Date: 5/27/16

Madisa Torres
MADISA TORRES

Date: 5/27/16


THE OWNER IS:
TWO PARKS, LLC
1712 WOODCREEK FARMS ROAD
ELGIN, S.C. 29045
TEL: (803)699-9797
THE ENGINEER IS:
WGD ENGINEERING, LLC
5217 TRENHOLM ROAD
COLUMBIA, S.C. 29206
TEL: (803)699-7728
THE SURVEYOR IS:
BELTER & ASSOCIATES, INC.
144 FRIARSGATE BLVD.
(PO BOX 731)
RMD, S.C. 29063
TEL: (803)732-4004
THE SEWER OPERATOR IS:
PALMETTO OF RICHLAND COUNTY
1710 WOODCREEK FARMS ROAD
ELGIN, SC. 29043
TEL: (803)699-2422
THE WATER OPERATOR IS:
CITY OF COLUMBIA
POST OFFICE BOX 147
COLUMBIA, S.C. 29217
TEL: (803)545-3400
N/F
TWO PARKS, LLC
FUTURE DEVELOPMENT
36.3 ACRES± REMAINING IN TMS# 25800-03-46
BEECHFERN CIRCLE 50' R/W
LOT 76
LOT 77
LOT 78
LOT 79
LOT 80
LOT 81
LOT 82
LOT 83
LOT 84
LOT 85
LOT 75
LOT 74
LOT 73
LOT 72
LOT 71
LOT 70
LOT 69
LOT 68
LOT 67
OPEN AREA
(DETENTION POND ACCESS)
0.17 ACRES
7,500 S.F.
40' BUFFER
0.71 ACRES
30,800 S.F.
40' BUFFER
0.71 ACRES
30,800 S.F.
"THE PARK"
PHASE 2
LOT 66
TMS# 25813-02-14
"THE PARK"
PHASE 2
LOT 65
TMS# 25813-02-13
"THE PARK"
PHASE 2
LOT 49
TMS# 25815-02-15
"THE PARK"
PHASE 2
LOT 50
TMS# 25815-02-16
"THE PARK"
PHASE 2
LOT 48
TMS# 25815-01-17
"THE PARK"
PHASE 2
LOT 47
TMS# 25815-01-18
"THE PARK"
PHASE 2
BUFFER
TMS# 25815-01-18
N/F
TWO PARKS, LLC
BEECHFERN CIRCLE 50' R/W
TMS# 25815-05-05
DETENTION POND PARCEL
3.36 ACRES/146156 S.F. - TWO PARKS, LLC
PORTION TMS# 25800-03-27
N/F
TWO PARKS, LLC
FUTURE DEVELOPMENT
TMS# 25800-03-27
10' WATER LINE EASEMENT
15' STORM DRAINAGE EASEMENT
15' SAN SEWER EASEMENT
TIES TO EXISTING CITY FILE# 222-22X
30' DET. POND ACCESS EASMT
PALMETTO UTILITY LOCATION SERVICE
3 DAYS BEFORE DIGGING CALL
811
A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY.
THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
US HWY No.1
OLD NATIONAL HIGHWAY
GREENHILL PARISH PARKWAY
BEECHFERN CIRCLE
BRIGHFIELD PARK DRIVE
FOXGRASS ROAD
WOODCREEK FARMS ROAD
SITE
SCALE: 1" = 1000'
VICINITY MAP
NOTES & REFERENCES:
1) PHASE 3, 10.37 ACRES DIVIDED INTO 19 LOTS, INCLUDING AN 0.17 ACRE OPEN AREA (DETENTION POND ACCESS), BUFFER ACCESS, A 0.71 ACRE OF BUFFER AREA, AND A 3.36 ACRE DETENTION POND PARCEL.
2) RICHLAND COUNTY TAX MAP SHEET 25800 BLOCK 03 LOT 46.
3) I HEREBY CERTIFY THAT I CONSULTED THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANELS #45079C 0165 K & 280 K, DATED 09-29-2010. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SUBJECT PROPERTY IS NOT LOCATED IN A SFHA
4) EXISTING ZONING: PDD SETBACKS FRONT = 20' (PRIMARY) 10' (SECONDARY) REAR = 20' SIDES = 5'
5) ALL IRONS ARE (N) 1/2" REBAR UNLESS OTHERWISE SHOWN.
6) ALL RIGHT-OF-WAY ARE RESERVED AND DEDICATED TO RICHLAND COUNTY FOR PUBLIC USE.
7) BOUNDARY INFORMATION TAKEN FROM SURVEY PREPARED FOR WOODCREEK FARMS DEVELOPMENT, AREA A-11 BY UNITED DESIGN SERVICES, INC., DATED NOVEMBER 16, 2007.
8) ALL OPEN AREA, DETENTION POND ACCESS AND BUFFER ZONES TO BE MAINTAINED BY WOODCREEK FARMS HOA.
9) ALL WATER LINE EASEMENTS ARE RESERVED AND DEDICATED EXCLUSIVELY TO THE CITY OF COLUMBIA. THIS INCLUDES A 10' CITY OF COLUMBIA WATER LINE EASEMENT ON ALL SERVICE LINES FROM THE MAIN TO THE METER BOX.
10) ALL STORM DRAINAGE ARE RESERVED AND DEDICATED EXCLUSIVELY TO RICHLAND COUNTY.
11) ALL SEWER EASEMENTS ARE RESERVED AND DEDICATED EXCLUSIVELY TO PALMETTO OF RICHLAND COUNTY, THIS THIS INCLUDES A 10' PALMETTO OF RICHLAND COUNTY SEWER LINE EASEMENT ON ALL SERVICE LINES FROM THE MAIN TO THE CLEAN OUT.
12) TOTAL LENGTH OF ROADWAY IS 785 L.F. / AREA = 0.90 ACRE
13) IN ACCORDANCE WITH SECTION 26-179 OF THE RICHLAND COUNTY DEVELOPMENT CODE, SIDEWALKS SHALL BE A MINIMUM OF FOUR FEET IN WIDTH, SIDEWALKS ALONG THE FRONT OF ALL LOTS AND OPEN AREA WILL BE CONSTRUCTED BY THE INDIVIDUAL HOMEBUILDER PRIOR TO THE CLOSING. SEE PRELIMINARY PLAN, SHEET 1 OF 1, IN THE CONSTRUCTION DRAWINGS APPROVED. ALSO, THE PORTION OF SIDEWALK ACROSS THE FRONT OF THE OPEN AREA TO BE CONSTRUCTED BY TWO PARKS, LLC.
SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN; ALSO THE PLAN SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE RICHLAND COUNTY SUBDIVISION REGULATIONS AND THE MONUMENTS SHOWN HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN THOSE REGULATIONS.
DATE
WILLIAM M. BRASINGTON SCPLS 9312
APPROVED FOR RECORDING
Date 7/5/2017
RCF # SD15-047
BELTER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
144 FRIARSGATE BLVD.
RMD, S.C. 29063
PHONE (803) 732-4004
PLAT BOOK
PAGE
NO. DATE REVISION BY
1 07-10-15 REVISED PER CITY OF COLUMBIA COMMENTS CBR
2 07-15-15 REVISED PER RICHLAND COUNTY COMMENTS CBR
SCALE: 1" = 40'
DATE: 06-16-2015
DRAWN: WMB
CHECKED: G. BRASLEY, JR.
SHEET 1 OF 1
BONDED PLAT OF
WOODCREEK FARMS AREA A-11
"THE PARK" - PHASE 3-A
NEAR COLUMBIA, S.C.
RICHLAND COUNTY
CITY FILE# 222-22x
AAA-095
M:\DOCUMENTS\WOODCREEK\THE PARK\PH3 BONDED.DWG

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, if any, situate, lying and being in the County of Richland, State of South Carolina, and being shown and delineated as Lot 67 on a Bonded Plat of Woodcreek Farms Area A-11 "The Park" - Phase 3-A, by Belter & Associates, Inc., dated June 16, 2015, as revised, and recorded September 9, 2015, in the Office of the ROD for Richland County in Record Book 2057 at page 671. Reference being made to said plat for a complete and accurate description thereof.

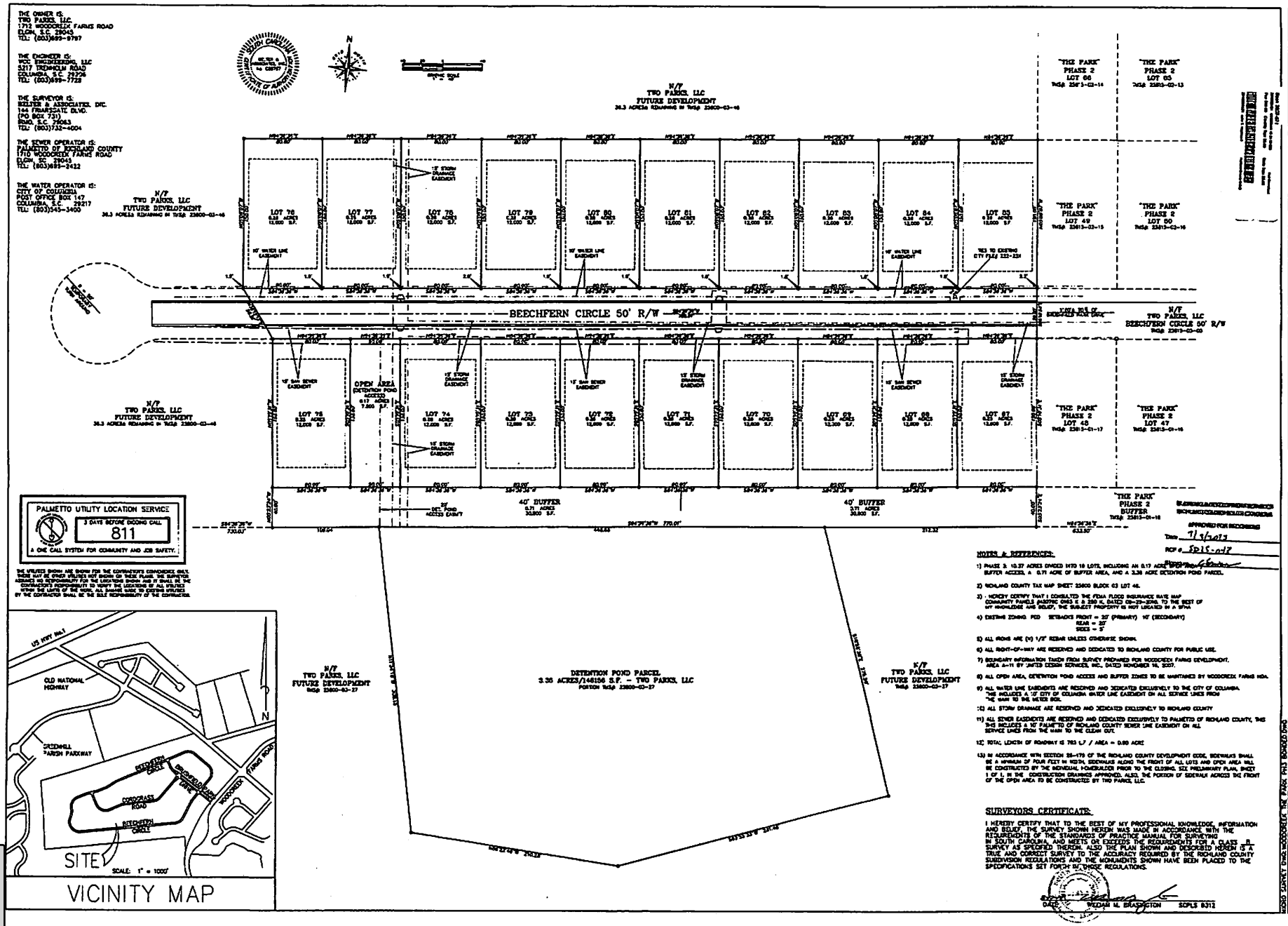
Richland County TMS: 25815-01-21

Property Address: 1340 Beechfern Circle

Loren P. Romeus Date: 6/5/16
LOREN P. ROMEUS

Bettina L. Romeus Date: 6/5/16
BETTINA L. ROMEUS

Book 2129-3808
2016052161 07/18/2016 11:52:04:150
Fee: $0.00 County Tax: $0.00 Notice State Tax: $0.00
2016052161 John T. Hopkins II Richland County R.O.D.



THE OWNER IS:
TWO PARKS, LLC
1713 WOODCREEK FARMS ROAD
ELGIN, S.C. 29045
TEL: (803)699-9797

THE ENGINEER IS:
WCC ENGINEERING, LLC
5217 TRENHOLM ROAD
COLUMBIA, S.C. 29206
TEL: (803)699-7728

THE SURVEYOR IS:
BELTER & ASSOCIATES, INC.
144 FRAIRSDALE BLVD.
(PO BOX 731)
ROAD, S.C. 29063
TEL: (803)732-4004

THE SEWER OPERATOR IS:
PALMETTO OF RICHLAND COUNTY
1713 WOODCREEK FARMS ROAD
ELGIN, SC. 29045
TEL: (803)699-2422

THE WATER OPERATOR IS:
CITY OF COLUMBIA
POST OFFICE BOX 147
COLUMBIA, S.C. 29217
TEL: (803)545-3400

THE UTILITIES SHOWN ARE SHOWN FOR THE CONVENIENCE CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE EXISTENCE SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

NOTES & REFERENCES:

1) PHASE 3: 10.37 ACRES DIVIDED INTO 19 LOTS, INCLUDING AN 0.17 ACRE OPEN AREA, BUFFER ACCESS, A 0.71 ACRE OF BUFFER AREA, AND A 3.35 ACRE DETENTION POND PARCEL.

2) RICHLAND COUNTY TAX MAP SHEET 23600 BLOCK 03 LOT 46.

3) I HEREBY CERTIFY THAT I CONSULTED THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANELS #45079C 0145 H, DATED 09-29-2010, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SUBJECT PROPERTY IS NOT LOCATED IN A SFHA

4) EXISTING ZONING PDD SETBACKS FRONT = 20' (PRIMARY) 10' (SECONDARY) REAR = 20' SIDES = 5'

5) ALL IRONS ARE (V) 1/2" REBAR UNLESS OTHERWISE SHOWN.

6) ALL RIGHT-OF-WAY ARE RESERVED AND DEDICATED TO RICHLAND COUNTY FOR PUBLIC USE.

7) BOUNDARY INFORMATION TAKEN FROM SURVEY PREPARED FOR WOODCREEK FARMS DEVELOPMENT, AREA A-11 BY JAMES OSSEN SCHNECK, INC., DATED NOVEMBER 18, 2007.

8) ALL OPEN AREA, DETENTION POND ACCESS AND BUFFER ZONES TO BE MAINTAINED BY WOODCREEK FARMS HOA.

9) ALL WATER LINE EASEMENTS ARE RESERVED AND DEDICATED EXCLUSIVELY TO THE CITY OF COLUMBIA. THIS INCLUDES A 10' CITY OF COLUMBIA WATER LINE EASEMENT ON ALL SERVICE LINES FROM THE MAIN TO THE METER BOX.

10) ALL STORM DRAINAGE ARE RESERVED AND DEDICATED EXCLUSIVELY TO RICHLAND COUNTY

11) ALL SEWER EASEMENTS ARE RESERVED AND DEDICATED EXCLUSIVELY TO PALMETTO OF RICHLAND COUNTY, THIS INCLUDES A 10' PALMETTO OF RICHLAND COUNTY SEWER LINE EASEMENT ON ALL SERVICE LINES FROM THE MAIN TO THE CLEAN OUT.

12) TOTAL LENGTH OF ROADWAY IS 783 L.F. / AREA = 0.80 ACRE

13) IN ACCORDANCE WITH SECTION 26-176 OF THE RICHLAND COUNTY DEVELOPMENT CODE, SIDEWALKS SHALL BE A MINIMUM OF FOUR FEET IN WIDTH. SIDEWALKS ALONG THE FRONT OF ALL LOTS AND OPEN AREA WILL BE CONSTRUCTED BY THE INDIVIDUAL HOMEBUILDER PRIOR TO THE CLOSING. SEE PRELIMINARY PLAN, SHEET 1 OF 1, IN THE CONSTRUCTION DRAWINGS APPROVED. ALSO, THE PORTION OF SIDEWALK ACROSS THE FRONT OF THE OPEN AREA TO BE CONSTRUCTED BY TWO PARKS, LLC.

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN. ALSO THE PLAN SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE RICHLAND COUNTY SUBDIVISION REGULATIONS AND THE MONUMENTS SHOWN HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN THOSE REGULATIONS.

DATE: WILLIAM M. BRASHIER SCPLS 8312

APPROVED FOR RECORDING
DATE 7/3/2013
RCP # SD15-017

NO.	DATE	REVISION	BY
2	07-15-15	REVISED PER RICHLAND COUNTY COMMENTS	CBR
1	07-10-15	REVISED PER CITY OF COLUMBIA COMMENTS	CBR

PLAT BOOK PAGE

BELTER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
144 FRAIRSDALE BLVD.
ROAD, S.C. 29063
PHONE (803) 732-4004

SCALE: 1" = 40'
DATE: 06-18-2015
DRAWN: WAB
CHECKED: G. BRADLEY, JR.
SHEET 1 OF 1

BONDED PLAT OF
WOODCREEK FARMS AREA A-11
"THE PARK" – PHASE 3-A
NEAR COLUMBIA, S.C. RICHLAND COUNTY

CITY FILE# 222-22x
AAA-090

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, if any, situate, lying and being in the County of Richland, State of South Carolina, and being shown and delineated as Lot 85 on a Bonded Plat of Woodcreek Farms Area, Section A-11, "The Park" - Phase 3-A, by Belter & Associates, Inc., dated June 16, 2015, as revised, and recorded September 9,2015, in the Office of the ROD for Richland County Record Book 2057 at Page 671, the Plat being incorporated by reference for a more complete and accurate description of the property. All measurements being a little more or less.

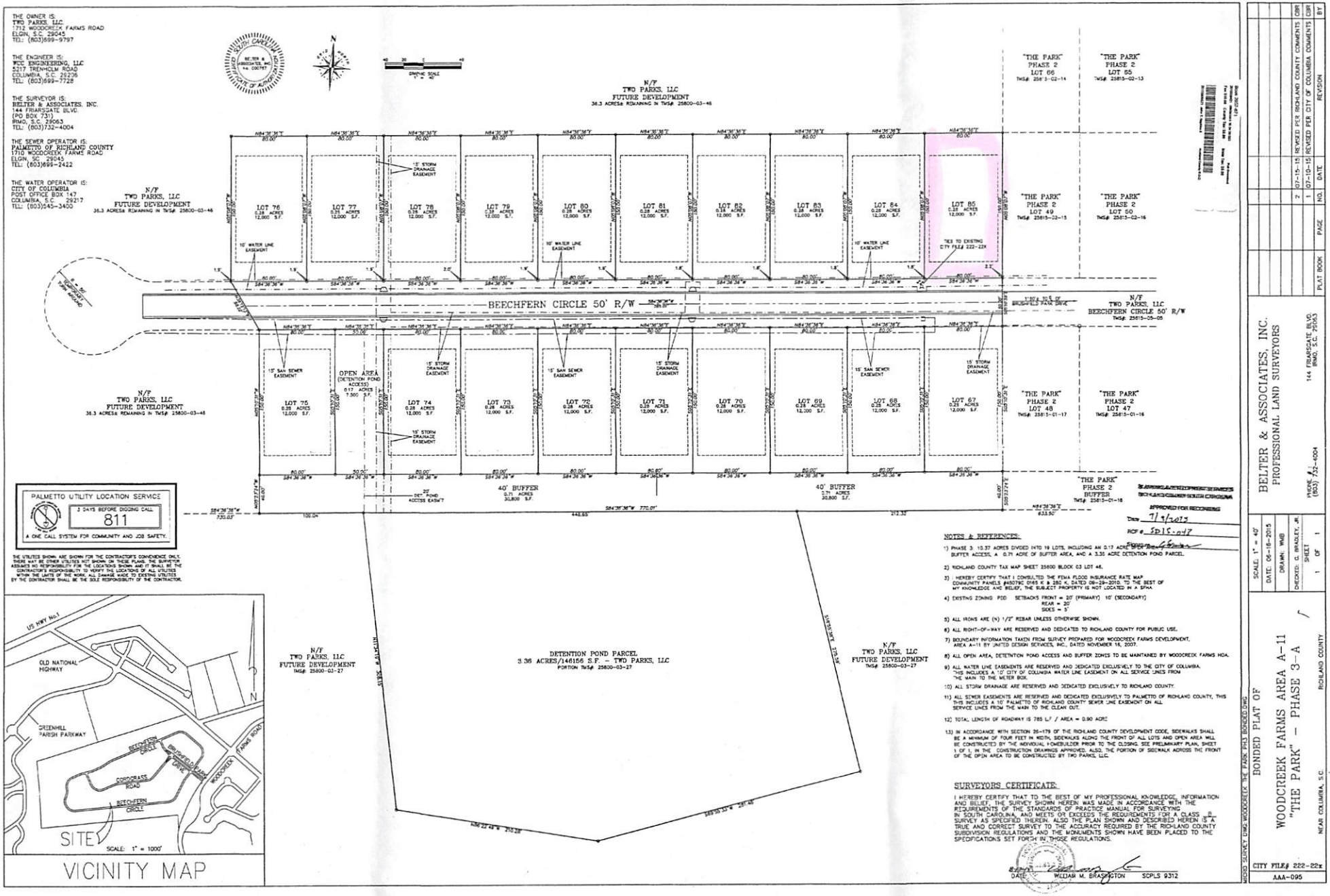
Richland County TMS: 25815-02-26

Property Address: 1341 Beechfern Circle

Elaina N. Miller Date: 25 May 2016
ELAINA N. MILLER

Lamont Miller Date: May 25, 2016
LAMONT MILLER

Book 2122-2334
2016045068 06/20/2016 13:40:48:377 Notice
Fee: $0.00 County Tax: $0.00 State Tax: $0.00
2016045068 John T. Hopkins II Richland County R.O.D.


THE OWNER IS:
TWO PARKS, LLC
1712 WOODCREEK FARMS ROAD
ELGIN, S.C. 29045
TEL: (803)699-9797
THE ENGINEER IS:
WDC ENGINEERING, LLC
5217 TRENHOLM ROAD
COLUMBIA, S.C. 29206
TEL: (803)699-7728
THE SURVEYOR IS:
BELTER & ASSOCIATES, INC.
144 FRIARSGATE BLVD.
(PO BOX 731)
RMO, S.C. 29063
TEL: (803)732-4004
THE SEWER OPERATOR IS:
PALMETTO OF RICHLAND COUNTY
1710 WOODCREEK FARMS ROAD
ELGIN, SC 29045
TEL: (803)699-2422
THE WATER OPERATOR IS:
CITY OF COLUMBIA
POST OFFICE BOX 147
COLUMBIA, S.C. 29217
TEL: (803)545-3400
N/F TWO PARKS, LLC FUTURE DEVELOPMENT 36.3 ACRES± REMAINING IN TMS# 25800-03-46
BEECHFERN CIRCLE 50' R/W
LOT 76 LOT 77 LOT 78 LOT 79 LOT 80 LOT 81 LOT 82 LOT 83 LOT 84 LOT 85
LOT 75 LOT 74 LOT 73 LOT 72 LOT 71 LOT 70 LOT 69 LOT 68 LOT 67
OPEN AREA (DETENTION POND ACCESS) 0.17 ACRES 7,300 S.F.
40' BUFFER 0.71 ACRES 30,800 S.F.
40' BUFFER 0.71 ACRES 30,800 S.F.
"THE PARK" PHASE 2 LOT 66 TMS# 25815-02-14
"THE PARK" PHASE 2 LOT 65 TMS# 25815-02-13
"THE PARK" PHASE 2 LOT 49 TMS# 25815-02-15
"THE PARK" PHASE 2 LOT 50 TMS# 25815-02-16
"THE PARK" PHASE 2 LOT 48 TMS# 25815-01-17
"THE PARK" PHASE 2 LOT 47 TMS# 25815-01-16
"THE PARK" PHASE 2 BUFFER TMS# 25815-01-18
N/F TWO PARKS, LLC BEECHFERN CIRCLE 50' R/W TMS# 25815-05-05
TIES TO EXISTING CITY FILE# 222-22X
10' WATER LINE EASEMENT
15' STORM DRAINAGE EASEMENT
15' SAN SEWER EASEMENT
2' DET. POND ACCESS EASM'T
PALMETTO UTILITY LOCATION SERVICE
3 DAYS BEFORE DIGGING CALL 811
A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY.
THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE SURVEYOR ASSUMES NO RESPONSIBILITY TO THE LOCATION SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
US HWY No.1
OLD NATIONAL HIGHWAY
GREENHILL PARISH PARKWAY
BEECHFERN CIRCLE
SPRINGFIELD PARK
CORDGRASS ROAD
WOODCREEK FARMS ROAD
SITE
SCALE: 1" = 1000'
VICINITY MAP
N/F TWO PARKS, LLC FUTURE DEVELOPMENT TMS# 25800-03-27
DETENTION POND PARCEL 3.36 ACRES/146156 S.F. - TWO PARKS, LLC PORTION TMS# 25800-03-27
N/F TWO PARKS, LLC FUTURE DEVELOPMENT TMS# 25800-03-27
NOTES & REFERENCES:
1) PHASE 3: 10.37 ACRES DIVIDED INTO 19 LOTS, INCLUDING AN 0.17 ACRE OPEN AREA, 0.71 ACRE BUFFER ACCESS, A 0.71 ACRE OF BUFFER AREA, AND A 3.35 ACRE DETENTION POND PARCEL.
2) RICHLAND COUNTY TAX MAP SHEET 25800 BLOCK 03 LOT 46.
3) HEREBY CERTIFY THAT I CONSULTED THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANELS #45079C 0165 K & 280 K, DATED 09-29-2010, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SUBJECT PROPERTY IS NOT LOCATED IN A SFHA
4) EXISTING ZONING PDD SETBACKS FRONT = 20' (PRIMARY) 10' (SECONDARY) REAR = 20' SIDES = 5'
5) ALL IRONS ARE (N) 1/2" REBAR UNLESS OTHERWISE SHOWN.
6) ALL RIGHT-OF-WAY ARE RESERVED AND DEDICATED TO RICHLAND COUNTY FOR PUBLIC USE.
7) BOUNDARY INFORMATION TAKEN FROM SURVEY PREPARED FOR WOODCREEK FARMS DEVELOPMENT, AREA A-11 BY UNITED DESIGN SERVICES, INC., DATED NOVEMBER 16, 2007.
8) ALL OPEN AREA, DETENTION POND ACCESS AND BUFFER ZONES TO BE MAINTAINED BY WOODCREEK FARMS HOA.
9) ALL WATER LINE EASEMENTS ARE RESERVED AND DEDICATED EXCLUSIVELY TO THE CITY OF COLUMBIA. THIS INCLUDES A 10' CITY OF COLUMBIA WATER LINE EASEMENT ON ALL SERVICE LINES FROM THE MAIN TO THE METER BOX.
10) ALL STORM DRAINAGE ARE RESERVED AND DEDICATED EXCLUSIVELY TO RICHLAND COUNTY.
11) ALL SEWER EASEMENTS ARE RESERVED AND DEDICATED EXCLUSIVELY TO PALMETTO OF RICHLAND COUNTY, THIS THIS INCLUDES A 10' PALMETTO OF RICHLAND COUNTY SEWER LINE EASEMENT ON ALL SERVICE LINES FROM THE MAIN TO THE CLEAN OUT.
12) TOTAL LENGTH OF ROADWAY IS 785 L.F. / AREA = 0.90 ACRE
13) IN ACCORDANCE WITH SECTION 26-179 OF THE RICHLAND COUNTY DEVELOPMENT CODE, SIDEWALKS SHALL BE A MINIMUM OF FOUR FEET IN WIDTH, SIDEWALKS ALONG THE FRONT OF ALL LOTS AND OPEN AREA WILL BE CONSTRUCTED BY THE INDIVIDUAL HOMEBUILDER PRIOR TO THE CLOSING. SEE PRELIMINARY PLAN, SHEET 1 OF 1, IN THE CONSTRUCTION DRAWINGS APPROVED. ALSO, THE PORTION OF SIDEWALK ACROSS THE FRONT OF THE OPEN AREA TO BE CONSTRUCTED BY TWO PARKS, LLC.
SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN. ALSO THE PLAN SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE RICHLAND COUNTY SUBDIVISION REGULATIONS AND THE MONUMENTS SHOWN HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN THOSE REGULATIONS.
DATE
WILLIAM M. BRASHINGTON SCPLS 9312
APPROVED FOR RECORDING
Date 7/1/2015
ROP # SD15-047
BELTER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
144 FRIARSGATE BLVD.
RMO, S.C. 29063
PHONE 732-4004
NO. DATE REVISION BY
1 07-10-15 REVISED PER CITY OF COLUMBIA COMMENTS CBR
2 07-15-15 REVISED PER RICHLAND COUNTY COMMENTS CBR
PLAT BOOK PAGE
SCALE: 1" = 40'
DATE: 06-16-2015
DRAWN: WMB
CHECKED: G. BRADLEY, JR.
SHEET 1 OF 1
BONDED PLAT OF
WOODCREEK FARMS AREA A-11
"THE PARK" - PHASE 3-A
NEAR COLUMBIA, S.C.
RICHLAND COUNTY
CITY FILE# 222-22x
AAA-095
M:\DOD SURVEY DWG\WOODCREEK THE PARK PH3 BONDED.DWG

COPY

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, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, and shown as Detention Pond Parcel, 40' Buffer, Beechfern Circle 50' R/W, Lot 80, and Open Area (Detention Pond Access) on a plat prepared for Woodcreek Farms Area A-11 The Park – Phase 3-A dated June 16, 2015, last revised July 15, 2015, and recorded on September 9, 2015 in the Office of the Register of Deeds for Richland County in Book 2057 Page 671.

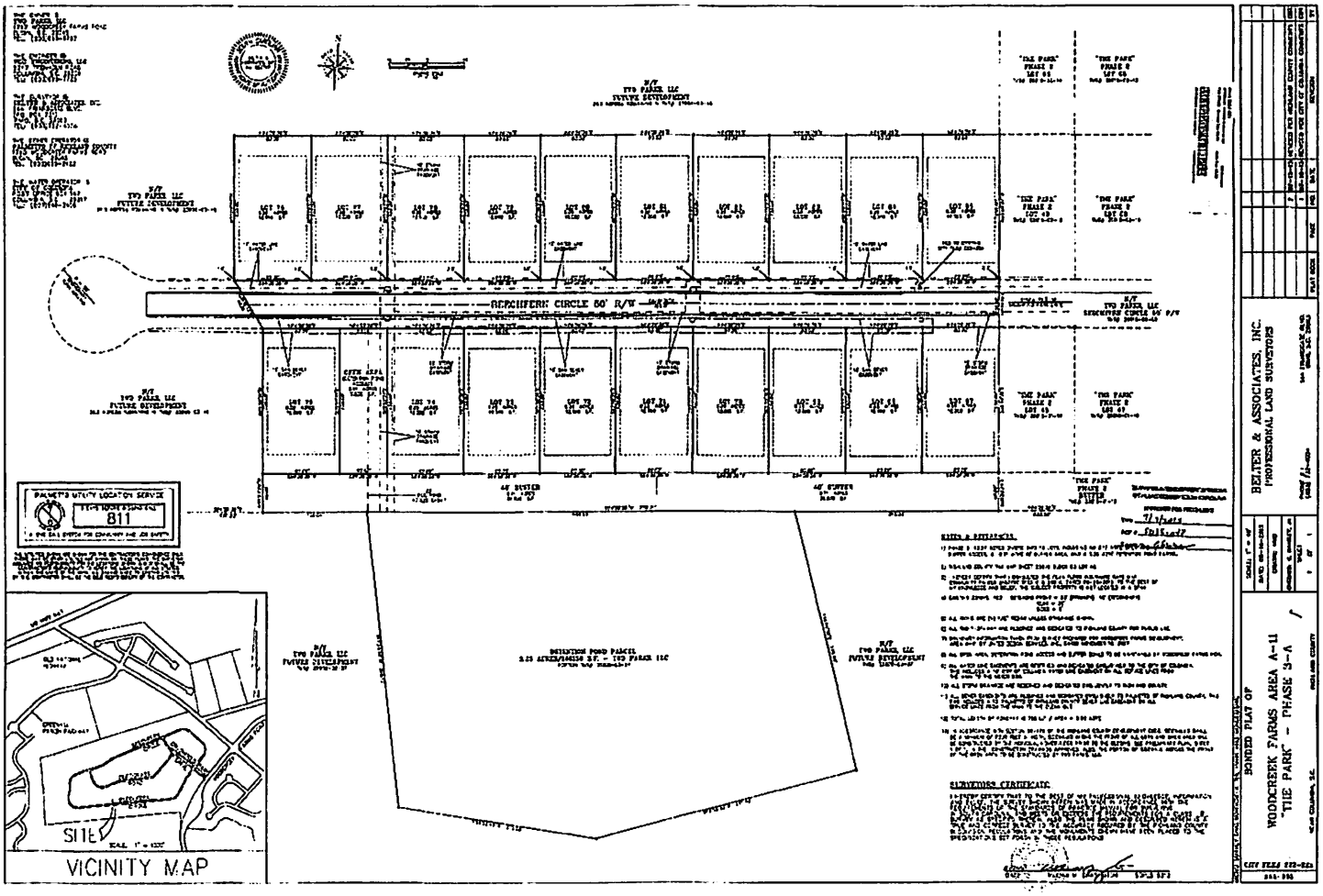
Richland County TMS: 25815-01-20, 25815-01-19, 25815-05-06, 25815-02-31, 25815-01-29
Property Addresses: Detention Pond, 40 Foot Buffer, 1311 Beechfern Circle, 1292 Beechfern Circle (Open Area)

Two Parks LLC

BY: _____ Date: 8-9-16
Signature

H P. Pickett
(Print or Type Name)

Its: Manager Member
(Print or Type Title)


BEECHTREE CIRCLE 50' R/W
811
SITE
VICINITY MAP
BELTER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
WOODCREEK FARMS AREA A-11
TIE PARK - PHASE 3-A
SURVEYORS CERTIFICATE:

We Are Columbia

MEETING DATE: **September 20, 2016**

DEPARTMENT: **Planning and Development Services**

FROM: ***Krista Hampton, Director***

SUBJECT: **Ordinance No.: 2016-086 - Annexing 509 Cordgrass Road, 521 Cordgrass Road, 531 Cordgrass Road, 1347 Beechfern Circle, 1361 Beechfern Circle, 1367 Beechfern Circle, 1378 Beechfern Circle, 1412 Beechfern Circle, Richland County TMS# 25815-02-06, 25815-02-09, 25815-02-13, 25815-02-15, 25815-02-17, 25815-02-18, 25815-01-11 and 25815-01-05**

PRESENTER: **Krista Hampton**

FINANCIAL IMPACT:

The Park- Phase 2: 509 Cordgrass Road, 521 Cordgrass Road, 531 Cordgrass Road, 1347 Beechfern Circle, 1361 Beechfern Circle, 1367 Beechfern Circle, 1378 Beechfern Circle, 1412 Beechfern Circle; TMS# 25815-02-06, 25815-02-09, 25815-02-13, 25815-02-15, 25815-02-17, 25815-02-18, 25815-01-11, 25815-01-05

Council District: 4

Proposal: Annex, assign interim Urban Edge Residential Large Lot (UER-2) Land Use Classification and interim zoning of PUD-R. The property is currently classified as Neighborhood (Medium Density) by Richland County and zoned PDD by Richland County.

Applicants: Lara M. Druffner, Thomas C. Druffner, Clarence P. Toland, Arleatha M. Toland, NVR, Inc., June M. Harper, June Marie Rodriquez, Andre L. Walker, Kristy M. Walker, Gopu Rajasekharan, Varsha Pankajakshan, Invested Properties, LLC,
Michael J. L. Vantooren

Staff Recommendation: Annex, Assign Interim Land Use and Interim Zoning; Approve

PC Recommendation: 04/04/16: Annex, Assign Interim Land Use and Interim Zoning; Approve (7-0)

ATTACHMENTS:

- FT-ANNEX-The Park_Phase 2 (part 2) (PDF)
- 2016-086 annex The Park Ph 2 Woodcreek (PDF)

CITY COUNCIL

September 20, 2016 at 6:00pm
City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

ANNEXATION, INTERIM COMPREHENSIVE PLAN MAP AMENDMENT, AND INTERIM ZONING MAP AMENDMENT CASE SUMMARY
THE PARK- PHASE 2: 509 CORDGRASS ROAD, 521 CORDGRASS ROAD, 531 CORDGRASS ROAD, 1347 BEECHFERN CIRCLE, 1361 BEECHFERN CIRCLE, 1367 BEECHFERN CIRCLE, 1378 BEECHFERN CIRCLE, 1412 BEECHFERN CIRCLE; TMS# 25815-02-06, 25815-02-09, 25815-02-13, 25815-02-15, 25815-02-17, 25815-02-18, 25815-01-11, 25815-01-05

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Staff Recommendation:	Annex, Assign Interim Land Use and Interim Zoning	APPROVE
PC Recommendation:	04/04/16: Annex, Assign Interim Land Use and Interim Zoning	APPROVE (7-0)
Annexation, 1st Reading: PH	09/20/16: Annex, Assign Interim Land Use and Interim Zoning	PENDING
Annexation, 2nd Reading	10/04/16: Annex, Assign Interim Land Use and Interim Zoning	PENDING
Comp Plan Amendment: 1st Reading: PH	11/15/16: Confirmation of Land Use Classification	PENDING
Comp Plan Amendment: 2nd Reading	12//2016: Confirmation of Land Use Classification	PENDING
Map Amendment: 1st Reading: ZPH	11/15/16: Zoning Confirmation	PENDING
Map Amendment: 2nd Reading	12//2016: Zoning Confirmation	PENDING

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 2.66 acres
Current Use: Residential lots
Proposed Use: Residential lots
Reason for Annexation: Secondary / Municipal Services
Urban Service Area: Secondary
Current Richland County Land Use Classification: Neighborhood (Medium Density)
Proposed Land Use Classification: Urban Edge Residential Large Lot (UER-2)
Current Richland County Zoning: Planned Development District (PDD)
Proposed Zoning: Planned Unit Development – Residential District (PUD-R)
Census Tract: 114.07

DETERMINATION FOR CITY SERVICES

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

Police
We find that the proposed annexations and assumed development will result in an increase number of calls for services and will cost the CPD **$106.24** annually to provide service.

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

Solid Waste
At this time the property is undeveloped and no service cost would occur. The cost associated with solid waste service for these properties is **$187.0** annually per household upon completion.

Engineering
Because water and sewer lines currently exist in this area and the developer has already installed new infrastructure at the time of development, the Utilities and Engineering Division **will not incur any costs** associated with this annexation. There is a tap fee for the property owner when developing a vacant residential lot.

Water Customer Care
Annexation will result in an approximately **40% reduction** in water and sewer service rates for the customer.

Planning & Development Services
We recommend annexation of this property. The estimated annual City property tax revenue after annexation of these properties will generate approximately **$4,680.73.** Several of the lots annexed in this section currently have structures on them, while three lots are undeveloped. For lots undeveloped the average value of the developed lots was used to determine the estimate.

*Estimated City Tax Revenue calculated as: (Tax Value*Tax Rate)*City Millage Rate (.0981)) - (Tax Value*Local Option Sales Tax Credit (.002)).

PLANS, POLICIES, AND LAND USE

Urban Service Area

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

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

Secondary areas are those areas where the City determines it logical or advantageous to provide services, but where all services may not be at optimal levels for annexation at this time. For instance, it may be that the property is outside of the generally accepted fire response area, or the storm drainage and/or road system is substandard. Annexation in these areas may occur, but a more detailed analysis will need to be accomplished to determine the possible impact on revenue. As is stated in the policy, these areas may include “higher value” properties that would prove beneficial to revenues.

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

Staff recommends that the subject parcel be designated Urban Edge Residential Large Lot (UER-2) in The Columbia Plan 2018 Future Land Use Map.

Urban Edge Residential Large Lot neighborhoods represent many of the City's 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
- Small Format Business/Employment
- Small Format Civic/Institutional
- Cemeteries & Mausoleums

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

The subject parcel is not covered by an area plan which has been adopted by the City of Columbia or Richland County.

PROPOSED ZONING DISTRICT SUMMARY

The subject property is currently zoned Planned Development District (PDD) by Richland County, and surrounding parcels are currently zoned PDD by Richland County. Surrounding parcels within the City of Columbia are zoned Planned Unit Development – Residential District (PUD-R).

The proposed City of Columbia zoning district is Planned Unit Development – Residential District (PUD-R).

Planned Unit Development Districts

(a) Intent. The intent of planned unit development districts is to derive the benefits of efficiency, economy and flexibility by encouraging unified development of large sites, while also obtaining the advantage of creative site design, improved appearance, compatibility of uses, optimum service by community facilities, and better functioning of vehicular access and circulation. It is the intent of this article to allow development of large sites subject to specific regulations concerning permitted uses, but only subject to regulations concerning lot area, building coverage, yard spaces and building height insofar as the city council shall deem appropriate to fulfill the intent of this article, upon presentation of certification from the owners, developers or other parties at interest in the development of such sites that they will adhere to development policies which will fulfill the intent of this article.

(b) *Types of districts.* Two types of districts accommodating primarily residential or nonresidential uses are created as follows:

(1) *PUD-R Planned Unit Development—Residential.* The PUD-R district is intended to accommodate residential uses, with nonresidential uses integrated into the design of such districts as secondary uses.

(2) *PUD-C Planned Unit Development—Commercial.* The PUD-C district is intended to accommodate primarily nonresidential uses, with residential uses integrated into the design of such districts as secondary uses.

(c) *Design and planning features.* The types of residential dwelling units and the types of nonresidential uses allowed to be established in such districts increase with increasing site size of such districts, based upon the premise that increased site size will allow proper design, including functional interrelations, buffer treatments separating uses with potentially incompatible characteristics of use, design of access patterns, and relationships of uses within such planned unit developments with uses in adjacent districts. It is the intent of this article that such design and planning features be incorporated properly into any PUD district hereafter created, and that the planning commission and city council shall

consider the existence and appropriateness of such features before any amendment to the zoning map is adopted to create such district.

STAFF RECOMMENDATION

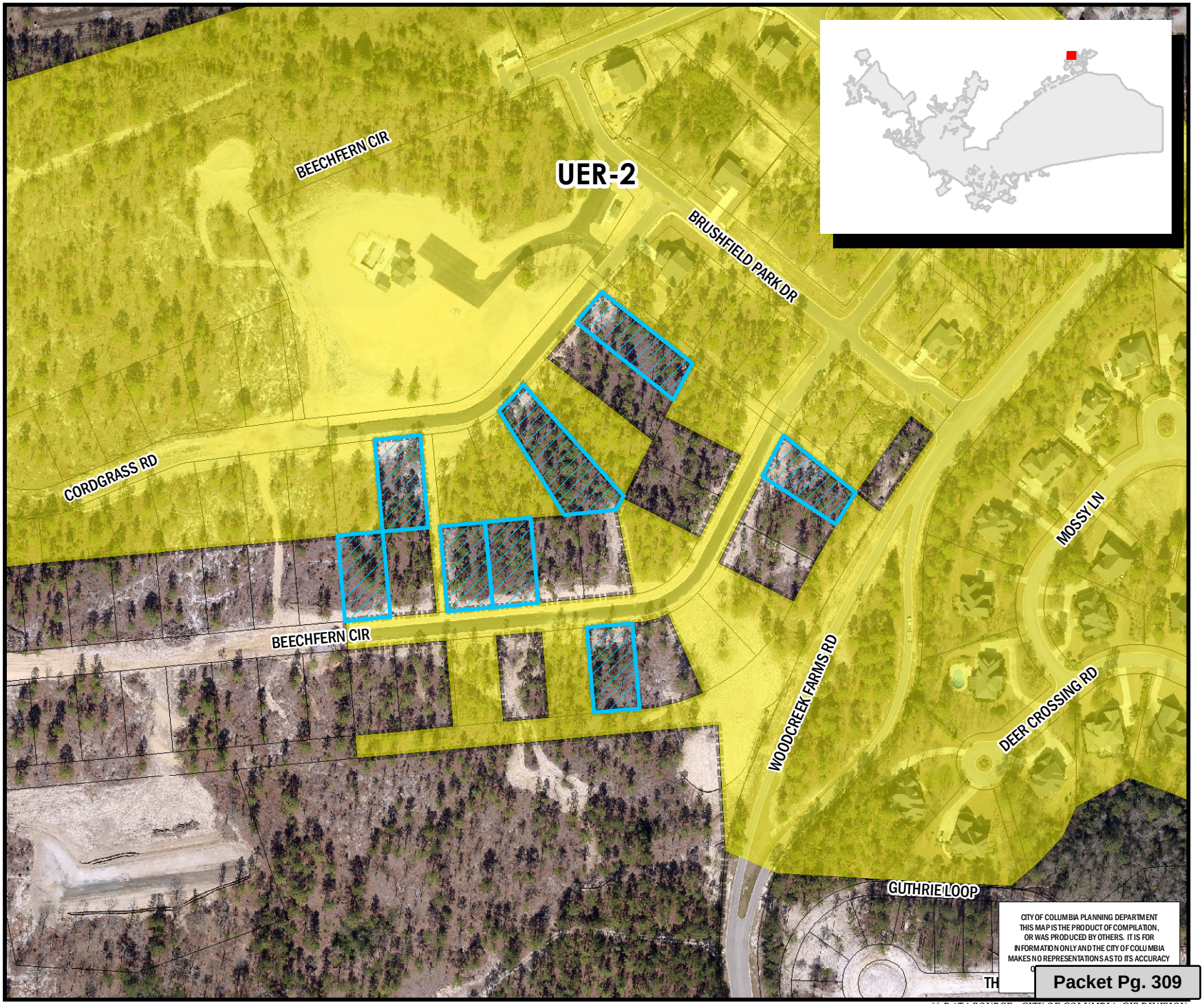
Recommend to City Council annex said land with interim UER-2 land use classification and interim zoning of PUD-R.

© 2011 Pictometry

Future Land Use Map

The Park- Phase 2: 509 Cordgrass Road, 521 Cordgrass Road, 531 Cordgrass Road, 1347 Beechfern Circle, 1361 Beechfern Circle, 1367 Beechfern Circle, 1378 Beechfern Circle, 1412 Beechfern Circle; TMS#: 25815-02-06, 25815-02-09, 25815-02-15, 25815-02-17, 25815-02-18, 25815-01-11, 25815-01-05;
Existing Richland County FLU: Neighborhood (Medium Density); Proposed FLU: UER-2

Department of Planning & Development Services



Legend

- CITY LIMITS
- PARCELS

- UCMR-1 - Urban Core Mixed Residential-1
- UCMR-2 - Urban Core Mixed Residential-2
- UEMR - Urban Edge Mixed Residential
- UEMF - Urban Edge Multi-Family
- UCR-1 - Urban Core Residential Small Lot
- UCR-2 - Urban Core Residential Large Lot
- UER-1 - Urban Edge Residential Small Lot
- UER-2 - Urban Edge Residential Large Lot
- UCAC-1 - Urban Core Neighborhood Activity Center
- UCAC-2 - Urban Core Community Activity Center
- UEAC-1 Urban Edge Community Activity Center
- UCAC-3 Urban Core Regional Activity Center
- UEAC-2 - Urban Edge Regional Activity Center
- AC-1 - Neighborhood Activity Corridor
- AC-2 - Community Activity Corridor
- AC-3 - Regional Activity Corridor
- EC - Employment Campus
- IND - Industrial
- TU - Transportation & Utilities
- SD-1 - Sports/Amusement District
- SD-2 - Civic/Institutional Districts
- SD-3 - Central Business District
- SD-4 - Riverbanks Zoo and Garden
- SD-5 - Universities/Colleges
- SD-6 - Fort Jackson

0 50 100 200 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Leigh DeForth
August 16, 2016

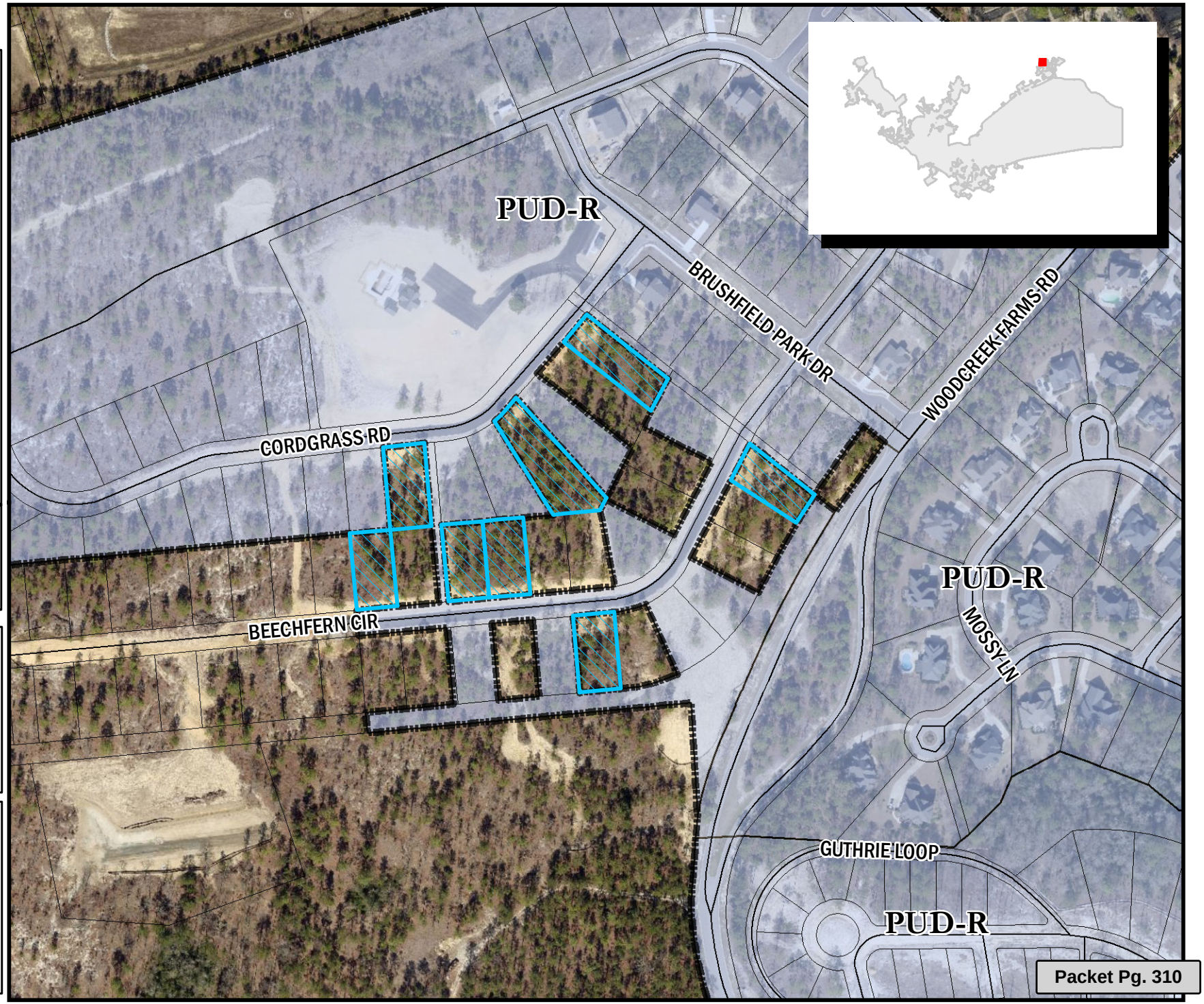
We Are Columbia

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

The Park- Phase 2: 509 Cordgrass Road, 521 Cordgrass Road, 531 Cordgrass Road, 1347 Beechfern Circle, 1361 Beechfern Circle, 1367 Beechfern Circle, 1378 Beechfern Circle, 1412 Beechfern Circle; TMS#: 25815-02-06, 25815-02-09, 25815-02-13, 25815-02-17, 25815-02-18, 25815-01-11, 25815-01-05; Existing Zoning (Richland County): PDD; Proposed Zoning: PUD-R

Department of Planning & Development Services



Legend

- CITY LIMITS
- PARCELS

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

0 50 100 200 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Leigh DeForth
August 16, 2016

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

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

LEGAL DEPARTMENT DRAFT

ORDINANCE NO.: 2016-086

Annexing 509 Cordgrass Road, 521 Cordgrass Road, 531 Cordgrass Road, 1347 Beechfern Circle, 1361 Beechfern Circle, 1367 Beechfern Circle, 1378 Beechfern Circle, 1412 Beechfern Circle, Richland County TMS# 25815-02-06, 25815-02-09, 25815-02-13, 25815-02-15, 25815-02-17, 25815-02-18, 25815-01-11 and 25815-01-05

WHEREAS, a proper petition has been filed with the City Council by one hundred (100%) percent of the property owners of the within described property under the provisions of South Carolina Ann. Sec. 5-3-150; and,

WHEREAS, it appears to City Council that the annexation of the property would be in the best interest of the property owners and the City of Columbia; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this ___ day of _____, 2016, 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 PUD-R (Planned Unit Development – Residential District), apportioned to City Council District 4, Census Tract 114.07, contains 2.66 acres, and shall be assigned an interim land use classification of Urban Edge Residential – Large Lot (UER-2).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 25815-02-06, 25815-02-09, 25815-02-13, 25815-02-15, 25815-02-17, 25815-02-18, 25815-01-11 and 25815-01-05

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

Requested by:

Assistant City Manager Gentry

_____
Mayor

Approved by:

_____
City Manager

Approved as to form:

_____
Deputy City Attorney

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

Last revised: 9/7/2016
1617080317

LEGAL DEPARTMENT DRAFT

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2016-086

All that certain piece, parcel or lot of land, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing 0.43 acres, more or less, being shown and delineated as Lot 59 on a Final Plat of Woodcreek Farms Section A-II, "The Park" – Phase 2, by United Design Services, Inc., dated November 7, 2012, last revised June 24, 2013, recorded in the Office of the Register of Deeds for Richland County in Book 1875, at Page 2256, and having such boundaries and measurements as are shown on said plat.

ALSO: All that certain piece, parcel or lot of land, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing 0.47 acres, more or less, being shown and delineated as Lot 62 on a Final Plat of Woodcreek Farms Section A-II, "The Park"- Phase 2, by United Design Services, Inc., dated November 7, 2012, last revised June 24, 2013, recorded in the Office of the Register of Deeds for Richland County in Book 1875, at Page 2256,and having such boundaries and measurements as are shown on said plat.

ALSO: All that certain piece, parcel or lot of land, together with any improvements thereon, if any, situate, lying and being in the County of Richland, State of South Carolina, and being shown and delineated as Lot 65 on a Final Plat of Woodcreek Farms, Section A-11, "The Park – Phase 2," by United Design Services, Inc., dated November 7, 2012, as revised, and recorded March 26, 2014, in the Office of the Register of Deeds for Richland County in Record Book 1934 at Page 3060, the Plat being incorporated by reference for a more complete and accurate description of the property. All measurements being a little more or less.

ALSO: All that certain piece, parcel or lot of land, together with any improvements thereon, if any, situate, lying and being in the County of Richland, State of South Carolina, and being shown and delineated as Lot 49 on a Final Plat of Woodcreek Farms, Section A-11, "The Park"- Phase 2, by United Design Services, Inc., dated November 7, 2012, as revised, and recorded March 26, 2014, in the Office of the Register of Deeds for Richland County in Record Book 1934 at Page 3060, The Plat being incorporated by reference for a more complete and accurate description of the property. All measurements being a little more or less.

ALSO: All that certain piece, parcel or lot of land, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing 0.28 acres, more or less, being shown and delineated as Lot 51 on a Final Plat of Woodcreek Farms Section A-II, "The Park"- Phase 2, by United Design Services, Inc., dated November 7, 2012, last revised June 24, 2013, recorded in the Office of the Register of Deeds for Richland County in Book 1875, at Page 2256, and having such boundaries and measurements as are shown on said plat.

ALSO: All that certain piece, parcel or lot of land, together with any improvements thereon, if any, situate, lying and being in the County of Richland, State of South Carolina, and being shown and

delineated as Lot 52 on a Final Plat of Woodcreek Farms, Section A-11, "The Park"- Phase 2 by United Design Services, Inc., dated November 7, 2012 as revised and recorded March 26, 2014, in the Office of the Register of Deeds for Richland County in Record Book 1934 at Page 3060, the Plat being incorporated by reference for a more complete and accurate description of the property. All measurements being a little more or less.

ALSO: All that certain piece, parcel or lot of land, together with any improvements thereon, situate, lying and being in the County of Richland, State of South Carolina, and being shown and delineated as Lot 43 on a Final Plat of Woodcreek Farms, Section A-11, "The Park, Phase 2, " by United Design Services, Inc., dated November 7, 2012, as revised, and recorded March 26, 2014, in the office of the Register of Deeds for Richland County in Record Book 1934 at Page 3060, the Plat being incorporated herein by reference for a more complete and accurate description of the Property, all measurements being a little more or less.

ALSO: All that certain piece, parcel or lot of land, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing 0.34 acres, more or less, being shown and delineated as Lot 37 on a Final Plat of Woodcreek Farms Section A-II, "The Park" – Phase 2, by United Design Services, Inc., dated November 7, 2012, last revised June 24, 2013, recorded in the Office of the Register of Deeds for Richland County in Book 1875, at Page 2256, and having such boundaries and measurements as shown on said plat.

LEGAL DEPARTMENT DRAFT

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: August 17, 2016

RE: **Property Address:** The Park, Phase Two Partial: 509 Cordgrass Road, 513 Cordgrass Road, 521 Cordgrass Road, 531 Cordgrass Road, 1346 Beechfern Circle, 1347 Beechfern Circle, 1352 Beechfern Circle, 1353 Beechfern Circle, 1361 Beechfern Circle, 1366 Beechfern Circle, 1367 Beechfern Circle, 1373 Beechfern Circle, 1378 Beechfern Circle, 1379 Beechfern Circle, 1384 Beechfern Circle, 1398 Beechfern Circle, 1401 Beechfern Circle, 1404 Beechfern Circle, 1407 Beechfern Circle, 1412 Beechfern Circle.

Richland County TMS: 25815-02-06, 25815-02-07, 25815-02-09, 25815-02-13, 25815-01-17, 25815-02-15, 25815-01-16, 25815-02-16, 25815-02-17, 25815-01-13, 25815-02-18, 25815-02-19, 25815-01-11, 25815-02-20, 25815-01-10, 25815-01-07, 25815-02-22, 25815-01-06, 25815-02-23, 25815-01-05

Owner(s):

Lara M & Thomas C. Druffner, 509 Cordgrass Road, Elgin, SC 29045; Martin J. & Susan C. Keaney, 513 Cordgrass Road, Elgin, SC 29045; Clarence P. & Arleatha M. Toland, 521 Cordgrass Road, Elgin, SC 29045; NVR Inc, 7 Technology Circle, Suite 150, Columbia, SC 29203; Adam & Mary Lostetter, 1346 Beechfern Circle, Elgin, SC 29045; June Marie Rodriquez & June M. Harper, 1347 Beechfern Circle, Elgin, SC 29045; Tracey D. McDaniels & Scott Miller, 1352 Beechfern Circle, Elgin, SC 29045; Chandra A Stallworth & Charles Austin Sr, 1353 Beechfern Circle, Elgin, SC 29045; Andre L & Kristy M Walker, 1361 Beechfern Circle, Elgin, SC 29045; Ae Cha Chong, 1366 Beechfern Circle, Elgin, SC 29045; Gopu Rajasekharan & Varsha Pankajakshan, 1367 Beechfern Circle, Elgin, SC 29045; Steven & Angela D Oliphant, 1373 Beechfern Circle, Elgin, SC 29045; Invested Properties LLC, PO Box 290743, Columbia SC 29229; Asuncion Valentin, 1379 Beechfern Circle, Elgin, SC 29045; Brian J & Ashley Venable; 1384 Beechfern Circle, Elgin, SC 29045; Juan Manuel Flores Moreno & Leticia Ceballos Godefroy, 1398 Beechfern Circle, Elgin, SC 29045; Ethan W Bean & Kaitlyn M Vann Bean, 1401 Beechfern Circle, Elgin, SC 29045; David G. Thompson, 1404 Beechfern Circle, Elgin, SC 29045; Sundiata K Swinton, 1407 Beechfern Circle, Elgin, SC 29045; Michael J L & Tanja Vantooren, 1412 Beechfern Circle, Elgin, SC 29045.

Current Use:	Residential lots
Proposed Use:	Residential lots
Current County Land Use:	Neighborhood (Medium Density)
Proposed Land Use:	Urban Edge Res. -2 (UER-2)
Current County Zoning:	PDD
Proposed City Zoning:	PUD-R
Reason for Annexation:	Secondary / Municipal Services
City Council District:	4
Census Tract:	114.07

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

(Continued on next page)

Planning & Development Services staff placed the on April, 2016 Planning Commission's agenda and the Planning Commission provided a recommendation for the entire subdivision. At this time City Council will be considering only annexation of a protion of the subdivision at the September 20, 2016 City Council meeting. Council will consider the remaining properites at a future council meeting. 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.

/dle
Attachments

cc:
S. Allison Baker, Sr. Assistant City Manager
William Holbrook, Police Chief
Teresa Knox, City Attorney
Dana Higgins, City Engineer
Krista Hampton, Planning & Development Services
Gloria Saaed, Community Development Director
Roger Myers, Business License Administrator
Angela Adams, Water Customer Service
Jerry Thompson, Building Official
Susan Leitner, Engineering
Denny Daniels, Engineering
Carolyn Wilson, Police Planning & Research
Alfreda Tindall, Richland County 911 Addressing Coordinator
Missy Gentry, Assistant City Manager
Aubrey Jenkins, Fire Chief
Joseph Jaco, Utilities and Engineering
Robert Anderson, Public Works Director
Jeff Palen, Finance Director
George Adams, Fire Marshal
Brian Cook, Zoning Administrator
Kimberly Gathers, Columbia-Richland 911
David Hatcher, Housing Official
Richland County Solid Waste Collection
John Fellows, Planning Administrator
Zach Kay, Dev. Center Administrator

Planning Commission Zoning Recommendation: PUD-R (Zoning classification) by 7-0 on 04/04/16 (mm/dd/yyyy).

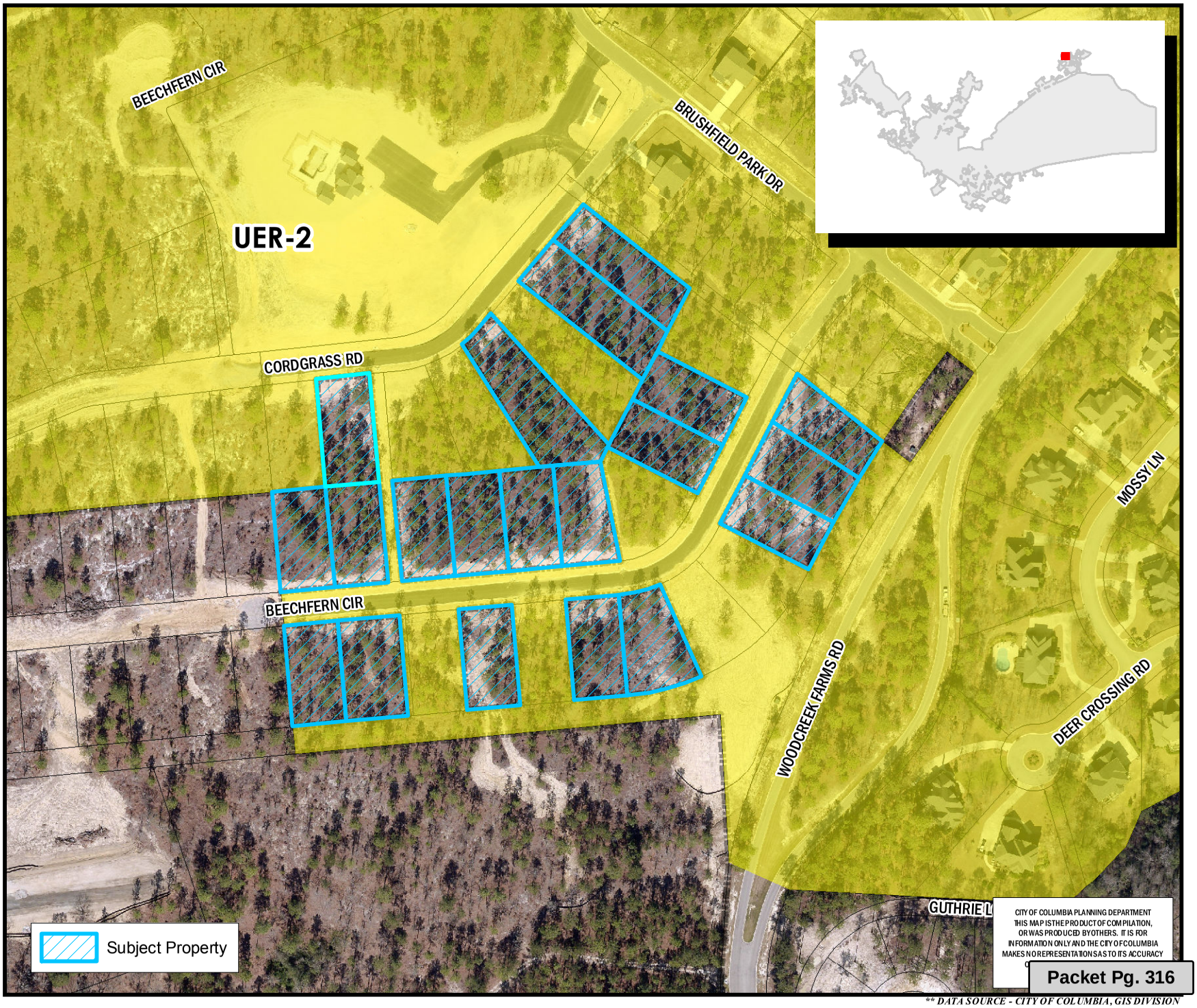
Planning Commission Land Use Recommendation: UER-2 (Land Use classification) by 7-0 on 04/04/16 (mm/dd/yyyy).

(Signature of Interim Annexation Coordinator)

Future Land Use Map

The Park- Phase 2 (partial); TMS#: 25815-02-06, 25815-02-07, 25815-02-09, 25815-02-13, 25815-01-17, 25815-02-15, 25815-01-16, 25815-02-16, 25815-02-17, 25815-01-13, 25815-02-18, 25815-02-19, 25815-01-11, 25815-02-20, 25815 25815-01-07, 25815-02-22, 25815-01-06, 25815-02-23, 25815-01-05;
Existing Richland County FLU: Neighborhood (Medium Density); Proposed FLU: UER-2

Department of Planning & Development Services



ORIGINAL PREPARATION/DATE:
This map was prepared by:

Leigh DeForth
August 16, 2016

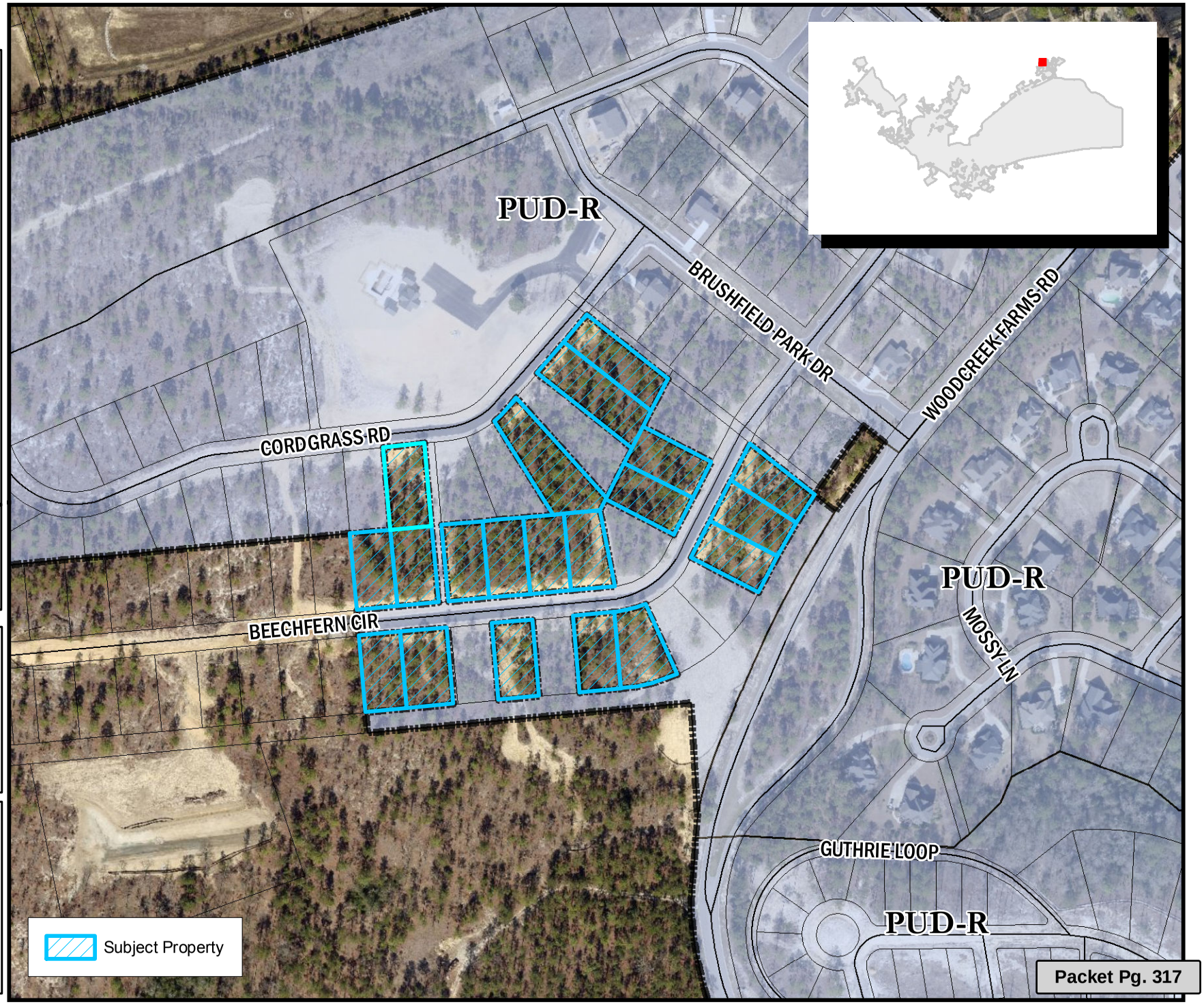
CITY of COLUMBIA, S.C. — JUSTITIA VIRTUTUM REGINA
We Are Columbia

*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Zoning Map

The Park- Phase 2 (partial); TMS#: 25815-02-06, 25815-02-07, 25815-02-09, 25815-02-13, 25815-01-17, 25815-02-15, 25815-01-[illegible], 25815-02-16, 25815-02-17, 25815-01-13, 25815-02-18, 25815-02-19, 25815-01-11, 25815-02-20, 25815-01-10, 25815-01-07, 2581[illegible], 25815-01-06, 25815-02-23, 25815-01-05; Existing Zoning (Richland County): PDD; Proposed Zoning: PUD-R

Department of Planning & Development Services



Legend

- CITY LIMITS
- PARCELS

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

0 50 100 200 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Leigh DeForth
August 16, 2016

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

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

PETITION FOR ANNEXATION

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

Property Description: All that certain piece, parcel or lot of land, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing 0.43 acres, more or less, being shown and delineated as Lot 59 on a Final Plat of Woodcreek Farms Section A-II, "The Park" - Phase 2, by United Design Services, Inc., dated November 7, 2012, last revised June 24, 2013, recorded in the Office of the Register of Deeds for Richland County in Book 1875, at Page 2256, and having such boundaries and measurements as are shown on said plat.

Richland County TMS: 25815-02-06

Property Address: 509 Cordgrass Road

Lara M Druffner
LARA M. DRUFFNER

Date: 5-26-16

Thomas C Druffner
THOMAS C. DRUFFNER

Date: 5-27-16

Book 2122-2326
2016045064 06/20/2016 13:40:48:067 Notice
Fee: $0.00 County Tax: $0.00 State Tax: $0.00
2016045064 John T. Hopkins II Richland County R.O.D.



THE OWNER IS:
TWO PARKS, LLC
1710 WOODCREEK FARMS ROAD
ELGIN, S.C. 29045
TEL: (803)699-9757

THE SEWER OPERATOR IS:
NI SOUTH CAROLINA UTILITIES, INC.
1710 WOODCREEK FARMS RD
ELGIN, S.C. 29045
TEL: (803)699-2422

THE WATER OPERATOR IS:
CITY OF COLUMBIA
POST OFFICE BOX 147
COLUMBIA, SC 29217
TEL: (803)545-3400

THE ENGINEER IS:
WCC ENGINEERING, LLC
2017 TRENHOLM ROAD
FOREST ACRES, SC 29206
TEL: (803)699-7728

THE SURVEYOR IS:
UNITED DESIGN SERVICES, INC.
140 FRIARSGATE BLVD.
IRMO, S.C. 29063
TEL: (803)750-9142

NOTES & REFERENCES:

1) PHASE 2: 12.87 ACRES DIVIDED INTO 30 LOTS INCLUDING 0.21 ACRES OF COMMON AREA/WALKWAYS.
2) PORTION OF RICHLAND COUNTY TAX MAP SHEET 25800 BLOCK 03 LOT 28.
3) EXISTING ZONING : PDD SETBACKS: FRONT = 20' (PRIMARY) 10' (SECONDARY)
REAR = 20'
SIDES = 5'
4) ALL CORNERS ARE NEW #4 REBARS UNLESS OTHERWISE NOTED
5) ALL ROAD RIGHTS-OF-WAY TO BE DEDICATED EXCLUSIVELY TO RICHLAND COUNTY FOR PUBLIC USE
LENGTH OF R/W's = 1536.8 LF / AREA OF NEW R/W's = 1.75 ACRES.
6) ALL WATER LINE EASEMENTS TO BE DEDICATED EXCLUSIVELY TO THE CITY OF COLUMBIA. THIS INCLUDES A 10' CITY OF COLUMBIA WATER LINE EASEMENT ON ALL SERVICE LINES FROM THE MAIN TO THE METER BOX.
7) ALL SEWER LINE EASEMENTS TO BE DEDICATED TO NI SOUTH CAROLINA UTILITIES, INC., THIS INCLUDES A 10' NI SOUTH CAROLINA, INC. SEWER LINE EASEMENT ON ALL SERVICE LINES FROM THE MAIN TO THE CLEAN OUT.
8) ALL STORM DRAIN EASEMENTS TO BE DEDICATED EXCLUSIVELY TO RICHLAND COUNTY.
9) ALL COMMON AREAS AND BUFFER ZONES TO BE MAINTAINED BY WOODCREEK FARMS HOA.
10) ALL PEDESTRIAN WALKWAYS TO BE MAINTAINED BY WOODCREEK DEVELOPMENT, LLC.
11) IN ACCORDANCE WITH SECTION 26-179 OF THE RICHLAND COUNTY DEVELOPMENT CODE, SIDEWALKS SHALL BE A MINIMUM OF FOUR FEET IN WIDTH. SIDEWALKS ALONG THE FRONT OF ALL LOTS WILL BE CONSTRUCTED BY THE INDIVIDUAL HOMEBUILDER PRIOR TO THE CLOSING. SEE PRELIMINARY PLAN, SHEET 1 OF 1, IN THE CONSTRUCTION DRAWINGS APPROVED.
12) BOUNDARY INFORMATION TAKEN FROM SURVEY PREPARED FOR WOODCREEK FARMS DEVELOPMENT, AREA A-11, BY UNITED DESIGN SERVICES, INC. DATED NOVEMBER 16, 2007.

PLANNING & DEVELOPMENT SERVICES
RICHLAND COUNTY SOUTH CAROLINA
APPROVED FOR RECORDING
Date 7/3/2013
RCF # SD-09-241
Signature

NOTES:
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE EXAMINATION BY AN ATTORNEY. NO ABSTRACT TITLE SEARCH, NOR TITLE COMMITMENT SEARCH WERE FURNISHED. THERE MAY BE OTHER RECORDED OR UNRECORDED SETBACKS, EASEMENTS, RESTRICTIONS OR RIGHTS-OF-WAY THAT MAY AFFECT THIS PROPERTY THAT WERE NOT OBSERVED OR NOT SHOWN ON THIS SURVEY.
THIS SURVEY IS BASED ON REFERENCED PLATS OF RECORD AND EXISTING EVIDENCE AND CONDITIONS OBSERVED THE DATE OF THIS SURVEY.
SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
EASEMENTS LOCATIONS SHOWN ARE APPROXIMATE.

UNITED DESIGN SERVICES, INC.
LAND SURVEYING SERVICES
140 FRIARSGATE BLVD., IRMO, SC 29063 (803)600-6359

I HAVE CONSULTED THE F.E.M.A. FLOOD INSURANCE RATE MAP PANEL 45079C 0185 K DATED 09-29-2010 AND FLOOD INSURANCE RATE MAP PANEL 45079C 0185 K DATED 09-29-2010 AND TO THE BEST OF MY KNOWLEDGE & BELIEF, THE PROPERTY IS LOCATED IN ZONE "X" AS SHOWN THEREON.

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 S SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

WILLIAM M. BRASINGTON, PROFESSIONAL LAND SURVEYOR - No.9312

SEAL

FINAL PLAT OF
WOODCREEK FARMS SECTION A-11 "THE PARK" - PHASE 2
RICHLAND COUNTY - near COLUMBIA, S.C.

MAG NORTH

NO.	DATE	REVISION / DESCRIPTION	BY
2	6/24/13	REVISED PER RICHLAND COUNTY	WMB
1	6/05/13	REVISIONS PER CITY OF COLUMBIA	WMB

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION UNITED DESIGN SERVICES, INC. No. C00574

DATE: 11/07/2012
T.M.S.# 25800-03-28 PORTION OF
CITY FILE# 222-22x
DWG.# US-454-PH2
SHEET 1 OF 1

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

PETITION FOR ANNEXATION

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

Property Description: All that certain piece, parcel or lot of land, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing 0.47 acres, more or less, being shown and delineated as Lot 62 on a Final Plat of Woodcreek Farms Section A-II, "The Park" - Phase 2, by United Design Services, Inc., dated November 7, 2012, last revised June 24, 2013, recorded in the Office of the Register of Deeds for Richland County in Book 1875, at Page 2256, and having such boundaries and measurements as are shown on said plat.

Richland County TMS: 25815-02-09

Property Address: 521 Cordgrass Road

Clarence P. Toland

CLARENCE P. TOLAND Date: 5/24/2016

Arleatha M. Toland

ARLEATHA M. TOLAND Date: 5/24/2016

Book 2122-2332
2016045067 06/20/2016 13:40:48:303
Fee: $0.00 County Tax: $0.00 Notice State Tax: $0.00
2016045067 John T. Hopkins II Richland County R.O.D.

WOODCREEK FARMS SECTION A-11
"THE PARK" - PHASE 2
FINAL PLAT OF
RICHLAND COUNTY - NEW COLUMBIA, S.C.
VICINITY MAP
SITE
SCALE: 1" = 600'
OLD NATIONAL HIGHWAY
GREENHILL PARISH PARKWAY
CROSSPASS ROAD
BELFORTEN CIRCLE
KINGSTON
CROWN PKWY
I-20 UNIT NO 1
SCALE: 1" = 60'
50' BUFFER
40' BUFFER
BRUSHFIELD PARK DRIVE 60' R/W
BERRYFERN CIRCLE 60' R/W
WOODCREEK FARMS ROAD (66'R/W)
PHASE 1 AMENITIES PARCEL
NOT
WOODCREEK DEVELOPMENT PARTNERSHIP
TMS 23806-01-18
WOODCREEK FARMS SECTION A-11
"THE PARK" - PHASE 1
FUTURE PHASE 4
NOT
TWO PARCEL, LLC
TMS# 23806-02-18
FUTURE PHASE 5
NOT
WOODCREEK XI, LLC
TMS# 23806-03-27
THE OWNER IS:
TWO PARCEL, LLC
1140 WOODCREEK FARMS ROAD
ELGIN, SC 29045
TEL: (803)699-2977
THE SEWER OPERATOR IS:
N. SOUTH CAROLINA UTILITIES, INC.
1701 WOODCREEK FARMS RD
ELGIN, SC 29045
TEL: (803)699-2422
THE WATER OPERATOR IS:
CITY OF COLUMBIA
POST OFFICE BOX 147
COLUMBIA, SC 29217
TEL: (803)545-3400
THE ENGINEER IS:
WDC ENGINEERING, LLC
1205 PINEVIEW DRIVE, SUITE 204
FOREST ACRES, SC 29206
TEL: (803)699-7728
THE SURVEYOR IS:
UNITED DESIGN SERVICES, INC.
145 TRANSCAPE BLVD.
IRMO, SC 29063
TEL: (803)732-9342
NOTES & REFERENCES:
1) PHASE 2: 12.87 ACRES SHOWN INTO 30 LOTS INCLUDING 0.21 ACRES OF COMMON AREA/WALKWAYS
2) PORTION OF RICHLAND COUNTY TAX MAP SHEET 23900 BLOCK 03 LOT 28
3) EXISTING ZONING: PDD - SECTIONS A-11 & A-12 (PREVIOUSLY R-12 RESIDENTIAL)
BLOCK = 20
LOTS = 30
4) ALL CORNERS ARE MFR #8 REBARS UNLESS OTHERWISE NOTED
5) ALL ROAD RIGHTS-OF-WAY TO BE DEDICATED EXCLUSIVELY TO RICHLAND COUNTY FOR PUBLIC USE.
6) ALL WATER LINE EASEMENTS SHALL BE DEDICATED EXCLUSIVELY TO THE CITY OF COLUMBIA, SC
7) ALL SEWER LINE EASEMENTS SHALL BE DEDICATED EXCLUSIVELY TO N. SOUTH CAROLINA UTILITIES, INC.
8) ALL STORM DRAIN EASEMENTS TO BE DEDICATED TO RICHLAND COUNTY
9) ALL STREETS TO BE DEDICATED TO THE SOUTH CAROLINA UTILITIES, INC.
THIS INCLUDES A 10' N. SOUTH CAROLINA UTILITIES, INC. SEWER LINE EASEMENT ON ALL SEWER
LINES LOCATED OUTSIDE OF ROAD RIGHTS-OF-WAY.
10) ALL STORM DRAIN EASEMENTS TO BE DEDICATED EXCLUSIVELY TO RICHLAND COUNTY
11) ALL COMMON AREAS AND BUFFER ZONES TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION (HOA
12) IN ACCORDANCE WITH SECTION 26-179 OF THE RICHLAND COUNTY DEVELOPMENT CODE, SIDEWALKS SHALL
BE CONSTRUCTED ALONG ONE SIDE OF ALL STREETS WITHIN THE SUBDIVISION. THE SIDEWALKS SHALL BE CONSTRUCTED
BY THE INDIVIDUAL HOMEBUILDER PRIOR TO THE CLOSING. SEE PRELIMINARY PLAN, SHEET 1 OF 1, IN THE
CONSTRUCTION PLAN SET FOR SIDEWALK LOCATIONS.
13) BOUNDARY INFORMATION TAKEN FROM SURVEY PREPARED FOR WOODCREEK FARMS DEVELOPMENT,
AREA A-11, BY UNITED DESIGN SERVICES, INC. DATED NOVEMBER 14, 2007.
ROADWAY CURVE DATA
LOT LINE CURVE DATA
TMS 23806-03-28
PORTION OF
CITY FILE 222-22s
DWG UDS-454-Ph2
SHEET
1 OF 1
DATE: 11/07/2012
UNITED DESIGN SERVICES, INC.
LAND SURVEYING SERVICES
110 TRANSCAPE BLVD., IRMO, SC 29063 (803)920-4309
I THE CONSULTED THE FEMA FLOOD INSURANCE RATE MAP PANEL 45079C 0155 E DATED 09-29-2010 AND TO THE BEST OF MY KNOWLEDGE & BELIEF, THE PROPERTY IS LOCATED IN ZONE "X" AS SHOWN THEREON.
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 STANDARD DETAIL REQUIREMENTS FOR LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.
KEVIN E. BOUSQUET, PROFESSIONAL LAND SURVEYOR — No.3312
SEAL
PLANNING & DEVELOPMENT SERVICES
RICHLAND COUNTY SOUTH CAROLINA
APPROVED FOR RECORDING
Date 12/20/12
RCE # SD-06-241
Signature
NOTES:
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS OF RECORD NOT SHOWN ON THIS PLAT. A TITLE COMMITMENT SEARCH WAS FURNISHED. THERE MAY BE OTHER RECORDED OR UNRECORDED SETBACKS, EASEMENTS, RESTRICTIONS OR AGREEMENTS THAT MAY AFFECT THIS PROPERTY THAT WERE NOT OBSERVED OR NOT SHOWN ON THIS SURVEY.
THIS SURVEY IS LIMITED TO REFERENCED PLATS OF RECORD AND EXISTING EVIDENCE AND CONDITIONS OBSERVED THE DATE OF THIS SURVEY.
NO SUBSURFACE ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF SUBSURFACE CONDITIONS OR ITEMS THAT MAY AFFECT THE USE OR DEVELOPMENT OF THE PROPERTY. THERE MAY BE UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THE PROPERTY.
EASEMENTS LOCATIONS SHOWN ARE APPROXIMATE.
N SOUTH CAROLINA UTILITIES SEWER LINE EASEMENT
EXCLUSIVE CITY OF COLUMBIA WATER LINE EASEMENT
RICHLAND COUNTY STORM DRAIN EASEMENT
NO. | DATE | REVISION / DESCRIPTION | BY
1 | 8/20/13 | REVISIONS PER CITY OF COLUMBIA | MAB
2 | 4/8/13 | REVISED PER RICHLAND COUNTY | MAB
NORTH
SCALE: 1" = 60'

Book 2122-2318
2016045060 06/20/2016 13:40:47:747
Fee: $0.00 County Tax: $0.00 Notice State Tax: $0.00
2016045060 John T. Hopkins II Richland County R.O.D.

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, if any, situate, lying and being in the County of Richland, State of South Carolina, and being shown and delineated as Lot 65 on a Final Plat of Woodcreek Farms, Section A-11, "The Park – Phase 2," by United Design Services, Inc., dated November 7, 2012, as revised, and recorded March 26, 2014, in the Office of the Register of Deeds for Richland County in Record Book 1934 at Page 3060, the Plat being incorporated by reference for a more complete and accurate description of the property. All measurements being a little more or less.

Derivation: This being a portion of the same property conveyed to Two Parks, LLC, by deed of Woodcreek Development, LLC, dated May 4, 2012 , and recorded May 7, 2012, in the Office of the Register of Deeds for Richland County in Record Book 1763 at Page 714.

Richland County TMS: 25815-02-13

Property Address: 531 CORDGRASS ROAD

NVR, INC.

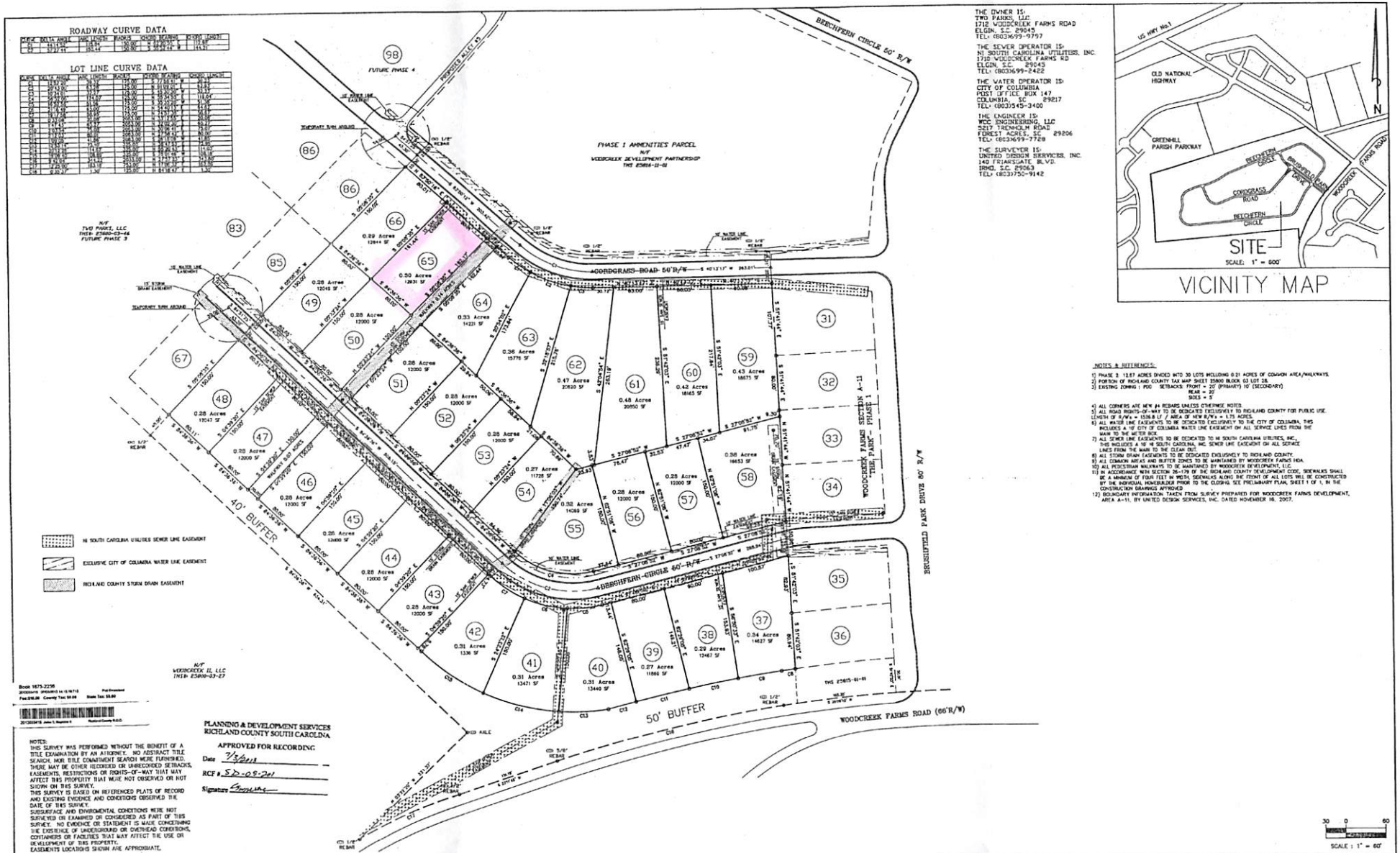
BY: _____ Date: 5/23/16
Signature

SCOTT PHILLIPS
(Print or Type Name)

Witness

Its: VP
(Print or Type Title)

Witness



THE OWNER IS:
TWO PARKS, LLC
1712 WOODCREEK FARMS ROAD
ELGIN, S.C. 29045
TEL: (803)699-9797

THE SEWER OPERATOR IS:
NI SOUTH CAROLINA UTILITIES, INC.
1712 WOODCREEK FARMS RD
ELGIN, S.C. 29045
TEL: (803)699-2422

THE WATER OPERATOR IS:
CITY OF COLUMBIA
POST OFFICE BOX 147
COLUMBIA, SC 29217
TEL: (803)545-3400

THE ENGINEER IS:
WCC ENGINEERING, LLC
5217 TRENHOLM ROAD
FOREST ACRES, SC 29206
TEL: (803)699-7728

THE SURVEYOR IS:
UNITED DESIGN SERVICES, INC.
140 FRIARSGATE BLVD.
IRMO, S.C. 29063
TEL: (803)750-9142

VICINITY MAP

NOTES & REFERENCES:

1) PHASE 2: 13.67 ACRES DIVIDED INTO 30 LOTS INCLUDING 0.21 ACRES OF COMMON AREA/WALKWAYS.
2) PORTION OF RICHLAND COUNTY TAX MAP SHEET 25800 BLOCK 03 LOT 28.
3) EXISTING ZONING : PDD SETBACKS: FRONT = 20' (PRIMARY) 10' (SECONDARY)
REAR = 20
SIDES = 5
4) ALL CORNERS ARE NEW #4 REBARS UNLESS OTHERWISE NOTED.
5) ALL ROAD RIGHTS-OF-WAY TO BE DEDICATED EXCLUSIVELY TO RICHLAND COUNTY FOR PUBLIC USE.
LENGTH OF R/Ws = 1306.8 LF / AREA OF NEW R/Ws = 1.75 ACRES.
6) ALL WATER LINE EASEMENTS TO BE DEDICATED EXCLUSIVELY TO THE CITY OF COLUMBIA. THIS INCLUDES A 10' CITY OF COLUMBIA WATER LINE EASEMENT ON ALL SERVICE LINES FROM THE MAIN TO THE METER BOX.
7) ALL SEWER LINE EASEMENTS TO BE DEDICATED TO NI SOUTH CAROLINA UTILITIES, INC., THIS INCLUDES A 10' NI SOUTH CAROLINA, INC. SEWER LINE EASEMENT ON ALL SERVICE LINES FROM THE MAIN TO THE CLEAN OUT.
8) ALL STORM DRAIN EASEMENTS TO BE DEDICATED EXCLUSIVELY TO RICHLAND COUNTY.
9) ALL COMMON AREAS AND BUFFER ZONES TO BE MAINTAINED BY WOODCREEK FARMS HOA.
10) ALL PEDESTRIAN WALKWAYS TO BE MAINTAINED BY WOODCREEK DEVELOPMENT, LLC.
11) IN ACCORDANCE WITH SECTION 26-179 OF THE RICHLAND COUNTY DEVELOPMENT CODE, SIDEWALKS SHALL BE A MINIMUM OF FOUR FEET IN WIDTH. SIDEWALKS ALONG THE FRONT OF ALL LOTS WILL BE CONSTRUCTED BY THE INDIVIDUAL HOMEBUILDER PRIOR TO THE CLOSING. SEE PRELIMINARY PLAN, SHEET 1 OF 1, IN THE CONSTRUCTION DRAWINGS APPROVED
12) BOUNDARY INFORMATION TAKEN FROM SURVEY PREPARED FOR WOODCREEK FARMS DEVELOPMENT, AREA A-11, BY UNITED DESIGN SERVICES, INC. DATED NOVEMBER 16, 2007.

Book 1675-2256
Pages 1
Fee: $10.00 County Tax: $0.00 State Tax: $0.00

PLANNING & DEVELOPMENT SERVICES
RICHLAND COUNTY SOUTH CAROLINA
APPROVED FOR RECORDING:
Date 7/3/2013
RCF # SD-09-201
Signature

NOTES:
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE EXAMINATION BY AN ATTORNEY. NO ABSTRACT TITLE SEARCH, NOR TITLE COMMITMENT SEARCH WERE FURNISHED. THERE MAY BE OTHER RECORDED OR UNRECORDED SETBACKS, EASEMENTS, RESTRICTIONS OR RIGHTS-OF-WAY THAT MAY AFFECT THIS PROPERTY THAT WERE NOT OBSERVED OR NOT SHOWN ON THIS SURVEY.
THIS SURVEY IS BASED ON REFERENCED PLATS OF RECORD AND EXISTING EVIDENCE AND CONDITIONS OBSERVED THE DATE OF THIS SURVEY.
SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
EASEMENTS LOCATIONS SHOWN ARE APPROXIMATE.

UNITED DESIGN SERVICES, INC.
LAND SURVEYING SERVICES
140 FRIARSGATE BLVD., IRMO, SC 29063 (803)600-8359

I HAVE CONSULTED THE F.E.M.A. FLOOD INSURANCE RATE MAP PANEL 45079C 0165 K DATED 09-29-2010 AND FLOOD INSURANCE RATE MAP PANEL 45079C 0185 K DATED 09-29-2010 AND TO THE BEST OF MY KNOWLEDGE & BELIEF, THE PROPERTY IS LOCATED IN ZONE "X" AS SHOWN THEREON.

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 B SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

WILLIAM M. BISSINGTON, PROFESSIONAL LAND SURVEYOR - No.9312

SEAL

FINAL PLAT OF
WOODCREEK FARMS SECTION A-11 "THE PARK" - PHASE 2
RICHLAND COUNTY - near COLUMBIA, S.C.

MAG NORTH

NO.	DATE	REVISION / DESCRIPTION	BY
2	6/26/13	REVISED PER RICHLAND COUNTY	WMB
1	5/23/13	REVISIONS PER CITY OF COLUMBIA	WMB

SOUTH CAROLINA UNITED DESIGN SERVICES, INC. No. C00374 CERTIFICATE OF AUTHORIZATION

DATE: 11/07/2012
T.M.S.# 25800-03-28 PORTION OF
CITY FILE # 222-22x
DWG.# US-454-PH2
SHEET 1 OF 1

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, if any, situate, lying and being in the County of Richland, State of South Carolina, and being shown and delineated as Lot 49 on a Final Plat of Woodcreek Farms, Section A-11, "The Park" – Phase 2, by United Design Services, Inc., dated November 7, 2012, as revised, and recorded March 26, 2014, in the Office of the Register of Deeds for Richland County in Record Book 1934 at Page 3060, the Plat being incorporated by reference for a more complete and accurate description of the property. All measurements being a little more or less.

This being the same property conveyed to NVR, Inc. by deed of Two Parks, LLC dated September 23, 2015, and recorded September 23, 2015 in the Office of the Register of Deeds for Richland County in Book 2059, Page 3502.

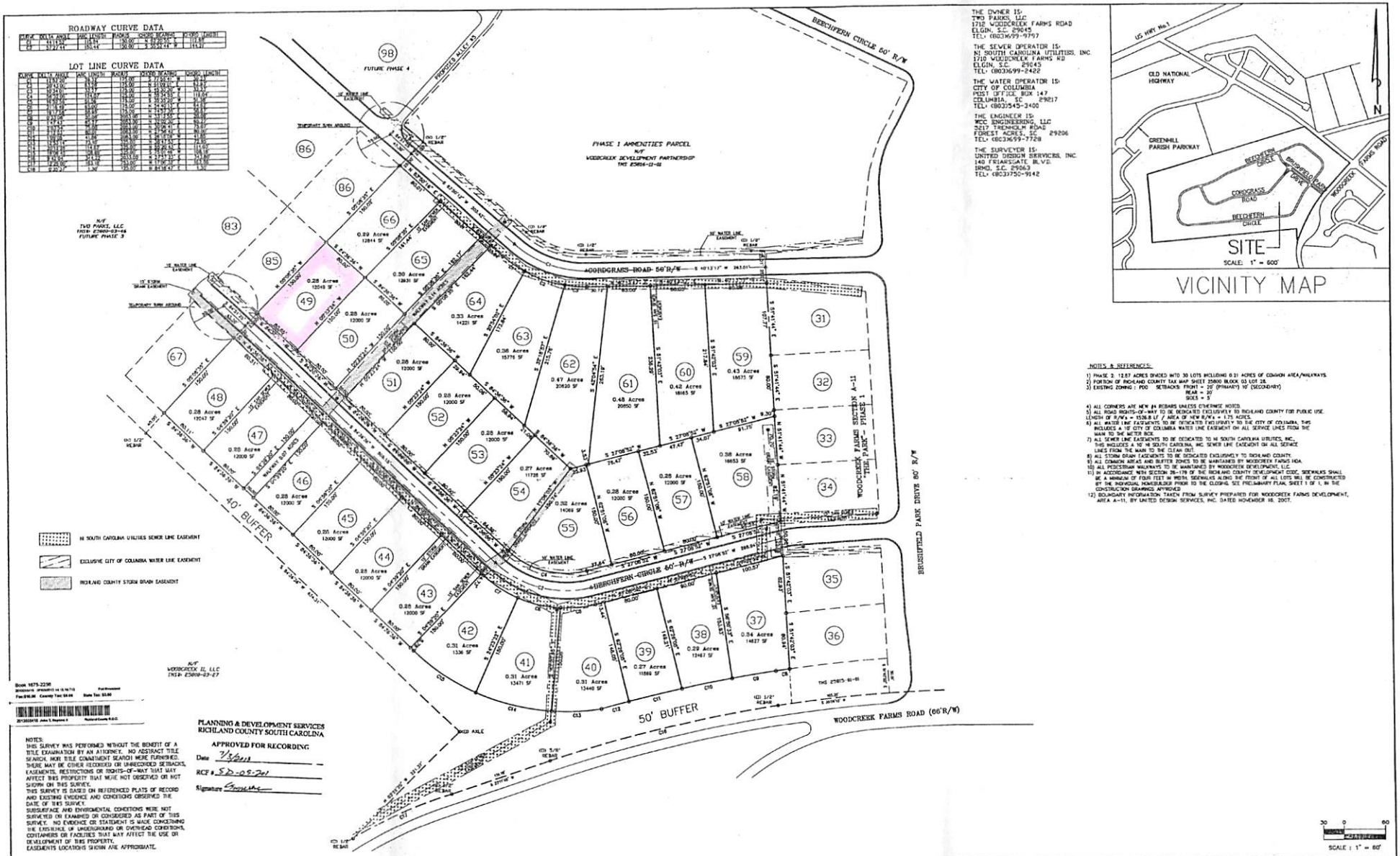
Richland County TMS: 25815-02-15

Property Address: 1347 BEECHFERN CIRCLE

June M. Harper
JUNE M. HARPER
Date: 5/19/2016

June Marie Rodriquez
JUNE MARIE RODRIQUEZ
Date: 05/19/2016

Book 2122-2338
2016045070 06/20/2016 13:40:48:523
Fee: $0.00 County Tax: $0.00 Notice State Tax: $0.00
2016045070 John T. Hopkins II Richland County R.O.D.


ROADWAY CURVE DATA
LOT LINE CURVE DATA
BEECHFERN CIRCLE 50' R/W
FUTURE PHASE 4
PHASE 1 AMENITIES PARCEL
N/F
WOODCREEK DEVELOPMENT PARTNERSHIP
TMS #2806-01-02
N/F
TWO PARKS, LLC
TMS#: 25800-03-46
FUTURE PHASE 3
COONGRASS ROAD 56' R/W
BRUSHFIELD PARK DRIVE 80' R/W
BEECHFERN CIRCLE 50' R/W
40' BUFFER
50' BUFFER
WOODCREEK FARMS ROAD (66'R/W)
WOODCREEK FARMS SECTION A-11 "THE PARK" - PHASE 1
N/F
WOODCREEK II, LLC
TMS#: 25800-03-07
NI SOUTH CAROLINA UTILITIES SEWER LINE EASEMENT
EXCLUSIVE CITY OF COLUMBIA WATER LINE EASEMENT
RICHLAND COUNTY STORM DRAIN EASEMENT
0.29 Acres 12844 SF
0.28 Acres 12045 SF
0.30 Acres 12931 SF
0.33 Acres 14221 SF
0.36 Acres 15775 SF
0.47 Acres 20430 SF
0.48 Acres 20850 SF
0.42 Acres 18165 SF
0.43 Acres 18675 SF
0.28 Acres 12047 SF
0.28 Acres 12000 SF
0.26 Acres 12000 SF
0.28 Acres 12000 SF
0.27 Acres 11726 SF
0.32 Acres 14086 SF
0.26 Acres 12000 SF
0.38 Acres 16653 SF
0.25 Acres 12000 SF
0.31 Acres 13471 SF
0.31 Acres 13446 SF
0.27 Acres 11886 SF
0.29 Acres 12467 SF
0.34 Acres 14627 SF
0.31 Acres 13361 SF
THE OWNER IS:
TWO PARKS, LLC
1712 WOODCREEK FARMS ROAD
ELGIN, S.C. 29045
TEL: (803)699-9797
THE SEWER OPERATOR IS:
NI SOUTH CAROLINA UTILITIES, INC.
1710 WOODCREEK FARMS RD
ELGIN, S.C. 29045
TEL: (803)699-2422
THE WATER OPERATOR IS:
CITY OF COLUMBIA
MIDST OFFICE, BOX 147
COLUMBIA, SC 29217
TEL: (803)545-3400
THE ENGINEER IS:
WCC ENGINEERING, LLC
2217 TRENHOLM ROAD
FOREST ACRES, SC 29206
TEL: (803)699-7728
THE SURVEYOR IS:
UNITED DESIGN SERVICES, INC.
140 FRIARSGATE BLVD.
IRMO, S.C. 29063
TEL: (803)750-9142
US HWY No.1
OLD NATIONAL HIGHWAY
GREENHILL PARISH PARKWAY
FARMS ROAD
SITE
SCALE: 1" = 600'
VICINITY MAP
NOTES & REFERENCES:
1) PHASE 2: 12.67 ACRES DIVIDED INTO 30 LOTS INCLUDING 0.31 ACRES OF COMMON AREA/WALKWAYS.
2) PORTION OF RICHLAND COUNTY TAX MAP SHEET 25800 BLOCK 03 LOT 28.
3) EXISTING ZONING : PDD SETBACKS: FRONT = 20' (PRIMARY) 10' (SECONDARY)
REAR = 30'
SIDES = 5'
4) ALL CORNERS ARE NEW #4 REBARS UNLESS OTHERWISE NOTED.
5) ALL ROAD RIGHTS-OF-WAY TO BE DEDICATED EXCLUSIVELY TO RICHLAND COUNTY FOR PUBLIC USE.
LENGTH OF R/W's = 1538.8 LF / AREA OF NEW R/W's = 1.75 ACRES.
6) ALL WATER LINE EASEMENTS TO BE DEDICATED EXCLUSIVELY TO THE CITY OF COLUMBIA. THIS INCLUDES A 10' CITY OF COLUMBIA WATER LINE EASEMENT ON ALL SERVICE LINES FROM THE MAIN TO THE METER BOX.
7) ALL SEWER LINE EASEMENTS TO BE DEDICATED TO NI SOUTH CAROLINA UTILITIES, INC., THIS INCLUDES A 10' NI SOUTH CAROLINA, INC SEWER LINE EASEMENT ON ALL SERVICE LINES FROM THE MAIN TO THE CLEAN OUT.
8) ALL STORM DRAIN EASEMENTS TO BE DEDICATED EXCLUSIVELY TO RICHLAND COUNTY.
9) ALL COMMON AREAS AND BUFFER ZONES TO BE MAINTAINED BY WOODCREEK FARMS HOA.
10) ALL PEDESTRIAN WALKWAYS TO BE MAINTAINED BY WOODCREEK DEVELOPMENT, LLC.
11) IN ACCORDANCE WITH SECTION 26-179 OF THE RICHLAND COUNTY DEVELOPMENT CODE, SIDEWALKS SHALL BE A MINIMUM OF FOUR FEET IN WIDTH. SIDEWALKS ALONG THE FRONT OF ALL LOTS WILL BE CONSTRUCTED BY THE INDIVIDUAL HOMEBUILDER PRIOR TO THE CLOSING. SEE PRELIMINARY PLAN, SHEET 1 OF 1, IN THE CONSTRUCTION DRAWINGS APPROVED.
12) BOUNDARY INFORMATION TAKEN FROM SURVEY PREPARED FOR WOODCREEK FARMS DEVELOPMENT, AREA A-11, BY UNITED DESIGN SERVICES, INC. DATED NOVEMBER 16, 2007.
PLANNING & DEVELOPMENT SERVICES
RICHLAND COUNTY SOUTH CAROLINA
APPROVED FOR RECORDING
Date 7/3/2013
RCF # SD-09-201
Signature
NOTES:
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE EXAMINATION BY AN ATTORNEY. NO ABSTRACT TITLE SEARCH NOR TITLE COMMITMENT SEARCH WERE FURNISHED. THERE MAY BE OTHER RECORDED OR UNRECORDED SETBACKS, EASEMENTS, RESTRICTIONS OR RIGHTS-OF-WAY THAT MAY AFFECT THIS PROPERTY THAT WERE NOT OBSERVED OR NOT SHOWN ON THIS SURVEY.
THIS SURVEY IS BASED ON REFERENCED PLATS OF RECORD AND EXISTING EVIDENCE AND CONDITIONS OBSERVED THE DATE OF THIS SURVEY.
SUBSURFACE AND ENVIROMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
EASEMENTS LOCATIONS SHOWN ARE APPROXIMATE.
SCALE : 1" = 60'
UNITED DESIGN SERVICES, INC.
LAND SURVEYING SERVICES
140 FRIARSGATE BLVD., IRMO, SC 29063 (803)600-8369
I HAVE CONSULTED THE F.E.M.A. FLOOD INSURANCE RATE MAP PANEL 45079C 0165 K DATED 09-29-2010 AND FLOOD INSURANCE RATE MAP PANEL 45079C 0185 K DATED 09-29-2010 AND TO THE BEST OF MY KNOWLEDGE & BELIEF, THE PROPERTY IS LOCATED IN ZONE "X" AS SHOWN THEREON.
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 S SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.
WILLIAM M. BRUNSTON, PROFESSIONAL LAND SURVEYOR - No.9312
SEAL
FINAL PLAT OF
WOODCREEK FARMS SECTION A-11
"THE PARK" - PHASE 2
RICHLAND COUNTY - near COLUMBIA, S.C.
MAG NORTH
2 6/24/13 REVISED PER RICHLAND COUNTY WMB
1 6/05/13 REVISIONS PER CITY OF COLUMBIA WMB
NO. DATE REVISION / DESCRIPTION BY
SOUTH CAROLINA UNITED DESIGN SERVICES, INC. No. C00574 CERTIFICATE OF AUTHORIZATION
DATE: 11/07/2012
T.M.S.# 25800-03-28 PORTION OF
CITY FILE# 222-22a
DWG.# US-454-FP2
SHEET
1 OF 1

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

PETITION FOR ANNEXATION

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

Property Description: All that certain piece, parcel or lot of land, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing 0.28 acres, more or less, being shown and delineated as Lot 51 on a Final Plat of Woodcreek Farms Section A-II, "The Park" - Phase 2, by United Design Services, Inc., dated November 7, 2012, last revised June 24, 2013, recorded in the Office of the Register of Deeds for Richland County in Book 1875, at Page 2256, and having such boundaries and measurements as are shown on said plat.

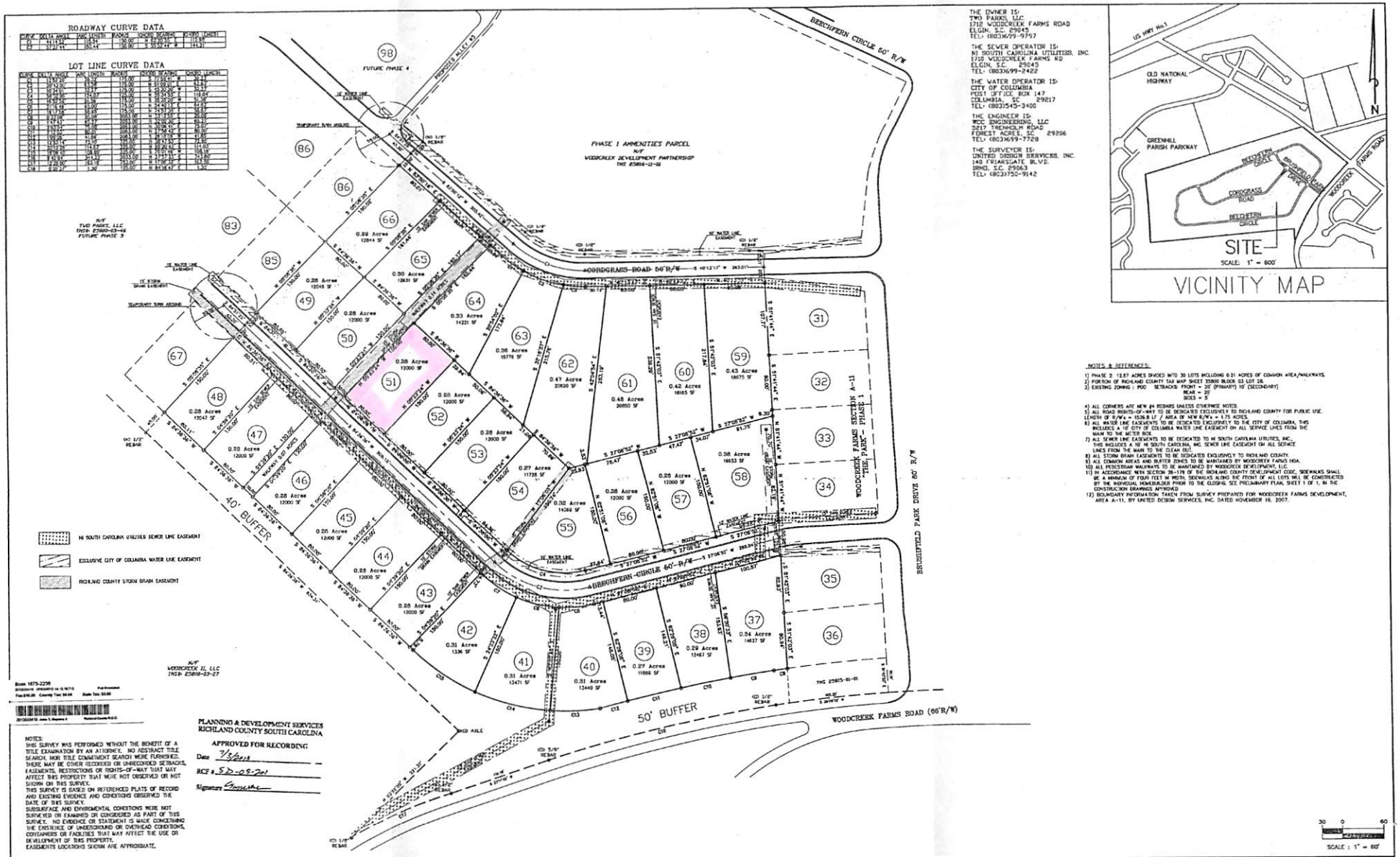
Richland County TMS: 25815-02-17

Property Address: 1361 BEECHFERN CIRCLE

Andre L. Walker Date: 5/21/2016
ANDRE L. WALKER

Kristy M. Walker Date: 5/21/16
KRISTY M. WALKER

Book 2122-2322
2016045062 06/20/2016 13:40:47:923
Fee: $0.00 County Tax: $0.00 Notice State Tax: $0.00
2016045062 John T. Hopkins II Richland County R.O.D.


ROADWAY CURVE DATA
LOT LINE CURVE DATA
THE OWNER IS:
TWO PARKS, LLC
1710 WOODCREEK FARMS ROAD
ELGIN, S.C. 29045
TEL: (803)699-9767
THE SEWER OPERATOR IS:
NI SOUTH CAROLINA UTILITIES, INC.
1710 WOODCREEK FARMS RD
ELGIN, S.C. 29045
TEL: (803)699-2422
THE WATER OPERATOR IS:
CITY OF COLUMBIA
POST OFFICE BOX 147
COLUMBIA, SC 29217
TEL: (803)545-3400
THE ENGINEER IS:
WCC ENGINEERING, LLC
2217 TRENHOLM ROAD
FOREST ACRES, SC 29206
TEL: (803)699-7728
THE SURVEYOR IS:
UNITED DESIGN SERVICES, INC.
140 FRIARSGATE BLVD.
IRMO, S.C. 29063
TEL: (803)750-9142
US HWY No.1
OLD NATIONAL HIGHWAY
GREENHILL PARISH PARKWAY
BEECHFERN CIRCLE
WOODCREEK FARMS ROAD
CONGRASS ROAD
SITE
SCALE: 1" = 600'
VICINITY MAP
BEECHFERN CIRCLE 60' R/W
FUTURE PHASE 4
PHASE 1 AMENITIES PARCEL
N/F
WOODCREEK DEVELOPMENT PARTNERSHIP
TMS #25814-11-01
COCKSPUR GRASS ROAD 54' R/W
BRUSHFIELD PARK DRIVE 60' R/W
WOODCREEK FARMS SECTION A-11 "THE PARK" - PHASE 1
40' BUFFER
50' BUFFER
WOODCREEK FARMS ROAD (66'R/W)
N/F TWO PARKS, LLC TMS# 25800-03-46 FUTURE PHASE 3
N/F WOODCREEK II, LLC TMS# 25800-03-27
NI SOUTH CAROLINA UTILITIES SEWER LINE EASEMENT
EXCLUSIVE CITY OF COLUMBIA WATER LINE EASEMENT
RICHLAND COUNTY STORM DRAIN EASEMENT
NOTES & REFERENCES:
1) PHASE 2: 12.87 ACRES DIVIDED INTO 30 LOTS INCLUDING 0.21 ACRES OF COMMON AREA/WALKWAYS.
2) PORTION OF RICHLAND COUNTY TAX MAP SHEET 25800 BLOCK 03 LOT 28.
3) EXISTING ZONING : PDD SETBACKS: FRONT = 25' (PRIMARY) 10' (SECONDARY)
REAR = 20'
SIDES = 5'
4) ALL CORNERS ARE NEW #4 REBARS UNLESS OTHERWISE NOTED.
5) ALL ROAD RIGHTS-OF-WAY TO BE DEDICATED EXCLUSIVELY TO RICHLAND COUNTY FOR PUBLIC USE.
LENGTH OF R/W's = 1536.8 LF / AREA OF NEW R/W's = 1.75 ACRES.
6) ALL WATER LINE EASEMENTS TO BE DEDICATED EXCLUSIVELY TO THE CITY OF COLUMBIA. THIS INCLUDES A 10' CITY OF COLUMBIA WATER LINE EASEMENT ON ALL SERVICE LINES FROM THE MAIN TO THE METER BOX.
7) ALL SEWER LINE EASEMENTS TO BE DEDICATED TO NI SOUTH CAROLINA UTILITIES, INC., THIS INCLUDES A 10' NI SOUTH CAROLINA, INC SEWER LINE EASEMENT ON ALL SERVICE LINES FROM THE MAIN TO THE CLEAN OUT.
8) ALL STORM DRAIN EASEMENTS TO BE DEDICATED EXCLUSIVELY TO RICHLAND COUNTY.
9) ALL COMMON AREAS AND BUFFER ZONES TO BE MAINTAINED BY WOODCREEK FARMS HOA.
10) ALL PEDESTRIAN WALKWAYS TO BE MAINTAINED BY WOODCREEK DEVELOPMENT, LLC.
11) IN ACCORDANCE WITH SECTION 26-179 OF THE RICHLAND COUNTY DEVELOPMENT CODE, SIDEWALKS SHALL BE A MINIMUM OF FOUR FEET IN WIDTH. SIDEWALKS ALONG THE FRONT OF ALL LOTS WILL BE CONSTRUCTED BY THE INDIVIDUAL HOMEBUILDER PRIOR TO THE CLOSING. SEE PRELIMINARY PLAN, SHEET 1 OF 1, IN THE CONSTRUCTION DRAWINGS APPROVED.
12) BOUNDARY INFORMATION TAKEN FROM SURVEY PREPARED FOR WOODCREEK FARMS DEVELOPMENT, AREA A-11, BY UNITED DESIGN SERVICES, INC. DATED NOVEMBER 16, 2007.
PLANNING & DEVELOPMENT SERVICES
RICHLAND COUNTY SOUTH CAROLINA
APPROVED FOR RECORDING:
Date 7/5/2013
RCF # SD-05-201
Signature
NOTES:
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE EXAMINATION BY AN ATTORNEY. NO ABSTRACT TITLE SEARCH, NOR TITLE COMMITMENT SEARCH WERE FURNISHED. THERE MAY BE OTHER RECORDED OR UNRECORDED SETBACKS, EASEMENTS, RESTRICTIONS OR RIGHTS-OF-WAY THAT MAY AFFECT THIS PROPERTY THAT WERE NOT OBSERVED OR NOT SHOWN ON THIS SURVEY.
THIS SURVEY IS BASED ON REFERENCED PLATS OF RECORD AND EXISTING EVIDENCE AND CONDITIONS OBSERVED THE DATE OF THIS SURVEY.
SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
EASEMENTS LOCATIONS SHOWN ARE APPROXIMATE.
UNITED DESIGN SERVICES, INC.
LAND SURVEYING SERVICES
140 FRIARSGATE BLVD., IRMO, SC 29063 (803)600-6350
I HAVE CONSULTED THE F.E.M.A. FLOOD INSURANCE RATE MAP PANEL 45079C 0165 K DATED 09-29-2010 AND FLOOD INSURANCE RATE MAP PANEL 45079C 0185 K DATED 09-29-2010 AND TO THE BEST OF MY KNOWLEDGE & BELIEF, THE PROPERTY IS LOCATED IN ZONE "X" AS SHOWN THEREON.
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 S SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.
WILLIAM M. BRASHIER, PROFESSIONAL LAND SURVEYOR - No.3312
SEAL
FINAL PLAT OF
WOODCREEK FARMS SECTION A-11
"THE PARK" - PHASE 2
RICHLAND COUNTY - near COLUMBIA, S.C.
MAG NORTH
2 6/24/13 REVISED PER RICHLAND COUNTY WMB
1 8/05/13 REVISIONS PER CITY OF COLUMBIA WMB
NO. DATE REVISION / DESCRIPTION BY
SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION UNITED DESIGN SERVICES, INC. No. C00574
DATE: 11/07/2012
T.M.S.# 25800-03-28 PORTION OF
CITY FILE# 222-22x
DWG.# US-454-PH2
SHEET 1 OF 1
SCALE : 1" = 60'

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, if any, situate, lying and being in the County of Richland, State of South Carolina, and being shown and delineated as Lot 52 on a Final Plat of Woodcreek Farms, Section A-11, "The Park" – Phase 2 by United Design Services, Inc., dated November 7, 2012 as revised and recorded March 26, 2014, in the Office of the Register of Deeds for Richland County in Record Book 1934 at Page 3060, the Plat being incorporated by reference for a more complete and accurate description of the property. All measurements being a little more or less.

This being the same property conveyed to NVR, Inc. by deed of Two Parks, LLC dated September 10, 2015 and recorded September 10, 2015, in the Office of the Register of Deeds for Richland County in Book 2057, Page 1609.

Richland County TMS: 25815-02-18

Property Address: 1367 BEECHFERN CIRCLE

GOPU RAJASEKHARAN
Date: 05/25/2016

VARSHA PANKAJAKSHAN
Date: 05/25/2016

Book 2122-2336
2016045069 06/20/2016 13:40:48.443
Fee: $0.00 County Tax: $0.00 Notice State Tax: $0.00
2016045069 John T. Hopkins II Richland County R.O.D.


ROADWAY CURVE DATA
LOT LINE CURVE DATA
BEECHFERN CIRCLE 60' R/W
PHASE 1 AMMENITIES PARCEL
N/F
WOODCREEK DEVELOPMENT PARTNERSHIP
TMS #25816-11-01
ACORNGRASS ROAD 50' R/W
BRUSHFIELD PARK DRIVE 80' R/W
WOODCREEK FARMS SECTION A-11
"THE PARK" - PHASE 1
40' BUFFER
50' BUFFER
WOODCREEK FARMS ROAD (66'R/W)
N/F
TWO PAWKS, LLC
TMS# 25800-03-46
FUTURE PHASE 3
N/F
WOODCREEK II, LLC
TMS# 25800-03-27
NI SOUTH CAROLINA UTILITIES SEWER LINE EASEMENT
EXCLUSIVE CITY OF COLUMBIA WATER LINE EASEMENT
RICHLAND COUNTY STORM DRAIN EASEMENT
FUTURE PHASE 4
PROPOSED ALLEY RD.
TEMPORARY TURN AROUND
SE WATER LINE EASEMENT
SE STORM DRAIN EASEMENT
SE WATER LINE
SE WATER LINE (TYP.)
0.28 Acres 12049 SF
0.29 Acres 12931 SF
0.33 Acres 14221 SF
0.36 Acres 15776 SF
0.47 Acres 20520 SF
0.48 Acres 20850 SF
0.42 Acres 18165 SF
0.43 Acres 18675 SF
0.38 Acres 16653 SF
0.28 Acres 12000 SF
0.27 Acres 11726 SF
0.32 Acres 14066 SF
0.26 Acres 12000 SF
0.25 Acres 12000 SF
0.31 Acres 13471 SF
0.31 Acres 13440 SF
0.27 Acres 11866 SF
0.29 Acres 12467 SF
0.34 Acres 14827 SF
0.31 Acres 13376 SF
0.28 Acres 12043 SF
0.28 Acres 12000 SF
0.28 Acres 12000 SF
0.28 Acres 12000

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 of lot of land, together with any improvements thereon, situate, lying and being int eh County of Richland, State of South Carolina, and being shown and delineated as Lot 43 on a Final Plat of Woodcreek Farms, Section A-11, "The Park, Phase 2," by United Design Services, Inc., dated November 7, 2012, as revised, and recorded March 26, 2014, in the office of the Register of Deeds for Richland County in Record Book 1934 at Page 3060, the Plat being incorporated herein by reference for a more compelte and accurate description of the Property, all measurements being a little more or less.

Derivation: This being the same property conveyed to NVR, Inc., by deed of Two Parks, LLC, dated May 29, 2014, and recorded May 29, 2014, in the Office of the Register of Deeds for Richland County in Record Book 1948 at Page 2811.

Richland County TMS: 25815-01-11

Property Address: 1378 BEECHFERN CIRCLE

INVESTED PROPERTIES, LLC

BY: _____ Date: 5/18/16
Signature

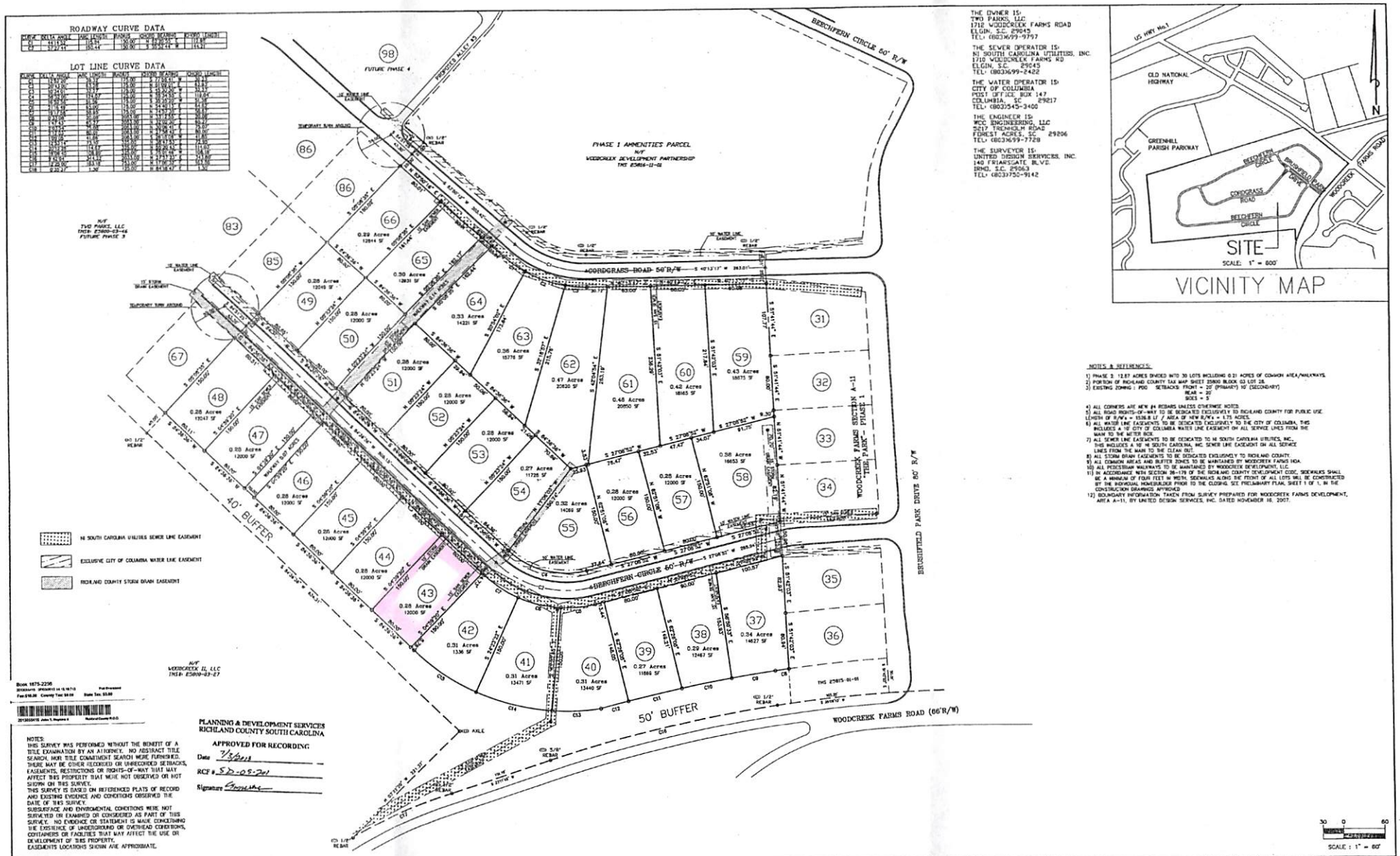
Tim Putnam
(Print or Type Name)

_____
Witness

Its: Pres. CCO
(Print or Type Title)

_____
Witness

Book 2122-2320
2016045061 06/20/2016 13:40:47:847
Fee: $0.00 County Tax: $0.00 Notice State Tax: $0.00
2016045061 John T. Hopkins II Richland County R.


ROADWAY CURVE DATA
LOT LINE CURVE DATA
BEECHFERN CIRCLE 60' R/W
COORDGRASS ROAD 56'R/W
BRUSHFIELD PARK DRIVE 60' R/W
WOODCREEK FARMS SECTION A-11 "THE PARK" - PHASE 1
PHASE 1 AMMENITIES PARCEL
N/F WOODCREEK DEVELOPMENT PARTNERSHIP
TMS #25815-01-02
FUTURE PHASE 4
FUTURE PHASE 3
40' BUFFER
50' BUFFER
WOODCREEK FARMS ROAD (66'R/W)
N/F TWO PARKS, LLC TMS#: 25800-03-46
N/F WOODCREEK II, LLC TMS#: 25809-03-27
SC WATER LINE EASEMENT
SC SEWER LINE EASEMENT
TEMPORARY TURN AROUND
RCBC
RCBC
RCBC

Book 2129-3806
2016052160 07/18/2016 11:52:04:070
Fee: $0.00 County Tax: $0.00 Notice State Tax: $0.00
2016052160 John T. Hopkins II Richland County R.O.D.

Copy

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

PETITION FOR ANNEXATION

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

Property Description: All that certain piece, parcel or lot of land, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing 0.34 acres, more or less, being shown and delineated as Lot 37 on a Final Plat of Woodcreek Farms Section A-II, "The Park" - Phase 2, by United Design Services, Inc., dated November 7, 2012, last revised June 24, 2013, recorded in the Office of the Register of Deeds for Richland County in Book 1875, at Page 2256, and having such boundaries and measurements as are shown on said plat.

Richland County TMS: 25815-01-05

Property Address: 1412 BEECHFERN CIRCIE

Date: 6/12/2016

MICHEAL J. L. VANTOOREN

UNITED DESIGN SERVICES, Inc.
LAND SURVEYING SERVICES
110 FRANKLIN BLVD., ENG., SC 29043 (803)926-0369

I HAVE CONSULTED THE F.E.M.A. FLOOD INSURANCE RATE MAP PANEL 450170 0045 E DATED 09-29-2010 AND I FIND FLOOD INSURANCE RATE MAP PANEL 450170 0045 E DATED 09-29-2010 AND TO BE BEST OF MY KNOWLEDGE & BELIEF, THE PROPERTY IS LOCATED IN ZONE "X" AS SHOWN HEREON.

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 STANDARD DETAIL REQUIREMENTS FOR LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS _____ SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

SEAL

FINAL PLAT OF

WOODCREEK FARMS SECTION A-11 "THE PARK" - PHASE 2

RICHLAND COUNTY - NEW COLUMBIA, S.C.

NO.	DATE	REVISION / DESCRIPTION	BY
1	9/20/13	REVISED PER CITY OF COLUMBIA.	MWG
2	10/31/13	REVISED PER RICHLAND COUNTY.	MWG

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION

DESIGN SERVICES, INC. No. C0551

DATE: 11/07/2013

TMS # 25800-03-28 PORTION OF

CITY FILE # 223-13c

DRB # 05-104-PP2

SHEET 1 of 1

We Are Columbia

MEETING DATE: **September 20, 2016**

DEPARTMENT: **Planning and Development Services**

FROM: ***Krista Hampton, Director***

SUBJECT: **Ordinance No.: 2016-087 - Annexing N/S Deerpark Drive, N/S Island View Circle, and Jacobs Mill Pond Road, Richland County TMS #28912-02-01, 28912-03-01 and 28900-01-16**

PRESENTER: **Krista Hampton**

FINANCIAL IMPACT:

ANNEXATION, INTERIM COMPREHENSIVE PLAN MAP AMENDMENT, AND INTERIM ZONING MAP AMENDMENT N/S DEERPARK DRIVE, N/S ISLAND VIEW CIRCLE, JACOBS MILL POND ROAD, TMS# 28912-02-01, 28912-03-01, 28900-01-16

Council District: 4

Proposal: Annex, assign an interim land use classification of Urban Edge Residential Large Lot (UER-2) and interim zoning of PUD-R,-FP where applicable. The property is currently classified as Neighborhood (Medium Density) by Richland County and zoned as PDD by Richland County.

Applicant: Prime Development, LLC / Beaver Lake Limited Partnership

Staff: Recommendation: Annex, Assign Interim Land Use and Interim Zoning; Approve

PC Recommendation: 09/12/16: Annex, Assign Interim Land Use and Interim Zoning; Approve (6-0)

ATTACHMENTS:

- FT-ANNEX-Woodcreek East Woods_Lake B-3 (PDF)
- 2016-087 annex NS Deerpark NS Island View Jacobs Mill Pond Woodcreek (PDF)

CITY COUNCIL

October 4, 2016 at 6:00pm
City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

ANNEXATION, INTERIM COMPREHENSIVE PLAN MAP AMENDMENT, AND INTERIM ZONING MAP AMENDMENT CASE SUMMARY
N/S DEERPARK DRIVE, N/S ISLAND VIEW CIRCLE, JACOBS MILL POND ROAD, TMS# 28912-02-01, 28912-03-01, 28900-01-16

Council District:	4	
Proposal:	Annex, assign an interim land use classification of Urban Edge Residential Large Lot (UER-2) and interim zoning of PUD-R, -FP where applicable. The property is currently classified as Neighborhood (Medium Density) by Richland County and zoned as PDD by Richland County.	
Applicant:	Prime Development, LLC / Beaver Lake Limited Partnership	
Staff Recommendation:	Annex, Assign Interim Land Use and Interim Zoning	APPROVE
PC Recommendation:	09/12/16: Annex, Assign Interim Land Use and Interim Zoning	APPROVE (6-0)
Annexation, 1st Reading: PH	09/20/16: Annex, Assign Interim Land Use and Interim Zoning	PENDING
Annexation, 2nd Reading: PH	10/18/16: Annex, Assign Interim Land Use and Interim Zoning	PENDING
Comp Plan Amend: PH, 1st Reading	11/15/16: Confirm Land Use Classification	PENDING
Map Amend: ZPH, 1st Reading	11/15/16: Confirm Zoning	PENDING
Comp Plan Amend: 2st Reading	11/18/16: Confirm Land Use Classification	PENDING
Map Amend: 2st Reading	11/18/16: Confirm Zoning	PENDING

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 41.62 acres
Current Use: Vacant land – the property is part of the Woodcreek Farms development agreement and the plan for this section has been reviewed by Richland County but the bonded plat will be submitted for review by the City.
Proposed Use: Single family residential lots
Reason for Annexation: Secondary / Municipal Services
Urban Service Area: Secondary
Current Land Use Classification: Neighborhood / Medium Density (Richland County)
Proposed Interim Land Use Classification: Urban Edge Residential Large Lot (UER-2)
Current Richland County Zoning: Planned Development District (PDD)
Proposed Interim Zoning: Planned Unit Development – Residential, -Flood Protective Area where applicable (PUD-R, -FP where applicable)
Census Tract: 114.07

DETERMINATION FOR CITY SERVICES

The following determination is an estimate of the benefits and costs associated with the annexation of the subject property. The property will eventually consist of 37 residential lots and associated open space.

Police
We find that the proposed annexations and assumed development will result in an increase number of calls for services and will cost the CPD **$630.46** annually to provide service.

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

Solid Waste
At this time the property is undeveloped and no service cost would occur. The cost associated with solid waste service for these properties is **$187.0** annually per household upon completion.

Engineering
Because water and sewer lines currently exist in this area and the developer will install new infrastructure at the time of development, the Utilities and Engineering Division **will not incur any costs** associated with this annexation. There is a tap fee for the property owner.

Water Customer Care
Annexation will result in an approximately **40% reduction** in water and sewer service rates for the customer.

Planning & Development Services
We recommend annexation of this property. The estimated annual City property tax revenue after annexation occurs and the 37 lots are built upon (with an estimated taxable value of $665,100 per lot) will generate approximately **$43,557**.

*Estimated City Tax Revenue calculated as: (Tax Value*Tax Rate)*City Millage Rate (.0981)) - (Tax Value*Local Option Sales Tax Credit (.002)).

PLANS, POLICIES, AND LAND USE

Urban Service Area

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

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

Secondary areas are those areas where the City determines it logical or advantageous to provide services, but where all services may not be at optimal levels for annexation at this time. For instance, it may be that the property is outside of the generally accepted fire response area, or the storm drainage and/or road system is substandard. Annexation in these areas may occur, but a more detailed analysis will need to be accomplished to determine the possible impact on revenue. As is stated in the policy, these areas may include "higher value" properties that would prove beneficial to revenues.

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

Staff recommends that the subject parcel be designated Urban Edge Residential Large Lot (UER-2) in The Columbia Plan 2018 Future Land Use Map.

Urban Edge Residential Large Lot neighborhoods represent many of the City's 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
- Small Format Business/Employment
- Small Format Civic/Institutional
- Cemeteries & Mausoleums

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

The subject parcel is not covered by an area plan which has been adopted by the City of Columbia or Richland County.

PROPOSED ZONING DISTRICT SUMMARY

The parcel is currently zoned Planned Development District (PDD) by Richland County, and surrounding parcels are currently zoned PDD by Richland County. Surrounding parcels within the City of Columbia are zoned Planned Unit Development – Residential District (PUD-R), with –Flood Protective Area (-FP) where applicable.

The proposed City of Columbia zoning district is Planned Unit Development – Residential District (PUD-R), with –Flood Protective Area (-FP) where applicable.

Planned Unit Development Districts

(a) Intent. The intent of planned unit development districts is to derive the benefits of efficiency, economy and flexibility by encouraging unified development of large sites, while also obtaining the advantage of creative site design, improved appearance, compatibility of uses, optimum service by community facilities, and better functioning of vehicular access and circulation. It is the intent of this article to allow development of large sites subject to specific regulations concerning permitted uses, but only subject to regulations concerning lot area, building coverage, yard spaces and building height insofar as the city council shall deem appropriate to fulfill the intent of this article, upon presentation of certification from the owners, developers or other parties at interest in the development of such sites that they will adhere to development policies which will fulfill the intent of this article.

(b) *Types of districts.* Two types of districts accommodating primarily residential or nonresidential uses are created as follows:

(1) *PUD-R Planned Unit Development—Residential.* The PUD-R district is intended to accommodate residential uses, with nonresidential uses integrated into the design of such districts as secondary uses.

(2) *PUD-C Planned Unit Development—Commercial.* The PUD-C district is intended to accommodate primarily nonresidential uses, with residential uses integrated into the design of such districts as secondary uses.

(c) *Design and planning features.* The types of residential dwelling units and the types of nonresidential uses allowed to be established in such districts increase with increasing site size of such districts, based upon the premise that increased site size will allow proper design, including functional interrelations, buffer treatments separating uses with potentially incompatible characteristics of use, design of access patterns, and relationships of uses within such planned unit developments with uses in adjacent districts. It is the intent of this article that such design and planning features be incorporated properly into any PUD district hereafter created, and that the planning commission and city council shall consider the existence and appropriateness of such features before any amendment to the zoning map is adopted to create such district.

-Flood Protective Area (-FP)

Certain areas within the city are subject to periodic inundation by floodwater, which results or may reasonably be foreseen to result in loss of life and property, health and safety hazards, disruption of commerce and governmental services and extraordinary public expenditures for flood protection and relief, all of which adversely affect the public health, safety and general welfare. These hazards are caused or extended in part by the occupancy of flood hazard areas by uses which increase flood damage upon other lands or uses which are vulnerable to floods because they are inadequately elevated or not otherwise protected from flood damages. It is, therefore, the intent of this article to lessen such hazards or losses by restricting or prohibiting uses which are dangerous to health, safety or property in times of flood or which cause excessive increases in flood heights or velocities; by requiring that uses vulnerable to floods be protected against flood hazards at the time of initial construction; and by controlling filling, grading, mineral extraction, placing of obstructions within flood channels and other activities, uses or characteristics of use which may increase flood damage.

STAFF RECOMMENDATION

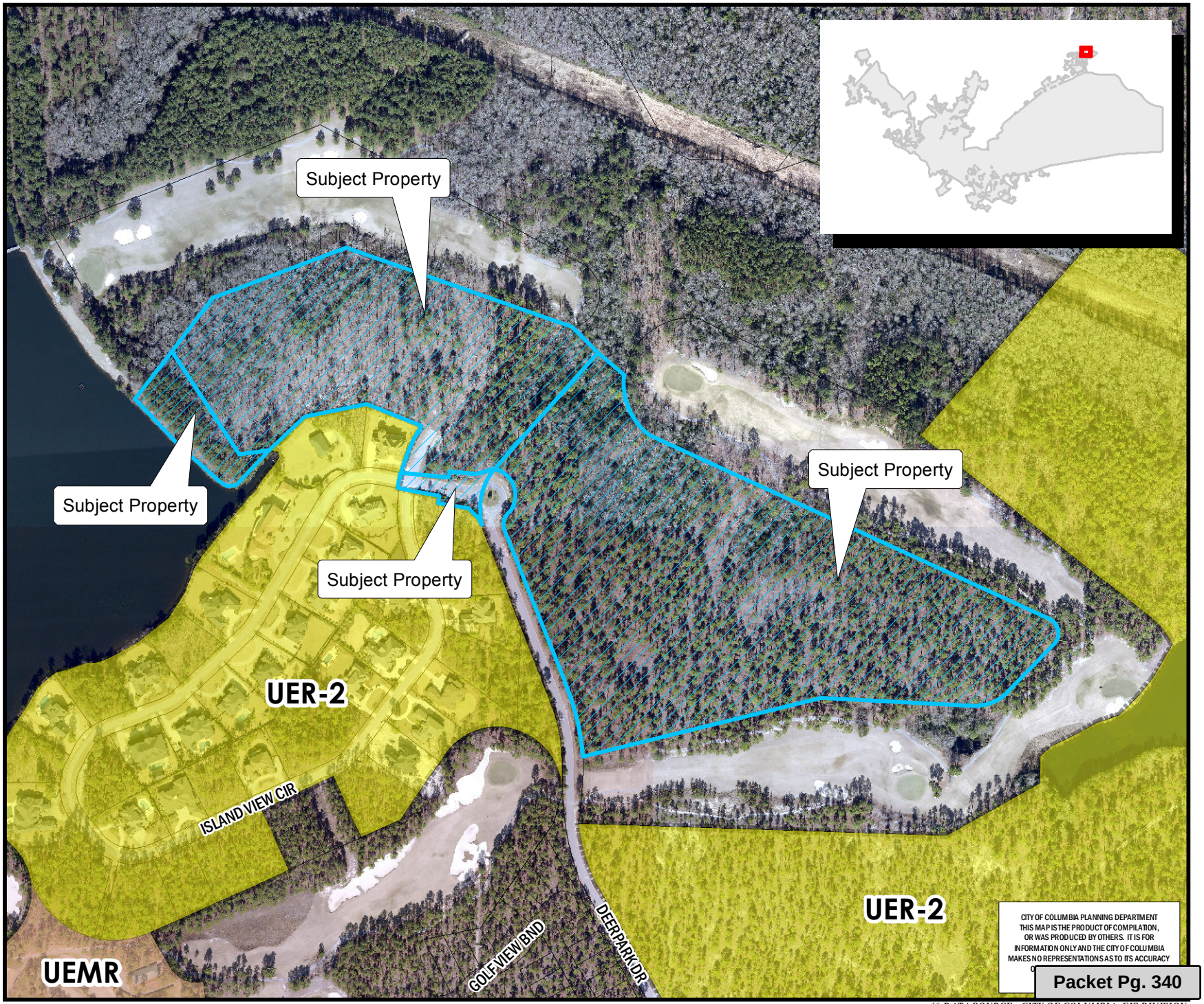
Staff recommends City Council annex said land with interim UER-2 land use classification and interim zoning of PUD-R, -FP where applicable.


N
Deer Run Dr
03/07/2011
© 2011 Pictometry

Future Land Use Map

N/S Deerpark Drive, N/S Island View Circle, Jacobs Mill Pond Road; TMS#: 28912-02-01, 28912-03-01,2
Existing Richland County FLU: Neighborhood (Medium Density); Proposed FLU: UER-2

Department of Planning & Development Services



ORIGINAL PREPARATION/DATE:
This map was prepared by:

Leigh DeForth
August 16, 2016

CITY of COLUMBIA, S.C. — JUSTITIA VIRTUTUM REGINA

We Are Columbia

*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Zoning Map

N/S Deerpark Drive, N/S Island View Circle, Jacobs Mill Pond Road; TMS#: 28912-02-01, 28912-03-01, 2
Existing Zoning (Richland County): PDD; Proposed Zoning: PUD-R, -FP

Department of Planning & Development Services

Legend

- CITY LIMITS
- PARCELS

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

0 100 200 400 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Leigh DeForth
August 16, 2016

DISCLAIMER:
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We Are Columbia

Subject Property
Subject Property
Subject Property
Subject Property
ISLAND VIEW CIR
DEERPARK DR
GOLF VIEW BND
PUD-R
PUD-R
Special Flood Hazard Area

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

LEGAL DEPARTMENT DRAFT

ORDINANCE NO.: 2016-087

Annexing N/S Deerpark Drive, N/S Island View Circle, and Jacobs Mill Pond Road, Richland County TMS# 28912-02-01, 28912-03-01 and 28900-01-16

WHEREAS, a proper petition has been filed with the City Council by one hundred (100%) percent of the property owners of the within described property under the provisions of South Carolina Ann. Sec. 5-3-150; and,

WHEREAS, it appears to City Council that the annexation of the property would be in the best interest of the property owners and the City of Columbia; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this ___ day of _____, 2016, 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 PUD-R and -FP (Planned Unit Development – Residential District and -Flood Protective Area), apportioned to City Council District 4, Census Tract 114.07, contains 41.62 acres, and shall be assigned an interim land use classification of Urban Edge Residential – Large Lot (UER-2).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 28912-02-01, 28912-03-01 and 28900-01-16

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:

_____
City Attorney

_____
Mayor

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

Last revised: 9/9/2016
1617080326

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2016-087

All that certain piece, parcel or lot of land, together with improvements thereon, if any, situate, lying and being located near the City of Columbia, in the County of Richland, State of South Carolina, consisting of approximately 13.39 acres, and designated as Woodcreek Farms Development, Area B2 on a plat prepared for Woodcreek Development, LLC by United Design Services, Inc., dated October 29, 2012 (the "Plat") and recorded in the Office of the Richland County ROD in Book 1820, Page 529, the plat being incorporated by reference for a more complete description of the property.

ALSO: All that certain piece, parcel or lot of land, together with improvements thereon, if any, situate, lying and being located near the City of Columbia, in the County of Richland, State of South Carolina, consisting of approximately 25.85 acres, and designated as Woodcreek Farms Development, Area B3 on a plat prepared for Woodcreek Development, LLC by United Design Services, Inc., dated October 29, 2012 (the "Plat") and recorded in the Office of the Richland County ROD in Book 1820, Page 529, the plat being incorporated by reference for a more complete description of the property.

ALSO: All that 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 2.38 acres, more or less, and shown and designated as block 01, lot 16 on Richland County Tax Map 28900. Said parcel having such boundaries and measurements as are shown on said tax map.

LEGAL DEPARTMENT DRAFT

Last revised: 9/9/2016
1617080326

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: August 8, 2016

RE: **Property Address:** N/S Deerpark Drive, N/S Island View Circle, Jacobs Mill Pond Road
Richland County TMS#: 28912-02-01, 28912-03-01, 28900-01-16
Owner(s): Prime Development LLC / Beaver Lake Limited Partnership
Current Use: Vacant land
Proposed Use: Single family residential lots
Current County Land Use: Neighborhood (Medium Density)
Proposed City Land Use: Urban Edge Residential Large Lot (UER-2)
Current County Zoning: PDD (Planned Development District)
Proposed City Zoning: PUD-R (Planned Unit Development – Residential District), -FP (Flood Protective Area) where applicable
Reason for Annexation: Municipal Services/Secondary
City Council District: 4
Census Tract: 114.07

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

Planning & Development Services staff will see to it that this matter is placed on the **September 12, 2016** Planning Commission's agenda. Planning & Development Services staff will notify the City Attorney of the Planning Commission's zoning recommendation by forwarding a copy of this form, completed, as soon as the Planning Commission has met.

/dle
Attachments

cc:

S. Allison Baker, Sr. Assistant City Manager	Missy Gentry, Assistant City Manager
William Holbrook, Police Chief	Aubrey Jenkins, Fire Chief
Teresa Knox, City Attorney	Joseph Jaco, Utilities and Engineering
Dana Higgins, City Engineer	Robert Anderson, Public Works Director
Krista Hampton, Planning & Development Services	Jeff Palen, Finance Director
Deborah Livingston, Community Development Director	George Adams, Fire Marshal
Roger Myers, Business License Administrator	Brian Cook, Zoning Administrator
Angela Adams, Water Customer Service	Kimberly Gathers, Columbia-Richland 911
Jerry Thompson, Building Official	David Hatcher, Housing Official
Susan Leitner, Engineering	Richland County Solid Waste Collection
Denny Daniels, Engineering	John Fellows, Planning Administrator
Carolyn Wilson, Police Planning & Research	Zach Kay, Dev. Center Administrator
Alfreda Tindall, Richland County 911 Addressing Coordinator	

Planning Commission Zoning Recommendation: PUD-R, -FP (Zoning classification) by 6-0 on 9/12/16 (mm/dd/yyyy).

Planning Commission Land Use Recommendation: UER-2 (Land Use classification) by 6-0 on 9/12/16 (mm/dd/yyyy).

(Signature of Interim Annexation Coordinator)



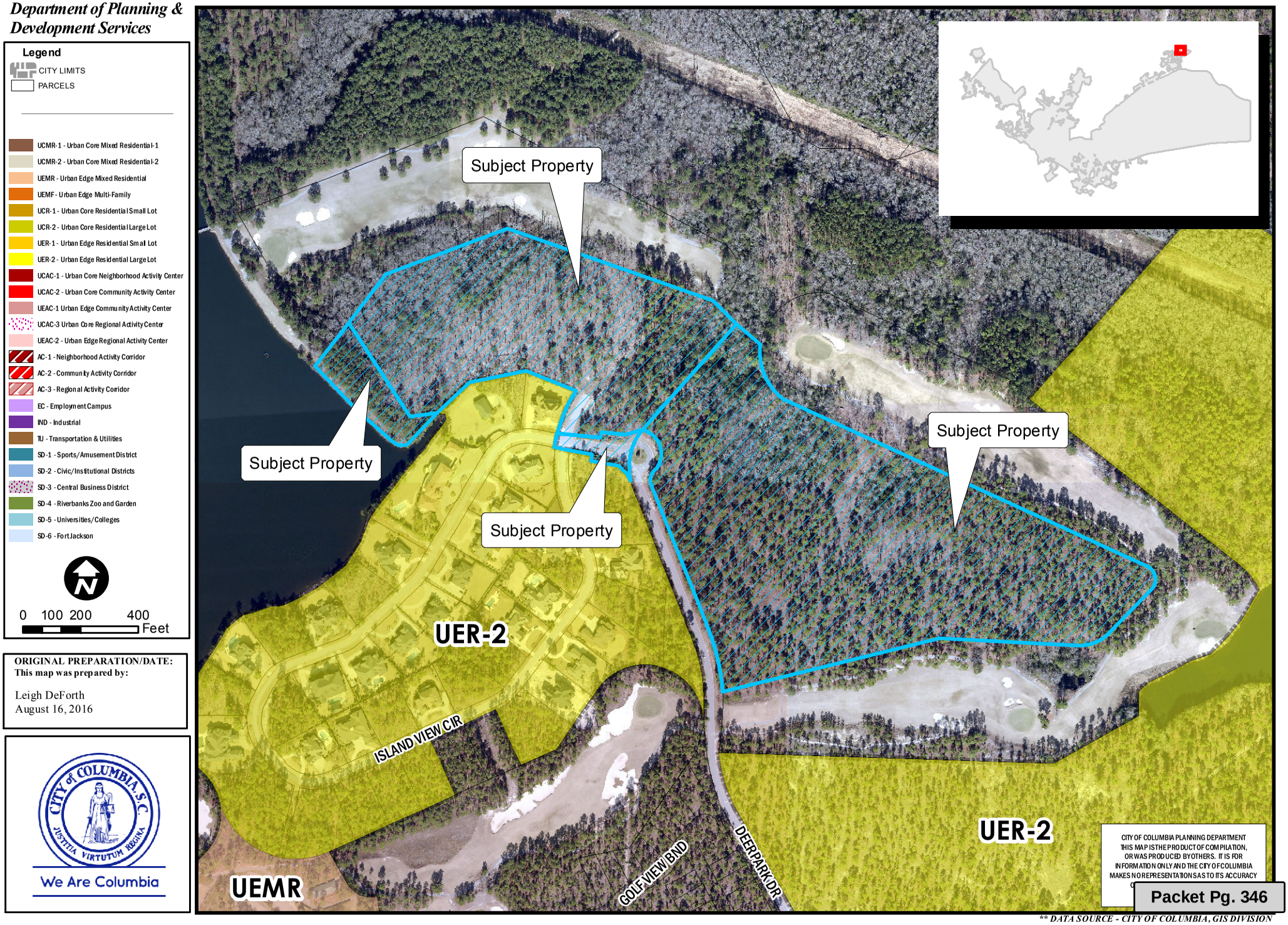
03/07/2011

© 2011 Pictometry

Future Land Use Map

N/S Deerpark Drive, N/S Island View Circle, Jacobs Mill Pond Road; TMS#: 28912-02-01, 28912-03-01,2
Existing Richland County FLU: Neighborhood (Medium Density); Proposed FLU: UER-2

Department of Planning & Development Services



ORIGINAL PREPARATION/DATE:
This map was prepared by:

Leigh DeForth
August 16, 2016

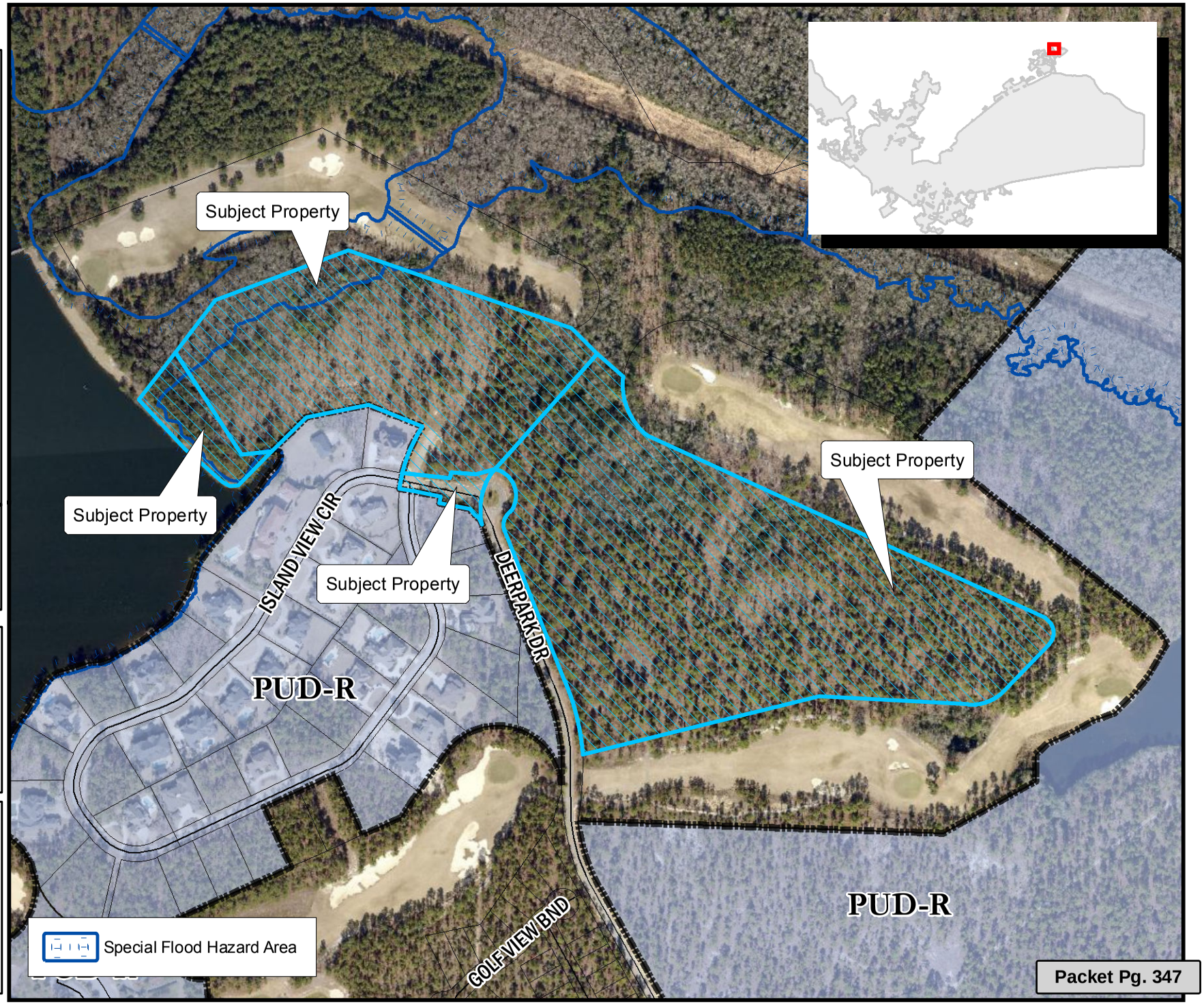
We Are Columbia

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

N/S Deerpark Drive, N/S Island View Circle, Jacobs Mill Pond Road; TMS#: 28912-02-01, 28912-03-01, 2
Existing Zoning (Richland County): PDD; Proposed Zoning: PUD-R, -FP

Department of Planning & Development Services



ORIGINAL PREPARATION/DATE:
This map was prepared by:

Leigh DeForth
August 16, 2016

DISCLAIMER:
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We Are Columbia

** 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 improvements thereon, if any, situate, lying and being located near the City of Columbia, in the County of Richland, State of South Carolina, consisting of approximately 13.39 acres, and designated as Woodcreek Farms Development, Area B2 on a Plat prepared for Woodcreek Development, LLC, by United Design Services, Inc., dated October 29, 2012 (the "Plat") and recorded in the office of the Richland County ROD in Book 1820 Page 529, the Plat being incorporated by reference for a more complete description of the Property.

All that certain piece, parcel or lot of land, together with improvements thereon, if any, situate, lying and being located near the City of Columbia, in the County of Richland, State of South Carlina, consisting of approximately 25.85 acres, and designated as Woodcreek Farms Development, Area B3 on a Plat prepared for Woodcreek Development, LLC, by United Design Services, Inc., dated October 29, 2012 (the "Plat") and recorded in the office of the Richland County ROD in Book 1820, Page 529, the Plat being incorporated by reference for a more complete description of the property.

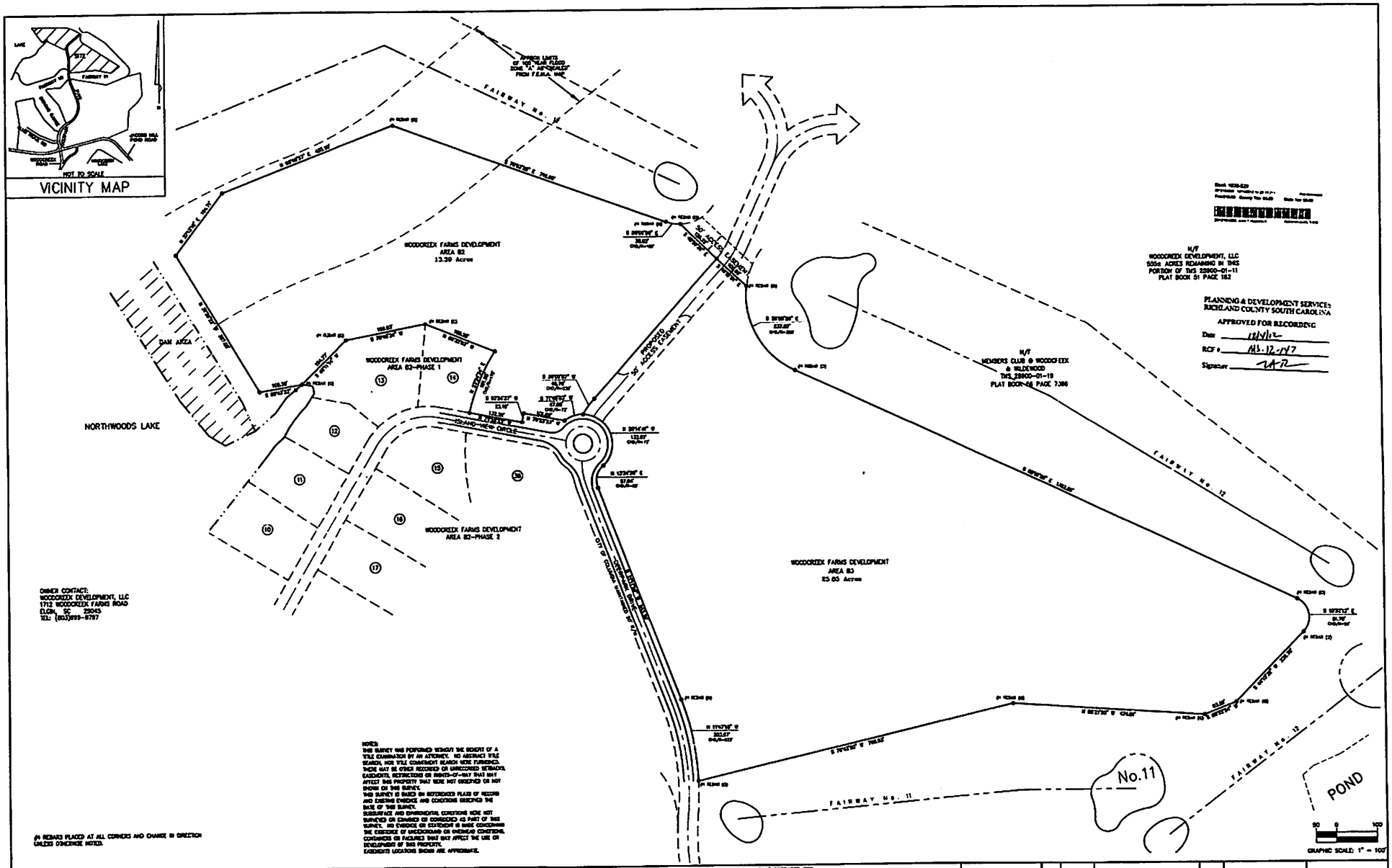
Richland County TMS: 28912-02-01 and 28912-03-01
Property Addresses: N/S Deerpark Drive and N/S Island View Circle

Prime Development LLC

BY: _____ Date: 5-8-12
Signature

_____ Its: Managing Member
(Print or Type Name) (Print or Type Title)

Instrument Number 2012104026 Book/Page R 1820/326 Date Time 12/14/2012 14:22:29:217



NOTES:
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE EXAMINATION BY AN ATTORNEY. NO ABSTRACT TITLE SEARCH, NOR TITLE COMMITMENT SEARCH WERE FURNISHED. THERE MAY BE OTHER RECORDED OR UNRECORDED SETBACKS, EASEMENTS, RESTRICTIONS OR RIGHTS-OF-WAY THAT MAY AFFECT THIS PROPERTY THAT WERE NOT OBSERVED OR NOT SHOWN ON THIS SURVEY.
THIS SURVEY IS BASED ON REFERENCED PLATS OF RECORD AND EXISTING EVIDENCE AND CONDITIONS OBSERVED THE DATE OF THIS SURVEY.
SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS. CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
EASEMENTS LOCATIONS SHOWN ARE APPROXIMATE.

(#) REBARS PLACED AT ALL CORNERS AND CHANGE IN DIRECTION UNLESS OTHERWISE NOTED.

UNITED DESIGN SERVICES, INC.
LAND SURVEYING SERVICES
140 FRANSDALE BLVD., IRMO, SC 29063 (803)730-9142

I HAVE CONSULTED THE F.E.M.A. FLOOD INSURANCE RATE MAP PANEL 45079C0765 E DATED 08/03/2013 AND TO THE BEST OF MY KNOWLEDGE & BELIEF, THE PROPERTY IS LOCATED IN ZONE "X" & "A" AS SHOWN THEREON.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

WILLIAM M. GRAHAM, PROFESSIONAL LAND SURVEYOR — No.16307

SEAL

PLAT PREPARED FOR:

WOODCREEK DEVELOPMENT, LLC
AREAS B-2 & B-3

RICHLAND COUNTY near COLUMBIA, SOUTH CAROLINA

MAG. NORTH

NO.	DATE	REVISION / DESCRIPTION	BY

SOUTH CAROLINA UNITED DESIGN SERVICES, INC. No. C00324 CERTIFICATE OF AUTHORIZATION

DATE: OCTOBER 29, 2012
PORTION
T.M.S.#: 23900-01-11
DWG.# LB-1297
SHEET
1 OF 1

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.

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Richland County TMS: 28900-01-16
Property Addresses: 2.38 acres Jacobs Mill Pond Road

Beaver Lake Limited Partnership

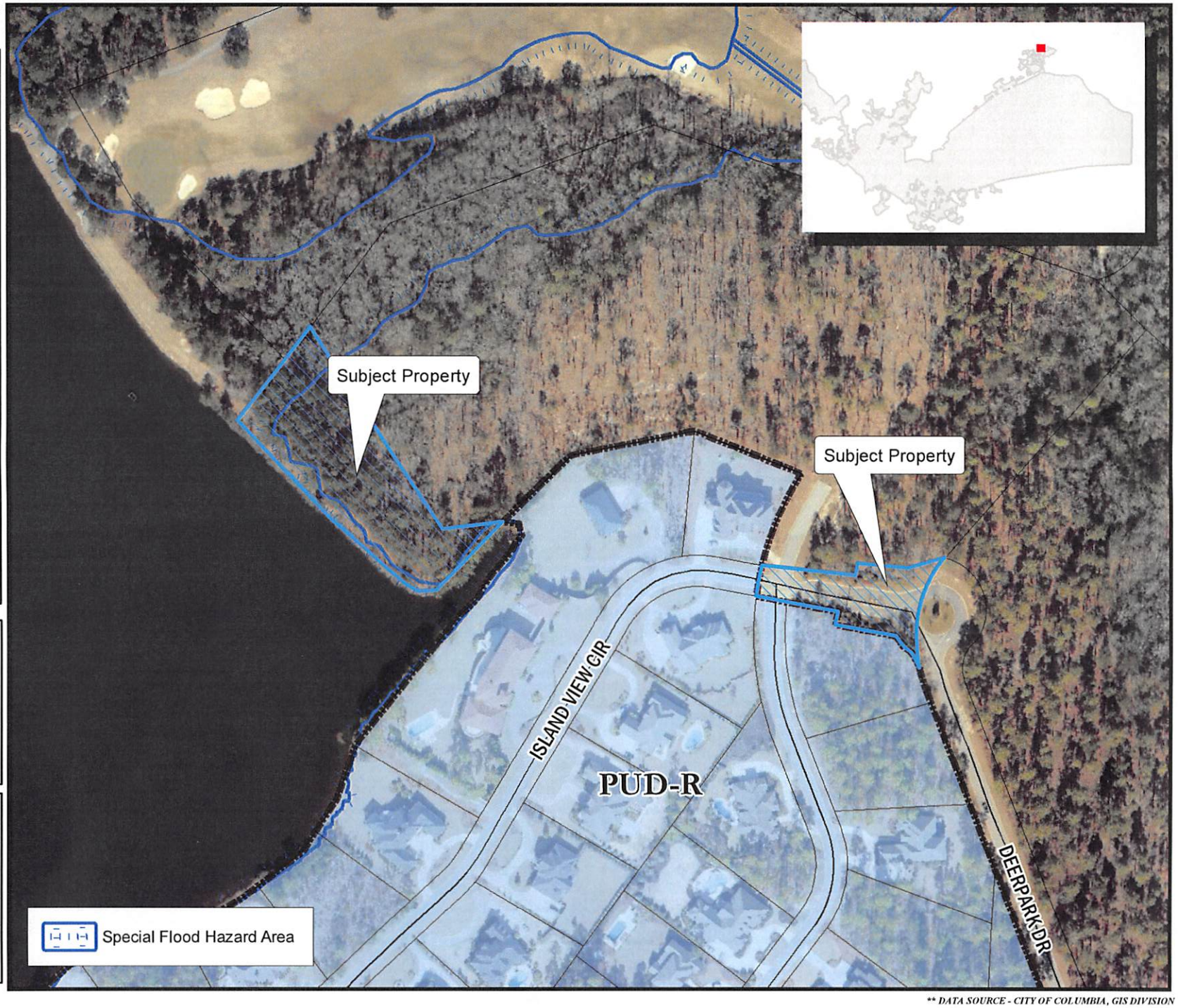
BY: _____ Date: 8-9-16
Signature

_____ Its: Authorized Representative
(Print or Type Name) (Print or Type Title)

Zoning Map

Jacobs Mill Pond Road; TMS#: 28900-01-16
Existing Zoning (Richland County): PDD; Proposed Zoning: PUD-R, -FP

Department of Planning & Development Services



ORIGINAL PREPARATION/DATE:
This map was prepared by:

Leigh DeForth
August 16, 2016

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.

CITY of COLUMBIA, S.C. JUSTITIA VIRTUTUM REGINA
We Are Columbia

*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

We Are Columbia

MEETING DATE: **September 20, 2016**

DEPARTMENT: **Legal**

FROM: ***Shari Ardis, Legal Administrator***

SUBJECT: **Resolution R-2016-069 - Adopting the All Natural Hazards Risk Assessment and Mitigation Plan for the Central Midlands Region of South Carolina Update**

FINANCIAL IMPACT:

ATTACHMENTS:

- Memo_HMP 2016 Update Final (PDF)
- R-2016-069 Adopt Regional Hazard Mitigation Plan (PDF)

We Are Columbia

1737 Main Street, Columbia, SC 29201 • Phone: 803-545-3020 • Fax: 803-343-8719

To: **Teresa Wilson, City Manager**

From: **Harry N. Tinsley, Emergency Management Director**

Date: **September 13, 2016**

Re: **2016 Hazard Mitigation Plan (HMP) *Update***

The 2016 update of the Hazard Mitigation Plan for Central Midlands has been completed and is now ready to be adopted by City Council.

The Central Midlands Council of Governments (CMCOG) is the lead agency to coordinate the revision, and just recently completed the update. The CMCOG is made up of local jurisdictions and stakeholders from our region which includes Fairfield, Lexington, Newberry and Richland counties.

The Hazard Mitigation Plan is an assessment of the hazards and historical impacts within our area, and allows jurisdictions to identify and prioritize mitigation strategies. It is a requirement of the Federal Emergency Management Agency (FEMA), and as part of the Disaster Mitigation Act of 2000 for all counties (and municipalities) to create and maintain a Hazard Mitigation Plan.

A FEMA approved and *locally* adopted Hazard Mitigation Plan (HMP) is a requirement to solicit funds under the Hazard Mitigation Grant Program (HMGP). It is also a requisite for obtaining other federal grants such as Pre-Disaster Mitigation (PDM) and Flood Mitigation Assistance (FMA) grants.

The last plan update was in 2011, and was adopted by City Council in February 2012. The plan is updated every five-years.

Having the 2011 HMP previously adopted by City Council allowed the City to submit for Public Assistance (PA) funding for the reimbursement of actual damages resulting from the October 2015 storm. To remain compliant for continued obligations through the FEMA process, the City will need to adopt the updated 2016 HMP.

Below is a link to the updated HMP:
https://drive.google.com/a/centralmidlands.org/file/d/0B1uhyKbzntgea1M1SnhScXdCZU0/view

LEGAL DEPARTMENT DRAFT

RESOLUTION NO.: R-2016-069

Adopting the All Natural Hazards Risk Assessment and Mitigation Plan for the Central Midlands Region of South Carolina Update

WHEREAS, the City of Columbia, South Carolina ("Columbia") recognizes the threat that natural hazards pose to people and property; and,

WHEREAS, undertaking hazard mitigation actions before disasters occur will reduce the potential for harm to people and property and save taxpayer dollars; and,

WHEREAS, an adopted all hazards mitigation plan is required as a condition of future grant funding of mitigation projects; and,

WHEREAS, Columbia participated jointly in the planning process with the other units of government in the Central Midlands region of South Carolina to prepare an all hazards mitigation plan; and,

WHEREAS, Columbia is aware that revision and updating of the plan is critical for active and effective hazard mitigation and that Columbia will monitor and record hazard related data and events that can be used to update the all natural hazards mitigation plan; and,

WHEREAS, since the completion of All Natural Hazards Risk Assessment and Mitigation Plan for the Central Midlands Region was completed, Columbia has become concerned that earthquakes pose a more serious threat to the community and environs and that a detailed earthquake assessment should be completed; NOW, THEREFORE,

BE IT RESOLVED by the Mayor and City Council of the City of Columbia, South Carolina this ___ day of _____, 2016, that the City of Columbia hereby adopts the update to the All Natural Hazards Risk Assessment and Mitigation Plan for the Central Midlands Region as an official plan and will undertake annual recording of hazard events, their impact, duration, and any expenditures made to remediate hazard events.

Requested by:

Senior Assistant City Manager Baker

_____
Mayor

Approved by:

_____
City Manager

Approved as to form:

Senior Assistant City Attorney

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

Last revised: 9/9/2016
1617090534

We Are Columbia

MEETING DATE: **September 20, 2016**

DEPARTMENT: **Legal**

FROM: ***Shari Ardis, Legal Administrator***

SUBJECT: **Resolution No.: R-2016-070 - Committing the City of Columbia to Providing a Local Match for a Municipal Association of South Carolina Hometown Economic Development Grant**

FINANCIAL IMPACT:

BUSINESS PROGRAM: **Female Business Enterprise**

ATTACHMENTS:

- R-2016-070 MASC Grant Match (PDF)

LEGAL DEPARTMENT DRAFT

RESOLUTION NO.: R-2016-070

Committing the City of Columbia to Providing a Local Match for a Municipal Association of South Carolina Hometown Economic Development Grant

BE IT RESOLVED by the Mayor and City Council of the City of Columbia, South Carolina, this ___ day of September 2016, that the City of Columbia hereby commits to provide a local cash\in-kind match of at least Three Thousand Seven Hundred Fifty and No/100 ($3,750.00) Dollars, which equals the minimum fifteen (15%) percent local match required by the Municipal Association of South Carolina, to support the City's application for a Twenty-five Thousand and No/100 ($25,000.00) Dollars Hometown Economic Development Grant. These grant and local matching funds will be used for the CEZ, Inc., Small Business Economic Development Program. This resolution is made in regard to the submission of an application for Hometown Economic Development Grant funds to the Municipal Association of South Carolina due on or before September 30, 2016.

Requested by:

City Manager

Mayor

Approved by:

City Manager

Approved as to form:

Senior Assistant City Attorney

ATTEST:

City Clerk

Introduced:
Final Reading:

Last revised: 9/19/2016\
1617090606

We Are Columbia

MEETING DATE: **September 20, 2016**

DEPARTMENT: **Community Development**

FROM: ***Gloria Saeed, Interim Director***

SUBJECT: **2015 Consolidated Annual Performance Evaluation Report - Ms. Gloria Saeed, Interim Director of Community Development**

PRESENTER: **Gloria Saeed**

FINANCIAL IMPACT:

CLEAN WATER 2020?: **No**

STRATEGIC GOALS: **Invest in Infrastructure**

We are requesting to have the attached DRAFT 2015 Consolidated Annual Performance Evaluation Report (CAPER) presented to City Council and to hold the final Public Hearing for the 2015 CAPER Performance Review process at the September 20, 2016 City Council meeting.

A brief PowerPoint presentation will be given before City Council is asked to approve the final 2015 CAPER Draft for submission to HUD along with all citizen comments received during the 30-day comment period.

Please contact me at 545-3766 or Dollie Bristow at 545-3371 or ddbristow@columbiasc.net <mailto:ddbristow@columbiasc.net> if you have any questions regarding this information.

ATTACHMENTS:

- Memo City Council Agenda 2015 CAPER 090916(PDF)
- 2015 CAPER Draftv2-090816 (PDF)

INTER OFFICE MEMORANDUM

DATE: September 9, 2016

TO: Erika Moore, City Clerk
Missy Gentry, Assistant City Manager

FROM: Gloria Saeed, Community Development Interim Director

SUBJECT: Request for City Council Agenda - September 20, 2016 – Community Development DRAFT 2015 Consolidated Annual Performance Evaluation Report (CAPER)/Final Public Hearing

We are requesting to have the attached DRAFT 2015 Consolidated Annual Performance Evaluation Report (CAPER) presented to City Council and to hold the final Public Hearing for the 2015 CAPER Performance Review process at the September 20, 2016 City Council meeting.

A brief PowerPoint presentation will be given before City Council is asked to approve the final 2015 CAPER Draft be submitted to HUD along with all citizen comments received during the 30-day comment period.

Please contact me at 545-3766 or Dollie Bristow at 545-3371 or ddbristow@columbiasc.net if you have any questions regarding this information.

Thank you.

COMMUNITY DEVELOPMENT
CITY OF COLUMBIA

Consolidated Annual Performance and Evaluation Report (CAPER)

DRAFT



2015

City of Columbia
Community Development Department
1225 Lady Street, Suite 102
Columbia, South Carolina 29201
Phone: (803) 545-3373
Fax: (803) 255-8912

www.columbiasc.net

Columbia City Council

Honorable Stephen K. Benjamin
Mayor

Council Members

Honorable Sam Davis, District 1
Honorable Tameika Isaac-Devine, At-Large
Honorable Leona Plaugh, District 4
Honorable Howard E. Duvall, Jr., District 2
Honorable Edward H. McDowell, Jr., At-Large
Honorable Moe Baddourah, District 3



Teresa Wilson
City Manager

Gloria Saeed
Interim Community Development Director

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

The Consolidated Annual Performance and Evaluation Report (CAPER) is an end-of-year requirement of the U.S. Department of Housing and Urban Development (HUD). The purpose of the CAPER is to provide an overall evaluation of federally-funded activities and accomplishments to HUD and the community. The performance report was prepared with public review and comment for Fiscal Year 2015-2016 CAPER and was submitted electronically to HUD via the Integrated Disbursement and Information System (IDIS) on September 28, 2016.

IDIS is the reporting system for the following formula grant programs:

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships (HOME)
- Housing Opportunities for Persons with AIDS (HOPWA)

During FY2015-2016, the City of Columbia is reporting on the outcomes of four (4) priority needs and thirteen (13) major goals and progress made through various projects and activities carried out throught the strategic and annual action plan.

Priority Needs

1) Improving Affordable Housing
2) Expanding Economic Opportunities
3) Providing for Suitable Living Environments
4) Improving the Capacity of Area Housing & Community Service Providers

Goals Summary Information

1) Provide Homebuyer Opportunities

2) Increase and Improve the Supply of Affordable Rental Housing
3) Assist Homeowners with Needed Repairs
4) Provide for Special Needs Housing Opportunities
5) Promote Fair Housing
6) Provide Support to New and Expanding Businesses
7) Provide Job Training and Job Placement Services
8) Improve Access to Economic Opportunities
9) Improve Access to Housing Opportunities
10) Decrease Vacancy and Blight
11) Reduce Hazards in Homes, including Lead-Based Paint, Mold, and Asbestos
12) Improve the Availability of Public Services and Facilities
13) Increase Capacity of Housing and Service Providers

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source/Amount	Indicator	Unit of Measure	Expected Stategic Plan	Actual Strategic Plan	% Completed	Expected Annual Plan	Actual Annual Plan	% Completed
Assist Homeowners with Needed Repairs	Affordable Housing	CDBG/	Homeowner Housing Rehabilitated	Household Housing Unit	100	7	7%	25	7	28.00%
Improve Access to Economic Opportunities	Non-Housing Community Development	CDBG/	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1000	150	15%	250	150	60.00%
Improve Access to Economic Opportunities	Non-Housing Community Development	CDBG/	Businesses assisted	Businesses Assisted	100	13%	0.00%	25	13	0.00%
Improve Access to Housing Opportunities	Affordable Housing Non-Housing Community Development	CDBG/HOME/ General Fund	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	2500	10%	0.00%	500	250	50%0%

Improve Services, Facilities, & Infrastructure	Non-Housing Community Development	CDBG/	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2500	20%	0.00%	500	500	100.00%
Improve Services, Facilities, & Infrastructure	Non-Housing Community Development	CDBG/	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2500	20%	0.00%	500	500	100.00%
Increase and Improve Affordable Rental Supply	Affordable Housing Homeless	HOME/	Rental units constructed	Household Housing Unit	100	0	0.00%	20	0	0.00%
Increase and Improve Affordable Rental Supply	Affordable Housing Homeless	HOPWA/	Rental units rehabilitated	Household Housing Unit	100	3%	0.00%	20	3	15.00%

Increase Capacity of Service Providers	Non-Housing Community Development	CDBG/HOME	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2500	321	12.84%	500	321	64.20%
Increase Capacity of Service Providers	Non-Housing Community Development	CDBG/	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	500	321	46.20%	100	231	231.00%
Promote Fair Housing	Affordable Housing	CDBG/	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	2500	431	17.24%	500	431	86.20%
Provide for Special Needs Housing Opportunities	Affordable Housing	HOPWA/	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	530	105	19.81%	106	105	99.06%

Provide for Special Needs Housing Opportunities	Affordable Housing	General Funds/	Homeless Person Overnight Shelter	Persons Assisted	250	50	20.00%	50	50	100.00%
Provide for Special Needs Housing Opportunities	Affordable Housing	CDBG/	Homelessness Prevention	Persons Assisted	750	43	5.73%	150	43	28.67%
Provide for Special Needs Housing Opportunities	Affordable Housing	HOPWA/	Housing for People with HIV/AIDS added	Household Housing Unit	200	3	1.5%	40	3	7.50%
Provide for Special Needs Housing Opportunities	Affordable Housing	HOPWA/	HIV/AIDS Housing Operations	Household Housing Unit	50	1.0%	0.00%	50	5	10.00%

Provide Homebuyer Opportunities	Affordable Housing	HOME/	Homeowner Housing Added	Household Housing Unit	50	7	1.43%	10	7	70.00%
Provide Homebuyer Opportunities	Affordable Housing	CDBG/HOME/	Direct Financial Assistance to Homebuyers	Households Assisted	100	25	25.00%	20	25	125.00%
Provide Job Training & Job Placement Services	Non-Housing Community Development	CDBG/	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500	435	87.00%	100	435	435.00%
Provide Job Training & Job Placement Services	Non-Housing Community Development	CDBG/	Jobs created/retained	Jobs	50	0	0.00%	15	0	0.00%
Provide Job Training & Job Placement Services	Non-Housing Community Development	CDBG	Businesses assisted	Businesses Assisted	50	13	26.00%	10	13	130.00%

Provide Support to New and Expanding Businesses	Non-Housing Community Development	CDBG/	Jobs created/retained	Jobs	60	13	21.67%	15	13	86.67%
Provide Support to New and Expanding Businesses	Non-Housing Community Development		Businesses assisted	Businesses Assisted	100	15	15.00%	20	15	75.00%
Reduce Hazards in Homes	Affordable Housing		Homeowner Housing Added	Household Housing Unit	25	7	28.00%	25	7	28.00%
Reduce Hazards in Homes	Affordable Housing		Homeowner Housing Rehabilitated	Household Housing Unit	60	10	16.67%	15	10	66.67%
Reduce Vacancy and Blight	Non-Housing Community Development		Buildings Demolished	Buildings	50	0	0.00%	10	0	0.00%
Reduce Vacancy and Blight	Non-Housing Community Development		Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	50	12	24.00%	10	12	120.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The City's FY 2015-2019 Consolidated Plan and FY 2015-16 Action Plan identified the four (4) priority need areas: (1) Improving Affordable

Housing Options, (2) Expanding Economic Opportunities, (3) Providing for Suitable Living Environments, (4) Improving the Capacity of Area Housing & Community Service Providers. These funding priorities were established based on the housing and community development needs identified through public and stakeholder input, the housing market analysis and the analysis of special populations. All of the proposed funding priorities serve low- and moderate-income households in the City of Columbia. In addition, the activities served special needs populations including: seniors, persons with disabilities, persons experiencing homelessness and at risk of homelessness, persons living with HIV/AIDS, at risk children and youth, housing authority residents, and persons returning to the community from correctional institutions and/or with criminal histories.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

Fiscal Year 2015

RACE	CDBG	HOME	HOPWA
White	26	4	66
Black or African American	446	25	583
Asian	1	0	2
American Indian or American Native	0	0	1
Native Hawaiian or Other Pacific Islander	0	0	0
Total	**473**	**29**	**652**
Hispanic	0	0	1
Not Hispanic	**473**	**29**	**653**

Table 2 – Table of assistance to racial and ethnic populations by source of funds

-Source of CDBG and HOME data is the City of Columbia Community Development Department. Data reflects IDIS default values.

Narrative

The City of Columbia identifies priority needs and offers services and programs to eligible households regardless of race or ethnicity. The table on this page depicts counts for Fiscal Year 2015 by fund source.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	Federal	3,600,000	1,811,145
HOME	Federal	1,700,000	1,490,204
HOPWA	Federal	4,800,000	1,039,424

Table 3 – Resources Made Available

Narrative

During program year 2015, the City of Columbia Community Development Department administered CDBG funds through an altered Notice of Funds Available (NOFA) process due to the 2015 October Flood Disaster. The process was to address immediate needs of individuals and communities impacted by th e flood. The actual amount available for CDBG was $3,600,000 and the actual amount expended was $1,811,145 which is reflected in the table, and will include all expenditures through September 30, 2016. The actual amount available for HOME was $1,700,000 and actual amount expended was $1,490,204 which is reflected in the table, and will include all expenditures through September 30, 2016. The actual amount available for HOPWA was $4,80,000, and actual amount expended was $1,039,424 which is reflected in the table.

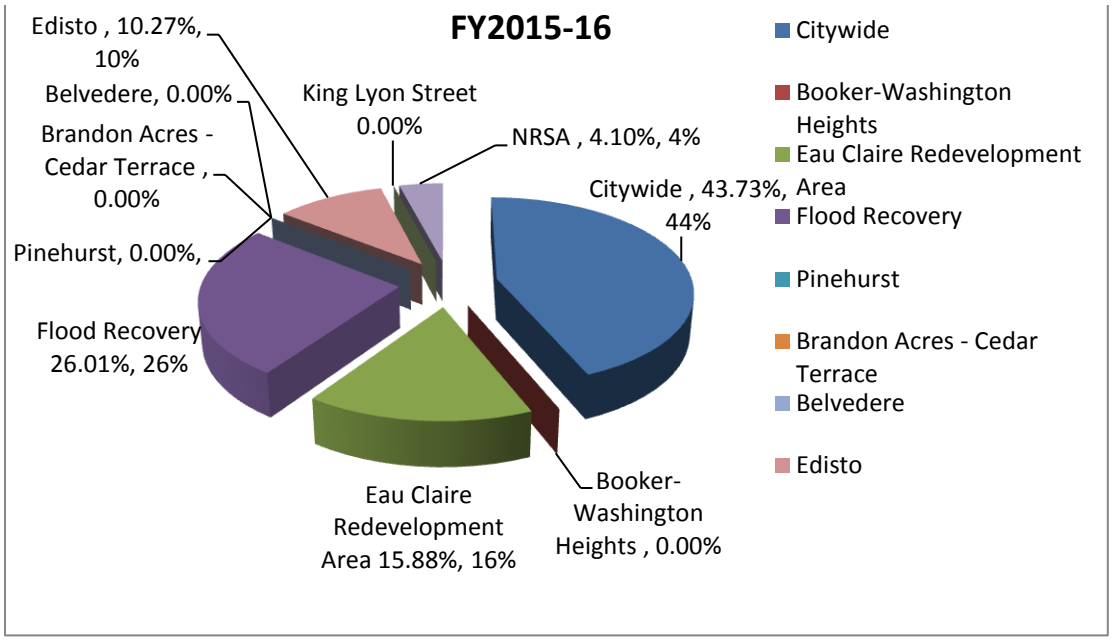
Program income funds were designated for City public-use projects and were used prior to expending entitlement funds. Also, approximately a total of $650,000 in HOME program income was designated to complete the eligible activities in the Annual Action Plan year.

Over ninety-eight (98%) percent of the funds were expended within the targeted redevelopment areas. The city also used private matching dollars for the required HOME match for the homebuyer assistance program. CDBG funding actually made up 35.64%, HOPWA made up 47.52% and HOME made up 16.83% of the overall source of entitlement funding available to the City of Columbia for the 2015-2016 fiscal year.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Booker Washington Heights Redevelopment Area	0.0%	0.0%	n/a
Eau Claire Redevelopment Area	15.88%	Incomplete	Street Project, St. Lawrence Place, Ice House Project
King/Lyon Street Redevelopment Area	0.0%	0.0%	n/a
Edisto Court Redevelopment Area	10.27%	0.0%	Street Disaster Recovery Project
Belevedere Redevelopment Area	0.0%	0.0%	n/a
Brandon Acres-Cedar Terrace Redevelopment Area	0.0%	0.0%	n/a
City-Wide	43.73%	Incomplete	Administration, Public Services, Demolition, Board-out Project, Youth Homeless Prevention
Flood Recovery Area	26.01%	Incomplete	Street Disaster Recovery, Disaster Recovery Loan Fund
NSRA	4.10%	Incomplete	Façade Improvement Program

Table 4 – Identify the geographic distribution and location of investments



Narrative

The City of Columbia's primary geographic distribution is citywide in which 44% of funding was allocated. However, the City prioritized using its federal funds in neighborhoods with the highest concentration of need for affordable housing and economic development: Eau Claire Redevelopment Area (16%) King/Lyon Street Redevelopment Area, Booker Washington Heights Redevelopment, Edisto Court Redevelopment Area (10%), Brandon Acres/Cedar Terrace Redevelopment Area, Pinehurst Community Council Redevelopment Area, the Belvedere Redevelopment Area, and the designated Neighborhood Revitalization Strategy Area (NRSA). During this reporting period, a modification to include the entire City of Columbia was done as the result of the October 2015 Flood Disaster. Funds were diverted to address the immediate needs of flood impacted areas as well as unmet needs of businesses affected by the flood. A substantial amendment was done to redirect funds ($375,292) from the Sidewalk Improvement Project to the Street Recovery Project, and funds ($100,000) from the Small Business Enterprise Program to the Disaster Recovery Loan Fund. As shown in the pie chart above, twenty-six percent, 26% of the allocated funds were redirected for flood disaster projects.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	6,592,535.18
2. Match contributed during current Federal fiscal year	401,346.60
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	6,993,881.78
4. Match liability for current Federal fiscal year	141,750.26
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	6,852,131.52

Table 5 – Fiscal Year Summary - HOME Match Report

HOME match is satisfied through private lenders contributions to the City's affordable housing loan program for homebuyers. The City partners with seven (7) local lenders that provide mortgage financing to eligible borrowers at reduced interest rates. The city partners are Security Federal Bank, Branch, Bank & Trust, South Carolina Bank & Trust, First Citizens, National Bank of South Carolina and Palmetto Citizens Federal Credit Union. During the 2015 reporting year, Wells Fargo was added to the partnership by committing funds to the City's housing loan program. The City calculates match using the difference between the interest rate the borrower is receiving through obtaining the City's financing and the interest rate that they would have normally received if they had received financing solely through the partner lender. The difference in payment over the life of the loan is what the City uses as match requirement. The amount of match required equals 12.5% of the amount drawn down for HOME projects during the Federal reporting period. The Match report reflects match for the 2015 fiscal year in which the City contributed $401,346. Total excess match carried over to the next federal fiscal year in reserve carry over is $6,852,131.52.

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	**Date of Contribution**	**Cash (non-Federal sources)**	**Foregone Taxes, Fees, Charges**	**Appraised Land/Real Property**	**Required Infrastructure**	**Site Preparation, Construction Materials, Donated labor**	**Bond Financing**	**Total Match**
1007- Morris	4/15/2016	0	$14,295.60	$61,384	0	0	0	$14,295.60
1007- Elmore	4/15/2016	0	$20,937.60	$117,500	0	0	0	$20,937.60
1232 Myers	2/19/2016	0	$116,000		0	0	0	$17,571.60
1235 Riley	3/31/2016	0	$16,243	$104,400	0	0	0	$16,243
1243 Collins	6/22/2016	0	$6,361.20		$69,400	0	0	$6,361.20
1192- Santee Lynches	7/17/2015	0	$184,906.80	$4,900	0	$356,470.10	0	$184,906.80
1234-Bradey	3/8/16	0	0	$129,400	0	0	0	
1236 Trinity Housing	4/15/2016	0	$141,033.60	$109,674.14	0	$59,943.69	0	$141,033.60

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report (UNDER REVISION)

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period $	**Amount received during reporting period $**	**Total amount expended during reporting period $**	**Amount expended for TBRA $**	**Balance on hand at end of reporting period $**
$137,581.17	$751,732.22	$662,473.22	0	$89,261.10

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	**Minority Business Enterprises**				**White Non-Hispanic**
	0	**Alaskan Native or American Indian**	**Asian or Pacific Islander**	**Black Non-Hispanic**	**Hispanic**	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

	Total	**Women Business Enterprises**	**Male**
Contracts			
Dollar Amount	0	0	0
Number	0	0	0
Sub-Contracts			
Number	0	0	0
Dollar Amount	0	0	0

Table 8 – Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	**Minority Property Owners**				**White Non-Hispanic**
		Alaskan Native or American Indian	**Asian or Pacific Islander**	**Black Non-Hispanic**	**Hispanic**	
Number	1	0	0	1	0	0
Dollar Amount	$1,195,194	0	0	$1,195,194	0	0

Table 9 – Minority Owners of Rental Property

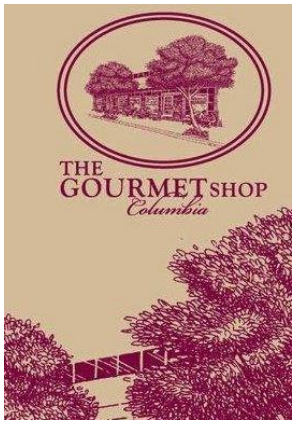
Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition		
Parcels Acquired	0	0
Businesses Displaced	0	0
Nonprofit Organizations Displaced	0	0
Households Temporarily Relocated, not Displaced	0	0

Households Displaced	**Total**	**Minority Property Enterprises**				**White Non-Hispanic**
		Alaskan Native or American Indian	**Asian or Pacific Islander**	**Black Non-Hispanic**	**Hispanic**	
	0					
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

The City of Columbia is dedicated to the development and growth of small/minority/women owned business enterprises (SMWBEs). The Office of Business Opportunities (OBO) coordinates several programs that involve opportunities for SMWBEs and maintains a complete list of SWMBEs that participate.

During the reporting period the City of Columbia sponsored created promotions to increase support for SMWBE and celebrated **National Small Business on Saturday, NOVEMBER 28, 2015.**



Throughout November, our Selfie Saturday winner, Sally Rickenbacker, criss-crossed Columbia and made purchases to support "shopping local"! Ms. Rickenbacker selected **The Gourmet Shop, 724 Saluda Avenue - in Five Points**. Sally received a **$50 Gift Card from The Gourmet Shop.**

The City also has a Mentor Protégé program (MPP) for its Water and Sewer work that consists of SMWBE protégés. The MPP pairs small, minority, and women-owned business enterprises with corporations and/or prime contractors. The program is designed to motivate and encourage more prime contractors and construction firms to provide mutually beneficial development assistance to small businesses. During 2015, the City awarded $25,882,842 to Mentor Protégé Teams, with $5,954,666 going to protégés.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	25	54
Number of Non-Homeless households to be provided affordable housing units	110	104
Number of Special-Needs households to be provided affordable housing units	70	70
Total	**205**	**228**

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	90	158
Number of households supported through The Production of New Units	45	0
Number of households supported through Rehab of Existing Units	40	3
Number of households supported through Acquisition of Existing Units	10	10
Total	**205**	**171**

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The goals set for housing were pre-flood disaster and the outcomes over all were lower due to the 2015 October Flood Disaster in which affordable housing availability was diminished. However, the number of homeless housholds provided affordable housing units actually exceeded our goal due to the Housing First Program that housed 54 persons not including 9 childern as a part of the families served. During the reporting period 13 new clients were served.

Discuss how these outcomes will impact future annual action plans.

The City has been awarded $19.989 million dollars in CDBG-DR funding over the next six (6) years and approximately 63.40% will be used for housing related programs that will regenerate the affordable housing stock within the City of Columbia. This will greatly impact the availability of affordable housing to extremely low-moderate income persons and should increase our outcome numbers.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Table 13 – Number of Persons Served

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	434	7
Low-income	47	4
Moderate-income	8	0
Total	**489**	**11**

Narrative Information

Through the CDBG Program (City Lender Loans, Epworth Childrens Home, Clemson University, City Year, Trinity [St. Lawrence Place] and Fast Forward) the City Of Columbia assisted 434 Extemely Low Income citizens, 47 Low Income Citizens and 8 Moderate Income Citizens. Additionally, thorugh the Bank On program and South Carolina HIV/AIDS Council, the City of Columbia was able to assist an additional 770 citizens.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Columbia actively participated in the local Continuum of Care, Midlands Area Consortium for the Homeless (MACH) by attending monthly planning meetings and engaging in community discussions to address the needs and gaps in services for the homeless and those at risk of homelessness. In addition, was a part of the Midlands Flood Recovery Group formed in November 2015 to coordinate with federal, state, county, and city personnel, as well as nonprofit and volunteer organizations to provide assistance to individuals and families in the Midlands that lack the personal resources to rebuild their homes after the flood. Midlands Flood Recovery Group serves Richland and Lexington Counties.

The City used General funds to provide financial assistance and case management to persons at risk of homelessness to maintain their housing stability or person who are currently experiencing homelessness to secure housing stability.

The City's Housing First Program housed 54 clients of which 13 were new, continues to provide affordable housing the most hard to reach chronic homeless. The Housing First team works to provide intensive case management to clients who are historically difficult to engage. The services that we provide are crucial so that clients avoid returning to homelessness. Housing First staff provides and facilitates case management, outreach, medical adherence, mental health and substance abuse support services. Comprehensive, outcome-focused case management allows for linkage to resources including but not limited to primary medical care, Social Security benefits, health insurance, vocational rehabilitation, SNAP benefits, dental care, vision care, and prescription assistance The chart below indicates the total clients housed during FY2015-16.

Totals from 7/01/2015 – 6/30/2016 (All numbers are unduplicated, persons served)	
Total clients housed (does not include 9 children and from family units)	**54**
New clients housed in FY 2015-2016	**13**
Clients discharged in FY 2015-2016	**13**

Addressing the emergency shelter and transitional housing needs of homeless persons

In September of 2014, Columbia City Council approved an award to United Way of the Midlands (UWM) to Improve Regional Coordination of Homeless Services in the Midlands. The award was made in partnership with Midlands Area Consortium for the Homeless (MACH), the community's homeless coalition. In addition to the award for coordination, the City asked UWM to assume management of the program to provide emergency winter shelter from November 2014 through March 2015. The contracts to improve regional coordination and operate the winter shelter were renewed for the 2015-16 fiscal year. To follow is a report on activities July 2015 – June 2016.

UWM serves as lead agency for the Midlands Area Consortium for the Homeless (MACH) the 14-county regional coalition and continuum of care for homeless services in the Midlands. UWM and MACH are partnered in improving quality and coordination of care in the Midlands. UWM also partnered with City Center Partnership, the Midlands Housing Trust Fund, and the SC National Alliance for the Mentally Ill- South Carolina to address the scope of work.

The Inclement Weather Center (IWC) is contracted to open between November 1st and March 31st when the temperature is expected to be 40 degrees and below according to the National Weather Service. The Center has the flexibility of opening when temperatures are close to 40 degrees with precipitation and on holidays. The IWC serves adult women and men providing a nightly bed stay and food, outreach to link clients to community resources, hygiene products and shower. Clients arrive at the IWC via transportation coordinated under the contract – walk-ups are not allowed due to the dangerous nature of crossing Huger Street to access the shelter.

For 2015-16, the IWC opened for the first evening on November 13th. For the season, the Center was open 65 nights (compared to 83 in 2014-15) due to warmer temperatures, serving 739 unduplicated clients with 8,562 nights of shelter equaling to 17,124 meals. Participation ranged from a low of 46 clients on December 31st to a high of 193 on January 23rd. Of the 739 clients served, 31 were self-identified as veterans and 154 identified as chronically homeless (HUD definition). Of the 739, 213 (36%) only came to the IWC for 1-2 nights. Heavy use showed 105 (14%) stayed for 22 nights or more (one third of the total nights open). UWM and partners are reviewing these clients in HMIS to determine patterns related to length of stays, tracking housing placement, and homeless recidivism over time.

Point-in-Time Count - Each year, South Carolina conducts a 'census' of people living in shelters and on the streets called the 'point-in-time count'. The count planning is led by the South Carolina Homeless Coalition in partnership with the four regional homeless coalitions which

implement a common methodology for the state. The 2016 count took place from January 27-February 3, 2016. This annual census pulls information about people who are sheltered from the Homeless Management Information System (HMIS), the community's bed reservation and client management system administered by UWM, and collects information from people who are unsheltered through individual surveys collected at service sites (soup kitchens, meal sites, the library, etc.). The Inclement Weather Center participated in the effort. Over 100 volunteers on 16 teams collected data in Richland County.

In South Carolina, 5,050 people were identified as experiencing homelessness through the 2016 count. This is a 5.6% decrease from 2015. In MACH's 14-county area, 1,349 people were identified experiencing homelessness which reflects a 9% decrease from 2015.
MACH (14-county) 2016 Point in Time data details:

- 339 individuals were unsheltered (16% decline from 2015)
- 174 were children and 75 were "youth-in-transition" (ages 18-24)
- 291 were chronically homeless individuals (22% of adults)
- 224 were Veterans (17% of adults)
- 258 adults (19%) self-reported a serious mental illness
- 274 adults (20%) self-reported a substance use disorder
- 26 adults (<1%) self-reported HIV/AIDS

Homeless Management Information System (HMIS) - This web-based client and bed reservation system collects information on clients served at over 45 different programs and agencies in 14 South Carolina counties. In addition to providing counts of individuals and families experiencing homelessness, HMIS collects demographic and biographical information.

- During calendar year 2015, 3,503 individuals received assistance in emergency or transitional housing in MACH's 14-counties.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Annually, UWM submits a consolidated funding application on behalf of MACH to the U.S. Department of Housing and Urban Development (HUD) to support new and existing housing programs. The HUD FY 2015 funding was awarded for $3.05 million dollars and included 15 projects in the 14 counties. The awards included two new projects supporting Permanent Supportive Housing and four new projects supporting Rapid Rehousing. These new resources

reflect an additional 34 units of permanent housing for chronically individuals and four permanent units for families with an additional 36 households that will be helped to rapidly exit homelessness.

Zero: 2016 initiative

UWM/MACH proposed a number of strategies for improved coordination of and increased availability of housing resources including rapidly filling available units with eligible people; identifying market or other affordable units that people who are homeless could access and increasing the stock of units. We were one of 75 communities selected to participate in Zero: 2016, a program of technical assistance to improve placement of veterans and people who are chronically homeless. Zero: 2016 supports the goals for improved coordination of housing placement of homeless people in the region.

Since the start of the Zero: 2016 project in February 2015, the Midlands community has placed into permanent housing: 305 veterans, 114 chronically homeless veterans, and 59 chronically homeless non- veterans, for a total of 478 placements to date.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Youth in Transition (YIT)

Increasing housing and services for youth is also a focus of our work on behalf of the City. UWM continues to coordinate the local effort of over 30 partners to improve services and housing for youth we refer to as “in transition.” Typically the youth and young adults are ages 17-24, lack the support to realize their potential and may be exiting foster care, justice systems, be runaways or otherwise without support of a family or guardian. The group has focused on three issues:

- Outreach and engagement of youth
- Housing
- Improving the coordination of services

In response to the growth in interest and services for these unaccompanied homeless youth, UWM has more than quadrupled its investment in programs serving youth in transition to $185,000/year. This is in addition to the $270,000 invested available to families of homeless

children identified through school districts.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Columbia Housing Authority is an autonomous agency, designated by Internal Revenue Service as a 509(a) tax-exempt public charity. Its mission is to meet the emerging affordable housing needs of low to moderate-income individuals and families in Columbia and Richland County while promoting self-reliance and improving their quality of life.

The City of Columbia will continue to partner with Columbia Housing Authority to provide safe, affordable housing. The City supports Columbia Housing Authority's plan for homeownership education and counseling and the use of Section 8 vouchers for homeownership. Columbia Housing Authority plans to increase homeownership with 25 new homebuyer families. The City also supports the Housing Authority's use of Continuum of Care Supportive Housing Program funds for 25 units of permanent supportive housing for homeless persons.

In May 2016, CHA is opened its waiting list for two housing programs and accepted applications:

1. The Public Housing Program for Elderly Housing public housing apartments only for the Marion Street High-rise (1930 Marion Street) and the Oak-Read High-rise (2211 Read Street). Applicant for must be 62 years old or older. All persons in the household must be over 62. Income requirements: less than $35,950.

2. The Project Based Housing Choice Voucher Program (PBV).

- Village at Rivers Edge (McQueen St., opening May, 2016) 2 and 3 bedroom units
- Gable Oaks (901 Colleton St., opening summer, 2016) 1, 2, and 3 bedroom units
- c. Lorrick Place (West Ave., opening 2017) 2 and 3 bedroom units

For this PBV Program, the Voucher is connected to the apartment and not used at any other location.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

The CHA currently has 74 homeowners using a Section 8 Housing Choice Voucher. The CHA was one of the first PHAs in the state to begin this program and it continues to be very successful. The City of Columbia has partnered with CHA on many financial litieraty initiatives including Bank On Columbia and the Individual Development Account (IDA) Program.

Actions taken to provide assistance to troubled PHAs

During this reporting period. There have been no major problems other than addressing the 2015 October Flood Disaster. The City has included CHA in their Community Development Block Grant Disaster Recovery Unmet Needs Assessment. During the assessment, CHA reported that all major damage the their properties had been repaired and no unmet need existed.

CHA is a High-Performing Housing Authority (Score 92 out of 100) in HUD's Assessment of PHA Quality.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j) (UNDER REVISION)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

By participating in the Midlands Area Consortium for the Homeless (MACH), City staff is engaged in setting priorities and planning for the needs of the homeless in Columbia. Through the City's Housing First program, chronically homeless persons have obtained permanent housing and supportive services to maintain housing stability. In addition, an Maintenance Assistance Program (MAP) has been developed to meet needs of homeowners that need repair to make homes more energy efficient. The Individual Development Account (IDA) Program was established to meet the needs of low-moderate income persons that struggle with personal asset building. The IDA's are savings accounts that can be used only for purchasing a first home, capitalizing a small business, or for educational or job training expenses. Accounts are held at local financial institutions. Contributions by lower income participants are matched using both private and public sources to develop financial independence. All participants receive economic literacy training that includes workshops for cleaning up one's credit, setting up a budgeting and savings schedule, and other basics of money management.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The City of Columbia's Housing Division within the Community Development Department maintains full compliance with Title X of the 1992 Housing and Community Development Act (24 CFR Part 35) on all housing units assisted with CDBG, HOME or HOPWA funding. The intent of the Federal regulation is to identify and address lead-based paint hazards before children are exposed. The City requires evaluation for lead-based paint hazards of all housing units constructed before 1978 that are slated for repairs, which may disturb any painted surfaces. If lead paint hazards are found during an evaluation, they are addressed through HUD approved interim control or abatement protocol. In particular, the City will comply with EPA regulations regarding the use of certified firms for the painting and/or rehabilitation of housing. Prior to any project receiving funds, City staff will conduct an environmental review and determine if a lead-based paint hazard exists. The City also distributes and maintains documentation of all required information for homes built before 1978, including the EPA Lead-based Pamphlet, Notification of Lead Hazard Evaluation, and notification of Lead Hazard Reduction. During the

reporting period, there have been twenty-seven (27) Lead-Based Paint evaluations completed on homes in our Maintenance Assistance Program (MAP).

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

According to the most recent Census data, 23 of the 54 census tracts in the City of Columbia have more than 20% of the population living in poverty. The poverty rate for the City of Columbia is 24.3%.

The Community Development Department addresses the problem of poverty through its strategic goals. Through a holistic approach that combines safe, decent affordable housing for low to moderate income families with social services, education, access to health and employment, the City strives to reduce the poverty rate. The City, as lead agency in the implementation of the Consolidated Plan, will coordinate with local organizations to ensure that goals are met.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City of Columbia operates under a city manager-council form of government. The City Council consists of seven members, four elected from single-member districts and three at-large members (including the Mayor), for four-year terms. Under this structure, the City Council employs a city manager who is responsible for administrative oversight of all city departments over which Council has authority. However, there have been several public forums that intended to explore the possibility of the Strong-Mayor form of Government.

The Community Development Department is within the Bureau of Community Programs, Economic Development, and Governmental Services. The Mayor's Office, Governmental Affairs, Development Corporations and Economic Development are other departments encompassed within this Bureau. The Community Development Department focuses on Grant Administration and Compliance, and Neighborhood Services and Residential Housing Development. The Department's offices are located at 1125 Lady Street in downtown Columbia. During the 2015 program year, Community Development suffered a great loss as the Director, Ms. Deborah Livingston passed away after a lengthy illness. She was a great champion of Housing and Communty Development, and will be greatly missed by the department and the City of Columbia.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City of Columbia has strong intergovernmental cooperation with agencies. The City coordinates with Richland and Lexington Counties, the Columbia Housing Authority, local

municipalities and neighboring jurisdictions on matters related to housing, economic and community development. Collaboration is ongoing with community stakeholders and partners including neighborhood associations, non-profit agencies and service providers, state and federal agencies, the Faith-based community, Universities and Colleges, Richland 1 School District, and Health Institutions.

The City will engage a professional consultant to provide technical assistance services and programs related to community and economic development projects. The consultant will exercise a multi-disciplined approach to economic and community development projects through their expertise in real estate, industrial financing, bonding, syndications, federal and state funding mechanisms and private sector placement.

The focus of this partnership will be to assist the City of Columbia with matching economic development financing needs with the best and most feasible capital resources. The consultant will work with the City to obtain private funding for projects by arranging meetings with private financial institutions similar to the functions performed by an investment banker or a mortgage broker.

The sole purpose of this partnership is linking public and private sectors to create economic and housing development projects. In its catalyst role, the consultant's primary objectives are job creation, business development and construction and/or rehabilitation of housing units. These are common objectives of the City and the federal and state programs with which it partners.

Relationships are key to the success of housing, economic and community development efforts within the City of Columbia. Community Development staff meets quarterly with staff from Richland County, Lexington County, Columbia Housing Authority and United Way of the Midlands to discuss development opportunities and regional cooperation.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

Faced with the reality of limited Federal and local government resources for housing, Columbia has been challenged to create comprehensive, affordable housing programs to meet the demands of priority needs households along the entire housing continuum—rental, ownership, special needs, supportive housing, etc. While the unmet need for rental housing for extremely low income households might suggest that all resources should be devoted to addressing this gap, resources must also be devoted to addressing the housing needs of low and moderate income households that have cost burdens and other housing problems to ensure the housing continuum is intact and flowing. This includes enabling more homeownership among these

income groups, which the City has determined is important for stabilizing families and neighborhoods. It also includes preserving the existing affordable housing stock, also key for neighborhood revitalization particularly in the inner city and central city neighborhoods.

However, as the result of the 2015 Flood Disaster, there in an increased unmet need of affordable housing for the low-moderate income renters who were the mosted impacted.

(Under Revision)

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Columbia recognizes the importance of maintaining appropriate performance measurements of its CDBG and HOME projects and programs. CD staff provides management for the CDBG, HOME and HOPWA programs and monitors activities and projects with developed guidelines that include performance measures to that the City of Columbia meets all federal requirements and remains in compliance. Using the HUD monitoring checklist as a guide, the City will periodically evaluate staff performance and program performance against the current Consolidated Plan.

Columbia has financial and programmatic processes in place to ensure that sub-recipients and contractors are in compliance and that activity and procedures can be tracked accordingly. This includes contract provisions that address affirmatively marketing for fair housing, and procurement procedures to ensure minority participation. The City will also address compliance with program requirements including public service caps and timely expenditure of federal funds. A higher emphasis is given to project type and projects that require quicker expenditures with a larger impact on the budget**.**

The City of Columbia has developed a comprehensive monitoring strategy inclusive of all entitlement programs for the 2015 program year. A team including program, financial, and construction personnel will conduct the monitoring. The schedule provides for all HUD funded departments and sub-recipients to be monitored bi-annually at a minimum.

Monthly reports are currently required and are used as a method to detect areas of deficiencies, to customize technical assistance, and to monitor if goals and objectives are not being met. For those sub-recipients, monitoring will be provided more frequently to ensure compliance. Complete files with all HUD related documentation are maintained on each monitored sub-recipient. This includes a HUD program checklist, risk analysis and supportive documentation from reviewed files. During the 2015-16 fiscal year, remote monitoring as well as a site visit took place for each CDBG sub-recipient.

Remote monitoring was conducted by evaluating in-house materials such as applications for funding, written agreements, progress reports, drawdown requests, previous monitoring documentation, and audits.

The City of Columbia strives to provided sub-recipients with an on-site review summary within 60 days of the completed review. All findings, concerns, and recommendations were documented, tracked and resolved with complete HUD compliance as the goal.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The Mayor and City Council of the City of Columbia wish to provide for maximum citizen participation in the development and implementation of the Annual Action Plan in accordance with the objectives of the Housing and Community Development Act of 1974.

The public notice was posted in the "State Newspaper" on August 19, 2016; the comment period began on August 22, 2016 and ended on September 21, 2016. In addition, the Annual CAPER draft was available on the City's website and at the Community Development Office, at 1225 Lady Street.

The 2015 Consolidated Annual Performance and Evaluation Report (CAPER) Public Hearings were held August 30th and September 20th at 6:00 p.m. During the final public hearing, the Citizens Advisory Committee Chairperson provided performance highlights of the three (3) entitlement programs and City Council gave approval to submit the final draft of the CAPER along with all citizens' comments to HUD on or before the deadline date of September 29, 2015. All public comments are included in this document.

The City of Columbia Citizen Participation Plan encourages participation of all residents, especially the low and moderate-income population. Formal and in formal approaches are used each year in the assessment process to provide adequate opportunities for citizens to participate in the development of the Consolidated Annual Performance and Evaluation Report (CAPER). These actions include placing advertisements in the local newspapers, community forums, social media and appointment of citizens to the Citizens Advisory Committee (CAC) by City Council, and public hearings at televised city council meetings.

The CAC consists of seven (7) members, with at least one member from each of the four (4) City Council Districts and was established through the adoption of a resolution on August 6, 1975,

which outlined the Committee's responsibilities. Meetings are held on the third Thursday of each month and their responsibilities include an annual review of performance of federal programs, CDBG, HOME and HOPWA. Meetings are advertised to the public via postings at City buildings with high traffic and on the City's webpage. All meetings are held in accessible locations. The grassroots organization, Columbia Council of Neighborhoods (CCN) has grown into a large umbrella organization with over one hundred and sixteen (116) neighborhoods. The Community Development Department assigns a staff member as Community Liaison to assist with the dissemination of information regarding city services, addressing neighborhood and community priorities needs within the four (4) City Council Districts.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

As the result of the 2015 October Flood Disaster, the Community Development Department modified it's FY2016-17 CDBG Notice of Funds Available (NOFA) process in order to provide time to access the needs of communities and individuals highly impacted by the flood. As a result, programs that addressed the needs of the flood impacted were chosen to provide funding summaries. The services agencies that were awarded were The Cooperative Ministry – Autos for Opportunities Program; United Way of the Midlands – Mold Remediation Program; SC Habitat For Humanity – Neighborhood Assistance Program; Columbia Housing Authority – Learn to Build a House Program; City of Columbia – Art Center Retrofit Project and the Bellfield Center Commercial Kitchen Project.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?	No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

The CD Compliance Team conducted an on-site monitoring reveiw on the TN Development Corporation. The CD Monitoring team reviewed a random selection of tenant files from each of the projects, Waters Crest (8), Forest Oaks (6), Byrne's Place (4) and Arbor Hill Apartments (15) to verify income eligibility.

The On-site monitoring review revealed two (**2**) findings, four **(4)** concerns and two **(2)** recommendations as related to HOME Investment Partnership Program compliance under the following programmatic areas:

Finding #1- §92.203 Income determinations

Based on the overall reviewed documentation, TNCD did not adequately recertify income eligibility for tenants and is not in compliance with income determination.

Concern #1

Calculations to verify income were done in an inconsistent manner for annual recertification.

§92.508 Recordkeeping (7): Records concerning other Federal requirements—(i) Equal opportunity and fair housing records

Finding #2 - 92.508 Recordkeeping

Records demonstrating that each family is income eligible should be found in each tenant file.

Concern #2:

In reviewing file (*3869 Waters Crest)* the tenant lease was renewed after numerous complaints even though documentation indicated that the lease would not be renewed.

§92.508 Recordkeeping (6): Program administration records

Concern #3

In review of the Policy and Procedure Manuel and interview of TNDC staff, CD staff discovered that the key control log process being used did not follow the written policy and procedure manual.

Concern #4

When TNDC staff was interviewed, they did not have knowledge of certain policies and procedures nor did they use established policies and procedures in day to day operations.

Property Standards (§92.251 Property standards)

- Physical Deficiency #1: (134 Forest Oak) – Switch plate missing behind refrigerator and cracked.
- Physical Deficiency #2: (134 Forest Oak) Cracked switch plate cover by front door.
- Physical Deficiency #3: (Forest Oak) Broken Outlet in Laundry Room.
- Physical Deficiency #4: (Byrnes Place) Smoke detectors not hard wired together so that when one alarm sounds they all sound.
- Physical Deficiency #5: (Unit 2321A) Bathroom ceiling popcorn is cracking.

Corrective Action was suggested and resolved. The reviewer orally summarized the conclusion reached during the monitoring in the exit conference and followed up in writing to the Subrecipient. Conclusions and suggested resolutions were supported with documentation and the Subrecipient responded to the City of Columbia satisfactorily within the allotted time (45 days). All documentation is being kept in the Subrecipient project file.

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

All units of affordable housing produced by the City of Columbia Community Development Department are thoroughly inspected immediately following construction/rehab. Additionally, during the 2015 fiscal year, our compliance staff completed an on site inspection of the TN Development to include the following units per our schedule (in compliance with §92.504(d)):

- Arbor Hill
- Byrnes Place
- Forest Oaks
- Water's Crest

Within the 2016 Fiscal Year, we plan to complete an on-site monitoring of Trinity Housing Corporation and Community Assistance Providers. We then plan to monitor (on-site) Columbia Housing Development Corporation and Affordable Housing Resources during the 2017 Fiscal Year. Each year that we do not complete an onsite monitoring, we plan to execute a desk monitoring of the remaining subrecipient agencies, throughout the affordability periods. We will add new subrecipients into this mix as the time arises.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

The City of Columbia Community Development Department has complied with the Affirmative Marketing Plan as set out in their Policies and Procedures. The Community Development Department, through monitoring, has ensured that subrecipients have complied with their Policies pertinent to Affirmative Marketing. The City of Columbia is committed to the goals of non-discrimination and equal access. In addition, the City of Columbia is committed to the goals of increasing the housing opportunities of those with limited English proficiency, low-income residents and under-represented ethnic and racial groups. These goals will be reached through the implementation of the City's Affirmative Marketing Plan.

The goal of the affirmative marketing procedures and outreach efforts are to ensure that all persons – regardless of their race, color, national origin, age, religion, sex, disability, familial status– are aware of the affordable housing opportunities generated by federal HOME, CDBG, HOPWA funds and City General Funds and program activities, in accordance with 24 CFR 108.1.

The City of Columbia is responsible for the implementation of the Affirmative Marketing Plan and all owners, developers, Community Housing Development Organizations and other nonprofits must comply with this policy for all CDBG, HOME, HOPWA and City funded housing developments.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

HOME Program Income was used to support affordable housing loans. During the 2015 fiscal year, the Community Development Department utilized $643,198.21 in program income, with a total match amount of $401,349.60.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

The City of Columbia Community Development Department continues to prioritize the creation of quality, affordable housing as an integral component of its development programs. The City has created partnerships with several local banks (BB&T, NBSC, Security Federal, First Citizens, South State Bank and Palmetto Citizens Federal Credit Union). The City's various housing initiatives seek to develop new partnerships with local lenders for leveraged private dollars. The Community Development Housing Loan office has been diligently working with

residents to encourage homeownership. The Loan Officers continued to provide credit counseling and homeownership one-on-one sessions and participated in various local events to educate the public on homeownership. They have provided the counseling to over 350 participants.

Additionally, during the reporting period the City of Columbia City Lender Program has partnered with Wells Fargo NeighborhoodLIFT program. This program is designed to help qualified individuals buy a home by providing up to $7,500 downpayment assistance.

CR-55 - HOPWA 91.520(e)

Identify the number of individuals assisted and the types of assistance provided

Table for report on the one-year goals for the number of households provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; and units provided in housing facilities developed, leased, or operated with HOPWA funds.

Number of Households Served Through:	One-year Goal	Actual
Short-term rent, mortgage, and utility assistance payments	95	252
Tenant-based rental assistance	110	106
Units provided in transitional housing facilities developed, leased, or operated with HOPWA funds	0	0
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	152	49
Total		

Table 14 – HOPWA Number of Households Served

Narrative

The City of Columbia administers HOPWA funding as a formula entitlement for the City of Columbia and the following counties: Calhoun, Fairfield, Kershaw, Lexington, Richland, and Saluda. All City of Columbia HOPWA Grant awards are made through a competitive application process based on client needs, gaps in services, and ability of agency to successfully implement the program. The City HOPWA funding process opens in the fall for the fiscal year funding beginning the following July 1st. Each fiscal year, the City of Columbia receives a HOPWA formula allocation HUD to ensure that supportive services, short-term emergency assistance, and permanent housing vouchers are available to eligible HOPWA clients in all six counties of the Columbia Eligible Metropolitan Statistical Area (EMSA).

HOPWA funding allocated each year for the City's 2015-2019 priority order of funding HOPWA services:

1. Permanent Housing Program
2. Permanent Housing Vouchers
3. Emergency Housing Assistance
4. Supportive Services

HOPWA services funded through the City of Columbia during FY2015-16 included: Supportive Services to assist clients in maintaining stable housing, Short-term Emergency Rent, Mortgage, and Utility Assistance (STRMU), and Permanent Housing through two voucher programs for persons living with HIV/AIDS. The City was awarded $1,196,205 in HOPWA funds for Program Year 2015 services.

These services were available to clients residing in all six counties of the Columbia EMSA (Richland, Kershaw, Lexington, Fairfield, Calhoun, and Saluda). Supportive Services were provided by the University of South Carolina, Department of Medicine (USCDOM), Upper Savannah Care Consortium (USCC) and Palmetto AIDS Life Support Services (PALSS). The STRMU services were available to income eligible clients for 21 weeks (non-consecutive) during the program year in cases of evictions, foreclosure, or utility shut-off in order to prevent homelessness. Applicants must demonstrate financial need and attempt to utilize other funding sources. The Cooperative Ministry (TCM) provided STRMU services in partnership with USCDOM and PALSS. The housing voucher programs, similar to Section 8 housing vouchers, were provided in Richland and Lexington counties through the Columbia Housing Authority.

We Are Columbia

MEETING DATE: **September 20, 2016**

DEPARTMENT: **Planning and Development Services**

FROM: ***Krista Hampton, Director***

SUBJECT: **1104 Deerpark Drive, TMS# 28900-01-41**

PRESENTER: **Krista Hampton**

FINANCIAL IMPACT: **Ordinance No.: 2016-079 - Amending the City of Columbia Comprehensive Plan 2018 Future Land Use Map to include 1104 Deerpark Drive, Richland County TMS # 28900-01-41; annexed by Ordinance No.: 2016-04 7 enacted July 19, 2016**

Council District: 4

Proposal:Request to amend Chapter 8.3 of The Columbia Plan: 2018 - Future Land Use Map to include the above property and confirm interim land use classification of Urban Edge Residential Large Lot (UER-2) The property was annexed on July 19, 2016.

Applicant:Prime Development LLC, 1712 Woodcreek Farms Road, Elgin, SC 29045

Staff Recommendation:Approval

PC Recommendation:06/06/2016; Approval (7-0)

ATTACHMENTS:

- 09-20-2016_ZPH_Case Summary_COMP PLAN_1104 Deerpark (PDF)

- 2016-079 add 1104 Deerpark Drive to Comprehensive Plan 2018 Future Land Use Map (PDF)

CITY COUNCIL

September 20, 2016 at 6:00pm
City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

COMPREHENSIVE PLAN – FUTURE LAND USE MAP AMENDMENT CASE SUMMARY 1104 DEERPARK DRIVE, TMS# 28900-01-41

Council District:	4
Proposal:	Request to amend Chapter 8.3 of *The Columbia Plan: 2018 - Future Land Use Map* to include the above property and confirm interim land use classification of Urban Edge Residential Large Lot (UER-2) The property was annexed on July 19, 2016.
Applicant:	Prime Development LLC, 1712 Woodcreek Farms Road, Elgin, SC 29045
Staff Recommendation:	Approval
PC Recommendation:	06/06/2016; Approval (7-0)
Public Hearing/1st Reading:	09/20/2016; Confirm Land Use Classification; Pending
Public Hearing/2nd Reading:	10/04/2016; Confirm Land Use Classification; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 200.42 acres
Current Use: Undeveloped
Proposed Use: Residential development; plans have already been approved by Richland County.
Current Interim Land Use Classification: Urban Edge Residential Large Lot (UER-2)
Proposed Land Use Classification: Urban Edge Residential Large Lot (UER-2)
Current Interim Zoning: PUD-R, -FP where applicable (Planned Unit Development – Residential District, -Flood Protective Area)
Census Tract: 114.07

PLANS, POLICIES, AND LAND USE

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

Staff recommends that the subject parcel be designated Urban Edge Residential Large Lot (UER-2) in The Columbia Plan 2018 Future Land Use Map.

Urban Edge Residential Large Lot neighborhoods represent many of the City's 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
- Small Format Business/Employment
- Small Format Civic/Institutional
- Cemeteries & Mausoleums

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

The subject parcel is not covered by an area plan which has been adopted by the City of Columbia or Richland County.

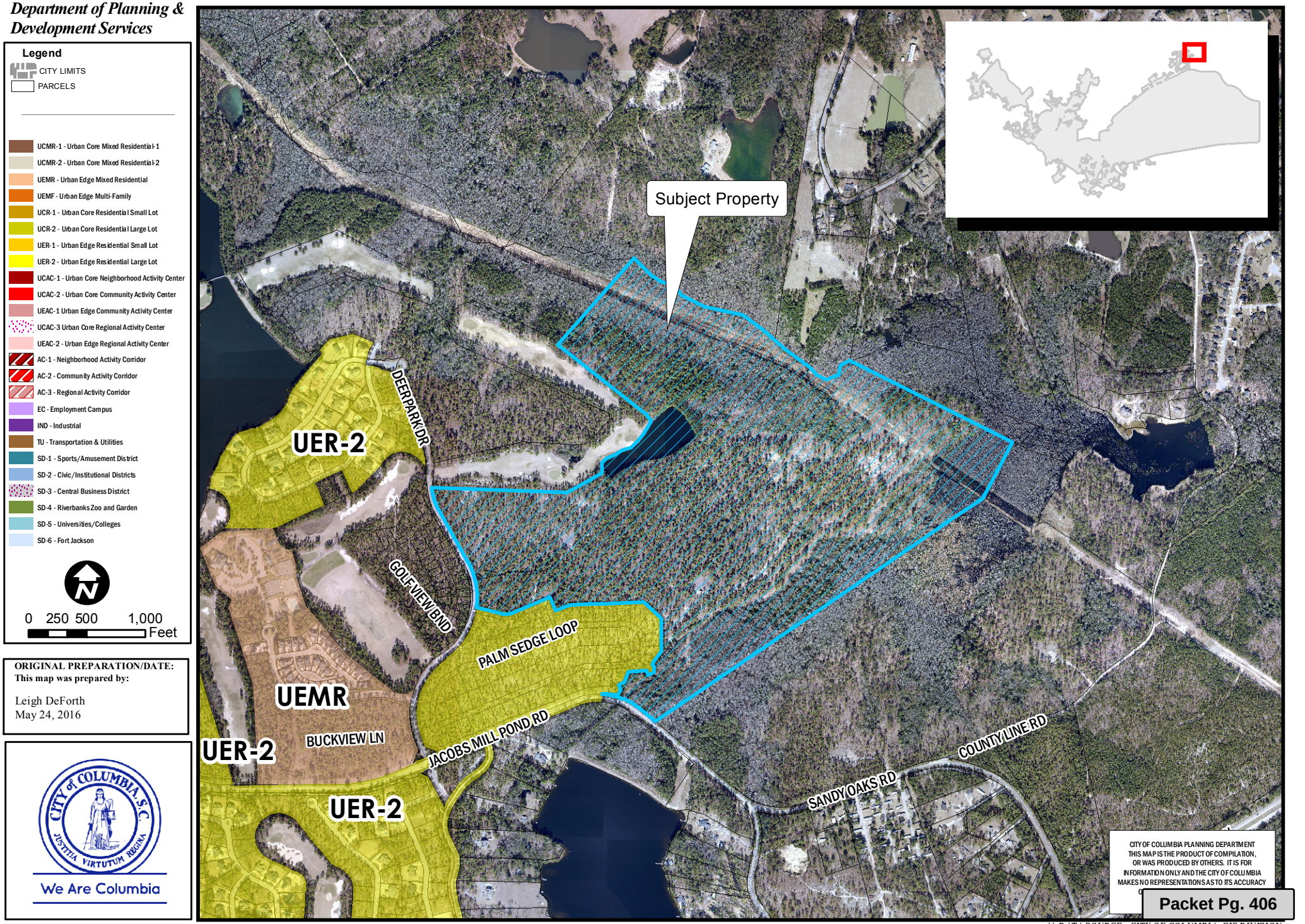
STAFF RECOMMENDATION

Staff recommends that City Council consider the adoption of the attached ordinance to amend Chapter 8.3 of *The Columbia Plan: 2018* – Future Land Use Map to include the subject property and confirm the land use classification of UER-2.

Future Land Use Map

1104 Deerpark Drive, TMS#: 28900-01-41
Existing FLU: Neighborhood - Medium Density (Richland County); Proposed FLU: UER-2

Department of Planning & Development Services



ORIGINAL PREPARATION/DATE:
This map was prepared by:

Leigh DeForth
May 24, 2016

CITY of COLUMBIA, S.C. — JUSTITIA VIRTUTUM REGINA

We Are Columbia

*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

LEGAL DEPARTMENT DRAFT

ORDINANCE NO.: 2016-079

Amending the City of Columbia Comprehensive Plan 2018 Future Land Use Map to include 1104 Deerpark Drive, Richland County TMS #28900-01-41; annexed by Ordinance No.: 2016-047 enacted July 19, 2016

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

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

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

WHEREAS, 1104 Deerpark Drive, Richland County TMS #28900-01-41 filed for petition on May 24, 2016, and were not included within Plan Columbia Land Use Plan Putting the Pieces in Place adopted by City Council on February 17, 2015, and shall be assigned the designated future land use classification of Urban Edge Residential – Large Lot (UER-2), and the Future Land Use Map shall be amended accordingly; and,

WHEREAS, the City of Columbia Planning Commission has provided input and recommendations in response to the public input and findings NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia this __ day of _____, 2016, that 1104 Deerpark Drive, Richland County TMS #28900-01-41, annexed into the City of Columbia by Ordinance No.: 2016-047 enacted on July 19, 2016, shall be incorporated into Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015. This property shall be apportioned to City Council District 4, Census Tract 114.07, contains 200.42 acres, and shall be assigned a land use classification of Urban Edge Residential – Large Lot (UER-2).

Requested by:

Assistant City Manager Gentry

_____
Mayor

Approved by:

_____
City Manager

Approved as to form:

_____
City Attorney

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

Last revised: 8/9/2016
1617080279

We Are Columbia

MEETING DATE:	**September 20, 2016**
DEPARTMENT:	**Planning and Development Services**
FROM:	***Krista Hampton, Director***
SUBJECT:	**The Village, Phase 1A, 9 & 13 S. Olmsted Lane, TMS# 28902-14-01 and 28902-14-02**
PRESENTER:	**Krista Hampton**
FINANCIAL IMPACT:	**Ordinance No.: 2016-078 - Amending the City of Columbia Comprehensive Plan 2018 Future Land Use Map to include 9 South Olmsted Lane, Richland County TMS # 28902-14-02; and 13 South Olmsted Lane, Richland County TMS # 28902-14-01 annexed by Ordinance No.: 2016-045 enacted July 19, 2016**

Council District: 4

Proposal:Request to amend Chapter 8.3 of The Columbia Plan: 2018 - Future Land Use Map to include the above property and confirm interim land use classification of Urban Edge Residential Small Lot (UER-1). The property was annexed on July 19, 2016

Applicant:D.R. Horton, INC.

Staff Recommendation: Approval

PC Recommendation: 04/04/2016; Approval (7-0)

ATTACHMENTS:

- 09-20-2016_ZPH_Case Summary_COMP PLAN_TheVillage-Phase-1A (PDF)
- 2016-078 add 9 and 13 S. Olmsted Ln to Comprehensive Plan 2018 Future Land Use Map (PDF)

CITY COUNCIL

September 20, 2016 at 6:00pm
City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

COMPREHENSIVE PLAN – FUTURE LAND USE MAP AMENDMENT CASE SUMMARY THE VILLAGE, PHASE 1A, 9 & 13 S. OLMSTED LANE, TMS# 28902-14-01 AND 28902-14-02

Council District:	4
Proposal:	Request to amend Chapter 8.3 of *The Columbia Plan: 2018 - Future Land Use Map* to include the above property and confirm interim land use classification of Urban Edge Residential Small Lot (UER-1). The property was annexed on July 19, 2016.
Applicant:	D.R. Horton, INC.
Staff Recommendation:	Approval
PC Recommendation:	04/04/2016; Approval (7-0)
Public Hearing/1st Reading:	09/20/2016; Confirm Land Use Classification; Pending
Public Hearing/2nd Reading:	10/04/2016; Confirm Land Use Classification; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 0.5 Acres
Current Use: Single Family Spec. Homes
Proposed Use: Residential
Current Interim Land Use Classification: Urban Edge Residential Small Lot (UER-1)
Proposed Land Use Classification: Urban Edge Residential Small Lot (UER-1)
Current Interim Zoning: PUD-R (Planned Unit Development – Residential District)
Census Tract: 114.07

PLANS, POLICIES, AND LAND USE

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

Staff recommends subject parcels be designated Urban Edge Residential Small Lot (UER-1) in The Columbia Plan 2018 Future Land Use Map.

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 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 the most prominent in this development type.

Primary Types

- Single-family Detached

Tertiary Types

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

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

The subject parcels are not covered by an area plan which has been adopted by the City of Columbia or Richland County.

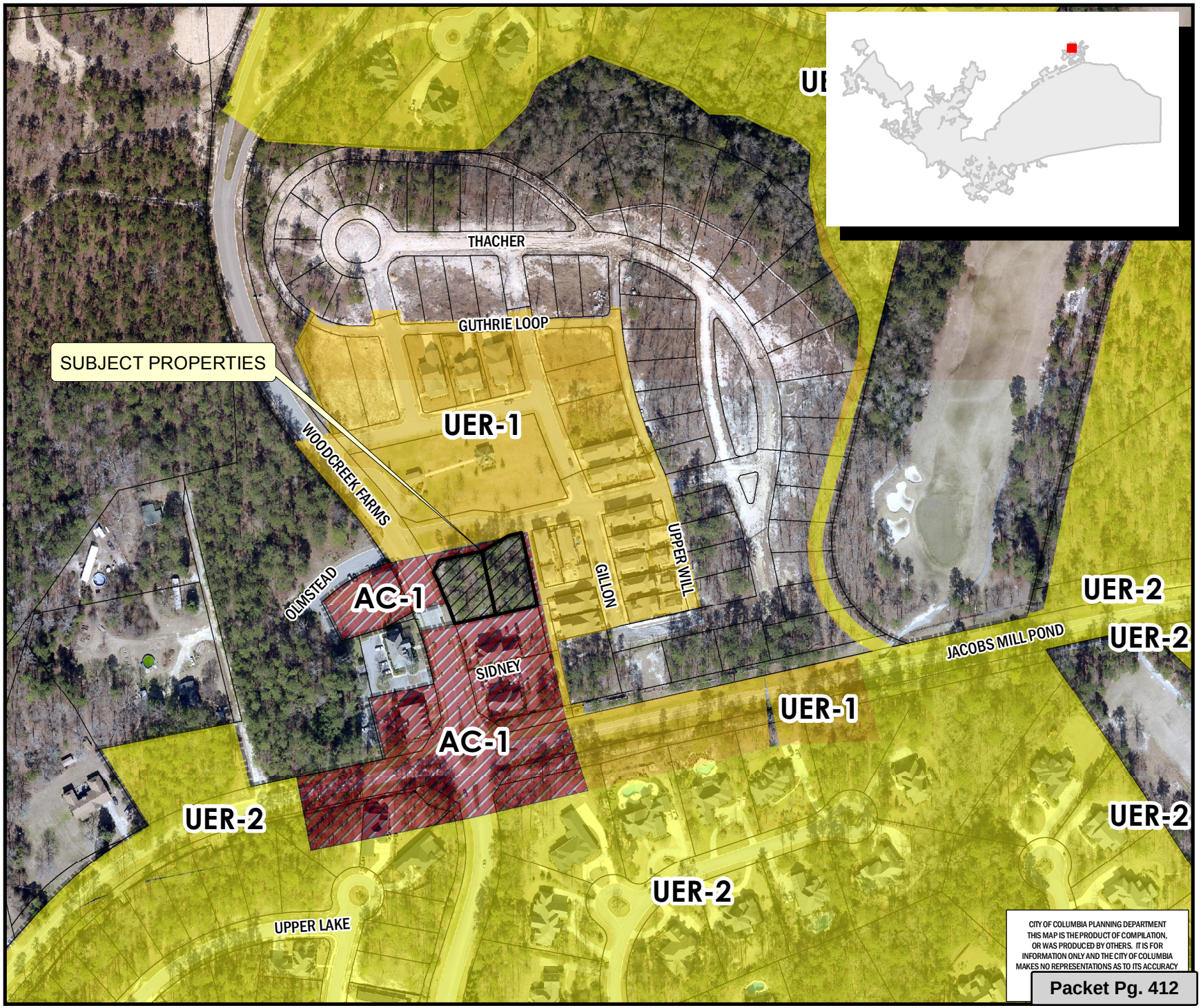
STAFF RECOMMENDATION

Staff recommends that City Council consider the adoption of the attached ordinance to amend Chapter 8.3 of *The Columbia Plan: 2018* – Future Land Use Map to include the subject property and confirm the land use classification of UER-1.

Future Land Use Map

The Village, Phase 1A: 9 & 13 S. Olmsted Lane
TMS# 28902-14-01 and 28902-14-02. Interim FLU: UER-1

Department of Planning & Development Services



ORIGINAL PREPARATION/DATE:
This map was prepared by:

Ahmed Abdullah
March 22, 2016

We Are Columbia

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

LEGAL DEPARTMENT DRAFT

ORDINANCE NO.: 2016-078

Amending the City of Columbia Comprehensive Plan 2018 Future Land Use Map to include 9 South Olmsted Lane, Richland County TMS #28902-14-02; and 13 South Olmsted Lane, Richland County TMS #28902-14-01 annexed by Ordinance No.: 2016-045 enacted July 19, 2016

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

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

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

WHEREAS, 9 South Olmsted Lane, Richland County TMS #28902-14-02; and 13 South Olmsted Lane, Richland County TMS #28902-14-01 filed for petition on June 6, 2016, and were not included within Plan Columbia Land Use Plan Putting the Pieces in Place adopted by City Council on February 17, 2015, and shall be assigned the designated future land use classification of Urban Edge Residential – Small Lot (UER-1), and the Future Land Use Map shall be amended accordingly; and,

WHEREAS, the City of Columbia Planning Commission has provided input and recommendations in response to the public input and findings NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia this __ day of _____, 2016, that 9 South Olmsted Lane, Richland County TMS #28902-14-02; and 13 South Olmsted Lane, Richland County TMS #28902-14-01, annexed into the City of Columbia by Ordinance No.: 2016-045 enacted on July 19, 2016, shall be incorporated into Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015. This property shall be apportioned to City Council District 4, Census Tract 114.07, contains 0.5 acres, and shall be assigned a land use classification of Urban Edge Residential – Small Lot (UER-1).

Requested by:

Assistant City Manager Gentry

Approved by:

_____
City Manager

Approved as to form:

_____
City Attorney

Introduced:
Final Reading:

_____
Mayor

ATTEST:

_____
City Clerk

Last revised: 8/9/2016
1617080278

We Are Columbia

MEETING DATE: **September 20, 2016**

DEPARTMENT: **Planning and Development Services**

FROM: ***Krista Hampton, Director***

SUBJECT: **4202-06 N. Main Street, 4201-05 Horry Street, 1206-10 Kinderway Avenue, TMS #09215-14-01**

PRESENTER: **Krista Hampton**

FINANCIAL IMPACT: **Ordinance No.: 2016-080 - Amending the City of Columbia Comprehensive Plan 2018 Future Land Use Map for 4202 North Main Street,4204 North Main Street, 4206 North Main Street; 4201 Harry Street, 4205 Harry Street, 1206 Kinderway Avenue, and 1210 Kinderway Avenue, Richland County TMS #09215-74-01**

City Council District: 1

Proposal: Request to amend Chapter 8.3 of The Columbia Plan 2018 - Future Land Use Map to modify the land use classification from UCMR-1 to SD-5.

Applicant: City of Columbia

Staff Recommendation: Approval

PC Recommendation: 07/11/2016; Approval (7-0)

ATTACHMENTS:

- 09-20-2016_ZPH_Case Summary_COMP PLAN_4202-4206_NMain-4201-4205_Horry-1206-1210_Kinderway (PDF)

- 2016-080 amend Comprehensive Plan add N Main Horry & Kinderway (PDF)

CITY COUNCIL

September 20, 2016 at 6:00pm
City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

COMPREHENSIVE PLAN – FUTURE LAND USE MAP AMENDMENT CASE SUMMARY 4202-06 N. MAIN STREET, 4201-05 HORRY STREET, 1206-10 KINDERWAY AVENUE, TMS# 09215-14-01

City Council District:	1
Proposal:	Request to amend Chapter 8.3 of *The Columbia Plan 2018 – Future Land Use Map* to modify the land use classification from UCMR-1 to SD-5.
Applicant:	City of Columbia
Staff Recommendation:	Approval
PC Recommendation:	07/11/2016; Approval (7-0)
Public Hearing, 1st Reading:	09/20/2016; Pending
Public Hearing, 2nd Reading:	10/04/2016; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: ~2.6 acres
Current Use: Institutional; dormitories and two single family homes
Proposed Use: Institutional; minor amendment to PUD-C
Land Use Classification: Urban Core Mixed Residential – Type 1 (UCMR-1)
Current Zoning: Planned Unit Development-Commercial District (PUD-C)
Proposed Land Use Classification: Universities/Colleges (SD-5)
Census Tract: 2

PLANS, POLICIES, AND LAND USE

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

Subject parcel is currently designated Urban Core Mixed Residential –Type 1 (UCMR-1) in The Columbia Plan 2018 Future Land Use Map.

Urban Core Mixed Residential Type 1 neighborhoods are appropriate in the central City and near major corridors throughout Columbia. This development type may represent existing and historic neighborhoods or a vision for intensification of transitional areas between lower density neighborhoods or a vision for intensification of transitional areas between lower density neighborhoods and higher activity corridors and centers. Traditional and contemporary architectural styles have a place in Urban Core Mixed Residential neighborhoods but scale is

always important. Urban core Mixed Residential Type 1 will usually transition to Urban Core Mixed Residential Type 2 as development moves further from main arterials and activity centers.

Staff recommends that the subject parcel be designated Universities/Colleges (SD-5) in The Columbia Plan 2018 Future Land Use Map.

There are a number of universities and colleges located within Columbia including, but not limited to, University of South Carolina, Columbia College, Columbia International University, Allen University, Lutheran Theological Southern Seminary, Midlands Technical College, Webster University, ECPI University, Strayer University, and the University of Phoenix. Any facility with multiple buildings within a large block campus or spanning several blocks would be classified as a University/College Special District. These development types range in size, organization, and intensity, but all represent a unique district or campus within the city. Typically viewed as campuses, these special districts often have an institutionally managed master plan for internal circulation and building locations. The city should work with these institutions to ensure compatible transitions to surrounding development types are made, and that critical circulation patterns are maintained.

Urban Core Mixed Residential -1:

Primary Types

- Multi-family Medium
- Multi-family Small to Medium Mixed-use
- Single-family Attached

Secondary Types

- Multi-family Large
- Multi-family Small
- Two-family
- Three-family
- Single-family Detached

Tertiary Types

- Small to Medium Format
- Business/Employment (excl. Flex)
- Small to Medium Civic/Institutional
- Parking Structures and Lot

SD-5 Colleges and Universities:

Primary Types:

- Civic/Institutional

Secondary Types:

- Small to Extra Larger Business/Employment
- Parking Structures and Lots

Tertiary Types

- Multi-family Institutional
- (Dormitories)
- Power Utilities
- Water and Wastewater
- Treatment

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

The subject parcel is covered by *The Master Plan for the Villages of North Columbia,* which was completed in December of 2005 and adopted by the City. The majority of the Lenoir-Rhyne property is within the College Village area, and is designated by the Plan as *Higher Education Institutions* North of N. Main Street, while the area proposed for amendment, South of N. Main Street, is designated *Medium Density Residential Townhomes, Duplex, Live Work Units*. The property is within a five-minute walking distance of the designated N. Main Street at Monticello Road Major Activity Node. The Plan recommended the development of historic guidelines and the adoption of a conservation overlay for the Seminary Ridge Neighborhood, which was subsequently completed. Recommendations along the North Main Street Corridor include the proactive rezoning of commercial and/or vacant property into medium to high density residential districts, and the adoption of guidelines that reinforce commitment to a pedestrian-friendly environment.

STAFF RECOMMENDATION

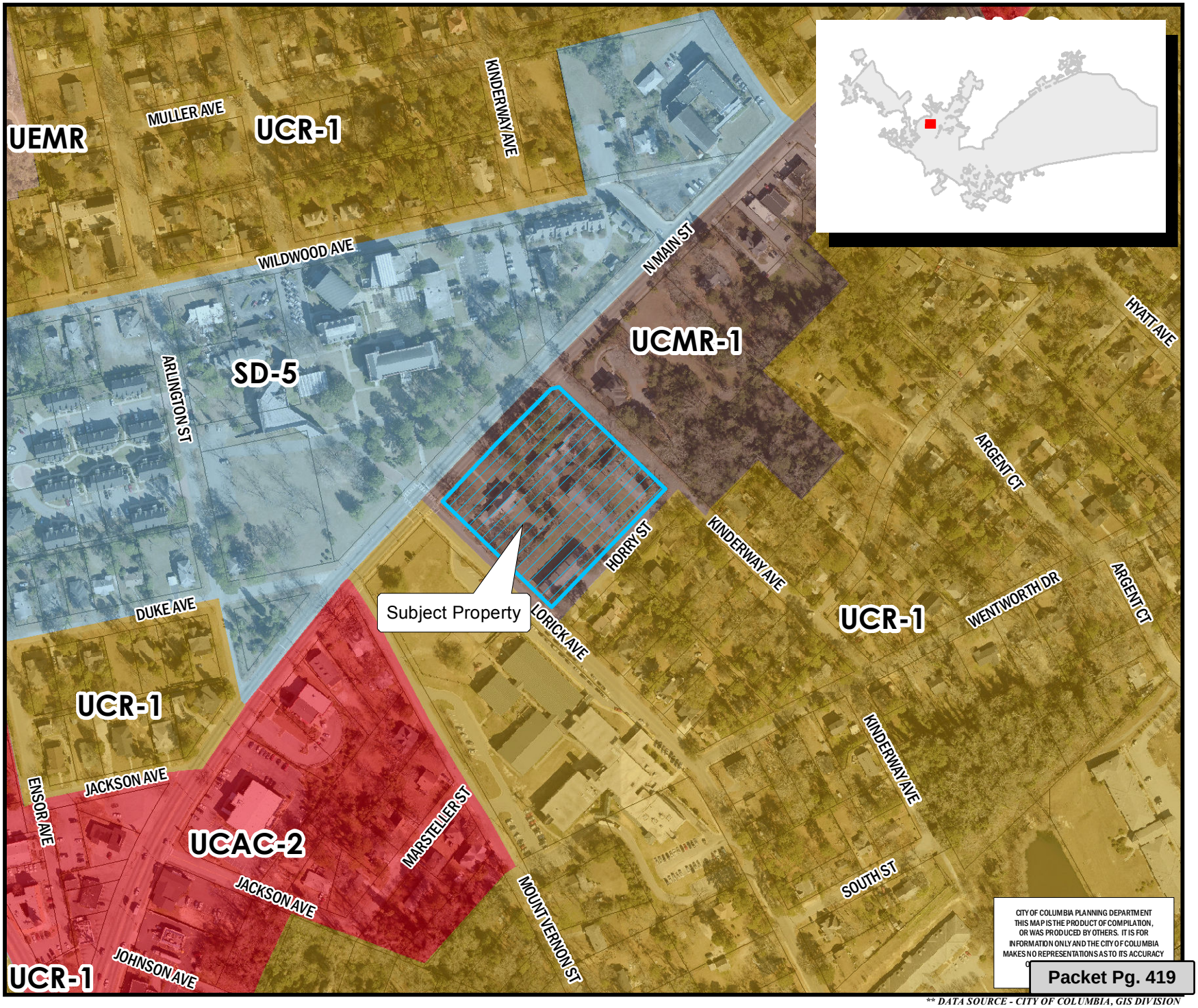
Staff recommends that City Council consider the adoption of the attached ordinance to amend Chapter 8.3 of *The Columbia Plan: 2018* – Future Land Use Map to modify the land use classification for the property from UCMR-1 to SD-5.

© 2011 Pictometry

Future Land Use Map

4202-06 N. Main Street, 4201-05 Horry Street, 1206-1210 Kinderway Avenue, TMS#: (...)1
Existing FLU: UCMR-1; Proposed FLU: SD-5

Department of Planning & Development Services



Legend

- CITY LIMITS
- PARCELS

- UCMR-1 - Urban Core Mixed Residential-1
- UCMR-2 - Urban Core Mixed Residential-2
- UEMR - Urban Edge Mixed Residential
- UEMF - Urban Edge Multi-Family
- UCR-1 - Urban Core Residential Small Lot
- UCR-2 - Urban Core Residential Large Lot
- UER-1 - Urban Edge Residential Small Lot
- UER-2 - Urban Edge Residential Large Lot
- UCAC-1 - Urban Core Neighborhood Activity Center
- UCAC-2 - Urban Core Community Activity Center
- UEAC-1 Urban Edge Community Activity Center
- UCAC-3 Urban Core Regional Activity Center
- UEAC-2 - Urban Edge Regional Activity Center
- AC-1 - Neighborhood Activity Corridor
- AC-2 - Community Activity Corridor
- AC-3 - Regional Activity Corridor
- EC - Employment Campus
- IND - Industrial
- TU - Transportation & Utilities
- SD-1 - Sports/Amusement District
- SD-2 - Civic/Institutional Districts
- SD-3 - Central Business District
- SD-4 - Riverbanks Zoo and Garden
- SD-5 - Universities/Colleges
- SD-6 - Fort Jackson

0 50 100 200 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Leigh DeForth
June 29, 2016

We Are Columbia

*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

LEGAL DEPARTMENT DRAFT

ORDINANCE NO.: 2016-080

Amending the City of Columbia Comprehensive Plan 2018 Future Land Use Map for 4202 North Main Street, 4204 North Main Street, 4206 North Main Street; 4201 Horry Street, 4205 Horry Street, 1206 Kinderway Avenue, and 1210 Kinderway Avenue, Richland County TMS #09215-14-01

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

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

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

WHEREAS, 4202 North Main Street, 4204 North Main Street, 4206 North Main Street; 4201 Horry Street, 4205 Horry Street, 1206 Kinderway Avenue, and 1210 Kinderway Avenue, Richland County TMS #09215-14-01 was included within Plan Columbia Land Use Plan Putting the Pieces in Place adopted by City Council on February 17, 2015, and was assigned the designated future land use classification of Urban Core Mixed Residential – Type 1 (UCMR-1), while the future land use classification of Universities/Colleges (SD-5) is more appropriate, and the Future Land Use Map shall be amended accordingly; and,

WHEREAS, the City of Columbia Planning Commission has provided input and recommendations in response to the public input and findings NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia this __ day of _____, 2016, that the designated land use for 4202 North Main Street, 4204 North Main Street, 4206 North Main Street; 4201 Horry Street, 4205 Horry Street, 1206 Kinderway Avenue, and 1210 Kinderway Avenue, Richland County TMS #09215-14-01 was identified as Urban Core Mixed Residential – Type 1 (UCMR-1) in Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015. This property is apportioned to City Council District 1, Census Tract 2, contains 2.6 acres, and the land use classification shall be amended to Universities/Colleges (SD-5).

Requested by:

Assistant City Manager Gentry

_____
Mayor

Approved by:

_____
City Manager

Approved as to form:

_____
City Attorney

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

Last revised: 8/10/2016
1617080281

We Are Columbia

MEETING DATE: **September 20, 2016**

DEPARTMENT: **Planning and Development Services**

FROM: ***Krista Hampton, Director***

SUBJECT: **West Gervais District Plan**

PRESENTER: **Krista Hampton**

FINANCIAL IMPACT: **Ordinance No.: 2016-081 - Adopting the West Gervais District Plan as an addendum to The Columbia Plan 2018**

City Council District:2

Proposal:Request that City Council adopt the West Gervais District Plan as an addendum to the City of Columbia's Comprehensive Plan.

Applicant:City of Columbia

Staff Recommendation: Approval

PC Recommendation: 07/11/2016; Deferred; 08/01/2016; Approval with Modification (6-1)

ATTACHMENTS:

- 09-20-2016_PH_CaseSummary_COMPPLAN_WestGervais (PDF)
- 2016-081 adopt West Gervais District Plan (PDF)

CITY COUNCIL

September 20, 2016 at 6:00pm
City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

COMPREHENSIVE PLAN AMENDMENT CASE SUMMARY
WEST GERVAIS DISTRICT PLAN

City Council District:	2
Proposal:	Request that City Council adopt the West Gervais District Plan as an addendum to the City of Columbia's Comprehensive Plan.
Applicant:	City of Columbia
Staff Recommendation:	Approval
PC Recommendation:	07/11/2016; Deferred 08/01/2016; Approval with Modification (6-1)
Public Hearing, 1st Reading:	09/20/2016; Pending
Public Hearing, 2nd Reading:	10/04/2016; Pending

SUMMARY

Introduction to Plan:
Staff recommends approval of a resolution recommending the adoption of the West Gervais District Plan be adopted as part of the City of Columbia's Comprehensive Plan. Staff recommends to City Council the adoption of an ordinance adopting the West Gervais District Plan as part of the City of Columbia's Comprehensive Plan.

The Study Area:
The heart of the Vista was used for this study area, which was defined by the Congaree River to the West and Assembly Street to the East. The study area abuts the Innovista District to the South and follows the natural line of collective uses along Washington and Hampton to the North. The planning area is 184 acres, and the majority of the area is utilized for commercial and entertainment uses. The planning area also contains a number of landmarked structures and two –Design and Preservation Area Zoning Overlay Districts: the West Gervais Historic Commercial District and the West Gervais Historic Protection Area District.

Purpose:
The West Gervais District planning area is one of South Carolina's premier arts and entertainment districts, and a vital economic and cultural driver in Columbia today. The last planning for this area occurred in the late 1980's and was followed by implementation over the following 20 years. As many implementation items have been completed, market trends have changed and increased development is anticipated within this area an update to the 1980's planning efforts was requested. The development of an area Plan, especially as the City embarks upon a substantial code rewrite, has the ability to identify this vision and provide implementable strategies to make this vision a reality.

Summary of the Plan and Organization:
The Plan analyzes the existing conditions in the District, as well as the numerous comments received during the public input process. A vision statement frames the discussion of future land use, where specific recommendations are made for ground floor activity zones, mixed-use residential zones, mixed-use commercial and office zones, a height overlay district, and a setback zone along Huger Street. The Plan discusses connectivity, citing the adoption of Walk Bike Columbia, and incorporating those recommendations within the West Gervais District Plan. A discussion of the public realm follows, where recommendations are made for outdoor dining and plazas, wayfinding, site furnishings, shade, and public art. The possibility of the creation of a pedestrian zone and the development of a plaza at Lincoln Street and Lady Street is specifically mentioned within the public realm section. The Plan further notes that the West Gervais District is an excellent location for the development of green alleys, green roofs, and parklets. Based upon the issues and opportunities identified through the planning process and within the Plan text, a series of implementable policy and physical recommendations conclude the Plan document. These recommendations include concise strategies, assign responsible parties, and identify a timeframe for completion (short-, mid-, or long-term).

Vision Statement:
The West Gervais District Plan is guided by a Vision Statement developed in collaboration with community stakeholders and confirmed by hundreds of participants over the course of multiple public outreach meetings.

1. The West Gervais District is a mixed-use neighborhood with a coordinated development pattern that celebrates the past through conservation of historic resources and looks to a vibrant future.
2. The West Gervais District is a place that provides a mix of transportation choices with a strong commitment to the pedestrian environment; a City neighborhood that has a high level of internal and external connectivity and accessibility with the urban form.
3. The West Gervais District is a district that provides a high level of transportation amenities.
4. The West Gervais District is an urban neighborhood that allows for individuality yet encourages an aesthetic quality that keeps a pedestrian-scaled development pattern, promoting increased retail, entertainment, employment and residential units throughout.

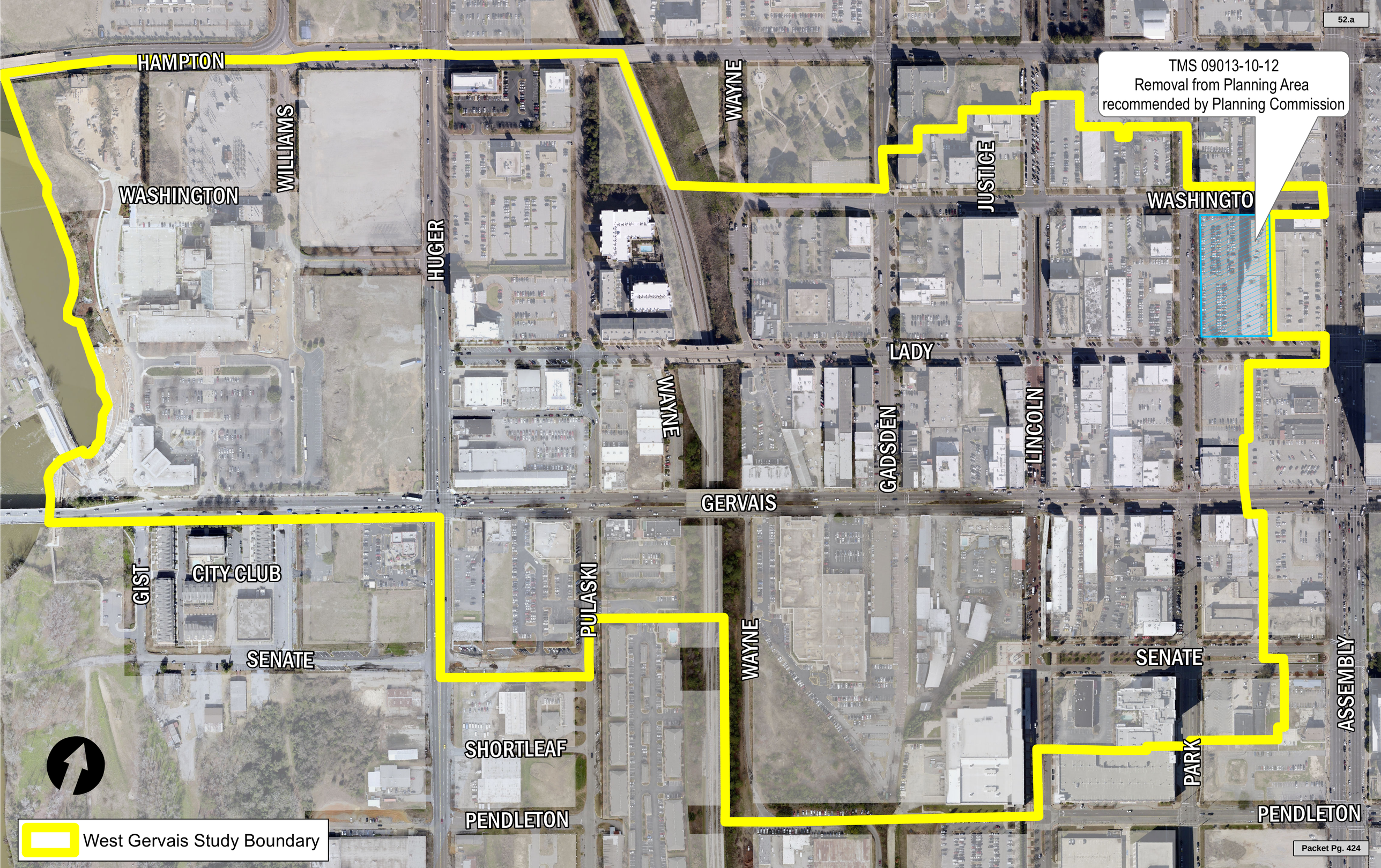
Future Steps:
The document, if adopted by City Council, will serve as guidance for elected and appointed officials and City staff when making decisions about infrastructure improvements, amendments to local ordinances, and development reviews where applicable. The policy recommendations related to zoning will be taken into consideration as part of the code rewrite process.

STAFF RECOMMENDATION

Staff recommends that City Council adopt of the West Gervais District Plan be adopted as part of the City of Columbia's Comprehensive Plan as written.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission recommends that City Council adopt of the West Gervais District Plan be adopted as part of the City of Columbia's Comprehensive Plan with the removal of 1015 Lady Street, TMS 09013-10-12, which consists of approximately 2.3 acres, from the planning area and recommendations within the document.


HAMPTON
WILLIAMS
WAYNE
JUSTICE
WASHINGTON
WASHINGTO
HUGER
LADY
WAYNE
GADSDEN
LINCOLN
TMS 09013-10-12
Removal from Planning Area
recommended by Planning Commission
GERVAIS
GIST
CITY CLUB
PULASKI
WAYNE
SENATE
SENATE
ASSEMBLY
SHORTLEAF
PARK
PENDLETON
PENDLETON
West Gervais Study Boundary



West Gervais
DISTRICT PLAN

6.21.16
DRAFT

WEST GERVAIS DISTRICT PLAN

Columbia, South Carolina

2016

T6.21.16

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Prepared for the City of Columbia and the Vista Guild.

Thank you to the citizens who participated throughout the process.

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Introduction

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INTRODUCTION

The West Gervais District planning area, or "The Vista" as it is known locally, is one of South Carolina's premier arts and entertainment districts. It is also a vital economic and cultural driver in Columbia today.

Once home to a vibrant cotton warehousing industry and railway terminal, by the early 1980's the area had fallen into disrepair and neglect before undergoing the commercial renaissance that continues to this day. This legacy is preserved today in the large concentration of turn of the Twentieth Century structures that make up the West Gervais Historic Commercial District. But, the District's history as a warehousing center also exists in the areas of industrially zoned property and transport-oriented roadways.

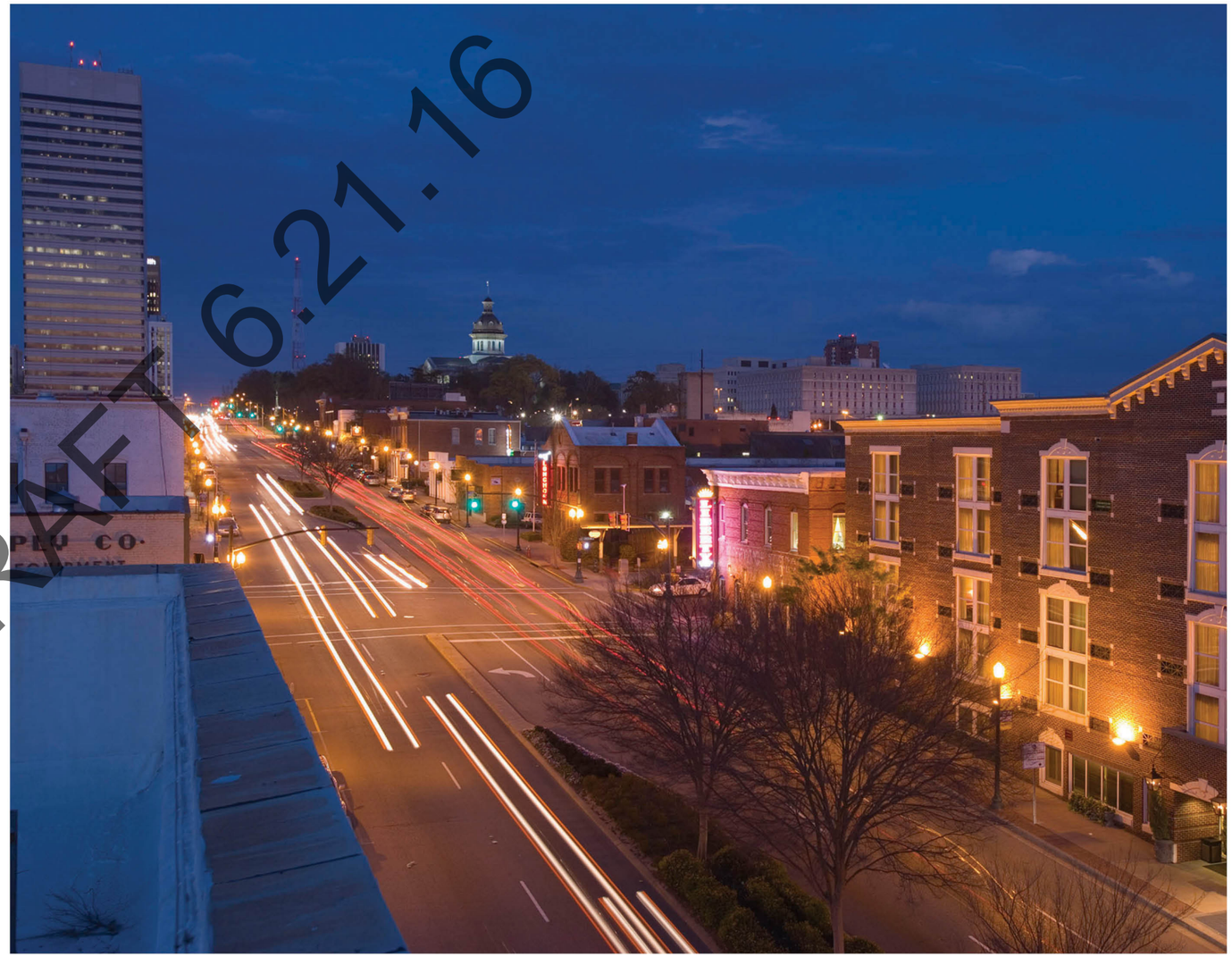
The industrial zoning has been modified through the adoption of overlays over the years to address the incompatibility of the old zoning with the character of the revitalized district. This process has resulted in an increasingly complicated set of land use regulations.

In addition, the success of The Vista's numerous commercial and cultural attractions has created an increased demand for pedestrian connections to provide residents, employees, and tourists quick and easy access in and around the district.

Building on the momentum and excitement for the future that currently exists in the area, the intent of this Plan is to provide land use guidance for both public and private development, thereby ensuring the District maintains its vital economic and unique cultural position in the city and region.

The Plan was created through a public process that brought together residents, business owners, property owners, and policy makers to reach consensus on a vision for the future.

The West Gervais District Plan is a democratic and optimistic document that represents a common vision for the area while being a decision making guide for City staff on a day-to-day basis. It is also a guide for investment in the area by individuals, families, businesses, religious organizations, and non-profit institutions.



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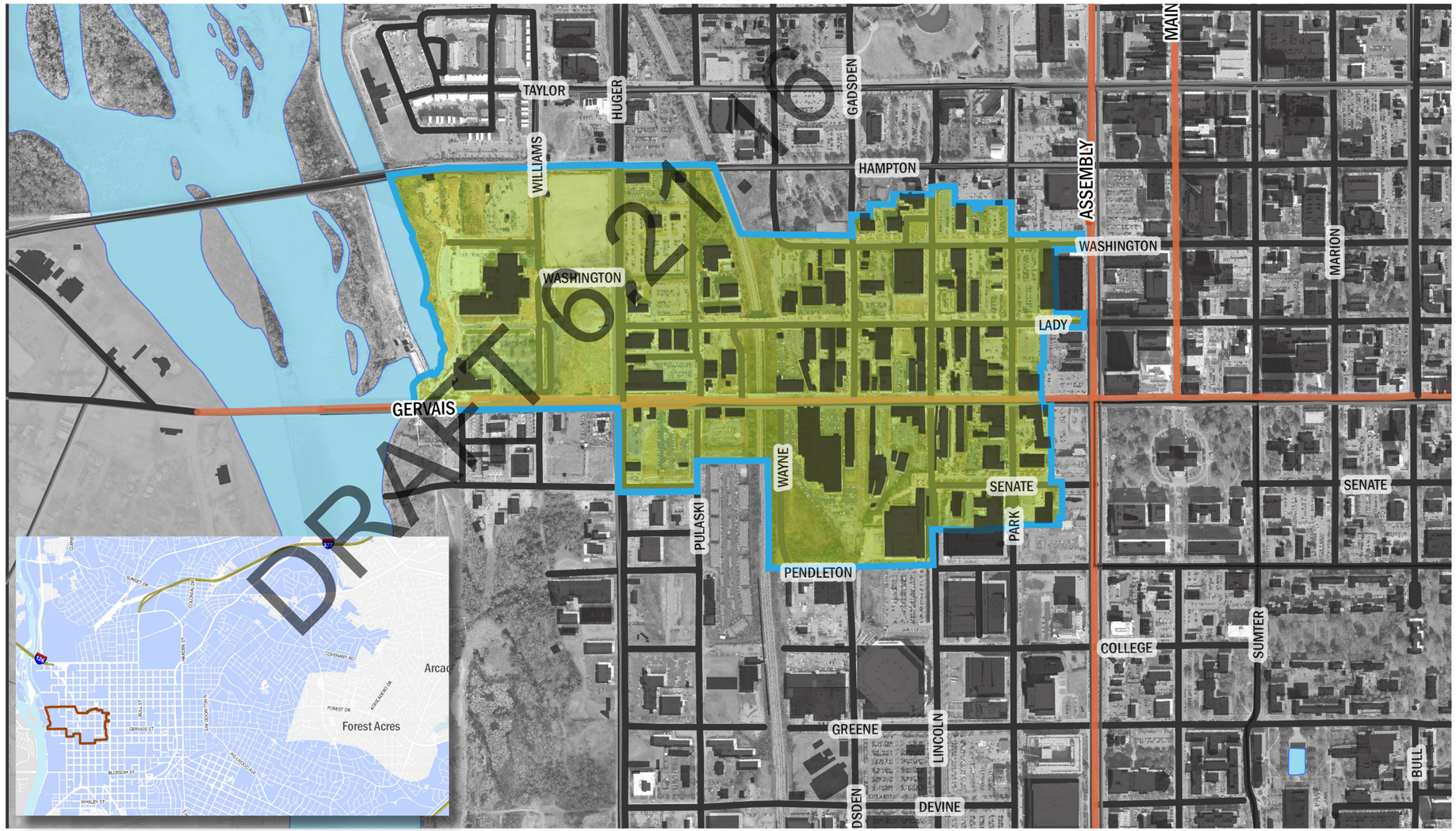
INTRODUCTION

WEST GERVAIS DISTRICT PLANNING AREA

The heart of the Vista was used for this study area, which was defined by the Congaree River to the West and Assembly Street to the East. The planning area is 184 acres, a third of which is land that is publicly-held and under State or City management.

Because of the area's largely commerical and entertainment land uses, there are few permanent residents. Only 382 permanent residents, located in 115 residential units, live in the study area according to the 2010 US Census and staff surveys. Opportunities for housing are rapidly becoming more available, both within and nearby, however these are driven by the housing demands of students and young professionals.

These, and other recent developments, have significantly diminished large vacant properties and adaptive reuse opportunities. However, the area land market remains highly sought after. The next phase of development, already under way, will be infill on existing surface parking lots. This is likely to create tension over the loss of parking as the area transitions to serving residents and employees who live and work within walking distance.



Legend West Gervais District Planning Area

INTRODUCTION

VISION

The West Gervais District Plan is guided by a Vision Statement developed in collaboration with community stakeholders and confirmed by hundreds of participants over the course of multiple public outreach meetings.

1

The West Gervais District is a mixed-use neighborhood with a coordinated development pattern that celebrates the past through conservation of historic resources and looks to a vibrant future.



2

The West Gervais District is a place that provides a mix of transportation choices with a strong commitment to the pedestrian environment; a city neighborhood that has a high level of internal and external connectivity and accessibility with the urban form.

Photo Credit: www.pedbikeimages.org/laurasandy/2009

3

The West Gervais District is a district that provides a high level of transportation amenities.

4

The West Gervais District is an urban neighborhood that allows for individuality yet encourages an aesthetic quality that keeps a pedestrian-scaled development pattern, promoting increased retail, entertainment, employment and residential units throughout.

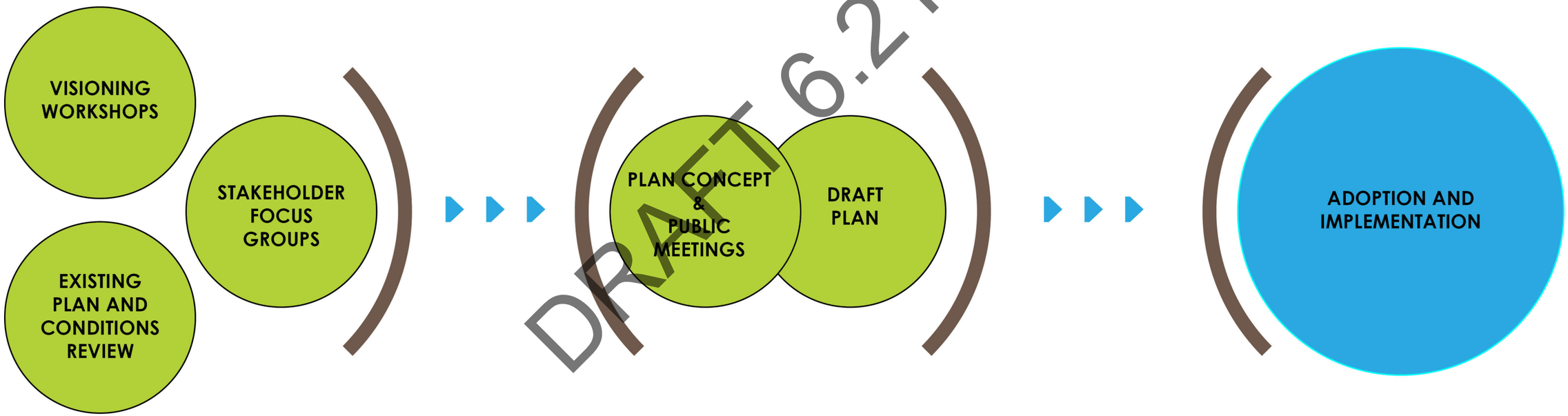


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PROCESS

The West Gervais District Plan is the official policy for the future growth and development of the Vista.





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PROJECT HIGHLIGHTS

Visioning Workshop with the Vista Guild
Review of existing conditions by City Planning staff
Focus Groups with area stakeholders

Public meetings held on Gervais & Lincoln Streets
Draft concept unveiled at the Columbia Metropolitan Convention Center
Final Plan preparation by City Planning staff

Planning Commission
City Council Public Hearing
City Council 2nd Reading

INTRODUCTION

OUTREACH

The study included a public engagement effort unprecedented for the City of Columbia.

First, a week-long series of focus groups representing the area's wide variety of stakeholders was conducted by City staff. Stakeholder groups included art gallery owners, area hotel and convention center management, property owners, real estate brokers, residents, restaurant operators, retail representatives, and public infrastructure service providers.

The information received during the focus group sessions was crafted into a public survey designed to capture broader community opinions, representative of the West Gervais District's regional significance. This survey was distributed via email to neighborhood groups, posted on the City's website, and offered in hard copy format during public input sessions. Overall, nearly 250 people took the opportunity to register their opinions and ideas.

During this same period, planning staff conducted two public input sessions at key times and locations on Gervais Street. Presentation boards displayed under the historic train canopy in the heart of the District allowed people to vote on a range of urban design intervention choices and historic preservation strategies.

The event was an effort to engage people where they work, shop, or meet others for food or entertainment.

Rather than traditional public input sessions which require people to make special trips during work or late into the evening, this event provided the opportunity for people who may not otherwise participate in formal public meetings to voice their opinions as well as vote on such topics as housing types, potential public spaces, and other preferred development choices for the West Gervias District.











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INTRODUCTION

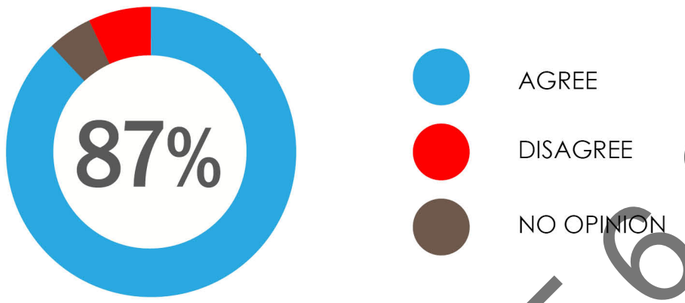
PUBLIC SURVEY

The survey portion of the planning process was compiled from key issues, concerns, and desired development types determined by both focus group participants and planning staff. Surveys were available online for two months and paper copies were also collected at public input sessions. The survey received nearly 250 responses - over 60% from visitors and workers in the West Gervais District. Results showed broad support for more land use variety (particularly retail), denser housing choices, and traffic-calming strategies.

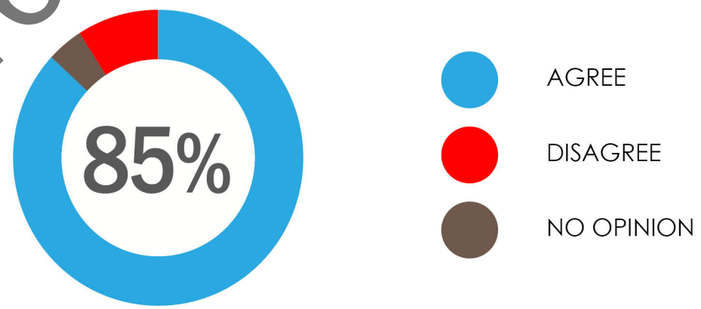
An overarching theme which emerged from this survey was a desire to see the area become more accessible. Better sidewalk connections, slower traffic speeds, and increased space for outdoor dining were supported by over 80% of respondents. There was also strong support for more housing options, provided they do not detract from the area's unique character.

Finally, respondents showed a surprising unawareness of available parking. In an area where surface lot parking spaces can be $10 on weekend nights, half the participants did not know that the City operates two garages less than two blocks from Gervais Street, suggesting that the concern about parking availablity is largely due to a lack of public awareness.

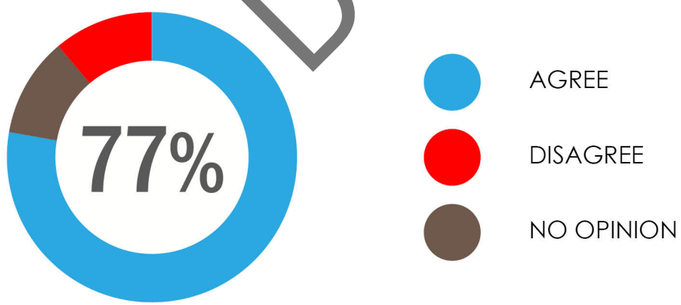
Q I would like more space on sidewalks for outdoor dining options.



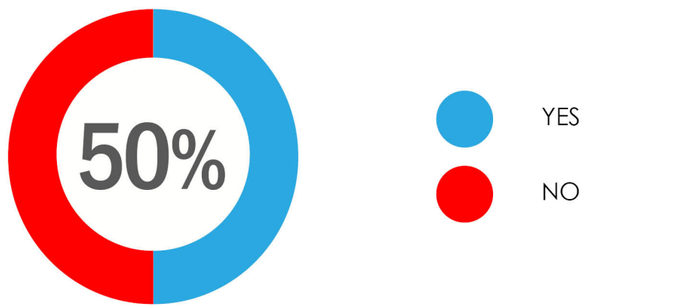
Q Preserving the unique character and architecture of the neighborhood should be a priority.



Q I would support the installation of traffic calming devices within the area.



Q Did you know the Vista has 1,525 parking spaces within two city parking garages?



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INTRODUCTION

WISH WALL

A "Wish Wall" was created nearby on the storefront window of Regions Bank by asking passers-by to write down on index cards things they would like to see in The Vista and post them on the window.



Participation
Over one hundred "wishes" were collected with retail, restaurants, and entertainment, accounting for nearly half of the requests.

Retail
Participants were very specific and varied in their requests for more shopping choices in the study area. Requests ranged broadly, including books, clothing, and toys (for both the young and old). Thus it is clear that demand for retail in the West Gervais area is high, and as yet, unmet.

Restaurants and Entertainment
Despite the area's reputation as one of the City's premier destinations for dining and nightlife, the high number of requests for more of both indicates that these uses in West Gervais are far from reaching a saturation point. These uses should not be discouraged, but rather guided to appropriate locations (such as on Gervais Street West of Gdsden, and on the East end of Lady Street to Assembly Street) to strengthen a 24/7 activity connection to existing amenities such as the riverfront and Main Street.

Parking
A recent Urban Land Institute study determined that the West Gervais District actually had dedicated too much space to parking and not enough to other uses to drive development. This point was confirmed by the survey which showed that participants were often unaware of the existence of public garages. This disconnect can be remedied by better way-finding signage and public education (such as free parking with ticket validation from an area store or restaurant).



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Plan Context

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PLAN CONTEXT

The West Gervais District is continually described as having a distinct character. This character has been defined by over 200 years of development and redevelopment with a great deal occuring within the past three decades.

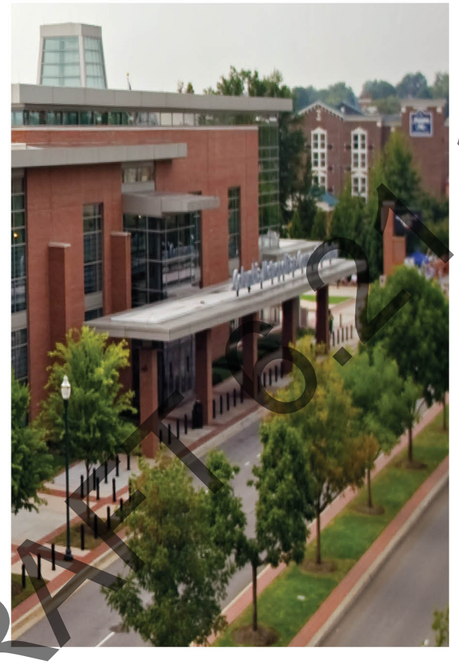
The West Gervais District Plan is intended to build on the success of the recent past while preserving the historic fabric that contributes so much to the area's unique character.

Additionally, several recurring themes emerged from the public outreach phase. The West Gervais District Plan is designed to address the desire expressed for increased walkability, outdoor dining, places to live, and retail shopping choices while maintaining the historic feel of the District. These considerations resulted in the development of plans and recommendations for future land use, connectivity, and the public realm, as well as an update to the existing West Gervais Historic Commercial District Guidelines.

Recent Planning Efforts

Since the West Gervais District Plan effort kicked off, two major City-wide master plans have been adopted by City Council. The first, the Plan Together Land Use Plan, is an update to the Future Land Use element of the City of Columbia's Comprehensive Plan. The second, Walk Bike Columbia, is a master plan for multi-modal transportation improvements in the City. These plans directly affect the West Gervais District and as a result have been integrated into the Future Land Use Plan, Connectivity Plan, and Public Realm Plan recommendations herein.

Throughout the planning process a variety of public participation meetings were undertaken. Once the planning study is reviewed by the Planning Commission they will make a recommendation to City Council by resolution. Once the Plan has been reviewed by City Council, Council will be presented with the opportunity to adopt the Plan as part of the Comprehensive Plan of the City.









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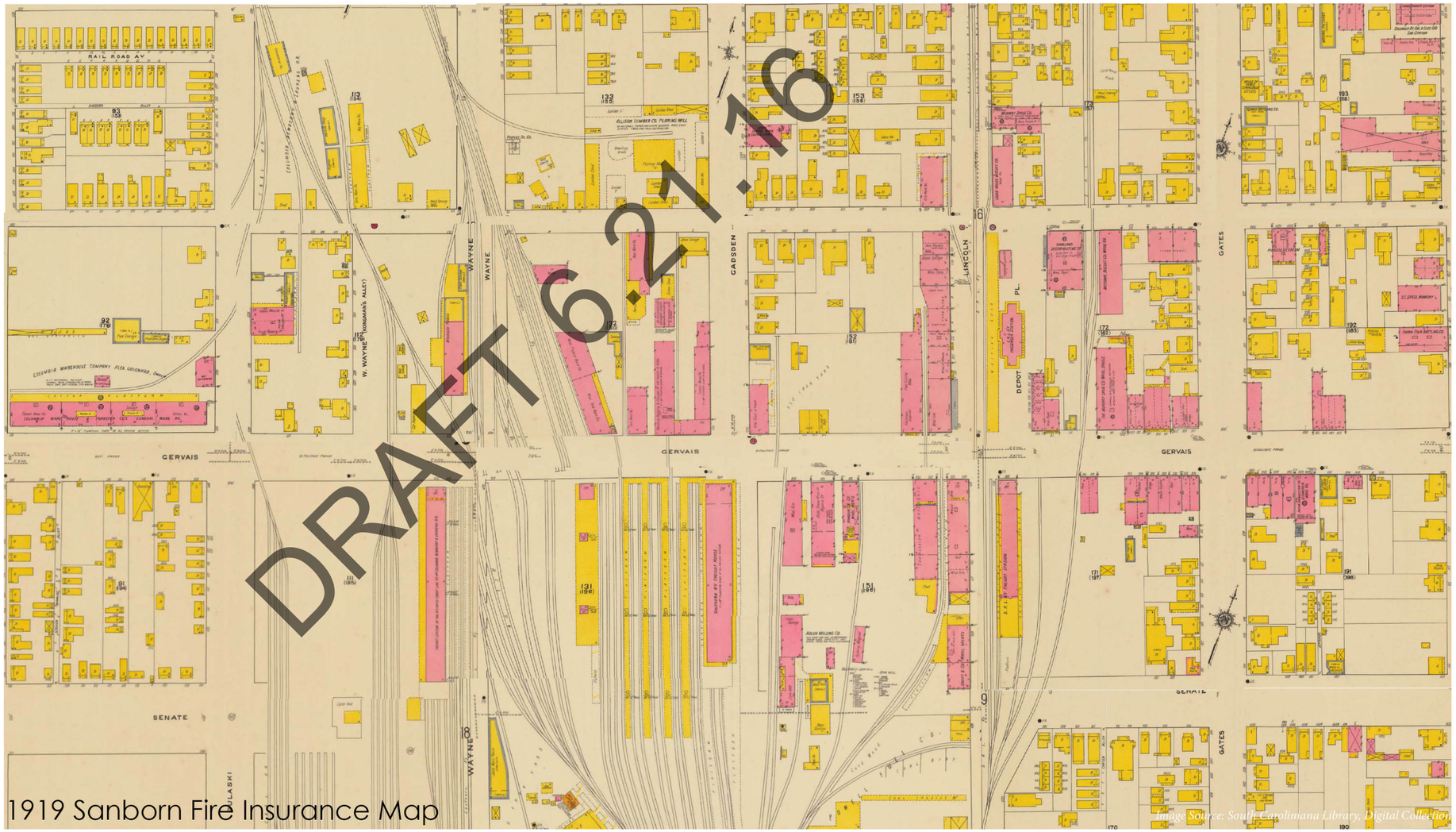
PLAN CONTEXT

HISTORIC WEST GERVAIS AREA

The current development pattern of the West Gervais Area can be traced back to beggining of the 20th Century. The railroad terminals and spur lines between Lincoln Street and Wayne Street interrupt the commerical core of historic brick structures that make up what is today the West Gervias District.

As seen in this 1919 Sanborn Fire Insurance Map, rail dominated the area and drove its development. Brick warehouses, several of which exist today, stored goods and provided employment. A major terminal at Lincoln Street connected Columbia regionally and a dense pattern of largely wood frame residential construction developed.

The effect of this legacy is visible today in the rich stock of intact brick commerical structures, but also in the uneven street pattern between Gervais and Pendleton Streets designed for industrial uses rather than the pedestrian-oriented uses that this plan calls for.



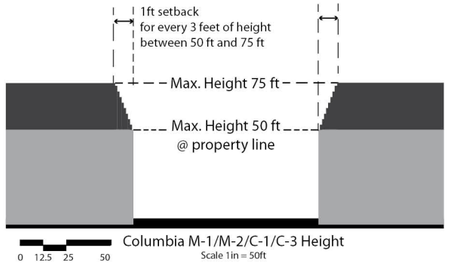
1919 Sanborn Fire Insurance Map

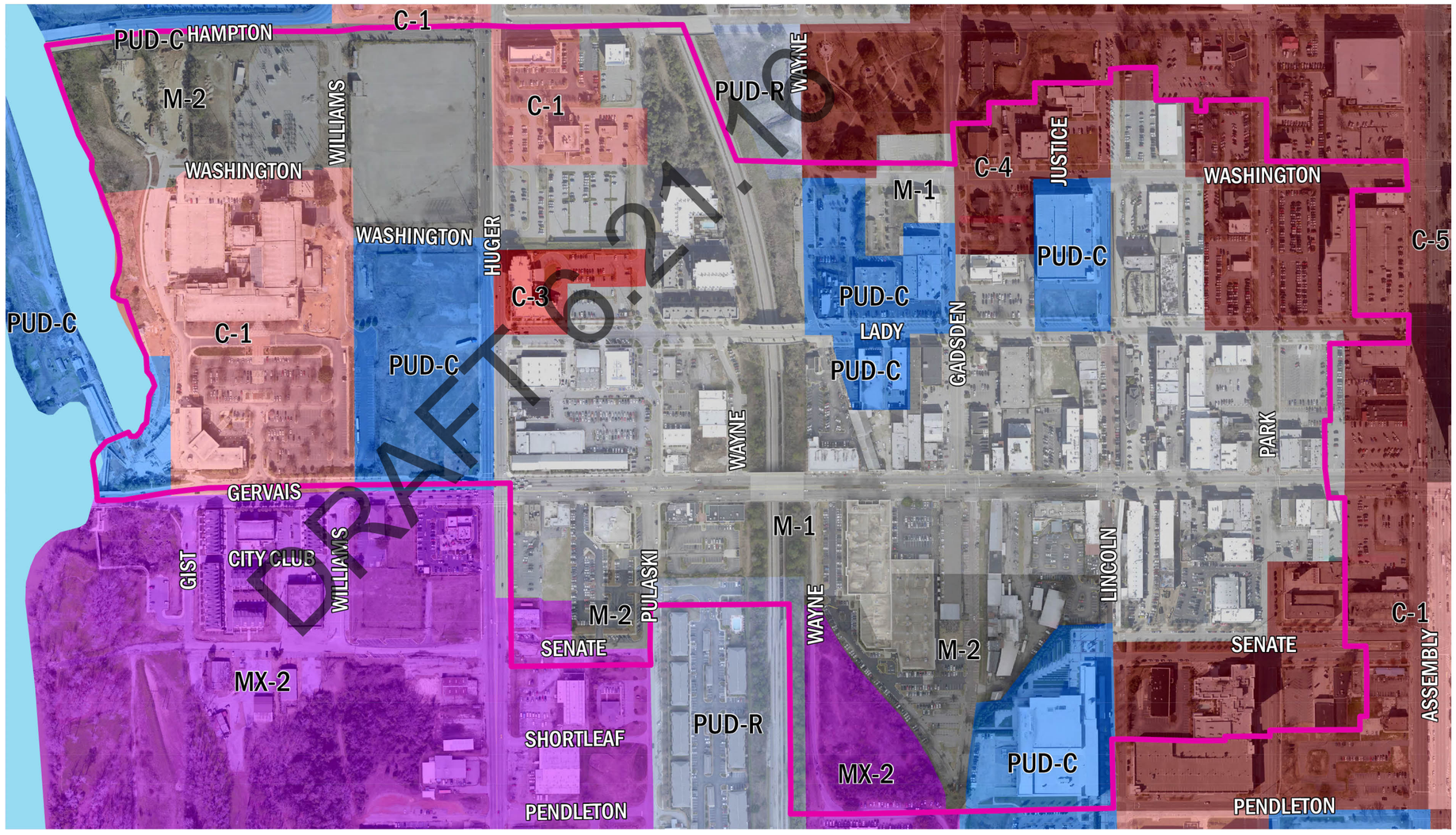
Image Source: South Caroliniana Library, Digital Collection

Legend Brick Building Frame Building

Existing Zoning Districts

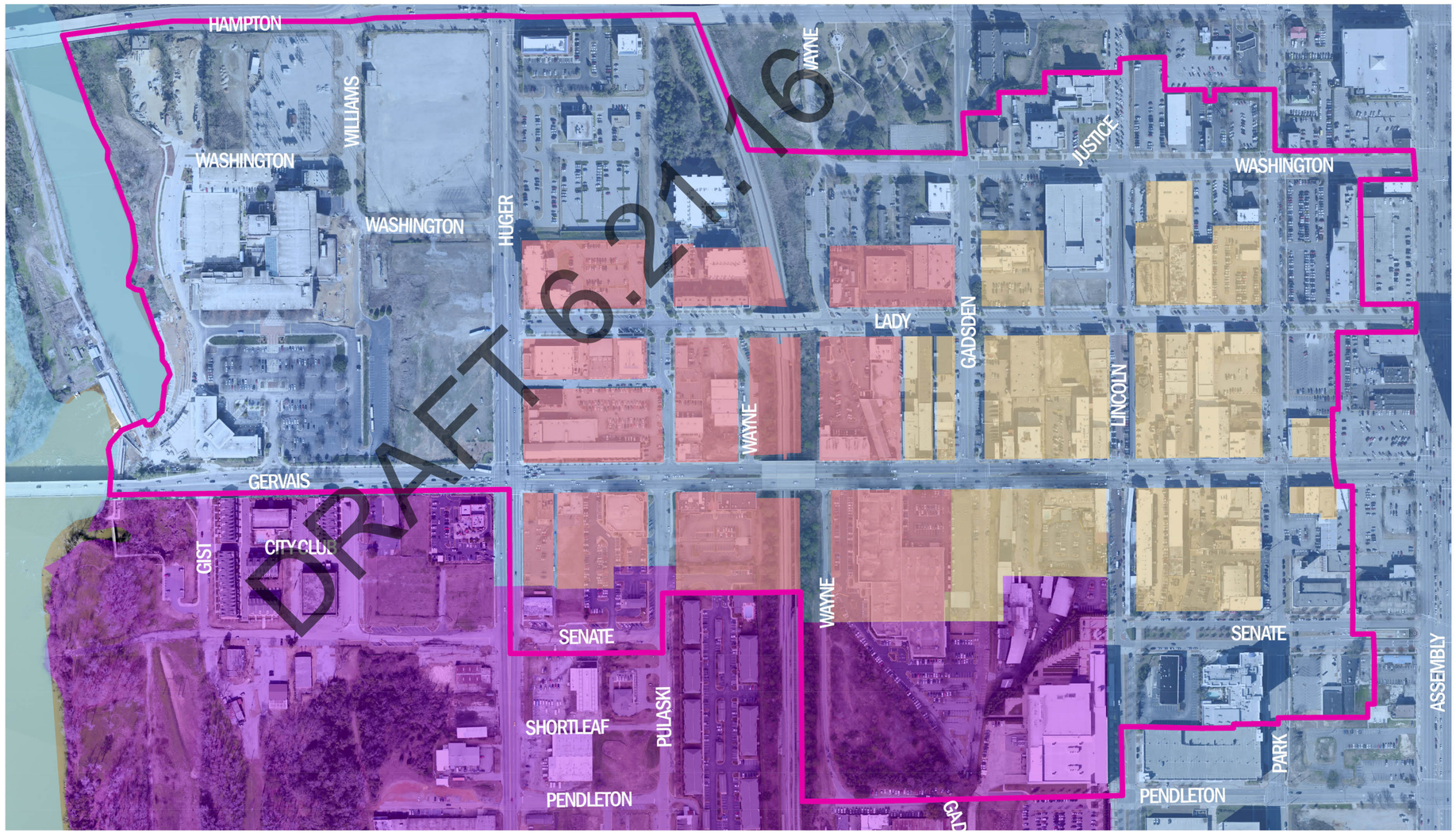
As development pressures have increased over the past two decades the regulation of building height has become the source of much confusion and frustration. Several factors currently contribute to this situation. The first has to do with the base zoning in the area. Despite the relatively small amount of land area involved and the area's primary function as a commercial/entertainment district, the majority of the District is currently zoned for industrial (M-1 or M-2), with smaller portions zoned C-3 (General Commercial) and C-1 (Office and Institutional). These classifications allow for a maximum height of 50 feet at the lot line. This can increase to 75 feet if the building façade steps back one foot for every three feet of height (see diagram below). It should be noted that surrounding the study area are the MX-2 (Innovista) and C-4 (City Center) Zoning Districts, which do not have a height limit except when adjacent to the West Gervais Historic Commercial Overlay District.





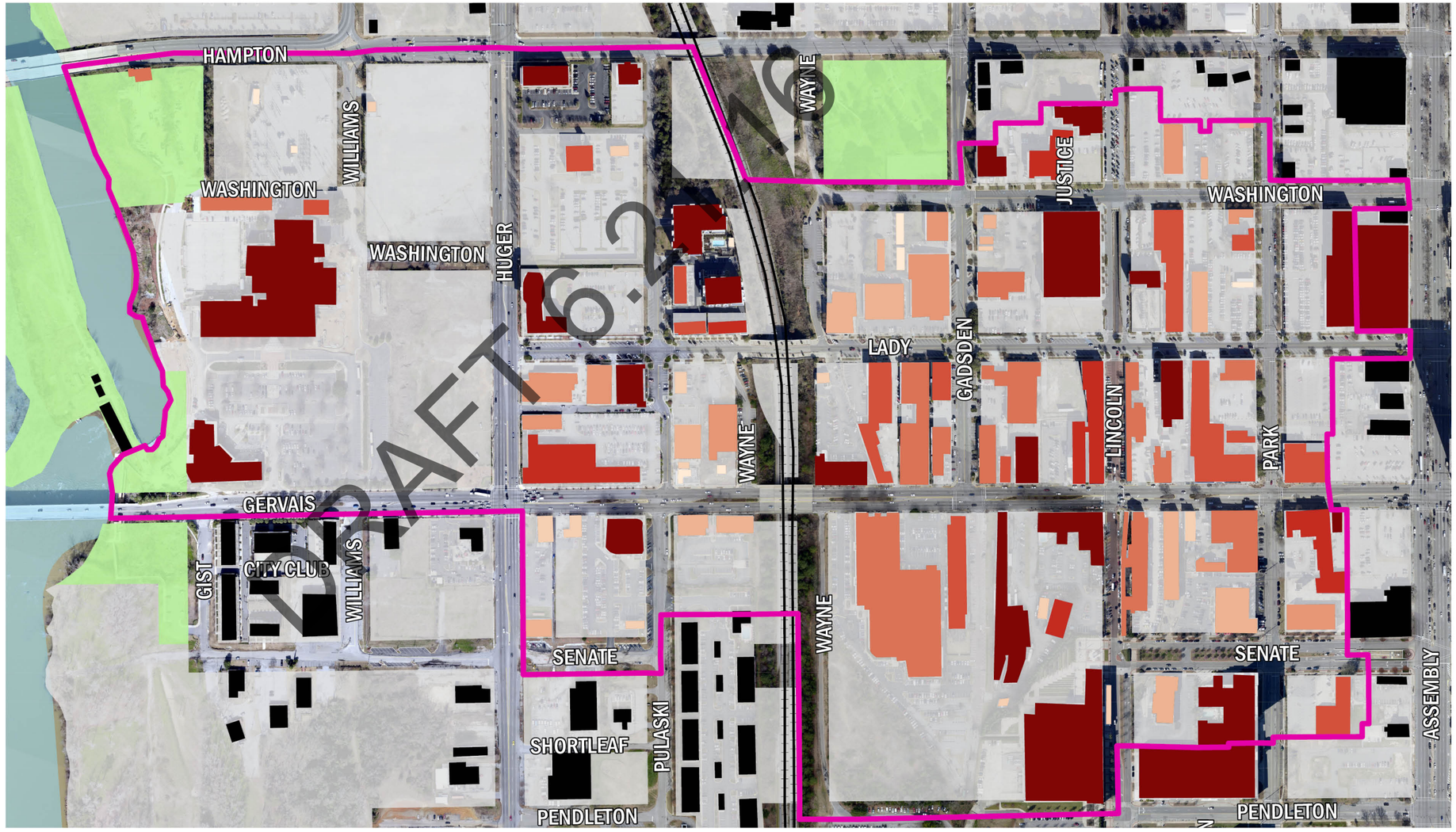
Existing Design & Preservation Overlays

Finally, the West Gervais District is subject to three separate design district overlays – the West Gervais Historic Commercial District, the City Center Design/Development District, and the Innovista Design District. The boundaries of these districts often follow parcel lines rather than the street network. This creates an irregular pattern that has led to neighboring developments being subject to different and some times conflicting regulations.



Existing Building Heights

Not surprisingly, the uneven zoning, multiple design and preservation overlays, and large variation of existing lot sizes (as a legacy of industrial use) has resulted in a variety of building heights. Outside the largely intact historic core of two and three story structures between Park and Lincoln Streets, the area has seen four, five, and even six story buildings constructed in the last decade. As developable land becomes more scarce in the West Gervais District the pressure to increase building heights above six stories will only increase, making the need for coherent regulations and guidelines even more pressing.



Future Land Use

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FUTURE LAND USE

PLAN COLUMBIA

The Plan Columbia Land Use Plan designates the entirety of the West Gervais Area as an **Urban Core Regional Activity Center (UCAC-3).** This land use classification envisions future land uses that support intense, mixed use developments within the urban context.

The West Gervais District Plan is designed to support this designation while providing more specific guidance for new development within the District.

The Plan Columbia Land Use Plan lists the following use types for areas classified as UCAC-3:

Primary Types
- Small to Extra Large Business/ Employment (incl. High-rise, excl. Flex)
- Multi-family Medium and High-rise Mixed-use

Secondary Types
- Multi-family Medium to Highrise
- Small to Large Flex
- Civic/Institutional
- Parking Structures

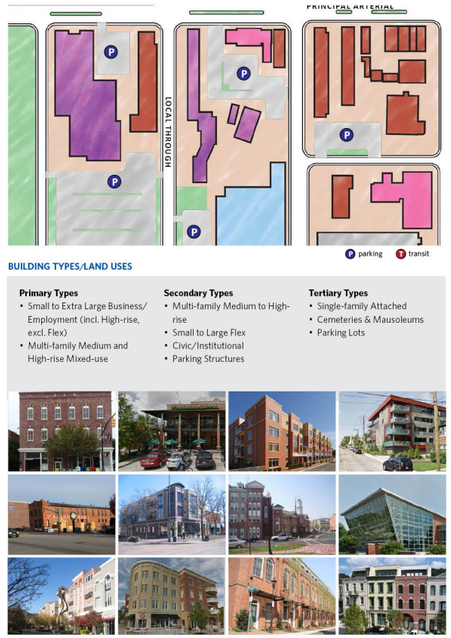
Tertiary Types
- Single-family Attached
- Cemeteries & Mausoleums
- Parking Lots



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UCAC-3 Urban Core Regional Activity Center

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

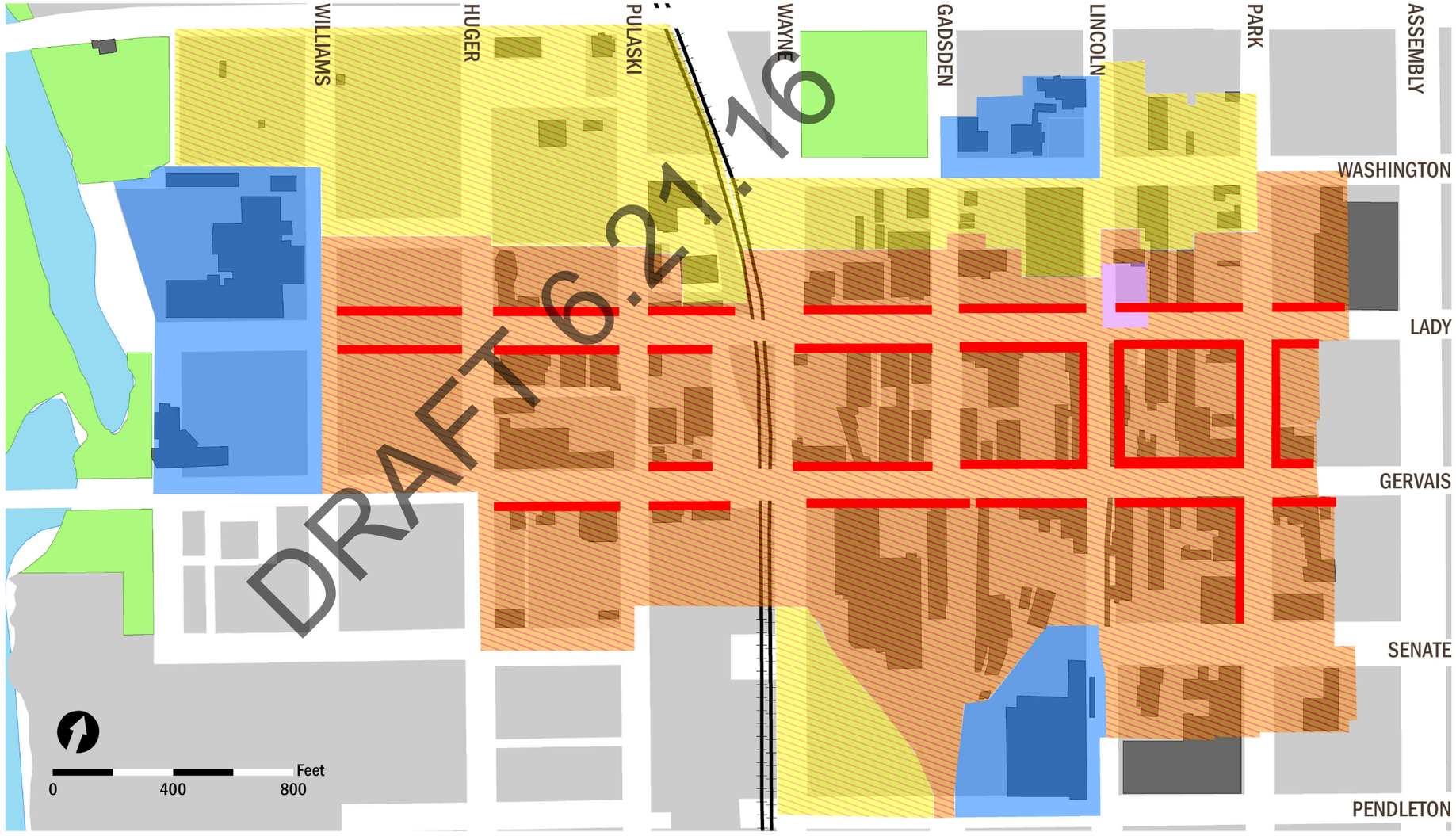


FUTURE LAND USE

West Gervais District Future Land Use

Columbia's downtown is currently experiencing high rates of residential and commercial growth, and the West Gervias District has been a focal point of much of this development. Two new hotels (one completed, one approved), multiple redevelopments, and dozens of new restaurants opening within the past year speak to this trend. Additionally, over 1,000 new housing units are under construction within blocks of the study area. With this in mind, the Future Land Use Plan allows for mixed-use flexibility of commercial and residential developments throughout the area.

The future land use vision for the area is for a mixed-use district, with commercially-focused uses concentrated between the Gervais and Lady Street corridors, and residentially-focused uses surrounding a commercial core. The strong preference for pedestrian accessibility of the area will be encouraged through Ground-Floor Activity Zones throughout the commercial core to promote active street life, enabling the area to receive the many associated economic, social, and environmental benefits of a vibrant urban core.



FUTURE LAND USE

ZONES

GROUND FLOOR ACTIVITY ZONES

To achieve and encourage the types of mixed use developments envisioned by the West Gervais District Plan, Ground Floor Activity Zones are designated along and between Gervais and Lady Streets. These zones feature commercial uses that generate high volumes of pedestrian traffic and activity. An important goal is to generate uses and interest in the District that make it active 24 hours a day, 7 days a week. Examples of recommended commercial uses are retail, restaurants, hotels, and certain office types and services.





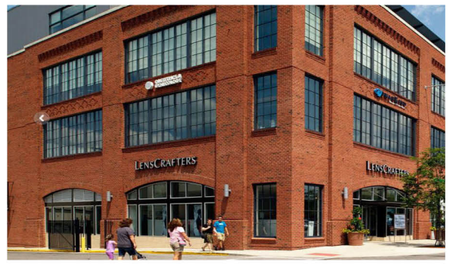
MIXED-USE RESIDENTIAL ZONES

To support the high volume of commercial retail this Plan is calls for Mixed-Use Residential Zones are designated primarily off Washington and Hampton Streets. These zones should be primarily dense, residential developments (16 dwelling units per acre or greater) while allowing for some supporting commercial uses to encourage street-level activity. The Plan envisions minimum building heights of two floors.



MIXED-USE COMMERCIAL & OFFICE ZONES

Reserved primarily for the West Gervais Historic Commercial District, Mixed-Use Commercial & Office Zones are recommend to be comprised of of predominantly commercial uses that add to the District's existing entertainment focus by encouraging the development of employement corridors, thereby reinforcing West Gervais' function historically as a workplace as well as a commercial destination.





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FUTURE LAND USE

West Gervais District Proposed Height Districts

During the public meeting phase of the planning process, twelve ways building height could potentially be regulated were presented, with examples from Columbia, Charleston, and other areas. These examples include solely using the base zoning to govern height (as is currently the practice) or adding a series of overlays, enabling a more site-specific approach. Support has been expressed throughout the process for the development of simple and easliy understood height regulations for the area. As Charleston has shown, the adoption of height overlay districts has proven to be a highly effective solution. The proposed height of a minimum of 30 feet and maximum of 80 feet with a 25 foot setback is similar to Charleston's 30/80 District.

The West Gervais District Plan proposes a Height Overlay Area within a defined boundary as proposed in the adjacent map. There would also be an eight foot setback zone along Huger to bring unity to the street from the Innovista Standards South of Gervais. Explanations of these proposed overlay districts and zones are detailed in the adjacent maps and diagarms.



HEIGHT DISTRICTS

1 HEIGHT OVERLAY

Along Gervais, Lady, and other marked streets, there shall be a zoning overlay district which further governs height.

2 BASE ZONING AREAS

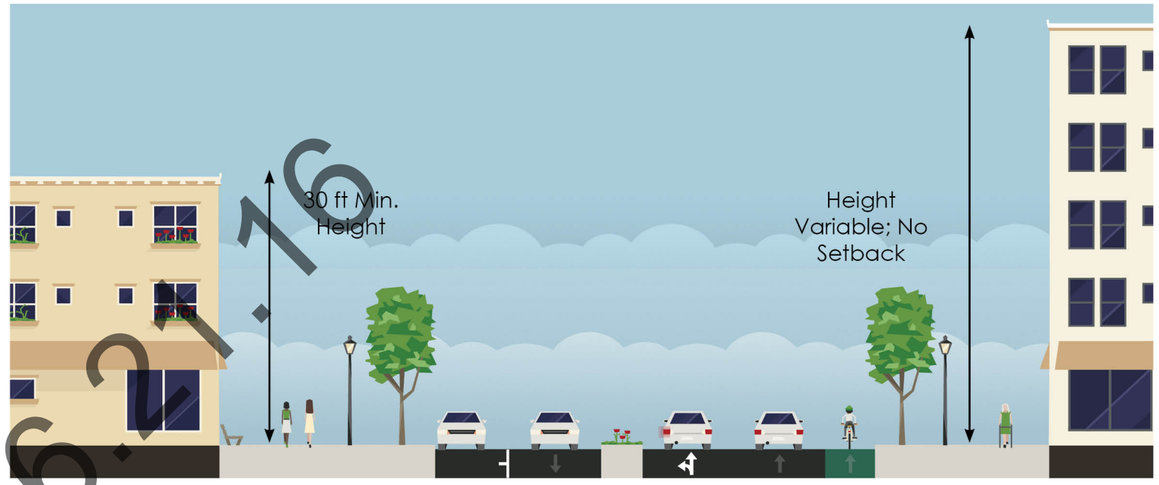
These areas would have the height of a buidling determined by the base zoning district requirements.

1.1 8' SETBACK AREA

These areas are located along Huger Street continuing the eight foot setback design element found in Innovista to the South. The eight foot setback is designed to encourage a well-defined public realm and provide a buffer for pedestrians. This zone should be used for wider sidewalks, trees, and other amenities.

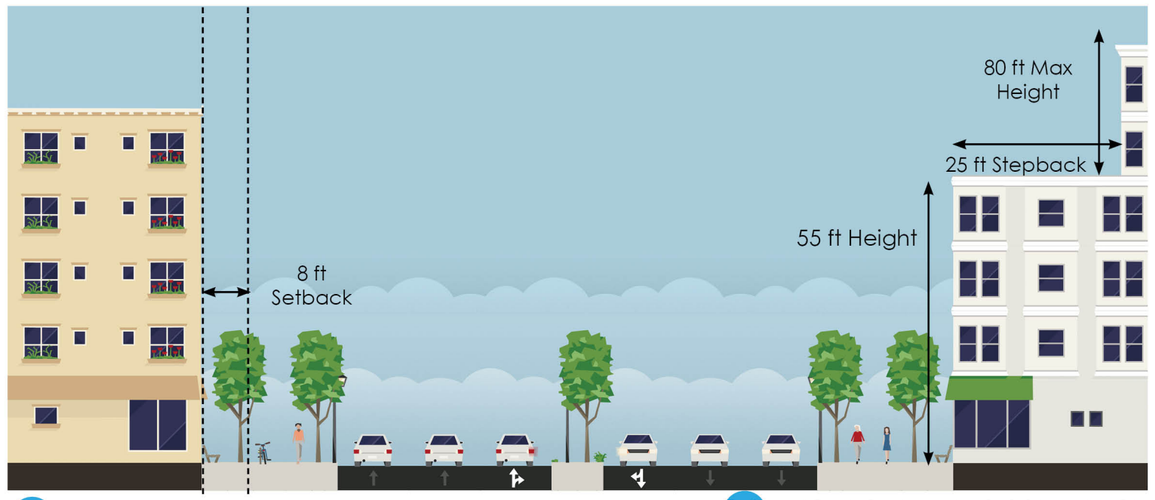
1.2 25 FT UPPER FLOOR STEP-BACK AREA

Along Gervais, Lady, and other marked streets, there shall be a a 30' minimum height and a 55' maximum height at the property line. To exceed 55', the building must step-back at least 25', after which it can be up to 80' in height.



1 HEIGHT OVERLAY: MINIMUM HEIGHT

2 BASE ZONING AREAS



1.1 HEIGHT OVERLAY: 8' SETBACK AREA - HUGER

1.2 HEIGHT OVERLAY: 25' STEP-BACK

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Connectivity

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WALK BIKE COLUMBIA

WALK BIKE COLUMBIA is a City-wide Plan for a network of complete streets, policies, and programs which will greatly increase the safety and comfort of pedestrians. These measures help to encourage walking or cycling between destinations rather than driving, particularly for short trips.

PEDESTRIAN IMPROVEMENTS
The pedestrian improvements recommended in the Walk Bike Columbia Plan include both sidewalk and intersection improvements. Only six intersections within the City limits were rated as the highest priority need; three of these are within or directly adjacent to the study area.

BICYCLE IMPROVEMENTS
The proposed bicycle network includes several types of on-street facilities, including on Gervais and Lady Streets. These East-West facilities will provide a needed connection for cyclists between the North-South connecting Vista Greenway and the Three Rivers Greenway.

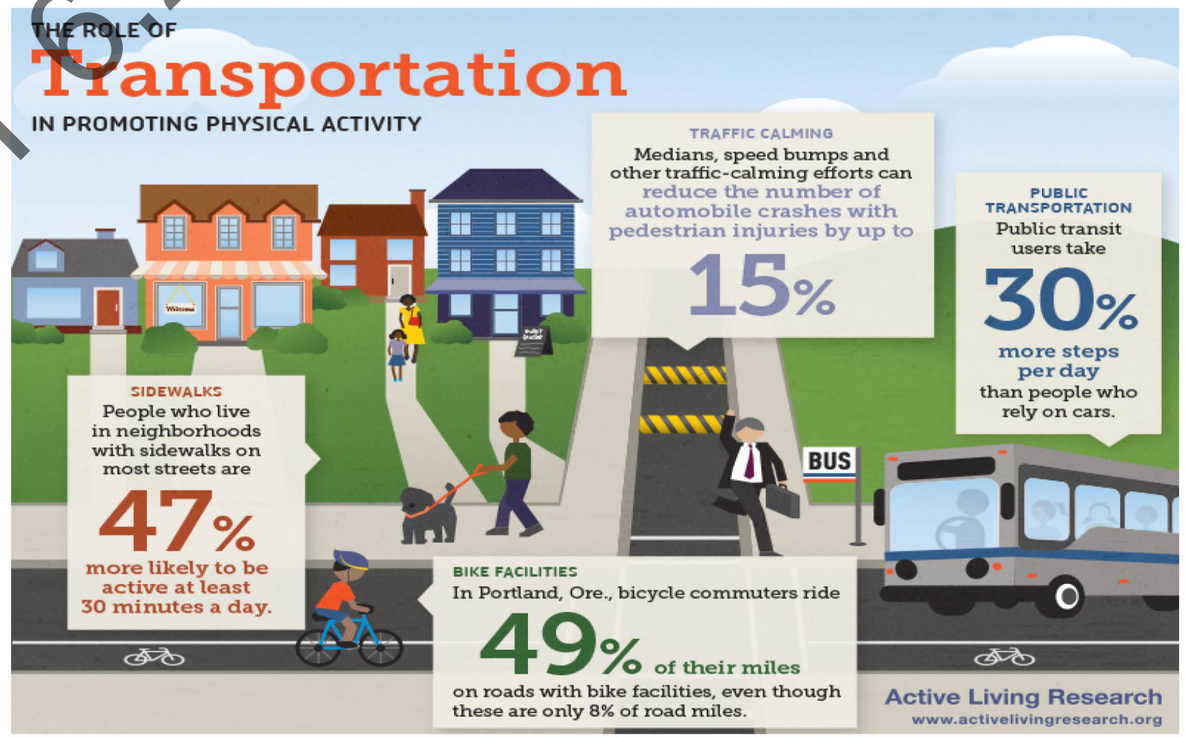
BICYCLE PARKING
Fundamental to creating a bicycle friendly area is providing bike parking. Of the locations identified in City-wide user surveys, the top two were Gervais Street and The Vista. Bike parking can be provided by private businesses and by the City in garages and bicycle corrals.

BIKE SHARE
The plan also recommends a 25-station system concentrated in the City Center, with four locations in the West Gervais District. This proposed system would provide another choice for short trips within the District, between The Vista and Main Street, and provide access to the Vista Greenway.



WALK BIKE COLUMBIA

COLUMBIA, SOUTH CAROLINA | PEDESTRIAN & BICYCLE MASTER PLAN

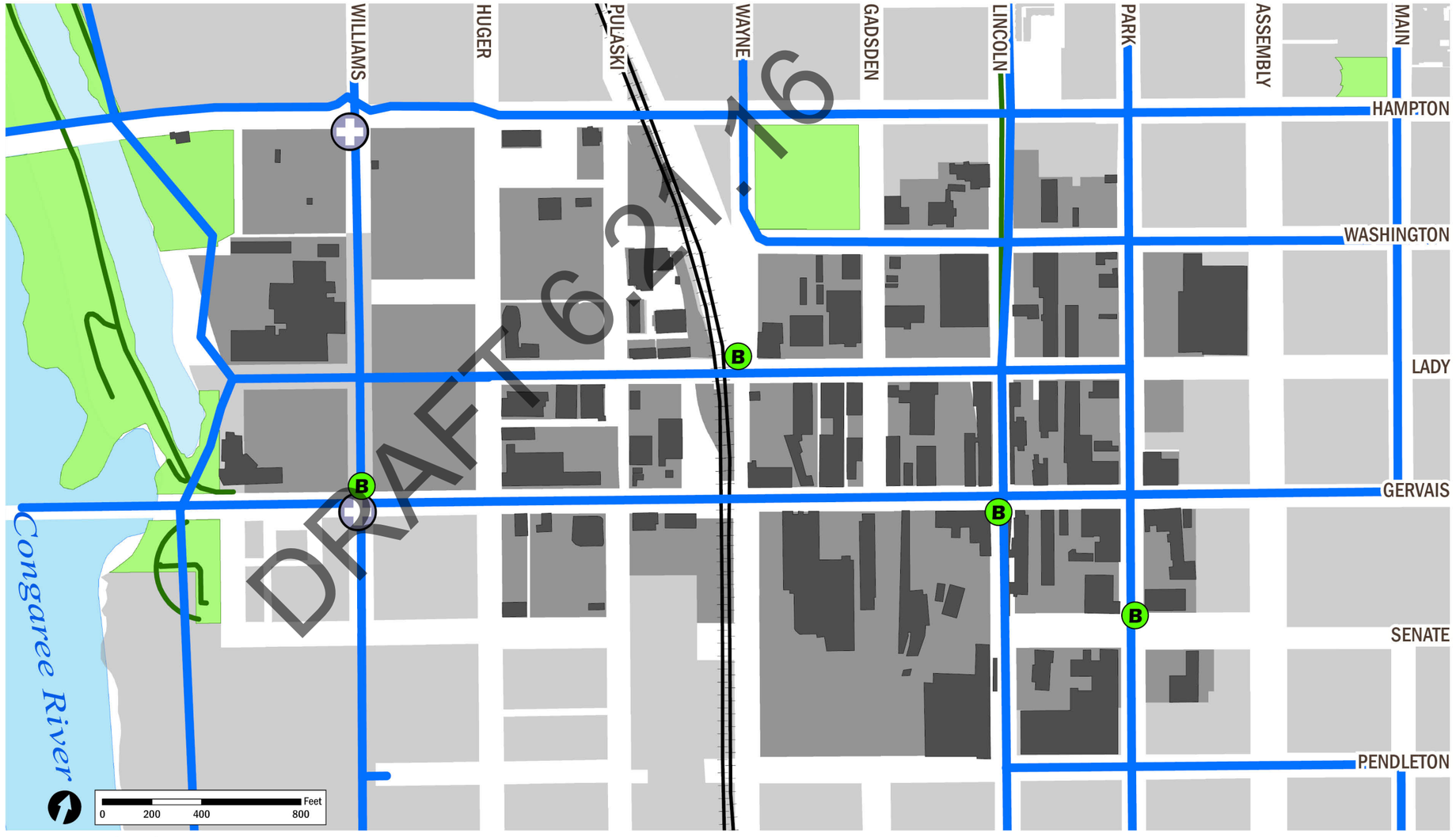


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Proposed Bikeway Improvements

The West Gervais District is a mixed-use area, and continues to build on its diversity of uses with several recent residential projects adding to the existing entertainment, retail, and regional draws such as the convention center and the museums. As the District builds the critical mass of residents necessary to support neighborhood retail, pedestrian connectivity becomes even more essential. By providing safe and easy routes for pedestrians and bicyclists particularly for the short trips within the District- vehicular congestion is reduced benefiting all users.

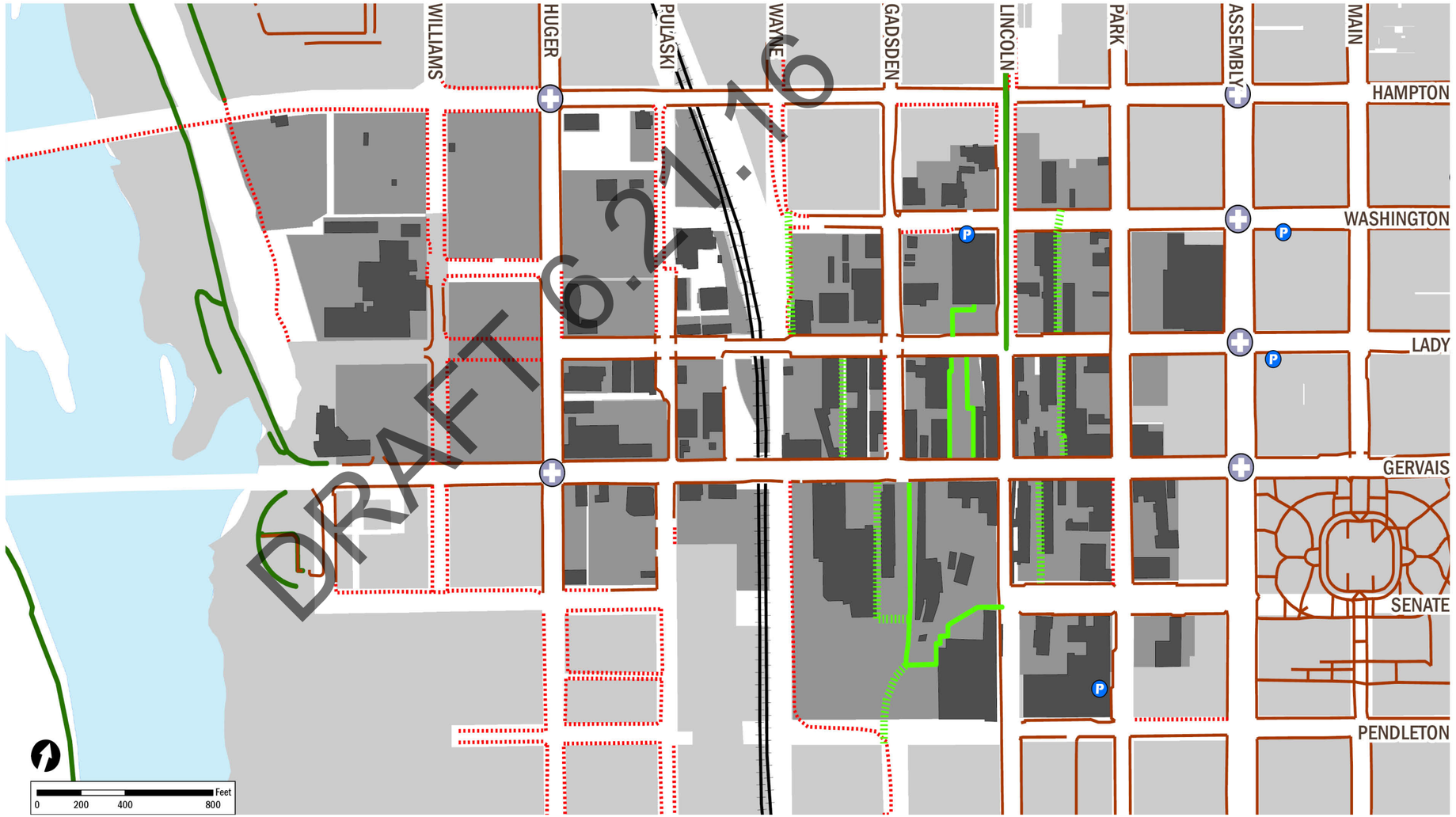
The challenges to connectivity in this District include high-volume, high-speed corridors such as Huger, Assembly, and Gervais which are difficult to cross for pedestrians and cyclists. Additionally, the large blocks which make up Columbia's street grid can be cumbersome to traverse to some destinations on the next street over.



Proposed Pedestrian Improvements

Beyond the obvious infrastructure needs such as sidewalks and crosswalks, other elements are imperative to ensuring our urban streets are safe, attractive and vibrant spaces for pedestrians. Providing safe and comfortable facilities for people with disabilities is an integral element of true connectivity. Shade trees provide comfort in the long hot summer months and provide a buffer between pedestrians and auto traffic. Site furnishings, street lighting, and public art contribute to the pedestrian realm and attract use.

Currently, a couple of mid-block alleys exist within the District which allow for greater connectivity. These are heavily used and several more are currently being planned in conjunction with private developments. These alleys provide an opportunity to create attractive public spaces for pedestrians to use and inhabit throughout the day and evening; the design of these spaces is critical to ensure user safety and comfort.

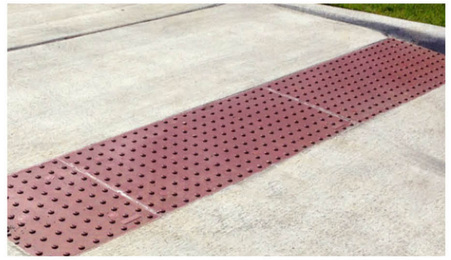


IMPROVEMENTS

PEDESTRIAN INFRASTRUCTURE

In order to improve the safety and the comfort of pedestrians in the District, a number of improvements are recommended, including signalized crossings with continental crosswalks, wide sidewalks buffered from traffic by a tree zone, and updated curb ramps with detectable warning surfaces. Traffic calming measures, such as bulb-outs, have been implemented in some areas.





BICYCLE FACILITIES

The long-term vision for bicycle connectivity in the District includes a cycle track on Gervais Street. This is an on-street bicycle lane that is separated from traffic by a buffer zone and a physical barrier such as bollards or a curb. In the shorter term, recommendations include a bicycle boulevard on Lady Street, a buffered bike lane on Park Street, and a bicycle boulevard on Lincoln Street from the Vista Greenway South. Bicycle parking is also an essential element in providing a truly bicycle friendly environment.







BIKE SHARE

The bike share recommendations in the Walk Bike Columbia Plan include a 25 station system with four of those stations in the West Gervais District. The entire system is focused in the core of the City, as they are most effective in providing a choice for short trips. The West Gervais District is a strategic location for bike share stations and use because of its popularity as an entertainment district and its proximity to the Three Rivers Greenway, the Vista Greenway, and Main Street.







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Public Realm

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PUBLIC REALM

ESSENTIALS

OUTDOOR DINING AND PLAZAS
Whether a public plaza or a restaurant patio, providing spaces for people to rest and inhabit at various times of the day creates an inviting and lively atmosphere for the District. Seeing others relaxing and enjoying themselves is contagious and encourages more of the same.

WAYFINDING
As a primary entertainment district with regional destinations, the West Gervais District is continuously inhabited by new visitors. Providing legible, attractive pedestrian kiosks consistent with the City's Wayfinding Master Plan provides an opportunity for branding throughout the District and beyond.

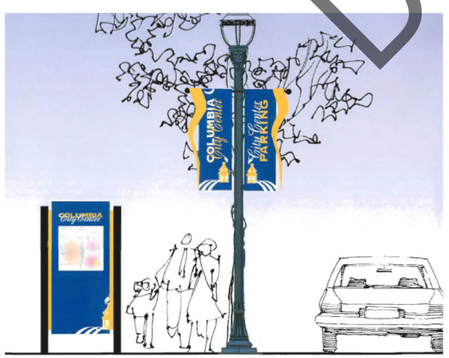
SITE FURNISHINGS
Street lights, benches, trash receptacles, bicycle racks, and other furnishings add style and continuity to the District. The design of site furnishings can help define the District along the streets and also in public plazas and alleys. The West Gervais District has traditional site furnishings to complement the historic architecture.

SHADE
Columbia's mild climate makes it a great city for outdoor activities. With six months of warm to extremely hot weather, shade is an critical part of the public realm that can make a difference between a space being comfortable and unbearable. The trees and shade structures enhance the District immensely.

PUBLIC ART
In addition to historic buildings, public art can define what is unique about a place and draw people to it. The West Gervais District has a history of local art studios and galleries and celebrates with art-related events throughout the year. There are several pieces of public art within the District and many opportunities for more.

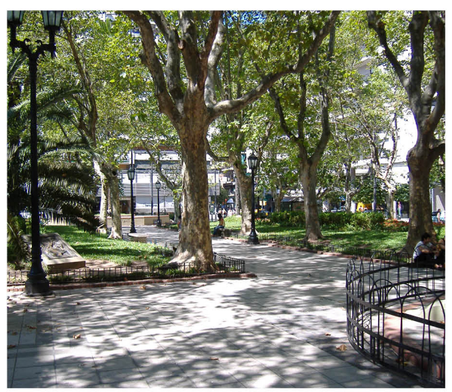












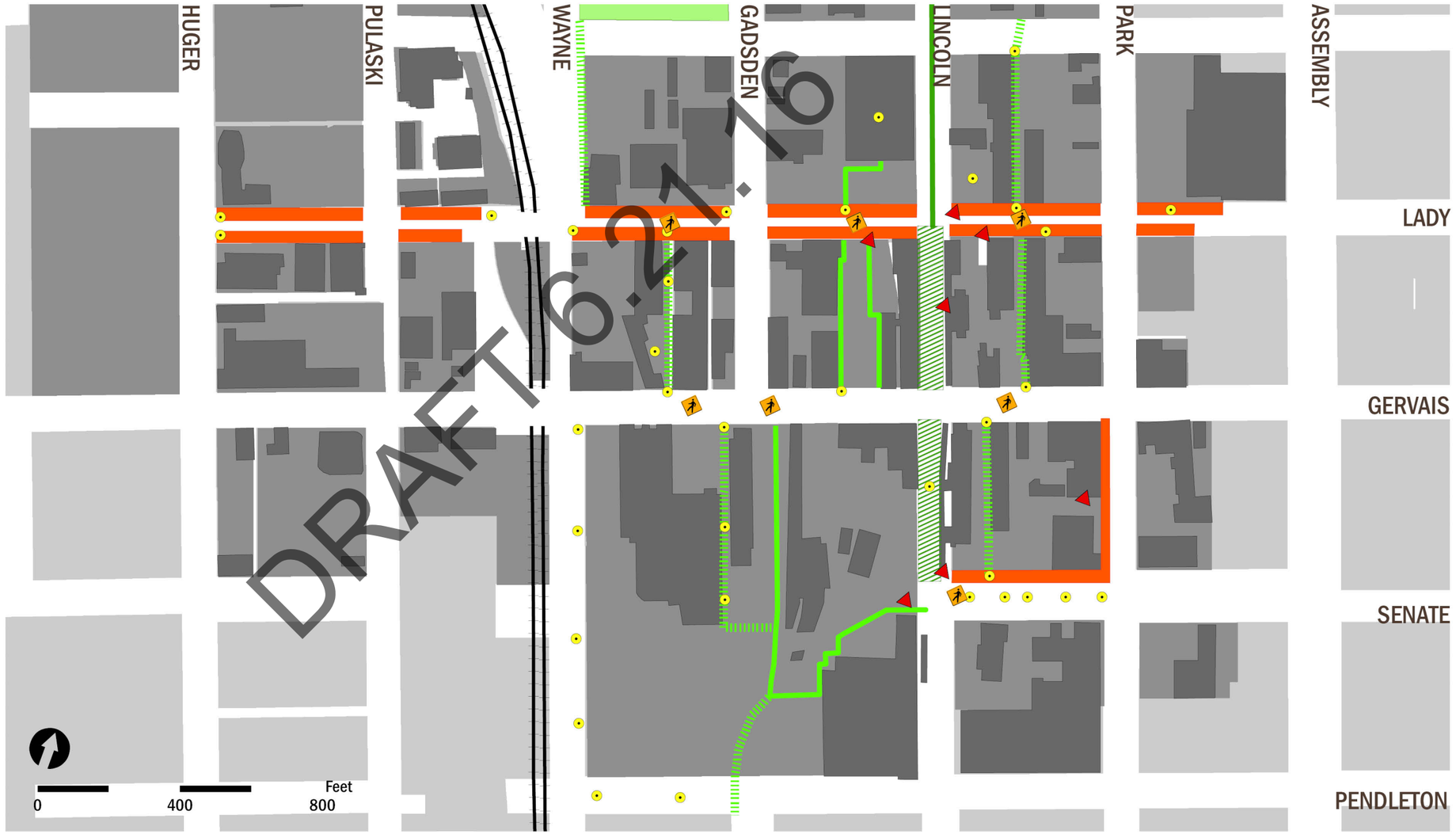


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West Gervias District Public Realm Plan

One of the primary character-defining elements that survey respondents want to see more of is interactive public space within the District. Some of the positive comments have to do with outdoor dining and public art. Having safe, comfortable spaces that are attractive and inviting throughout the District has immeasurable benefits. These spaces provide opportunities for interaction, public art, performances, or simply places to relax after a day of shopping or a bike ride. More people occupying the District's public spaces make it a safer place, and the vibrancy of street life is a direct benefit to the businesses in the District as well.

As within the larger City center, the streets of the West Gervais District are the primary public spaces. In many cases however, the sidewalks are too narrow to accommodate some of the desired activities that activate public space. There are a variety of ways to accomodate these activities; the installation of greenways, parklets, and public art can enhance and activate pedestrian spaces.



West Gervias District Pedestrian Zone

One of the primary items that was discussed by survey respondents and those attending public meetings was more space for outdoor activities such as dining, busking, and special events. Upon analysis of the area it was clear that widening sidewalks and reducing travel lanes may be difficult, especially on streets with only two lanes of traffic, thus other options were explored.

Many communities are embracing outdoor space and looking at and implementing pedestrian zones. A pedestrian zone is not permanently closed to other modes of transit, but will typically limit certain types of transit at various times of the year or week. Within the US there are a number of successful streets designed for pedestrians travel as the main transit mode. These include: State Street in Madison WI which allows transit but prohibits cars; Downtown Crossing in Boston which prohibits cars only during the day; and many streets within New York City. Other examples include streets which are limited to pedestrian travel only in summer months (Montreal) or only on Sundays (Toronto).

As the Vista becomes more utilized by pedestrians, sidewalks and other public spaces will become crowded and burst at the seams. Based upon data gathered in the Fall of 2015, Gervais, Lincoln and Park have some of the highest pedestrian counts within the downtown area of Columbia. These pedestrian counts are sustained from the morning rush, to lunch, to the commute home and into the evening entertainment hours. On weekends, Friday and Saturday night pedestrain counts increase greatly within this area.

One of the key elements of this Plan is connectivity within the District and to places beyond the District. The data on customers in restaurants, bars, and other entertainment places and pedestrian count data show that the study area is full of people; the question is how we can invite people to stick around and enjoy the community beyond dining. Without a key public square in the District, the concept of a temporary pedestrian area is an option to explore. Suggested pedestrian street segments could be along Lincoln from Senate to Gervais, Lincoln from Gervais to Lady.







Kelly Wilson 2015 American Planning Assocation



DRAFT

West Gervias District
Lincoln and Lady Plaza

One of the primary character-defining elements that survey respondents want to see more of is interactive public spaces. Currently the District does not have a major public space. Memorial Park is within the District, but the programing of this space has been developed in a ceremonial pattern which does not attract interactive uses.

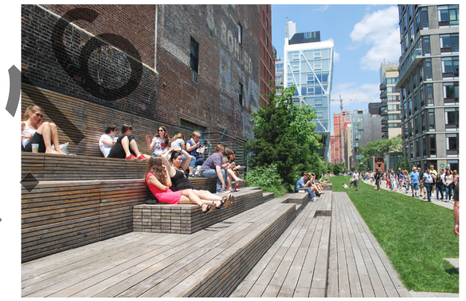
Review of existing plans, context, and connectivity within the District highlights Lincoln Street as a primary North-South connector between the City center and the Vista. Lincoln Street in the future will be the link between the Vista Greenway and the Rocky Branch Greenway, becoming a key urban greenbelt around the central portion of the City. Foundation Square and the Vista Greenway Phase 2 opened in the summer of 2016 as the first step in the linkage of this greenway system.

The District clearly does not have a defined public space other than the traditional street right-of-way. The opportunity for a plaza at the trail head of the Vista Greenway would be a key element in meeting the economic, social, and connectivity goals of this Plan. Thus a key recommendation of this Plan is the development of this area as a well-developed, flexible public space.

Over the years there have been many proposals for development of a plaza at the trail head of the Vista Greenway. Each of these plans calls for a flexible space, high quality materials, a water feature, opportunities for unique lighting features, and most importantly a space for public gathering and links to other parts of the City.



Flexible seating locations in the shade



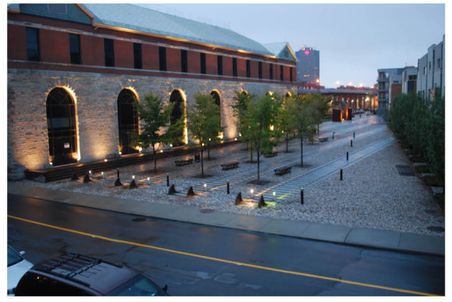
Seating options in the sun



Places for children



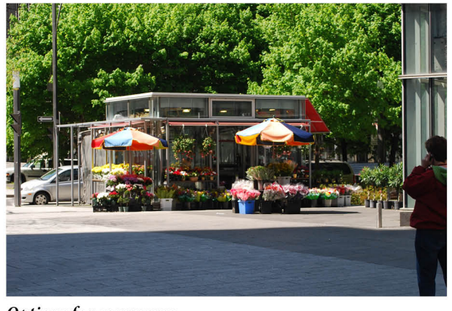
Flexible places for busking, strolling, and watching



Honoring the railroad / night lighting



Night lighting



Options for commerce



Seating in the sun and shade; interactive water feature



Vegetation

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PUBLIC REALM

West Gervias District Open Street Opportunities

Across the nation there is a movement occurring referred to as Open Streets. This is an initiative to close streets to automobile traffic so that people may use them for walking, bicycling, dancing, playing and socializing. As of the Spring of 2016 there are over 100 documented initiatives in North America.

The concept of Open Streets dates back to 1965 when Seattle, Washington created its Bicycle Sundays event. This was followed by similar events in NYC in 1966, San Francisco in 1967, and Ottawa in 1970. In 1974 Bogotá Columbia held its first Ciclovia event (Ciclovia means "Bike Path").

Open Streets events nationwide generally promote public health, environmental, social, and economic goals. The Open Streets Project lists the following initiatives:

- Encourage physical activity and allow participants to reimagine their communities as places to walk and bike for transportation
- Improve the air quality of cities by removing cars from the road
- Provide a novel type of public space that helps people meet and make social connections, thereby allowing individuals, community organizations, and political leaders to build relationships
- Bring thousands of people to frequent businesses and fuel local economies

Sunday, November 1, 2015 from 11 a.m. until 3 p.m., the Market Common was full of people for Myrtle Beach's first Open Streets event called Cyclovia. This was the first Cyclovia in South Carolina.

CYCLOVIA
OPEN STREETS • MYRTLE BEACH
Walk • Ride • Shop • Fun



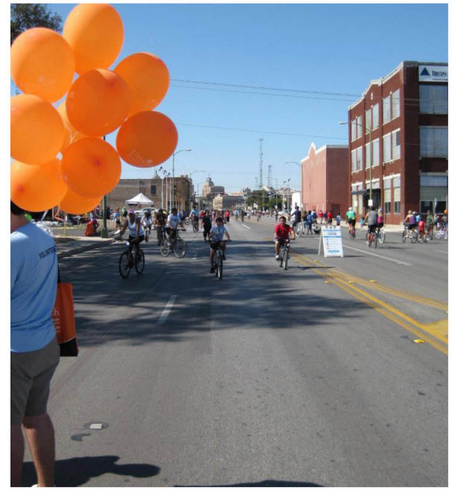
Durham NC Summer Street Event 1 mile Closed loop
Image: PBIC Image Library 2010 Laura Sandt



LA Ciclovia
Image: PBIC Image Library 2010 Ryan Snyder

What are Open Streets?

Open Streets events temporarly close streets to automobiles so that people may utilize them for healthy and fun physical and social activities. Open Streets events should not be confused with block parties, or street fairs. Open Streets events are desiged to actively encourage physical activity, increase community engagement, and build support for transportation choices.
www.openstreetsproject.org



San Antonio Ciclobia Event 2011
Image: PBIC Image Library Julia Diana

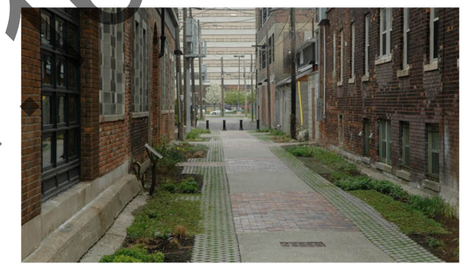
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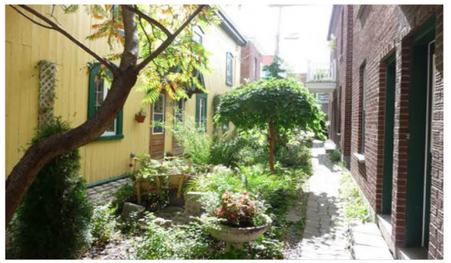
PUBLIC REALM

CASE STUDIES

GREEN ALLEYS

Columbia's downtown was not designed with service alleys, however the District has a number of alleys which provide mid-block pedestrian access and, in some cases, back-of-house service access. Cities such as Chicago have implemented a Green Alley Program adopting best management practices to encourage improved surfaces for drainage and reflectivity, inclusion of plant material, dark sky lighting, and other tactics to improve alleys city-wide.

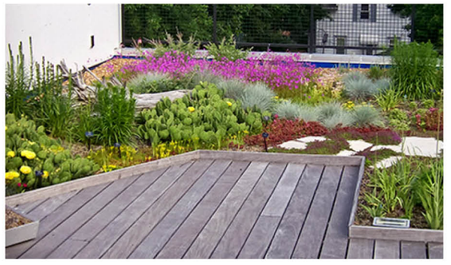




GREEN ROOFS

In a part of the City with prime real estate values, businesses and developers often cannot afford to provide outdoor spaces on developable land. However rooftops throughout the District provide interesting opportunities for additional open space. Roofs can also be designed to accommodate plants and even trees, providing increased energy efficiency, decreased stormwater runoff, and improved aesthetics. Cities throughout the Country offer various incentives for green roofs, such as tax breaks and Floor Area Ratio (FAR) bonuses.





PARKLETS

San Francisco pioneered the parklet movement to take advantage of on-street parking spaces as a way to provide additional public spaces for people. Many cities have created parklet ordinances, including Miami, Phoenix, and Raleigh. Typically a parklet is sponsored, designed, and permitted by an independent group, must meet certain design criteria, be covered by liability insurance, and must be removable and renewed annually. The West Gervais District is an excellent area for a pilot parklet program.





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Recommendations

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IMPLEMENTATION

General Recommendations

The Plan recommends multiple policy and physical recommendations to guide these implementation efforts. In developing these recommendations, the issues and opportunities presented earlier within the document were considered and incorporated as appropriate. Supporting each recommendation are implementation strategies, time frames, examples and resources and the entity responsible for implementation.

Time frames have been organized into four categories with each time frame having a specified time as follows:

- Immediate - approximately 12 months
- Short-term - approximately 1-2 years
- Mid-term - approximately 3-5 years
- Long-term - approximately 5-10 years or beyond

Plan recommendations have been divided into Policy Recommendations, Land Use Recommendations, Public/Private Investment Projects, Urban Design and Placemaking Recommendations, and Mobility Recommendations.

1.1 Adopt the Plan

Adopt the West Gervais District Plan, allowing it to serve as the framework to guide land use decisions, policy decisions, and Captial Improvment Plan (CIP) decisions for the area and set the stage for commencing improvements in the area. The Plan should be updated every ten years to maintain its relevancy and allow for flexibility given changing market conditions and city and community priorities.

Responsibility: City of Columbia Planning & Development Services, City of Columbia Planning Commission, City of Columbia Council.

Timeframe: Immediate

1.2 Modify Historic District Guidelines

Encourage adoption of revised West Gervais Historic Commercial District and West Gervais Historic Protection Area District guidelines to address preservation of existing resources and promote compatible development patterns.

Responsibility: City of Columbia Planning & Development Services, City of Columbia Design/Development Review Commission, City of Columbia Council.

Timeframe: Immediate

1.3 Modify Zoning

Encourage support of the Plan Together Zoning and Land Development Ordinance rewrite to allow for quality urban development.

Responsibility: City of Columbia Planning & Development Services.

Timeframe: Short-term

1.3.1 Zoning Height Standards

Encourage creation and adoption of height plan/standards with a step back similar to those adopted by Charleston SC for a portion of the regional activity center (UCAC-3) generally from Senate, the River, Washington and Park streets within the Study area as recommended by the Plan Columbia Land Use Plan and this document.

Responsibility: City of Columbia Planning & Development Services.

Timeframe: Short-term

1.3.2 Mixed-Use Zoning

Encourage the creation of one or two mixed-use districts that promote a mixture of commercial and retail uses on the ground floor and residential and office on upper floors. Emphasis of uses on upper floors should be office within the core of the District (Gervais) and residential on the perimeter of the District (Lady/Washington) through the code rewrite noted in 1.3 above.

Responsibility: City of Columbia Planning & Development Services.

Timeframe: Short-term

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IMPLEMENTATION

2 Land Use Recommendations

2.1 Housing

Encourage a mixture of additional residential development throughout the area.

2.1.1 Density Bonuses

Develop programs and policies for density bonuses within prescribed building envelopes to incentivize higher density development and encourage enclosed parking. Such policies could allow for an increase of floor area ratio when parking is provided below grade, or within parking garages of at least two levels.

Responsibility: City of Columbia Planning & Development Services.

Timeframe: Short-term

2.1.2 Mixture of Housing Types

Develop programs and policies that promote a mixture of housing types to address workforce housing and family size units. Such policies and regulations could allow for increased floor area ratio when dwelling units meeting affordable housing definitions

Responsibility: City of Columbia Planning & Development Services, Community Development.

Timeframe: Short-term

2.1.2 Live Downtown Incentives

Develop incentives with area employers to encourage living near one's place of work. Successful programs often provide forgivable loans towards the purchase of the primary residence, proving allowance of funding to the cost of renting units for the first and second years, allowances for renewal of leases, and matching grant programs for exterior improvements to buildings. For an example of similar programs refer to http://www.detroitlivedowntown.org/incentives/ or http://www.downtownonthego.com/live/live-close-to-work.

Responsibility: Community Development, Economic Development Departments.

Timeframe: Short-term

2.2 Retail

Develop programs and policies to encourage a larger variety of retail options within the lower levels of existing and new developments, while maintaining office, hotels, and residential uses on upper floors.

Responsibility: Economic Development Department, Vista Guild, Columbia Development Corporation.

Timeframe: Short-term

2.3 Office

Develop programs and policies to encourage a variety of creative professionals such as those within the industries of art, design, computer programing, engineering, business finance and similar to locate or remain within the District.

Responsibility: City of Columbia Economic Development Department, Vista Guild, Columbia Development Corporation.

Timeframe: Short-term



Housing Options

3 Public/Private Investment Recommendations

3.1 Incentivize new development including mixed use projects and public infrastructure as recommended using a variety of financing options as allowed within South Carolina.

Responsibility: Economic Development Department, Columbia Development Corporation

Timeframe: Long-term

3.1.1 Tax Increment Financing (TIF).

Under State Law, municipalities and counties can create tax Increment financing districts. Once an improvement is identified, the base property value is determined. Public and private investments will increase the value of the property over the base. Taxes are then levied on the new increment, and used to pay debt service for the bonded improvements. Consideration of mini TIF projects could be undertaken. An example of such as project would be a one or two parcel TIF for a hotel where the increment would be used for development of public improvements within the right of way and development of a public plaza.

Responsibility: Columbia Development Corporation, Vista Guild, Planning and Development Services.

Timeframe: Mid-term

3.1.2 Brownfield Grants

Since 1998, brownfield assessment grants from U.S. Environmental Protection Agency are available to private entities planning to develop "real property, the expansion, redevelopment or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant." Cleaning up and reinvesting in these properties takes pressures off of undeveloped, open land and both improves and protects the environment. The goal of the program is to leverage brownfields funding to attract private-sector investments which transform economically underutilized regions of the city into areas where high-skilled people live, work and play.

Responsibility: Columbia Development Corporation.

Timeframe: Long-term

3.1.3 Infrastructure Grants.

Infrastructure grants are project specific, and can be underwritten by either local or state agencies. The amount of the grant is directly related to the capital investment. The cost recovery schedule is based on property taxes. This implementation strategy is common for the installation of: curb

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and gutter, sidewalks, underground utilities, and signalization.

Funding for such Grants can come from multiple sources:

General Obligation Bonds are municipal bonds with fixed interest rates and terms. These bonds can be used for a variety of improvements, and typically offer a lower interest rate than would be available privately.

Revenue Bonds: Revenue Bonds use fees from services to repay debt. Common forms of revenue bonds are for water/sewer improvements, airports, and toll roads.

Low Interest Loans: Low interest loans are underwritten by a public entity to provide debt for specific projects. These loans typically offer lower interest rates than would be available in the private market.

Responsibility: Planning and Development Services, Parks, Administration, Engineering.

Timeframe: Mid-term

3.2 Boost investor confidence in the area to attract non-residential development.

Consider Business Improvement Districts (BIDs). These districts are defined geographies where parcels are assessed for a service to improve or maintain the area. Landscape maintenance and security are two examples of such services. To pay for the services, a special assessment tax can be levied in relation to the benefit a property receives from a defined service and/or the size of the parcel. A demonstrated commitment from existing property owners to fund such extra services often boosts potential investors' confidence in investing in the area.

Responsibility: Columbia Development Corporation and Vista Guild.

Timeframe: Short-term

3.3 Continue Momentum

Define and participate in catalyst projects that will continue the momentum that has been built over the past 20 years with public and private investment.

Responsibility: Columbia Development Corporation, Vista Guild, Planning and Development Services, Engineering, Public Works, Economic Development, Community Development and Administration.

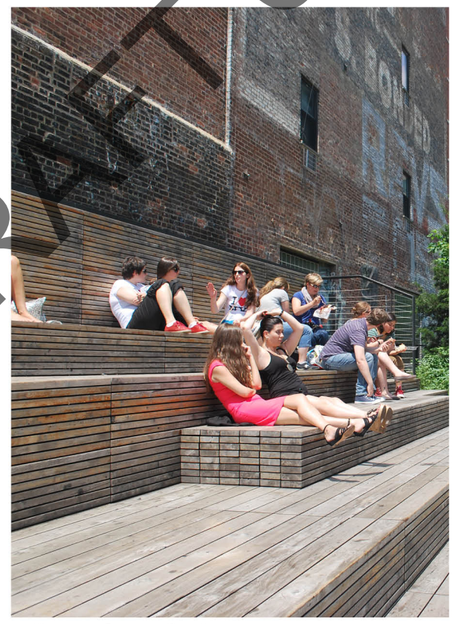
Timeframe: Long-term

3.4 Public Plaza / Gathering Places

There are many opportunities within the West Gervais District on both public and private property to create gathering spaces. A priority should be the creation of a pedestrian plaza at the head of the Vista Greenway at Lincoln and Lady. Other areas that should be improved concurrent with development include those behind the Convention Center, parallel to the railroad, along the river, within the Kline and SCE&G properties, and the right-of-way on Park Street South of Gervais.

Responsibility: City of Columbia Economic Development Department, Vista Guild, Columbia Development Corporation, Planning and Development Services, Parks and Recreation, Engineering, and Public Works.

Timeframe: Mid-term



Spaces for gathering

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4 Urban Design and Placemaking Recommendations

4.1 Accessibility and Programing of Convention Center Open Space

This area at the North side of the property and just West of the current vehicle drop off area has great opportunities that are underutilized. The space would be an ideal pedestrian connection to potential development to the West. It could also be a great venue for a Jazz in the Park series modeled off successful events at the National Gallery of Art Jazz in the Garden, Milwaukee East Town Association Jazz in the Park, New Orleans Jazz in the Park or many other similar venues.

Responsibility: Convention Center and Vista Guild.

Timeframe: Mid-term

4.2 Public Art Walk

Develop a multi-use trail along the East side of the railroad tracks from Greene Street to Blanding Street. This multiuse trail would be a continuation on of the Innovista Multiuse trail that is located on the east side of the railroad tracks South of Greene. This area should emphasize public art at key locations and have gathering spaces as well as active street/trail frontages. Connectivity of this trail to Lady Street and the Vista Greenway will provide important connectivity throughout the District. The High Line in New York City would be a precedent. http://www.thehighline.org/

Responsibility: One Columbia , Vista Guild, Private Development, Columbia Development Corporation, Parks and Recreation Department, Planning and Development Services.

Timeframe: Mid-term/ Long-term

4.3 Night Time Illumination

Night time illumination has been found to contribute to the value of sites and enhance the night time economies of cities and business districts. Such lighting does not need to be bright or intensive but rather can be subtle and designed to have minimal glare. Funding for a plan, as well as funding for installation and long term maintenance will need to be explored and examined. Refer to BID recommendations for potential funding opportunities.

4.3.1 Public Art Illumination

Develop a night time illumination plan for the District with emphasis on lighting for public art/sculpture as well as lighting for holiday and festival events.

Responsibility: Vista Guild, Public Works, Planning and Development Services, Columbia Development Corporation, One Columbia.

Timeframe: Long-term

IMPLEMENTATION

4.3.2 Building Illumination

Develop a night time illumination plan for the Vista with emphasis on illumination of specific facades or architectural features of specific structures.

Responsibility: Private Development, Vista Guild, Public Works Department, Planning and Development Services Department, Columbia Development Corporation.

Timeframe: Long-term

4.4 Trash

Currently within the District most commercial business rely on curb side carts that are placed along public sidewalks. Pick up currently occurs during the evening hours. These carts are unattractive, have an odor, and juices that get tracked and create dirty sidewalks. A coordinated solution for garbage collection for commercial development within the West Gervais District should be examined and considered.

Responsibility: Vista Guild, Public Works Department, Municipal Solid Waste Division, Planning and Development Services, Traffic Engineering.

Timeframe: Immediate

4.5 Wayfinding

The City of Columbia developed a Wayfinding Master Plan in the early 2000s. Portions of this plan have been implemented while other elements have not. It is recommended that this plan be revisited and elements such as kiosks should be considered for funding throughout the District.

Responsibility: Vista Guild, Public Works Department, Columbia Development Corporation, Planning and Development Services Department.

Timeframe: Mid-term

4.6 Connectivity to Memorial Park, Finlay Park, Riverfront Park, and Convention Center Plaza

The West Gervais District has some great existing public spaces within a 10 min walk from the intersection of Gervais and Lincoln. These include the Convention Center upper and lower plazas, Vista Greenway trail head, Memorial Park, and Finlay Park. The Riverfront Park is a 15 + min walk from the District. These spaces are not seen as integral to the districts. Programing activities within these spaces and providing a higher concentration of office, retail and residential uses around these spaces will allow these valuable resources to be better integrated into the area. In addition, connectivity and infrastructure enhancements will provide better access to these areas (see mobility section below).

Responsibility: Economic Development Department, Vista Guild, Private Development, Columbia Development Corporation, Planning and Development Services Department.

Timeframe: Mid-term

4.7 Found Space – Through Other Enhancements

Within urban environments the smallest urban spaces can contribute greatly to the area; found open space can come in a variety of forms. In 2012 the City and Vista Guild installed bump-outs that enhanced pedestrian crossings along Gervais, shortened the travel distance of pedestrians, and provided additional greenspace. Similar opportunities should be explored as infrastructure is built, rebuilt and developments are planned. Found spaces should be considered for each public and private development and should include the following, as well as opportunities that may not be listed:

- Bump Outs
- Streetscapes
- Outdoor Dinning
- Mid-Block crossings
- Parklets
- Green Alleys
- Green Roofs

Responsibility: Economic Development Department, Vista Guild, Public Works Department, Stormwater Management Division, Engineering Services Department, Private Development, Columbia Development Corporation, Planning and Development Services Department

Timeframe: Mid-term

4.8 Outdoor Dining

Outdoor dining is increasingly becoming a common design element within open spaces of popular urban commercial and residential districts throughout the Nation and Columbia. The West Gervais District has some significant challenges with accommodating such amenities due to the width of sidewalks within the area. As sidewalks and streets are redesigned, consideration shall be given to the reallocation of public space for other uses such as outdoor dining.

Responsibility: City of Columbia Economic Development Department, Vista Guild, Public Works, Forestry, Planning and Development Services, and Traffic Engineering.

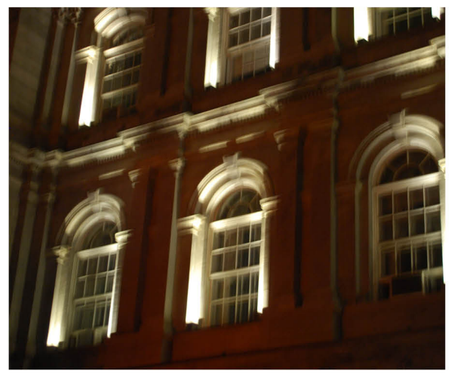
Timeframe: Mid-term

4.9 Green Alleys / Railroad Spur Pedestrian Enhancements

Within this Plan there are specific recommendations for using and enhancing abandoned railroad spurs for pedestrian and connectivity opportunities. A program for green pedestrian alleys including standards and funding opportunities should be developed. Many case studies exist in cities throughout the country from Washington, DC to Chicago and LA. Funding for such projects might include private funding, BID or Vista Guild funds, Stormwater Management Grants and Funds, or a combination of those. Such projects can provide for better connectivity and economic vitality in a business district.

The development of these green alleys should be coordinated with the unified development code and required at the time of redevelopment of properties.

Responsibility: Vista Guild working with private developers/railroad ownership, Public



Night time building illumination

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IMPLEMENTATION

Works Department, Engineering Department, Stormwater Management Division, Planning and Development Services Department, Columbia Development Corporation.

Timeframe: Mid-term

4.10 Mid-Block Crossings

Within this plan there are specific recommendations providing for better connectivity. Given Columbia's "famously hot" status, pedestrians often seek and use the shortest routes to and from a location. When this occurs pedestrians can often be found in areas that are not typical such as mid-block conditions etc. In many areas such as Lady Street and Washington Street, mid-block connections should be encouraged, particularly at locations that will connect existing and future pedestrian alleyways (as noted in 5.12 above). Mid-block crossings along Gervais and other streets will need formal analysis and involvement with SCDOT but should be explored as Gervais street has some of the highest pedestrian counts in the area.

Responsibility: Vista Guild in assocation with City and State agencies, Public Works Department, Engineering Department, Planning and Development Services Department, Columbia Development Corporation.

Timeframe: Mid-term

4.11 Green Roofs & Green Infrastructure

Stormwater is an ever-increasing area of concern for the area and community. As the density of this area increases, areas for water infiltration diminish. The majority of the area is already impervious, but opportunities and advancements in technology are rapidly developing. These opportunities include green roofs, bio-swales and similar treatments which can be integrated into new building design or streetscape design, with an end result of a more green and healthier urban environment.

Responsibility: Vista Guild, Public Works Department, Engineering Department, Stormwater Management Division, Planning and Development Services Department, Columbia Development Corporation.

Timeframe: Mid-term



Yield to pedestrian sign - Greenville, SC

5 Mobility

In June of 2015 the City of Columbia Council adopted the Walk Bike Columbia Plan as a component of the City's Comprehensive Plan. This Plan created a long-term vision for walking, biking and transit within the City. This Plan has specific recommendations within the West Gervais District. These recommendations include intersection improvements, bike facilities, and sidewalk improvements designed to work with the Comet. Below is a summary of the types of improvements recommended within the West Gervais District. Maps showing specific recommendations can be found within the Walk Bike Columbia Plan, and are incorporated herein by reference.

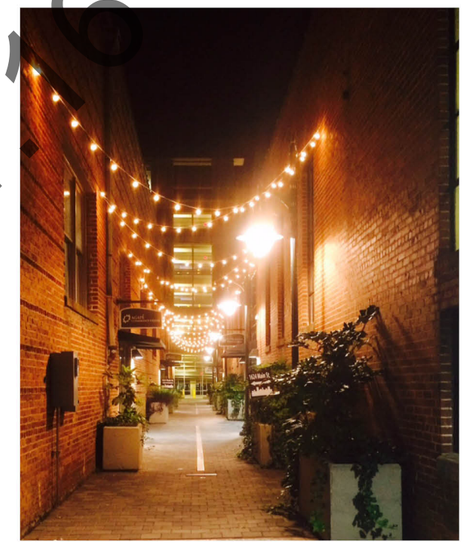
Design and implementation of these improvements should adhere to the recommendations of the Walk Bike Columbia Plan.

Pedestrian Improvements.

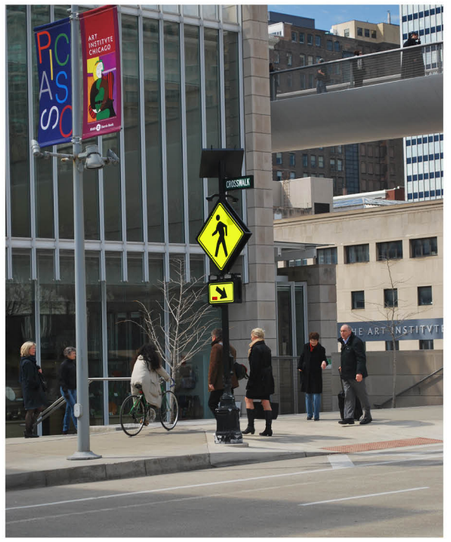
Pedestrian facility types fall into three categories: sidewalk improvements, intersection improvements, and mid-block connections. An overview of these improvement categories is provided below.

5.11 Sidewalks

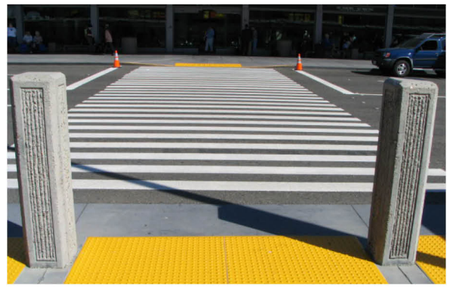
Sidewalks are the most fundamental element of the walking network, as they provide an area for pedestrian travel separated from vehicle traffic. A variety of consider-



Green alley: impervious pavement, plantings, and night time illumination



Mid-Block Crossing beacon- solar operated



High-quality pedestrian crosswalk markings



Pedestrian area with art integration

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IMPLEMENTATION

ations are important in sidewalk design. Providing adequate and accessible facilities can lead to increased numbers of people walking, improved safety, and the creation of social space.

Sidewalks must be more than areas to travel; they should provide places for people to interact. There should be places for standing, visiting, and sitting.

Sidewalks should be thought of as having specific areas for various activities, uses, and have an organized system of design throughout the area.

Sidewalks should contribute to the character of neighborhoods and business districts, strengthen their identity, and be places where adults and children can safely participate in public life.

The following streets are planned to have pedestrian improvements as specified within the Walk Bike Columbia Plan.

5.2 Intersection Improvements for Pedestrians

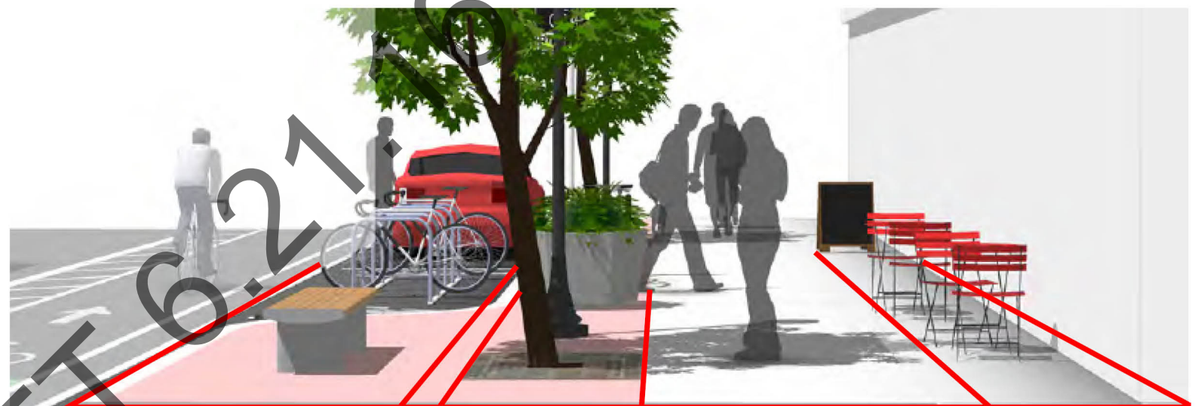
Signalized intersections are typically preferred crossing locations for pedestrians since traffic is typically stopped in one direction and motorists generally expect pedestrians to be crossing. However, vehicular turning speed, visibility, crossing distance and signal timing can be great barriers for pedestrians on roadways that are designed to primarily accommodate vehicular traffic.

Treatments such as high-visibility crosswalks, bulb-outs/ curb extensions, roadway geometry improvements, adding pedestrian signals, lengthened/leading pedestrian crossing intervals and pedestrian median refuges can improve new or existing intersections for pedestrian users.

5.3 Crossings/Mid-Block Connections

A marked/unsignalized crossing typically consists of a marked crossing area, signage and other markings to slow or stop traffic. This can occur at an unsignalized intersection or mid-block, where no intersection exists. The approach to designing crossings at unsignalized locations depends on an evaluation of vehicular traffic, line of sight, pathway traffic, use patterns, vehicle speed, road type, road width, and other safety issues such as proximity to major attractions. When space is available, using a median refuge island can improve user safety by providing pedestrians and bicyclists space to perform the safe crossing of one side of the street at a time.

Mid-block crossings can be an important element within the retailing environment



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of the area particular when considering the climate of Columbia. Columbia has a rather long block length and by strategically providing mid-block crossings the distance pedestrians are required to walk through the area can be lessened, while also allowing for better connectivity points. Strategic placement near mid-block pedestrian alleys will be important to providing connectivity from one public space to another.

While the Walk Bike Columbia Plan does not recommend specific locations for mid-block crossings, it does recommend them as tool to improve connectivity within specific blocks or road segments. Throughout the public input session and observations of pedestrian movement this plan does recommend a number of mid-block crossings be considered in the future.

5.4 Greenways

Utility and waterway corridors often offer excellent shared use path development and bikeway gap closure opportunities. Utility corridors typically include powerline and sewer corridors, while waterway corridors include canals, drainage ditches, rivers, and beaches. These corridors offer excellent transportation and recreation opportunities for bicyclists of all ages and skills. For more information regarding greenways please refer to the Walk Bike Columbia Plan.

Bike Improvements.

Bike facility types fall into two categories: on road and off road improvements. An overview of these categories is provided below.

5.5 Bike Boulevards

Bicycle boulevards are low-volume, low-speed streets modified to enhance bicyclist comfort by using treatments such as signage, pavement markings, traffic calming and/or traffic reduction, and intersection modifications. These treatments allow through movements of bicyclists while discouraging similar through-trips by non-local motorized traffic. For more information regarding Bike Boulevards please refer to the Walk Bike Columbia Plan. The following streets are planned to be Bike Boulevards:

5.6 Buffered Bike Lanes

Buffered bike lanes are conventional bicycle lanes paired with a designated buffer space, separating the bicycle lane from the adjacent motor vehicle travel lane and/or parking lane. Buffered bike lanes follow general guidance for buffered preferential vehicle lanes as per MUTCD guidelines (section 3D-01).

Buffered bike lanes are designed to increase the space between the bike lane and the travel lane and/or parked cars. This treatment is appropriate for bike lanes on roadways with high motor vehicle traffic volumes and speed, adjacent to parking lanes, or a high volume of truck or oversized vehicle traffic. For more information regarding buffered bike lanes please refer to the Walk Bike Columbia Plan.

The following streets are planned for Buffered Bike Lanes:

5.7 Cycle Tracks

Protection is provided through physical barriers and can include bollards, parking, a planter strip, an extruded curb, or on-street parking. Cycle tracks using these protective elements typically share the same elevation as adjacent travel lanes.

Raised cycle tracks may be at the level of the adjacent sidewalk or set at an intermediate level between the roadway and sidewalk to separate the cycle track from the pedestrian area. For more information regarding cycle tracks please refer to the Walk Bike Columbia Plan. The following streets are planned for Cycle Tracks:

5.8 Intersection Improvements for Bikes

There are a number of bicycle spot intersection improvements recommended with the Walk Bike Columbia Plan as seen in the bicycle recommendations maps of that document. These should be implemented in conjunction with linear bikeway improvements they correspond to. Due to the wide variation in improvement types and subsequent costs, this Walk Bike Columbia Plan did not include cost estimates for these improvement types. For more information regarding intersection improvements please refer to the Walk Bike Columbia Plan.



Bike directional signage



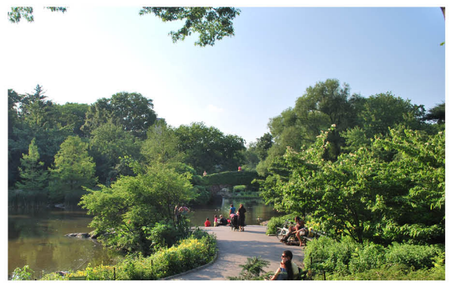
Cycle track improvements



Intersection improvements

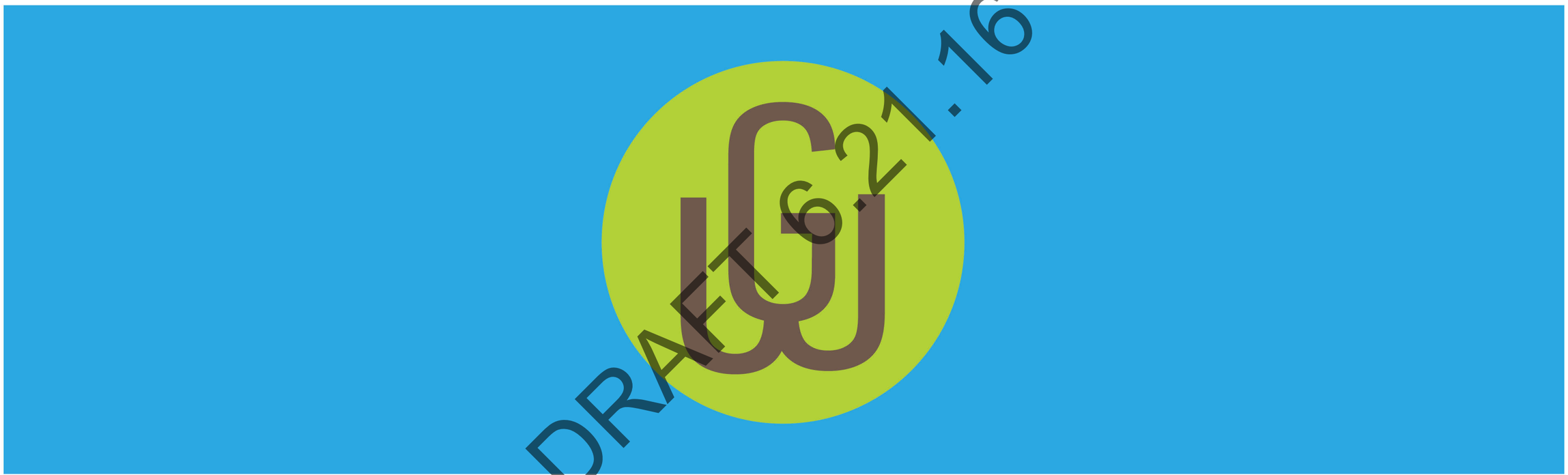


Mobility considered for all users



Greenways: places to gather

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ORDINANCE NO.: 2016-081

Adopting the West Gervais District Plan as an addendum to The Columbia Plan 2018

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

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

WHEREAS, the City of Columbia Planning Department guided the visioning and creation of the West Gervais District Plan in response to and in partnership with the community; and,

WHEREAS, the City of Columbia Planning Department has engaged the public and solicited feedback throughout the planning process by utilizing various public outreach techniques and holding a number of public meetings; and,

WHEREAS, the City of Columbia Planning Commission has reviewed the West Gervais District Plan (dated June 21, 2016), has received input from members of the public, and has recommended that City Council adopt said plan with a modification to the planning area; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia this __ day of _____, 2016, that the West Gervais District Plan as dated June 21, 2016, a copy of which is attached hereto, is hereby adopted as an addendum to *The Columbia Plan 2018* and is effective as of final reading of this ordinance; and

BE IT FURTHER ORDAINED that copies of the West Gervais District Plan, as an addendum to *The Columbia Plan 2018,* be made available for public inspection and copying in the offices of the City Clerk and the Planning and Development Services Department; and

BE IT FURTHER ORDAINED that the Mayor and City Council of the City of Columbia direct the City Manager and City Departments to begin implementation of the West Gervais District Plan; and

BE IT FURTHER ORDAINED that the City of Columbia should periodically review the West Gervais District Plan.

Requested by:

Assistant City Manager Gentry

_____
Mayor

Approved by:

_____
City Manager

Approved as to form:

_____
City Attorney

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

Last revised: 8/10/2016
1617080284

We Are Columbia

MEETING DATE:	**September 20, 2016**
DEPARTMENT:	**Planning and Development Services**
FROM:	***Krista Hampton, Director***
SUBJECT:	**Pursuant to §17-654(B), Amend the Design Guidelines for the West Gervais Historic Commercial District (§17-681(D)(1)) and the West Gervais Historic Protection Area District (§17-681(C)(6))**
PRESENTER:	**Krista Hampton**
FINANCIAL IMPACT:	**Council District: 2**

Proposal: Request the adoption of revised guidelines for the West Gervais Historic Commercial District (§17-681(d)(1)) and the West Gervais Historic Protection Area District (§17-681(c)(6)) pursuant to §17-654(b).

Applicant: Krista Hampton, Planning & Development Services Director, City of Columbia

Staff Recommendation: Approval

D/DRC Recommendation:07/14/2016; Approval (7-0)

PC Recommendation: 07/11/2016; Deferred; 08/01/2016; Approval (6-1)

ATTACHMENTS:

- Guidelines Amendment-West Gervais Guidelines (PDF)

CITY COUNCIL

September 20, 2016 at 7:00pm
City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

DESIGN GUIDELINES AMENDMENT CASE SUMMARY

PURSUANT TO §17-654(b), AMEND THE DESIGN GUIDELINES FOR THE WEST GERVAIS HISTORIC COMMERCIAL DISTRICT (§17-681(d)(1))) AND THE WEST GERVAIS HISTORIC PROTECTION AREA DISTRICT (§17-681(c)(6))

Council District:	2
Proposal:	Request the adoption of revised guidelines for the West Gervais Historic Commercial District (§17-681(d)(1)) and the West Gervais Historic Protection Area District (§17-681(c)(6)) pursuant to §17-654(b).
Applicant:	Krista Hampton, Planning & Development Services Director, City of Columbia
Staff Recommendation:	APPROVAL
D/DRC Recommendation:	07/14/2016; APPROVAL (7-0)
PC Recommendation:	07/11/2016; DEFERRED 08/01/2016; APPROVAL (6-1)
ZPH, 1st Reading:	09/20/2016; Pending
2nd Reading:	10/04/2016; Pending

DETAIL

The purpose of this amendment is to ensure that the process for reviewing development within the two districts is clarified. Several years ago the City was asked to update the guidelines for the West Gervais Historic Commercial District and the West Gervais Historic Protection Area. The result is a document that is updated with consistent language and photographs that reinforce the principles that have always been a part of the guidelines for these areas. Since these districts are also within the City Center Design/Development District, those principles have been placed into this one document as well, making this a singular source for design review for the Design/Development Review Commission and for the public. The development of the draft guidelines does not represent changes in the scope of review, and these guidelines have been presented to and reviewed by the community affected.

PLANS, POLICIES, AND LAND USE

The Planning Commission has also been asked to review the draft West Gervais District Plan, which recommends the modification of historic guidelines in Section 1.2 of the Plan. The plan notes that the modification of guidelines for both

the Historic Commercial District and the Historic Protection Area District is encouraged in order to address the preservation of existing resources and promote compatible development patterns.

STAFF RECOMMENDATION

Staff recommends City Council adopt the revised guidelines for the West Gervais Historic Commercial District and the West Gervais Historic Protection Area District pursuant to §17-654(b).



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6/21/16

WEST GERVAIS STREET HISTORIC COMMERCIAL DISTRICT

design guidelines


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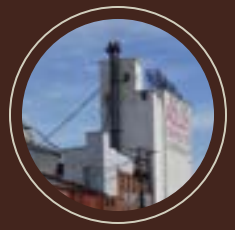
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WEST GERVAIS STREET HISTORIC COMMERCIAL DISTRICT

design guidelines



I. INTRODUCTION

Since 1994, the West Gervais Street Historic Commercial District has witnessed a multitude of renovation and new construction projects in the unique commercial heart of the Vista. Assisted by design guidelines, City Staff and the Design/Development Review Commission, these projects have enabled an historic warehouse, retail and railroad district to maintain its charm and character well into the twenty-first century.

A. DISTRICT PRINCIPLES AND GOALS

The purpose of these guidelines is to enable property owners within the district to utilize a common framework to retain the historic character of the area and to construct new buildings that complement the existing built environment. The goals are to continue the successful adaptive reuse of the area while minimizing impact on historic resources and to allow new buildings to enhance the pedestrian experience, reinforce the characteristics of the area, and complement the existing scale and patterns in the district.

These design guidelines are criteria and standards that the Design/Development Review Commission (D/DRC) must consider to determine the appropriateness of proposed work within the historic district, in order to accomplish the following goals:

1. Protect the beauty of the city and improve the quality of its environment through identification, recognition, conservation, maintenance and enhancement of areas, sites and structures that constitute or reflect distinctive features of the economic, social, cultural or architectural history of the city and its distinctive physical features;
2. Foster appropriate use and wider public knowledge and appreciation of such features, areas, sites, and structures;
3. Resist and restrain environmental influences adverse to such purposes;
4. Encourage private efforts in support of such purposes; and
5. By furthering such purposes, promote the public welfare, strengthen the cultural and educational life of the city, and make the city a more attractive and desirable place to live and work.

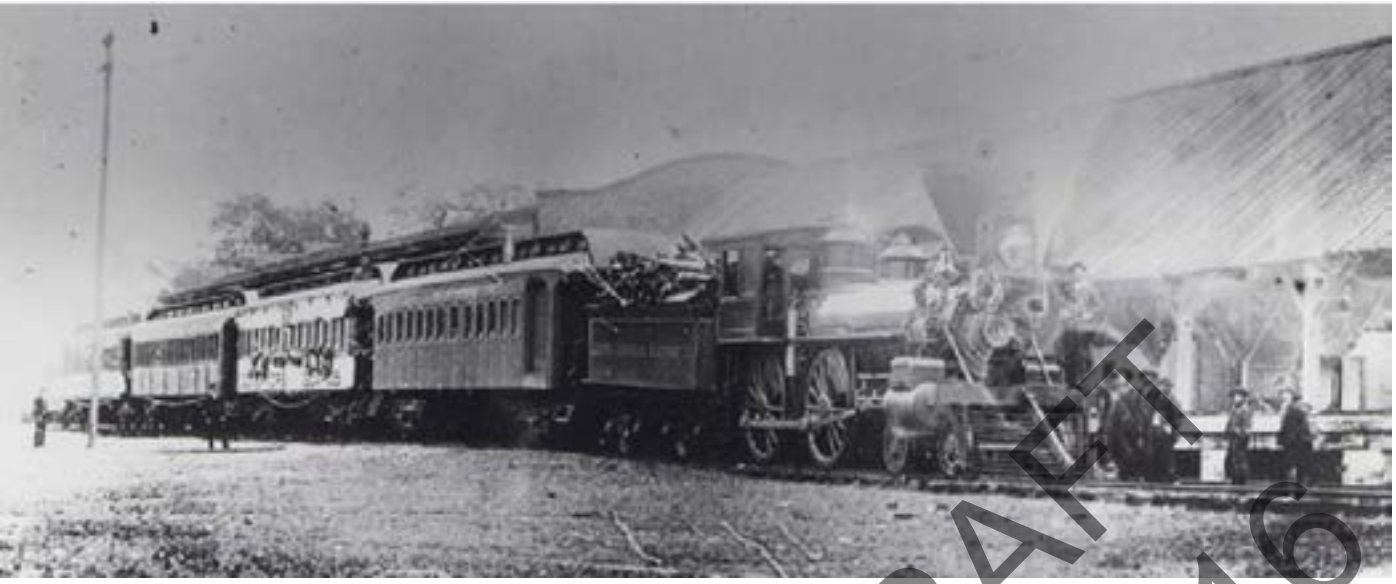
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B. UNDERLYING BASIS (SECRETARY OF THE INTERIOR'S STANDARDS)

This historic district's guidelines are based on the Secretary of the Interior's Standards for Rehabilitation. The Secretary of the Interior maintains the honorary National Register of Historic Places program and oversees the National Park Service, which generates the Standards for the Treatment of Historic Properties. These standards are used nationwide to protect the architectural integrity of historic properties by encouraging the preservation of original materials. For clarity, the Standards for Rehabilitation are listed below:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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1880s image of the wood-burning South Carolina Railway Company train in the Vista (Image courtesy Richland Library)

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Centered on popular Gervais Street, the area that came to be known as the "Vista" has had a colorful past. Essentially divided near the middle, the western half is reminiscent of the warehouse and railroad district that created the city's massive transportation industry, while the eastern half reinvented itself in the early 1900s into a retail oriented, dense marketplace that followed building trends using brick walls and cast iron storefronts.

Early development of the area was due to the railroad, which came to Columbia in the 1840s. By the Civil War the area was busy transporting soldiers and war goods, leading to the nation's first wayside hospital when a group of ladies tended to the wounded Confederates right near the tracks. East of the South Carolina Railroad Depot, the area was a mix of houses, small wood shops, the city gas works, the city machine works and the Congaree (also called Rose's) Hotel at the corner of Gervais and Assembly Streets during the late 1800s. Some of the houses on Gates Street, later named Park Street, were well-known brothels that were even identified publicly in the city directories. A saw mill and a few other establishments filled up Lady Street and more business took over the main corridor of Gervais Street by the late 1890s. Fire was a constant threat, and after the turn of the century the eastern part of the Vista matured into a retail corridor with brick buildings and cast iron storefronts that rivaled the main business district along Main Street.



Nineteenth-century buildings in the 700 block of Gervais Street - ca. 1905 photograph. (Courtesy Richland Library)

The dozens of railroad lines and spur tracks feeding the many industries in the Vista and traveling further south to the cotton warehouses and textile mills relied on the depots near Gervais Street, and these industries helped lead to a boom period. The Vista was offering wholesale groceries, pharmacies, flour mills and retail stores, as residential development filled in the city blocks along Washington, Lady, Senate and Pendleton Streets by the 1910s

By the 1920s and 1930s new brick warehouses and retail building filled in Lady Street, and the city braced for the Great Depression. African-Americans developed a business district along Washington Street, and purchased the old House of Peace Synagogue for use as a dance club, where the Big Apple dance was created. By the early 1940s the country

was at war, and soldiers once again traveled through the Vista railroads and depots, on their way to foreign battlefields. The war's end, however, brought about a different kind of boom period in expansion and development, with new suburban neighborhoods drawing residents and businesses away from the downtown.

During the 1970s the Vista remained a commercial district and had a variety of businesses, including tire stores, antique stores and other retail. Interest in the area grew as artists and small business owners found the Vista an inexpensive place to open shop by the 1980s. City officials turned a great deal of attention to the area during the same time, naming it the Congaree Vista and ultimately spending



A simple, multi-bayed cast iron storefront is shown on this ca. 1906 image of 810-816 Gervais Street, which was perhaps the earliest multi-story retail building in the Vista. (Courtesy Richland Library)



A ca. 1905 photograph of the 1200 block of Lincoln Street, showing the passenger canopy and train station on the right and the old city gas works silo toward the left, with some evidence of brick paving on Gervais Street in the foreground.

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millions of dollars on several large-scale projects including the burying of power lines, the burying of the railroad tracks, and the recreation of Sydney Park, later named Finlay Park.

The Vista was recognized not just as a prime retail corridor but also as a historic gem in the city. It gained a listing in the National Register of Historic Places in the 1980s, followed up by historic district listing with the City of Columbia in the early 1990s. Subsequent private development was measured in the millions of dollars, resulting in a vibrant, walkable hospitality district that has a unique character in the city, maintaining both its nineteenth century warehouses and railroad depot, as well as its early twentieth century retail buildings, harmonizing with new hotels, apartments, stores, offices and banks that round out this unique space.

STATEMENT OF SIGNIFICANCE

The West Gervais Street Commercial District is significant as a unique historic commercial location within the city of Columbia that has a cohesive character defined by consistent use of brick as a major building material. Developed over a number of years as a mixed residential and transportation area with a myriad of train tracks and warehouses, the district transformed around the turn of the twentieth century, gaining retail buildings and losing residential ones. With the earliest railroad dating to the early 1840s, the earliest historic building dating to around 1846 and a heyday of commercial construction that continued into the 1930s, this area represents a commercial and warehouse district distinct from the city's historic retail business district along Main Street. The period of significance is from 1846 to 1940.

THREE PREDOMINANT HISTORIC BUILDING TYPES IN THE DISTRICT



THE WAREHOUSE

As part of the railroad industry, warehouses were constructed to store and receive goods transported along the rail lines.

- *Typically one-story*
- *Constructed of either wood or brick*
- *Located adjacent to railroads and sometimes attached to the back of an office building*
- *Often had simple exteriors, gable roofs, and large openings along the side walls*



THE OFFICE

Created for office space, these buildings are sometimes attached to the front of warehouses.

- *Often have a symmetrical arrangement of openings on the façade*
- *Single or double doors and windows, though there may have been multiple façade doors*
- *First-floor windows were sized generally the same as those on the second floor*
- *Often two stories*
- *Some have ornamentation in the form of brick corbeling, a cornice, or minor details at windows and doors*



THE STORE

The retail buildings in the district were created to display retail goods. They usually have the highest degree of ornamentation of all three building types.

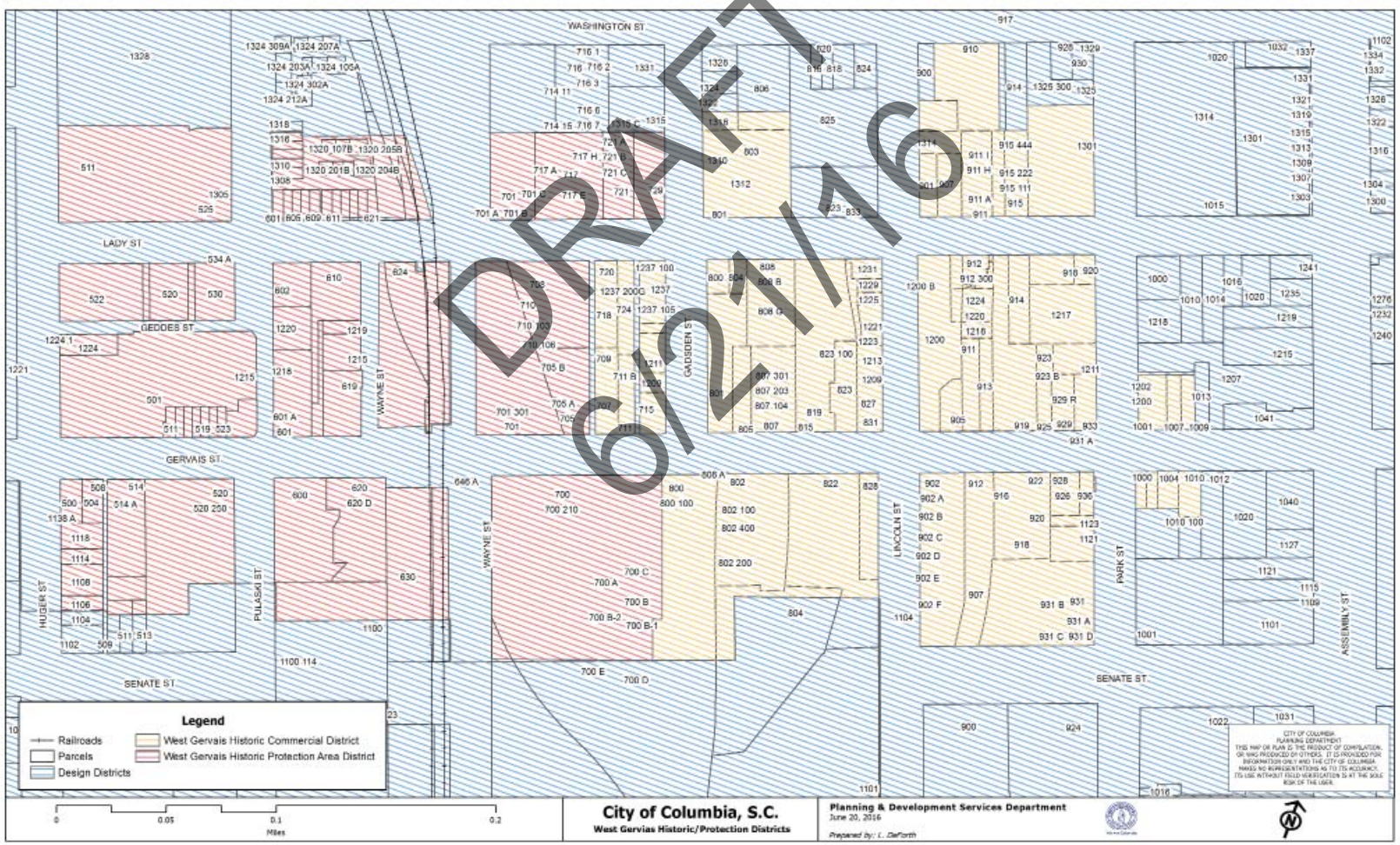
- *Large expanses of glass on the first floor to display merchandise*
- *Recessed entries*
- *Brick corbeling*
- *Projecting cornices contrasts in materials or brick designs in upper floors*
- *Upper floors typically have vertical windows*

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D. DESIGNATION BACKGROUND

The West Gervais Street Historic Commercial District was first designated in 1994 as a result of several years of work to recognize and protect the large number of historic resources concentrated in the blocks surrounding West Gervais Street. This is an area that is unique in the city as it contains a mixture of warehouse, retail and office buildings that span from the 1840s to the 1930s, as well as the remnants of the mighty railroad system that first spurred development along this major east to west route into the city.

E. BOUNDARY MAP



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II. Review Process & Administration

Projects affecting buildings and sites within the West Gervais Street Commercial District require review by the City Planning Department or the Design/Development Review Commission, which means that these projects receive an extra level of design review in addition to the normal city processes for issuing building and zoning permits. Contact the City Planning staff at the first opportunity to determine whether a project may be reviewed "at staff level" by a staff member or by the Design/Development Review Commission (D/DRC).

The City of Columbia Zoning Ordinance dictates what may be reviewed at staff level and what must be reviewed by the D/DRC. Projects vary in their scope and impact on a historic building and the historic district; typically larger projects must go to a D/DRC meeting, which occurs once a month. Staff review may be accomplished in as little as one day or may take longer, depending upon the project. If the review process results in an approval for a project, then staff will issue a Certificate of Design Approval (CDA) and the applicant may pursue the proper permits.

A. ACTIONS THAT REQUIRE DESIGN REVIEW

Changes to the exterior of a building that are visible from any public right-of-way require design review, and City Planning staff will help determine that visibility. Changes that must be reviewed include:

- New construction
- Additions and/or enclosures
- Maintenance*
- Any actions that alter the exterior appearance of a building
- Any actions that remove/change original materials or features of a building
- Site improvements such as paving, parking lots, screening of dumpsters, steps, fencing, retaining walls, decks, ramps, etc.
- Signage
- Demolition or relocation

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**Maintenance as a review item is further explained in section D.*

ITEMS NOT REVIEWED

Changes to the interior of a building do not require design review UNLESS they affect the exterior, such as changes to windows, doors, etc. Building and Zoning permits are often required and it is the contractor and property owner who are responsible for obtaining all applicable permits.



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B. ITEMS REVIEWED BY STAFF VS. D/DRC

In an effort to streamline the review process for projects in the district, several items have been designated to staff for review:

1. **Staff Review:** General maintenance, minor actions and alterations, site improvements, most signage, etc.
2. **D/DRC Review:** New construction, additions, enclosures, major actions and alterations, demolition, relocation, etc.

C. CERTIFICATES OF DESIGN APPROVAL

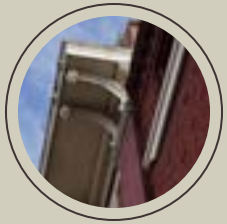
Projects located in the district that fall under the review purview of these guidelines must obtain a Certificate of Design Approval (CDA) issued by Planning Staff. The CDA is a written description of the project and includes any conditions of approval as determined by Staff or the D/DRC.

D. GENERAL MAINTENANCE & REPAIR

Contact the City's Development Center at before a project begins to determine if any permits or temporary encroachment approvals are required. However, whether a permit is required or not, Planning Staff must be contacted with a scope of work for any exterior general maintenance, repair, or cleaning project.

- If only a limited amount of rotted or severely deteriorated materials on the exterior of a building are being repaired or replaced, the same materials and appearance (ex. wood for wood, same size and details) should be used.
- Any cleaning project that involves the exterior of a building must use the gentlest means possible, which typically involves low pressure water and mild detergents. Maintenance projects require a CDA from Planning Staff to ensure that they comply with the guidelines.

Additional rehabilitation techniques and resources can be found in the addendum.



III. Design/Development Review Commission

The Design/Development Review Commission (D/DRC) is a nine member quasi-judicial board appointed by City Council. Commissioners are those who by virtue of experience and/or education have insight into architecture and design review. They are responsible for evaluating projects within the City's design and historic districts, as well as those involving individual historic landmarks, based upon the established guidelines for each.



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DESIGN/DEVELOPMENT REVIEW COMMISSION MEETINGS

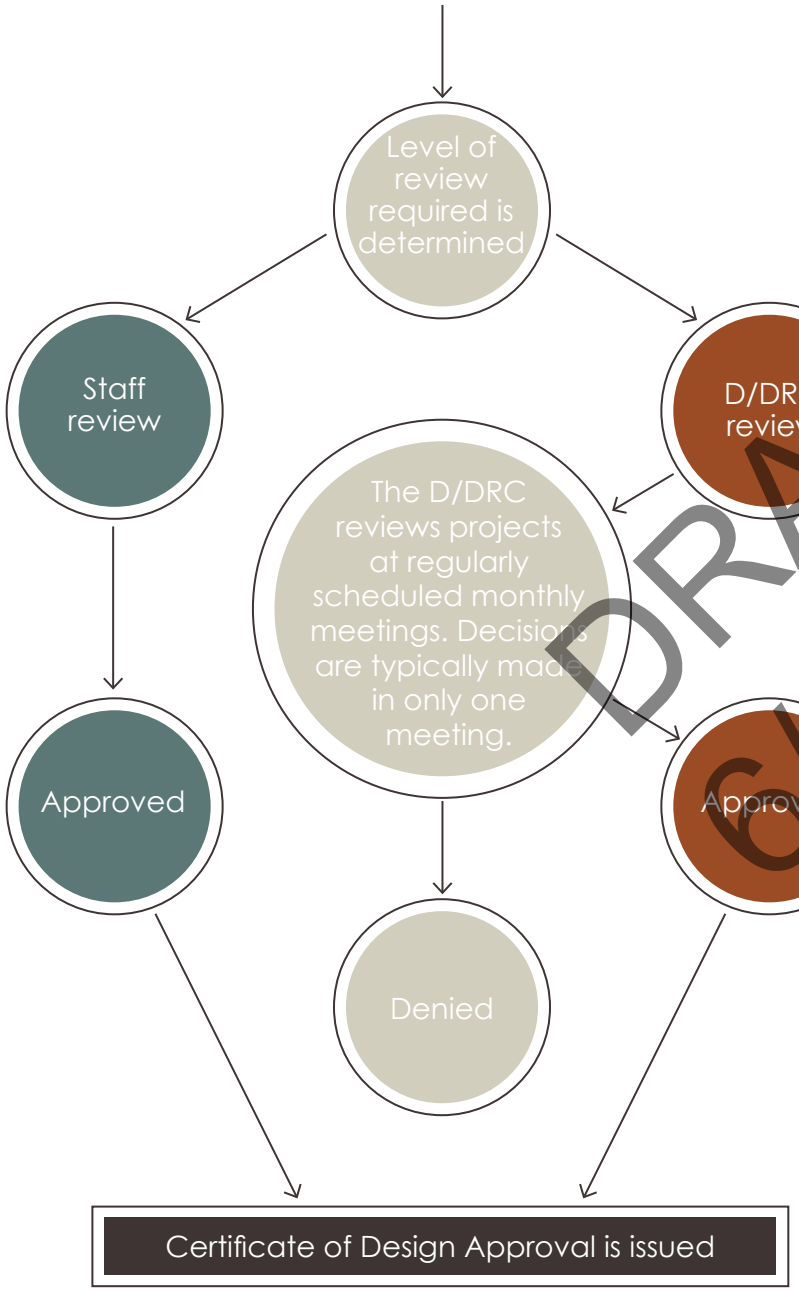
D/DRC meetings are held monthly. Projects on the agendas for these meetings are required to be publicly noticed, so a blue D/DRC public hearing notification sign will be placed on the property 15 days prior to the meeting. Staff will remove the sign after the meeting, usually within 1-2 business days.

At the D/DRC meeting, staff presents an evaluation of the project based on the guidelines for the district, which is followed by discussion by the commission members. You will be given an opportunity to speak to the D/DRC about your project and answer any questions the D/DRC may have. Usually, but not always, the project is decided on the same day. If the project is approved with no unresolved details or conditions, Staff will prepare a Certificate of Design Approval (CDA) within the next 1-2 business days.

The CDA signifies that your project was approved and lists any conditions required by the D/DRC. This CDA is forwarded to the Development Center and the Zoning Department which will not issue permits without this document. If your project was not approved, then you may revise your project and re-apply or, if you feel the decision was made in error, you may appeal the decision to the local circuit court.

DESIGN REVIEW PROCESS

Consult with staff prior to beginning work to ensure the most efficient process



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IV. Other Reviews

Any project within the city limits is subject to the City Code of Ordinances, the adopted building codes, zoning code, fire and safety codes, etc. For larger projects, the City's Development Center will coordinate the review of your project through the various departments that have purview and shepherd the project through the entire process. Smaller projects may not require this sort of coordinated review and may simply require a building or zoning permit; however, no permit will be issued from the City for any project until a CDA has been received from the Planning Division, indicating review and approval have taken place. Calling early in your planning process will assist in keeping your project on schedule.



V. Guidelines *for* New Construction

The character of the West Gervais Street Commercial District has been retained and enlivened through the use of sensitive new construction through the last few decades. These guidelines are helpful in encouraging development that is respectful of the unique historic surroundings that make up the Vista.

A. BUILDINGS

There are relatively few noncontributing structures and very few vacant lots available for new construction. Each new or replacement structure can affect the character of the district positively or negatively and therefore must be undertaken with great sensitivity to the existing buildings on a block or street in terms of height, scale, proportion and rhythm of openings, setbacks, orientation, spacing and ground elevation relative to the street and surrounding development. New construction should be sympathetic to the architecture of an earlier period, and must take into account significant themes, such as height, materials, roof form, massing, set-back, and the rhythm of openings to insure that any new building blends with its context.

1 Height

Consult the current Zoning Ordinance for regulations regarding building height.

2 Size and scale

The size and scale of historic buildings in the district varies between one story buildings and three story buildings along street frontages. The scale of the buildings is pedestrian friendly; it does not overwhelm the streets.

a. The size and scale of a new building shall be visually compatible with surrounding buildings.

b. Buildings that are wider than the average width of the historic buildings or storefronts are to be broken up into vertical elements so as to segment the façade and respect the contextual, historic patterns of size and scale found on the block or street.

c. Proportions of openings on each level (upper and lower stories) should be consistent with the building type (see pg. 8) and with historic examples of the type within the district. If no historic examples of the type exist then follow typical proportion patterns found on nearby historic buildings.

d. Architectural features (ex. columns, pilasters) on the first floor of the façade should reference features and sizes of those found on historic buildings of the same type nearby.

f. The scale of each floor of a multi-story building should reflect the patterns of nearby historic buildings of the same type.

g. Whenever an infill building is proposed between two adjacent commercial structures, the characteristic rhythm, proportion and spacing of existing door and window openings should be maintained in the new construction.

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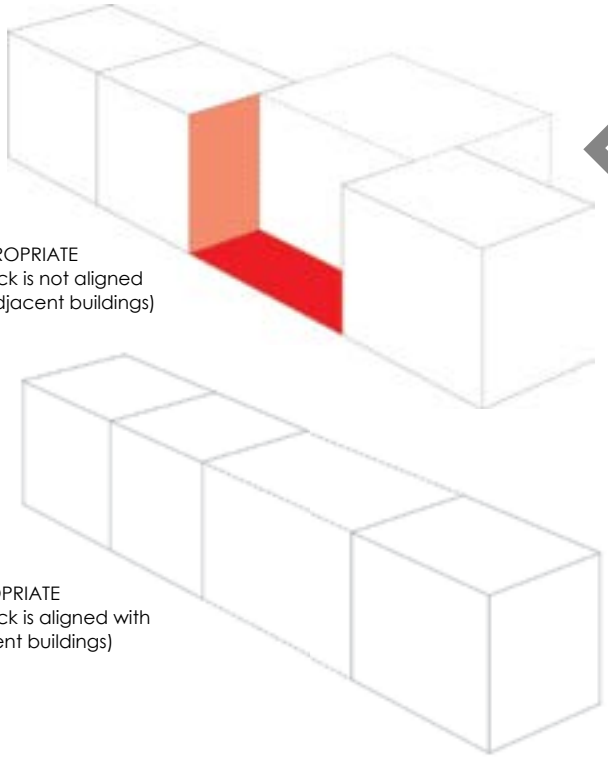
3 Setbacks

Historic buildings in the district are situated directly on the street front, or sidewalk. This emphasizes the dense, urban, pedestrian-friendly character of the area.

a. *Situate buildings along the front lot line so that there is no setback on the lot.*

b. *Buildings on corners should be situated with a zero lot line setback on all street facing elevations.*

c. *All exterior walls should be parallel to the street they address.*



INAPPROPRIATE
(setback is not aligned with adjacent buildings)

APPROPRIATE
(setback is aligned with adjacent buildings)

4 Massing

Massing in the district is very simple. Exterior walls, excluding storefronts, generally do not have bays that recess or project. Each exterior wall remains on a single plane.

a. *Massing should reflect the simple historic exteriors that have single-plane exterior walls and should refrain from recessed or projecting single bays.*

b. *Recessed or projecting vertical "blocks" should be used to break up a large-scale elevation that is much wider than historic elevations found on the same block or street to what is found on nearby historic buildings.*

c. *Architectural elements, contrasting materials, and detailing may be used to help break up massing on a façade that is wider than typical historic buildings in the district.*

d. *Design window and door openings to generate a ratio that is consistent with historic architectural patterns nearby, in order to break up massing in a way that conforms to the district.*



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5 Storefronts

Historic commercial buildings, regardless of size and height, typically feature three main components: the storefront, the upper façade and the upper cornice. Storefronts play an important role in the function of buildings as they provide display space for retailers and shelter for pedestrians when equipped with awnings and recessed entries. Therefore, the storefront is a highly visible component that enables pedestrians to interact with the building on a human scale. A storefront can be any first story of a building located adjacent to a street front and conform to the building type, for example warehouse, office or retail types.

a. Storefronts on new construction should follow the established patterns of historic storefronts in the district, which are limited to the first floor only; however, they should never attempt to create a false historical appearance.





Original storefront windows and doors at 1225 Lincoln Street

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b. Utilize original patterns and details in unaltered, nearby historic buildings to provide context and guide new designs for rhythm of openings, size of openings, recessed entries, and other details.

c. The storefront of a retail building should have a large percentage of glass; the glass should be as clear as possible (such as Ti-AC-36 or National Park Service approved product of equal performance) to engage the pedestrian while meeting applicable building and energy codes. Tint applications after installation are not permitted.

d. Retail storefront glazing should maximize the visibility of storefront displays, and should avoid using small panes of glass, muntins or grids.

e. The top of the bulkheads should be no lower than 18 inches and no higher than 36 inches from the ground.

f. If the building is on a corner lot, orient the storefront and main entry to the major pedestrian traffic pattern. Corner entries should not occur.

g. New storefronts should feature recessed entries with a maximum depth of 5 feet.

h. The storefronts of buildings constructed for uses other than retail may utilize patterns and sizes of openings from historic examples in the district, for example warehouse or office buildings.

i. NanaWall or other movable wall systems which can reference historic patterns or details may be used in a storefront provided that the storefront can retain a delineated presence along the street when those systems are in use.

6 Sense of Entry and Directional Expression

Main entries on historic buildings in this district are located on the fronts of these building. On most of the buildings they are ornamented or recessed, sometimes within a storefront. No historic entries are located on the corners of buildings.

a. *Place the main entrance and the associated architectural elements so that they are compatible to surrounding structures. Entries should reference historic openings near-by in size and pattern.*

b. *Entries should reference historic openings near-by in size and pattern.*

c. *Entries shall be distinctive, using recesses, arches, lintels, flanking pilasters, transoms or other features found on historic buildings in the district, or a modern interpretation of those features, to reference the attention paid to entries in the district.*

d. *On a building with multiple storefronts or bays, a main entrance may be located in each storefront.*

e. *Openings on side elevations may include small storefronts, pedestrian entrances or large openings. Large openings for warehouse buildings should reference historic patterns of openings on side elevations found in historic warehouse buildings, including size, scale, rhythm and other detailing.*

f. *Doors to retail shops should contain a high percentage of glass in order to view the retail contents, and should have a visible frame.*

g. *Main entries shall not occur on the corners of buildings; they should occur on the main façade to mimic historic patterns.*



Central entryway with symmetrical fenestration

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7 Rhythm of Openings

Most of the historic buildings feature a high degree of symmetry in their fenestration and entries, and maintain vertical alignment between floors on multi-storied buildings.

a. *Construct new buildings so that the relationship of width to height of windows and doors, and the rhythm of solids to voids is visually compatible with historic buildings on the block or street. Maintain a similar ratio of height to width in the bays of the façade. Arrange the relationship of solid components (ex. walls, columns, etc.) to open spaces (ex. windows, doors, arches) so that it is compatible with existing historic buildings on the block or street.*

b. *Rhythm of openings should be compatible with the type of building proposed and its historic precedent in the surrounding historic buildings. For example, retail buildings of two or more stories should feature large glass windows in the storefront but have more solid wall than glass in the upper stories.*

c. *If the type of building does not have a historic precedent, follow the prevailing patterns of the majority of the nearby historic buildings.*

d. *Whenever an infill building is proposed, the common horizontal elements (e.g., cornice line and window height, width, and spacing) established by neighboring structures should be identified and the infill design should complement and accentuate what is already in place.*

e. *Windows should maintain vertical alignment between floors on multi-storied buildings to be consistent with the historic entry and fenestration patterns in the district.*

8 Roofs

a. Types/forms

The prevalent roof form in the area is flat, which is not visible to the public right-of-way due to the heights of the buildings and their parapets. This roof form is most popular for the twentieth-century buildings. There are a few examples of hip roofs and one barrel roof, with gable roofs popular for a number of warehouses from both the 1800s and 1900s.

1. *Use roof shapes and pitches that are visually compatible with those of surrounding buildings.*
2. *The roof form should match the types (flat, hip, gable, barrel) that are found within the same block or street. Flat roofs should utilize parapet walls to disguise them and any mechanical equipment from street view.*
3. *If using a gable or hip roof, the pitch should be comparable to historic examples found nearby within the district.*
4. *Radical roof pitches (steeply pitched, irregular, etc.) or architectural features that create overly prominent or out-of character buildings are not allowed.*
5. *Roofs with outdoor spaces, including such features as trellises, walls, etc., should locate those features away from the street elevations in order to minimize their visibility.*

b. Materials

Hip, gable and barrel roofs

The only roof materials that will likely be visible will be those on hip, gable or barrel roofs. Flat roofs are typically hidden behind parapet walls.

1. *Use roof materials that are visually compatible with those of surrounding buildings.*
2. *If the roof material will be visible to any public right of way it should be consistent with a material typical for the type of building, for example seamed metal roofs are appropriate for warehouse roofs.*
3. *Standing seam metal with a traditional profile is acceptable for gable and hip roofs. Asphalt shingle is appropriate for gable and hip roofs.*
4. *Other materials may be allowed if their used in the district on a similar roof type is substantiated by historic documentation.*
5. *Synthetic roof materials may be considered if they are able to correctly replicate historic appearance, finish, texture, size, shape and other detailing of historic materials.*

c. Eaves, cornices, brackets, and chimneys

Historic buildings in the district often have cornice, eave and roof features including chimneys, stepped parapets, brick, wood or metal cornices, and projecting eaves supported by brackets that add character.

1. *Articulate the top of the walls with decorative elements reflective of patterns on nearby historic buildings with original detailing.*
2. *Avoid exaggerated features that are out of proportion to the building or that detract from the overall character of the building and district.*
3. *Modern designs can be used to interpret these elements if they can successfully reference these elements/features while respecting the building's massing, scale, rhythm of openings, or materials.*



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9 Rear Elevations

When rear elevations are visible from surrounding public rights-of-way the following guidelines shall apply:

a. *The rear walls of buildings that are visible to the public right-of-way will be treated as they are used. If they are used as a utilitarian area then their details and fenestration should reflect that use. Typically utilitarian elevations do not have a high level of architectural detail.*

b. *If the rear wall fronts another street, regardless of its use as a utilitarian area, it shall address the street as though it were a façade.*

c. *The level of detail necessary for a rear elevation shall be related to its visibility, its impact on the district, and its use. If they are used as a main entry façade then they should reflect that use and reflect the patterns and details found in the facades of other nearby historic buildings.*

10 Materials, Textures and Details

The existing context helps inform the materials for new construction in the district. Exterior wall materials that currently exist on historic buildings in the district include brick and stucco, with a singular surviving historic house that has wood clapboard. Brick found on these buildings has the traditional red clay color with a light-colored mortar. Secondary exterior materials include cast stone, stucco, natural stone, terra cotta, wood, cast iron, and other metals for cornices or other detailing. These historic materials have proven durable, and their prevalence in the district is an important part of what makes the area distinct.



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a. *Use materials, textures, and architectural features that reference those of the historic buildings on the block or street. Materials should reference the finishes, details, textures, durability, shadow lines, sizes, shapes and orientation of the materials used historically.*

b. *The major exterior wall material should be brick or genuine stucco.*

c. *Secondary materials may include brick, genuine stucco, wood, cast stone, natural stone, terra cotta, metal, glass, and cast iron, with finishes that reference the surrounding historic district.*

d. *Utilize no more than three materials on the exterior walls.*

e. *Brick color should reflect the major trend of historic colors so that new construction can reinforce the ambience of the district.*

f. *Windows may be wood, aluminum-clad wood or metal.*

g. *Details of new construction materials shall use depths, proportions, types, finishes and details of architectural features, including windows and doors, found on historic buildings in the district.*

h. *Foundation heights of new buildings should be consistent with those of historic buildings found adjacent or along the same street.*

i. *Innovative, synthetic or sustainable products may be considered for exterior materials and secondary materials if they have proven to be durable and can create visual compatibility with the surrounding historic context and materials, including finishes, shadow lines, textures and details.*



Additions

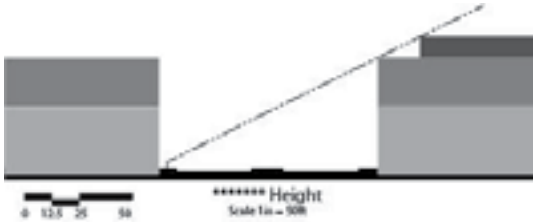
Additions are appropriate to the rear of structures in the district, particularly on historic buildings. In some cases, where setbacks may allow, additions may be permitted on the side of a building if the side is not a significant elevation for that particular building.

1. *Site additions so that they do not detract from or obstruct important architectural features of the existing building or others around it, especially the principle façades. Place additions away from the primary façade and allow the original façade and front bays of the side elevations to remain intact, if these sides are highly visible.*
2. *Design additions to be compatible with the original structure in materials, style and detailing yet distinct enough to be an obviously new feature. For example, compatibility may be achieved through the use of the major building materials found on the existing structure, and distinction may be achieved through modern detailing.*
3. *Limit the size and scale of additions so that the integrity of the original structure is not compromised. The size and scale of the new addition shall be in proportion to the historic portion of the building and be clearly subordinate to it.*
4. *Character defining features of a historic building shall not be radically changed, obscured, damaged, or destroyed in the process of adding new construction. Additions shall not significantly alter original distinguishing qualities of buildings such as the basic form, materials, fenestration, and stylistic elements.*
5. *Additions should be able to be removed without harming the original building and its structural integrity.*
6. *In rare cases, additions may be appropriate for facades of non-historic buildings.*
7. *Additions are also subject to the guidelines for new construction.*

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Rooftop Additions

1. *Rooftop additions are generally regarded as a case of last resort. The structure of the historic building should be studied to ensure the existing structure can withstand additional weight.*
   If new components are proposed to strengthen existing structure, they must be done sensitively, without impacting the historic appearance of the building.
2. *Rooftop additions cannot exceed height allowances as dictated by zoning and guidelines.*
3. *The basic form and character of a building should be maintained with a rooftop addition.*
4. *Rooftop additions should be set back to minimize visibility.*
5. *Where visible, rooftop additions should be in keeping with the character of the building.*
6. *Where additions would require the removal of a visible historic roof and its materials or a significant architectural feature, or where it would alter the shape of a visible roof, rooftop additions shall not be permitted.*
7. *Additions are also subject to the guidelines for new construction.*



Decks and Porches

Outdoor seating space is often sought after by business owners in the district where there is accommodation for them. Front porches are not a typical feature of historic buildings in the district.

a. For New Buildings

1. *Porches or decks are most appropriate on the side or rear of new construction.*
2. *If an outdoor dining area is desired on the front of a new building, it should be accommodated by the use of a movable wall system that allows the building to retain a street edge.*
3. *Prohibited materials include but are not limited to T-111 siding, unpainted or unstained treated wood, and vinyl. New materials must have a proven record of wear, and the ability to replicate historic textures, finishes and details.*
4. *Porches should adhere to the guidelines for new construction*

b. For Existing Buildings

1. *Decks or porches are not appropriate for the facades (front) of most historic buildings in the district. They may be located on the rear or sides of existing buildings where there is adequate clearance.*
2. *Side porches shall not be located flush with the street façade but rather will be set back to allow the original façade elevation and its corners to remain intact.*



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3. *Porches and decks added to an existing historic building should be built so as to be removable in the future without impact on the associated historic structure.*
4. *Porches or decks should be built to be distinct yet complementary to the associated structure.*
5. *Prohibited materials include but are not limited to T-111 siding, unpainted or unstained treated wood, and vinyl. New materials must have a proven record of wear, and the ability to reference historic textures, finishes and details.*
6. *Where setbacks allow porches on the front of a building in the district, it shall be reviewed as a porch under these guidelines. If the porch is later enclosed it shall be reviewed under the guidelines for additions.*
7. *The design of porches shall not be oversized. Porches shall be integral to the design of the building and complement architectural details rather than obscuring such features.*
8. *If re-creating a porch detail that once existed on an existing building, use pictorial or historic evidence as the basis of design. The porch should be in proportion and scale as what would have been found historically, and should maintain the use of historically appropriate materials. It shall not be enclosed.*
9. *Porches should adhere to the guidelines for new construction.*

B. FENCES, WALLS AND RAILINGS

Fences, walls and railings are not necessarily indicative of the historic character of the area; however, in certain circumstances, they may be required for purposes of enclosure or screening.

1. *Unless there is an extraordinary condition, front yard fencing and walls are not permitted.*
2. *Materials and design should reflect the materials and architecture of the associated building and the district in general. Depending on the associated structure the following materials may be appropriate:*
    - *Brick*
    - *Wrought iron or metal*
    - *Stucco*
    - *Wood fences may be allowed provided they reference the associated building in design.*
3. *Prohibited materials include but are not limited to:*
    - *Concrete block (unless stuccoed or veneered with an appropriate material)*
    - *Artificial siding (T-111 plywood, corrugated metal, vinyl)*
    - *Metal chain link fencing*
    - *Unfinished wood for fences or walls*
    - *"Living fences" may be appropriate in certain locations.*
4. *Specific ordinances apply to fence heights and setbacks for side and rear yards. See Columbia Code of Ordinances for more information.*



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C. SERVICE AREAS

Necessary to most businesses, service areas can be handled in sensitive ways to minimize their impact on the historic character of the district.

1. *Service equipment such as the HVAC (heating-ventilation-air conditioning) units shall be placed in the least visible location of the site that is possible.*
2. *Roof mounted mechanical or utility equipment should be moved away from street frontages to minimize the need for added screening to shield them from view. If visible, the method of screening should be architecturally integrated with the structure using like materials, colors, shapes and sizes. Equipment should be screened by solid building elements (e.g., parapet wall) instead of after-the-fact add-on screening (e.g., wood or metal slats).*
3. *Mechanical or utility equipment that must be located along a public alley or street shall be screened with elements matching the character and primary building material of the associated structure.*
4. *Vinyl fencing and lattice are not appropriate for screening of utility equipment within the district.*
5. *Refuse containers and actively-used service and loading areas must be screened from view by the buildings they serve or by solid masonry walls which are designed as an integral part of the building, finished with compatible materials and with a minimum height of at least one foot higher than the anticipated height of the dumpster.*

D. SECONDARY STAIRS AND ADA COMPLIANCE

Modern building codes and current law dictate a number of features that were likely not originally found on historic buildings.

1. *Attach secondary stairs, ADA compliance ramps, etc. to buildings in ways that minimize the physical and visual impact to the historic material and architecture.*
2. *Locate secondary stairs, ADA compliance ramps, etc. on new buildings in locations that minimize visual impact on the main elevations.*
3. *Ramps should use the primary building's materials. Other materials, such as iron or concrete, may also be appropriate.*
4. *For secondary stairs, etc., utilize materials that complement the building.*
5. *Do not introduce materials or designs for these features that are incongruent with the building design and materials.*



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VI. Guidelines *for* Rehabilitation & Maintenance

The character of the West Gervais Street Historic Commercial District is made up of surviving historic buildings that compose a relatively intact example of a retail, warehouse and industrial district as it appeared in the early 1900s. Relatively little has changed on the surviving buildings, making them the most intact early twentieth century collection of commercial structures in the capital city.

In order to retain the high degree of integrity that currently exists, it is important that their rehabilitation, adaptive reuse and maintenance strive towards retention of historic materials, details and characteristics.

A. STOREFRONTS

Many times in the remodeling of storefronts, original decorative architectural details are intact or simply covered up with subsequent construction. If the building is to be refurbished, these details should not be wasted, as they can often be restored as part of a reconstructed storefront. If only a few remain, they can be incorporated as features in a new design. In either case, the design of any improvements should grow out of the remaining traditional details and create a harmonious background which emphasizes them.

a. *Existing historic materials including cornices, cast iron columns, windows, doors, transoms, specialty glasses (prismatic), bulkheads, and other decorative architectural details should be preserved to reinforce the traditional character of the district and add a richness of detail which is often irreplaceable at today's costs.*

b. *Where the original storefront remains (little or no remodeling has occurred), it should be preserved and repaired with as little alteration as possible, and recessed sections shall not be enclosed.*

c. *Where only part of the original storefront remains (limited remodeling has occurred), the storefront should be repaired, maintaining historic materials where possible, including the replacement of extensively deteriorated or missing parts with new parts based upon surviving examples of transoms, bulkheads, pilasters, signs, etc.*

d. *Where the original storefront is completely missing (extensive remodeling has occurred), the first priority is to reconstruct the storefront based upon historical, pictorial and physical documentation. Where no documentation exists, the design of the new storefront should be compatible with the size, scale, proportion, material and color of the existing structure and follow local historic examples from the era.*

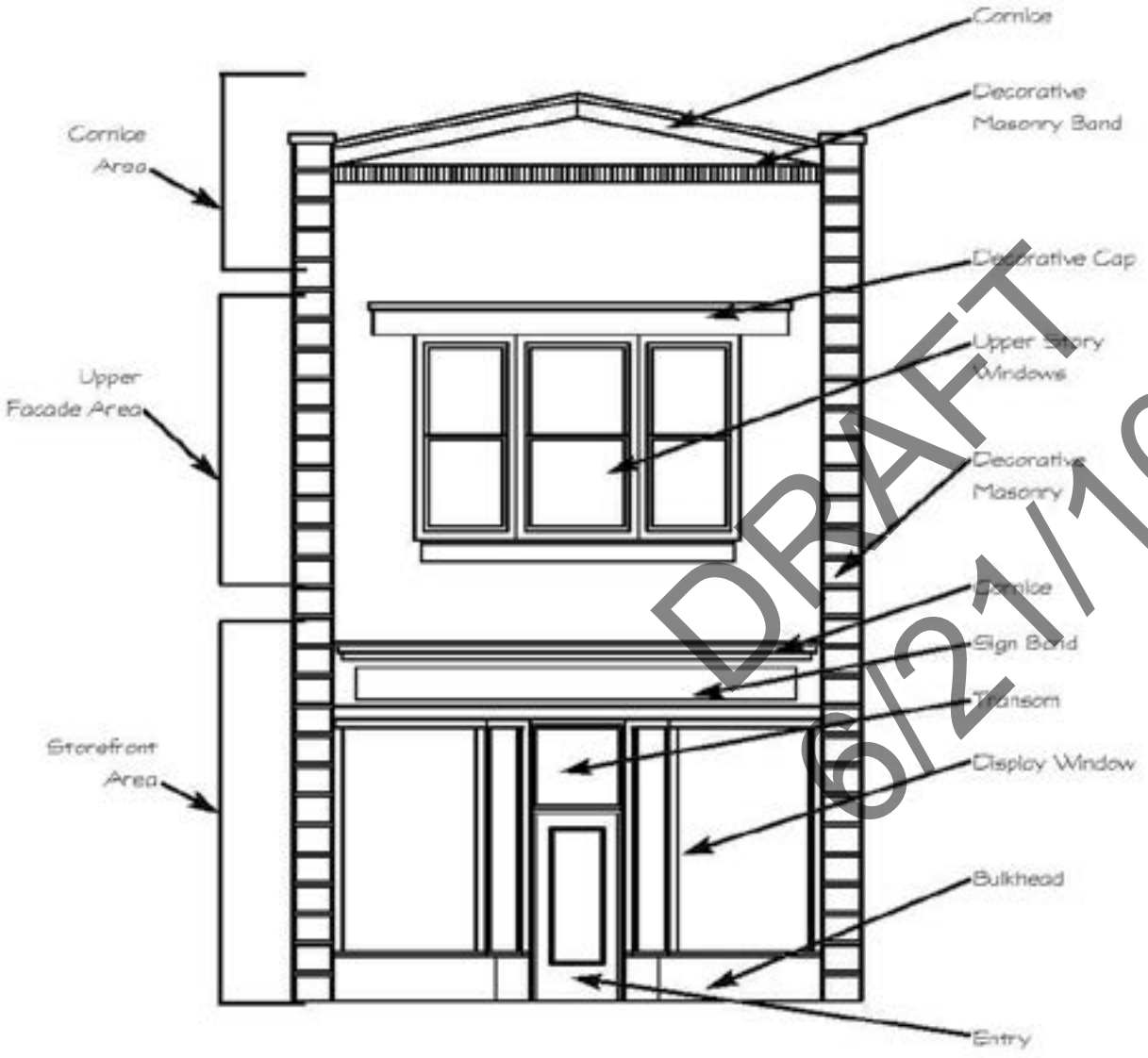
e. *Clean historic storefronts using the gentlest methods possible. See addendum for more information.*

f. *Any repairs must use like materials (i.e., replace wood with wood, metal with metal, brick with brick, stone with stone, etc.).*

g. *New material shall duplicate the original in size, shape, profile, thickness and texture as closely as possible.*

h. *Replacement material should consider original characteristics such as board width, length, exposure, and trim detailing. Plastic, vinyl, or PVC products are not permitted.*

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Elements of a typical commercial facade

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B. ENCLOSURES

Enclosing spaces can create a significant change on buildings.

1. *If the enclosure of a porch or other space is intended to maintain a porch atmosphere then transparent materials should be used. Place new material behind the columns and balustrade.*
2. *If a porch or other space is enclosed for the purpose of creating a new solid wall then it shall be subject to the guidelines for additions and new construction.*
3. *Temporary enclosures with plastic are not allowed without prior approval of the City's Building Official or Fire Marshall, as per the City's Building or Fire Code.*

C. DOORS

Many existing historic doors feature half lite, ¾ glass, or full glass in wood frames with very simplistic designs and no added ornamentation. On side elevations the doors vary, with some large warehouse doors dotting lengthy brick walls.



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1. *Retain original doors, openings, surrounds, sidelights, trim, transoms and other details in their original location and with their original size, materials and details. Openings that have gained historic significance but that are not original shall also be retained.*
2. *Retain the original rhythm and pattern of door openings.*
3. *Do not introduce new openings on the primary façade.*
4. *Do not introduce new openings on highly visible elevations that would interrupt the original pattern of openings. If a new door is necessary (ex. for building codes) differentiate the opening so that it does not appear to be original to the building, but make it compatible with the materials and general design of the building.*
5. *New entrances on secondary elevations should be placed away from the main elevation(s), should be differentiated from original openings in their design, and should maintain the rhythm of openings. For example, an existing window opening might be lengthened to convert to a door.*
6. *Missing doors or doors deteriorated beyond repair should be replaced with doors that visually match the original, or that are of compatible design for the date of the building, and may be wood, metal or fiberglass.*
7. *Nonfunctional entrances that are architecturally significant should be preserved.*

D. WINDOWS

There are historic windows remaining in the district, though many are located in the upper floors of multi-story buildings. They are generally wood sashes with a double-hung appearance. Several buildings feature metal windows. Windows are a significant character-defining feature of any structure. Original wood windows were constructed so that individual components could be repaired instead of requiring wholesale replacement if one piece breaks or rots, and materials in historical wood windows tend to be of better quality than new wood windows.



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1. *Retain original window openings in their original location and with their original size. Openings and windows that have gained historic significance but that are not original shall also be retained.*
2. *Retain the original rhythm and pattern of window openings.*
3. *When a building has original windows, jambs and trim, those items must be repaired rather than replaced. When a majority of the wood or metal is viable, repair of deteriorated or damaged windows shall be preferred over replacement.*
4. *If replacement of a small number of units is deemed necessary by the D/DRC or City Staff after evaluating the sill, frame, sash, hardware, weather-stripping, stops, trim, operability, and glazing, replace with units that match the original window and its various parts including detailing, size, reflective quality, and materials.*
5. *If a window is determined to be non-original or non-historic, a replacement window may be aluminum-clad with simulated divided lite of an appropriate design and configuration for the building's era. If it is adjacent to historic windows it must match those windows in details and size.*
6. *If wholesale replacement is found to be necessary, either match the original unit or substitute a unit appropriate to the building's period of significance, maintaining the use of historical materials. Aluminum-clad, double-pane wood windows may also be appropriate provided they can match the details, sizes and shapes of the historic windows.*
7. *If no historic documentation exists as to the original windows and double-hung windows are appropriate for the window opening, then a 1/1 or 6/6 configuration may be used, provided that there are exterior muntins on the 6/6 window capable of replicating historic detailing. For openings where different configurations would have been more likely, a new window shall conform with the materials and design typical for the style and era of the building.*
8. *Improve the thermal performance of existing historic windows through adding or replacing weather stripping and adding appropriate storm windows which are compatible with the character of the building and which do not damage window frames.*
9. *No plastic, vinyl or PVC windows are allowed.*

E. SHUTTERS

There are some historic images depicting shutters on a few buildings; they tended to be solid and not louvered.

1. *Shutters should not be added to the exterior of a building if there is no evidence of them existing on the building.*
2. *If shutters historically existed on the building, then new shutters may be added. They must be installed on hinges so as to appear functional and must appear to be able to cover the windows completely when closed. They must match the appearance of a historic shutter available at the time the building was constructed.*
3. *If shutters are installed they must be wood or a material that has similar properties of durability and appearance; vinyl is not a permitted material.*

F. ROOFS

Roofs are important features of historic buildings as well as the first line of defense against rainwater and other environmental elements.

1. *If the roof material is not visible from the public right-of-way, the applicant may install any appropriate roof material for the slope and design of the roof.*
2. *If the roof is visible then replacement material may be a commonly accepted modern item such as composition shingle or a historically appropriate material. Scallops or other unusual shingle shapes are not appropriate unless they have documentation proving they were originally on the building. The material currently on the roof may be repaired or replaced in kind.*
3. *Flat roofs that are experiencing water infiltration issues should be repaired with materials that are impermeable and should not receive any addition or change visible to the public right of way in order to amend water infiltration.*
4. *Existing historic chimneys or features that are visible to the public right of way and contribute to the character of a historic building shall be retained and repaired in place. Removing and rebuilding a chimney is not encouraged.*

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G. CORNICES

Cornices are an important design element of several historic buildings in the district. Located at the top of the walls and near the roof, these elements are hallmarks of early twentieth century commercial design.

1. *If a cornice is missing and there is documentary evidence as to its original or historic appearance then a replicated cornice may be installed. The new cornice may be of metal or wood or another material that closely resembles the appearance and durability of the original material.*
2. *If a cornice is deteriorated it shall be retained and repaired using like materials.*
3. *If a cornice has deteriorated beyond repair, or it is not an original cornice, it may be replaced by a cornice that matches the materials and details of the original cornice, or a material that is of the same appearance, detailing and durability.*





H. EXTERIOR SIDING/TRIM

Almost all of the historic buildings in the district have masonry construction or masonry exterior walls. There are several examples of stucco, but unpainted brick is overwhelmingly used throughout, giving a continuity of appearance and color to this area that is unlike any other in the city. Masonry requires periodic maintenance such as repointing to keep the structure sound.

1. *Historic masonry shall be preserved and repaired using best practices for historic preservation so as not to cause further damage to historic materials.*
2. *Repairs to historic masonry shall maintain original colors and materials; mortars used for repairs shall not be of a type to damage brick. Prior to repointing, a mortar analysis is highly recommended.*
3. *Historic masonry shall not be painted.*
4. *Historic masonry shall not be cleaned aggressively with high powered pressure washers, sand blasters, or other media blasters. Harsh chemicals shall not be used on the building, and sealers shall not be applied to the exterior brick.*
5. *Exterior wood features shall not be wrapped or covered in vinyl, metal or other synthetic materials, such as those designed to be used as a ceramic coating.*
6. *Exterior wood features shall be retained and repaired, using wood of the same size and dimension.*
7. *Wood features that are missing or too deteriorated to be repaired must be replaced with wood or a substitute material that is visually compatible may be considered.*
8. *No vinyl, plastic or PVC materials are allowed.*

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I. FOUNDATION

The foundations of the historic buildings are either solid brick walls or are hidden behind brick foundation walls, which gives a high degree of continuity between the brick walls and the foundation.

1. *Maintain a foundation and foundation walls in good condition and true to their historic appearance.*
2. *Repoint brick as necessary with appropriate mortar and mimic original mortar lines in shape and size if making repairs.*
3. *Avoid creating new openings in foundation walls unless absolutely necessary for access or mechanical systems.*
4. *Do not add stucco or other materials to historic foundation walls if there is no evidence they existed originally on the building.*

J. GUTTERS

Water infiltration around building foundations can be a major contributor to mortar loss in brick walls and wood rot in floor systems. Gutters are an important component of controlling rainwater and therefore preserving original masonry.

1. *Install gutters in locations that minimize their impact on important architectural features of the building.*
2. *Minimize the visibility of gutters and downspouts by using materials with color tones sympathetic to the material to which they are attached.*
3. *Gutters should be installed so that their water discharge is directed away from the building.*

K. SECURITY BARS AND DEVICES

Security bars may be necessary to avoid unwelcome intrusion, however these bars can be installed in sensitive ways to minimize their visibility.

1. If placing exterior security bars over a window with muntins, attempt to align the vertical and horizontal bars with the muntins so that the security device is minimally visible. Paint the bars the same color as the muntins to further disguise them from view.

2. Other security devices shall be evaluated based on their ability to conform with design elements found on the structure and on their visibility.



L. CANOPIES AND AWNINGS

Historically this district has featured several rigid, wood frame canopies extending from the sides of buildings to cover loading areas. Canvas awnings do not appear to have been used extensively along storefronts, but they are practical ways to protect windows from intense sunlight and add to the pedestrian experience. Awnings and canopies can be located no less than eight feet from grade.

1. Awnings should be attached to the building in mortar joints or in storefront framing so as to avoid damaging brick.

2. Awnings should be a traditional shape that complements the architecture of the building. The awning shape should relate to the window or door opening and should not overlap adjoining features.

3. Awnings may be made of a durable, commercial grade fabric, canvas or similar material having a matte finish with a single color, or they may be metal with traditional details and profiles.

4. Awning frames and supports should be of painted or coated metal or other non-corroding material.

5. When there are several businesses in one building, awnings of a single color should be used with simple signs on the valance flap.

6. Canopies should be placed where they would have been found historically, typically along side elevations.

7. Canopy materials should be wood or metal. If it is replicating a historic feature it should match in details, materials and profiles.

8. Canopies should be simple in design and should not detract from or obscure importance historic or architectural features of the building.

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M. LIGHTING DESIGN

Well-designed lighting will highlight a building in ways that reinforce the historic nature of the district.

1.Illumination should be soft and in keeping with the historic district. Generally, any lighting source that produces glare should be avoided, including but not limited to high pressure sodium/sodium vapor bulbs, tubular fluorescents, metal halide bulbs, etc.

2. Lighting should produce a 'wash' of light rather than outlining a building's façade or features.

3. Lighting should be clear in color.

4. Illumination should be directed and contained, should not create distortion, and should not 'spill over' onto other buildings or street frontage.

5. Lighting fixtures should be minimally sized, inconspicuous in color and design, and screened as much as possible from view. Wires and conduits should not be run on the primary building façade.

N. RELOCATION

The majority of historic buildings in this district are built with brick walls. It is unlikely they would make good candidates for a relocation project.

1. Relocation of a historic masonry building is highly discouraged.

2. Relocation of a wood frame, wood sided building is allowable.

O. DEMOLITION

Demolition of historic buildings is greatly discouraged in the district. All demolition requests include the same basic review criteria as that found in the City Ordinance 17-674(e) and listed below:

A. Criteria for review of requests for demolition permits. The following criteria shall be used as a guideline by the DDRC or its staff for review of all requests for demolition permits. The commission may require the applicant to provide certain information dealing with the criteria. The type of information which may be required is detailed in the commission's rules and regulations; however, only that information which is reasonably available to owners may be required.

1. The historic or architectural significance of a building, structure or object;

2. A determination of whether the subject property is capable of earning a reasonable economic return on its value without the demolition, with consideration being given to economic impact to the property owner of the subject property;

3. The importance of the building, structure or object to the ambience of a district;

4. Whether the building, structure or object is one of the last remaining examples of its kind in the neighborhood, the city or the region;

5. Whether there are definite plans for reuse of the property if the proposed demolition is carried out, and what the effect of those plans on the character of the surrounding area would be;

6. The existing structural condition, history of maintenance and use of the property, whether it endangers public safety, and whether the city is requiring its demolition

7. Whether the building or structure is able to be relocated, and whether a site for relocation is available; and

8. Whether the building or structure is under orders from the city to be demolished due to severe structural deficiencies, and this criterion shall have added significance in comparison to the criteria mentioned in subsections (1) through (7) of this subsection.

B. In addition to the criteria above, if unapproved destruction of a historic building is the result of work being performed on the building, any proposed new construction shall recreate the size, scale and proportion of the demolished building.

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VI. Guidelines *for* Signage

Signage is an integral component to any business and has the ability to reinforce or detract from the appearance of the business as well as the historic district. It is necessary to maintain the positive and unique character of the district while successfully identifying individual businesses. It is desired that all signage would communicate a clear message which reinforces the ease with which the area is navigated by pedestrians, drivers, and customers.

Signage must also meet the Columbia Code of Ordinances. Sign permits are required for all signs, including temporary signage, and design review is required for all permanent signage. Signs extending into the public right-of-way require encroachment permits and limited liability insurance. For further information, call Planning and Development Services.

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A. PERMITTED AND PROHIBITED TYPES OF SIGNAGE

Permitted signage

Several types of signage are appropriate for the West Gervais Historic Commercial District. However, even permitted signage might be inappropriate for a building if signage is scaled too large or inappropriately placed.

The following sign types are historically appropriate for the West Gervais Historic Commercial District:

- *Walls signs*
- *Projecting signs*
- *Free-standing signs (where space allows)*
- *Figurative signs*
- *Menu or directory signage*

Prohibited signage

Not all sign types are appropriate for historic districts and the West Gervais Historic Commercial District specifically. Following is a list which includes but is not limited to the types of signs that do not contribute to the historic environment:

- *Signs with digital or changeable copy*
- *Signs employing visible LED lights*
- *Signs with internally illuminated channel letters*
- *Billboards*
- *Plastic cabinet boxes or panels*
- *Pin mounted letters intended for installation in historic masonry*
- *Any new signage painted on historic masonry*
- *Digital signage*
- *Poles topped with signage*

B. GENERAL GUIDELINES FOR SIGNAGE

Generally all signs should be compatible in material, size, color, etc., with the associated building and within the district. Likewise, the scale of new signage must be carefully considered and should be proportioned appropriately for the building. Signs throughout the district shall relate primarily to the sidewalk instead of motorists.

1 Scale

All signs shall be sized and installed in a manner that respects the design, scale and proportions of a building, including the arrangement of bays and openings, and should not obscure any ornamental or architectural features.

2 Location

Signs should be located where architectural features or details suggest a location, size, or shape for the sign.

All signs in the district should always terminate below the roof line and should never be placed atop awnings or canopies.

3 Installation/Attachment

When installing signage on historic buildings, every effort should be made to install into the mortar (repairable) rather than the building's masonry.

Individually pin-mounted signs are highly discouraged where they penetrate into historic masonry. Raceways are preferable where they can be made to blend with the material in which they are installed.

4 Materials

Materials should be compatible with the associated building and the design of its facade.

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4 Materials

Materials should be compatible with their associated building and the design of its façade.

Permitted materials:

- *Wood carved, sandblasted, or etched signs are appropriate when and properly sealed, painted, or stained;*
- *Metal formed, etched, cast, engraved signs are appropriate when properly primed and painted, or factory coated to protect against corrosion. Metal composite materials such as alumicore or dibond are acceptable;*
- *High-density pre-formed foam, and blasted, or etched signs are appropriate when simulating traditional wood signage. Similar material may be acceptable upon review;*
- *Open faced custom neon tubing, in the form of graphics or lettering, logos, or imagery, may be incorporated into several of the above permitted sign types;*
- *Clear annealed or tempered glass;*
- *Die-cut vinyl*

Prohibited materials:

- *Plastic dimensional letters*
- *Internally illuminated channel letters*
- *Internally illuminated cabinet box signs*
- *Paper/cloth, balloons or inflatable materials*
- *Plexiglass*
- *Any textured, frosted, or stained glass*
- *Any plastic boxes or panels*
- *Exposed diode bulbs*

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5 Color

The use of color in a sign should enhance it and contribute to its legibility.

- Limit the number of colors used in any one sign. Too many colors used simultaneously can confuse and negate the message of a sign. Small accents of several colors may make a sign unique and attractive, but the competition of large areas of many different colors decreases readability.
- Use sign colors that complement the colors used on the structure and the project as a whole.
- Bright day-glo (fluorescent) colors are distracting and are discouraged.

6 Sign Legibility

An effective sign should do more than attract attention, it should communicate a message.

- *A careful choice of words and attention to brevity is encouraged and increases the effectiveness of a sign. A sign with a brief, succinct message is easier to read and looks more attractive.*
- *Limit the number of fonts to increase legibility, using no more than two for small font and three for larger signs.*
- *Unless part of a registered trademark, avoid overly intricate typefaces or symbols which are difficult to read.*
- *Use symbols and logos in place of words wherever appropriate. These will usually register more quickly in the viewer's mind than a written message (see 4. Figurative Signs under 'Types of Signs).*
- *Avoid using high gloss finishes which are difficult to read.*

7 Illumination

Like other aspects of signage, illumination will have a significant effect on the character of historic district. Appropriate lighting in the district will provide a more intimate feel to the area at night, reinforce the historic character, and still provide effective illumination for individual business signs. There are many excellent examples of such signage in the West Gervais Street Historic Commercial District.

Permitted lighting choices

- *First, consider no lighting at all. Evaluate if streetlights or interior lights may be sufficient to identify the business; signs should be lighted only to the minimum level required for nighttime readability.*
- *Indirect lighting is a highly encouraged form of lighting in the historic district and helps signage to become an integral part of the building's façade. Indirect lights should be focused and shielded to prevent glare; lighting levels should be at the minimum level required for nighttime readability;*
- *Back-lit, or halo lit, lighting is also highly encouraged. Letters should be completely opaque to create a back-lit or halo effect and to facilitate the soft background glow which provides illumination;*
- *Open-faced neon, with no plastic surround or cover, is appropriate in the historic district.*

Prohibited lighting choices

- *Face-lit signs*
- *Internally illuminated channel letters;*
- *Any cabinet sign with internal lighting;*
- *Bare-bulb lights which comprise a sign or are used as enhancements, as well as any signage with changing lights;*
- *Any sign which employs visible LED lights*
- *Signs with changeable copy (unless manually changeable copy for a theater, directories, church, etc.);*
- *Digital changeable copy;*
- *Neon encased in plastic*
- *Exposed diode bulbs*

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C. SIGN TYPES

The following typify the signage historically found in the district. Signs should not overwhelm the architecture of a building and they should be scaled and placed on a building appropriately. These are provided to help ensure that signage supports a building's architecture and the integrity of the district.

1 Wall signs

Wall-mounted signs are an appropriate and traditional form of signage in the district, indeed many historic commercial buildings featured an area above the storefront expressly for signage. Wall signs should continue to be located where architectural features or details suggest a location, size, or shape for the sign.

- *Employ backer panels, which highlight text and minimize intrusions into historic materials.*
- *Raceways may also be utilized. Raceways should match the building color where the sign is located.*
- *Pin-mounted letters are not appropriate for use in historic masonry but may be installed in mortar; also they may be installed in non-historic or repairable building material or upon a backer panel.*
- *Wall mounted directory signs should be used on multi-tenant sites to reduce the visual clutter of many signs. Each nameplate should match each other in background color, size, and general style.*

2 Projecting signs

Projecting signs are generally two sided signs, suspended from an iron bracket or building element, are mounted perpendicular to the face of the building and require minimum anchoring, thus lessening damage to a facade. Projecting signs also provide high visibility to pedestrians and vehicular traffic since signs are mounted perpendicular to the right of way. They may be installed either vertically or horizontally. Any projecting sign requires at minimum an eight foot clearance from the bottom of a projecting sign to grade in a public right-of-way. Liability insurance is also required; please call the Zoning Department for more information.

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Small Scale Projecting Signs:

- *Projecting signs should be hung at a 90 degree angle from the face of the building.*
- *Signs should be mounted into the mortar of a masonry building as much as possible in order to avoid penetrating historic masonry.*
- *Projecting signs in general shall be located near the business entry. Location shall be with the storefront and more specifically mounted under the storefront cornice or second floor window sills. Determination of appropriateness shall be determined on a case by case base by Planning Staff based upon the unique design of each storefront façade.*
- *If more than one projecting sign is planned for a building, projecting signs on a building should be placed so that they harmonize but do not visually obscure one another.*
- *Projecting signs shall be limited to one per tenant space and regardless of tenant spaces shall be spaced no closer than 20 feet from one another.*
- *Signs throughout the district shall relate to the sidewalk instead of motorists. In this case, small projecting signs or signs under awnings are most appropriate.*
- *Any under awning or canopy directional signage shall be a simple blade sign of metal or wood (or similar material) and shall be no more than 2 s.f.*

Large Scale Projecting Signs

Large scale projecting signs shall follow all applicable guidelines for small scale projecting signs.

Additionally:

- *Large scale projecting signs will require significant engineering to attach to modern or historic structures. Detailed engineering drawings with specifics related to attachment to the structure shall be submitted with applications.*
- *Drawings shall provide specifics as to mounted, removal, drilling, and other connection techniques to the structure. Damage to historic materials shall be minimized.*
- *Only one large scale projecting sign shall be permitted for a structure and shall be located on the upper floors of the building.*
- *Large scale projecting signs shall harmonize but not visually obscure other blade and projecting signs within the city block.*



3 Free-standing signs

Free-standing signs are not common in the historic district since structures are typically required to be built to the front lot line. However, where there is adequate room on an existing lot, a monument sign might be employed.

- *Monument signs should be no higher than 6' above grade and shall be incorporated into the street-side landscape buffer.*
- *When a street side landscaping buffer is not present, new landscaping shall be provided around the base of the sign. Landscaping at the base may not be required when a monument sign is constructed in the hardscape of an urban area, such as a plaza, in order to reinforce the urban character of the area.*
- *Monument signs shall appropriately transitioned into the landscape by incorporating a base and supporting structure that utilizes a building's design, architectural features, and materials. In rare instances, lot configuration, buffer dimensions, and the grade of the lot may require a different configuration than a standard monument sign. Aside from material considerations, primary consideration should be an appropriate scale for pedestrians and the visual impact upon the building and its surroundings.*

4 Figurative signs

Signs which advertise the occupant business through the use of graphic or crafted symbols, such as shoes, keys, glasses, books, etc. are encouraged and should follow the same rules for placement, size, coordination with the building, etc., as other sign types.



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5 Window signs

Window signs have an ability to convey a message or store name to pedestrians. Window signs can be creative and come in many forms and styles. Window signs shall follow the following guidelines:

- *Should be limited to individual letters and logos placed on the interior surface of the window and which are intended to be viewed from the outside.*
- *Glass-mounted graphic logos may be applied by silk screening or pre-spaced vinyl die-cut forms.*
- *Window signs shall not cover more than 50% of the area of each panel of window glass; signage percentages will be measured using a geometric shape and anything that falls within this shape will count toward total square footage of signage.*

PLEASE NOTE: Check with the City's Zoning Department if you are planning to hang signage on the interior of the building within 12" of the storefront. Regulations may apply.

6 Multiple establishment signage

Where multiple businesses reside in one structure, an organized and coherent approach to signage will benefit both the businesses and the character of the Vista and other design districts. A master signage plan for these buildings is required. Multi-establishment signage plans are intended to create design compatibility among various tenants or buildings in a project. Compatibility does not necessarily meeting identical. Design compatibility should be accomplished by using two or more of the following elements:

- *Common theme or design*
- *Similar construction methods and/or materials*
- *Use of compatible colors, lettering, or style*
- *Compatible scale and size*

In buildings with more than two businesses, all signage should be coordinated in terms of size, placement, color, and overall design.

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7 Awnings

When awnings are appropriate for a storefront and signage on the awning can be an appropriate way to convey a message or store name.

- *Signage shall be located upon the valance of the awning.*
- *Text copy is limited to the name of the business.*
- *Text located upon the valance shall be limited to 50% of the valance area.*
- *The color of the fonts shall contrast with the awning color (white/black), and be compatible with the building color scheme.*
- *Awnings may not be illuminated from within but lighting directed to the sidewalk or to the storefront may be considered.*

8 Sandwich boards

These are permissible per Zoning Department regulations and with adherence to the appropriate insurance and ADA requirements. Sandwich boards do not require design review but they must have permits. Please contact Planning and Development Services, Zoning Division at (803) 545-3333.

9 Menu Board Signage/Directory Signage

A menu or directory board is a sign designed to advertise a menu for a restaurant or provide a list of building tenants. These signs are attached to the exterior of buildings near main entrances. Typically these signs consist of a tight weather proof box with glass or no breakable glass-like product to display menus, names or similar information.

- *The menu/directory board shall be positioned to avoid obscuring or damaging architectural details.*
- *The menu/directory board size and shape shall relate to the wall area in which is it mounted.*
- *Menu/directory boards may or may not be illuminated. If illuminated the lighting shall be indirect or from an external source. Glowing plastic menu faces are not permitted.*

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10 Pedestrian Walkways:

Commercial establishments are beginning to flourish in alleyways which run midblock and which often reference early railroad spurs. Today they serve as pedestrian connectors, and the identification of businesses or offices along them may be helpful for pedestrians as they navigate the district.

- *Identification of an alley and businesses therein might be handled either by a directory kiosk (which might include a formal directory with map, signage, store locations) or a pole sign with individual tenants listed with directional arrows. A pole height should terminate at 7'. Kiosks shall be scaled to pedestrians.*
- *Any kiosk or pole design should be coordinated with any City way-finding plans as well as the immediate surroundings. If a way-finding plan is not in place, then kiosks and other wayfinding structures should coordinate with one another throughout the historic district.*

11 Historic Signs

Historic signs can contribute greatly to the character of a historic district and where they exist, should be retained. Entirely aside from the architecture of the building upon which they reside, historic signs often easily signal another era and can become iconic in their own right. There are just a few historic signs still present and the City should retain these to help capture a snapshot of the area's younger days.

Recognizing the significance of historic signage, The Columbia City Ordinance does not require the removal of historic signage no longer associated with a resident business, nor is historic signage included in an overall sign count, which is typically required by the Zoning Division's review.

- *Historic signs should remain as they were originally designed.*
- *Historic painted wall signs and "ghost" signs should be retained where feasible and should not be painted over.*
- *New signage shall be placed and incorporated with the old so as not to overwhelm either the building or the extant historic signage.*



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VI. Guidelines *for* Site Design

The spaces between and adjacent to buildings within the District are critical to the character and function of the urban environment. The principles of good urban design are consistent with the fabric of the historic district, as it was originally designed to accomodate and engage pedestrians in the 19th and early 20th century. These principles include locating and orienting the buildings toward the major street frontage, providing continuous, safe and comfortable pedestrian zones, and providing an interesting and stimulating environment to engage the pedestrian along the sidewalk.



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A. URBAN DESIGN

Whether they are sidewalks, alleys, pathways through or alongside parking lots, or plazas, the exterior spaces within the District provide access for pedestrians to travel between destinations or simply to inhabit. The location and design of these spaces shall be considered with the following principles which reflect best practices for urban design:

- *Pedestrian connectivity is a priority throughout the District;*
- *Pedestrian safety and comfort including ADA accessibility, shade, and lighting are all critical elements that will be considered;*
- *Pedestrians shall have a dedicated space or a delineated path to travel from parking areas to buildings or destinations; where possible, separating the pedestrian from the vehicular way;*
- *These spaces shall be designed to the highest urban design standards to contribute to the urban character of the district;*
- *The following elements will be considered, where applicable, as part of the site design review process:*
  - Building siting and orientation
  - Parking location, treatment, and screening
  - Open spaces, to include plazas, streetscapes, and alleys
  - Lighting
  - Public art

B. BUILDING SITING & ORIENTATION



The manner in which a building functions and how it is accessed on a site are critical to how the building contributes to the overall quality of the built environment. Primary access shall be provided from the public sidewalk and consistent with the historic patterns of the District. New development in the West Gervais Street Historic District shall follow the guidelines in Section V. Guidelines for New Construction for setbacks. In very specific circumstances, an exception may be made by the DDRC, when certain conditions exist and where it is does not have a negative effect on the existing development pattern. Some possible conditions are as follows:

- An outdoor dining area, provided it is designed with commercial quality materials and furnishings that coordinate with the building design and the public right-of-way where appropriate or,
- A residential application, where individual stoops provide access and privacy is a concern.

C. PARKING

One of the most difficult issues in urban development is providing an adequate amount of convenient parking without allowing parking structures and surface lots to dominate the urban setting. The amount of off street parking required for any new development is prescribed in the City's Zoning Ordinance; the guidance provided herein should ultimately be reflected in the parking provisions of that ordinance. Following are several principles that should apply to all parking facilities within the District, both structured and surface.



- Generally, the parking required for each block should be contained within that block. Where parcels within a block are developed by different owners, the parking requirements of each development should be accommodated within its own parcel unless a cooperative parking plan is submitted at the time of the earliest development.
- Development of surface parking on corner lots or adjacent to right-of-way shall be avoided.
- Direct vehicular access into Gervais Street and other east west streets is discouraged; access to surface parking behind Gervais Street should be from north south streets when possible.
- The use of an entire block for parking (either surface or structured) is generally discouraged.
- Parking structures shall be located within the block core, with actively programmed building space fronting on all streets.
- All parking shall be screened from the public right-of-way with a continuous evergreen hedge, 2-3' high.
- Surface lots shall incorporate shade trees at regular intervals to provide a continuous canopy at full maturity.
- Where location of parking within the block core is not feasible, parking structures should be located to the rear of the principal-use building, with the principal-use building oriented to front on the address

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street. The ground floor of the parking structure should be actively programmed.

•Structured parking configured as a base level podium supporting a high-rise tower should not be permitted.

• The architectural treatment of parking structures should be compatible in quality, form, materials, colors and textures with the structure(s) being served.

• Parking structure roof lines which are visible from the street should be level; ramping should occur within the structure or on the interior of the block where it is screened from the street.

• Light sources within parking structures shall be screened, whether architecturally or otherwise, from the street.

• New parking lots and existing surface parking lots which are serving new or renovated buildings shall be designed to minimize the negative impact of large paved surfaces on the quality of the visual environment.

D. OPEN SPACES



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The West Gervais Street District's streets, with their street trees and pedestrian amenities, are its primary open space. The narrow setbacks are specifically intended to prevent development of the broad landscaped open spaces typical of suburban campus-like settings. Any unbuilt zones along the setback line (i.e., plazas, entrance courts) should be small, intense areas that are placed and designed so that they will be occupied at various times of the day.

To invite public use and ensure user security, plazas or other public open spaces should be visible from streets and sidewalks, and should be surrounded by actively programmed building spaces such as shops, restaurants, residential units, or offices.

Goals and methods for landscaping in an urban setting differ from common suburban practices; the following guidelines emphasize those differences, without attempting to cover all principles of sound site design and horticultural practices.

• Maintenance resources should be given first consideration when planning the urban landscape. In most situations, ease of maintenance is of paramount importance. Complex designs should never be attempted unless the required maintenance can be assured.

• Site preparation and grading should respect traditional urban forms of development. Berms and other suburban land sculpturing techniques are not appropriate in the West Gervais Street Historic District.

• Shade trees shall be incorporated wherever possible, on streetscapes, in parking areas, and in pedestrian plazas and alleys.

• Plant materials, particularly canopy trees, should be selected from varieties which are well adapted to the local climate and soils, resistant to pests, diseases, and drought; long-lived and strong, and free of excessive litter and other maintenance problems. Canopy trees should have an attractive

crown structure; ground cover materials should have a tight, weed-resistant growth habit.

- Tree plantings shall follow the latest best practices for urban tree health, including but not limited to a minimum of 200 sf planting area, utilizing structural soil or silva cells or similar where appropriate, and providing irrigation.
- Every effort should be made to preserve existing trees. Where existing trees can be incorporated in new development, appropriate measures should be taken to protect them during construction.



E. SITE FURNISHINGS

- Paved surfaces, benches, trash receptacles and other exterior furnishings should be of the highest quality construction and should be compatible in design with the architecture of adjacent development.
- Site furniture shall be of sturdy, commercial-grade construction designed for outdoor use.
- Site furniture and any other objects in private open spaces that are visible from the right-of-way shall be maintained in like-new condition, without rust, dents, peeling paint, or graffiti.

F. IMPROVEMENTS IN THE RIGHT-OF-WAY

- Where installation of streetscape improvements is required as part of the site plan, the City will provide design specifications on request; these specifications (including dimensions, materials, and planting methods) must be followed and will be subject to inspection.
- For any private use of public right-of-way such as for dining tables, planters, etc. the applicant must go through the encroachment process and follow the above guidelines for site furnishings.

G. SITE LIGHTING

Effective and efficient site lighting improves aesthetics, reduces energy use and maintenance, and preserves the night sky. This is particularly important in the West Gervais Street Historic District as it is very close the State Museum's observatory.

Pedestrian lights are generally set on 14 foot poles at 70 to 80 foot intervals. In addition to providing adequate ambient lighting for pedestrians and the street, they are a very important decorative element. The design of pedestrian lights should give a strong direction to the theme and character for the area. Where there is a City standard for street lighting, this shall be used by private developers when improving the right-of-way.

- Site lighting shall be adequate for the security of the site while maintaining a low lighting profile that reduces overspill and glare.
- The maximum height for pole-mounted parking lot or site lighting shall be 15' at the top of the light source.
- Use high-efficiency lighting with low cut-off angles and down-lighting for landscaping
- Use reflective-type lighting fixtures to reduce or eliminate glare and provide safer, more human-scaled nightscapes.
- Allow zero direct beam exterior lighting at the property line.

H. PUBLIC ART

Public art should be incorporated into the District wherever possible to create a special identity and sense of place for important spaces including plazas, parks, and building entrance areas. The purpose of this section is not to create guidelines for the art itself, but rather to provide guidance for its placement.

Site Selection- when selecting a site, public art:

- Should be located on axes and circulation paths to take advantage of views, visibility, and accessibility;
- Should anchor and activate its site;

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- Should enhance the overall public environment and pedestrian streetscape experience;
- Should help to create a place of congregation and activity;
- Should be placed in a spot in which the scale of the piece does not overwhelm a small space or disappear into a very large space.

Placement Criteria

Furthermore, there are guidelines for artworks placed within project sites, to ensure that the works are displayed prominently and clearly identifiable as artwork.

Artworks displayed in exterior public spaces should be publicly accessible 24 hours per day or, if they are sited in a setting such as a park, be accessible during the normal hours of that site's operation.

Some other guidelines about public art site placement include:

- Artworks should not block windows or entranceways, nor obstruct normal pedestrian circulation in and out of a building (unless such alteration is specifically a part of the experience or design of the artwork).
- Art should not be placed in a given site if the landscaping and maintenance requirements of that site cannot be met.
- Art should be sited so as to be either immediately visible or in a location where it will be visible by the most people.
- Placement should always take into consideration the artist's intent for how the piece should be viewed, such as distance, angle, and height
- Consider color and texture of backgrounds that are appropriate for the piece; busy backdrops can be distracting, whereas similarly colored backgrounds can result in lack of visibility.
- Art should be placed in a site where it will enhance its surroundings or at least not detract from it (creating a "blind" spot where illegal activity can take place).
- Artwork may or may not be illuminated. Artwork is encouraged to be illuminated, when illuminated it lighting used shall be soft wash of illumination, electrical fixtures and conduit shall be minimized from view.



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A. GUIDELINES

The guidelines below generally reflect the original guidelines for the area. PLEASE NOTE that this area is also subject to the City Center Design/Development Guidelines. Items such as parking, signage and awnings, etc. that are delineated in the guidelines for the West Gervais Historic Commercial District, also apply to this Protection Area.

I. General Guidelines

1. The Protection Area is also subject to the guidelines from the City Center Design/Development District. Where the following guidelines are stricter they are the prevailing rule.

2. Guidelines for the West Gervais Historic Commercial District for awnings, fences and walls, service areas, signage, lighting, and site design apply to the Protection Area.

II. New Construction/Existing Building Guidelines

1. Building Setback: The façade of the new building should be at the front lot line in order to mimic existing and historic patterns in the area.

2. Building Form and Scale: The building should have a simple rectangular or square form to complement existing buildings. The scale should be compatible with existing buildings. Additions should be secondary to an existing building and be characteristic of the building to which they are attached.

3. Roof Shape: Roofs should generally be flat and hidden behind parapet walls to complement existing patterns. Simple gable roofs with a low pitch may be appropriate as the same roof form is found on the Confederate Printing Plant at 501 Gervais Street.

4. Roof Material: If visible, the roof should have material that is consistent with the style of the building. The roof material should generally be secondary to the character of the building and should not detract from the building's integrity.

5. Materials and Finishes: No clapboards, unpainted wood or glass block are allowed. Brick should be used as the main wall material, and may be painted. No items on the "discouraged materials" list in the City Center Design/Development District guidelines may be used. Finishes should match traditional patterns. On existing buildings, maintain original architectural features.

6. Secondary Materials and Finishes: Secondary materials may be wood, stucco or metal, with traditional finishes.

7. Entrances and Storefronts: Entrances should be reflective of historic patterns and not be located on a corner. They should be located on the main façade and secondary entrances on secondary street fronts should be subordinate in design to the main entrance. No porches should be included in entrance or building designs. Recessed entrances with storefronts are encouraged, using proportions and rhythms consistent with traditional patterns.

8. Windows: Use window sizes, rhythms and proportions similar to historic designs.

9. Innovative Ideas: The commission may consider innovative ideas if they follow the general intent of the guidelines.

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VIII. Guidelines for West Gervais Protection Area

The West Gervais Protection Area is a buffer district located west of the West Gervais Historic Commercial District. It has a number of new buildings and altered older buildings, with a few historic structures generally located near the Huger Street corridor. It was established at the same time as the historic district with minimal guidelines aimed at new construction and review of existing buildings.



VIII. Resources

Need some help? From understanding how to repoint your brick to potential savings on your tax bill, there are resources available to make your project clear and doable.

A. INCENTIVES

There are tax advantages for qualifying renovation projects for eligible historic buildings located in the district.

Locally, the City offers the Bailey Bill, which can benefit an owner in the form of an abatement on the property tax for an eligible project.

A portion of the West Gervais historic district is also located within a National Register of Historic Places district. This may also allow an owner to pursue savings on their income tax through the assistance of the State Historic Preservation Office.

Call Planning staff for more information on these resources.

B. MASONRY CLEANING & REPOINTINING

Using low to medium pressure water, non-ionic detergents and natural bristle brushes is the preferred method. High pressure water, harsh chemicals or sandblasting is not permitted. Regulate high pressure equipment to no more than 400psi, or mitigate high pressure by using higher degree nozzle tips to produce a wider fan pattern. In addition, increase the distance between the spray and the historic material to prevent damage. Do not use “chisel” nozzle tips that could abrade the surface and destroy mortar in historic brickwork.

A pure Portland Cement mortar is likely too strong to be used as mortar in most of these buildings; a Type N or Type O mortar is recommended for repairs and repointing.

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C. 'HOW TO' FOR HISTORIC BUILDINGS

The National Park Service has published a number of briefs outlining best practices for maintaining and repairing historic buildings. The titles to those briefs are listed below and they are all accessible at this website: http://www.nps.gov/tps/how-to-preserve/briefs.htm



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- Cleaning and Water-Repellent Treatments for Historic Masonry Buildings
- Repointing Mortar Joints in Historic Masonry Buildings
- Improving Energy Efficiency in Historic Buildings
- Roofing for Historic Buildings
- The Preservation of Historic Adobe Buildings
- Dangers of Abrasive Cleaning to Historic Buildings
- The Preservation of Historic Glazed Architectural Terra-Cotta
- Aluminum and Vinyl Siding on Historic Buildings: The
- The Repair of Historic Wooden Windows
- Exterior Paint Problems on Historic Woodwork
- Rehabilitating Historic Storefronts
- The Preservation of Historic Pigmented Structural Glass (Vitrolite and Carrara Glass)
- The Repair and Thermal Upgrading of Historic Steel Windows
- New Exterior Additions to Historic Buildings: Preservation Concerns
- Preservation of Historic Concrete
- The Use of Substitute Materials on Historic Building Exteriors
- Architectural Character—Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character
- Rehabilitating Interiors in Historic Buildings—Identifying Character-Defining Elements
- The Repair and Replacement of Historic Wooden Shingle Roofs
- Repairing Historic Flat Plaster—Walls and Ceilings
- The Preservation and Repair of Historic Stucco
- Preserving Historic Ornamental Plaster
- Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches
- The Preservation of Historic Signs
- The Preservation and Repair of Historic Log Buildings
- The Maintenance and Repair of Architectural Cast Iron
- Painting Historic Interiors
- The Repair, Replacement, and Maintenance of Historic Slate Roofs
- The Preservation and Repair of Historic Clay Tile Roofs
- Mothballing Historic Buildings
- Making Historic Properties Accessible
- The Preservation and Repair of Historic Stained

C. 'HOW TO' FOR HISTORIC BUILDINGS (CON'T)

and Leaded Glass

- Applied Decoration for Historic Interiors: Preserving Historic Composition Ornament
- Understanding Old Buildings: The Process of Architectural Investigation
- Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing
- Removing Graffiti from Historic Masonry
- Holding the Line: Controlling Unwanted Moisture in Historic Buildings
- Preserving Historic Ceramic Tile Floors
- The Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront
- The Maintenance, Repair and Replacement of Historic Cast Stone
- The Preparation and Use of Historic Structure Reports
- The Use of Awnings on Historic Buildings: Repair, Replacement and New Design
- Preserving Historic Wooden Porches
- Maintaining the Exterior of Small and Medium Size Historic Buildings

D. SUSTAINABILITY & ENERGY EFFICIENCY

Historic buildings are already expressing some of the best principles of sustainability, including reusing existing structures and avoiding adding to the landfill, utilizing long-lasting, durable materials that can be repaired and maintained, and conserving energy through the benefit of thick masonry walls, which transfer heat and cold very slowly.

1. Improve efficiency with measures that do not require retrofitting exterior elements of the historic building. These can include setting thermostats lower during the winter and higher during the summer, and adding interior thermal shades or shutters.
2. Install new coatings on flat roofs that are designed to aid with energy efficiency.
3. Install exterior storm windows that are appropriate to the building and window design, or install interior storm windows.
4. Install insulation and update old or inefficient heating and air conditioning systems, which often account for a majority of annual energy costs.

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Adaptive Reuse The reuse of older structures, often involving extensive restoration or rehabilitation of the interior and/or exterior to accommodate the new use.

Addition 1. Construction that increases the living or working space of an existing structure, and is capable of being mechanically heated or cooled. (ex. porch enclosures, room additions, etc.) 2. An alteration that changes the exterior height of any portion of an existing building. 3. Any extension of the footprint of the structure, including porches and decks.

Alignment (Architectural) The visual alignment and subsequent placement of architectural elements such as windows, cornice elements, soffits, awnings, etc. from one structure to adjacent structures in order to promote streetscape continuity.

Appropriate Suitable for, or compatible with, a structure or district, based upon accepted standards and techniques for historic preservation and urban design as set forth in the Secretary of the Interior's Standards or these guidelines.

Arcade An arched roof or covered passage way.

Arch A curved structure supporting its weight over an open space such as a door or window.

Architectural feature/element Any of the component parts that comprise the exterior of a building, structure or object that convey the style of a building. (ex. Victorian, Bungalow, etc…).

Articulation Describes the degree or manner in which a building wall or roofline is made up of distinct parts or elements. A highly articulated wall will appear to be composed of a number of different planes, usually made distinct by their change in direction (projections and recesses) and/or changes in materials, colors or textures.

Awning A fixed cover, typically comprised of cloth over a metal frame, that is placed over windows or building openings as protection from the sun and rain.

Backer panel a flat panel upon which sign letters are mounted. A backer panel is usually painted to favorably highlight the signage. Backer panels can help to minimize intrusions into historic masonry.

Balcony A railed projecting platform found above ground level on a building.

Baluster The upright portion of the row of supports for a porch railing.

Balustrade A series of balusters surmounted by a rail.

Bay (Structural) A regularly repeated spatial element in a building defined by beams or ribs and their supports.

Built Environment The surrounding sidewalks, buildings, artwork, walls, streets, etc. that make up the man-made environment.

Bulkhead The space located between the pavement/ sidewalk and the bottom of a traditional storefront window.

Canopy A projection over a niche, platform or doorway; often decorative or decorated.

Casement Window Window with hinges to the side so that the sash opens like a door.

Character-defining feature a detail or part of a structure that imparts style or design and distinguishes it from other structures (ex. porch railings, decorative windows).

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Column A vertical support, usually cylindrical, consisting of a base, shaft and capital, either monolithic or built-up of drums the full diameter of the shaft.

Compatible to conform or be in harmony with the components of the style of a building or the character of a district.

Contributing (building/structure/site) A building, structure or site that reinforces the visual integrity or interpretability of a historic district. A contributing building is not necessarily "historic" (50 years old or older). A contributing building may lack individual distinction but add to the historic district's status as a significant and distinguishable entity.

Cornice The horizontal projection at the top of a wall; the top course or molding of a wall when it serves as a crowning member.

Curb Cuts The elimination of a street curb to enable vehicles to cross sidewalks and enter driveways or parking lots.

Demolition Active deconstruction in whole or in part of a building, object, or site.

Double Hung Window A window with an upper and low sash arranged so that each slides vertically past the other.

Driveway an area improved in accordance with approved materials, leading from a street or alley to a parking space.

Eaves The overhang at the lower edge of the roof which usually projects out over the walls.

Elevation 1. Height in terms of distance from grade; 2. an exterior wall of a building, usually used in referring to portions other than the façade.

Enclosure To close off a previously exterior open space, through the installation of walls or other devices.

Exterior Change An action that would alter the appearance or materials of a structure. Examples include: change in roof pitch or form, or replacing or covering exterior siding with substitute material, reducing, enlarging, closing or relocating window or door openings.

Facade The exterior face of a building which is the architectural front, sometimes distinguished from other faces by elaboration of architectural or ornamental details.

Fascia The outside horizontal board on a cornice.

Fenestration The arrangement and design of windows in a building.

General maintenance and repair Work meant to remedy damage due to deterioration of a structure or its appurtenances or general wear and tear, which will involve no change in materials, dimensions, design, configuration, color, texture or visual appearance.

Glazed Brick A brick which has been glazed on one side.

Halo Lighting (or reverse lit)—a subtle form of lighting for signage in which light is contained within an opaque letter and directed backwards, creating a wash of light behind signage letters.

Hip Roof A roof with four uniformly pitched sides.

Infill A newly constructed building within an existing development area.

Lintel A horizontal support member that supports a load over an opening, as a window or door opening, usually made of wood, stone or steel; may be exposed or obscured by wall coverings.

Major Substantive; substantial; as in considerable amount of.

Masonry Wall construction of such material as stone, brick and adobe.

Mass – The size or physical bulk of a building; mass

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combines with shape to define form (such as cubes, rectangles, cylinders, etc.).

Monolithic A single large flat surface (facade) without relief. A massive, unyielding structure.

Muntin/Mullion The strips of the window that divides the glass into panes or lights. Mullions typically divide two distinct windows and is often vertically oriented.

New Construction The construction of any freestanding structure or feature. This may apply to a variety of structures such as storage buildings, carports & garages, secondary dwellings, etc.

Non-contributing (building/ structure/site) A building, structure or site which no longer reinforces the visual integrity of the district either because it is a vacant parcel, it is a structure that was built outside of the period of significance of the district or it is an historic structure that has lost its integrity through inappropriate alterations.

Outbuilding An auxiliary structure that is located away from a house or principal building (e.g. garage, studio, guest house, shed).

Parapet A low wall generally running around the outside of a flat roof.

Period of Significance a. For an individual structure: the date of construction and/or the date(s) which coincide with its reason for significance, for example a c.1900 retail building that was also the site of a 1964 Civil Rights demonstration; b. for a district: the span of time during which the significant development occurred.

Pier A stout column or pillar.

Pilaster A column attached to a wall or pier.

Pitch The slope of a roof expressed in terms of ratio of height to span.

Porch A covered entrance or semi-enclosed space projecting from the facade of a building; may be open sided or screened.

Primary front yard That area between the street-facing facade of the principal building, the front lot line, and either both side lot lines (for interior lots and through lots) or a side lot line and the secondary front lot line (for corner lots).

Primary Building Facade The particular facade of a building which faces the street to which the address of the building pertains.

Principal elevation(s) Elevations that are integral to the overall design and understanding of the building and its use.

Proportion Proportion deals with the ratio of dimension between elements. Proportion can describe height to height ratios, width to width ratios, width to height ratios, as well as ratios of massing. Landscaping can be used to establish a consistent rhythm along a streetscape which will disguise the lack of proportion in building size and placement.

Raceway Generally, a sort of rectangular box to which a sign's letters are attached; the box is then affixed to the building. The raceway may also contain any required electrical components. Raceways are designed to 'vanish' behind the signage letters. Like backer panels, they help to minimize intrusions into historic masonry.

Rehabilitation, Renovation The modification of or changes to an existing building in order to extend its useful life or utility through repairs or alterations, while preserving the features of the building that contribute to its architectural, cultural or historical character.

Relief Carving raised above a background plane, as in bas relief.

Reveal The vertical side section of a doorway or window frame.

Rhythm (Horizontal, Vertical) The regular or harmonious recurrence of lines, shapes, forms, elements or colors, usually within a proportional system.

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Ridge The highest line of a roof when sloping planes intersect.

Sash The framework into which window panes are set.

Scale (Human) Scale is the measurement of the relationship of one object to another object. The scale of a building can be described in terms of its relationship to a human being. All components of a building also have a relationship to each other and to the building as a whole, which is the "scale" of the components. Intimate usually refers to small spaces or detail which is very much in keeping with the human scale, usually areas around eight to ten feet in size. At the other end of the spectrum, monumental scale is used to present a feeling of grandeur, security, timelessness or spiritual well-being.

Secondary Elevation Not prominently located or not highly visible to the public right of way.
Secondary Front Yard The non-primary side of a building on a corner lot. That area between the street-facing facade of the principal building, the secondary front lot line, the front lot line, and the rear lot line.

Setback The minimum horizontal distance between the lot or property line and the nearest front, side or rear line of the building (as the case may be), including porches or any covered projection thereof, excluding steps.

Shall What must happen.

Should What must happen unless evidence is presented to illustrate why an alternative is more suitable.

Siding The finish covering on the exterior of a frame building (with the exception of masonry). The term cladding is often used to describe any exterior wall covering, including masonry.

Sill The framing member that forms the lower side of an opening, such as a door sill. A window sill forms the lower, usually projecting, lip on the outside face of a window.

Storefront The traditional "main street" facade bounded by a structural pier on either side, the sidewalk on the bottom and the lower edge of the upper facade on top, typically dominated by retail display windows.

Street Wall The edges created by buildings and landscaping that enclose the street and create space.

Temporary Encroachment The temporary use of a public area, such as the placement of scaffolding on a public sidewalk in order to make repairs the front of building.
Transom The horizontal division or cross-bar in a window. A window opening above a door.

Trim The decorative finish around a door or window; the architrave or decorative casing used around a door or window frame.

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We Are Columbia

MEETING DATE: **September 20, 2016**

DEPARTMENT: **Planning and Development Services**

FROM: ***Krista Hampton, Director***

SUBJECT: **1104 Deerpark Drive, TMS# 28900-01-41**

PRESENTER: **Krista Hampton**

FINANCIAL IMPACT: **City Council District:4**

Proposal:Request to establish City of Columbia zoning of Planned Unit Development-Residential District, and -Flood Protective Area where applicable (PUD-R, -FP) on the property. The property was annexed on July 19, 2016

Applicant:Prime Development LLC

Staff Recommendation: Approval

PC Recommendation: 06/06/2016; Approval (7-0)

ATTACHMENTS:

- 09-20-2016_ZPH_CaseSummary_MA_1104_Deerpark (PDF)

CITY COUNCIL

September 20, 2016 at 7:00pm
City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

MAP AMENDMENT CASE SUMMARY
1104 DEERPARK DRIVE, TMS# 28900-01-41

City Council District:	4
Proposal:	Request to establish City of Columbia zoning of Planned Unit Development-Residential District, and -Flood Protective Area where applicable (PUD-R, -FP) on the property. The property was annexed on July 19, 2016
Applicant:	Prime Development LLC
Staff Recommendation:	Approval
PC Recommendation:	06/06/2016; Approval (7-0)
Zoning Public Hearing:	09/20/2016; Confirm Zoning; Pending
Zoning Public Hearing:	10/04/2016; Confirm Zoning; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 200.42 Acres
Current Use: Undeveloped
Proposed Use: Residential development; plans have already been approved by Richland County.
Current Interim Land Use Classification: Urban Edge Residential Large Lot (UER-2)
Proposed Land Use Classification: Urban Edge Residential Large Lot (UER-2)
Current Interim Zoning: PUD-R, -FP where applicable (Planned Unit Development – Residential District, -Flood Protective Area)
Proposed Zoning: PUD-R, -FP where applicable (Planned Unit Development – Residential District, -Flood Protective Area)
Census Tract: 114.07

PLANS, POLICIES, AND LAND USE

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

Staff recommends that the subject parcel be designated Urban Edge Residential Large Lot (UER-2) in The Columbia Plan 2018 Future Land Use Map.

Urban Edge Residential Large Lot neighborhoods represent many of the City's 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
- Small Format Business/Employment
- Small Format Civic/Institutional
- Cemeteries & Mausoleums

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

The subject parcel is not covered by an area plan which has been adopted by the City of Columbia or Richland County.

PROPOSED ZONING DISTRICT SUMMARY

The parcels were assigned an interim zoning of PUD-R, -FP at the time of annexation, and were previously zoned PDD Planned Development by Richland County. Surrounding parcels within the City of Columba are PUD-R, and –FP where applicable, and surrounding parcels within the unincorporated area of Richland County are zoned PDD.

The proposed City of Columbia zoning district is Planned Unit Development – Residential District (PUD-R) and -Flood Protective Area (-FP) where applicable.

Planned Unit Development Districts

(a) Intent. The intent of planned unit development districts is to derive the benefits of efficiency, economy and flexibility by encouraging unified development of large sites, while also obtaining the advantage of creative site design, improved appearance, compatibility of uses, optimum service by community facilities, and better functioning of vehicular access and circulation. It is the intent of this article to allow development of large sites subject to specific regulations concerning permitted uses, but only subject to regulations concerning lot area, building coverage, yard spaces and building height insofar as the city council shall deem appropriate to fulfill the intent of this article, upon presentation of certification from the owners, developers or other parties at interest in the development of such sites that they will adhere to development policies which will fulfill the intent of this article.

(b) *Types of districts.* Two types of districts accommodating primarily residential or nonresidential uses are created as follows:

(1) *PUD-R Planned Unit Development—Residential.* The PUD-R district is intended to accommodate residential uses, with nonresidential uses integrated into the design of such districts as secondary uses.

(2) *PUD-C Planned Unit Development—Commercial.* The PUD-C district is intended to accommodate primarily nonresidential uses, with residential uses integrated into the design of such districts as secondary uses.

(c) *Design and planning features.* The types of residential dwelling units and the types of nonresidential uses allowed to be established in such districts increase with increasing site size of such districts, based upon the premise that increased site size will allow proper design, including functional interrelations, buffer treatments separating uses with potentially incompatible characteristics of use, design of access patterns, and relationships of uses within such planned unit developments with uses in adjacent districts. It is the intent of this article that such design and planning features be incorporated properly into any PUD district hereafter created, and that the planning commission and city council shall consider the existence and appropriateness of such features before any amendment to the zoning map is adopted to create such district.

Flood Protective Areas

Certain areas within the city are subject to periodic inundation by floodwater, which results or may reasonably be foreseen to result in loss of life and property, health and safety hazards, disruption of commerce and governmental services and extraordinary public expenditures for flood protection and relief, all of which adversely affect the public health, safety and general welfare. These hazards are caused or extended in part by the occupancy of flood hazard areas by uses which increase flood damage upon other lands or uses which are vulnerable to floods because they are inadequately elevated or not otherwise protected from flood damages. It is, therefore, the intent of this article to lessen such hazards or losses by restricting or prohibiting uses which are dangerous to health, safety or property in times of flood or which cause excessive increases in flood heights or velocities; by requiring that uses vulnerable to floods be protected against flood hazards at the time of initial construction; and by controlling filling, grading, mineral extraction, placing of obstructions within flood channels and other activities, uses or characteristics of use which may increase flood damage.

STAFF RECOMMENDATION

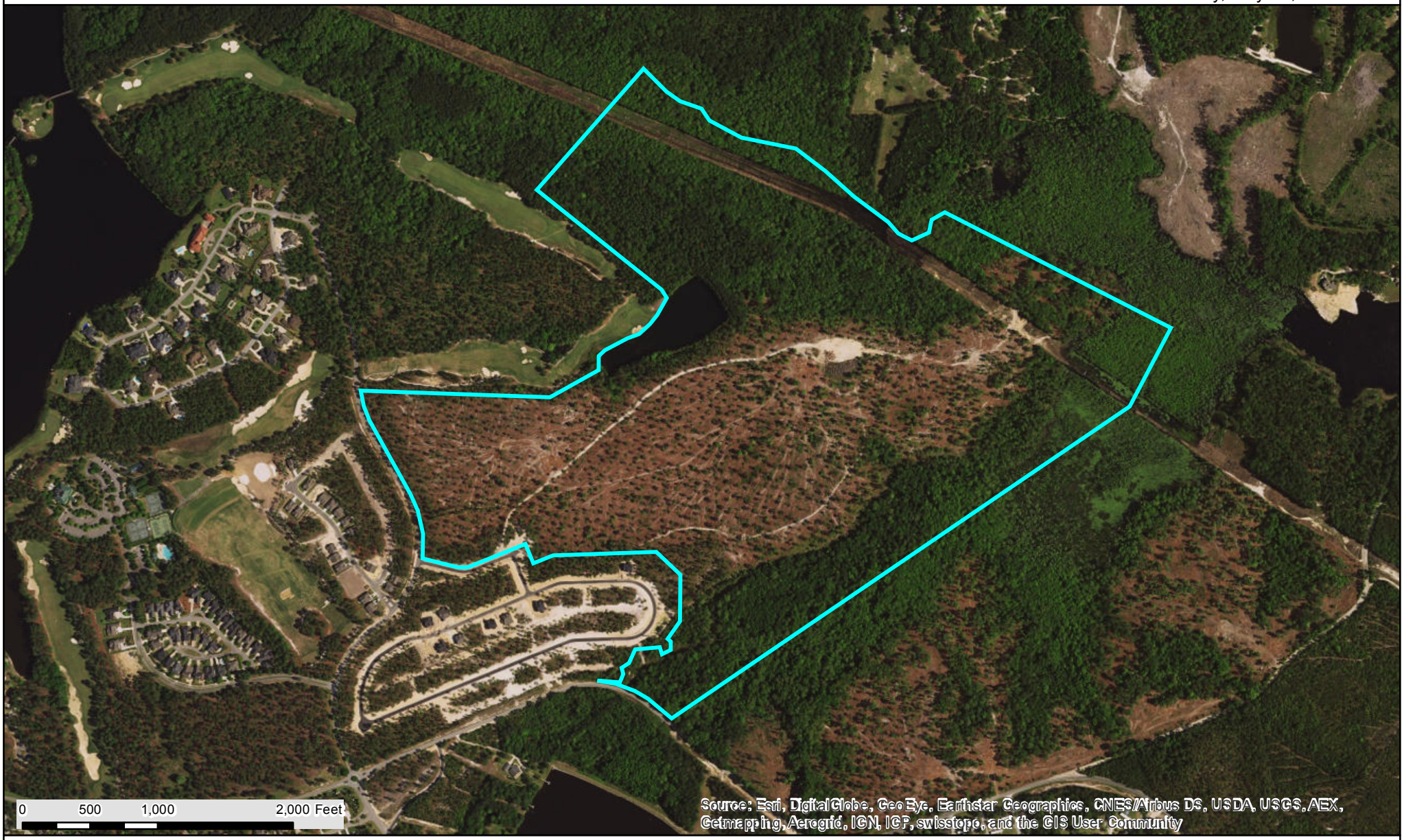
Staff recommends that City Council confirm the zoning of PUD-R and –FP where applicable and amend the zoning map accordingly.

City of Columbia

TMS#28900-01-41

W E S

Tuesday, May 24, 2016



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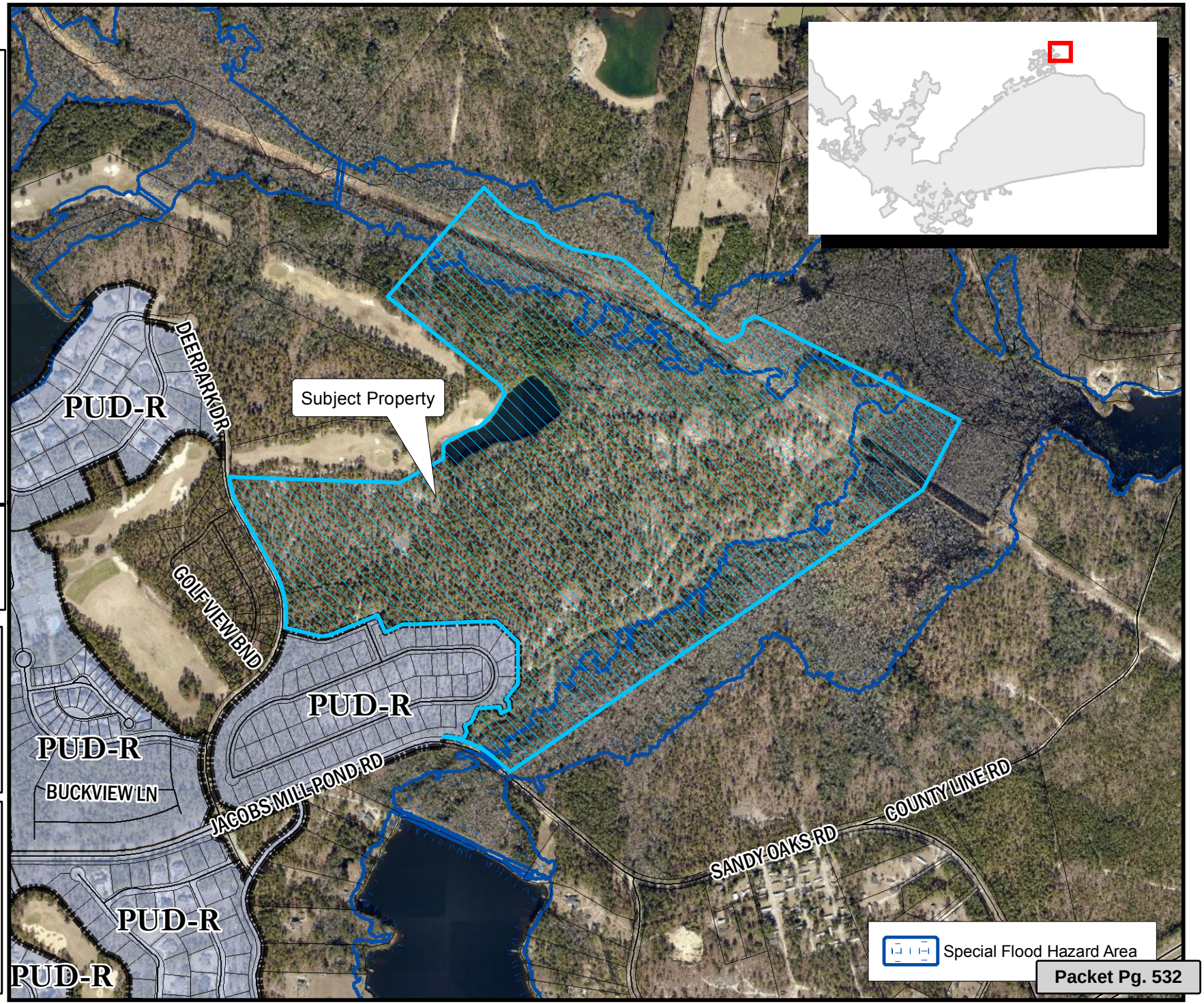
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We Are Columbia

Zoning Map

1104 Deerpark Drive, TMS#: 28900-01-41
Existing Zoning: PDD (Richland County); Proposed Zoning: PUD-R, -FP

Department of Planning & Development Services



ORIGINAL PREPARATION/DATE:
This map was prepared by:

Leigh DeForth
May 24, 2016

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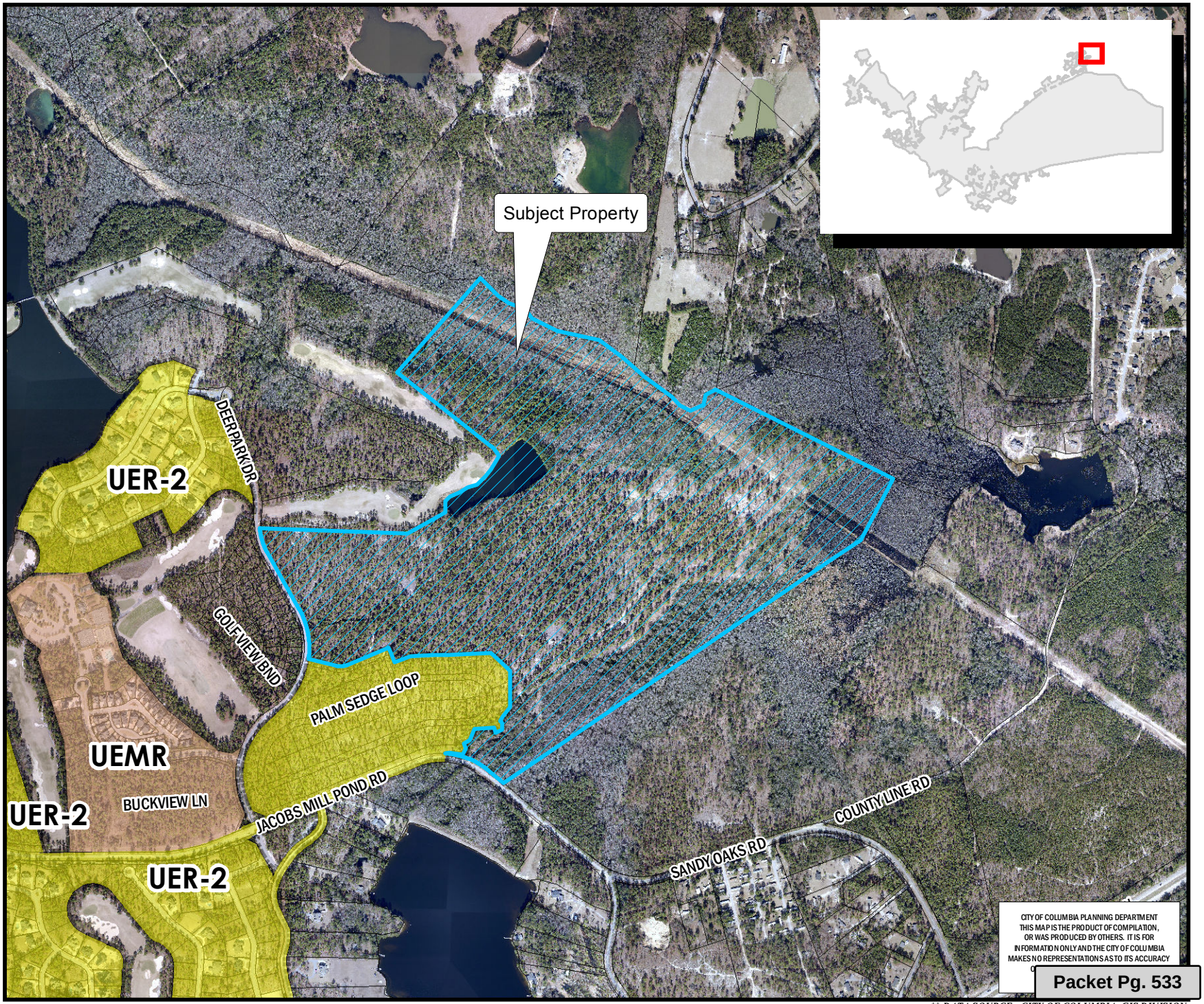
We Are Columbia

*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Future Land Use Map

1104 Deerpark Drive, TMS#: 28900-01-41
Existing FLU: Neighborhood - Medium Density (Richland County); Proposed FLU: UER-2

Department of Planning & Development Services



Legend

- CITY LIMITS
- PARCELS

- UCMR-1 - Urban Core Mixed Residential-1
- UCMR-2 - Urban Core Mixed Residential-2
- UEMR - Urban Edge Mixed Residential
- UEMF - Urban Edge Multi-Family
- UCR-1 - Urban Core Residential Small Lot
- UCR-2 - Urban Core Residential Large Lot
- UER-1 - Urban Edge Residential Small Lot
- UER-2 - Urban Edge Residential Large Lot
- UCAC-1 - Urban Core Neighborhood Activity Center
- UCAC-2 - Urban Core Community Activity Center
- UEAC-1 Urban Edge Community Activity Center
- UCAC-3 Urban Core Regional Activity Center
- UEAC-2 - Urban Edge Regional Activity Center
- AC-1 - Neighborhood Activity Corridor
- AC-2 - Community Activity Corridor
- AC-3 - Regional Activity Corridor
- EC - Employment Campus
- IND - Industrial
- TU - Transportation & Utilities
- SD-1 - Sports/Amusement District
- SD-2 - Civic/Institutional Districts
- SD-3 - Central Business District
- SD-4 - Riverbanks Zoo and Garden
- SD-5 - Universities/Colleges
- SD-6 - Fort Jackson

0 250 500 1,000 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Leigh DeForth
May 24, 2016

We Are Columbia

*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

We Are Columbia

MEETING DATE: **September 20, 2016**

DEPARTMENT: **Planning and Development Services**

FROM: ***Krista Hampton, Director***

SUBJECT: **The Village, Phase 1A, 9 & 13 S. Olmsted Lane, TMS# 28902-14-01 and 28902-14-02**

PRESENTER: **Krista Hampton**

FINANCIAL IMPACT: **City Council District:4**

Proposal: Request to establish City of Columbia zoning of Planned Unit Development-Residential District (PUD-R) on the property. The property was annexed on July 19, 2016.

Applicant: D.R. Horton, Inc.

Staff Recommendation: Approval

PC Recommendation: 04/04/2016; Approval (7-0)

ATTACHMENTS:

- 09-20-2016_ZPH_CaseSummary_MA_TheVillage1A (PDF)

CITY COUNCIL

September 20, 2016 at 7:00pm
City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

MAP AMENDMENT CASE SUMMARY
THE VILLAGE, PHASE 1A, 9 & 13 S. OLMSTED LANE, TMS# 28902-14-01 AND 28902-14-02

City Council District:	4
Proposal:	Request to establish City of Columbia zoning of Planned Unit Development-Residential District (PUD-R) on the property. The property was annexed on July 19, 2016
Applicant:	D.R. Horton, INC
Staff Recommendation:	Approval
PC Recommendation:	04/04/2016; Approval (7-0)
Zoning Public Hearing:	09/20/2016; Confirm Zoning; Pending
Zoning Public Hearing:	10/04/2016; Confirm Zoning; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 0.5 Acres
Current Use: Single Family Spec. Homes
Proposed Use: Residential
Current Interim Land Use Classification: Urban Edge Residential Small Lot (UER-1)
Proposed Land Use Classification: Urban Edge Residential Small Lot (UER-1)
Current Interim Zoning: PUD-R (Planned Unit Development – Residential District)
Proposed Zoning: PUD-R (Planned Unit Development – Residential District)
Census Tract: 114.07

PLANS, POLICIES, AND LAND USE

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

Staff recommends subject parcels be designated Urban Edge Residential Small Lot (UER-1) in The Columbia Plan 2018 Future Land Use Map.

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 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 the most prominent in this development type.

Primary Types
- Single-family Detached.

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

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

The subject parcels are not covered by an area plan which has been adopted by the City of Columbia or Richland County.

PROPOSED ZONING DISTRICT SUMMARY

The parcels were assigned an interim zoning of PUD-R at the time of annexation, and were previously zoned PDD Planned Development by Richland County. Surrounding parcels within the City of Columba are PUD-R and surrounding parcels within the unincorporated area of Richland County are zoned PDD.

The proposed City of Columbia zoning district is Planned Unit Development – Residential District (PUD-R).

Planned Unit Development Districts

(a) Intent. The intent of planned unit development districts is to derive the benefits of efficiency, economy and flexibility by encouraging unified development of large sites, while also obtaining the advantage of creative site design, improved appearance, compatibility of uses, optimum service by community facilities, and better functioning of vehicular access and circulation. It is the intent of this article to allow development of large sites subject to specific regulations concerning permitted uses, but only subject to regulations concerning lot area, building coverage, yard spaces and building height insofar as the city council shall deem appropriate to fulfill the intent of this article, upon presentation of certification from the owners, developers or other parties at interest in the development of such sites that they will adhere to development policies which will fulfill the intent of this article.

(b) *Types of districts.* Two types of districts accommodating primarily residential or nonresidential uses are created as follows:

(1) *PUD-R Planned Unit Development—Residential.* The PUD-R district is intended to accommodate residential uses, with nonresidential uses integrated into the design of such districts as secondary uses.

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(c) *Design and planning features.* The types of residential dwelling units and the types of nonresidential uses allowed to be established in such districts increase with increasing site size of such districts, based upon the premise that increased site size will allow proper design, including functional interrelations, buffer treatments separating uses with potentially incompatible characteristics of use, design of access patterns, and relationships of uses within such planned unit developments with uses in adjacent districts. It is the intent of this article that such design and planning features be incorporated properly into any PUD district hereafter created, and that the planning commission and city council shall consider the existence and appropriateness of such features before any amendment to the zoning map is adopted to create such district.

STAFF RECOMMENDATION

Staff recommends that City Council confirm the zoning of PUD-R and amend the zoning map accordingly.

City of Columbia

Oldcreek Farms Road and South Olmstead Lane

W E S

Wednesday, March 23, 2016



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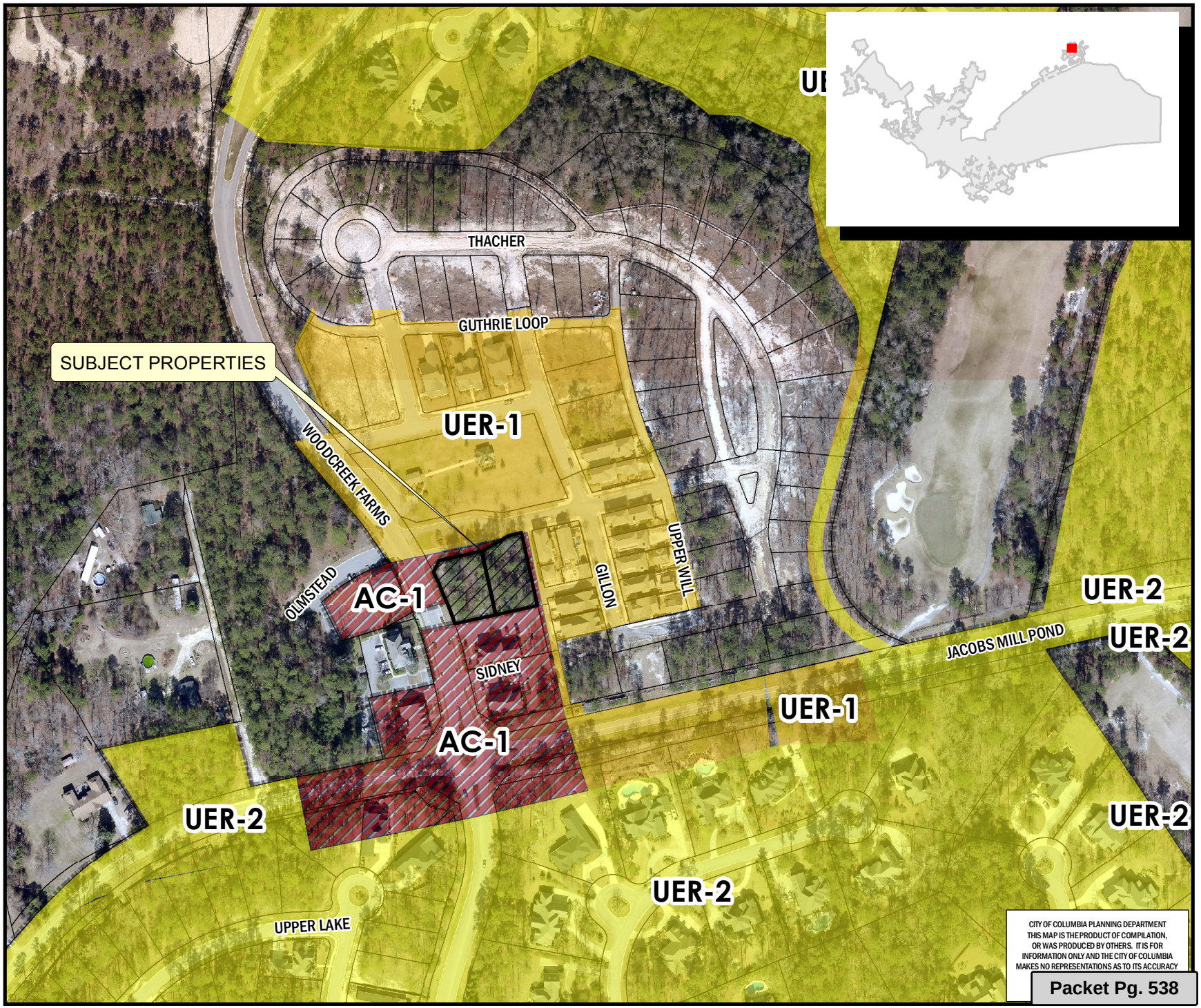
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Future Land Use Map

The Village, Phase 1A: Oldcreek Farms Road and South Olmstead Lane, TMS# 28902-14-01 and 28902-14-02. Interim FLU: UER-1

Department of Planning & Development Services



ORIGINAL PREPARATION/DATE:
This map was prepared by:

Ahmed Abdullah
March 22, 2016

We Are Columbia

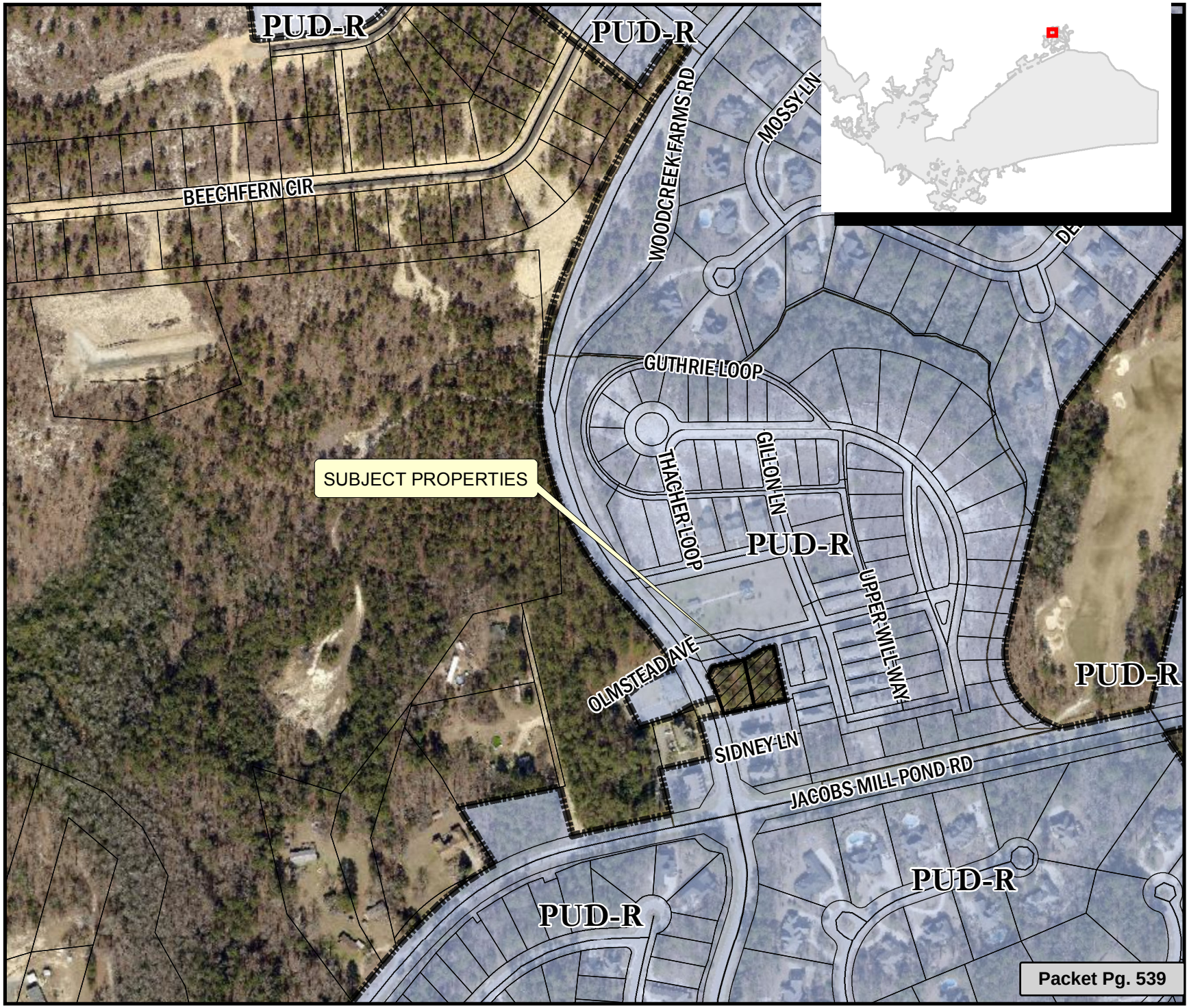
** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

The Park, Phase 1A: Oldcreek Farms Road and South Olms
TMS# 28902-14-01 and 28902-14-02
ZONING: Existing: PDD (County); Proposed: Interim PUD-R (City)

55.a

Department of Planning & Development Services



Legend

- CITY LIMITS
- PARCELS

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

N

0 50 100 200 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Ahmed Abdullah
March 22, 2016

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CITY of COLUMBIA, S.C. JUSTITIA VIRTUTUM REGINA

We Are Columbia

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

We Are Columbia

MEETING DATE: **September 20, 2016**

DEPARTMENT: **Planning and Development Services**

FROM: ***Krista Hampton, Director***

SUBJECT: **2210 Rosewood Drive, TMS#11313-17-03**

PRESENTER: **Krista Hampton**

FINANCIAL IMPACT: **Council District: 3**

Proposal: Rezone the parcel from C-1 to C-2

Applicant:Tony Moreland

Staff Recommendation: Denial

PC Recommendation: 07/11/2016; Approval (7-0)

ATTACHMENTS:

- MA_2210_RosewoodDrive (PDF)

CITY COUNCIL

September 20, 2016 at 7:00pm
City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

ZONING MAP AMENDMENT CASE SUMMARY
2210 ROSEWOOD DRIVE, TMS#11313-17-03

Council District:	3
Proposal:	Rezone the parcel from C-1 to C-2
Applicant:	Tony Moreland
Staff Recommendation:	DENIAL
PC Recommendation:	07/11/2016; APPROVAL (7-0)
Zoning Public Hearing:	09/20/2016; PENDING
Zoning Public Hearing:	10/04/2016**;** PENDING

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: ~0.19 acres
Current Use: Miscellaneous Retail
Proposed Use: Retail
Land Use Classification: Neighborhood Activity Corridor (AC-1)
Current Zoning: C-1 (Office and Institutional District)
Proposed Zoning: C-2 (Neighborhood Commercial District)

PLANS, POLICIES, AND LAND USE

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

The subject parcel is designated Neighborhood Activity Corridor (AC-1) in The Columbia Plan 2018 Future Land Use Map.

Neighborhood Activity Corridors are a linear extension of a Neighborhood or Community Activity Center. They contain nearly identical building types and uses to a Neighborhood Activity Center; the primary difference is the configuration of the lots and the lack of an internal subdivision or street network. Uses are built on frontage lots

along principal and minor arterial roadways. They serve surrounding neighborhoods within a one-mile drive or a 15 minute walk and typically consist of a limited collection of commercial and service uses.

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

Secondary Types
- Civic/Institutional
- Multi-family Small and Medium
- Single-family Attached

Tertiary Types
- Cemeteries and Mausoleums
- Parking Structures and Lots

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

The subject parcel is covered by *The Rosewood Plan: A Corridor & Neighborhood Plan*, which was completed in July 2012 and adopted by the City. The property is within the Rosewood Drive Corridor as identified by the Plan. Physical development goals for the Corridor include: the adaptive reuse of existing residential structures along the corridor; the creation of a high-quality pedestrian-oriented shopping district with connectivity to the surrounding neighborhood; the encouragement of a high-quality mix of uses along the corridor; and the provision of better buffers from commercial and mixed-uses and the residential neighborhood. The subject property was specifically targeted for a change in land use and zoning to an urban transitional zone and district (UTD). The Plan further recommended the development of design guidelines for the Rosewood Corridor, split into Mixed Use areas (Area A) and Residential and Transitional Areas (Area B); the subject property is designated as Area B by the Plan.

PROPOSED ZONING DISTRICT SUMMARY

The subject parcel is currently zoned Office and Institutional District (C-1); the miscellaneous retail use on the property was established in 1998 as a special exception within the C-1 District. Surrounding parcels are currently zoned C-1, and General Residential District (RG-2), and property zoned Neighborhood Commercial District (C-2) is across Rosewood Drive from the subject property, as well as along Rosewood Drive on adjacent blocks.

Office and Institutional District (C-1)

The C-1 district is intended to accommodate office, institutional, and certain types of residential uses in areas whose characteristic is neither general commercial nor exclusively residential in nature. Certain related structures and uses required to serve the needs of the areas are permitted outright or are permissible as special exceptions subject to restrictions and requirements intended to best fulfill the intent of this article.

The proposed City of Columbia zoning is Neighborhood Commercial District (C-2).

Neighborhood Commercial District (C-2)

The C-2 district is intended to accommodate commercial and service uses oriented primarily to serving the needs of persons who live or work in nearby areas. Certain related structures and uses required to serve the needs of such areas are permitted outright or are permissible as special exceptions subject to restrictions and requirements intended to best fulfill the intent of this article.

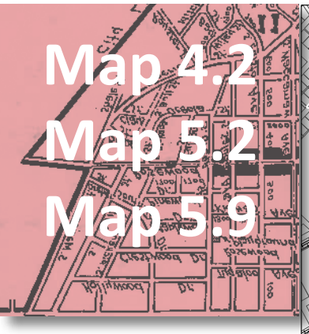
STAFF RECOMMENDATION

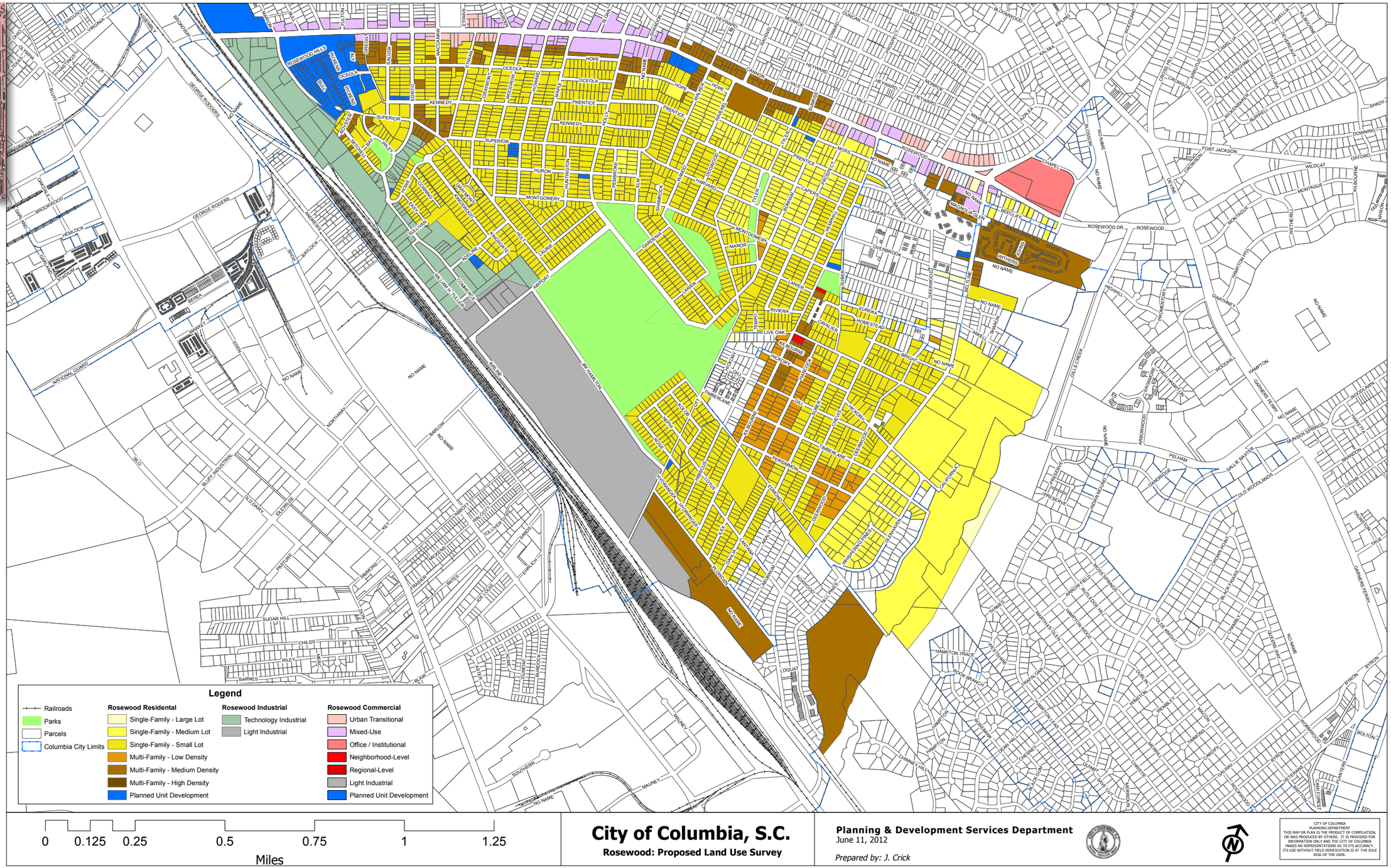
The Rosewood Plan recommends that the subject parcel be rezoned to Urban Transitional District (UTD). Based upon the recommendations of both the comprehensive plan and the area and corridor plan, staff recommends the denial of the request to rezone the parcel from C-1 to C-2.


OCEOLA
GRAYMONT
ETIWAN
ROSEWOOD
ROSEWOOD
ROSEWOOD
ROSEWOOD
ETIWAN
HARDEN
© 2011 Pictometry

Map 4.2
Map 5.2
Map 5.9

Proposed Land Use





City of Columbia, S.C.

Rosewood: Proposed Land Use Survey

Planning & Development Services Department
June 11, 2012

Prepared by: J. Crick

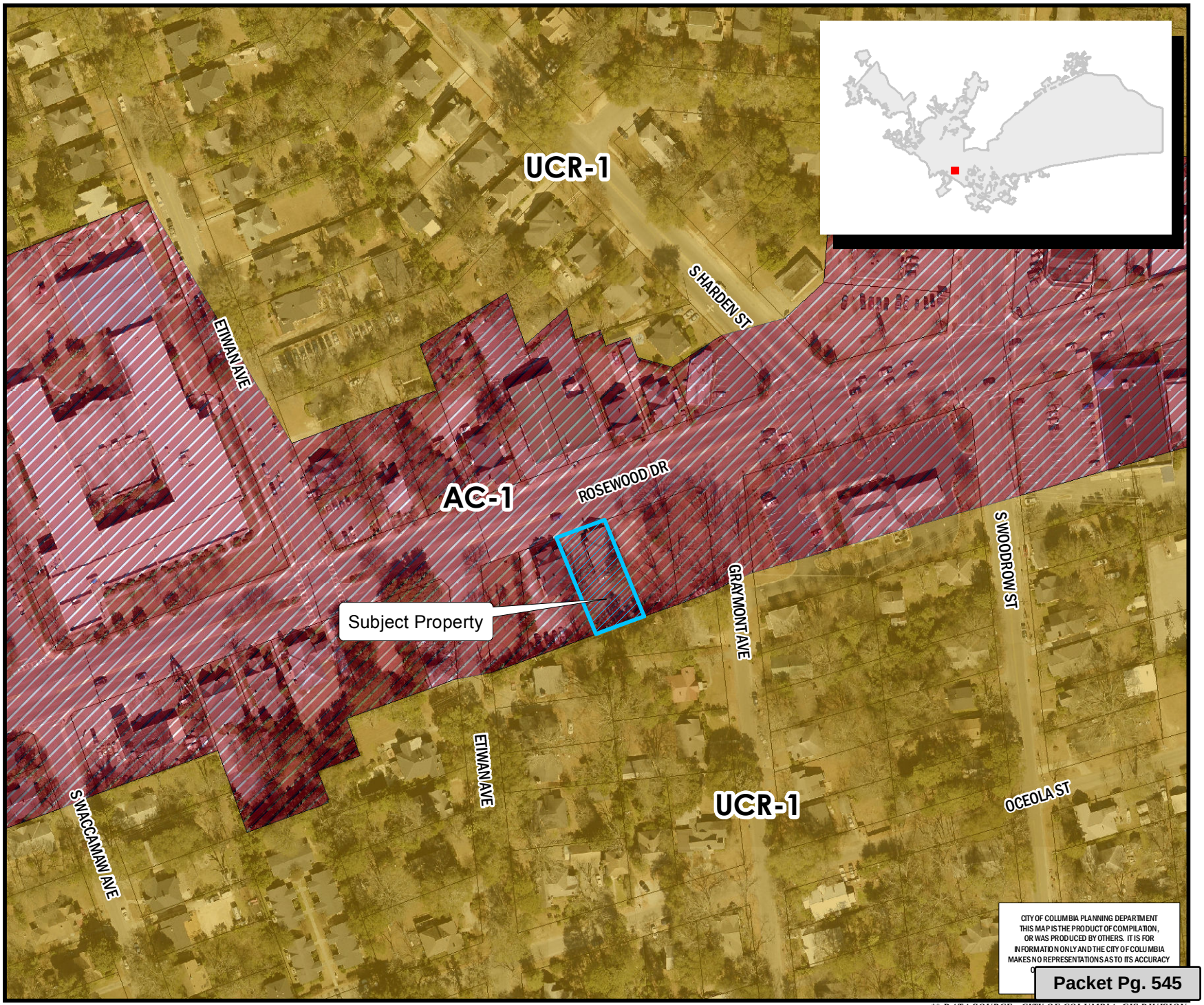
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Future Land Use Map

2210 Rosewood Drive, TMS#: 11313-
FLU: Neighborhood Activity Corridor (AC-1)

56.a

Department of Planning & Development Services



Legend

- CITY LIMITS
- PARCELS

- UCMR-1 - Urban Core Mixed Residential-1
- UCMR-2 - Urban Core Mixed Residential-2
- UEMR - Urban Edge Mixed Residential
- UEMF - Urban Edge Multi-Family
- UCR-1 - Urban Core Residential Small Lot
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0 25 50 100 Feet

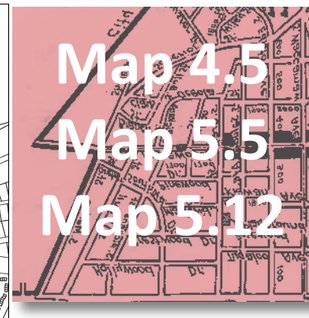
ORIGINAL PREPARATION/DATE:
This map was prepared by:

Leigh DeForth
June 22, 2016

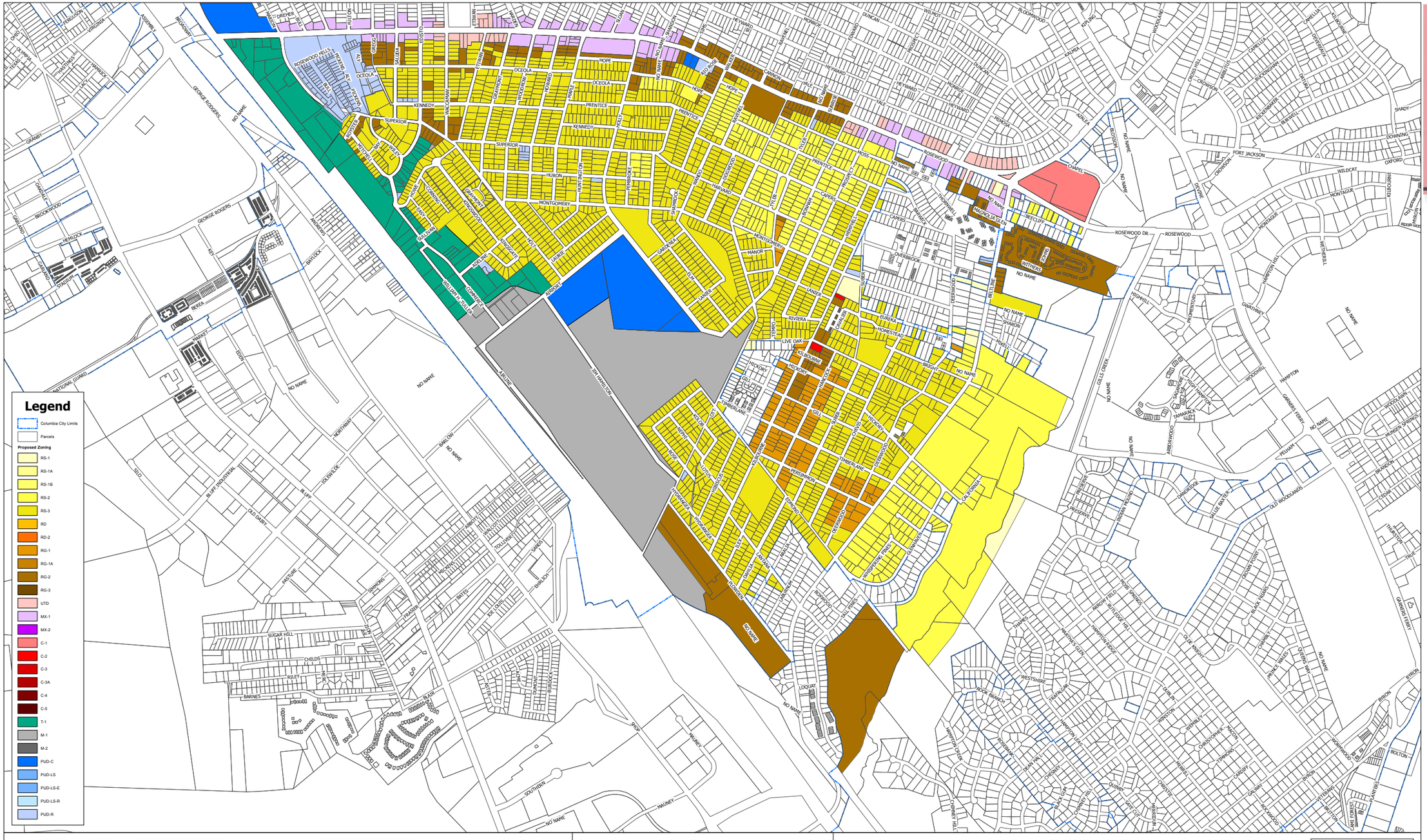
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We Are Columbia

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION



Proposed Zoning



City of Columbia, S.C.

Rosewood: Proposed Zoning

Planning & Development Services Department
June 11, 2012

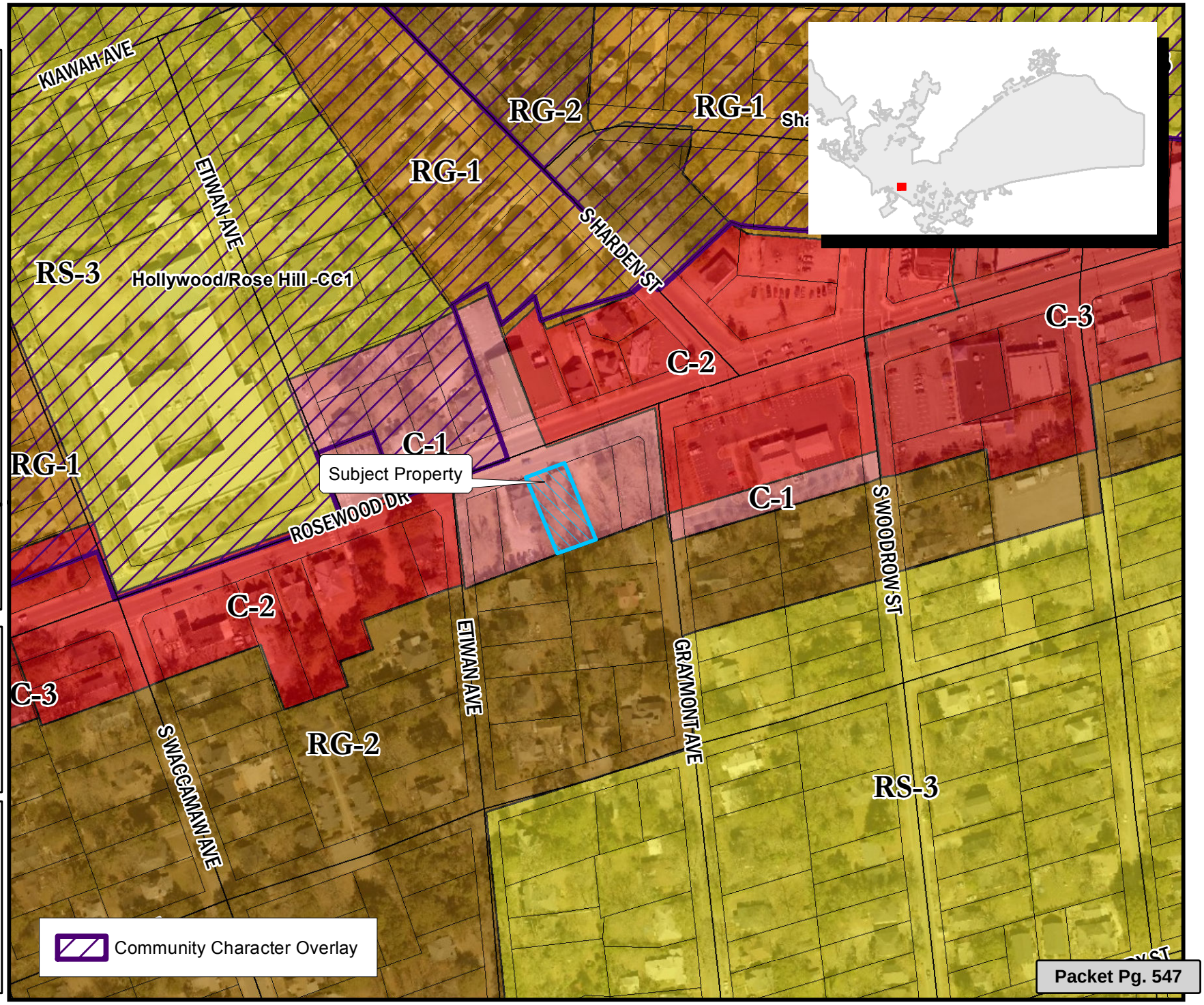
Prepared by: J. Crick

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Zoning Map

2210 Rosewood Drive, TMS#: 11313
Existing Zoning: C-1; Proposed Zoning: C-2

Department of Planning & Development Services



Legend

- CITY LIMITS
- PARCELS

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

0 50 100 200 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Leigh DeForth
June 23, 2016

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We Are Columbia

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Table of Permitted Uses
C-1
Permitted Principal Uses
Landscape counseling and planning
Building Construction - Office Only
Construction other than building construction - Office Only
Arrangement of Transportation Services
Water supply services
Sewerage Systems (Sec. 17-262)
Finance, Insurance, and Real Estate
Organization hotels and lodginghouses on membership basis
Cemetary subdividers and developers
Photographic Studies, portrait
Funeral Service and crematories
Advertising agences
Consumer credit reporting agences
Blueprinting and photocopying (Sec. 17-264)
Commercial photography, art and graphics
Stenographic services and reproduction services not elsewhere classified
Employment agencies
Temporary help services
Computer and data processing services
Detective agencies and protective services
Parking Lots
Municipal or other passive recreation facilities (parks, greenways, including administrative facilities)
Dance studios
Public Golf Course
Offices of physicians
Nursing and personal care facilities
Hospitals
Medical and dental laboratories
Legal services
Colleges, universities, professional schools, and junior colleges
Libraries and information centers
Business and secretarial schools
Vocational schools except vocational high schools not elsewhere classified
Individual and family siocial services
Job training and vocational rehabilitation services

Table of Permitted Uses
C-2
Permitted Principal Uses
Municipal or other passive recreation facilities (parks, greenways, including administrative facilities)
Landscape counseling and planning
Building Construction - Office Only
Construction other than building construction - Office Only
Arrangement of Transportation Services
Communication: Cable
Water supply services
Sewerage Systems (Sec. 17-262)
Finance, Insurance, and Real Estate
Organization hotels and lodginghouses on membership basis
Cemetary subdividers and developers
Paint, glass and wallpaper stores
Hardware stores
Retail nursuries, lawn and garden supply stores
Department stores
Variety stores
General merchandise stores: Miscellaneous general merchandise stores
Grocery Stores
Retail bakeries
Food stores: Miscellaneous
Auto and home supply stores (Sec. 17-286)
Apparel and accessory stores
Furniture, home furnishings and equipment stores
Eating Places
Drugstores and proprietary stores
Miscellaneous shopping goods stores
Mail order house
Florist
Cigar store and stands
New dealers and newsstands
Miscellaneous retail stores, not elsewhere classified
Garment pressing and agents for laundries and dry cleaners
Taylor and alteration shops
Photographic Studies, portrait
Beauty Shops

C-1
Permitted Principal Uses Cont.
Museums and art galleries
Business associations
Professional membership
Labor unions and similar organizations
Civic, social and fraternal associations
Political organizations
Religious organizations
Engineering, architectural, and surveying services
Accounting, auditing, and bookkeeping services
Commercial economic, sociological, and educational research
Noncommercial research organization
Management and public relations services
Detached One-Family Dwelling
Attached Two-Family Dwelling
High-Rise (Sec. 17-304)
Mid-Rise (Sec. 17-267)
Miscellaneous services
Executive Offices
Legislative bodies
General government not elsewhere classified
Courts
Police and Fire Protection
Public finance, taxation, and monetary policy
Administration of human resources programs
Administration of environmental quality and housing programs
Administration of economic programs
Permitted in District, provided owner and/or tenant complies with the associated conditions set forth in this article
Municipal active recreation facilities (athletic ball fields, swimming pools, playgrounds, including administration facilities)(Sec. 17-289)
Non-depository personal credit institutions (pay day loan and/or title loan establishments (Sec. 17-294)
Offices and clinics of other health practictioners, including therapeutic massage (17-288)
Elementary and Secondary Schools (17-296)

C-2
Permitted Principal Uses Cont.
Barbershops
Shoe repair shops, shoeshine parlors, and hat cleaning shops
Advertising agences
Consumer credit reporting agences
Blueprinting and photocopying (Sec. 17-264)
Commercial photography, art and graphics
Stenographic services and reproduction services not elsewhere classified
Employment agencies
Temporary help services
Computer and data processing services
Detective agencies and protective services
Parking Lots
Radio and television repair shops
Watch and jewelry repair
Physical fitness facilities and yoga facilities
Dance studios
Offices of physicians
Medical and dental laboratories
Legal services
Libraries and information centers
Individual and family siocial services
Job training and vocational rehabilitation services
Business associations
Professional membership
Civic, social and fraternal associations
Political organizations
Religious organizations
Engineering, architectural, and surveying services
Accounting, auditing, and bookkeeping services
Commercial economic, sociological, and educational research
Noncommercial research organization
Management and public relations services

C-2
Permitted Accessory Use
Private Commercial Storage (Sec. 17-260)
Eating Places
Drugstores and proprietary stores
Beauty Shops
Barbershops
Reupholstery and furniture repair
Permitted as an Accessory Use or as a Principal Use by Special Exception
Food crops grown within a covered enclosure
General farms, primarily crop
Special Exception by Board of Zoning Appeals
Veterinary services with indoor kennels
Veterinary services with outdoor kennels
Roominghouses and boardinghouses
U.S. Postal Service
Drinking Places (alcoholic beverages)(Sec. 17-269)
Electric substations
Florist
Cigar store and stands
New dealers and newsstands
Miscellaneous retail stores, not elsewhere classified
Apparel and accessory stores
Coin-operated laundries and dry cleaning
Garment pressing and agents for laundries and dry cleaners
Miscellaneous personal services, except massage parlors and spas
Massage parlors and spas
Business services not elsewhere classified
Agricultural services with indoor kennels
Agricultural services with outdoor kennels
Parking structures
Radio and mobile telephone installation shops
Watch and jewelry repair
Motion picture theaters except drive-in
Physical fitness facilities and yoga facilities
Membership Sports and Recreation Clubs

C-2
Permitted Principal Uses Cont.
Miscellaneous services
Executive Offices
Legislative bodies
General government not elsewhere classified
Police and Fire Protection
Public finance, taxation, and monetary policy
Administration of human resources programs
Administration of environmental quality and housing programs
Administration of economic programs
Permitted in District, provided owner and/or tenant complies with the associated conditions set forth in this article
Municipal active recreation facilities (athletic ball fields, swimming pools, playgrounds, including administration facilities)(Sec. 17-289)
Non-depository personal credit institutions (pay day loan and/or title loan establishments (Sec. 17-294)
Offices and clinics of other health practictioners, including therapeutic massage (17-288)
Elementary and Secondary Schools (17-296)
Permitted Accessory Use
Private Commercial Storage (Sec. 17-260)
Reupholstery and furniture repair
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Food crops grown within a covered enclosure
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U.S. Postal Service
Gasoline service stations (Sec. 17-286)
Boat dealers (Sec. 17-286)
Recreational and utility trailer dealers (Sec. 17-286
Drinking Places (alcoholic beverages)(Sec. 17-269)
Liquor Stores
Electric substations
Suite Hotel (Sec. 17-271)
Bed and breakfast hotel (Sec. 17-271)

C-2
Special Exception by Board of Zoning Appeals, Cont.
Arboreta, botanical and zoological gardens
Day Care Facilities (Sec. 17-265)
Residential Care (Sec. 17-266)
Attached One-Family Dwelling
Multi-Family Dwelling
Group Development
Dormitories, Public
Fraternity and sorority houses

C-2
Special Exception by Board of Zoning Appeals Cont.
Roominghouses and boardinghouses
Coin-operated laundries and dry cleaning
Miscellaneous personal services, except massage parlors and spas
Massage parlors and spas
Agricultural services with indoor kennels
Agricultural services with outdoor kennels
Parking structures
Repair shops, not otherwise classified
Motion picture theaters except drive-in
Bowling alleys and billiard and pool establishments
Membership Sports and Recreation Clubs
Business and secretarial schools
Arboreta, botanical and zoological gardens
Museums and art galleries
Day Care Facilities (Sec. 17-265)
Residential Care (Sec. 17-266)
Detached One-Family Dwelling
Attached Two-Family Dwelling
Attached One-Family Dwelling
Townhouses (Sec. 17-268)
Multi-Family Dwelling
Group Development

We Are Columbia

MEETING DATE: **September 20, 2016**

DEPARTMENT: **Planning and Development Services**

FROM: ***Krista Hampton, Director***

SUBJECT: **1012 Woodrow Street, TMS#11413-05-2**

PRESENTER: **Krista Hampton**

FINANCIAL IMPACT: **Council District: 3**

Proposal: Rezone the parcel from C-1 to C-2

Applicant:Sharon D. Kerr

Staff Recommendation: Denial

PC Recommendation: 07/11/2016; Denial (6-0)

ATTACHMENTS:

- MA_1012_WoodrowStreet (PDF)

CITY COUNCIL

September 20, 2016 at 7:00pm
City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

ZONING MAP AMENDMENT CASE SUMMARY
1012 WOODROW STREET, TMS#11413-05-2

Council District:	3
Proposal:	Rezone the parcel from C-1 to C-2
Applicant:	Sharon D. Kerr
Staff Recommendation:	DENIAL
PC Recommendation:	07/11/2016; DENIAL (6-0)
Zoning Public Hearing:	09/20/2016; PENDING
Zoning Public Hearing:	10/04/2016**;** PENDING

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: ~0.09 acres
Current Use: Miscellaneous Retail
Proposed Use: Retail
Land Use Classification: Urban Core Residential Small Lot (UCR-1)
Current Zoning: C-1 (Office and Institutional District)
Proposed Zoning: C-2 (Neighborhood Commercial District)

PLANS, POLICIES, AND LAND USE

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

The subject parcel is designated Urban Core Residential Small Lot (UCR-1) in The Columbia Plan 2018 Future Land Use Map.

Urban Core Residential Small Lot neighborhoods are common just outside the urban center, most were subdivided before 1950 and many continue the grid or street network from the original planned portion of the City. This development type may represent existing neighborhoods and is also a development form appropriate for medium to large-scale redevelopments or infill sites. Traditional and contemporary architectural styles have a

place in these neighborhoods. When infill development is designed, scale and orientation of existing structures on the block should act as design presets.

Primary Types
- Single-family Detached

Secondary Types
- Single-family Attached
- Two-family
- Three-family

Tertiary Types
- Multi-family Small
- Small Format Business/Employment (excl. Flex)
- Cemeteries and Mausoleums

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

The subject parcel is covered by the *Old Shandon - Valley Park Neighborhood Conservation Plan* (1980). The plan notes that residents in the Maple Street Area (identified as Area 2) wished to prevent further commercial intrusion. The Plan recommended that the parcel remain zoned C-1 (Plan Exhibits 12 & 13).

PROPOSED ZONING DISTRICT SUMMARY

The subject parcel is currently zoned Office and Institutional District (C-1), as is the property across Woodrow to the West. Surrounding property is zoned Planned Unit Development – Residential District (PUD-R) to the South and East and General Commercial (C-3) to the North. The adjacent PUD-R allows for live-work (or "commercial, residential or mixed use construction") on the small vacant lot on the corner of Millwood and Woodrow, but otherwise allows only home occupations. Property to the South and East is part of the Old Shandon/Lower Waverly Historic District Area B (Buffer).

Office and Institutional District (C-1)

The C-1 district is intended to accommodate office, institutional, and certain types of residential uses in areas whose characteristic is neither general commercial nor exclusively residential in nature. Certain related structures and uses required to serve the needs of the areas are permitted outright or are permissible as special exceptions subject to restrictions and requirements intended to best fulfill the intent of this article.

The proposed City of Columbia zoning is Neighborhood Commercial District (C-2).

Neighborhood Commercial District (C-2)

The C-2 district is intended to accommodate commercial and service uses oriented primarily to serving the needs of persons who live or work in nearby areas. Certain related structures and uses required to serve the needs of such areas are permitted outright or are permissible as special exceptions subject to restrictions and requirements intended to best fulfill the intent of this article.

STAFF RECOMMENDATION

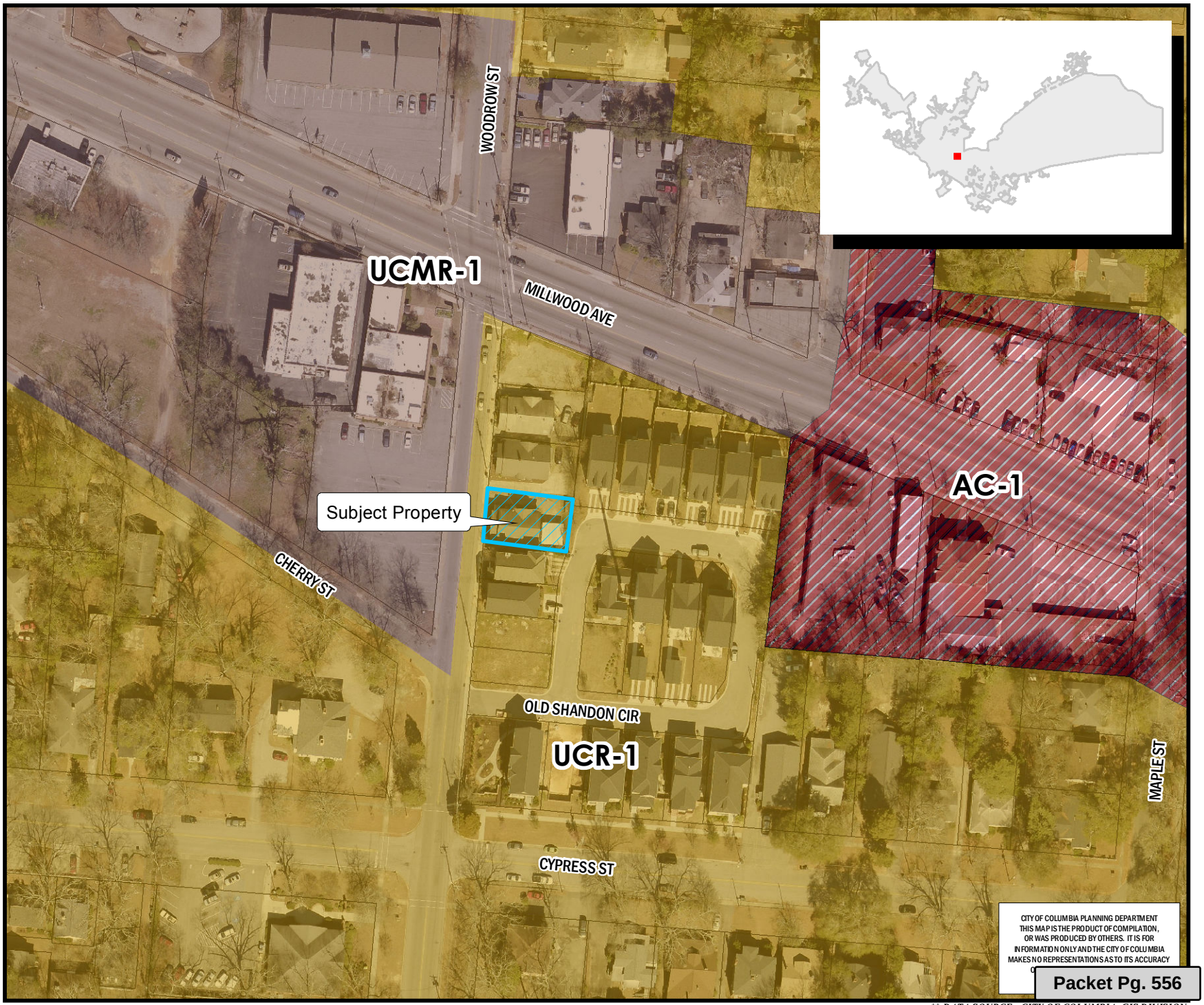
As the Old Shandon Valley Park Neighborhood Plan recommended that the parcel remain zoned C-1 and the land use plan considers small format business as a tertiary use which is allowed in the C-1, staff recommends the denial of the request to rezone the parcel from C-1 to C-2, as the C-2 has additional uses that are more intense.


FAIRVIEW
MILLWOOD
MILLWOOD
OLD SHANDON
CYPRESS
OLD SHANDON
WOODROW
WOODROW
WOODROW
WOODROW
MILLWOOD
CHERRY
CYPRESS
© 2013 Pictometry

Future Land Use Map

1012 Woodrow Street, TMS# 11413-05-2
FLU: Urban Core Residential Small Lot (UCR-1)

Department of Planning & Development Services



ORIGINAL PREPARATION/DATE:
This map was prepared by:

Leigh DeForth
June 21, 2016

CITY of COLUMBIA, S.C. — JUSTITIA VIRTUTUM REGINA

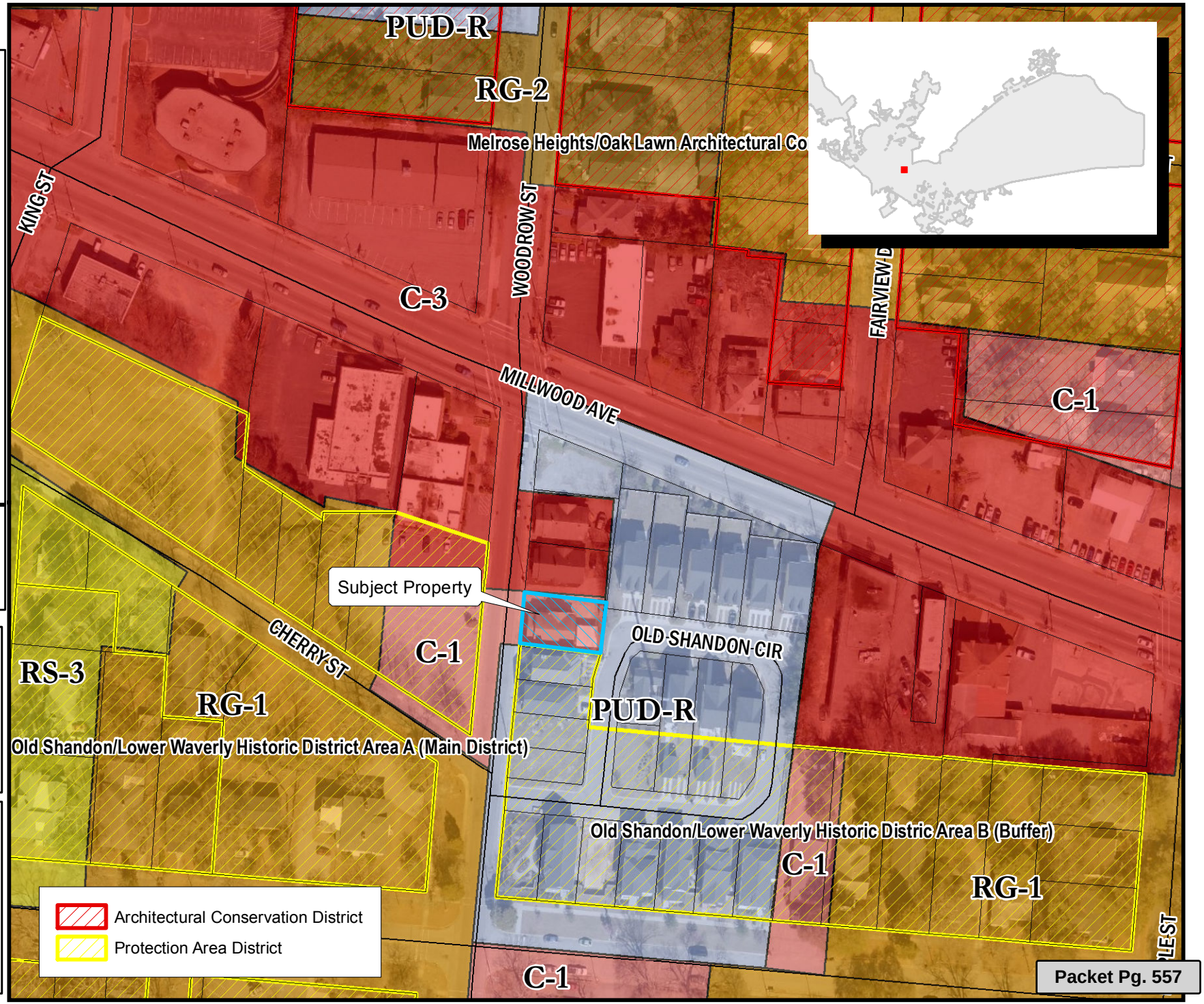
We Are Columbia

*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Zoning Map

1012 Woodrow Street, TMS#: 11413-0
Existing Zoning: C-1; Proposed Zoning: C-2

Department of Planning & Development Services



Legend

- CITY LIMITS
- PARCELS

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

0 20 40 80 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Leigh DeForth
June 17, 2016

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

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Table of Permitted Uses
C-1
Permitted Principal Uses
Landscape counseling and planning
Building Construction - Office Only
Construction other than building construction - Office Only
Arrangement of Transportation Services
Water supply services
Sewerage Systems (Sec. 17-262)
Finance, Insurance, and Real Estate
Organization hotels and lodginghouses on membership basis
Cemetary subdividers and developers
Photographic Studies, portrait
Funeral Service and crematories
Advertising agences
Consumer credit reporting agences
Blueprinting and photocopying (Sec. 17-264)
Commercial photography, art and graphics
Stenographic services and reproduction services not elsewhere classified
Employment agencies
Temporary help services
Computer and data processing services
Detective agencies and protective services
Parking Lots
Municipal or other passive recreation facilities (parks, greenways, including administrative facilities)
Dance studios
Public Golf Course
Offices of physicians
Nursing and personal care facilities
Hospitals
Medical and dental laboratories
Legal services
Colleges, universities, professional schools, and junior colleges
Libraries and information centers
Business and secretarial schools
Vocational schools except vocational high schools not elsewhere classified
Individual and family siocial services
Job training and vocational rehabilitation services

Table of Permitted Uses
C-2
Permitted Principal Uses
Municipal or other passive recreation facilities (parks, greenways, including administrative facilities)
Landscape counseling and planning
Building Construction - Office Only
Construction other than building construction - Office Only
Arrangement of Transportation Services
Communication: Cable
Water supply services
Sewerage Systems (Sec. 17-262)
Finance, Insurance, and Real Estate
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Hardware stores
Retail nursuries, lawn and garden supply stores
Department stores
Variety stores
General merchandise stores: Miscellaneous general merchandise stores
Grocery Stores
Retail bakeries
Food stores: Miscellaneous
Auto and home supply stores (Sec. 17-286)
Apparel and accessory stores
Furniture, home furnishings and equipment stores
Eating Places
Drugstores and proprietary stores
Miscellaneous shopping goods stores
Mail order house
Florist
Cigar store and stands
New dealers and newsstands
Miscellaneous retail stores, not elsewhere classified
Garment pressing and agents for laundries and dry cleaners
Taylor and alteration shops
Photographic Studies, portrait
Beauty Shops

C-1
Permitted Principal Uses Cont.
Museums and art galleries
Business associations
Professional membership
Labor unions and similar organizations
Civic, social and fraternal associations
Political organizations
Religious organizations
Engineering, architectural, and surveying services
Accounting, auditing, and bookkeeping services
Commercial economic, sociological, and educational research
Noncommercial research organization
Management and public relations services
Detached One-Family Dwelling
Attached Two-Family Dwelling
High-Rise (Sec. 17-304)
Mid-Rise (Sec. 17-267)
Miscellaneous services
Executive Offices
Legislative bodies
General government not elsewhere classified
Courts
Police and Fire Protection
Public finance, taxation, and monetary policy
Administration of human resources programs
Administration of environmental quality and housing programs
Administration of economic programs
Permitted in District, provided owner and/or tenant complies with the associated conditions set forth in this article
Municipal active recreation facilities (athletic ball fields, swimming pools, playgrounds, including administration facilities)(Sec. 17-289)
Non-depository personal credit institutions (pay day loan and/or title loan establishments (Sec. 17-294)
Offices and clinics of other health practictioners, including therapeutic massage (17-288)
Elementary and Secondary Schools (17-296)

C-2
Permitted Principal Uses Cont.
Barbershops
Shoe repair shops, shoeshine parlors, and hat cleaning shops
Advertising agences
Consumer credit reporting agences
Blueprinting and photocopying (Sec. 17-264)
Commercial photography, art and graphics
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Employment agencies
Temporary help services
Computer and data processing services
Detective agencies and protective services
Parking Lots
Radio and television repair shops
Watch and jewelry repair
Physical fitness facilities and yoga facilities
Dance studios
Offices of physicians
Medical and dental laboratories
Legal services
Libraries and information centers
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Job training and vocational rehabilitation services
Business associations
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Civic, social and fraternal associations
Political organizations
Religious organizations
Engineering, architectural, and surveying services
Accounting, auditing, and bookkeeping services
Commercial economic, sociological, and educational research
Noncommercial research organization
Management and public relations services

C-2
Permitted Accessory Use
Private Commercial Storage (Sec. 17-260)
Eating Places
Drugstores and proprietary stores
Beauty Shops
Barbershops
Reupholstery and furniture repair
Permitted as an Accessory Use or as a Principal Use by Special Exception
Food crops grown within a covered enclosure
General farms, primarily crop
Special Exception by Board of Zoning Appeals
Veterinary services with indoor kennels
Veterinary services with outdoor kennels
Roominghouses and boardinghouses
U.S. Postal Service
Drinking Places (alcoholic beverages)(Sec. 17-269)
Electric substations
Florist
Cigar store and stands
New dealers and newsstands
Miscellaneous retail stores, not elsewhere classified
Apparel and accessory stores
Coin-operated laundries and dry cleaning
Garment pressing and agents for laundries and dry cleaners
Miscellaneous personal services, except massage parlors and spas
Massage parlors and spas
Business services not elsewhere classified
Agricultural services with indoor kennels
Agricultural services with outdoor kennels
Parking structures
Radio and mobile telephone installation shops
Watch and jewelry repair
Motion picture theaters except drive-in
Physical fitness facilities and yoga facilities
Membership Sports and Recreation Clubs

C-2
Permitted Principal Uses Cont.
Miscellaneous services
Executive Offices
Legislative bodies
General government not elsewhere classified
Police and Fire Protection
Public finance, taxation, and monetary policy
Administration of human resources programs
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U.S. Postal Service
Gasoline service stations (Sec. 17-286)
Boat dealers (Sec. 17-286)
Recreational and utility trailer dealers (Sec. 17-286
Drinking Places (alcoholic beverages)(Sec. 17-269)
Liquor Stores
Electric substations
Suite Hotel (Sec. 17-271)
Bed and breakfast hotel (Sec. 17-271)

C-2
Special Exception by Board of Zoning Appeals, Cont.
Arboreta, botanical and zoological gardens
Day Care Facilities (Sec. 17-265)
Residential Care (Sec. 17-266)
Attached One-Family Dwelling
Multi-Family Dwelling
Group Development
Dormitories, Public
Fraternity and sorority houses

C-2
Special Exception by Board of Zoning Appeals Cont.
Roominghouses and boardinghouses
Coin-operated laundries and dry cleaning
Miscellaneous personal services, except massage parlors and spas
Massage parlors and spas
Agricultural services with indoor kennels
Agricultural services with outdoor kennels
Parking structures
Repair shops, not otherwise classified
Motion picture theaters except drive-in
Bowling alleys and billiard and pool establishments
Membership Sports and Recreation Clubs
Business and secretarial schools
Arboreta, botanical and zoological gardens
Museums and art galleries
Day Care Facilities (Sec. 17-265)
Residential Care (Sec. 17-266)
Detached One-Family Dwelling
Attached Two-Family Dwelling
Attached One-Family Dwelling
Townhouses (Sec. 17-268)
Multi-Family Dwelling
Group Development

We Are Columbia

MEETING DATE: **September 20, 2016**

DEPARTMENT: **Planning and Development Services**

FROM: ***Krista Hampton, Director***

SUBJECT: **523 Winmet Drive, TMS #11702-02-12 and N/S Amberley Road, TMS #11702-02-21**

PRESENTER: **Krista Hampton**

FINANCIAL IMPACT: **Ordinance No.: 2016-082 - Annexing and Incorporating 523 Winmet Drive and N/5 Amberley Road, Richland County TMS #11702-02-12 and 11702-02-21 into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015**

Council District:1

Proposal for 523 Winmet Drive: Request to annex, assign Urban Core Community Activity Center (UCAC-2) Land Use Classification and RG-1 Zoning. The property is currently classified as Mixed Residential - High Density by Richland County and zoned as RM-MD by Richland County. Proposal for N/S Amberley Road: Request to annex, assign Urban Edge Residential - Small Lot (UER-1) Land Use Classification and RS-1 Zoning. The property is currently classified as Mixed Residential - High Density by Richland County and zoned as RM-MD by Richland County.

Applicant: Minhaj-Ul-Quran USA (MQ-USA)

Staff Recommendation: Approval

PC Recommendation: 08/01/16; Approval (6-0)

ATTACHMENTS:

- 09-20-2016_ZPH_ANNEX_523 WinmetDrive - and - NS AmberleyRoad (PDF)
- 2016-082 annex-incorporate 523 Winmet & NS Amberley(PDF)

CITY COUNCIL

September 20, 2016 at 7:00pm
City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY 523 WINMET DRIVE, TMS# 11702-02-12 AND N/S AMBERLEY ROAD, TMS# 11702-02-21

Council District:	1
Proposal for 523 Winmet Drive:	Request to annex, assign Urban Core Community Activity Center (UCAC-2) Land Use Classification and RG-1 Zoning. The property is currently classified as Mixed Residential – High Density by Richland County and zoned as RM-MD by Richland County.
Proposal for N/S Amberley Road:	Request to annex, assign Urban Edge Residential - Small Lot (UER-1) Land Use Classification and RS-1 Zoning. The property is currently classified as Mixed Residential – High Density by Richland County and zoned as RM-MD by Richland County.
Applicant:	Minhaj-Ul-Quran USA (MQ-USA)
Staff Recommendation:	APPROVAL
PC Recommendation:	08/01/16; APPROVAL (6-0)
ZPH, 1st Reading:	09/20/16; PENDING
ZPH, 2nd Reading:	10/04/16; PENDING

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

523 Winmet Drive
Acreage: ~0.65 acres
Current Use: Residence
Proposed Use: Expansion of religious place of worship to include picnic shelters and addition to existing structure located on TMS# 11702-02-32
Reason for Annexation: Municipal Services
Urban Service Area: Primary

Current Land Use Classification: Mixed Residential (High Density)
Proposed Land Use Classification: Urban Core Community Activity Center (UCAC-2)
Current Richland County Zoning: RM-MD Residential, Multi-Family, Medium Density District
Proposed Zoning: RG-1 General Residential District
Census Tract: 106

N/S Amberley Road
Acreage: 2.67 acres
Current Use: Vacant Land
Proposed Use: Expansion of religious place of worship to include picnic shelters and addition to existing structure located on TMS# 11702-02-32
Reason for Annexation: Municipal Services
Urban Service Area: Primary
Current Land Use Classification: Mixed Residential (High Density)
Proposed Land Use Classification: Urban Edge Residential - Small Lot (UER-1)
Current Richland County Zoning: RM-MD Residential, Multi-Family, Medium Density District
Proposed Zoning: RS-1 (Single Family Residential District)
Census Tract: 106

DETERMINATION FOR CITY SERVICES

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

Police
We find that the proposed annexations of 523 Winmet and N/S Amberley will result in an increased number of calls for services and will cost the CPD **$426.62** annually to provide service once the project is completed based upon current calls for service to the adjacent parcel under the same ownership.

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

Solid Waste
At this time the property is undeveloped and future uses would be commercial/institutional. Solid Waste services cost would be $0.00 since this services is not provided to commercial/institutional uses.

Engineering
Because water and sewer lines currently exist in this area and the developer will install new infrastructure at the time of development, the Utilities and Engineering Division **will not incur any costs** associated with this annexation. There is a tap fee for the property owner.

Water Customer Care
Annexation will result in an approximately **40% reduction** in water and sewer service rates for the customer.

Planning & Development Services
We recommend annexation of this property. The estimated annual city property tax revenue after annexation of these properties will generate approximately **$0.00**, as this property is owned and operated by a religious institution.

*Estimated City Tax Revenue calculated as: (Tax Value*Tax Rate)*City Millage Rate (.0981)) - (Tax Value*Local Option Sales Tax Credit (.002)).

PLANS, POLICIES, AND LAND USE

Urban Service Area

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

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

Primary areas are constituted of land contiguous to the City where services are available and the infrastructure is generally good. These services include fire, police, sanitation, and utilities. Concerning utilities, these areas do not assume that the water or sewer line extends directly to each lot, but that it is available for extension in a reasonable manner. Primary areas are intended to indicate that, barring unanticipated circumstances, annexation is recommended and, where appropriate, should be actively pursued.

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

523 Winmet Drive -

Staff recommends that the subject parcel be designated Urban Core Community Activity Center (UCAC-2) in The Columbia Plan 2018 Future Land Use Map.

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

Primary Types:

- Small and Medium format Business/Employment (excl. Flex)
- Multi-family Small and Medium Mixed Use

Secondary Types:

- Multi-family Small or Medium

Tertiary Types:

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

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

The subject parcel is not covered by an area plan which has been adopted by the City of Columbia or Richland County.

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

N/S Amberley Road-

Staff recommends that the subject parcel be designated Urban Edge Residential Small Lot (UER-1) in The Columbia Plan 2018 Future Land Use Map.

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. Cul-de-sacs are most prominent in this development type.

Primary Types:

- Single-family Detached

Tertiary Types:

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

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

The subject parcel is not covered by an area plan which has been adopted by the City of Columbia or Richland County.

PROPOSED ZONING DISTRICT SUMMARY

523 Winmet Drive –

The parcel is currently zoned Residential, Multi-Family – Medium Density District (RM-MD) by Richland County, and surrounding parcels within the City of Columbia are zoned are currently zoned General Residential District (RG-1) to the West and General Residential District (RG-2) to the North. Surrounding parcels in unincorporated Richland County are zoned Residential, Multi-Family – Medium Density District (RM-MD).

The proposed City of Columbia zoning district is General Residential District (RG-1).

General Residential District (RG-1)

The RG-1, RG-1A and RG-2 districts are intended as medium and high density residential areas permitting progressively higher population densities, characterized by single-family detached, two-family detached and multiple-family structures, and garden type apartments. Certain structures and uses required to serve governmental, educational, religious, noncommercial recreational, and other needs of the areas are permitted outright or are permissible as special exceptions subject to restrictions and requirements intended to preserve and protect the residential character of the districts.

N/S Amberley Road –

The parcel is currently zoned Residential, Multi-Family – Medium Density District (RM-MD) by Richland County, and surrounding parcels within the City of Columbia are zoned Single Family Residential District (RS-1) to the West and Northwest, and General Residential District (RG-1) to the East and Southeast. Adjacent properties within unincorporated Richland County are currently zoned Residential, Multi-Family – Medium Density District (RM-MD).

The proposed City of Columbia zoning district is Single Family Residential District (RS-1).

Single Family Residential District (RS-1)
The RS-1, RS-1A, RS-1B, RS-2 and RS-3 districts are intended as single-family residential areas with detached units with low to medium population densities. Use regulations for the single-family districts are identical, but contain varying classes of lot width and lot area, and these dimensional differences are intended to be preserved. Certain structures and uses required to serve governmental, educational, religious, noncommercial, recreational, and other needs of those areas are permitted outright within such districts or are permissible as special exceptions subject to restrictions and requirements intended to preserve and protect the single-family residential character of the district.

STAFF RECOMMENDATION

523 Winmet Drive –
Staff recommends that City Council annex said land and assign a land use classification of UCAC-2 and assign zoning of RG-1 at the time of annexation.

N/S Amberley Road –
Staff recommends that City Council annex said land and assign a land use classification of UER-1 and assign zoning of RS-1 at the time of annexation.

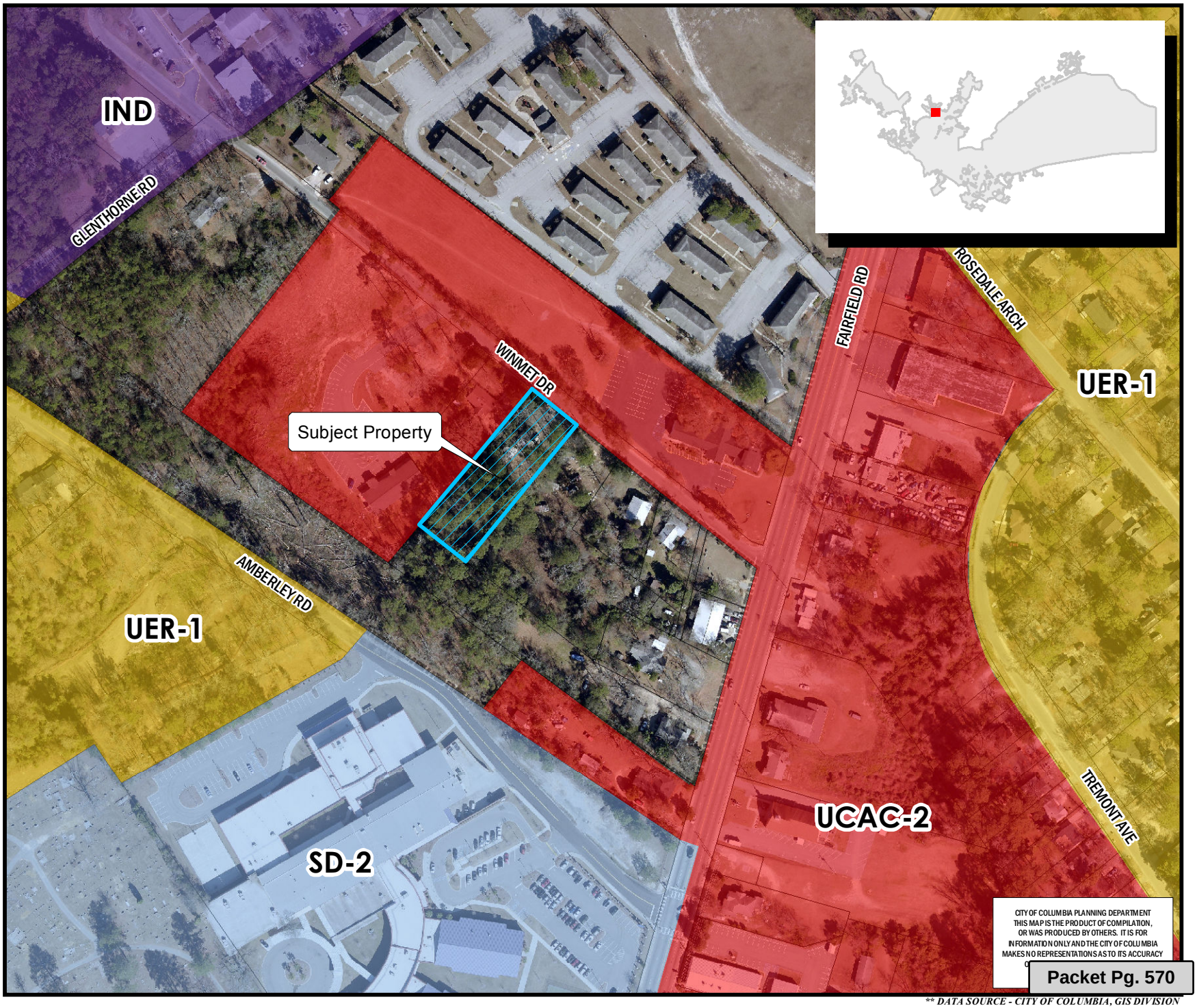


© 2015 Pictometry

Future Land Use Map

523 Winmet Drive; TMS#: 11702-02-12
Existing Richland County FLU: Mixed Residential (High Density); Proposed FLU: UCAC-2

Department of Planning & Development Services



Legend

- CITY LIMITS
- PARCELS

- UCMR-1 - Urban Core Mixed Residential-1
- UCMR-2 - Urban Core Mixed Residential-2
- UEMR - Urban Edge Mixed Residential
- UEMF - Urban Edge Multi-Family
- UCR-1 - Urban Core Residential Small Lot
- UCR-2 - Urban Core Residential Large Lot
- UER-1 - Urban Edge Residential Small Lot
- UER-2 - Urban Edge Residential Large Lot
- UCAC-1 - Urban Core Neighborhood Activity Center
- UCAC-2 - Urban Core Community Activity Center
- UEAC-1 Urban Edge Community Activity Center
- UCAC-3 Urban Core Regional Activity Center
- UEAC-2 - Urban Edge Regional Activity Center
- AC-1 - Neighborhood Activity Corridor
- AC-2 - Community Activity Corridor
- AC-3 - Regional Activity Corridor
- EC - Employment Campus
- IND - Industrial
- TU - Transportation & Utilities
- SD-1 - Sports/Amusement District
- SD-2 - Civic/Institutional Districts
- SD-3 - Central Business District
- SD-4 - Riverbanks Zoo and Garden
- SD-5 - Universities/Colleges
- SD-6 - Fort Jackson

0 50 100 200 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Leigh DeForth
July 18, 2016

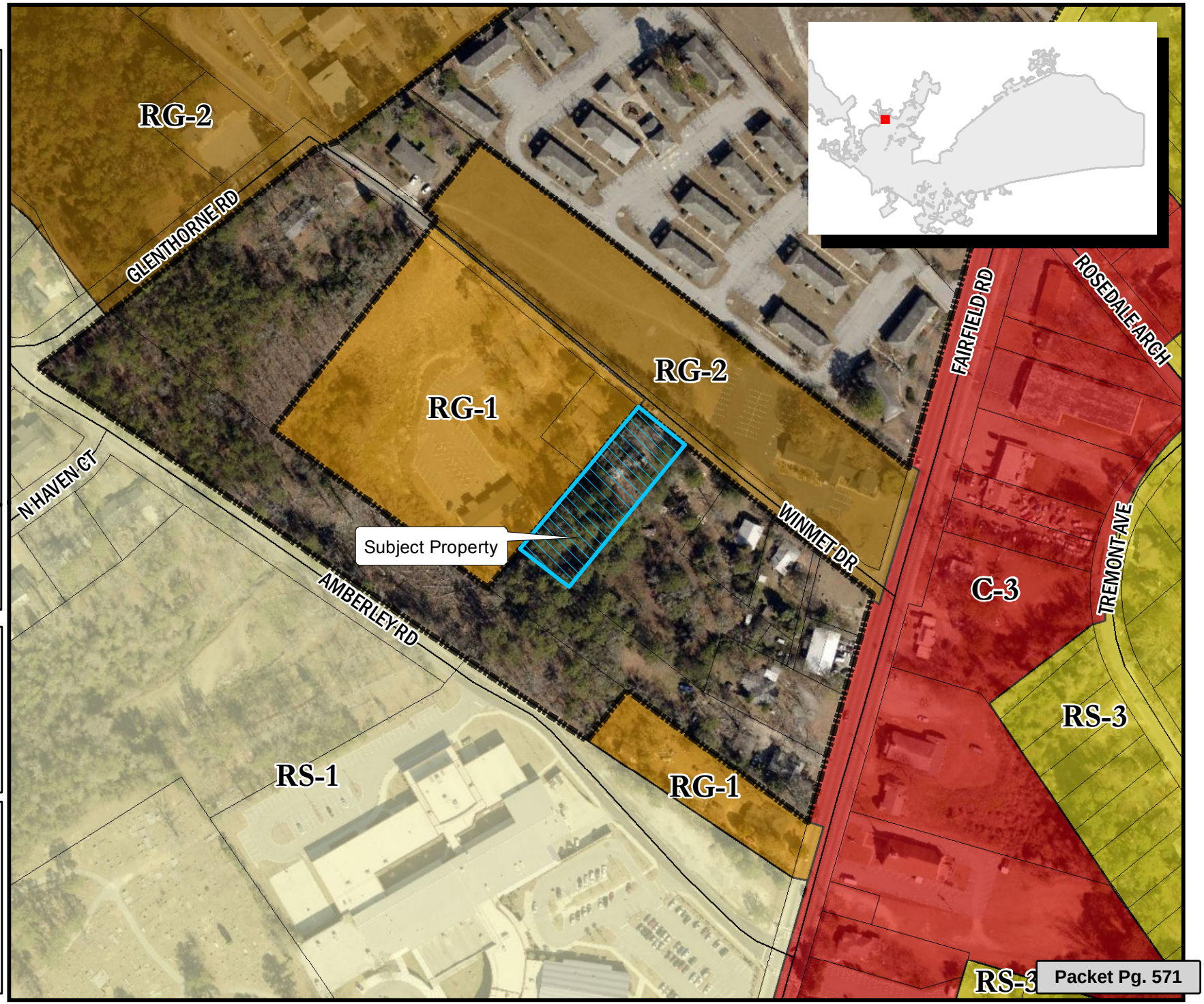
We Are Columbia

*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Zoning Map

523 Winmet Drive; TMS#: 11702-02-12
Existing Zoning: RM-MD; Proposed Zoning: RG-1

Department of Planning & Development Services



Legend

- CITY LIMITS
- PARCELS

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

0 50 100 200 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Leigh DeForth
July 18, 2016

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

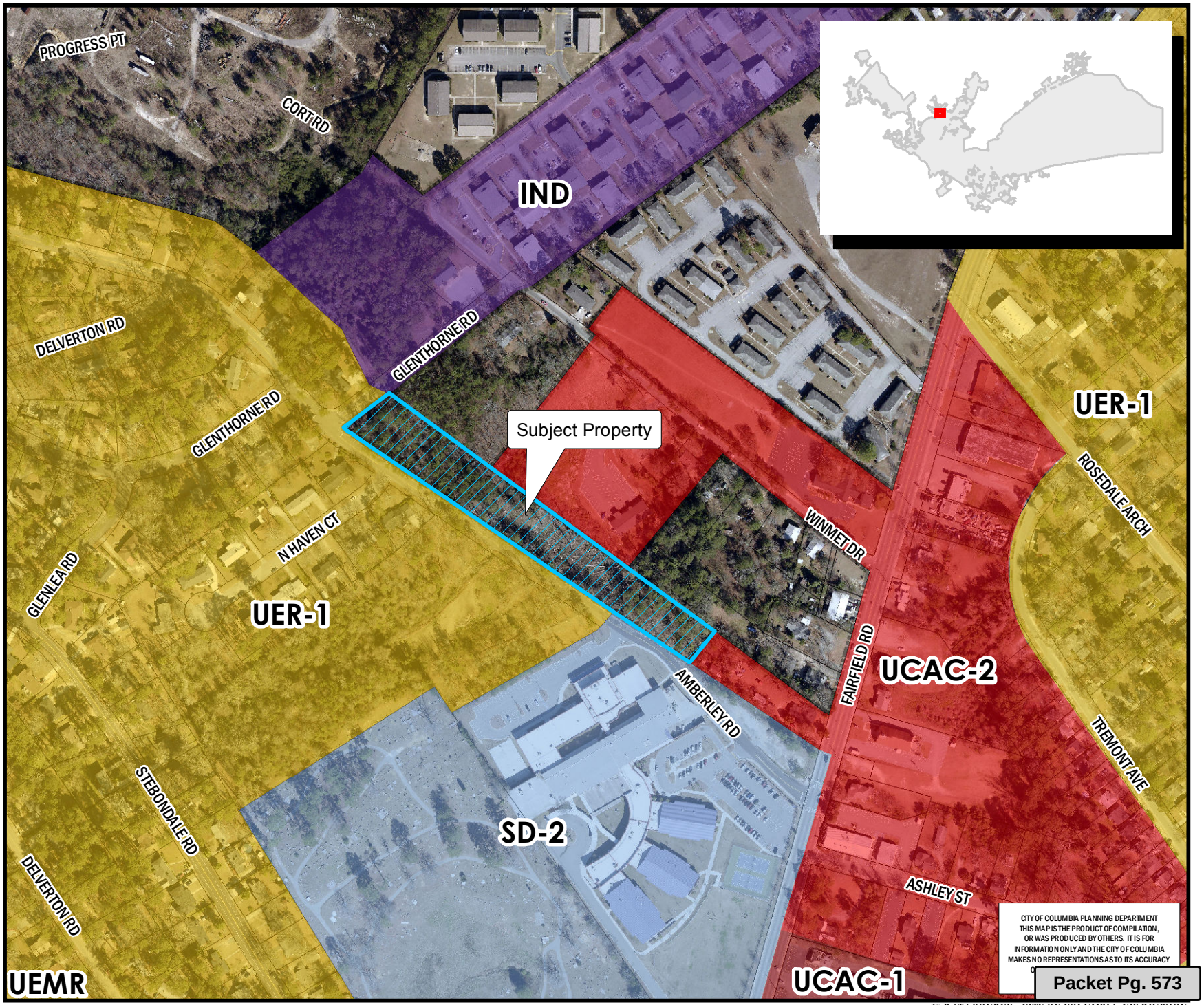
*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*


Winmet Dr
Rosedale Arch
Fairfield Road (US 321)
Ashley St
Glenthorne Rd
N Haven Ct
02/08/2015
© 2015 Pictometry

Future Land Use Map

N/S Amberley Road; TMS#: 11702-02-21
Existing Richland County FLU: Mixed Residential (High Density); Proposed FLU: UER-1

Department of Planning & Development Services



Legend

- CITY LIMITS
- PARCELS

- UCMR-1 - Urban Core Mixed Residential-1
- UCMR-2 - Urban Core Mixed Residential-2
- UEMR - Urban Edge Mixed Residential
- UEMF - Urban Edge Multi-Family
- UCR-1 - Urban Core Residential Small Lot
- UCR-2 - Urban Core Residential Large Lot
- UER-1 - Urban Edge Residential Small Lot
- UER-2 - Urban Edge Residential Large Lot
- UCAC-1 - Urban Core Neighborhood Activity Center
- UCAC-2 - Urban Core Community Activity Center
- UEAC-1 Urban Edge Community Activity Center
- UCAC-3 Urban Core Regional Activity Center
- UEAC-2 - Urban Edge Regional Activity Center
- AC-1 - Neighborhood Activity Corridor
- AC-2 - Community Activity Corridor
- AC-3 - Regional Activity Corridor
- EC - Employment Campus
- IND - Industrial
- TU - Transportation & Utilities
- SD-1 - Sports/Amusement District
- SD-2 - Civic/Institutional Districts
- SD-3 - Central Business District
- SD-4 - Riverbanks Zoo and Garden
- SD-5 - Universities/Colleges
- SD-6 - Fort Jackson

0 100 200 400 Feet

ORIGINAL PREPARATION/DATE:
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July 18, 2016

We Are Columbia

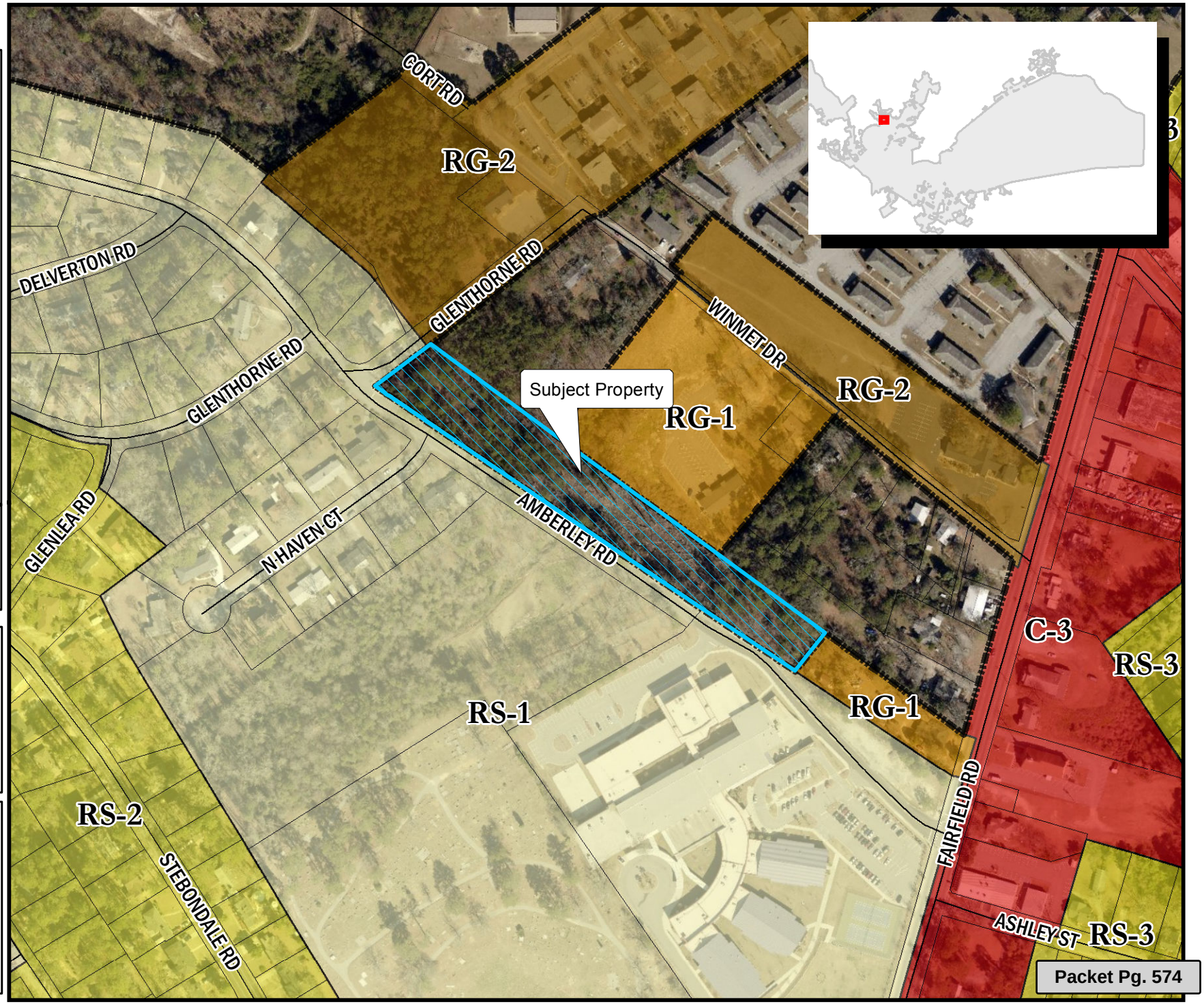
*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Zoning Map

N/S Amberley Road; TMS#: 11702-02-21
Existing Zoning: RM-MD; Proposed Zoning: RS-1

58.a

Department of Planning & Development Services



Legend

- CITY LIMITS
- PARCELS

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

0 40 80 160 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Leigh DeForth
July 18, 2016

DISCLAIMER:
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We Are Columbia

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

LEGAL DEPARTMENT DRAFT

ORDINANCE NO.: 2016-082

Annexing and Incorporating 523 Winmet Drive and N/S Amberley Road, Richland County TMS #11702-02-12 and 11702-02-21 into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015

WHEREAS, a proper petition has been filed with the City Council by one hundred (100%) percent of the property owners of the within described property under the provisions of South Carolina Ann. Sec. 5-3-150; and,

WHEREAS, it appears to City Council that the annexation of the property would be in the best interest of the property owners and the City of Columbia; and,

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

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this ___ day of _____, 2016, that the property described herein is hereby annexed to, incorporated into Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015, and becomes a part of the City of Columbia effective immediately. The property located at 523 Winmet Drive shall be zoned RG-1 (General Residential District), and the property located at N/S Amberley Road shall be zoned RS-1 (Single Family Residential District), apportioned to City Council District 1, Census Tract 106, contains 3.32 acres, and shall be assigned a land use classification of Urban Core Community Activity Center (UCAC-2) to 523 Winmet Drive and Urban Edge Residential – Small Lot (UER-1) to N/S Amberley Road.

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 11702-02-12 and 11702-02-21

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:

Last revised: 8/11/2016
1617080293

LEGAL DEPARTMENT DRAFT

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2016-082

All that certain piece, parcel or lot lying and being situated near the City of Columbia, the County of Richland, and the State of South Carolina, being more particularly shown as 521/523 Winmet Drive on a plat prepared by Richard M. Lee, R.E., recorded on July 20, 1961, in Plat Book 18, Page 78 in the Office of the RMC for Richland County; also being shown as the Northwest ninety (90') feet of Tract Three (3) on a plate prepared for J.M. Meetze dated August 31, 1956, by Evett & Hinley, recorded in Plat Book 9, page 108 in the said office of the RMC for Richland County; and,

All that certain piece, parcel or lot lying and being situated near the City of Columbia, the County of Richland, and the State of South Carolina, shown and designated as a "2.67 Acres Vacant Lot" on a plat prepared for Mirrell A. Castles by Cox and Dinkins, Inc. dated February 3, 1993 and recorded in the Office of the ROD for Richland County on June 28, 1996 in Plat Book 56 at page 3786 and having the metes and bounds as shown thereon.

Last revised: 8/11/2016
1617080293

N/S
AMBERLEY

BOOK 56 PAGE 3786

FILED
95 JAN 20 PM 1:10
REGISTER OF MESNE CONVEYANCE
RICHLAND CNTY, S.C.
GERALD L. BARNETT

BOOK D 28 PAGE 29327

Wen Thorne Road

AMBERLEY ROAD
PER REFERENCE NO. 4)

94.2'±
132.00'
11.0'±

NOW OR FORMERLY DEVELOPMENTS, INC.

"INSET"
SCALE: 1" = 20'

LOCATION MAP
SCALE: 1" = 1,000'

NOW OR FORMERLY
J.M. MEETZE, JR.

NOW OR FORMERLY
WESLEY RANDOLPH MEETZE

NOW OR FORMERLY
CARL M. MEETZE

2.62 ACRES
VACANT
LOT

AMBERLEY ROAD
(66' R/W)

N 40°45'15" W
232.45'

S 36°16'13" E
255.53'

S 36°16'13" E
(TOTAL = 356.14'±)

N 40°45'15" W
382.25'

NOW OR FORMERLY
WILLIAM D. & MATTIE MAE BURGESS

FAIRFIELD ROAD
(Also Known As Old Winnsboro Rd.)
(U.S. RTE. NO. 321)
(66' R/W)

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE RICHLAND COUNTY SUBDIVISION REGULATIONS AND THE MONUMENTS SHOWN HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN SAID REGULATIONS.

DATED: FEBRUARY 3, 1993

J. Frank Baker
REG. LAND SURVEYOR
NO. 10769

REFERENCES:

1) PLAT SHOWING DIVISION OF DENT ESTATE, BY A. GAMEWELL LeMOTTE, DATED MARCH 4, 1912, AND RECORDED IN THE OFFICE OF REGISTER OF MESNE CONVEYANCE FOR RICHLAND COUNTY IN PLAT BOOK "C", PAGE 43.
2) RICHLAND COUNTY DEED BOOK 2, PAGE 526.
3) PLAT PREPARED FOR WILLIAM D. BURGESS & MATTIE MAE BURGESS, BY COX and DINKINS, INC., DATED NOVEMBER 30, 1955, AND RECORDED IN PLAT BOOK NO. 51, PAGE 3170.
4) PLAT PREPARED FOR DEVELOPMENTS, INC., BY WILLIAM WINGFIELD, DATED APRIL 8, 1980, AND RECORDED IN PLAT BOOK NO. 15, PAGE 321.

I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class S survey as specified therein; also there are no visible encroachments or projections other than shown.

THIS COPY IS FOR RECORDING PURPOSES
J. Frank Baker

BOOK 56 PAGE 3786

PLAT PREPARED FOR
MIRREL A. CASTLES
RICHLAND COUNTY, NEAR COLUMBIA, S.C.

DATE:
FEBRUARY 3, 1993

Scale: 1" = 100'
0' 50' 100' 200'

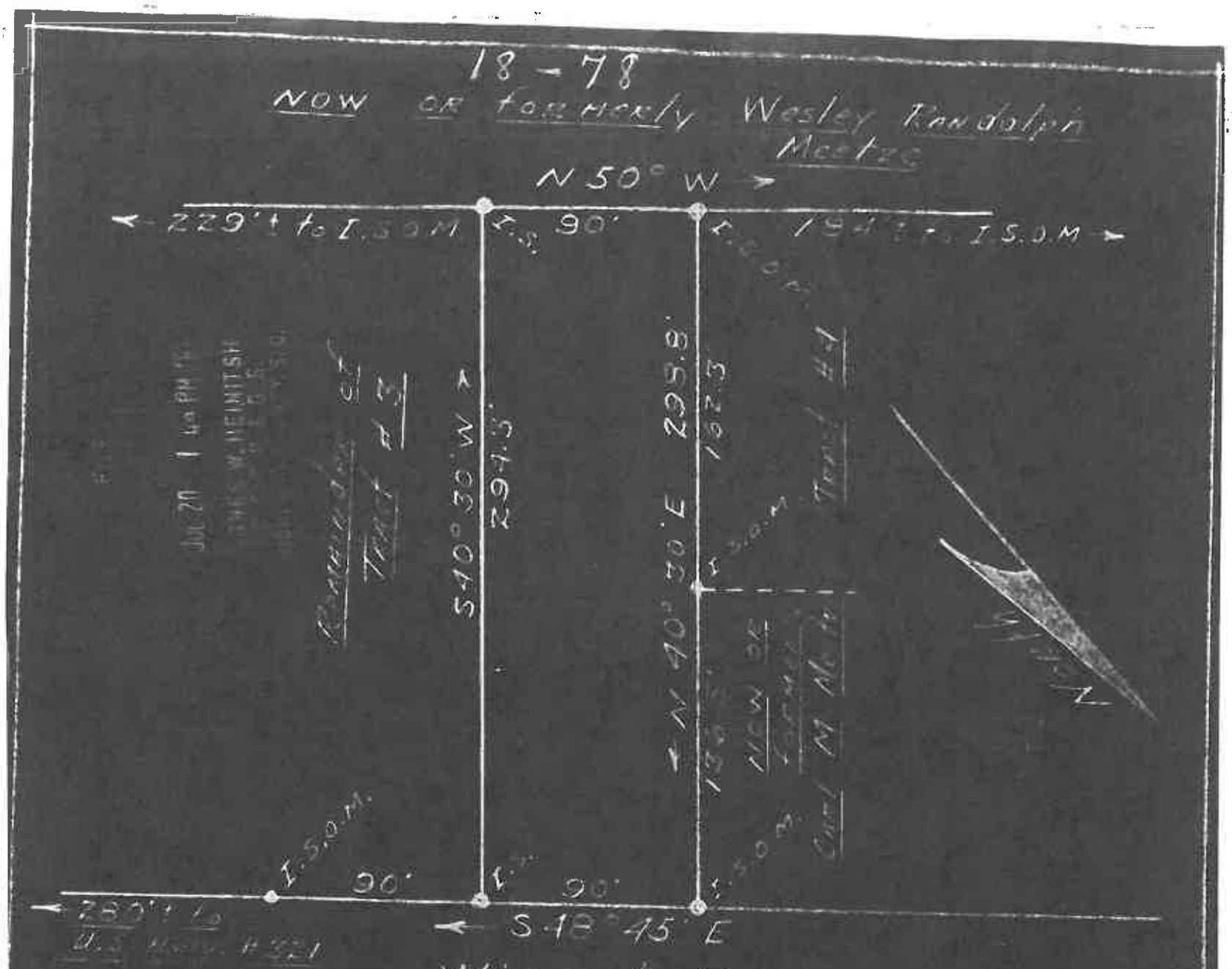
COX and DINKINS, INC.
ENGINEERS • SURVEYORS
614 Holly Street; Columbia, South Carolina – 29205
(803) 254-0518

Project No:

Sheet No. of

J. Frank Baker
REG. LAND SURVEYOR
NO. 10769

3



PLAT PREPARED FOR W. T. McMAHON, NEAR COLUMBIA, SOUTH CAROLINA
THE SAME BEING SHOWN AS NORTH-WESTERN 90' OF TRACT #1 ON PLAT PREPARED
FOR J. M. MEETZE, AUG. 31, 1956 BY HYETT & FINLEY, ENGINEERS & SURVEYORS

RICHARD M. LEE
REG. SURVEYOR

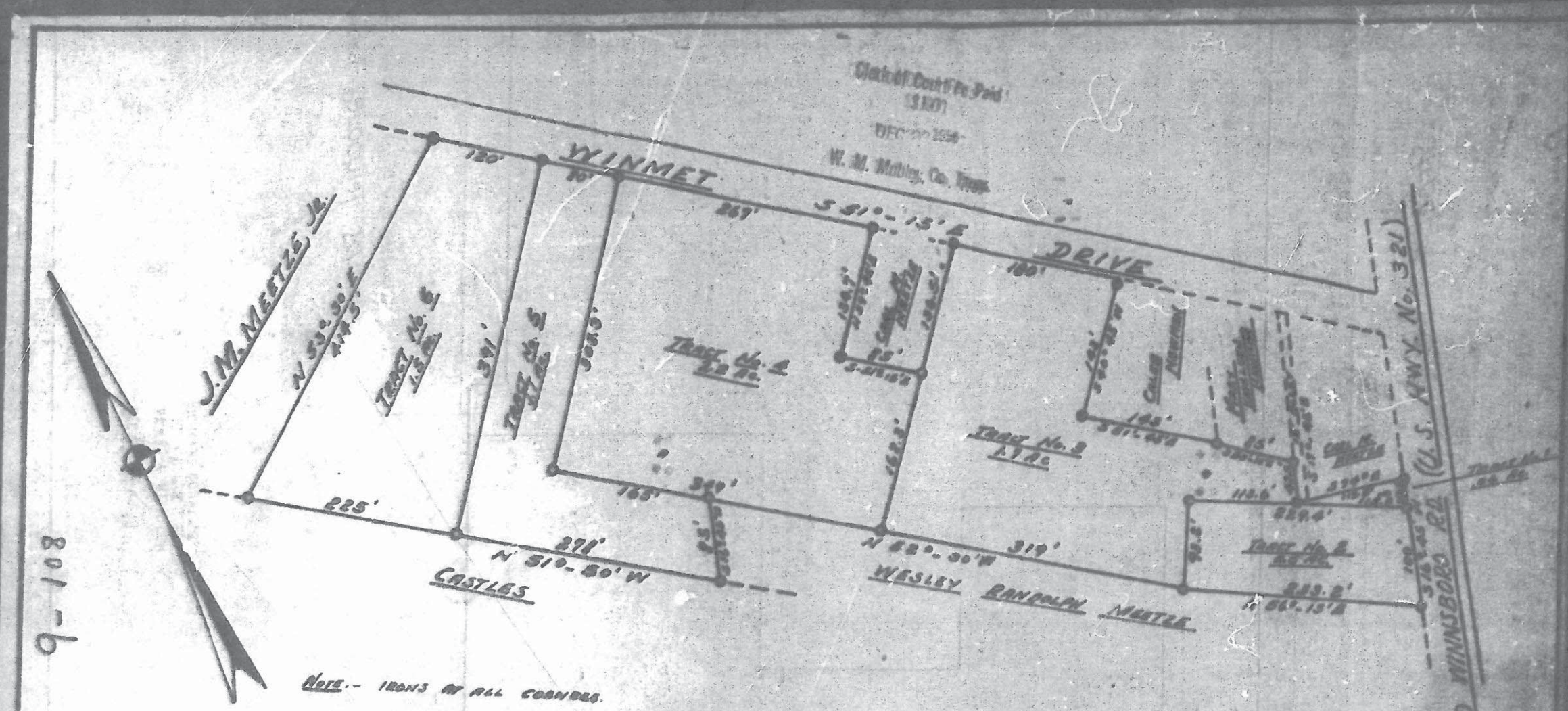
COLUMBIA, S. C.

JULY 1, 1961
SCALE: 1" equals 60'

Clerk of Court Fee Paid
$1.00

Tom Elliott, Co. Treas.

Clerk of Court Fee Paid
$ 5.00
DEC 20 1954
W. M. Mobley, Co. Treas.



9-108

PLAT SHOWING

SUBDIVISION OF TRACT OF LAND LYING ALONG OLD WINNSBORO ROAD, NORTH OF CITY OF COLUMBIA, S.C., BEING THE REMAINING PORTION OF THE PROPERTY AS SHOWN ON PLAT, DATED 7-22-18, PREPARED FOR GEORGE H. TAYLOR, ESQ., BY JAS. C. COVINGTON, C.E., AND RECORDED IN PLAT BOOK "P" PAGE 23, RICHLAND COUNTY CLERK OF COURT OFFICE.

PREPARED FOR J. M. MEETZE

SCALE 1" = 100' SURVEYED BY: AUG. 31 1954

EVETT & FINLEY, ENGINEERS & SURVEYORS

COLUMBIA, S.C.

523 WINMET

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

PETITION FOR ANNEXATION

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

Property Description: All that certain piece, parcel or lot of land with improvements thereon, situate lying and being in the County of Richland, State of South Carolina, and being more particularly shown as 521/523 Winmet Drive on a plat prepared by Richard M. Lee, R.E., recorded in July 20, 1961, in Plat Book 18, Page 78 in the office of the RMC for Richland County; also being shown as the Northwest ninety (90') feet of Tract Three (3) on a plat prepared for J.M. Meetze dated August 31, 1956, by Evett & Hinley, recorded in Plat Book 9, page 108 in the said office of the RMC for Richland County; and

All that certain piece, parcel, or lot of land, with the improvements thereon, situate, lying, and being in the County of Richland, State of South Carolina, shown and designated as a "2.67 Acres Vacant Lot" on a plat prepared for Mirrel A. Castles by Cox and Dinkins, Inc., dated February 3, 1993 and recorded in the Office of the ROD for Richland County on June 28, 1996 in Plat Book 56 at page 3786 and having the metes and bounds as shown thereon.

Richland County TMS: 11702-02-12 and 11702-02-21
Property Address: 523 Winmet Drive and N/S Amberley Road

Minhaj-Ul-Quran USA (MQ-USA)

BY: M. Sadiq Date: 07/19/2016
Signature

CHAUDHRY SADIQ Its: PRESIDENT
(Print or Type Name) (Print or Type Title)

We Are Columbia

MEETING DATE: **September 20, 2016**

DEPARTMENT: **Administration**

FROM: ***Teresa Wilson, City Manager***

SUBJECT: **Council is asked to approve two (2) appointments and eight (8) re-appointments to the Citizens Advisory Council for the Police Department. Staff recommends staggering all terms by two and three years.**

PRESENTER: **Chanique J. Belton**

FINANCIAL IMPACT:

Council is asked to appoint an individual to replace a vacated seat; approve Ms. Kaela Harmon as the CPD appointee; and re-appoint existing appointees to another term.

ATTACHMENTS:

- CPD_CAC memo 0916 (PDF)

We Are Columbia

TO: Teresa B. Wilson, City Manager

FROM: Chanique J. Belton, City Manager Office

DATE: September 14, 2016

SUBJECT: Citizens Advisory Council for the Columbia Police Department

---

Purpose: The purpose of the Citizens Advisory Council is to review police actions and determinations of complaints received by the police department.

Composition: This committee has ten (10) of which seven (7) members are appointed by Councilmembers and three (3) members are appointed by Police staff. Appointees serve a one (1) year term with eligibility for one (1) reappointment. Meetings will be held quarterly.

Action: Council is asked to appoint an individual to replace a vacated seat; approve Ms. Kaela Harmon as the CPD appointee; and re-appoint existing appointees to another term. Set the term for these appointments to two (2) years instead of one (1) year.

Staff Recommendations: To prevent the possibility of all appointees rotating off at the same time, staff recommends staggering their terms by 2 and 3 years.

District Representation of Applicants:

District 1 – 2
District 2 – 1
District 3 – 2
District 4 – 4
Outside of City Limits – 4

Applications Received

Laura Cahue
3330 Earlewood Drive
Columbia, SC 29201
District 1

Certified Court Interpreter and Medical Interpreter

Shannon Staley
3012 Columbia Avenue
Columbia, SC 29201
District 1

Social work
Family Connection of SC

Alexander C. Waelde 510 Heyward Street Apt. 406 Columbia, SC 29201 **District 2** Project Director	Jennifer Crum Hunt 607 Sims Avenue Columbia, SC 29205 **District 3** Sociologist, Retired University Professor
James F. Knox 2829 Stratford Road Columbia, SC 29206 **District 3** SC Association of Counties	James Chatfield 210 Sorrel Tree Drive Columbia, SC 29223 **District 4** Community Development Officer South Carolina Community Loan Fund
Norman S. Jackson 265 King Charles Road Columbia, SC 29209 **District 4** Case Manager Expungment-Solicitor's Office	John D. Martin 1505 Beltline Blvd. Columbia, SC 29205 **District 4** Attorney Nelson Mullins Riley & Scarborough, LLP
Harold L. Reaves 6008 Moss Springs Road Columbia, SC 29209 **District 4**	Wanda B. Craig 178 Abbeywalk Lane Columbia, SC 29229 **Outside City Limits** Communications Consultant/Writer/Editor
Deborah DePaoli 2 China Rose Court Columbia, SC 29229 **Outside City Limits** Kindergarten Teacher Richland School District 2	Kaela Harmon 427 Twin Eagles Drive Columbia, SC 29203 **Outside City Limits** Marketing & PR Manager Sixel Consulting Group Columbia Metropolitan Airport **CPD Appointee**
Carolyn R. Seabrook 405 Harbison Blvd Timberlake Condos, Apt. 221 **Outside City Limits** Retired Postmaster US Postal Service	

Current Members

CPD Appointees	DATE APPOINTED	START	END
Seth Stoughton 315 Running Fox Road Columbia, SC 29223 (434) 262-2484 **Outside City Limits** Assistant Professor University of South Carolina School of Law 701 Main Street Columbia, SC 29201 (803) 777-3055 swstough@law.sc.edu	08/18/2015	09/01/2015	10/31/2016
Catherine Fant**- Vacant** 1712 Wayne Street Columbia, SC 29201 **District 2** Assistant General Counsel SC Department of Public Safety	08/18/2015	09/01/2015	10/31/2016
Bob Wynn 1717 Wayne Street Columbia, SC 29201 (803) 467-7068 Sure2wynn@yahoo.com **District 2** Business Development SouthStar Capital LLC 830 Low Country Blvd. Charleston, SC 29464	08/18/2015	09/01/2015	10/31/2016

Council Appointees	DATE APPOINTED	START	END
William Dieckmann 104 Mercator Ct. Lexington, SC 29073 (803) 920-7582 Dieckmann67@gmail.com **Outside City Limits** Minister Columbia Metro Baptist Association 1929 Gadsden Street Columbia, SC 29201 (803) 252-0116	08/18/2015	09/01/2015	10/31/2016
Edward Grimsley 141 Alexander Circle Columbia, SC 29206 (803) 738-0576 **District 4** Attorney Grimsley Law Firm 1703 Laurel Street Columbia, SC 29201 (803) 233-1177 egrimsley@grimsleylaw.com	08/18/2015	09/01/2015	10/31/2016
P. Jason Reynolds 4700 Heath Hill Road Columbia, SC 29206 (803) 665-0813 **District 4** Attorney Sweeny, Wingate & Barrow 1515 Lady Street Columbia, SC 29201 (803) 256-2233 pjr@swblaw.com	08/18/2015	09/01/2015	10/31/2016

	DATE APPOINTED	START	END
Rev. W. Andrew Waldo 847 Kilbourne Road Columbia, SC 29205 (803) 834-0717 **District 4** Bishop Episcopal Diocese of Upper South Carolina 1115 Marion Street Columbia, SC 29201 (803) 569-2102 Awaldo8@edusc.org	08/18/2015	09/01/2015	10/31/2016
Rev. Michael Baker 7719 Hunt Club Road Columbia, SC 29223 (803) 600-7066 Mbaker8761@aol.com **Outside City Limits** Pastor Greater St. Luke Baptist Church 5228 Farrow Road Columbia, SC 29203 (803) 754-6000	08/18/2015	09/01/2015	10/31/2016
Colie Lorick, Jr. 7 Whithorn Way Blythewood, SC 29016 (803) 760-9069 pastorlorick@yahoo.com **Outside City Limits** Pastor/Youth/Community Services Coordinator 3420 N. Beltline Blvd. Columbia, SC 29204 (803) 734-4746	08/18/2015	09/01/2015	10/31/2016
Demetria Capone **- Resigned** 4209 Woodridge Drive Columbia, SC 29203 **District 1** Nurse Richland County School District One	08/18/2015	09/01/2015	10/31/2016

We Are Columbia

MEETING DATE: **September 20, 2016**

DEPARTMENT: **Administration**

FROM: ***Teresa Wilson, City Manager***

SUBJECT: **Council is asked to approve one (1) appointment and one (1) re-appointment to the Municipal Election Commission.**

FINANCIAL IMPACT:

ATTACHMENTS:

- Election memo 0916b (PDF)

We Are Columbia

TO: Teresa Wilson, City Manager

FROM: Chanique J. Belton, Office of the City Manager

DATE: September 20, 2016

SUBJECT: Municipal Election Commission

Purpose: The Municipal Election Commission determines the eligibility of candidates seeking office; counts and verifies absentee ballots to ensure the integrity of the election process in accordance with state statute; and certifies the results of all municipal elections.

Composition: This commission is comprised of 3 appointees who serve a six (6) year term with eligibility for one (1) re-appointment. All appointees must reside within the city limits.

Action: Council is asked to appoint one new individual and re-appointment Mr. Byron E. Gibson.

- Current District Representation is:
  District 1 – 0
  District 2 – 1
  District 3 – 2
  District 4 – 0
  Not in City Limits – 0

- We have received two (2) applications. District Representation of Applicants is:
  District 1 – 0
  District 2 – 1
  District 3 – 1
  District 4 – 0
  Not in City Limits – 0

Applications on File

District 2 Applicant

Byron E. Gipson
1308 Heidt St.
Columbia, SC 29204
District 2

Seeking re-appointment

District 3 Applicant

Tavis E. Micklash
2944 Oceola Street
Columbia, SC 29205
District 3

Senior Reactor Operator
SCANA

Current Members

	APPOINTED	STARTS	ENDS
Byron E. Gipson – **RE-APPOINT** 1308 Heidt St. Columbia, SC 29204 **District 2** Johnson, Toal & Battiste, P.A. Attorney 130 Centre Street Orangeburg, SC 29115		03/03/2010	**07/01/2016**
Jay Bender - **REPLACE** 1502 Hagood Avenue Columbia, SC 29205 **District 3** Visiting Professor University of South Carolina	04/16/2013* filling unexpired term	04/16/2013	**07/01/2016**
Susan Kuo 101 William and Mary Court Columbia, SC 29205 **District 3**	06/04/2013	06/04/2013	06/30/2019

Professor
University of South Carolina School
of Law

We Are Columbia

MEETING DATE: **September 20, 2016**

DEPARTMENT: **Administration**

FROM: ***Teresa Wilson, City Manager***

SUBJECT: **Council is asked to approve one (1) appointment and one (1) re-appointment to the Planning Commission.**

FINANCIAL IMPACT:

ATTACHMENTS:

- PC_Memo_0916 (PDF)

We Are Columbia

TO: Ms. Teresa Wilson, City Manager

FROM: Chanique Belton, Office of the City Manager

DATE: September 7, 2016

SUBJECT: Planning Commission

Purpose: The purpose of this commission is to develop and maintain a continuing planning program which will benefit City of Columbia residents; to provide a mutual forum to identify, discuss, study and address local development issues and opportunities; to foster, develop and review policies, plans and priorities in order to ensure orderly growth, development, conservation and preservation; to furnish technical assistance to city government and its agents; and to review and coordinate federal, state and local programs that have an impact on the city.

Composition: This commission is comprised of nine (9) members. Appointees serve a three (3) year term with the possibility of one (1) re-appointment.

Action: Council is asked to appoint and re-appointment individuals.

District Representation:

District 1 – 1
District 2 – 1
District 3 – 3
District 4 – 1
Outside City Limits – 1

District Representation of Applicants:

There are four **(4)** applications for consideration.

District 1 – 1
District 2 – 1
District 3 – 2
District 4 – 0
Outside City Limits – 0

APPLICANTS

James Frost II
2305 Lincoln Street
Columbia, SC 29201
District 1

Engineer
Alliance Consulting Engineers, Inc.

Brian Stern
601 Main Street # 317
Columbia, SC 29201
District 2

Real Estate Developer
Stern & Stern

Seeking Re-Appointment

James Daniel III
1 Rice Court
Columbia, SC 29205
District 3

Real Estate Broker/Attorney
Catawba Properties LLC

Joel "Ford" Tupper
3221 Murray Street
Columbia, SC 29205
District 3

Project Manager
Sumwalt Associates

CURRENT MEMBERS

	APPOINTED	STARTS	ENDS
Joshua McDuffie 2417 Marion Street Columbia, SC 29201 **District 1** Defense Contractor Portage, Inc. Shaw AFB, SC 29152	10/15/2013	11/1/2013	11/30/2016
LaTrell Harts 2308 Adams Street Columbia, SC 29203 District 2 Instructional Assistant Richland One School District	06/07/2016	07/01/2016	06/30/2019
John Taylor 1127 Williams Street Columbia, SC 29201 **District 2** LTC Associates, Inc. 912 Lady Street Columbia, SC 29201	05/15/2012 05/19/2015	06/01/2012 06/01/2015	05/31/2015 06/30/2018

	APPOINTED	STARTS	ENDS
Brian Stern – **Re-Appoint** 601 Main Street # 317 Columbia, SC 29201 **District 2** Real Estate Developer Stern & Stern 8910 Two Notch Road Columbia, SC 29223	09/17/2013	10/01/2013	**10/31/2016**
Gene Dinkins **- REPLACE** 2924 Wheat Street Columbia, SC 29205 **District 3** Cox and Dinkins, Inc. 724 Beltline Boulevard Columbia, SC 29205	10/19/2010 9/17/2013	10/19/2010 10/19/2013	10/19/2013 **10/31/2016**
April James 7 Spotswood Court Columbia, SC 29210 **Outside City Limits** Commercial Real Estate Brooker iRealty International LLC 3201 Broad River Road Columbia, SC 29210	05/19/2015	06/01/2015	6/30/2018
Richard Cohn 809 Hampton Creek Way Columbia, SC 29209 **District 3** Cohn Construction 809 Hampton Creek Way Columbia, SC 29209 **Currently serving as Vice-Chair**	05/17/2011 04/22/2014	05/17/2011 05/17/2014	05/17/2014 05/17/2017
Dale Stigamier 5912 Hampton Leas Lane Columbia, SC 29209 **District 3** Integrity Real Estate Advisors 600 Lawand Drive. Ste. 201 Columbia, SC 29210	02/18/2014	02/18/2014	02/28/2017

	APPOINTED	STARTS	ENDS
Earl Craig Waites, Jr. 738 Abelia Road Columbia, SC 29205 **District 4** Colliers International P.O. Box 11610 Columbia, SC 29211	02/18/2014	02/18/2014	02/28/2017