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

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.

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

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)

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)

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)

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

***S**taff 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)

22. Comprehensive Plan - Future Land Use Map Amendment for 1214Scott 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, Ghostrider OZ Fund LLC

Staff Recommendation: Approval

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

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

COLUMBIA CITY COUNCIL MEETING AGENDA
TUESDAY, NOVEMBER 15, 2022

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

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

We Are Columbia

MEETING DATE: **November 15, 2022**

DEPARTMENT: **City Clerk**

FROM: ***Erika Hammond, City Clerk***

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

FUNDING SOURCE & ORIGINAL BUDGET:

FOCUS AREAS: **Connecting Our Community, Innovative & High Quality Municipal Services**

ATTACHMENTS:

- **#a:** MN_11_01_2022 (PDF)

COLUMBIA CITY COUNCIL MEETING MINUTES
TUESDAY, NOVEMBER 1, 2022

The Columbia City Council conducted a meeting on Tuesday, November 1, 2022 at City Hall, 1737 Main Street, Columbia, SC 29201. The Honorable Daniel J. Rickenmann, Mayor called the meeting to order at 4:02 p.m. and the following members of Council were present: The Honorable Howard E. Duvall, Jr., The Honorable Edward H. McDowell, Jr., Mayor Pro-Tempore, The Honorable William Brennan, The Honorable Aditi Bussells, and The Honorable Tina N. Herbert. The Honorable Joe E. Taylor, Jr. 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. *The minutes are numbered to coincide with the order of the meeting.*

PLEDGE OF ALLEGIANCE

INVOCATION

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

Mayor Rickenmann welcomed Dr. Cynthia Duncan Joseph, M.A., Director of Student Success & Retention and Assistant Professor for Political Science at Benedict College along with 22 students currently enrolled in the Introduction to State and Local Politics class.

Ms. Teresa Wilson, City Manager recognized Melissa Gentry, P.E., Assistant City Manager for Development for 25 years of service with the city of Columbia. She joined the city of Columbia in 1993 as an intern and later became the city engineer. In 2003, she was promoted to the director of public works and in 2011 she became the assistant city manager for development. Driven by faith, Ms. Gentry believes it is an honor to provide the best customer service possible while serving the citizens of Columbia. She presented Ms. Gentry with the International City/County Management Association (ICMA) Service Award for her dedication to public service and professional management.

ADOPTION OF THE AGENDA

Upon a motion made by Mr. Duvall and seconded by Mr. McDowell, Council voted unanimously to adopt the agenda, subject to moving executive session to the first order of business and withdrawing Resolution No.: R-2022-091 - Amending Resolution No.: R-2022-005 - Approving and Ratifying Mutual Aid Agreements between the City of Columbia and the City of Columbia Police Department and Various Law Enforcement Agencies and Authorizing the City Manager of the City of Columbia and the Chief of Police of the City of Columbia to execute all such agreements to add Flock Group Inc. to the list of agencies.

COLUMBIA CITY COUNCIL MEETING MINUTES
TUESDAY, NOVEMBER 1, 2022

EXECUTIVE SESSION

Upon a motion made by Mr. Duvall and seconded by Ms. Herbert, Council voted unanimously to enter into Executive Session at 4:12 p.m. for the discussion of **item 1** as outlined.

1. 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) – *Received as information.*

    - *Project Framework*
    - *GSM of North Main, LLC and Peak Drift Beverages, LLC*

Council reconvened the meeting at 4:38 p.m.

PUBLIC INPUT ON AGENDA ITEMS

Reverend Eric Fink, Pastor of Living Springs Lutheran Church and a member of the executive board for More Justice said our members are concerned with issues of growing violent crime and gun violence in our communities. I had to bury a 22-year old father who never met his son. I attended a vigil for a 7-year old who was shot and killed. Since 2019, we have held 59 research meetings with city officials, public safety officers, various agencies, and representatives from other cities. The issue seems to be whether or not the city can afford staffing and an office dedicated to reducing violent crime. We cannot afford to wait any longer. The cost is too great to continue our current path. I invite us to continue to move forward with a new approach.

Reverend James Dennis, III, Pastor of Pine Grove African Methodist Episcopal Church and a member of More Justice described how his father was shot in the chest by a stray bullet while waiting outside of a restaurant. It is essential that our city invest in a proactive approach to tackling gun violence. I am excited that Mr. Mayor has explored a new method to make Columbia a safer city. Gun homicides and assaults occur at high rates within cities that have a historically disproportionate underfunded neighborhoods. Gun violence in Columbia reflects and amplifies this city's structural inequities. Gun violence can only be reduced by reversing these inequities. The focus should be prevention and intervention. Over policing historically black, brown and poor communities is a disaster waiting to happen. Our community is looking for sensible gun control and prevention.

DRAFT

Mr. David Lee, member of More Justice and Shandon United Methodist Church said I've been a resident in a community near Five Points for 47 years. While exercising outdoors early one morning, a car pulled up. As I approached the car, I realized that a laser light was pointed at the middle of my chest. The car left. No shots were fired, but the threat was real. Gun violence and the threat of gun violence is widespread in Columbia. Lives are being tragically wasted. We are blessed to have great officers and outstanding leadership at the Columbia Police Department, but they cannot tackle this job alone. It is a community problem. More Justice has been calling for an organization to consult with our community on this. We identified the National Network for Safe Communities (NNSC) as they have a track record of dramatically reducing violence in other cities in the United States. We recommend that this avenue be considered as the Office of Violent Crime Prevention goes forward.

Reverend Jackie Utley, Pastor of Ascension Lutheran Church and co-president of More Justice said one evening in mid-August, we experienced numerous gun shots in the Eau Claire Community and then Wildwood Avenue was lined with numerous police vehicles. A shooting was reported around the corner on the same evening. It was a restless night. When we discuss gun violence in Columbia, we are not discussing data and statistics; we are discussing human lives. This forces me to ask how much is human life worth in the city of Columbia. We will always have limited financial resources; however, we make a choice of what to fund and what to promote. In my faith tradition, Jesus teaches that where your treasure is, there your heart will be also. I see a budget as a moral document that reflects where our heart is. Every person has the right to be equally protected and valued. We need a trauma informed approach to our decision-making. The answer begins with having a moral and ethical approach which values all people and their experience over power, politics and economics.

Ms. Ashley Page Bookhart, Food Policy Committee member said thank you all for putting the food access initiative proposal on the agenda. This has been a long time coming. We are hoping to have a positive result.

Ms. Shana Catoe, Food Policy Committee Chair said work has been done over the last three years to get us to this point. We stand in support of it. We will continue to do the work.

Councilor Herbert said John Tyler had to leave the meeting, but he wanted to talk about the shoot out that occurred last night at the Hot Spot. The community intervention from city government and local organizations along with the Columbia Police Department is imperative.

DRAFT

Ms. Doreen Skelton, Eureka Street resident said I have a contract that I would like for the city to consider. I would like to read it and hopefully you all will sign it. I hope the city of Columbia will consider my plans for ending homelessness.

Mayor Rickenmann said this is not the proper forum for that. We are supposed to meet and Ms. Belton will schedule that. We are addressing homelessness through Rapid Shelter Columbia. We are putting together wrap around services. The ability to have people in individual pods is a very compassionate option. We are ready to meet with you. We will look at what you have.

APPROVAL OF MINUTES

2. Council is asked to approve the October 4 and October 18, 2022 Council Meeting Minutes and the October 18, 2022 Work Session Minutes.

Upon a motion made by Mr. McDowell and seconded by Dr. Bussells, Council voted unanimously to approve the October 4 and October 18, 2022 Council Meeting Minutes and the October 18, 2022 Work Session Minutes.

CONSENT AGENDA ITEMS 3 THROUGH 12

Mayor Rickenmann said we are investing heavily in the city. We are buying fire trucks and other vehicles. We are investing into the backend of Rapid Shelter Columbia services for security, turf, and restrooms. There is a lot of investment in the city for a better quality of life for every citizen. We continue to break down the Consent Decree process.

Upon a single motion made by Mr. Duvall and seconded by Mr. McDowell, Council voted unanimously to approve **Consent Agenda Items 3** through **12**.

3. Council is asked to approve the first renewal option for Target Solutions Training and Records Management Platform and Annual Maintenance Fee, as requested by the Columbia Fire Department on August 1, 2022. This is year one of one renewal option. Award to Municipal Emergency Services, as a Sole Source in an amount not to exceed $66,820.68, which does not include a price increase. This vendor is located in Charlotte, NC. - *Approved*

   Funding Source: Fire Suppression - Software License (1012303-627510) $33,410.34 and Fire Administration - Software License (2082301-627510) $33,410.34. The original budget amount is $66,820.68.

DRAFT

4. Council is asked to approve an Annual Contract for Motorola Radios, as requested by the Columbia Police Department on September 15, 2022. This is year five of the five year contract period. Award to Motorola Inc., using the SC State Contract, in the amount of $327,101.78, which does not include a price increase. This vendor is located in Blythewood, SC. - *Approved*

Funding Source: Police Administrative Services - Radio Equipment (1012402 – 627800). The original budget amount is $327,101.78.

5. Council is asked to approve New Contracts to Purchase Replacement Vehicles for Various Departments, as requested by the Fleet Services Division. Award to the following vendors in the total amount of $2,543,812.93. - *Approved*

Vendor and Location	**Description**	**Procurement Method**
Spartan Fire and Emergency Roebuck, SC	Pierce Enforcer 100' Mid Mount Tower Truck for the Columbia Fire Department requested on September 19, 2022	HGAC Cooperative Contract
Funding Source: Capital Replacement - Auto, Trucks, Heavy Equipment (6308972-658500) - $1,747,799.00		
Alan Jay Automotive Management DBA Alan Jay Fleet Sales Sebring, FL	Two (2) 2023 Ford F150 Regular Cab Trucks for the Parks & Recreation Department and Traffic Engineering Division requested on September 13, 2022	Sourcewell Cooperative Contract
Funding Source: Capital Replacement - Auto, Trucks, Heavy Equipment (6308972-658500) - $143,895.00		
Alan Jay Automotive Management DBA Alan Jay Fleet Sales Sebring, FL	Five (5) 2023 Ford Escape Vehicles for the Columbia Police Department Pathways Team requested on September 30, 2022	Sourcewell Cooperative Contract
Funding Source: Capital Replacement - Auto, Trucks, Heavy Equipment (6308972-658500) - $61,848.00		
Performance Automotive Group Clinton, NC	2023 Ram 1500 Crew 4X4 Truck for the Metro Wastewater Treatment Plant requested on September 26, 2022	SC State Contract
Funding Source: Utilities Wastewater Treatment Plant- Auto, Truck, Heavy Equipment- Capital (5516208-658500) - $83,736.16		
Jet Vac Equipment Company Sumter, SC	900-ECO 12 Yard Truck Mounted Combination Sewer Cleaner Vacuum System for the Street Division requested on August 18, 2022	Sourcewell Cooperative Contract
Funding Source: Streets-Storm Drains - Auto, Trucks, Heavy Equipment- Capital (5534203-658500) - $506,534.77		

DRAFT

6. Council is asked to Ratify Emergency Procurements and Approve a New Professional Services Agreement for the Rapid Shelter Columbia Project, as requested by City Administration. Award to the following vendors in the total amount of $1,165,302.54. - *Approved*

Vendor and Location	Description	Procurement Method
Allied Universal Security Services Columbia, SC	Security Services requested by the Columbia Police Department on October 5, 2022	SC State Contract #4400027825
Funding Source: American Rescue Plan Act - Rapid Shelter Columbia (ARPA202205-2619999) - $980,318.88		
Adam Araujo/Purfect Turf Elgin, SC	Turbo Flow Turf requested by the Support Services Division on September 28, 2022	Emergency Procurement
Funding Source: General Capital Projects - Rapid Shelter Columbia - Capital Project Costs (403999-CP901301-658650) - $78,787.26		
Portable Restroom Trailers, LLC Clover, SC	Portable Restroom Trailers requested by the Support Services Division on September 28, 2022	Emergency Procurement
Funding Source: General Capital Projects - Rapid Shelter Columbia - Capital Project Costs (403999-CP901301-658650) - $106,196.40		

7. Council is asked to approve Contract Amendment #9 for Project WM4326; Water Tank Repainting and Maintenance Services, as requested by Columbia Water on September 20, 2022. Award to Utility Service Company, Inc. in the amount of $618,786.00. This firm is located in Perry, GA. This is the final amendment for this contract. – *Approved*

Funding Source: Utilities Columbia Canal WTP (5516206-WM432601-638305) $502,439.00 and Utilities Lake Murray Water Plant (5516207-WM432601-638305) $116,347.00. The original budget amount is $3,365,896.00. The budget amount for this amendment is $618,786.00. The total revised budget amount is $3,984,682.00.

Utility Service Company, Inc. is the prime contractor and will provide renovation, painting, and preventative maintenance services at 68.26% ($422,408.00) of the amendment amount.

The following subcontractors will provide additional services:

Nordic Tank & Tower, Inc., located in Detroit Lakes, MI, will provide blast/paint labor services at 19.51% ($120,710.00) of the amendment amount.

Carolina Tank Maintenance, LLC, located in Madison, NC, will provide blast/paint labor services at 12.23% ($75,668.00) of the amendment amount.

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8. Council is asked to approve Contract Amendment #12 for Project SS7236; Consent Decree Program Management Services, as requested by Columbia Water on September 22, 2022. Award to CDM Smith Inc. in the amount of $4,100,000.00. This firm is located in Columbia, SC. This is the final amendment for this contract. – *Approved*

Funding Source: Water and Sewer Capital Projects - CD Program Management - Capital Project Costs (5529999-SS723623-658650). The original budget amount is $4,100,000.00.

This is a Clean Water 2020 Program project. CDM Smith, Inc. will provide program management for the Clean Water 2020 Program in compliance with the Environmental Protection Agency (EPA) Consent Decree, development of Water Information Management System, and oversight of sub consultants at 75.00% ($3,075,000.00) of the amended amount.

The following sub consultants will provide additional services under Contract Amendment #12:

Atlantic South Consulting Services, LLC, a Minority Business Enterprise located in Columbia, SC, will provide document standardization assistance at 0.51% ($20,720.00) of the amended amount.

Blue Cypress Consulting, LLC, a Minority Business Enterprise (W) located in Decatur, GA, will provide review of existing data to evaluate the inspection/cleaning program to reduce Sanitary Sewer Overflows (SSO) at 3.08% ($126,566.00) of the amended amount.

Comprehensive Business Consultants, a Minority Business Enterprise (W) located in Columbia, SC, will provide project management oversight services at 7.84% ($321,394.00) of the amended amount.

DESA Inc., a Minority Business Enterprise (W) located in Columbia, SC, will provide document controls support, public outreach assistance, and project support services at 7.82% ($320,760.00) of the amended amount.

ELL Enterprises, LLC, a Minority Business Enterprise (W) located in Chapin, SC, will provide support services with America Water Works Association (AWWA) compliance, Environmental Protection Agency (EPA) lead and copper rule compliance, Compliance Schedule Authorizing Provisions (CSAP) plan maintenance, Computerized Maintenance Management System (CMMS) maintenance, and asset management processes services at 5.75% ($235,560.00) of the amended amount.

9. Ordinance No.: 2022-083 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 14, Article IV, to add Sec. 14-108, "Discharge of Fireworks" Establishing the Manner and Times of Lawful use of Fireworks and Providing Certain Civil Penalties for Violations thereof – *Approved on second reading.*

Public Safety Committee Recommendation: 09/27/2022; Approval (3-0). First reading approval was given on October 18, 2022.

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10. Ordinance No.: 2022-092 - Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park (Project Framework, a Portion of Richland County TMS #11501-01-04, 11501-01-21 and 11501-01-01) – *Approved on second reading.*

First reading approval was given on October 18, 2022.

11. Ordinance No.: 2022-095 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 23, Utilities and Engineering, Article V, Water and Sewer Rates, Sec. 23-149 Sewer service rates – *Approved on second reading.*

First reading approval was given on October 18, 2022.

12. Ordinance No.: 2022-096 - Authorizing the Conveyance of 0.16 Acre (6,989 SF) being a portion of unopened Washington Street; Richland County TMS#09009-10; CF#250-579 Project Name: Proposed Hotel at Wayne Street and Hampton Street – *Approved on second reading.*

First reading approval was given on October 18, 2022.

ORDINANCES - FIRST READING

13. 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 – *Approved on first reading.*

Upon a motion made by Mr. Brennan and seconded by Mr. McDowell, Council voted unanimously to give first reading approval to 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.

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14. 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 – *Approved on first reading.*

Upon a motion made by Mr. McDowell and seconded by Dr. Bussells, Council voted unanimously to give first reading approval to 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.

RESOLUTION

15. Resolution No.: R-2022-091 - Amending Resolution No.: R-2022-005 Approving and Ratifying Mutual Aid Agreements between the City of Columbia and the City of Columbia Police Department and Various Law Enforcement Agencies and Authorizing the City Manager of the City of Columbia and the Chief of Police of the City of Columbia to execute all such agreements to add Flock Group Inc. to the list of agencies - *Withdrawn*

EVENT RESOLUTION

16. Resolution No.: R-2022-085 - Authorizing consumption of beer and wine only at Colaroo/USC Event and Fundraiser within Santee Avenue between Blossom Street and Harden Street on Wednesday, November 16, 2022 - *Approved*

Upon a motion made by Dr. Bussells and seconded by Mr. Brennan, Council voted unanimously to approve Resolution No.: R-2022-085 - Authorizing consumption of beer and wine only at Colaroo/USC Event and Fundraiser within Santee Avenue between Blossom Street and Harden Street on Wednesday, November 16, 2022.

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COLUMBIA CITY COUNCIL MEETING MINUTES
TUESDAY, NOVEMBER 1, 2022

OTHER MATTERS

17. Council is asked to approve the Establishment of the Office of Violent Crime Prevention and an Appropriation from the City's American Rescue Plan Act funding in the amount of $150,000.00 for Fiscal Year 2022/2023, as requested by The Honorable Daniel J. Rickenmann, Mayor. An annual budget for each phase will be submitted to City Council as part of the budget process. - *Approved*

    Funding Source: American Rescue Plan Act State and Local Fiscal Recovery Funds

Councilor Duvall asked to discuss the type of person or office the $150,000 will be funding.

Mayor Rickenmann said it is for the Office of Violent Crime Prevention. We will be hiring a director who will be responsible for bringing all the groups and programs together like Jobs for American Graduates (JAG). C.A. Johnson is the only high school with this program and they have a 92% success rate. We will partner with the school district and other groups. We will fill in the gaps with a comprehensive plan built off of data related to people, places and behavior that leads back to prevention, intervention and enforcement. We are looking for someone who is community based with a history and education in areas from criminal justice, to mental health, to community development. We will use requirements from Dallas, New York, Philadelphia and Boston to develop what is needed here.

Councilor Duvall said we have another program already cranking up in the city of Columbia that has a $900,000 Department of Justice grant. It is a multi-year project. I am not opposed to hiring someone and creating an office with the $150,000. I think we should use the $800,000 to provide complimentary programs to end gun violence. If the Serve and Connect program is focused in the 29203 area, we should use our money to create programs in our parks. We have good facilities that are underutilized. We could create an office that would coordinate afterschool programs or other programs that target our youth.

Councilor Herbert said that was one of my initial concepts, but I don't think the structure we are using prohibits that. With the plan that the new director comes up we have the opportunity to ensure that our parks are being utilized to the fullest of their ability. I can't debate that we had tons of kids before COVID-19. That will help contribute to reducing our crime numbers. That is a part of what I want to do. Does this prohibit that Mayor?

DRAFT

Mayor Rickenmann said no. We have been clear about someone being the quarterback comprehensively. Parks are not the only solution; there are a lot of other pieces like making sure we have crisis teams. Prevention and intervention is multi-faceted. Serve and Connect is one piece. We have the option to go after seven DOJ grants. I hope the director will sit down with the young people and understand their needs. We have statistics and data but we need the rest of the pieces and that's why it is important to have the director.

Councilor McDowell said Serve and Connect has connections with the city and the community. Serve and Connect has its rudiments, but let's make this multi-faceted by getting other folks involved. I support this and I hope my colleagues will do likewise.

Councilor Brennan said I had a chance to learn more about the program Serve and Connect is building. Federal grants have a shelf life. It is important for us to take on the sustainability and moving forward to keep programs going; that is funding them year in and year out. It is important to take this step today to show that we are committed to making our community safer. The city is once again grasping and leading on such an important issue. Thank you for bringing this forward.

Upon a motion made by Mayor Rickenmann and seconded by Mr. McDowell, Council voted unanimously to approve the Establishment of the Office of Violent Crime Prevention and an Appropriation from the City's American Rescue Plan Act funding in the amount of $150,000.00 for Fiscal Year 2022/2023, as requested by The Honorable Daniel J. Rickenmann, Mayor. An annual budget for each phase will be submitted to City Council as part of the budget process.

18. Council is asked to approve an Appropriation from the City's American Rescue Plan Act funding for the Office of Violent Crime Prevention for Fiscal Years 2023/2024 and 2024/2025 in the total amount of $652,800.00, as requested by The Honorable Daniel J. Rickenmann, Mayor. An annual budget for each phase will be submitted to City Council as part of the budget process. - *Approved*

    Funding Source: American Rescue Plan Act State and Local Fiscal Recovery Funds

Councilor Duvall said this is the continuation of the program into future years. Is it necessary for us to decide on the funding this year?

Mayor Rickenmann said this is what we have done with the rest of the ARPA money. We designated money for things for the Police Department and Fire Department for multiple years. Who is going to take a job if they see you are only supporting funding for one year? I don't think you will get the quality of a director that you need to tackle this. What is another life worth?

Councilor Bussells said it is important for us to look ahead on an issue as complex as gun violence considering the different causes, risk factors and potential mechanisms for prevention. We have to think long-term to ensure that our efforts are sustainable and that we are not setting this person up for failure. The same way that we established a very specific lane for our role in homelessness, it is very important for us to develop achievable pillars for this office to focus on.

Councilor Herbert said I am hoping the new person will bring us various suggestions and we will be able to do just that. That is the approach we are trying to take.

Upon a motion made by Mr. Brennan and seconded by Mayor Rickenmann, Council voted five to one to approve an Appropriation from the City's American Rescue Plan Act funding for the Office of Violent Crime Prevention for Fiscal Years 2023/2024 and 2024/2025 in the total amount of $652,800.00, as requested by The Honorable Daniel J. Rickenmann, Mayor. An annual budget for each phase will be submitted to City Council as part of the budget process. Ms. Herbert, Dr. Bussells, Mr. Brennan, Mr. McDowell, and Mayor Rickenmann voted aye. Mr. Duvall voted nay.

19. Council is asked to approve the Food Insecurity Solutions Initiative and an Appropriation from the City's American Rescue Plan Act funding in the total amount of $300,000.00, as requested by The Honorable Tina N. Herbert.

Funding Source: American Rescue Plan Act State and Local Fiscal Recovery Funds

Councilor Herbert thanked the Food Policy Committee for all of the work that has been done over the years. I am hoping that this opportunity will allow us to see another step in that initiative. This is a temporary solution. The city and our partners will have to work on the long-term goals. This also allows us to get the public involved.

Mayor Rickenmann asked Ms. Herbert to describe how the process will move forward.

Councilor Herbert said we are allocating the funds. The Food Policy Committee brought us a mobile market concept in 2017 and they have been struggling to find the allocation and funding. The American Rescue Plan Act provided us the funds to be able to do it. We will go through a procurement process to receive submissions for a mobile market or another creative concept. I want to make sure we get enough submissions. If we don't get anything great for a mobile market we will have other ideas. That is the intent. It does not mean that any one group will get $300,000. We wanted to put a pot aside to start. The preference is for a mobile market but we didn't want to lock ourselves into that. I hope we have the procurement process started in December. We will see something in 2023.

Mayor Rickenmann said we have been working on initiatives and I am very supportive of this. I am concerned that some of the guidelines from the federal government may inhibit us. Is the plan for a Request for Information (RFI)?

Councilor Herbert said procurement staff is not necessarily recommending a RFI. I am waiting because they wanted to research it further.

Upon a motion made by Ms. Herbert and seconded by Dr. Bussells, Council voted unanimously to approve the Food Insecurity Solutions Initiative and an Appropriation from the City's American Rescue Plan Act funding in the total amount of $300,000.00, as requested by The Honorable Tina N. Herbert.

CITY COUNCIL COMMITTEE REFERRALS, REPORTS AND NEW BUSINESS

20. Affordable Housing Task Force Report - The Honorable Tina N. Herbert

Councilor Herbert reported that the Affordable Housing Task Force met on October 11, 2022. Dylan Gunnels is chairing the Advocacy Committee and they will focus on an education campaign, a housing justice directory, and establishing a housing court. The development committee is waiting on an evaluation of the tiers needed in the city of Columbia. The South Carolina Homebuilders Association is working on a market analysis. We are looking into capital opportunities and capacity building for nonprofits.

Mayor Rickenmann said I would love to attend your next meeting because I had conversations with folks about a unique idea to fill the gaps, which seems to be an issue especially with the caps. It is an avenue to increase the opportunities out there. Tax modernization will help. I would love to bring this to your committee to see what they think.

Councilor Duvall said affordable housing has been a project for More Justice for a number of years. I have worked with them at numerous meetings trying to establish and fund a housing trust fund that would be active in Richland County and the Midlands. The county has put substantial money into the housing trust fund. If we have ARPA money available, I am sure they would like to have that put into a trust fund.

Councilor Herbert said I don't have any issues with that but we should do this research first because we want to put money where it is going to be most effective.

COLUMBIA CITY COUNCIL MEETING MINUTES
TUESDAY, NOVEMBER 1, 2022

Mayor Rickenmann recalled that Council made a commitment to use the city's ARPA HOME funds to deal with the unsheltered. That is our first point of commitment.

Councilor Duvall said we have talked about using property owned by the city. Has that moved along?

Mayor Rickenmann said there is an RFP out now.

21. Council Legislative Committee Report - The Honorable Daniel J. Rickenmann, Mayor

Mayor Rickenmann reported that the Council Legislative Committee met on October 25, 2022. We met with our lobbying team and city staff to discuss things that we know are going on. We talked about modernizing our tax structure and how that process would work. We talked about increasing fines for littering and other municipal fines and how we can make them punitive; safety cameras in school zones, work zones and neighborhoods; inclusionary zoning bills; workforce development for young adults; addressing mental health services after 5:00 p.m.; working with the Department of Mental Health on a crisis stabilization unit; Assembly Street; quiet zones; support for a comprehensive homeless shelter facility; home repair assistance; funding for parks; gap funding for affordable housing; maintenance funds for the beautification of our streets and roads; and raising the cap for ARPA funds for water and wastewater systems. We want to leverage every dime we can get to improve the quality of life here. We have hired third-party consultants to help us with every federal agency so that we don't miss out on any funding opportunity.

Councilor Brennan referred a resolution to Support Security Cameras in Nursing Homes, Residential Care Facilities and Assisted Living Facilities to the Public Safety Committee. There is legislation at the State House that is important as we pursue making our senior residents safe.

Mayor Rickenmann referred the screening of Municipal Court Judges to the Public Safety Committee. We have the applications in and I would like for the committee to come back to the rest of Council with recommendations. We need to get this in place by January.

Councilor Duvall referred a review of Governor McMaster's increased oversight of the commercial bail-bond industry to the Public Safety Committee, as requested by Councilor Taylor. I would like a briefing on the tax modernization proposal and how it will impact the city.

Mayor Rickenmann said we will be sharing a legislative proposal at a work session.

Councilor Bussells said the Council Legislative Committee also discussed our eligibility to apply for the opioid funds and making sure that staff comes with suggestions about the abatement strategies we want to use. There are going to be funds available as part of a settlement with opioid companies. Most jurisdictions in South Carolina are getting an automatic eligibility. There will be funds available to focus on preventing opioid use and misuse that we are looking forward to taking advantage of. The deadline is in December.

Councilor Herbert asked if Council can provide input.

Councilor Bussells said I would like for Council to give their input.

PUBLIC INPUT

Dr. Cynthia Duncan Joseph, M.A., Director of Student Success & Retention and Assistant Professor for Political Science at Benedict College said this is a portion of our class. The students are getting an opportunity to see how local government is organized. We look for opportunities for service learning so that our students can be engaged in leadership training and development. We have students who want to run for office. We welcome opportunities for mentorship. Many of these students are criminal justice majors.

ADJOURNMENT

The meeting was adjourned at 5:43 p.m.

Respectfully submitted:

Erika D. Moore Hammond, CMC
City Clerk

DRAFT

We Are Columbia

MEETING DATE:	**November 15, 2022**
DEPARTMENT:	**City Clerk**
FROM:	***Erika Hammond, City Clerk***
SUBJECT:	**Diabetes Awareness Month Proclamation - The Honorable Edward H. McDowell, Mayor Pro-Tem**
FUNDING SOURCE & ORIGINAL BUDGET:	
FOCUS AREAS:	**Empowering Our Residents**

We Are Columbia

MEETING DATE: **November 15, 2022**

DEPARTMENT: **City Clerk**

FROM: ***Erika Hammond, City Clerk***

SUBJECT: **Tommy Suggs Day Proclamation - The Honorable Daniel J. Rickenmann, Mayor**

FUNDING SOURCE & ORIGINAL BUDGET:

FOCUS AREAS: **Empowering Our Residents**

ATTACHMENTS:

- **#a:** Tommy Suggs Day Proclamation (PDF)

HISTORY:

09/20/22	**Columbia City Council**	**DEFERRED**

City of Columbia

A Proclamation

WHEREAS, *Tommy Suggs is the President and CEO of the Carolinas Region of HUB International and he resides in Columbia, South Carolina, his responsibilities include managing HUB's 10 offices throughout North Carolina and South Carolina; and*

WHEREAS, *Tommy was previously the President and CEO of KeenanSuggs, the largest independently owned insurance, risk management, and benefits company in the Carolinas; and*

WHEREAS, *Tommy spent twenty-three years in banking before purchasing KeenanSuggs in 1996, ending his career with twelve years as Executive Vice President, Chief Banking Officer, and Board Member with South Carolina Federal Savings Bank before selling to a multi-state bank holding company; and*

WHEREAS, *Tommy served as President of the Greater Columbia Chamber of Commerce, South Carolina Nature Conservancy, Leadership Columbia, Chairman of the Providence Hospital Foundation and Chair of the University of South Carolina's Development Foundation; and*

WHEREAS, *Tommy received an Honorary Doctorate degree from The Darla Moore School of Business in 2011 and is a frequent speaker at the North Carolina and South Carolina Bankers Schools and various conferences and seminars on cyber liability and professional coverages; and*

WHEREAS, *Tommy was recognized by the Columbia Regional Business Report as a 2020 Business Icon and awarded the Community Champion in the Icons awards division. He also received the Bill and Paula Bethea 2020 USC Alumni Award.*

NOW THEREFORE, I, Daniel Rickenmann, Mayor of Columbia, South Carolina, do hereby proclaim November 15, 2022 as Tommy Suggs Day and urge my fellow citizens to join me in celebrating Tommy Suggs and his 50 years of service to business and broadcasting across the Carolinas.

"TOMMY SUGGS DAY"

In the great City of Columbia and urge my fellow citizens to recognize and participate in its observance.

_____
Daniel J. Rickenmann
Mayor

_____
Howard E. Duvall, Jr.
At-Large, Council Member

_____
Edward H. McDowell, Jr.
District II, Council Member

_____
William Brennan
District III, Council Member

_____
Aditi Bussells
At-Large, Council Member

_____
Tina N. Herbert
District I, Council Member

_____
Joe E. Taylor, Jr.
District IV, Council Member

We Are Columbia

MEETING DATE: **November 15, 2022**

DEPARTMENT: **City Clerk**

FROM: ***Erika Hammond, City Clerk***

SUBJECT: **gALPHA Accelerator Program Launch – Mr. Joe Queenan, Interim Executive Director for GrowCo**

FUNDING SOURCE & ORIGINAL BUDGET:

ATTACHMENTS:

- **#a:** GrowCo publicly announced the launch of the gALPHA Accelerator program
- #b: gALPHA is run by gener8tor and is a 4 week accelerator program designed to help entrepreneurs create new high-growth startups

We Are Columbia

MEETING DATE: **November 15, 2022**

DEPARTMENT: **Procurement and Contracts**

FROM: ***Sandra Middleton, Purchasing Agent***

SUBJECT: **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.**

REQUISITION NO.: **R219274**

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

CLEAN WATER 2020?: **No**

We respectfully request Council's approval for this purchase using the SC State Contract# 4400011431 Vendor, Hewlett Packard Enterprise Company, at the following cost plus sales tax.

SAN Storage Support Services	
Base Price	$66,282.48
SC State Taxes	$5,302.60
PO Total	$71,585.08

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:

- **#a:** APPROVED - 22014652 - Hewlett Packard Contract (PDF)
- #b: MT8064 Hewlett Packard (DOCX)

CONTRACT FOR GOODS and SERVICES

This Contract is being awarded using the SC State Contract # 4400011431

PURPOSE – This Contract is entered into as of the date of the last signature affixed hereto, by and between the City of Columbia, South Carolina (hereinafter referred to as the "City") and Hewlett Packard Enterprise Company with legal address and principal place of business at 3000 Hanover Street, Paloalto, CA 94304 (hereinafter referred to as the "Contractor"), for the annual Hewlett Packard Enterprise SAN Storage Support Services.

For and in consideration of the mutual covenants and promises contained herein, the parties agree as follows:

1. **SCOPE and SCHEDULE OF PURCHASE** – Upon written notification by the City to proceed, the Contractor shall provide the goods and services fully described in Exhibit A, attached hereto. The Contractor shall complete all sales under this AGREEMENT within the timeframes set forth in Exhibit A.

2. **SUPPLEMENTAL OR ADDITIONAL GOODS and SERVICES** – The City may require supplemental or additional goods and services of the Contractor or recommended by the Contractor and approved by the City in writing.

   The Contractor must obtain written approval from the City for any supplemental or additional goods and services prior to the goods and services being delivered. If the Contractor fails to obtain prior written approval to deliver the goods and services, the City is under no obligation to compensate the Contractor for the goods and services received.

3. **TERM OF CONTRACT/ DELIVERY** – The term of the Contract is the date of the execution for this Award or a Notice to Proceed and a valid Purchase Order from the City of Columbia for a term of one (1) year.

4. **SCHEDULE FOR DELIVERY OF GOODS and SERVICES** – The Contractor shall deliver any and all goods and services under this Contract under the direction of the Information Technology Department.

5. **COMPENSATION**

A. The compensation to be paid by the City to the Contractor under this Agreement, to Hewlett Packard Enterprise Company, shall not exceed Seventy-One Thousand Five Hundred Eighty-Five Dollars and Eight Cents ($71,585.08).

B. The Contractor shall be paid upon submission of properly certified invoices to the City of Columbia Accounting Division, P.O. Box 147, Columbia, S.C. 29217. At the prices stipulated on the contract at the time the order is placed, after delivery and acceptance the of goods and services, less deductions if any, as provided, invoices shall contain the Contract Number and Purchase Order Number. The City of Columbia will not pay invoices submitted from a third party. Invoices shall be submitted by the company shown on the Purchase Order.

Failure of the Contractor to follow these invoice requirements will result in the delay of payment of the invoice.

6. SPECIFIC TERMS AND CONDITIONS PURSUANT TO SC STATE CONTRACT# 4400011431

Contractor agrees, under the terms as outlined in the Scope and Schedule of Purchase and at his/her/their own proper cost and expense, to furnish all the materials, supplies, equipment, labor, insurance and any other accessories, items and/or services necessary to complete the said project.

As applicable, the following additional Contract Documents combined with this contractual agreement, comprises the Contract between the Owner and Contractor and are incorporated by reference to this agreement:

1. This Contract
2. SC State Contract #4400011431
3. Quote

7. MISCELLANEOUS

A. Nothing in this Agreement shall be construed to give any rights or benefits to anyone other than the City and the Contractor.

B. The Contractor shall be responsible for delivery of all the goods and services required by this Agreement. The Contractor does not act as the City's agent or employee.

C. The Contractor will not assign or sublet its obligations to provide the goods and services required by this Agreement without the written consent of the City. The Contractor shall be as fully responsible to the City for the acts and omission of its

Subcontractors, as it is for the acts and omissions of persons directly employed by the Contractor.

The Contractor shall furnish and its Subcontractors shall furnish all information and reports required hereunder.

D. In the event there are any disagreements between the City and the Contractor with regard to any of the requirements, specifications or interpretation of this Agreement, the Contractor agrees to defer to the reasonable interpretations of the City as, from time to time, may be made by the City. Ambiguities in the terms of this Agreement, if any, shall not be construed against the City.

E. This Agreement shall be construed in accordance with the laws and City of Columbia Code of Ordinances and those of the State of South Carolina. The Contractor agrees to subject itself to the jurisdiction and venue of the courts of Richland or Lexington County, State of South Carolina as to all matters and disputes arising or to arise under this Agreement and the performance thereof. The City may seek attorney's fees and the Contractor agrees to pay such fees as awarded by the Court or other body. No attorney's fees may be sought by, nor will be paid to, the Contractor.

F. This Agreement represents the entire agreement between the City and the Contractor and supersedes all prior communications, negotiations, representations or agreements, either written or oral. The parties may amend this Agreement 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, the schedule of goods and services, the activities to be undertaken as part of the Agreement, such modifications will be incorporated only by written amendment signed by both the City and the Contractor.

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

H. In the event any provision of this Agreement is determined to be void or unenforceable, all other provisions shall remain in full force and effect.

I. This Agreement is subject to City Council approval.

J. The Contractor acknowledges, for itself and its Subcontractor, that it is subject to the provisions of the 1991 Ethics Reform Act (8-13-100, et seq, South Carolina Code of Laws, 1976, 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 intent to:

1. influence the discharge of a public official's, public member's, or public employee's official responsibilities;

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

3. 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.

K. In carrying out the service, the Contractor shall not discriminate against any employee or applicant for employment because of that employee or applicant's age, sex, gender, gender identity or expression, sexual orientation, race, religion, creed, color, disability, national origin, veteran or military status, political affiliation, or any other characteristic protected by federal, state, or local laws ("protected characteristic"). The Contractor shall take affirmative steps to ensure equal employment opportunities for all applicants for employment, without regard to their protected characteristics. For the purpose of this Non-Discrimination in Contracting Policy, the term "sex" includes medical needs and / or lactation needs arising from pregnancy, childbirth, or related medical conditions pursuant to the South Carolina Pregnancy Accommodations Act, 2018 S.C. Act No. 244. This Non-Discrimination in Contracting Policy extends to all aspects of the Contractor operations, including, but not limited to the Contractor employment practices (including selection, hiring, assignment, re-assignment, training, promotion, transfer, compensation, layoff, leave of absence, return from layoff or leave of absence, discipline, and termination); selection of volunteers and vendors, and provision of services. 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 Non-Discrimination in Contracting Policy. The

Contractor shall incorporate the provisions of this Non-Discrimination in Contracting Policy in all subcontracts for service work.

L. This Agreement shall be binding upon the respondent and upon its successors and assignees. This Agreement shall be binding upon the City in accordance with its terms and provisions.

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

Witness the parties' respective hands and seals on the date first written above.

APPROVED AS TO FORM
Legal Department City of Columbia, SC
10/28/2022

CITY OF COLUMBIA, SOUTH CAROLINA

_____ _____ Date:_____
Witness Teresa Wilson, City Manager

CONTRACTOR

_____ _____ Date:_____
Print Signature

List of Exhibits

Exhibit A – Quote

Support Account Overview

AMP ID: 80266386FCP

Special Terms and Conditions No: 4400011431

Customer Address:
City of Columbia
1136 Washington St
COLUMBIA SC 29201-3224

HPE Address:
Hewlett Packard Enterprise Company
8000 Foothills Blvd
ROSEVILLE CA 95747

Customer Contact:
Cory Williams
Tel: (803) 737-4264
Fax:
E-mail Cory.williams@columbiasc.gov

HPE Representative:
Janelle Roberson
Tel: 916 5401056
Fax:
E-mail janelle.roberson@hpe.com

This quote is valid until 11/02/2022

This order is governed by the specific agreement referenced below in the comment section. If none is identified, then Hewlett Packard Enterprise's standard terms will apply. Either one is the "Agreement". Multi-year support renewals are governed by the Exhibit E24 in addition to the Agreement unless otherwise specified.

- Standard Terms: www.hpe.com/docs/customerterms
- Datasheets: www.hpe.com/info/mktlibrary

Your Support Access Options for Service Agreement Customers:

- **Manage your service agreement online, visit -** https://s360.hpe.com / https://esam.hpe.com
- **HPE Support Center -** www.hpe.com/support/hpesc

Please have your Service Agreement ID and Product/Serial available to expedite your support experience.

Support Account Reference	Service Agreement ID	Coverage Period From:	To:	Description	Contract Total/USD
MXN3095559	1040 9619 6050	11/01/2022	10/31/2023	MXN3095559	66,282.48
Total Excluding Taxes City of Columbia					**66,282.48**

Please refer to the payment schedule for prices to be invoiced yearly in advance.

Support Account Overview

Hewlett Packard Enterprise

AMP ID: 80266386FCP

Customer Address:
City of Columbia
1136 Washington St
COLUMBIA SC 29201-3224

HPE Address:
Hewlett Packard Enterprise Company
8000 Foothills Blvd
ROSEVILLE CA 95747

Support Account Reference	Coverage Period From: To:	Description	Contract Total/USD

Summary of Charges	
Hardware Support	11,366.40
Software Support-Labor	54,916.08
Total Excluding Taxes	**66,282.48**

Total excludes all taxes. If applicable, taxes will be added at the time of invoicing at the current tax rate.
Total price includes all additions, deletions, warranties, discounts and adjustments if applicable.
Refer to the detail document for any applicable state & local tax

Please refer to the payment schedule for prices to be invoiced yearly in advance.

Support Account Detail

Hewlett Packard Enterprise

Special Terms and Conditions No: 4400011431
Your PO Reference:
CCRN Number: 0409619605

Support Account Reference: MXN3095559

HPE Reference No.: 71600150

Equipment Address:
City of Columbia
1136 Washington St
Columbia SC 29201-3224

Software Update Address:
City of Columbia
1136 Washington St
Columbia SC 29201-3224

Hardware Contact:
Cory Williams
Tel: (803) 737-4264
Fax:

Software Contact:
Cory Williams
Tel: (803) 737-4264
Fax:

This quote is valid until 11/02/2022
Coverage from: 11/01/2022 to: 10/31/2023

Service Agreement ID: 1040 9619 6050 **For Support, please call: 866-211-5211**

Product No.	Description	Serial No.	Coverage Period from: to:	Qty	Price/USD
Comment: Participating Addendum #4400011431 must be sited on Purchase Order					
***** Hardware Support *****					
HE808AC	**HPE Mature Hardware Onsite Support** Mature Product Diagnosis Mature Onsite HW Support Mature Materials Std Office Hrs Std Office Days 4 Hr Onsite Response Defective Media Retention				
QR483A	HPE 3PAR StoreServ 7400 2-N Storage Base	MXN3095559		1	96.80
	Please note HPE can no longer support this item from: 10/31/2023				
QR486A	HPE 3PAR 7000 4-pt 8Gb/s FC Adapter	KDBYD0AQ93K02E		1	16.00
	Please note HPE can no longer support this item from: 10/31/2023				
QR486A	HPE 3PAR 7000 4-pt 8Gb/s FC Adapter	KDBYD0BDX3W0CK		1	16.00
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0G0		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0G1		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0FW		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0FY		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0FX		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0FV		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				

Please refer to the payment schedule for prices to be invoiced yearly in advance.

Hewlett Packard Enterprise

Special Terms and Conditions No: 4400011431
Your PO Reference:
CCRN Number: 0409619605

Product No.	Description	Serial No.	Coverage Period from: to:	Qty	Price/USD
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0CT		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0CV		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0CW		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0CU		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0CX		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0CY		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0CZ		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0D1		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR490A	HPE M6710 2.5in 2U SAS Drive Enclosure	MXN30901FS		1	20.00
	Please note HPE can no longer support this item from: 10/31/2023				
QR490A	HPE M6710 2.5in 2U SAS Drive Enclosure	MXN30901FT		1	20.00
	Please note HPE can no longer support this item from: 10/31/2023				
QR490A	HPE M6710 2.5in 2U SAS Drive Enclosure	MXN30901FV		1	20.00
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0GL		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0GM		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0GK		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0GS		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0GT		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0GP		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0D2		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0D0		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0GJ		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0D9		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0GD		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0GH		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0GF		1	1.60

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Hewlett Packard Enterprise

Special Terms and Conditions No: 4400011431
Your PO Reference:
CCRN Number: 0409619605

Product No.	Description	Serial No.	Coverage Period from: to:	Qty	Price/USD
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0DU		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0DS		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0DR		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0DT		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0DZ		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0DY		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0DP		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0DW		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0DV		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0DX		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0D4		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0D6		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0D5		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0D3		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0D8		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0DA		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0DB		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0DC		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0EL		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0EM		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0EN		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0EP		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0ER		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				

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Hewlett Packard Enterprise

Special Terms and Conditions No: 4400011431
Your PO Reference:
CCRN Number: 0409619605

Product No.	Description	Serial No.	Coverage Period from: to:	Qty	Price/USD
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0ES		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0EU		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0ET		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0EV		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0EW		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0D7		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR491A	HPE M6720 3.5in 4U SAS Drive Enclosure	MXN30901FW		1	20.00
	Please note HPE can no longer support this item from: 10/31/2023				
QR491A	HPE M6720 3.5in 4U SAS Drive Enclosure	MXN30901FX		1	20.00
	Please note HPE can no longer support this item from: 10/31/2023				
QR491A	HPE M6720 3.5in 4U SAS Drive Enclosure	MXN30901FY		1	20.00
	Please note HPE can no longer support this item from: 10/31/2023				
QR491A	HPE M6720 3.5in 4U SAS Drive Enclosure	MXN30901H0		1	20.00
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0GM		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0GW		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0GV		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0GN		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0GG		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0GE		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0GP		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0GJ		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0GK		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0GL		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0GH		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0GC		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0GD		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0GF		1	1.60

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Hewlett Packard Enterprise

Special Terms and Conditions No: 4400011431
Your PO Reference:
CCRN Number: 0409619605

Product No.	Description	Serial No.	Coverage Period from: to:	Qty	Price/USD
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0FD		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0FE		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0FF		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0FG		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0F6		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0F5		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0HE		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0HF		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0HH		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0HB		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THP304N002		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0G3		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THP303N3UP		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THP303N3UU		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0G4		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0FY		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0FW		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0HD		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0HC		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THP303N3UV		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THP303N3UW		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THP304N003		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THP303N3UN		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				

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Product No.	Description	Serial No.	Coverage Period from: to:	Qty	Price/USD
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THP304N004		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THP304N005		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THP303N3UX		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0FS		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0FR		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THP304N00M		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THP304N00N		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THP304N00R		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THP304N00S		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THP304N00T		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THP304N00U		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THP304N00V		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THP304N00W		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THP304N00X		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THP304N00Y		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0FK		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0FN		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0FL		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0FM		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0FA		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0FB		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0FC		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0F7		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0F8		1	1.60

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	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0F9		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0MK		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0MJ		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0M5		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0M3		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0M0		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0LZ		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0LV		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0LU		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0MG		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0M8		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR483A	HPE 3PAR StoreServ 7400 2-N Storage Base	MXN3095560		1	96.80
	Please note HPE can no longer support this item from: 10/31/2023				
QR486A	HPE 3PAR 7000 4-pt 8Gb/s FC Adapter	KDBYD0BDX3W0E0		1	16.00
	Please note HPE can no longer support this item from: 10/31/2023				
QR486A	HPE 3PAR 7000 4-pt 8Gb/s FC Adapter	KDBYD0BDX3W0CD		1	16.00
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0BA		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N04W		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0GZ		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0GU		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0H4		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0H6		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0H8		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0FL		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				

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QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0BX		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0BR		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0B9		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0GX		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0GV		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0H1		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR490A	HPE M6710 2.5in 2U SAS Drive Enclosure	MXN30901H3		1	20.00
	Please note HPE can no longer support this item from: 10/31/2023				
QR490A	HPE M6710 2.5in 2U SAS Drive Enclosure	MXN30901H2		1	20.00
	Please note HPE can no longer support this item from: 10/31/2023				
QR490A	HPE M6710 2.5in 2U SAS Drive Enclosure	MXN30901H1		1	20.00
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0HA		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0H9		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0H5		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0H7		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0GB		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0ED		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0EK		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0G9		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0GC		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0GW		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0G8		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0GY		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0H3		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0H2		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0H0		1	1.60

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	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0EC		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0EE		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0EJ		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0GA		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0EA		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0EG		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0EH		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0EF		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0FF		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0FD		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0FE		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0FG		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0G4		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0GE		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0HB		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0HC		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0FC		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0FB		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0FA		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0F9		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0F8		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0F7		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0HD		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				

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QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0G7		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0G5		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0G6		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR496A	HPE M6710 900GB 6G SAS 10K 2.5in HDD	2SF306N0EB		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR491A	HPE M6720 3.5in 4U SAS Drive Enclosure	MXN30901H7		1	20.00
	Please note HPE can no longer support this item from: 10/31/2023				
QR491A	HPE M6720 3.5in 4U SAS Drive Enclosure	MXN30901H6		1	20.00
	Please note HPE can no longer support this item from: 10/31/2023				
QR491A	HPE M6720 3.5in 4U SAS Drive Enclosure	MXN30901H5		1	20.00
	Please note HPE can no longer support this item from: 10/31/2023				
QR491A	HPE M6720 3.5in 4U SAS Drive Enclosure	MXN30901H4		1	20.00
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0MH		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0LY		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0LT		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0M2		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG304N04D		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG304N01A		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0J0		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0JY		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0JX		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0JW		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0HV		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0HT		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0HN		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0HG		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0HZ		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0LR		1	1.60

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	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THP304N009		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0HJ		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0K6		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0K7		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0K5		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0J1		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THP304N008		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THP304N007		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THP304N001		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THP304N006		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THP303N3V0		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THP303N3UY		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THP303N3UZ		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0LP		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0LL		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0LM		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0MD		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0M9		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0LS		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0M1		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0LX		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0LW		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0HK		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				

Please refer to the payment schedule for prices to be invoiced yearly in advance.

Hewlett Packard Enterprise

Special Terms and Conditions No: 4400011431
Your PO Reference:
CCRN Number: 0409619605

Product No.	Description	Serial No.	Coverage Period from: to:	Qty	Price/USD
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0HX		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0JP		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0JT		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0JS		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0JR		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0J3		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0HW		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0HY		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0J2		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0J6		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0JU		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0JV		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0JB		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0JC		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0JG		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0JF		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0JE		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0JD		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0J7		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0J4		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0FX		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0G1		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0G7		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0G2		1	1.60

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Hewlett Packard Enterprise

Special Terms and Conditions No: 4400011431
Your PO Reference:
CCRN Number: 0409619605

Product No.	Description	Serial No.	Coverage Period from: to:	Qty	Price/USD
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0GA		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0G9		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0G0		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0JZ		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THP304N00B		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THP304N00A		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0G6		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0FZ		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
QR499A	HPE M6720 2TB 6G SAS 7.2K 3.5in NL HDD	THG303N0G5		1	1.60
	Please note HPE can no longer support this item from: 10/31/2023				
Discounts					
Government Header Discount % -20%					*236.80-*
***** Software Support *****					
HJ906AC	**HPE Mature Productwo/Sustaining Eng Supp** Electronic Support Tech Supp WO Sustaining Eng 24 Hrs Std Office Days Standard Response				
BC795A	HP 3PAR 7400 Reporting Suite LTU			1	105.06
	Please note HPE can no longer support this item from: 10/31/2023				
BC796A	HP 3PAR 7400 App Suite for VMware LTU			1	105.06
	Please note HPE can no longer support this item from: 10/31/2023				
BC798A	HP 3PAR 7400 App Suite for SQL LTU			1	105.06
	Please note HPE can no longer support this item from: 10/31/2023				
BC773A	HP 3PAR 7400 OS Suite Base LTU			1	156.80
	Please note HPE can no longer support this item from: 10/31/2023				
BC774A	HPE 3PAR 7400 OS Suite Drv LTU			**168**	527.52
	Please note HPE can no longer support this item from: 10/31/2023				
BC775A	HPE 3PAR 7400 Replication Suite Base LTU			1	100.35
	Please note HPE can no longer support this item from: 10/31/2023				
BC776A	HPE 3PAR 7400 Replication Suite Drv LTU			**168**	527.52
	Please note HPE can no longer support this item from: 10/31/2023				
BC777A	HP 3PAR 7400 Data Opt Suite Base LTU			1	133.28
	Please note HPE can no longer support this item from: 10/31/2023				

Please refer to the payment schedule for prices to be invoiced yearly in advance.

Hewlett Packard Enterprise

Special Terms and Conditions No: 4400011431
Your PO Reference:
CCRN Number: 0409619605

Product No.	Description	Serial No.	Coverage Period from: to:	Qty	Price/USD
BC778A	HPE 3PAR 7400 Data Opt Suite Drv LTU			**168**	527.52
	Please note HPE can no longer support this item from: 10/31/2023				
BC795A	HP 3PAR 7400 Reporting Suite LTU			1	105.06
	Please note HPE can no longer support this item from: 10/31/2023				
BC796A	HP 3PAR 7400 App Suite for VMware LTU			**1**	105.06
	Please note HPE can no longer support this item from: 10/31/2023				
BC798A	HP 3PAR 7400 App Suite for SQL LTU			1	105.06
	Please note HPE can no longer support this item from: 10/31/2023				
BC773A	HP 3PAR 7400 OS Suite Base LTU			**1**	156.80
	Please note HPE can no longer support this item from: 10/31/2023				
BC774A	HPE 3PAR 7400 OS Suite Drv LTU			**168**	527.52
	Please note HPE can no longer support this item from: 10/31/2023				
BC775A	HPE 3PAR 7400 Replication Suite Base LTU			**1**	100.35
	Please note HPE can no longer support this item from: 10/31/2023				
BC776A	HPE 3PAR 7400 Replication Suite Drv LTU			**168**	527.52
	Please note HPE can no longer support this item from: 10/31/2023				
BC777A	HP 3PAR 7400 Data Opt Suite Base LTU			1	133.28
	Please note HPE can no longer support this item from: 10/31/2023				
BC778A	HPE 3PAR 7400 Data Opt Suite Drv LTU			**168**	527.52
	Please note HPE can no longer support this item from: 10/31/2023				

Discounts

Government Header Discount % -20%	*1166.40-*
Pre Payment HdrDisc% -2%	*89.26-*

Summary of Charges

Hardware Support	947.20
Hardware Support Tax SC	0.00
Software Support-Labor	4,576.34
Software Support-Labor Tax SC	366.11
TOTAL INCLUDING TAX	**5,889.65**

Taxes have been added at current rate, however, tax rates will be those in effect at the time of invoicing.
Total price includes all additions, deletions, warranties, discounts and adjustments if applicable.

Please refer to the payment schedule for prices to be invoiced yearly in advance.

Payment Schedule as of 10/11/2022

AMP ID: 80266386FCP

Settlement Period from: From: 11/01/2022 to: 10/31/2023

Support Account Reference	11/01/2022 10/31/2023
MXN3095559	66,282.48
Total for the period	
City of Columbia	**66,282.48**

Applicable tax to be added to the invoice.

Please refer to the payment schedule for prices to be invoiced yearly in advance. Price in USD.

We Are Columbia

TO: Honorable Daniel J. Rickenmann, Mayor & Members of City Council
Ms. Teresa Wilson, City Manager

FROM: Mr. Jeff Palen, Assistant City Manager/Chief Financial Officer
ACM for the Department of Procurement and Contracts

DATE: November 8, 2022

Subject: Recommendation for Approval Storage Area Network Support, provider Hewlett Packard Enterprise Company

The Department of Information Technology (IT) researches and determines the specific IT needs for the City of Columbia (City). There are some items and services provided through the State of South Carolina and/or cooperative purchasing resources offered to many public sector entities for volume discount pricing. The City's IT Department has determined that the State Contract provides the most economically advantaged pricing for the support services needed for our Storage Area Network (SAN). The City of Columbia uses HP hardware and software to operate the City's storage area network. The Information Technology Department maintains this centralized storage solution to accommodate the rapidly increasing data volumes generated by various city applications and databases, such as, the City's Financial System, Utility Billing System, Public Safety Records Management Systems, and user data file storage.

IT also performs a review of hardware, software and maintenance/support needs to determine if a state contract and/or cooperative agreement is the most appropriate and advantageous means to meet the needs of the City and within budget. In many cases, the City may release a formal or informal quote to further assist in making this determination and to validate current market pricing prior to issuing an award. Some factors considered prior to awarding any contract include, but may not be limited to a vendor or contractor's past performance and/or the level of service delivery, availability, pricing, knowledge and expertise of the requested product and/or service, and compatibility with the City's infrastructure.

Many state contracts and cooperative agreements include price escalation clauses as part of their standard compendium. The City reserves the right to review these increases to determine if they are reasonable and within budget prior to proceeding with awarding contracts for IT services. This review is performed on an annual basis. The 5.3% increase requested by Hewlett Packard Enterprise was also reviewed and approved by the City's IT department.

The cost of agreement of $71,585.08 was included in the 2022-2023 budget.

If you have questions or concerns, please do not hesitate to contact our office.

We Are Columbia

MEETING DATE: **November 15, 2022**

DEPARTMENT: **Procurement and Contracts**

FROM: ***Sandra Middleton, Purchasing Agent***

SUBJECT: **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.**

REQUISITION NO.: **R207999**

FUNDING SOURCE & ORIGINAL BUDGET: **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.**

CLEAN WATER 2020?: **No**

FOCUS AREAS: **Innovative & High Quality Municipal Services**

Contract Amendment #1 is requested to provide funding for new business requirements for the Banner 5.2 Upgrade that includes functional design, coding, testing, and project management services.

ATTACHMENTS:

- **#a:** CA#1 Change Request - Hansen Banner Software Upgrade (PDF)
- #b: Dep. Signed PO Mod CA#1 Change Request - Hansen Banner Software Upgrade (PDF)
- #c: Upgrade change order memo to council (PDF)

Hansen BannerCX

Change Request:

CR05 –City of Columbia 2021 New Business Requirements

City of Columbia

Part I—Change Request Information

Project Name:
BSOW 224 – COC Banner 5.2 Upgrade

Change Request Name:
City of Columbia 2021 New Business Requirements

Date Requested: Requester:
December 7, 2021 Jim Yates

Change Request #:
CR05

Client #:
City of Columbia

☒ Custom ☐ Base

Project Phase / Reference Document #:

☒ Scope BSOW 224 – COC Banner 5.2 Upgrade
☐ Project Definition _____
☐ Functional Design _____
☐ Technical Design _____
☐ Construction _____
☐ Testing/QA _____
☐ Other

Basis for Change:

☒ Scope
☐ Resource Allocation
☐ System Environment
☐ Subsystem Interface
☐ Procedure/Policy
☐ Resolution of Issues
☐ Project Assumptions
☐ Regulatory Requirements

Description/ Justification:

This Change Request ("CR") is made as of December 7, 2021 ("Effective Date") by and between the City of Columbia located at 1401 Main Street, Columbia, SC 29201 ("Client") and Hansen Banner, LLC, a Delaware Corporation with a place of business at

Hansen BannerCX

350 Fifth Ave, Suite 6440, New York, NY 10118 ("Hansen") who have previously executed a Statement of Work, for the purpose of documenting certain services to be performed for Client.

The parties hereby agree to the additional or modified terms and conditions stated in this CR that address changes or additions to the SOW. This Change Request is governed by the terms and conditions of the Professional Services Agreement between the Parties effective June 22, 2012 (the "Agreement") and BSOW 224 – COC Banner 5.2 Upgrade effective December 1, 2020 (the SOW).

Any conflict amongst the terms of the Agreement, the SOW, and this CR shall be resolved in accordance with the following order of precedence: (i) this CR; (ii) the SOW; and (iii) the Agreement.

This change request includes the following:

- The City of Columbia has requested the following new business requirements to enhance their ability to service their customers. These requirements were identified as part of the Migration Assessment Document during the Customization Workshops. These requirements were estimated based on agreed approaches and will further be developed into agreed functional design documents before coding begins. The below estimates include the functional design, coding, testing, and delivery.

Requirement Number	Description	Approach Details	Total Estimate	Price
3.1.2	Reading/Adjustments UserID Display	Provide the ability to display the user that completed data entry on all screens related to read, charge, bill, adjust.	24	$4,560
3.1.3	Service Order UserID Display	Provide the ability to view the user that closed the service order. BannerCX will be modified capture the user that closed the service order. The value will be displayed on the Service Order Maintenance Screen (CCASVCO).	45	$8,550
3.1.6	IVR Interface – Boil Water Status	Create a HIF function to be used by the Nice inContact IVR system to retrieve the Account/GIS Data (VIEW_BOIL) Boil Water Flag.	32	$6,080
3.1.7	IVR Interface Screen Pop	Create a HIF function to be used by the Nice inContact IVR system to populate the CSR Locator screen with the account information and launch the Nexus Dashboard. The account data would be based on the customer call assigned to the user.	118.5	$22,515

Hansen BannerCX

3.1.8	IVR Interface Customer Contact Record	Provide the ability to have BannerCX auto create a Customer Contact record based on the information provided by the Nice inContact IVR system.	28	$5,320
3.1.12	Bad Debt Selection Process and Letter	Provide the ability to have the Bad Debt Selection Process (UAPBDSL/CAABDSL) to view SSN, distinguish between water and solid waste accounts, include accounts for same SSN, 30-day letter, and 15-day alert.	111	$21,090
3.1.13	Bad Debt Screen Extract	Provide the ability to extract the account data for all accounts selected by the Bad Debt Selection Process screen (UAPBDSL). Banner should allow the user to populate an excel spreadsheet with the extracted data. The encrypted SSN should also appear in the spreadsheet.	17	$3,230
3.1.14	Badger Data Sync	Create an account data sync process that would allow BannerCX to send account data to the Badger Beacon system. This information is currently communicated through a file produced internally by the City of Columbia IT staff. • Need the ability to schedule data sync process for changes only and a full set of AMI meters to a file to be processed by the City. This information is used to validate account data when customers use the Beacon App that allows customers to monitor their usage. • Need the ability to schedule a process to extract move outs and move ins of AMI meters to a file to be processed by the City.	88	$16,720
3.1.15	Meter Read Exception Screen New "Leave and Generate Service Order" exception code/processing.	Add the ability to leave a meter read exception and generate a service order. This would help the City of Columbia to prevent the account from billing until read check comes back from the field.	18	$3,420
3.1.20	Debt Setoff	Develop a debt setoff process that would allow to report accounts to the State of South Carolina on an annual basis. An end of year tax intercept file is created to group all bad debt accounts. Also, add a letter to be sent to customer 30 days before the file is sent to the state. The bad debt accounts will be included in the file if the debt is not paid within the 30 days.	114.5	$21,755
3.1.23	Cashiering Interface - Can/Am Teller Cashiering	Implement Can/Am Teller Cashiering Interface using the 4.3 changes where possible and create a new HIF API for	28	$5,320

Hansen BannerCX

		account inquiry to find accounts to display in the Can/Am Teller system.		
3.1.26	Disputes Reason at Creation	Use the Reason Code field on CAADISP to define the reason for creating the Dispute Record. Currently the field is only enabled when the dispute status is changed to Resolved or Canceled.	16	$3,040
3.1.28	AMI Meter/Endpoint Upload Process	Create a process to use a flat file to upload linked meters and endpoints. Also, ability to upload a file of just endpoints and not link them.	96	$18,240
3.1.29	Bank Draft Parameter for Statement Reference	Add ACH Draft Parameter so that transaction references Water and Non-Water Service are correct on Bank Statement, currently they all say Water	20	$3,800
Requirements Subtotal			756	$143,640
All	Project Management Time (2 hours each)		28	$6,020
Total			784	$149,660

The effort for this work is based on a Time and Materials basis. All work performed is billable to this effort.

- All work will be done remotely. No travel has been estimated as part of this effort.
- Client is responsible for integration and regression testing.
- Client will provide Hansen resources with timely requirements and answers to functional design questions.
- Client is responsible for the execution of User Acceptance Testing.
- No warranty or post go live warranty is implied. If a warranty is required, please contact your Account Manager for additional details on Hansen's Maintenance program.
- No regression or integration testing efforts have been included in this estimate. If these are required, please contact your Account Manager or Delivery Manager

APPROVED AS TO FORM
Legal Department City of Columbia, SC
4.8.2022

Hansen BannerCX

Part II—Approvals

☒ Approve ☐ Cancel ☐ Defer

City of Columbia — Date

Teresa B. Wilson
City Manager — 4/22/2022

Hansen Technologies — Date

Pete Schulte — Apr 25, 2022

Part III - Impact Analysis

Total Hours (Time and Materials): 784 hours

Rate: See pricing and rates below.

Total Charges (Time and Materials):

The following are the estimated hours and estimated cost. The number of hours of effort represents an estimate only. Actual fees for services will vary according to the number of person-hours of services rendered. All services are provided on a time and materials basis.

Task	Hours	Rate	Pricing
Functional Estimate	129	$190.00	$24,510.00
Coding Estimate	426	$190.00	$80,940.00
Test Case and Testing	201	$190.00	$38,190.00
Project Management	28	$215.00	$6,020
Total Estimate of Tasks:	784		$149,660.00

Impact if Change Request is Denied: The City of Columbia will need to develop other work arounds or manual processing.

HansenBanner

Final Audit Report 2022-04-25

Created:	2022-04-25
By:	Laura Elwell-Ham (LE_HAM@HOTMAIL.COM)
Status:	Signed
Transaction ID:	CBJCHBCAABAAfMqP7IDdSNx42zcjaz0SlkxpyH735koL

"HansenBanner" History

Document created by Laura Elwell-Ham (LE_HAM@HOTMAIL.COM)
2022-04-25 - 8:28:20 PM GMT- IP address: 97.98.31.108

Document emailed to Pete Schulte (pete.schulte@hansencx.com) for signature
2022-04-25 - 8:28:55 PM GMT

Email viewed by Pete Schulte (pete.schulte@hansencx.com)
2022-04-25 - 9:20:47 PM GMT- IP address: 174.107.245.12

Document e-signed by Pete Schulte (pete.schulte@hansencx.com)
Signature Date: 2022-04-25 - 10:14:27 PM GMT - Time Source: server- IP address: 174.107.245.12

Agreement completed.
2022-04-25 - 10:14:27 PM GMT

Adobe Acrobat Sign

We Are Columbia

MEETING DATE:	**November 15, 2022**
DEPARTMENT:	**Procurement and Contracts**
FROM:	***Sandra Middleton, Purchasing Agent***
SUBJECT:	**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.**
REQUISITION NO.:	**R218264**
FUNDING SOURCE & ORIGINAL BUDGET:	**Funding Source: Streets - Water and Sewer Repair - Auto, Trucks, Heavy Equipment - Capital (5513202-658500). The original budget amount is $68,310.00.**
CLEAN WATER 2020?:	**No**

ATTACHMENTS:

- **#a:** Warren Truck Equipment- R218264 (PDF)

SOLE SOURCE AGREEMENT
GOODS and/or SERVICES AGREEMENT

THIS AGREEMENT, by and between the City of Columbia, South Carolina (hereinafter referred to as the "City" or "Buyer") and **Warren Truck Equipment, Inc** (hereinafter referred to as the "Seller"), for Seller to provide certain goods and or related services that justify a sole source procurement by the City pursuant to Section 1.16 of the City's Procurement Regulations, is made in consideration of the mutual covenants and promises contained herein, and consistent with the City's written justification for sole source procurement, attached as Exhibit A.

1. Scope and Schedule of Purchase. The Seller will provide the goods and/or services described in Exhibit B, attached hereto. The description of goods and/or services shall include, but not limited to, the unit cost, manufacturer or brand, and total cost. The Seller shall be responsible for obtaining any approvals, permits and/or licenses, including a City business license, as may be required of the Seller in performing the sale of goods and/or services under this AGREEMENT. The Seller shall be responsible for any costs relating to the same. The Seller shall complete all sales under this AGREEMENT within the timeframes set forth in Exhibit B.

2. Term and Option to Renew. The term of this AGREEMENT is effective as of the latter date of the execution of this AGREEMENT as shown by the signatures of the parties below; upon issuance of a Notice to Proceed; receipt of a valid Purchase Order from the City of Columbia; and approval by the City Council, if applicable and valid until June 30, 2023. An option to renew or continue purchasing goods and/or services for an additional one-year period may be authorized at the mutual pleasure and discretion of both parties. However, neither party shall be under any obligation to agree to an extension of the initial term or any additional term.

3. Supplemental or Additional Goods and/or Services. The Parties may agree that Seller provide Additional or Supplemental goods and/or services as authorized by a City purchase order. Seller must obtain written approval from the City for any Supplemental or Additional Goods and/or Services prior to the good and/or service being provided. If the Seller fails to obtain prior written approval to provide the Supplemental or Additional Goods and/or Services, the City is under no obligation to compensate the Seller for goods and/or services provided.

4. Additional Terms and Conditions. The following terms and conditions within the City's General Purchase Order Terms and Conditions, found at https://procurement.columbiasc.gov/wp-content/uploads/2021/09/General-COC-Purchase-Order-Terms-Conditions.pdf, or available upon request at the City of Columbia Procurement and Contracts Department, 1800 Main Street, Second Floor, Columbia, S.C., 803-545-3470, are incorporated by reference herein as part of this AGREEMENT: Assignment, Breach/Waiver; Choice of Law (Jan 2006); Contractor Personnel; Seller's Obligation – General; Delivery/Performance Location; Default; Drug Free Work Place Certification; Ethics; Facilities, Force Majeure; Indemnification (City of Columbia, SC); Inspection; Inspection, Acceptance & Title; Invoicing & Payment; Liability; Licenses; Permits and Taxes (City of Columbia, SC); Material and Workmanship; Manufacturer's Name & Approved Equivalents; Modification; Non-Discrimination in Contracting Policy; No Indemnity or Defense; Packing and Shipping; Payment & Interest; Patents & Royalties; Price Adjustments; Publicity; Sales and/or Use Tax; Service & Warranty; SC Illegal Immigration Reform Act (State Law); Severability; Successorship; State Law Applicable; Title and Risk of Loss; Whole Agreement; and Other Applicable Terms and Conditions.

5. Subcontracting. Seller shall not subcontract the obligations under this AGREEMENT without prior written consent of the City. Seller shall be as fully responsible to the City for the acts and omissions of any of its subcontractors as it is for the acts and omissions of Seller's employees.

6. Compensation. The total compensation paid by the City to Seller under this AGREEMENT shall not exceed **Sixty-Eight Thousand, Three Hundred Ten Dollars and 00/100, ($68,310.00)** unless authorized by the City under Section 2 of this AGREEMENT. The Seller shall submit an invoice for the sale of goods and/or services. Each invoice submitted must describe the items, show payment calculations and specify the person(s) rendering such service(s), if applicable. The invoice shall bear the signature of the Seller, which signature shall certify that the information contained in the invoice is true and accurate and that the invoice amount is currently due and owing. The City will not pay interest or penalty on any past due amount.

☐ Annual Cost Adjustment If, during the performance of this Contract, the cost of the services significantly increases, through no fault of the Seller, the Seller may request a price increase. If recommended by the project manager and approved by the Owner, the approved price increase will be effective upon the next renewal date of the Contract. As used herein, a significant cost increase shall mean an increase in the current Consumer Price Index (CPI) from either the date of this Contract or a previous Annual Cost Adjustment, whichever is later. The amount of the Annual Cost Adjustment shall be equal to the percentage increase in the (CPI), rounded to two decimal places, and shall be applied equally to the unit price of each item of work in the Schedule of Values, beginning with the first application for payment subsequent to the next annual renewal of the Contract. Final approval of price increase must be approved by the City Manager, City Council and/or an authorized designee.

☐ Annual Price Adjustment (Material Cost) If, during the performance of this contract, the cost of materials significantly increases, through no fault of the seller, the price of this contract shall be equitably adjusted by an amount reasonably necessary to cover any such significant increase in the cost of material(s). As used herein, a significant cost increase shall mean any increase in cost of materials exceeding 20% experienced by seller from the date of the contract signing. Such increase in material costs shall be documented through quotes, invoices, or receipts. Where the delivery of materials delayed, through no fault of the seller, as a result of the shortage or unavailability of the materials, seller shall not be liable for any additional costs or damages associated with such delay(s). Final approval of price increase must be approved by the City Manager, City Council and/or an authorized designee.

7. Ownership of Project Documents. All data, documents or other information of any description generated by or used by the Seller or any Subcontractor and related to the services required by this AGREEMENT shall be the property of the City and shall not be used by the Seller for any purpose whatsoever except to perform the services required by this AGREEMENT. All of the reports, information, data, records or documents of any kind, prepared or assembled by the Seller under this AGREEMENT are matters of public record, but that the Seller agrees that they shall only be made available to any individual or organization by the City and the Seller shall not make them available to any individual or organization without the prior written approval of the City.

8. Insurance. If determined by the City to be appropriate and necessary, the Seller shall procure and maintain during the life of this AGREEMENT such insurance as required by statute, ordinance, or this Agreement, to adequately protect the City from any claims or damages including bodily injury or death, which may arise from them during operations under this AGREEMENT. The following insurance, as indicated by the box or boxes checked by the City, is required to be procured by the Seller to adequately protect the City from any claims or damages including bodily injury or death which may arise during operations under this AGREEMENT, to be maintained during the entire term (including any renewals or Additional and Supplemental Services):

☐ WORKERS COMPENSATION INSURANCE: Workers Compensation Insurance for all employees to be engaged in work on the project under this Agreement, and in case any work is subcontracted, the Seller shall require the subcontractor similarly to provide Worker Compensation Insurance for all of the employees

to be engaged in such work unless such employees are covered by the protection afforded by the Seller's Worker Compensation Insurance. The Seller shall not permit any person who is not protected by Workers Compensation Insurance or a properly approved Self-Insured Workers Compensation Program to perform any activity related to this AGREEMENT.

☒ GENERAL LIABILITY: The Seller shall provide to the City evidence of General Liability insurance in an amount not less than One Million Dollars and no/100 ($1,000,000) per occurrence, and Two Million Dollars and no/100 ($2,000,000) dollars aggregate in accordance with the current Code of Ordinances, City of Columbia, South Carolina, which can be located at www.columbiasc.gov.

☐ PROFESSIONAL LIABILITY: Professional Liability Insurance in an amount not less than One Million Dollars and No/100 ($1,000,000.00) per claim, and Two Million Dollars and No/100 ($2,000,000.00) Aggregate.

☐ AUTOMOBILE LIABILITY INSURANCE: Five Hundred Thousand Dollars and No/100 ($500,000.00) combined single limit per accident for bodily injury and property damage.

The Seller shall furnish the City with a certificate showing satisfactory proof of carriage of the insurance required hereunder and such insurance shall be approved by the City prior to the Seller and any subcontractor of the Seller providing any goods and/or services under this AGREEMENT and this insurance shall remain in effect throughout the term of this AGREEMENT, and any extensions of service. Insurance shall remain in effect for the duration of the project and for a period of one (1) year after completion.

9. Warranties. Seller must provide the manufacturer's standard written warranty upon delivery of goods and/or services. Seller warrants that manufacturer will honor the standard written warranty provided. All warranties provided within S.C. Code Ann. § 36-2-101 *et seq*. shall apply to the sale of goods and/or services set forth in this AGREEMENT.

10. Termination. This AGREEMENT shall terminate upon Seller's completion of the scope of goods and/or services and any City-authorized Additional or Supplemental Goods and/or Services. In the event that the sale of provided hereunder may extend beyond a single fiscal year of the City, and City funds are not budgeted and appropriated to pay for goods and/or services beyond a single fiscal year of the City, this AGREEMENT shall be terminated on or no later than June 30th of the fiscal year in which funds were budgeted and appropriated.

11.TERMINATION DUE TO UNAVAILABILITY OF FUNDS: Payment and performance obligations for succeeding fiscal periods shall be subject to the availability and appropriation of funds therefore. When funds are not appropriated or otherwise made available to support continuation of performance in a subsequent fiscal period, the contract shall be canceled. In the event of a cancellation pursuant to this paragraph, seller will be reimbursed the resulting unamortized, reasonably incurred, nonrecurring costs. Seller will not be reimbursed any costs amortized beyond the initial contract term.

Notwithstanding the foregoing, the City shall, at its sole option and discretion, have the right to terminate this AGREEMENT for any reason whatsoever.

12. Amendment. This AGREEMENT may not be amended except pursuant to a written instrument signed by both parties.

13. Entire Agreement. This AGREEMENT contains the entire understanding between the parties with respect to the subject matter herein. There are no representations, agreements, or understandings (whether oral or written)

between or among the parties relating to the subject matter of this AGREEMENT which are not fully expressed herein.

14. No Third Party Beneficiaries. Nothing in this AGREEMENT shall be construed to give any rights or benefits to anyone other than the City and the Seller.

15. Independent Contractor. The Seller is an independent contractor and not an employee nor agent of the City. Nothing in this AGREEMENT will be construed as creating a joint venture, partnership or employment relationship between the Parties, nor will either Party have the right, power or authority to create any obligation or duty, express or implied, on behalf of the other. All Seller employees whom Seller has employed to fulfill its obligations under this AGREEMENT will at all times be considered employees of Seller.

16. Dispute Resolution. In the event there are any disagreements between the City and the Seller with regard to any of the requirements, specifications or interpretation of this AGREEMENT, the Seller agrees to defer to the reasonable interpretations of the City as, from time to time, may be made by the City. Ambiguities in the terms of this AGREEMENT, if any, shall not be construed against the City.

17. Conflict of Terms. In the event any terms or conditions within this AGREEMENT conflicts with one another, the terms or conditions that are the most favorable to the City, as determined by the City, shall prevail.

In witness whereof, and in order to bind themselves legally to the terms and conditions of this AGREEMENT, the duly authorized representatives of the parties have executed this AGREEMENT.

CITY OF COLUMBIA, SOUTH CAROLINA

APPROVED AS TO FORM
Legal Department City of Columbia, SC
10/28/2022

By: _____ By: _____

Witness Title: City Manager

Date: _____

WARREN TRUCK EQUIPMENT, INC

By: _____ By: _____

Witness Title: _____

Date: _____

Requisition # R218264

JUSTIFICATION FOR SOLE SOURCE PROCUREMENT

Based upon the following determination, the proposed procurement action described below is being procured pursuant to the authority of Section 1.16 of the City of Columbia, S.C. Procurement Regulation.

This Department proposes to procure for the STREET (1) Division,

(2) 6.29 CUBIC YARDS SAND SPREADERS-ICE CONTROL

as a sole source procurement from WARREN TRUCK EQUIPMENT, INC. (3)

based upon the following justifications The City Street Division currently uses Warren Brand Spreaders (4)

Changing brands will not allow interchanging one brand to another if trucks were to break down.

Therefore, we recommend the purchase of the Warren brand.

This sole source is valid through _____ Amount $ 68,310.00

FLEET Public Works _____ _____

Department Signature of Department Head Date

Shannon Lizenby 10/17/2022

for Signature of Purchasing Agent Date

Form must be route in the order of the signatures

M. Guthara 10/28/2022

Signature of Finance Director Date

11/02/2022

Signature of Asst. City Manager Date

_____ _____

Signature of City Manager Date

Notes: (1) Enter Division Name
(2) Enter description of goods or services to be produced
(3) Enter name of sole source contractor
(4) Enter the basis of sole source procurement

Distribution: Original attached to requisition (Form PUR 108201) Copy retained in Department's file. (Rev. 07/2018)

This agreement may be executed in one or more counterparts, all of which shall be considered one and the same agreement, and shall become a binding agreement when one or more counterparts have been signed by and delivered to each of the parties. Such delivery may occur by facsimile or email/pdf and any counterparts exchanged in this manner shall be considered originals.

Warren Truck Equipment, Inc.
300 Planters Drive
Columbia, SC

Re: Spreader Compatibility

October 24, 2022

To Whom it May Concern:

The spreader based on specs SC19485 was built with (Warren) special controls to handle the requested Isuzu diesel engine installed.

The old (Warren) controls will be compatible with the new spreader, however we do not believe they will be compatible with any competitors hydraulics OR controls.

Please let us know if you have any other questions or concerns in regards to this spreader model.

Regards,

Gregory Pugliese

Gregory Pugliese
Regional Sales Manager
(AL,GA,SC,NC,TN,KY,OH)
Warren Family of Companies
Cell: 205-278-3618
Dumptrucks & Truck Bodies
Ag & Ice Control Spreaders
Hydraulic Fifth Wheels
Dump & Transfer Trailers

Quote WTEQ-001973

Date 9/20/2022

Warren Truck Equipment, Inc.
300 PLANTERS DRIVE
COLUMBIA SC 29209

Phone (800) 804-5765
Fax (803) 776-0105
WarrenTruckEquipment.com

Bill To	Ship To	Contact
CITY OF COLUMBIA, S.C. ATTN: ACCOUNTS PAYABLE DEPT. P O BOX 147 COLUMBIA SC 29217	CITY OF COLUMBIA, S.C. ATTN: ACCOUNTS PAYABLE DEPT. P O BOX 147 COLUMBIA SC 29217	(803) 545-3412 Ext. 0000

Purchase Order No.	Customer ID	Salesperson ID	Shipping Method	Payment Terms	Req Ship Date	Master No.
	CIT217	GREGORY PUGLIESE	CUSTOMER PICKUP	Net30	0/0/0000	8,668

QTY	Item Number	Description	UOM	Unit Price	Ext. Price
1	AC-2400-12	SPREADER - ICE CONTROL - 12' Mount Type: Dump Body Length: 12 Width: 82" Height 50 Capacity: 6.29 cu yds Front and Rear Material: 10 GA 304SS Side Material: 10 GA 304SS Pan Material: 7 GA 304SS Bolt In Pan: Yes Taper Front: None Paint Color: N/A	EA	$31,625.00	$31,625.00
1	FAN ASSEMBLY	Material: 304SS Vertical Adjustable: Yes 12" Extension: Yes Spinner Disk Material: Polyurethane Spinner Disk Size: 22 Spinner Motor: Top Mount	Each	$0.00	$0.00
1	CONVEYOR	Conveyor Type: 667 Pintle Chain Every Other Link (#2) Conveyor Width: 24 Drive: 6:1 Single Drive Drive and Idler Sprocket: Flame Cut Crossbar 3/8 x 1-1/4	Each	$0.00	$0.00
1	HYDRAULICS	Auxiliary Engine Isuzu Diesel 23HP****** Hoses and Fittings on Spreader - YES Hoses and Fittings on Truck - NO Hydraulic Quick Disconnect Couplers - NO Hydraulic Control Valve Manual - In Cab Control Valve On Off Controls In Cab Hydraulic Reservoir and Filter - YES	Each	$0.00	$0.00
1	SP OPTIONS 1	Screens: Yes Inverted Vee: 304SS Spring Loaded Idler: No Rear Adustable Idler: No Extended Idler Grease Fittings To Rear: No Tailgate Latch Bar: Yes Chain Oiler: No Lights and Reflectors: Yes LED RUBBER MOUNTED IN STAINLESS STEEL	Each	$0.00	$0.00

Quote WTEQ-001973

Date 9/20/2022

Warren Truck Equipment, Inc.
300 PLANTERS DRIVE
COLUMBIA SC 29209

Phone (800) 804-5765
Fax (803) 776-0105
WarrenTruckEquipment.com

Purchase Order No.	Customer ID	Salesperson ID	Shipping Method	Payment Terms	Req Ship Date	Master No.
	CIT217	GREGORY PUGLIESE	CUSTOMER PICKUP	Net30	0/0/0000	8,668

QTY	Item Number	Description	UOM	Unit Price	Ext. Price
		HOUSING STROBE LIGHTS (2) 12 VOLT AMBER LED RUBBER MOUNTED IN STAINLESS STEEL HOUSING 6" LONG 2" DEEP Rear Mount Ladder: Yes			
1	REAR LADDER DETAILS		Each	$0.00	$0.00
1	SP OPTIONS 2		Each	$0.00	$0.00
		ENGINE TO BE MOUNTED ON RUBBER PAD WITH KIT FOR IN CAB ENGINE CONTROL SPENCER FLUID POWER 25GPM PUMP COUPLING 7/8" SPLINE SHAFT 13 TOOTH SPLINE FLYWHEEL HOUSING COVER SP6091-5-A2-118 DRY PLATE SP6090-07-B AUGER AND SPINNER MOTOR TO HAVE 60 PPM INCLUDE SEAMETRICS SP SERIES TURBINE FLOW METER SPX-075-13 www.instrumart.com			
1	SP OPTIONS 3	(2) 12 VOLT RED LED RUBBER MOUNTED IN STAINLESS STEEL HOUSING OVAL STOP, TAIL, TURN LAMPS INSTALLED EA SIDE WITH 8' PIGTAIL AND 6 POLE MALE CONNECTOR	Each	$0.00	$0.00
1	NOTE	Based on SC19485	Each	$0.00	$0.00

Quotation reviewed and accepted by:
(signed)_____
Please reply back to us with a PO number for entry as an order

Subtotal	$31,625.00
Misc	$0.00
Tax	$0.00
Ship & Handling	$0.00
Trade In Allowance	$0.00
Total	$31,625.00

We Are Columbia

MEETING DATE: **November 15, 2022**

DEPARTMENT: **Procurement and Contracts**

FROM: ***Sandra Middleton, Purchasing Agent***

SUBJECT: **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.**

REQUISITION NO.: **R219182**

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

CLEAN WATER 2020?: **No**

ATTACHMENTS:

- **#a:** APPROVED - 22014653 - Blanchard Machinery Contract (PDF)

CONTRACT FOR VEHICLE(S)

This Contract is being awarded under SC State Contract #4400018718.

PURPOSE – This Contract is entered into as of the date of the last signature affixed hereto, by and between the City of Columbia, South Carolina (hereinafter referred to as the "City") and Blanchard Machinery with legal address and principal place of business at 3151 Charleston Highway, West Columbia, SC 29172 (hereinafter referred to as the "Vendor"), for the purchase of a XE Compact Track Loader and 304 Mini Excavator.

For and in consideration of the mutual covenants and promises contained herein, the parties agree as follows:

1. **SUPPLEMENTAL OR ADDITIONAL VEHICLE(S) AND/OR SERVICES** – The City may require supplemental or additional vehicle(s) and/or services from the Vendor or recommended by the Vendor and approved by the City in writing.

   The Vendor must obtain written approval from the City for any supplemental or additional vehicle(s) and/or services prior to delivery. If the Vendor fails to obtain prior written approval for delivery, the City is under no obligation to compensate the Vendor for the vehicle(s) and/or services received.

2. **TERM OF CONTRACT** – The term of the Contract is the date of the Notice to Proceed and a valid Purchase Order from the City of Columbia.

3. **CONTRACT TERMINATION DUE TO UNAVAILABILITY OF FUNDS** - Payment and performance obligations for succeeding fiscal periods shall be subject to the availability and appropriation of funds therefore. When funds are not appropriated or otherwise made available to support continuation of performance in a subsequent fiscal period, the contract shall be canceled. In the event of a cancellation pursuant to this paragraph, contractor will be reimbursed the resulting unamortized, reasonably incurred, nonrecurring costs. Contractor will not be reimbursed any costs amortized beyond the initial contract term.

4. **SCHEDULE FOR DELIVERY OF VEHICLE(S) AND/OR SERVICES** – The Vendor shall deliver any and all vehicle(s) and/or services purchased in this Contract under the direction of the Wastewater Maintenance Plant.

5. **COMPENSATION** – (See Exhibits A)

   A. The compensation to be paid by the City to the Vendor under this Agreement, in an amount of Two Hundred Thousand, Forty-Five Dollars and Zero Cents, ($200,045.00).

   B. The Vendor shall be paid upon submission of properly certified invoices to the City of Columbia Accounting Division, P.O. Box 147, Columbia, S.C. 29217. At the prices stipulated on the contract at the time the order is placed, after delivery and acceptance of the vehicle(s) and/or services, less deductions if any, as provided, invoices shall contain the Contract Number and Purchase Order Number. The City of Columbia will not pay invoices submitted from a third party. Invoices shall be submitted by the company shown on the Purchase Order.

      Failure of the Vendor to follow these invoice requirements will result in the delay of payment of the invoice.

   C. ☐ Annual Cost Adjustment If, during the performance of this Contract, the cost of the services significantly increases, through no fault of the Seller, the Seller may request a price increase. If recommended by the project manager and approved by the Owner, the approved price increase will be effective upon the next renewal date of the Contract. As used herein, a significant cost increase shall mean an increase in the current Consumer Price Index (CPI) from either the date of this Contract or a previous Annual Cost Adjustment, whichever is later. The amount of the Annual Cost Adjustment shall be equal to the percentage increase in the (CPI), rounded to two decimal places, and shall be applied equally to the unit price of each item of work in the Schedule of Values, beginning with the first application for payment subsequent to the next annual renewal of the Contract. Final approval of price increase must be approved by the City Manager, City Council and/or an authorized designee.

   D. ☐ Annual Price Adjustment (Material Cost) If, during the performance of this contract, the cost of materials significantly increases, through no fault of the seller, the price of this contract shall be equitably adjusted by an amount reasonably necessary to cover any such significant increase in the cost of material(s). As used herein, a significant cost increase shall mean any increase in cost of materials exceeding 20% experienced by seller from the date of the contract signing. Such increase in material

costs shall be documented through quotes, invoices, or receipts. Where the delivery of materials delayed, through no fault of the seller, as a result of the shortage or unavailability of the materials, seller shall not be liable for any additional costs or damages associated with such delay(s). Final approval of price increase must be approved by the City Manager, City Council and/or an authorized designee.

SPECIFIC TERMS AND CONDITIONS PURSUANT TO SC SOUTH CAROLINA #4400018718.

6. Vendor agrees, under the terms as outlined in the quotes and at his/her/their own proper cost and expense, to furnish the vehicle(s) and/or services as specified to include, but may not be limited to any other standard and specialized equipment and components as outlined in Exhibit A (Quotes and Specifications).

7. **MISCELLANEOUS**

A. Nothing in this Agreement shall be construed to give any rights or benefits to anyone other than the City and the Vendor.

B. The Vendor shall be responsible for providing all vehicle(s) and/or services required by this Agreement. The Vendor does not act as the City's agent or employee.

C. The Vendor will not assign or sublet its obligations to provide the vehicle(s) and/or services required by this Agreement without the written consent of the City. The Vendor shall be as fully responsible to the City for the acts and omission of its Subcontractor, as it is for the acts and omissions of persons directly employed by the Vendor.

The Vendor shall furnish and its Subcontractor shall furnish all information and reports required hereunder.

D. In the event there are any disagreements between the City and the Vendor with regard to any of the requirements, specifications or interpretation of this Agreement, the Vendor agrees to defer to the reasonable interpretations of the City as, from time to time, may be made by the City. Ambiguities in the terms of this Agreement, if any, shall not be construed against the City.

E. This Agreement shall be construed in accordance with the laws and City of Columbia Code of Ordinances and those of the State of South Carolina. The Vendor agrees to subject itself to the jurisdiction and venue of the courts of Richland or Lexington

County, State of South Carolina as to all matters and disputes arising or to arise under this Agreement and the performance thereof. The City may seek attorney's fees and the Vendor agrees to pay such fees as awarded by the Court or other body. No attorney's fees may be sought by, nor will be paid to, the Vendor.

F. This Agreement represents the entire agreement between the City and the Vendor and supersedes all prior communications, negotiations, representations or agreements, either written or oral. The parties may amend this Agreement 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, the scope of goods and/or services, 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 the City and the Vendor.

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

H. In the event any provision of this Agreement is determined to be void or unenforceable, all other provisions shall remain in full force and effect.

I. This Agreement is subject to City Council approval.

J. The Vendor acknowledges, for itself and its Subcontractor, that it is subject to the provisions of the 1991 Ethics Reform Act (8-13-100, et seq, South Carolina Code of Laws, 1976, 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 intent to:

1. influence the discharge of a public official's, public member's, or public employee's official responsibilities;

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

3. 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.

K. In carrying out the service, the Vendor shall not discriminate against any employee or applicant for employment because of that employee or applicant's age, sex, gender, gender identity or expression, sexual orientation, race, religion, creed, color, disability, national origin, veteran or military status, political affiliation, or any other characteristic protected by federal, state, or local laws ("protected characteristic"). The Vendor shall take affirmative steps to ensure equal employment opportunities for all applicants for employment, without regard to their protected characteristics. For the purpose of this Non-Discrimination in Contracting Policy, the term "sex" includes medical needs and / or lactation needs arising from pregnancy, childbirth, or related medical conditions pursuant to the South Carolina Pregnancy Accommodations Act, 2018 S.C. Act No. 244. This Non-Discrimination in Contracting Policy extends to all aspects of the Vendor operations, including, but not limited to the Vendor employment practices (including selection, hiring, assignment, re-assignment, training, promotion, transfer, compensation, layoff, leave of absence, return from layoff or leave of absence, discipline, and termination); selection of volunteers and vendors, and provision of services. The Vendor 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 Non-Discrimination in Contracting Policy. The Vendor shall incorporate the provisions of this Non-Discrimination in Contracting Policy in all subcontracts for service work.

L. This Agreement shall be binding upon the respondent and upon its successors and assignees. This Agreement shall be binding upon the City in accordance with its terms and provisions.

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

Witness the parties' respective hands and seals on the date first written below.

CITY OF COLUMBIA, SOUTH CAROLINA

_____ _____ Date:_____

Witness Teresa Wilson, City Manager

APPROVED AS TO FORM
Legal Department City of Columbia, SC
10/28/2022

Blanchard Machinery

_____ _____ Date:_____

Print Signature

List of Exhibits

Exhibit A – Quotes and Specifications

Blanchard CAT

SALES AGREEMENT

DATE Oct 07, 2022

Blanchard Machinery Co., 3151 Charleston Highway, Columbia, SC29202-7517 Phone: (803) 791-7100

SOLD TO		SHIP TO
PURCHASER	CITY OF COLUMBIA	
STREET ADDRESS	PO BOX 147	<SAME>
CITY/STATE	COLUMBIA, SC	
COUNTY	RICHLAND	
POSTAL CODE	29217	
PHONE NO.	803 545 4161	
CUSTOMER CONTACT: EQUIPMENT	Jerry Lindsay	
PRODUCT SUPPORT	Jerry Lindsay	
INDUSTRY CODE:	LOCAL GOVERNMENT (PS93)	
PRINCIPAL WORK CODE		
F.O.B. AT:	Compact Buckner Rd	

CUSTOMER NUMBER	Sales Tax Exemption # (if applicable)	CUSTOMER PO NUMBER
1615500	N/A	

TERMS

PAYMENT TERMS: (All terms and payments are subject to Finance Company - OAC approval)

☐ NET PAYMENT ON RECEIPT OF INVOICE	☑ NET ON DELIVERY	FINANCIAL SERVICES	☐ CSC ☐ LEASE
CASH WITH ORDER $0.00	BALANCE TO FINANCE 0.00	CONTRACT INTEREST RATE 0.00	
PAYMENT PERIOD	PAYMENT AMOUNT 0.00	NUMBER OF PAYMENTS 0	OPTIONAL BUY-OUT

DESCRIPTION OF EQUIPMENT ORDERED / PURCHASED

MAKE: TBA MODEL: 304 YEAR: TBA

STOCK NUMBER: TBA SERIAL NUMBER: TBA

304 07A MHE CFG14A	610-5465	557-1711 SOFTWARE, 2 WAY CONTROL		PRODUCT LINK, CELLULAR PLE643	579-8888
LANE 3 - AVAILABLE FROM ATHENS FACTORY		557-1710 SOFTWARE, STICK STEER CONTROL		CAT KEY, WITH PASSCODE OPTION	522-6460
		Note: A la Carte cab configuration		COUNTERWEIGHT, EXTRA, 500LBS	586-1369
INCLUDES:				BLADE, STD, BOCE	597-0752
577-9914 304 07A MINI EXCAVATOR		THUMB,HYD + COUPLER,PG,MAN,3T	589-8460	INSTRUCTIONS, ANSI	595-7029
611-2419 ENGINE, EPA TIER 4 FINAL		BUCKET-HD, 24", 4.2 FT3, 3T	464-9904	front cab glass safety screen	
595-9912 HYDRAULIC OIL		PINS, BUCKET, 40MM	521-8538		
579-8852 ALARM, TRAVEL		STICK, LONG, WITH 1ST AUX	596-7602		
579-8858 ELECTRICAL ARR, C1.7 HRC		LINES, BOOM	542-6682		
584-4307 LINKAGE BUCKET W/LIFTING EYE		LINES, STICK	584-3655		
542-6690 CAB, WITH HEAT AND A/C		TRACK, 14", RUBBER BELT	542-6699		
542-6668 BOOM, SWING		LIGHTS, LED	579-8868		
600-4380 HOLDER, GREASE GUN		BELT, SEAT, 3" RETRACTABLE	510-6085		
557-1713 SOFTWARE, CODED START		INTEGRATED RADIO	579-8873		
557-1709 SOFTWARE, PROPORTIONAL CONTROL		MONITOR NEXT GEN, CAMERA READY	579-8876		

TRADE-IN EQUIPMENT

MODEL: _____ YEAR: _____ SN.: _____
PAYOUT TO: _____ AMOUNT: _____ PAID BY: _____
MODEL: _____ YEAR: _____ SN.: _____
PAYOUT TO: _____ AMOUNT: _____ PAID BY: _____
MODEL: _____ YEAR: _____ SN.: _____
PAYOUT TO: _____ AMOUNT: _____ PAID BY: _____
MODEL: _____ YEAR: _____ SN.: _____
PAYOUT TO: _____ AMOUNT: _____ PAID BY: _____

ALL TRADES-INS ARE SUBJECT TO EQUIPMENT BEING IN "AS INSPECTED CONDITION" BY VENDOR AT TIME OF DELIVERY OF REPLACEMENT MACHINE PURCHASE ABOVE.

PURCHASER HEREBY SELLS THE TRADE-IN EQUIPMENT DESCRIBED ABOVE TO THE VENDOR AND WARRANTS IT TO BE FREE AND CLEAR OF ALL CLAIMS, LIENS, MORTGAGES AND SECURITY INTEREST EXCEPT AS SHOWN ABOVE.

SELL PRICE	$78,153.00
NET BALANCE DUE	**$78,153.00**
SC SALES TAX	$500.00
AFTER TAX BALANCE	**$78,653.00**

☑ CATERPILLAR EQUIPMENT WARRANTY — INITIAL

The customer acknowledges that he has received a copy of the Blanchard Machinery Company/Caterpillar Warranty and has read and understood said warranty. Scheduled oil sampling (S.O.S.) is mandatory with this warranty. The customer is responsible for taking oil samples at designated intervals from all power train components and failure to do so may result in voiding the warranty.
Warranty applicable including experation date where necessary:
24 Months/2000 Hours

☐ USED EQUIPMENT WARRANTY — INITIAL

All used equipment is sold as is where is and no warranty is offered or implied except as specified here:

Warranty applicable:

CSA:

NOTES: CATERPILLAR STATE CONTRACT # 4400018718

THIS AGREEMENT IS SUBJECT TO THE TERMS AND CONDITIONS ON THE REVERSE

BLANCHARD MACHINERY COMPANY

ORDER RECEIVED BY Hoffman, Erik
REPRESENTATIVE

PURCHASER

APPROVED AND ACCEPTED ON _____
CITY OF COLUMBIA
PURCHASER

BY _____
SIGNATURE

_____
TITLE

SALES AGREEMENT

DATE Oct 06, 2022

Blanchard Machinery Co., 3151 Charleston Highway, Columbia, SC29202-7517 Phone: (803) 791-7100

SOLD TO		SHIP TO
PURCHASER	CITY OF COLUMBIA	
STREET ADDRESS	PO BOX 147	<SAME>
CITY/STATE	COLUMBIA, SC	
COUNTY	RICHLAND	
POSTAL CODE	29217	
PHONE NO.	803 545 4161	
CUSTOMER CONTACT: EQUIPMENT	Jerry Lindsay	
CUSTOMER CONTACT: PRODUCT SUPPORT	Jerry Lindsay	
INDUSTRY CODE:	LOCAL GOVERNMENT (PS93)	
PRINCIPAL WORK CODE		
F.O.B. AT:	Compact Buckner Rd	

CUSTOMER NUMBER	Sales Tax Exemption # (if applicable)	CUSTOMER PO NUMBER
1615500	N/A	

TERMS

PAYMENT TERMS: (All terms and payments are subject to Finance Company - OAC approval)

NET PAYMENT ON RECEIPT OF INVOICE ☑		NET ON DELIVERY ☐		FINANCIAL SERVICES		☐ CSC ☐ LEASE	
CASH WITH ORDER	$0.00	BALANCE TO FINANCE	0.00	CONTRACT INTEREST RATE	0.00		
PAYMENT PERIOD		PAYMENT AMOUNT	0.00	NUMBER OF PAYMENTS	0	OPTIONAL BUY-OUT	

DESCRIPTION OF EQUIPMENT ORDERED / PURCHASED

MAKE: CAT MODEL: 299D3XEDM2 YEAR: TBA

STOCK NUMBER: C42328 SERIAL NUMBER: TBA

299D3 XE COMPACT TRACK LOADER	512-4300	TRACK,RUBBER,450MM(17.7 IN)BAR	454-6079
MOUNTING, FIRE EXTINGUISHER	563-7518	BUCKET-GP, 80", BOCE	279-5377
FILM, RIDE CONTROL, ANSI	422-3445		
CAB PACKAGE, ULTRA	588-9141		
FAN,COOLING, DEMAND, REVERSING	579-8782		
STANDARD RADIO(12V),BLUETOOTH	345-6180		
RUBBER BELT, 2 SPD, TF IDLERS	512-3929		
FILM, SELF LEVEL, ANSI	435-9238		
INSTRUCTIONS, ANSI, USA	512-4284		
SEAT BELT, 2"	542-6994		
REAR LIGHTS	356-6082		
CERTIFICATION ARR, P65	563-1163		
DOOR, CAB, POLYCARBONATE	586-1308		
PRODUCT LINK, CELLULAR PL641	573-8121		
DEBRIS MANAGEMENT PKG, (DM2)	629-2288		

TRADE-IN EQUIPMENT

MODEL: YEAR: SN:
PAYOUT TO: AMOUNT: PAID BY:
MODEL: YEAR: SN:
PAYOUT TO: AMOUNT: PAID BY:
MODEL: YEAR: SN:
PAYOUT TO: AMOUNT: PAID BY:
MODEL: YEAR: SN:
PAYOUT TO: AMOUNT: PAID BY:

ALL TRADES-INS ARE SUBJECT TO EQUIPMENT BEING IN "AS INSPECTED CONDITION" BY VENDOR AT TIME OF DELIVERY OF REPLACEMENT MACHINE PURCHASE ABOVE.

PURCHASER HEREBY SELLS THE TRADE-IN EQUIPMENT DESCRIBED ABOVE TO THE VENDOR AND WARRANTS IT TO BE FREE AND CLEAR OF ALL CLAIMS, LIENS, MORTGAGES AND SECURITY INTEREST EXCEPT AS SHOWN ABOVE.

SELL PRICE	$120,892.00
NET BALANCE DUE	$120,892.00
SC SALES TAX	$500.00
AFTER TAX BALANCE	$121,392.00

☑ CATERPILLAR EQUIPMENT WARRANTY — INITIAL

The customer acknowledges that he has received a copy of the Blanchard Machinery Company/Caterpillar Warranty and has read and understood said warranty. Scheduled oil sampling (S.O.S.) is mandatory with this warranty. The customer is responsible for taking oil samples at designated intervals from all power train components and failure to do so may result in voiding the warranty.
Warranty applicable including experation date where necessary:
24 Months/2000 Hours

☐ USED EQUIPMENT WARRANTY — INITIAL

All used equipment is sold as is where is and no warranty is offered or implied except as specified here:

Warranty applicable:

CSA:

NOTES: CAT STATE CONTRACT # 440001871

THIS AGREEMENT IS SUBJECT TO THE TERMS AND CONDITIONS ON THE REVERSE

BLANCHARD MACHINERY COMPANY

ORDER RECEIVED BY Hoffman, Erik
REPRESENTATIVE

PURCHASER

APPROVED AND ACCEPTED ON

CITY OF COLUMBIA
PURCHASER

BY
SIGNATURE

TITLE

We Are Columbia

MEETING DATE: **November 15, 2022**

DEPARTMENT: **Procurement and Contracts**

FROM: ***Sandra Middleton, Purchasing Agent***

SUBJECT: **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.**

REQUISITION NO.: **R219554**

FUNDING SOURCE & ORIGINAL BUDGET: **Funding Source: Supplies - Safety Clothing and Supplies (6208956-625900). The original budget amount is $294,625.00.**

CLEAN WATER 2020?: **No**

There were four (4) responsive and responsible bids received for BID001-22-23-KSB.

The initial contract term is (3) three years, with an option to renew for two additional one-year periods, and shall be valid until June 30, 2025. The maximum term, including the initial term, shall not exceed five years, or beyond June 30, 2027

Base Bid	$294,625.00
Tax	$ 0.00
Total	$294,625.00

ATTACHMENTS:

- **#a:** APPROVED - 22014688 - BID001-22-23-ASH Safety Shoes and Boots Contract (PDF)
- #b: Bid001-22-23-KSB Unofficial_Bid_Tabulation (2) (PDF)

CONTRACT FOR GOODS AND/OR SERVICES

This Contract is being awarded under BID001-22-23-KSB.

PURPOSE – This Contract is entered into as of the date of the last signature affixed hereto, by and between the City of Columbia, South Carolina (hereinafter referred to as the "City") and Shoes for Crews, LLC with legal address and principal place of business at 5000 T Rex Avenue, Suite 100, Boca Raton, FL 33431 (hereinafter referred to as the "Contractor"), to provide Safety Shoes and Boots.

For and in consideration of the mutual covenants and promises contained herein, the parties agree as follows:

1. **SCOPE OF GOODS AND/OR SERVICES** – Upon written notification by the City to proceed, the Contractor shall provide the goods and/or services more fully described in Exhibit A, attached hereto.

2. **SUPPLEMENTAL OR ADDITIONAL GOODS AND/OR SERVICES** – The City may require supplemental or additional goods and/or services of the Contractor or recommended by the Contractor and approved by the City in writing.

   The Contractor must obtain written approval from the City for any supplemental or additional goods and/or services prior to the work being performed. If the Contractor fails to obtain prior written approval to perform the work, the City is under no obligation to compensate the Contractor for goods and/or services performed.

3. **TERM OF CONTRACT** – The initial contract term is (3) three years, with an option to renew for two additional one-year periods, and shall be valid until June 30, 2025. The maximum term, including the initial term, shall not exceed five years, or beyond June 30, 2027. The contract is anticipated to begin as of the latter date of the execution of the contract as shown by the signatures of the parties and upon issuance of a Notice to Proceed, receipt of a valid Purchase Order from the City of Columbia, and approval by City Council if applicable. Agreement renewals must be in writing and signed by the parties at least 60 days prior to the annual renewal date, which may be authorized at the mutual pleasure and discretion of both parties. All prices will remain in effect throughout the term of any potentially awarded contract.

The decision whether to renew the Agreement, upon written request, shall be the sole and exclusive discretion of the City and neither party shall be under any obligation to agree to a renewal of the initial term or any additional term. The determination to renew the initial term and any subsequent extension periods may be made no later than 90 days prior to the end date of each period.

The Contractor agrees that the Goods and/or services shall be prosecuted regularly, diligently and uninterruptedly and at such rate of progress as will insure full completion thereof within the period of performance stated above. It is expressly understood and agreed, by and between Contractor and Owner, that the period of performance is reasonable for the completion of the goods and/or services outlined herein.

4. **TERMINATION** - The City may terminate the contract at any time upon any of the following grounds: 1) Failure by the City to appropriate funds in its budget to pay the respondent for the requested service; 2) The respondent fails to perform any of the goods and/or services required in the contract, and does not correct such deficiency within fifteen (15) days after having been notified of such deficiency by the City; 3) force majeure; 4) Upon expiration of the term of the agreement; 5) by mutual agreement; and 6) For the convenience of the City, at the City's discretion, for any reason whatsoever deemed to be in the best interests of the City.

   In the event that the contract is wrongfully terminated under any of the other grounds enumerated herein, termination shall be treated as a termination for convenience. If the contract is terminated for convenience, or wrongfully terminated upon any of the other grounds enumerated herein, the Contractor shall be entitled to payment as follows: the actual cost of the work completed in conformity with the agreement plus ten percent (10%) for overhead and profit. There shall be deducted from such sums as provided in this subparagraph the amount of any payments made to the Vendor prior to the date of termination of the agreement. The Vendor shall not be entitled to any claim against the City for any additional compensation or damages in the event of such termination and payment.

5. **TERMINATION DUE TO UNAVAILABILITY OF FUNDS -** Payment and performance obligations for succeeding fiscal periods shall be subject to the availability and appropriation of funds therefore. When funds are not appropriated or otherwise made available to support continuation of performance in a subsequent fiscal period, the contract shall be canceled. In the event of a cancellation pursuant to this paragraph, contractor will be reimbursed the resulting unamortized, reasonably incurred, nonrecurring costs. Contractor will not be reimbursed any costs amortized beyond the initial contract term.

6. **SCHEDULE FOR COMPLETION OF GOODS AND/OR SERVICES** – The Contractor shall complete any and all goods and/or services performed under this Contract under the direction of the Public Works Division.

7. **COMPENSATION** – The compensation to be paid by the City to the Contractor under this Agreement, shall no exceed Two Hundred Ninety-Four Thousand, Six Hundred Twenty-Five Dollars and Zero Cents ($294,625.00) .

   A. The Contractor shall be paid upon submission of properly certified invoices to the City of Columbia Accounting Division, P.O. Box 147, Columbia, S.C. 29217. At the prices stipulated on the contract at the time the order is placed, after delivery and acceptance of goods, less deductions if any, as provided, invoices shall contain the Contract Number and Purchase Order Number. The City of Columbia will not pay invoices submitted from a third party. Invoices shall be submitted by the company shown on the Purchase Order.

   Failure of the Contractor to follow these invoice requirements will result in the delay of payment of the invoice.

   B. ☐ Annual Cost Adjustment Annual Cost Adjustment If, during the performance of this Contract, the cost of the services significantly increases, through no fault of the Seller, the Seller may request a price increase. If recommended by the project manager and approved by the Owner, the approved price increase will be effective upon the next renewal date of the Contract. As used herein, a significant cost increase shall mean an increase in the current Consumer Price Index (CPI) from either the date of this Contract or a previous Annual Cost Adjustment, whichever is later. The amount of the Annual Cost Adjustment shall be equal to the percentage increase in the (CPI), rounded to two decimal places, and shall be applied equally to the unit price of each item of work in the Schedule of Values, beginning with the first application for payment subsequent to the next annual renewal of the Contract. Final approval of price increase must be approved by the City Manager, City Council and/or an authorized designee.

   C. ☒ Annual Price Adjustment (Material Cost) If, during the performance of this contract, the cost of materials significantly increases, through no fault of the seller, the price of this contract shall be equitably adjusted by an amount reasonably necessary to cover any such significant increase in the cost of material(s). As used herein, a significant cost increase shall mean any increase in cost of materials exceeding 20% experienced by seller from the date of the contract signing. Such increase in material costs shall be documented through quotes, invoices, or receipts. Where the delivery of materials delayed, through no fault of the seller, as a result of the shortage or unavailability of the materials, seller shall not be liable for any additional costs or damages associated with such delay(s). Final approval of price increase must be approved by the City Manager, City Council and/or an authorized designee.

8. SPECIFIC TERMS AND CONDITIONS PURSUANT TO BID001-22-23-KSB.

Contractor agrees, under the terms as outlined in the Scope of Goods and/or services and at his/her/their own proper cost and expense, to furnish all the materials, supplies, equipment, labor, insurance and any other accessories, items and/or goods and/or services necessary to complete the said project.

9. MISCELLANEOUS

A. Nothing in this Agreement shall be construed to give any rights or benefits to anyone other than the City and the Contractor.

B. The Contractor shall be responsible for performance of all goods and/or services required by this Agreement. The Contractor does not act as the City's agent or employee.

C. The Contractor will not assign or sublet its obligations to perform the goods and/or services required by this Agreement without the written consent of the City. The Contractor shall be as fully responsible to the City for the acts and omission of its Subcontractors, as it is for the acts and omissions of persons directly employed by the Contractor.

The Contractor shall furnish and its Subcontractors shall furnish all information and reports required hereunder.

D. In the event there are any disagreements between the City and the Contractor with regard to any of the requirements, specifications or interpretation of this Agreement, the Contractor agrees to defer to the reasonable interpretations of the City as, from time to time, may be made by the City. Ambiguities in the terms of this Agreement, if any, shall not be construed against the City.

E. This Agreement shall be construed in accordance with the laws and City of Columbia Code of Ordinances and those of the State of South Carolina. The Contractor agrees to subject itself to the jurisdiction and venue of the courts of Richland or Lexington County, State of South Carolina as to all matters and disputes arising or to arise under this Agreement and the performance thereof. The City may seek attorney's fees and the Contractor agrees to pay such fees as awarded by the Court or other body. No attorney's fees may be sought by, nor will be paid to, the Contractor.

F. This Agreement represents the entire agreement between the City and the Contractor and supersedes all prior communications, negotiations, representations or agreements, either written or oral. The parties may amend this Agreement 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, the scope of goods and/or services, 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 the City and the Contractor.

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

H. In the event any provision of this Agreement is determined to be void or unenforceable, all other provisions shall remain in full force and effect.

I. This Agreement is subject to City Council approval.

J. The Contractor acknowledges, for itself and its Subcontractor, that it is subject to the provisions of the 1991 Ethics Reform Act (8-13-100, et seq, South Carolina Code of Laws, 1976, 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 intent to:

1. influence the discharge of a public official's, public member's, or public employee's official responsibilities;

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

3. 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.

K. In carrying out the service, the Contractor shall not discriminate against any employee or applicant for employment because of that employee or applicant's age, sex, gender, gender identity or expression, sexual orientation, race, religion, creed, color, disability, national origin, veteran or military status, political affiliation, or any other characteristic protected by federal, state, or local laws ("protected characteristic"). The Contractor shall take affirmative steps to ensure equal employment opportunities for all applicants for employment, without regard to their protected characteristics. For the purpose of this Non-Discrimination in Contracting Policy, the term "sex" includes medical needs and / or lactation needs arising from pregnancy, childbirth, or related medical conditions pursuant to the South Carolina Pregnancy Accommodations Act, 2018 S.C. Act No. 244. This Non-Discrimination in Contracting Policy extends to all aspects of the Contractor operations, including, but not limited to the Contractor employment practices (including selection, hiring, assignment, re-assignment, training, promotion, transfer, compensation, layoff, leave of absence, return from layoff or leave of absence, discipline, and termination); selection of volunteers and vendors, and provision of goods and/or services. 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 Non-Discrimination in Contracting Policy. The Contractor shall incorporate the provisions of this Non-Discrimination in Contracting Policy in all subcontracts for service work.

L. This Agreement shall be binding upon the respondent and upon its successors and assignees. This Agreement shall be binding upon the City in accordance with its terms and provisions.

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

Witness the parties' respective hands and seals on the date first written below.

CITY OF COLUMBIA, SOUTH CAROLINA

_____ _____ Date:_____

Witness Teresa Wilson, City Manager

APPROVED AS TO FORM
Legal Department City of Columbia, SC
11/1/2022

SHOES FOR CREWS, LLC

_____ _____ Date:_____

Print Signature

List of Exhibit

Exhibit A – Cost Sheet

Exhibit A

VIII. COST SHEET

Line #	QTY	Manufacturer	Description	Unit Price	Extended Price
MEN'S					
1	200 Pair	Redrock 72469	8" Steel Toe Safety Boot	$ 134.98	$ 26,996
2	650 Pair	Rowan - 77280	6" Steel Toe Safety Boot	$ 74.98	$ 48737
3	100 Pair	Toby 72209	Sport Type Steel Toe Shoe	$ 79.98	$ 7,998
4	100 Pair	Cade 79333	Oxford Steel Toe Shoe	$ 69.98	$ 6,998
5	50 Pair	Firebrand 68357	Welder Shoe	$ 99.98	$ 4,999
6	50 Pair	Defender 63206	Hiker Shoe	$ 79.98	$ 3,999
7	50 Pair	Piston 63723	Waterproof Shoe	$ 94.98	$ 4,749
8	150 Pair	Voyager 69238 - No zopper	6" Black Boots with Zipper	$ 69.98	$ 10,497
9	150 Pair	Bullfrog 64133	8" Black Boots Pull On's	$ 54.98	$ 8,247
10	150 Pair	Bullfrog 62551	8" Pull On's	$ 64.98	$ 9,747
11	150 Pair	Sentry 62108	Pull On Boots	$ 49.98	$ 7,497
12	300 Pair	Rowan 60435	6" Lace Ups	$ 69.98	$ 20,994
13	150 Pair	Fargo 62116	8" Lace Ups	$ 109.98	$ 16,497
****Total extended cost ** This amount should be submitted on eBidcolumbiasc and page 8. ** All prices above must include delivery and shipping charges but excludes applicable sales taxes.**					$ 177,955
WOMEN'S					
14	100 Pair	Mamouth 72105	8" Steel Toe Safety Boot	$ 114.98	$ 11,498
15	100 Pair	August 77319	6" Steel Toe Safety Boot	$ 74.98	$ 7,498
16	50 Pair	Pearl 29070	Sport Type Steel Toe Shoe	$ 84.98	$ 4,249
17	50 Pair	Advance 81 71056	Oxford Steel Toe Shoe	$ 79.98	$ 3,999

18	50 Pair	Burren 79082	Welder Shoe	$ 114.98	$ 5,749
19	50 Pair	Voyager 69238	Hiker Shoe	$ 69.98	$ 3,499
20	50 Pair	Piston 63723	Waterproof Shoe	$ 94.98	$ 4,749
21	150 Pair	August 60654 - No zip	6" Black Boots with Zipper	$ 69.98	$ 10,497
22	150 Pair	Bullfrog Pro 64133	8" Black Boots Pull On's	$ 54.98	$ 8,247
23	150 Pair	Bullfrog Elite 62551	8" Pull On's	$ 64.98	$ 9,747
24	150 Pair	Sentry 63521	Pull On Boots	$ 57.98	$ 8,697
25	300 Pair	Rowan 60435	6" Lace Ups	$ 69.98	$ 20,994
26	150 Pair	Fargo 72116	8" Lace Ups	$ 114.98	$ 17,247
****Total extended cost ** This amount should be submitted on eBidcolumbiasc and page 8. ** All prices above must include delivery and shipping charges but excludes applicable sales taxes.**					$ 116,670

****Total extended cost (combined cost for both Men's and Women's) ** This amount should be submitted on eBidcolumbiasc and page 8. ** All prices must include delivery and shipping charges but excludes applicable sales taxes.**	$ 294,625

Percentage Discount from the list price for special safety shoes and boots Discounts range from 10-30% depending on style chosen. %

Plese provde a contact name, telephone number and email address in the event a need to purchase safety shoes and boots presents itself within 24 hours.

Contact Information:

Name: Allen Becker

Phone Number: 717-350-6489

Email Address: allenb@shoesforcrews.com

Event Number	BID001-22-23-KSB Addendum 1	**Organization**	City of Columbia, SC
Event Title	Safety Shoes and Boots	**Workgroup**	Purchasing
Event Description		**Event Owner**	Kimberly Brown
Event Type	IFBs	**Email**	kimberly.brown@columbiasc.gov
Issue Date	7/29/2022 05:00:01 PM (ET)	**Phone**	
Close Date	8/29/2022 10:00:00 AM (ET)	**Fax**	**UNOFFICIAL BID TABULATION**

Responding Supplier	City	State	Response Submitted	Lines Responded	Response Total
Shoes For Crews, LLC	Boca Raton	FL	8/26/2022 03:49:59 PM (ET)	1	$294,625.00
Tyler Brothers	WAGENER	SC	8/26/2022 05:24:57 PM (ET)	1	$363,250.00
Saf-Gard Safety Shoe Co.	Greensboro	NC	8/23/2022 02:54:42 PM (ET)	1	$363,750.00
Cintas Corporation (Cintas Corp	Cayce	SC	8/25/2022 08:48:36 AM (ET)	1	$603,150.00

Please note: Lines Responded and Response Total only includes responses to specification. No alternate response data is included.

UNOFFICIAL BID RESULTS

Note: The above "unofficial" bid tabulation information was read aloud during the respective bid opening in accordance with the City's Procurement Code. This information will be posted on eBidcolumbiasc and the Procurement and Contracts Department's bulletin board within two business days after bid opening. However, the final "official" bid tabulation shall only be released and posted after further evaluation of each bidder's offer, responsiveness and responsibility verification. The final determination of award shall also be subject to other evaluation criteria, to include, but not limited to the City of Columbia's Compliance requirements i.e., Subcontractor Outreach Program (SOP); Mentor/Protégé Program (MPP); Columbia Disadvantage Business Enterprise (CDBE) program guidelines; and/or any qualifying certified local business preferences, if applicable. Disclosure of Bid Information: Only the information disclosed at the bid opening is considered to be public information under the Freedom of Information Act, Chapter 4 of Title 30, until after an issuance of an award or notice of intent to award is made, whichever is earlier.

We Are Columbia

MEETING DATE: **November 15, 2022**

DEPARTMENT: **Legal Department**

FROM: ***Teresa Knox, City Attorney***

SUBJECT: **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**

FUNDING SOURCE & ORIGINAL BUDGET:

FOCUS AREAS: **Planning Together**

PURPOSE:

First reading approval was given on November 1, 2022.

ATTACHMENTS:

- **#a:** 2022-097 - Kingswood and Adeline Drive Encroachment (PDF)

HISTORY:

11/01/22	**Columbia City Council**	**APPROVED ON FIRST READING.**

LEGAL DEPARTMENT DRAFT

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

WHEREAS, Emily Bryan, (hereinafter "Grantee") desires to utilize a portion 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, as shown on the attached drawings; and,

WHEREAS, it appears that the encroachment will not interfere with the use of the medians or street for traffic, utility locations or other uses within the foreseeable future; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this _____ day of _____, 2022, that Grantee is hereby granted the right to use the right of way areas of the 2700 block of Kingswood Drive and the 1000 block of Adeline Drive adjacent to 2734 Kingswood Drive, Richland County TMS#11215-09-17, for the installation and maintenance of crosstie barriers and hardwood mulch, as shown on the attached drawings.

PROVIDED FURTHER that all work shall comply with the requirements of The City of Columbia, South Carolina Department of Transportation (SCDOT) and Federal Emergency Management Agency (FEMA) now in existence or hereafter enacted. The materials and type of finish to be used are to be approved by the City Engineer prior to installation. Any damage to the street or sidewalk caused by Grantee's construction shall be repaired to the satisfaction of the City Manager. Improvements within the encroachment shall be maintained by the grantee at no cost to the City in a manner approved by the City Manager; and,

PROVIDED further that in the event the City has to make repairs or maintain utility lines located within the encroachment area the City will replace any items removed for the utility repair or maintenance with like items to those removed; and,

PROVIDED FURTHER that the privilege granted hereby may be modified or terminated by Columbia City Council at any time without notice to the Grantee, its successors and assigns; and,

PROVIDED FURTHER that a certificate of insurance be issued as evidence of general liability insurance with at least the minimum amount of $600,000.00 for personal injury and property damage and naming the City as an insured, be provided to and filed annually with the City Clerk by Grantee, his successors and assigns, as required by Chapter 11, Licenses, Permits, Business Regulations, Article III, Contractors, Sec. 11-71, 1998 Code of Ordinances of the City of Columbia, South Carolina.

PROVIDED FURTHER that the privilege granted hereby is subject to the Grantee complying with the following conditions, restrictions or limitations:

1. No item, including landscaping, shall be placed, planted or allowed to grow such that it creates a visual impediment to persons safely entering or exiting the driveway or to persons safely walking along the sidewalk. The City reserves the right to remove or cut any item located within the right of way which it deems to be a safety hazard.
2. Grantee is responsible for all maintenance and assuring that all accessibility and ADA requirements are met and maintained.
3. Grantee is responsible for maintaining landscaping and improvements.
4. Irrigation must be designed to avoid spraying walkways, sidewalks and streets and/or creating hazardous conditions upon the walkways, sidewalks and streets.
5. Obstructions of more than be four (4') feet in height are prohibited within the sight-visibility triangle.
6. Forestry and Beautification shall be provided access to trees within the right of way for maintenance purposes.
7. All trees shall be protected and no large tree roots shall be removed from any existing trees.
8. Mulch must be contained within crosstie barriers and the applicant is responsible for ensuring mulch does not exceed crosstie barriers.

BE IT FURTHER ORDAINED that Grantee, in consideration of the above privilege, shall at its expense provide for protection and relocation of all utilities that might be within this area to the satisfaction of the City Manager.

Requested by:

Assistant City Manager Gentry

_____
Mayor

Approved by:

_____
City Manager

Approved as to form:

_____
Deputy City Attorney

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

We Are Columbia

MEETING DATE: **November 15, 2022**

DEPARTMENT: **Legal Department**

FROM: ***Teresa Knox, City Attorney***

SUBJECT: **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**

FUNDING SOURCE & ORIGINAL BUDGET:

FOCUS AREAS: **Planning Together**

PURPOSE:

First reading approval was given on November 1, 2022.

The development on these parcels consists of one triplex and one duplex.

ATTACHMENTS:

- **#a:** 2022-098 - 1410 Barnwell Encroachment (PDF)
- #b: 1410 and 1412 Barnwell Encroachment Case packetv2 (PDF)

HISTORY:

11/01/22	**Columbia City Council**	**APPROVED ON FIRST READING.**

LEGAL DEPARTMENT DRAFT

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

WHEREAS, Alice Palace Properties LLC, (hereinafter "Grantee") desires to utilize a portion 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, as shown on the attached drawings; and,

WHEREAS, it appears that the encroachment will not interfere with the use of the medians or street for traffic, utility locations or other uses within the foreseeable future; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this ____ day of _____, 2022, that Grantee is hereby granted the right to use the right of way area of the 1400 block of Barnwell Street adjacent to 1410 A, B and C Barnwell Street, Richland County TMS#11406-01-14 , for the installation and maintenance of landscaping and irrigation and a public sidewalk to connect to the existing public sidewalk along Barnwell Street, as shown on the attached drawings.

PROVIDED FURTHER that all work shall comply with the requirements of The City of Columbia, South Carolina Department of Transportation (SCDOT) and Federal Emergency Management Agency (FEMA) now in existence or hereafter enacted. The materials and type of finish to be used are to be approved by the City Engineer prior to installation. Any damage to the street or sidewalk caused by Grantee's construction shall be repaired to the satisfaction of the City Manager. Improvements within the encroachment shall be maintained by the grantee at no cost to the City in a manner approved by the City Manager; and,

PROVIDED further that in the event the City has to make repairs or maintain utility lines located within the encroachment area the City will replace any items removed for the utility repair or maintenance with like items to those removed; and,

PROVIDED FURTHER that the privilege granted hereby may be modified or terminated by Columbia City Council at any time without notice to the Grantee, its successors and assigns; and,

PROVIDED FURTHER that a certificate of insurance be issued as evidence of general liability insurance with at least the minimum amount of $600,000.00 for personal injury and property damage and naming the City as an insured, be provided to and filed annually with the City Clerk by Grantee, his successors and assigns, as required by Chapter 11, Licenses, Permits,

Business Regulations, Article III, Contractors, Sec. 11-71, 1998 Code of Ordinances of the City of Columbia, South Carolina.

PROVIDED FURTHER that the privilege granted hereby is subject to the Grantee complying with the following conditions, restrictions or limitations:

1. No item, including landscaping, shall be placed, planted or allowed to grow such that it creates a visual impediment to persons safely entering or exiting the driveway or to persons safely walking along the sidewalk. The City reserves the right to remove or cut any item located within the right of way which it deems to be a safety hazard.
2. Grantee is responsible for all maintenance and assuring that all accessibility and ADA requirements are met and maintained.
3. Grantee is responsible for maintaining landscaping and improvements.
4. Irrigation must be designed to avoid spraying walkways, sidewalks and streets and/or creating hazardous conditions upon the walkways, sidewalks and streets.
5. Obstructions of more than be four (4') feet in height are prohibited within the sight-visibility triangle.
6. Forestry and Beautification shall be provided access to trees within the right of way for maintenance purposes.
7. All trees shall be protected and no large tree roots shall be removed from any existing trees.

BE IT FURTHER ORDAINED that Grantee, in consideration of the above privilege, shall at its expense provide for protection and relocation of all utilities that might be within this area to the satisfaction of the City Manager.

Requested by:

Assistant City Manager Gentry

_____
Mayor

Approved by:

_____
City Manager

Approved as to form:

_____
Deputy City Attorney

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

CITY COUNCIL
ENCROACHMENT SUMMARY
2022-098

1400 BLOCK OF BARNWELL STREET
ADJACENT TO 1410 A, B AND C BARNWELL STREET AND
1412 A AND B BARNWELL STREET
LANDSCAPING, IRRIGATION AND SIDEWALK

Subject Property:	Right-of-way adjacent to 1410 A, B and C Barnwell Street and 1412 A and B Barnwell Street
Council District:	2
Proposal:	The applicant is requesting an encroachment for installation and maintenance of landscaping and irrigation and a sidewalk to connect to the existing public sidewalk along Barnwell Street.
Applicant:	The Wilson Co., LLC
Staff Recommendation:	Approval.

Detail:	The applicant is requesting an encroachment for 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, as shown on the attached drawings; and, Conditions of the proposed encroachment are as follows: 1. No item, including landscaping, shall be placed, planted or allowed to grow such that it creates a visual impediment to persons safely entering or exiting the driveway or to persons safely walking along the sidewalk. The City reserves the right to remove or cut any item located within the right of way which it deems to be a safety hazard. 2. Grantee is responsible for all maintenance and assuring that all accessibility and ADA requirements are met and maintained. 3. Grantee is responsible for maintaining landscaping and improvements. 4. Irrigation must be designed to avoid spraying walkways, sidewalks and streets and/or creating hazardous conditions upon the walkways, sidewalks and streets. 5. Obstructions of more than be four (4') feet in height are prohibited within the sight-visibility triangle. 6. Forestry and Beautification shall be provided access to trees within the right of way for maintenance purposes. 7. All trees shall be protected and no large tree roots shall be removed from any existing trees.

City of Columbia

City of Columbia

We Are Columbia

This map was prepared using the City GIS Viewer:

City of Columbia - GIS Division
Wednesday, October 12, 2022

Address Point
- Active
- Vacant
- Tax Parcel

Street & Ownership
- Interstate
- Highway
- City Maintained
- State Maintained
- Private
- Others
- Red: Band_1
- Green: Band_2
- Blue: Band_3

0 0.005 0.01 0.02 mi

CITY OF COLUMBIA
GIS DATA DISCLAIMER:
The City of Columbia GIS data represented on this map or plan is the product of the compilation of data 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

Permanent Encroachment
Application and Checklist

Checklist for All Applications

A complete site plan application shall include the following information. Refer to the Procedures Manual for additional information about these requirements. Please initial to signify that the requested information has been provided.

		Applicant Initials	Staff Initials
A copy of this Application Checklist, completed by the applicant.		JK	
A completed and signed Application Form		JK	
Letters of Agency for all applications where the applicant is not the owner of the subject property		JK	
Pictures or specification sheet of the items to permanently encroach the Right-of-way		JK	
Existing Site Plan Please see page 4 below for required content.	1 copy: min. 18 x 24 inches or 1 digital copy (pdf format) – may be 8 ½ inches x 11 inches if legible	JK	
Proposed Site Plan Please see page 4 below for required content.	1 copy: min. 18 x 24 inches or 1 digital copy (pdf format) – may be 8 ½ inches x 11 inches if legible	JK	

Permanent Encroachment
Application and Checklist

1. Applicant Information

Name: The Wilson Co LLC	
Company (if applicable):	
Address (street, city, state, zip): 1049 2nd Ave Columbia, SC 29209	
Phone: 8038511056	Email: jkizer@thewilsonco.com

2. Property Information

Address: 1410 Barnwell St Columbia, SC 29201	
Tax Map Reference Number(s):	
Current use:	Proposed use:

3. Property Ownership

Does the applicant own the adjacent property? ☐Yes ☑No

If the applicant does not own the adjacent property, complete the **Letter of Agency** for each property owner that authorizes the applicant to submit this application on the property owner's behalf.

Permanent Encroachment
Application and Checklist

4. Project Description

Provide a brief description of the project and list all items that will placed in the right-of-way (walls, fences, columns, steps, irrigation systems, landscaping, driveways, pavers, sidewalks/walkways, planters, awnings, etc.)

See attached plat. remove asphalt and steps, replace with sod and sidewalk to connect to existing sidewalk

For staff use only

Date received (M/D/Y): ____/____/____ By: _____

Letter of Agency
Application Supplement

TO: Planning and Development Services, City of Columbia

I, the undersigned property owner, do hereby attest that I am the person that holds, or I am authorized on behalf of the party that holds, fee simple interest in the following parcel(s):

Common Street Address
1410 Barnwell St Unit A and B and C Columbia, SC 29201
Tax Map Reference Numbers

Further, I hereby authorize the persons and/or entities listed as AUTHORIZED AGENT(S) below to act on my behalf for the purpose of submitting documents, amending documents, meeting with staff, attending public meetings and hearings, and as otherwise may be necessary and proper to fulfill the required steps to request the following:

1. Variance, Special Exception, and/or Administrative Appeal (Board of Zoning Appeals)

2. Zoning Map Amendment (Planning Commission and City Council, if applicable)

3. Site Plan Review (Planning Commission or D/DRC)

4. Design Review (D/DRC)

5. Minor Subdivision (Staff)

6. Major Subdivision (Planning Commission)

7. Encroachment (Staff and City Council, if applicable)

8. Street Naming/Renaming (Planning Commission)

Please strike-through and initial any of the above-listed steps that do not fall under the scope of this Letter of Agency

[signatures on following page]

Letter of Agency
Application Supplement

Property Owner

Signature	Date: 9/1/22
Print Name of Property Owner: J. Will Gaston (Alice Palace Properties, LLC)	
Address (street, city, name, zip): 119 Manning Drive, Charlotte, NC 28209	
Email of Property Owner: Will Gaston	Phone: 803-210-9147
Signature of Witness	Date: 9-1-2022
Print Name of Witness: Sarah M. Gaston	

Authorized Agent

Signature	Date: 9-1-2022
Print Name: James Kizer (The Wilson Co LLC)	
Address (street, city, name, zip): 1049 2nd Ave Columbia, SC 29209	
Email of Authorized Agent: JKizer@thewilsonco.com	Phone: 8435601717

Permanent Encroachment
Application and Checklist

5. Additional Submission Requirements

Existing Site Plan
This shall be a site plan of the existing conditions or a plat of survey, to scale and fully dimensioned.

Proposed Site Plan
The proposed site plan shall be prepared to scale and fully dimensioned, and include the following:

	Applicant	Staff
Total acreage	☑	☐
Location of lots and outlets (numbered and area in square feet)	☑	☐
Location of buildings (including setbacks from property lines and distances between buildings)	☑	☐
Location of parking and access/driveways	☑	☐
Location of rights-of-way and/or easements for streets, railroads, and utility	☑	☐
Lines upon and abutting subject property	☑	☐
Location of streets, alleys, railroads, and utility lines upon and abutting subject property	☐	☐
Section of sidewalk or right-of-way to be used for the encroachment	☑	☐
Proposed placement of permanent items and furnishings on the sidewalk	☑	☐
Proposed placement of permanent items and furnishings in the right-of-way	☑	☐
Location and height of all fences, walls, and exterior lighting in the right-of-way	☑	☐
North arrow	☑	☐
Scale	☑	☐
Vicinity map (at 1 inch equals 1,000 feet)	☑	☐

6. Acknowledgement
For a continuing encroachment on any type of property in which the City has an interest (i.e., rights of way, tree zone, sidewalk, streets), the person or entity is required to have an encroachment ordinance enacted by City Council permitting the encroachment. Encroachment ordinances are required for but not limited to: irrigation systems; landscaping; fencing; walls; pavers; walkways; outdoor dining items (chairs, tables, umbrellas, etc.); awnings; bollards and directional signs (i.e., churches) Business signs are NOT permitted via an encroachment.

Encroachments must comply with all existing City codes, rules and regulations, the Americans with Disabilities Act, if applicable, and are subject to review and approval by City staff. Enactment of the encroachment ordinance by a majority vote of City Council, which is a discretionary legislative act, is also required.

In order to obtain an encroachment ordinance from the City of Columbia, it will be necessary for the City of Columbia to be named as an additional insured on your insurance policy with limits being increased to $600,000 as required by Sec. 11-71. It is recommended that you contact your insurance provider to determine if it will name the City of Columbia as an additional insured prior to submitting your request for an encroachment ordinance. If you have any questions concerning these requirements, please contact Chip Timmons with Risk Management, (803) 733-8306 or catimmons@columbiasc.net.

All work shall comply with the requirements of the City of Columbia and South Carolina Department of Transportation now in existence or hereafter enacted. The materials and type of finish to be used are to be approved by the City Engineer prior to installation.

Permanent Encroachment
Application and Checklist

Any damage to the street or sidewalk caused by construction shall be repaired to the satisfaction of the City Manager. Improvements within the encroachment shall be maintained by the grantee at no cost to the City in a manner approved by the City Manager.

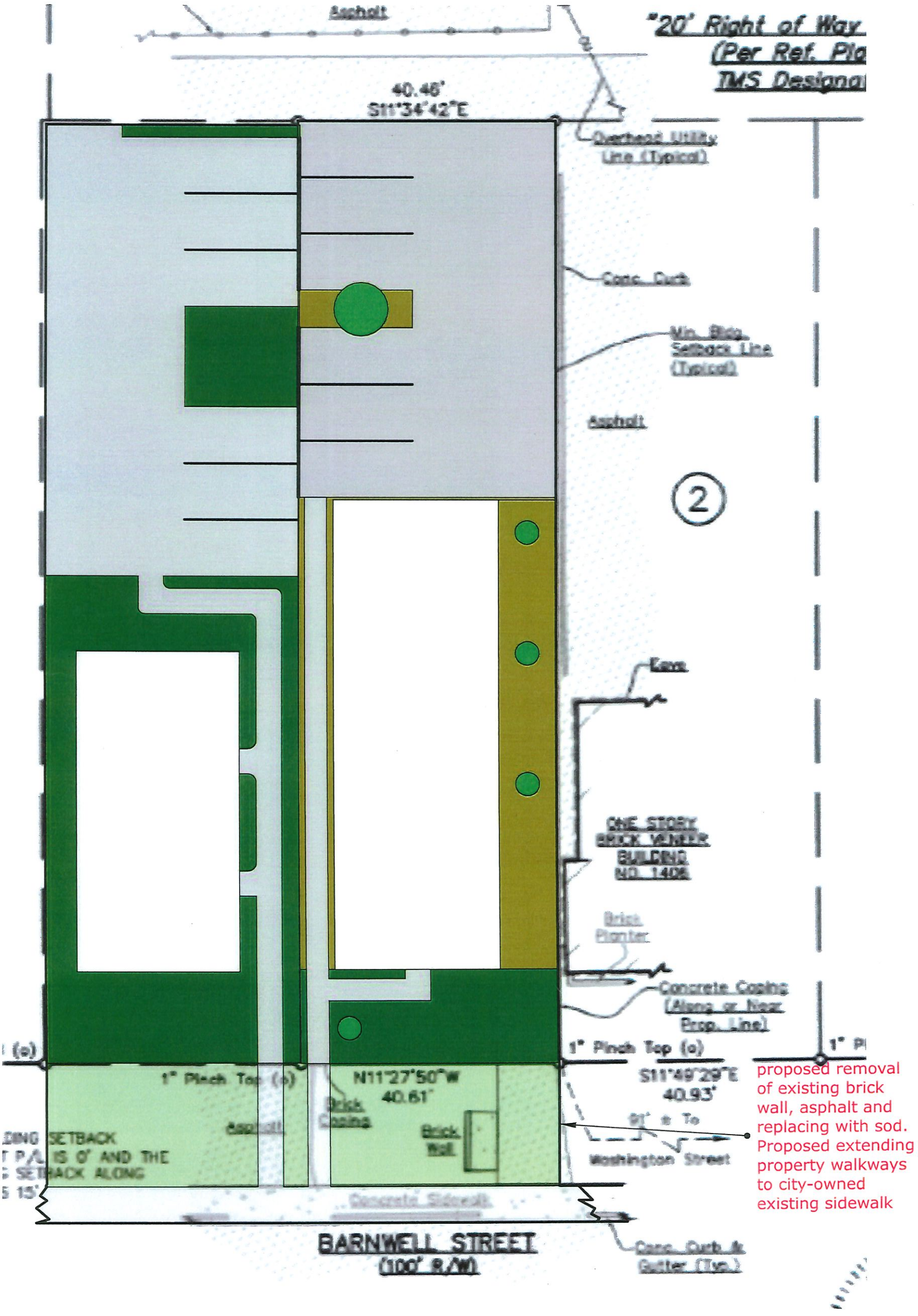
Property owned, operated and maintained by SCDOT shall comply with SCDOT encroachment requirements.

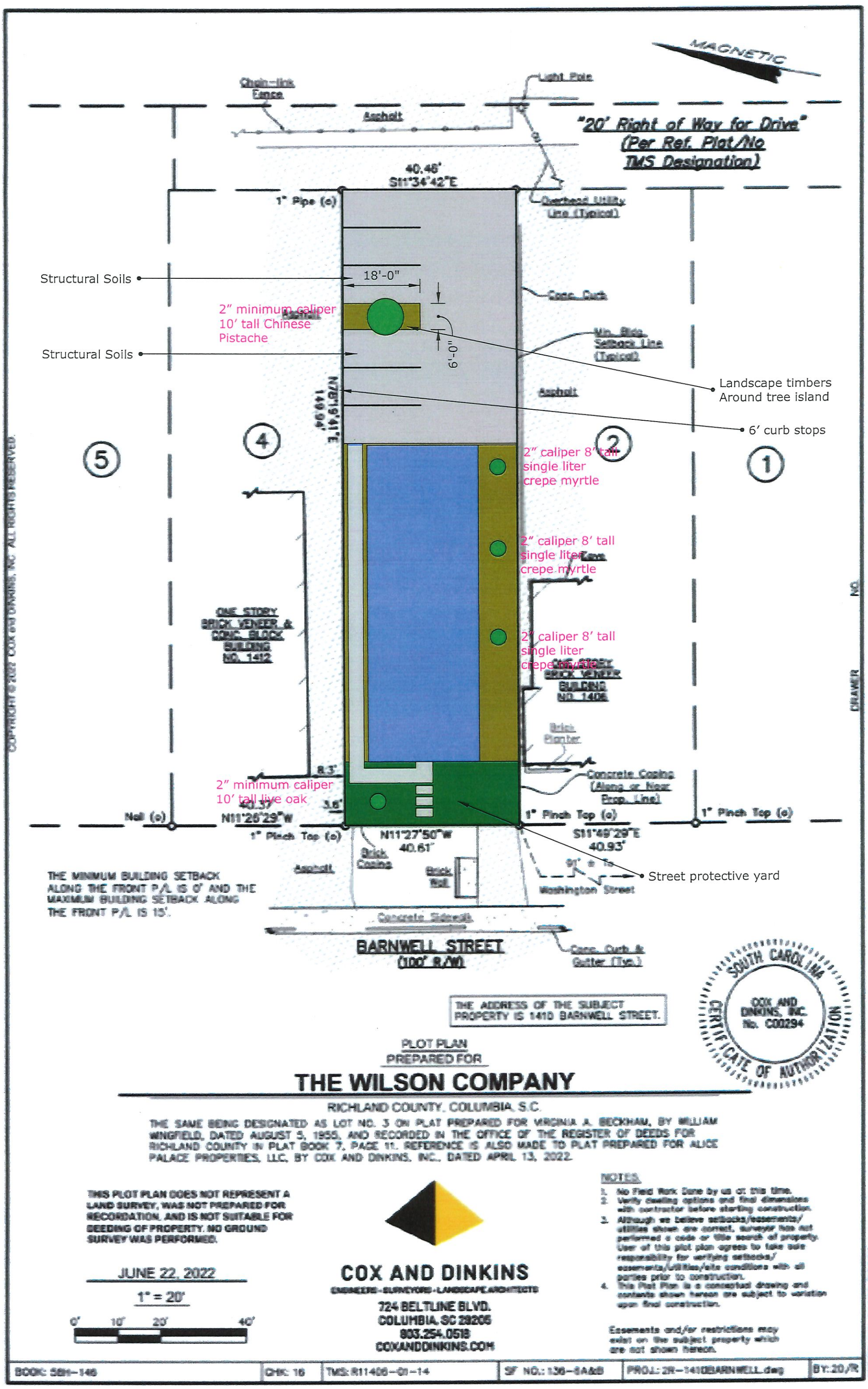
Permittee understands and agrees that the privilege granted may be modified or terminated by the City of Columbia at any time without notice and that the privilege granted hereby is subject to applicant's compliance with the following conditions, restrictions or limitations:

Permittee must comply with all existing City of Columbia and any other state or federal codes, rules and regulations, as applicable including the Americans with Disabilities Act, now in existence or hereafter enacted.

7. Signature

Signature of Applicant	
Print Name James Kizer	Date 9/27/2022


Asphalt
"20' Right of Way
(Per Ref. Pla
TMS Designa
40.46'
S11°34'42"E
Overhead Utility
Line (Typical)
Conc. Curb
Min. Bldg.
Setback Line
(Typical)
Asphalt
2
Conc.
ONE STORY
BRICK VENEER
BUILDING
NO. 1409
Brick
Planter
Concrete Coping
(Along or Near
Prop. Line)
1" Pinch Top (o)
1" Pi
S11°49'29"E
40.93'
Washington Street
1" Pinch Top (o)
N11°27'50"W
40.61'
Brick
Coping
Asphalt
Brick
Wall
SETBACK
IS 0' AND THE
SETBACK ALONG
Concrete Sidewalk
BARNWELL STREET
(100' R/W)
Conc. Curb &
Gutter (Typ.)
proposed removal
of existing brick
wall, asphalt and
replacing with sod.
Proposed extending
property walkways
to city-owned
existing sidewalk


MAGNETIC
Chain-link Fence
Light Pole
Asphalt
"20' Right of Way for Drive" (Per Ref. Plat/No TMS Designation)
40.46'
S11°34'42"E
1" Pipe (o)
Overhead Utility Line (Typical)
Structural Soils
18'-0"
Conc. Curb
2" minimum caliper 10' tall Chinese Pistache
Asphalt
Structural Soils
1'-0"
Min. Bldg. Setback Line (Typical)
Landscape timbers Around tree island
Asphalt
6' curb stops
N78°19'
149.94'
3,119,614.
5
4
2
1
2" caliper 8' tall single liter crepe myrtle
2" caliper 8' tall single liter crepe myrtle
2" caliper 8' tall single liter crepe myrtle
ONE STORY BRICK VENEER & CONC. BLOCK BUILDING NO. 1412
ONE STORY BRICK VENEER BUILDING NO. 1408
Brick Planter
8.3'
2" minimum caliper 10' tall live oak
40.37'
3.6'
Concrete Coping (Along or Near Prop. Line)
Nail (o)
N11°26'29"W
1" Pinch Top (o)
1" Pinch Top (o)
N11°27'50"W
40.61'
S11°49'29"E
40.93'
Brick Coping
Asphalt
Brick Wall
Street protective yard
Washington Street
Concrete Sidewalk
BARNWELL STREET
(100' R/W)
Conc. Curb & Gutter (Typ.)
THE MINIMUM BUILDING SETBACK ALONG THE FRONT P/L IS 0' AND THE MAXIMUM BUILDING SETBACK ALONG THE FRONT P/L IS 15'.
THE ADDRESS OF THE SUBJECT PROPERTY IS 1410 BARNWELL STREET.
SOUTH CAROLINA
COX AND DINKINS, INC. No. C00294
CERTIFICATE OF AUTHORIZATION
PLOT PLAN
PREPARED FOR
THE WILSON COMPANY
RICHLAND COUNTY, COLUMBIA, S.C.
THE SAME BEING DESIGNATED AS LOT NO. 3 ON PLAT PREPARED FOR VIRGINIA A. BECKHAM, BY WILLIAM WINGFIELD, DATED AUGUST 5, 1955, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RICHLAND COUNTY IN PLAT BOOK 7, PAGE 11. REFERENCE IS ALSO MADE TO PLAT PREPARED FOR ALICE PALACE PROPERTIES, LLC, BY COX AND DINKINS, INC., DATED APRIL 13, 2022.
THIS PLOT PLAN DOES NOT REPRESENT A LAND SURVEY, WAS NOT PREPARED FOR RECORDATION, AND IS NOT SUITABLE FOR DEEDING OF PROPERTY. NO GROUND SURVEY WAS PERFORMED.
JUNE 22, 2022
1" = 20'
0' 10' 20' 40'
COX AND DINKINS
ENGINEERS · SURVEYORS · LANDSCAPE ARCHITECTS
724 BELTLINE BLVD.
COLUMBIA, SC 29205
803.254.0519
COXANDDINKINS.COM
NOTES:
1. No Field Work Done by us at this time.
2. Verify dwelling options and final dimensions with contractor before starting construction.
3. Although we believe setbacks/easements/utilities shown are correct, surveyor has not performed a code or title search of property. User of this plot plan agrees to take sole responsibility for verifying setbacks/easements/utilities/site conditions with all parties prior to construction.
4. This Plot Plan is a conceptual drawing and contents shown hereon are subject to variation upon final construction.
Easements and/or restrictions may exist on the subject property which are not shown hereon.
BOOK: 581-146
CHK: 16
TMS: R11406-01-14
SF NO.: 136-8A&B
PROJ.: 2R-1410BARNWELL.dwg
BY: 2D/R
ORDER NO. 58823/59936
COPYRIGHT © 2022 COX AND DINKINS, INC. ALL RIGHTS RESERVED.
NO. DRAWER

We Are Columbia

MEETING DATE: **November 15, 2022**

DEPARTMENT: **Legal Department**

FROM: ***Teresa Knox, City Attorney***

SUBJECT: **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)**

FUNDING SOURCE & ORIGINAL BUDGET:

FOCUS AREAS: **Planning Together**

ATTACHMENTS:

- **#a:** 2022-103 - Consenting to MCP Inclusion (GSM) (002) (PDF)

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)

WHEREAS, the City of Columbia, South Carolina ("City"), is a body, politic and corporate located in Richland County, South Carolina ("County"); and,

WHEREAS, through Columbia City Council ("Council"), the City is entitled to exercise all the powers and privileges provided to municipal corporations in the State of South Carolina; and,

WHEREAS, pursuant to Article VIII, Section 13 of the South Carolina Constitution and Title 4, Section 1, Code of Laws of South Carolina, 1976, as amended (collectively, "MCIP Act"), the County is authorized to jointly develop multicounty parks with counties having contiguous borders with the County and, in the County's discretion, include property within the boundaries of such multicounty parks. Under the authority provided in the MCIP Act, the County has created a multicounty park with Fairfield County, South Carolina ("Fairfield") more particularly known as the I-77 Corridor Regional Industrial Park ("Park"); and,

WHEREAS, the County and Fairfield entered into an agreement governing the Park (as so amended and restated, the "Park Agreement"); and,

WHEREAS, pursuant to the Park Agreement, the expansion of the Park's boundaries and the amendment to the Park Agreement is complete on adoption of an ordinance by the County Council of the County and delivery of written notice to Fairfield; and,

WHEREAS, GSM of North Main, LLC and Peak Drift Beverages, LLC, (collectively, the "Sponsor"), desire to establish a multi-use commercial, recreational, and entertainment venue on parcels located in the City as more particularly described on Exhibit A attached hereto (the "Property," and together with the proposed development, the "Project") consisting of investment in real and personal property of not less than $30,000,000 and the creation of approximately 100 new, full-time equivalent jobs; and

WHEREAS, the County has agreed to offer an infrastructure credit to reduce the property taxes due on the Project ("Credit") pursuant to the terms of Section 4-1-175 of the Code of Laws of South Carolina 1976, as amended ("Credit Act") and an infrastructure credit agreement between the County and the Sponsor ("Credit Agreement") to provide Credits against certain of the Sponsor's payments in lieu of taxes with respect to the Project for the purposes of assisting in paying certain costs of designing, acquiring, constructing, improving or expanding public infrastructure; and,

WHEREAS, to grant the Sponsor the full value of the Credit, the County desires to locate the Project in the Park; and,

WHEREAS, pursuant to the MCIP Act and the Park Agreement, following application of the Credit, the payments in lieu of taxes generated from the Project will be distributed as set forth in the Park Agreement; and,

WHEREAS, pursuant the MCIP Act, because the Project is located within the City's geographical borders, the City must consent to the inclusion of the Project within the boundaries of the Park; NOW, THEREFORE,

LEGAL DEPARTMENT DRAFT

BE IT ORDAINED by the Mayor and City Council this ____ day of _____, 2022, that the City hereby consents to the inclusion of the Property in the Park, which consent is conditioned upon the following:

1. The County's adoption, by resolution or ordinance, authorizing the inclusion of the Property in the Park and delivery of written notice to Fairfield, pursuant to the Park Agreement; provided, the Property shall not be removed from the Park for so long as the Sponsor is receiving Credits as a result of inclusion of the Property within the Park.

2. The County's approval, execution and delivery of the Credit Agreement with the Sponsor related to the Project.

3. The Credit Agreement will provide that (a) the Sponsor will make payments in lieu of taxes related to the Project ("FILOT") during the term of the Credit Agreement; (b) the annual payments in lieu of taxes due with respect to the Project will be subject to reduction by the Credit, which is equal to the amount necessary to reduce the payments in lieu of taxes to the amounts and for the periods provided in the Credit Agreement, beginning with the first full year for which the Company owes a payment in lieu of tax with respect to the Project; (c) the City will be entitled to receive a portion of the payments in lieu of taxes as provided in the Park Agreement; and (d) the Project will be deemed removed from the Park on the expiration or earlier termination of the Credit Agreement.

4. The City Manager is authorized to execute any documents and take any further action as may be reasonably necessary to further the intent of this Ordinance.

5. Approval of this Ordinance does not constitute a development approval, as all regulatory permitting and approval requirements remain in effect, the requirement of such is not altered in any way by the approval of this Ordinance.

6. Any prior ordinance, resolution or order, the terms of which are in conflict with this Ordinance, is, only to the extent of that conflict, repealed.

LEGAL DEPARTMENT DRAFT

Requested by:

Assistant City Manager Gentry

Approved by:

City Manager

Approved as to form:

Deputy City Attorney

Introduced:
Final Reading:

Mayor

ATTEST:

City Clerk

LEGAL DEPARTMENT DRAFT

ORDINANCE NO.: 2022-103

EXHIBIT A
PROPERTY DESCRIPTION

R09112-07-06

ALL THAT CERTAIN PIECE, PARCEL OR LOT of land, together with the improvements, thereon, if any, situate, lying and being in the County of Richland, State of South Carolina, being shown and designated as No. 1219 on a Final Plat prepared for Texolina Hinton by A&S of Columbia, Inc. dated October 1, 1998 and recorded in the Office of the Register of Deeds for Richland County in Plat book 209 at Page 870. Reference is hereby made to said plat for a more complete and accurate description, be all measures a little more or less.

This being the same property conveyed to Grantors by Deed of Bernard Hentz Clark and Effie Truluck Clark, as Trustees of the Clark Trust UTD the 27th Day of May, 1999, dated March 4, 2003, and recorded March 10, 2003, in the Office of the Register of Deeds for Richland County in Book 767 at page 1072.

TMS: 09112-07-06

GRANTEE'S ADDRESS: 1624 Main Street
Columbia, SC 29201

R09112-07-01

All that certain piece, Parcel, or tract of land, together with building and improvements thereon, situate, lying and being in the City of Columbia, County of Richland, State of South Carolina. This tract contains 3.547 acres, more or less, and is shown and delineated as parcel "A" on a Plat made for David G. Cannon by Richard L. All, PLS, dated June 18, 2002, and recorded June 27, 2002, in the Office of the Register of Deeds for Richland County, in Plat Book 679, at Page 944.

This tract is bounded according to the Plat as follows: On the North by the right of way of Avondale Drive for a distance of 521.04 feet, more or less; on the East by the right of way of CSX Transportation, Inc., for a distance of 329.01 feet, more or less; on the South by the tract shown as Parcel "B", by of Texolina Hinton, and by lands of The Joyce Topshe Mullins Revocable Trust, for a total distance of 439.19 feet, more or less, and on the West by right of way of North Main Street for a distance of 324.08 feet, more or less.

LESS AND EXCEPT:

All that certain parcel of land containing 1,573.65 square feet/0.04 acres, more or less, and all improvements thereon, if any, owned by Enterprise Bank of South Carolina, shown as the "Area of Acquisition" on Exhibit A, attached to that certain deed from Enterprise Bank of South Carolina, P.O. Box 389, Barnwell, South Carolina 29812 to Richland County dated November 30, 2015 and recorded December 30, 2015 in Book 2079 at Page 676 in the Office of the Register of Deeds for Richland County.

This being the identical property conveyed to Enterprise Bank of South Carolina, by Deed of Joseph Strickland, Master in Equity, dated March 10, 2010, recorded March 16, 2010, in the Office of the Register of Deeds for Richland County, in Book 1593, at Page 905.

TAX MAP NUMBER: 09112-07-01

GRANTEE'S ADDRESS: 1624 Main Street, Columbia, SC 29201

R09112-06-06 and R09112-06-07

All that certain piece, parcel or lot of land, together with the improvements thereon, situate, lying and being in the Town of Eau Claire, in the County of Richland, State of South Carolina, said lot measuring Forty Nine Feet on Main Street and running back therefrom to a depth of Two Hundred Feet, more or less; and being bounded North by lands now or formerly of Dandelion Taylor; on the East by lands formerly of Edward F. Boozer; on the South by Avondale Road; and on the West by Main Street.

LESS AND EXCEPT: All that parcel or strip of land, in fee simple, containing 0.02 acre (844.79 square feet), more or less, and all improvements thereon, if any owned, now or formerly, by the Estate of Myra M. Boozer shown as "total obtain" on the survey being part of Exhibit B, attached to that certain Cancellation of Lis Pendens filed in the Richland County, South Carolina Court of Common Pleas for the Fifth Judicial Circuit in Civil Action No. 2016-CP-40-02163, made a part hereof, between approximate survey stations 76+17 and 76+65, on the right, of the N. Main Street relocated survey centerline and between approximate survey stations 10+42 and 11+25, on the left, of the Avondale Drive East survey centerline.

This is the identical property conveyed to Robert E. Boozer, John Douglas Boozer, and Edward Fulenwider Boozer, Jr., by deed of distribution from Robert E. Boozer as Personal Representative of the Estate of Myra M. Boozer dated August 30, 2016 and recorded September 12, 2016 in Book 2145 at Page 3051 in the Office of the Register of Deeds for Richland County.

TMS No.: R09112-06-07

Property Address: 1500 Main St., Columbia, SC 29203

ALSO:

All that certain piece, parcel, tract or lot of land with any improvements thereon, situate, lying and being near the City of Columbia, in the Town of Eau Claire, County of Richland, State of South Carolina, and being bounded: On the North by lands now or formerly of D.A. Swygert and measuring thereon Two Hundred Seventeen and four tenths (217.4') feet; on the East by lands now or formerly of Miller and measuring thereon forty-nine (49') feet; on the South by a street known as Avondale Drive, and measuring thereon Two Hundred Seventeen and four tenths (217.4') feet; and on the West by other lands of Bertha

A. Boozer, and measuring thereon forty-nine (49') feet.

This is the identical property conveyed to Robert E. Boozer, John Douglas Boozer, and Edward Fulenwider Boozer, Jr., by deed of distribution from Robert E. Boozer as Personal Representative of the Estate of Myra M. Boozer dated August 30, 2016 and recorded September 12, 2016 in Book 2145 at Page 3051 in the Office of the Register of Deeds for Richland County.

TAX MAP NUMBER: 9112-06-07

GRANTEE'S ADDRESS: 1624 Main St. Columbia, SC 29201

R09112-06-04

All that certain piece, parcel or lot of land, with improvements thereon, if any, situate, lying and being just east of the Winnsboro Road about one-half mile north of the City of Columbia, County of Richland, State of South Carolina, and being in the shape of a parallelogram measuring 242 feet, more or less, on its northern and southern sides, and 105.75 feet, more or less, on its eastern and western sides, and bounded: on the North by Lot "A"; on the East by a public street; on the South by property of Malcom, and on the West by Lot Nos. 1 and 2 as delineated on a Plat made by J.C. Covington, C.E. dated February 6, 1919, and recorded in Plat Book "C" at Page 236.

This being the same property conveyed to Debra Croft, Denyse Nodden, and W.H. Croft, Jr., by deed of Mary Bleckley Boozer, George Franklin Boozer, Thomas Chappell Boozer, Mary C. Boozer, Chad Haskel Boozer, and James Marion Boozer dated September 16, 2004, recorded on April 21, 2005 in the Office of the Register of Deeds for Richland County in Book 1044 at Page 3931. Said property being further conveyed to Debra Croft by deed of Denyse Nodden dated February 16, 2006, recorded February 24, 2006 in Book 1155 at Page 1239, and by deed of Ward Croft dated August 13, 2015, recorded August 24, 2015 in Book 2052 at Page 3251 in the Office of the Register of Deeds for Richland County.

TMS#: 09112-06-04

Property Address: 3509 Phillips Street, Columbia, SC 29201

R09116-02-01

ALL that certain piece, parcel or lot of land, with improvements thereon, situate lying and being at the Southeastern corner of the intersection of Cook Avenue and Phillip Street in the County of Richland, State of South Carolina, being known as 1308 Cook Ave., containing 1.87 acres and being more particularly shown on a plat for Columbia Storage Associates by W. Frank MaCaulay, dated March 25, 1986 and recorded in the office of the Register of Deeds for Richland County in Plat Book 50 at Page 8234. The metes and bounds as shown on said plat are incorporated by reference herein.

Together with the Grantor's right, title and interest in and to that certain easement and right-of-way agreement between the Columbia Baking Company and the City Housing Company dated September 16, 1949 and recorded in the office of the Register of Deeds for Richland County in Book 42 at Page 140.

DERIVATION: This being the same property conveyed to RDBF, LLC by Deed from First Citizens Bank and Trust Company, Inc. dated May 1, 2014 recorded May 5, 2014 in the Office of the Register of Deeds for Richland County in Record Book 1943 at Page 2728.

TMS#: R09116-02-01

The legal description includes parcels bearing Richland County tax map numbers: R09116-02-01; R09112-07-01; R09112-07-06; R09112-06-04; R09112-06-06; and R09112-06-07. It being understood that such parcels may be further subdivided or combined or may be enlarged by the closure of adjoining public roadways or public rights-of-way in accordance with applicable law.

We Are Columbia

MEETING DATE: **November 15, 2022**

DEPARTMENT: **Legal Department**

FROM: ***Teresa Knox, City Attorney***

SUBJECT: **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**

FUNDING SOURCE & ORIGINAL BUDGET:

FOCUS AREAS: **Planning Together**

ATTACHMENTS:

- **#a:** 2022-121 Truist Bank 2nd amend to lease - 3905 Ensor (Lutheran Survey Bldg).rtf (PDF)
- #b: APPROVED - 22014693 - Truist Bank Lease Renewal Letter (PDF)

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)

BE IT ORDAINED by the Mayor and City Council this _____ day of _____, 2022, that pursuant to the previous Lease Renewal Agreement that provided for City Council approval of any extension beyond November 28, 2022, the City Manager is authorized to execute the attached Second Extension Option of the Lease Renewal Agreement (Ordinance 2018-041) with Truist Bank f/k/a Branch Banking and Trust Company (BB&T) for 3905 Ensor Avenue (Lutheran Survey Building). The Second Extension Option will terminate on November 28, 2023, unless otherwise extended by City Council.

Requested by:

Assistant City Manager Palen

Approved by:

_____
Mayor

_____
City Manager

Approved as to form:

_____
Deputy City Attorney

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

LEGAL DEPARTMENT DRAFT

Last revised: 11/1/2022
22014697

TRUIST

Mail Code: VA-RIC-8614
1001 Semmes Ave, Richmond, VA 23224
Samantha.Walsh@truist.com

Samantha Walsh
Senior Real Estate Lease Administrator
Corporate Real Estate & Workplace

Via Email Delivery

October 6, 2022

City of Columbia
1136 Washington Street
Columbia, SC 29201
Attn: Kristine Githara
Kristine.Githara@columbiasc.gov

Re: Lease dated November 29, 2004, together with all modifications, extensions, renewals, and assignments, if any (Collectively, the "Lease") between the City of Columbia ("Landlord") and Truist Bank ("Tenant") for an ATM located at 3905 Ensor Avenue, Columbia, South Carolina (the "Premises")

Dear Landlord:

Please allow this letter to serve as notice that Truist is exercising the second of two (2) remaining renewal periods of one (1) year each by written mutual agreement within thirty (30) days prior to the expiration of the current term.

The term of the second extension option shall commence on November 29, 2022 and shall expire on November 28, 2023.

As stated in the Lease Renewal Agreement dated September 4, 2018, Page 1, Section 1, Base Rent will remain at $450.00 per month during the extended term.

Please have an authorized agent execute this letter agreement where indicated below, confirming Landlord's consent to the exercise of such Second Renewal Term.

Should you have any questions or need to discuss further, please contact Chantell Barnett at Chantell.Barnett@truist.com or by phone at (404) 813-1984.

Sincerely,

Samantha Walsh
Senior Real Estate Lease Administrator

AGREED AND ACCEPTED BY:

LANDLORD:

City of Columbia

By:_____

Title:_____

Date:_____

APPROVED AS TO FORM
Legal Department City of Columbia, SC
11/1/2022

TENANT:

Truist Bank

By: Ryan Schuetz

Title: Vice President

Date: October 26, 2022

We Are Columbia

MEETING DATE: **November 15, 2022**

DEPARTMENT: **Legal Department**

FROM: ***Teresa Knox, City Attorney***

SUBJECT: **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**

FUNDING SOURCE & ORIGINAL BUDGET:

FOCUS AREAS: **Attracting & Retaining Talent, Planning Together**

ATTACHMENTS:

- **#a:** 2022-122 - Authorizing Lease Purchase Agreement bw City and Lessor to Defray Cost (PDF)
- #b: Capital Lease Program Council memo 9-30-22 (PDF)

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

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, SOUTH CAROLINA, AS FOLLOWS:

Section 1. Findings and Determinations. The City Council (the "Council") of the City of Columbia, South Carolina (the "City"), hereby finds and determines:

(a) The City is an incorporated municipality located in Lexington County and Richland County, South Carolina, and as such possesses all powers granted to municipalities by the Constitution and laws of this State.

(b) Section 5-7-40 of the Code of Laws of South Carolina 1976, as amended (the "S.C. Code"), empowers all municipalities to own and possess real and personal property and such municipalities may lease any such property.

(c) The City desires to enter into a lease purchase agreement (the "Lease Agreement") with a bank or other financial institution selected by the City Manager and Assistant City Manager for Finance and Economic Services for the purpose of financing the acquisition of the equipment set forth on Exhibit A hereto (the "Equipment").

(d) The Lease Agreement will not constitute a "financing agreement" and the Equipment will not constitute an "asset" as such terms are defined in Section 11-27-110 of the S.C. Code. Thus, the amount of the Lease Agreement will not be included when calculating the City's constitutional debt limit under Article X, Section 14 of the Constitution of the State of South Carolina.

(e) The Lease Agreement will be subject to annual appropriation by the Council.

(f) It is in the best interest of the City to acquire the Equipment by entering into the Lease Agreement. The Lease Agreement will enable the City to purchase the Equipment which will provide service necessary and useful to the operations of the City government.

LEGAL DEPARTMENT DRAFT

Section 2. Approval of Lease/Purchase Financing; Delegation of Authority to Determine Certain Matters Relating to the Lease/Purchase Financing. The Equipment described in Exhibit A shall be acquired pursuant to a lease purchase financing which is hereby approved in a principal amount of not exceeding $9,000,000. The Request for Proposals in the form set forth as Exhibit B hereto and the distribution thereof to various banks and other financial institutions in the City and other locations as the City Manager and Assistant City Manager for Finance and Economic Services determined, is hereby ratified and approved. Without further authorization, the Council hereby delegates to the Mayor and the City Manager and the Assistant City Manager for Finance and Economic Services, or any two of them acting together, the authority to: (a) determine the principal amount of the Lease Agreement, if less than authorized by this Ordinance; (b) determine the payment schedule under the Lease Agreement; (c) determine the final payment date under the Lease Agreement; (d) determine the terms relating to any prepayment of the Lease Agreement; (e) determine the date and time for receipt of bids under the Request for Proposals; (f) accept, as well as negotiate, with any responsible bidder under the terms of the Request for Proposals and award the sale of the lease purchase financing to the bidder (the "Bidder") submitting the proposal determined to be the most advantageous to the City in accordance with the terms of the Request for Proposals; and (g) make changes to the quantity, cost or description of the Equipment set forth in Exhibit A attached hereto.

Section 3. Approval of Lease Agreement. Without further authorization, the Mayor, the City Manager and the Assistant City Manager for Finance and Economic Services, or any of them acting alone (each, an "Authorized Person"), is authorized to approve the form, terms and provisions of the Lease Agreement proposed by the Bidder, and to execute, acknowledge and deliver the Lease Agreement in the name and on behalf of the City. The Lease Agreement is to be in the form as shall be approved by any Authorized Person, the Authorized Person's execution thereof to constitute conclusive evidence of such approval.

Section 4. Execution of Documents; Ratification of Certain Actions. The Mayor, City Manager, Assistant City Manager for Finance and Economic Services, City Clerk and City Attorney are fully empowered and authorized to take such further actions and to execute and deliver such additional documents as may be reasonably requested by the Bidder to effect the delivery of the Lease Agreement, including any project fund or acquisition fund agreement, in accordance with the terms and conditions therein set forth and the transactions contemplated hereby and thereby, and the actions of such officers in executing and delivering any of such documents, in such form as any Authorized Person shall approve, is hereby fully authorized.

Section 5. Federal Tax Covenant. The City, as lessee under the Lease Agreement, agrees and covenants that it will not take any action which will, or fail to take any action which failure will, cause interest components of the payments to be made under the Lease Agreement to become includable in the gross income of the Bidder or its successors or assignees for federal income tax purposes pursuant to the provisions of the Internal Revenue Code of 1986, as amended ("Code") and regulations promulgated thereunder in effect on the date of the execution and delivery of the Lease Agreement, and that it will comply with all applicable provisions of Section 103 and Sections 141 through 150 of the Code, and any regulations promulgated thereunder, to maintain the exclusion from gross income for federal income tax purposes of the interest portion of the payments to be made under the Lease Agreement; and to that end the City shall:

(a) comply with the applicable provisions of Section 103 and Sections 141 through 150 of the Code and any regulations promulgated thereunder so long as the Lease Agreement is outstanding;

(b) establish such funds, make such calculations and pay such amounts in the manner and at the times required in order to comply with the requirements of the Code relating to required rebates of certain amounts to the United States; and

(c) make such reports of such information at the times and places required by the Code.

The City will timely file Form 8038-G in accordance with the applicable regulations of the Internal Revenue Service.

The City Manager and Assistant City Manager for Finance and Economic Services of the City, or any one of them acting alone, are hereby authorized to adopt or modify written procedures for and on behalf of the City to ensure the City's compliance with federal tax matters relating to the Lease Agreement.

This Ordinance shall constitute the City's declaration of official intent pursuant to Regulation §1.150-2 of the Code to reimburse the City from a portion of the proceeds of the Lease Agreement or other tax-exempt bonds issued by the City for such purposes (the "Reimbursement Bonds") for expenditures it anticipates incurring (the "Expenditures") with respect to the Equipment prior to the issuance of the Reimbursement Bonds. The Expenditures which are reimbursed are limited to Expenditures which are: (a) properly chargeable to a capital account (or would be so chargeable with a proper election or with the application of the definition of placed in service under Regulation §1.150-2 of the Code) under general federal income tax principles; or (2) certain *de minimis* or preliminary expenditures satisfying the requirements of Regulation §1.150-2(f) of the Code. The source of funds for the Expenditures with respect to the acquisition of the Equipment will be the City's general fund. To be eligible for reimbursement of the Expenditures, the reimbursement allocation must be made not later than 18 months after the later of (a) the date on which the Expenditures were paid; or (b) the date such project was placed in service, but in no event more than three (3) years after the original Expenditures.

Section 6. Filings with Central Repository. In compliance with Section 11-1-85 of the S.C. Code, the City covenants that it will file or cause to be filed with a central repository for further availability in the secondary bond market when requested; (a) a copy of the annual audit of the City within thirty (30) days of the City's receipt thereof; and (b) within thirty (30) days of the occurrence thereof, relevant information of an event which, in the opinion of the City, adversely affects more than five percent (5%) of the City's revenue or its tax base.

Section 7. Severability. All ordinances, resolutions and parts thereof, procedural or otherwise, in conflict herewith or the proceedings authorizing the execution of the Lease Agreement are, to the extent of such conflict, hereby repealed.

Section 8. Effective Date. This Ordinance shall be effective upon its enactment by the Council.

[Execution page follows]

This Ordinance shall be forthwith codified in the Code of City Ordinances in the manner required by law.

ENACTED this ___ day of _____, 2022.

Requested by:

Assistant City Manager Palen

Mayor

Approved by:

City Manager

Approved as to form:

Deputy City Attorney

ATTEST:

City Clerk

Introduced:
Final Reading:

EXHIBIT A

Equipment

Acquisition, replacement and installation of certain rolling stock and other equipment, including but not limited to the following: purchase of new cars, trucks and other vehicles and equipment for various departments of the City, including but not limited to the police, fire, public works and parks departments of the City, and purchase and installation of computers, software, equipment and systems for various departments of the City.

EXHIBIT B

Form of Request for Proposals

REQUEST FOR PROPOSALS

City of Columbia, South Carolina
Equipment Lease Purchase Financing, 2022

Response Due: _____ ____, 2022
12:00 Noon, South Carolina Time

NOT BANK QUALIFIED

The City of Columbia, South Carolina (the "City"), is requesting proposals from various banks and financial institutions for a not exceeding $9,000,000 tax-exempt lease purchase financing to defray the costs of acquiring certain equipment as described herein. The City invites interested parties to submit a proposal to finance the equipment by specifying a rate of interest and other conditions for such financing.

Mailed or Hand Delivered Proposals: Each mailed or hand delivered proposal shall be enclosed in a sealed envelope marked "Proposal for 2022 Equipment Lease Purchase" and should be mailed or delivered to:

Kristine A. Githara
Finance Director
City of Columbia
1136 Washington Street
Columbia, SC 29201

E-Mail Proposals: Electronic proposals may be e-mailed to the attention of Ms. Kristine A. Githara, Finance Director, at kristine.githara@columbiasc.gov, with a copy to Burr & Forman LLP, Special Counsel to the City, to the attention of Michael J. Seezen, Esq. at mseezen@burr.com.

PROPOSALS MAY BE DELIVERED BY HAND, BY MAIL, OR BY E-MAIL, BUT NO PROPOSAL SHALL BE CONSIDERED WHICH IS NOT ACTUALLY RECEIVED BY THE CITY AT THE PLACE, DATE AND TIME APPOINTED. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY FAILURE, MISDIRECTION, DELAY OR ERROR RESULTING FROM THE SELECTION BY ANY BIDDER OF ANY PARTICULAR MEANS OF DELIVERY OF PROPOSALS.

Please note that this Request for Proposals is also being sent to a number of other institutions as well and that the City, in its sole discretion, reserves the right to select the proposal determined to be the most advantageous to the City. The selection process will be heavily weighted toward lowest financing costs; however, lowest financing cost is not the only factor that may be considered by the City. The City reserves the right to reject any or all bid proposals as well as negotiate with the lowest responsible bidder.

I. Terms and Conditions

(a) Amount to be Financed: Not exceeding $9,000,000. The City retains the option to reduce the total amount to be financed by up to 10%. A bid for less than the total principal amount contemplated by this Request for Proposals will not be considered.

(b) Funding Options. Bidders may submit proposals on either or both of the following two basis:

1. Fully-Funded. Proceeds of the financing will be fully funded at closing, and deposited to an account held for the benefit of the City (the "Acquisition Account"). Interest will accrue on the full principal amount of the financing from the date of closing. If a bidder requires that the Acquisition Account be held by the bidder or its designee, the bidder must so indicate on its proposal (including any fees required thereunder). Otherwise, the City retains the right to designate a bank to act as custodian of the Acquisition Account. Interest earnings in the Acquisition Account must accrue to the City.

2. Draw-Down. Proceeds of the financing will be advanced to the City on an as-needed basis, during the first twenty-four (24) months after the execution of the financing. Interest will accrue from the respective dates of each advance.

(c) Payments/Interest Rate: The final payment of principal and interest shall be due on or before _____. Payments of principal and interest shall be made monthly, commencing on the later of _____, 2022, or the first day of the month following the first advance (if applicable), in approximately equal amounts until maturity (in either case, payments of principal and interest may be made without penalty or interest on the first business day following the day such payments are actually due).

Bidders shall submit a bid consisting of a single fixed rate of interest per annum for the total principal amount of the Lease Agreement (as defined herein) which is to bear until maturity or prior redemption and should be expressed as a percentage interest rate of one one-hundredth ($1/100^{th}$) of a percent. Unless otherwise designated by a bidder, interest will be calculated based on a 360-day year comprised of twelve 30-day months.

Bids containing rates of interest which may adjust upon the occurrence of specified events, including changes in the Code (as defined herein), changes in the bidder's capital requirements or cost of capital, or for any other reason (other than the loss of tax

exemption due solely to the actions or inactions of the City), will be rejected.

(d) Guarantee of Interest Rate: The interest rate, costs and other terms of the bid submitted must be guaranteed from the date of your proposal to the closing date (expected to be on or about _____ ____, 2022).

(e) Equipment/Form of Lease Agreement: See attached Exhibit A for a description of the general categories and types of equipment proposed to be financed. At the request of a bidder, the City agrees to provide more detailed information regarding the equipment proposed to be financed to such bidder prior to the date and time that responses are due; however, the City reserves the right to add, delete or modify equipment from such list any time prior to the purchase thereof from the proceeds of the Lease Agreement, as may be necessary or desirable to suit the City's capital needs, for so long as such equipment continues to be described within the categories set forth in Exhibit A hereto.

The successful bidder's proposed form of equipment lease purchase agreement ("Lease Agreement") should be provided to the City's Special Counsel within three (3) business days of the award of the successful proposal.

(f) Non-appropriation: A non-appropriation provision acceptable to the City must be included in the Lease Agreement. Any and all amounts due including, but not limited to, scheduled lease payments, reimbursements, penalties or fees under the Lease Agreement or any Acquisition Account (as defined below) must be subject to annual appropriation by the City.

(g) Non-substitution: A non-substitution provision is not permitted to be included in the Lease Agreement.

(h) Deficiency Judgment: No deficiency judgment can be assessed or imposed against the City nor will the full faith, credit and taxing power of the City be pledged to the payment of the Lease Agreement.

(i) Title: Title to the equipment will be in the name of the City subject to the bidder's rights under the Lease Agreement. The successful bidder shall be responsible for taking all actions it deems necessary to impose its lien upon or perfect any security interest in the equipment.

Unencumbered title to the equipment must be provided to the City, and the bidder's lien on the equipment must be released, on the date of final payment, whether upon maturity or prior redemption of the Lease Agreement. The Lease Agreement must allow the City to dispose of

certain of the equipment in its sole discretion prior to the termination of the Lease Agreement provided the value of the remaining items of equipment is not less than the outstanding principal balance of the Lease Agreement at the time of such disposition.

(j) Payments for Equipment; Investments: Payments from the Acquisition Account or amounts advanced by the successful bidder, as applicable, may be made either to the City as reimbursement for prior expenditures or directly to the equipment vendor for payment of the equipment as directed by the City, up to twenty-four (24) months following the execution of the financing. Without limitation of the foregoing, payments therefrom must be made available upon request of the City for periodic partial payments to equipment vendors for the manufacture and/or assembly of equipment prior to delivery and acceptance of such equipment by the City. All funds invested or deposited in the Acquisition Account shall at all times be invested or deposited, as applicable, in a manner which satisfied the requirements of the laws of the State of South Carolina relating to investment or deposit of public funds, including, without limitation, Section 6-5-10 or Section 6-5-15 of the Code of Laws of South Carolina 1976, as amended, as applicable.

(k) Costs of Issuance: All costs relating to the preparation of the Lease Agreement and fees of Special Counsel will be paid by the City. Any fees and costs of the bidder (including its legal expenses) to be paid by the City must be stated in the response to this Request for Proposals and will be treated as additional interest for purposes of evaluating bids. The Lease Agreement must allow the City to pay its legal fees and costs related to execution and delivery of the Lease Agreement out of the proceeds of the Lease Agreement.

(l) Insurance: The City is self-insured for property, casualty and general liability risks. The equipment will be insured in a similar manner.

(m) Closing: The City expects to accept the successful proposal on _____ ____, 2022, and close the transaction on _____ ___, 2022.

(n) Prepayment: Unless otherwise specifically provided in a bidder's proposal and agreed to by the City, the Lease Agreement will be subject to prepayment at the option of the City in whole or in part at any time without any prepayment penalty.

(o) Lease Agreement Not Designated as Qualified Tax-Exempt Obligation: The City has **not** designated the Lease Agreement as a "qualified tax-exempt obligation" for purposes of Section 265 of the Internal Revenue

Code, as amended (the "Code"), relating to the ability of financial institutions to deduct from income for federal income tax purposes interest expense that is allocable to carrying and acquiring tax-exempt obligations.

II. Proposal Requirements

(a) The proposal must be in writing. It is preferred that a bidder's proposal not be subject to further credit or underwriting approval.

(b) No proposal may be modified by a bidder after it has been submitted.

(c) Proposals should include: the name, address, telephone number of your institution; the primary contact; and identity of legal counsel, if any.

(d) Proposals must be accompanied with a list of all requirements and conditions associated with the proposal.

(e) Proposals must indicate a single interest rate for the lease term and it is requested that proposals include an amortization schedule showing annual payment amounts for the term of the financing.

(f) Proposals must provide full disclosure of all financing costs, including any closing, legal, and tax opinion charges.

(g) Any prepayment penalty or other fee requirements should be detailed in the proposal.

III. Evaluation of Proposals and Award

The Lease Agreement will be awarded to the bidder that provides the most advantageous proposal as determined by the City in its sole and absolute discretion. After the proposals are received, they will be evaluated by the officials of the City based on various factors, including, but not limited to, the interest rate, proposed form of Lease Agreement, redemption terms, prepayment penalties or limitations, additional credit or underwriting approval, legal or other additional costs of the proposer to be paid by the City or factored into the interest rate, additional covenants and terms, if any, and other conditions set forth therein. The City reserves the right to reject any and all proposals or to waive irregularities in any proposal. The City expects to accept the successful proposal by the close of business on _____ ___, 2022.

IV. Legal Opinion. The execution and delivery of the Lease Agreement is subject to the approving opinion of the Burr & Forman LLP, Special Counsel, and the City's attorney, Teresa A. Knox, Esq.

V. Tax Exemption and Other Tax Matters. The Code, and the Treasury Regulations promulgated thereunder, include provisions that relate to tax exempt obligations, such as the Lease

Agreement, including, among other things, permitted uses and investment of the proceeds of the Lease Agreement and the rebate of certain net arbitrage earnings from the investment of such proceeds to the United States Treasury. Noncompliance with these requirements may result in interest paid under the Lease Agreement becoming subject to federal income taxation retroactive to the date of issuance of the Lease Agreement. The City has covenanted to comply with the requirements of the Code to the extent required to maintain the exclusion of interest on the Lease Agreement from gross income for federal tax purposes. Failure of the City to comply with these covenants could cause the interest on the Lease Agreement to be taxable retroactively to its date of issuance.

Interest on the Lease Agreement is not an item of tax preference for purposes of the federal individual alternative minimum tax. The Inflation Reduction Act, H.R. 5376, recently enacted into law, includes an alternative minimum tax to be imposed on the "adjusted financial statement income" of "applicable corporation," as each is defined therein, for tax years beginning after December 31, 2022. The interest on the Lease Agreement may be included in the adjusted financial statement income of such applicable corporations for purposes of computing such alternative minimum tax.

The accrual or receipt of interest on the Lease Agreement may affect the federal income tax liability of the recipient. The extent of these other tax consequences will depend upon the recipient's particular tax status or other items of income or deduction. Prospective purchasers of the Lease Agreement should be aware that ownership of the Lease Agreement may result in collateral federal income tax consequences to certain taxpayers, including, without limitation, financial institutions, property and casualty insurance companies, individual recipients of Social Security or Railroad Retirement benefits, certain S corporations with "excess net passive income," foreign corporations subject to the branch profits tax, life insurance companies and taxpayers otherwise entitled to claim the earned income credit and taxpayers who may be deemed to have incurred or continued indebtedness to purchase or carry or have paid or incurred certain expenses allocable to the Lease Agreement. Special Counsel will not express any opinion as to such collateral tax consequences. Prospective purchasers of the Lease Agreement should consult their tax advisors as to collateral federal income tax consequences.

Special Counsel has not undertaken to determine (or to inform any person) whether any action taken (or not taken) or event occurring (or not occurring) after the date of issuance of the Lease Agreement may affect the tax status of interest on the Lease Agreement. In rendering its opinion, Special Counsel will rely upon certificates and representations of the City with respect to certain material facts solely within the knowledge of the City relating to the application of the proceeds of the Lease Agreement.

VI. Investment Letter. The lessor will be required to execute an Investment Letter to the City in substantially the form attached hereto as Exhibit B and incorporated herein by reference.

VII. Additional Information. If you should have any questions regarding the Request for Proposals, you should contact:

Kristine A. Githara
Finance Director
Phone: 803.545.3409
E-Mail: kristine.githara@columbiasc.gov

Michael J. Seezen, Esq.
Burr & Forman LLP
Phone: 803.753.3257
E-Mail: mseezen@burr.com

Bidders are encouraged to submit any questions or requests for further information to the City at least two days prior to the date proposals are due (_____ ___, 2022), in order to ensure sufficient time for the City to review and respond to such questions or requests.

No questions may be directed to or contacts made with the Mayor, other members of City Council or any City staff not identified in this Request for Proposals as points of contacts during the period of time that this Request for Proposals is made public until the final selectiou is made, except as otherwise provided for herein. Violation of this prohibition may disqualify the bidder from further consideration.

/s/ Jeffery M. Palen
City of Columbia, South Carolina
Assistant City Manager for Finance and
Economic Services

_____ ___, 2022

EXHIBIT A

Equipment

Acquisition, replacement and installation of certain rolling stock and other equipment, including but not limited to the following: purchase of new cars, trucks and other vehicles and equipment for various departments of the City, including but not limited to the police, fire, public works and parks departments of the City, and purchase and installation of computers, software, equipment and systems for various departments of the City.

EXHIBIT A

Form of Investment Letter

_____, 2022

City of Columbia, South Carolina
Columbia, South Carolina

Teresa A. Knox, Esq.
City Attorney, City of Columbia
Columbia, South Carolina

Burr & Forman LLP
Columbia, South Carolina

RE: City of Columbia, South Carolina
[Lease Agreement], 2022, $_____

This letter is provided by _____ (the "Lessor") in connection with the execution and delivery of a [Lease Agreement] dated as of _____, 2022 (the "Agreement") between the Lessor and City of Columbia, South Carolina (the "City"). All capitalized terms used herein, but not defined herein, shall have the respective meanings set forth in the Agreement. The undersigned, an authorized representative of the Lessor, hereby represents to you that:

1. The Lessor has sufficient knowledge and experience in financial and business matters, including purchase and ownership of municipal and other obligations, to be able to evaluate the risks and merits of the investment represented by the Agreement.

2. The Lessor has authority to enter into the Agreement and to execute this letter and any other instruments and documents required to be executed by the Lessor in connection with the Agreement.

3. The undersigned is a duly appointed, qualified and acting representative of the Lessor and is authorized to cause the Lessor to make the certifications, representations and warranties contained herein by execution of this letter on behalf of the Lessor.

4. The Lessor understands that no official statement, prospectus, offering circular, or other comprehensive offering statement containing material information with respect to the City and the Agreement is being provided with respect to the Agreement. In due diligence, the Lessor has made its own inquiry and analysis with respect to the City, the Agreement, the [Lease Payments] and the security therefor, and other material factors affecting the security for and payments to be made under the Agreement.

5. The Lessor acknowledges that it (a) has either been supplied with or has access to information, including financial statements and other financial information, regarding the City, to which a reasonable investor would attach significance in making investment decisions; and (b) has had the opportunity to ask questions and receive answers from knowledgeable individuals concerning the City, the Agreement, the Acquisition Payments and the security therefor, so that as a reasonable investor, it has been able to make its decision to enter into the Agreement.

6. The Lessor is primarily entering into the Agreement for its own account (or for that of its consolidated taxpayer group) and not with a current view to resale or other distribution thereof, and the Lessor does not currently contemplate the division of the Agreement nor the resale or other disposition of the Agreement, or any part thereof, except as permitted by law and subject to applicable securities laws and regulations thereunder.

7. The undersigned acknowledges that the Lessor will file any UCC financing statements or otherwise take any actions necessary in order to perfect the Lessor's security interest in any collateral in connection with the Agreement.

8. Lessor understands that the scope of engagement of Teresa A. Knox, Esq., as City Attorney, with respect to the Agreement has been limited to the matters set forth in his opinion.

9. The undersigned understands that the scope of engagement of Burr & Forman LLP, as Special Counsel for the City with respect to the Agreement, has been limited to matters set forth in their opinion.

[LESSOR]

By: _____

Its: _____

We Are Columbia

TO: **Honorable Daniel Rickenmann, Mayor & Columbia City Council**

Cc: **Teresa Wilson, City Manager**
Jeff Palen, Chief Financial Officer
Henry Simons, Assistant City Manager

FROM: **Missy Caughman, Budget Program Management & Grants Director** MAC

DATE: **September 27, 2022**

RE: **General Fund Capital Outlays**

The City generally uses 2 primary sources to purchase capital outlays such as vehicles, heavy equipment and certain technology. The most frequently used funding source is the Capital Lease Program. The General Fund annual budget may also include funding for replacement capital or when necessary, new additions of capital. On occasion, we may use General Fund Surplus or fund balance and grants when eligible. The Replacement Program is in reference to replacement of capital equipment that has reached its useful life. These are part of the annual replacement cycle based on vehicles that are in extremely poor condition or that are no longer serviceable. New vehicles or equipment purchases are used in references to vehicles or equipment that add to the City's fleet.

Capital Lease Purchase Program

The City utilizes a capital lease purchase program for the replacement of General Fund rolling stock and technology refresh. Although referred to as a lease program, this is a financing mechanism for the City's capital outlays replacement program for General Fund departments. Vehicles and equipment include police patrol vehicles, fire trucks, solid waste trucks, dump trucks and other vehicles and heavy equipment associated with General Fund departments. Included in the General Fund FY 22/23 budget is planned issuance of a $9,000,000 lease along with the associated lease payments.

The Capital Lease Program has typically been a 7 year lease and the annual lease payment is included in the General Fund Budget. The issuance of $9,000,000 is based upon the replacement schedule for the year and the capacity of the General Fund for the lease payment.

Issuance of the lease is generally approved by City Ordinance during November or December City Council meetings. The procurement of vehicles begins as early as July due to the lead time it often takes for vehicles, especially heavy equipment and in particular fire apparatuses. While the purchase of the vehicles begins before the lease is issued, the delivery and receipt of the vehicles or equipment occurs after the lease is issued.

Reflected in the FY 22-23 General Fund Budget

- Transfers Out - Capital Replacement Program $9,000,000
  - Annual program includes replacement vehicles, police patrol cars, garbage trucks, heavy equipment and associated cost to outfit vehicles

Department	Estimated Total
Public Works	$2,708,662
Police (includes 29 PPVs)	$3,116,212
Fire	$2,041,988
Parks & Recreation	$ 731,955
Other	$ 401,183
	$ **9,000,000**

Capital Projects vs. Capital Outlays

The Capital Improvement Program or CIP is the schedule of capital projects to be incurred over a five-year period to carry out the City's program of public services and development. Capital projects are the purchase, construction or other acquisition of assets, represents a physical improvement to the community, and adds to the total fiscal worth of the City. The City's dollar threshold for a project to be included in the CIP is $25,000. The first year of the CIP are planned expenditures and are adopted generally as part of the budget process as the capital budget. Future years are for planning purposes. Capital improvement program or capital projects differ from the capital outlays included in the annual operating budget. Capital projects may require special financing, may be reoccurring or one time and involve the development of assets. Capital outlays included in the annual operating budget are expected to have a useful life of more than one year and with a per unit value exceeding $5,000. Not all capital asset purchases are part of the capital improvement program. Routine replacements, ongoing maintenance and smaller projects are primarily included in the department's operating budget. This includes vehicles, some equipment and technology items as an example.

If you have any questions or if you need additional information, please let me know.

We Are Columbia

MEETING DATE: **November 15, 2022**

DEPARTMENT: **Planning and Development Services**

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

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

FUNDING SOURCE & ORIGINAL BUDGET:

CLEAN WATER 2020?: **No**

PURPOSE:

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)

ATTACHMENTS:

- **#a:** ANNEX-2021-0024_Elmgren_ZPH (PDF)
- #b: 2022-106 Annex and Incorporate ES Elmgren Street(PDF)
- #c: Elmgren_Petition (PDF)

- #d: Offer_Notice_Elmgren20.54ac (PDF)

CITY COUNCIL

November 15, 2022 at 4:00pm
City Hall, 3rd floor Council Chambers, 1737 Main Street, Columbia, SC 29202

ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY
20.54 acres E/S Elmgren Street; TMS# 07312-04-03

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: See Staff Recommendation section at the end of this summary.

PC Recommendation: 04/14/2022; Deferred (5-0)

05/12/2022; Pending

07/14/2022; Denial (6-1)

ZPH, 1st Reading: 11/15/2022; Pending

2nd Reading: 12/06/2022; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 20.54 acres
Current Use: Undeveloped
Proposed Use: Residential
Reason for Annexation: Municipal Services
Urban Service Area: Donut Hole- Primary
Current County Land Use Classification: Mixed Residential (High Density)
Proposed City Land Use Classification: Urban Edge Mixed Residential (UEMR)
Current County Zoning: Rural (RU) and Residential Single Family Low Density (RS-LD)
Proposed City Zoning: Residential Mixed District (RM-2)
Census Tract: 104.13

DETERMINATION FOR CITY SERVICES

The following determination is an estimate of the benefits and costs associated with the annexation of the subject property:

Police
The Columbia Police Department does not object to this proposed annexation. As with most annexations, we find that the proposed annexation may result in an increased number of calls for service. The estimated cost to serve this proposed subdivision would be **approximately $34,000 per year,** based on calls to similar properties within the City limits.

Fire
The proposed annexation will not result in significant 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
Solid Waste provides service in this vicinity. The cost associated with solid waste service is approximately **$216 annually per household**. City of Columbia dumpster service is an available option for this location.

Engineering
Because water and sewer lines currently exist in this area, Utilities and Engineering **will not incur any costs** associated with this annexation.

Water Customer Care
Future customers on the property will pay water and sewer rates approximately **40% lower** than out-of-city customers. As this is a proposed new development, this would mean new revenue.

Planning & Development Services
We recommend approval of the annexation of this property, which is located within an area designated as Donut Hole – Primary in the Urban Service Area plan. While no development is certain until it is built, the developer is proposing a subdivision of approximately 129 townhome lots and 20 detached single family lots on the site. The estimated real estate tax revenue generated for the City would be **approximately $92,000 per year** based on an approximate taxable value of this the development.

* Estimated City Tax Revenue is based on **2022 millage** for real property and calculated as: ((Taxable Value × Tax Rate) × City Millage Rate (.0938)). The actual additional taxes paid by the property owner will generally be substantially lower as some millage items do not apply to in-City properties, and an increased Local Option Sales Tax credit factor applies to in-City properties (an additional .002321 for the 2022 tax year).

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject property is in a "Donut Hole - Primary" 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.

Donut Holes - Primary are the donut holes where services are readily available and the infrastructure is generally good. These services include fire, police, sanitation, and utilities.

Annexation within an area classified as *Donut Hole - Primary* is the highest priority. Barring unanticipated circumstances, annexation of these areas is recommended, and staff should work with individual property owners or neighborhoods/developments to encourage and expedite annexation.

Donut Holes are unincorporated areas that are completely surrounded by the City of Columbia and/or another municipality, or areas surrounded by the City of Columbia and a major geographical feature, such as a river. These areas pose a number of challenges to the City that can be addressed through annexation. Often, these are areas that were developed before the City or any municipality became adjacent, and may lack easy access to City utilities or other services.

Donut Holes can often cause inefficiencies in the delivery of services due to confusion about jurisdiction, and if the land is in a jurisdiction with a different approach to code enforcement, these areas can negatively impact the quality of life for adjacent City residents. Such inefficiencies can impact property owners and residents, both within and outside of the municipal boundaries, through confusion over services as well as added operational costs to local government. This results in a greater financial impact to City residents, who pay both City and County taxes

Comprehensive Plan Land Use Classification

The proposed future land use classification for the subject property is Urban Edge Mixed Residential (UEMR) in the *Columbia Compass: Envision 2036* Future Land Use Map. The property is currently designated Mixed Residential (High Density) by Richland County.

Urban Edge Mixed Residential neighborhoods are appropriate near the perimeter of the City or in the outer ring of neighborhoods. This development type primarily represents existing post-1940s subdivisions and the auto-oriented corridors associated with them. The pattern is also suitable for small to medium infill development within these areas. It is primarily characterized by individual subdivisions or neighborhoods with a specific street and block pattern adjacent to other subdivisions or neighborhoods with a different subdivision street and block pattern. Urban Edge Mixed Residential neighborhoods can accommodate a variety of housing types from detached single-family to multi-family complexes.

Primary Types

- Single-family Detached

Secondary Types

- Single-family Attached
- Two-family
- Three-family
- Multi-family Small & Medium

Tertiary Types

- Civic/Institutional Small
- Business/Employment Small (excl. Flex)
- Cemeteries & Mausoleums

Existing Neighborhood, Small Area, Community, and/or Corridor Plans

The subject property is located within the study area of the *Broad River Corridor and Community Master Plan*, adopted by Richland County in 2010. The property falls within the Lower Broad River East Neighborhood Sub-Area (Page 48), and the Plan assigned a proposed land use character district of Suburban Residential District to the subject property (Page 32). The property is located partially within the Greystone Boulevard Gateway District (Page 56) and the outer reaches of the Greystone Node (Page 61), but is not located within a catalyst project area and is not identified as an infill redevelopment opportunity (page 52).

PROPOSED ZONING DISTRICT SUMMARY

The parcel is currently zoned RU and RS-LD by Richland County. Surrounding parcels within the City of Columbia are currently zoned Residential Mixed District (RM-2) to the North, East, and South. Surrounding parcels in unincorporated Richland County are currently zoned RS-LD to the West and RU to the South.

The proposed City of Columbia zoning district is Residential Mixed District (RM-2).

Residential Mixed District (RM-2)

The purpose of the Residential Mixed (RM-2) District is to provide lands that accommodate moderate-density mixed residential development that allows single-family, two-family, townhouse, and medium-scale multi-family dwellings. The street network is gridded and buildings are located close to, and oriented toward, the street.

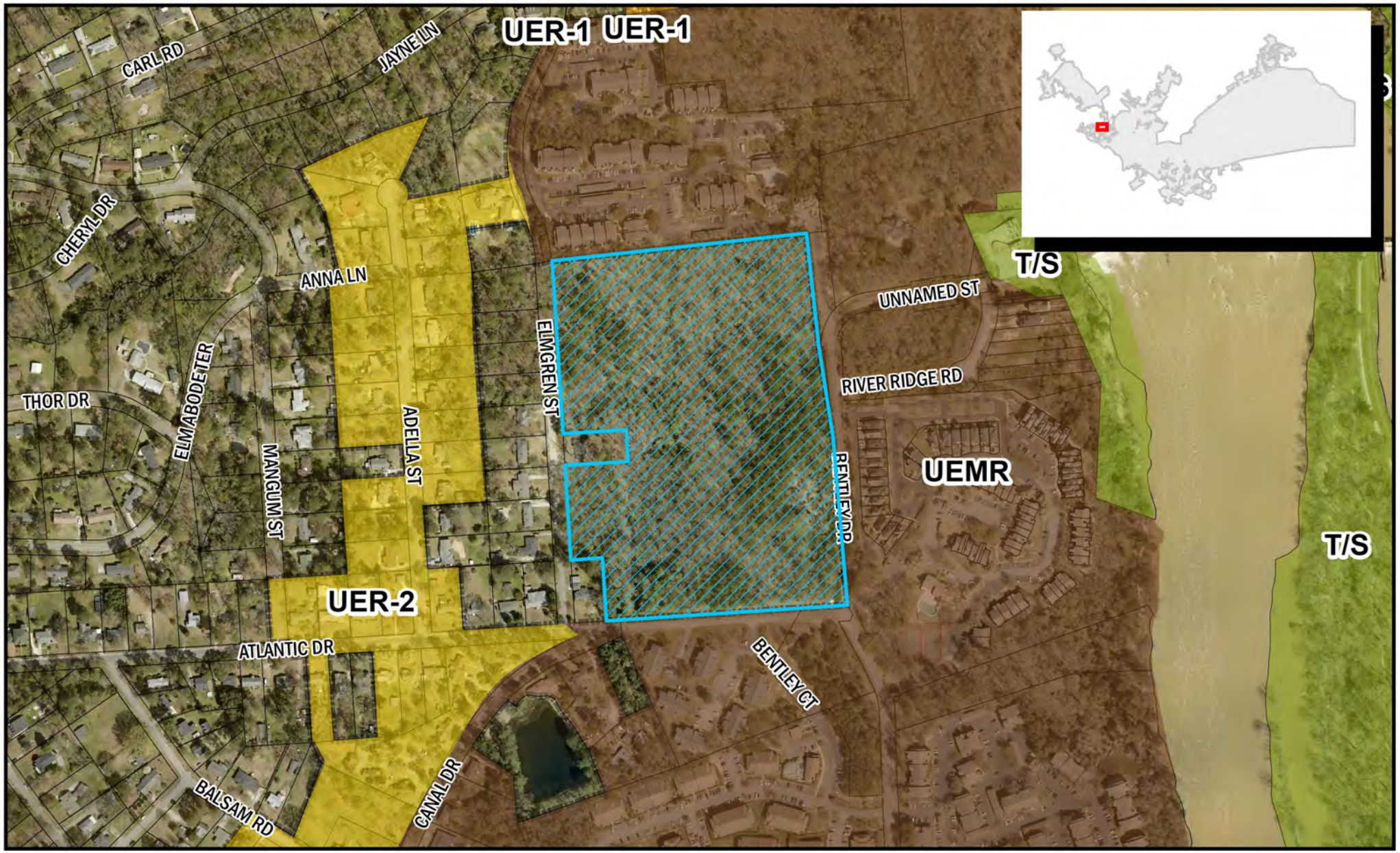
STAFF RECOMMENDATION

Staff recommends the assignment of a future land use classification of Urban Edge Mixed Residential (UEMR) at the time of annexation.

Staff recommends a zoning classification of Residential Mixed District (RM-2) for the **majority** of the property, but recommends consideration of a lower density residential district on the portion of the property that fronts Elmgren Street in order to serve as a transition to the existing single-family residences across the street.

Future Land Use Map

20.54 acres E/S Elmgren Street, TMS# 07312-04-03;
Current Rich. Co. FLU: Mixed Residential (High Density), Proposed City FLU: UEMR



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 3/7/2022

We Are Columbia

0 100 200 400 Feet

CITY OF COLUMBIA PLANNING DEPARTMENT
THIS MAP IS THE PRODUCT OF COMPILATION, OR WAS PRODUCED BY OTHERS. IT IS FOR INFORMATION ONLY AND THE CITY OF COLUMBIA MAKES NO REPRESENTATIONS AS TO ITS ACCURACY OR USE WITHOUT FIELD VERIFICATION IS A

*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Zoning Map

20.54 acres E/S Elmgren Street, TMS# 07312-04-03;
Current Rich. Co. Zoning: RU and RS-LD, Proposed City Zoning: RM-2

Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 3/7/2022

We Are Columbia

0 100200 400 Feet

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

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Proposed Future Land Use Classification

Development Types

URBAN EDGE MIXED RESIDENTIAL (UEMR)

Urban Edge Mixed Residential neighborhoods are appropriate near the perimeter of the City or in the outer ring of neighborhoods. This development type primarily represents existing post-1940s subdivisions and the auto-oriented corridors associated with them. The pattern is also suitable for small to medium infill development within these areas. It is primarily characterized by individual subdivisions or neighborhoods with a specific street and block pattern adjacent to other subdivisions or neighborhoods with a different subdivision street and block pattern. Urban Edge Mixed Residential neighborhoods can accommodate a variety of housing types from detached single-family to multi-family complexes.

UEMR BUILDING TYPES/LAND USES

PRIMARY TYPES

- Single-family Detached

SECONDARY TYPES

- Single-family Attached
- Two-family
- Three-family
- Multi-family Small & Medium

TERTIARY TYPES

- Civic/Institutional Small
- Business/Employment Small (excl. Flex)
- Cemeteries & Mausoleums

See matrix for appropriate park/open space types.

Development Types

UEMR DEVELOPMENT PATTERN/CONTEXT

- The street network is typically curvilinear with irregular block structure. It may have limited points of connections and frequent use of culs-de-sac.
- Streets vary in width from 30 foot rights-of-way to 60 foot rights-of-way. Sidewalks are not common in existing neighborhoods but should be provided in redevelopment or new development.
- Blocks vary by subdivision but may be similar to an urban block, or be less defined and more organically shaped by the landscape or former parent lot.
- The subdivision pattern is typically very consistent in terms of lot sizes. Lots themselves may vary from rectangular parcels to wedge-shaped parcels consistent with the more curvilinear street network and cul-de-sac lots.
- Buildings are typically located near the center of the lot, with somewhat equal front and back yards. Buildings often present a wider façade to the street and attached garages and driveways are common.
- Building scale and design of groups of housing types should be complimentary to adjacent housing types in scale. Housing types are typically developed in separate subdivisions (multi-family, single-family, townhouses). Mixing of housing types within a block is uncommon.
- Open space should be provided throughout Urban Edge Mixed Residential developments in an informal and passive manner as well as through neighborhood recreation facilities and clubhouses.

- Architectural details may vary within each subdivision depending on the mix of residential types and era of construction. Infill development should respect the existing horizontal and vertical scaling as well as location and orientation of buildings on the lots.

Proposed Zoning District

(k) RM-2: Residential Mixed District

(1) Purpose

The purpose of the Residential Mixed (RM-2) District is to provide lands that accommodate moderate-density mixed residential development that allows single-family, two-family, townhouse, and medium-scale multi-family dwellings.

The street network is gridded and buildings are located close to, and oriented toward, the street.

(2) Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

(3) Intensity and Dimensional Standards

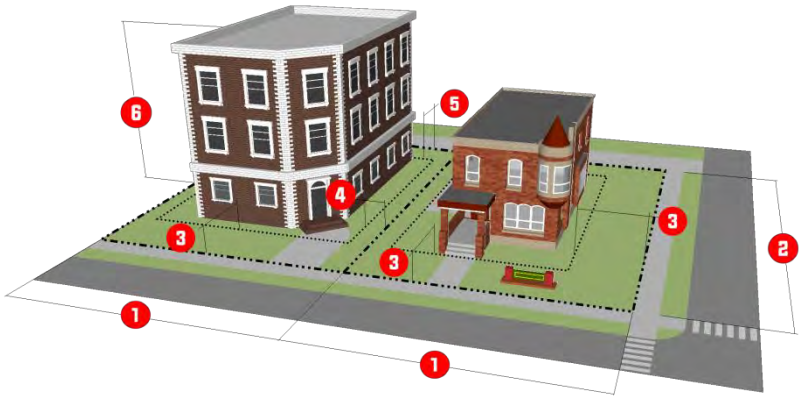
	Standard	Townhouse	All Other Uses
	Lot Area, min. (sf.)	8,000[1]/1,500[2]	3,000
1	Lot Width, min. (ft.)	75[1]/18[2]	40
2	Lot Depth, min. (ft.)	60	60
	Lot Coverage, max. (% of site area)	50	50
	Density, max. (du/acre)	N/A	17.2
3	Front Yard Setback, min. (ft.)	15	15
4	Side Yard Setback, min. (ft.)	[3]	5
5	Rear Yard Setback, min. (ft.)	10	10
6	Building Height, max. (ft.)	50	50

Notes: ft. = feet sf. = square feet du. = dwelling unit

[1] Applies to the development lot as a whole rather than individual lots under individual units.

[2] Applies to individual lots under individual units.

[3] A minimum of five feet required between end units and side yard and ten feet between end units and any secondary front yard.



(4) Reference to Other Standards			
Sec. 17-5.1	Access, Mobility, and Circulation	Sec. 17-5.8	Fences and Walls
Sec. 17-5.2	Off-Street Parking, Bicycle Parking	0	Exterior Lighting
Sec. 17-5.3	Landscaping	0	Signs
Sec. 17-5.4	Tree Protection	Sec. 17-5.11	Green Building Standards
Sec. 17-5.5	Open Space	Sec. 17-6.2	Minimum Design Standards
Sec. 17-5.6	Neighborhood Compatibility	0	Improvements and Sureties
Sec. 17-5.7	Form and Design Standards	Article 9	Definitions and Rules of Measurement

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

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 Code Ann. § 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 Columbia Compass: Envision 2036 as the City of Columbia Comprehensive Plan by Ordinance No.: 2020-028 along with all the maps and policies contained therein, and amended from time to time, in accordance with the South Carolina Comprehensive Planning Act of 1994 (§6-29 of the SC Code); and,

WHEREAS, the City of Columbia has adopted the Unified Development Ordinance (UDO) by Ordinance No.: 2019-013 and Official Zoning Map of the City of Columbia, S.C. by Ordinance No.: 2021-001, both amended from time to time, in accordance with the authority in Title VI of the SC Code; and

WHEREAS, pursuant to Sec. 17-1.7(c) of the UDO, annexation may be considered concurrent with amendments to the Comprehensive Plan and the Zoning Map; and

WHEREAS, the City of Columbia Planning Commission has reviewed the proposed future land use and zoning classifications of the property, and made a recommendation to City Council in accordance with §6-29 of the SC Code and §17-2.5 of the UDO; and

WHEREAS, the Columbia City Council has held a public hearing in accordance with §17-2.4(f) of the UDO and §6-29-760 of the SC Code; and

WHEREAS, the Columbia City Council has determined that the proposed land use classification is appropriate for the property, and the proposed zoning district meets one or more of the criteria set forth by §17-2.5(c)(4), Zoning Map Amendment Decision Standards, of the UDO; NOW THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina this _____ day of _____, 2022, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.

2. The property identified as Elmgren Street and TMS# 07312-04-03 containing 20.54 acres, further identified in Attachment A, is hereby annexed to and becomes a part of the City of Columbia, and is incorporated into Columbia Compass: Envision 2036 and the Official Zoning Map, effective immediately.

3. This property shall be apportioned to City Council District #2, Census Tract 104.13, and assigned a future land use classification of Urban Edge Mixed Residential (UEMR) and zoning of Residential Mixed (RM-2).

LEGAL DEPARTMENT DRAFT

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NOS.: 07312-04-03

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:

Deputy City Attorney

Mayor

ATTEST:

City Clerk

Introduced:
Final Reading:

LEGAL DEPARTMENT DRAFT

Last revised: 10/21/2022
22014595

ORDINANCE NO.: 2022-106
EXHIBIT "A"
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, and being shown and designated as "Property to be Annexed" on an Annexation Exhibit titled 20.54 acres E/S Elmgren Street, TMS #07312-04-03; prepared on November 15, 2021, by Andrew Livengood, City of Columbia Planning Division.

LEGAL DEPARTMENT DRAFT

Last revised: 10/21/2022
22014595

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, and being shown and designated as "Property to be Annexed" on an Annexation Exhibit titled 20.54 acres E/S Elmgren Street, TMS# 07312-04-03; prepared on November 15, 2021, by Andrew Livengood, City of Columbia Planning Division.

Richland County TMS: 07312-04-03
Property Address: 20.54 acres E/S Elmgren Street

Sellers:

Nora Kathryn Kinard Stuck and Carl Gurnie Stuck, Trustees of the Nora Kathryn Kinard Stuck Revocable Trust Agreement dated January 18, 2016

Kathryn Jr. Stuck Trustee Dec. 12, 2021
Julie Elizabeth S. Lester, Trustee Dec. 12, 2021
Kimberly S. Moore, Trustee Date: Dec. 12, 2021

Nora Kathryn Kinard Stuck, as Trustee of the Nora Kathryn Kinard Stuck Revocable Trust Agreement dated January 18, 2016

Carl Gurnie Stuck Trustee Date: Dec. 12, 2021

Carl Gurnie Stuck, as Trustee of the Nora Kathryn Kinard Stuck Revocable Trust Agreement dated January 18, 2016

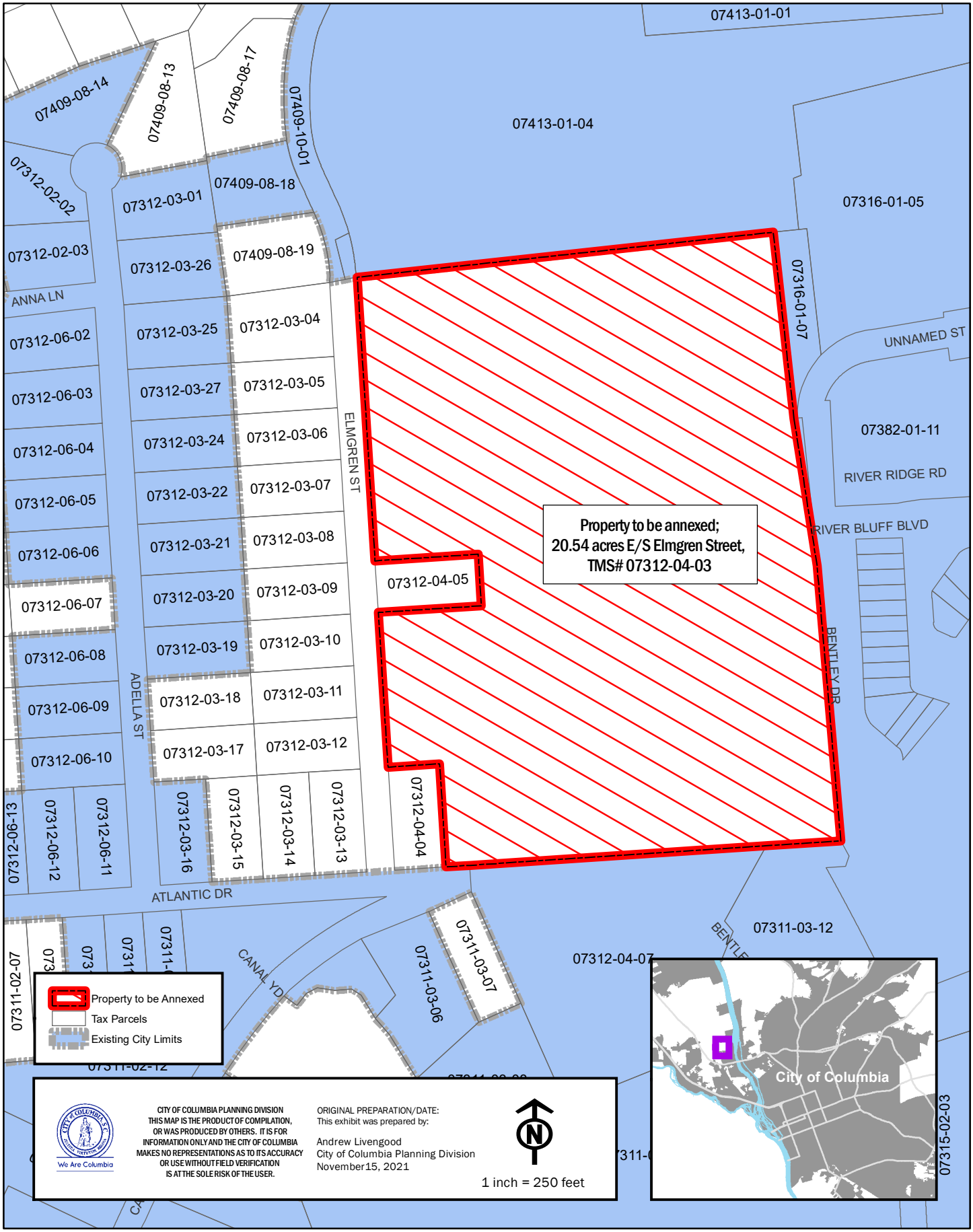
Buyer:

D.R. Horton, Inc.

BY: _____ Date: 12-10-21
Robert Haney

ITS: VP
(Print or type title)

Annexation Exhibit - 20.54 acres E/S Elmgren Street, TMS# 07312-04-03



MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: March 7, 2022

RE: **Property Address:** 20.54 acres E/S Elmgren Street
Richland County TMS#: 07312-04-03
Owner(s): Nora Kathryn Kinard Stuck, Carl Gurnie Stuck, Ebbie Elizabeth S. Lester, and Kimberly S. Moore, Trustees/D.R. Horton, Inc.
Current Use: Undeveloped
Proposed Use: Residential
Current County Land Use: Mixed Residential High Density
Proposed City Land Use: Urban Edge Mixed Residential (UEMR)
Current County Zoning: Rural (RU) and Residential Single Family Low Density (RS-LD)
Proposed City Zoning: Residential Mixed (RM-2)
Reason for Annexation: Municipal Services; Donut Hole - Primary
City Council District: 2
Census Tract: 104.13

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 **April 14, 2022** Planning Commission 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.

/atl
Attachments

cc:

Clint Shealy, Assistant City Manager
Jeff Palen, Assistant City Manager/CFO
Dana Higgins, Director, Engineering
Robert Anderson, Public Works Director
Krista Hampton, Planning & Development Services
Denoi Fields, Deputy Business License Administrator
Greg Williams, Business Liasion
Tiffany Latimer, Customer Care Administrator
Todd Beiers, Building Official
Michelle Brazell, Engineering
Police Planning & Research
Alfreda Tindal, Richland Co. 911 Addressing Coordinator
Missy Gentry, Assistant City Manager
Henry M. Simons, Assistant City Manager
Teresa Knox, City Attorney
William Holbrook, Police Chief
Aubrey Jenkins, Fire Chief
Gloria Saaed, Community Development Director
George Adams, Fire Marshal
Hope Hasty, Interim Zoning Administrator
Jacquelyn Richburg, Columbia-Richland 911
David Hatcher, Housing Official
Richland County Solid Waste Collection
Lucinda Statler, Planning Administrator
Brandon Burnette, Development Center Administrator

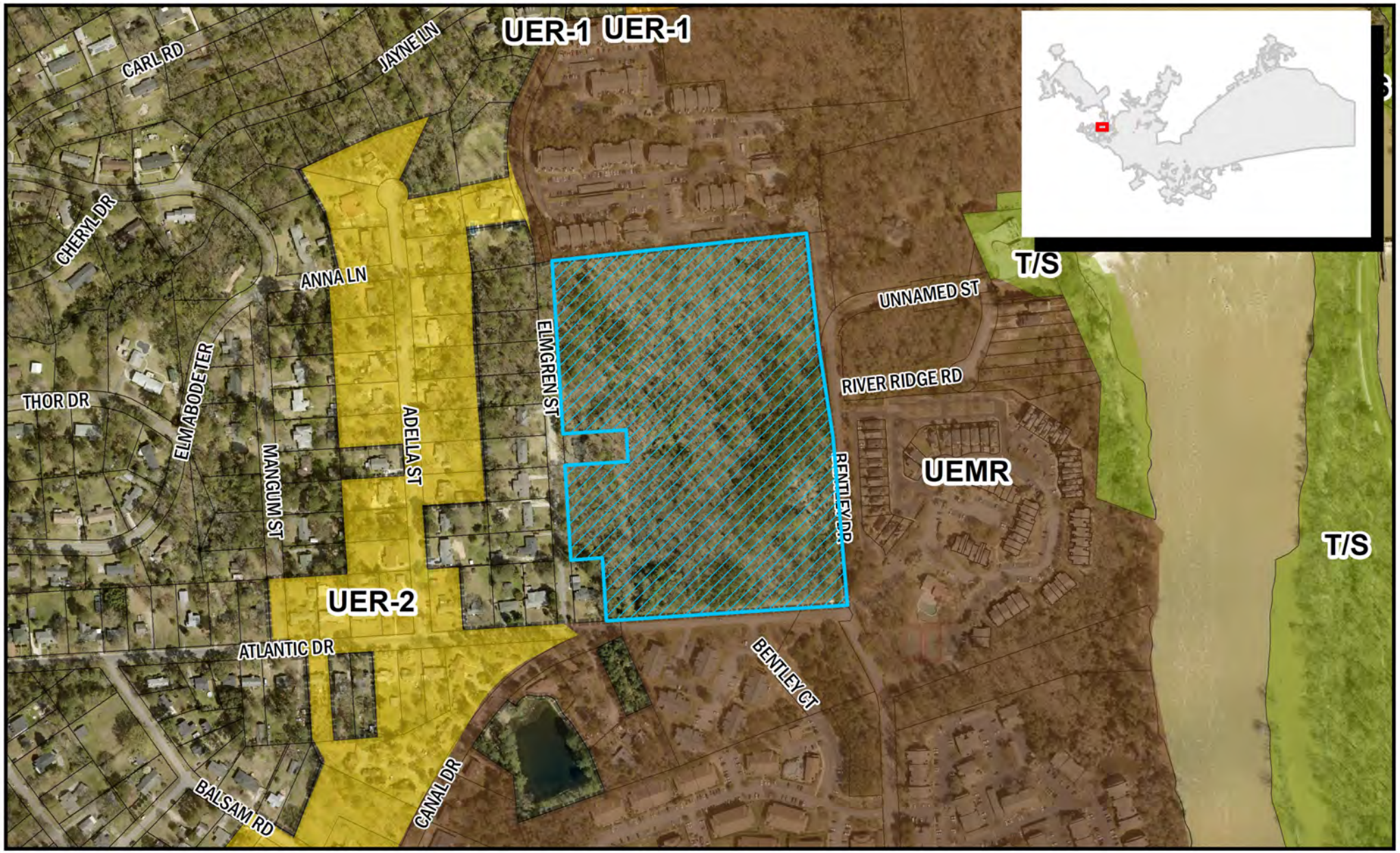
Planning Commission Land Use Recommendation: Deny UEMR (Land Use classification) by 6 - 1.
on 7/14/2022 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: Deny RM-2 (Zoning classification) by 6 - 1.
on 7/14/2022 (mm/dd/yyyy).

(Signature of Annexation Coordinator)

Future Land Use Map

20.54 acres E/S Elmgren Street, TMS# 07312-04-03;
Current Rich. Co. FLU: Mixed Residential (High Density), Proposed City FLU: UEMR



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 3/7/2022

We Are Columbia

0 100 200 400 Feet

CITY OF COLUMBIA PLANNING DEPARTMENT
THIS MAP IS THE PRODUCT OF COMPILATION, OR WAS PRODUCED BY OTHERS. IT IS FOR INFORMATION ONLY AND THE CITY OF COLUMBIA MAKES NO REPRESENTATIONS AS TO ITS ACCURACY OR USE WITHOUT FIELD VERIFICATION IS A

*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Zoning Map

20.54 acres E/S Elmgren Street, TMS# 07312-04-03;
Current Rich. Co. Zoning: RU and RS-LD, Proposed City Zoning: RM-2

Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 3/7/2022

We Are Columbia

0 100200 400 Feet

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

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

We Are Columbia

MEETING DATE: **November 15, 2022**

DEPARTMENT: **Planning and Development Services**

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

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

FUNDING SOURCE & ORIGINAL BUDGET:

CLEAN WATER 2020?: **No**

PURPOSE:

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)

ATTACHMENTS:

- **#a:** 2022-104 Annex and Incorporate 6505 North Main Street (PDF)
- #b: Main6505North_Petition (PDF)
- #c: Offer_Notice_Main6505North (PDF)
- #d: ANNEX-2022-2023_NMain6505_ZPH (PDF)

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

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 Code Ann. § 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 Columbia Compass: Envision 2036 as the City of Columbia Comprehensive Plan by Ordinance No.: 2020-028 along with all the maps and policies contained therein, and amended from time to time, in accordance with the South Carolina Comprehensive Planning Act of 1994 (§6-29 of the SC Code); and,

WHEREAS, the City of Columbia has adopted the Unified Development Ordinance (UDO) by Ordinance No.: 2019-013 and Official Zoning Map of the City of Columbia, S.C. by Ordinance No.: 2021-001, both amended from time to time, in accordance with the authority in Title VI of the SC Code; and

WHEREAS, pursuant to Sec. 17-1.7(c) of the UDO, annexation may be considered concurrent with amendments to the Comprehensive Plan and the Zoning Map; and

WHEREAS, the City of Columbia Planning Commission has reviewed the proposed future land use and zoning classifications of the property, and made a recommendation to City Council in accordance with §6-29 of the SC Code and §17-2.5 of the UDO; and

WHEREAS, the Columbia City Council has held a public hearing in accordance with §17-2.4(f) of the UDO and §6-29-760 of the SC Code; and

WHEREAS, the Columbia City Council has determined that the proposed land use classification is appropriate for the property, and the proposed zoning district meets one or more of the criteria set forth by §17-2.5(c)(4), Zoning Map Amendment Decision Standards, of the UDO; NOW THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina this _____ day of _____, 2022, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.

2. The property identified as 6505 North Main Street and TMS# 11716-01-04 containing 5.0 acres, further identified in Attachment A, is hereby annexed to and becomes a part of the City of Columbia, and is incorporated into Columbia Compass: Envision 2036 and the Official Zoning Map, effective immediately.

3. This property shall be apportioned to City Council District #1, Census Tract 106, and assigned a future land use classification of Community Activity Corridor (AC-2) and zoning of Community Activity Center/Corridor District (CAC).

LEGAL DEPARTMENT DRAFT

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NOS.: 11716-01-04

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:

Deputy City Attorney

Introduced:
Final Reading:

Mayor

ATTEST:

City Clerk

LEGAL DEPARTMENT DRAFT

Last revised: 10/21/2022
22014593

ORDINANCE NO.: 2022-104
EXHIBIT "A"
PROPERTY DESCRIPTION

All that certain piece, parcel, or lot of land, with the improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing 5.0 acres, more or less, and being more fully shown and delineated on a plat of same surveyed for the Estate of Henry Monteith by B. P. Barber & Associates, Inc. dated September 2, 1993 and recorded in the RMC office for Richland County in Plat Book 54 at Page 8368. Reference is craved to said plat for a more complete description.

LEGAL DEPARTMENT DRAFT

Last revised: 10/21/2022
22014593

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 the improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing 5.0 acres, more or less, and being more fully shown and delineated on a plat of same surveyed for the Estate of Henry Monteith by B. P. Barber & Associates, Inc. dated September 2, 1993 and recorded in the RMC office for Richland County in Plat Book 54 at Page 8368. Reference is craved to said plat for a more complete description.

Richland County TMS: 11716-01-04

Property Addresses: 6505 North Main Street

Tatyana Trainer
Tatyana A. Trainer

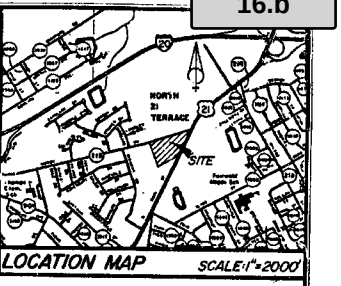
Date: 8-17-2022

Sergey Pikalov

Date: 08-16-2022

'93 17 4 02 PM

BOOK 54 PAGE 8368



LOCATION MAP SCALE: 1" = 2000'

MAGNETIC NORTH (1993)

NOTES:

1. Reference is made to the following:
   a. Plat of Property surveyed for L.H. Davis by Tomlinson Engineering Co. dated March 26, 1946 (Dwg. No. 6405-A4).
   b. Plat prepared for Edith C. Miles by Covington & Keels Engineering Co. dated August 8, 1961. This plat is recorded in Plat Book S, page 132.
   c. Plat of Section B - North Twenty-One Terrace by McMillan Engineering Company dated April 4, 1962 and revised through December 19, 1962. This plat is recorded in Plat Book T, page 110.
   d. Plat of Section C - North Twenty-One Terrace by McMillan Engineering Company dated December 19, 1962. This plat is recorded in Plat Book T, page 111.
   e. Plat of property surveyed for Marie U. Hinson by B.P. Barber & Associates, Inc., Engineers-Planners-Surveyors, dated January 17, 1966 (Dwg. No. 13,199-A8).
   f. Plat of property surveyed for the Estate of Rachel K. Monteith by B.P. Barber & Associates, Inc., Engineers-Planners-Surveyors, dated March 27, 1970 and revised September 2, 1982 (Dwg. No. 14, 757-R11).
   g. Compiled surveys prepared for Pharmex, Inc. by W. Frank McAulay, R.L.S., dated December 31, 1985. This plat is recorded in Plat Book 50, page 6850.
   h. South Carolina Department of Transportation Docket No. 40.342, sheet 8 and 40.759, sheets 38 & 39.
   i. Richland County Tax Assessor's Map Nos. 11712, Block 4, Parcel 2 and 11716, Block 1, Parcel 1.

RECYCLED PAID

SHELAH DR.

RICHARD JOSHUA LEROY L. LEROY

RUTH B. McCOY

AGNES E. DAVIS & PATRICIA D. SIMS

MERVIN SETTZER

JOSEPH SCOTT & MARGARET B. SCOTT

JOHN E. SHULER & EVA L. SHULER

JOSEPH JOHNSON & VERONICA M. JOHNSON

JOHN GILLIARD & EQUESTRIAN L. GILLIARD

JANIE ANTHONY ET. AL.

JAMES HOWELL & GERTRUDE HOWELL

ELROY BROWN

ADAMSON INC.

WARREN R. FOULSHAM & SYLVIA R. FOULSHAM

PHARMEX, INC.

AGNES L. DAVIS

126,525 SQ. FT. or 2.905 ACRES

597,016 SQ. FT. or 13.706 ACRES

217,800 SQ. FT. or 5.000 ACRES

MARSH RD. (APPROXIMATE ALIGNMENT)

NORTH MAIN ST. (U.S. HIGHWAY NO. 21) (APPROXIMATE ALIGNMENT)

TO INTERSTATE HWY. NO. 20

TOTAL AREA = 941,341 SQ. FT. or 21.610 ACRES

0 50 100 200 GRAPHIC SCALE

The Subdivision Plat shown hereon was approved by the Richland County Land Development Regulations.

Sept 17 1993

Subd. Plats

FLOOD STATEMENT

We have examined the Flood Insurance Rate Map for Richland County, South Carolina, Community Panel Number 450170 0085 D Panel 85 of 275 dated January 3, 1985 and hereby state to the best of my knowledge, information and belief that this property is not located in the 100 Year Flood Hazard Area as determined by the Federal Emergency Management Agency.

CERTIFICATE

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 those regulations.

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/are no visible encroachments or projections other than shown.

B.P. Barber, Jr., S.C.R.L.S. No. 12385

SEAL: SOUTH CAROLINA B. P. BARBER & ASSOCIATES, INC. No. C00020 CERTIFICATE OF AUTHORIZATION

APPROVALS

PROJECT ENGR :	
DESIGNED BY :	
DRAWN BY :	KCH
CHECKED BY :	HBD
APPROVED BY :	HBD

bpb

B. P. BARBER & ASSOCIATES, INC.
Engineers - Planners - Surveyors
2611 FOREST DRIVE
P.O. BOX 1115
COLUMBIA, S. C. 29202
(803). 254-4400

PROJECT

THE ESTATE OF HENRY MONTEITH

NEAR COLUMBIA IN RICHLAND COUNTY, SC

SHEET TITLE

PROPERTY SURVEY

SCALE: 1" = 160' DATE: SEPTEMBER 2 1993

SHEET 1 OF 1 REF. N.B. NO. 1466 68-74 FILE NO. 25,210-CH

PROJECT No. 93303

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: September 9, 2022

RE: **Property Address:** 6505 North Main Street
Richland County TMS#: 11716-01-04
Owner(s): Tatyana A. Trainer and Sergey Pikalov
Current Use: Residential
Proposed Use: Commercial
Current County Land Use: Mixed Residential (High Density)
Proposed City Land Use: Community Activity Corridor (AC-2)
Current County Zoning: General Commercial (GC)
Proposed City Zoning: Community Activity Center/Corridor District (CAC)
Reason for Annexation: Municipal Services; Secondary Area
City Council District: 1
Census Tract: 106

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 **October 13, 2022** Planning Commission 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.

/atl
Attachments

cc:

Clint Shealy, Assistant City Manager
Jeff Palen, Assistant City Manager/CFO
Dana Higgins, Director, Engineering
Frank Eskridge, Director, Utilities
Robert Anderson, Public Works Director
Krista Hampton, Planning & Development Services
Kelly Smith, Business License Administrator
Greg Williams, Business Liasion
Tiffany Latimer, Customer Care Administrator
Todd Beiers, Building Official
Michelle Brazell, Engineering
Police Planning & Research
Alfreda Tindal, Richland Co. 911 Addressing Coordinator
Missy Gentry, Assistant City Manager
Henry M. Simons, Assistant City Manager
Teresa Knox, City Attorney
William Holbrook, Police Chief
Aubrey Jenkins, Fire Chief
Gloria Saaed, Community Development Director
George Adams, Fire Marshal
Hope Hasty, Zoning Administrator
Jacquelyn Richburg, Columbia-Richland 911
David Hatcher, Housing Official
Richland County Solid Waste Collection
Lucinda Statler, Planning Administrator
Brandon Burnette, Development Center Administrator

Planning Commission Land Use Recommendation: Deny AC-2 (Land Use classification) by 6 - 0.
on 10/13/22 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: Deny CAC (Zoning classification) by 6 - 0.
on 10/13/22 (mm/dd/yyyy).

(Signature of Annexation Coordinator)

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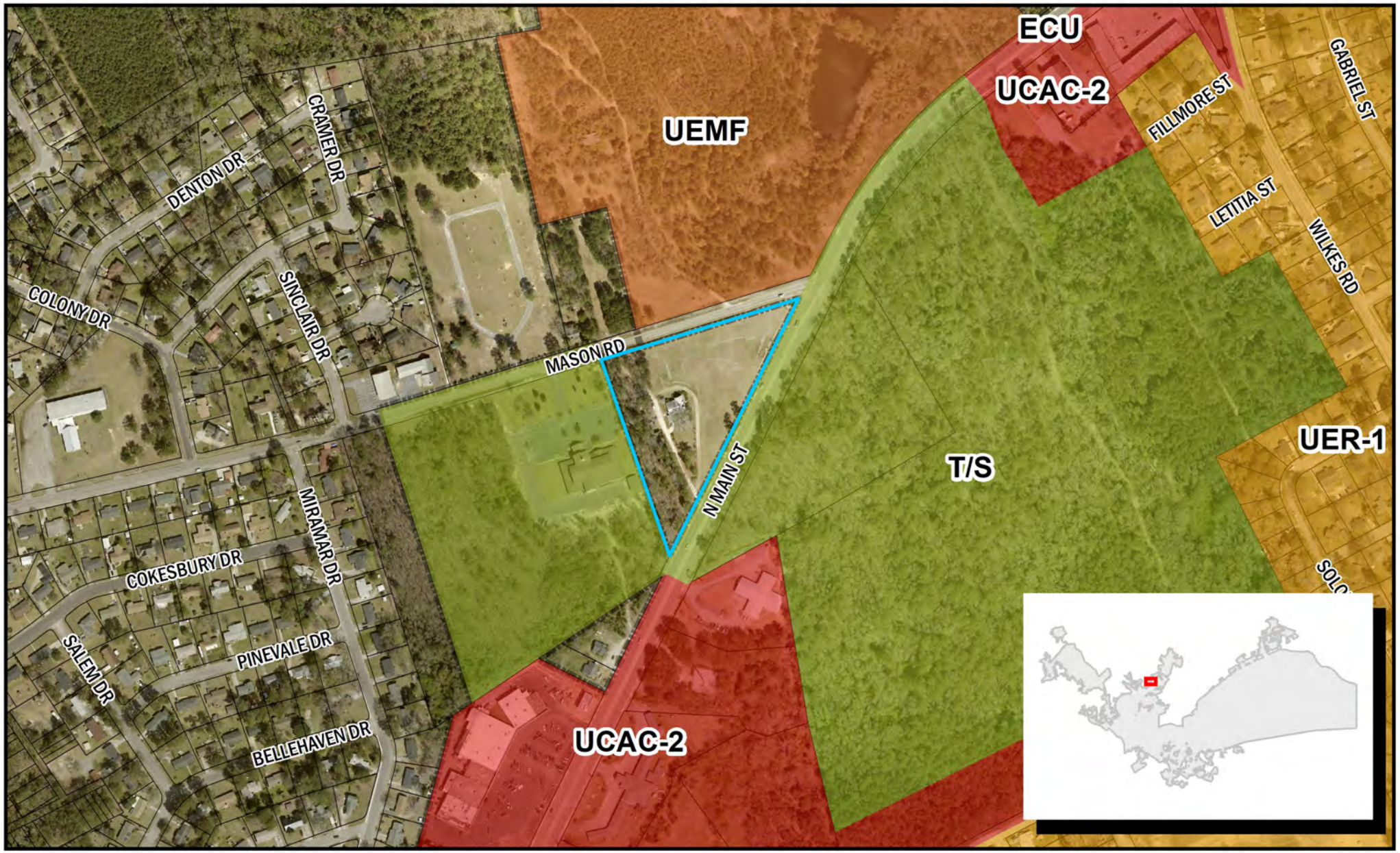
Future Land Use Map

6505 North Main Street, TMS# 11716-01-04,
Current Rich. Co. FLU: Mixed Residential (High Density), Proposed City FLU: AC-2



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 9/8/2022

We Are Columbia

0 105 210 420 Feet

CITY OF COLUMBIA PLANNING DEPARTMENT
THIS MAP IS THE PRODUCT OF COMPILATION, OR WAS PRODUCED BY OTHERS. IT IS FOR INFORMATION ONLY AND THE CITY OF COLUMBIA MAKES NO REPRESENTATIONS AS TO ITS ACCURACY OR USE WITHOUT FIELD VERIFICATION IS A

*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Zoning Map

6505 North Main Street, TMS# 11716-01-04,
Current Rich. Co. Zoning: GC, Proposed City Zoning: CAC

Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 9/8/2022

We Are Columbia

0 125 250 500 Feet

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

*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

CITY COUNCIL

November 15, 2022 at 4:00pm
City Hall, 3rd floor Council Chambers, 1737 Main Street, Columbia, SC 29202

ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY
6505 North Main Street; TMS# 11716-01-04

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

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

ZPH, 1st Reading: 11/15/2022; Pending

2nd Reading: 12/06/2022; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 5.00 acres
Current Use: Residential
Proposed Use: Commercial
Reason for Annexation: Municipal Services
Urban Service Area: Secondary
Current County Land Use Classification: Mixed Residential (High Density)
Proposed City Land Use Classification: Community Activity Corridor (AC-2)
Current County Zoning: General Commercial (GC)
Proposed City Zoning: Community Activity Center/Corridor District (CAC)
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
The Columbia Police Department does not object to this proposed annexation. As with most annexations, we find that the proposed annexation may result in an increased number of calls for service. The estimated cost to serve this property would be **approximately $2,500 per year,** based on calls to similar commercial properties within the City limits.

Fire
The proposed annexation will not result in significant 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
The Solid Waste Division does not typically provide service to this type of development.

Engineering
Water lines are available to this property, however this property does not currently have sewer available. In order to extend sewer service to the property, approximately 845 linear feet of gravity sewer main would need to be extended at **an estimated cost of $264,700.**

Water Customer Care
The customer on the property will pay water and sewer rates approximately **40% lower** than out-of-city customers.

Planning & Development Services
We recommend denial of the annexation of this property at this time due to service concerns. The property is located within a designated Secondary Area in the Urban Service Area plan. The estimated real estate tax revenue generated for the City would be **approximately $2,400 per year** based on the taxable value of similar properties.

The property currently contains a single-family residence, however the owners have indicated that it is their intent to use the property for commercial purposes, and they have erected a sign on the property indicating that the site is a "Possible location for parking and storage spaces". It has come to the attention of staff that there have been tractor-trailers parked or placed on this commercially zoned but residentially utilized site, however it is our understanding that this does not meet Richland County Zoning requirements. It should be noted that, taken separately, both of the uses advertised by the sign on the property – a parking lot (as a principal use) and a self-service storage facility – are permitted within the CAC zoning district but are subject to specific standards that must be met. Any use of the site for commercial purposes would require conformance with the City's Unified Development Ordinance (UDO).

* Estimated City Tax Revenue is based on **2022 millage** for real property and calculated as: ((Taxable Value × Tax Rate) × City Millage Rate (.0938)). The actual additional taxes paid by the property owner will generally be substantially lower as some millage items do not apply to in-City properties, and an increased Local Option Sales Tax credit factor applies to in-City properties (an additional .002321 for the 2022 tax year).

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject property 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 it may be logical or advantageous to provide City services, but where the ability to provide all services and/or the condition of existing infrastructure may not be at optimal levels for annexation. 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. These areas may include "higher value" properties where annexation could prove beneficial to revenues.

Annexation within *Secondary Areas* should be considered, but an assessment of the impact on the City's revenue and ability to serve the property/area in question should occur prior to consideration of and action upon annexation petitions.

Comprehensive Plan Land Use Classification

The proposed future land use classification for the subject property is Community Activity Corridor (AC-2) in the *Columbia Compass: Envision 2036* Future Land Use Map. The property is currently designated as Mixed Residential (High Density) by Richland County.

Community Activity Corridors are a linear extension of a Community Activity Center. They contain nearly identical building types and uses to a Community 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 three-mile to five-mile drive and typically consist of a variety of commercial and service issues.

Primary Types

- Multi-family Mixed-use Small & Medium
- Business/Employment Small & Medium

Secondary Types

- Multi-family Small & Medium

Tertiary Types

- Single-family Attached
- Civic/Institutional Small to Large
- Business/Employment Large (excl. Flex)
- Cemeteries & Mausoleums
- Parking Structures & Lots

Existing Neighborhood, Small Area, Community, and/or Corridor Plans

The subject property is located within the study area of the *Walkable 29203 Pedestrian Master Plan* (2017), the result of a joint planning effort between SCDHEC, Richland County, and the City of Columbia. The plan makes broad policy recommendations for the entire 29203 zip code, as well as specific policy and infrastructure recommendations within and adjacent to the North Main and Crane Creek planning areas. Within close proximity to the subject property, the plan recommends sidewalk infill along Mason Road from Sinclair Drive to Weston Avenue, with an unsignalized intersection improvement at Colony Drive and Mason Road (pg. 95). Area-wide, the Plan recommends improving the streetscape for pedestrian use to combat perceptions of crime (pg. 117).

PROPOSED ZONING DISTRICT SUMMARY

The parcel is currently zoned GC by Richland County. Surrounding parcels within the City of Columbia are currently zoned Transitional/Conservation District (T/C) to the East and West, Community Activity Center/Corridor District (CAC) to the South, and Residential Mixed District (RM-2) to the North. Surrounding parcels in unincorporated Richland County are currently zoned RU to the North.

The proposed City of Columbia zoning district is Community Activity Center/Corridor District (CAC).

Community Activity Center/Corridor District (CAC)

The purpose of the Community Activity Center/Corridor (CAC) District is to provide lands that accommodate moderate-density, walkable, and medium-scale mixed-use development, and commercial development that serves multiple neighborhoods. Some auto-oriented uses are allowed, but the design and location of those uses must be compatible with and support pedestrian-oriented development. Allowed uses include live/work and multi-family dwellings, mixed-use, offices, recreation/entertainment, cultural facilities, restaurants, and drinking establishments.

STAFF RECOMMENDATION

Staff recommends the assignment of a future land use classification of Community Activity Corridor (AC-2) and zoning of Community Activity Center/Corridor District (CAC) at the time of annexation.

While staff recommends approval of the proposed zoning district and land use classification of the property, Council may wish to consider whether this annexation is in the best interest of the City at this time. This property is within a Secondary Area in the Urban Service Area Plan, and the estimated cost to extend sewer service to the property, should it be required, is significant. See comments from Engineering and Planning & Development Services under *Determination for City Services* above for additional information.

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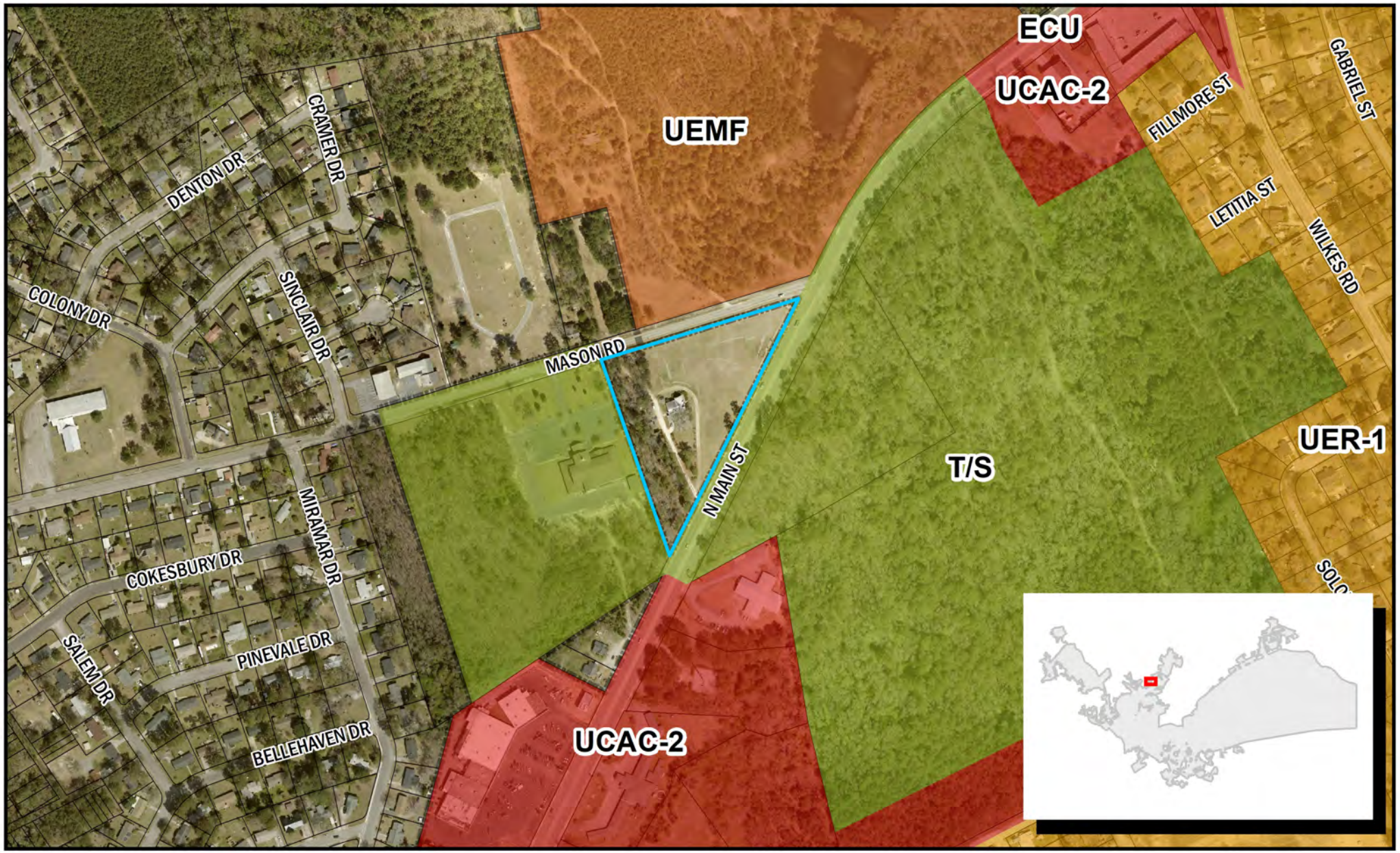
Future Land Use Map

6505 North Main Street, TMS# 11716-01-04,
Current Rich. Co. FLU: Mixed Residential (High Density), Proposed City FLU: AC-2



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 9/8/2022

We Are Columbia

0 105 210 420 Feet

CITY OF COLUMBIA PLANNING DEPARTMENT
THIS MAP IS THE PRODUCT OF COMPILATION, OR WAS PRODUCED BY OTHERS. IT IS FOR INFORMATION ONLY AND THE CITY OF COLUMBIA MAKES NO REPRESENTATIONS AS TO ITS ACCURACY OR USE WITHOUT FIELD VERIFICATION IS A

*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Zoning Map

6505 North Main Street, TMS# 11716-01-04,
Current Rich. Co. Zoning: GC, Proposed City Zoning: CAC

Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 9/8/2022

We Are Columbia

0 125 250 500 Feet

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

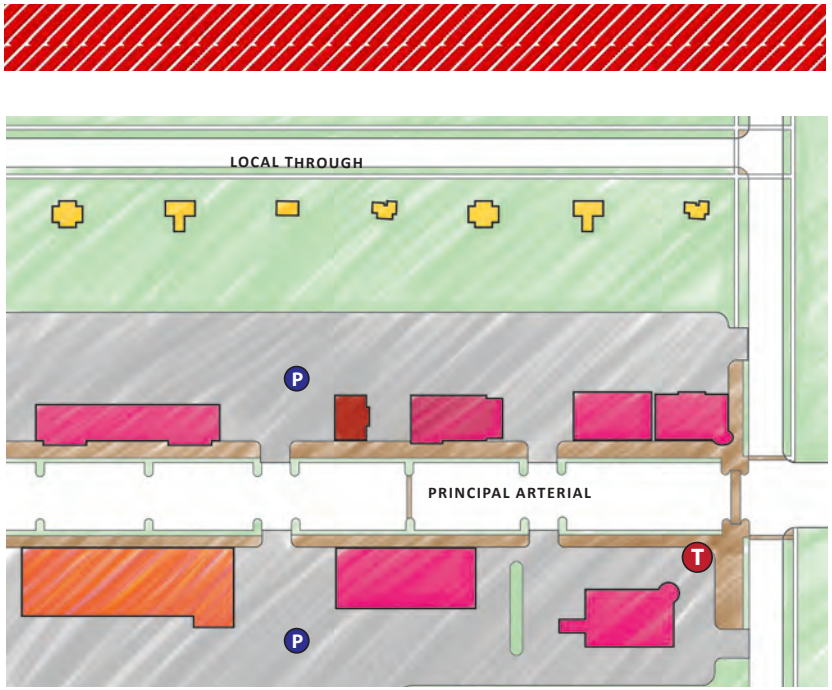
*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Proposed Future Land Use Classification

Development Types

COMMUNITY ACTIVITY CORRIDOR (AC-2)

Community Activity Corridors are a linear extension of a Community Activity Center. They contain nearly identical building types and uses to a Community 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 three-mile to five-mile drive and typically consist of a variety of commercial and service issues.



AC-2 BUILDING TYPES/LAND USES

PRIMARY TYPES

- Multi-family Mixed-use Small & Medium
- Business/Employment Small & Medium (excl. Flex)

SECONDARY TYPES

- Multi-family Small & Medium

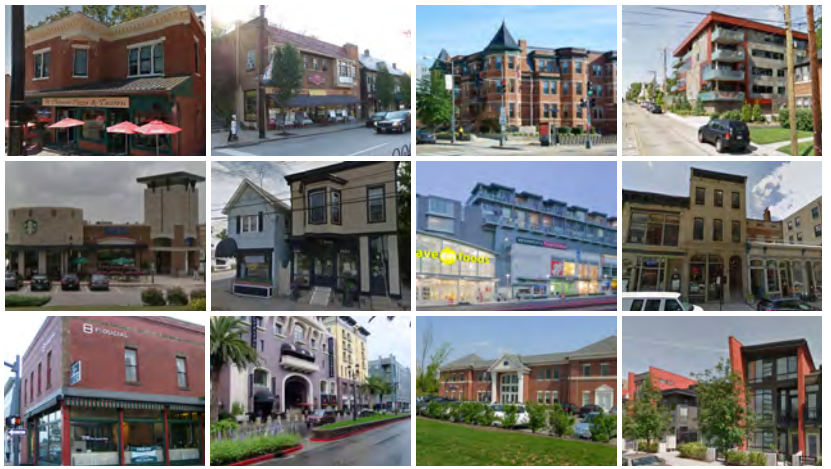
TERTIARY TYPES

- Single-family Attached
- Civic/Institutional Small to Large
- Business/Employment Large (excl. Flex)
- Cemeteries & Mausoleums
- Parking Structures & Lots

See matrix for appropriate park/open space types.

Development Types

AC-2 DEVELOPMENT PATTERN/CONTEXT



- Streets are principal or minor arterial roads carrying high traffic volumes,
- Blocks are not the base component for this development type.
- Lots are large and adequately deep and wide to accommodate groups of smaller businesses or medium to larger format buildings with sufficient parking. Floor area ratios (FARs) are usually in the range of 0.2 to 0.25 for these corridors, but FARs of 3.0 or greater may be appropriate as infill and redevelopment occur.
- Buildings are oriented toward the street and may be located at the front of the lot, right behind the sidewalk, or setback with parking lots in front of the buildings. In new or redevelopment projects, setting the buildings close to the street is preferred with side or rear lots. Access to businesses should be provided from the sidewalk. Buildings may be out-lot, freestanding structures, or in attached strip mall-type structures.
- Designated off-street parking areas are typically located in front of or behind each building; corridors may also have on-street parking.
- These corridors are often located along transit routes, and sidewalks and bike lanes should be incorporated to allow safe access to businesses in corridors. An access management plan should be prepared for each activity corridor to promote safety for pedestrians, bicyclists, transit users, and motorists, as well as accessibility for all businesses.
- Open spaces are provided on individual lots in the form of perimeter plantings and buffer yards are typical.
- Consolidated architectural details and finishes are encouraged to create a cohesive appearance along corridors. Buildings are typically one to two stories.

Proposed Zoning District

(f) CAC: Community Activity Center/Corridor District

(1) Purpose

The purpose of the Community Activity Center/Corridor (CAC) District is to provide lands that accommodate moderate-density, walkable, and medium-scale mixed-use development, and commercial development that serves multiple neighborhoods. Some auto-oriented uses are allowed, but the design and location of those uses must be compatible with and support pedestrian-oriented development

Allowed uses include live/work and multi-family dwellings, mixed-use, offices, recreation/entertainment, cultural facilities, restaurants, and drinking establishments.

(2) Use Standards

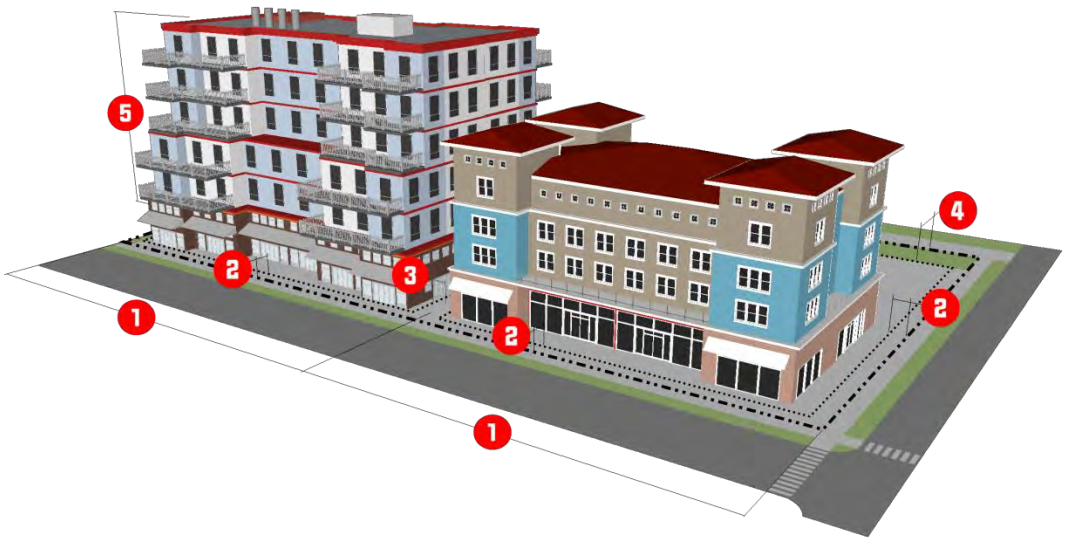
Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

(3) Intensity and Dimensional Standards

	Standard		Multi-family and Mixed-Use	All Other Uses
	Lot Area, min. (sf.)		10,000	5,000
1	Lot Width, min. (ft.)		75	50
	Lot Coverage, max. (% of site area)		N/A	
	Density, max. (du/acre)		N/A	
2	Front Yard Setback, (ft.)	Min.	5 [1]	
		Max.	15 [1]	
3	Side Yard Setback, min. (ft.)		0 to 5	
4	Rear Yard Setback, min. (ft.)		20	
5	Building Height, max. (ft.)		75	

Notes: ft. = feet sf. = square feet du. = dwelling unit

[1] In lieu of this standard, the Zoning Administrator may approve a front yard setback that is within 90 percent and 110 percent of the average front yard setback for properties on the same block face, if more than 50 percent of the lots on the block face have buildings.



(1) Reference to Other Standards			
Sec. 17-5.1	Access, Mobility, and Circulation	Sec. 17-5.8	Fences and Walls
Sec. 17-5.2	Off-Street Parking, Bicycle Parking	0	Exterior Lighting
Sec. 17-5.3	Landscaping	0	Signs
Sec. 17-5.4	Tree Protection	Sec. 17-5.11	Green Building Standards
Sec. 17-5.5	Open Space	Sec. 17-6.2	Minimum Design Standards
Sec. 17-5.6	Neighborhood Compatibility	0	Improvements and Sureties
Sec. 17-5.7	Form and Design Standards	Article 9	Definitions and Rules of Measurement

We Are Columbia

MEETING DATE: **November 15, 2022**

DEPARTMENT: **Planning and Development Services**

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

SUBJECT: **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**

FUNDING SOURCE & ORIGINAL BUDGET:

CLEAN WATER 2020?: **No**

PURPOSE:

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)

ATTACHMENTS:

- **#a:** 2022-107 Annex and incorporate AtlanticBalsam (PDF)
- #b: Atlantic_Petition_20220706 (PDF)
- #c: Offer_Notice_AtlanticBalsam (PDF)
- #d: ANNEX-2022-0020_Atlantic75pct_ZPH (PDF)

LEGAL DEPARTMENT DRAFT

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

WHEREAS, a proper petition has been filed with the City Council by at least seventy-five (75%) per cent of the freeholders owning at least seventy-five (75%) per cent of the assessed value of the contiguous properties within described, under the provisions of South Carolina Code Ann. Section 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, notice and public hearing requirements of S.C. Code Ann. Section 5-3-150(1) have been complied with; and,

WHEREAS, City Council adopted Columbia Compass: Envision 2036 as the City of Columbia Comprehensive Plan by Ordinance No.: 2020-028 adopting Columbia Compass: Envision 2036 along with all the maps and policies contained therein, and amended from time to time, in accordance with the South Carolina Comprehensive Planning Act of 1994 (Title 6, Chapter 29 of the SC Code); NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, ___ day of _____, 2022, that the property described herein is hereby annexed to, incorporated into Columbia Compass: Envision 2036 adopted by Ordinance No.: 2020-028 on August 4, 2020, and becomes a part of the City of Columbia effective immediately. This property shall be assigned zoning of Residential Single Family - Medium Lot District (RSF-1), apportioned to City Council District 2, Census Tract 104.12 and 104.13, contains approximately 3.50 acres, and shall be assigned a land use classification of Urban Edge Residential – Large Lot (UER-2).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: Portions of Richland County Tax Map Sheets 07311 and 07312

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:

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2022-107

All that certain piece, parcel or lot of land, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, being shown and delineated as Lot 9, Block "KK", 0.35 acre, on a Plat prepared for Domonick Geonellie II by Ben Whetstone Associates, dated June 14, 2017, and recorded on June 21, 2017, in the Office of Register of Deeds for Richland County in Book 2221, Page 1195, and having such boundaries and measurements as are shown on said plat, all measurements being a little more or less.

ALSO:
All that certain piece, parcel or lot of land, with improvements thereon, lying being and situate near the City of Columbia, in the County of Richland, State of South Carolina, the same being designated as Lot Eleven (11) on a plat prepared for Stuart N Russ by Inman Land Surveying Co., Inc., dated March 4, 1998, recorded in Plat/Record Book 20 at Page 698; reference being made to said plat for a more complete description; be all measurements a little more or less.

ALSO:
All that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being on the southeastern side of Atlantic Drive, formerly North End Drive, near the City of Columbia, in the County of Richland, State of South carolina, being shown and designated as Lot 10, Block KK, on a plat prepared for Jolene A. Stalzer, by Cox and Dinkins, Inc. , dated September 24, 1988, recorded in the Office of the Register of Deeds for Richland County in Plat Book 52 at Page 3607, said lot having the following metes and bounds, to-wit: On the Northeast by Lot 11, Block KK, whereon it measures One Hundred Fifty-eight and 47100 (158.47') feet, on the Southeast by a portion of Lot 7, Block KK, whereon it measures Sixty-five and 13/100 (65.13') feet, on the Southwest by Lots 8 and 9 of Block KK, whereon it measures a total of One Hundred Seventy-three and 63/100 (173.63') feet; and, on the Northwest fronting Atlantic Drive, formerly known as North End Drive whereon it measures One Hundred and no/100 (100') feet, be all measurements a little more or less.

ALSO:
All that certain piece, parcel or lot of land, together with improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, being shown and designated as Lot 12 on a plat map showing subdivision of 57 ¼ acres, property of Sarah and Esther Huffman, and recorded on November 13, 1956 in the office of the Register of Deeds for Richland County in Plat Book 8 at page 518. Reference to said plat is made for a more complete and accurate description.

ALSO:
All that certain piece, parcel or lot of land, together with improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, being shown and designated as Lot 13 & Part of Lot 14, Block A, 0.46 acres, on a plat prepared for Rebecca L. Kapaldo by American Engineering Consultants, Inc., dated May 21, 2013, and recorded in Record Book 1866 at page 2560. Reference to said plat is made for a more complete and accurate description. Be all measurements a little more or less.

ALSO:
All that certain piece, parcel or lot of land, together with improvements thereon, if any,

situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, and being more particularly shown and delineated on a plat prepared for Leverne Pertell & Eve D. Pertell by Belter & Associates, Inc., dated April 29, 1997, and recorded in the Office of the ROD for Richland County on June 4, 1997 in Plat Book 56 at Page 8878; with reference being made to said plat for a more complete and accurate description thereon, all measurements being a little more or less.

ALSO:
All that certain piece, parcel or lot of land, with the improvements thereon, situate, lying and being located near the City of Columbia, in the County of Richland, State of South Carolina, and being shown and designated on a plat prepared for Grady W. and Annie Jo Cato by Ralph O. Vanadore, Professional Land Surveyor, dated March 22, 1999 and recorded in the Office of the Register of Deeds for Richland County in Plat Book 300 at Page 751; and having such shapes, courses, distances, metes and bounds as shown upon said plat, all measurements being a little more or less, reference being craved thereto as often as necessary for a more complete and accurate description.

The properties are identified as the following Richland County Tax Map Sequence numbers:

Sheet 07311: block 02, lots 01 and 02;
Sheet 07312: block 07, lots 11, 12, 13, 14, and 15.

The properties are further identified by the following addresses:

1500, 1509, 1520, N1521, 1521, 1525 and 1527 Atlantic Drive; 1230 Balsam Road.

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

PETITION FOR ANNEXATION

The undersigned, being at least seventy-five percent (75%) of the freeholders owning at least seventy-five percent (75%) of the assessed value of the contiguous territory described below, hereby petition the Mayor and City Council for annexation of said territory to the City of Columbia, South Carolina pursuant to S.C. Code § 5-3-150(1).

The territory to be annexed is described as follows:

See Property Description on attached "Exhibit A"

The properties are identified as the following Richland County Tax Map Sequence numbers:

Sheet 07311: block 02, lots 01 and 02;

Sheet 07312: block 07, lots 11, 12, 13, 14, and 15.

The properties are further identified by the following addresses:

1500, 1509, 1520, N1521, 1521, 1525 and 1527 Atlantic Drive; 1230 Balsam Road.

Also included in the territory to be annexed are all contiguous portions of all public rights of way, streets, and highways, including portions of the streets Atlantic Drive and Balsam Road.

The first signature was affixed on this Petition on May, 31, 2022.

(*Signature pages attached*)

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

PETITION FOR ANNEXATION

The undersigned, being at least seventy-five percent (75%) of the freeholders owning at least seventy-five percent (75%) of the assessed value of the contiguous territory described below, hereby petition the Mayor and City Council for annexation of said territory to the City of Columbia, South Carolina pursuant to S.C. Code § 5-3-150(1).

The territory to be annexed is described as follows: (*See description and plats in "Exhibit A" and map in "Exhibit B" of this petition*)

Date: 5/31/22

Aron M. Olson
Property Address: 1527 Atlantic Drive
TMS No.: 07312-07-11

Date: _____

SFR3-004 LLC, a Delaware limited liability company
Property Address: 1525 Atlantic Drive
TMS No.: 07312-07-12

Date: 5/31/22

Alexis Moore
Property Address: 1521 Atlantic Drive and N1521 Atlantic Drive
TMS No.: 07312-07-13 and 07312-07-14

Date: 5/31/22

Michael Kuhn
Property Address: 1521 Atlantic Drive and N1521 Atlantic Drive
TMS No.: 07312-07-13 and 07312-07-14

Date: 05/31/2022

Carlos R. Avalos
Property Address: 1509 Atlantic Drive
TMS No.: 07312-07-15

Date: 5/31/22

Brittany E. Crowley
Property Address: 1509 Atlantic Drive
TMS No.: 07312-07-15

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

PETITION FOR ANNEXATION

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TMS No.: 07312-07-11

Date: 6/30/22

SFR3-004 LLC, a Delaware limited liability company
Property Address: 1525 Atlantic Drive
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Date: 5/31/22

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Property Address: 1521 Atlantic Drive and N1521 Atlantic Drive
TMS No.: 07312-07-13 and 07312-07-14

Date: 5/31/22

Michael Kuhn
Property Address: 1521 Atlantic Drive and N1521 Atlantic Drive
TMS No.: 07312-07-13 and 07312-07-14

Date: 05/31/2022

Carlos R. Avalos
Property Address: 1509 Atlantic Drive
TMS No.: 07312-07-15

Date: 5/31/22

Brittany E. Crowley
Property Address: 1509 Atlantic Drive
TMS No.: 07312-07-15

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

PETITION FOR ANNEXATION

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The territory to be annexed is described as follows: (*See description and plats in "Exhibit A" and map in "Exhibit B" of this petition*)

Date: 6/01/22

Jolene A. Stalzer
Property Address: 1520 Atlantic Drive
TMS No.: 07311-02-02

Date: 5-31-22

Domonick Geonellie, II
Property Address: 1500 Atlantic Drive and
1230 Balsam Road
TMS No.: 07311-02-01

Exhibit "A"

Property Description

All that certain piece, parcel or lot of land, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, being shown and delineated as Lot 9, Block "KK", 0.35 acre, on a Plat prepared for Domonick Geonellie II by Ben Whetstone Associates, dated June 14, 2017, and recorded on June 21, 2017, in the Office of Register of Deeds for Richland County in Book 2221, Page 1195, and having such boundaries and measurements as are shown on said plat, all measurements being a little more or less.

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the office of the Register of Deeds for Richland County in Plat Book 8 at page 518. Reference to said plat is made for a more complete and accurate description.

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ALSO:

All that certain piece, parcel or lot of land, together with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, and being more particularly shown and delineated on a plat prepared for Leverne Pertell & Eve D. Pertell by Belter & Associates, Inc., dated April 29, 1997, and recorded in the Office of the Rod for Richland County on June 4, 1997 in Plat Book 56 at Page 8878; with reference being made to said plat for a more complete and accurate description thereon, all measurements being a little more or less.

ALSO:

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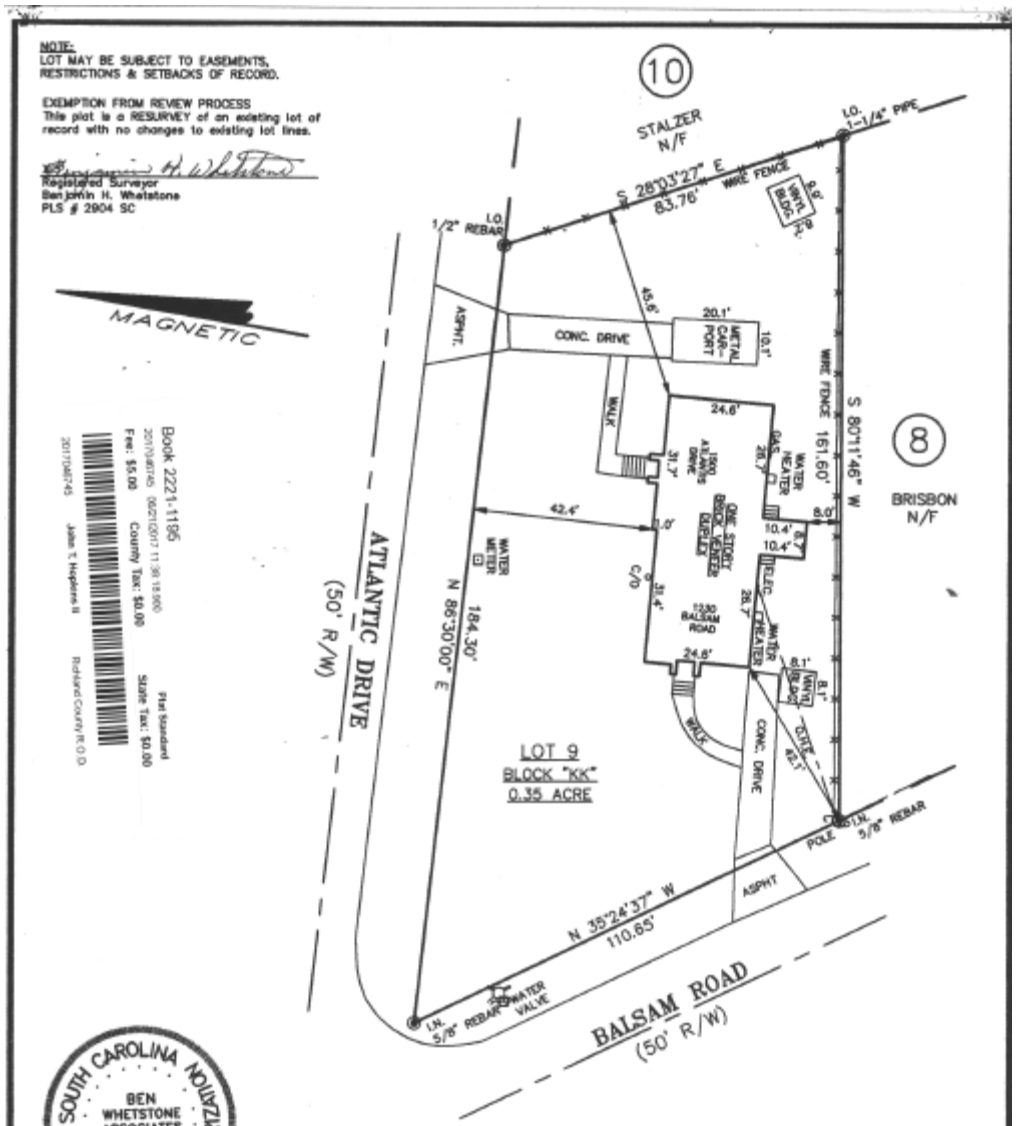
Said properties being further shown and delineated as "Area Proposed for Annexation" on the attached Exhibit "B".



LOT NEAR COLUMBIA, IN RICHLAND COUNTY, S.C.; SHOWN AS LOT 9, BLOCK "KK", ON PLAT OF HUFFMAN HEIGHTS, THE PROPERTY OF THE HEIRS OF JOE S. HUFFMAN BY KARL B. SHULER. DATED SEPTEMBER 3, 1947, AND RECORDED IN PLAT BOOK M, PAGE 14, IN THE OFFICE OF R.O.D. FOR RICHLAND COUNTY. TMN# 07311-02-01

PLAT PREPARED FOR

DOMONICK GEONELLIE II

BEN WHETSTONE ASSOCIATES
1321 AUGUSTA ROAD
WEST COLUMBIA, S.C. 29169
PHONE (803) 791-8467

JUNE 14, 2017
SCALE: 1" = 30'

0' 15' 30' 60'

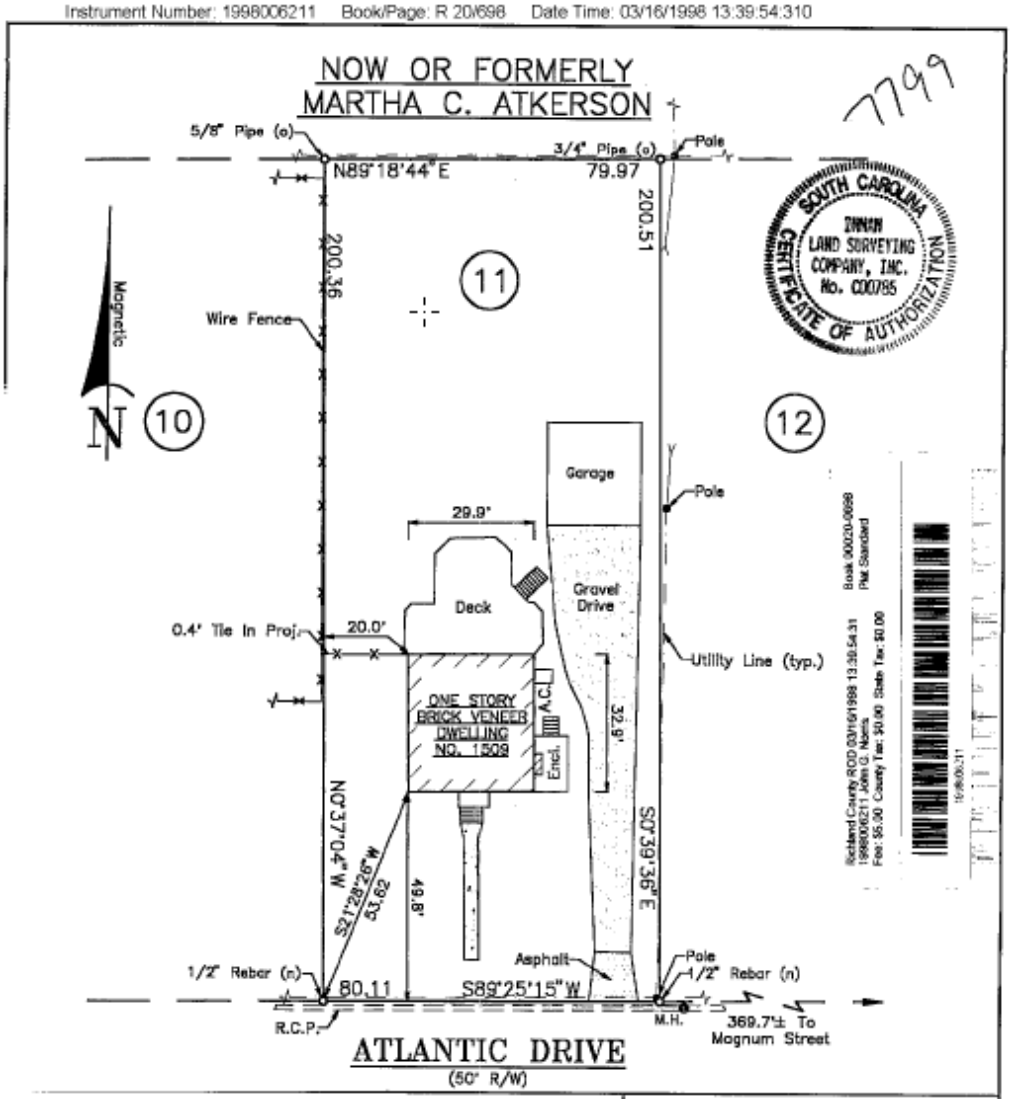
I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

JOB NO. 06-17-017

BENJAMIN H. WHETSTONE, R.L.S.
S.C. REGISTRATION NUMBER #2904

Petition for Annexation- Portions of Garden Springs and Pennington Acres Extension – Exhibit A

Instrument Number: 1998006211 Book/Page: R 20/698 Date Time: 03/16/1998 13:39:54:310



PLAT PREPARED FOR:

STUART N. RUSS

RICHLAND COUNTY, NEAR COLUMBIA, SOUTH CAROLINA

DATE: MARCH 4, 1998

PROJECT NO.: 9802096

SCALE: 1"=30'

0' 15' 30' 60'

TOTAL AREA = 0.37 ACRE
RATIO OF PRECISION = 1/10,000
AREA BY COORDINATE METHOD

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 THERIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

RICHARD P. INMAN, P.L.S. NO. 13385

REFERENCE:
THE SAME BEING SHOWN AND DESIGNATED AS LOT NO. 11, ON A PLAT PREPARED FOR MICHAEL R. NATIONS, BY MICHAEL T. ARANT & ASSOCIATES, INC., DATED OCTOBER 25, 1994, AND RECORDED IN THE OFFICE OF REGISTER OF DEEDS FOR RICHLAND COUNTY IN PLAT BOOK 55, PAGE 5194.

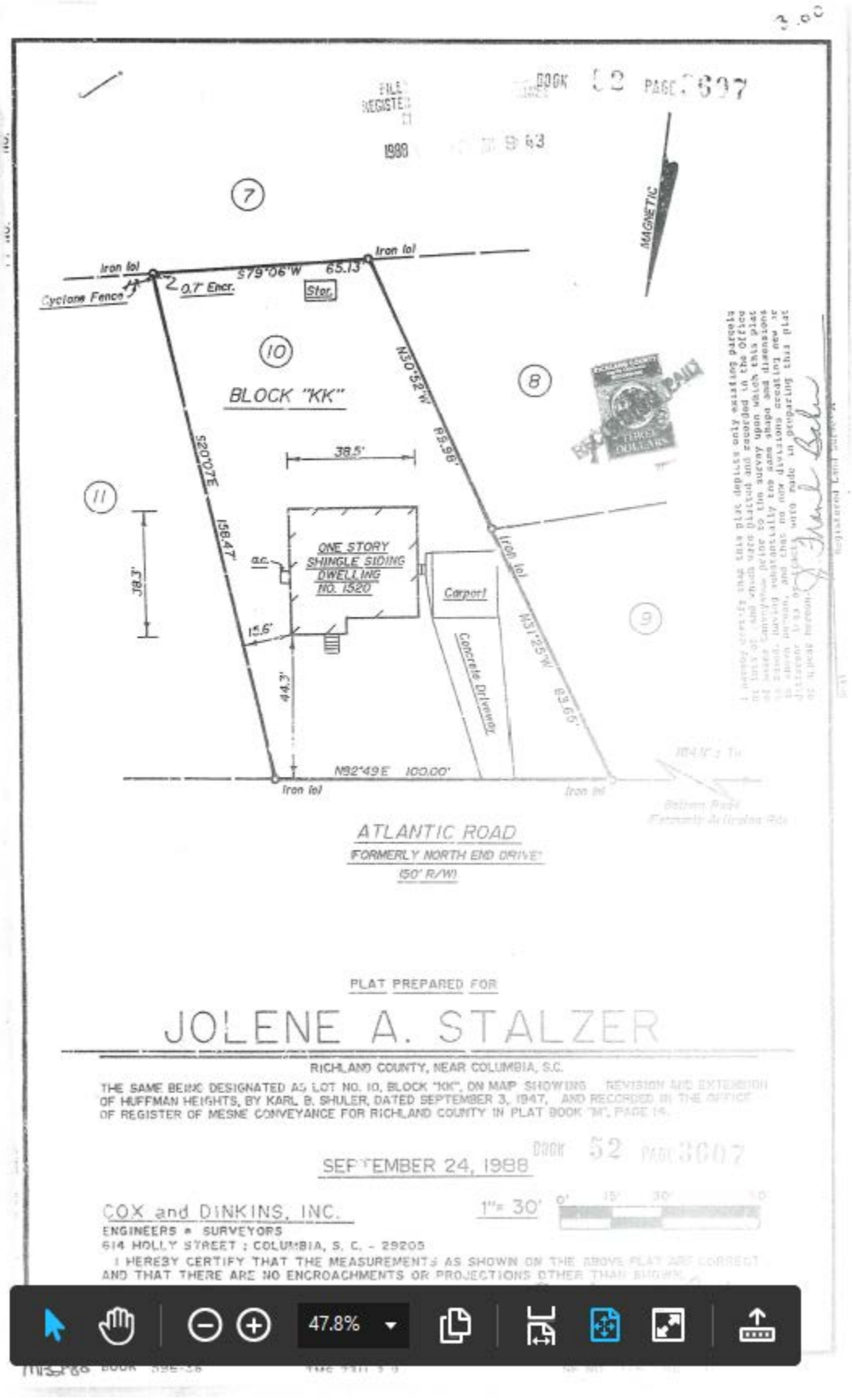
I HEREBY CERTIFY THAT I HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NO. 450170 0091 G; AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SUBJECT PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD ZONE A, B, OR V.

I HEREBY CERTIFY THAT THIS PLAT DEPICTS ONLY EXISTING PARCELS OR LOTS OF LAND WHICH WERE PLATTED AND DULY RECORDED IN THE REGISTER OF DEEDS AT PLAT BOOK 55, PAGE 5194, PRIOR TO THE SURVEY UPON WHICH THIS PLAT IS BASED, HAVING SUBSTANTIALLY THE SAME SHAPE AND DIMENSIONS AS SHOWN HEREON, AND THAT NO NEW DIVISIONS CREATING NEW OR DIFFERENT LOTS OR TRACTS WERE MADE IN PREPARING THIS PLAT OR APPEAR HEREON.

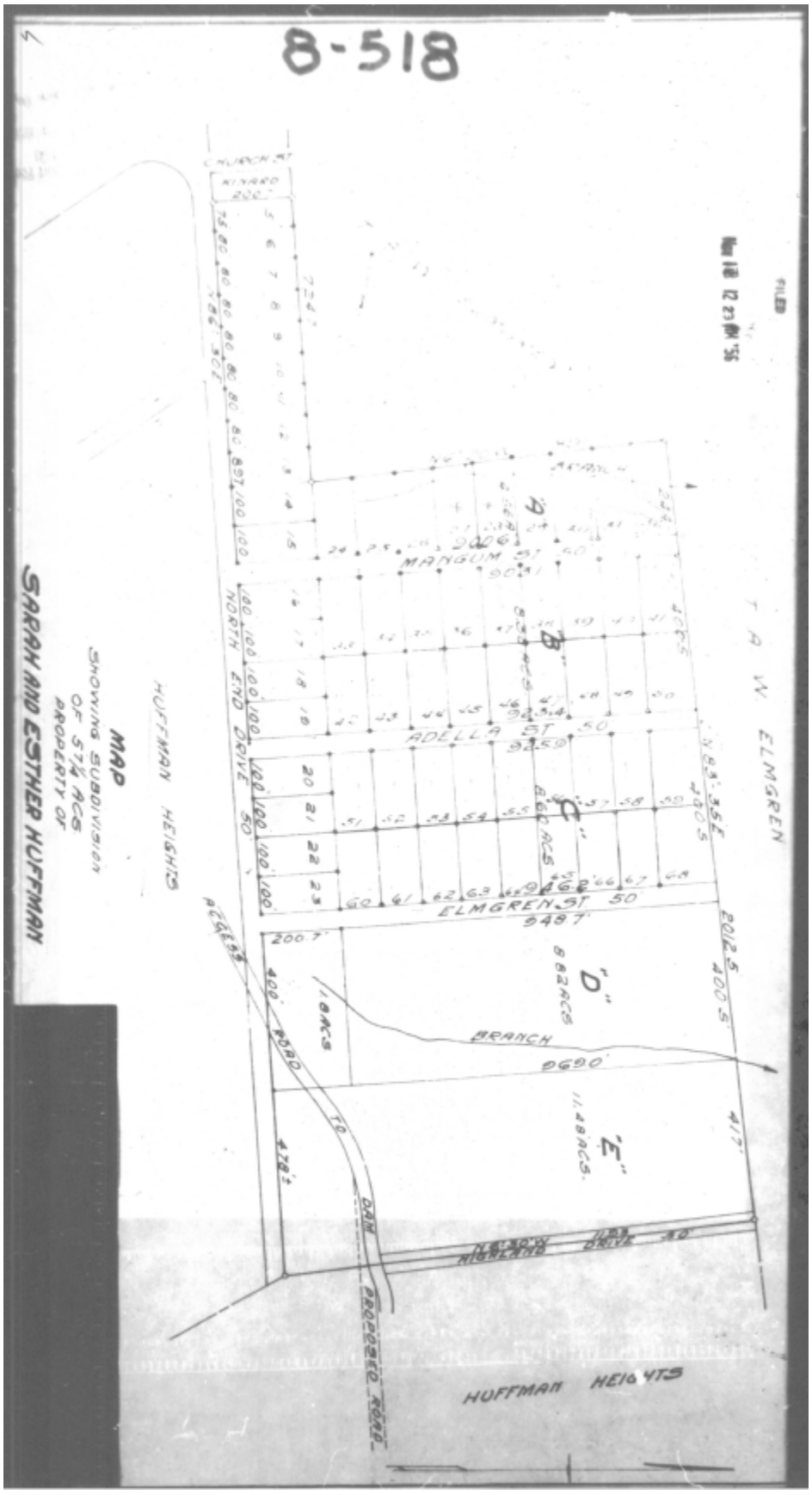
INMAN LAND SURVEYING COMPANY, INC.
2000 PARK STREET SUITE 208 COLUMBIA SOUTH CAROLINA 29201
PHONE 252-1797 FAX 252-1798

BOOK 92-28 T.M.S. 7312-07-15 S.F. 78 No. 8

Petition for Annexation- Portions of Garden Springs and Pennington Acres Extension – Exhibit A

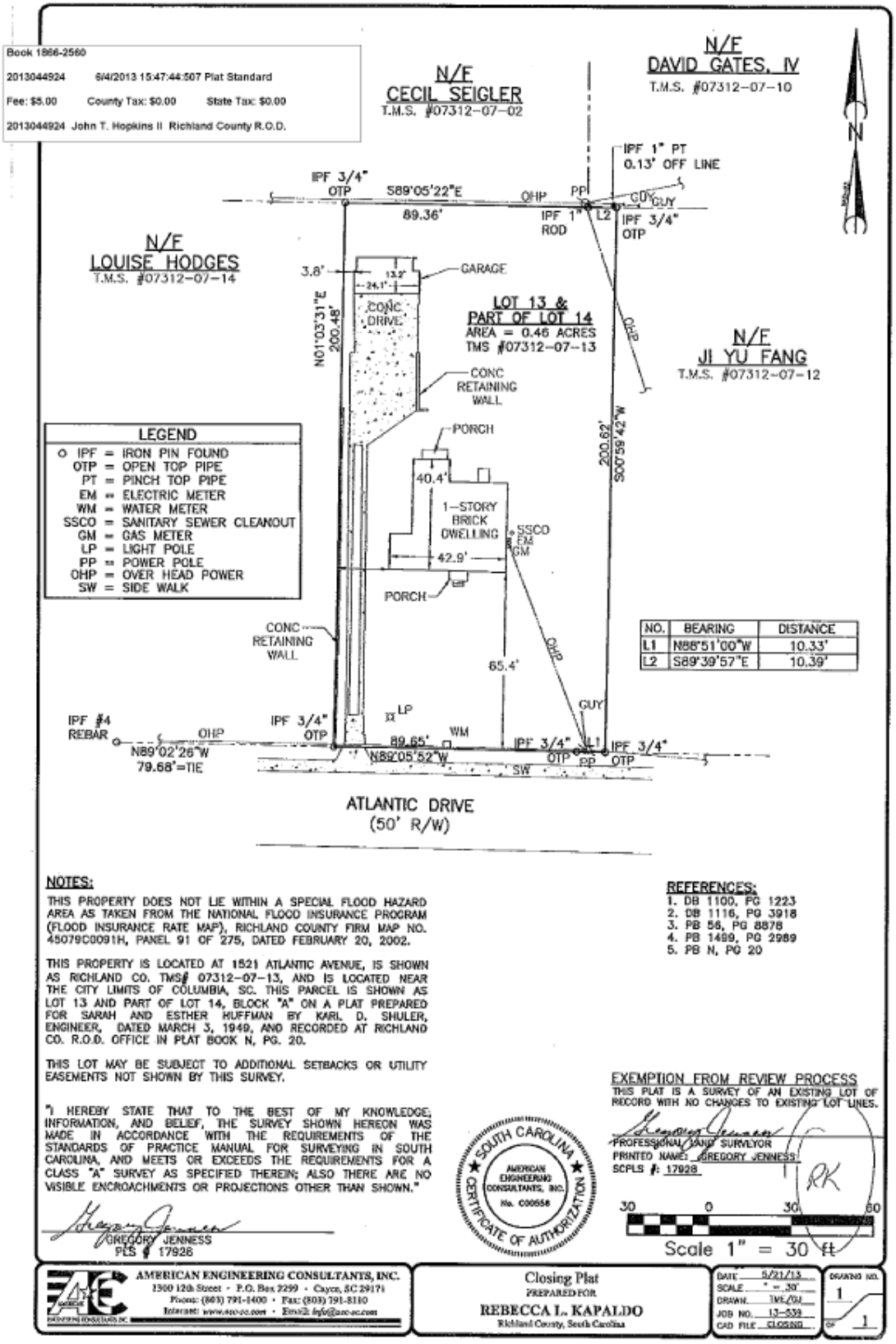


Petition for Annexation- Portions of Garden Springs and Pennington Acres Extension – Exhibit A



Petition for Annexation- Portions of Garden Springs and Pennington Acres Extension – Exhibit A

Instrument Number: 2013044924 Book/Page: R 1866/2560 Date Time: 06/04/2013 15:47:44:507



NOTES:

THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS TAKEN FROM THE NATIONAL FLOOD INSURANCE PROGRAM (FLOOD INSURANCE RATE MAP), RICHLAND COUNTY FIRM MAP NO. 45079C0091H, PANEL 91 OF 275, DATED FEBRUARY 20, 2002.

THIS PROPERTY IS LOCATED AT 1521 ATLANTIC AVENUE, IS SHOWN AS RICHLAND CO. TMS# 07312-07-13, AND IS LOCATED NEAR THE CITY LIMITS OF COLUMBIA, SC. THIS PARCEL IS SHOWN AS LOT 13 AND PART OF LOT 14, BLOCK "A" ON A PLAT PREPARED FOR SARAH AND ESTHER HUFFMAN BY KARL D. SHULER, ENGINEER, DATED MARCH 3, 1949, AND RECORDED AT RICHLAND CO. R.O.D. OFFICE IN PLAT BOOK N, PG. 20.

THIS LOT MAY BE SUBJECT TO ADDITIONAL SETBACKS OR UTILITY EASEMENTS NOT SHOWN BY THIS SURVEY.

"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 STANDARDS OF PRACTICE MANUAL FOR 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."

GREGORY JENNESS
PLS # 17928

REFERENCES:
1. DB 1100, PG 1223
2. DB 1116, PG 3918
3. PB 56, PG 8878
4. PB 1489, PG 2989
5. PB N, PG 20

EXEMPTION FROM REVIEW PROCESS
THIS PLAT IS A SURVEY OF AN EXISTING LOT OF RECORD WITH NO CHANGES TO EXISTING LOT LINES.

PROFESSIONAL LAND SURVEYOR
PRINTED NAME: GREGORY JENNESS
SCPLS #: 17928

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION AMERICAN ENGINEERING CONSULTANTS, INC. No. C00558

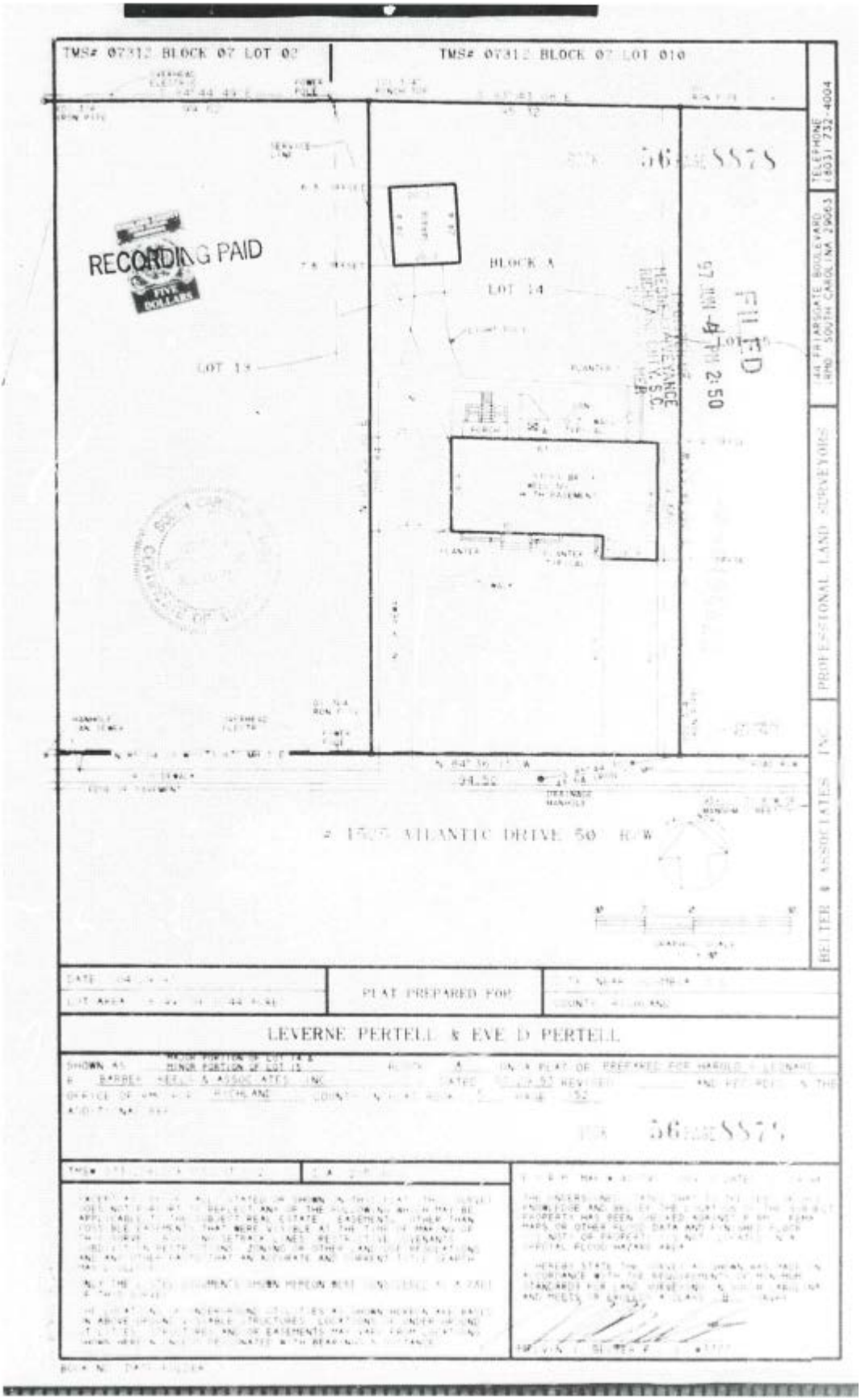
30 0 30 60
Scale 1" = 30 ft

AMERICAN ENGINEERING CONSULTANTS, INC.
1300 12th Street • P.O. Box 2299 • Cayce, SC 29171
Phone: (803) 791-1400 • Fax: (803) 791-8110
Internet: www.aec-sc.com • Email: info@aec-sc.com

Closing Plat
PREPARED FOR
REBECCA L. KAPALDO
Richland County, South Carolina

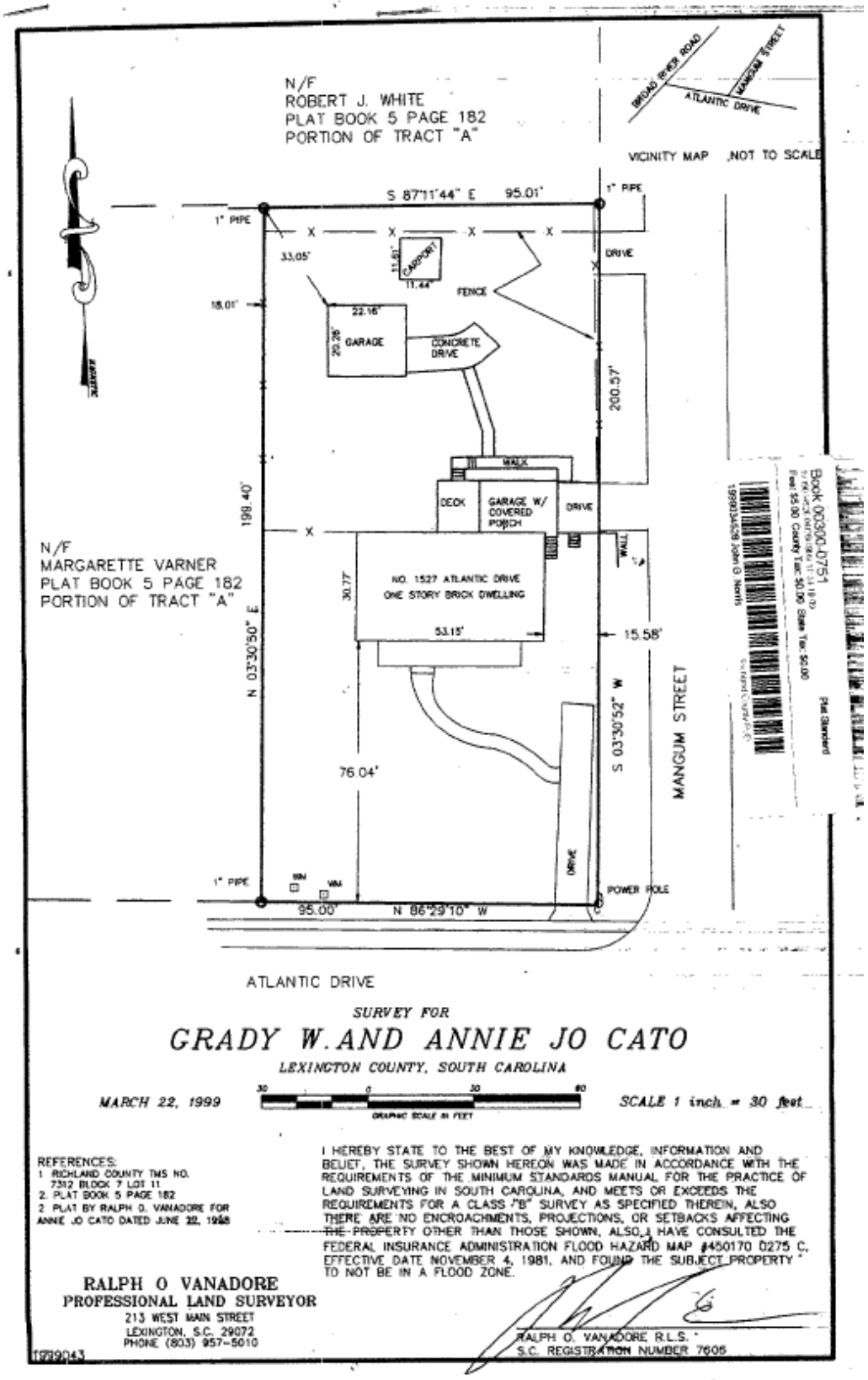
DATE 5/21/13
SCALE 1" = 30'
DRAWN TME/GJ
JOB NO. 13-539
CAD FILE CLOSING
DRAWING NO. 1 OF 1

Petition for Annexation- Portions of Garden Springs and Pennington Acres Extension – Exhibit A



Petition for Annexation- Portions of Garden Springs and Pennington Acres Extension – Exhibit A

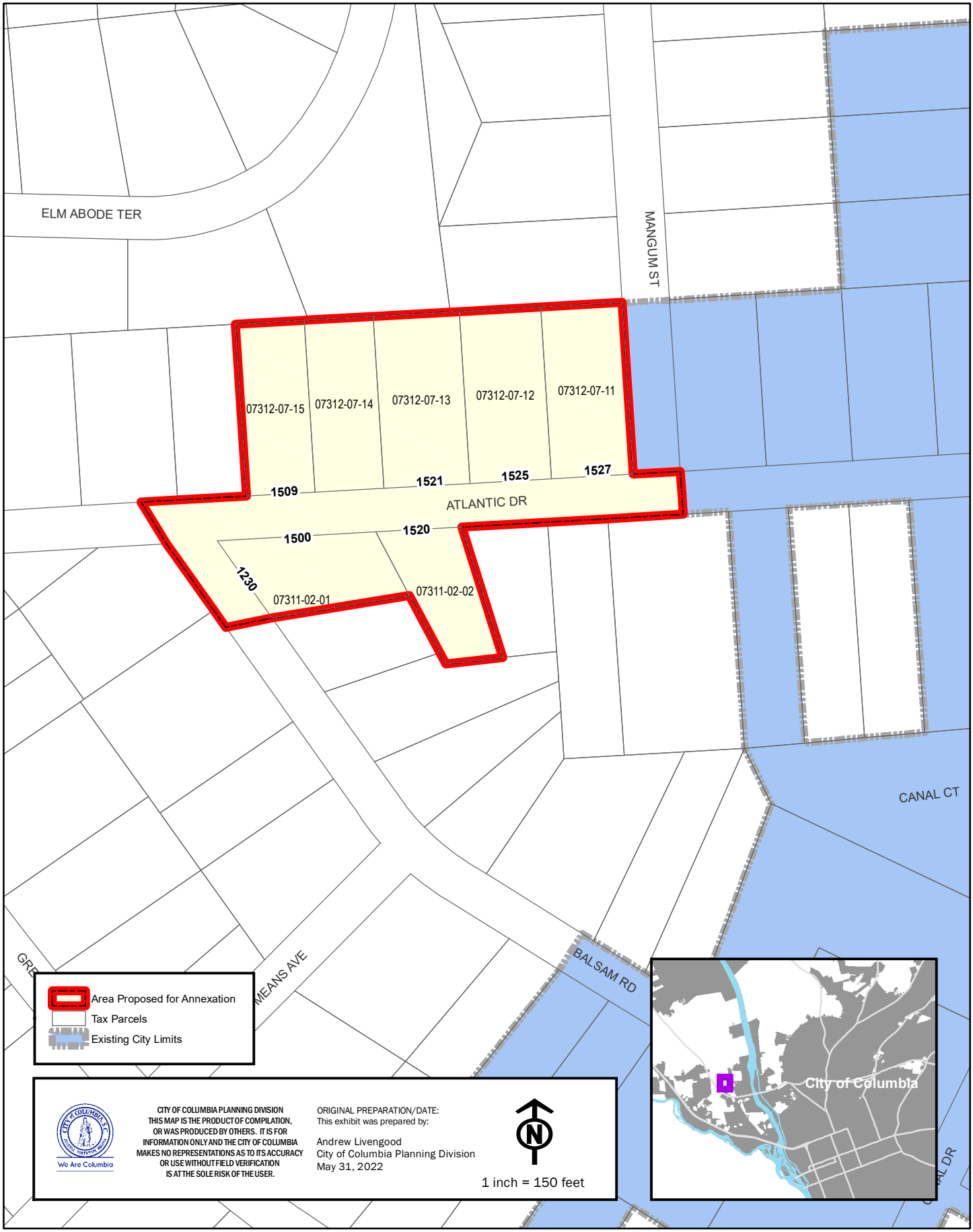
Instrument Number: 1999034528 Book/Page: R 300/751 Date Time: 04/26/1999 11:38:19:090



Petition for Annexation- Portions of Garden Springs and Pennington Acres Extension – Exhibit A

Exhibit B

Annexation Exhibit -
7 Parcels on Atlantic Drive and Balsam Road



** DATA SOURCE - CITY OF

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: August 19, 2022

RE: **Property Address:** 1500, 1509, 1520, N1521, 1521, 1525, and 1527 Atlantic Drive, and 1230 Balsam Road
Richland County TMS#: 07311-02-01, 07311-02-02, 07312-07-11, 07312-07-12, 07312-07-13, 07312-07-14, 07312-07-15
Owner(s): Domonick Geonellie II, Aron M. Olson, SFR3-004 LLC, Alexis Moore, Michael Kuhn, Jolene Stalzer, Carlos R. and Brittany E. Avalos
Current Use: Residential
Proposed Use: Residential
Current County Land Use: Mixed Residential High Density
Proposed City Land Use: Urban Edge Residential Large Lot (UER-2)
Current County Zoning: Residential Single Family Medium Density (RS-MD)
Proposed City Zoning: Residential Single Family Medium Lot District (RSF-2)
Reason for Annexation: Municipal Services; Primary and Secondary Areas
City Council District: 2
Census Tract: 104.12 and 104.13

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 8, 2022** Planning Commission 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.

/atl
Attachments

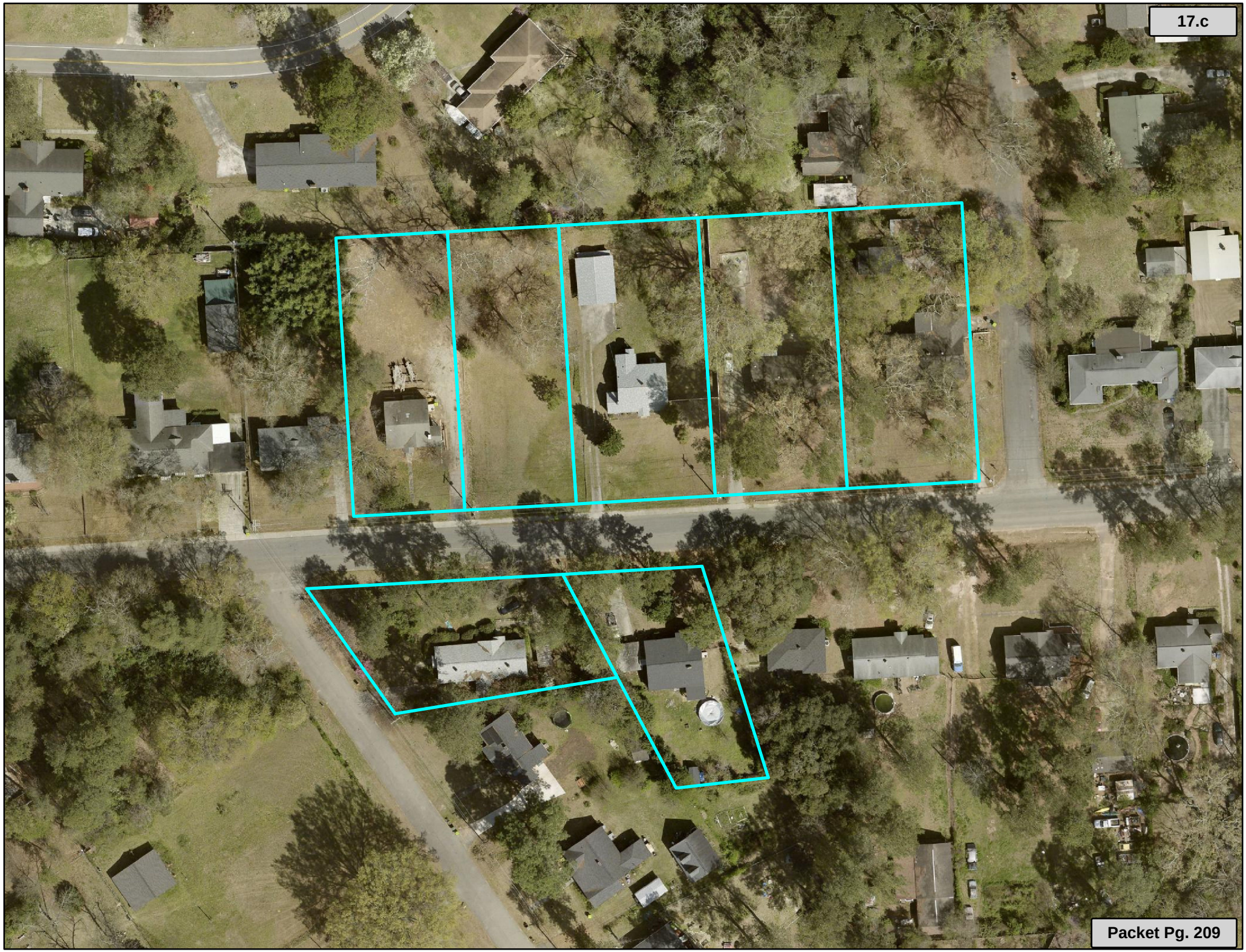
cc:

Clint Shealy, Assistant City Manager
Jeff Palen, Assistant City Manager/CFO
Dana Higgins, Director, Engineering
Frank Eskridge, Director, Utilities
Robert Anderson, Public Works Director
Krista Hampton, Planning & Development Services
Kelly Smith, Business License Administrator
Greg Williams, Business Liasion
Tiffany Latimer, Customer Care Administrator
Todd Beiers, Building Official
Michelle Brazell, Engineering
Police Planning & Research
Alfreda Tindal, Richland Co. 911 Addressing Coordinator
Missy Gentry, Assistant City Manager
Henry M. Simons, Assistant City Manager
Teresa Knox, City Attorney
William Holbrook, Police Chief
Aubrey Jenkins, Fire Chief
Gloria Saaed, Community Development Director
George Adams, Fire Marshal
Hope Hasty, Zoning Administrator
Jacquelyn Richburg, Columbia-Richland 911
David Hatcher, Housing Official
Richland County Solid Waste Collection
Lucinda Statler, Planning Administrator
Brandon Burnette, Development Center Administrator

Planning Commission Land Use Recommendation: UER-2 (Land Use classification) by 6 - 0.
on 9/8/2022 (mm/dd/yyyy).

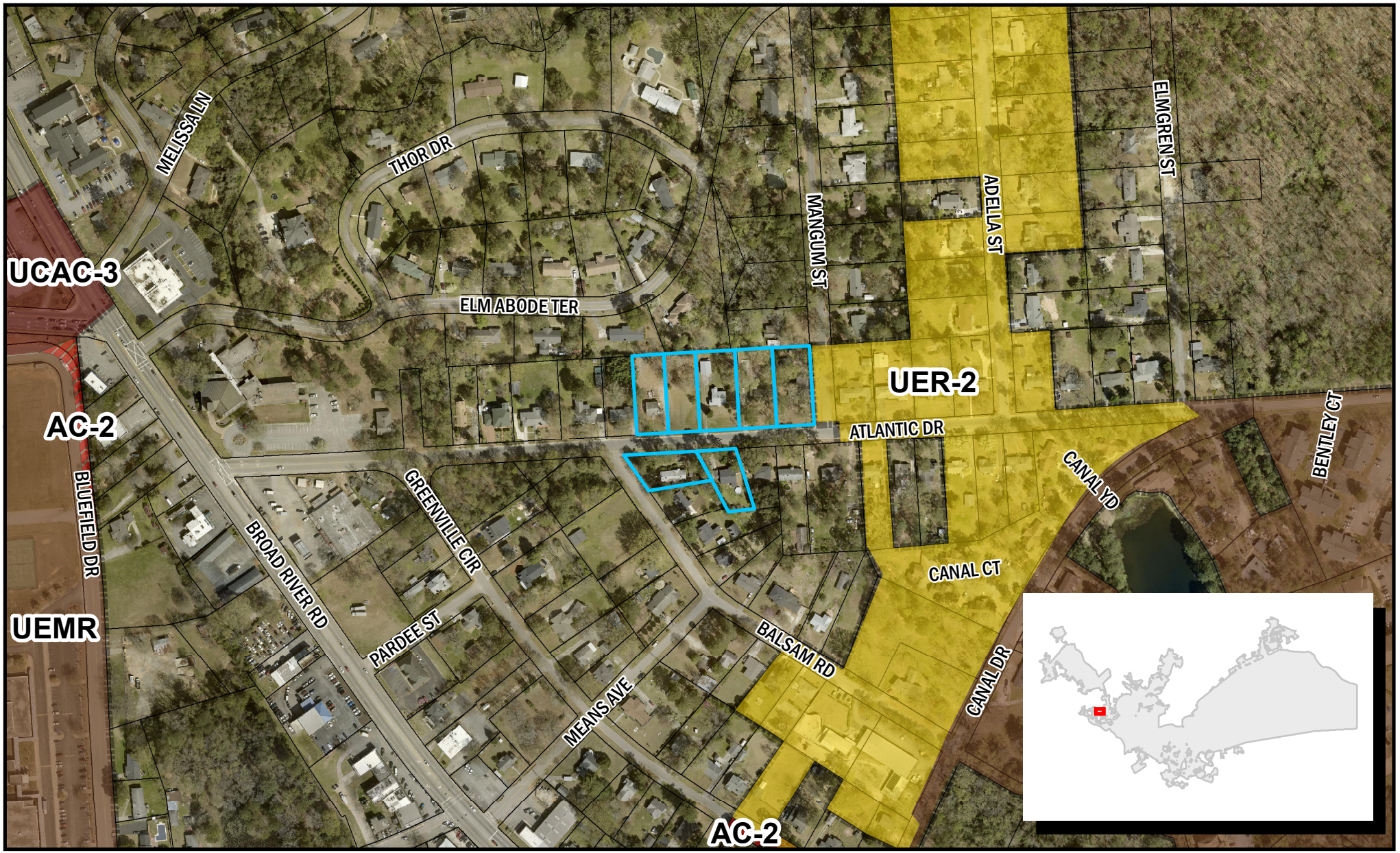
Planning Commission Zoning Recommendation: RSF-2 (Zoning classification) by 6 - 0.
on 9/8/2022 (mm/dd/yyyy).

(Signature of Annexation Coordinator)



Future Land Use Map

1500, 1509, 1520, N1521, 1521, 1525, and 1527 Atlantic Dr. and 1230 Balsam Rd
07311-02-01 and -02, and 07312-07-11, -12, -13, -14, and -15,
Current Rich. Co. FLU: Mixed Residential High Density, Proposed City FLU: UER-2



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 8/15/2022

We Are Columbia

0 80 160 320 Feet

CITY OF COLUMBIA PLANNING DEPARTMENT
THIS MAP IS THE PRODUCT OF COMPILATION, OR WAS PRODUCED BY OTHERS. IT IS FOR INFORMATION ONLY AND THE CITY OF COLUMBIA MAKES NO REPRESENTATIONS AS TO ITS ACCURACY OR USE WITHOUT FIELD VERIFICATION IS A

*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Zoning Map

1500, 1509, 1520, N1521, 1521, 1525, and 1527 Atlantic Dr. and 1230 Balsam Rd
TMS# 07311-02-01 and -02, and 07312-07-11, -12, -13, -14, and -15,
Current Rich. Co. Zoning: RS-MD, Current City Zoning: RSF-2

Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 8/15/2022

We Are Columbia

0 55 110 220 Feet

DISCLAIMER:
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*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

CITY COUNCIL

November 15, 2022 at 4:00pm
City Hall, 3rd floor Council Chambers, 1737 Main Street, Columbia, SC 29202

ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY
1500, 1509, 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

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)

ZPH, 1st Reading: 11/15/2022; Pending

2nd Reading: 12/06/2022; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 3.50 acres
Current Use: Residential
Proposed Use: Residential
Reason for Annexation: Municipal Services
Urban Service Area: Primary and Secondary
Current County Land Use Classification: Mixed Residential High Density
Proposed City Land Use Classification: Urban Edge Residential- Large Lot (UER-2)
Current County Zoning: Residential Single Family- Medium Density (RS-MD)
Proposed City Zoning: Residential Single Family- Medium Lot District (RSF-2)
Census Tract: 104.12 and 104.13

DETERMINATION FOR CITY SERVICES

The following determination is an estimate of the benefits and costs associated with the annexation of the subject property:

Police
The Columbia Police Department does not object to this proposed annexation. As with most annexations, we find that the proposed annexation may result in an increased number of calls for service. The estimated cost to serve these existing

five single-family residences and one duplex would be **approximately $1700 per year,** based on calls to similar residential properties within the City limits.

Fire
The proposed annexation will not result in significant 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.

Streets
Both Atlantic Drive and Balsam Road are owned and maintained by SCDOT.

Solid Waste
Solid waste provides service in this area: garbage rollcart service is provided on Tuesdays, recycling rollcart service is provided on the 1st and 3rd Tuesday of the month, and yard trash pickup is on Mondays. The cost associated with solid waste service is approximately **$216 annually per household.**

Engineering
These properties are served by City of Columbia water. To extend sewer service to all of the properties, the current estimate (including engineering fees and contingency) is **approximately $92,400.** The projected timetable for provision of sewer service for those properties not already served is by the end of calendar year 2023. The ability to obtain necessary easements or unforeseen design challenges may affect the projected completion date.

Water Customer Care
The customers within the proposed annexation area will pay water and sewer rates approximately **40% lower** than out-of-city customers.

Planning & Development Services
We recommend approval of the annexation of these properties, which are located within both the Primary and Secondary areas as designated in the Urban Service Area plan. These properties contain five single-family residences and an existing duplex; the estimated real estate tax revenue generated for the City would be **approximately $2,400 per year** based on the current taxable value of the properties.

* Estimated City Tax Revenue is based on **2022 millage** for real property and calculated as: ((Taxable Value × Tax Rate) × City Millage Rate (.0938)). The actual additional taxes paid by the property owner will generally be substantially lower as some millage items do not apply to in-City properties, and an increased Local Option Sales Tax credit factor applies to in-City properties (an additional .002321 for the 2022 tax year).

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject properties are in a "Primary Area" or "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.

Primary Areas are made up of land contiguous to the City where services are readily available and the infrastructure is generally good. These services include fire, police, sanitation, and utilities.

Annexations within *Primary Areas* are the second highest priority, after areas classified as *Donut Hole - Primary*. Barring unanticipated circumstances, annexation is recommended and staff should work with individual property owners or neighborhoods/developments to encourage and expedite annexation.

Secondary Areas are those areas where it may be logical or advantageous to provide City services, but where the ability to provide all services and/or the condition of existing infrastructure may not be at optimal levels for annexation. 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. These areas may include "higher value" properties where annexation could prove beneficial to revenues.

Annexation within *Secondary Areas* should be considered, but an assessment of the impact on the City's revenue and ability to serve the property/area in question should occur prior to consideration of and action upon annexation petitions.

Comprehensive Plan Land Use Classification

The proposed future land use classification for the subject property is Urban Edge Residential Large Lot (UER-2) in the *Columbia Compass: Envision 2036* Future Land Use Map. The property is currently designated as Mixed Residential High Density by Richland County.

Urban Edge Residential Large Lot neighborhoods represent many of the 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
- Civic/Institutional Small
- Business/Employment small (excl. Flex)
- Cemeteries & Mausoleums

Existing Neighborhood, Small Area, Community, and/or Corridor Plans

The subject property is located within the study area of the *Broad River Corridor and Community Master Plan*, adopted by Richland County in 2010. The property falls within the Lower Broad River East Neighborhood Sub-Area (Page 48), and the Plan assigned a proposed land use character district of Transition Mixed-Use District to the subject property, and indicates that the property falls within a half-mile radius of the nearby Corridor Mixed-Use Districts (Page 32). The property is within a half-mile radius of both the Greystone Node and the Dutch Square Node (Page 61), but is not located within a catalyst project area and is not identified as an infill redevelopment opportunity (page 52).

PROPOSED ZONING DISTRICT SUMMARY

The parcel is currently zoned RS-MD by Richland County. Surrounding parcels within the City of Columbia are currently zoned Residential Single Family- Large Lot District (RSF-1) to the East. Surrounding parcels in unincorporated Richland County are currently zoned RS-MD to the West and South and RS-LD to the North.

The proposed City of Columbia zoning district is Residential Single Family- Medium Lot District (RSF-2).

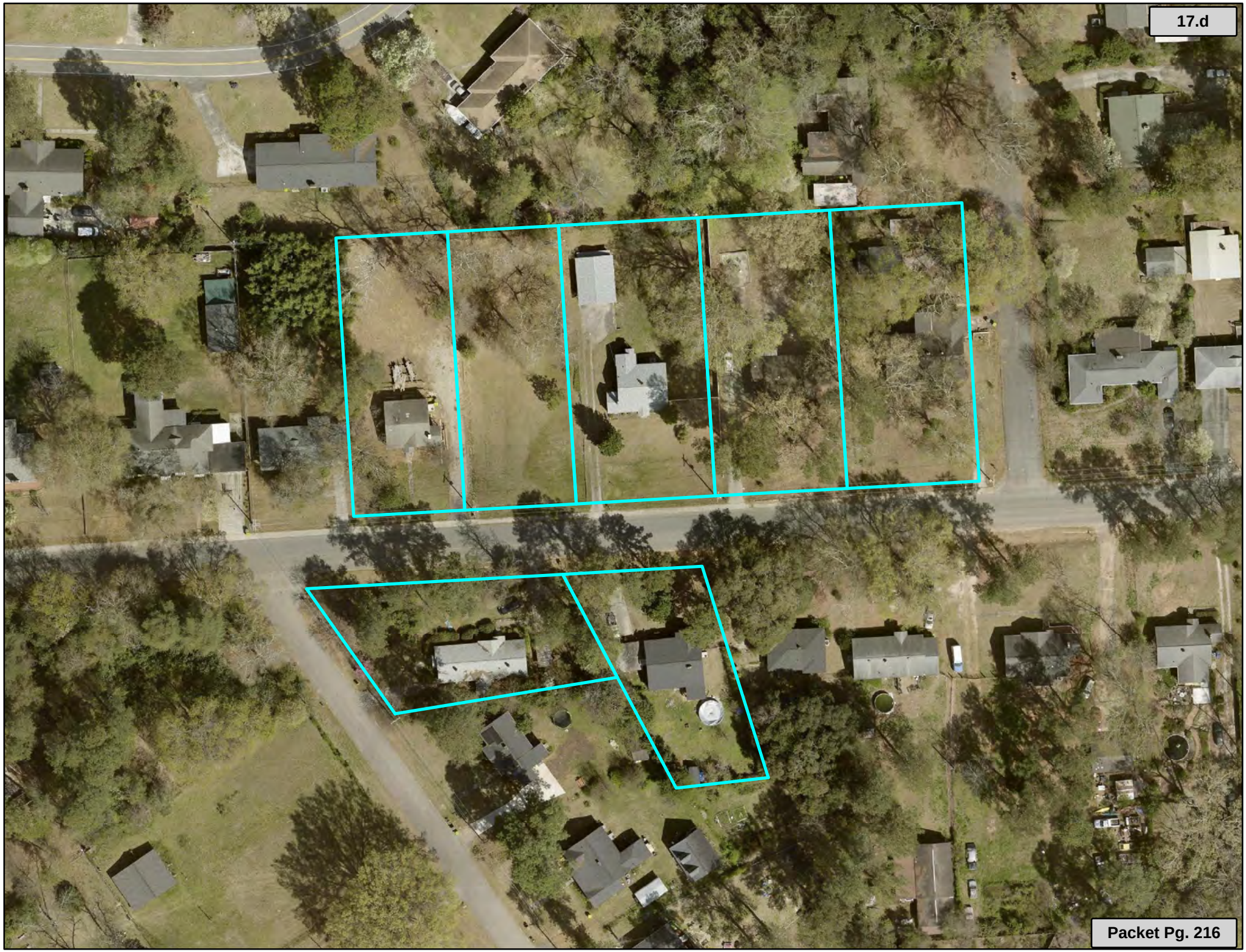
Residential Single-Family - Medium Lot District (RSF-2)

The purpose of the Residential Single-Family - Medium Lot (RSF-2) District is to provide lands that accommodate primarily single-family detached dwellings at moderate densities. The district also accommodates parks and recreation centers, government offices, and minor utility facilities. District regulations discourage development that substantially interferes with the quiet residential nature of the district.

STAFF RECOMMENDATION

The 7 subject properties have petitioned for annexation into the City of Columbia by means of the 75% freeholder petition and ordinance method. This method of annexation requires a Public Hearing on annexation in addition to the usual Public Hearing on zoning district and land use classifications.

Staff recommends approval of the annexation and the assignment of a future land use classification of Urban Edge Residential Large Lot (UER-2) and the assignment of Single-Family Residential – Medium Lot District (RSF-2) at the time of annexation.



Future Land Use Map

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07311-02-01 and -02, and 07312-07-11, -12, -13, -14, and -15,
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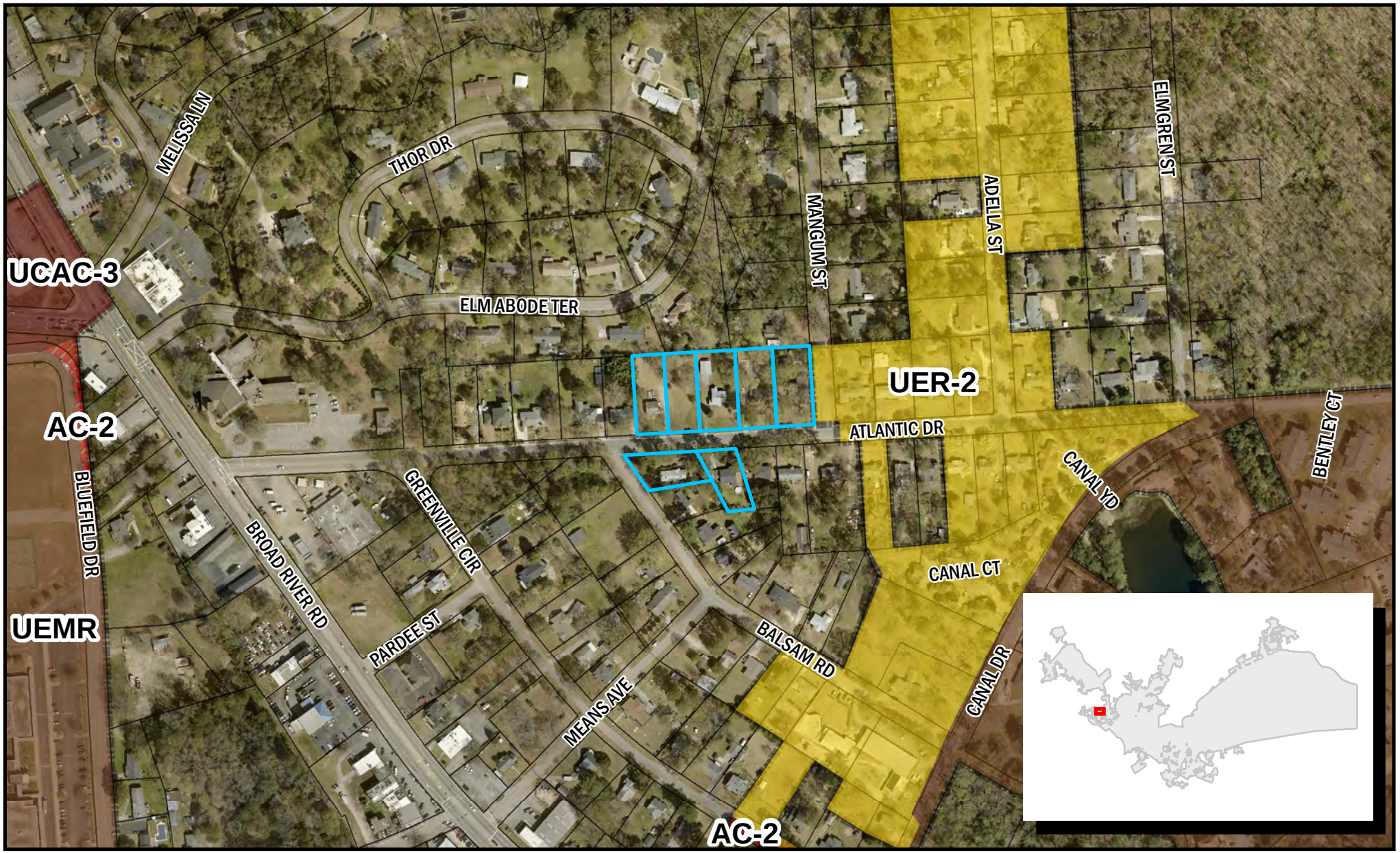

Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 8/15/2022

We Are Columbia

0 80 160 320 Feet

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*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Zoning Map

1500, 1509, 1520, N1521, 1521, 1525, and 1527 Atlantic Dr. and 1230 Balsam Rd
TMS# 07311-02-01 and -02, and 07312-07-11, -12, -13, -14, and -15,
Current Rich. Co. Zoning: RS-MD, Current City Zoning: RSF-2

17.d

Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 8/15/2022

We Are Columbia

0 55 110 220 Feet

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*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Proposed Future Land Use Classification

Development Types

URBAN EDGE RESIDENTIAL LARGE LOT (UER-2)

Urban Edge Residential Large Lot neighborhoods represent many of the 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.

UER-2 BUILDING TYPES/LAND USES

PRIMARY TYPES

- Single-family Detached
  *Accessory dwelling units

TERTIARY TYPES

- Single-family Attached
- Two-family
- Three-family
- Civic/Institutional Small
- Business/Employment Small (excl. Flex)
- Cemeteries & Mausoleums

See matrix for appropriate park/open space types.

Development Types

UER-2 DEVELOPMENT PATTERN/CONTEXT

- The street network is typically curvilinear with irregular block structure and limited points of connection to the main road network. Street widths may be narrow or wide. Sidewalks may or may not be present in existing neighborhoods but should be provided in new developments. On-street parking is uncommon in these neighborhoods when street widths are narrow.
- Blocks are slightly irregular and may display a range of sizes and shapes determined by the parent lot shape and the internal street network.
- Blocks are subdivided into regular sized lots over 10,000 square feet.
- Buildings are typically set back from the street with deep front yards; buildings sit parallel to the street.
- Building sizes vary slightly within a block, but most are one to two stories in height with more than 2,000 square feet of livable space. Exceptions in the number of stories would be for neighborhoods with many split-level homes.
- Most homes have dedicated parking areas in front or side yards. Attached garages or carports are common.
- Open or green spaces are included in individual properties, retention or detention areas, or neighborhood parks. Passive green spaces should be included in new developments.
- Within a single development, building architecture, density, scale, and design will typically be fairly consistent along with front yard setbacks and driveway and garage arrangements. Side loading garages may be more common in a large lot neighborhood than in small lot neighborhoods.

Proposed Zoning District

(f) RSF-2: Residential Single-Family - Medium Lot District

(1) Purpose

The purpose of the Residential Single-Family - Medium Lot (RSF-2) District is to provide lands that accommodate primarily single-family detached dwellings at moderate densities. The district also accommodates parks and recreation centers, government offices, and minor utility facilities. District regulations discourage development that substantially interferes with the quiet residential nature of the district.

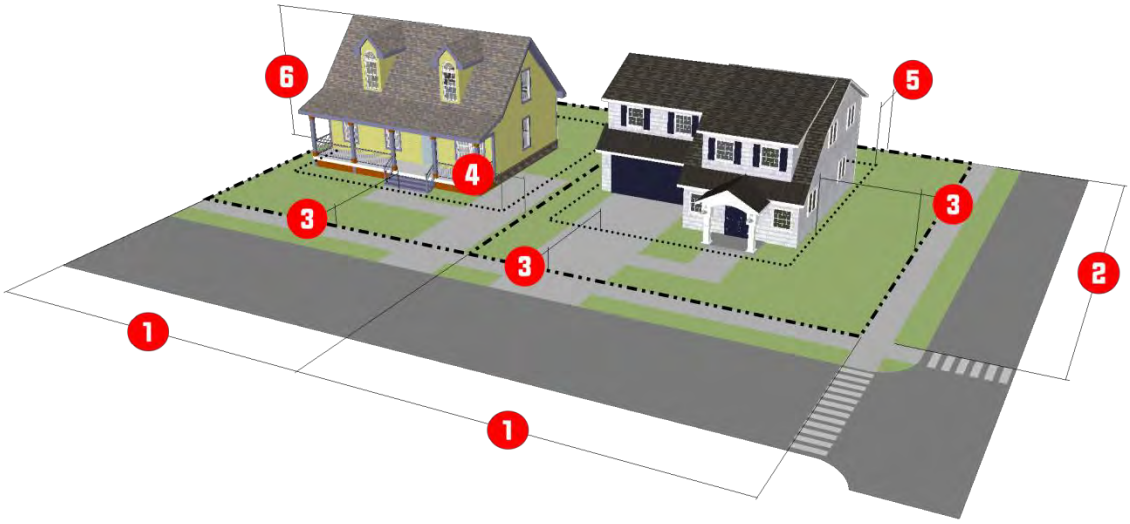
(2) Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

(3) Intensity and Dimensional Standards

	Standard	All Uses
	Lot Area, min. (sf.)	8,500
1	Lot Width, min. (ft.)	60
2	Lot Depth, min. (ft.)	70
	Lot Coverage, max. (% of site area)	40
	Density, max. (du/acre)	N/A
3	Front Yard Setback, min. (ft.)	20
4	Side Yard Setback, min. (ft.)	5
5	Rear Yard Setback, min. (ft.)	10
6	Building Height, max. (ft.)	40

Notes: ft. = feet sf. = square feet du. = dwelling unit



(4) Reference to Other Standards			
Sec. 17-5.1	Access, Mobility, and Circulation	Sec. 17-5.8	Fences and Walls
Sec. 17-5.2	Off-Street Parking, Bicycle Parking	0	Exterior Lighting
Sec. 17-5.3	Landscaping	0	Signs
Sec. 17-5.4	Tree Protection	Sec. 17-5.11	Green Building Standards
Sec. 17-5.5	Open Space	Sec. 17-6.2	Minimum Design Standards
Sec. 17-5.6	Neighborhood Compatibility	0	Improvements and Sureties
Sec. 17-5.7	Form and Design Standards	Article 9	Definitions and Rules of Measurement

We Are Columbia

MEETING DATE: **November 15, 2022**

DEPARTMENT: **Planning and Development Services**

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

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

FUNDING SOURCE & ORIGINAL BUDGET:

CLEAN WATER 2020?: **No**

PURPOSE:

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)

ATTACHMENTS:

- **#a:** 2022-105 Annex and Incorporate 1008 Lykes Lane (PDF)
- #b: Lykes1008_Petition (PDF)
- #c: Offer_Notice_Lykes1008 (PDF)
- #d: ANNEX-2022-0022_Lykes1008_ZPH (PDF)

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

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 Code Ann. § 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 Columbia Compass: Envision 2036 as the City of Columbia Comprehensive Plan by Ordinance No.: 2020-028 along with all the maps and policies contained therein, and amended from time to time, in accordance with the South Carolina Comprehensive Planning Act of 1994 (§6-29 of the SC Code); and,

WHEREAS, the City of Columbia has adopted the Unified Development Ordinance (UDO) by Ordinance No.: 2019-013 and Official Zoning Map of the City of Columbia, S.C. by Ordinance No.: 2021-001, both amended from time to time, in accordance with the authority in Title VI of the SC Code; and

WHEREAS, pursuant to Sec. 17-1.7(c) of the UDO, annexation may be considered concurrent with amendments to the Comprehensive Plan and the Zoning Map; and

WHEREAS, the City of Columbia Planning Commission has reviewed the proposed future land use and zoning classifications of the property, and made a recommendation to City Council in accordance with §6-29 of the SC Code and §17-2.5 of the UDO; and

WHEREAS, the Columbia City Council has held a public hearing in accordance with §17-2.4(f) of the UDO and §6-29-760 of the SC Code; and

WHEREAS, the Columbia City Council has determined that the proposed land use classification is appropriate for the property, and the proposed zoning district meets one or more of the criteria set forth by §17-2.5(c)(4), Zoning Map Amendment Decision Standards, of the UDO; NOW THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina this _____ day of _____, 2022, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.

2. The property identified as 1008 Lykes Lane and TMS# 05000-02-29 containing 0.60 acres, further identified in Attachment A, is hereby annexed to and becomes a part of the City of Columbia, and is incorporated into Columbia Compass: Envision 2036 and the Official Zoning Map, effective as of December 31, 2023.

3. This property shall be apportioned to City Council District #1, Census Tract 103.15, and

LEGAL DEPARTMENT DRAFT

assigned a future land use classification of Community Activity Corridor (AC-2) and zoning of Community Activity Center/Corridor District (CAC).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NOS.: 05000-02-29

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

Approved by:

City Manager

Approved as to form:

Deputy City Attorney

Mayor

ATTEST:

City Clerk

Introduced:
Final Reading:

LEGAL DEPARTMENT DRAFT

ORDINANCE NO.: 2022-105
EXHIBIT "A"
PROPERTY DESCRIPTION

All that certain piece, parcel, or lot of land, with the improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, being shown and designated as 0.60 acres fronting on Lykes Lane, and shown on a plat prepared for S.C. Properties, Inc., Trustee, by Collingwood Surveying, Inc. dated November 9, 1999 and recorded in the Office of the ROD for Richland County in Plat Book 586 at Page 2969. Reference to said plat is hereby craved for particulars of the boundaries, metes, courses, and/or distances of the property delineated thereon.

LEGAL DEPARTMENT DRAFT

Last revised: 10/31/2022
22014594

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 the improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, being shown and designated as 0.60 acres fronting on Lykes Lane, and shown on a plat prepared for S.C. Properties, Inc., Trustee, by Collingwood Surveying, Inc. dated November 9, 1999 and recorded in the Office of the ROD for Richland County in Plat Book 586 at Page 2969. Reference to said plat is hereby craved for particulars of the boundaries, metes, courses, and/or distances of the property delineated thereon.

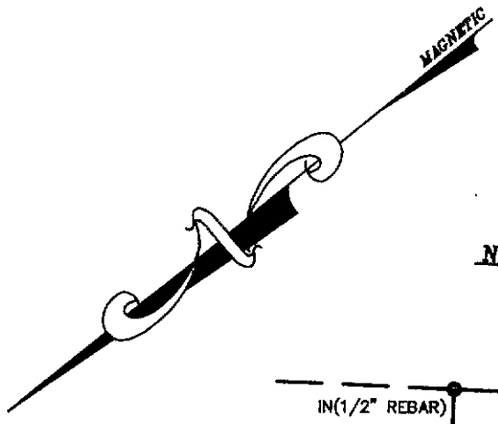
Richland County TMS: 05000-02-29

Property Address: 1008 Lykes Lane

BTW

Brandon T. Walker

Date: 08/22/22



SOUTH CAROLINA
COLLINGWOOD SURVEYING, INC.
No. C00964
CERTIFICATE OF AUTHORIZATION

N/F SARAHANN A. CORLEY ESTATE

S41°33'10"W 99.93'

IN(1/2" REBAR)

10(1/2" ROD)

20.0'

15.0'

20' DRAIN. & UTIL. EASEMENT

15.0'

N/F S.C. PROPERTIES, INC., TRUSTEE

264.80'

S48°26'50"E

15' DRAINAGE & UTILITY EASEMENT

0.60 AC

15' DRAINAGE & UTILITY EASEMENT

261.03'

N48°26'50"W

N/F W.C. HAWLEY

IN(1/2" REBAR)

O/H UTILITY LINES

N39°23'28"E 100.00'

10(1/2" ROD)

464'+/- TO C/L OF BROAD RIVER ROAD

POLE

LYKES LANE (S.C. 1944) 66'R/W

Book 00586-2969
2001087589 11/06/2001 14:10:14:15
Fee: $5.00 County Tax: $0.00 State Tax: $0.00
2001087589 John G. Norris
Richland County POD
Plat Standard

LOT SURVEY PREPARED FOR

S.C. PROPERTIES, INC., TRUSTEE

REFERENCES: PLAT PREPARED FOR "S.C. PROPERTIES, INC., TRUSTEE" BY MICHAEL C. HAMMACK, DATED MAY 1, 1986

PLAT PREPARED FOR "SARAHANN A. CORLEY ESTATE" BY CAROLINA SURVEYING SERVICES, INC., DATED JANUARY 5, 1989

SURVEYED BY:
COLLINGWOOD SURVEYING, INC.

TMS 5000-02-01(PORTION)

NEAR COLUMBIA, S.C.
RICHLAND COUNTY

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.

*REVISED SEPTEMBER 19, 2001, TO SHOW DRAINAGE AND UTILITY EASEMENTS.

40' 0 40' 80'

DWG: W. FOY	SCALE: 1"= 40'
CKD:	
JOB: 21797R	NOVEMBER 9, 1999*

S.C. REGISTERED SURVEYOR No. 2318
P.O. BOX 3053 W. COLUMBIA S.C. 29171
TELE. No.(803)796-

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: September 9, 2022

RE: **Property Address:** 1008 Lykes Lane
Richland County TMS#: 05000-02-29
Owner(s): Brandon T. Walker
Current Use: Undeveloped
Proposed Use: Commercial
Current County Land Use: Neighborhood (Medium Density)
Proposed City Land Use: Community Activity Corridor (AC-2)
Current County Zoning: General Commercial (GC)
Proposed City Zoning: Community Activity Center/Corridor (CAC)
Reason for Annexation: Municipal Services; Primary Area
City Council District: 1
Census Tract: 103.15

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 **October 13, 2022** Planning Commission 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.

/atl
Attachments

cc:

Clint Shealy, Assistant City Manager
Jeff Palen, Assistant City Manager/CFO
Dana Higgins, Director, Engineering
Frank Eskridge, Director, Utilities
Robert Anderson, Public Works Director
Krista Hampton, Planning & Development Services
Kelly Smith, Business License Administrator
Greg Williams, Business Liasion
Tiffany Latimer, Customer Care Administrator
Todd Beiers, Building Official
Michelle Brazell, Engineering
Police Planning & Research
Alfreda Tindal, Richland Co. 911 Addressing Coordinator
Missy Gentry, Assistant City Manager
Henry M. Simons, Assistant City Manager
Teresa Knox, City Attorney
William Holbrook, Police Chief
Aubrey Jenkins, Fire Chief
Gloria Saaed, Community Development Director
George Adams, Fire Marshal
Hope Hasty, Zoning Administrator
Jacquelyn Richburg, Columbia-Richland 911
David Hatcher, Housing Official
Richland County Solid Waste Collection
Lucinda Statler, Planning Administrator
Brandon Burnette, Development Center Administrator

Planning Commission Land Use Recommendation: AC-2 (Land Use classification) by 6 - 0.
on 10/13/22 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: CAC (Zoning classification) by 6 - 0.
on 10/13/22 (mm/dd/yyyy).

(Signature of Annexation Coordinator)

02/04/2019

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Future Land Use Map

1008 Lykes Lane, TMS# 05000-02-29,
Current Rich. Co. FLU: Neighborhood (Medium Density), Proposed City Zoning: AC-2

Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 9/8/2022

We Are Columbia

0 80 160 320 Feet

CITY OF COLUMBIA PLANNING DEPARTMENT
THIS MAP IS THE PRODUCT OF COMPILATION, OR WAS PRODUCED BY OTHERS. IT IS FOR INFORMATION ONLY AND THE CITY OF COLUMBIA MAKES NO REPRESENTATIONS AS TO ITS ACCURACY OR USE WITHOUT FIELD VERIFICATION IS A

*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Zoning Map

1008 Lykes Lane, TMS# 05000-02-29,
Current Rich. Co. Zoning: GC, Proposed City Zoning: CAC

Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 9/8/2022

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*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

CITY COUNCIL

November 15, 2022 at 4:00pm
City Hall, 3rd floor Council Chambers, 1737 Main Street, Columbia, SC 29202

ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY
1008 Lykes Lane; TMS# 05000-02-29

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)

ZPH, 1st Reading: 11/15/2022; Pending

2nd Reading: 12/06/2022; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 0.60 acres
Current Use: Undeveloped
Proposed Use: Commercial
Reason for Annexation: Municipal Services
Urban Service Area: Primary
Current County Land Use Classification: Neighborhood (Medium Density)
Proposed City Land Use Classification: Community Activity Corridor (AC-2)
Current County Zoning: General Commercial (GC)
Proposed City Zoning: Community Activity Center/Corridor District (CAC)
Census Tract: 103.15

DETERMINATION FOR CITY SERVICES

The following determination is an estimate of the benefits and costs associated with the annexation of the subject property:

Police
The Columbia Police Department does not object to this proposed annexation. As with most annexations, we find that the proposed annexation may result in an increased number of calls for service. The estimated cost to serve this proposed business would be **approximately $700 per year,** based on calls to similar commercial properties within the City limits.

Fire
The proposed annexation will not result in significant 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
The Solid Waste Division does not typically provide service to this type of development.

Engineering
Because water and sewer lines currently exist in this area, Utilities and Engineering **will not incur any costs** associated with this annexation.

Water Customer Care
The customer on the property will pay water and sewer rates approximately **40% lower** than out-of-city customers.

Planning & Development Services
We recommend approval of the annexation of this property, which is located within a Primary area as designated in the Urban Service Area plan. The property is currently under development for a commercial window tinting business. The estimated real estate tax revenue generated for the City would be **approximately $2,400 per year** based on the estimated taxable value of this property.

* Estimated City Tax Revenue is based on **2022 millage** for real property and calculated as: ((Taxable Value × Tax Rate) × City Millage Rate (.0938)). The actual additional taxes paid by the property owner will generally be substantially lower as some millage items do not apply to in-City properties, and an increased Local Option Sales Tax credit factor applies to in-City properties (an additional .002321 for the 2022 tax year).

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject property 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 made up of land contiguous to the City where services are readily available and the infrastructure is generally good. These services include fire, police, sanitation, and utilities.

Annexations within *Primary Areas* are the second highest priority, after areas classified as *Donut Hole - Primary*. Barring unanticipated circumstances, annexation is recommended and staff should work with individual property owners or neighborhoods/developments to encourage and expedite annexation.

Comprehensive Plan Land Use Classification

The proposed future land use classification for the subject property is Community Activity Corridor (AC-2) in the *Columbia Compass: Envision 2036* Future Land Use Map. The property is currently designated as Neighborhood (Medium Density) by Richland County.

Community Activity Corridors are a linear extension of a Community Activity Center. They contain nearly identical building types and uses to a Community 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 three-mile to five-mile drive and typically consist of a variety of commercial and service issues.

Primary Types

- Multi-family Mixed-use Small & Medium
- Business/Employment Small & Medium

Secondary Types

- Multi-family Small & Medium

Tertiary Types

- Single-family Attached
- Civic/Institutional Small to Large
- Business/Employment Large (excl. Flex)
- Cemeteries & Mausoleums
- Parking Structures & Lots

Existing Neighborhood, Small Area, Community, and/or Corridor Plans

The subject property is not located within the study area of a neighborhood, area, or corridor plan recently adopted by the City of Columbia or Richland County.

PROPOSED ZONING DISTRICT SUMMARY

The parcel is currently zoned NC by Richland County. Surrounding parcels within the City of Columbia are currently zoned Community Activity Center/Corridor District (CAC) to the West. Surrounding parcels in unincorporated Richland County are currently zoned GC to the North and South and RM-HD to the East.

The proposed City of Columbia zoning district is Community Activity Center/Corridor District (CAC).

Community Activity Center/Corridor District (CAC)

The purpose of the Community Activity Center/Corridor (CAC) District is to provide lands that accommodate moderate-density, walkable, and medium-scale mixed-use development, and commercial development that serves multiple neighborhoods. Some auto-oriented uses are allowed, but the design and location of those uses must be compatible with and support pedestrian-oriented development. Allowed uses include live/work and multi-family dwellings, mixed-use, offices, recreation/entertainment, cultural facilities, restaurants, and drinking establishments.

STAFF RECOMMENDATION

Staff recommends the assignment of a future land use classification of Community Activity Corridor (AC-2) and zoning of Community Activity Center/Corridor (CAC) at the time of annexation.

02/04/2019

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Future Land Use Map

1008 Lykes Lane, TMS# 05000-02-29,
Current Rich. Co. FLU: Neighborhood (Medium Density), Proposed City Zoning: AC-2

Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

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Date: 9/8/2022

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*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Zoning Map

1008 Lykes Lane, TMS# 05000-02-29,
Current Rich. Co. Zoning: GC, Proposed City Zoning: CAC

Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
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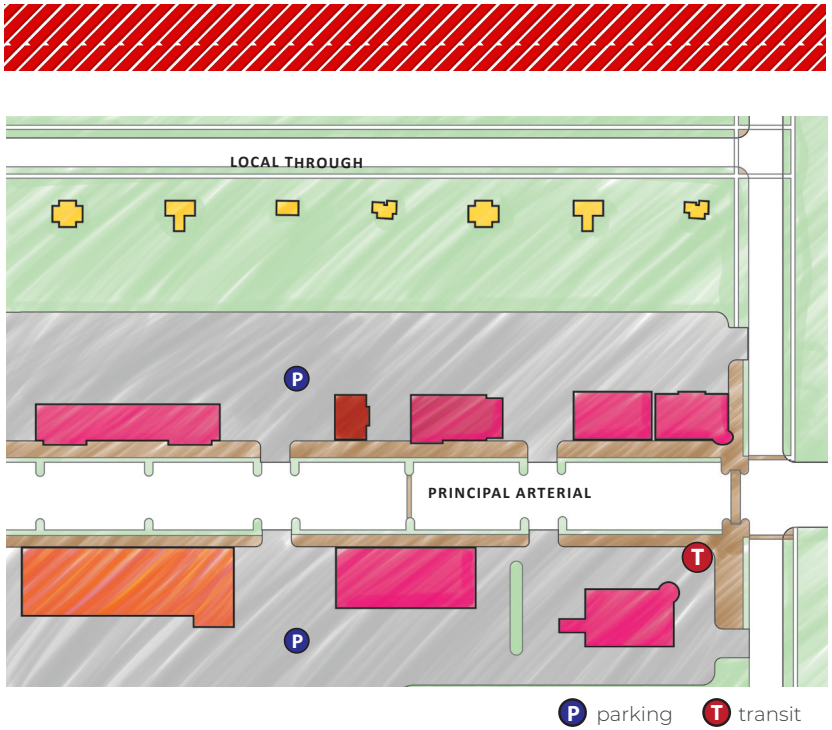
Proposed Future Land Use Classification

Development Types

COMMUNITY ACTIVITY CORRIDOR (AC-2)

Community Activity Corridors are a linear extension of a Community Activity Center. They contain nearly identical building types and uses to a Community 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 three-mile to five-mile drive and typically consist of a variety of commercial and service issues.



AC-2 BUILDING TYPES/LAND USES

PRIMARY TYPES

- Multi-family Mixed-use Small & Medium
- Business/Employment Small & Medium (excl. Flex)

SECONDARY TYPES

- Multi-family Small & Medium

TERTIARY TYPES

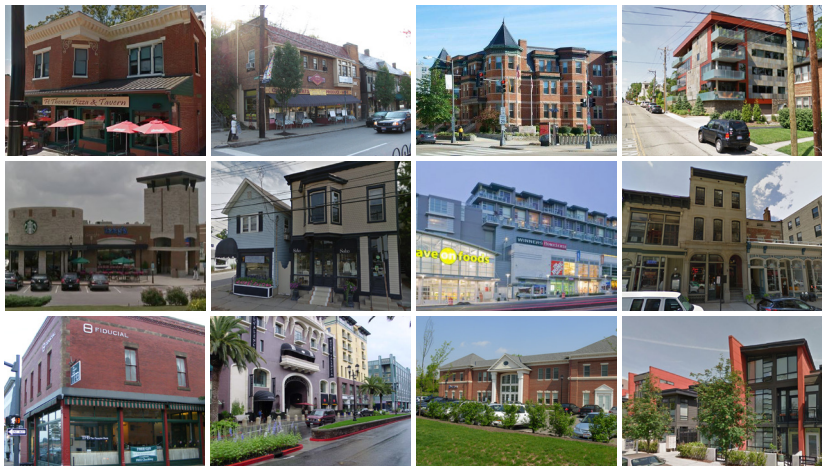
- Single-family Attached
- Civic/Institutional Small to Large
- Business/Employment Large (excl. Flex)
- Cemeteries & Mausoleums
- Parking Structures & Lots

See matrix for appropriate park/open space types.

Development Types

AC-2 DEVELOPMENT PATTERN/CONTEXT

- Streets are principal or minor arterial roads carrying high traffic volumes,
- Blocks are not the base component for this development type.
- Lots are large and adequately deep and wide to accommodate groups of smaller businesses or medium to larger format buildings with sufficient parking. Floor area ratios (FARs) are usually in the range of 0.2 to 0.25 for these corridors, but FARs of 3.0 or greater may be appropriate as infill and redevelopment occur.
- Buildings are oriented toward the street and may be located at the front of the lot, right behind the sidewalk, or setback with parking lots in front of the buildings. In new or redevelopment projects, setting the buildings close to the street is preferred with side or rear lots. Access to businesses should be provided from the sidewalk. Buildings may be out-lot, freestanding structures, or in attached strip mall-type structures.
- Designated off-street parking areas are typically located in front of or behind each building; corridors may also have on-street parking.
- These corridors are often located along transit routes, and sidewalks and bike lanes should be incorporated to allow safe access to businesses in corridors. An access management plan should be prepared for each activity corridor to promote safety for pedestrians, bicyclists, transit users, and motorists, as well as accessibility for all businesses.



- Open spaces are provided on individual lots in the form of perimeter plantings and buffer yards are typical.
- Consolidated architectural details and finishes are encouraged to create a cohesive appearance along corridors. Buildings are typically one to two stories.

Proposed Zoning District

(f) CAC: Community Activity Center/Corridor District

(1) Purpose

The purpose of the Community Activity Center/Corridor (CAC) District is to provide lands that accommodate moderate-density, walkable, and medium-scale mixed-use development, and commercial development that serves multiple neighborhoods. Some auto-oriented uses are allowed, but the design and location of those uses must be compatible with and support pedestrian-oriented development

Allowed uses include live/work and multi-family dwellings, mixed-use, offices, recreation/entertainment, cultural facilities, restaurants, and drinking establishments.

(2) Use Standards

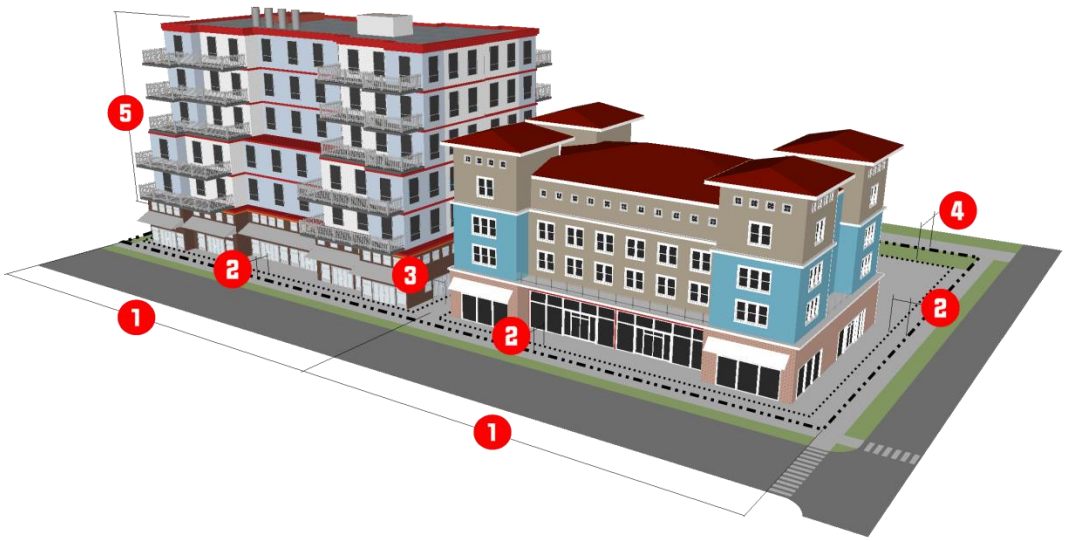
Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

(3) Intensity and Dimensional Standards

	Standard		Multi-family and Mixed-Use	All Other Uses
	Lot Area, min. (sf.)		10,000	5,000
1	Lot Width, min. (ft.)		75	50
	Lot Coverage, max. (% of site area)		N/A	
	Density, max. (du/acre)		N/A	
2	Front Yard Setback, (ft.)	Min.	5 [1]	
		Max.	15 [1]	
3	Side Yard Setback, min. (ft.)		0 to 5	
4	Rear Yard Setback, min. (ft.)		20	
5	Building Height, max. (ft.)		75	

Notes: ft. = feet sf. = square feet du. = dwelling unit

[1] In lieu of this standard, the Zoning Administrator may approve a front yard setback that is within 90 percent and 110 percent of the average front yard setback for properties on the same block face, if more than 50 percent of the lots on the block face have buildings.



(1) Reference to Other Standards			
Sec. 17-5.1	Access, Mobility, and Circulation	Sec. 17-5.8	Fences and Walls
Sec. 17-5.2	Off-Street Parking, Bicycle Parking	0	Exterior Lighting
Sec. 17-5.3	Landscaping	0	Signs
Sec. 17-5.4	Tree Protection	Sec. 17-5.11	Green Building Standards
Sec. 17-5.5	Open Space	Sec. 17-6.2	Minimum Design Standards
Sec. 17-5.6	Neighborhood Compatibility	0	Improvements and Sureties
Sec. 17-5.7	Form and Design Standards	Article 9	Definitions and Rules of Measurement

We Are Columbia

MEETING DATE: **November 15, 2022**

DEPARTMENT: **Planning and Development Services**

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

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

FUNDING SOURCE & ORIGINAL BUDGET:

CLEAN WATER 2020?: **No**

PURPOSE:

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)

ATTACHMENTS:

- **#a:** 2022-102 Annex and Incorporate 1903 Hazelwood Road and 1842 Pressley Street (PDF)
- #b: Hazelwood1903Pressley1842_Petition (PDF)
- #c: Offer_Notice_Hazelwood1903Pressley1842 (PDF)
- #d: ANNEX-2022-0024_Hazelwood1903_Pressley1842_ZPH (PDF)

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

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 Code Ann. § 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 Columbia Compass: Envision 2036 as the City of Columbia Comprehensive Plan by Ordinance No.: 2020-028 along with all the maps and policies contained therein, and amended from time to time, in accordance with the South Carolina Comprehensive Planning Act of 1994 (§6-29 of the SC Code); and,

WHEREAS, the City of Columbia has adopted the Unified Development Ordinance (UDO) by Ordinance No.: 2019-013 and Official Zoning Map of the City of Columbia, S.C. by Ordinance No.: 2021-001, both amended from time to time, in accordance with the authority in Title VI of the SC Code; and

WHEREAS, pursuant to Sec. 17-1.7(c) of the UDO, annexation may be considered concurrent with amendments to the Comprehensive Plan and the Zoning Map; and

WHEREAS, the City of Columbia Planning Commission has reviewed the proposed future land use and zoning classifications of the property, and made a recommendation to City Council in accordance with §6-29 of the SC Code and §17-2.5 of the UDO; and

WHEREAS, the Columbia City Council has held a public hearing in accordance with §17-2.4(f) of the UDO and §6-29-760 of the SC Code; and

WHEREAS, the Columbia City Council has determined that the proposed land use classification is appropriate for the property, and the proposed zoning district meets one or more of the criteria set forth by §17-2.5(c)(4), Zoning Map Amendment Decision Standards, of the UDO; NOW THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina this _____ day of _____, 2022, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.

2. The property identified as 1903 Hazelwood Road and 1842 Pressley Street and TMS# 19205-03-12 containing 0.48 acres, further identified in Attachment A, is hereby annexed to and becomes a part of the City of Columbia, and is incorporated into Columbia Compass: Envision 2036 and the Official Zoning Map, effective immediately.

3. This property shall be apportioned to City Council District #4, Census Tract 116.08, and assigned a future land use classification of Urban Edge Residential Large Lot (UER-2) and zoning of Residential Single Family Large Lot (RSF-1).

LEGAL DEPARTMENT DRAFT

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NOS.: 19205-03-12

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:

Deputy City Attorney

Mayor

ATTEST:

City Clerk

Introduced:
Final Reading:

LEGAL DEPARTMENT DRAFT

Last revised 10/18/2022
22014557

ORDINANCE NO.: 2022-102
EXHIBIT "A"
PROPERTY DESCRIPTION

ALL that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being on the Northeastern corner of the intersection of Hazelwood Road and Pressley Street, near the City of Columbia, in the County of Richland, State of South Carolina, being composed of and embracing Lot Number Five (5) as shown on a land sub-division plat prepared for Alpha W. Ayers by Columbia Engineering Co. dated March 23, 1954, revised June 29, 1954 and recorded July 31, 1954 in Plat Book 5 at page 63 in the Office of the ROD for Richland County; and having such boundaries and measurements as are shown on said plat, referenced to which is hereby craved for a more complete and accurate description, be all measurements a little more or less.

LEGAL DEPARTMENT DRAFT

Last revised: 10/18/2022
22014557

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 on the Northeastern comer of the intersection of Hazelwood Road and Pressley Street, near the City of Columbia, in the County of Richland, State of South Carolina, being composed of and embracing Lot Number Five (5) as shown on a land sub-division plat prepared for Alpha W. Ayers by Columbia Engineering Co. dated March 23, 1954, revised June 29, 1954 and recorded July 31, 1954 in Plat Book 5 at page 63 in the Office of the ROD for Richland County; and having such boundaries and measurements as are shown on said plat, reference to which is hereby craved for a more complete and accurate description, be all measurements a little more or less.

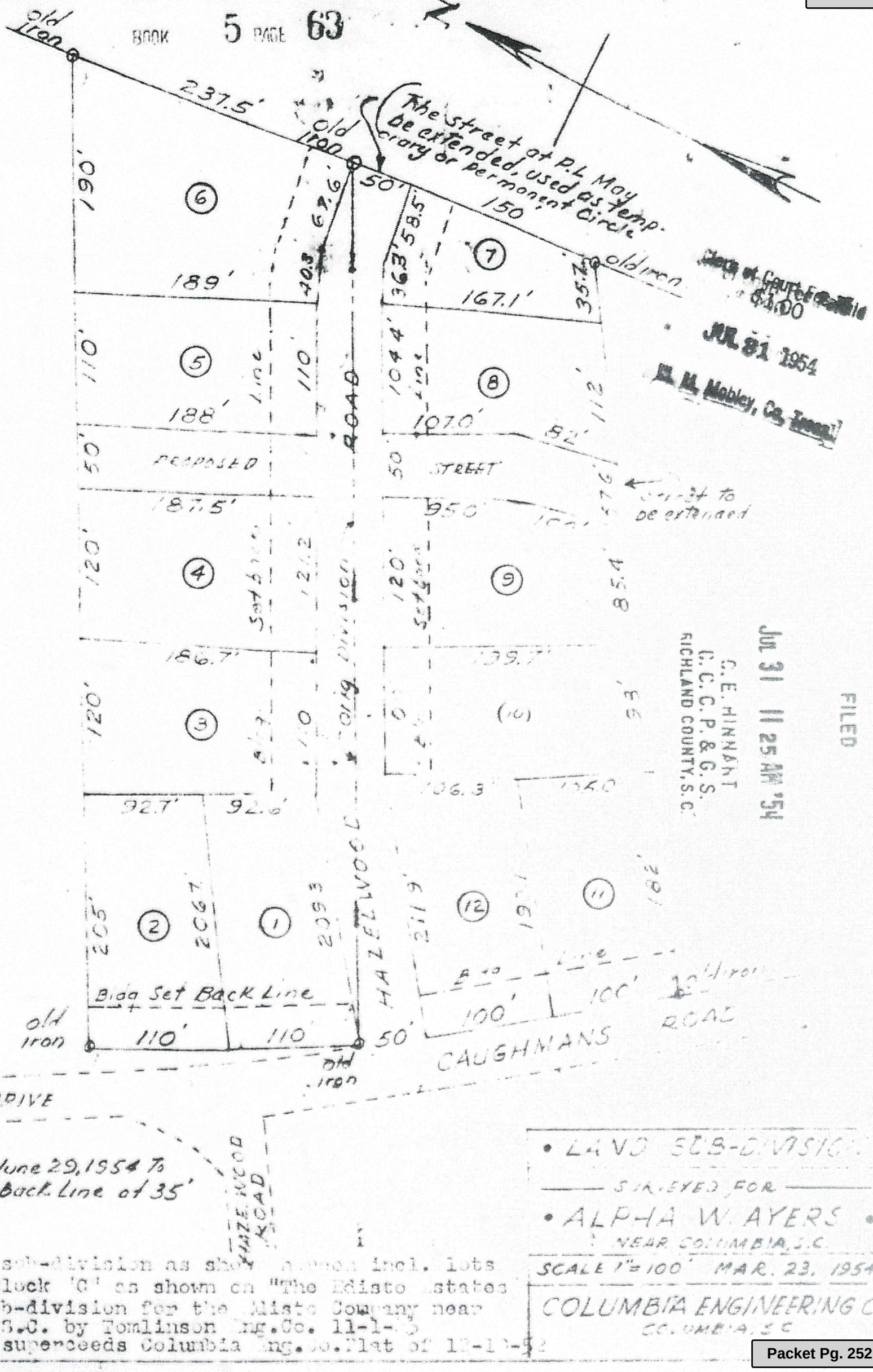
Richland County TMS: 19205-03-12

Property Addresses: 1903 Hazelwood Road and 1842 Pressley Street

Charles McSwain, Jr.

Date: 24 AUG 2022

BOOK 5 PAGE 63



NOTE: The sub-division as shown hereon incl. lots 27 & 28, Block 'C' as shown on "The Edisto Estates Plat of sub-division for the Edisto Company near Columbia, S.C. by Tomlinson Eng. Co. 11-1-[illegible]
This Plat supersedes Columbia Eng. Co. Plat of 12-1-[illegible]

• LAND SUB-DIVISION •

SURVEYED FOR

• ALPHA W. AYERS •

NEAR COLUMBIA, S.C.

SCALE 1"=100' MAR. 23, 1954

COLUMBIA ENGINEERING CO.
COLUMBIA, S.C.

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: August 31, 2022

RE: **Property Address:** 1903 Hazelwood Road and 1842 Pressley Street
Richland County TMS#: 19205-03-12
Owner(s): Charles McSwain, Jr.
Current Use: Residential
Proposed Use: Residential
Current County Land Use: Neighborhood (Medium Density)
Proposed City Land Use: Urban Edge Residential Large Lot (UER-2)
Current County Zoning: Residential Single Family Low Density (RS-LD)
Proposed City Zoning: Residential Single Family Large Lot (RSF-1)
Reason for Annexation: Municipal Services; Primary Area
City Council District: 4
Census Tract: 116.08

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 **October 13, 2022** Planning Commission 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.

/atl
Attachments

cc:

Clint Shealy, Assistant City Manager
Jeff Palen, Assistant City Manager/CFO
Dana Higgins, Director, Engineering
Frank Eskridge, Director, Utilities
Robert Anderson, Public Works Director
Krista Hampton, Planning & Development Services
Kelly Smith, Business License Administrator
Greg Williams, Business Liasion
Tiffany Latimer, Customer Care Administrator
Todd Beiers, Building Official
Michelle Brazell, Engineering
Police Planning & Research
Alfreda Tindal, Richland Co. 911 Addressing Coordinator
Missy Gentry, Assistant City Manager
Henry M. Simons, Assistant City Manager
Teresa Knox, City Attorney
William Holbrook, Police Chief
Aubrey Jenkins, Fire Chief
Gloria Saaed, Community Development Director
George Adams, Fire Marshal
Hope Hasty, Zoning Administrator
Jacquelyn Richburg, Columbia-Richland 911
David Hatcher, Housing Official
Richland County Solid Waste Collection
Lucinda Statler, Planning Administrator
Brandon Burnette, Development Center Administrator

Planning Commission Land Use Recommendation: UER-2 (Land Use classification) by 6 - 0.

on 10/13/22 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: RSF-1 (Zoning classification) by 6 - 0.

on 10/13/22 (mm/dd/yyyy).

(Signature of Annexation Coordinator)

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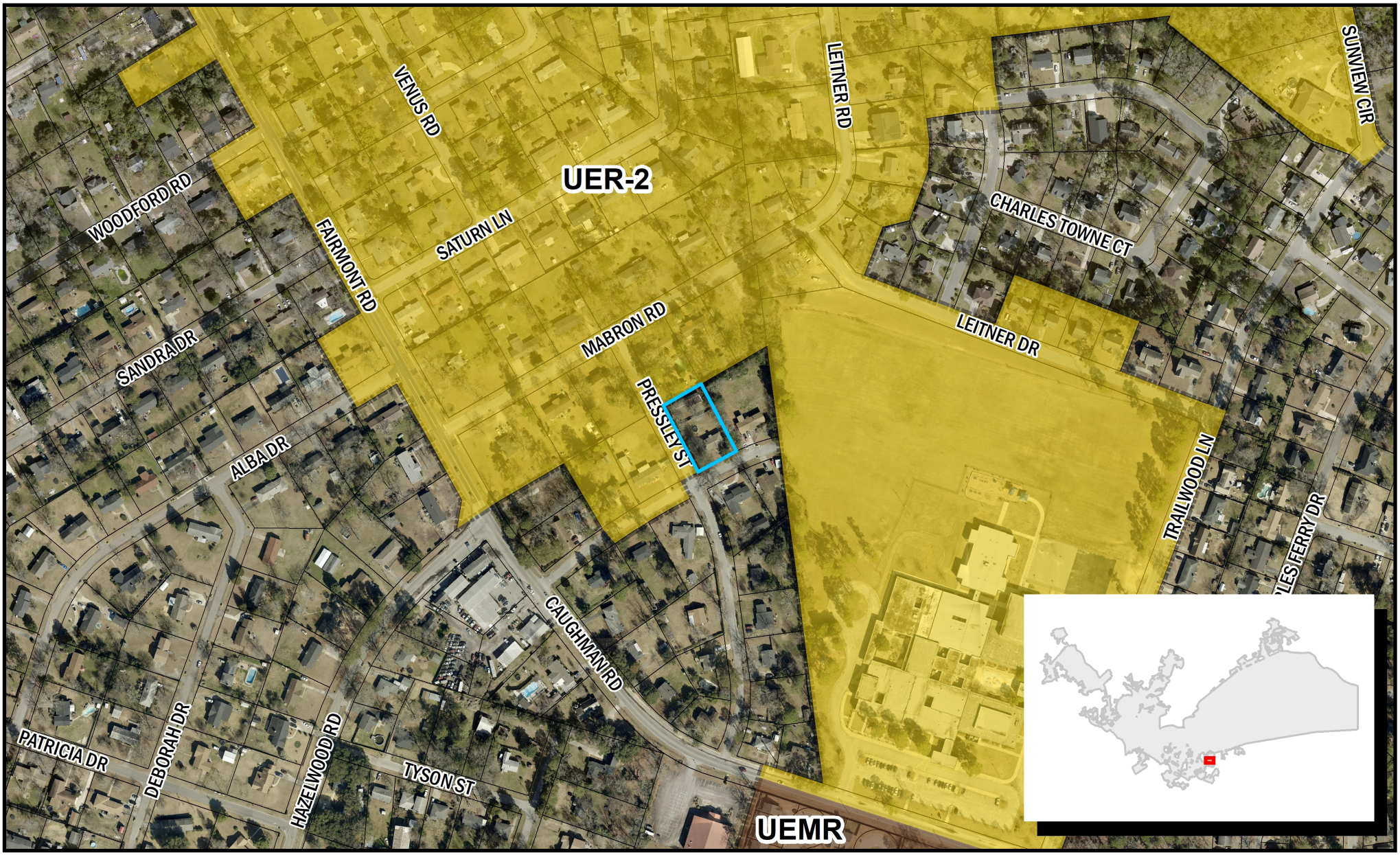
Future Land Use Map

1903 Hazelwood Road and 1842 Pressley Street, TMS# 19205-03-12,
Current Rich. Co. FLU: Neighborhood (Medium Density), Proposed City FLU: UER-2



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 8/29/2022

We Are Columbia

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*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Zoning Map

1903 Hazelwood Road and 1842 Pressley Street, TMS# 192
Current Rich. Co. Zoning: RS-LD, Proposed City Zoning: RSF-1

Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 8/29/2022

We Are Columbia

0 75 150 300 Feet

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

*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

CITY COUNCIL

November 15, 2022 at 4:00pm
City Hall, 3rd floor Council Chambers, 1737 Main Street, Columbia, SC 29202

ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY
1903 Hazelwood Road and 1842 Pressley Street; TMS# 19205-03-12

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)

ZPH, 1st Reading: 11/15/2022; Pending

2nd Reading: 12/06/2022; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 0.48 acres
Current Use: Residential
Proposed Use: Residential
Reason for Annexation: Municipal Services
Urban Service Area: Primary
Current County Land Use Classification: Neighborhood (Medium Density)
Proposed City Land Use Classification: Urban Edge Residential Large Lot (UER-2)
Current County Zoning: Residential Single Family Low Density (RS-LD)
Proposed City Zoning: Residential Single Family-Large Lot (RSF-1)
Census Tract: 116.08

DETERMINATION FOR CITY SERVICES

The following determination is an estimate of the benefits and costs associated with the annexation of the subject property:

Police
The Columbia Police Department does not object to this proposed annexation. As with most annexations, we find that the proposed annexation may result in an increased number of calls for service. The estimated cost to serve these existing two residences would be **approximately $450 per year,** based on calls to similar residential properties within the City limits.

Fire
The proposed annexation will not result in significant 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
Solid waste provides service in this neighborhood. The cost associated with solid waste service is approximately **$216 annually per household.**

Engineering
Because water and sewer lines currently exist in this area, Utilities and Engineering **will not incur any costs** associated with this annexation.

Water Customer Care
The customer on the property will pay water and sewer rates approximately **40% lower** than out-of-city customers.

Planning & Development Services
We recommend approval of the annexation of this property, which is located within a Primary area as designated in the Urban Service Area plan. The property contains an existing single-family residence and a separate mobile home. The estimated real estate tax revenue generated for the City would be **approximately $490 per year** based on the current taxable value of this property.

* Estimated City Tax Revenue is based on **2022 millage** for real property and calculated as: ((Taxable Value × Tax Rate) × City Millage Rate (.0938)). The actual additional taxes paid by the property owner will generally be substantially lower as some millage items do not apply to in-City properties, and an increased Local Option Sales Tax credit factor applies to in-City properties (an additional .002321 for the 2022 tax year).

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject property 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 made up of land contiguous to the City where services are readily available and the infrastructure is generally good. These services include fire, police, sanitation, and utilities.

Annexations within *Primary Areas* are the second highest priority, after areas classified as *Donut Hole - Primary*. Barring unanticipated circumstances, annexation is recommended and staff should work with individual property owners or neighborhoods/developments to encourage and expedite annexation.

Comprehensive Plan Land Use Classification

The proposed future land use classification for the subject property is Urban Edge Residential Large Lot (UER-2) in the *Columbia Compass: Envision 2036* Future Land Use Map. The property is currently designated as Neighborhood (Medium Density) by Richland County.

Urban Edge Residential Large Lot neighborhoods represent many of the 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
- Civic/Institutional Small
- Business/Employment Small (excl. Flex)
- Cemeteries & Mausoleums

Existing Neighborhood, Small Area, Community, and/or Corridor Plans

The subject property is not located within the study area of a neighborhood, area, or corridor plan recently adopted by the City of Columbia or Richland County.

PROPOSED ZONING DISTRICT SUMMARY

The parcel is currently zoned RS-LD by Richland County. Surrounding parcels within the City of Columbia are currently zoned Residential Single Family-Large Lot (RSF-1) to the North, West, and East. Surrounding parcels in unincorporated Richland County are currently zoned RS-LD to the East and South.

The proposed City of Columbia zoning district is Residential Single Family-Large Lot (RSF-1).

Residential Single-Family - Large Lot District (RSF-1)

The purpose of the Residential Single-Family - Large Lot (RSF-1) District is to provide lands that accommodate primarily single-family detached dwellings at very low densities. The district also accommodates parks and recreation centers, government offices, and minor utility facilities. District regulations discourage development that substantially interferes with the quiet residential nature of the district.

STAFF RECOMMENDATION

Staff recommends the assignment of a future land use classification of Urban Edge Residential Large Lot (UER-2) and zoning of Residential Single Family-Large Lot (RSF-1) at the time of annexation.

02/01/2019

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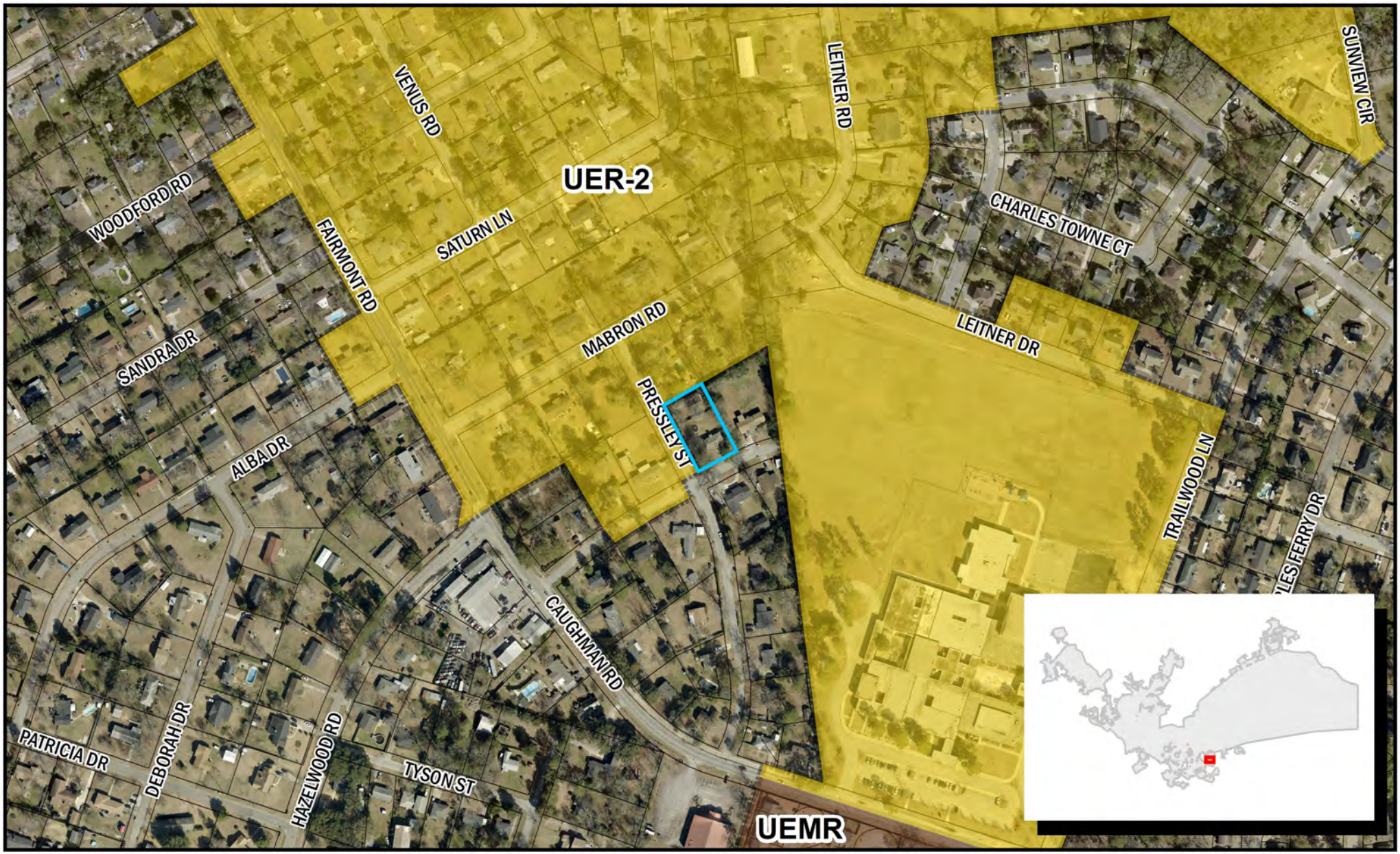
Future Land Use Map

1903 Hazelwood Road and 1842 Pressley Street, TMS# 19205-03-12,
Current Rich. Co. FLU: Neighborhood (Medium Density), Proposed City FLU: UER-2



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

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Date: 8/29/2022

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*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Zoning Map

1903 Hazelwood Road and 1842 Pressley Street, TMS# 192
Current Rich. Co. Zoning: RS-LD, Proposed City Zoning: RSF-1

Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 8/29/2022

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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Proposed Future Land Use Classification

Development Types

URBAN EDGE RESIDENTIAL LARGE LOT (UER-2)

Urban Edge Residential Large Lot neighborhoods represent many of the 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.

UER-2 BUILDING TYPES/LAND USES

PRIMARY TYPES

- Single-family Detached
  *Accessory dwelling units

TERTIARY TYPES

- Single-family Attached
- Two-family
- Three-family
- Civic/Institutional Small
- Business/Employment Small (excl. Flex)
- Cemeteries & Mausoleums

See matrix for appropriate park/open space types.

Development Types

UER-2 DEVELOPMENT PATTERN/CONTEXT

- The street network is typically curvilinear with irregular block structure and limited points of connection to the main road network. Street widths may be narrow or wide. Sidewalks may or may not be present in existing neighborhoods but should be provided in new developments. On-street parking is uncommon in these neighborhoods when street widths are narrow.
- Blocks are slightly irregular and may display a range of sizes and shapes determined by the parent lot shape and the internal street network.
- Blocks are subdivided into regular sized lots over 10,000 square feet.
- Buildings are typically set back from the street with deep front yards; buildings sit parallel to the street.
- Building sizes vary slightly within a block, but most are one to two stories in height with more than 2,000 square feet of livable space. Exceptions in the number of stories would be for neighborhoods with many split-level homes.
- Most homes have dedicated parking areas in front or side yards. Attached garages or carports are common.
- Open or green spaces are included in individual properties, retention or detention areas, or neighborhood parks. Passive green spaces should be included in new developments.
- Within a single development, building architecture, density, scale, and design will typically be fairly consistent along with front yard setbacks and driveway and garage arrangements. Side loading garages may be more common in a large lot neighborhood than in small lot neighborhoods.

Proposed Zoning District

(e) RSF-1: Residential Single-Family - Large Lot District

(1) Purpose

The purpose of the Residential Single-Family - Large Lot (RSF-1) District is to provide lands that accommodate primarily single-family detached dwellings at very low densities. The district also accommodates parks and recreation centers, government offices, and minor utility facilities. District regulations discourage development that substantially interferes with the quiet residential nature of the district.

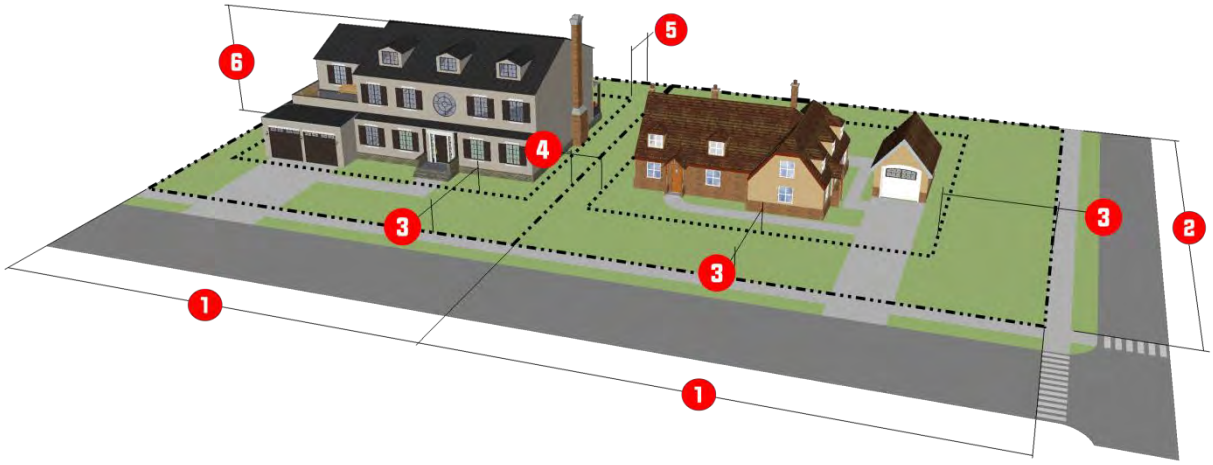
(2) Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

(3) Intensity and Dimensional Standards

	Standard	All Uses
	Lot Area, min. (sf.)	15,000
1	Lot Width, min. (ft.)	90
2	Lot Depth, min. (ft.)	70
	Lot Coverage, max. (% of site area)	40
	Density, max. (du/acre)	N/A
3	Front Yard Setback, min. (ft.)	25
4	Side Yard Setback, min. (ft.)	8
5	Rear Yard Setback, min. (ft.)	15
6	Building Height, max. (ft.)	40

Notes: ft. = feet sf. = square feet du. = dwelling unit



(4) Reference to Other Standards			
Sec. 17-5.1	Access, Mobility, and Circulation	Sec. 17-5.8	Fences and Walls
Sec. 17-5.2	Off-Street Parking, Bicycle Parking	0	Exterior Lighting
Sec. 17-5.3	Landscaping	0	Signs
Sec. 17-5.4	Tree Protection	Sec. 17-5.11	Green Building Standards
Sec. 17-5.5	Open Space	Sec. 17-6.2	Minimum Design Standards
Sec. 17-5.6	Neighborhood Compatibility	0	Improvements and Sureties
Sec. 17-5.7	Form and Design Standards	Article 9	Definitions and Rules of Measurement

We Are Columbia

MEETING DATE: **November 15, 2022**

DEPARTMENT: **Planning and Development Services**

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

SUBJECT: **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)**

FUNDING SOURCE & ORIGINAL BUDGET:

CLEAN WATER 2020?: **No**

PURPOSE:

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)

ATTACHMENTS:

- **#a:** ANNEX-2022-0025_Ayrshire3815_Clement_ZPH (PDF)
- #b: 2022-099 Annex and Incorporate 3815 Ayrshire Avenue and 0.56 acres NES Clement Road (PDF)
- #c: Ayrshire_Clement_Petition_signed (PDF)

- #d: Offer_Notice_Ayrshire_Clement (PDF)

CITY COUNCIL

November 15, 2022 at 4:00pm
City Hall, 3rd floor Council Chambers, 1737 Main Street, Columbia, SC 29202

ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY
Unincorporated portions of 3815 Ayrshire Avenue and 0.56 acres NE/S Clement Road; TMS# 09201-09-07(p) and 09201-09-08(p)

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)

ZPH, 1st Reading: 11/15/2022; Pending

2nd Reading: 12/06/2022; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 0.73 acres
Current Use: Residential
Proposed Use: Residential
Reason for Annexation: Property Consolidation
Urban Service Area: Primary
Current County Land Use Classification: Mixed Residential (High Density)
Proposed City Land Use Classification: Urban Core Residential Small Lot (UCR-1)
Current County Zoning: Residential Single-Family High Density (RS-HD)
Proposed City Zoning: Residential Single-Family Large Lot (RSF-1)
Census Tract: 4

DETERMINATION FOR CITY SERVICES

The following determination is an estimate of the benefits and costs associated with the annexation of the subject property:

Police
The Columbia Police Department does not object to this proposed annexation. As the single-family residence on this property is already considered to be within the City, we find that there would not be an increase in the number of calls for service.

Fire
The proposed annexation will not result in significant 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
This property is already served by City of Columbia Solid Waste.

Engineering
Because water and sewer lines currently exist in this area, Utilities and Engineering **will not incur any costs** associated with this annexation.

Water Customer Care
The service address on this property is already within the City limits. Water and sewer rates are approximately **40% lower** than out-of-city customers.

Planning & Development Services
We recommend approval of the annexation of this property, which is located within a Primary area as designated in the Urban Service Area plan. The two tax parcels, taken together, are both partially within the City of Columbia. One parcel contains a single-family residence that is already within the City limits and subject to City taxes. The other parcel is undeveloped, largely within a power line easement, and is taxed as if it were entirely unincorporated. The impact on City services is negligible, as is the revenue: the estimated additional real estate tax revenue generated for the City would be **approximately $3 per year** based on the current taxable value of the unincorporated parcel.

* Estimated City Tax Revenue is based on **2022 millage** for real property and calculated as: ((Taxable Value × Tax Rate) × City Millage Rate (.0938)). The actual additional taxes paid by the property owner will generally be substantially lower as some millage items do not apply to in-City properties, and an increased Local Option Sales Tax credit factor applies to in-City properties (an additional .002321 for the 2022 tax year).

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject property 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 made up of land contiguous to the City where services are readily available and the infrastructure is generally good. These services include fire, police, sanitation, and utilities.

Annexations within *Primary Areas* are the second highest priority, after areas classified as *Donut Hole - Primary*. Barring unanticipated circumstances, annexation is recommended and staff should work with individual property owners or neighborhoods/developments to encourage and expedite annexation.

Comprehensive Plan Land Use Classification

The proposed future land use classification for the subject property is Urban Core Residential Small Lot (UCR-1) in the *Columbia Compass: Envision 2036* Future Land Use Map. The property is currently designated as Mixed Residential (High Density) by Richland County.

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 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
- Civic/Institutional Small
- Business/Employment Small (excl. Flex)
- Cemeteries & Mausoleums

Existing Neighborhood, Small Area, Community, and/or Corridor Plans

The subject property is located within the study area of two area plans, the *Walkable 29203 Pedestrian Master Plan* and *The Master Plan for the Villages of North Columbia*.

The *Walkable 29203 Pedestrian Master Plan* (2017) was developed through a joint planning effort between SCDHEC, Richland County, and the City of Columbia. The plan makes broad policy recommendations for the entire 29203 zip code, as well as specific policy and infrastructure recommendations within and adjacent to the North Main and Crane Creek planning areas. Area-wide, the Plan recommends improving the streetscape for pedestrian use, and focus group participants noted a desire for traffic calming measures along Clement Drive. The plan does not make any recommendations specific to the subject property.

The subject property is also located within the study area of *The Master Plan for the Villages of North Columbia* (2005), more specifically within Cluster Two (Section 2, Page 46) and the proposed College Village (Section 3, Page 85) set forth by the plan. The College Village plan recommends a land use of Low Density Residential (Single-family Detached Homes) for the subject property (Section 3, Page 97). The plan notes that traffic calming measures should be placed along Clement Road near the Ardincaple Neighborhood to slow traffic, but otherwise does not make recommendations specific to the subject property (Section 3, Page 105).

PROPOSED ZONING DISTRICT SUMMARY

The parcel is currently zoned RS-HD by Richland County. Surrounding parcels within the City of Columbia are currently zoned Residential Single Family-Large Lot (RSF-1) to the North and East. Surrounding parcels in unincorporated Richland County are currently zoned RM-HD to the South and RS-MD to the West.

The proposed City of Columbia zoning district is Residential Single Family-Large Lot (RSF-1).

Residential Single-Family - Large Lot District (RSF-1)

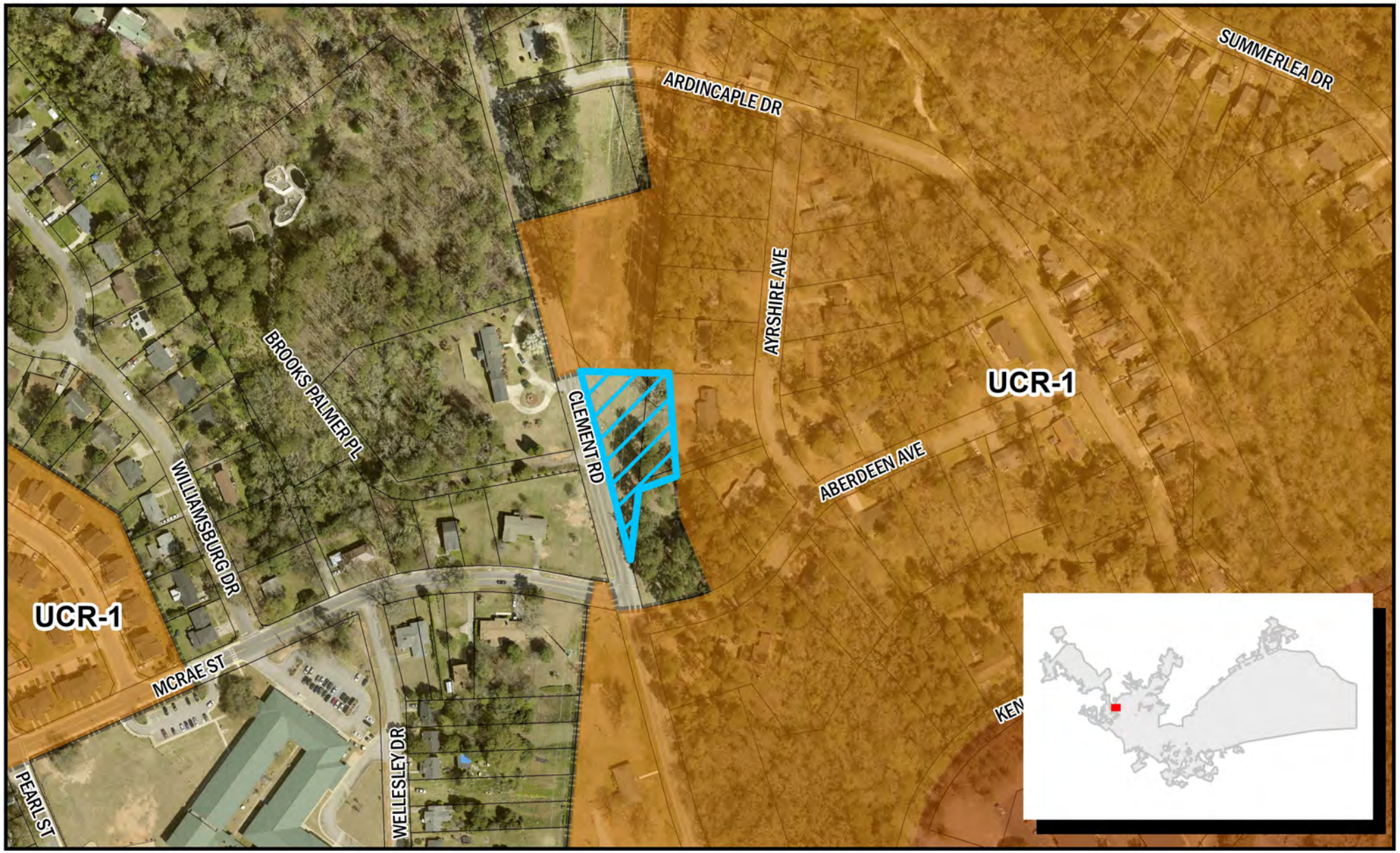
The purpose of the Residential Single-Family - Large Lot (RSF-1) District is to provide lands that accommodate primarily single-family detached dwellings at very low densities. The district also accommodates parks and recreation centers, government offices, and minor utility facilities. District regulations discourage development that substantially interferes with the quiet residential nature of the district.

STAFF RECOMMENDATION

Staff recommends the assignment of a future land use classification of Urban Core Residential Small Lot (UCR-1) and zoning of Residential Single-Family Large Lot (RSF-1) at the time of annexation.

Future Land Use Map

3815 Ayrshire Ave(p) and 0.56 acres NE/S Clement Rd(p), TMS# 09201-09-07(p) and 09201-
Current Rich. Co. FLU: Mixed Residential (High Density), Proposed City FLU: UCR-1



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 8/30/2022

We Are Columbia

0 62.5 125 250 Feet

CITY OF COLUMBIA PLANNING DEPARTMENT
THIS MAP IS THE PRODUCT OF COMPILATION, OR WAS PRODUCED BY OTHERS. IT IS FOR INFORMATION ONLY AND THE CITY OF COLUMBIA MAKES NO REPRESENTATIONS AS TO ITS ACCURACY OR USE WITHOUT FIELD VERIFICATION IS A

*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Zoning Map

3815 Ayrshire Ave(p) and 0.56 acres NE/S Clement Rd(p), TMS# 09201-09-07(p) and 09201-
Current Rich. Co. Zoning: RS-HD, Proposed City Zoning: RSF-1

Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 8/30/2022

We Are Columbia

0 75 150 300 Feet

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

*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Proposed Future Land Use Classification

Development Types

URBAN CORE RESIDENTIAL SMALL LOT (UCR-1)

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 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.

UCR-1 BUILDING TYPES/LAND USES

PRIMARY TYPES

- Single-family Detached

SECONDARY TYPES

- Single-family Attached
- Two-family
- Three-family

TERTIARY TYPES

- Multi-family Small
- Civic/Institutional Small
- Business/Employment Small (excl. Flex)
- Cemeteries & Mausoleums

See matrix for appropriate park/open space types.

Development Types

UCR-1 DEVELOPMENT PATTERN/CONTEXT

- Streets and rights-of-way are wide and typically straight; they include sidewalks and tree lawns, preferably lining both sides of the street. Local streets may be narrower than the principal and minor arterial roads.
- Transit may be found along principal and minor arterials or in adjacent activity corridors or centers.
- Blocks are square or rectangular and are commonly smaller than the blocks in the urban center. Alleyways are not common but can be used in redevelopment or infill to increase accessibility.
- The subdivision of blocks is regular and results in equally sized lots that average less than 8,700 square feet. Multiple smaller lots are consolidated to accommodate larger buildings like schools. Deeper lots may be found along major roads.
- Buildings are set back from the street by small to medium front yards with front doors or entrances located on the main façade. Front yard setbacks are typically consistent along a block. Exceptions are for larger buildings like schools that occupy the majority of a block.
- Individual lots may have only one narrow side yard and have a zero lot line setback from front or side property lines, however buildings set in the center of the lot are also common.
- Housing is primarily single family residential, and most buildings are of a similar size, height, and style within a block. Building sizes vary, but most are one to two stories in height with less than 2,000 square feet of livable space per unit.
- Some lots have dedicated parking areas - in driveways, or detached garages located in the interior of the block. On-street parking is also common.

- Open spaces for community gardens or informal passive neighborhood and community scale parks are important open space elements in a more densely developed neighborhood.
- Architecture is vernacular and detailing is human scale with frequent windows, front entrances, porches, stoops, and/or balconies. Neighborhoods display era-specific architectural styles which should be used as a reference for scale and massing for any infill buildings.

Proposed Zoning District

(e) RSF-1: Residential Single-Family - Large Lot District

(1) Purpose

The purpose of the Residential Single-Family - Large Lot (RSF-1) District is to provide lands that accommodate primarily single-family detached dwellings at very low densities. The district also accommodates parks and recreation centers, government offices, and minor utility facilities. District regulations discourage development that substantially interferes with the quiet residential nature of the district.

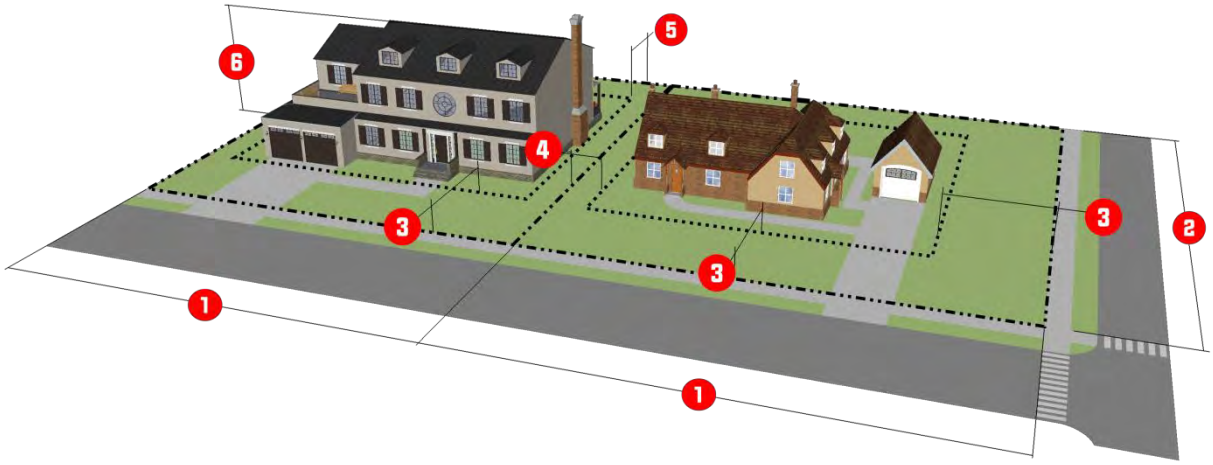
(2) Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

(3) Intensity and Dimensional Standards

	Standard	All Uses
	Lot Area, min. (sf.)	15,000
1	Lot Width, min. (ft.)	90
2	Lot Depth, min. (ft.)	70
	Lot Coverage, max. (% of site area)	40
	Density, max. (du/acre)	N/A
3	Front Yard Setback, min. (ft.)	25
4	Side Yard Setback, min. (ft.)	8
5	Rear Yard Setback, min. (ft.)	15
6	Building Height, max. (ft.)	40

Notes: ft. = feet sf. = square feet du. = dwelling unit



(4) Reference to Other Standards			
Sec. 17-5.1	Access, Mobility, and Circulation	Sec. 17-5.8	Fences and Walls
Sec. 17-5.2	Off-Street Parking, Bicycle Parking	0	Exterior Lighting
Sec. 17-5.3	Landscaping	0	Signs
Sec. 17-5.4	Tree Protection	Sec. 17-5.11	Green Building Standards
Sec. 17-5.5	Open Space	Sec. 17-6.2	Minimum Design Standards
Sec. 17-5.6	Neighborhood Compatibility	0	Improvements and Sureties
Sec. 17-5.7	Form and Design Standards	Article 9	Definitions and Rules of Measurement

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

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 Code Ann. § 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 Columbia Compass: Envision 2036 as the City of Columbia Comprehensive Plan by Ordinance No.: 2020-028 along with all the maps and policies contained therein, and amended from time to time, in accordance with the South Carolina Comprehensive Planning Act of 1994 (§6-29 of the SC Code); and,

WHEREAS, the City of Columbia has adopted the Unified Development Ordinance (UDO) by Ordinance No.: 2019-013 and Official Zoning Map of the City of Columbia, S.C. by Ordinance No.: 2021-001, both amended from time to time, in accordance with the authority in Title VI of the SC Code; and

WHEREAS, pursuant to Sec. 17-1.7(c) of the UDO, annexation may be considered concurrent with amendments to the Comprehensive Plan and the Zoning Map; and

WHEREAS, the City of Columbia Planning Commission has reviewed the proposed future land use and zoning classifications of the property, and made a recommendation to City Council in accordance with §6-29 of the SC Code and §17-2.5 of the UDO; and

WHEREAS, the Columbia City Council has held a public hearing in accordance with §17-2.4(f) of the UDO and §6-29-760 of the SC Code; and

WHEREAS, the Columbia City Council has determined that the proposed land use classification is appropriate for the property, and the proposed zoning district meets one or more of the criteria set forth by §17-2.5(c)(4), Zoning Map Amendment Decision Standards, of the UDO; NOW THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina this _____ day of _____, 2022, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.

2. The property identified as 3815 Ayshire Avenue and TMS# 09201-09-07(portion) containing 0.17 acres and NE/S Clement Road and TMS# 09201-09-08 (portion) containing 0.56 acres, further identified in Attachment A, is hereby annexed to and becomes a part of the City of Columbia, and is incorporated into Columbia Compass: Envision 2036 and the Official Zoning Map, effective immediately.

LEGAL DEPARTMENT DRAFT

3. This property shall be apportioned to City Council District #1, Census Tract 4, and assigned a future land use classification of Urban Core Residential Small Lot (UCR-1) and zoning of Residential Single Family Large Lot (RSF-1).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NOS.: 09201-09-07 (portion) and 09201-09-08 (portion)

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:

_____
Deputy City Attorney

_____
Mayor

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

LEGAL DEPARTMENT DRAFT

ORDINANCE NO.: 2022-099
EXHIBIT "A"
PROPERTY DESCRIPTION

All those certain pieces, parcels or lots 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 1.33 acres, more or less, and shown and designated as block 09, lots 07 and 08 on Richland County Tax Map 09201. Said parcels having such boundaries and measurements as are shown on said tax map. Less and excepting an approximately 0.6-acre portion of the aforementioned properties, formerly within the Town of Eau Claire and annexed into the City of Columbia on December 2, 1955.

LEGAL DEPARTMENT DRAFT

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 those certain pieces, parcels or lots 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 1.33 acres, more or less, and shown and designated as block 09, lots 07 and 08 on Richland County Tax Map 09201. Said parcels having such boundaries and measurements as are shown on said tax map. Less and excepting an approximately 0.6-acre portion of the aforementioned properties, formerly within the Town of Eau Claire and annexed into the City of Columbia on December 2, 1955.

Richland County TMS: 09201-09-07 (portion) and 09201-09-08 (portion)

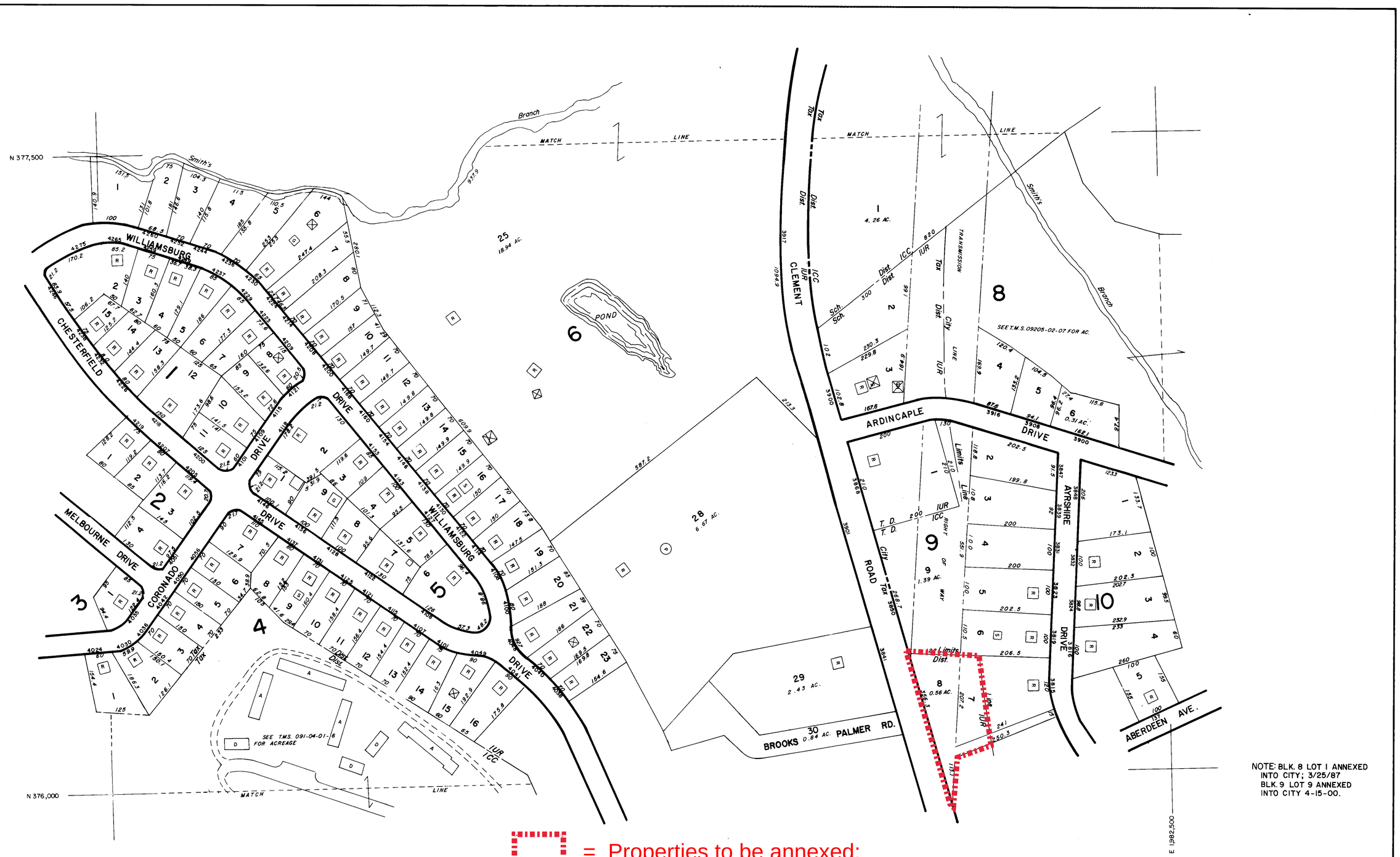
Property Addresses: Unincorporated portions of 3815 Ayrshire Avenue and 0.56 acre NE/S Clement Road

Pamela Dorita Thomas

Date: 08/26/2022

Pamela Dorita Thomas

09201



= Properties to be annexed;
TMS# 09201-09-07 (portion)
and 09201-09-08 (portion)

NOTE: BLK. 8 LOT 1 ANNEXED INTO CITY; 3/25/87
BLK. 9 LOT 9 ANNEXED INTO CITY 4-15-00.

Prepared by
KUCERA & ASSOCIATES
Photogrammetric Consultants
Mentor, Ohio

REVISIONS	
DATE FIELD CHECKED	DATE LAST REVISED
12/83	12/04
12/85	12/05
12/87	12/06
12/88	-
	12/01
	12/02
	12/03

PROPERTY LINE
RIGHT OF WAY
CITY LIMITS
SCHOOL DIST
RAILROAD
PUBLIC ROAD AND BLOCK DIVIDER

LEGEND

R — DENOTES BUILDING USE
R - RESIDENTIAL
C - COMMERCIAL
ETC.
(B) (C) — DENOTES SEPARATE OWNER FROM BUILDING

BLOCK NO
LOT NO
LOT MEASUREMENT 150.5
ACREAGE 6.55 AC
ADDRESS 1204

50
50

PROPERTY TAX MAP
RICHLAND COUNTY
SOUTH CAROLINA

THIS MAP OR PHOTO SOLD BY THE RICHLAND COUNTY ASSESSOR'S OFFICE, THE BOARD OF ASSESSMENT CONTROL RESERVES THE EXCLUSIVE RIGHT TO SELL AND NO RESALE OR REPRODUCTIONS FOR RESALE PURPOSES IS PERMITTED.

MAP KEY

074-14	092-02	092-06
074-13	092-01	092-05
073-16	091-04	091-08

GRAPHIC SCALE
0 100 200 300
1" = 100'
LOCATION AND DIMENSIONS OF BUILDINGS MAY NOT BE DRAWN TO SCALE

NORTH

PROPERTY MAP SHEET NO.
09201
SCHOOL DISTRICT
IUR, ICC

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: August 31, 2022

RE: **Property Address:** Unincorporated portions of 3815 Ayrshire Avenue and 0.56 acre NE/S Clement Road
Richland County TMS#: 09201-09-07 (portion) and 09201-09-08 (portion)
Owner(s): Pamela Dorita Thomas.
Current Use: Residential
Proposed Use: Residential
Current County Land Use: Mixed Residential (High Density)
Proposed City Land Use: Urban Core Residential Small Lot (UCR-1)
Current County Zoning: Residential Single Family High Density (RS-HD)
Proposed City Zoning: Residential Single Family Large Lot (RSF-1)
Reason for Annexation: Property Consolidation; Primary Area
City Council District: 1
Census Tract: 4

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 **October 13, 2022** Planning Commission 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.

/atl
Attachments

cc:

Clint Shealy, Assistant City Manager
Jeff Palen, Assistant City Manager/CFO
Dana Higgins, Director, Engineering
Frank Eskridge, Director, Utilities
Robert Anderson, Public Works Director
Krista Hampton, Planning & Development Services
Kelly Smith, Business License Administrator
Greg Williams, Business Liasion
Tiffany Latimer, Customer Care Administrator
Todd Beiers, Building Official
Michelle Brazell, Engineering
Police Planning & Research
Alfreda Tindal, Richland Co. 911 Addressing Coordinator
Missy Gentry, Assistant City Manager
Henry M. Simons, Assistant City Manager
Teresa Knox, City Attorney
William Holbrook, Police Chief
Aubrey Jenkins, Fire Chief
Gloria Saaed, Community Development Director
George Adams, Fire Marshal
Hope Hasty, Zoning Administrator
Jacquelyn Richburg, Columbia-Richland 911
David Hatcher, Housing Official
Richland County Solid Waste Collection
Lucinda Statler, Planning Administrator
Brandon Burnette, Development Center Administrator

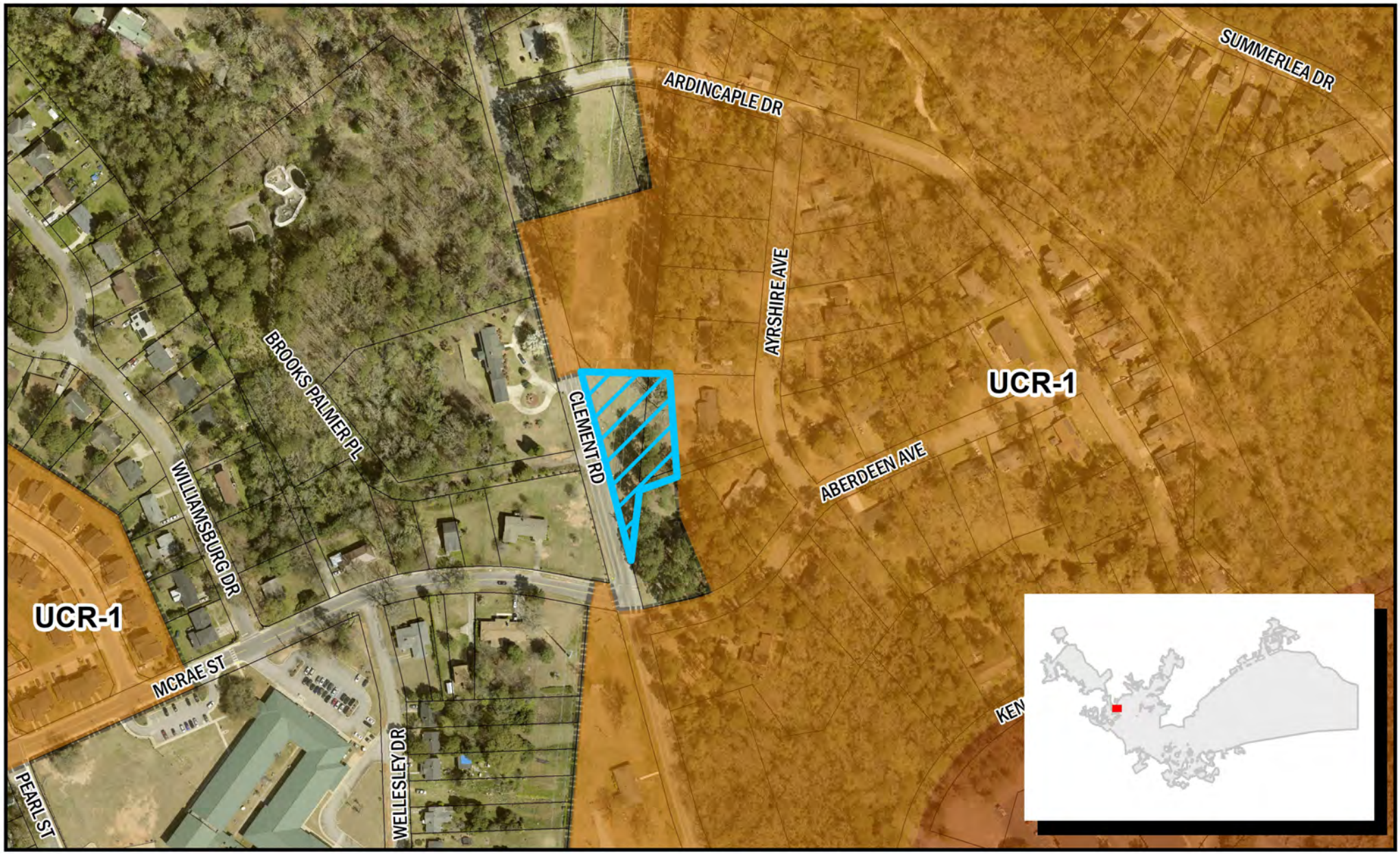
Planning Commission Land Use Recommendation: UCR-1 (Land Use classification) by 6 - 0.
on 10/13/2022 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: RSF-1 (Zoning classification) by 6 - 0.
on 10/13/2022 (mm/dd/yyyy).

(Signature of Annexation Coordinator)

Future Land Use Map

3815 Ayrshire Ave(p) and 0.56 acres NE/S Clement Rd(p), TMS# 09201-09-07(p) and 09201-
Current Rich. Co. FLU: Mixed Residential (High Density), Proposed City FLU: UCR-1



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 8/30/2022

We Are Columbia

0 62.5 125 250 Feet

CITY OF COLUMBIA PLANNING DEPARTMENT
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*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Zoning Map

3815 Ayrshire Ave(p) and 0.56 acres NE/S Clement Rd(p), TMS# 09201-09-07(p) and 09201-
Current Rich. Co. Zoning: RS-HD, Proposed City Zoning: RSF-1

Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 8/30/2022

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0 75 150 300 Feet

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*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

We Are Columbia

MEETING DATE: **November 15, 2022**

DEPARTMENT: **Planning and Development Services**

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

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

FUNDING SOURCE & ORIGINAL BUDGET:

CLEAN WATER 2020?: **No**

PURPOSE:

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)

ATTACHMENTS:

- **#a:** 2022-101 Annex and Incorporate 37.675 acres SS I-20 (PDF)
- #b: 37.675acSS_I20_Petition_3signatures (PDF)
- #c: Offer_Notice_37.675acSS_I20 (PDF)
- #d: ANNEX-2022-0026_I20andPercival_ZPH (PDF)

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

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 Code Ann. § 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 Columbia Compass: Envision 2036 as the City of Columbia Comprehensive Plan by Ordinance No.: 2020-028 along with all the maps and policies contained therein, and amended from time to time, in accordance with the South Carolina Comprehensive Planning Act of 1994 (§6-29 of the SC Code); and,

WHEREAS, the City of Columbia has adopted the Unified Development Ordinance (UDO) by Ordinance No.: 2019-013 and Official Zoning Map of the City of Columbia, S.C. by Ordinance No.: 2021-001, both amended from time to time, in accordance with the authority in Title VI of the SC Code; and

WHEREAS, pursuant to Sec. 17-1.7(c) of the UDO, annexation may be considered concurrent with amendments to the Comprehensive Plan and the Zoning Map; and

WHEREAS, the City of Columbia Planning Commission has reviewed the proposed future land use and zoning classifications of the property, and made a recommendation to City Council in accordance with §6-29 of the SC Code and §17-2.5 of the UDO; and

WHEREAS, the Columbia City Council has held a public hearing in accordance with §17-2.4(f) of the UDO and §6-29-760 of the SC Code; and

WHEREAS, the Columbia City Council has determined that the proposed land use classification is appropriate for the property, and the proposed zoning district meets one or more of the criteria set forth by §17-2.5(c)(4), Zoning Map Amendment Decision Standards, of the UDO; NOW THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina this _____ day of _____, 2022, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.

2. The property identified as S/S I-20 and TMS# 28800-06-05 containing 37.675 acres, further identified in Attachment A, is hereby annexed to and becomes a part of the City of Columbia, and is incorporated into Columbia Compass: Envision 2036 and the Official Zoning Map, effective immediately.

3. This property shall be apportioned to City Council District #4, Census Tract 114.14, and assigned a future land use classification of Community Activity Corridor (AC-2) and zoning of General Commercial (GC).

LEGAL DEPARTMENT DRAFT

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NOS.: 28800-06-05

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

Approved by:

City Manager

Approved as to form:

Deputy City Attorney

Mayor

ATTEST:

City Clerk

Introduced:
Final Reading:

LEGAL DEPARTMENT DRAFT

Last revised: 10/18/2022

22014555

ORDINANCE NO.: 2022-101
EXHIBIT "A"
PROPERTY DESCRIPTION

ALL that certain piece, parcel or tract of land, with any improvements thereon, situate, lying and being near the City of Columbia, County of Richland, State of South Carolina, containing 37.675 acres, and shown and delineated as Tract 2, on a plat prepared for Spears Creek Quadrant Partners, prepared by Cox and Dinkins, Inc. by J. Don Rawls, R.L.S. # 13517, and dated August 11, 2022. A reference to said plat is craved for a more complete and accurate description of the premises.

LEGAL DEPARTMENT DRAFT

Last revised: 10/18/2022

20145655

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

PETITION FOR ANNEXATION

The undersigned, being the owner(s) of the properties 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 tract of land, with any improvements thereon, situate, lying and being near the City of Columbia, County of Richland, State of South Carolina, containing 37.675 acres, and shown and delineated as Tract 2, on a plat prepared for Spears Creek Quadrant Partners, prepared by Cox and Dinkins, Inc. by J. Don Rawls, R.L.S. # 13517, and dated August 11, 2022. A reference to said plat is craved for a more complete and accurate description of the premises.

Richland County TMS: 28800-06-05
Property Addresses: 37.675 acres S/S I-20

Spears Creek Quadrant Partners

BY: _____ Date: 8-27-22
(Signature)

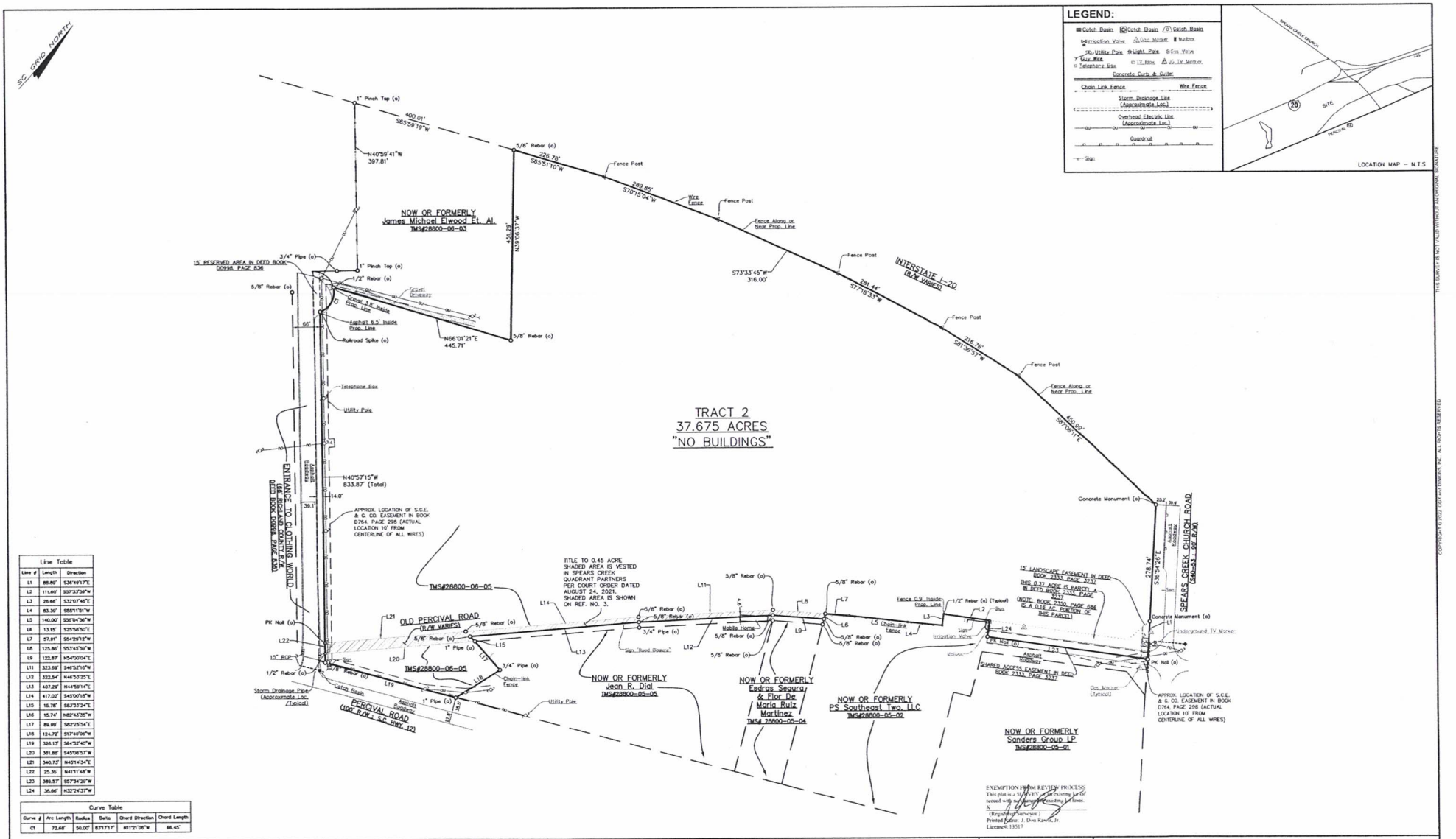
STEVEN M. ANASTASION
(Print or Type Name)

BY: _____ Date: 8/26/22
(Signature)

John H. Lumpkin Jr
(Print or Type Name)

BY: _____ Date: 8/29/22
(Signature)

Michael Edens
(Print or Type Name)


SC GRID NORTH
LEGEND:
Catch Basin
Catch Basin
Catch Basin
Interception Valve
Gas Marker
Mailbox
Utility Pole
Light Pole
Gas Valve
Guy Wire
Telephone Box
TV Box
UG TV Marker
Concrete Curb & Gutter
Chain Link Fence
Wire Fence
Storm Drainage Line (Approximate Loc.)
Overhead Electric Line (Approximate Loc.)
Guardrail
Sign
LOCATION MAP – N.T.S
SITE
INTERSTATE I-20 (R/W VARIES)
NOW OR FORMERLY James Michael Elwood Et. Al. TMS#28800-06-03
TRACT 2 37.675 ACRES "NO BUILDINGS"
NOW OR FORMERLY Jean R. Dial TMS#28800-05-05
NOW OR FORMERLY Esdras Segura & Flor De Maria Ruiz Martinez TMS# 28800-05-04
NOW OR FORMERLY PS Southeast Two, LLC TMS#28800-05-02
NOW OR FORMERLY Sanders Group LP TMS#28800-05-01
OLD PERCIVAL ROAD (R/W VARIES)
PERCIVAL ROAD (100' R/W - S.C. HWY. 12)
SPEARS CREEK CHURCH ROAD (S40-183 - 90' R/W)
ENTRANCE TO CLOTHING WORLD (AS SHOWN ON RICHLAND COUNTY R/W PLAT BOOK)
15' RESERVED AREA IN DEED BOOK 0098R PAGE 836
TITLE TO 0.45 ACRE SHADED AREA IS VESTED IN SPEARS CREEK QUADRANT PARTNERS PER COURT ORDER DATED AUGUST 24, 2021. SHADED AREA IS SHOWN ON REF. NO. 3.
APPROX. LOCATION OF S.C.E. & G. CO. EASEMENT IN BOOK D764, PAGE 298 (ACTUAL LOCATION 10' FROM CENTERLINE OF ALL WIRES)
15' LANDSCAPE EASEMENT IN DEED BOOK 2333 PAGE 3237
Tract 0.37 ACRE IS PARCEL A IN DEED BOOK 2333, PAGE 3237
(NOTE: BOOK 2350, PAGE 686 IS A 0.16 AC. PORTION OF THIS PARCEL)
SHARED ACCESS EASEMENT IN DEED BOOK 2333 PAGE 3237
EXEMPTION FROM REVIEW PROCESS
Printed Name: J. Don Rawls, Jr.
License# 13517
Line Table
Line # | Length | Direction
L1 | 88.89' | S36°49'37"E
L2 | 111.60' | S57°33'28"W
L3 | 38.66' | S32°07'48"E
L4 | 63.39' | S55°11'51"W
L5 | 140.00' | S56°04'56"W
L6 | 13.15' | S25°56'50"E
L7 | 57.81' | S54°28'13"W
L8 | 125.86' | S53°45'59"W
L9 | 122.87' | N54°00'04"E
L11 | 323.69' | S48°32'16"W
L12 | 322.54' | N46°53'25"E
L13 | 407.29' | N44°59'14"E
L14 | 417.02' | S45°00'18"W
L15 | 15.78' | S67°37'24"E
L16 | 15.74' | N82°43'35"W
L17 | 89.99' | S82°25'54"E
L18 | 124.72' | S17°40'06"W
L19 | 328.13' | S64°32'40"W
L20 | 361.86' | S45°08'57"W
L21 | 340.73' | N45°14'34"E
L22 | 25.35' | N41°11'48"W
L23 | 388.57' | S57°34'29"W
L24 | 38.66' | N32°24'37"W
Curve Table
Curve # | Arc Length | Radius | Delta | Chord Direction | Chord Length
C1 | 72.86' | 50.00' | 83°31'1" | N11°21'06"W | 66.45'
REVISIONS
No | DATE | DESCRIPTION
COX AND DINKINS, INC. No. C00294
CERTIFICATE OF AUTHORIZATION
CERTIFICATE OF AUTHORIZATION SEAL
COX AND DINKINS
ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS
724 BELTLINE BLVD.
COLUMBIA, SC 29205
803.254.0518
COXANDDINKINS.COM
PLAT
PREPARED FOR
SPEARS CREEK QUADRANT PARTNERS
RICHLAND COUNTY, NEAR COLUMBIA, S.C.
Easements and/or restrictions may exist on the subject property which are not shown hereon.
SOUTH CAROLINA REGISTERED LAND SURVEYOR 13517 JACKSON DONALD RAWLS JR.
CERTIFICATION:
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 A survey as specified therein; also there are no visible encroachments or projections other than shown.
PROF. LAND SURVEYOR NO. 13517
J. DON RAWLS, JR.
REFERENCES:
1) A PLAT PREPARED FOR WILLIM B. DOYLE, BY C.A. HOLLAND SURVEYORS, INC., DATED MAY 15, 1990. (NOTE: PLAT IS ILLEGIBLE)
2) DEED BOOK 1000, PAGE 834, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RICHLAND COUNTY.
3) ROAD CLOSURE PLAT, SURVEY OF OLD PERCIVAL ROAD TO BE CLOSED, BY CMS ENGINEERING OF COLUMBIA, DATED APRIL 26, 2021.
4) PLAT OF THE PROPERTY OF MARY LUNICE BOYLE, BY HOLLAND SURVEYING, DATED NOVEMBER 19, 1988, AND RECORDED IN DEED BOOK 1250, PAGE 953.
5) PLAT PREPARED FOR SPEARS CREEK STORAGE, LLC, BY ASSOCIATED E. & S., INC., DATED MAY 8, 2018, REVISED AUGUST 14, 2018; AND AS-BUILT SURVEY PREPARED FOR SPEARS CREEK STORAGE, LLC, BY ASSOCIATED E. & S., INC., DATED JANUARY 30, 2019, REVISED SEPTEMBER 17, 2021.
6) PLAN AND PROFILE OF PROPOSED STATE HIGHWAY, FILE 40.898, ROUTE 12 AND S-53, SHEET 4 AND 5 OF 13, AND DOCKET 40.S.SE, ROUTE 53, SHEET 104 OF 345.
7) DEED BOOK 2418, PAGE 452.
8) PRELIMINARY ALTA/NSPS LAND TITLE SURVEY AND PARTIAL TOPOGRAPHIC MAP, PREPARED FOR BONAVENTURE INVESTMENTS, LLC, BY COX AND DINKINS, INC., DATED MARCH 23, 2022, REVISED MAY 2, 2022. [SOURCE OF EASEMENTS SHOWN]
NOTES:
1) THE LOCATION OF OTHER UNDERGROUND UTILITIES AND THEIR SERVICES IS UNKNOWN. SOME DRAINAGE STRUCTURES ARE INACCESSIBLE SLAB TOP AND SOME ARE FULL OF DEBRIS.
2) SCDS MONUMENT DESIGNATED "SPOON" USED AS GEODETIC REFERENCE MARK. SCSPC OF MONUMENT WERE TAKEN FROM NGS DATASHEET.
3) THE PROPERTY IS LOCATED IN ZONE X BY SCALED LOCATION, AS DEPICTED ON FLOOD INSURANCE RATE MAP PANEL 45079D0277 L, DATED DECEMBER 21, 2017
DATE: AUGUST 11, 2022
SCALE: 1" = 100' 0' 50' 100' 200'
TAX MAP NUMBER: R28800-06-05
BOOK: 04-02
CHK: T
SF: 298-25
PROJ.: 21041-02.dwg
BY: 20
DRAWER
NO.
THIS SURVEY IS NOT VALID WITHOUT AN ORIGINAL SIGNATURE
COPYRIGHT © 2022 COX and DINKINS, INC. ALL RIGHTS RESERVED
ORDER NO. 60431

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: September 9, 2022

RE: **Property Address:** 37.675 acres S/S I-20
Richland County TMS#: 28800-06-05
Owner(s): Spears Creek Quadrant Partners
Current Use: Undeveloped
Proposed Use: Commercial
Current County Land Use: Neighborhood (Medium Density)
Proposed City Land Use: Community Activity Corridor (AC-2)
Current County Zoning: Light Industrial (M-1)
Proposed City Zoning: General Commercial (GC)
Reason for Annexation: Municipal Services; Donut Hole - Secondary
City Council District: 4
Census Tract: 114.14

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 **October 13, 2022** Planning Commission 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.

/atl
Attachments

cc:

Clint Shealy, Assistant City Manager
Jeff Palen, Assistant City Manager/CFO
Dana Higgins, Director, Engineering
Frank Eskridge, Director, Utilities
Robert Anderson, Public Works Director
Krista Hampton, Planning & Development Services
Kelly Smith, Business License Administrator
Greg Williams, Business Liasion
Tiffany Latimer, Customer Care Administrator
Todd Beiers, Building Official
Michelle Brazell, Engineering
Police Planning & Research
Alfreda Tindal, Richland Co. 911 Addressing Coordinator
Missy Gentry, Assistant City Manager
Henry M. Simons, Assistant City Manager
Teresa Knox, City Attorney
William Holbrook, Police Chief
Aubrey Jenkins, Fire Chief
Gloria Saaed, Community Development Director
George Adams, Fire Marshal
Hope Hasty, Zoning Administrator
Jacquelyn Richburg, Columbia-Richland 911
David Hatcher, Housing Official
Richland County Solid Waste Collection
Lucinda Statler, Planning Administrator
Brandon Burnette, Development Center Administrator

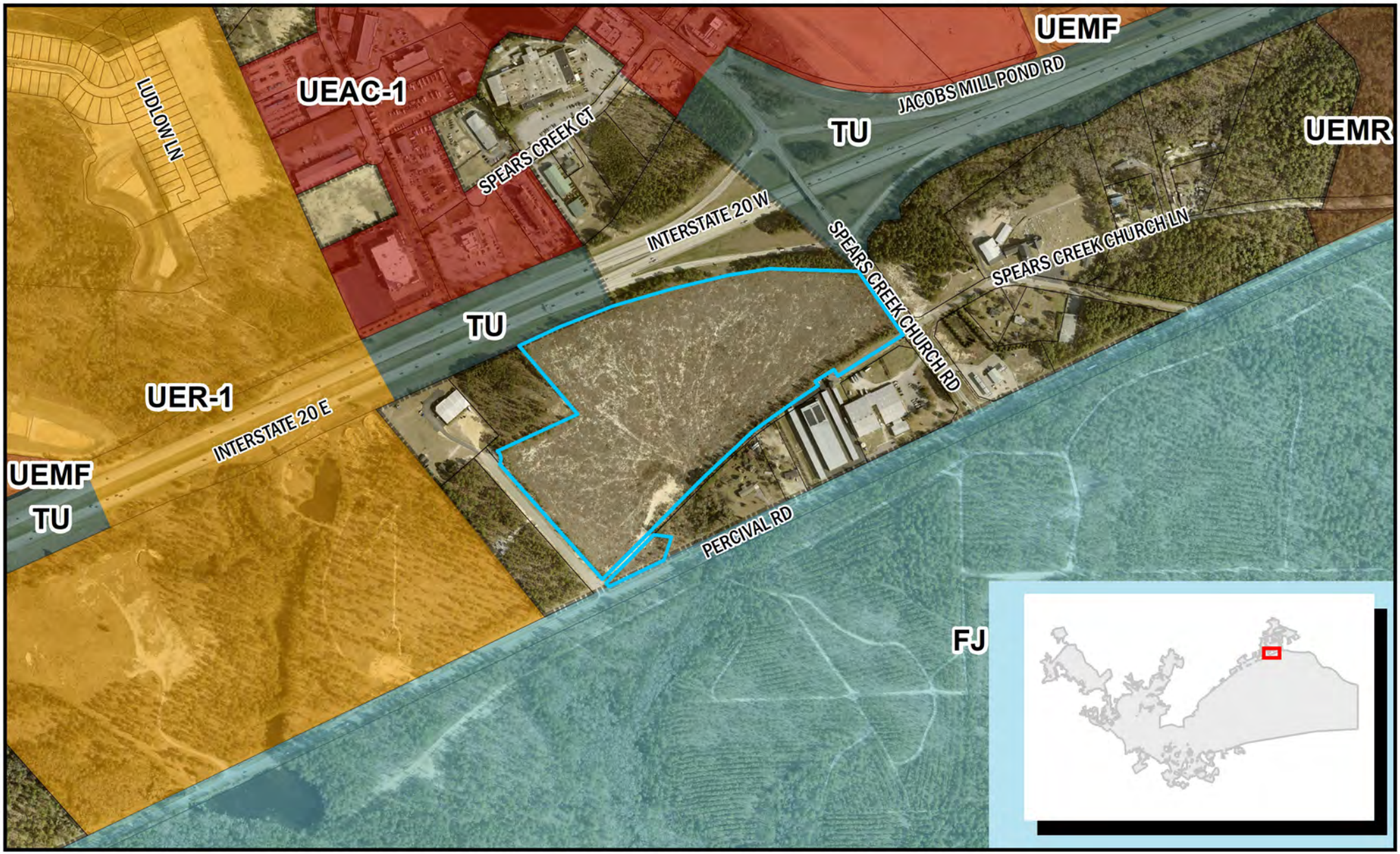
Planning Commission Land Use Recommendation: AC-2 (Land Use classification) by 6 - 0.
on 10/13/2022 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: GC (Zoning classification) by 6 - 0.
on 10/13/2022 (mm/dd/yyyy).

(Signature of Annexation Coordinator)

Future Land Use Map

37.675 acres S/S I-20, 28800-06-05;
Current Rich. Co. FLU: Neighborhood (Medium Density), Proposed City FLU: AC-2



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 9/8/2022

CITY of COLUMBIA, S.C.
JUSTITIA VIRTUTUM REGINA
We Are Columbia

0 165 330 660 Feet

CITY OF COLUMBIA PLANNING DEPARTMENT
THIS MAP IS THE PRODUCT OF COMPILATION, OR WAS PRODUCED BY OTHERS. IT IS FOR INFORMATION ONLY AND THE CITY OF COLUMBIA MAKES NO REPRESENTATIONS AS TO ITS ACCURACY OR USE WITHOUT FIELD VERIFICATION. IS A

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

37.675 acres S/S I-20, TMS# 28800-06-05,
Current Rich. Co. Zoning: M-1, Proposed City Zoning: GC

Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 9/8/2022

We Are Columbia

0 205 410 820 Feet

DISCLAIMER:
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*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

CITY COUNCIL

November 15, 2022 at 4:00pm
City Hall, 3rd floor Council Chambers, 1737 Main Street, Columbia, SC 29202

ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY
37.675 acres, S/S I-20; TMS# 28800-06-05

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)

ZPH, 1st Reading: 11/15/2022; Pending

2nd Reading: 12/06/2022; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 37.675 acres
Current Use: Undeveloped
Proposed Use: Commercial
Reason for Annexation: Municipal Services
Urban Service Area: Donut Hole- Secondary
Current County Land Use Classification: Neighborhood (Medium Density)
Proposed City Land Use Classification: Community Activity Corridor (AC-2)
Current County Zoning: Light Industrial (M-1)
Proposed City Zoning: General Commercial District (GC)
Census Tract: 114.14

DETERMINATION FOR CITY SERVICES

The following determination is an estimate of the benefits and costs associated with the annexation of the subject property:

Police
The Columbia Police Department does not object to this proposed annexation. As with most annexations, we find that the proposed annexation may result in an increased number of calls for service. A specific use for the property is not known at this time, however the estimated cost to serve this commercially zoned tract would be **approximately $30,000 per year,** based on calls to multitenant commercial properties of this approximate size within the City limits.

Fire
The proposed annexation will not result in significant additional costs or impact services being provided by this department. Annexation would improve the ISO rating of this property to a Class 1 from a Class 2.

Solid Waste
A specific use has not been identified for this property, however most uses allowed within the proposed zoning district are generally not served by the Solid Waste Division.

Engineering
Because water lines are planned or currently exist in this area, Utilities and Engineering **will not incur any costs** associated with this annexation. Sanitary sewer service is provided by Palmetto Utilities (SouthWest Water Company).

Water Customer Care
The customer on the property will pay water rates approximately **40% lower** than out-of-city customers.

Planning & Development Services
We recommend approval of the annexation of this property, which is located within an area designated as Donut Hole - Secondary in the Urban Service Area plan. The property is currently undeveloped. A specific use for this property is not known at this time and thus it is difficult to determine the future taxable value of the property, however, the annual real estate tax revenue generated for the City could be expected to exceed **$70,000 per year** based on the taxable value of other commercially zoned tracts of about this size.

* Estimated City Tax Revenue is based on **2022 millage** for real property and calculated as: ((Taxable Value × Tax Rate) × City Millage Rate (.0938)). The actual additional taxes paid by the property owner will generally be substantially lower as some millage items do not apply to in-City properties, and an increased Local Option Sales Tax credit factor applies to in-City properties (an additional .002321 for the 2022 tax year).

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject property is in a "Donut Hole-Secondary" 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.

Donut Holes - Secondary are the donut holes where the ability to provide all services and/or the condition of existing infrastructure may not be at optimal levels for annexation at this time. For example, it may be that the storm drainage and/or road system is substandard or that the area is in an overburdened service area.

Annexation within an area classified as *Donut Hole - Secondary* should be considered, but an assessment of the impact on the City's revenue and ability to serve the property/area in question is needed. In areas lacking infrastructure or serviceability, the City should work towards improving these conditions in collaboration with the communities, the County, and other organizations if possible.

Donut Holes are unincorporated areas that are completely surrounded by the City of Columbia and/or another municipality, or areas surrounded by the City of Columbia and a major geographical feature, such as a river. These areas pose a number of challenges to the City that can be addressed through annexation. Often, these are areas that were developed before the City or any municipality became adjacent, and may lack easy access to City utilities or other services.

Donut Holes can often cause inefficiencies in the delivery of services due to confusion about jurisdiction, and if the land is in a jurisdiction with a different approach to code enforcement, these areas can negatively impact the quality of life for adjacent City residents. Such inefficiencies can impact property owners and residents, both

within and outside of the municipal boundaries, through confusion over services as well as added operational costs to local government. This results in a greater financial impact to City residents, who pay both City and County taxes.

Comprehensive Plan Land Use Classification

The proposed future land use classification for the subject property is Community Activity Corridor (AC-2) in the *Columbia Compass: Envision 2036* Future Land Use Map. The property is currently designated as Neighborhood (Medium Density) by Richland County.

Community Activity Corridors are a linear extension of a Community Activity Center. They contain nearly identical building types and uses to a Community 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 three-mile to five-mile drive and typically consist of a variety of commercial and service issues.

Primary Types

- Multi-family Mixed-use Small & Medium
- Business/Employment Small & Medium

Secondary Types

- Multi-family Small & Medium

Tertiary Types

- Single-family Attached
- Civic/Institutional Small to Large
- Business/Employment Large (excl. Flex)
- Cemeteries & Mausoleums
- Parking Structures & Lots

Existing Neighborhood, Small Area, Community, and/or Corridor Plans

The subject property is not located within the study area of a neighborhood, small area, community, or corridor plan recently adopted by the City of Columbia or Richland County.

PROPOSED ZONING DISTRICT SUMMARY

The parcel is currently zoned M-1 by Richland County. Surrounding parcels within the City of Columbia are currently zoned Light Industrial District (LI) to the North and Institutional- Fort Jackson District (INS-FJ). Surrounding parcels in unincorporated Richland County are currently zoned M-1 to the North, East, and West, and RU to the South.

The proposed City of Columbia zoning district is General Commercial District (GC).

General Commercial District (GC)

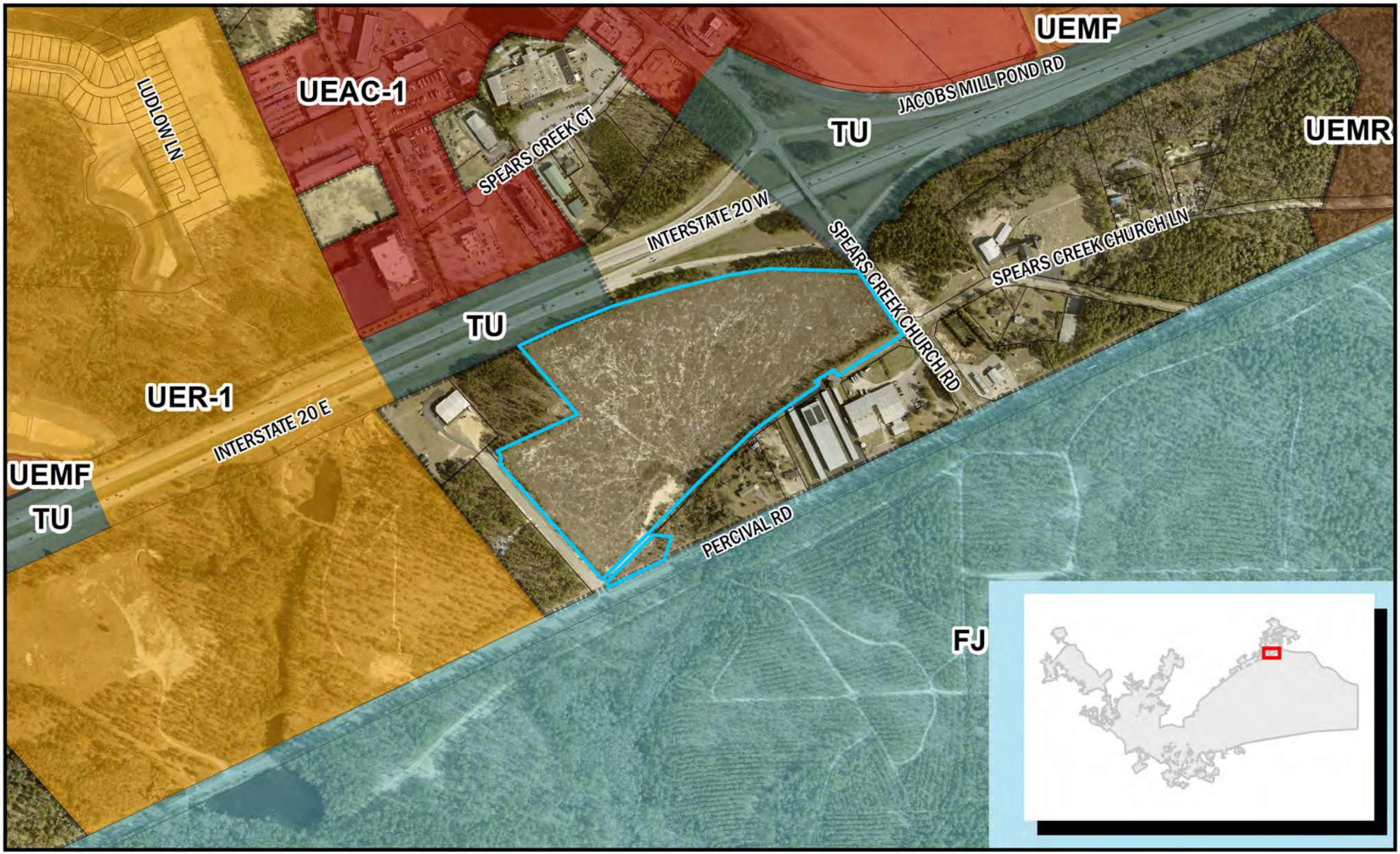
The purpose of the General Commercial (GC) District is to provide lands that accommodate a broad range of nonresidential uses characterized primarily by retail, office, and service establishments. Development is primarily auto-oriented, serving isolated commercial areas outside of the activity centers. Allowed uses include personal services, retail sales, recreation/entertainment, commercial services, eating and drinking establishments, visitor accommodation, and vehicle sales and services.

STAFF RECOMMENDATION

Staff recommends the assignment of a future land use classification of Community Activity Corridor (AC-2) and zoning of General Commercial District (GC) at the time of annexation.

Future Land Use Map

37.675 acres S/S I-20, 28800-06-05;
Current Rich. Co. FLU: Neighborhood (Medium Density), Proposed City FLU: AC-2



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 9/8/2022

We Are Columbia

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*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Zoning Map

37.675 acres S/S I-20, TMS# 28800-06-05,
Current Rich. Co. Zoning: M-1, Proposed City Zoning: GC

Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 9/8/2022

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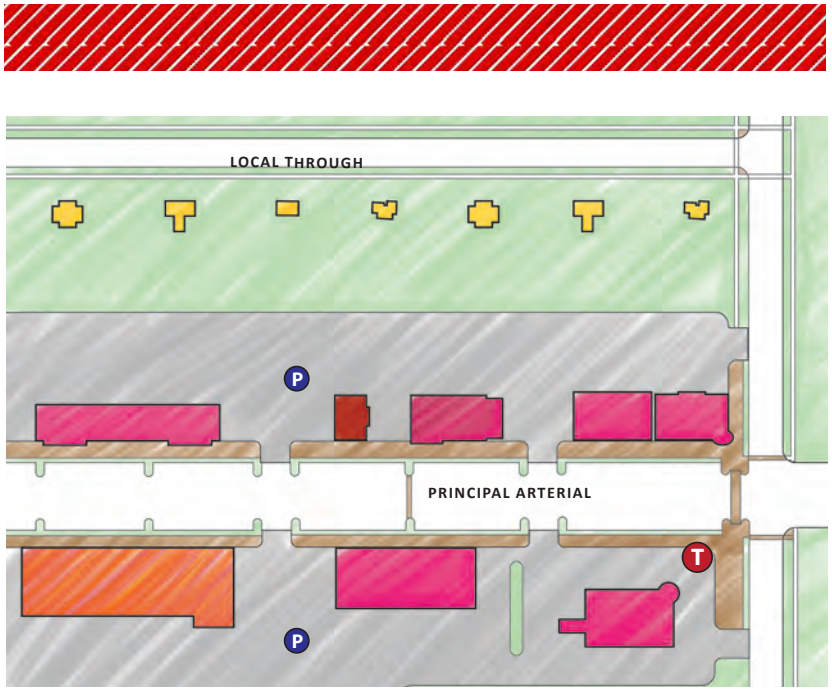
Proposed Future Land Use Classification

Development Types

COMMUNITY ACTIVITY CORRIDOR (AC-2)

Community Activity Corridors are a linear extension of a Community Activity Center. They contain nearly identical building types and uses to a Community 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 three-mile to five-mile drive and typically consist of a variety of commercial and service issues.



AC-2 BUILDING TYPES/LAND USES

PRIMARY TYPES

- Multi-family Mixed-use Small & Medium
- Business/Employment Small & Medium (excl. Flex)

SECONDARY TYPES

- Multi-family Small & Medium

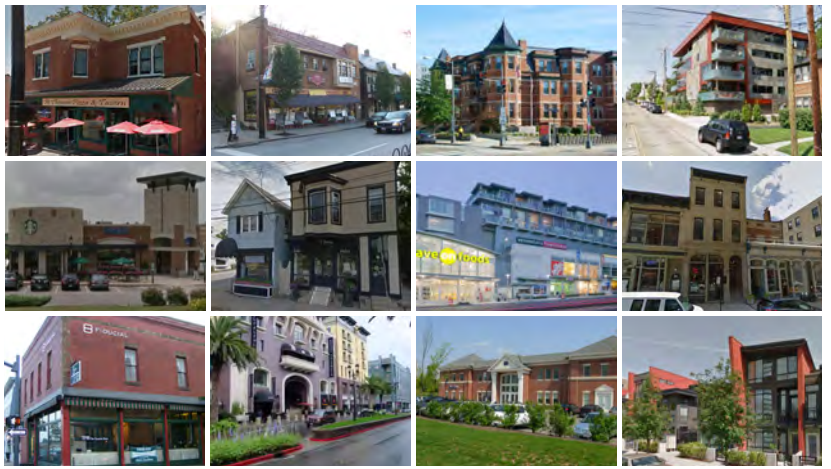
TERTIARY TYPES

- Single-family Attached
- Civic/Institutional Small to Large
- Business/Employment Large (excl. Flex)
- Cemeteries & Mausoleums
- Parking Structures & Lots

See matrix for appropriate park/open space types.

Development Types

AC-2 DEVELOPMENT PATTERN/CONTEXT



- Streets are principal or minor arterial roads carrying high traffic volumes,
- Blocks are not the base component for this development type.
- Lots are large and adequately deep and wide to accommodate groups of smaller businesses or medium to larger format buildings with sufficient parking. Floor area ratios (FARs) are usually in the range of 0.2 to 0.25 for these corridors, but FARs of 3.0 or greater may be appropriate as infill and redevelopment occur.
- Buildings are oriented toward the street and may be located at the front of the lot, right behind the sidewalk, or setback with parking lots in front of the buildings. In new or redevelopment projects, setting the buildings close to the street is preferred with side or rear lots. Access to businesses should be provided from the sidewalk. Buildings may be out-lot, freestanding structures, or in attached strip mall-type structures.
- Designated off-street parking areas are typically located in front of or behind each building; corridors may also have on-street parking.
- These corridors are often located along transit routes, and sidewalks and bike lanes should be incorporated to allow safe access to businesses in corridors. An access management plan should be prepared for each activity corridor to promote safety for pedestrians, bicyclists, transit users, and motorists, as well as accessibility for all businesses.
- Open spaces are provided on individual lots in the form of perimeter plantings and buffer yards are typical.
- Consolidated architectural details and finishes are encouraged to create a cohesive appearance along corridors. Buildings are typically one to two stories.

Proposed Zoning District

(j) GC: General Commercial District

(1) Purpose

The purpose of the General Commercial (GC) District is to provide lands that accommodate a broad range of nonresidential uses characterized primarily by retail, office, and service establishments. Development is primarily auto-oriented, serving isolated commercial areas outside of the activity centers.

Allowed uses include personal services, retail sales, recreation/entertainment, commercial services, eating and drinking establishments, visitor accommodation, and vehicle sales and services.

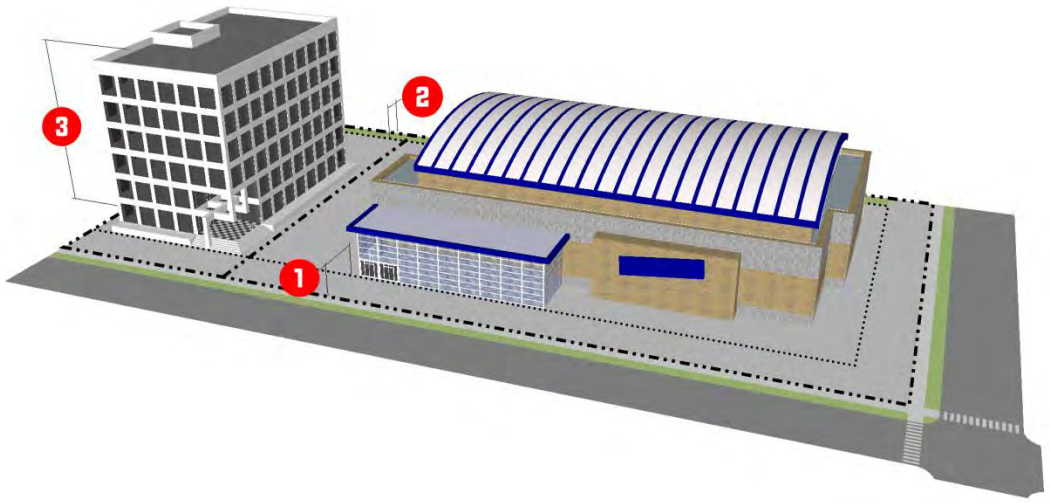
(2) Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

(3) Intensity and Dimensional Standards

Standard	All Uses
Lot Area, min. (sf.)	N/A
Lot Width, min. (ft.)	N/A
Lot Coverage, max. (% of site area)	N/A
Density, max. (du/acre)	N/A
1 Front Yard Setback, min. (ft.)	20
Side Yard Setback, min. (ft.)	N/A
2 Rear Yard Setback, min. (ft.)	10
3 Building Height, max. (ft.)	75

Notes: ft. = feet sf. = square feet du. = dwelling unit



(4) Reference to Other Standards			
Sec. 17-5.1	Access, Mobility, and Circulation	Sec. 17-5.8	Fences and Walls
Sec. 17-5.2	Off-Street Parking, Bicycle Parking	0	Exterior Lighting
Sec. 17-5.3	Landscaping	0	Signs
Sec. 17-5.4	Tree Protection	Sec. 17-5.11	Green Building Standards
Sec. 17-5.5	Open Space	Sec. 17-6.2	Minimum Design Standards
Sec. 17-5.6	Neighborhood Compatibility	0	Improvements and Sureties
Sec. 17-5.7	Form and Design Standards	Article 9	Definitions and Rules of Measurement

We Are Columbia

MEETING DATE: **November 15, 2022**

DEPARTMENT: **Planning and Development Services**

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

SUBJECT: **Comprehensive Plan - Future Land Use Map Amendment for 1214Scott 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)**

FUNDING SOURCE & ORIGINAL BUDGET:

CLEAN WATER 2020?: **No**

PURPOSE:

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)

ATTACHMENTS:

- **#a:** LUMA-2022-0004 Scott and Sumter Streets_ZPH (PDF)
- #b: 2022-108 Modifying the Columbia Compass Future Land Use Map f.._ (PDF)

CITY COUNCIL

November 15, 2022 at 4:00pm
City Hall, 3rd floor Council Chambers, 1737 Main Street, Columbia, SC 29201

COMPREHENSIVE PLAN – FUTURE LAND USE MAP AMENDMENT CASE SUMMARY
1214 Scott Street (p); 1222 Scott Street; 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)

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)
ZPH, 1st Reading:	11/15/2022; Pending
2nd Reading:	12/06/2022; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: +/- 1.28 acres
Current Use: Vacant Land/Commercial Buildings
Proposed Use: Multi-family Mixed-use
Current Land Use Classifications: Urban Core Mixed Residential Type 2 (UCMR-2) and Urban Core Community Activity Center (UCAC-2)
Proposed Land Use Classification: Urban Core Community Activity Center (UCAC-2)
Current Zoning: Mixed Use District (MU-2) in the North Main Corridor Design Overlay District (OV-NMC)
Proposed Zoning: Community Activity Center/Corridor District (CAC) in the North Main Corridor Design Overlay District (OV-NMC)
Census Tract: 7

PLANS, POLICIES, AND LAND USE

Comprehensive Plan Land Use Classification

The future land use classification for the subject property is currently split between Urban Core Community Activity Center (UCAC-2) and Urban Core Mixed Residential Type 2 (UCMR-2) in the *Columbia Compass: Envision 2036* Future Land Use Map, as shown in the enclosed map. Concurrent with the application to amend the zoning map, staff is also recommending an amendment to the Future Land Use Map to reclassify the areas shown as UCMR-2 to UCAC-2.

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 three-mile to five-mile radius or drive distance. These centers often occupy several city blocks (within a neighborhood) and include several dozen businesses and multifamily 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 found as nodes in Urban Core Mixed Residential neighborhoods, or in lower intensity within Urban Core Residential neighborhoods.

Urban Core Mixed Residential Type 2 neighborhoods are appropriate in the central city, inner ring areas, and a couple of blocks off of major corridors throughout Columbia. This development type may represent existing and historic neighborhoods, and is a development form appropriate for medium to large scale redevelopment or infill sites. Traditional and contemporary architectural styles have a place in Urban Core Mixed Residential Type 2 neighborhoods, but scale is always important. Urban Core Mixed Residential Type 2 neighborhoods have smaller-scale residential buildings, with single-family homes being a dominant use. Urban Core Mixed Residential Type 2 will usually transition from Urban Core Mixed Residential Type 1 to Urban Core Residential as development moves further from main arterials and activity centers.

Urban Core Community Activity Center (UCAC-2)

Primary Types
- Multi-family Mixed-use Small & Medium
- Business/Employment Small & Medium (excl. Flex)

Secondary Types
- Multi-family Small & Medium

Tertiary Types
- Single-family Attached
- Civic/Institutional Small to Large
- Business/Employment Large (excl. Flex)
- Cemeteries & Mausoleums
- Parking Structures & Lots

Urban Core Mixed Residential Type 2 (UCMR-2)

Primary Types
- Single-family Detached
- Single-family Attached
- Two-family
- Three-family

Secondary Types
- Multi-family Small

Tertiary Types
- Civic/Institutional Small
- Business/Employment Small (excl. Flex)

Existing Neighborhood, Small Area, Community, and/or Corridor Plans

The subject property is located within the study area of *The Master Plan for the Villages of North Columbia* (2005), more specifically within Cluster Two (Section 2, Page 42) and the proposed Artist Village (Section 3, Page 85) set forth by the plan. The Artist Village plan recommends a land use of Mixed-Use (Retail/Office Ground Floor, Residential/Office Upper Floors) for the subject property (Section 3, Page 87). The plan noted that the village should utilize existing commercial structures along North Main for artist galleries and studios, with new construction that might include live/work units where artists could display their works in the bottom floor studios while residing upstairs (Section 3, Page 86). The plan further noted that residents saw "the need for increased housing opportunities within their community and designated N. Main Street as a traffic corridor suited for more intense residential development" and that "The development of townhomes or mixed-use with retail or

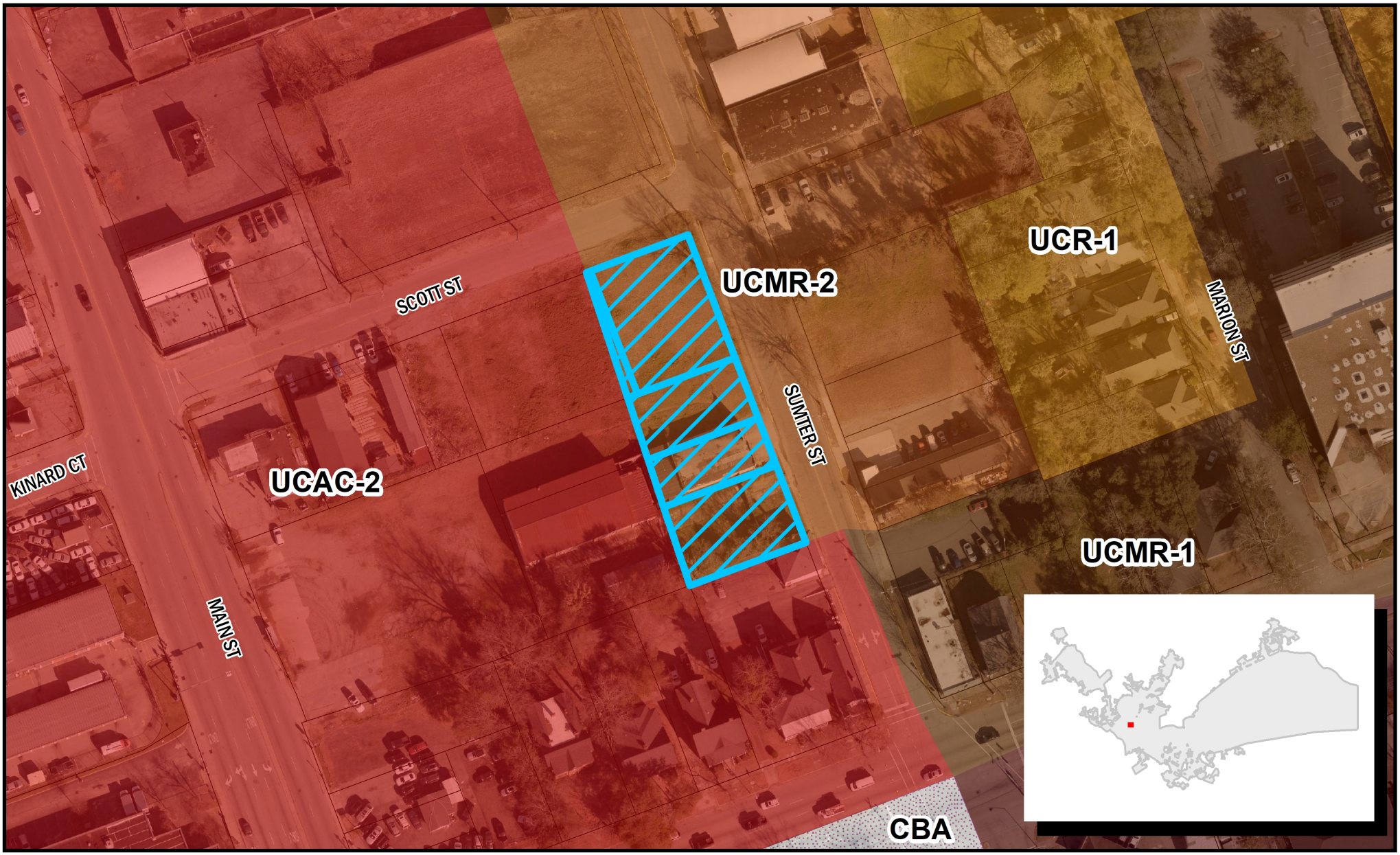
office on the ground floor and residential above with street frontage will create a more dynamic, pedestrian friendly atmosphere" (Section 3, page 91).

STAFF RECOMMENDATION

Staff recommends the amendment of 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).

Future Land Use Map

1214 Scott St.(p), 1222 Scott St and 2121, 2119, and 2109 Sumter St (p)
TMS# 09016-12-18(p), -19, -04(p), -05(p), -06(p);
Current FLU: UCAC-2 and UCMR-2, Proposed FLU: UCAC-2



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 9/12/2022

We Are Columbia

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*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Existing Future Land Use Classification

Development Types

URBAN CORE MIXED RESIDENTIAL TYPE 2 (UCMR-2)

Urban Core Mixed Residential Type 2 neighborhoods are appropriate in the central city, inner ring areas, and a couple of blocks off of major corridors throughout Columbia. This development type may represent existing and historic neighborhoods, and is a development form appropriate for medium to large scale redevelopment or infill sites. Traditional and contemporary architectural styles have a place in Urban Core Mixed Residential Type 2 neighborhoods, but scale is always important. Urban Core Mixed Residential Type 2 neighborhoods have smaller-scale residential buildings, with single-family homes being a dominant use. Urban Core Mixed Residential Type 2 will usually transition from Urban Core Mixed Residential Type 1 to Urban Core Residential as development moves further from main arterials and activity centers.

UCMR-2 BUILDING TYPES/LAND USES

PRIMARY TYPES

- Single-family Detached
- Single-family Attached
- Two-family
- Three-family

SECONDARY TYPES

- Multi-family Small

TERTIARY TYPES

- Civic/Institutional Small
- Business/Employment Small (excl. Flex)

See matrix for appropriate park/open space types.

Development Types

UCMR-2 DEVELOPMENT PATTERN/CONTEXT

- Streets and rights-of-way are wide and typically straight with wide sidewalks and tree lawns found on both sides of the street (preferred). An interconnected network of streets and small blocks, typically in a rectilinear or grid pattern, form walkable, pedestrian-oriented neighborhoods with sidewalks and on-street parking.
- Blocks are square or rectangular and are commonly smaller than the blocks in the urban core. Alleyways are not common but can be used in redevelopment or infill.
- The subdivision of lots is regular within a block with small, equally sized parcels, typically meeting mid-block. Multiple smaller lots are consolidated to accommodate larger buildings. Deeper lots are typically found along major roads.
- Buildings are set back from the street by small to medium front yards with front doors or entrances located on the main facade. Front yard setbacks are typically consistent along a block. Exceptions are for larger buildings like schools that occupy the majority of the block.
- Individual lots may have only one narrow side yard and have a zero lot line setback from the front or side property lines.
- Building types may be mixed on a block but setbacks are typically consistent and the scale of adjacent buildings is similar.
- Many lots have dedicated driveways and/or parking areas, such as surface parking, driveways, or detached garages, located in the interior of the block. On-street parking is also common.

- Open spaces in the form of neighborhood parks, linear parks, and greens are important open space elements in a more densely developed neighborhood.
- Architectural detailing is human scale, shares many characteristics and proportions with single-family architecture, including frequent windows, front entrances, porches, stoops, and/or balconies. The majority of buildings are two to three stories.

Proposed Future Land Use Classification

Development Types

URBAN CORE COMMUNITY ACTIVITY CENTER (UCAC-2)

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 three-mile to five-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 found as nodes in Urban Core Mixed Residential neighborhoods, or in lower intensity within Urban Core Residential neighborhoods.

UCAC-2 BUILDING TYPES/LAND USES

PRIMARY TYPES

- Multi-family Mixed-use Small & Medium
- Business/Employment Small & Medium (excl. Flex)

SECONDARY TYPES

- Multi-family Small & Medium

TERTIARY TYPES

- Single-family Attached
- Civic/Institutional Small to Large
- Business/Employment Large (excl. Flex)
- Cemeteries & Mausoleums
- Parking Structures & Lots

See matrix for appropriate park/open space types.

Development Types

UCAC-2 DEVELOPMENT PATTERN/CONTEXT

- Blocks are square or rectangular, and the uses in the activity center typically occupy only a quarter or half of the block. Alleyways are not common but can be used in redevelopment or infill to provide access to rear parking lots.
- The subdivision of lots is regular within a block with small, equally sized parcels typically meeting mid-block. Multiple smaller lots are consolidated to accommodate larger buildings in an activity center. Deeper lots are typically found along major roads.
- Buildings are typically set to the sidewalk edge or may have a small lawn when a converted residential structure is used. Entrances should be located on the main façade. Front yard setbacks are typically consistent along a block.
- Individual buildings may be attached or built close to each other to establish a continuous street frontage. Individual lots may have only one narrow side yard and a zero lot line setback from front or side property lines.
- Building types may be mixed on a block, but setbacks are typically consistent and the scale of adjacent buildings is similar.
- Structures may just utilize on-street parking or may have small parking areas behind the building; activity center parking may be shared in small lots, and in some cases structured parking may be required in Community Activity Centers. Multimodal transit should also be factored into the design of activity centers.
- Open spaces in the form of neighborhood parks, plazas, linear parks, and greens are also contributing uses in an activity center. Pedestrian-oriented streetscape elements such as benches, street trees, landscaping, and outdoor dining areas are typical.
- Architectural detailing is human scale but may include grander elements than found in Neighborhood Activity Centers. The majority of buildings are two to four stories; taller structures are strategically located where increased density and intensity are appropriate.

LEGAL DEPARTMENT DRAFT

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)

WHEREAS, the City of Columbia and community at large recognize the value of planning for future development and growth; and,

WHEREAS, City Council adopted Columbia Compass: Envision 2036 as the City of Columbia Comprehensive Plan by Ordinance No.: 2020-028 adopting Columbia Compass: Envision 2036 along with all the maps and policies contained therein, and amended from time to time, in accordance with the South Carolina Comprehensive Planning Act of 1994 (Title 6, Chapter 29 of the SC Code); and,

WHEREAS, the subject property is currently classified as Urban Core Mixed Residential Type 2 (UCMR-2) within the Columbia Compass: Envision 2036 Future Land Use Map;

WHEREAS, the City of Columbia Planning Commission has provided input and recommendations in response to the public input and findings; and,

WHEREAS, the Columbia City Council has held a public hearing in accordance with §6-29-760 of the SC Code; and,

WHEREAS the Columbia City Council has determined that the future land use classification of Urban Core Community Activity Center (UCAC-2) is appropriate for the subject property; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia this __ day of _____, 2022, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.
2. The future land use for the property identified as 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), and as shown in Attachment A, shall be amended to reflect a classification of Urban Core Community Activity Center (UCAC-2), and the Columbia Compass: Envision 2036 future land use map shall be updated accordingly.

Requested by:

Assistant City Manager Gentry

Approved by:

City Manager

Approved as to form:

City Attorney

_____
Mayor

ATTEST:

_____
City Clerk

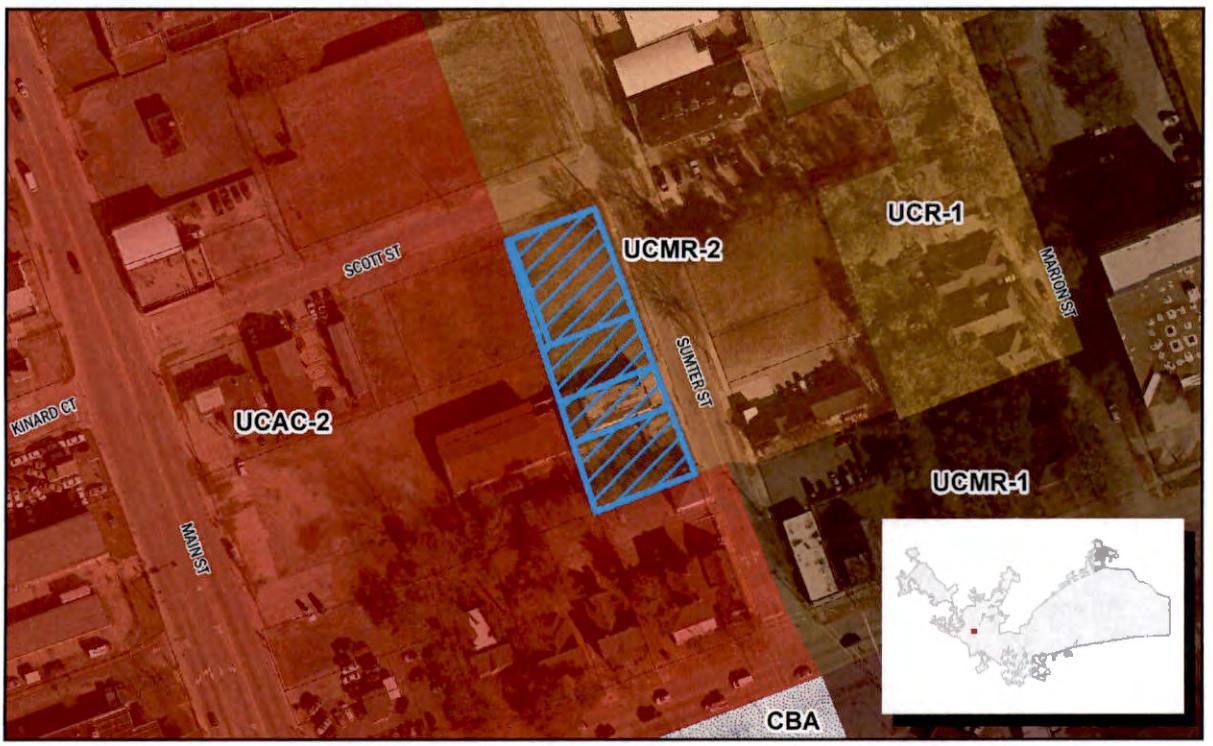
Introduced:
Final Reading:

Last revised: 10/21/2022
22014597

Attachment A

Future Land Use Map

1214 Scott St.(p), 1222 Scott St and 2121, 2119, and 2109 Sumter St.(p), TMS# 09016-12-18(p), -19, -04(p), -05(p), -06(p);
Current FLU: UCAC-2 and UCMR-2, Proposed FLU: UCAC-2



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Shane Shaughnessy
Date: 9/12/2022

We Are Columbia

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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Last revised: 10/21/2022
22014597

We Are Columbia

MEETING DATE: **November 15, 2022**

DEPARTMENT: **Planning and Development Services**

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

SUBJECT: **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**

FUNDING SOURCE & ORIGINAL BUDGET:

CLEAN WATER 2020?: **No**

PURPOSE:

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, Ghostrider OZ Fund LLC

Staff Recommendation: Approval

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

ATTACHMENTS:

- **#a:** ZMA-2022-0015_Main_Scott_ZPH (PDF)
- #b: 2022-111 Rezone 1214 and 1222 Scott Street and 2121, 2119 and 2109 Sumter Street(PDF)

CITY COUNCIL

November 15, 2022 at 4:00pm
City Hall, 3rd floor Council Chambers, 1737 Main Street, Columbia, SC 29202

Zoning Map Amendment Case Summary
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

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, Ghostrider OZ Fund LLC

Staff Recommendation: Approval

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

ZPH, 1st Reading: 11/15/2022; Pending

2nd Reading: 12/06/2022; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 1.28 acres
Current Use: Vacant land & storage building
Proposed Use: Multi-family/office
Land Use Classification: Urban Core Community Activity Center (UCAC-2) and Urban Core Mixed Residential-2 (UCMR-2)
Proposed Land Use Classification: Urban Core Community Activity Center (UCAC-2)
Current Zoning: Mixed Use District (MU-2) in the North Main Corridor Design Overlay District (OV-NMC)
Proposed Zoning: Community Activity Center/Corridor District (CAC) in the North Main Corridor Design Overlay District (OV-NMC)

PLANS, POLICIES, AND LAND USE

Comprehensive Plan Land Use Classification

The future land use classification for the subject property is currently split between Urban Core Community Activity Center (UCAC-2) and Urban Core Mixed Residential Type 2 (UCMR-2) in the *Columbia Compass: Envision 2036* Future Land Use Map, as shown in the enclosed map. Concurrent with the application to amend the zoning map, staff is also recommending an amendment to the Future Land Use Map to reclassify the areas shown as UCMR-2 to UCAC-2.

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 three-mile to five-mile radius or drive distance. These centers often occupy several city blocks (within a neighborhood) and include several dozen businesses and multifamily 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 found as nodes in Urban Core Mixed Residential neighborhoods, or in lower intensity within Urban Core Residential neighborhoods.

Urban Core Mixed Residential Type 2 neighborhoods are appropriate in the central city, inner ring areas, and a couple of blocks off of major corridors throughout Columbia. This development type may represent existing and historic neighborhoods, and is a development form appropriate for medium to large scale redevelopment or infill sites. Traditional and contemporary architectural styles have a place in Urban Core Mixed Residential Type 2 neighborhoods, but scale is always important. Urban Core Mixed Residential Type 2 neighborhoods have smaller-scale residential buildings, with single-family homes being a dominant use. Urban Core Mixed Residential Type 2 will usually transition from Urban Core Mixed Residential Type 1 to Urban Core Residential as development moves further from main arterials and activity centers.

Urban Core Community Activity Center (UCAC-2)

Primary Types
- Multi-family Mixed-use Small & Medium
- Business/Employment Small & Medium (excl. Flex)

Secondary Types
- Multi-family Small & Medium

Tertiary Types
- Single-family Attached
- Civic/Institutional Small to Large
- Business/Employment Large (excl. Flex)
- Cemeteries & Mausoleums
- Parking Structures & Lots

Urban Core Mixed Residential Type 2 (UCMR-2)

Primary Types
- Single-family Detached
- Single-family Attached
- Two-family
- Three-family

Secondary Types
- Multi-family Small

Tertiary Types
- Civic/Institutional Small
- Business/Employment Small (excl. Flex)

Existing Neighborhood, Small Area, Community, and/or Corridor Plans

The subject property is located within the study area of *The Master Plan for the Villages of North Columbia* (2005), more specifically within Cluster Two (Section 2, Page 42) and the proposed Artist Village (Section 3, Page 85) set forth by the plan. The Artist Village plan recommends a land use of Mixed-Use (Retail/Office Ground Floor, Residential/Office Upper Floors) for the subject property (Section 3, Page 87). The plan noted that the village should utilize existing commercial structures along North Main for artist galleries and studios, with new construction that might include live/work units where artists could display their works in the bottom floor studios while residing upstairs (Section 3, Page 86). The plan further noted that residents saw "the need for increased housing opportunities within their community and designated N. Main Street as a traffic corridor suited for more intense residential development" and that "The development of townhomes or mixed-use with retail or office on the ground floor and residential above with street frontage will create a more dynamic, pedestrian friendly atmosphere" (Section 3, page 91).

PROPOSED ZONING DISTRICT SUMMARY

The subject property currently has base zoning of Mixed Use District (MU-2). The abutting properties in the City of Columbia have base zoning of Mixed Use District (MU-2) to the East and South and Community Activity Center/Corridor District (CAC) to the North and West.

The proposed zoning district is Community Activity Center/Corridor District (CAC) in the North Main Corridor Design Overlay District (OV-NMC).

Mixed-Use District (MU-2)
The purpose of the Mixed-Use (MU-2) District is to provide lands that accommodate medium-density, walkable mixed-use development in a gridded street pattern. Allowed uses include single-family, two-family, townhouse, and multi-family development, as well as a moderate range of neighborhood-serving mixed-use, retail, office, and personal services development.

Community Activity Center/Corridor District (CAC)
The purpose of the Community Activity Center/Corridor (CAC) District is to provide lands that accommodate moderate-density, walkable, and medium-scale mixed-use development, and commercial development that serves multiple neighborhoods. Some auto-oriented uses are allowed, but the design and location of those uses must be compatible with and support pedestrian-oriented development Allowed uses include live/work and multi-family dwellings, mixed-use, offices, recreation/entertainment, cultural facilities, restaurants, and drinking establishments.

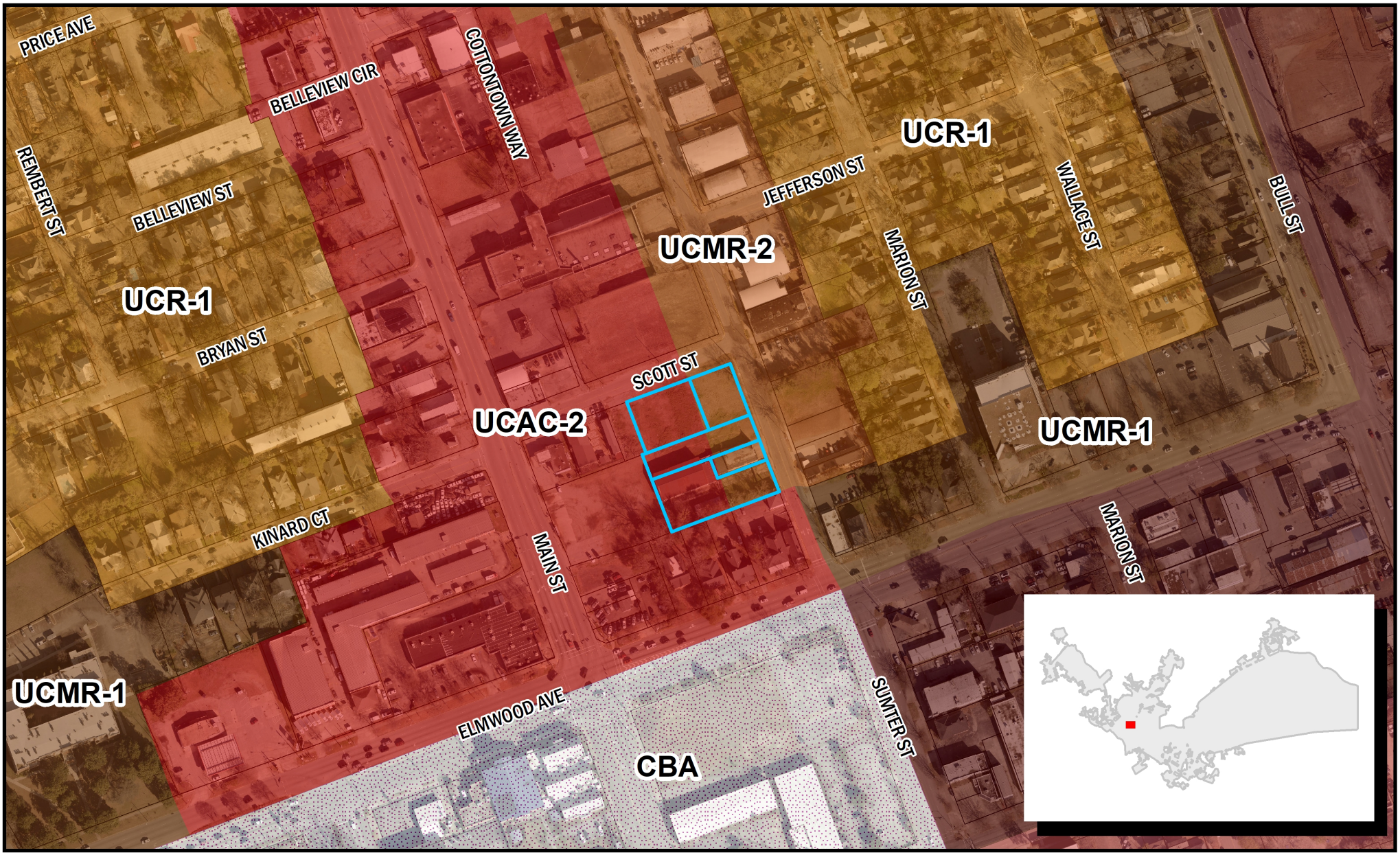
North Main Corridor Design Overlay District (OV-NMC)
The purpose of the North Main Corridor Design Overlay (OV-NMC) District is to support the transition of the North Main Corridor to a pedestrian-oriented, mixed-use corridor that is compatible with surrounding residential development. District standards and guidelines promote transition from a low-intensity commercial development pattern to a walkable, mixed-use corridor that supports multiple modes of travel.

STAFF RECOMMENDATION

Staff finds that the proposed zoning is consistent with the future land use classifications in the Columbia Compass plan and with the recommendations in the *Master Plan for the Villages of North Columbia*. Staff finds that a recommendation to approve is appropriate.

Future Land Use Map

1214 and 1222 Scott St and 2121, 2119, and 2109 Sumter St
TMS# 09016-12-18, -19, -04, -05, -06;
Current FLU: UCAC-2 and UCMR-2, Proposed FLU: UCAC-2



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 9/12/2022

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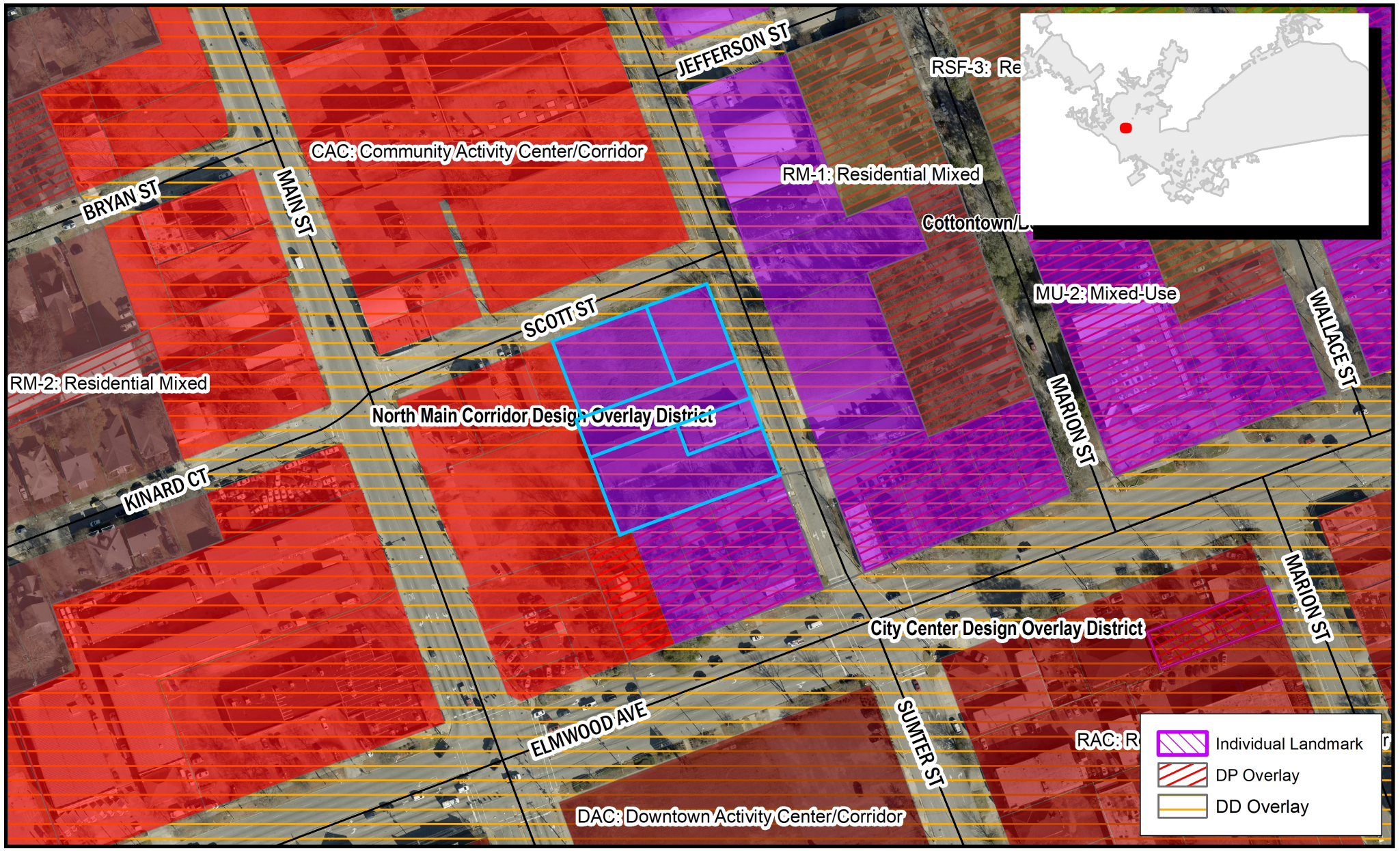
*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Zoning Map

1214 and 1222 Scott St. and 2121, 2119, and 2109 Sumter St
TMS# 09016-12-18, -19, -04, -05, -06;
Current Zoning: MU-2, OV-NMC, Proposed Zoning: CAC, OV-NMC



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
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Shane Shaughnessy
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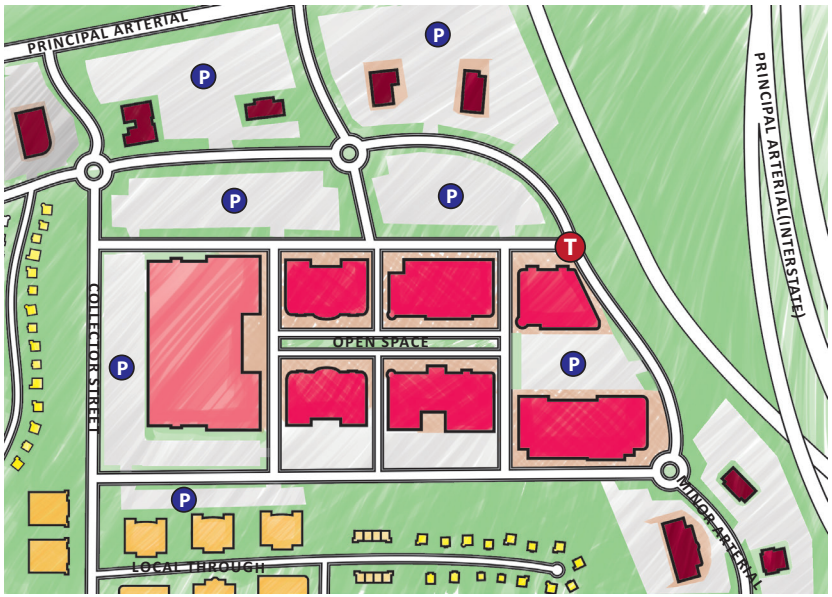
*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Existing Future Land Use Classification

Development Types

URBAN EDGE REGIONAL ACTIVITY CENTER (UEAC-2)

Urban Edge Regional Activity Centers are large to extra-large scale, mixed-use activity centers with region-serving commercial uses and a medium to high intensity residential component, typically with a significant open space element. They provide a daily retail and service destination for a portion of the City, typically within up to a 20-mile radius or drive distance. These activity centers are found in the outer areas of the City (frequently near highway interchanges) and are subdivided from large undeveloped tracts or as redevelopment of larger commercial sites. They are typically found at major intersections of major corridors and may occupy all quadrants of the intersection.



UEAC-2 BUILDING TYPES/LAND USES

PRIMARY TYPES

- Multi-family Mixed-use Small & Medium
- Business/Employment Small to Extra Large (incl. High-rise)

SECONDARY TYPES

- Multi-family Small to High-rise
- Civic/Institutional Small to Large
- Parking Structures

TERTIARY TYPES

- Single-family Attached
- Cemeteries & Mausoleums
- Parking Lots

See matrix for appropriate park/open space types.

Development Types

UEAC-2 DEVELOPMENT PATTERN/CONTEXT

- Internal street networks may be laid out in a grid to create various block sizes and shapes, but typically do not continue the urban street grid. Ingress and egress to the primary road network may be managed by collector drives. Wide sidewalks on both sides of the street are common.
- Blocks vary in size based on tenant mix; subdivision beyond blocks may be non-existent.
- Buildings may be street-oriented or face a parking lot within a development. Buildings often have a larger footprint and are stand-alone single-use structures or are organized in a shopping center configuration.
- Buildings range from small to extra large scale footprint and are typically between one to six stories.
- Design of centers is auto-oriented, but should fully accommodate pedestrians and cyclists as well as automobiles, with sidewalks or other pedestrian connections established between developments.
- Transit facilities should be located near or within these activity centers.
- Depending on the density of uses within a Regional Activity Center, parking for businesses should be accommodated in inner block surface parking or in parking structures and on-street parking. Parking for residential uses should be accommodated in attached parking structures, inner block surface lots, on streets, and in individual rear-loaded garages.
- Regional Activity Centers typically contain multiple developments along an arterial or collector road, and surrounding areas may transition into Community or Regional Activity Corridors. Developments will range in size and intensity.

- Plazas, street trees and plantings, greens, neighborhood parks, and outdoor event venues can provide open spaces and outdoor recreation opportunities in Regional Activity Centers. Bike racks, benches, and other pedestrian and cycling amenities are found along sidewalks and in open spaces.
- Open spaces for buffering from adjacent development may be used; however transitions in building scale, use, and orientation, as well as street connectivity, are all preferred methods of connecting developments of different types rather than buffering them from one another.

Development Types

URBAN CORE MIXED RESIDENTIAL TYPE 2 (UCMR-2)

Urban Core Mixed Residential Type 2 neighborhoods are appropriate in the central city, inner ring areas, and a couple of blocks off of major corridors throughout Columbia. This development type may represent existing and historic neighborhoods, and is a development form appropriate for medium to large scale redevelopment or infill sites. Traditional and contemporary architectural styles have a place in Urban Core Mixed Residential Type 2 neighborhoods, but scale is always important. Urban Core Mixed Residential Type 2 neighborhoods have smaller-scale residential buildings, with single-family homes being a dominant use. Urban Core Mixed Residential Type 2 will usually transition from Urban Core Mixed Residential Type 1 to Urban Core Residential as development moves further from main arterials and activity centers.

UCMR-2 BUILDING TYPES/LAND USES

PRIMARY TYPES

- Single-family Detached
- Single-family Attached
- Two-family
- Three-family

SECONDARY TYPES

- Multi-family Small

TERTIARY TYPES

- Civic/Institutional Small
- Business/Employment Small (excl. Flex)

See matrix for appropriate park/open space types.

Development Types

UCMR-2 DEVELOPMENT PATTERN/CONTEXT

- Streets and rights-of-way are wide and typically straight with wide sidewalks and tree lawns found on both sides of the street (preferred). An interconnected network of streets and small blocks, typically in a rectilinear or grid pattern, form walkable, pedestrian-oriented neighborhoods with sidewalks and on-street parking.
- Blocks are square or rectangular and are commonly smaller than the blocks in the urban core. Alleyways are not common but can be used in redevelopment or infill.
- The subdivision of lots is regular within a block with small, equally sized parcels, typically meeting mid-block. Multiple smaller lots are consolidated to accommodate larger buildings. Deeper lots are typically found along major roads.
- Buildings are set back from the street by small to medium front yards with front doors or entrances located on the main facade. Front yard setbacks are typically consistent along a block. Exceptions are for larger buildings like schools that occupy the majority of the block.
- Individual lots may have only one narrow side yard and have a zero lot line setback from the front or side property lines.
- Building types may be mixed on a block but setbacks are typically consistent and the scale of adjacent buildings is similar.
- Many lots have dedicated driveways and/or parking areas, such as surface parking, driveways, or detached garages, located in the interior of the block. On-street parking is also common.

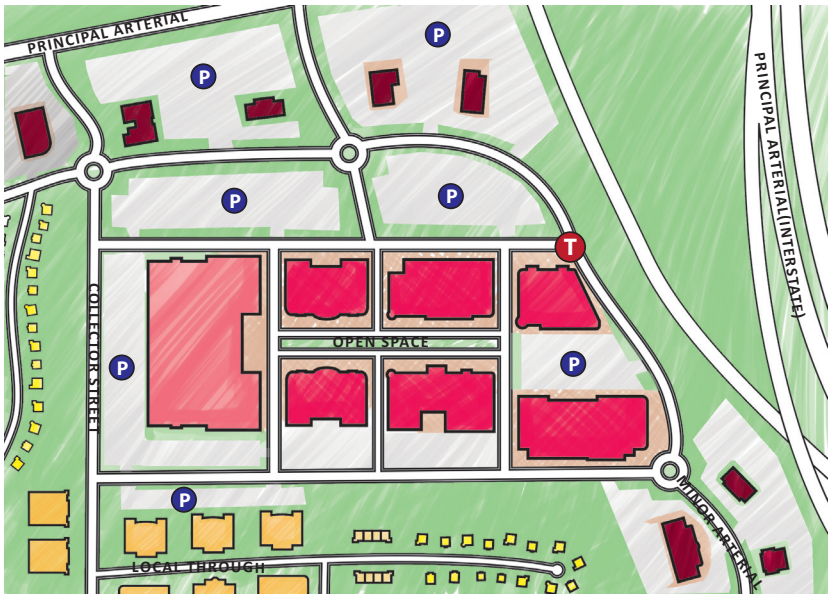
- Open spaces in the form of neighborhood parks, linear parks, and greens are important open space elements in a more densely developed neighborhood.
- Architectural detailing is human scale, shares many characteristics and proportions with single-family architecture, including frequent windows, front entrances, porches, stoops, and/or balconies. The majority of buildings are two to three stories.

Proposed Future Land Use Classification

Development Types

URBAN EDGE REGIONAL ACTIVITY CENTER (UEAC-2)

Urban Edge Regional Activity Centers are large to extra-large scale, mixed-use activity centers with region-serving commercial uses and a medium to high intensity residential component, typically with a significant open space element. They provide a daily retail and service destination for a portion of the City, typically within up to a 20-mile radius or drive distance. These activity centers are found in the outer areas of the City (frequently near highway interchanges) and are subdivided from large undeveloped tracts or as redevelopment of larger commercial sites. They are typically found at major intersections of major corridors and may occupy all quadrants of the intersection.



UEAC-2 BUILDING TYPES/LAND USES

PRIMARY TYPES

- Multi-family Mixed-use Small & Medium
- Business/Employment Small to Extra Large (incl. High-rise)

SECONDARY TYPES

- Multi-family Small to High-rise
- Civic/Institutional Small to Large
- Parking Structures

TERTIARY TYPES

- Single-family Attached
- Cemeteries & Mausoleums
- Parking Lots

See matrix for appropriate park/open space types.

Development Types

UEAC-2 DEVELOPMENT PATTERN/CONTEXT

- Internal street networks may be laid out in a grid to create various block sizes and shapes, but typically do not continue the urban street grid. Ingress and egress to the primary road network may be managed by collector drives. Wide sidewalks on both sides of the street are common.
- Blocks vary in size based on tenant mix; subdivision beyond blocks may be non-existent.
- Buildings may be street-oriented or face a parking lot within a development. Buildings often have a larger footprint and are stand-alone single-use structures or are organized in a shopping center configuration.
- Buildings range from small to extra large scale footprint and are typically between one to six stories.
- Design of centers is auto-oriented, but should fully accommodate pedestrians and cyclists as well as automobiles, with sidewalks or other pedestrian connections established between developments.
- Transit facilities should be located near or within these activity centers.
- Depending on the density of uses within a Regional Activity Center, parking for businesses should be accommodated in inner block surface parking or in parking structures and on-street parking. Parking for residential uses should be accommodated in attached parking structures, inner block surface lots, on streets, and in individual rear-loaded garages.
- Regional Activity Centers typically contain multiple developments along an arterial or collector road, and surrounding areas may transition into Community or Regional Activity Corridors. Developments will range in size and intensity.

- Plazas, street trees and plantings, greens, neighborhood parks, and outdoor event venues can provide open spaces and outdoor recreation opportunities in Regional Activity Centers. Bike racks, benches, and other pedestrian and cycling amenities are found along sidewalks and in open spaces.
- Open spaces for buffering from adjacent development may be used; however transitions in building scale, use, and orientation, as well as street connectivity, are all preferred methods of connecting developments of different types rather than buffering them from one another.

Existing Zoning District

(d) MU-2: Mixed-Use District

(1) Purpose

The purpose of the Mixed-Use (MU-2) District is to provide lands that accommodate medium-density, walkable mixed-use development in a gridded street pattern.

Allowed uses include single-family, two-family, townhouse, and multi-family development, as well as a moderate range of neighborhood-serving mixed-use, retail, office, and personal services development.

(2) Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

(3) Intensity and Dimensional Standards

	Standard		Townhouse	Single-Family and Two-Family	Multi-Family and Mixed Use	All Other Uses
	Lot Area, min. (sf.)		8,000[1]/1,500[2]	5,000	10,000	5,000
1	Lot Width, min. (ft.)		75[1]/18[2]	50	75	50
2	Lot Depth, min. (ft.)		50			N/A
	Lot Coverage, max. (% of site area)		N/A			
	Density, max. (du/acre)		N/A			
3	Front Yard Setback (ft.)	Min.	15	0		
		Max.	15			N/A
4	Side Yard Setback, min. (ft.)		[3]	5		
5	Rear Yard Setback, min. (ft.)		10			
6	Building Height, max. (ft.)		60			

Notes: ft. = feet sf. = square feet du. = dwelling unit

[1] Applies to the development lot as a whole rather than individual lots under individual units.

[2] Applies to individual lots under individual units.

[3] A minimum of five feet required between end units and side yard and ten feet between end units and any secondary front yard.

(4) Reference to Other Standards			
Sec. 17-5.1	Access, Mobility, and Circulation	Sec. 17-5.8	Fences and Walls
Sec. 17-5.2	Off-Street Parking, Bicycle Parking	0	Exterior Lighting
Sec. 17-5.3	Landscaping	0	Signs
Sec. 17-5.4	Tree Protection	Sec. 17-5.11	Green Building Standards
Sec. 17-5.5	Open Space	Sec. 17-6.2	Minimum Design Standards
Sec. 17-5.6	Neighborhood Compatibility	0	Improvements and Sureties
Sec. 17-5.7	Form and Design Standards	Article 9	Definitions and Rules of Measurement

Proposed Zoning District

(f) CAC: Community Activity Center/Corridor District

(1) Purpose

The purpose of the Community Activity Center/Corridor (CAC) District is to provide lands that accommodate moderate-density, walkable, and medium-scale mixed-use development, and commercial development that serves multiple neighborhoods. Some auto-oriented uses are allowed, but the design and location of those uses must be compatible with and support pedestrian-oriented development

Allowed uses include live/work and multi-family dwellings, mixed-use, offices, recreation/entertainment, cultural facilities, restaurants, and drinking establishments.

(2) Use Standards

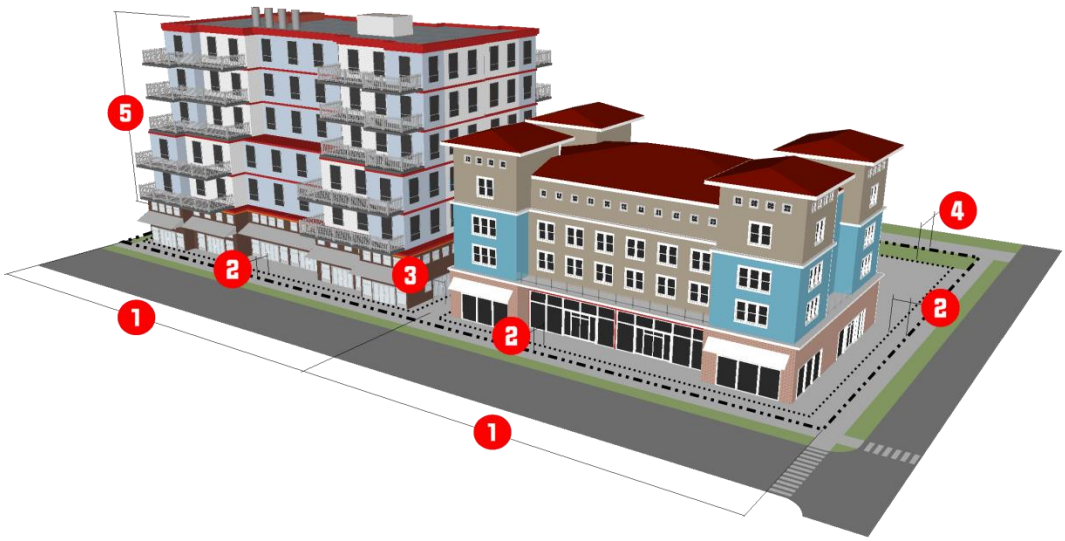
Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

(3) Intensity and Dimensional Standards

	Standard		Multi-family and Mixed-Use	All Other Uses
	Lot Area, min. (sf.)		10,000	5,000
1	Lot Width, min. (ft.)		75	50
	Lot Coverage, max. (% of site area)		N/A	
	Density, max. (du/acre)		N/A	
2	Front Yard Setback, (ft.)	Min.	5 [1]	
		Max.	15 [1]	
3	Side Yard Setback, min. (ft.)		0 to 5	
4	Rear Yard Setback, min. (ft.)		20	
5	Building Height, max. (ft.)		75	

Notes: ft. = feet sf. = square feet du. = dwelling unit

[1] In lieu of this standard, the Zoning Administrator may approve a front yard setback that is within 90 percent and 110 percent of the average front yard setback for properties on the same block face, if more than 50 percent of the lots on the block face have buildings.



(1) Reference to Other Standards			
Sec. 17-5.1	Access, Mobility, and Circulation	Sec. 17-5.8	Fences and Walls
Sec. 17-5.2	Off-Street Parking, Bicycle Parking	0	Exterior Lighting
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Sec. 17-5.5	Open Space	Sec. 17-6.2	Minimum Design Standards
Sec. 17-5.6	Neighborhood Compatibility	0	Improvements and Sureties
Sec. 17-5.7	Form and Design Standards	Article 9	Definitions and Rules of Measurement

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

WHEREAS, an application has been made to amend the Official Zoning Map of the City of Columbia, S.C. 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; and,

WHEREAS, City Council adopted *Columbia Compass: Envision 2036* as the City of Columbia Comprehensive Plan by Ordinance No.: 2020-028 along with all the maps and policies contained therein, and amended from time to time, in accordance with the South Carolina Comprehensive Planning Act of 1994 (§6-29 of the SC Code); and,

WHEREAS, the City of Columbia has adopted the Unified Development Ordinance (UDO) by Ordinance No.: 2019-013 and Official Zoning Map of the City of Columbia, S.C. by Ordinance No.: 2021-001, both amended from time to time, in accordance with the authority in Title VI of the SC Code; and

WHEREAS, the City of Columbia Planning Commission has reviewed the application and made a recommendation to City Council regarding the application in accordance with §17-2.5(c)(3)(f) of the UDO; and

WHEREAS, the Columbia City Council has held a public hearing in accordance with §17-2.4(f) of the UDO and §6-29-760 of the SC Code; and

WHEREAS, the Columbia City Council has determined that the proposed rezoning meets one or more of the criteria set forth by §17-2.5(c)(4), Zoning Map Amendment Decision Standards, of the UDO; NOW THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia this __ day of _____, 2022, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.
2. The property identified as 1214 and 1222 Scott Street and 2121, 2119 and 2109 Sumter Street and TMS #09016-12-18, TMS #09016-12-19, TMS #09016-12-04, TMS #09016-12-05 and TMS #09016-12-06, and as shown in Attachment A, is hereby rezoned 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). The Official Zoning Map of the City of Columbia, S.C. is hereby amended to conform to this change.

LEGAL DEPARTMENT DRAFT

Requested by:

Assistant City Manager Gentry

Approved by:

City Manager

Approved as to form:

Deputy City Attorney

Introduced:
Final Reading:

Mayor

ATTEST:

City Clerk

LEGAL DEPARTMENT DRAFT

We Are Columbia

MEETING DATE: **November 15, 2022**

DEPARTMENT: **Planning and Development Services**

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

SUBJECT: **Zoning Map Amendment for 14.75 acres, N/S Lost Creek Drive, TMS# 05207-07-28**

FUNDING SOURCE & ORIGINAL BUDGET:

CLEAN WATER 2020?: **No**

PURPOSE:

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)

ATTACHMENTS:

- **#a:** ZMA-2022-0014_Chestnut Hill_ZPH (PDF)
- #b: 2022-110 Rezone 14.75 acres Lost Creek Drive (PDF)

CITY COUNCIL

November 15, 2022 at 4:00pm
City Hall, 3rd floor Council Chambers, 1737 Main Street, Columbia, SC 29202

Zoning Map Amendment Case Summary
14.75 acres, N/S Lost Creek Drive, 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)

ZPH, 1st Reading: 11/15/2022; Pending

2nd Reading: 12/06/2022; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 14.75 acres
Current Use: Vacant/Undeveloped
Proposed Use: Single Family Residential
Land Use Classification: Urban Edge Mixed Residential (UEMR)
Current Zoning: Large Lot-Reserve District (LL-R), a portion within the Floodplain Overlay District (OV-FP)
Proposed Zoning: Residential Single-Family- Large Lot District (RSF-1), a portion within the Floodplain Overlay District (OV-FP).

PLANS, POLICIES, AND LAND USE

Comprehensive Plan Land Use Classification

The future land use classification for the subject property is Urban Edge Mixed Residential (UEMR) in the *Columbia Compass: Envision 2036* Future Land Use Map.

Urban Edge Mixed Residential neighborhoods are appropriate near the perimeter of the City or in the outer ring of neighborhoods. This development type primarily represents existing post-1940s subdivisions and the auto-oriented corridors associated with them. The pattern is also suitable for small to medium infill development within these areas. It is primarily characterized by individual subdivisions or neighborhoods with a specific street and block pattern adjacent to other subdivisions or neighborhoods with a different subdivision street and block pattern. Urban Edge Mixed Residential neighborhoods can accommodate a variety of housing types from detached single-family to multi-family complexes.

Primary Types
- Single-family Detached

Secondary Types
- Single-family Attached
- Two-family
- Three-family
- Multi-family Small & Medium

Tertiary Types
- Civic/Institutional Small
- Business/Employment Small (excl. Flex)
- Cemeteries & Mausoleums

Existing Neighborhood, Small Area, Community, and/or Corridor Plans

The subject property is not located within the study area of a neighborhood, small area, community, or corridor plan recently adopted by the City of Columbia or Richland County.

PROPOSED ZONING DISTRICT SUMMARY

The subject property currently has base zoning of Large Lot-Reserve District (LL-R). The abutting properties in the City of Columbia have base zoning of Transitional/Conservation District (T/C) to the North, East, and South and Residential Single Family- Small Lot (RSF-3) to the West.

The proposed zoning district is Residential Single-Family- Large Lot District (RSF-1), a portion within the Floodplain Overlay District (OV-FP).

Large Lot - Reserve District (LL-R)

The purpose of the Large Lot - Reserve (LLR) District is to reserve undeveloped or low-density land primarily located on the edge of the City. Lands within the LL-R District are intended to be rezoned at the appropriate time to accommodate urban expansion.

Residential Single-Family - Large Lot District (RSF-1)

The purpose of the Residential Single-Family - Large Lot (RSF-1) District is to provide lands that accommodate primarily single-family detached dwellings at very low densities. The district also accommodates parks and recreation centers, government offices, and minor utility facilities. District regulations discourage development that substantially interferes with the quiet residential nature of the district.

Floodplain Overlay District (OV-FP)

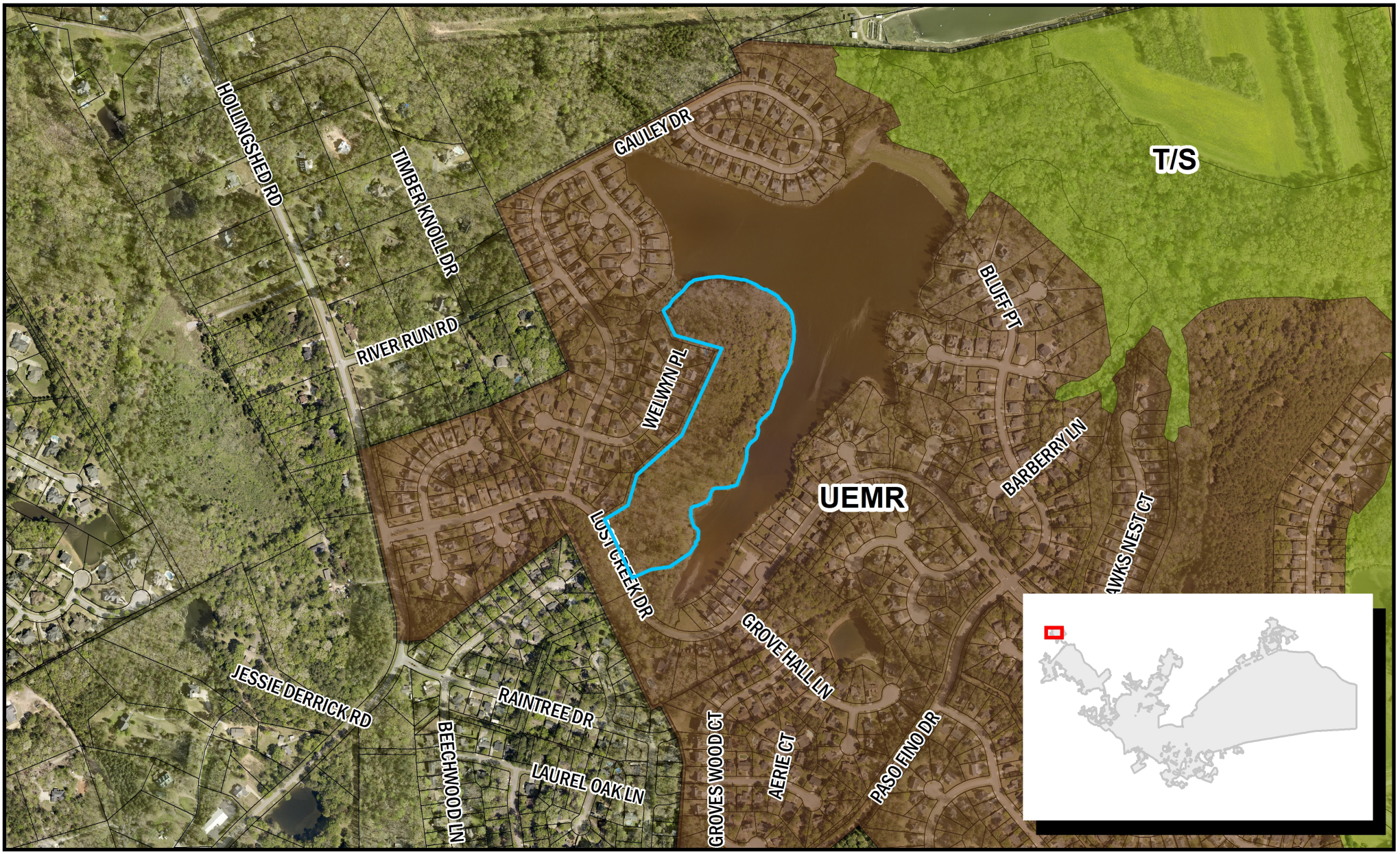
The purpose of the Floodplain Overlay (OV-FP) District is to protect people and property from risks associated with flooding in floodplain areas, minimize disruption of commerce and critical services, and minimize the need for costly repairs due to flooding. District standards limit vulnerable uses and require certain uses to be located and constructed in a manner that avoids or mitigates damage in the event of flooding.

STAFF RECOMMENDATION

Staff finds that the proposed zoning change is consistent with the surrounding zoning and consistent with the Future Land Use classification and therefore recommends **approval** of the request.

Future Land Use Map

14.75 acres, N/S Lost Creek Drive, TMS# 052
Current FLU: UEMR



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 9/12/2022

We Are Columbia

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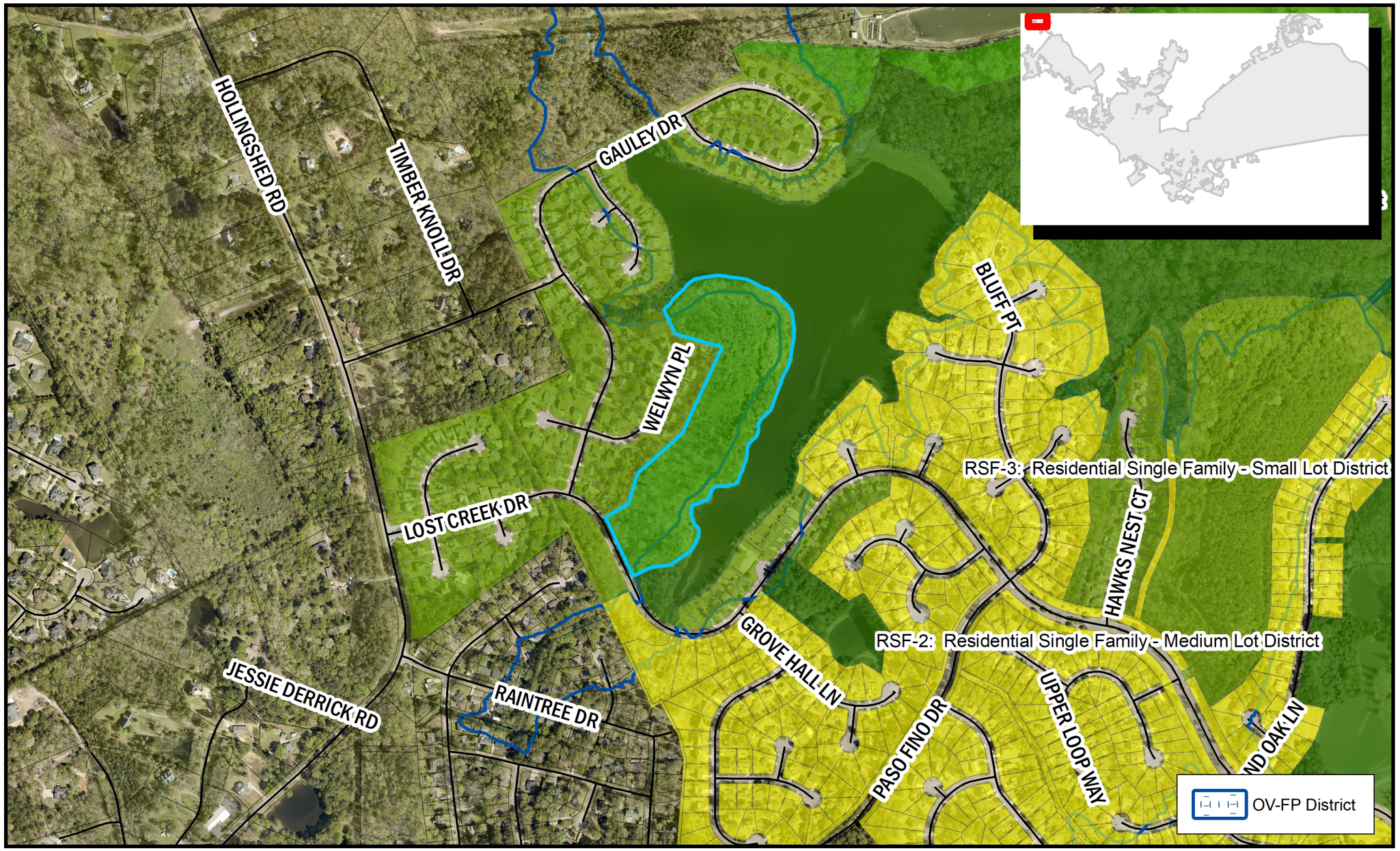
CITY OF COLUMBIA PLANNING DEPARTMENT
THIS MAP IS THE PRODUCT OF COMPILATION, OR WAS PRODUCED BY OTHERS. IT IS FOR INFORMATION ONLY AND THE CITY OF COLUMBIA MAKES NO REPRESENTATIONS AS TO ITS ACCURACY OR USE WITHOUT FIELD VERIFICATION IS A

*** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION*

Zoning Map

14.75 acres, N/S Lost Creek Drive, TMS# 05207-07-28;
Current Zoning: LL-R, OV-FP, Proposed Zoning: RSF-1, OV-FP



Department of Planning & Development Services

ORIGINAL PREPARATION/DATE:
This map was prepared by:

Shane Shaughnessy
Date: 9/12/2022

We Are Columbia

0 200 400 800 Feet

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

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Existing Future Land Use Classification

Development Types

URBAN EDGE MIXED RESIDENTIAL (UEMR)

Urban Edge Mixed Residential neighborhoods are appropriate near the perimeter of the City or in the outer ring of neighborhoods. This development type primarily represents existing post-1940s subdivisions and the auto-oriented corridors associated with them. The pattern is also suitable for small to medium infill development within these areas. It is primarily characterized by individual subdivisions or neighborhoods with a specific street and block pattern adjacent to other subdivisions or neighborhoods with a different subdivision street and block pattern. Urban Edge Mixed Residential neighborhoods can accommodate a variety of housing types from detached single-family to multi-family complexes.

UEMR BUILDING TYPES/LAND USES

PRIMARY TYPES

- Single-family Detached

SECONDARY TYPES

- Single-family Attached
- Two-family
- Three-family
- Multi-family Small & Medium

TERTIARY TYPES

- Civic/Institutional Small
- Business/Employment Small (excl. Flex)
- Cemeteries & Mausoleums

See matrix for appropriate park/open space types.

Development Types

UEMR DEVELOPMENT PATTERN/CONTEXT

- The street network is typically curvilinear with irregular block structure. It may have limited points of connections and frequent use of culs-de-sac.
- Streets vary in width from 30 foot rights-of-way to 60 foot rights-of-way. Sidewalks are not common in existing neighborhoods but should be provided in redevelopment or new development.
- Blocks vary by subdivision but may be similar to an urban block, or be less defined and more organically shaped by the landscape or former parent lot.
- The subdivision pattern is typically very consistent in terms of lot sizes. Lots themselves may vary from rectangular parcels to wedge-shaped parcels consistent with the more curvilinear street network and cul-de-sac lots.
- Buildings are typically located near the center of the lot, with somewhat equal front and back yards. Buildings often present a wider façade to the street and attached garages and driveways are common.
- Building scale and design of groups of housing types should be complimentary to adjacent housing types in scale. Housing types are typically developed in separate subdivisions (multi-family, single-family, townhouses). Mixing of housing types within a block is uncommon.
- Open space should be provided throughout Urban Edge Mixed Residential developments in an informal and passive manner as well as through neighborhood recreation facilities and clubhouses.

- Architectural details may vary within each subdivision depending on the mix of residential types and era of construction. Infill development should respect the existing horizontal and vertical scaling as well as location and orientation of buildings on the lots.

Existing Zoning District

(d) LL-R: Large Lot - Reserve District

(1) Purpose

The purpose of the Large Lot - Reserve (LL-R) District is to reserve undeveloped or low-density land primarily located on the edge of the City. Lands within the LL-R District are intended to be rezoned at the appropriate time to accommodate urban expansion.

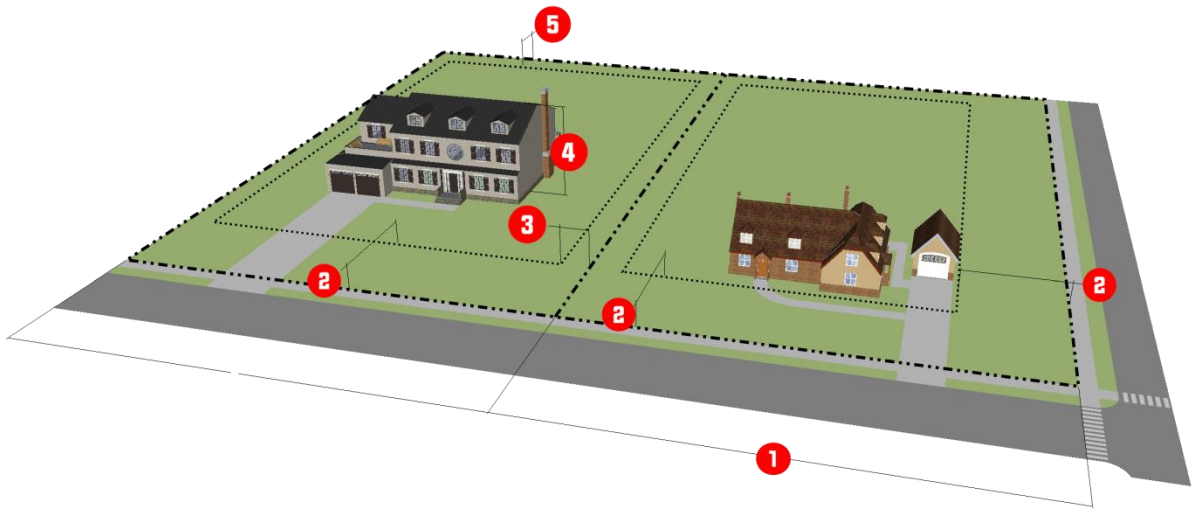
(2) Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

(3) Intensity and Dimensional Standards

	Standard	All Uses
	Lot Area, min. (sf.)	40,000
1	Lot Width, min. (ft.)	150
	Lot Coverage, max. (% of site area)	25
	Density, max. (du/acre)	1.1
2	Front Yard Setback, min. (ft.)	35
3	Side Yard Setback, min. (ft.)	10
5	Rear Yard Setback, min. (ft.)	15
4	Building Height, max. (ft.)	40

Notes: ft. = feet sf. = square feet du. = dwelling unit



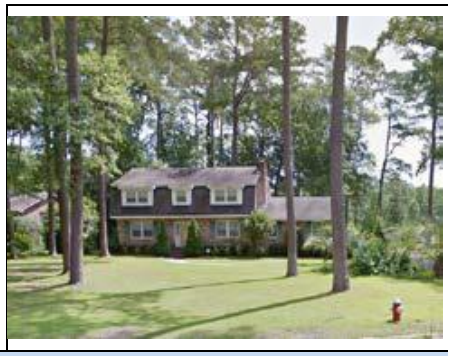
(4) Reference to Other Standards			
Sec. 17-5.1	Access, Mobility, and Circulation	Sec. 17-5.8	Fences and Walls
Sec. 17-5.2	Off-Street Parking, Bicycle Parking	0	Exterior Lighting
Sec. 17-5.3	Landscaping	0	Signs
Sec. 17-5.4	Tree Protection	Sec. 17-5.11	Green Building Standards
Sec. 17-5.5	Open Space	Sec. 17-6.2	Minimum Design Standards
Sec. 17-5.6	Neighborhood Compatibility	0	Improvements and Sureties
Sec. 17-5.7	Form and Design Standards	Article 9	Definitions and Rules of Measurement

Proposed Zoning District

(e) RSF-1: Residential Single-Family - Large Lot District

(1) Purpose

The purpose of the Residential Single-Family - Large Lot (RSF-1) District is to provide lands that accommodate primarily single-family detached dwellings at very low densities. The district also accommodates parks and recreation centers, government offices, and minor utility facilities. District regulations discourage development that substantially interferes with the quiet residential nature of the district.



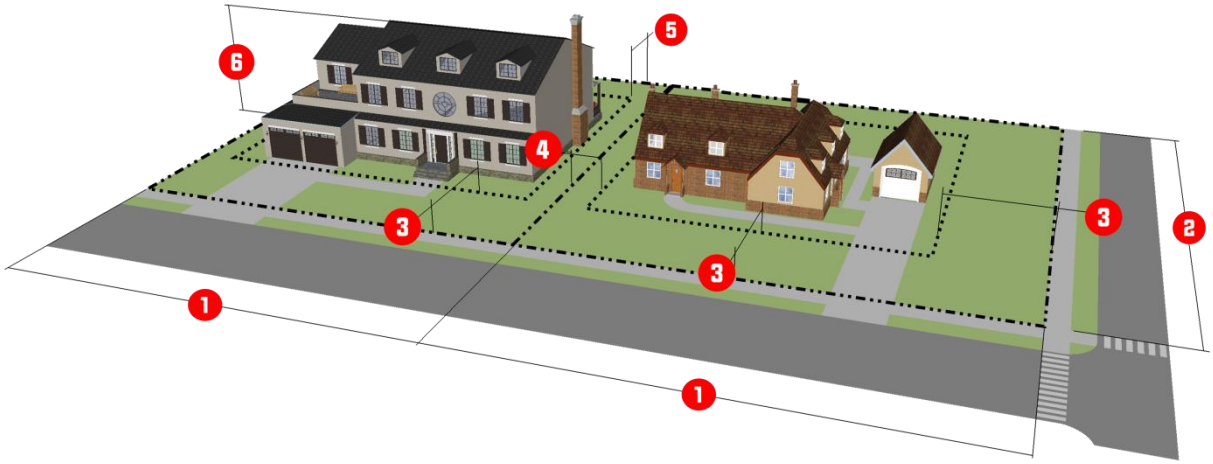
(2) Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

(3) Intensity and Dimensional Standards

	Standard	All Uses
	Lot Area, min. (sf.)	15,000
1	Lot Width, min. (ft.)	90
2	Lot Depth, min. (ft.)	70
	Lot Coverage, max. (% of site area)	40
	Density, max. (du/acre)	N/A
3	Front Yard Setback, min. (ft.)	25
4	Side Yard Setback, min. (ft.)	8
5	Rear Yard Setback, min. (ft.)	15
6	Building Height, max. (ft.)	40

Notes: ft. = feet sf. = square feet du. = dwelling unit



(4) Reference to Other Standards			
Sec. 17-5.1	Access, Mobility, and Circulation	Sec. 17-5.8	Fences and Walls
Sec. 17-5.2	Off-Street Parking, Bicycle Parking	0	Exterior Lighting
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Sec. 17-5.5	Open Space	Sec. 17-6.2	Minimum Design Standards
Sec. 17-5.6	Neighborhood Compatibility	0	Improvements and Sureties
Sec. 17-5.7	Form and Design Standards	Article 9	Definitions and Rules of Measurement

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

WHEREAS, an application has been made to amend the Official Zoning Map of the City of Columbia, S.C. to modify the zoning for 14.75 acres N/S Lost Creek Drive, Richland County TMS# 05207-07-28; and,

WHEREAS, City Council adopted *Columbia Compass: Envision 2036* as the City of Columbia Comprehensive Plan by Ordinance No.: 2020-028 along with all the maps and policies contained therein, and amended from time to time, in accordance with the South Carolina Comprehensive Planning Act of 1994 (§6-29 of the SC Code); and,

WHEREAS, the City of Columbia has adopted the Unified Development Ordinance (UDO) by Ordinance No.: 2019-013 and Official Zoning Map of the City of Columbia, S.C. by Ordinance No.: 2021-001, both amended from time to time, in accordance with the authority in Title VI of the SC Code; and

WHEREAS, the City of Columbia Planning Commission has reviewed the application and made a recommendation to City Council regarding the application in accordance with §17-2.5(c)(3)(f) of the UDO; and

WHEREAS, the Columbia City Council has held a public hearing in accordance with §17-2.4(f) of the UDO and §6-29-760 of the SC Code; and

WHEREAS, the Columbia City Council has determined that the proposed rezoning meets one or more of the criteria set forth by §17-2.5(c)(4), Zoning Map Amendment Decision Standards, of the UDO; NOW THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia this __ day of _____, 2022, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.
2. The property identified as 14.75 acres N/S Lost Creek Drive and TMS# 05207-07-28, and as shown in Attachment A, is hereby rezoned 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). The Official Zoning Map of the City of Columbia, S.C. is hereby amended to conform to this change.

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: 10/21/2022
22014601

LEGAL DEPARTMENT DRAFT

We Are Columbia

MEETING DATE: **November 15, 2022**

DEPARTMENT: **Planning and Development Services**

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

SUBJECT: **Amendment to the Unified Development Ordinance: Non-Conforming Sites**

FUNDING SOURCE & ORIGINAL BUDGET:

CLEAN WATER 2020?: **No**

PURPOSE:

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)

ATTACHMENTS:

- **#a:** TA-2022-0006_NonConformingSites_ZPH (PDF)
- #b: 2022-109 - Amending Chapter 17 Article 5 (PDF)

CITY COUNCIL

November 15, 2022 at 4:00pm
City Hall, 3rd floor Council Chambers, 1737 Main Street, Columbia, SC 29201

AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE
Non-Conforming Sites

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 and Councilmember Aditi Bussells Krista Hampton, Director of Planning and Development Services
Staff Recommendation:	Approval
PC Recommendation:	10/13/2022; Approval (6-0)
ZPH, 1st Reading:	11/15/2022; Pending
2nd Reading:	12/06/2022; Pending

DETAIL

City council recently adopted amendments to the UDO that included provisions that exempt a redevelopment project from the transitional or street protective yard buffer if it requires the loss of parking. Responding to feedback provided at the public hearing, Council requested a subsequent amendment to ensure a clear understanding that the reduction only applies in areas where parking is impacted and that all other buffer requirements remain in force where there is not a reduction in parking. The attached amendment is proposed to satisfy that request.

STAFF RECOMMENDATION

Staff recommends City Council approve the request.

3. If a planting area required by this Section is adjacent to parking or vehicular circulation areas. Curb stops, concrete curb, or other devices to prevent vehicular damage to required trees must be shown on the landscaping plan and installed prior to final inspection.

e. Maintain Shape

All required trees shall be allowed to reach their mature size and shall be maintained at their mature size. Except for trimming and pruning within a utility easement in accordance with applicable policies of the affected utility, required plants shall not be cut or severely pruned or otherwise damaged so that their natural form is impaired. Any tree (including, but not limited to crape myrtles) that has been severely pruned, sheared, topped, or shaped as a shrub, shall be considered as damaged vegetation in need of replacement in accordance with Sec. 17-5.3(c)(11)c, Damage Due to Natural Occurrence, and shall be replaced within one growing season with a tree at least four inches in caliper.

f. Natural Death

The natural death of existing vegetation within any required landscape area does not necessarily constitute a violation and does not require re-vegetation to replace the plant material unless the required landscape area no longer complies with the required standards of this section. In no instance shall this provision be construed to prevent re-planting if, in the opinion of the Zoning Administrator, the required performance standard of the landscaping is not being met.

(d) Transitional Buffer Yards

(1) Purpose

A transitional buffer yard is a landscaped area between two land uses designed to:

a. Mitigate potential negative effects of different contiguous land uses;

b. Prevent an adverse community appearance;

c. Protect the character of an area; and

d. Conserve the values of buildings and land.

(2) Applicability

~~Unless exempted in accordance with subsection b below, a~~All new development shall comply with standards in this subsection except:

~~**a.** Transitional buffer yards are not required:~~

a. Between uses or lots within a single mixed-use development; and

b. Between a proposed development and abutting right-of-way.

c. For ~~D~~development that consists of the renovation or reuse of an existing structure the vegetative portion of a transitional buffer yard is not required where it would result in the removal of an existing parking space(s) in an existing parking lot ~~where the buffer would require the reduction in the number of parking spaces in an existing parking lot~~.

(3) Required Width and Plantings

a. Required Buffer Type

Table 17-5.3(d)(3)a: Buffer Type Application, identifies whether a proposed use requires a transitional buffer yard, and, if a transitional buffer yard is required, what buffer type is required. Width and planting requirements for each buffer type are set forth in Sec. 17-5.3(d)(3)b, Minimum Width and Plantings.

TABLE 17-5.3(D)(3)A: BUFFER TYPE APPLICATION

Proposed Use	Existing Use on Abutting Land [2]				
	Single-family detached or two-family dwelling	Residential use, other than single-family detached or two-family dwelling, having 10 or fewer units	Residential use not otherwise listed	Public, Civic, and Institutional use or Commercial use, if site area is 25,000 sq ft or less	Public, Civic, and Institutional use or Commercial use not otherwise listed, or Industrial use
Single-family detached or two-family dwelling					
Residential use, other than single-family detached or two-family dwelling, having 10 or fewer units	Type B				
Residential use not otherwise listed	Type C	Type B	Type A	Type A	
Public, Civic, and Institutional use or Commercial use, if site area is 25,000 sq ft or less	Type C	Type B	Type A		
Public, Civic, and Institutional use or Commercial use not otherwise listed, or Industrial use	Type D	Type C	Type B	Type A	

NOTES:
[1] A shaded cell indicates that a transitional buffer yard is not required.
[2] Where establishment of a use abutting land is pending, the use is considered an existing use for purposes of this subsection if a building permit is issued for the use. If abutting land is vacant and no building permit has been issued for

(6) Modification or Waiver for Development Abutting Park or Greenway

If a required transitional buffer yard abuts a park or greenway, the Zoning Administrator may modify or waive any requirement in this subsection on finding that the required transitional buffer yard would otherwise be inconsistent with purposes of this subsection.

(7) Planting and Materials Standards

Trees, shrubs, fences and walls, and berms required by this subsection shall comply with Sec. 17-5.3(c), General Landscaping Standards, unless otherwise specified in subsections a through c below.

a. General

1. Trees, shrubs, fences and walls, and berms shall be arranged in a manner that provides the maximum possible visual separation between adjacent land uses, including the massing of shrubs in rows or groups as needed to achieve the maximum screening effect.

2. If a fence or wall or berm is located in a transitional buffer yard, all required trees and shrubs shall be located in an abutting planting area that is at least five feet in width along the length of the transitional buffer yard.

b. Trees

1. Trees shall be shade trees, except:

(i) Trees located within 15 feet of an overhead power line shall be small-maturing trees; and

(ii) Up to 50 percent of required trees where a brick, stone, or stucco wall having a height of at least six feet is included may be small-maturing trees.

2. At least 50 percent of required trees shall be evergreen species in unreduced buffers.

c. Shrubs

1. Shrubs shall be evergreen species expected to reach a height of six feet or greater within five years of planting.

2. Shrubs shall be a minimum of three feet in height when planted.

(e) Street Protective Yards

(1) Purpose

A street protective yard is a landscaped area abutting and parallel to a recorded public street right-of-way designed to:

a. Provide more pleasing views along travel ways;

b. Provide for continuity of vegetation;

c. Reduce the amount of impervious surface and thereby reduce stormwater runoff;

d. Provide shade; and

e. Preserve a remnant of Columbia's natural vegetative cover.

(2) Applicability

All new development shall comply with the standards in this subsection, except:

a. Development that consists solely of a change in land use; and

b. Development, other than vehicular surface areas, in a zoning district that has a minimum front yard setback of zero feet.

c. For ~~D~~development that consists of the renovation or reuse of an existing structure the vegetative portion of a street protective yard is not required where it would result in the removal of an existing parking space(s) in an existing parking lot~~where the protective yard would require the reduction in the number of parking spaces in an existing parking lot~~.

(3) Location

Street protective yards shall be located on the site of the proposed development wherever it abuts an existing or proposed street right-of-way.

(4) Minimum Width

a. If the minimum front yard setback is greater than ten feet, the minimum width of the street protective yard shall be the width of the minimum front yard setback or 20 feet, whichever is smaller.

b. If the minimum front yard setback is between zero and ten feet, the minimum width of the street protective yard shall be 10 feet; provided, if the minimum front yard setback is zero feet and ground floor programming is proposed, the minimum width of the street protective yard shall be the minimum width providing adequate planting areas for the healthy growth of required trees to maturity, in accordance with any applicable guidelines and streetscape standards.

c. Except as provided in b above, notwithstanding any other provision in this Ordinance, a street protective yard shall not have a width of less than five feet as measured from the recorded public street right-of-way abutting the site of the proposed development.

(5) Minimum Area

A street protective yard shall have a minimum area of ten feet times the linear feet of the site of the proposed development that abuts an existing or proposed street right-of-way.

(6) Minimum Plantings

A street protective yard shall comply with the following landscaping standards:

a. A street protective yard shall contain at least one shade tree for every 40

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

BE IT ORDAINED by the Mayor and Council this _____ day of _____, 2022, that 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 is amended to read as follows:

LEGAL DEPARTMENT DRAFT

Sec. 17-5.3 Landscaping

(d) Transitional Buffer Yards

(1) Purpose

A transitional buffer yard is a landscaped area between two land uses designed to:

a. Mitigate potential negative effects of different contiguous land uses;
b. Prevent an adverse community appearance;
c. Protect the character of an area; and
d. Conserve the values of buildings and land.

(2) Applicability

~~Unless exempted in accordance with subsection b below, a~~All new development shall comply with standards in this subsection except:

~~a. Transitional buffer yards are not required:~~

a. Between uses or lots within a single mixed-use development; and

b. Between a proposed development and abutting right-of-way.

c. For ~~D~~development that consists of the renovation or reuse of an existing structure the vegetative portion of a transitional buffer yard is not required where it would result in the removal of an existing parking space(s) in an existing parking lot ~~where the buffer would require the reduction in number of parking spaces in an existing parking lot.~~

(3) Required Width and Plantings

a. Required Buffer Type

Table 17-5.3(d)(3)a: Buffer Type Application, identifies whether a proposed use requires a transitional buffer yard, and, if a transitional buffer yard is required, what buffer type is required. Width and planting requirements for each buffer type are set forth in Sec. 17-5.3(d)(3)b, Minimum Width and Plantings.

TABLE 17-5.3(D)(3)A: BUFFER TYPE APPLICATION

PROPOSED USE	EXISTING USE ON ABUTTING LAND [2]				
	SINGLE-FAMILY DETACHED OR TWO-FAMILY DWELLING	RESIDENTIAL USE, OTHER THAN SINGLE-FAMILY DETACHED OR TWO-FAMILY DWELLING, HAVING 10 OR FEWER UNITS	RESIDENTIAL USE NOT OTHERWISE LISTED	PUBLIC, CIVIC, AND INSTITUTIONAL USE OR COMMERCIAL USE, IF SITE AREA IS 25,000 SQ FT OR LESS	PUBLIC, CIVIC, AND INSTITUTIONAL USE OR COMMERCIAL USE NOT OTHERWISE LISTED, OR INDUSTRIAL USE
Single-family detached or two-family dwelling					
Residential use, other than single-family detached or two-family dwelling, having 10 or fewer units	Type B				
Residential use not otherwise listed	Type C	Type B	Type A	Type A	
Public, Civic, and Institutional use or Commercial use, if site area is 25,000 sq ft or less	Type C	Type B	Type A		
Public, Civic, and Institutional use or Commercial use not otherwise listed, or Industrial use	Type D	Type C	Type B	Type A	

NOTES:

[1] A shaded cell indicates that a transitional buffer yard is not required.

[2] Where establishment of a use abutting land is pending, the use is considered an existing use for purposes of this subsection if a building permit is issued for the use. If abutting land is vacant and no building permit has been issued for

LEGAL DEPARTMENT DRAFT

(e) Street Protective Yards

(1) Purpose

A street protective yard is a landscaped area abutting and parallel to a recorded public street right-of-way designed to:

a. Provide more pleasing views along travel ways;

b. Provide for continuity of vegetation;

c. Reduce the amount of impervious surface and thereby reduce stormwater runoff;

d. Provide shade; and

e. Preserve a remnant of Columbia's natural vegetative cover.

(2) Applicability

All new development shall comply with the standards in this subsection, except:

a. Development that consists solely of a change in land use; and

b. Development, other than vehicular surface areas, in a zoning district that has a minimum front yard setback of zero feet.

c. For ~~D~~development that consists of the renovation or reuse of an existing structure the vegetative portion of a street protective yard is not required where it would result in the removal of an existing parking space(s) in an existing parking lot ~~where the protective yard would require the reduction in the number of parking spaces in an existing lot~~ .

LEGAL DEPARTMENT DRAFT

Requested by:

Assistant City Manager Gentry

Approved by:

City Manager

Approved as to form:

Deputy City Attorney

Mayor

ATTEST:

City Clerk

Introduced:
Final Reading:

LEGAL DEPARTMENT DRAFT

Last revised: 10/27/2022
22014600

We Are Columbia

MEETING DATE: **November 15, 2022**

DEPARTMENT: **Legal Department**

FROM: ***Teresa Knox, City Attorney***

SUBJECT: **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**

FUNDING SOURCE & ORIGINAL BUDGET:

FOCUS AREAS: **Planning Together**

ATTACHMENTS:

- **#a:** R-2022-095 certify abandoned building sites at 1639-1643 Main Street (PDF)
- #b: 1639-1643 Aerial and Affidavit (PDF)

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

WHEREAS, the South Carolina Abandoned Buildings Revitalization Act of 2013 (the "Act") was enacted in Title 12, Chapter 67 of the South Carolina Code of Laws to create an incentive for the rehabilitation, renovation and redevelopment of abandoned buildings located in South Carolina; and,

WHEREAS, the Act provides that restoration of abandoned buildings into productive assets for the communities in which they are located serves a public and corporate purpose and results in job opportunities; and,

WHEREAS, Section 12-67-120 of the Act provides the following definitions (in pertinent part):

(1) "Abandoned Building" means a building or structure, which clearly may be delineated from other buildings or structures, at least sixty-six percent of the space in which has been closed continuously to business or otherwise nonoperational for income producing purposes for a period of at least five years immediately preceding the date on which the taxpayer files a "Notice of Intent to Rehabilitate". For purposes of this item, a building or structure that otherwise qualified as an "abandoned building" may be subdivided into separate units or parcels, which units or parcels may be owned by the same taxpayer or different taxpayers, and each unit or parcel is deemed to be an abandoned building site for purposes of determining whether each subdivided parcel is considered to be abandoned.

(2) "Building Site" means the abandoned building together with the parcel of land upon which it is located and other improvements located on the parcel. However, the area of the building site is limited to the land upon which the abandoned building is located and the land immediately surrounding such building used for parking and other similar purposes directly related to the building's income producing use.

WHEREAS, Section 12-67-140 of the Act provides that a taxpayer who rehabilitates an abandoned building is eligible for a credit against certain income taxes, license fees or premium taxes, and,

WHEREAS, , GSM Smoked Owner, LLC (the "Taxpayer") is the owner and developer of certain real property located at 1639-1643 Main Street, which property is further identified on the Richland County Tax Maps as TMS# R09014-10-06 (the "Property"); and,

WHEREAS, the Property is located within the city limits of Columbia, South Carolina; and

WHEREAS, the Taxpayer has developed the Property for three separate uses and has therefore subdivided the Property into three separate units (each a "Building Site") as follows:

Unit A: 2,250 SF consisting of interior space of 1639 Main Street, apartment access stairs and elevator (restaurant space)
Unit B: 3,130 SF consisting of all interior space of bay formerly 1643 Main Street (now part of 1639) and associated basement (brewery and related dining space)

LEGAL DEPARTMENT DRAFT

Unit C: 2,165 SF consisting of interior space of large 2nd floor apartment (residential apartment space),

WHEREAS, the Taxpayer has requested that the City certify that the Building Sites are abandoned as authorized by Section 12-67-160; NOW THEREFORE,

BE IT RESOLVED by the Mayor and City Council this ___ day of _____, 2022, that the City of Columbia makes the following certifications under the South Carolina Abandoned Buildings Revitalization Act of 2013 (S.C. Code Section 12-67-100, et seq.):

Section 1. The Properties are Abandoned Building Sites as defined in Section 12-67-120(1); and

Section 2. The geographic area of the sites is consistent with Section 12-67-120(2) of the Act.

BE IT FUTHER RESOLVED that words used in the singular number include the plural, and words used in the plural number include the singular.

Requested by:

Assistant City Manager Gentry

_____
Mayor

Approved by:

_____
City Manager

Approved as to form:

_____
Deputy City Attorney

ATTEST:

_____
City Clerk

Introduced:
Final Reading:

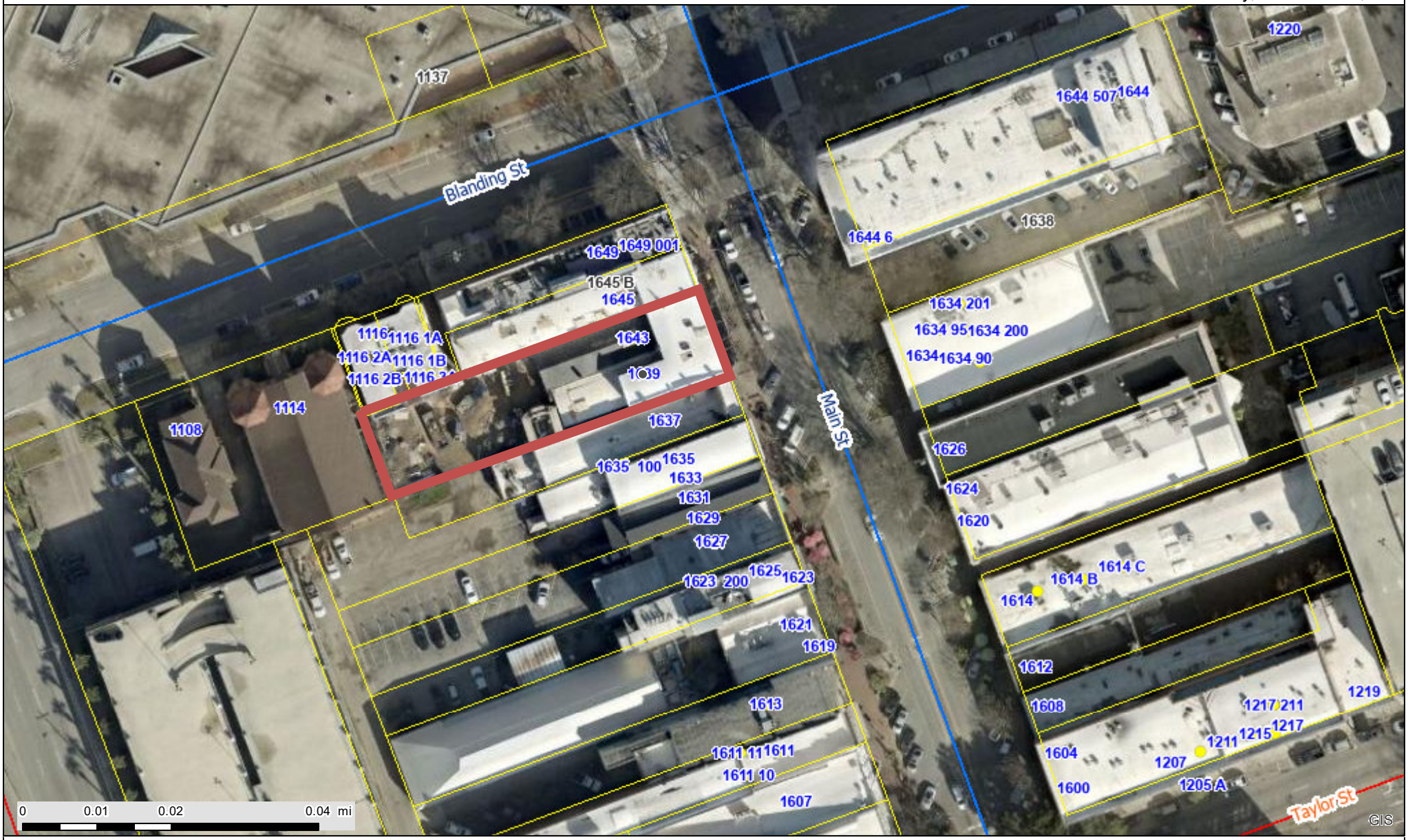
LEGAL DEPARTMENT DRAFT

City of Columbia

1639-1643 Main Street

W E S

Wednesday, November 2, 2022



CITY OF COLUMBIA GIS DATA DISCLAIMER

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.

We Are Columbia

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

AFFIDAVIT

PERSONALLY APPEARED BEFORE ME, Mr. Won Kim, who after being duly sworn, deposes and states that:

1. I, along with my wife Hwa C. Kim, owned the property located at 1639 Main Street, Columbia, Richland County, South Carolina, Richland County Property Tax No. R09014-10-06 ("The Property"), for almost 30 years, having purchased the property in 1981.

2. On or about December 27, 2017, the property was placed by us in a Limited Liability Company, 1639 Main Street LLC, and I was the Managing Member of this Limited Liability Company.

3. During our ownership or control of the Property, the Property contained two retail spaces. One was used as a retail wig shop and the other was used as a retail cigar store until the Property was sold.

4. In late 2019 the Property was sold to GSM Smoked Owner LLC. ***(See Exhibit A for Transaction History)***

5. The property is listed as a contributing building in the City of Columbia Commercial National Register District.

6. The total square footage of the building during our ownership or control was 7,838 +/- square feet (5,050 square feet on the first floor, 2,175 square feet on the second floor and 613 square feet of basement space). (***See Exhibit B***)

7. The square footage of the portion of the building which was used exclusively for storage was 2,463 square feet, the square footage of the portion of the building which remained vacant during our ownership was 2,982 square feet and the square footage of the building used exclusively as retail space or for product display was 2,393 square feet as shown on ***Exhibit C attached hereto.***

8. The above-noted storage square footage, vacancy square footage and retail square footage remained the same at least from January 2013 through the date of the sale of the property to GSM Smoked Owner LLC in late 2019.

9. I have personal knowledge that, upon the purchase of the property by GSM Smoked Owner LLC, the property remained vacant for a period of approximately 12 months while it was undergoing a complete rehabilitation.

Further Your Affiant Sayeth Naught,

MR. WON KIM (SEAL)

STATE OF SOUTH CAROLINA

COUNTY OF RICHLAND

I, Robert B. Lewis, a Notary Public for the state of South Carolina, do hereby certify that Affiant Won Kim personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 1st day of November, 2022.

Robert B. Lewis (SEAL)
Notary Public for South Carolina
Print Name of Notary: Robert B. Lewis
My Commission Expires: March 28, 2026

SpeakWrite
www.speakwrite.com
Job Number: 18201-001
Custom Filename: rogerslewiscopiergmailcom_20180720_105854
Date: 07/20/2018

Billed Words: 649

SpeakWrite
www.speakwrite.com
Job Number: 20221006_080523_klg
Custom Filename: Won Min Affidavit version 2
Date: 10/06/2022
Billed Words: 451

EXHIBIT A

Assessor Data View

The information provided on this page reflects data as of December 31, 2021 and should be used for reference only. For official assessment information, please contact the Richland County Assessor's Office.

Information presented on the Assessor's Database is collected, organized and provided for the convenience of the user and is intended solely for informational purposes. **ANY USER THEREOF OR RELIANCE THEREON IS AT THE SOLE DISCRETION, RISK AND RESPONSIBILITY OF THE USER.** While every attempt is made to provide information that is accurate at the date of publication, portions of such information may be incorrect or not current. **RICHLAND COUNTY HEREBY DISCLAIMS ANY AND ALL WARRANTIES, EXPRESS OR IMPLIED, AS TO ITS ACCURACY, COMPLETENESS OR FITNESS FOR ANY PARTICULAR PURPOSE.** All official records of the County and the countywide elected officials are on file in their respective offices and may be viewed by the public at those offices.

Owner Information

Tax Map Number:	R09014-10-06
Owner:	GSM SMOKED OWNER LLC
Address 1:	1619 SUMTER ST
Address 2:	
Address 3	
City/State/Zip:	COLUMBIA SC 29201
Property Location/Code:	1639 MAIN ST

Tax Information

Year:	
Property Tax Relief:	
Local Option Sales Tax Credit:	
Tax Amount:	
Paid:	
Homestead:	
Assessed:	

Assessment Information

Year Of Assessment:	2022	Legal Residence:	No
Tax District:	1CC	Sewer Connection:	CITY
Acreage Of Parcel:	0.00	Water Connection:	CITY
Non-Agriculture Value:	$450,700.00	Agriculture Value:	$0.00
Building Value:	$666,100.00	Improvements:	$0.00
Taxable Value:	$1,095,600.0		
Zoning:	C-5		

Property Information

Legal Description:		#SU
	54.3X207.4X54.3X207.4	#PR
Land Type:	COMMERCIAL LAND	

Transaction History

Current Owner Name	Transaction Date	V/I	Book/Page	Transaction Price	Qual Code
GSM SMOKED OWNER LLC	09/30/2021	I	R2671/ 2093	**SEE DEED	9
1639 MAIN STREET LLC	12/27/2017	I	R2269/ 2821	**SEE DEED	9
KIM WON H & HWA C	09/17/2009	I	R1556/ 1005	**SEE DEED	9
KIM WON H & HMA C	09/00/1981	I	D586 / 650	$130,000.00	Q

** Where transaction price states **SEE DEED a copy of the deed may be obtained from the Richland County Register of Deeds Office located at 1701 Main Street Room 101 Columbia, SC 29201 or via registering with the Richland County Premier Online Data Services.**

Qualification Code Definitions

Structure Information

Building Number	Year Structure Was Assessed	Building Description	Actual Year Built	Number Of Bathrooms	Number Of Bedrooms	Total Number Of Stories	Heated Square Footage	Total Square Footage
1	2019	STORE/2-8 STORY - WALL GROUP 3	1940	2.0	0	2.0	5140	7415
1	2014	STORE/2-8 STORY -	1940	2.0	0	2.0	5140	7415

Structure Details

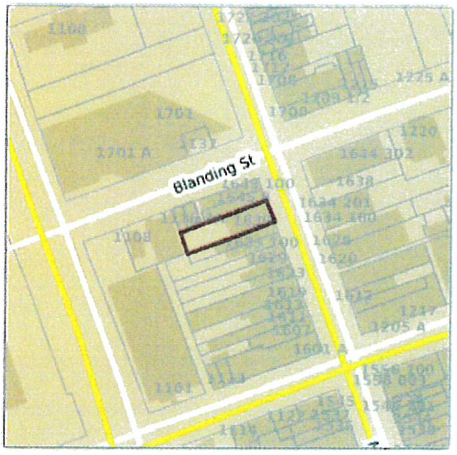
Structure Type	Structure Description	Building Number
0	EXTERIOR WALL 2	1
0	INTERIOR FLOOR 2	1
0	INTERIOR WALL 2	1
1	FOUNDATION...CONTINUOUS FOOTING	1
14	ARCHITECTURAL STYLE...MISCELLANEOUS	1
14	HEAT TYPE/FUEL...FORCED AIR DUC/GAS	1
15	INTERIOR WALL 1...3-P/D UNSUS-C&W FIN	1
2	ELECTRICAL...AVERAGE	1
2	INSULATION...AVERAGE	1
2	STRUCTURAL FRAME...WOOD FRAME	1
20	EXTERIOR WALL 1...FACE BRICK VENEER	1
3	ROOF STRUCTURE...GABLE OR HIP	1
4	ROOF COVER...TAR AND GRAVEL	1
5	AC TYPE...CENTRAL	1
5	BUILDING SHAPE...RECTANGLE	1
5	INTERIOR FLOOR 1...ASPHALT TILE	1

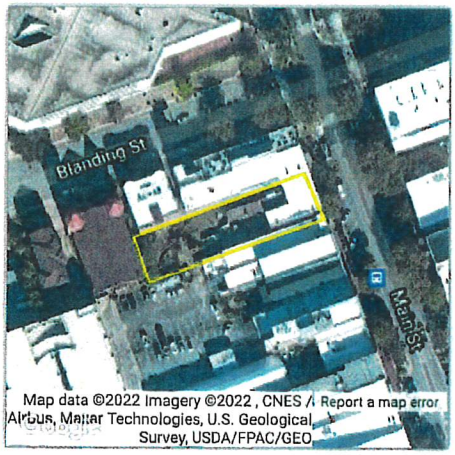
Exemptions

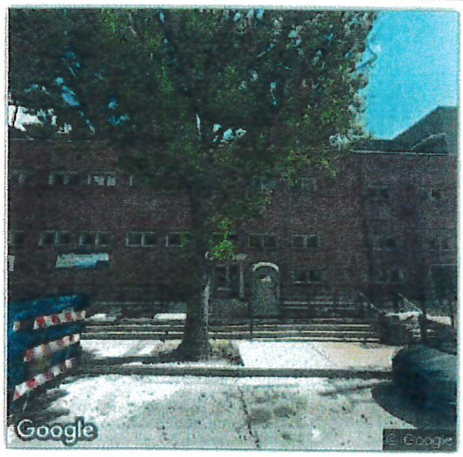
Exemption Year	Exemption Description

1643 MAIN | R09014-10-06

Print







Address

Address	1643 MAIN
Municipality	Columbia
School District	Richland School District 1
Garbage Coll. Day	No Pickup
Recycling Coll. Day	No Pickup
Yard Trash Coll. Day	No Pickup
Latitude	34.00742
Longitude	-81.03691
Elevation	311 ft

Census

Year	2010	2000	1990
Avg Hshld Income	$42,554	$19,722	$18,274
Avg Home Value	$236,100	$112,500	$150,000
Pop. Density (/sqmi)	0	0	112

Property

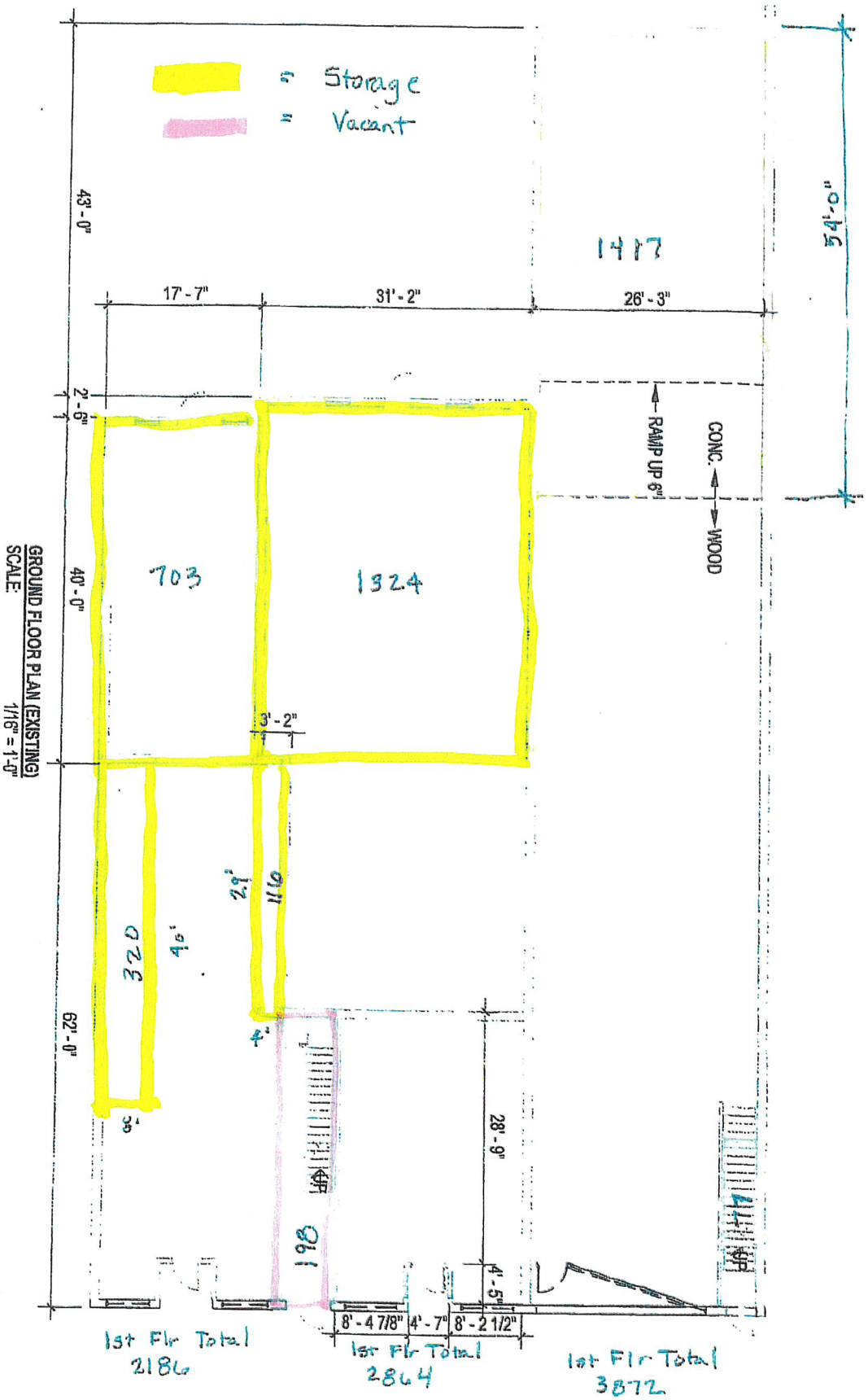
TMS	R09014-10-06
Owner	GSM SMOKED OWNER LLC
Beds	3.0
Baths	2.0
Heated Sqft	7,415
Year Built	1940
Tax District	1CC
Land Value	$0
Building Value	$666,100
Taxable Value	$1,095,600
Market Value	$1,095,600
Last Sale	$5 (09/30/2021)
Zoning	C-5
Secondary Zoning	
Owner Occupied	

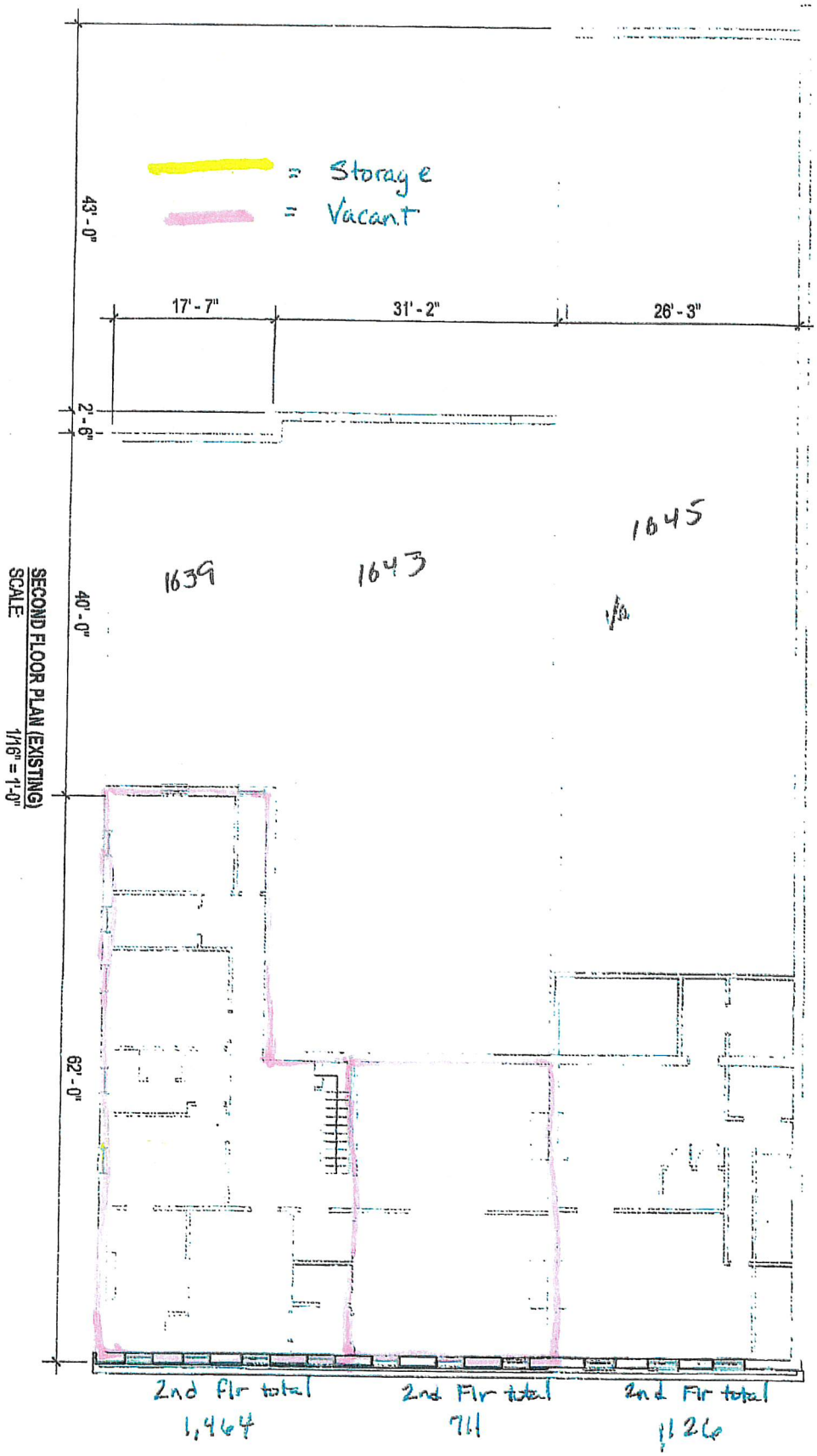
Political

Voting Precinct	Ward 2
Voting Location	Main Street United Methodist Ch
County Council Dist.	4
County Council Rep.	Paul Livingston
SC Senate Dist.	26
SC Senate Rep.	Nikki G. Setzler
SC House Dist.	74
SC House Rep.	J. Todd Rutherford
County Magistrate Dist.	COLUMBIA
County Magistrate	JUDGE STEPHANIE BESS
Congressional Dist.	6
Congressional Rep.	James Clyburn
Sheriff Region	3

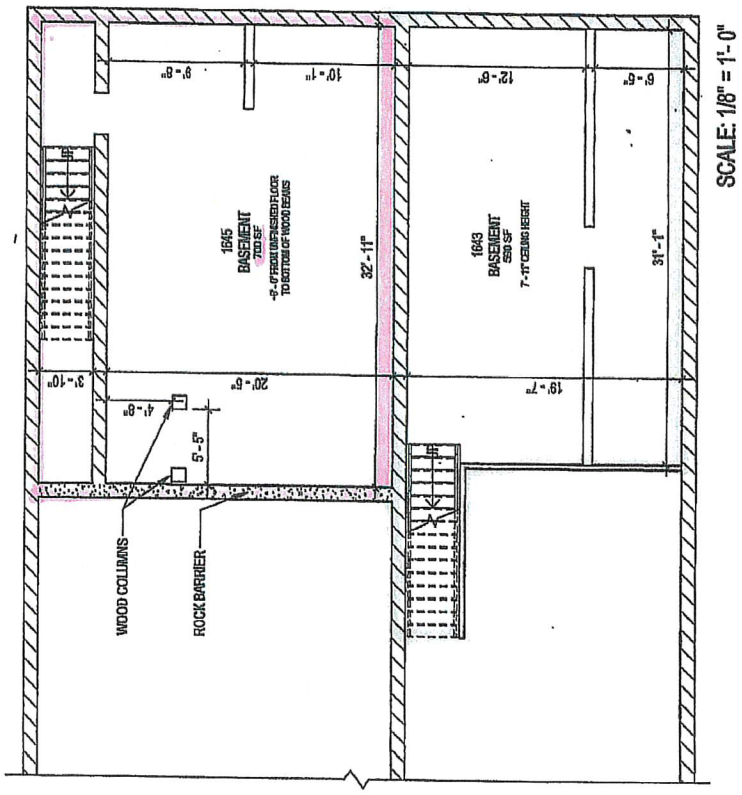
Disclaimer: This application is a product of the Richland County GIS Department. The data depicted here have been developed with extensive cooperation from other county departments, as well as other federal, state and local government agencies. Reasonable efforts have been made to ensure the accuracy of this map. However, the information presented should be used for general reference only. Richland County expressly disclaims responsibility for damages or liability that may arise from the use of the information presented herein.

EXHIBIT B


Storage
Vacant
43' - 0"
17' - 7"
31' - 2"
26' - 3"
54' - 0"
1417
2' - 6"
RAMP UP 6"
CONC.
WOOD
703
1324
40' - 0"
3' - 2"
GROUND FLOOR PLAN (EXISTING)
SCALE: 1/16" = 1'-0"
320
4'
2.9'
110
4'
62' - 0"
3'
198
28' - 9"
4' - 5"
8' - 4 7/8"
4' - 7"
8' - 2 1/2"
1st Flr Total
2186
1st Flr Total
2864
1st Flr Total
3872
1639
1639 (formerly 1643)
1645


= Storage
= Vacant
43' - 0"
17' - 7"
31' - 2"
26' - 3"
2' - 6"
40' - 0"
62' - 0"
1639
1643
1645
SECOND FLOOR PLAN (EXISTING)
SCALE: 1/16" = 1'-0"
2nd Flr total
1,464
2nd Flr total
711
2nd Flr total
1126
1639
1639 (formerly 1643)
1645

= VACANT



SCALE: 1/8" = 1'-0"

EXHIBIT C

TAX CREDIT AND VACANCY WORKSHEET

1639-1643 MAIN ST

	1639 MAIN #1	1639 MAIN #2 (Formerly 1639 MAIN)
BASEMENT TOTAL		609
FIRST FLR TOTAL	2,186	2,864
SECOND FLR TOTAL	1,464	711
BUILDING TOTAL	3,650	4,184
STORAGE	1,139	1,324
VACANT	1,662	1,320
TOTAL	2,801	2,644
PERCENTAGE	76.74%	63.19%

Combined 1639-1643 main

STORAGE	2,463
VACANT	2,982
TOTAL(vacant and storage)	5,445
BUILDING TOTAL SF	7,834
PERCENTAGE OF SPACE VACANT OR USED FOR STORAGE	***69.59%***

SpeakWrite
www.speakwrite.com
Job Number: 20221006_085245_ouw
Custom Filename: vacancy work sheet
Date: 10/06/2022
Billed Words: 100

We Are Columbia

MEETING DATE: **November 15, 2022**

DEPARTMENT: **Legal Department**

FROM: ***Teresa Knox, City Attorney***

SUBJECT: **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**

FUNDING SOURCE & ORIGINAL BUDGET:

FOCUS AREAS: **Planning Together**

ATTACHMENTS:

- **#a:** R-2022-096 - Oyster Festival (Nov 27) (PDF)
- #b: Resolution Request - Oyster Festival (PDF)

RESOLUTION NO.: R-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

WHEREAS, Liquid Assets ("Sponsor") is sponsoring the South Carolina Oyster Festival in the 1600 block of Blanding Street between Pickens Street and Henderson Street adjacent to the Robert Mills House and Hampton Preston Mansion from 11:00 a.m. until 6:00 p.m. on Sunday, November 27, 2022, with a rain contingency of Saturday, December 3, 2022; and,

WHEREAS, Sponsor has requested permission for the temporary closing and use of the 1600 block of Blanding Street between Pickens Street and Henderson Street adjacent to the Robert Mills House and Hampton Preston Mansion from 7:00 a.m. until 6:00 p.m. for set up, clean up, and staging of the event to be held from 11:00 a.m. until 6:00 p.m.; for patrons to consume beer and wine beverages only during the event hours of 11:00 a.m. until 5:30 p.m.; and for crowd control and overflow; and,

WHEREAS, to ensure the safety of attendees, Organizer understands and agrees as follows:

1. Firearms shall be prohibited in the 1600 block of Blanding Street between Pickens Street and Henderson Street for the Oyster Festival, regardless of whether such firearm is carried openly or concealed, and regardless of whether the individual carrying such firearm is a valid concealed weapons permit holder, on Sunday, November 27, 2022, from 11:00 a.m. until 6:00 p.m. *See* Resolution No. 2021-099 (Sept. 7, 2021).

2. Organizer shall establish a boundary line around the event space at the 1600 block of Blanding Street between Pickens Street and Henderson Street and the Organizer shall ensure all entrance points into the permitted event area are posted with signage stating "NO CONCEALABLE WEAPONS ALLOWED" that complies with the size and formatting requirements of section 23-31-235 of the South Carolina Code.

3. When publicizing the event in the community, Organizer shall include the statement: "NO CONCEALABLE WEAPONS ALLOWED" to ensure the public has prior notice of this restriction.

4. Organizer shall work with the City to develop a written plan and design a footprint of the event area that adheres to COVID-19 pandemic safety and social distancing protocols, as published by the CDC and SCDHEC, and Organizer shall modify the plans and footprint as safety protocols published by the CDC and SCDHEC are updated.

5. The City may cancel the event at any time based upon public safety and/or public health concerns. The City shall not be financially responsible for any costs associated with the cancellation of the event.

6. Organizer shall display signs (physical and/or electronic) throughout the event area that discourage physical contact, such as hugs, handshakes, fist bumps, and high-fives during the event.

7. Organizer shall require its agents, employees, vendors, contractors, and event attendees to adhere to all COVID-19 safety protocols in effect at the time of the event, to include, but not be limited to, wearing of face coverings, social distancing, and frequent washing of hands.

8. To the extent the event occurs during a time in which the City has in effect any emergency ordinance or ordinance requiring face coverings or adherence to social distancing requirements, Organizer shall require that its agents, employees, vendors, contractors, and event attendees comply with the requirements of such ordinance(s).

9. The City strongly encourages Organizer to require that its agents, employees, vendors, contractors, and event attendees provide proof that they have been fully vaccinated against the SARS-CoV-2 virus prior to being granted permission to enter the event.

LEGAL DEPARTMENT DRAFT

10. Organizer shall provide portable restroom facilities at the event unless it can substantiate the sufficient availability of both ADA accessible and non-accessible facilities in the immediate area of the event site which will be available to attendees during the event. Organizer shall provide a minimum of four (4) chemical or portable toilets and two (2) wash stations for every 250 people, or portion thereof, who attend the event. Ten percent (10%) of these facilities shall be ADA accessible. This figure is based upon the maximum number of attendees at the event during peak time. The City may determine the total number of required restroom facilities on a case-by-case basis. Organizer shall post signs or markers to prohibit lines or crowds forming near the event's restroom facilities without maintaining a distance of at least six (6) feet from other people.

11. Organizer shall coordinate with food vendors to offer touchless payment options, if possible and available, or provide a tray for the exchange of payment to avoid hand-to-hand contact. Frequently touched surfaces should be cleaned after each customer and customers are encouraged to use their own pens.

12. At no cost to the City, Organizer shall be responsible for hiring no fewer than two (2) off-duty City of Columbia police officers during the hours of 11:00 a.m. until 6:00 p.m.

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 _____, 2022, that the sale of beer and wine beverages only is authorized between the hours of 11:00 a.m. and 5:30 p.m. on Sunday, November 27, 2022, with a rain contingency of Saturday, December 3, 2022 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 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 and/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 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, is prohibited. All pets, including cats, dogs (except police K-9s), horses, birds, lizards, and snakes are prohibited. Coolers, glass bottles, breakable glasses and/or cups, large bags and backpacks shall be prohibited; and,

LEGAL DEPARTMENT DRAFT

BE IT FURTHER RESOLVED that during the designated time that the closed portion of the 1600 block of Blanding Street between Pickens Street and Henderson Street adjacent to the Robert Mills House and Hampton Preston Mansion, 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 1600 block of Blanding Street between Pickens Street and Henderson Street adjacent to the Robert Mills House and Hampton Preston Mansion, 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 Sunday, November 27, 2022, that the closed portion of the 1600 block of Blanding Street between Pickens Street and Henderson Street adjacent to the Robert Mills House and Hampton Preston Mansion, with the exception of the parking area and any other areas posted as to not allow alcoholic beverages, shall be closed on Saturday, December 3, 2022. 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 Shealy

Approved by:

City Manager

Approved as to form:

Deputy City Attorney

Mayor

ATTEST:

City Clerk

Introduced:
Final Reading:

LEGAL DEPARTMENT DRAFT

Last revised: 11/9/2022

DATE OF REQUEST	10/1/2022
REQUESTORS NAME/CONTACT INFORMATION (E-MAIL/ PHONE #/FAX#)	Steve Inmon/Liquid Assets SC, LLC Steve@liquidSC.com 803-603-7616 cell No fax service
EVENT NAME/PURPOSE (i.e., St. Patrick's/Charity Fund-raiser	SC Oyster Festival
DATE(S) OF EVENTS: (monthly can be on one request)	11/27/2022
RAIN CONTINGENCY DATE: (Rescheduling due to inclement weather is allowed once within one week from the date of the originally scheduled event upon 24-hours written notice to the City,without a new request. The time of event operation shall remain the same.)	12/3/2022
LOCATION OF EVENT (i.e., Amphitheater area of Finlay Park; 1300 and 1400 blocks of Main Street between Lady Street and Hampton Street)	1615 Blanding Street/Hampton-Preston Mansion between Pickens Street and Henderson Street
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)	1615 Blanding Street between Pickens Street and Henderson Street, one block closure.
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	11/27/2022 0700-1800
HOURS OF EVENT (i.e., 6:00 p.m. - 10:00 p.m.)*	1100-1800
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.)*	Beer and wine service from 1100-1730

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 (shari.ardis@columbiasc.gov), 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 events to residential properties.**

****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 PRHOHIBITED.**

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., Main Street Latin Festival, St. Patrick's Festival, Vista Lights., Rocky Shoals Spider Lily Festival, 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., 803-545-3703, george.adams@columbiasc.gov
Legal Department - Shari Ardis; 803-737-4242; shari.ardis@columbiasc.gov or fax 803-737-4250 - resolution preparation
Parking Services - Jessica Argoe; (803) 545-0287; jessica.argoe@columbiasc.gov - meter bagging
Police Department Special Events - Officer Robert Hall; 803-545-3535; robert.hall@columbiasc.gov - parade permit, police
Parks and Recreation - Pearl Osborne; 803-545-3100; pearl.osborne@columbiasc.gov park reservations
Police Department Community Services - Brenda Murphy; 803-545-3507; brenda.murphy@columbiasc.gov - street closing
Last revised: 12/2019

We Are Columbia

MEETING DATE: **November 15, 2022**

DEPARTMENT: **Procurement and Contracts**

FROM: ***Sandra Middleton, Purchasing Agent***

SUBJECT: **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.**

FUNDING SOURCE & ORIGINAL BUDGET:

CLEAN WATER 2020?: **No**

FOCUS AREAS: **Innovative & High Quality Municipal Services**

Contract Amendment #6 is requested to provide a no cost change to exercise the option to extend the term of the Agreement for an additional three (3) years to December 31, 2025.

HomeServe USA Corp. provides Water & Sewer Line Repair Warranty Program Services to City of Columbia water and sewer utility customers that enroll as members to the warranty program. A percentage of membership payments and utility Residential Assistance Program (RAP) fees are provided to the City.

ATTACHMENTS:

- **#a:** Memo to Council Homeserve Marketing Agreement Amendment #6 110722 (PDF)
- #b: CA#6 HomeServe USA Corp. Warranty Program (PDF)
- #c: Dep. Signed PO Mod. Homeserve CA#6 (PDF)

Contract Amendment #6

Water and Sewer Line Repair Warranty Program

HomeServe USA Corp.

October 20, 2022

Description of Change: Request a no cost change in the Agreement for Water and Sewer Line Repair Warranty Program between the City of Columbia (City) and HomeServe USA Corp. (HomeServe) executed January 27, 2015 (Agreement) to exercise the option provided in amendment four (4) to extend the term of the Agreement for an additional three (3) years from January 1, 2023 to December 31, 2025.

All other provisions of the Agreement, except as herein modified or changed, remain in full force and effect.

Current and Proposed Change and Basis for Payment:

Original Contract Amount (Term January 27, 2015 to January 26, 2020):	*See below
Contract Amendment #1 (No Cost Time Extension from January 27, 2020 to March 27, 2020):	*See below
Contract Amendment #2 (No Cost Time Extension from March 27, 2020 to April 30, 2020):	*See below
Contract Amendment #3 (No Cost Time Extension from April 30, 2020 to October 30, 2020):	*See below
Contract Amendment #4 (No Cost; Change Contract Term for Additional Two (2) Years from October 31, 2020 to October 30, 2022 with Option for Additional Three (3) Year Term):	*See below
Contract Amendment #5 (No Cost Time Extension from October 31, 2022 to December 31, 2022):	*See below
Current Contract Amount:	*See below
This Contract Amendment #6 (No Cost Time Extension for Additional Three (3) Year Term from January 1, 2023 to December 31, 2025):	*See below
Revised Contract Amount:	*See below

*HomeServe USA Corp. provides compensation to utility (City) with a percentage of membership payments and utility Residential Assistance Program (RAP) fees.

This Change Is Acceptable:

Name of Firm
HomeServe USA Corp.

Michael Backus
Print Name

Signature

11/1/22
Date

City of Columbia
Office of the City Manager

Teresa Wilson, City Manager

APPROVED AS TO FORM
Legal Department City of Columbia, SC
10/28/2022

Signature

Date

Witness

We Are Columbia

MEETING DATE:	**November 15, 2022**
DEPARTMENT:	**Budget, Program Management, & Grants**
FROM:	***Missy Caughman,***
SUBJECT:	**Fiscal Year 2022/2023 Community Promotions Grant Program Recommendations - Ms. Missy Caughman, Budget, Program Management and Grants Director**
FUNDING SOURCE & ORIGINAL BUDGET:	
CLEAN WATER 2020?:	**No**
FOCUS AREAS:	**Innovative & High Quality Municipal Services**

We Are Columbia

MEETING DATE: **November 15, 2022**

DEPARTMENT: **City Clerk**

FROM: ***Erika Hammond, City Clerk***

SUBJECT: **South Carolina Opioid Recovery Fund - The Honorable Aditi Bussells**

FUNDING SOURCE & ORIGINAL BUDGET:

ATTACHMENTS:

- **#a:** Opioid Settlement Technical Proposal (PDF)

All Applicants must submit a Technical Proposal attached as a single PDF file to Application Form. Please restate each of the required items and provide responses immediately thereafter.

GUARANTEED POLITICAL SUBDIVISION SUBFUND

I. Technical Proposal

To be approved for funding, all requests for Guaranteed Political Subdivision Subfunds must include the following:

• Identify the Approved Abatement Strategy that will be implemented and a description of how the identified strategy will be implemented.

• Identify the amount of funds requested.

• Provide the SCEIS Vendor registration number for payment.

• If the request is being made by another entity with approval of the participating political subdivision, please provide a copy of the written authorization from the governing body of the political subdivision granting explicit approval for the request to be made on behalf of the political subdivision.

DISCRETIONARY SUBFUND

I. Technical Proposal

To be considered for award, all proposals seeking funds from the Discretionary Subfund must include, at a minimum, the following information. Please restate each of the items listed below and provide responses immediately thereafter.

A. Statement of Need

• Provide information that documents the impact of opioids within the proposed service area. Include qualitative and quantitative data. Identify the source of all data. (Data can be placed in tables/charts, with explanations to follow.)

• Clearly identify the geographic area and/or communities that the request for funds will impact, including the population of the proposed service area, the poverty level of the service area.

• Describe any existing efforts (either provided by your organization or others in the community) and provide an explanation of how this new effort will not be duplicative or will substantially expand existing efforts.

• Please provide a description of any existing funding or resources that you have been awarded, including dollar amounts, that are being leveraged to support the proposed program.

• Has the entity applied to other grants for the same project? If so, which grants?

• Discuss any other special needs relative to opioid use, abuse, opioid related crime, or unique abatement needs or strategies.

B. Plan to Implement Selected Strategy/Strategies

• Identify the Approved Abatement Strategy that will be implemented and a description of how the identified strategy will be implemented and how the entity will address the need identified through data in the Statement of Need section through a series of SMART Goals. Smart goals are specific, measurable, achievable, realistic, and time bound.

• What are the goals and measurable objectives for the use of the funds?

- Goals should align with the statement of need that is described. Goals should be only one sentence.
- Objectives are logical sequential steps to achieving a goal. Well-written objectives help set program priorities and targets for progress and accountability.

• Describe the Performance Measurement plan to evaluate the goals and objectives including data collection techniques and tools, and the timeline for data collection. Be sure to include the approved abatement strategy the entity is working toward achieving in the Performance Measurement plan.

• Does your plan include a partnership for implementation or is it cooperative in nature? For example, one or more subdivisions and/or non-government partners are applying jointly to address regional concerns. If so, please describe the partnerships including the role the partners will play to ensure successful strategy implementation.

- Also, include "Letters of Commitment" from any key partnerships involved in implementation strategies. This should be included as an appendix and will not be included in the page count. (Memorandum of Agreements/Understanding will be expected at the time of any award and must be forwarded to the SCORF Board within 30 days of award).

• Provide a description of any potential barriers to implementation and how you plan to overcome the barriers.

• Provide a month-by-month timeline for strategy implementation to include the key activities that will be implemented per strategy.

II. Qualifications and Experience

• Provide a detailed description of the Entity's background and history.

• Provide a description of the experience your entity or organization has with similar projects/proposals and providing services to the population(s) of focus for this application, if applicable.

• List the key person or people responsible for implementation of the strategies and provide a description of their experience and role/responsibility about the proposal.

• Provide a statement as to whether the Entity/organization's employees, agents, independent contractors, or subcontractors have been convicted of, pled guilty to, or pled nolo contendere to any crime other than minor traffic violations; and if so, an explanation providing relevant details.

• Provide a statement as to whether, in the last ten (10) years, the Entity/organization, any officers, directors or entities or individuals owning more than twenty percent (20%) of the offering entity, has filed or had filed against it any bankruptcy or insolvency proceedings, whether voluntary or involuntary, or

undergone the appointment of a receiver, trustee, or assignee for the benefit of creditors; and if so, an explanation providing relevant details.

• Describe the entity/organization's experience and skill working with private, state and/or federal grants, data collection and performance measurement.

III. Budget

• Provide a budget describing how the entity proposes to use the SCORF Funds. The budget should be complete, cost effective, and allowable (e.g., reasonable, allocable, and necessary for project activities). The budget narrative should generally demonstrate how the applicant will maximize cost effectiveness of fund expenditures and demonstrate cost effectiveness in relation to the objectives of the project.

- Personnel, Contractual, Supplies, Training, and Other, if applicable are the budget categories. "Other" may include up to 5% Administrative Cost. Any "Indirect Cost" must be detailed for the entities own audit purposes.

IV. Budget Narrative

• Provide a narrative justifying all expenses for each budget category.

We Are Columbia

MEETING DATE: **November 15, 2022**

DEPARTMENT: **City Clerk**

FROM: ***Erika Hammond, City Clerk***

SUBJECT: **Task Force to Prevent and End Homelessness September 21, 2022 Report & Strategies - The Honorable Aditi Bussells**

FUNDING SOURCE & ORIGINAL BUDGET:

ATTACHMENTS:

- **#a:** TPEH_MN_092122 (PDF)

COLUMBIA TASK FORCE TO PREVENT AND END HOMELESSNESS
MEETING MINUTES
WEDNESDAY, SEPTEMBER 21, 2022

The Columbia Task Force to Prevent and End Homelessness met on Wednesday, September 21, 2022 at the Busby Street Community Center, 1735 Busby Street, Columbia, South Carolina 29203. The Honorable Aditi Bussells, Chair called the meeting to order at 4:02 p.m.

Attendee Name	Title	Status
Aditi Bussells	Chair	Present
Edward H. McDowell	City Council District II	Absent
Will Brennan	City Council District III	Present
William "Skip" Holbrook	Police Chief	Present
Matt Kennell	City Center Partnership	Absent
Steve Cook	Five Points Association	Present
George Whitehead	Department of Probations, Pardon and Parole	Remote
Allison Farrell	SC Department of Mental Health	Present
John Wilkinson	Elmwood/Downtown Coalition of Neighborhoods	Present
Bret Kloos	USC Department of Psychology	Present
Antonio Flores Jr.	Wal-Mart	Absent
Kieley Sutton	Assistant Public Defender	Present
Treacy Dobbins	Inspire Real Change	Absent
Matthew Brock	Associate Probate Judge	Present
Doreen Skelton	Advocate	Present
Jamar Ogburn	Advocate	Present

APPROVAL OF MINUTES

1. Approval of August 17, 2022 Meeting Minutes

Upon a motion made by Dr. Bussells and seconded by Mr. Brennan, taskforce members voted unanimously to approve the August 17, 2022 Meeting Minutes, as amended to correctly identify comments made by Julie Ann Avin.

COMMITTEE DISCUSSION

2. Meeting Overview - The Honorable Will Brennan

Councilor Will Brennan said this is the third and last formal meeting. We have come a long way. I appreciate learning from service providers about the important quality of life services you provide to an important population of our city, in the Midlands, and our state. There is still a lot of work to be done. From our conversations, the city has stepped forward to be a stronger partner with the service providers. We are listening to you as to what you need to be successful to serve the citizens that are in need and in hope of getting back on the right path. The announcement for the Inclement Weather Center (IWC) converting to a year-long shelter was made a couple weeks ago. That was intentional because we needed to give our staff time to pull that plan together. We heard about the importance of single resident occupancy (SRO) units. We did our research and put together a plan for 50 SRO units at Rapid Shelter Columbia through Pallet. It's not going to solve everything but we hope that it starts the process for a permanent solution to help the homeless population. It is going to take Columbia, the Midlands, counties, and the state to work through this. We currently have job postings for a homeless coordinator and two staff to help coordinate and communicate with the service providers. If you have any good candidates please send them to our job portal. The input doesn't stop today. We're going to work together as we move forward to bolster our homeless services here in Richland County, Lexington County, the city of Columbia, and in the state of South Carolina.

3. Review of Ordinance Requiring Permits for Free Distribution Events - The Honorable Aditi Bussells, Committee Chair

Councilor Aditi Bussells said one of the other ideas that came out of our discussions was finding ways in which we can coordinate the multiple feedings that occur across the city especially those that pop up and don't have a regular schedule but end up being in places that the city and residents may not know about. I'd like for our legal team to provide a brief overview of this ordinance. This is a draft ordinance that we'd like your input on and then it will be formally submitted to City Council.

Jacqueline M. Pavlicek, Esq., Assistant City Attorney said before you today is a draft ordinance that addresses the popup distribution events. Much of our discussions in these taskforce meetings have centered on feeding-based events. However, it's currently drafted in a way that's slightly broader to help accommodate for unanticipated circumstances such as the need to deliver services, beverages, or clothing items. It is not completely limited to food distribution. The ordinance itself builds on our current ordinance governing large group activities in our parks. You'll see language that mirrors what we see in the regular event permit process. From there it builds on a program that stemmed from the city of Miami. We incorporated aspects that we felt were hitting on some

of the points that the taskforce and others had voiced. It also provides for a deposit instead of an actual fee so that the organizers are able to get their money refunded to them after responsibly holding an event. It's currently drafted with five general locations. We anticipate that staff will look at the current facilities that we have available and where they are located in proximity to the unhoused or other individuals in need of services. This a starting point and if there are points of departure or areas of concern, we welcome any feedback that we can get.

Matthew Brock said it mentions designating five public places but no less than two. Are organizations allowed to bring their own public places or are locations going to be designated by the city as the only places that they are allowed to do these type of free distributions.

Jacqueline M. Pavlicek, Esq., Assistant City Attorney said people can organize a free distribution event under the current permitting plan. That plan requires deposits and fees and a whole lot of other things that are not always the most practical when you are trying to hold an event with purely altruistic purposes. Modifying the timetable should be able to help us to address immediate needs.

Matthew Brock asked if the city is going to designate these places or can organizations do it where they feel is appropriate after they get the city's permit.

Jacqueline M. Pavlicek, Esq., Assistant City Attorney said distribution events will be at specific locations within the city that have appropriate facilities like bathrooms, parking, and hand washing stations. They will be selected by the city ascertaining the locations that are most appropriate and also the locations that have appropriate features like lighting and security.

Matthew Brock asked if his permit will be denied if he organizes an event at a location that is not at one of the designated areas.

Jacqueline M. Pavlicek, Esq., Assistant City Attorney said absolutely; if it is not in one of these approved locations. If there are locations that providers are currently utilizing, please voice that to staff. We can try to make sure that the designated locations are going to suit the most amount of people and purposes and serve the community that we're trying to address.

Matthew Brock said the draft requires me to disclose all of my affiliates. I'm assuming it's not for double permitting.

Jacqueline M. Pavlicek, Esq., Assistant City Attorney said I think we can just modify the language to make sure it's clear. We don't want people double dipping. There are a lot of organizations that want to provide services. There will likely be a limited number of locations to do that. Depending on the volume of requests we can make modifications to best suit the city's needs.

Matthew Brock said it's dependent on the availability of the locations.

Jacqueline M. Pavlicek, Esq., Assistant City Attorney said Finlay Park is up for a lot of renovations. In the future, that location may not be suitable for free distribution events year-round. We want to make sure that we're accommodating that.

Matthew Brock said there's a provision in here that says that if you're having a free distribution event, you need to have your organization's name on the plates, cups, bags, etc.

Jacqueline M. Pavlicek, Esq., Assistant City Attorney said the name and the date. This helps us to track litter and it helps the people who are receiving those food items to know the date that they were originally distributed.

Matthew Brock said I understand that point. I want to make sure that it's not an undue burden for the people that are trying to have these events.

Jacqueline M. Pavlicek, Esq., Assistant City Attorney said it just requires labels to be printed.

Dr. Bret Kloos asked what risk the city takes with this ordinance. There's always a risk analysis in law in terms of freedom of assembly. What's the boundary between an event and people gathering and sharing food that they bring in? Who will be enforcing this?

Jacqueline M. Pavlicek, Esq., Assistant City Attorney said the enforcement should be through Parks and Recreation. This should be a civil infraction so it's not going to be enforced by law enforcement. There's the freedom to assemble but the city has the right to implement appropriate time, place, and manner requirements. It's only governing the free distribution events.

Elaine Cooper, Food Not Bombs and Homeless Helping Homeless said the newspaper reported that there is no forward momentum on Finlay Park. Finlay Park is open to the public and to the right to assemble and feed hungry people and have picnics. Do churches have to pay a fee? They're going by their religious beliefs: feed the poor, help others in need, and love others. How much will they have to pay?

Jacqueline M. Pavlicek, Esq., Assistant City Attorney said they would have to pay what everyone else pays.

Elaine Cooper, Food Not Bombs and Homeless Helping Homeless asked what would they have to pay if they just go ahead and have an event out of the right moral compass that leads them.

Jacqueline M. Pavlicek, Esq., Assistant City Attorney said religious groups will be treated just like everybody else; not worse, not better off. They would need to pay a deposit which would be refunded to them.

Elaine Cooper, Food Not Bombs and Homeless Helping Homeless said Miami ran into a lot of civil courts and problems. Food Not Bombs, churches and other non-profits took them to court. I want the city of Columbia to be aware that it's still an ongoing situation in Miami. I can supply you with that information from the national and international founder of Food Not Bombs who is based in Miami.

Councilor Aditi Bussells said the Miami case was focused on eliminating feedings altogether and that's not what we are doing. This is simply creating parameters to ensure that we don't have duplication. There are over 44 services that are dedicated to feeding already so it's not that we don't have those services. If you are a church and you have private property that you choose to feed on, this does not affect you. This is simply public spaces that the city has to take on the burden to clean up litter and deal with the aftermath of people coming in doing a kind thing but leaving a lot of consequences for us.

Elaine Cooper, Food Not Bombs and Homeless Helping Homeless asked how many containers the city supplies for these sites to handle the litter.

Matthew Brock said if you are approved through the permitting process, the city will then know what you are doing and they will provide the necessary resources. That's the point of the process. The city would be informed enough to be able to help and assist. The point of the permitting process is for the people that are going to do the free distribution events to come with as much information as they have so that the city can plan accordingly. The ordinance asks for you to estimate how many people are going to be there and it doesn't say that you can't overestimate. The city is trying to do everything that it can to help with resources because the burden is on the city to clean up if you don't. There is a good balance here. There may be a future problem with the two days' notice especially when you're asking for resources.

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Kieley Sutton asked if the designated locations for these events will also be hosting other city events. Will free distributions be competing for time with other organizations and city funded events? Will that then reduce access? Will that interfere with availability or will these locations be specifically designated for distribution events? This is a beautiful and well-located facility but it has a lot of city events. If we're looking at spaces like this, think about that availability competition that didn't exist prior to this ordinance and make sure that places are not only convenient but available. Has there been any kind of consultation with folks who typically do meal service or free distribution events? While we've had service provider input for this taskforce, a lot of the meal service providers have not been able to have input. I'm sure they've had hurdles or obstacles that were not identified by this group and may need to be considered.

Councilor Aditi Bussells said the three new folks that will be coordinating our services will also collaborate, align and engage different stakeholders with this new rapid shelter and they will have that opportunity for input. We're not passing this tomorrow. We want to be very thoughtful and intentional but we also know that there's a certain level of urgency. We've seen that there are multiple services. We've heard from people even on this committee that have experienced homelessness saying that there are so many options in duplication of services around lunchtime that we're not spreading out our resources well. The intention behind this is to make sure that there is something available every single day and you don't have 10 groups doing the same thing between 11 and 1 on a Monday. If it's a private property, a coffee shop, or a church they can do whatever they want. This is specifically for city-owned property and spaces.

Kieley Sutton said I respect and understand that. I'm just trying to think of what we might have missed in our discussions. I'm sure that there are others that are going on. I've been a part of meal services where the donation of protein got delayed by a day. We haven't talked about that kind of hurdle. I'm just making sure that's put into consideration with this ordinance because there are things that are unique to free distributions that are different than generic homelessness issues that we've talked about.

Jacqueline M. Pavlicek, Esq., Assistant City Attorney said there is language in the draft ordinance requiring at least 24 hours advance notice regarding cancellations. However, we may need to be more flexible on that or provide different parameters.

Kieley Sutton said talk about how to reschedule and navigating conflicts. A lot of the food services that I had been participating in were working on doing more collaborative events because if folks are coming for meals then why not throw in a flu shot, talk about how to apply for insurance, or schedule your mental health screening. Partnerships were being developed. If this is going to disqualify affiliated agencies from pursuing their own permits within that week, then I think that would discourage collaboration. I am trying to figure out how to eliminate the city having the final and only say on a denial and having no recourse outside of the people who enacted the ordinance. Will the definition of free distribution in Sec. 15-6 include only goods or is this going to be for information. The definition is broad enough to include the distribution of information and that is something to think about and address.

Dr. Bret Kloos asked if a coordinating function is included in the ordinance.

Councilor Aditi Bussells said that will fall under the three new positions that we are hiring. We are taking back the coordination of services that the city funds. The Parks and Recreation Department will have a role as well. This is an existing ordinance that we are modifying to include this event. We already have a permit system for large events in parks, whether it is relating to feeding or not.

Allison Farrell said the Department of Mental Health has an RV that goes out. Is there a way to consider permanent or intermittent types of permits? I'm interested in the frequency of applying for a permit.

Jacqueline M. Pavlicek, Esq., Assistant City Attorney said a permit would not be required for events done in partnership with the city of Columbia. There is a provision to allow the city manager to waive the deposit.

John Wilkinson asked how many distribution events are on private property versus public property.

Councilor Aditi Bussells said there are about 44 faith based organizations that were identified as providing regular weekly feedings based on the cataloging of services. That doesn't include the popup feeding events.

Kieley Sutton said Be Kind, Be Great Inc. doesn't have funds for operational overhead. All of their food and volunteer services are donated. The requirement to have labels and to-go boxes could be cost prohibitive for some organizations who are regular providers of meals. Is that type of financial limitation being taken into consideration? Will there be other waivers for these financial requirements?

Councilor Aditi Bussells said this is to make our services better. There are always different events and context. There is always a certain level of discretion and conversations that we have and we have always been able to adjust accordingly. If we are able to come to a mutual agreement, I don't see why that would be an issue. The end goal is to have a clear understanding and coordination of events in our parks.

Kieley Sutton suggested that the level of openness be included as language on the city's website, not in the ordinance.

Teresa Wilson, City Manager said we do that now and most of the time because there hasn't been a tone set about the massive amount of resources. We are more than friendly and more than compassionate. We are trying to strike a balance. I don't know that the tone of any city ordinance is always meant to be touchy feely.

Matthew Brock suggested that the application provide space for an organization to express any limitations they may be experiencing.

Doreen Skelton said my understanding is that the city wants to hold providers accountable for cleaning up. The ordinance mainly talks about food and trash.

Councilor Will Brennan said let us talk about where the ordinance draft will go and the timeline to continue receiving public input as the ordinance makes its way to City Council at a work session and then to City Council for the readings.

Teresa Wilson, City Manager said that would be the recommendation that I have. The taskforce has done a great job of providing input. Legal took a great stab at it and we need to put it before all of your colleagues in a public meeting. I need to review it more in the context of things that have been said today. Director Davis for the Parks and Recreation Department and Assistant City Manager Simons will need to review this, too. There are a lot of additional steps and we will make sure that all of the input is taken into account.

Councilor Will Brennan asked for the best contact for the taskforce, service providers and the public to send feedback to.

Teresa Wilson, City Manager said we have been setting up a database in my office. We may need to standup a homeless services page on the website to include a compilation of what has come out of the taskforce. That may also be a place for questions, suggestions, and observations.

4. Long-term Strategies and Final Report to City Council - The Honorable Aditi Bussells, Committee Chair

Councilor Aditi Bussells said I want to recap some of the strategies that you all have determined in terms of what you would like to recommend to City Council and then I will open it up to see if there is anything else you would like to add. In addition to the short-term changes Councilman Brennan announced, here are some of the strategies that came out of this discussion:

1. Identify and create an infrastructure for services after 5:00 p.m. There is a gap. Most services are provided from 8:00 a.m. to 5:00 p.m. While we have expanded our mental health clinicians within our Pathways Unit, there continues to be a need for us to create a system where a business owner or community member can call and be directly connect to a set of services after 5:00 p.m.

2. Increase beds and single occupancy beds for the chronically unsheltered. Some of that will be addressed through Rapid Shelter Columbia and the 50 Pallets, but our work continues in terms of identifying permanent housing solutions for those triaged through the Rapid Shelter.

3. Continue to streamline and coordinate feedings (meal shares) that are occurring across the city.

4. Revisit and address competency with the state and local courts and how to move forward.

5. Increase regional and state cooperation in support of all that Columbia is doing. We learned from the United Way of the Midlands (the continuum of care provider) that out of 19 counties in the Midlands, Columbia is the only city that has a low barrier shelter like Transitions. The funding formula is lower in South Carolina than a lot of other states. We need to push to our delegation the importance of getting more funding to address those needs.

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6. We don't want law enforcement to be the first point of entry. We want to see a greater presence of beat cops within the hospitality districts, use our Yellow Shirts Program, and ensure that we have resources to help people that may be experiencing a mental health crisis and address those individuals who may be engaging in criminal activity.

7. The 2013 Homeless Taskforce wanted to have the Main's Best Convenience Store (The Blue Store) shut down. We were able to do that and we have seen drastic improvement in terms of the criminal activity that has occurred there.

8. Coordinate our services as a city. That is where you are seeing the approach of having homeless coordination housed in the city to help develop outcomes, shared understanding of success, and collaboration with our providers. We hope this will be a way to resolve issues that result from working in silos or not having a shared understanding of the things we want to accomplish.

9. Having an appeal process for The Comet's trespass notices.

10. Tracking and accountability: Compiling annual data on the number of individuals using sheltering services. Currently, the data for the emergency shelter is reported through HMIS. This should be included in the job descriptions. Track where people go when they leave. This can be linked to the affordable housing taskforce.

Dr. Bret Kloos said I want to know that the money is going to something that won't move problems somewhere else. I don't know if Chief Holbrook was informed that the Sheriff was going to close down the field near Wal-Mart. That's a coordinating function. The 50 pallets will expand our capacity greatly.

Chief Holbrook said there was coordination. We share similar processes for when we identify a homeless camp. We engage our service providers and we provide notice in order to get people into the service they choose. We can't force that but we give them ample time to vacate from the property. These properties have significant public health issues and oftentimes criminal activity. It is important to know where folks are going on the backend but I am always curious to know how they got here on the front end.

Dr. Bret Kloos said the United Way tracks the conditions people came from and the type of services they have accessed.

Councilor Aditi Bussells said as Jamar has openly shared, he has engaged in a lot of different services for the homeless. Oftentimes, we would have reflections after the meetings. He wanted to share a little bit of his story and give strategies that he thinks would make sense in terms of moving forward.

Jamar Ogburn said I was homeless over a number of years stemming from living in New York and moving to South Carolina. Back then, the Salvation Army and Oliver Gospel Mission were the providers. It was a cold and dark experience. You are living in filthy conditions. The showers were nasty. The facility was nasty. In 1995, I remember being in a small hotel room with four bunkbeds and eight grown men. We shared a small shower and a toilet. Only two people out of the eight overcame homelessness. The odds aren't great. There weren't many places feeding individuals. I last experienced homelessness in 2014 and I was at Transitions. If Transitions wasn't there, I don't know if I would be sitting here today. I had some bad experiences, but it wasn't all bad. My reality was based off of a foundation that came from my parents that told me that I could be anything that I wanted to be. In remembering what they shared with me, I knew that I could overcome it. I just had to do something about it. I worked and in the process I became friends with the social workers. They truly cared about the individuals but because of politics, their hands were tied. After I left, they asked me to come back to facilitate the Men Making a Difference group. That was my pride and joy. I didn't want to do it because I wasn't that far removed. There is hope and there is always that fire. I was a manager at the IWC and people want me to come back. Homeless people are not bad. If you look past what they are doing, you will find out that they are good people in a bad situation. I hope that the city, community, and services can somehow get together to formulate a plan. I believe wholeheartedly that we will be able to formulate an active plan that doesn't put a band aid on the wound but allows us to heal as a community and grow from there. I hope that when the homeless come to our city they say I may not be homeless for long.

5. Looking Ahead: Potential Partnership with Richland Library - Ms. Melanie Huggins Executive Director / Richland Library

Councilor Aditi Bussells said the work does not end here. There are going to be plenty of opportunities to stay engaged. I would like to introduce Melanie Huggins and her team from Richland County Library. They have a potential opportunity for us to continue some of this work, come together to talk about some of the strategies, and develop a long-term plan to make Columbia a place where you can access services seamlessly.

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Melanie Huggins, Executive Director / Richland Library said we serve people and meet their needs where they are. We have an opportunity that we want to bring to this taskforce. We look forward to seeing the full report because it will inform our work as well. Over the past few years, library staff has become good at service design, which is using a human-centered approach to solving community problems by putting the lived experience of the people you are servicing at the center of what you are designing. In 2017, we created Do Good Columbia. We tackled how to make our riverfront more enjoyable and accessible. We worked with 113 citizens over 2.5 days to develop ideas that could be completed within 6 to 12 months. We had 13 teams that pitched ideas to a panel of judges that included city staff. The winning team received $50,000 to implement their idea. This resulted in the installation of hammocks, a mural, and signage at Riverfront Park. Last year, the Midlands Business Leadership Group asked us to assist with attracting and retaining black and brown talent to their organizations. We used the same process to interview over 60 employees. We drafted a report for the business community with recommendations on how to do a better job with attracting and retaining talent. We are here today, because we have grant funding for another Do Good process. We wanted to tackle how we might respond better in times of crisis, but when I found out about this taskforce I contacted Dr. Bussells about taking your recommendations to do another Do Good process. Now that you know what you want to do, we can help you figure out how you want to do some of those things.

Georgia Coleman, Chief Operating Officer / Richland Library said human center design is a collaborative process where you bring together diverse groups of stakeholders. We center people's stories, experiences, thoughts, feelings, and actions in order to design solutions that work for real humans. Design thinking teaches us to approach problems as questions. How do we collaborate and connect across agencies to serve people after hours? How can we ensure that the experience of people at the IWC is equitable, respectful and compassionate? These are the types of questions we could tackle through a Do Good process. We also know that great designs come with great constraints. Rather than thinking outside the box we build the right shape box to think inside of. You would help us define the timeline, project costs, partner organizations, and other requirements. We can customize a workshop process that would generate solutions that meet the needs that you are setting forth. Then we would develop personas or representative stories that we can design around. Additional information can be found online at https://www.dogoodcolumbia.com.

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Melanie Huggins, Executive Director / Richland Library said we have to spend the money by April. We just need to know if there is interest in us being a part of taking these recommendations, putting together a process, and moving forward. The city would need to be a collaborative and supporting partner and commit to funding whatever comes out of it. If not, we will find a different problem to apply these skills to.

Councilor Aditi Bussells said I think this is something that folks are interested in pursuing. We can have you work with Erika to get the taskforce members' information. We worked with several other stakeholders that are also helping us get Rapid Shelter Columbia off the ground. We can include the three new hires and members of the general public. This is another information gathering point. My only thing for us to consider is that the City of Columbia doesn't hold the dollars for homelessness; it resides with the Midlands Area Consortium on Homelessness (MACH). I would ask them to make the same commitment because they have millions of dollars that are given out every year. That is where we can move the needle.

Julie Ann Avin, MIRCI said MACH's money is already spoken for. That is HUD money and we can't just direct it to whatever comes out of this. The funds go straight into housing.

Councilor Aditi Bussells said there were many opportunities identified for better streamlining of the service providers that participate in MACH. They should be a part of this conversation about collaboration and alignment. There is a competitive environment of homeless services and we need to address that in order for us to have a true continuum of care for people experiencing homelessness.

Teresa Wilson, City Manager said Rapid Shelter Columbia has moved fast in order to open by November 1, 2022. There is still a lot of work to be done. I have a few pictures of what is going on down there. We are moving along steadily with the construction schedule. Site clearing began on September 7, 2022. After site clearing began, we completed engineering drawings because grading and storm drainage has to be addressed. A new service line and transformers from Dominion Energy have been installed. As the site prep continues, you will see additional things like sidewalk installation, artificial grass, and fencing leading up to the Pallet Shelters tentatively arriving on October 26, 2022. At that point, we will engage our internal forces and volunteers to assist with anchoring and electrical connections for the shelters for a tentative opening on November 1, 2022. The Pallet Shelter is a 64 sq. ft. unit that includes air conditioning, shelving, power outlets, fire extinguishers, heat, a folding bed, and an egress door with storage. The Pallet shelter units are well-equipped and safe. Over 3,000 shelters have been deployed across the country with us being the first in the southeast. There is a 100 sq. ft. unit as well. The site plan shows that

40 shelters will be on the left side for men and ten shelters will be on the right for women. We are sorting through administrative guidelines and the question of couples. I want to thank Colonel Craig Curry with Transitions for his insight. Through their partnership with the United Way, they have already worked at the Inclement Weather Center. We are working towards our staffing model. We take this seriously. This has to be safe and secure. We will get the work done and roll it out at the right time, in the right way, with the right staff and with the right rules. I appreciate the patience, compassion and concern that this group has shown in the work of Dr. Bussells and her colleagues to allow us to even attempt to do this.

Chris McGuire asked if there is plan for people who are going to become homeless.

Councilor Aditi Bussells said some of our great providers talked about those services at our last meeting. This taskforce is focused exclusively on addressing the chronically unsheltered. We identified that as a gap in services. We also catalogued all of the organizations that serve people and families that are on the cusp of becoming homeless.

Chris McGuire asked if an advocate is onsite to point folks in the direction they can go in when you clear out camps. I feel like I am about to face homelessness within a few weeks. I lost my job because I gave a homeless person my employee meal.

Councilor Aditi Bussells said there are service providers in the audience that would be happy to connect you with services.

Jamar Ogburn said I can direct you and help you with a few job openings.

Chris McGuire suggested that the taskforce educate employers because the homeless get a bad rap.

Tom Clements said I have volunteered at the IWC for seven years and I have seen a lot. I am concerned about how the expanded services will impact me. Clients ask why the IWC is not open all the time. Is there a way to accommodate storage of people's belongings? They stash it somewhere and it is thrown away or it is stolen while they are asleep. I hope there is a feedback mechanism for people on the ground.

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Regi Solis, Needful Things said I was homeless for six years. I am no longer homeless because I received an inheritance. I share information with the homeless. I only know of 30 groups that provide meals and not all of them do it on a regular basis. What will the $150 registration fee cover when the Parks and Recreation Department was issuing permits for free? A lot of these organizations receive donations. They don't have money to pay that.

Councilor Aditi Bussells agreed to provide the catalog of services. They are not paying to register; it is a deposit. The cost to clean up after feedings is much more than $150 when you factor in labor and materials. It is a way to hold people accountable of leaving the place better than they found it.

Regi Solis asked if the city is supplying adequate trash facilities. I have a list for Richland County and Lexington County. Some of the listed services no longer exist and some of the locations were not doing what the website said they were doing. There are more than 250 homeless people. Is there a law that says you have to be housed? The city has plenty of empty land to provide a place for people who do not want to be housed. Why are people being harassed? The 6th Federal District Court ruled that unless you can provide viable shelter for people, then it is constitutional for people to sleep in public and it does not include shelters like the Oliver Gospel Mission, which is faith based. It also excludes spaces like Transitions that has strict regulations.

Chief Holbrook said we are not forcing anybody to shelter. We're providing shelter for unsheltered people who may have been averse to staying in Transitions or congregate settings. This is a sheltering philosophy that gives people their own space. We are not taking people there against their will; it is an option for an identified part of a very vulnerable population.

ADJOURNMENT

Upon a motion made by Mr. Ogburn and seconded by Chief Holbrook, taskforce members voted unanimously to adjourn the meeting at 5:36 p.m.

Respectfully submitted:

Erika D. Moore Hammond, CMC
City Clerk

We Are Columbia

MEETING DATE: **November 15, 2022**

DEPARTMENT: **City Clerk**

FROM: ***Erika Hammond, City Clerk***

SUBJECT: **Economic & Community Development Committee November 8, 2022 Report - The Honorable Joe E. Taylor, Jr.**

FUNDING SOURCE & ORIGINAL BUDGET:

ATTACHMENTS:

- **#a:** ECDC_MN_11_08_2022 (PDF)

COLUMBIA ECONOMIC DEVELOPMENT COMMITTEE MEETING MINUTES
TUESDAY, NOVEMBER 8, 2022

The Columbia Economic and Community Development Committee met on Tuesday, November 8, 2022 at City Hall (Mayor's Conference Room), 1737 Main Street, Columbia, South Carolina. The Honorable Joe E. Taylor, Jr., Chair called the meeting to order at 1:01 p.m. and The Honorable Will Brennan and The Honorable Tina N. Herbert were present.

COMMITTEE DISCUSSION

1. Review of Economic Development Partners

Ryan Coleman, Economic Development Director explained that our economic development partners are third party agencies that help us with various priorities and tasks around the city generally from an economic development perspective. They help with our mission to grow the community, improve livability, and recruit and retain businesses in the city. We have partner contracts with various agencies. In 2018, we had a much larger budget. We have gradually scaled down the partner deliverables to ensure that they are concentrating on items that council is prioritizing, they are helping improve the community, and they are providing the services we need. We have a list of groups that we continue to fund for a total amount of $308,000.

Councilor Taylor said over the course of the year, we would like to have each partner attend one of our scheduled meetings to brief us on what they expect for the next year. Our relationships and how we work together is going to be very important as we grow the economy of Columbia.

Ryan Coleman, Economic Development Director said we funded the City Center Partnership $70,000 each year as a 10-year contract based on the property that the city owns. That contract lapsed this past year.

Councilor Taylor said Mr. Palen and staff can decide if that goes to the committee first or to Council in the budget process.

Ryan Coleman, Economic Development Director said the Columbia Chamber of Commerce is funded out of the general fund. We manage that but the funds do not come out of our budget.

Councilor Taylor asked if that includes BRAC support. We appreciate what the Chamber has done for our relationship with Fort Jackson.

Ryan Coleman, Economic Development Director said yes.

Councilor Herbert said we are no longer funding EngenuitySC. Did we phase out any other groups?

Ryan Coleman, Economic Development Director said it was a couple of the subsidiaries like the Fuel Cell Collaborative and NuHub.

Councilor Herbert asked if Ryan anticipates any new partners for the next budget year.

Ryan Coleman, Economic Development Director said we haven't been approached with any requests. That would be for the committee to decide.

Councilor Taylor said over the next two months, we should look at GrowCo and what they are doing with USC at Bull Street and what we have over here.

Councilor Brennan asked if we are providing our partners with what they need to be successful in their recruiting efforts. This is something to keep in mind as we talk about metrics and whether we are successful with our new economic development plan. It is a two-way street, we need to give them the tools to recruit and retain small businesses.

2. Creation of a 5-Year Real Estate Plan

Councilor Taylor said we need to look at a five year plan for real estate. We are talking about assets owned by the city. We have a lot of non-performing assets meaning there is no building, they are not paying taxes, and they are costing us money for cleanup. The first step is to inventory everything we have and work with staff to develop a plan to convert non-performing assets to performing assets. We may have to look at putting assets like the post office back into the private sector. There are lots that will make great little new neighborhoods, affordable housing, attainable housing, rental and homeownership. As we build out our economic development department, we might be looking to get those things back into the market and recruit developers for them. I think we will come back on the market with 2221 Devine Street while maintaining the parking and using the office building to bring daytime traffic to Five Points.

Councilor Brennan asked if we have the inventory already. The quickest path to smart growth is looking within to see what we can bring to the table and finding good partners to develop it. I am a big believer in leasing back our office space. What are our space needs? How can we leverage our finances to get the best space for our employees?

Councilor Herbert said from a residential standpoint, staff is looking at all of the lots that we have because we can partner with developers for infill development to get rid of the empty spaces and get them back on the tax roll.

Councilor Taylor said an empty space is a non-performing asset. Nothing good happens on empty lots in neighborhoods. New construction and new activity creates interest. The more residences we can bring and the more we can show possible investors that we are growing the inner-city population, the better off we will be.

Councilor Herbert said we will be increasing our density to become competitive.

Councilor Taylor said there are some city assets that we need to look at replacing. How do we get them budgeted in? How do we pay for them? How do we disposition the property that may have been used for a certain purpose beforehand. The logical first step is to review the inventory of what we have. We need pertinent information like the age and use. We can possibly convert these non-performing assets into cash for our capital program. If we were to build a new police headquarters, I don't think it would be in the same place. Some of this land may be with our development corporations. I am not sure that when college students graduate they will have something nice to move into within the city center.

Councilor Herbert said that is important because we want to keep our young and knowledge economy. Not everyone wants a 90-year old house; they want something new with tons of amenities and we need more options for them.

Councilor Taylor said density is key. People want to live downtown and walk to dinner and work.

3. Update on Positions for the Economic Development Office

Ryan Coleman, Economic Development Director said we have made a verbal offer to a candidate and we are waiting on a response for the recruiter position. We just got back from the Urban Land Institute's fall conference and I think some folks are coming to visit Columbia.

COLUMBIA ECONOMIC DEVELOPMENT COMMITTEE MEETING MINUTES
TUESDAY, NOVEMBER 8, 2022

4. Establishing Quarterly Reporting Based on the Measures within the 2022 Economic Development Plan

Councilor Taylor said we included measures in the economic development plan. We will begin to track business license number growth year over year with quarterly updates. We will announce the number of new jobs and capital investment and we will not include non-profits. We will increase our city center population growth year over year with quarterly updates and counted by new living units announced. We may want to divide that into different territories like North Main and City Center. We will measure the increased city revenue streams, property tax, accommodations tax, hospitality tax, water and sewer revenue increase based on taps and consumption from within city projects only. What are we projecting on increases? We should benchmark this from December 31, 2022. If the committee agrees, we will track these on a calendar year basis instead of a fiscal year basis. We can get a quarterly report from our economic development department.

Ryan Coleman, Economic Development Director said we also want to look at outreach and engagement with existing businesses. As the recruiters come in, we want to consider leads we are generating and how they are translating into active projects.

Councilor Taylor said you cannot spend leads and outreach but you can spend business license increases. Let's shoot to establish our benchmarks after the first of the year using December 31, 2022 as our start date.

Councilor Herbert asked if the committee is meeting next month. It would be good to know what we are going to use. I am concerned about tracking people.

Councilor Taylor said it is a tracking mechanism and we should decide how many people to allocate to a unit. Then we can look at building permits to see how many new units are being built and multiply it by whatever the census tells us the average household population is in that area. We should be fine as long as we are consistent with the multiplier.

Councilor Herbert said I want to add an area of opportunity.

Councilor Brennan said our parking is a big part of our assets. When will the parking study be rolled out for review?

Councilor Taylor said in December.

COLUMBIA ECONOMIC DEVELOPMENT COMMITTEE MEETING MINUTES
TUESDAY, NOVEMBER 8, 2022

EXECUTIVE SESSION

Upon a motion made by Mr. Brennan and seconded by Ms. Herbert, committee members voted unanimously to enter into Executive Session at 1:30 p.m. for the discussion of **Items 5** and **6**.

5. 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)

    - *GSM of North Main/Peak Drift Beverages*
    - *Golden Eagle*
    - *2222 Main View Apartments*

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

    - *1225 Laurel Street*

ADJOURNMENT

The meeting was adjourned at 2:40 p.m.

Respectfully submitted:

Erika D. Moore Hammond, CMC
City Clerk

We Are Columbia

MEETING DATE: **November 15, 2022**

DEPARTMENT: **City Clerk**

FROM: ***Erika Hammond, City Clerk***

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

FUNDING SOURCE & ORIGINAL BUDGET:

PURPOSE:

Davis v. City

We Are Columbia

MEETING DATE: **November 15, 2022**

DEPARTMENT: **City Clerk**

FROM: ***Erika Hammond, City Clerk***

SUBJECT: **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)**

FUNDING SOURCE & ORIGINAL BUDGET:

PURPOSE:

2222 Main View Apartments

We Are Columbia

MEETING DATE: **November 15, 2022**

DEPARTMENT: **City Clerk**

FROM: ***Erika Hammond, City Clerk***

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

FUNDING SOURCE & ORIGINAL BUDGET:

PURPOSE:

Executive Management and Leasing, Inc.