



CITY OF COLUMBIA
CITY COUNCIL MEETING MINUTES
WEDNESDAY, JULY 12, 2006
8:00 A.M.
CITY HALL COUNCIL CHAMBERS
1737 MAIN STREET

The Columbia City Council conducted a Meeting and a Zoning Public Hearing on Wednesday, July 12, 2006 in the Council Chambers located at City Hall, 1737 Main Street, Columbia, South Carolina. Mayor Robert D. Coble called the meeting to order at 8:00 a.m. The following members of City Council were present: The Honorable E.W. Cromartie, II, Tameika Isaac Devine and The Honorable Daniel J. Rickenmann. The Honorable Sam Davis arrived at 8:35 a.m. The Honorable Anne M. Sinclair and The Honorable Kirkman Finlay III were absent. Also present were Mr. Charles P. Austin, Sr., City Manager and Ms. Erika D. Salley, City Clerk.

PRESENTATIONS

1. Introduction of City Engineer – Mr. John Dooley, Director of Utilities and Engineering

Mr. John Dooley, Director of Utilities and Engineering introduced Mr. Joey Jaco as the new City Engineer. He described Mr. Jaco as a great young man with deep roots in this area.

Mr. Joey Jaco, City Engineer stated that he is glad to be here and promised to do his best.

CONSENT AGENDA

Upon motion by Mr. Cromartie, seconded by Ms. Devine, Council voted unanimously to approve the **Consent Agenda Items 2.** through **13.** as presented.

CONSIDERATION OF BIDS AND AGREEMENTS

2. Council is asked to approve the Purchase of Five (5) MSA Rescue Air Systems with Hoses, as requested by the Columbia Fire Department. Award to Safe Industries, the low bidder, in the amount of \$12,614.00. This vendor is located in Greenville, SC. *Funding Source: 2082306-657400 – Approved*
3. Council is asked to approve the Purchase of One Lot of Irrigation Construction at I-77 Leesburg / Garners Ferry Site, as requested by Forestry and Beautification. Award to Zimmerman Contracting Company, the low bidder, in the amount of \$16,838.10. This firm is located in Columbia, SC. *Funding Source: GL-2529999-636600 / JL-9311000203-636600 - Approved*
4. Council is asked to approve the Purchase of One Portable Outdoor PTZ Monitoring System, as requested by the Emergency Operations Center. Award to Micro Technology Services, the low bidder, in the amount of \$19,671.50. This vendor is located in Richardson, TX. The PTZ system consists of four pole-mounted cameras that will be deployed as part of a temporary buffer zone/check point at the SLED forensic lab. *Funding Source: GL-2059999-658400 / JL-960700103-6588400 The City will be reimbursed for this purchase from Homeland Security Grant BZPP #3H55084. - Approved*
5. Council is asked to approve a Microsoft True Up Agreement to Authorize Licenses for Fifty-(50) Additional City Employee Desktops with Microsoft Windows, as requested by the Information Technology Department. Award to Software House International, Inc., as a Sole Source, in the amount of \$20,772.82. This vendor is located in Somerset, NJ. *Funding Source: GL-6218950-638200 - Approved*

6. Council is asked to approve Renovations to the Office of Business Opportunity at 1612 Bull Street, as requested by the Support Services Division. Award to Konstruction Services, Inc., the low bidder, in the amount of \$27,390.00. This firm is located in White Rock, SC. *Funding Source: 1011126-638100 and GL-5511219-638500 - Approved*
7. Council is asked to approve Project #WM3855 Pressure Reducing Valve (PRV) Housing at I-20 and Two Notch Road, as requested by the Utilities and Engineering Department. Award to Carolina Tap and Bore, the low bidder, in the amount of \$37,500.00. This firm is located in West Columbia, SC. *Funding Source: GL-5529999-851500 / JL-WM385501-851500 - Approved*
8. Council is asked to approve a Contract for Ground Maintenance for the Metro Wastewater Treatment Plant and the Lift Station for Fiscal Year 2006/2007, as requested by the Wastewater Treatment Plant. Award to Gregory Landscape, the low bidder, in the amount of \$48,060.00. This firm is located in Lexington, SC. *Funding Source: 5516208-638300 - Approved*
9. Council is asked to approve a Contract for Professional Services for a Consultant to Organize and Operate a Washington Office for the City and Operate as the City's Washington Assistant under the Supervision of the City Manager, as requested by Administration. Award to Barbara T. McCall Associates in a total amount not to exceed \$57,540.00 plus reimbursable expenses not to exceed \$5,000.00. This firm is located in Washington, DC. *Funding Source: 1011103-638300 - Approved*
10. Council is asked to approve a Second Modification to Employment Agreement to Provide an Extension Through June 30, 2010, as requested by Administration. Award to Mr. Charles P. Austin, Sr., City Manager. - *Approved*

ORDINANCES – SECOND READING

11. Ordinance No.: 2006-036 – Granting encroachment to the University of South Carolina for installation and maintenance of bicycle lanes, landscaping and automatic irrigation system, bus pull-offs, electrical conduit, handholes and benches in the 1100, 1200, 1300, 1400 and 1500 blocks of Wheat Street *First reading approval was given on June 28, 2006. – Approved on second reading.*
12. Ordinance No.: 2006-052 – Annexing 87.10 acres, E/S Patton Circle, Richland County TMS# 09414-01-03 *First reading approval was given on June 28, 2006. – Approved on second reading.*
13. Ordinance No.: 2006-053 – Authorizing transfer of 3215 Makeway Drive, Richland County TMS#09107-07-19 to Heather N. Kish *First reading approval was given on June 28, 2006. – Approved on second reading.*

CONSIDERATION OF BIDS, AGREEMENTS AND CHANGE ORDERS

14. Council is asked to approve the Purchase of One (1) Lot of Compost Grinding, as requested by the Solid Waste Division. Award to Henson's Inc., the low bidder, in the amount of \$103,344.70. This firm is located in Tryon, NC. *Funding Source: GL-1014406-638500*

Upon motion by Mr. Rickenmann, seconded by Mr. Cromartie, Council voted unanimously to approve the Purchase of One (1) Lot of Compost Grinding, as requested by the Solid Waste Division. Award to Henson's Inc., the low bidder, in the amount of \$103,344.70.

15. Council is asked to approve Project WM33621; Proposed 8" Pinebelt Road to Quitman Drive along Castine Drive and Proposed 6" Quitman Drive to Dennis Drive, as requested by the Utilities and Engineering Department. Award to D.S. Utilities, the low bidder, in the amount of \$116,846.52. This firm is located in Little Mountain, SC. The CIP budgeted amount is \$126,192.75. *Funding Source: GL-5529999-851500 / JL-WM362101-851500*

Upon motion by Mr. Cromartie, seconded by Mr. Rickenmann, Council voted unanimously to approve Project WM33621; Proposed 8" Pinebelt Road to Quitman Drive along Castine Drive and Proposed 6" Quitman Drive to Dennis Drive, as requested by the Utilities and Engineering Department. Award to D.S. Utilities, the low bidder, in the amount of \$116,846.52.

16. Council is asked to approve a Contract for the Hauling of Grit, Ash, Sludge and Screenings for fiscal year 2006/2007, as requested by the Wastewater Treatment Plant. Award to the low bidder, Southland Sanitation, in the amount of \$122,880.00. This firm is located in Columbia, SC. *Funding Source: 5516208-638300*

Upon motion by Mr. Cromartie, seconded by Mr. Rickenmann, Council voted unanimously to approve a Contract for the Hauling of Grit, Ash, Sludge and Screenings for fiscal year 2006/2007, as requested by the Wastewater Treatment Plant. Award to the low bidder, Southland Sanitation, in the amount of \$122,880.00.

17. Council is asked to approve Project SS7007; Sanitary Sewer Rehabilitation along Calhoun Street and Gregg Street, as requested by the Utilities and Engineering Department. Award to Trussell Brothers, the low bidder, in the amount of \$125,080.00. This firm is located in Irmo, SC. *Funding Source: GL-5529999-851600 / JL-SS7007701-851600*

Upon motion by Mr. Cromartie, seconded by Mr. Rickenmann, Council voted unanimously to approve Project SS7007; Sanitary Sewer Rehabilitation along Calhoun Street and Gregg Street, as requested by the Utilities and Engineering Department. Award to Trussell Brothers, the low bidder, in the amount of \$125,080.00.

18. Council is asked to approve the Purchase of Repair Materials for fiscal year 2006/2007, as requested by the Wastewater Maintenance Division. Award to the low bidder for each lot as indicated below in the total amount of \$174,624.72. *Lot 1: 5516205-625500; Lot 2: 5516205-627100; and Lots 3, 4 and 5: 5516205-625700*

Lot 1	Manhole Materials	East Jordan Iron Work	Charlotte, NC	\$34,625.00
Lot 2	Meter Boxes	Tec Utilities	Greenville, SC	\$7,152.00
Lot 3	Rubber Clamps	Hughes Supply	West Columbia, SC	\$21,809.50
Lot 4	Sewer Pipe	Pipeline Supply	Columbia, SC	\$45,950.80
Lot 5	PVC Fittings	Independent Water Works	Lexington, SC	\$55,203.00

Upon motion by Mr. Cromartie, seconded by Ms. Devine, Council voted unanimously to approve the Purchase of Repair Materials for fiscal year 2006/2007, as requested by the Wastewater Maintenance Division. Award to the low bidder for each lot in the total amount of \$174,624.72.

- 18a. **Council is asked to approve the Purchase of One (1) Remote Andros Robotic Bomb Disposal / Hazmat System, as requested by the Emergency Operations Center. Award to Remotec, as a Sole Source Procurement, in the amount of \$199,742.16. This firm is located in Clinton, TN. *Funding Source: GL-2549999-658400 / JL-960700104-658400 – The City will be reimbursed for this purchase from a SLED grant.*

Upon motion by Mr. Rickenmann, seconded by Mr. Cromartie, Council voted unanimously to approve the Purchase of One (1) Remote Andros Robotic Bomb Disposal / Hazmat System, as requested by the Emergency Operations Center. Award to Remotec, as a Sole Source Procurement, in the amount of \$199,742.16.

19. Council is asked to approve the Purchase of Tires for City Vehicles for fiscal year 2006/2007, as requested by Fleet Services. Award to the low acceptable bidder for each lot in as indicated below in the total amount of \$238,128.00. These firms are located in Columbia, SC. *Funding Source: These tires will be charged to the various Departments/Divisions upon installation.*

Lots 2, 5, 6, 10, 12, 13 and 16-34	Frasier Tire Services	\$116,160.00
Lots 1, 3, 4, 7, 8, 9, 14 and 15	Snider Tire Inc.	\$105,196.60
	Disposal Tax for 1,745 Tires	\$3,490

Upon motion by Mr. Cromartie, seconded by Ms. Devine, Council voted unanimously to approve the Purchase of Tires for City Vehicles for fiscal year 2006/2007, as requested by Fleet Services. Award to the low acceptable bidder for each lot in the total amount of \$238,128.00.

20. Council is asked to approve a Contract for the Construction, Installation and Maintenance of a New City Signage Plan, as requested by Construction Management. Award to Signage Industries, the low bidder, in total amount of \$286,426.00. This firm is located in Archdale, NC. The CIP budgeted amount for this project is \$350,000. *Funding Source: GL-4189999-639900 / JL-990500001-639900*

Upon motion by Mayor Coble, seconded by Mr. Cromartie, Council voted unanimously to approve a Contract for the Construction, Installation and Maintenance of a New City Signage Plan, as requested by Construction Management. Award to Signage Industries, the low bidder, in total amount of \$286,426.00.

**Councilor Daniel J. Rickenmann suggested that they consider replacing the many parking meters in a one-block area with one meter that would cover multiple spaces. He said that it would be nice to resolve this matter while we are completing the street beautification projects. He noted that there is a market for the purchase of used parking meters. Mr. Rickenmann suggested that we review the option of replacing the newspaper racks along Main Street as well. He requested a report back from staff on this matter.

21. Council is asked to approve the Purchase of Chemicals for fiscal year 2006/2007, as requested by the Metro Wastewater Treatment Plant. Award to the low bidder for each lot as indicated below in the total amount of \$442,153.90. *Funding Source: 5516208-624800*

Lot 1	Chlorine	Jones Chemical	Charlotte, NC	\$126,362.50
Lot 2	Sodium Hydroxide	ACME Southern	Charlotte, NC	\$420.00
Lot 3	Sulfamic Acid	ACME Southern	Charlotte, NC	\$933.40
Lot 4	Sulfur Dioxide	Jones Chemical	Charlotte, NC	\$37,850.00
Lot 5	Sodium Chloride	ACME Southern	Charlotte, NC	\$1,188.00
Lot 6	Polymer	Polydyne Inc.	Riceboro, GA	\$275,400.00

Upon motion by Mr. Cromartie, seconded by Mr. Rickenmann, Council voted unanimously to approve the Purchase of Chemicals for fiscal year 2006/2007, as requested by the Metro Wastewater Treatment Plant. Award to the low bidder for each lot in the total amount of \$442,153.90.

22. Council is asked to approve the Purchase of Repair Material for fiscal year 2006/2007, as requested by the Water Distribution Division. Award to the low bidders for each lot as indicated below in the total amount of \$856,011.20. *Funding Source: 5516203-625700*

Lots 1, 2, 11, 15, 17 and 21	Hughes Supply	West Columbia, SC	\$353,210.30
Lots 3, 4, 7, 8, 10, 12, 14, 16, 19 and 20	Pipeline Supply	Columbia, SC	\$209,237.89
Lots 5 and 6	Independent Water Works	Lexington, SC	\$152,806.05
Lot 9	Miller Supply	Laurinburg, NC	\$22,594.50
Lots 12 and 18	Mainline Supply	Columbia, SC	\$10,324.00
Lot 22	Noland Company	Columbia, SC	\$59,385.00

Upon motion by Mr. Cromartie, seconded by Ms. Devine, Council voted unanimously to approve the Purchase of Repair Material for fiscal year 2006/2007, as requested by the Water Distribution Division. Award to the low bidders for each lot in the total amount of \$856,011.20.

ORDINANCES – FIRST READING

23. Ordinance No.: 2006-055 – Granting encroachment to David R. Kingery and Michele D. Kingery for the installation and maintenance of a carport, driveway, brick columns and a wall within the right of way of the 600 block of Queen Street adjacent to 2425 Blossom Street

Upon motion by Mr. Cromartie, seconded by Mr. Rickenmann, Council voted unanimously to give first reading approval to Ordinance No.: 2006-055 – Granting encroachment to David R. Kingery and Michele D. Kingery for the installation and maintenance of a carport, driveway, brick columns and a wall within the right of way of the 600 block of Queen Street adjacent to 2425 Blossom Street.

24. **Ordinance No.: 2006-056 – Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 16, Personnel, to repeal Sec. 16-2, Death benefit program

Mr. Jim Meggs, City Attorney, explained that this section has been a part of the Code of Ordinances for many years prior to us joining the South Carolina State Retirement System. He said that under the South Carolina State Retirement System there is a one-year death benefit if an employee dies during the course of employment. He noted that the workers compensation benefit would be paid as well. He said that the intent is to make it clear that there is not a third death benefit available through city funds.

Upon motion by Mr. Cromartie, seconded by Mr. Rickenmann, Council voted unanimously to give first reading approval to Ordinance No.: 2006-056 – Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 16, Personnel, to repeal Sec. 16-2, Death benefit program.

- 24a. **Ordinance No.: 2006-058 – Authorizing execution of a Quit Claim Deed to LandTech Incorporated of South Carolina, Inc.

Upon motion by Mr. Cromartie, seconded by Ms. Devine, Council voted unanimously to give first reading approval to Ordinance No.: 2006-058 – Authorizing execution of a Quit Claim Deed to LandTech Incorporated of South Carolina, Inc.

RESOLUTIONS

25. Resolution No.: R-2006-029 – Release and abandonment of a portion of the City's existing 15' Sanitary Sewer Easement along Richland County TMS# 17300-02-39; Killian Commons; CF# 289-10 and CF# 114-08

Upon motion by Mr. Cromartie, seconded by Mr. Rickenmann, Council voted unanimously to approve Resolution No.: R-2006-029 – Release and abandonment of a portion of the City's existing 15' Sanitary Sewer Easement along Richland County TMS# 17300-02-39; Killian Commons; CF# 289-10 and CF# 114-08.

26. Resolution No.: R-2006-030 - Authorizing and directing the City Manager to Commence an Appeal of the City of Columbia Board of Zoning Appeals regarding 716 Henderson Street

Upon motion by Ms. Devine, seconded by Mr. Rickenmann, Council voted unanimously to approve Resolution No.: R-2006-030 - Authorizing and directing the City Manager to Commence an Appeal of the City of Columbia Board of Zoning Appeals regarding 716 Henderson Street.

OTHER MATTERS

27. Council is asked to approve a Request to Carry Forward Unencumbered City Council Expense Account Balances from Fiscal Year 2005/2006 to Fiscal Year 2006/2007.

Upon motion by Mr. Cromartie, seconded by Ms. Devine, Council voted unanimously to approve the Request to Carry Forward Unencumbered City Council Expense Account Balances for Fiscal Year 2005/2006 to Fiscal Year 2006/2007.

- 27a. **Three Rivers Greenway – Mayor Robert D. Coble

Mayor Robert D. Coble stated that the City of Columbia would soon begin the process of developing the Three Rivers Greenway in the area known as The Rapids (in front of the Riverbanks Zoo on the Saluda River). He noted that the activities there will need to come under the activities allowed at a City park. He stated that fishing and canoeing are appropriate, but issues such as drinking alcohol and building fire pits are not appropriate for a public greenway. He said that this would be a change for the hundreds of citizens that have used this area for such purposes. The Three Rivers Greenway will expand access to the river, but it will limit the behavior and activities that can be done there. He noted that it is essential to get the word out so that no one is surprised by the changes. No final decisions have been made at this juncture.

Councilor Daniel J. Rickenmann suggested that they create a picnic area with grills that meet park standards. The Park Rangers should be utilized to monitor the activities there. He said that this might help to eliminate some concerns.

- 27b. **Central Midlands Regional Transit Authority – The Honorable E.W. Cromartie, II

Councilor E.W. Cromartie, II stated that he attended the Richland County Council meeting wherein they discussed various solutions to keep the bus system moving forward. He said that \$5 million is needed to generate a revenue source. Richland County Council voted to increase the vehicle fee by \$20.00 for personal vehicles and \$30.00 for commercial vehicles.

Upon motion by Mr. Cromartie, seconded by Mayor Coble, Council voted unanimously to approve an Oral Resolution in Support of Public Transportation in Richland County and to provide up to \$10,000 to jointly cover the expenses to hire a Transportation Consultant. The Resolution should be signed by all City Council members and then sent to all of the Richland County Council members. Public Relations Staff was directed to draft and distribute a press release indicating the City's full support.

Mr. Charles P. Austin, City Manger was directed to ensure that at least two (2) City Council members are appointed to the Transportation Taskforce once Richland County Council establishes it.

28. Council is asked to approve the Sale of the Senate Street Fire Station, as requested by the Special Projects Administrator. The following is the ranking of the responses to the Request for Proposals.

1. Capitol Places VII
2. Chagour Development
3. Edwin B. Garrison
4. The McCallum Company

Mr. Steve Gantt, Senior Assistant City Manager for Operations, explained that the responses were evaluated using three (3) criteria: pricing; adaptive reuse and conformity; and experience and financial ability to do the job. He noted that all four (4) proposals included adaptive reuse of the property. He noted that the Historic Columbia Foundation reviewed the Request for Proposals and the actual proposals that came in.

Mr. Shawn Epps, Special Projects Administrator, added that the following individuals served on the review committee: Shawn Epps, Krista Hampton, Lucinda Statler, Amy Moore and Steve Gantt. He explained that Capitol Places VII was ranked number one for their proposed adaptive reuse into condos. They also proposed to save the fire station and the fire tower. The Vista Gourmet would be an adaptive reuse to an upscale restaurant. The garage building would be used as a facility to stage and warehouse the food. He further explained that Edwin B. Garrison and The McCallum Company both proposed residential adaptive reuse. The committee considered two prices from The McCallum Company for adaptive reuse or total demolition. He noted that this is privileged information until a decision is made.

- **Councilor Sam Davis joined the meeting at 8:35 a.m.**

Representatives for Chagour Development denied that their proposal is for an upscale restaurant; instead it is an entertainment destination for the Vista that would fit in the puzzle with the Convention Center and other restaurants. The facility would also include a cooking school for area students. He admitted that they are considering a myriad of concepts to be a part of this building.

Mr. Tom Prioreshcj, Capitol Places VII, explained the three basic elements of his proposal. He proposed that the City relocate the Fire Station Museum to one of his condominiums for high exposure valued at \$300,000; the development of an apartment building with historic tax credits; and if the City helped to gain parking he would put in an additional \$300,000. He noted that the committee did not value the elements of his proposal totaling \$600,000.

Upon motion by Mr. Rickenmann, seconded by Ms. Devine, Council voted unanimously to authorize the Sale of the Senate Street Fire Station to Capitol Places VII.

EXECUTIVE SESSION

Upon motion by Mr. Cromartie, seconded by Mr. Rickenmann, Council voted unanimously to go into Executive Session at 8:56 a.m. for the receipt of legal advice relating to a pending, threatened or potential claim.

28b. ****Receipt of legal advice which relates to pending, threatened or potential claim**
This matter was discussed in Executive Session. No action was taken.

- **Council adjourned the Executive Session at 9:50 a.m. to break prior to convening the Zoning Public Hearing.**

ZONING PUBLIC HEARING

- **Council opened the Public Hearing at 10:00 a.m.**

CONFIRM ZONING OF PREVIOUSLY ANNEXED PROPERTIES – FIRST READING

29. 3701-3707 Clement Road, TMS# 09104-08-07; confirm RS-3 zoning.

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

Upon motion by Mr. Davis, seconded by Mr. Cromartie, Council voted unanimously to give first reading approval to confirm the zoning of previously annexed properties at 3701-3707 Clement Road, TMS# 09104-08-07; confirm RS-3 zoning.

30. 1828 Pineview Road, TMS# 19000-01-08; confirm C-3 zoning.

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

Upon motion by Mr. Rickenmann, seconded by Ms. Devine, Council voted unanimously to give first reading approval to confirm the zoning of previously annexed property at 1828 Pineview Road, TMS# 19000-01-08; confirm C-3 zoning.

31. 1046-1047 Berea Road/Stadium Village Lofts, TMS# 11206-03-02, 11206-04-01, 02, 03; confirm C-3 zoning.

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

Upon motion by Mr. Rickenmann, seconded by Mr. Davis, Council voted unanimously to give first reading approval to confirm the zoning of previously annexed properties at 1046-1047 Berea Road/Stadium Village Lofts, TMS# 11206-03-02, 11206-04-01, 02, 03; confirm C-3 zoning.

A. 87.1 acres E/S Patton Circle, TMS# 09414-01-03; confirm M-1 zoning.

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

Upon motion by Mr. Cromartie, seconded by Mr. Davis, Council voted unanimously to give first reading approval to confirm the zoning of previously annexed properties at 87.1 acres E/S Patton Circle, TMS# 09414-01-03; confirm M-1 zoning.

MAP AMENDMENTS / REZONINGS – FIRST READING

- B. 1110 Mason Road, TMS# 11712-04-02; rezone from (Rural, Richland County) RU and D-1 (Development, Interim) to D-1 (Development).

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

Upon motion by Mr. Davis, seconded by Ms. Devine, Council voted unanimously to give first reading approval to a Map Amendment and the Rezoning of 1110 Mason Road, TMS# 11712-04-02; rezone from (Rural, Richland County) RU and D-1 (Development, Interim) to D-1 (Development).

- C. 1127 Butler Street, TMS# 13901-17-04; rezone from RS-3, -DP to PUD-R, -DP.

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

Upon motion by Mr. Cromartie, seconded by Ms. Devine, Council voted unanimously to give first reading approval to a Map Amendment and the Rezoning of 1127 Butler Street, TMS# 13901-17-04; rezone from RS-3, -DP to PUD-R, -DP.

- D. 2000 Block of Two Notch Road, TMS# 11509-09-01A (P); rezone from M-1 to PUD-C.

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

Upon motion by Mr. Rickenmann, seconded by Ms. Devine, Council voted unanimously to give first reading approval to a Map Amendment and the Rezoning of the 2000 Block of Two Notch Road, TMS# 11509-09-01A (P); rezone from M-1 to PUD-C, provided **(1)** street improvements continue and **(2)** street lights are added along Edgewood Avenue. Mr. Cromartie abstained from voting due to a potential conflict of interest.

- E. 1515-1517 Butler Street, TMS# 13902-02-06 and 08; rezone from RG-1 to PUD-R.

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

Upon motion by Mr. Rickenmann, seconded by Ms. Devine, Council voted unanimously to give first reading approval to a Map Amendment and the Rezoning of 1515-1517 Butler Street, TMS# 13902-02-06 and 08; rezone from RG-1 to PUD-R, provided **(1)** exterior side yard setbacks are 5 feet and interior side yard setbacks are 0 feet, and **(2)** development upon the property shall conform to RG-1 district standards unless explicitly amended by the Planned Unit Development.

- F. 534 South Saluda Avenue and 531 South Edisto Avenue, TMS# 11212-08-12 and 11212-08-11; rezone from M-1 to PUD-R.

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

Upon motion by Mr. Cromartie, seconded by Ms. Devine, Council voted unanimously to give first reading approval to a Map Amendment and the Rezoning of 534 South Saluda Avenue and 531 South Edisto Avenue, TMS# 11212-08-12 and 11212-08-11; rezone from M-1 to PUD-R, subject to **(1)** conformance with the changes to the Descriptive Statement within version labeled "Revised by Staff", including that **(1a)** proposed materials relate to the new houses, not the existing house, **(1b)** the exterior of each house shall be hardiplank, not vinyl siding, and **(1c)** roofs shall be architectural shingles, not stand and seam roof systems, **(2)** allowing full 2-story construction, rather than split level as shown, and **(3)** development upon the property shall conform to RG-1 district standards unless explicitly amended by the Planned Unit Development.

- G. 3135 & 3127 Forest Drive, TMS# 14001-04-39 and 14001-04-40; rezone from RS-2 to PUD-C.

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

Upon motion by Ms. Devine seconded by Mr. Cromartie, Council voted unanimously to give first reading approval to a Map Amendment and the Rezoning of 3135 & 3127 Forest Drive, TMS# 14001-04-39 and 14001-04-40; rezone from RS-2 to PUD-C, provided **(1)** the bufferyard fence along the southern lot line starts 40 feet back from the Forest Drive property line, **(2)** all signage shall comply with C-1 zoning requirements except that the height of any freestanding sign shall not exceed 25 feet, and **(3)** uses permitted within the existing building shall be analogous to uses permitted within the C-1 district and expressly include recreational facilities (existing yoga studio), general offices, and medical offices, but retail, restaurants, drinking establishments, nightclubs, sexually oriented businesses, and liquor stores are expressly prohibited.

- H. 6701 Farrow Road, TMS# 14208-02-02; rezone from RG-1 to PUD-R.

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

Upon motion by Mr. Davis, seconded by Ms. Devine, Council voted unanimously to give first reading approval to a Map Amendment and the Rezoning of 6701 Farrow Road, TMS# 14208-02-02; rezone from RG-1 to PUD-R, provided the applicant work with staff to ensure compliance with the Fire Code.

- I. 3201 Lyles Street, TMS# 09106-09-04; rezone from RG-3, -DP to PUD-R, -DP.

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

Upon motion by Mr. Rickenmann, seconded by Mr. Cromartie, Council voted unanimously to give first reading approval to a Map Amendment and the Rezoning of 3201 Lyles Street, TMS# 09106-09-04; rezone from RG-3, -DP to PUD-R, -DP.

- J. N/S Padgett Road (Honey Tree Subdivision), TMS# 22012-01-01; rezone portion of property from RS-3 to PUD-R.

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

Upon motion by Mr. Cromartie, seconded by Mr. Davis, Council voted unanimously to give first reading approval to a Map Amendment and the Rezoning of N/S Padgett Road (Honey Tree Subdivision), TMS# 22012-01-01; rezone portion of property from RS-3 to PUD-R, provided the applicant submits a revised typical site plan, which reduces the amount of paved surface within the front yards.

MAJOR AMENDMENTS TO PLANNED UNIT DEVELOPMENTS (PUDS) – FIRST READING

- K. 3501 Moss Avenue, TMS# 13801-07-16; rezone from PUD-R to amended PUD-R.

Ms. Paulette Ritter, Applicant, stated that she purchased this property in 1999 from Mr. Steve Hinson. She said that the apartment was already constructed and had been rented out by the previous owner. She explained that she purchased the property, because she had a disabled son in the Babcock Center and had the unit approved for a family member to reside in it. Her son currently resides with another family member, but she still supports him. She admitted that she did not research the legality of the apartment unit. Ms. Ritter stated that the one (1) opposing neighbor also rents out an apartment unit behind his house.

Upon motion by Mr. Rickenmann, seconded by Mayor Coble, Council voted unanimously to give first reading approval to a Major Amendment to a Planned Unit Development at 3501 Moss Avenue, TMS# 13801-07-16; rezone from PUD-R to amended PUD-R.

L. 2700 Block Millwood Avenue, TMS# 11413-05-02; rezone from PUD-R and PUD-R, -DP to amended PUD-R and PUD-R, -DP.

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

Upon motion by Mr. Cromartie, seconded by Mr. Rickenmann, Council voted unanimously to give first reading approval to a Major Amendment to a Planned Unit Development for the 2700 Block of Millwood Avenue, TMS# 11413-05-02; rezone from PUD-R and PUD-R, -DP to amended PUD-R and PUD-R, -DP, provided **(1)** office space within detached garages must otherwise comply with § 17-317 regarding home occupations, and **(2)** including option to replace existing wireless communication facility with a 130-foot stealth wireless communication facility designed like a flag pole.

M. 601 to 621 Main Street, TMS# 11303-13-03, and 06 through 10; rezone from PUD-R, –DD to amended PUD-R, –DD.

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

Upon motion by Mr. Rickenmann, seconded by Mr. Davis, Council voted unanimously to give first reading approval to a Major Amendment to a Planned Unit Development at 601 to 621 Main Street, TMS# 11303-13-03, and 06 through 10; rezone from PUD-R, –DD to amended PUD-R, –DD.

- **Council closed the Zoning Public Hearing at 10:13 a.m.**

N. **Committee Meetings

Upon motion by Mr. Rickenmann, seconded by Ms. Devine, Council voted unanimously to direct staff to record and broadcast the Board of Zoning Appeals, Design Development Review Commission and the Planning Commission Meetings on Channel Two.

APPEARANCE OF PUBLIC HAVING BUSINESS WITH CITY COUNCIL

Mr. Temple Ligon reminded the members of Council of the upcoming celebration of Bastille Day on Friday, July 14, 2006. He asked them to remember on this day how we began and how we won the revolutionary war.

Mr. Paul Swatsell, Jr. explained that he applied for a chauffeur's license through the City of Columbia. He has driven a taxi for eighteen years, but was denied due to a fraudulent check charge incurred by his spouse.

- **Council adjourned the meeting at 10:21 a.m.**

Respectfully submitted by:

Erika D. Salley
City Clerk