



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, NOVEMBER 15, 2022

The Columbia City Council met on Tuesday, November 15, 2022 at City Hall, 1737 Main Street, Columbia, South Carolina 29201. The Honorable Daniel J. Rickenmann, Mayor called the meeting to order at 4:05 p.m. The following members of Council were present: The Honorable Howard E. Duvall, Jr., The Honorable Edward H. McDowell, Jr., Mayor Pro-Tem, The Honorable William Brennan, The Honorable Tina N. Herbert, The Honorable Aditi Bussells, and The Honorable Joe E. Taylor, Jr. 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., Mayor Pro-Tem offered the invocation.

ADOPTION OF THE AGENDA

Upon a motion made by Ms. Herbert and seconded by Dr. Bussells, Council voted unanimously to adopt the agenda subject to deferring consideration of items 22 and 23.

PUBLIC INPUT ON AGENDA ITEMS

No one appeared at this time.

APPROVAL OF MINUTES

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

Upon a motion made by Mr. McDowell and seconded by Mr. Duvall, Council voted unanimously to approve the November 1, 2022 Council Meeting Minutes.

PRESENTATIONS

Councilor McDowell said the Benedict College Tigers won the SIAC Championship. Their record was 11-0. I want to congratulate the Benedict College family. I also want us to recognize Dr. Artis and Coach Berry at the appropriate time.



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Mayor Rickenmann said we have been working on that. We have the Benedict College flag up. On November 26, 2022, they go for the national title and we want to cheer them on.

2. Diabetes Awareness Month Proclamation - The Honorable Edward H. McDowell, Jr., Mayor Pro-Tem

Councilor McDowell said November is Diabetes Awareness Month. Once upon a time it was called sugar, but sugar isn't sweet. It's a devastating disease and it is important for us to recognize it today. The 29203 zip code has the largest number of amputations in the state: one out of six African Americans are being grossly infected by diabetes, high blood pressure, hypertension, heart disease, and kidney failure and one out of three persons will die every eight minutes from diabetes.

Mayor Rickenmann and the members of City Council proclaimed November 2022 as Diabetes Awareness Month in the City of Columbia.

3. Tommy Suggs Day Proclamation - The Honorable Daniel J. Rickenmann, Mayor

Mayor Rickenmann said it is an honor to talk about one of my favorite Gamecocks, Mr. Tommy Suggs. I wanted to take this opportunity to honor his 50 years of commitment to our community, to the Gamecock nation, and to Columbia. Thank you Jane for sharing him with the 139,000 people in Columbia, South Carolina. We appreciate it because we know it's a family effort.

Mayor Rickenmann and the members of City Council proclaimed Tuesday, November 15, 2022 as Tommy Suggs Day in the City of Columbia.

Mr. Tommy Suggs said in 1967, I left a farm six miles outside of Lamar, South Carolina to play football at the University of South Carolina. I've adopted this city and I am so fortunate to be able to give back. I'll continue to do that. Thank you so much for this recognition.

Councilor Taylor said I've had the privilege of banking with you at South Carolina Federal, being insured by you, and getting to listen to you. But most of all you've been a great neighbor and a great member of district four. Behind every good man stands a great woman and Jane Suggs has done wonders for the Tanglewood Neighborhood Association. Thank you both.



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4. g ALPHA Accelerator Program Launch – Mr. Joe Queenan, Interim Executive Director for GrowCo

Mr. Joe Queenan, Interim Executive Director for GrowCo said I wanted to express my thanks to City Council for your support of a program that we recently launched. It is called g Alpha and it is part of an accelerator program. Companies have raised over a billion dollars so far. We opened up the applications last week and we're already half full. This demonstrates the need for this project. We're going to run another cohort after we finish this program. The Columbia community is showing up and we're very grateful.

CONSENT AGENDA ITEMS 5 THROUGH 11

Councilor Taylor requested an explanation of the capital lease program during a work session.

Upon a single motion made by Mr. McDowell and seconded by Mr. Duvall, Council voted unanimously to approve **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. - *Approved*

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. – *Approved*

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.



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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. – *Approved*

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. – *Approved*

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. – *Approved*

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. - Approved on second reading.*

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. – Approved on second reading.*



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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) – *Approved on first reading.*

Upon a motion made by Mr. Taylor and seconded by Dr. Bussells, Council voted unanimously to give first reading approval to 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 – *Approved on first reading.*

Upon a motion made by Ms. Herbert and seconded by Mr. McDowell, Council voted unanimously to give first reading approval to 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 – *Approved on first reading.*

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



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PUBLIC HEARING & FIRST READING FOR ZONING / PLANNING MATTERS

Council opened the Public Hearing for Zoning/Planning Matters at 4:31 p.m.

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

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 - Denied

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)

Mayor Rickenmann asked if there had been any updates or changes.

Ms. Krista Hampton, Director of Planning and Development Services said we have heard through a third-party that the contract has expired; however, we have not received any direct communication from the applicant about his request.

Upon a motion made by Mr. Duvall and seconded by Mr. Taylor, Council voted unanimously to deny the Annexation, Future Land Use Map Amendment, and Zoning Map Amendment for 20.54 acres E/S Elmgren Street; TMS#07312-04-03 **and** 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.



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

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 - Denied

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)

Mr. James Starnes, president of the North 21 Terrace Neighborhood Association said I'm joined today by a number of neighbors. We come in opposition to the request for annexation and rezoning. We are concerned about the aesthetics of our neighborhood and we are interested in preserving our neighborhood. We offer our assistance to you to make sure that this gateway into the city is something that you can be proud of and we ask that you deny the request.

Ms. Gwendolyn Singletary, executive director of the Wiley Kennedy Foundation/president of the United Alliance of North Columbia Neighborhoods said we are opposed to the annexation or the change in zoning for the specific facility. We believe what they propose will continue to add to the crime and negative perceptions in that area. We are also concerned about traffic in that area. We need to bring businesses in and we can only do it by raising the standard of the community and showing it in its best light.

Mr. Craig Samson said I am insulted that he wants to lock up the last prime area under concrete to turn it into a parking lot. We have a TA and another truck stop on the other side of I-20. Housing is being constructed. There's already noise 24 hours a day. We want North Columbia to be a destination. The topography of the area is terrible. An example would be what was done on Forest Drive when they took out Cardinal Newman. I understand that the tax base is different, but they had a vision to create something for the future.



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Mr. Sergey Pikalov, applicant said we are looking for parking for commercial vehicles. People are looking for storage for their cars, belongings, boats, trailers, and commercial vehicles. I'm not going to give all my land for the commercial vehicles down there. It won't be a truck stop. This parking spot for commercial vehicles will only be for people who live in this area. If I can get at least 10 trucks, the state can make about \$3 million in revenue on taxes. Other businesses are going to be happy because they still get to do business with us.

Ms. Tyra Little said this has always been a very proud neighborhood. He has a big old burn pit there. Everything that he's doing is taking away from bringing any type of beautification to the area. You have 288 units that are coming. We know about the crime. The TA and Flying J have extra security. We don't need any additional parking for trucks in that area. We need something that is going to help stimulate the economy. I ask you to deny this gentleman's request.

Mr. Walter Reed said there is another truck parking space across the street from McDonald's. We hope to become an extension of the work that has been done on North Main Street down to Fairfield Road. This open parking does not lead to any kind of economic development. There isn't an abundance of people in 29203 that will be using this facility. People that park don't spend money; they park and they leave. There are three gateways left in Columbia: Broad River Road, North Main and Two Notch Road. Those areas are severely overlooked. I hope that you deny this request.

Mr. David Lewis said the gentleman mentioned a community activity center, but we've been talking about a parking lot. Do you know what a community activity center is? What is the purpose? What is it supposed to provide? You have not put out a proposal to the neighborhoods or the surrounding areas telling them what a good community activity center this would be.

Reverend A. A. Dicks said I stood here 40 years ago to ask for zoning changes for our church. The Council advised us to first get in touch with the neighborhood organization. Neighborhoods are important. It's where people go home to rest, play with their children, walk their dogs, and listen to the birds chirping in the trees. I purchased the piece of property across the street from the subject property. I see the tandem trails from the trucks going across the grass. There needs to be a traffic light at Mason and North Main. I respectfully request that you all would deny this request.



We Are Columbia

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Mr. Jimmy Wright said it was only a month ago that we were here in this chamber with the city's Planning Commission to speak about what we want in our community. The Planning Commission asked him what he wanted to do with the property and he chose not to speak about that. That's a problem for us because that means that you have some type of intent that goes against the community. We ask that you please do not allow this particular business to be a part of the fabric of our community because it does not represent who or what we are.

Councilor Herbert said I met with Sergey on the property. I gave him an opportunity to explain exactly what he wanted to do and we discussed some options. I grew up in 29203 and my grandmother knew Mrs. Monteith. It's also a very beautiful piece of property. I would rather it remain as green space until we can find the proper thing to put there. My daddy, cousin and uncle were truck drivers. I don't automatically assume that truck drivers and leaving trucks lead to crime, but I do understand the point that you all are trying to make. There's also Nilson Storage right up the street. The North Columbia Plan says that we really want retail or more housing. Anything inconsistent with that would not be good for the area. For those reasons I am voting in the negative.

Upon a motion made by Mr. Duvall and seconded by Mr. McDowell, Council voted unanimously to deny the Annexation, Future Land Use Map Amendment, and Zoning Map Amendment for 6505 North Main Street; TMS # 11716-04-04 **and** 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.

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 – *Approved on first reading.*

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 - Approved on first reading.

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.



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Applicant: Multiple Petitioners

Staff Recommendation: Approval

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

No comments were received at this time.

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

18. Annexation, Future Land Use Map Amendment, and Zoning Map Amendment for 1008 Lykes Lane; TMS# 05000-02-29 – *Approved on first reading.*

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 - Approved on first reading.

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)

No comments were received at this time.



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Upon a motion made by Mr. Taylor and seconded by Ms. Herbert, Council voted unanimously to give first reading approval to the Annexation, Future Land Use Map Amendment, and Zoning Map Amendment for 1008 Lykes Lane; TMS# 05000-02-29 **and** 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.

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

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 – Approved on first reading.

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)

No comments were received at this time.

Upon a motion made by Mr. Taylor and seconded by Dr. Bussells, Council voted unanimously to give first reading approval to the Annexation, Future Land Use Map Amendment, and Zoning Map Amendment for 1903 Hazelwood Road and 1842 Pressley Street; TMS#19205-03-12 **and** 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.

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) – *Approved on first reading.*



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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 - Approved on first reading.

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)

No comments were received at this time.

Upon a motion made by Mr. Duvall and seconded by Mr. Taylor, Council voted unanimously to give first reading approval to the 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) **and** 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.

21. **Annexation, Future Land Use Map Amendment, and Zoning Map Amendment for 37.675 acres, S/S I-20; TMS# 28800-06-05 – Approved on first reading.**

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 - Approved on first reading.

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



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Staff Recommendation: Approval

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

No comments were received at this time.

Upon a motion made by Mr. Taylor and seconded by Ms. Herbert, Council voted unanimously to give first reading approval to the Annexation, Future Land Use Map Amendment, and Zoning Map Amendment for 37.675 acres, S/S I-20; TMS# 28800-06-05 **and** 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.

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

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) - Deferred

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 – *Deferred*



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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 - Deferred

Council District: 1

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

Applicant: Lauren Taylor, Ghost rider OZ Fund LLC

Staff Recommendation: Approval

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

24. **Zoning Map Amendment for 14.75 acres, N/S Lost Creek Drive, TMS# 05207-07-28 – Approved on first reading.**

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 – Approved on first reading.

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)

Mr. Sergey Razin asked if there is a possibility for making this property available for sale to the current residents.

Ms. Krista Hampton, Director of Planning and Development Services said it may be under contract which is why you are seeing it here for rezoning.



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Upon a motion made by Mr. Taylor and seconded by Mr. Duvall, Council voted unanimously to give first reading approval to the Zoning Map Amendment for 14.75 acres, N/S Lost Creek Drive, TMS# 05207-07-28 **and** 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.

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 - Approved on first reading.

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)

Ms. Krista Hampton, Director of Planning and Development Services said when we made the changes to the text amendment the last time there were some clarifications requested of residents. We made that, it was signed, and this is coming back to you with that language.

No comments were received at this time.

Upon a motion made by Dr. Bussells and seconded by Mr. McDowell, Council voted six to one to give first reading approval to 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. Ms. Herbert, Dr. Bussells, Mr. Brennan, Mr. McDowell, Mr. Duvall, and Mayor Rickenmann voted aye. Mr. Taylor voted nay.

Council closed the Public Hearing for Zoning/Planning Matters at 5:17 p.m.



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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 - *Approved*

Councilor Taylor noted that this comes with a recommendation for approval from the Economic Development Committee.

Upon a motion made by Dr. Bussells and seconded by Mr. McDowell, Council voted unanimously to approve 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.

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 - *Approved*

Upon a motion made by Mr. Taylor and seconded by Dr. Bussells, Council voted unanimously to approve 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. - *Approved*



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Councilor Duvall said I do not approve of the HomeServe projects. I think they're taking advantage of the city and the citizens of the city with this program. HomeServe is now advertising on television. Do we bill for HomeServe? Do they pay us a fee for city residents who join?

Mr. Clint Shealy, P.E., Assistant City Manager for Columbia Water said we don't bill for HomeServe directly. They bill the customer for the private sewer lateral insurance. We get 7% commission for any one of our water or sewer customers that sign up for the service line agreement.

Councilor Brennan asked if we have gotten away from HomeServe's marketing efforts mirroring the city of Columbia. Do we still offer assistance with paying water bills from the portion of the HomeServe payments?

Mr. Clint Shealy, P.E., Assistant City Manager for Columbia Water said yes and we review proofs of their marketing materials with our communications staff. We do our best to help qualified customers that are having a hardship case with water and sewer bills. We are also looking at expanding that program for folks that have private sewer lateral defects and are not part of the insurance program.

Mayor Rickenmann said \$59 a year will save you thousands on issues. I believe in it.

Upon a motion made by Mr. Brennan and seconded by Mr. McDowell, Council voted four to three 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. Ms. Herbert, Mr. Brennan, Mr. McDowell, and Mayor Rickenmann voted aye. Mr. Taylor, Dr. Bussells, and Mr. Duvall voted nay.

29. South Carolina Opioid Recovery Fund - The Honorable Aditi Bussells

Councilor Bussells said the city of Columbia has an opportunity to apply for guaranteed funding as a result of this large opioid settlement with pharmaceutical companies that the state of South Carolina won. The first round of guaranteed political subdivision funding applications are due December 1. Our ideas must fit under their abatement or prevention/treatment strategies. This funding is allocated for us over the next 10 years at 2.6% of the settlement.



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Ms. Teresa Wilson, City Manager presented the city's recommended use of funds for each of the following core strategies: Naloxone or other FDA approved drugs to reverse opioid overdoses; medications for Opioid Use Disorders (MOUD) Distribution and other Opioid Use Disorder (OUD) treatment; expansion of warm hand-off programs and recovery services; prevention programs; evidence-based data collection and research analyzing the effectiveness of the abatement strategies within the state.

Councilor Bussells said my recommendation is to narrow it down to three or four areas. The ones that resonate the most with our discussions and priority areas are training around naloxone and some of the prevention pieces. I also believe the Pathways initiative can fall under one of those prevention strategies given that we're integrating behavioral health into our first responders. The last area would then focus on ways in which we can continue to partner and collaborate with community based organizations to advance some of these approaches.

Councilor Brennan asked if we will be serving people from outside of the city limits. If we're, going to the extent of creating a dashboard and education, we should reach out across the river to West Columbia, Cayce, and Lexington County and beyond. We should all make it worthwhile in pursuit of the ultimate end game.

Councilor Taylor said we tend to get a hundred percent of the burden that we carry the cost on. It's absolutely worth us addressing Richland County, Lexington County, and other municipalities that are participating in this opioid settlement. If we're going to be tasked with addressing a hundred percent of the problem, they should have to participate in the costs.

Mayor Rickenmann said I will add homelessness to our next regional meeting. I read that Wal-Mart settled for \$3.1 billion. Do you know if that is going to get passed out to the different states where Wal-Marts are located or is that an application process?

Councilor Bussells said the money that is coming right now is from Purdue and Johnson & Johnson. If that is the case, that would've been a separate lawsuit. I will report back to you.

Ms. Teresa Wilson, City Manager asked that any additional feedback go to Ms. Benjamin by the end of this week so that the application can be submitted in a timely manner.

Councilor McDowell said I buy into the opioid tradition and what has taken place in our cities and in our nation relative to this very addictive and deadly drug. I understand what we want to do with the opioid grant but there are other more deadly drugs out there. Fentanyl is just as deadly.



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If we are going to take one part, we need to make it all inclusive. Drug addiction is not just related to opioids; it can be a crack, marijuana or heroin.

30. Fiscal Year 2022/2023 Community Promotions Grant Program Recommendations - Ms. Missy Caughman, Budget, Program Management and Grants Director

Ms. Missy Caughman, Budget, Program Management and Grants Director said City Council approved a \$140,000 allocation for a Community Promotions Grant Program. In October, we received 19 applications for a total of \$381,000 in requests. A committee reviewed the applications and recommended funding for 15 of those organizations. We categorized the recommendations based on the structure included in the guidelines for beautification projects, public safety, quality of life, senior programs, wellness and youth. City Council is asked to approve the recommendations for funding.

Councilor Taylor expressed concerns with funding the homeless dinner. We are trying to reduce the number of feedings and centralize volunteer efforts at Rapid Shelter Columbia.

Councilor Herbert said the program is held at their church and it is specifically for homeless youth. They're not out feeding people. It is not like the issues we have discussed and I don't know if we take youth at our facility.

Ms. Missy Caughman, Budget, Program Management and Grants Director said they are not unsheltered but they do not have a permanent residence.

Councilor Herbert asked if we still fund HomeWorks of America out of Community Development.

Councilor Bussells said if HomeWorks is eligible for other funds, I would like to free up those funds for organizations that are focused on beautification, place making, talent retention and engaging youth. Crash Course Columbia gives young graduates and those that have recently moved to Columbia a great understanding of all the things that the city has to offer. I'd like to increase that funding to \$10,000. I had some of the same concerns with the Safe Space dinner.

Councilor Herbert said HomeWorks is part of beautification because they help to restore people's homes. Based on the response, there won't be the option to fund them out of Community Development. The Safe Space Dinner is a sit down dinner with programs for youth. It is more comprehensive. I am supportive of it and would not want it to be reduced at all.



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Councilor Brennan said I'm very excited to see the Lourie Center included as the only dual senior health and wellness center in the city of Columbia. Thank you for pulling this together for us.

Mayor Rickenmann asked how Council would like to proceed. Do you want to get more information and ask staff to come back with updated recommendations? The simple thing may be to share the applications.

Councilor Herbert said we don't have youth in our programs at all. It gives us an opportunity to expand what we are doing for just \$2,000. For the record, I am okay with staff's recommendations.

Councilor Duvall said I am okay with staff's recommendations.

Councilor Taylor said the city of Columbia has perfected the art of moving homeless people back and forth across our city. One of my issues is having this at a location that is remote from all of the other service providers. We have 100 programs.

Ms. Teresa Wilson, City Manager said HomeWorks hasn't received funding through Community Development since 2017. The things that you all are bringing up are things you have to sort out with each other. It's up to you all to move the funds around.

There was an in-depth discussion on the recommendations and possible amendments.

Upon a motion made by Mr. Taylor and seconded by Mr. Duvall, Council voted six to one to approve the Fiscal Year 2022/2023 Community Promotions Grant Program Recommendations with the following amendments. Mr. Taylor, Dr. Bussells, Mr. Brennan, Mr. McDowell, Mr. Duvall and Mayor Rickenmann voted aye. Ms. Herbert voted nay.

- Allocate \$12,000 to Columbia Opportunity Resource
- Allocate \$20,000 to Home Works of America
- Allocate \$0 to Reformation Lutheran Church

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



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Councilor Bussells reported that the Task Force to Prevent and End Homelessness met on September 21, 2022. The final report has been entered into the record and will be available to the public. This is months of hard work that led to short-term and long-term strategies that we hope can address homelessness in a meaningful way. Some of the recommendations are already in motion. Thank you to the task force, my colleagues and the mayor.

Mayor Rickenmann said thank you and the committee. It wasn't easy, but it is allowing us to advance; making sure that each individual has an opportunity to receive services and get the shelter they need as we move forward on finding a permanent solution and housing for our unsheltered.

32. Economic & Community Development Committee November 8, 2022 Report - The Honorable Joe E. Taylor, Jr.

Councilor Taylor reported that the Economic & Community Development Committee met on November 8, 2022. We received a report on the status of the city's economic development partners. We began discussing a five year real estate plan on how to get city-owned non-performing real estate assets into the market. We reviewed the measures that were included in the economic development plan. We will use December 31 as our benchmark date and track these on a calendar basis. A goal is to increase the number of residents, especially in our City Center to a number comparable with Greenville and Charleston and to create a more vibrant downtown. We'll begin to look at city revenue streams to make sure we're getting the return on investment that we should expect. We standardized our meeting date to 1:00 p.m. on the second Tuesday of every month.

Councilor Bussells asked City Manager Wilson to keep Council posted on changes to the Council committee structure.

Councilor Duvall reported that the Public Safety Committee met today and would like to refer consideration of Resolution No.: R-2022-097 - The City of Columbia Adopts the Following Resolution in Support of Requesting the South Carolina Legislature to Enact a Statute to Require Security Cameras at the Entrances and Exits of Nursing Homes, Residential Care Facilities and Assisted Living Centers to City Council.

Councilor Taylor said I recused myself from that conversation because I have investment positions in assisted living facilities and Ms. Herbert did the same.



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Councilor Brennan referred a review of Charlotte's ordinance on paving products to a council committee.

Councilor Bussells referred an ordinance from the Climate Protection Action Committee to a City Council work session in January 2023.

Councilor McDowell announced that the Administrative Policy Committee is scheduled to meet on November 16, 2022 at 10:00 a.m.

Councilor Taylor referred a review of the enforcement plan for the CBD signage ordinance to the Public Safety Committee.

Councilor Taylor referred consideration of the use of water based utility paint to a council committee.

Councilor Taylor referred a review of alternatives to placing green roll carts in front of commercial establishments to a council committee.

Councilor Herbert referred a review of Greenville's rebate program that is used to attract grocery stores to the Economic Development Committee.

Councilor Herbert referred a review of the proposed Panel on Violent Crime and Bond Reform to the Public Safety Committee. This was an ad-hoc committee in 2012/2013.

PUBLIC INPUT

No one appeared at this time.

EXECUTIVE SESSION

Upon a motion made by Mr. Duvall and seconded by Dr. Bussells, Council voted unanimously to enter into Executive Session at 6:27 p.m.

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

- *Davis v. City*



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42. 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*

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

- *Executive Management and Leasing, Inc.*

ADJOURNMENT

The meeting was adjourned at 7:15 p.m.

Respectfully submitted:

Erika D. Moore Hammond, CMC
City Clerk