



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, OCTOBER 21, 2025

CALL TO ORDER

The Columbia City Council conducted a regular meeting on Tuesday, October 21, 2025 at City Hall (Council Chambers), 1737 Main Street, Columbia, South Carolina 29201. The Honorable Daniel J. Rickenmann, Mayor called the meeting to order at 4:21 p.m. and the following members were present: The Honorable Edward H. McDowell, Jr., The Honorable Will Brennan, Mayor Pro-Tempore, The Honorable Aditi Bussells, The Honorable Peter M. Brown, and The Honorable Tyler D. Bailey. The Honorable Tina N. Herbert was absent. Also present were Ms. Teresa Wilson, City Manager and Ms. Erika D. Moore Hammond, City Clerk. This meeting was advertised in accordance with the South Carolina Freedom of Information Act.

PLEDGE OF ALLEGIANCE

INVOCATION

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

ADOPTION OF AGENDA

Upon a motion made by Mr. Bailey and seconded by Mr. McDowell, Council voted unanimously to adopt the agenda subject to adding a referral to split the Design Development Review Commission into two boards to the Administrative Policy Committee and adding the discussion of the employment of an employee pursuant to S.C. Code §30-4-70(a)(1) – Municipal Court.

Mayor Rickenmann took a moment of personal privilege to recognize Ms. Teresa Wilson, City Manager for being awarded the Outstanding Black Alumni Award by the University of South Carolina.

PUBLIC INPUT

No one appeared at this time.

APPROVAL OF MINUTES

1. Council is asked to approve the October 7, 2025 City Council Meeting Minutes. – *Approved*

Upon a motion made by Mr. McDowell and seconded by Dr. Bussells, Council voted unanimously to approve the October 7, 2025 City Council Meeting Minutes.



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PRESENTATIONS

2. Domestic Violence Awareness Month Proclamations

- *Sistercare*
- *South Carolina Coalition Against Domestic Violence and Sexual Assault*

Ms. Teresa Wilson, City Manager encouraged citizens to participate in the Mayor's Walk against Domestic Violence on Saturday October 25, 2025 at Paige Ellington Park.

Mayor Rickenmann and members of City Council proclaimed October 2025 as Domestic Violence Awareness Month in the City of Columbia.

Ms. Leah Wicevic, CEO / SisterCare, Inc. expressed gratitude for the City's continued partnership in supporting survivors of domestic violence. She noted the City's engagement through fundraising events, toiletry drives, and awareness activities. Ms. Wicevic cited that 42% of South Carolina women experience domestic violence in their lifetime and encouraged collective efforts to change that statistic.

Ms. Charity Collier, MA, Director for Systems Advocacy & Office Administration/ South Carolina Coalition Against Domestic Violence and Sexual Assault thanked City Council for their efforts to raise awareness about domestic violence. She emphasized the value of collaborating with the City and expressed hope that continued partnership will lead to meaningful progress.

Ms. Teresa Wilson, City Manager recognized the staff of the Public Relations, Media & Marketing Department for their year round support of the domestic violence efforts.

CONSENT AGENDA ITEMS 3 THROUGH 9

Upon a single motion made by Mr. McDowell and seconded by Mr. Bailey, Council voted unanimously to approve **Consent Agenda Items 3** through **9**.

Councilor Brown highlighted **Item 7** (new Construction Contract for Southeast Park Community Center) as a reflection of City Council's continued support for parks and recreation.



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Mr. Todd Martin, City Landscape Architect shared that the new Southeast Park Community Center will feature indoor and outdoor restrooms, a covered deck overlooking the pond, and a multipurpose event space for classes and community gatherings. The facility will include pro shops for tennis and pickleball, a small kitchenette, making it a versatile addition and valuable investment for the community.

There was discussion about business relationships with providers at the community center and adding a pro shop at the Columbia Tennis Center.

Dr. Bussells highlighted **Item 4** (a new Professional Services Contract for a comprehensive housing plan to provide quality and affordable housing in targeted neighborhoods) as an expansion of efforts to provide quality and affordable housing for City employees in targeted neighborhoods.

Ms. Teresa Wilson, City Manager noted that the contract is an important step forward and reflects City Council's direction to bring additional professionals to the table. She explained that it will allow the City to move efficiently in building homes through an organized process that utilizes state and federal funds.

3. Council is asked to approve the Purchase of an XplorIR Handheld Gas Identification System, as requested by the Columbia Fire Department on September 23, 2025. Award to All Safe Industries using the Helping Governments Across the Country Cooperative Contract (HGAC) in the amount of \$69,483.34. This vendor is located in Louisville, KY. – *Approved*

Funding Source: Homeland Security Grant Control-Midlands Regional Weapons of Mass Destruction Hazardous Materials-Machinery and Equipment-Capital (2549999-9611000225-658300) \$55,000.00; Homeland Security Grant Control-Midlands Regional Weapons of Mass Destruction Hazardous Materials-Machinery and Equipment-Capital (2549999-9611000222-658300) \$2,702.86; Homeland Security Grant Control-Midlands Regional Weapons of Mass Destruction Hazardous Materials-Special Department Supplies (2549999-9611000222-627100) \$8,003.57; Homeland Security Grant Control-Midlands Regional Weapons of Mass Destruction Hazardous Materials-Cloud Based Software Solutions (2549999-961100022-632170) \$3,776.91. The original budget amount is \$69,483.34.



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4. Council is asked to approve a new Professional Services Contract for a comprehensive plan to provide quality and affordable housing in targeted neighborhoods, as requested by City Administration on September 30, 2025. Award to The CEBA Group in an amount not to exceed \$168,000. The term of this contract is two (2) years with the option to renew for two (2) additional two (2) year periods. This firm is located in Columbia, SC. - *Approved*

Funding Source: Affordable and Mixed Income Housing Fund - Professional Services (2214324-636600).

5. Council is asked to approve the Purchase of Vehicles for several City Departments, as requested by the Fleet Services Division. Award to multiple vendors using the South Carolina State Contract in the total amount of \$240,927.92. - *Approved*

Item	Vendor	Vehicles	Procurement Method	Amount
a.	Dick Smith Ford, Inc. Columbia, SC	One (1) 2026 Ford F-350 SWR Pickup Truck for the Traffic Engineering Division, as requested on September 19, 2025.	SC State Contract #4400035139	\$60,747.00
<i>Funding Source: Capital Replacement - Auto, Trucks, Heavy Equipment - Capital (6308972-658500). The original budget amount is \$60,747.00.</i>				
b.	COS Chevrolet, LLC dba Hendrick Chevrolet Columbia, SC	Two (2) 2026 Chevy Crew Cab Silverado Trucks for the Street Division, as requested on September 18, 2025.	SC State Contract #4400037566	\$95,996.00
<i>Funding Source: Streets-Storm Drains - Auto, Trucks, Heavy Equipment - Capital (5534203-658500). The original budget amount is \$95,996.00.</i>				
c.	COS Chevrolet, LLC dba Hendrick Chevrolet Columbia, SC	Three (3) 2026 Trailblazer Front Wheel Drive SUVs for the Water Customer Care Division, as requested on October 07, 2025.	SC State Contract #4400037566	\$84,184.92
<i>Funding Source: Water Customer Care Division (Meter Reading) - Auto, Trucks, Heavy Equipment - Capital (5516202-658500). The original budget amount is \$84,184.92.</i>				
Total				\$240,927.92



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6. Council is asked to approve the Purchase, Installation, and Monitoring of Video Security Cameras for twenty (20) parks and sites, as requested by the Parks and Recreation Department on September 29, 2025. Award to Motorola Solutions, Inc., for an initial term of five (5) years with the option to renew for three (3) additional one-year periods in an amount not to exceed \$157,836.94 for year one. This vendor is located in Lexington, SC. – *Approved*

Funding Source: Parks - Buildings and Grounds - Maintenance and Service Contract (1015104-638200). The original budget amount is \$157,836.94.

7. Council is asked to approve a new Construction Contract for Southeast Park Community Center, as requested by the Parks and Recreation Department on April 6, 2025. Award to Hammer Construction, LLC, in an amount not to exceed \$1,559,190.47, which includes contingency. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date three hundred sixty (360) days from commencement. This contractor is located in Columbia, SC. – *Approved*

Funding Source: General Capital Projects - Southeast Park - Capital Project Costs (4039999-PK006405-658650). The original budget amount is \$1,559,190.47.

This is a Columbia Disadvantaged Business Enterprise (CDBE) program project with an 8% CDBE goal. The CDBE Goal was exceeded at 10.10%.

Hammer Construction, LLC is the prime contractor and will provide supply material review, and construction management services at 55.92% (\$753,100.00) of the total contract amount.

The following subcontractors will provide additional services/supplies:

Frank's Electric Services, a CDBE, located in Columbia, SC, will provide electrical services at 10.10% (\$136,000.00) of the total contract amount.

Crumpton Plumbing, LLC, located in Lexington, SC, will provide plumbing services at 4.75% (\$64,000.00) of the total contract amount.

J.R. Fallaw Mechanical Services, LLC, located in Gilbert, SC, will provide mechanical work services at 7.87% (\$106,000.00) of the total contract amount.

Watts and Associates Roofing, located in Columbia, SC, will provide roofing services at 3.92% (\$52,800.00) of the total contract amount.



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Emis Construction, LLC, located in Columbia, SC, will provide masonry services at 4.00% (\$54,000.00) of the total contract amount.

Cartercon of SC, located in Blythewood, SC, will provide concrete services at 6.98% (\$94,000.00) of the total contract amount.

Collins and Wright, Inc., located in Columbia, SC, will provide drywall services at 3.42% (\$46,000.00) of the total contract amount.

Granco, Inc., located in Lugoff, SC, will provide standard aluminum storefront glass/glazing services at 3.04% (\$40,900.00) of the total contract amount.

8. Council is asked to approve new Sole Source Contracts for several City Departments. Award to multiple vendors in the total amount of \$1,867,206.15. The initial term of the contracts will take effect upon issuance of the Notice to Proceed with an end date on June 30, 2026 and the option to renew for one (1) additional one-year period. – *Approved*

Item	Vendor and Location	Description	Amount
a.	JWC Environmental, Inc. Costa Mesa, CA	New Muffin Monster motors, inserts, and replacement parts for the Metro Wastewater Treatment Plant, as requested by Columbia Water on September 23, 2025.	\$100,000.00
<i>Funding Source: Utilities Metro Wastewater Plant – Machinery and Equipment Capital (5516208-658300). The original budget amount is \$100,000.00.</i>			
b.	Evoqua Water Technologies, LLC Waukesha, WI	Field Service Inspections and Preventative Maintenance for eight (8) External Lift Screw Pumps for the Metro Wastewater Treatment Plant, as requested by Columbia Water on September 26, 2025.	\$160,233.00
<i>Funding Source: Utilities Metro Wastewater Plant – Equipment Repair/Service Supply (5516208-631800). The original budget amount is \$160,233.00.</i>			
c.	Opportunity Space, Inc. dba Tolemi Boston, MA	Tolemy's Building Blocks Software for Code Enforcement, as requested by the Columbia Police Department on September 17, 2025.	\$118,000.00



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<i>Funding Source: Police Administrative Services – Software License (1012402-627510). The original budget amount is \$118,000.00.</i>			
d.	WRG Fire Training Simulation Systems, Inc. Newberg, OR	Purchase, construction, and installation of Specialized Fire Training Equipment and Training Modules for the New Burn Training Building, as requested by the Columbia Fire Department on October 8, 2025.	\$1,488,973.15
<i>Funding Source: General Capital Projects – Burn Building Replacement – Capital Project Costs (4039999-CP106006-658650). The original budget amount is \$1,488,973.15.</i>			
Total			\$1,867,206.15

9. Ordinance No.: 2025-080 - Approval for Granting an Easement to Dominion Energy South Carolina, Inc. along Circleview Road and a portion of city-owned property located on the southwestern side of Circleview Road for the Lower Crane Creek Equalization Storage Facility and Pump Station; Richland County TMS#07414-04-01 and between TMS#07414-04 & TMS#09203-01; CIP Project #SS7560; CF#250-673 – *Approved on second reading.*

First reading approval was given on October 7, 2025.

ORDINANCES - FIRST READING

10. Ordinance No.: 2025-078 - Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park (Vulcan Development, LLC – Richland County Portion of TMS# R09113-16-01) – *Approved on first reading.*

Endorsed by the Economic Development & Infrastructure Committee on August 26, 2025.

Upon a motion made by Mr. Brennan and seconded by Dr. Bussells, Council voted unanimously to give first reading approval to Ordinance No.: 2025-078 - Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park (Vulcan Development, LLC – Richland County Portion of TMS# R09113-16-01).



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11. Ordinance No.: 2025-081 - Granting an encroachment to Robert Monetti for the use of the right of way area of the 1500 block of Daly Street for the installation and maintenance of a block retaining wall and stairs adjacent to 3125 Longleaf Road, Richland County TMS# 13902-03-04 – *Approved on first reading.*

Upon a motion made by Mr. Brennan and seconded by Mr. Brown, Council voted unanimously to give first reading approval to Ordinance No.: 2025-081 - Granting an encroachment to Robert Monetti for the use of the right of way area of the 1500 block of Daly Street for the installation and maintenance of a block retaining wall and stairs adjacent to 3125 Longleaf Road, Richland County TMS# 13902-03-04.

12. Ordinance No.: 2025-082 - Amending Ordinance 2025-003 and Ordinance 2023-065 to grant an encroachment to Gadsden & Greene, LLC, for use of the right of way area of the 700 block of Greene Street for the installation and maintenance of stairs within the Greene Street right-of-way adjacent to 737 Gadsden Street, TMS# 08915 – *Approved on first reading.*

Upon a motion made by Dr. Bussells and seconded by Mr. Brennan, Council voted unanimously to give first reading approval to Ordinance No.: 2025-082 - Amending Ordinance 2025-003 and Ordinance 2023-065 to grant an encroachment to Gadsden & Greene, LLC, for use of the right of way area of the 700 block of Greene Street for the installation and maintenance of stairs within the Greene Street right-of-way adjacent to 737 Gadsden Street, TMS# 08915-12-01.

13. Ordinance No.: 2025-090 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 15, Parks and Recreation, Sec. 15-2 Permits for Group Use of Parks or a Festival – *Approved on first reading.*

Ms. Teresa Wilson, City Manager clarified that this ordinance does not involve any changes to user fees but instead updates language to specify permit requirements for the use of covered areas in certain parks.

Upon a motion made by Mr. McDowell and seconded by Mr. Brown, Council voted unanimously to give first reading approval to Ordinance No.: 2025-090 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 15, Parks and Recreation, Sec. 15-2 Permits for Group Use of Parks or a Festival.



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PUBLIC HEARING & ORDINANCE FIRST READING

14. Ordinance No.: 2025-055 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 15, Parks and Recreation, Sec. 15-5 User Fees – *Approved on first reading.*

Mr. Kenya Bryant, Director of Parks and Recreation shared his excitement for the upcoming grand reopening of Finlay Park, which is also known as the “jewel of the city.” He explained that the proposed user fees are designed to align with the City’s \$25 million investment in the park’s renovation.

Council opened the public hearing at 4:44 p.m.

No one appeared at this time.

Council closed the public hearing at 4:45 p.m.

Upon a motion made by Mr. McDowell and seconded by Mr. Brown, Council voted unanimously to give first reading approval to Ordinance No.: 2025-055 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 15, Parks and Recreation, Sec. 15-5 User Fees.

PUBLIC HEARING & FIRST READING FOR ZONING / PLANNING MATTERS

Council opened the public hearing at 4:45 p.m.

15. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for SW/S Holloway Road, TMS# 19201-01-04 - *Deferred*

Ordinance No.: 2025-084 - Annexing SW/S Holloway Road, Richland County TMS # 19201-01-04 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map - Deferred

Proposal: Request to annex the property, assign the land use classification of Urban Edge Residential Small Lot (UER-1) and assign zoning of Residential Single Family – Small Lot District (RSF-3) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned Residential 2 (R2) by Richland County.

Council District: 4



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Applicant: Alexander Forbes Patterson, Trustee and Toma T. Patterson, Trustee

Staff Recommendation: Approval

PC Recommendation: 09/11/2025; Recommended approval (7-0)

Ms. Cora Swink, Capitol View Area Neighborhood Association expressed concerns about the new development of 835 homes in the area, noting that a two-year traffic study showed the project would worsen congestion and strain local infrastructure. She emphasized that nearby schools are already over capacity and stated the community cannot accommodate additional growth at this time.

Ms. Cindy Clough, Holloway Road resident opposed the proposed rezoning, noting the street's long-standing medium-density character. She warned that allowing small-lot development would add up to twelve homes where only three fit, alter the neighborhood, and worsen traffic. With nearby projects like Cassetta Pines adding over 600 homes and Burnside Elementary already at capacity, she urged City Council to preserve the area's existing character and deny the change.

Mr. Jeremy Lechner, Civil Engineering of Columbia stated that while the adjacent project was deferred, any homes built on the current parcel would be accessed from Patterson Road, not Holloway Road. He noted that traffic studies have been conducted in coordination with SCDOT, and the developer has met with City staff and plans to meet with the public before the next Planning Commission meeting.

Councilor Brown expressed concern about the proposed development. Based on staff and Planning Commission recommendations, he had not anticipated neighborhood opposition. He suggested taking additional time to visit the area with Councilor Brennan and further discuss potential considerations before moving forward.

There was a request to share the traffic study and other due diligence materials with City Council.



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Upon a motion made by Mr. Brown and seconded by Mr. McDowell, Council voted unanimously to defer the public hearing and first reading of the Annexation, Future Land Use Map Amendment, and Zoning Map Amendment for SW/S Holloway Road, TMS# 19201-01-04 **and** Ordinance No.: 2025-084 - Annexing SW/S Holloway Road, Richland County TMS # 19201-01-04 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map.

16. ZONING MAP AMENDMENT for 1125 Rosewood Drive, TMS# 11207-04-03 – *Approved on first reading.*

Ordinance No.: 2025-083 - Amending the Official Zoning Map to modify the zoning for 1125 Rosewood Drive, Richland County TMS # 11207-04-03 – Approved on first reading.

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

Council District: 3

Applicant: Steve McNair, McNair Development

Staff Recommendation: Approval

PC Recommendation: 08/14/2025; Deferred by Planning Commission (4-2) and 09/11/2025; Recommended approval (6-1)

Mr. George McCutchen shared plans for a proposed \$44 to \$49 million development featuring 71 townhomes. He emphasized that the project supports smart growth by promoting density and could help alleviate traffic along Garners Ferry Road.

Mayor Rickenmann praised the project as an ideal option for young professionals seeking to live near downtown, noting that many leave Columbia for cities offering walkable communities where they can enjoy urban convenience while maintaining personal space and mobility.

Councilor Brennan acknowledged that the project is still in its conceptual phase and not yet bound by annexation terms. He commended the plan's potential for strong pedestrian density and encouraged the inclusion of sidewalks, proper infrastructure, and possible regrading along Olympia Avenue near the railroad tracks. He added



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that continued discussions on infrastructure investment would be beneficial as the project advances.

Mr. Steve McNair, applicant described the project as a high-quality, three-story urban infill development similar to one his company built in Greenville. Partnering with Lenar Homes, he said the goal is to meet demand from young professionals seeking city living in Columbia and other Carolina markets. He expressed confidence in the project's design and location, adding that he plans to purchase a unit himself.

There was discussion about target market rates and affordability.

Upon a motion made by Mr. Brennan and seconded by Mr. Brown, Council voted unanimously to give first reading approval to the Zoning Map Amendment for 1125 Rosewood Drive, TMS# 11207-04-03 ; Ordinance No.: 2025-083 - Amending the Official Zoning Map to modify the zoning for 1125 Rosewood Drive, Richland County TMS # 11207-04-03; Annexation, Future Land Use Map Amendment, And Zoning Map Amendment For 1027 Rosewood Drive ; and Ordinance No.: 2025-086 - Annexing 1027 Rosewood Drive, Richland County TMS # 11203-05-03 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map.

17. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 1027 Rosewood Drive, TMS# 11203-05-03 – *Approved on first reading.*

Ordinance No.: 2025-086 - Annexing 1027 Rosewood Drive, Richland County TMS # 11203-05-03 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map – Approved on first reading.

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

Council District: 3

Applicant: Seawell & Sons, LLC / Steve McNair

Staff Recommendation: Approval



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PC Recommendation: 08/14/2025; Deferred by Planning Commission (4-2) and 09/11/2025; Recommended approval (6-1)

Upon a motion made by Mr. Brennan and seconded by Mr. Brown, Council voted unanimously to give first reading approval to the Zoning Map Amendment for 1125 Rosewood Drive, TMS# 11207-04-03 ; Ordinance No.: 2025-083 - Amending the Official Zoning Map to modify the zoning for 1125 Rosewood Drive, Richland County TMS # 11207-04-03; Annexation, Future Land Use Map Amendment, And Zoning Map Amendment For 1027 Rosewood Drive; and Ordinance No.: 2025-086 - Annexing 1027 Rosewood Drive, Richland County TMS # 11203-05-03 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map.

18. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 930 Brantley Street, TMS# 07306-02-32 – *Approved on first reading.*

Ordinance No.: 2025-085 - Annexing 930 Brantley Street, Richland County TMS # 07306-02-32 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map – Approved on first reading.

Proposal: Request to annex the property, assign the land use classification of Urban Edge Mixed Residential (UEMR) and assign zoning of Residential Single Family – Large Lot District (RSF-1) for a pending annexation. The property is currently classified as Mixed Residential (High Density) within a Priority Investment Area and zoned Residential 2 (R2) by Richland County.

Council District: 2

Applicant: People's Holdings, LLC

Staff Recommendation: Approval

PC Recommendation: 09/11/2025; Recommended approval (7-0)

No one appeared at this time.



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Upon a motion made by Mr. McDowell and seconded by Mr. Bailey, Council voted unanimously to give first reading approval to the Annexation, Future Land Use Map Amendment, and Zoning Map Amendment for 930 Brantley Street, TMS# 07306-02-32 **and** Ordinance No.: 2025-085 - Annexing 930 Brantley Street, Richland County TMS # 07306-02-32 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map.

19. ZONING MAP AMENDMENT for 5003 Rhett Street, TMS# 11701-10-03 – *Approved on first reading.*

Ordinance No.: 2025-050 - Amending the Official Zoning Map to modify the zoning for 5003 Rhett Street, Richland County TMS # 11701-10-03 – Approved on first reading.

Proposal: Request to rezone the property from Neighborhood Activity Center/Corridor District in the North Main Corridor Design Overlay District (NAC, OV-NMC) to Community Activity Center/Corridor District in the North Main Corridor Design Overlay District (CAC, OV-NMC).

Council District: 1

Applicant: Ronita Caesar

Staff Recommendation: Denial

PC Recommendation: 03/13/2025; Deferred by applicant and 05/08/2025; Approval (6-0)

Ms. Ronita Caesar, applicant requested the ability to move forward with the tire and rim shop at 5003 Rhett Street, noting the property was purchased from the City last year for that purpose. She stated the rezoning was previously approved and she has garnered support with nearly 400 community signatures and a letter of endorsement.

Upon a motion made by Mr. McDowell and seconded by Dr. Bussells, Council voted unanimously to give first reading approval to the Zoning Map Amendment for 5003 Rhett Street, TMS# 11701-10-03 **and** Ordinance No.: 2025-050 - Amending the Official Zoning Map to modify the zoning for 5003 Rhett Street.



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20. MAJOR AMENDMENT TO PLANNED DEVELOPMENT - Bull Street Neighborhood Planned Development - Properties generally bound by Bull Street, Colonial Drive, Harden Street, and Calhoun Street, TMS#s 09016-16-02; 09113-15-01; 09113-16-01 through -13; 09113-17-01; 11404-09-01 through -32; 11404-10-01 through -09; 11404-11-01, -03, -04, -05; 11404-12-01; 11501-01-01 (portion), -02, -03, -04, -06, -09, -12, -13, -14, -16, -18 through -26; 11501-02-01 through -04; 11501-03-01; 11501-04-01; 11501-05-01; 11501-06-01; 11502-03-01 through -07 – *Approved on first reading.*

Ordinance No.: 2025-087 - Amending the Bull Street Neighborhood Planned Development District (PD) – Approved on first reading.

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

Council District: 2

Applicant: Chandler Cox, BullStreet Development, LLC

Staff Recommendation: Approval

PC Recommendation: 09/11/2025; Recommended approval (6-0)

Mr. Andrew Livengood, Annexation Coordinator / Planning and Development Services Department explained that the request impacts properties generally bounded by Bull Street, Colonial Drive, Harden Street, and Calhoun Street, known collectively as the Bull Street District. Unlike a typical map or zoning amendment, this proposal represents a major change to the planned development text itself rather than its boundaries. Specifically, the amendment seeks to update language within the Bull Street Planned Development District to permit structures up to ten stories in height.

Ms. Elizabeth Marks, 1908 Henderson Street voiced concerns that the proposed 10-story height amendment extends beyond Colonial Drive to include Bull and Harden Streets. She noted the change could impact the nearby Robert Mills Historic District and Cottontown neighborhood and requested a deferral to allow residents more time to review the proposal.



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Ms. Chandler Cox, applicant clarified that the proposed amendment to the Bull Street form-based code does not alter the existing special district boundaries established in 2012. Instead, it seeks to allow buildings up to ten stories in both designated sections, whereas only one currently permits that height. She emphasized that any project exceeding the original six-story limit must undergo review and approval by the Development Review Board and other city processes, rather than being allowed by right.

There was discussion about having additional dialogue with the Robert Mills, Cottontown, and Elmwood Park neighborhoods; impact on traffic density; and the need for an updated traffic study.

Upon a motion made by Mr. McDowell and seconded by Mr. Brown, Council voted [5 to 1] to give first reading approval to Ordinance No.: 2025-087 - Amending the Bull Street Neighborhood Planned Development District (PD) subject to scheduling a follow up meeting between Hughes Development, city staff, and neighborhood representatives before second reading. Mr. Brown, Dr. Bussells, Mr. Brennan, Mr. McDowell, and Mayor Rickenmann voted aye. Mr. Bailey voted nay.

21. AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE to Amend standards for duplexes and setbacks in RD-MV District – *Approved on first reading.*

Ordinance No.: 2025-088 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17 (Unified Development Ordinance), Article 3: Zoning Districts Sec. 17-3.2. Residential Base Zoning Districts, (i) RD-MV: Residential Two-Family Mill Village District – Approved on first reading.

Proposal: Amend the Unified Development Ordinance, Chapter 17, Article 3: Zoning Districts Sec. 17-3.2. Residential Base Zoning Districts (i) RD-MV: Residential Two-Family Mill Village District to modify requirements for two-family dwellings.

Applicant: Andrew Livengood, Zoning Administrator

Staff Recommendation: Staff Sponsored

PC Recommendation: 09/11/2025; Recommended approval (7-0)

No one appeared at this time.



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Upon a motion made by Mr. Brennan and seconded by Dr. Bussells, Council voted unanimously to give first reading approval to Ordinance No.: 2025-088 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17 (Unified Development Ordinance), Article 3: Zoning Districts Sec. 17-3.2. Residential Base Zoning Districts, (i) RD-MV: Residential Two-Family Mill Village District.

Council closed the public hearing at 5:35 p.m.

PUBLIC HEARING

22. Resolution No.: R-2025-071 - Supporting the Housing Authority of the City of Columbia engaging in the Disposition of 1707 S. Beltline Blvd, 1721 Springwood Lakes Drive, 1744 Springwood Lakes Drive, and 219 Windsor Point Road, TMS # R-13608-01-12, R-17012-01-59, R-17012-01-67, and R-17014-03-01 – *Approved*

Council opened the public hearing 5:35 p.m.

No one appeared at this time.

Council closed the public hearing at 5:36 p.m.

Upon a motion made by Mr. Bailey and seconded by Dr. Bussells, Council voted unanimously to approve Resolution No.: R-2025-071 - Supporting the Housing Authority of the City of Columbia engaging in the Disposition of 1707 S. Beltline Blvd, 1721 Springwood Lakes Drive, 1744 Springwood Lakes Drive, and 219 Windsor Point Road, TMS # R-13608-01-12, R-17012-01-59, R-17012-01-67, and R-17014-03-01.

RESOLUTIONS

23. Resolution No.: R-2025-072 - Authorizing Release and Abandonment of an Existing 66' City Access, Utility and Storm Drainage Easement along Richland County TMS#15000-02-27 & TMS#15000-02-04 for Projects Associated with Scout Motors; Community Road; CF#250-674 – *Approved*



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, OCTOBER 21, 2025

Upon a motion made by Dr. Bussells and seconded by Mr. McDowell, Council voted unanimously to approve Resolution No.: R-2025-072 - Authorizing Release and Abandonment of an Existing 66' City Access, Utility and Storm Drainage Easement along Richland County TMS#15000-02-27 & TMS#15000-02-04 for Projects Associated with Scout Motors; Community Road; CF#250-674.

CITY COUNCIL COMMITTEE REPORTS, REFERRALS AND NEW BUSINESS

Upon a motion made by Mr. McDowell and seconded by Mr. Bailey, Council voted unanimously to refer a proposal to split the Design Development Review Commission into two boards to the Administrative Policy Committee, as requested by the Planning and Development Services Department.

Mayor Rickenmann explained that the split will be beneficial because of the differences between commercial and residential properties.

Councilor Bailey reported that the Arts, Historic Preservation, and Philanthropy Committee met earlier today. He highlighted a presentation by Mr. Rashawn Merrick, CEO of the Creative Culture Brand. They will host the Hair and Lipstick event on Saturday, October 25, 2025.

Councilor Brown recommended strengthening collaboration between the Town and Gown Initiative, the Economic Development Committee, and the private sector to expand internship opportunities. He noted discussions following a candidate forum at Columbia College about developing a more comprehensive citywide internship program to retain young talent.

Mayor Rickenmann highlighted the Columbia Hiring Fair at the Convention Center, noting that more than 300 people attended. He shared that many participants were unaware of the City's internship program or job opportunities.

Councilor Bailey inquired about a dog catcher and catching stray dogs.

Mr. Clint Shealy, P.E., Assistant City Manager for Columbia Water explained that the City's Animal Services Division operates under Public Works and has officers on call to respond to reports of aggressive or roaming dogs. He noted that if incidents occur outside city limits, Richland County's Animal Control officers handle those cases.



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Dr. Bussells suggested improving MyColaSC to better handle service requests involving state-maintained roads. She noted that when residents report potholes on state roads, the requests are marked “resolved” because they fall outside the City’s jurisdiction, leaving users uncertain about next steps. She recommended exploring ways to provide clearer follow-up or integration with SCDOT’s system so residents can see when their requests are forwarded rather than prematurely closed.

Mr. Clint Shealy, P.E., Assistant City Manager for Columbia Water agreed and suggested adding a clear notice when an issue is forwarded to SCDOT, including contact information and confirmation that the request was pushed to the state. He also recommended working with SCDOT’s technical staff to include a direct link to their online reporting system.

PUBLIC INPUT

Ms. Diane Wiley, 4036 Webb Street expressed opposition to a garbage service proposed near Beltline, Scurry, and Bronx Streets. She noted that the area is primarily residential and not suited for such operations. She is gathering petition signatures to demonstrate community opposition.

Mr. Wade Fulmer expressed concerns with nuisance dog barking and an over 22-month delay in resolving his issue.

EXECUTIVE SESSION

Upon a motion made by Mr. Brennan and seconded by Mr. McDowell, Council voted unanimously to enter into Executive Session at 5:55 p.m. for the discussion of **items 24 and 25** as amended to include External Funding Requests as part of item 24; the discussion of the employment of an employee pursuant to S.C. Code §30-4-70(a)(1) – Municipal Court; discussion of negotiations incident to proposed contractual arrangements pursuant to S. C. Code §30-4-70(a)(2) – Three Rivers Music Festival and Bull Street Development Agreement as published on the Work Session agenda; and discussion of matters relating to the proposed location, expansion, or provision of services encouraging location or expansion of industries or other businesses in the area served by the public body pursuant to S.C. Code §30-4-70(a)(5) - Project Congaree as published on the Work Session agenda.



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24. Receipt of legal advice relating to matters covered by attorney-client privilege pursuant to S.C. Code §30-4-70(a)(2)
- *Homeless Services*
25. Discussion of matters relating to the proposed location, expansion, or provision of services encouraging location or expansion of industries or other businesses in the area served by the public body pursuant to S.C. Code §30-4-70(a)(5)
- *Project Congaree*
26. Receipt of legal advice relating to a pending, threatened or potential claim pursuant to S.C. Code §30-4-70(a)(2)
- *Modesta Brinkman, David Brinkman, Robert Collins, Carl Foster, Karen Foster, James Coleman v. City of Columbia (2015-CP-40-05598)*
 - *Tammy Lynn Helfrich v. City of Columbia (2024-CP-40-00797)*

ADJOURNMENT

The meeting was adjourned at 8:18 p.m.

Respectfully submitted:

Erika D. Moore Hammond, MMC, CPM
City Clerk