



COLUMBIA CITY COUNCIL MEETING AGENDA TUESDAY, NOVEMBER 15, 2022

The Columbia City Council will conduct a meeting on Tuesday, November 15, 2022 at 4:00 p.m. at City Hall (Council Chambers), 1737 Main Street, 3rd Floor, Columbia, SC 29201. Members of the public may view the meeting online at www.columbiasc.gov or dial **855-925-2801**. When prompted, enter meeting code: **7688**. During the meeting: press *1 to listen; *2 to leave a message; or *3 to request to speak. Please contact the City Clerk's Office at (803)545-3045 or cityclerk@columbiasc.gov if you have questions regarding the meeting.

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

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

ADOPTION OF THE AGENDA

PUBLIC INPUT ON AGENDA ITEMS

APPROVAL OF MINUTES

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

PRESENTATIONS

2. Diabetes Awareness Month Proclamation - The Honorable Edward H. McDowell, Mayor Pro-Tem
3. Tommy Suggs Day Proclamation - The Honorable Daniel J. Rickenmann, Mayor
4. gALPHA Accelerator Program Launch – Mr. Joe Queenan, Interim Executive Director for GrowCo



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CONSENT AGENDA ITEMS 5 THROUGH 11

5. Council is asked to approve an Annual Contract for Storage Area Network Support Services, as requested by the Information Technology Department on October 13, 2022. Award to Hewlett Packard Enterprise Company using the SC State Contract in the amount of \$71,585.08, which includes a 5.3% increase. The term for this contract is one year, and shall be valid until October 31, 2023. This vendor is located in Roseville, CA.

Funding Source: Information Technology - Maintenance & Service Contract (1011120-638200). The original budget amount is \$71,585.08.

6. Council is asked to approve Contract Amendment #1 for Banner 5.2 Upgrade Services for the City's Utility Billing Software, as requested by the Budget, Program Management & Grants Office on October 25, 2022. Award to Hansen Banner, LLC in the amount of \$149,660.00. This vendor is located in Carlsbad, CA.

Funding Source: Technology Contingency - Professional Services (5518408-636600). The original budget amount is \$822,370.00. The budget amount for this amendment is \$149,660.00. The total revised budget amount is \$972,030.00.

7. Council is asked to approve a new Contract to Purchase Two (2) Sand Spreaders for the Street Division, as requested by the Fleet Services Division on August 18, 2022. Award to Warren Truck Equipment, Inc. as a Sole Source in an amount not to exceed \$68,310.00. This vendor is located in Columbia, SC.

Funding Source: Streets - Water and Sewer Repair - Auto, Trucks, Heavy Equipment - Capital (5513202-658500). The original budget amount is \$68,310.00.

8. Council is asked to approve a new Contract to Purchase an XE Compact Track Loader & Mini Excavator for the Wastewater Maintenance Division, as requested by the Fleet Services Division on October 10, 2022. Award to Blanchard Machinery Company using the SC State Contract in the amount of \$200,045.00. This vendor is located in West Columbia, SC.

Funding Source: Utilities Wastewater Maintenance - Machinery & Equipment Capital (5516205-658300). The original budget amount is \$200,045.00.



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9. Council is asked to approve a new Contract for Citywide Safety Shoes and Boots, as requested by the Public Works Department on July 29, 2022. Award to Shoes for Crews in an amount not to exceed \$294,625.00. The term for this contract is three years, with an option to renew for two additional one-year periods, and shall be valid until June 30, 2025. This vendor is located in Boca Raton, FL.

Funding Source: Supplies - Safety Clothing and Supplies (6208956-625900). The original budget amount is \$294,625.00.

10. Ordinance No.: 2022-097 - Granting an encroachment to Emily Bryan for the use of the right of way area of the 2700 block of Kingswood Drive and the 1000 block of Adeline Drive for the installation and maintenance of crosstie barriers and hardwood mulch adjacent to 2734 Kingswood Drive, Richland County TMS#11215-09-17

First reading approval was given on November 1, 2022.

11. Ordinance No.: 2022-098 - Granting an encroachment to Alice Palace Properties LLC, for the use of the right of way area of the 1400 block of Barnwell Street for the installation and maintenance of landscaping and irrigation and a sidewalk to connect to the existing public sidewalk along Barnwell Street adjacent to 1410 A, B and C Barnwell Street and 1412 A and B Barnwell Street, Richland County TMS#11406-01-14 and 11406-01-15

First reading approval was given on November 1, 2022.

ORDINANCES - FIRST READING

12. Ordinance No.: 2022-103 - Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park (GSM of North Main, LLC and Peak Drift Beverages, LLC, Richland County TMS #09116-02-01, 09112-07-01, 09112-07-06, 09112-06-04, 09112-06-06 and 09112-06-07)
13. Ordinance No.: 2022-121 - Authorizing the City Manager to execute the Second Extension Option of the Lease Renewal Agreement with Truist Bank f/k/a Branch Banking and Trust Company (BB&T) for use of 3905 Ensor Avenue (Lutheran Survey Building) for an ATM



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14. Ordinance No.: 2022-122 - Authorizing the City of Columbia, South Carolina, to Execute and Deliver an Equipment Lease Purchase Agreement in the Amount of Not Exceeding \$9,000,000 between the City and the Lessor Thereof To Defray the Cost of Acquiring Certain Equipment; and Other Matters Relating Thereto

PUBLIC HEARING & FIRST READING FOR ZONING / PLANNING MATTERS

15. Annexation, Future Land Use Map Amendment, and Zoning Map Amendment for 20.54 acres E/S Elmgren Street; TMS#07312-04-03

Ordinance No.: 2022-106 - Annexing and Incorporating 20.54 acres Elmgren Street, Richland County TMS# 07312-04-03 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map

Council District: 2

Proposal: Request to annex the property and assign a land use classification of Urban Edge mixed Residential (UEMR) and assign zoning of Residential Mixed District (RM-2) at the time of annexation. The property is currently classified as Mixed Residential (High Density) and zoned RU and RS-LD by Richland County.

Applicant: Nora Kathryn Kinard Stuck, Carl Gurnie Stuck, Ebbie Elizabeth S. Lester, and Kimberly S. Moore, Trustees/D.R. Horton, Inc.

Staff Recommendation: Approval of Annexation and Denial of requested Zoning Classification for a portion of the parcel. See Staff Recommendation section at the end of the case summary.

PC Recommendation: 04/14/2022 Deferred; 07/14/2022 Denial (6-1)



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16. Annexation, Future Land Use Map Amendment, and Zoning Map Amendment for 6505 North Main Street; TMS # 11716-04-04

Ordinance No.: 2022-104 - Annexing and Incorporating 6505 North Main Street, Richland County TMS# 11716-01-04 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map

Council District: 1

Proposal: Request to annex the property and assign a land use classification of Community activity corridor (AC-2) and assign zoning of Community Activity Center/Corridor District (CAC) at the time of annexation. The property is currently classified as Mixed Residential (High Density) and zoned GC by Richland County.

Applicant: Tatyana A. Trainer and Sergey Pikalov

Staff Recommendation: Approval of Zoning Classification and Denial of Annexation

PC Recommendation: 10/13/2022; Denial (6-0)

17. Annexation, Future Land Use Map Amendment, and Zoning Map Amendment for 1500, 509, 1520, N1521, 1521, 1525, and 1527 Atlantic Drive, and 1230 Balsam Road; TMS# 07311-02-01, 07311-02-02, 07312-07-11, 07312-07-12, 07312-07-13, 07312-07-14, and 07312-07-15

Ordinance No.: 2022-107 - Annexing and Incorporating Annexing and incorporating 7 lots at Atlantic Drive and Balsam Road into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2020-028 on August 4, 2020

Council District: 2

Proposal: Request to annex the property, assign a land use classification of Urban Edge residential - Large Lot (UER-2) and assign zoning of Residential Single Family-Medium Lot district (RSF-2) at the time of annexation. The property is currently classified as mixed residential High Density and zoned RS-MD by Richland County.

Applicant: Multiple Petitioners

Staff Recommendation: Approval

PC Recommendation: 09/08/2022; Approval (6-0)



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18. Annexation, Future Land Use Map Amendment, and Zoning Map Amendment for 1008 Lykes Lane; TMS# 05000-02-29

Ordinance No.: 2022-105 - Annexing and Incorporating 1008 Lykes Lane, Richland County TMS# 05000-02-29 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map

Council District: 1

Proposal: Request to annex the property and assign a land use classification of Community activity corridor (AC-2) and assign zoning of Community Activity Center/Corridor (CAC) at the time of annexation. The property is currently classified as Neighborhood (Medium Density) and zoned GC by Richland County.

Applicant: Brandon T. Walker

Staff Recommendation: Approval

PC Recommendation: 10/13/2022; Approval (6-0)

19. Annexation, Future Land Use Map Amendment, and Zoning Map Amendment for 1903 Hazelwood Road and 1842 Pressley Street; TMS#19205-03-12

Ordinance No.: 2022-102 - Annexing and Incorporating 1903 Hazelwood Road and 1842 Pressley Street, Richland County TMS# 19205-03-12 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official zoning map

Council District: 4

Proposal: Request to annex the property and assign a land use classification of Urban Edge residential large lot (UER-2) and assign zoning of Residential Single Family-Large Lot (RSF-1) at the time of annexation. The property is currently classified as Neighborhood (Medium Density) and zoned RS-LD by Richland County.

Applicant: Charles McSwain, Jr.

Staff Recommendation: Approval

PC Recommendation: 10/13/2022; Approval (6-0)



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20. Annexation, Future Land Use Map Amendment, and Zoning Map Amendment for unincorporated portions of 3815 Ayrshire Avenue and 0.56 acres NE/S Clement Road; TMS#09201-0907(p) and 09201-09-08(p)

Ordinance No.: 2022-099 - Annexing and Incorporating Unincorporated portions of 3815 Ayrshire Avenue and 0.56 acre NE/S Clement Road, Richland County TMS# 09201-09-07 (portion) and TMS# 09201-09-08 (portion) into the City of Columbia, South Carolina Columbia, and Incorporating said property into Columbia Compass: Envision 2036 and the Official zoning map

Council District: 1

Proposal: Request to annex the property and assign a land use classification of urban core residential small lot (UCR-1) and assign zoning of residential single-family large lot (RSF-1) at the time of annexation. The property is currently classified as Mixed Residential (High Density) and zoned RS-HD by Richland County.

Applicant: Pamela Dorita Thomas

Staff Recommendation: Approval

PC Recommendation: 10/13/2022; Approval (6-0)

21. Annexations, Future Land Use Map Amendment, and Zoning Map Amendment for 37.675 acres, S/S I-20; TMS# 28800-06-05

Ordinance No.: 2022-101 - Annexing and Incorporating 37.675 acres S/S I-20, Richland County TMS# 28800-06-05 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map

Council District: 4

Proposal: Request to annex the property and assign a land use classification of Community Activity Corridor (AC-2) and assign zoning of General Commercial District (GC) at the time of annexation. The property is currently classified as Neighborhood (Medium Density) and zoned M-1 by Richland County.

Applicant: Spears Creek Quadrant Partners

Staff Recommendation: Approval

PC Recommendation: 10/13/2022; Approval (6-0)



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22. Comprehensive Plan - Future Land Use Map Amendment for 1214 Scott Street (p); 1222 Scott Street; and 2109, 2119, and 2121 Sumter Street (p), TMS # 09016-12-18(p), 09016-12-19, 09016-12-06(p), 09016-12-05(p), and 09016-12-04(p)

Ordinance No.: 2022-108 - Amending the Columbia Compass: Envision 2036 Map to modify the future land use for 1214 Scott Street (p); 1222 Scott Street; 2109, 2119, and 2121 Sumter Street (p); Richland County TMS# 09016-12-18(p), 09016-12-19, 09016-12-06(p), 09016-12-05(p), and 09016-12-04(p)

City Council District: 1

Proposal: Request to amend the Columbia Compass: Envision 2036 Future Land Use Map to modify the land use classification of the property from Urban Core Mixed Residential Type 2 (UCMR-2) to Urban Core Community Activity Center (UCAC-2).

Applicant: Krista Hampton, Planning & Development Services Director

Staff Recommendation: Approval

PC Recommendation: 10/13/2022; Approval (6-0)

23. Zoning Map Amendment for 1214 and 1222 Scott Street and 2121, 2119, and 2109 Sumter Street, TMS# 09016-12-18, 09016-12-19, 09016-12-04, 09016-12-05, and 09016-12-06

Ordinance No.: 2022-111 - Amending the Official Zoning Map to modify the zoning for 1214 and 1222 Scott Street and 2121, 2119 and 2109 Sumter Street, Richland County TMS# 09016-12-18, TMS# 09016-12-19, TMS# 09016-12-04, TMS# 09016-12-05 and TMS# 09016-12-06

Council District: 1

Proposal: Request to rezone the property from Mixed Use District (MU-2) in the North Main corridor design overlay district (OV-NMC) to Community Activity Center/Corridor District (CAC) in the North Main Corridor Design Overlay District (OV-NMC).

Applicant: Lauren Taylor, Ghost Rider OZ Fund LLC

Staff Recommendation: Approval

PC Recommendation: 10/13/2022; Approval (6-0)



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24. Zoning Map Amendment for 14.75 acres, N/S Lost Creek Drive, TMS# 05207-07-28

Ordinance No.: 2022-110 - Amending the Official Zoning Map to modify the zoning for 14.75 acres N/S Lost Creek Drive, Richland County TMS #05207-07-28

Council District: 1

Proposal: Request to rezone the property from Large Lot-Reserve District (LL-R), a portion within the Floodplain Overlay District (OV-FP) to Residential Single-Family- Large Lot District (RSF-1), a portion within the Floodplain Overlay District (OV-FP).

Applicant: Chestnut Hill Plantation, Inc. c/o Robert F. Fuller, Attorney

Staff Recommendation: Approval

PC Recommendation: 10/13/2022; Approval (6-0)

25. Amendment to the Unified Development Ordinance: Non- Conforming Sites

Ordinance No.: 2022-109 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17 (Unified Development Ordinance), Article 5: Development Standards, Sec. 17-5.3, Landscaping

Proposal: Request to amend Chapter 17 Article 5 of the Columbia Code of Ordinances concerning buffer requirements that require loss of parking.

Applicant: Mayor Daniel Rickenmann, Councilmember Aditi Bussells, and Krista Hampton Director of Planning and Development Services

Staff Recommendation: Approval

PC Recommendation: 10/13/2022; Approval (6-0)

RESOLUTION

26. Resolution No.: R-2022-095 - Certifying A Building Site as Abandoned Buildings Pursuant to the South Carolina Abandoned Buildings Revitalization Act, Title 12, Chapter 67, Section 12-67-100 et seq., of the South Carolina Code of Laws (1976), as amended, regarding the property located at 1639-1643 Main Street, Richland County TMS # R09014-10-06



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EVENT RESOLUTION

27. Resolution No.: 2022-096 Authorizing consumption of beer and wine only at the South Carolina Oyster Festival in the 1600 block of Blanding Street on Sunday, November 27, 2022 with a rain contingency of Saturday, December 3, 2022

OTHER MATTERS

28. Council is asked to approve Contract Amendment #6 for the Water & Sewer Line Repair Warranty Program Marketing Agreement, as requested by Columbia Water on October 19, 2022. Award to HomeServe USA Corp. at no cost. This request is to exercise the option to extend the term of the agreement for an additional three (3) years. This firm is located in Norwalk, CT.
29. Fiscal Year 2022/2023 Community Promotions Grant Program Recommendations - Ms. Missy Caughman, Budget, Program Management and Grants Director
30. South Carolina Opioid Recovery Fund - The Honorable Aditi Bussells

CITY COUNCIL COMMITTEE REFERRALS, REPORTS AND NEW BUSINESS

31. Task Force to Prevent and End Homelessness September 21, 2022 Report & Strategies - The Honorable Aditi Bussells
32. Economic & Community Development Committee November 8, 2022 Report - The Honorable Joe E. Taylor, Jr.

PUBLIC INPUT

EXECUTIVE SESSION

33. Receipt of legal advice relating to a pending, threatened or potential claim – S.C. Code §30-4-70(a)(2)

Davis v. City



We Are Columbia

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34. 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 §30-4-70(a)(5)

2222 Main View Apartments

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

Executive Management and Leasing, Inc.

ADJOURNMENT