



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, OCTOBER 28, 2025

CALL TO ORDER

The Columbia City Council conducted a regular meeting on Tuesday, October 28, 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 3:09 p.m. and the following members were present:

Attendee Name	Title	Status	Arrived
Daniel J. Rickenmann	Mayor	Present	
Edward H. McDowell	District II	Present	
Will Brennan	District III & Mayor Pro-Tempore	Present	
Aditi Bussells	At-Large	Present	
Tina N. Herbert	District I	Present	
Peter M. Brown	District IV	Present	
Tyler D. Bailey	At-Large	Present	

PLEDGE OF ALLEGIANCE

INVOCATION

ADOPTION OF THE AGENDA

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

PUBLIC INPUT

APPROVAL OF MINUTES

1. Council is asked to approve the October 21, 2025 Work Session and Regular Meeting Minutes.

Upon a motion made by Edward H. McDowell and seconded by Will Brennan, Council voted [Unanimous] to Approve Council is asked to approve the October 21, 2025 Work Session and Regular Meeting Minutes.

CONSENT AGENDA ITEMS 2 THROUGH 11

2. Council is asked to approve a new Sole Source Contract for Wastewater Train 1 Primary Clarifier Equipment at the Metro Wastewater Treatment Plant, as requested by Columbia Water on May 16, 2025. Award to Evoqua Water Technologies, LLC, in an amount not to exceed \$593,353.60. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, OCTOBER 28, 2025

end date on June 30, 2026 and the option to renew for one additional one-year period. This vendor is located in Waukesha, WI.

Funding Source: Utilities Metro Wastewater Plant - Equipment Repair/Service Supply (5516208-631800). The original budget amount is \$593,353.60.

Upon a motion made by Tyler D. Bailey and seconded by Peter M. Brown, Council voted [Unanimous] to Approve Council is asked to approve a new Sole Source Contract for Wastewater Train 1 Primary Clarifier Equipment at the Metro Wastewater Treatment Plant, as requested by Columbia Water on May 16, 2025. Award to Evoqua Water Technologies, LLC, in an amount not to exceed \$593,353.60. The initial term of the contract 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 additional one-year period. This vendor is located in Waukesha, WI.

3. 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

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)

First reading approval was given on October 21, 2025.

Upon a motion made by Tyler D. Bailey and seconded by Peter M. Brown, Council voted [Unanimous] to Second Reading Approval ZONING MAP AMENDMENT for 1125 Rosewood Drive, TMS# 11207-04-03

4. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 1027 Rosewood Drive, TMS# 11203-05-03

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



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, OCTOBER 28, 2025

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

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

First reading approval was given on October 21, 2025.

Upon a motion made by Tyler D. Bailey and seconded by Peter M. Brown, Council voted [Unanimous] to Second Reading Approval ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 1027 Rosewood Drive, TMS# 11203-05-03

5. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 930 Brantley Street, TMS# 07306-02-32

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

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)

First reading approval was given on October 21, 2025.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, OCTOBER 28, 2025

Upon a motion made by Tyler D. Bailey and seconded by Peter M. Brown, Council voted [Unanimous] to Second Reading Approval ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 930 Brantley Street, TMS# 07306-02-32

6. AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE to Amend standards for duplexes and setbacks in RD-MV District

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

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)

First reading approval was given on October 21, 2025.

Upon a motion made by Tyler D. Bailey and seconded by Peter M. Brown, Council voted [Unanimous] to Second Reading Approval AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE to Amend standards for duplexes and setbacks in RD-MV District

7. 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

First reading approval was given on October 21, 2025.

Upon a motion made by Tyler D. Bailey and seconded by Peter M. Brown, Council voted [Unanimous] to Second Reading Approval 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

8. 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



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, OCTOBER 28, 2025

First reading approval was given on October 21, 2025.

Upon a motion made by Tyler D. Bailey and seconded by Peter M. Brown, Council voted [Unanimous] to Second Reading Approval 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

9. 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)

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

First reading approval was given on October 21, 2025.

Upon a motion made by Tyler D. Bailey and seconded by Peter M. Brown, Council voted [Unanimous] to Second Reading Approval 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)

10. 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

First reading approval was given on October 21, 2025.

Upon a motion made by Tyler D. Bailey and seconded by Peter M. Brown, Council voted [Unanimous] to Second Reading Approval 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

11. 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

First reading approval was given on October 21, 2025.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, OCTOBER 28, 2025

Upon a motion made by Tyler D. Bailey and seconded by Peter M. Brown, Council voted [Unanimous] to Second Reading Approval 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

ZONING / PLANNING MATTERS - SECOND READING

12. 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

Ordinance No.: 2025-087 - Amending the Bull Street Neighborhood Planned Development District (PD)

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)

First reading approval was given on October 21, 2025.

Upon a motion made by Edward H. McDowell and seconded by Tyler D. Bailey, Council voted [Unanimous] to Second Reading Approval 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



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, OCTOBER 28, 2025

ORDINANCES - FIRST READING

13. Ordinance No.: 2025-089 - Granting an encroachment to 2222 LLC for the use of the right of way areas of the 2200 and 2300 blocks of Main Street, the 2100 and 2200 blocks of Sumter Street, the 1200 block of Franklin Street and the 1200 block of Scott Street for the installation and maintenance of sidewalks, landscaping and irrigation adjacent to 2222 Main Street, Richland County TMS# 09016-02-06

Upon a motion made by Edward H. McDowell and seconded by Tyler D. Bailey, Council voted [Unanimous] to First Reading Approval Ordinance No.: 2025-089 - Granting an encroachment to 2222 LLC for the use of the right of way areas of the 2200 and 2300 blocks of Main Street, the 2100 and 2200 blocks of Sumter Street, the 1200 block of Franklin Street and the 1200 block of Scott Street for the installation and maintenance of sidewalks, landscaping and irrigation adjacent to 2222 Main Street, Richland County TMS# 09016-02-06

14. Ordinance No.: 2025-091 - Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park (Project Senate TMS # R08916-02-09)

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

Upon a motion made by Will Brennan and seconded by Edward H. McDowell, Council voted [Unanimous] to First Reading Approval Ordinance No.: 2025-091 - Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park (Project Senate TMS # R08916-02-09)

OTHER MATTERS

15. Council is asked to consider a funding request in the amount of \$50,000.00 from Bull Market for eligible expenditures associated with the Bull Market Fest 2026.

Funding Source: Fiscal Year 2025/2026 Hospitality Tax Fund

Upon a motion made by Edward H. McDowell and seconded by Peter M. Brown, Council voted [Unanimous] to Approve Council is asked to consider a funding request in the amount of \$50,000.00 from Bull Market for eligible expenditures associated with the Bull Market Fest 2026.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, OCTOBER 28, 2025

16. Council is asked to consider a funding request in the amount of \$20,000.00 from the Koger Center for the Arts for eligible expenditures associated with the Blind Boys of Alabama performance.

Funding Source: Fiscal Year 2025/2026 Hospitality Tax Fund

Upon a motion made by Tina N. Herbert and seconded by Tyler D. Bailey, Council voted [Unanimous] to Approve Council is asked to consider a funding request in the amount of \$20,000.00 from the Koger Center for the Arts for eligible expenditures associated with the Blind Boys of Alabama performance.

COMMITTEE REPORTS, REFERRALS, AND NEW BUSINESS

Upon a motion made by Mayor Rickenmann and seconded by Mr. McDowell, Council voted unanimously to refer the honorary street naming application in honor of Curtis Elkins to the Administrative Policy Committee, as requested by the Honorable Edward H. McDowell, Jr.

PUBLIC INPUT

EXECUTIVE SESSION

Upon a motion made by Mr. Brennan and seconded by Ms. Herbert, the Council voted unanimously to enter in Executive Session at 3:38 p.m. to discuss **Item 17**.

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

*Front Yard Parking
Short-Term Rentals*

ADJOURNMENT

The meeting was adjourned at {MinutesAdjourned:h:mm tt}

Respectfully submitted:

Erika D. Moore Hammond, MMC, CPM
City Clerk