



CITY OF COLUMBIA
CITY COUNCIL ZONING PUBLIC HEARING MINUTES
WEDNESDAY, MARCH 8, 2006
10:00 A.M.
CITY COUNCIL CHAMBERS
1737 MAIN STREET

The City of Columbia City Council conducted a Zoning Public Hearing on Wednesday, March 8, 2006 in the City Hall Council Chambers located at 1737 Main Street, Columbia, South Carolina. Mayor Robert D. Coble called the meeting to order at 10:00 a.m. The following members of City Council were present: The Honorable E. W. Cromartie, II, The Honorable Anne M. Sinclair, The Honorable Sam Davis, The Honorable Tameika Isaac Devine and The Honorable Daniel J. Rickenmann. Also present were Mr. Charles P. Austin, Sr., City Manager and Ms. Erika D. Salley, City Clerk.

**Councilwoman Anne M. Sinclair presented a public response to acquisitions made by Ms. Kathryn Bellefiled on March 1, 2006. She stated that she has always respected others. She said that it is her responsibility to ask questions, review information and to make decisions. She noted that she has always taken issues seriously and will continue to do so.

APPROVAL OF MINUTES

1. Minutes of February 1 and 8, 2006

Upon motion by Mr. Cromartie, seconded by Ms. Sinclair, Council voted unanimously to approve on a single motion the Minutes of February 1 and 8, 2006 as presented.

ZONING PUBLIC HEARING

- **Council opened the Zoning Public Hearing at 10:05 a.m.**

CONFIRM ZONING OF PREVIOUSLY ANNEXED PROPERTY

Upon motion by Mr. Davis, seconded by Mr. Rickenmann, Council voted unanimously to give first reading approval on a single motion to **Zoning Confirmations 2.** through **11.** as presented.

2. +/- 3 acre portion of 7.8 acres Garners Ferry Road, TMS# 16413-01-03(p); confirm D-1 zoning. – *Approved on first reading.*
3. Lots 1, 2, 3, and 4, Timberlane Drive at Glenhaven Road, TMS# 13710-04-01 through 03; confirm RS-2 zoning. – *Approved on first reading.*
4. 17.23 acres S/S I-20 at Old Percival Road, TMS# 22608-01-01 and 02; confirm RG-1 zoning. – *Approved on first reading.*
5. 54.217 acres N/S Old Percival Road, TMS# 22607-01-05; confirm RG-1 zoning. – *Approved on first reading.*
6. 1 acre (Lot 11, Pontiac Business Center), TMS# 25715-01-05; confirm M-1 zoning. – *Approved on first reading.*
7. 6207 & 6209 North Main Street, TMS# 11712-04-04; confirm C-3 zoning. – *Approved on first reading.*

8. 33.978 acres on Spears Creek Church Road and S/S Jacobs Mill Pond Road, TMS# 25800-06-04 (also referenced as 25800-04-19(p) on 2004 Richland County Tax Map); confirm RG-2 zoning. – *Approved on first reading.*
9. 4505 Ryan Avenue, TMS# 09208-11-07; confirm RS-3 zoning. – *Approved on first reading.*
10. 717 Deerwood, TMS# 13708-07-10; confirm RG-1 zoning. – *Approved on first reading.*
11. 1107-1115 Shop Road, TMS# 11210-01-13(p); confirm M-1 zoning of 3.01-acre portion. – *Approved on first reading.*

MAP AMENDMENTS / REZONING

12. 227 South Marion Street, TMS# 11305-14-16; rezone from RG-1 to PUD-R.

No one appeared in opposition or in support of the request.

Upon motion by Ms. Sinclair, seconded by Mr. Rickenmann, Council voted unanimously to approve on first reading a Map Amendment and the Rezoning of 227 South Marion Street, TMS# 11305-14-16; rezone from RG-1 to PUD-R.

13. 303 King Street, TMS# 11311-10-11; rezone from RG-1 to PUD-R.

No one appeared in opposition or in support of the request.

Upon motion by Ms. Devine, seconded by Mr. Rickenmann, Council voted unanimously to approve on first reading a Map Amendment and the Rezoning of 303 King Street, TMS# 11311-10-11; rezone from RG-1 to PUD-R.

14. 5.8 acres, 100 block of Greenlawn Drive, TMS# 16307-05-02(p); rezone from C-1 to PUD-R.

No one appeared in opposition or in support of the request.

Upon motion by Mr. Cromartie, seconded by Mr. Rickenmann, Council voted unanimously to approve on first reading a Map Amendment and the Rezoning of 5.8 acres, 100 block of Greenlawn Drive, TMS# 16307-05-02(p); rezone from C-1 to PUD-R.

15. 4.86 acres, Glendon Road and Marsteller Street (Marsteller Court), TMS# 09213-02-07, and 09213-04-07 and 15; rezone from RG-1 and M-1 to PUD-R.

No one appeared in opposition or in support of the request.

Upon motion by Mr. Davis, seconded by Ms. Devine, Council voted unanimously to approve on first reading a Map Amendment and the Rezoning of .86 acres, Glendon Road and Marsteller Street (Marsteller Court), TMS# 09213-02-07, and 09213-04-07 and 15; rezone from RG-1 and M-1 to PUD-R. Mr. Rickenmann abstained from voting due to a conflict of interest.

16. +/- 0.93 acres, Veterans Road at Planters Drive (Veteran's Pointe), TMS# 16406-05-01; rezone from C-2 to PUD-R.

No one appeared in opposition or in support of the request.

Upon motion by Mr. Cromartie, seconded by Ms. Devine, Council voted unanimously to approve on first reading a Map Amendment and the Rezoning of +/- 0.93 acres, Veterans Road at Planters Drive (Veteran's Pointe), TMS# 16406-05-01; rezone from C-2 to PUD-R.

17. 4811 and 4813 North Main Street, TMS#11604-18-13; rezone from RS-3 to PUD-R.

No one appeared in opposition or in support of the request.

Upon motion by Ms. Sinclair, seconded by Ms. Devine, Council voted unanimously to approve on first reading a Map Amendment and the Rezoning of 4811 and 4813 North Main Street, TMS#11604-18-13; rezone from RS-3 to PUD-R.

18. 1221 thru 1301 Huger Street, 401 thru 433 Gervais Street (Formally Kline Steel), TMS#08912-13-01, 02, and 05; rezone from M-2, DD to PUD-C, -DD.

No one appeared in opposition or in support of the request.

Upon motion by Mr. Cromartie, seconded by Ms. Devine, Council voted unanimously to approve on first reading a Map Amendment and the Rezoning of 1221 thru 1301 Huger Street, 401 thru 433 Gervais Street (Formally Kline Steel), TMS#08912-13-01, 02, and 05; rezone from M-2, DD to PUD-C, -DD, subject to **(1)** the developer paying for the cost of the traffic signal at the intersection of Huger and Lady Streets, **(2)** access from the subject property to Gervais Street is limited to right turns in and right turns out, and **(3)** the developer dedicating Right of Way at the intersection of Huger and Gervais Streets of sufficient dimension to install a southbound right-turn lane and the developer pays for the improvements to southbound Huger Street, including the new right-turn lane and double left-turn lanes. The developer is to present an overview of the project prior to second reading approval.

- **Council adjourned the Zoning Public Hearing at 10:20 a.m.**

CONSENT AGENDA

Upon motion by Mr. Cromartie, seconded by Ms. Sinclair, Council voted unanimously to give second reading approval on a single motion to **Consent Agenda Items 19.** through **21.** as presented.

ORDINANCES – SECOND READING

19. Ordinance No.: 2006-001 – Granting encroachment to First Citizens for installation and maintenance of a flag pole adjacent to its property in the 1200 block of Lady Street *First reading approval was given on March 1, 2006. – Approved on second reading.*
20. Ordinance No.: 2006-005 – Granting encroachment to Capitol Places, LLC for installation and maintenance of concrete footings at 1520 – 1526 Main Street *First reading approval was given on March 1, 2006. – Approved on second reading.*
21. Ordinance No.: 2006-013 - Authorizing transfer of a portion of the 1100 block of Wheat Street between Assembly Street and Main Street and an alleyway running through the block to the University of South Carolina *First reading approval was given on March 1, 2006. – Approved on second reading.*

CONSIDERATION OF BIDS, AGREEMENTS AND CHANGE ORDERS

Upon motion by Ms. Sinclair, seconded by Ms. Devine, Council voted unanimously to approve **Items 22.** and **23.** on a single motion.

22. Council is asked to approve Project SS699101; Emergency Sewer Line Repair at Gregg Street and Hampton Street, as requested by Engineering Administration. Award to McClam and Associates, Inc., in the amount of \$167,964.00. This firm is located in Little Mountain, SC. *Funding Source: Sewer Improvement Fund - Approved*
23. Council is asked to approve Project SS699201; Emergency Sewer Line Repair at Barnwell Street and Richland Street, as requested by Engineering Administration. Award to Ideal Construction Company, Inc., in the amount of \$175,000.00. This firm is located in White Rock, SC. *Funding Source: Sewer Improvement Fund - Approved*

ORDINANCES – FIRST READING

Upon motion by Mr. Cromartie, seconded by Ms. Sinclair, Council voted unanimously to give first reading approval on a single motion to **Items 24.** through **26.** as amended.

24. Ordinance No.: 2006-010 – Granting encroachment to Shealy Development for installation and maintenance of landscaping adjacent to its building at 1735 Taylor Street and along the 1600 block of Barnwell Street – *Approved on first reading, subject to the replacement tree species being approved by Mr. Richard Trice, Assistant Superintendent for Forestry and Beautification.*
25. Ordinance No.: 2006-012 – 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, (b) Liability insurance – *Approved on first reading.*
26. ****Ordinance No.:** 2006-014 – Authorizing execution of an Easement between the City of Columbia and Capitol Places I, LLC for property known as 1504 Main Street, Richland County TMS# 09014-09-17 and terminating Lease Agreement dated November 16, 1999 – *Approved on first reading.*

APPEARANCE OF PUBLIC HAVING BUSINESS WITH CITY COUNCIL

No one appeared at this time.

- **Council adjourned the meeting at 10:24 a.m. to break prior to reconvening the Work Session.**

Respectfully submitted by:

Erika D. Salley
City Clerk