



COLUMBIA CITY COUNCIL MEETING AGENDA TUESDAY, MAY 20, 2025

The Columbia City Council will conduct a meeting on Tuesday, May 20, 2025 at 4:00 p.m. at City Hall (Council Chambers), 1737 Main Street, Third Floor, Columbia, SC 29201. Members of the public may view the meeting online at www.columbiasc.gov. Please contact the City Clerk's Office at (803)545-3045 or cityclerk@columbiasc.gov if you have questions regarding this meeting.

The Honorable Daniel J. Rickenmann, Mayor
The Honorable Edward H. McDowell, Jr., District II ▪ The Honorable William Brennan, District III ▪ The Honorable Aditi Bussells, At-Large ▪ The Honorable Tina N. Herbert, District I
The Honorable Peter M. Brown, District IV ▪ The Honorable Tyler D. Bailey, At-Large

Prior to entering the meeting please silence all electronic communication devices. All presenters are asked to speak directly into the microphone for recording purposes.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

ADOPTION OF AGENDA

PUBLIC INPUT

Individuals are allotted up to three minutes to address City Council about items on the agenda. Items requiring a public hearing cannot be addressed at this time

APPROVAL OF MINUTES

1. Council is asked to approve the April 29, 2025 Budget Workshop Minutes and May 06, 2025 Regular Meeting Minutes.

APPROVAL AND PRESENTATION OF HONORARY STREET NAMING

2. Resolution No.: R-2025-022 - Approving the Honorary Naming of Koon Road and the 1500 Block of Prescott Road as "Ezekial H. Trezevant, Jr. Drive"

PRESENTATIONS

3. Jewish American Heritage Month Proclamation - The Honorable Daniel J. Rickenmann, Mayor



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4. Asian American and Pacific Islanders Business Day Proclamation - The Honorable Daniel J. Rickenmann, Mayor
5. American Public Works Week Proclamation - The Honorable Daniel J. Rickenmann, Mayor

CONSENT AGENDA ITEMS 6 THROUGH 12

6. Council is asked to approve the Purchase of Thirty Six (36) Side Door Litter Trash Receptacles for Finlay Park, as requested by the Parks and Recreation Department on April 2, 2025. Award to Victor Stanley, Inc., using the HGACBuy Cooperative Contract in the amount of \$71,390.54. This vendor is located in Dunkirk, MD.

Funding Source: Finlay Park Management - Hardware and Building Material (1015112-623200). The original budget amount is \$71,390.54.

7. Council is asked to approve the Purchase of a Cisco Umbrella Cyber Security Platform, as requested by the Information Technology Department on April 25, 2025. Award to SHI International Corporation using the SC State Contract in the amount of \$107,725.74. This vendor is located in Piscataway, NJ.

Funding Source: Information Technology - Maintenance and Service Contract (1011120-638200). The original budget amount is \$107,725.74.

8. Council is asked to approve the Purchase of Vehicles/Heavy Equipment for several City Departments, as requested by the Fleet Services Division. Award to multiple vendors using the SC State and Cooperative Contracts in the amount of \$659,277.80.

Item	Vendor	Vehicle/Heavy Equipment	Procurement Method	Amount
a.	Blanchard Machinery Company West Columbia, SC	One (1) Cat Mini Excavator for the Wastewater Management Division, as requested on April 17, 2025.	SC State Contract #4400031291	\$149,783.00
<i>Funding Source: Utilities Wastewater Maintenance - Auto, Trucks, Heavy Equipment-Capital (5516205-658500). The original budget amount is \$149,783.00.</i>				
b.	Street Smart Rentals, LLC Columbus, MN	Six (6) Scorpion 11 Mash Trailer Attenuators for the Wastewater Management Division, as requested on April 17, 2025.	MN Cooperative Contract #A-210(5)	\$204,994.80



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<i>Funding Source: Utilities Wastewater Maintenance – Machinery and Equipment-Capital (5516205-658300). The original budget amount is \$204,994.80.</i>				
c.	Sirchie Acquisition Company, LLC Medford, NJ	Two (2) Ford Transit Vans for the Columbia Police Department, as requested on April 25, 2025.	GSA Contract #GS-07F-0019W	\$304,500.00
<i>Funding Source: Equipment Services Fuel Parts and Repair – Auto, Trucks, Heavy Equipment-Capital (6308970-658500). The original budget amount is \$304,500.00.</i>				
Total				\$659,277.80

9. Council is asked to approve new Sole Source Contracts, as requested by Columbia Water. Award to multiple vendors in the total amount of \$845,671.46.

Item	Vendor	Description	Amount
a.	CITI, LLC Charlotte, NC	Replace critical supervisory control and data acquisition (SCADA) servers for the Wastewater Treatment Plant, as requested on March 12, 2025.	\$56,439.72
<i>Funding Source: Utilities Metro Wastewater Plant – Computer/Electrical Equipment-Capital (5516208-658600). The original budget amount is \$56,439.72.</i>			
b.	Wesco Distribution, Inc. Pittsburgh, PA	Medium Voltage Drive upgrade for the Lake Murray Water Treatment Plant, as requested on April 7, 2025.	\$789,231.74
<i>Funding Source: Water and Sewer Capital Projects – Lake Murray Water Treatment Plant Medium Voltage Variable Frequency Drive Upgrades - Capital Project Costs (5529999-WM486101-658650). The original budget amount is \$789,231.74.</i>			
Total			\$845,671.46

10. Council is asked to approve Contract Amendment #2 for Project WM4167; Canal Embankment Observation, as requested by Columbia Water on May 5, 2025. Award to Chao & Associates, Inc., in an amount not to exceed \$65,000.00. The current term of the contract ends on June 23, 2025. This firm is located in Columbia, SC.

Funding Source: Hydro Electric Plant Operation - Special Contracts Water/Sewer, Stormwater (5556101-638500). The current budget amount is \$120,000.00. The budget amount for this amendment is \$65,000.00. The total revised budget amount is \$185,000.00



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11. Council is asked to approve Contract Amendment #1 for Project SS7636; Metro Wastewater Treatment Plant Solids Handling Professional Support Services, as requested by Columbia Water on April 2, 2025. Award to Hazen and Sawyer, in an amount not to exceed \$194,032.00. The current term of the contract ends on June 26, 2025. This firm is located in Columbia, SC.

Funding Source: Utilities Metro Wastewater Plant - Special Contracts Water/Sewer, Stormwater (5516208-638305). The current budget amount is \$257,822.00. The budget amount for this amendment is \$194,032.00. The total revised budget amount is \$451,854.00.

This is a Mentor Protégé Program project. Hazen and Sawyer is the mentor and will provide operational and maintenance support services at 100% (\$194,032.00) of the amendment amount.

12. Ordinance No.: 2025-040 - Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park (604 Huger, LLC/617 Devine Street Associates, LLC, Richland County TMS #R08915-13-03)

Endorsed by the Economic Development and Infrastructure Committee on April 29, 2025.

First reading approval was given on May 06, 2025.

PUBLIC HEARING & FIRST READING FOR ZONING / PLANNING MATTERS

13. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 421 Piney Woods Road, TMS# 04914-02-04

Ordinance No.: 2025-032 - Annexing 421 Piney Woods Road, Richland County TMS #04914-02-04 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map

Proposal: Request to annex the property, assign the land use classification of Urban Edge Mixed Residential (UEMR) and assign zoning of Residential Mixed District (RM-1) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned Homestead (HM) by Richland County.

Council District: 1

Applicant: Maher Almassri / Wooten Company

Staff Recommendation: Approval



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PC Recommendation: 04/10/2025; Approval (6-0)

14. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 2.16 acre portion of 2010 Bluff Road, TMS# 13602-03-01 (portion)

Ordinance No.: 2025-033 - Annexing 2.16 acre portion of 2010 Bluff Road, Richland County TMS #13602-03-01 (portion) into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map

Proposal: Request to annex the property, assign the land use classification of Industrial (IND) and assign zoning of Light Industrial District (LI) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned Heavy Industrial (HI) by Richland County.

Council District: 3

Applicant: 7-D Family Limited Partnership / WDGREP Acquisitions, LLC

Staff Recommendation: Approval

PC Recommendation: 04/10/2025; Approval (6-0)

15. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 84, 92, and 94 Bluff Road, TMS# 11204-02-40

Ordinance No.: 2025-034 - Annexing 84, 92, and 94 Bluff Road, Richland County TMS #11204-02-40 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map

Proposal: Request to annex the property, assign the land use classification of Urban Core Mixed Residential Type 3 (UCMR-3) and assign zoning of Residential Two-Family - Mill Village District (RD-MV), portions within the Floodplain Overlay District (OV-FP) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned Residential 6 (R6) by Richland County.

Council District: 3

Applicant: Sandlapper Management Company, LLC

Staff Recommendation: Denial

PC Recommendation: 04/10/2025; Approval (5-0)



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16. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 0.05 acre E/S Bluff Road, TMS# 13605-01-03

Ordinance No.: 2025-037 - Annexing 0.05 acre E/S Bluff Road, Richland County TMS # 13605-01-03 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map

Proposal: Request to annex the property, assign the land use classification of Industrial (IND) and assign zoning of Heavy Industrial District (HI) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned Heavy Industrial (HI) by Richland County.

Council District: 3

Applicant: City of Columbia

Staff Recommendation: Approval

PC Recommendation: 04/10/2025; Approval (6-0)

17. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 100, 140, and 150 Fontaine Center Drive, TMS# 14201-05-02, -08, and -07

Ordinance No.: 2025-036 - Annexing 100, 140, and 150 Fontaine Center Drive, Richland County TMS #14201-05-02, -08, and -07 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map

Proposal: Request to annex the property, assign the land use classifications of Urban Edge Mixed Residential (UEMR) and Employment Campus (EC) and assign zoning of Employment Campus District (EC) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned General Commercial (GC) and Light Industrial (M-1) by Richland County.

Council District: 2

Applicant: David Hilburn, Winding Path, LLC

Staff Recommendation: Approval

PC Recommendation: 04/10/2025; Approval (6-0)



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18. ZONING MAP AMENDMENT for 3310, 3332 Unit A, 3332 Unit B, and 1.29 acres S/E Leesburg Road, TMS# 22004-01-12, 22004-01-14, 22004-01-35, and 22004-01-20

Ordinance No.: 2025-029 - Amending the Official Zoning Map to modify the zoning for 3310, 3332 Unit A, 3332 Unit B, and 1.29 acres S/E Leesburg Road, Richland County TMS # 22004-01-12, 22004-01-14, 22004-01-35, and 22004-01-20

Proposal: Request to rezone the property from Residential Single Family Large Lot District (RSF-1) and Residential Single Family Small Lot District (RSF-3) to Neighborhood Activity Center/Corridor District (NAC).

Council District: 4

Applicant: Andrew Livengood, Zoning Administrator

Staff Recommendation: Approval

PC Recommendation: 04/10/2025; Approval (6-0)

19. ZONING MAP AMENDMENT for 111, 161 (portion), 171, and 181 Pontiac Business Center Drive and 594 Spears Creek Church Road, TMS# 25714-01-05, 25714-01-09, 25714-01-10 (portion), and 25714-01-11 (portion)

Ordinance No.: 2025-030 - Amending the Official Zoning Map to modify the zoning for 111, 161 (portion), 171, and 181 Pontiac Business Center Drive and 594 Spears Creek Church Road, Richland County TMS # 25714-01-05, 25714-01-09, 25714-01-10 (portion), and 25714-01-11 (portion)

Proposal: Request to rezone the property from Light Industrial District (LI) to Employment Campus District (EC).

Council District: 4

Applicant: Paul Mishoe, Jr., Cross Engineering Services, LLC

Staff Recommendation: Approval

PC Recommendation: 04/10/2025; Approval (6-0)

20. ZONING MAP AMENDMENT for 1319 Caroline Road, TMS# 16414-09-07

Ordinance No.: 2025-035 - Amending the Official Zoning Map to modify the zoning



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for 1319 Caroline Road, Richland County TMS # 16414-09-07

Proposal: Request to rezone the property from Residential Single Family Large Lot District (RSF-1) to Office and Institutional District (O-I).

Council District: 4

Applicant: Raheem Majeed, Majeed Goddess Investments, LLC

Staff Recommendation: Denial

PC Recommendation: 04/10/2025; Approval (6-0)

21. AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE to Amend standards and definitions for Private Dormitories

Ordinance No.: 2025-039 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17, Article 4: Use Regulations Sec. 17-4.2 and Article 9: Definitions and Rules of Measurement Sec. 17-9.3

Proposal: Amend the Unified Development Ordinance, Chapter 17, Article 4: Use Regulations Sec. 17-4.2. Principal Uses (b) Principal Use Table and (c) Standards for Specific Principal Uses (1) Residential Uses (b) Group Living Uses, 2. Private Dormitory; Article 9: Definitions and Rules of Measurement Sec. 17-9.3. Use Classification and Interpretation (a) Principal Use Classification System to limit permitted bedrooms in dwelling or living units located in private dormitories to four and clarify related definitions.

Applicant: Columbia City Council

Staff Recommendation: Council Member Sponsored

PC Recommendation: 4/10/2025; Approval (6-0)

ZONING / PLANNING MATTERS - FIRST READING

22. ZONING MAP AMENDMENT for 3150 Lucius Road, TMS# 09105-01-22

Ordinance No.: 2025-021 - Amending the Official Zoning Map to modify the zoning for 3150 Lucius Road, Richland County TMS #09105-01-22

Proposal: Request to rezone the property from Residential Single Family – Small Lot District (RSF-3) to Residential Mixed District (RM-2).



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Council District: 1

Applicant: Ari Shainwald

Staff Recommendation: Approval

PC Recommendation: 03/13/2025; Approval (8-0)

The public hearing was held on April 15, 2025.

ORDINANCES - FIRST READING

23. Ordinance No.: 2025-028 - Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park (Palmetto Citizens Federal Credit Union, Richland County TMS # R11402-16-01, R11401-01-14, R11401-01-08, R11401-01-09, R11401-01-10)

Endorsed by the Economic Development and Infrastructure Committee on April 29, 2025.

24. Ordinance No.: 2025-041 - Approving certification of site under S.C. Code Ann. § 12-65-50 of the South Carolina Textiles Communities Revitalization Act for 602 Huger Street, Richland County TMS Nos. R08914-01-06; R08914-01-07; R08914-01-08; R08914-01-09; and R08914-01-10

Endorsed by the Economic Development and Infrastructure Committee on April 29, 2025.

25. Ordinance No.: 2025-043 - Repealing Ordinance No.: 2021-021 that Amended the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 14, Offenses and Miscellaneous Provisions, Article V, Offenses Involving Minors to add Division 4, Conversion Therapy for Minors Prohibited

RESOLUTIONS

26. Resolution No.: R-2025-021 - Certifying Building Site as an Abandoned Building Pursuant to the South Carolina Abandoned Buildings Revitalization Act, Title 12, Chapter 67, Section 12-67-100 et seq., of the South Carolina Code of Laws (1976), as amended, regarding property located at 1200 Main Street and 1202 Main Street Units 1 and 2, Columbia, South Carolina, Richland County TMS # 09013-07-08



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27. Resolution No.: R-2025-028 - Authorizing the City Manager to execute an Agreement Regarding Stormwater Drainage Pipes between Unity Land Trust, LLC, BullStreet Development, LLC, and the City of Columbia

EVENT RESOLUTIONS

28. Resolution No.: R-2025-019 - Authorizing consumption of beer and wine only within the 1400 block of Main Street, the eastern half block of the 1100 block of Hampton Street adjacent to Boyd Plaza and Boyd Plaza at the Jam Room Music Festival on Saturday, November 8, 2025
29. Resolution No.: R-2025-024 - Authorizing consumption of beer and wine only at Trail Ride Boots Party at the Mansion on Blanding at 1329 Blanding Street on Saturday, June 28, 2025

APPOINTMENTS

30. Council is asked to approve the appointment of Mr. Thomas Scott as a part time Municipal Court Judge for a term of two years.

OTHER MATTERS

31. Council is asked to approve the installation of one (1) Speed Hump on Carola Avenue, as requested by the Public Works Department.

This request was reviewed and approved by both the Columbia Fire Department and the Columbia Police Department.

32. Council is asked to approve the installation of a four way stop at Geiger Street and Marion Street within the Cottontown Neighborhood, as requested by the Public Works Department.

This request was reviewed and approved by both the Columbia Fire Department and the Columbia Police Department.

33. Council is asked to approve the installation of four (4) Speed Humps on Lonsford Road, as requested by the Public Works Department.

This request was reviewed and approved by both the Columbia Fire Department and the Columbia Police Department



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CITY COUNCIL COMMITTEE REFERRALS, REPORTS AND NEW BUSINESS

34. Council is asked to refer the proposed renaming of the Minority Business Advisory Council and proposed merger with the Mentor Protégé Program Advisory Council to the Administrative Policy Committee, as requested by City Administration.
35. Council is asked to refer a review of the Building Board of Adjustments to the Administrative Policy Committee, as requested by City Administration.
36. Council is asked to refer a quarterly update on economic development pipeline projects to the Economic Development & Infrastructure Committee, as requested by The Honorable Peter M. Brown.
37. Council is asked refer an update from Scout Motors to the Economic Development & Infrastructure Committee, as requested by The Honorable Peter M. Brown.
38. Council is asked to refer periodic reporting of economic development conferences and recruitment trips to the Economic Development and Infrastructure Committee, as requested by The Honorable Aditi Bussells.
39. Council is asked to refer an update on city-owned parcels and affordable housing projects to the Community Development Committee, as requested by The Honorable Tina N. Herbert.

PUBLIC INPUT

Individuals are allotted up to three minutes to address City Council. Items requiring a public hearing cannot be addressed at this time.

ADJOURNMENT