



The Columbia City Council conducted a Council Meeting and a Zoning Public Hearing on Tuesday, November 18, 2014 at City Hall, 1737 Main Street, Columbia, South Carolina. The Honorable Mayor Pro-Tempore Brian DeQuincey Newman called the meeting to order at 6:15 p.m. and the following members of Council were present: The Honorable Sam Davis, The Honorable Tameika Isaac Devine, The Honorable Cameron A. Runyan and The Honorable Moe Baddourah. The Honorable Mayor Stephen K. Benjamin arrived at 6:52 p.m. The Honorable Leona K. Plough was absent. Also present were Ms. Teresa Wilson, City Manager and Ms. Erika D. Moore, City Clerk. This meeting was advertised in accordance with the Freedom of Information Act. *The minutes are numbered to coincide with the order of the meeting.*

PLEDGE OF ALLEGIANCE

Boy Scout Ethan Adams led the audience in the Pledge of Allegiance.

INVOCATION

Chaplain Byron Powers, Columbia Police Department offered the Invocation.

ADOPTION OF THE AGENDA

Upon a motion made by Mr. Davis and seconded by Mr. Runyan, Council voted unanimously to approve the adoption of the agenda, subject to deferring consideration of **Item 14** (*Scope of Work for Instrumentation and SCADA System Maintenance Services*).

PUBLIC INPUT RELATED TO AGENDA ITEMS

No one appeared at this time.

APPROVAL OF MINUTES

1. [October 7, 2014 Work Session](#) and [October 21, 2014 Work Session and Council Meeting](#) – *Approved as presented.*

Upon a motion made by Mr. Baddourah and seconded by Ms. Devine, Council voted unanimously to approve the Meeting Minutes for the October 7, 2014 Work Session and the October 21, 2014 Work Session and Council Meeting.

PRESENTATIONS

2. [Introduction of the November 2014 Employee of the Month](#) – Mr. Aubrey Jenkins, Columbia Fire Chief

Fire Chief Aubrey Jenkins introduced Mr. Dameion Dawson, Deputy Fire Marshal as the November 2014 City of Columbia Employee of the Month. He described Mr. Dawson as a thirteen (13) year employee who is also a computer whiz that actively participates in many associations. He noted that Mr. Dawson is a Certified Fire Marshal and recently performed CPR on an individual at the Convention Center.

Mayor Pro-Tempore Newman and City Manager Teresa Wilson presented Mr. Dameion Dawson with a plaque and a token of appreciation for being selected as the City of Columbia November 2014 Employee of the Month.

3. [Homeless Helping Homeless Day Proclamation](#) – The Honorable Tameika Isaac Devine and Ms. Lorene Vining, Treasurer for Homeless Helping Homeless

Councilor Devine announced that this is National Homelessness and Hunger Awareness Week. She said one of the best activities is the Homeless Helping Homeless art exhibit. She said we have struggled with homeless initiatives and solutions, but a very integral part of that is input from our homeless population.

Mayor Pro-Tempore Newman and the members of Council proclaimed Wednesday, November 19, 2014 as Homeless Helping Homeless Day in the City of Columbia.

A representative of Homeless Helping Homeless presented bracelets in support of ending homelessness on behalf of Richland School District One. She reported that 2.5 million children were homeless this year.

Councilor Devine requested the latest statistics on homelessness.

4. [Cornbread Classic Day Proclamation](#) – Ms. Marilyn Hemingway, Membership Coordinator for the North Columbia Business Association

Ms. Marilyn Hemingway, Membership Coordinator for the North Columbia Business Association announced that the 3rd Annual South Carolina Cornbread Festival will be held on Saturday, March 28, 2015 in North Columbia. She announced the Cornbread Classic as the official Corn Hole Tournament of the South Carolina Cornbread Festival.

Ms. V. Vordai, Owner of Board Spaces of South Carolina said she is honored to receive the proclamation recognizing Cornbread Classic Day in partnership with the North Columbia Business Association and in recognition of their decision to donate a portion of the proceeds to local domestic violence prevention organizations. She said we look forward to working with the North Columbia Business Association to grow the Cornbread Festival and to have a positive impact on the City of Columbia.

Mayor Pro-Tempore Newman and the members of Council proclaimed Tuesday, November 18, 2014 as Cornbread Classic Day in the City of Columbia.

5. Small Business Saturday Proclamation – The Honorable Mayor Stephen K. Benjamin

Ms. Gerry Lynn Hall, Office of Business Opportunities announced that Saturday, November 29, 2014 is Small Business Saturday in the City of Columbia. She announced that the Office of Business Opportunities has partnered with the seven (7) shopping districts to promote Small Business Saturday. Customers are asked to make purchases from participating businesses; take a selfie with their receipt; tweet the photo to the Office of Business Opportunities using the hashtag [#SelfieSaturday](#); and the two most creative selfies from each district will receive a \$50 gift card from a locally owned store.

Mayor Pro-Tempore Newman and the members of Council proclaimed Saturday, November 29, 2014 as Small Business Saturday in the City of Columbia.

PUBLIC HEARING ON RESIDENTIAL PERMIT PARKING DISTRICTS

RESOLUTION

6. [Resolution No.: R-2014-107](#) – Designating the 500 block of Santee Avenue and the 2000 block of Wheat Street in the Wales Garden Neighborhood as Residential Parking Permit Districts pursuant to the City of Columbia Code of Ordinances, Chapter 12, Division 3, Residential Permit Parking Districts - *Approved*

- **Council opened the Public Hearing at 6:35 p.m.**

No one appeared in support of or in opposition to this matter.

- **Council closed the Public Hearing at 6:35 p.m.**

Upon a motion made by Mr. Baddourah and seconded by Ms. Devine, Council voted unanimously to approve Resolution No.: R-2014-107 – Designating the 500 block of Santee Avenue and the 2000 block of Wheat Street in the Wales Garden Neighborhood as Residential Parking Permit Districts pursuant to the City of Columbia Code of Ordinances, Chapter 12, Division 3, Residential Permit Parking Districts.

CONSENT AGENDA

Upon a single motion made by Mr. Davis and seconded by Mr. Runyan, Council voted unanimously to approve the **Consent Agenda Items 7 through 13 and 15 through 20.** **Item 14** was withdrawn from the agenda.

CONSIDERATION OF BIDS and AGREEMENTS

7. Council is asked to approve the [Purchase of Thirty-three \(33\) Light Bars and Sirens for the Police Department](#), as requested by the Fleet Services Division. Award to Campbell-Brown, Inc., using the WSCA-NASPO Contract in the amount of \$50,623.77. This vendor is located in Greenville, SC. *Funding Source: Capital Replacement/Small Hand Tools/Others Equipment; 6308972-623100 – **Note:** The original budgeted amount for this purchase is \$50,623.77. **Purchasing Agent Comments:** The Western States Cooperative Alliance (WSCA) is a cooperative joined by the State of South Carolina to assist with state contract purchases. Based on my prior experience with purchasing off WSCA contracts and from working with members of the National Association of State Procurement Officers (NASPO), I am confident that this strong alliance will be highly beneficial as another option for increased bulk/volume buying power and discounted pricing for the public sector. – Approved*
8. Council is asked to approve the [Purchase of Three \(3\) Chevrolet Caprice Patrol Vehicles](#), as requested by the Police Department. Award to Love Chevrolet, using the SC State Contract in the amount of \$84,420.00. This vendor is located in Columbia, SC. *Funding Source: Police Operations-Auto, Trucks, Heavy Equipment Capital; 1012403-658500 – **Note:** The original budgeted amount for this purchase is \$84,420.00. – Approved*
9. Council is asked to approve the [Purchase of Thirty-three \(33\) Chevrolet Caprice Patrol Vehicles for the Police Department](#), as requested by the Fleet Services Division. Award to Love Chevrolet, using the SC State Contract in the amount of \$928,620.00. This vendor is located in Columbia, SC. *Funding Source: Capital Replacement-Auto, Trucks, Heavy Equipment Capital; 6308972-658500 – **Note:** The original budgeted amount for this purchase is \$1,002,909.00. This purchase is part of the annual replacement schedule. – Approved*
10. Council is asked to approve the [Purchase of Three-thousand \(3,000\) Curb Stop Locking Device Units](#), as requested by the Water Distribution Division. Award to R. Giglio and Associates in the amount of \$70,184.00. This vendor is located in Auburn, AL. *Funding Source: Water Distribution and Maintenance; 5516203-623100 – **Note:** The original budgeted amount for this purchase is \$70,184.00. – Approved*
11. Council is asked to approve an [Agreement for Professional Services for Water Tank Repainting and Maintenance](#), as requested by the Utilities and Engineering Department. Award to Utility Service Company in an amount not to exceed \$100,985.00. This vendor is located in Perry, GA. *Funding Source: Water Plants Operations Budget; 5516210-638305 – **Note:** Sub-consulting services will be provided by Bullins Painting, Swink Painting and Nordic Tank & Tower at 30% of the contract value. The original budgeted amount for this project is \$100,985.00. – Approved*

12. Council is asked to approve [Project SD8408; Retaining Wall Replacement at 914 West Confederate Avenue](#), as requested by the Utilities and Engineering Department. Award to Shady Grove Construction, the lowest responsive and responsible bidder in the amount of \$92,114.00 with a project contingency of \$9,866.00 for a total amount of \$101,980.00. This vendor is located in Irmo, SC. *Funding and Supplement Source: Storm Water Maintenance & Improvements; 5549999-SD840801-658650 – **Note:** The wall has deteriorated and needs to be repaired to help save residential property lots. The original budgeted amount for this project is \$150,000.00. – Approved*
13. Council is asked to approve [Contract Amendment #3 for Project SS7116](#) for Evaluation and Design Services at the West Columbia and Saluda River Pumping Stations, as requested by Utilities and Engineering. Award to Brown & Caldwell, a non-DBE firm in an amount not to exceed \$110,140.00. This vendor is located in Columbia, SC. *Funding Source: 55116205-SS7116-638505 – **Note:** This is a Mentor Protégé Program Project and Chao & Associates (Protégé) located in Columbia, SC will provide engineering services, geo-technical services and assistance in collecting information for the Computerized Maintenance Management System (CMMS) at 20.4% of the contract value. The original budgeted amount for this project is \$110,140.00. This project is associated with the Clean Water 2020 Program. – Approved*
14. Council is asked to approve a [Scope of Work for Instrumentation and SCADA System Maintenance Services](#), as requested by the Metro Wastewater Treatment Plant. Award to MR Systems in an amount not to exceed \$292,153.00. This vendor is located in Norcross, GA. *Funding Source: Utilities Metro Wastewater Plant-Maintenance and Service Contract; 5516208-638200 – **Note:** This contract will be for 18 months ending June 30, 2016, which includes the HACH comprehensive service plan and contingency allowance. The original budgeted amount is \$600,000.00. This project is associated with the Clean Water 2020 Program. – Consideration of this item was deferred.*
15. Council is asked to approve [Projects WM4292, WM4293, WM4296 and WM4308; Contract at Various Locations for Water Main Breaks and the Enhancement of Water Services](#), as requested by the Utilities and Engineering Department. Award to Shady Grove Construction, the lowest responsive and responsible bidder in the amount of \$155,071.78 with a project contingency of \$17,000.00 for a total amount of \$172,071.78. This vendor is located in Irmo, SC. *Funding and Supplement Source: Water Improvement Fund; 5529999-658650-WM429201 – **Note:** This is a Mentor Protégé Program Project and 3G Construction (Protégé) located in Hopkins, SC is implementing 20% (\$31,312) of the contract value. The original budgeted amount for this project is \$172,100.00. This project is associated with the Clean Water 2020 Program. – Approved*

16. Council is asked to approve [Project SD8186; Storm Drainage Improvements at Leitner Road](#), as requested by the Utilities and Engineering Department. Award to LAD Corporation of West Columbia, the lowest responsive and responsible bidder in the amount of \$145,149.00. This vendor is located in West Columbia, SC. *Funding and Supplement Source: Storm Drain Capital Improvement Fund; 5529999-658650/SD818601-658650 – **Note:** This is a Mentor Protégé Program Project and Lexington Earthworks (Protégé) located in Gaston, SC is implementing 20% (\$29,030) of the contract value. This project consists of constructing new storm drain pipes with associated catch basins, junction boxes and grading of disturbed areas to drain newly constructed drop inlets. The original budgeted amount for this project is \$135,000; additional funding in the amount of \$25,000 will be coming from the Emergency Stormwater Maintenance Improvements Fund; SD8398. – Approved*
17. Council is asked to approve an [Agreement for Consulting Services to perform a Water and Sewer Rate Study](#), as requested by Utilities and Engineering. Award to Black and Veatch Corporation in an amount not to exceed \$199,158.00. This vendor is located in Columbia, SC. *Funding Source: 55111706-638305 – **Note:** The consultant will provide recommendations on revenue requirements and rate determinants, costs of service allocations, user rates and charges, capital financing, impact fees and tap fees to include making recommendations for improvements to the current cost allocation model. Atlantic South Consulting Services, a Minority Business Enterprise located in Columbia, SC will provide sub-consulting services at 5.2% of the contract value. The original budgeted amount for this project is \$200,000.00. – Approved*
18. Council is asked to approve an [Agreement for the Metro Gap Analysis \(Strategic Planning Tool\) Implementation Plan](#), as requested by the Utilities and Engineering Department. Award to Atlantic South Consulting in an amount not to exceed \$500,000.00. This vendor is located in Columbia, SC. *Funding Source: Sanitary Sewer Operating Budget; 5516208-SS7300-638300 – **Note:** This is a Protégé Led Project and Atlantic South Consulting Services, a Minority Business Enterprise located in Columbia, SC will receive 70% of the contract value. EMA located in Saint Paul, MN will receive 30% of the contract value. CDM Smith will provide mentoring services as provided through its Consent Decree Program Management Contract dated August 21, 2012 at no additional cost to this project. The original budgeted amount for this project is \$500,000.00. This project is associated with the Clean Water 2020 Program. – Approved*

ORDINANCES – SECOND READING

19. [Ordinance No.: 2014-097](#) – Granting an encroachment to Frederick Ronald Dennis for installation and maintenance of a brick and mortar retaining wall and sidewalk/drainage area within the right of way area of the 800 block of Albion Road adjacent to 819 Albion Road, Richland County TMS #13808-01-01 – *First reading approval was given on October 21, 2014. – Approved on second reading.*

EVENT RESOLUTIONS

20. [Resolution No.: R-2014-109](#) – Amending Resolution No.: R-2014-060 Authorizing consumption of beer and wine only at HolidayFest – *This event will be held on Saturday, December 6, 2014. – Approved*

ORDINANCE – FIRST READING

21. [Ordinance No.: 2014-119](#) – Granting an encroachment to CenturyLink Communications, Inc. for installation and maintenance of conduit and fiber optic cable within the right of way area of the 300 block of Lincoln, 900 and 1000 blocks of Catawba, 200 block Park Street and 1000 block of Whaley Street, Richland County TMS No.: 08914-17-01, 08913-05-05, 08913-05-03, 08914-08-09, 08914-08-07, 11301-01-01 and 11301-02-06 adjacent to 1000 Catawba Street, Richland County TMS No.: 11301-02-01 – *Approved on first reading.*

Upon a motion made by Mr. Baddourah and seconded by Ms. Devine, Council voted unanimously to give first reading approval to Ordinance No.: 2014-119 – Granting an encroachment to CenturyLink Communications, Inc. for installation and maintenance of conduit and fiber optic cable within the right of way area of the 300 block of Lincoln, 900 and 1000 blocks of Catawba, 200 block Park Street and 1000 block of Whaley Street, Richland County TMS No.: 08914-17-01, 08913-05-05, 08913-05-03, 08914-08-09, 08914-08-07, 11301-01-01 and 11301-02-06 adjacent to 1000 Catawba Street, Richland County TMS No.: 11301-02-01.

22. [Ordinance No.: 2014-093](#) – Granting an encroachment to Robert A. Koons and Nancy R. Koons for removal and replacement of a tree, relocation of existing sidewalk and curbing; construction and maintenance of new sidewalk and curbing, driveway, pavers, landscaping and irrigation system within the right of way area of the 1000 block of Gregg Street adjacent to 1026 Gregg Street, Richland County TMS #11405-14-17 – *This item was withdrawn from the agenda.*
23. [Ordinance No.: 2014-096](#) – Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 11, Licenses, Permits, Business Regulations, Article III, Contractors, Sec. 11-71, Permit, indemnification and insurance requirements for work affecting streets or other public property (c) Contractors working for city – *Approved on first reading.*

Upon a motion made by Mr. Baddourah and seconded by Ms. Devine, Council voted unanimously to give first reading approval to Ordinance No.: 2014-096 – Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 11, Licenses, Permits, Business Regulations, Article III, Contractors, Sec. 11-71, Permit, indemnification and insurance requirements for work affecting streets or other public property (c) Contractors working for city.

Councilor Devine recalled that they discussed adding a discrimination clause to our Code of Ordinances for contractors that do business with the City of Columbia. She asked that staff work with Jared Glover of the Public Relations Department to see what other cities have in place and to bring this back to City Council soon.

24. [Ordinance No.: 2014-100](#) – Authorizing the City Manager to execute a Partial Release of Right of Reverter by the City of Columbia to allow for the transfer of approximately 0.014 acre (597 square feet) along Rosewood Drive and Bluff Road to the South Carolina Department of Transportation – *Approved on first reading.*

Upon a motion made by Mr. Baddourah and seconded by Mr. Davis, Council voted unanimously to give first reading approval to Ordinance No.: 2014-100 – Authorizing the City Manager to execute a Partial Release of Right of Reverter by the City of Columbia to allow for the transfer of approximately 0.014 acre (597 square feet) along Rosewood Drive and Bluff Road to the South Carolina Department of Transportation.

25. [Ordinance No.: 2014-106](#) – Repealing Ordinance No.: 2014-077 Authorizing the City Manager to execute an Agreement between the City of Columbia and Multicon Development Company for the Devine Street Parking Garage and authorizing the City Manager to execute Party Wall Agreements and Easements for Public Pedestrian, Bicycle and Emergency Vehicle Access as Contemplated in the Agreement – *Approved on first reading.*

Upon a motion made by Mr. Baddourah and seconded by Ms. Devine, Council voted unanimously to give first reading approval to Ordinance No.: 2014-106 – Repealing Ordinance No.: 2014-077 Authorizing the City Manager to execute an Agreement between the City of Columbia and Multicon Development Company for the Devine Street Parking Garage and authorizing the City Manager to execute Party Wall Agreements and Easements for Public Pedestrian, Bicycle and Emergency Vehicle Access as Contemplated in the Agreement.

26. [Ordinance No.: 2014-110](#) – Granting an encroachment to Landtech Holdings, LLC for installation and maintenance of a concrete sidewalk, driveway, curb, gutter and asphalt parking area within the right of way area of the 500 block of Lady Street adjacent to 522 Lady Street – *Approved on first reading.*

Upon a motion made by Mr. Baddourah and seconded by Mr. Davis, Council voted unanimously to give first reading approval to Ordinance No.: 2014-110 – Granting an encroachment to Landtech Holdings, LLC for installation and maintenance of a concrete sidewalk, driveway, curb, gutter and asphalt parking area within the right of way area of the 500 block of Lady Street adjacent to 522 Lady Street.

27. [Ordinance No.: 2014-120](#) – Authorizing the City Manager to sign a Waiver of the Notice Provision contained in the Easement Agreement dated March 22, 2006 between the City of Columbia and Capitol Places I, LLC for property known as 1504 Main Street, Richland County TMS No.: 09014-09-17 and authorize the City Manager to execute a Deed to the property described in the Easement Agreement pursuant to the Purchase Option contained therein **Note:** *This is for the Kress Building.* – *Approved on first reading.*

Upon a motion made by Ms. Devine and seconded by Mr. Baddourah, Council voted unanimously to give first reading approval to Ordinance No.: 2014-120 – Authorizing the City Manager to sign a Waiver of the Notice Provision contained in the Easement Agreement dated March 22, 2006 between the City of Columbia and Capitol Places I, LLC for property known as 1504 Main Street, Richland County TMS No.: 09014-09-17 and authorize the City Manager to execute a Deed to the property described in the Easement Agreement pursuant to the Purchase Option contained therein.

28. [Ordinance No.: 2014-121](#) – Authorizing the City Manager to execute a Lease between the City of Columbia and Cornerstone Baptist Church for lease of an approximately 34,718 square feet (0.797 acres) portion of the Heyward Street Right of Way located adjacent to 101 Wayne Street between Olympia Avenue and Parker Street for use as a parking area for church functions – *Approved on first reading.*

Upon a motion made by Ms. Devine and seconded by Mr. Baddourah, Council voted unanimously to give first reading approval to Ordinance No.: 2014-121 – Authorizing the City Manager to execute a Lease between the City of Columbia and Cornerstone Baptist Church for lease of an approximately 34,718 square feet (0.797 acres) portion of the Heyward Street Right of Way located adjacent to 101 Wayne Street between Olympia Avenue and Parker Street for use as a parking area for church functions.

29. [Ordinance No.: 2014-122](#) – Authorizing the City of Columbia, South Carolina, to Execute and Deliver an Equipment Lease Purchase Agreement in the amount of not exceeding \$7,000,000 between the City and the Lessor thereof to defray the cost of acquiring certain equipment; and other matters relating thereto – *Approved on first reading.*

Councilor Baddourah asked the City Manager to explain why this is a good idea.

Ms. Teresa Wilson, City Manager said by doing the Lease Purchase instead of a General Obligation (GO) Bond it frees up our capacity to issue future GO Bond debt.

Mr. Jeff Palen, Assistant City Manager for Financial Services / Chief Financial Officer explained that we issued GO bonds over the past four (4) years and now we are looking at using a lease for these purchases. He noted that the savings are minimal. He also explained that we were limited by state law in the amount of GO debt we could issue and it's better to use a lease purchase.

Upon a motion made by Mr. Runyan and seconded by Mr. Davis, Council voted unanimously to give first reading approval to Ordinance No.: 2014-122 – Authorizing the City of Columbia, South Carolina, to Execute and Deliver an Equipment Lease Purchase Agreement in the amount of not exceeding \$7,000,000 between the City and the Lessor thereof to defray the cost of acquiring certain equipment; and other matters relating thereto.

30. [Ordinance No.: 2014-123](#) – Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park (Project Peak Blue Atlantic Columbia, LLC, Parcel 1, Parcel 2 and Parcel 3, Richland County TMS #11406-13-01, Richland County TMS #11406-13-02, Richland County TMS #11406-13-03 and Richland County TMS #11406-13-04, Harden Street, Gervais Street, Laurens Street and Lady Street) – *Approved on first reading.*

Upon a motion made by Mr. Baddourah and seconded by Mr. Davis, Council voted unanimously to give first reading approval to Ordinance No.: 2014-123 – Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park (Project Peak Blue Atlantic Columbia, LLC, Parcel 1, Parcel 2 and Parcel 3, Richland County TMS #11406-13-01, Richland County TMS #11406-13-02, Richland County TMS #11406-13-03 and Richland County TMS #11406-13-04, Harden Street, Gervais Street, Laurens Street and Lady Street).

RESOLUTIONS

31. [Resolution No.: R-2014-093](#) – Authorizing Condemnation for Easement Acquisition for Sanitary Sewer Force Main from Millcreek Pump Station along Bluff Road to the Metro Wastewater Treatment Plant for CIP Project #SS6764-02 along 4523 Bluff Road, Identified as Richland County TMS# 13416-02-04; CF# 250-324 – *This item was withdrawn from the agenda on October 21, 2014. – Approved*

Upon a motion made by Ms. Devine and seconded by Mr. Baddourah, Council voted unanimously to approve Resolution No.: R-2014-093 – Authorizing Condemnation for Easement Acquisition for Sanitary Sewer Force Main from Millcreek Pump Station along Bluff Road to the Metro Wastewater Treatment Plant for CIP Project #SS6764-02 along 4523 Bluff Road, Identified as Richland County TMS# 13416-02-04; CF# 250-324.

32. [Resolution No.: R-2014-099](#) – Authorizing the City Manager and Chief of the Fire Department to execute an Intergovernmental Agreement between Richland County and the City of Columbia for the Columbia and Richland Fire Department and Richland County Utilities utilization of Fire Hydrants on the Hopkins Water System – *Approved*

Upon a motion made by Mr. Baddourah and seconded by Ms. Devine, Council voted unanimously to approve Resolution No.: R-2014-099 – Authorizing the City Manager and Chief of the Fire Department to execute an Intergovernmental Agreement between Richland County and the City of Columbia for the Columbia and Richland Fire Department and Richland County Utilities utilization of Fire Hydrants on the Hopkins Water System.

33. [Resolution No.: R-2014-113](#) – Approving the sale by the Columbia Development Corporation of the Palmetto Compress and Warehouse Company Building located at 617 Devine Street, Richland County TMS #08915-13-03 to 612 Devine Street Associates, LLC and authorizing the City Manager to execute an Agreement between the City of Columbia and 612 Devine Street Associates, LLC - *Approved*

Upon a motion made by Ms. Devine and seconded by Mr. Davis, Council voted unanimously to approve Resolution No.: R-2014-113 – Approving the sale by the Columbia Development Corporation of the Palmetto Compress and Warehouse Company Building located at 617 Devine Street, Richland County TMS #08915-13-03 to 612 Devine Street Associates, LLC and authorizing the City Manager to execute an Agreement between the City of Columbia and 612 Devine Street Associates, LLC.

34. [Resolution No.: R-2014-114](#) - To Explore the Feasibility of Passenger Rail and the Establishment of Priorities for Investment in High-Capacity transit Along the I-77 Corridor - *Approved*

Councilor Baddourah said he likes the resolution; it is a good way to think ahead, but he is concerned that we are doing everything we can to improve our metropolitan airport and whether or not this will have an impact on passengers leaving Columbia and going to the Charlotte airport. He said he would like to look at Charleston, also. He hopes that the feasibility study will determine whether or not this will affect our airport.

Ms. Teresa Wilson, City Manager added that the Federal Rail Administration has authorized feasibility studies for the I-77 corridor.

Councilor Devine said many years ago, we were trying to get included in the route that the federal government was looking at; Columbia wasn't included, but Charlotte was. She said this will open us up for other opportunities since we are not in the federal plan for the rail.

Councilor Newman said no final decision has been made to exclude us from any rail that leads out of Atlanta towards the northeastern corridor; it is still under consideration, but there are other hurdles in D.C. that have to be crossed. He said this is a good step in us being proactive by passing this resolution and continuing to work with our transit authority just to show that the City of Columbia is interested in this.

Upon a motion made by Mr. Runyan and seconded by Ms. Devine, Council voted unanimously to approve Resolution No.: R-2014-114 - To Explore the Feasibility of Passenger Rail and the Establishment of Priorities for Investment in High-Capacity transit Along the I-77.

35. [Resolution No.: R-2014-115](#) – Approving the honorary naming of the intersection of Hyatt Avenue and Argent Court "Bishop Bonner Square" - *Approved*

Councilor Davis said signage has been put into place for the honorary naming of Bishop Bonner Square after the Founder of the W.L. Bonner Bible College.

Upon a motion made by Mr. Davis and seconded by Ms. Devine, Council voted unanimously to approve Resolution No.: R-2014-115 – Approving the honorary naming of the intersection of Hyatt Avenue and Argent Court "Bishop Bonner Square".

- **Mayor Benjamin joined the meeting at 6:52 p.m.**

CITY COUNCIL COMMITTEE REPORTS/REFERRALS

36. Environment and Infrastructure [October 28, 2014 Report](#)

Councilor Devine reported that the Environment and Infrastructure Committee met on October 28, 2014. The committee received an update on recycling bins from Robert Anderson, Director of Public Works and John Hook. The City received a grant that will help with some costs for converting to the larger roll carts and we are looking at other ways to phase in the implementation. The consensus of the Committee was for staff to draft a Request for Proposals (RFP) to find companies that would help us develop an implementation plan. The committee also received an update on the water and sewer line repair warranty program and staff has selected a vendor for the program. The successful vendor will make a donation to the city and those funds will be used for a water bill payment assistance program.

Mayor Benjamin asked staff to look at pink roll carts in support of the fight against breast cancer.

37. Public Safety Committee [October 28, 2014 Report](#)

Councilor Newman reported that the Public Safety Committee met on October 28, 2014. The Police Department provided an update on crime statistics and we had decreases in most of our major crime categories. The Police Department also provided an update on special operations that are being done with the combined code enforcement and police efforts in concentrated areas of the city. The Police Department was asked to continue to reach out to those neighborhoods with open cases and provide regular updates. The committee discussed the possibility of implementing an evening traffic court that would provide another way for individuals to appear in court without missing work. Staff is researching this and a full report may be provided next month.

Upon a motion made by Mr. Baddourah and seconded by Mr. Newman, Council voted unanimously to refer a presentation from staff on fluoride levels in the City's drinking water to the Environment and Infrastructure Committee. It is noted that Mr. Baddourah has new research to share with the committee.

38. Resolution No.: R-2014-116 – Marking the passing and recognizing the many contributions of the nationally recognized entrepreneur, philanthropist and business icon Herman J. Russell - *Approved*

Mayor Benjamin stated that Resolution 2014-116 marks the passing and significant contributions of Herman J. Russell, a business pioneer in Atlanta that opened doors for African-American and minority entrepreneurs all across the country; he played a major role in the reshaping of Atlanta into the metropolis that it is.

Upon a motion made by Mayor Benjamin and seconded by Mr. Davis, Council voted unanimously to approve Resolution No.: R-2014-116 – Marking the passing and recognizing the many contributions of the nationally recognized entrepreneur, philanthropist and business icon Herman J. Russell.

ZONING PUBLIC HEARING

- **Council opened the Zoning Public Hearing at 7:00 p.m.**

TEXT AMENDMENT – FIRST READING

39. **Create §17-297 and Amend §258, Table of Permitted Uses**, to clearly define convenience stores, and to permit the use with a special exception.

Proposal:

Create §17-297, Convenience stores, to define the category and conditions to permit the use with a Special Exception. Amend §258, Table of Permitted Uses to add category as a special exception requirement and to identify the section as 17-297.

Applicant:

Councilman Sam Davis

PC Recommendation:

Approve with Conditions (5-2), 10/06/14

Staff Recommendation:

Approve

Ordinance No.: 2014-102 – Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17, Planning, Land Development and Zoning, Article III, Zoning, Division 8, District Descriptions; Use and Dimensional Regulations to add Sec. 17-297 Convenience Stores – *Approved on first reading.*

Ms. Krista Hampton, Director of the Planning and Development Services Department explained that this will add the classification of convenience stores and allow them with conditions.

Ms. Diane Wiley, Belvedere Community resident said there are too many convenience stores in her area; they come as a convenience store and end up being a liquor store; they don't sell healthy foods; the prices are too high; they accept food stamps for anything; they are unmonitored; and they are on every corner. She said this is an insult to our neighborhoods. She said the zoning laws need to be changed; there are forty one (41) liquor stores in our neighborhoods and we are tired of the trash along Taylor Street, Two Notch Road and Monticello Road. She said she has to attend a hearing on January 6th and she is constantly fighting against these stores; they should be telling us why they want to come in our neighborhoods; we shouldn't have to fuss about why we don't want them.

Mayor Benjamin said Ms. Wiley's leadership and the activity of others led to the development of this ordinance; this should help significantly in that regard.

Councilor Davis complimented staff for their input and for understanding where we are going with this. He said Ms. Emily Cooper also served as a protester in a case. He said the ordinance includes provisions to address concerns and gives staff more ammunition. He said people have been shot and killed on these properties; it's a matter of people assuming responsibility and understanding the impact of these activities on a neighborhood.

Councilor Newman said this is one of many steps that we will continue to develop. He said these modifications will be helpful particularly to Beltline and Two Notch and we will continue to work with staff to develop more ways to control the issues you are having; this is a very good thing for the community.

Ms. Krista Hampton, Director of the Planning and Development Services Department credited Brian Cook the City's Zoning Administrator.

Upon a motion made by Mr. Davis and seconded by Mr. Newman, Council voted unanimously to give first reading approval to Ordinance No.: 2014-102 – Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17, Planning, Land Development and Zoning, Article III, Zoning, Division 8, District Descriptions; Use and Dimensional Regulations to add Sec. 17-297 Convenience Stores.

40. [Amend §17-321 \(Private Dormitory\) and §17-258 Table of Permitted Uses](#) to permit the use and reduce the spacing requirements in the C-3 zoning district.

Proposal: Amend Chapter 17, Article III, Division 9, §17-321 (Private Dormitory) to permit the private dormitory use with conditions in the C-3 zoning district, and to modify certain specific criteria therein.

Applicant: Mayor Stephen K. Benjamin

PC Recommendation: Approve (7-0), 10/06/14

Staff Recommendation: Approve

[Ordinance No.: 2014-103](#) - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17, Planning, Land Development and Zoning, Article III, Zoning, Division 9, Supplementary District Regulations, Sec. 17-321 Private dormitory – *Approved on first reading by a vote of five (5) to one (1).*

Ms. Krista Hampton, Director of the Planning and Development Services Department explained that this will permit the use of private dormitories within the C-3 zoning district according to the conditions and to modify certain specific criteria therein, most notably the buffer requirements for the C-3 when adjacent to an active railroad or an arterial road.

Mayor Benjamin said we've had some really good input and feedback from community leaders who are present as well as people who are in support of and in opposition to this.

Ms. Kit Smith said there's ambiguity in sections (a)(1) and (a)(2); it seems to say that if any one of these three things is present, then dormitories in C-3 zones can be half a block closer. She believes the intent is that those barriers have to be between the residential area and the project. She asked Council to consider adding a special exception for these dormitories, because they should be treated the same as apartments; they are apartments for students. She said if an apartment wants to go in a C-3 zone it has to apply for a special exception and this gives the public an extra layer of protection. She said this ordinance wouldn't require the developer to have security, transportation, parking, or noise abatement plans. She said the Shandon Neighborhood voted not to support this text amendment. She noted that we have over 30,000 student beds in greater Columbia. She stated that the city would only net \$117,000 with the tax abatement. She said she's not against the project, but she is very concerned about the impact of this zoning proposal.

Mr. Ron Burns, President of the Shandon Neighborhood Council said they concluded that this is not a good fit for their neighborhood. He said they are concerned about increased traffic and there are large C-3 zoned areas along Rosewood that are at-risk if this amendment is adopted. He reiterated his concern with increased traffic around the schools and in the neighborhood. He said they are not opposed to the project, but they do not like the ordinance as proposed.

Mr. Tom Gotshall, President of the University Hill Neighborhood Association said he lives 3.5 blocks from the project and they voted to support the Peak Project and do not take a position on the amendment to the zoning ordinance. He said they met with the developers several times and they are satisfied that they will do a quality and professional project; they have been responsive to our concerns with traffic, sidewalks and making it more pedestrian friendly. He said the site has been underutilized for 35 to 40 years.

Ms. Lyla Scott, President of the Apartment Association of Greater Columbia / Vice President of the South Carolina Apartment Association said the Apartment Associations are opposed to this project, because the 6% tax incentive isn't necessary and shouldn't only be offered to student housing developers. She said they would be in favor of a proposed tax incentive for all developers. She said student housing falls under the same fair housing laws as other apartments and they cannot exclusively rent to students.

Mayor Benjamin clarified that Council is not voting on the tax incentive.

Mr. Jeff Githans, Peak Project Developer said they worked with City staff to evaluate the best alternative for this project. He said there is general support for the project and the C-3 text amendment was the most effective and least offensive way of accomplishing this. He said they are not opposed to the special exception as part of the amendment. He said they will be pursuing other special exceptions as allowed. He said that by bringing residential housing to the downtown core it will alleviate congestion and traffic; it is a value to your community; and it ties into the existing infrastructure along Gervais and Harden.

Ms. Ari Derrick, MacGregor Drive resident said she has no feelings about the project, but she is concerned about amending the zoning laws for specific projects; the city needs to pay attention to cohesive design. She said an exception would be better than an exemption.

Mr. Jim Reid asked why we are changing all of C-3 zoning rather than making an exception.

Ms. Krista Hampton, Director of the Planning and Development Services Department said a use is permitted in a zoning district; private dormitories are not permitted in C-3; a special exception can only be granted if it is allowed within the zoning ordinance. She said they mapped the locations that would become available throughout the city as a result of this text amendment and most of the available locations aren't probable due to their locations. She said there are no locations along Devine Street adjacent to the Shandon Neighborhood, Rosewood Avenue or along Harden Street other than the project that has been mentioned.

Councilor Davis said we should look at how we can make this project happen at that location, but he is concerned about the impact of a citywide implementation.

Councilor Baddourah said you are changing this law for the future and anybody can come and zone one or two parcels to make it C-3 for a dormitory. He said a developer can buy parcels, because he is going to get it on the backend with the tax incentives. He said the idea of opening the door so that such development could be at the backyard of his house or neighborhood is what puzzles him. He is cautious about moving forward with this.

Councilor Newman echoed a part of Mr. Baddourah's sentiments; we were all cautious in going through this discussion to make sure we don't do anything that's going to provide any sort of negative hardship to the City entirely. He agreed with Mr. Gotsahl in that we had a property that was dormant for decades and when we are presented with an economic development opportunity it is appropriate for us to go through our due diligence. He said staff was asked to find a remedy that would not negatively impact the City as a whole; we relayed every question that was asked of us; and we continued the discussion up until the meeting in hopes of having something workable. He doesn't recall anyone that didn't like this project in particular.

Mayor Benjamin said this type of high quality development is exactly what we have been seeking; it is the reason why we put the incentive in place. We are talking about what may be a \$50 million development. He acknowledged that the City will receive \$4 million in tax revenue; Richland County will receive over \$5 million; and the school district will receive over \$14 million for a total of \$23 million in tax revenue over the next 20 years, even with the tax abatement. He said we are moving forward with looking at our entire planning process. He wanted all constituents to know that Council has been very engaged in this process; we received criticism; we engaged staff in looking at the citywide impact; and the opportunities are significant.

Councilor Devine asked about the three conditions referenced by Ms. Smith.

Ms. Krista Hampton, Director of the Planning and Development Services Department agreed that there needed to be clarification and that clarification will be proposed prior to second reading. She said the intent is only for those property lines that are adjacent so that you don't have a diminished buffer adjacent to a residential lot.

Ms. Devine made a motion to give first reading approval to Ordinance No.: 2014-103 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17, Planning, Land Development and Zoning, Article III, Zoning, Division 9, Supplementary District Regulations, Sec. 17-321 Private dormitory, with the caveat that in light of the fact that City staff will begin rewriting the zoning ordinance in the first quarter of 2015, effective January 1, 2015 there will be no additional applications accepted for private dormitories in the C-3 zoning districts until a new zoning ordinance is adopted. Mr. Davis seconded the motion.

Councilor Baddourah asked if we could add a special exception to the motion.

Ms. Krista Hampton, Director of the Planning and Development Services Department said any significant change to what the Planning Commission approved would need to be reviewed again by the Planning Commission. She said the additional language is a statement of policy.

Upon a motion made by Ms. Devine and seconded by Mr. Davis, Council voted five (5) to one (1) to give first reading approval to Ordinance No.: 2014-103 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17, Planning, Land Development and Zoning, Article III, Zoning, Division 9, Supplementary District Regulations, Sec. 17-321 Private dormitory. Effective January 1, 2015 there will be no additional applications accepted for private dormitories in the C-3 zoning districts until a new zoning ordinance is adopted. Voting aye were Mr. Davis, Ms. Devine, Mr. Newman, Mr. Runyan and Mayor Benjamin. Mr. Baddourah voted nay.

ANNEXATION WITH MAP AMENDMENT – FIRST READING

41. [1509 Aralia Drive](#), TMS#13705-15-04; request to annex and zone the properties RS-3 (Single Family Residential). The property is zoned RS-HD (Residential, Single-Family – High Density) in Richland County. – *Approved on first reading.*

Council District: 3
Proposal: Annex and zone properties RS-3; contiguous;
Primary Annexation Area
Applicant: Mary H. Lucas
PC Recommendation: Approve (6-0); 05/05/14
Staff Recommendation: Approve

[Ordinance No.: 2014-073](#) – Annexing 1509 Aralia Drive, Richland County TMS #13705-15-04 – *Approved on first reading.*

No one appeared in support of or in opposition to this matter.

Upon a motion made by Mr. Davis and seconded by Mr. Baddourah, Council voted unanimously to give first reading approval to the Map Amendment for 1509 Aralia Drive, TMS#13705-15-04; request to annex and zone the properties RS-3 (Single Family Residential). The property is zoned RS-HD (Residential, Single-Family – High Density) in Richland County **and** Ordinance No.: 2014-073 – Annexing 1509 Aralia Drive, Richland County TMS #13705-15-04.

42. [3403 Lyles Street](#), TMS#09107-13-08; request to annex and zone the properties RG-2, -DP (General Residential District, Design Preservation Overlay). The property is zoned RM-HD (Residential, Multi-Family – High Density) in Richland County. – *Approved on first reading.*

Council District: 1
Proposal: Annex and zone properties RG-2 –DP;
contiguous; Donut Hole Annexation Area
Applicant: Emily Lucero
PC Recommendation: Approve (6-0); 06/02/14
Staff Recommendation: Approve

[Ordinance No.: 2014-074](#) – Annexing 3403 Lyles Street, Richland County TMS #09107-13-08 – *Approved on first reading.*

No one appeared in support of or in opposition to this matter.

Upon a motion made by Ms. Devine and seconded by Mr. Baddourah, Council voted unanimously to give first reading approval to the Map Amendment for 3403 Lyles Street, TMS#09107-13-08; request to annex and zone the properties RG-2, -DP (General Residential District, Design Preservation Overlay). The property is zoned RM-HD (Residential, Multi-Family – High Density) in Richland County **and** Ordinance No.: 2014-074 – Annexing 3403 Lyles Street, Richland County TMS #09107-13-08.

43. [O Colony Forest Drive & N/S Beltline Boulevard](#), TMS# 11610-01-02 & 11605-06-06; request to annex and zone the properties RG-2 (General Residential District). The property is zoned RU (Rural District) in Richland County. – *Approved on first reading.*

Council District: 2
Proposal: Annex and zone properties RG-2; contiguous; Donut Hole
Applicant: TN Development Corporation
PC Recommendation: Approve (7-0); 08/04/14
Staff Recommendation: Approve

[Ordinance No.: 2014-111](#) – Annexing O Colony Forest Drive and N/S Beltline Boulevard, Richland County TMS #11610-01-02 and 11605-06-06 – *Approved on first reading.*

Ms. Krista Hampton, Director of the Planning and Development Services Department noted that this address will be changed to E/S Colony Forest Drive and N/S Beltline Boulevard.

No one appeared in support of or in opposition to this matter.

Upon a motion made by Mr. Baddourah and seconded by Mr. Davis, Council voted unanimously to give first reading approval to the Map Amendment for O Colony Forest Drive & N/S Beltline Boulevard, TMS# 11610-01-02 & 11605-06-06; request to annex and zone the properties RG-2 (General Residential District). The property is zoned RU (Rural District) in Richland County and Ordinance No.: 2014-111 – Annexing O Colony Forest Drive **and** N/S Beltline Boulevard, Richland County TMS #11610-01-02 and 11605-06-06.

44. [National Guard Road](#), TMS#11100-01-04; request to annex and zone the properties M-1 (Light Industrial). The property is zoned M-I (Light Industrial) in Richland County. – *Approved on first reading.*

Council District: 3
Proposal: Annex and zone properties M-1; contiguous; Primary
Applicant: Donald E. Lovett, Practice Field, LLC
PC Recommendation: Approve (6-0); 08/04/14
Staff Recommendation: Approve

[Ordinance 2014-112](#) – Annexing 25.74 acres, National Guard Road, Richland County TMS #11100-01-04 – *Approved on first reading.*

No one appeared in support of or in opposition to this matter.

Upon a motion made by Mr. Baddourah and seconded by Mayor Benjamin, Council voted unanimously to give first reading approval to the Map Amendment for National Guard Road, TMS#11100-01-04; request to annex and zone the properties M-1 (Light Industrial). The property is zoned M-I (Light Industrial) in Richland County **and** Ordinance 2014-112 – Annexing 25.74 acres, National Guard Road, Richland County TMS #11100-01-04.

45. [6904 Welborn Road](#), TMS#19203-03-04; request to annex and zone the properties RS-1 (Single Family Residential District). The property is zoned RS-LD (Residential, Single Family, Low Density) in Richland County. – *Approved on first reading.*

Council District: 4
Proposal: Annex and zone properties RS-1; contiguous; Primary
Applicant: Dayal Estates, LLC
PC Recommendation: Approve (7-0); 08/04/14
Staff Recommendation: Approve

[Ordinance No.: 2014-113](#) – Annexing 6904 Welborn Road, Richland County TMS #19203-03-04 – *Approved on first reading.*

No one appeared in support of or in opposition to this matter.

Upon a motion made by Mr. Baddourah and seconded by Mr. Newman, Council voted unanimously to give first reading approval to the Map Amendment for 6904 Welborn Road, TMS#19203-03-04; request to annex and zone the properties RS-1 (Single Family Residential District). The property is zoned RS-LD (Residential, Single Family, Low Density) in Richland County **and** Ordinance No.: 2014-113 – Annexing 6904 Welborn Road, Richland County TMS #19203-03-04.

46. [6809 Welborn Road](#), TMS#19203-02-09; request to annex and zone the properties RS-1 (Single Family Residential District). The property is zoned RS-LD (Residential, Single Family, Low Density) in Richland County. – *Approved on first reading.*

Council District: 4
Proposal: Annex and zone properties RS-1; contiguous; Primary
Applicant: Hazel Williams
PC Recommendation: Approve (7-0); 09/08/14
Staff Recommendation: Approve

[Ordinance No.: 2014-114](#) – Annexing 6809 Welborn Road, Richland County TMS #19203-02-09 – *Approved on first reading.*

No one appeared in support of or in opposition to this matter.

Upon a motion made by Mr. Baddourah and seconded by Mr. Newman, Council voted unanimously to give first reading approval to the Map Amendment for 6809 Welborn Road, TMS#19203-02-09; request to annex and zone the properties RS-1 (Single Family Residential District). The property is zoned RS-LD (Residential, Single Family, Low Density) in Richland County **and** Ordinance No.: 2014-114 – Annexing 6809 Welborn Road, Richland County TMS #19203-02-09.

47. [E/S Williams Street](#), TMS#08816-09-12; request to annex and zone the properties RG2 (General Residential District). The property is zoned HI (Heavy Industrial) in Richland County. – *Approved on first reading.*

Council District: 2
Proposal: Annex and zone properties RG-2; contiguous; Primary
Applicant: Granby Project Owner, LLC
PC Recommendation: Approve (7-0); 09/08/14
Staff Recommendation: Approve

[Ordinance No.: 2014-115](#) – Annexing 0.4880 acre E/S Williams Street, Richland County TMS #08816-09-12 – *Approved on first reading.*

No one appeared in support of or in opposition to this matter.

Upon a motion made by Ms. Devine and seconded by Mr. Runyan, Council voted unanimously to give first reading approval to the Map Amendment for E/S Williams Street, TMS#08816-09-12; request to annex and zone the properties RG2 (General Residential District). The property is zoned HI (Heavy Industrial) in Richland County **and** Ordinance No.: 2014-115 – Annexing 0.4880 acre E/S Williams Street, Richland County TMS #08816-09-12.

- **Mr. Davis left the meeting at 7:42 p.m.**

48. [1424 Atlas Street](#), TMS# 16305-02-08; request to annex and zone the property M-2 (Heavy Industrial). The property is zoned HI (Heavy Industrial) in Richland County. – *Approved on first reading.*

Council District: 3
Proposal: Annex and zone properties M-2; contiguous; Primary
Applicant: Atlas Properties, LLC
PC Recommendation: Approve (7-0); 10/06/14
Staff Recommendation: Approve

[Ordinance No.: 2014-116](#) – Annexing 1424 Atlas Road, Richland County TMS #16305-02-08 – *Approved on first reading.*

No one appeared in support of or in opposition to this matter.

Upon a motion made by Mr. Baddourah and seconded by Mr. Newman, Council voted unanimously to give first reading approval to the Map Amendment for 1424 Atlas Street, TMS# 16305-02-08; request to annex and zone the property M-2 (Heavy Industrial). The property is zoned HI (Heavy Industrial) in Richland County **and** Ordinance No.: 2014-116 – Annexing 1424 Atlas Road, Richland County TMS #16305-02-08.

49. [2790 Shop Road](#), TMS#16200-04-40; TMS#16200-04-40; request to annex and apply an interim zoning district of M-1 (Light Industrial). The property is zoned M-1 (Light Industrial) in Richland County. – *Approved on first reading.*

Council District: 3
Proposal: Annex and zone properties M-1; contiguous;
Secondary
Applicant: RE/SG Columbia, LLC
PC Recommendation: Approve (5-0); 11/03/14
Staff Recommendation: Approve

[Ordinance No.: 2014-117](#) – Annexing 2790 Shop Road, Richland County TMS #16200-04-40 – *Approved on first reading.*

No one appeared in support of or in opposition to this matter.

Upon a motion made by Mr. Newman and seconded by Mr. Runyan, Council voted unanimously to give first reading approval to the Map Amendment for 2790 Shop Road, TMS#16200-04-40; TMS#16200-04-40; request to annex and apply an interim zoning district of M-1 (Light Industrial). The property is zoned M-1 (Light Industrial) in Richland County **and** Ordinance No.: 2014-117 – Annexing 2790 Shop Road, Richland County TMS #16200-04-40.

Ms. Krista Hampton, Director of the Planning and Development Services Department noted that at the request of Ms. Plaugh additional information has been provided in the analysis of all annexations.

MAP AMENDMENT – FIRST READING

50. [2127 Park Street](#), TMS# 09012-11-06; request to rezone from RG-2, -DP (General Residential District, Design Preservation Overlay) to C-1, -DP (Office and Institutional, Design Preservation Overlay). – *Approved on first reading.*

Council District: 1
Proposal: Rezone parcel from RG-2, -DP zoning to C-1, -DP
Applicant: Deon O’Neil
PC Recommendation: Approve (6-0), 09/08/14
Staff Recommendation: Approve

No one appeared in support of or in opposition to this matter.

Upon a motion made by Mr. Newman and seconded by Ms. Devine, Council voted unanimously to give first reading approval to 2127 Park Street, TMS# 09012-11-06; request to rezone from RG-2, -DP (General Residential District, Design Preservation Overlay) to C-1, -DP (Office and Institutional, Design Preservation Overlay).

51. [2411 Two Notch Road](#), TMS#11511-11-03; request to rezone from C-3, RG-1 (Split General Commercial, General Residential) to C-2 (Neighborhood Commercial).

Council District:	2
Proposal:	Rezone parcel from C-3, RG-1 zoning to C-2
Applicant:	Rebecca Jacobson, MPH, The Family Shelter, Inc.
PC Recommendation:	Approve (7-0), 09/08/14
Staff Recommendation:	Approve

No one appeared in support of or in opposition to this matter.

Upon a motion made by Mr. Newman and seconded by Mr. Baddourah, Council voted unanimously to give first reading approval to the Map Amendment for 2411 Two Notch Road, TMS#11511-11-03; request to rezone from C-3, RG-1 (Split General Commercial, General Residential) to C-2 (Neighborhood Commercial).

- **Council closed the Zoning Public Hearing at 7:44 p.m.**

APPOINTMENTS

52. [Board of Zoning Appeals Form Based Codes](#)

Upon a motion made by Mayor Benjamin and seconded by Ms. Devine, Council voted unanimously to approve the appointment of the following individuals to the Board of Zoning Appeals for Form Based Codes and to re-advertise the vacancy for an Urban Planner.

- Joseph Guido (*Architect*)
- James Fowles, III, Esq. (*Attorney*)
- Charles Brooks (*At-Large*)
- Tarik "Todd" Simon (*Real Estate*)

53. [Columbia Housing Authority](#)

Upon a motion made by Mayor Benjamin and seconded by Mr. Newman, Council voted unanimously to approve the reappointment of Bobby Gist and the appointment of Kyle Michel to the Columbia Housing Authority Board of Commissioners for a five (5) year term.

54. [Planning Commission](#)

There was a consensus of Council to re-advertise the vacancies on the Planning Commission.

Mr. Baddourah referred a presentation on the book *Burning Columbia* to the Arts and Historic Preservation Committee.

APPEARANCE OF THE PUBLIC

Jaja Akair said a lot of things continue to go on with the homeless. He said three to four homeless individuals come to the city every day from numerous places. He said there was a project last year that failed and he elected himself to go inside the shelter this year to assist the ones that are there. He said Homeless Helping Homeless has been a great sponsor of his efforts. He requested a meeting with the Mayor. He said they will be starting efforts to clean up the city by picking up trash off of the streets.

Councilor Devine said the Fourth Circuit has denied the stay against Judge Gergel's order and as of Thursday at noon in South Carolina same sex couples will be allowed to marry. She asked that City Council direct the City Manager and the Human Resources Director to extend benefits to the spouses in same sex marriages.

Councilor Runyan stated that he appreciates what Ms. Devine is trying to do, but this is not something he can support; can't support it today; can't support it tomorrow.

Mayor Benjamin said it's timely and he appreciates the leadership and the frank discussions he shared with his colleagues on this issue. He said we look forward with continuing to develop our image 150 years since the conflagration as a progressive city in the New South.

Upon a motion made by Ms. Devine and seconded by Mayor Benjamin, Council voted four (4) to one (1) to direct the City Manager to extend benefits to the spouses of employees in same sex marriages. Voting aye were Ms. Devine, Mr. Newman, Mr. Baddourah and Mayor Benjamin. Mr. Runyan voted nay.

Upon a motion made by Ms. Devine and seconded by Mr. Baddourah, Council voted unanimously to adjourn the meeting at 7:54 p.m.

Respectfully submitted by:

Erika D. Moore
City Clerk

Meeting Dates	Type of Meeting	Meeting Times
December 2, 2014	Work Session	2:00 p.m.
	<i>City Hall – 1737 Main Street – 2nd Floor Conference Room</i>	
	Council Meeting	6:00 p.m.
	<i>City Hall – 1737 Main Street – Council Chambers</i>	
December 16, 2014	Work Session	2:00 p.m.
	<i>City Hall – 1737 Main Street – 2nd Floor Conference Room</i>	
	Council Meeting	6:00 p.m.
	<i>City Hall – 1737 Main Street – Council Chambers</i>	

In accordance with Ordinance No.: 2004-094 – Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 2, Administration, to add VI, Lobbyist, Sec. 2-302. (a) Any person who acts as a lobbyist must within fifteen days of being employed or retained as a lobbyist, register with the city clerk. (b) The registration must be in a form approved by the city council that includes only the name and business address of the lobbyist, the name and business address of the person or entity that compensates the lobbyist and the issue or matter for which the lobbyist has been retained. A separate form shall be submitted for each issue or matter and each person or entity who compensates the lobbyist. (c) Any lobbyist who is employed by the city or has contracts with the city must seek approval by city council to be a lobbyist for other clients so long as he is employed or under contract. To obtain a Lobbyist Registration Form please contact the Office of the City Clerk at (803) 545.3045 or send your