



The Columbia City Council conducted a Council Meeting / Public Hearing and a Zoning Public Hearing on Tuesday, May 17, 2016 at City Hall, 1737 Main Street, Columbia, South Carolina. The Honorable Mayor Stephen K. Benjamin called the meeting to order at 6:25 p.m. The following members of Council were present: The Honorable Sam Davis, The Honorable Moe Baddourah, The Honorable Howard E. Duvall and The Honorable Edward H. McDowell, Jr. The Honorable Tameika Isaac Devine arrived at 7:22 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 South Carolina Freedom of Information Act.

PLEDGE OF ALLEGIANCE

Master Trenton Clarke, Master Calvin Tucker and Master Aaron Morris, all members of Achieve Columbia led the audience in the Pledge of Allegiance.

INVOCATION

Chaplain Michael Baker, Columbia Police Department offered the Invocation.

ADOPTION OF THE AGENDA

Upon a motion made by Mr. Davis and seconded by Mr. Baddourah, Council voted unanimously to adopt the agenda, subject to removing **Item 5** from the Consent Agenda and deferring **Items 35** and **40**.

PUBLIC INPUT RELATED TO AGENDA ITEMS

No one appeared at this time.

APPROVAL OF MINUTES

1. [April 19, 2016 Council Meeting](#) and [May 3, 2016 Work Session](#) and [Council Meeting](#)
– *Approved as presented.*

Upon a motion made by Mr. Baddourah and seconded by Mr. Duvall, Council voted unanimously to approve the April 19, 2016 Council Meeting Minutes and the May 3, 2016 Work Session and Council Meeting Minutes.

CONSENT AGENDA

Upon a single motion made by Mr. McDowell and seconded by Mr. Baddourah, Council voted unanimously to approve the **Consent Agenda Items 2 through 4, 6 through 19 and 22.**

CONSIDERATION OF BIDS & AGREEMENTS

2. Council is asked to approve the [Purchase of Thirty \(30\) Bicycles and Accessories](#), as requested by the Police Department. Award to Cycle Center, as a Local Business Enterprise in the amount of \$60,927.20. This vendor is located in Columbia, SC. *Funding Source: Police Administrative Services/Special Departmental Supplies, 1012402-627100 - Approved*
3. Council is asked to approve the [Hill Creek Pump Station Driveway Replacement Project](#), as requested by the Metro Wastewater Treatment Plant. Award to Armstrong Contractors, the lowest responsive bidder in the amount of \$61,795.00. This firm is located in Columbia, SC. *Funding Source: Utilities Metro Wastewater Plant-Paving and Asphalt, 5516208-623500 – This is a FEMA project and the original budgeted amount is \$120,000.00. The City will provide funding upfront for this project via 5516208 638400. It is anticipated that a minimum of 75% (\$46,346.25) of this cost will be reimbursed. The remaining amount of \$15,448.75 will be funded by the water/sewer reserve fund. - Approved*
4. Council is asked to approve the [Purchase of Fourteen \(14\) Laptops and Accessories](#), as requested by the Information Technology Department. Award to Synnex Corporation, using the Global Supply Advantage Contract in the amount of \$66,273.98. This vendor is located in Greenville, SC. *Funding Source: Capital Replacement/Computer Equipment/Hardware, 6308972-627500 –The original budgeted amount for this purchase is \$66,273.98. The Chief Information Officer approved this purchase. - Approved*
5. Council is asked to approve an [Agreement for the Development and Implementation of an Economic and Community Development Strategy](#) that will enhance the creation of jobs, housing and commercial development for the City of Columbia. Award to DESA, Inc., a Small Business Enterprise in the amount of \$75,000.00. This firm is located in Columbia, SC. *Funding Source: Economic Development Special Projects 1018419-638300 – Approved*

Councilor Duvall expressed his approval of this contract that will provide an economic development study for all areas in the City of Columbia.

Councilor McDowell concurred, while noting that this study is needed particularly for District II.

Upon a motion made by Mr. Davis and seconded by Mr. Baddourah, Council voted unanimously to approve an Agreement for the Development and Implementation of an Economic and Community Development Strategy that will enhance the creation of jobs, housing and commercial development for the City of Columbia. Award to DESA, Inc., a Small Business Enterprise in the amount of \$75,000.00.

6. Council is asked to approve the [Purchase of Two \(2\) Chevrolet Tahoes for the Police Department](#), as requested by the Fleet Services Division. Award to Love Chevrolet Company, using the SC State Contract in the amount of \$88,388.00. This vendor is located in Columbia, SC. *Funding Source: Capital Replacement-Auto, Trucks, Heavy Equipment Capital, 6308972-658500 – The original budgeted amount for this purchase is \$95,461.20. - Approved*
7. Council is asked to approve [Project WM4371A; Roadway Repairs at Ripley Station, Heritage Hills and Tara Trail Road](#), as requested by the Utilities and Engineering Department. Award to Armstrong Contractors, LLC, a Local Business Enterprise and the lowest responsive bidder in the amount \$157,368.00. This firm is located in Columbia, SC. *Funding Source: Engineering General Services Water Improvements-Special Contracts, 5511706-638305 – The original budgeted amount is \$199,000.00 in the fiscal year 2015/2016 CIP. - Approved*
8. Council is asked to approve the [Purchase of a Server Environment Hardware Upgrade](#), as requested by the Information Technology Department. Award to Egroup Holding Company, LLC, using the SC State Contract in the amount of \$187,326.51. This vendor is located in Mount Pleasant, SC. *Funding Source: Technology Replacement/Computer Equipment/Hardware, 6218954-627500 – The original budgeted amount for this purchase is \$187,326.51. The Chief Information Officer approved this purchase. - Approved*
9. Council is asked to approve additional funding for the [Vista Greenway Phase II Lincoln Tunnel Project in the amount of \\$145,000.00](#), as requested by the Utilities and Engineering Department. *Funding Source: Vista Greenway Phase Two, 4039999-CP105203 - Approved*
10. Council is asked to approve the [Purchase of Twelve \(12\) Chevrolet Caprices for the Police Department](#), as requested by the Fleet Services Division. Award to Love Chevrolet Company, using the SC State Contract in the amount of \$389,412.00. This vendor is located in Columbia, SC. *Funding Source: Capital Replacement-Auto, Trucks, Heavy Equipment Capital, 6308972-658500 – The original budgeted amount for this purchase is \$433,524.96. - Approved*
11. Council is asked to approve the [Purchase of Two \(2\) Side Loader Refuse Trucks](#), as requested by the Fleet Services Division. Award to GSP Marketing, Inc., in the amount of \$497,765.64. This vendor is located in Somerset, PA. *Funding Source: Capital Replacement-Auto, Trucks, Heavy Equipment Capital, 6308972-658500 – The original budgeted amount for this purchase is \$540,005.00. - Approved*

12. Council is asked to approve the [Purchase of One \(1\) Pierce Saber Fire Truck](#), as requested by the Fire Department. Award to Spartan Fire and Emergency Apparatus, Inc., using the National Purchase Price (NPPGov) Fire Rescue Group Purchasing Organization Contract in the amount of \$488,319.00.00. This vendor is located in Roebuck, SC. *Funding Source: Capital Replacement-Auto, Trucks, Heavy Equipment Capital, 6308972-658500 –The original budgeted amount for this purchase is \$488,319.00. - Approved*
13. Council is asked to approve an [Agreement to provide Engineering Services at the Smith Branch III Sub Basin](#), as requested by the Utilities and Engineering Department. Award to AECOM in an amount not to exceed \$903,625.00. This firm has headquarters in Los Angeles, CA and a local office in Columbia, SC. *Funding Source: Sanitary Sewer Capital Budget 5529999-SS7363-658650 – The original estimated budget amount is \$800,000 in the FY 15/16 CIP. The funding shortfall between the original budgeted amount and the recommended project award is available via a transfer of funds from SS7286: Projects not yet defined. - **Note:** This is a Clean Water 2020 Program Project and a Mentor Protégé Program Project. DESA, Inc., a Small Business Enterprise of Columbia, SC is the Protégé and will provide data collection, field work, public relations, construction administration and observation services for \$183,630.00 (20.32%) of the contract value. Sub-consultant Hydrostructures, P.A. of Cayce, SC will provide closed circuit television and dye water testing services for \$159,527.00 (17.65%) of the contract value. - Approved*
14. Council is asked to approve an [Agreement to provide Engineering Services at the Smith Branch I Sub Basin](#), as requested by the Utilities and Engineering Department. Award to Weston and Sampson in an amount not to exceed \$1,175,150.00. This firm has headquarters in Peabody, MA and a local office in Columbia, SC. *Funding Source: Sanitary Sewer Capital Budget 5529999-SS7362-658650 – The original budgeted amount is \$1,379,000.00 in the FY 15/16 CIP. – **Note:** This is a Clean Water 2020 Program Project and a Mentor Protégé Program Project. HPG and Company, a Small Business Enterprise of West Columbia, SC is the Protégé and will provide surveying, smoke testing and manhole inspection services for \$235,000.00 (20.05%) of the contract value. Sub-consultant Hydrostructures, P.A. of Cayce, SC will provide closed circuit television, manhole and inspection services for \$258,500.00 (22.05%) of the contract value. - Approved*
15. Council is asked to approve [Project SS7259; Sewer Line Replacement at Highway 277 Smith Branch Outfall](#), as requested by the Utilities and Engineering Department. Award to LAD Corporation, the lowest responsive bidder in the amount of \$1,203,190.00. *Funding Source: Sewer Improvement Fund, 5529999-658650-SS725901 - The original budgeted amount is \$1,340,000.00 in the fiscal year 2015/2016 CIP. – **Note:** This is a Clean Water 2020 Program Project and a Mentor Protégé Program Project. Lexington Earthworks of Swansea, SC is the Protégé and will implement \$236,608 (20%) of the contract value. The following sub-consultants will receive \$770,000.00 (65%) of the contract value. - Approved*

Sub-consultants	Locations	Services	Contract %	Amount
Ferguson Waterworks	Elgin, SC	Sewer Line Material	22%	\$256,000.00
Bore Company, LLC	Cumming, GA	Jack and Bore	43%	\$514,000.00

16. Council is asked to approve [Project PK006202; Renovations at Owens Field Park Phase I](#), as requested by the Utilities and Engineering. Award to Hammer Construction, a Local Business Enterprise in the amount of \$1,231,084.56. *Funding Source: 4039999-658650/PK006702-658650 – The original budgeted amount is \$1,289,255.00 and is being split as follows: City Funds \$605,000.00; Ray Tanner Foundation \$329,190.00; and Richland County Grants \$355,065.00. The following firms will receive \$803,772.00 (65%) of the contract value. - Approved*

Sub-consultants	Locations	Services	Contract %	Amount
Ryan Brewer Enterprises	Columbia, SC	Fencing	3%	\$34,422.00
Surface America	Columbia, SC	Miracle Field Surface	10%	\$119,931.00
Johnson & Leslie Construction	Columbia, SC	Grading & Clearing	39%	\$488,065.00
Wilson and Associates, Inc.	Lexington, SC	Sprigging & Irrigation	1%	\$16,392.00
Sloan Construction	Columbia, SC	Paving	3%	\$35,320.00
LA Barrier Trucking (WBE)	Lexington, SC	Hauling	1%	\$12,000.00
Concrete Supply	Columbia, SC	Concrete	1%	\$11,421.00
Joe Jackson	Columbia, SC	Mason	.3%	\$4,000.00
Seed Slingers	Aynor, SC	Grass Seeding	.7%	\$8,200.00
Henry Chason Landscape	Blythewood, SC	Landscaping, Sod, etc.	5%	\$62,600.00
Composite Advantage	Dayton, OH	Pedestrian Bridge	1%	\$11,421.00

17. Council is asked to approve [Project SS7275; Non-Potable Water System Improvements at the Metro Wastewater Treatment Plant](#), as requested by the Utilities and Engineering Department. Award to M.B. Kahn Construction, the lowest responsive bidder in the amount of \$1,648,750.00. This firm is located in Columbia, SC. *Funding Source: Sewer Improvement Fund 5529999-658650-SS727501 - The original budgeted amount is \$1,860,750.00 in the fiscal year 2015/2016 CIP. – **Note:** This is a Clean Water 2020 Program Project and a Subcontracting Outreach Program Project. The following firms will receive \$966,667.30 (58.6%) of the contract value. - Approved*

Sub-consultants	Locations	Services	Contract %	Amount
Premier Construction DVBE	W. Columbia, SC	Electrical	20%	\$322,200.00
Harrelson Painting	Swansea, SC	Painter	2%	\$38,500.00
MR Systems	Norcross, GA	Instrumentation	2%	\$40,000.00
Palmetto State	Columbia, SC	Glass and Glazing	.2%	\$2,500.00
Heyward Services	Charlotte, NC	Process Equipment	22.1%	\$365,000.00
Tencarva	Greensboro, NC	Filters	7%	\$111,000.00
Ferguson Enterprise	Elgin, SC	Piping Values	3.1%	\$51,000.00
Overhead Door Company	Columbia, SC	Overhead Door	.5%	\$7,958.00
SE Driving Services, LLC	Greenville, SC	Diving	.6%	\$9,900.00
Chet Adams Company, Inc.	Raleigh, NC	Material Supply	.7%	\$11,392.00
RAIN for Rent	Summerville, SC	Bypass Pumping	.4%	\$7,217.30

18. Council is asked to approve [Project SS7060; Improvements at Clearwater, Meadowland, Prescott Manor, Shady Lane, Swandale and Yacht Cove Pump Stations](#), as requested by the Utilities and Engineering Department. Award to Shady Grove Construction, LLC, the lowest responsive bidder in the amount of \$3,039,229.43. This firm is located in Irmo, SC. *Funding Source: Sewer Improvement Fund, 5529999-SS706016-658650 – The original budgeted amount is \$4,020,000.00 in the fiscal year 2015/2016 CIP. **Note:** This is a Clean Water 2020 Program Project and a Mentor Protégé Program Project. J.A. Mabus & Associates, Inc. of Batesburg, SC is the Protégé and will implement \$913,718.81 (31.3%) of the contract value. The excess funding between the original budgeted amount and the recommended project award will be transferred to Project SS7286; projects not yet defined. The following sub-consultants will receive \$1,383,676.85(49.37%) of the contract value. - Approved*

Sub-consultants	Locations	Services	Contract %	Amount
Heyward, Inc.	Charlotte, NC	Remote Telemetry, Instrumentation and SCADA Interface	2.67%	\$78,000.00
Butler Electric Company, Inc.	Sumter, SC	Electrical	9.3%	\$271,500.00
The Metal Works, Inc.	Lexington, SC	Structural Aluminum Canopy and Misc. Steel	1.5%	\$44,001.00
Xylem, Inc.	Charlotte, NC	Flygt Equipment	14.4%	\$420,148.30
Tindall Precast	Spartanburg, SC	Wet Well Structures	2.3%	\$67,549.90
Dun-Right Services, Inc.	Florence, SC	Epoxy Coating	1.5%	\$42,970.00
SCE&G	Columbia, SC	Construction of Natural Gas	3.75%	\$109,500.00
Blanchard	Columbia, SC	Generators	8.45%	\$188,551.00
Fortiline, Inc.	Columbia, SC	Pipe and Appurtenances	5.5%	\$161,456.65

ORDINANCES – SECOND READING

19. [Ordinance No.: 2016-031](#) – Ordinance Granting Consent to Application for Franchise for Cable Service and Setting Franchise Fee (South Carolina Telecommunications Group Holdings, LLC) – *First reading approval was given on May 3, 2016. – Approved on second reading.*
20. [Ordinance No.: 2016-032](#) – Annexing The Park Phase Four and The Park Phase Five, 42.65 acres W/S Woodcreek Farms, Richland County TMS# 25800-03-46 – *First reading approval was given on May 3, 2016. – Approved on second reading. Mayor Benjamin abstained from voting due to a potential conflict of interest.*

Upon a motion made by Mr. Baddourah and seconded by Mr. Duvall, Council voted unanimously to give second reading approval to Ordinance No.: 2016-032 – Annexing The Park Phase Four and The Park Phase Five, 42.65 acres W/S Woodcreek Farms, Richland County TMS# 25800-03-46. Mayor Benjamin abstained from voting due to a potential conflict of interest.

21. [Ordinance No.: 2016-033](#) – Annexing 1392 Beechfern Circle, 1388 Beechfern Circle, 1372 Beechfern Circle, 1360 Beechfern Circle, 1391 Beechfern Circle, 1415 Beechfern Circle, Beechfern Circle Walkway, Beechfern Circle right of way, 517 Cordgrass Road, 523 Cordgrass Road, 527 Cordgrass Road, 535 Cordgrass Road, Cordgrass Road Walkway, Cordgrass Road right of way, and 1.61 acres designated as a 40' buffer and a 50' buffer along Woodcreek Farms Road, Richland County TMS #25815-01-08, 25815-01-09, 25815-01-12, 25815-01-14, 25815-02-21, 25815-02-24, 25815-01-15, 25815-05-05, 25815-02-08, 25815-02-10, 25815-02-11, 25815-02-14, 25815-02-12, 25815-05-03, and 25815-01-18, being a portion of The Park, Phase Two, Woodcreek Farms – *First reading approval was given on May 3, 2016. – Approved on second reading. Mayor Benjamin abstained from voting due to a potential conflict of interest.*

Upon a motion made by Mr. Baddourah and seconded by Mr. Duvall, Council voted unanimously to give second reading approval to Ordinance No.: 2016-033 – Annexing 1392 Beechfern Circle, 1388 Beechfern Circle, 1372 Beechfern Circle, 1360 Beechfern Circle, 1391 Beechfern Circle, 1415 Beechfern Circle, Beechfern Circle Walkway, Beechfern Circle right of way, 517 Cordgrass Road, 523 Cordgrass Road, 527 Cordgrass Road, 535 Cordgrass Road, Cordgrass Road Walkway, Cordgrass Road right of way, and 1.61 acres designated as a 40' buffer and a 50' buffer along Woodcreek Farms Road, Richland County TMS #25815-01-08, 25815-01-09, 25815-01-12, 25815-01-14, 25815-02-21, 25815-02-24, 25815-01-15, 25815-05-05, 25815-02-08, 25815-02-10, 25815-02-11, 25815-02-14, 25815-02-12, 25815-05-03, and 25815-01-18, being a portion of The Park, Phase Two, Woodcreek Farms. Mayor Benjamin abstained from voting due to a potential conflict of interest.

22. [Ordinance No.: 2016-039](#) – Authorizing the City Manager to execute a Seventh Amendment to Purchase Agreement between the City of Columbia and Bright-Meyers 2001 LLC for the sale of 5.97 +/- acres (Capital City Stadium), Richland County TMS #11204-02-02 – *First reading approval was given on May 3, 2016. – Approved on second reading.*

PRESENTATIONS

23. [National Bike Month and Bicycle Safety Month Proclamation](#) – The Honorable Mayor Stephen K. Benjamin

Mayor Benjamin and the members of City Council proclaimed the week of May 16-20, 2016 as Bike to Work Week and May 2016 as National Bike Month and Bicycle Safety Month in the City of Columbia.

24. [Teen Pregnancy Prevention Month Proclamation](#) – The Honorable Mayor Stephen K. Benjamin

Mayor Benjamin and the members of City Council proclaimed May 2016 as Teen Pregnancy Prevention Month in the City of Columbia.

25. [National Gun Violence Awareness Day Proclamation](#) – The Honorable Mayor Stephen K. Benjamin

Mayor Benjamin and the members of City Council proclaimed Thursday, June 2, 2016 as National Gun Violence Awareness Day in the City of Columbia.

Ms. Sylvie Dessau, Chapter Leader for Moms Demand Action for Gun Sense in America said the organization works towards making our communities and our children safer from gun violence. She asked everyone to wear orange on June 2, 2016 in recognition of life and gun safety.

Ms. Roberta McKelvin, Member of Moms Demand Action for Gun Sense in America said her son Nathaniel McKelvin, III's life was taken on November 15, 2013 by senseless gun violence. She also encouraged everyone to wear orange on June 2, 2016.

26. American Public Works Week Proclamation – Mr. Robert Anderson, Director of Public Works

Mayor Benjamin and the members of City Council proclaimed the week of May 14 – 21, 2016 as Public Works Week in the City of Columbia.

27. [Recycling Update](#) – Ms. Samantha Yager, Recycling Coordinator

Ms. Samantha Yager, Recycling Coordinator reported that 34,158 recycling roll carts were delivered in thirteen days; Public Works received \$425,000 in grant funding for the project; there was a reduction in five (5) recycling routes per day; there was a 60% increase in recycling material collected; and \$250,000 was saved in the budget. In 2014, we recycled 344 tons per month and we are now recycling 502 tons per month. She clarified that the City of Columbia pays \$10 per ton of recycling. She announced that Sonoco no longer accepts aluminum foil and glass jars with metal lids. She further announced that Sonoco no longer offers free recycling for schools, but the City of Columbia is currently serving some schools. To install the Waste Wizard app on your mobile device, search for Columbia, SC Solid Waste. She announced that she will be speaking at the Waste Expo in Las Vegas, Nevada.

28. [Achieve Columbia Update](#) – Mr. Robert Lominack, Co-Founder of Achieve Columbia

Mr. Robert Lominack, Co-Founder of Achieve Columbia introduced co-founder Laura Young. He reported that Achieve Columbia is a non-profit that works with seventh graders from Hand Middle School until the students graduate from high school. The program consists of mentoring and assistance with academic and extracurricular activities. He recognized Calvin Tucker, a tenth grader whose GPA is now letter grades higher; Aaron Moore, who will be taking all honors classes in the eleventh grade; Trenton Clarke, who has maintained solid grades while being involved with Dreher's basketball team, track team, football team and chorus; Cain, a seventh grader striving to get into The Governor's School; and McKenzie, a seventh grader who is completing the fourth quarter with all A's.

PUBLIC HEARING

COMPREHENSIVE PLAN – FUTURE LAND USE MAP AMENDMENT – FIRST READING

29. [W/S National Guard Road](#), TMS#11100-01-15; E/S Congaree River, TMS# 11100-01-05 and 11100-01-06; and South of South Stadium Road/Southeast of Vine Street, TMS# 11201-02-10; request to confirm land use classification SD-1 (Sports/Amusement District). Property annexed April 19, 2016. – *Approved on first reading.*

Council District: 3
Proposal: Amend the Future Land use Map in Chapter 8.3 of The Columbia Plan: 2018 for the subject parcels with a classification of SD-1
Applicant: The University of South Carolina Development Foundation
PC Recommendation: Approve (6-0); 03/07/16 – Interim Land Use
PC Recommendation: Approve (6-0); 04/04/16 – Land Use
Staff Recommendation: Approve Land Use Class of SD-1

Ordinance No.: 2016-034 – Amending the City of Columbia Comprehensive Plan 2018 Future Land Use Map to include W/S National Guard Road, Richland County TMS #11100-01-15; E/S Congaree River, Richland County TMS # 11100-01-05 and 11100-01-06; and S/S South Stadium Road and SE/S Vine Street, Richland County TMS #11201-02-10 annexed by Ordinance No.: 2016-020 enacted April 19, 2016 – *Approved on first reading.*

Council opened the Public Hearing at 7:02 p.m.

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

Council closed the Public Hearing at 7:02 p.m.

Upon a motion by Mr. Baddourah and seconded by Mr. Duvall, Council voted unanimously to give first reading approval to Ordinance No.: 2016-034 – Amending the City of Columbia Comprehensive Plan 2018 Future Land Use Map to include W/S National Guard Road, Richland County TMS #11100-01-15; E/S Congaree River, Richland County TMS # 11100-01-05 and 11100-01-06; and SIS South Stadium Road and SE/S Vine Street, Richland County TMS #11201-02-10 annexed by Ordinance No.: 2016-020 enacted April 19, 2016.

ZONING PUBLIC HEARING

Council opened the Zoning Public Hearing at 7:03 p.m.

ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT & ZONING
MAP AMENDMENT – FIRST READING

30. [825 Abernathy Street and 7660- Garners Ferry Road](#), TMS#16314-01-02 and 16314-01-03; request to annex, assign land use classification Community Activity Corridor (AC-2) and assign zoning of RG-2 (General Residential). The property is currently classified as undeveloped and zoned GC (General Commercial) in Richland County. – *Consideration of this matter was deferred.*

Council District:	3
Proposal:	Annex, assign land use classification AC-2 and zone property RG-2
Applicant:	Shandon Terrace, LLC
PC Recommendation:	Approve (6-0); 03/07/16
Staff Recommendation:	Annex, assign AC-2 Land Use Classification and RG-2 Zoning

[Ordinance No.: 2016-021](#) – Annexing and Incorporating 825 Abernathy Street and 7660 Garners Ferry Road, Richland County TMS #16314-01-02 and 16314-01-03 into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015 Abernathy 7660 Garners Ferry – *Consideration of this matter was deferred.*

Mr. Bill Chamblin, Director of Development for Connelly Development explained that they will be developing a 64-unit affordable housing project.

Councilor Baddourah said he has heard from the residents and he isn't sure that they will support this zoning. He asked if Mr. Chamblin had communicated with the neighbors.

Mr. Bill Chamblin, Director of Development for Connelly Development said they hadn't received any input from the neighbors. He noted that the site is zoned appropriately in the County and this annexation is a requirement for water and sewer services. He recalled that Connelly Development constructed Cypress Place in Council District I.

Councilor Plough said she too was contacted by a neighbor to this property who was concerned about zoning this as residential multi-family.

Ms. Krista Hampton, Director of Planning and Development Services explained that multi-family is currently permitted under the County's zoning classification and the property has received site plan approval at the County. If we were to keep the general commercial, it would be a special exception.

Councilor Baddourah expressed concerns about moving forward due to comments about the additional traffic that will be generated in the neighborhoods and on Garners Ferry Road.

Ms. Krista Hampton, Director of Planning and Development Services clarified that we would be down-zoning the property to general residential from commercial and the developer has a land disturbance permit from the County.

Councilor Duvall said they have permission to build this project in the County and the residents would be better served if they were inside the City limits. We should approve the recommendation.

Councilor Baddourah moved to defer consideration of this matter to allow time for more communication with the neighbors.

Ms. Krista Hampton, Director of Planning and Development Services said Council could close the public hearing and defer first reading.

Mayor Benjamin said we have a significant deficit of quality affordable housing and if we are serious about meeting those needs, then we will have to do so in a comprehensive citywide manner.

31. [E/S Spears Creek Church Road](#), TMS#25716-02-02; request to annex, assign land use classification AC-3 (Regional Activity Corridor), and zone the property PUD-C (Planned Unit Development - Commercial District). The property is currently classified as Neighborhood (Medium Density) and zoned PDD (Planned Development District) in Richland County. – *Approved on first reading.*

Council District:	4
Proposal:	Annex, assign land use classification AC-3 and zone property PUD-C
Applicant:	Grace Presbyterian Church (A.R.P.), Inc. 1420 Lady Street, Columbia, SC 29201
PC Recommendation:	Approve (7-0); 04/04/16
Staff Recommendation:	Annex, assign AC-3 Land Use Classification and PUD-C Zoning

Ordinance No.: 2016-035 – Annexing and Incorporating 9 acres E/S Spears Creek Church Road, Richland County TMS #25716-02-02 into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 11, 2015 – *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. McDowell, Council voted unanimously to give first reading approval to the *Zoning Map Amendment* for E/S Spears Creek Church Road, TMS#25716-02-02; request to annex, assign land use classification AC-3 (Regional Activity Corridor), and zone the property PUD-C (Planned Unit Development - Commercial District). The property is currently classified as Neighborhood (Medium Density) and zoned PDD (Planned Development District) in Richland County **and** Ordinance No.: 2016-035 – Annexing and Incorporating 9 acres E/S Spears Creek Church Road, Richland County TMS #25716-02-02 into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 11, 2015. Mayor Benjamin abstained from discussions and voting due to a potential conflict of interest.

ZONING MAP AMENDMENT – FIRST READING

32. [W/S National Guard Road, TMS#11100-01-15; E/S Congaree River, TMS# 11100-01-05 and 11100-01-06; and South of South Stadium Road/Southeast of Vine Street, TMS# 11201-02-10;](#) request to rezone the properties as follows: D-1 (Development District) for TMS#s 11100-01-05, 11100-01-06, and 11201-02-10 with zoning of – FW (Floodway Area) and – FP (Floodplain Area) where applicable for each parcel; and M-1, -FP (Light Industrial District, Floodplain Area) for TMS# 11100-01-15. The properties are currently classified as Rural Large Lot/Mixed Residential (High Density) and zoned RU, M-1 and HI (Rural District, Light Industrial and Heavy Industrial) in Richland County. Property annexed April 19, 2016. – *Approved on first reading.*

Council District:	3
Proposal:	Rezone parcels from interim zoning of D-1, -FW, -FP / M-1, -FP / D-1, -FP to zoning of D-1, -FW, -FP / M-1, -FP / D-1, -FP
Applicant:	The University of South Carolina Development Foundation
PC Recommendation:	Approve (6-0), 04/04/16
Staff Recommendation:	Approve

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

Upon a motion made by Mr. McDowell and seconded by Mr. Baddourah, Council voted unanimously to give first reading approval to the *Zoning Map Amendment* for W/S National Guard Road, TMS#11100-01-15; E/S Congaree River, TMS# 11100-01-05 and 11100-01-06; and South of South Stadium Road/Southeast of Vine Street, TMS# 11201-02-10; request to rezone the properties as follows: D-1 (Development District) for TMS#s 11100-01-05, 11100-01-06, and 11201-02-10 with zoning of –FW (Floodway Area) and – FP (Floodplain Area) where applicable for each parcel; and M-1, -FP (Light Industrial District, Floodplain Area) for TMS# 11100-01-15. The properties are currently classified as Rural Large Lot/Mixed Residential (High Density) and zoned RU, M-1 and HI (Rural District, Light Industrial and Heavy Industrial) in Richland County. Property annexed April 19, 2016.

33. [1829, 1859 and 1863 West Buchanan Drive](#); TMS#13907-03-28, -29, and -30; request to rezone from RS-1 (Single-Family Residential) to RS-2 (Single-Family Residential). – *Consideration of this matter was deferred.*

Council District:	4
Proposal:	Rezone parcels from RS-1, -FP to RS-2, -FP
Applicant:	John B. Blackmon
PC Recommendation:	Approve (7-0), 03/7/16
Staff Recommendation:	Deny

Mr. John Blackmon, Esq., appeared before Council on behalf of the property owner. He said the properties were severely damaged during the October rains and the property owners would like to reconfigure the lots towards West Buchanan in order to regain some of the money they lost.

Mr. Patrick Scott said these properties have been damaged repeatedly and the owners have come up with a creative way of rescuing this property. He said this will generate property value and will not harm neighbors or traffic. He is surprised by staff's recommendation to deny.

Mr. Erich Miarka, Director of the Gills Creek Watershed Association said this area is under water every time it rains. He noted that there are three lots, but only two homes. He said building additional structures in this floodplain is not only dangerous, but it is opposite of the City's commitment to floodplain buy-outs. He suggested that they at least stick with the two houses and not add structures to the floodplain.

Councilor Duvall said those houses will have to come down and they would have to build back at the higher floodplain standards. He said both properties were put into the floodplain mitigation and if approved, the properties would have to become green space in perpetuity. He supports the rezoning, because if they are not in the mitigation they will be able to get some value for their property. He moved to approve this item.

Ms. Devine joined the meeting at 7:22 p.m.

Councilor Baddourah asked if the land used to filter storm water is controlled more by grass or houses.

Mr. Erich Miarka, Director of the Gills Creek Watershed Association said the third parcel is completely forested. He expressed concerns with adding structures and putting more people and property in harm's way.

Ms. Krista Hampton, Director of Planning and Development Services explained that staff's recommendation is based on policy documents to include the land use plan and the concern with increasing structures within a floodplain.

Councilor Devine asked if the redevelopment of the lots will cause additional flooding or storm water runoff.

Mr. Erich Miarka, Director of the Gills Creek Watershed Association said the redevelopment of the two structures would not contribute to additional runoff, but an additional structure would cause a low amount of runoff.

Mr. John Blackmon, Esq. noted that the property slopes from West Buchanan back into the creek; the water would flow back to the wooded lot. He said there are no plans, because they don't have the lots. He acknowledged that it would be a \$500,000 house.

There was a consensus of Council to defer first reading consideration.

34. [N/S Devine Street, 2801 Devine Street](#); TMS#11316-13-12, 11316-04-21; request to rezone from C-1 (Office and Institutional) to C-2 (Neighborhood Commercial). – *Approved on first reading.*

Council District:	3
Proposal:	Rezone N/S Devine Street (TMS#11316-13-12) and 2801 Devine Street (TMS#11316-04-21) from C-1 to C-2.
Applicant:	Jimmy Williams; Devine Station, LLC
PC Recommendation:	Approve (4-2), 04/04/16; C-1 to C-2 (Devine Street Parcels)
Staff Recommendation:	Approve C-1 to C-2 (Devine Street Parcels)

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 *Zoning Map Amendment* for N/S Devine Street, 2801 Devine Street; TMS#11316-13-12, 11316-04-21; request to rezone from C-1 (Office and Institutional) to C-2 (Neighborhood Commercial). Mr. McDowell was not present for the vote.

35. [2634 St. Phillips Street, TMS#11513-07-22](#); request to rezone from RG-2 (Single Family Residential) to C-1 (Office and Institutional). - *Consideration of this item was deferred as requested by the applicant.*

Council District:	2
Proposal:	Rezone parcel from G-2 to C-1
Applicant:	Burgess Mills, M Burgess Mills & Associates, Inc.
PC Recommendation:	Deny (7-0), 04/04/16
Staff Recommendation:	Deny

ZONING MAP AND TEXT AMENDMENT – FIRST READING

36. [1634 Main Street](#), TMS#09014-04-19; request to rezone from C-5, -DD (Central Business District, -Design/Development Overlay District) to C-5, -DD, -DP (Central Business District, -Design/Development Overlay District, -Design Preservation). Amend Sec. 17-691 (d) to establish 1634 Main Street as a Group III individual historic landmark in the City of Columbia. – *Approved on first reading.*

Council District: 2
Proposal: Rezone parcel from C-5, -DD to C-5, -DD, -DP and Amend Chapter 17 – Article V, Division 3 - §17-691(d) to designate structure as a Group III Landmark
Applicant: Krista Hampton, Director of Planning and Development Services
D/DRC: Approve (8-0); 02/11/16 - Landmark Status (-DP)
PC Recommendation: Approve (7-0), 03/07/16
Staff Recommendation: Approve

[Ordinance No.: 2016-022](#) – Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17, Planning, Land Development and Zoning, Article V, Historic Preservation and Architectural Review, Division 4, Landmarks, Sec. 17-691 Buildings and sites list, (d), to add 1634 Main Street, TMS #09014-04-19 – *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 Ms. Devine, Council voted unanimously to give first reading approval to Ordinance No.: 2016-022 – Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17, Planning, Land Development and Zoning, Article V, Historic Preservation and Architectural Review, Division 4, Landmarks, Sec. 17-691 Buildings and sites list, (d), to add 1634 Main Street, TMS #09014-04-19. Mr. McDowell was not present for the vote.

37. [1703 Wayne Street](#), TMS#09010-11-14; request to rezone from RG-3, -DD (Townhouse and High Rise Residential District, -Design/Development Overlay District) to RG-3, -DD, -DP (Townhouse and High Rise Residential District, -Design/Development Overlay District, -Design Preservation); and Amend Sec. 17-691 (d) to establish 1703 Wayne Street as a Group III individual historic landmark in the City of Columbia. – *Approved on first reading.*

Council District: 2
Proposal: Rezone parcel from RG-3, -DD to RG-3, -DD, -DP and Amend Chapter 17 – Article V, Division 3 - §17-691(d) to designate structure as a Group III Landmark

Applicant: Krista Hampton, Director of Planning and Development Services
D/DRC: Approve (8-0); 03/10/16 - Landmark Status (-DP)
PC Recommendation: Approve (7-0), 04/04/16
Staff Recommendation: Approve

Ordinance No.: 2016-037 – Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17, Planning, Land Development and Zoning, Article V, Historic Preservation and Architectural Review, Division 4, Landmarks, Sec. 17-691 Buildings and sites list, (d), to add 1703 Wayne Street, TMS #09010-11-14 – *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 Ordinance No.: 2016-037 – Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17, Planning, Land Development and Zoning, Article V, Historic Preservation and Architectural Review, Division 4, Landmarks, Sec. 17-691 Buildings and sites list, (d), to add 1703 Wayne Street, TMS #09010-11-14. Mr. McDowell was not present for the vote.

38. [1608 Main Street](#), TMS#09014-04-14; request to rezone from C-5, -DD (Central Area Commercial District, -Design/Development Overlay District) to C-5, -DD, -DP (Central Area Commercial District, -Design/Development Overlay District, -Design Preservation); and Amend Sec. 17-691 (d) to establish 1608 Main Street as a Group III individual historic landmark in the City of Columbia. – *Approved on first reading.*

Council District: 2
Proposal: Rezone parcel from C-5, -DD to C-5, -DD, -DP and Amend Chapter 17 – Article V, Division 3 - §17-691(d) to designate structure as a Group III Landmark
Applicant: Krista Hampton, Director of Planning and Development Services
D/DRC: Approve (7-0); 04/14/16 - Landmark Status (-DP)
PC Recommendation: Approve (7-0), 04/04/16
Staff Recommendation: Approve

Ordinance No.: 2016-038 – Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17, Planning, Land Development and Zoning, Article V, Historic Preservation and Architectural Review, Division 4, Landmarks, Sec. 17-691 Buildings and sites list, (d), to add 1608 Main Street, TMS #09014-04-14 – *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 Ordinance No.: 2016-038 – Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17, Planning, Land Development and Zoning, Article V, Historic Preservation and Architectural Review, Division 4, Landmarks, Sec. 17-691 Buildings and sites list, (d), to add 1608 Main Street, TMS #09014-04-14. Mr. McDowell was not present for the vote.

TEXT AMENDMENT – FIRST READING

39. [Recommendation to City Council to Amend § 17-283 \(Wireless Communication Facilities – Cell Tower\) with a version that reflects current technology and law.](#)

Proposal:	Amend Chapter 17, Article III, Division 8, Amend §17-283 (Wireless communication facilities – cell tower) with a version that reflects current technology and law.
Applicant:	K. Brian Cook, Zoning Administrator
PC Recommendation:	Approve (7-0), 04/04/16 with condition to remove subsection (i)(14) from new version
Staff Recommendation:	Approve

[Ordinance No.: 2016-027](#) – 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, Sec. 17-283 Wireless Communication Facilities - Cell Tower – *Approved on first reading.*

Ms. Krista Hampton, Director of Planning and Development Services explained that the text amendment is in response to changes in federal law with regard to what cities are required to approve and the timeframes in which they must approve them. The change also incorporates new types of technology such as distributed antenna systems that are located within the rights of way, not necessarily on private properties.

Councilor Davis asked about obstructions in the right of way.

Ms. Krista Hampton, Director of Planning and Development Services said the ordinance maintains the aesthetic controls. Staff will review the requests and the preferred alternative is for them to co-locate on existing utility poles.

Councilor Baddourah asked if the height of the cell towers will change.

Ms. Krista Hampton, Director of Planning and Development Services said we are keeping the heights the same as they are in our current code.

Mr. Brian Cook, Zoning Administrator said the traditional cell towers will stay the same, but our review of co-locations will change. He explained that if an existing tower in the right of way increases above 10% or 20' we can review it and height reviews will occur in certain areas.

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

Upon a motion made by Mr. Baddourah and seconded by Mr. Duvall, Council voted unanimously to give first reading approval to Ordinance No.: 2016-027 – 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, Sec. 17-283 Wireless Communication Facilities - Cell Tower.

Council closed the Zoning Public Hearing at 7:41 p.m.

Ms. Teresa Wilson, City Manager asked Council to approve the budget from the work session agenda.

Councilor Baddourah said there was a consensus of Council to adjust the budget before next week.

Mayor Benjamin moved to direct staff to amend the budget according to the recommendations made during the work session.

Councilor Devine asked how much the committee will receive in comparison to what they received previously.

Mayor Benjamin said we decided to move forward with the basic quality of life needs at Southeast Park with almost \$500,000 in funding; \$350,000 for a new community building at Hampton Park; new playground equipment for Finlay Park; funding for Fire Department self-contained breathing apparatuses; \$100,000 of new money to hospitality tax eligible organizations; and funding for the Columbia Museum of Art, EdVenture and a number of programs including the 100th Anniversary of Fort Jackson. He said we moved forward on a number of significant quality of life items that affect human issues to include meeting the needs of our seniors, the mentally ill, the homeless, and HIV/AIDS education. The committee will have \$350,000 less to work with, but we've also taken the idea of a hospitality tax bond off of the table.

Councilor Plough asked the City Attorney if Council should amend the agenda before taking up these items. She was told by MASC that this wasn't proper.

Ms. Teresa Knox, Esq., City Attorney said notice was given on the work session agenda that these matters may be taken up during the regular meeting.

Councilor Devine expressed concerns with reducing the amount of funding that the committee receives, because so many organizations follow the committee process. She supports funding the Columbia Museum of Art over multiple years. She asked that any leftover hospitality tax funds be committed to the Hospitality Tax Advisory Committee.

Councilor Baddourah concurred with Ms. Devine.

Upon a motion made by Mayor Benjamin and seconded by Mr. Duvall, Council voted unanimously to direct staff to amend the budget accordingly, share the information with all interested parties and post the information online.

ORDINANCES – FIRST READING

40. [Ordinance No.: 2016-029](#) – Granting an encroachment to the Knights of Columbus for installation and maintenance of brick pavers and sod within the right of way area of the 1600 block of Marion Street adjacent to its building at 1623 Marion Street, Richland County TMS #09014-05-05 - *Consideration of this item was deferred.*

APPOINTMENTS

41. [Columbia Tree and Appearance Commission](#) - *Consideration of this item was deferred.*
42. [Commercial Revolving Loan Fund Committee](#)

Upon a motion made by Mayor Benjamin and seconded by Mr. Baddourah, Council voted unanimously to approve the re-appointment of Ms. Diane Rushing for a second and final term to the Commercial Revolving Loan Fund Review Board.

43. [Planning Commission](#) - *Consideration of this item was deferred.*

CITY COUNCIL COMMITTEE REPORTS/REFERRALS

No committee reports or referrals were made at this time.

APPEARANCE OF THE PUBLIC

Mr. Gerald Gantt asked City Council to direct the Columbia Police Department and Chief Holbrook to stop harassing his family.

EXECUTIVE SESSION - Pursuant to S.C. Code §30-4-70(a)

Upon a motion made by Mr. McDowell and seconded by Mr. Duvall, Council voted unanimously to enter into Executive Session at 8:02 p.m. for the discussion of the following items.

44. Receipt of legal advice which relates to matters covered by the attorney-client privilege – S.C. Code §30-4-70(a)(2)
 - *Pedicabs*
 - *Delores Cooper v. City of Columbia*
 - *Venue License Agreement*

45. Discussion of negotiations incident to proposed contractual arrangements - S.C. Code §30-4-70(a)(2)
 - *Homeless Coordinator*
 - *NiAmerica*

Upon a motion made by Mr. Baddourah and seconded by Mr. McDowell, Council adjourned the meeting at 8:40 p.m.

Respectfully submitted by:

Erika D. Moore
City Clerk