



## **COLUMBIA CITY COUNCIL MEETING AGENDA TUESDAY, OCTOBER 28, 2025**

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The Columbia City Council will conduct a Regular Meeting on Tuesday, October 28, 2025 at 3:00 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](http://www.columbiasc.gov). Please contact the City Clerk's Office at (803)545-3045 or [cityclerk@columbiasc.gov](mailto: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

### **CALL TO ORDER**

### **PLEDGE OF ALLEGIANCE**

### **INVOCATION**

### **ADOPTION OF THE 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 October 21, 2025 Work Session and Regular Meeting Minutes.

### **CONSENT AGENDA ITEMS 2 THROUGH 11**

2. Council is asked to approve a new Sole Source Contract for Wastewater Train 1 Primary Clarifier Equipment at the Metro Wastewater Treatment Plant, as requested by Columbia Water on May 16, 2025. Award to Evoqua Water Technologies, LLC, in an amount not to exceed \$593,353.60. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date on June 30, 2026 and the option to renew for one additional one-year period. This vendor is located in Waukesha, WI.

*Funding Source: Utilities Metro Wastewater Plant - Equipment Repair/Service Supply (5516208-631800). The original budget amount is \$593,353.60.*



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3. ZONING MAP AMENDMENT for 1125 Rosewood Drive, TMS# 11207-04-03

*Ordinance No.: 2025-083 - Amending the Official Zoning Map to modify the zoning for 1125 Rosewood Drive, Richland County TMS # 11207-04-03*

*Proposal: Request to rezone the property from Community Activity Center/Corridor District (CAC) to Mixed Use District (MU-2).*

*Council District: 3*

*Applicant: Steve McNair, McNair Development*

*Staff Recommendation: Approval*

*PC Recommendation: 08/14/2025; Deferred by Planning Commission (4-2) and 09/11/2025; Recommended approval (6-1)*

*First reading approval was given on October 21, 2025.*

4. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 1027 Rosewood Drive, TMS# 11203-05-03

*Ordinance No.: 2025-086 - Annexing 1027 Rosewood Drive, Richland County TMS # 11203-05-03 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 Urban Core Neighborhood Activity Center (UCAC-1) and assign zoning of Mixed Use District (MU-2) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned General Commercial (GC) by Richland County.*

*Council District: 3*

*Applicant: Seawell & Sons, LLC / Steve McNair*

*Staff Recommendation: Approval*

*PC Recommendation: 08/14/2025; Deferred by Planning Commission (4-2) and 09/11/2025; Recommended approval (6-1)*

*First reading approval was given on October 21, 2025.*



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5. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 930 Brantley Street, TMS# 07306-02-32

*Ordinance No.: 2025-085 - Annexing 930 Brantley Street, Richland County TMS # 07306-02-32 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 Single Family – Large Lot District (RSF-1) for a pending annexation. The property is currently classified as Mixed Residential (High Density) within a Priority Investment Area and zoned Residential 2 (R2) by Richland County.*

*Council District: 2*

*Applicant: People’s Holdings, LLC*

*Staff Recommendation: Approval*

*PC Recommendation: 09/11/2025; Recommended approval (7-0)*

*First reading approval was given on October 21, 2025.*

6. AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE to Amend standards for duplexes and setbacks in RD-MV District

*Ordinance No.: 2025-088 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17 (Unified Development Ordinance), Article 3: Zoning Districts Sec. 17-3.2. Residential Base Zoning Districts, (i) RD-MV: Residential Two-Family Mill Village District*

*Proposal: Amend the Unified Development Ordinance, Chapter 17, Article 3: Zoning Districts Sec. 17-3.2. Residential Base Zoning Districts (i) RD-MV: Residential Two-Family Mill Village District to modify requirements for two-family dwellings.*

*Applicant: Andrew Livengood, Zoning Administrator*

*Staff Recommendation: Staff Sponsored*

*PC Recommendation: 09/11/2025; Recommended approval (7-0)*

*First reading approval was given on October 21, 2025.*



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7. Ordinance No.: 2025-055 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 15, Parks and Recreation, Sec. 15-5 User Fees

*First reading approval was given on October 21, 2025.*

8. Ordinance No.: 2025-090 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 15, Parks and Recreation, Sec. 15-2 Permits for Group Use of Parks or a Festival

*First reading approval was given on October 21, 2025.*

9. Ordinance No.: 2025-078 - Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park (Vulcan Development, LLC - Richland County Portion of TMS# R09113-16-01)

*Endorsed by the Economic Development & Infrastructure Committee on August 26, 2025.*

10. Ordinance No.: 2025-081 - Granting an encroachment to Robert Monetti for the use of the right of way area of the 1500 block of Daly Street for the installation and maintenance of a block retaining wall and stairs adjacent to 3125 Longleaf Road, Richland County TMS# 13902-03-04

*First reading approval was given on October 21, 2025.*

11. Ordinance No.: 2025-082 - Amending Ordinance 2025-003 and Ordinance 2023-065 to grant an encroachment to Gadsden & Greene, LLC, for use of the right of way area of the 700 block of Greene Street for the installation and maintenance of stairs within the Greene Street right-of-way adjacent to 737 Gadsden Street, TMS# 08915-12-01

*First reading approval was given on October 21, 2025.*



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### **ZONING / PLANNING MATTERS - SECOND READING**

12. MAJOR AMENDMENT TO PLANNED DEVELOPMENT - Bull Street Neighborhood Planned Development - Properties generally bound by Bull Street, Colonial Drive, Harden Street, and Calhoun Street, TMS#s 09016-16-02; 09113-15-01; 09113-16-01 through -13; 09113-17-01; 11404-09-01 through -32; 11404-10-01 through -09; 11404-11-01, -03, -04, -05; 11404-12-01; 11501-01-01 (portion), -02, -03, -04, -06, -09, -12, -13, -14, -16, -18 through -26; 11501-02-01 through -04; 11501-03-01; 11501-04-01; 11501-05-01; 11501-06-01; 11502-03-01 through -07

*Ordinance No.: 2025-087 - Amending the Bull Street Neighborhood Planned Development District (PD)*

*Proposal: Request for a Major Amendment to a Planned Development District (PD).*

*Council District: 2*

*Applicant: Chandler Cox, BullStreet Development, LLC*

*Staff Recommendation: Approval*

*PC Recommendation: 09/11/2025; Recommended approval (6-0)*

*First reading approval was given on October 21, 2025.*

### **ORDINANCES - FIRST READING**

13. Ordinance No.: 2025-089 - Granting an encroachment to 2222 LLC for the use of the right of way areas of the 2200 and 2300 blocks of Main Street, the 2100 and 2200 blocks of Sumter Street, the 1200 block of Franklin Street and the 1200 block of Scott Street for the installation and maintenance of sidewalks, landscaping and irrigation adjacent to 2222 Main Street, Richland County TMS# 09016-02-06
14. Ordinance No.: 2025-091 - Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park (Project Senate TMS # R08916-02-09)

*Endorsed by the Economic Development & Infrastructure Committee on August 26, 2025.*



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### **OTHER MATTERS**

15. Council is asked to consider a funding request in the amount of \$50,000.00 from Bull Market for eligible expenditures associated with the Bull Market Fest 2026.

*Funding Source: Fiscal Year 2025/2026 Hospitality Tax Fund*

16. Council is asked to consider a funding request in the amount of \$20,000.00 from the Koger Center for the Arts for eligible expenditures associated with the Blind Boys of Alabama performance.

*Funding Source: Fiscal Year 2025/2026 Hospitality Tax Fund*

### **COMMITTEE REPORTS, REFERRALS AND NEW BUSINESS**

#### **PUBLIC INPUT**

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

#### **EXECUTIVE SESSION**

17. Receipt of legal advice relating to matters covered by attorney-client privilege pursuant to S.C. Code §30-4-70(a)(2)

- *Front Yard Parking*
- *Short-Term Rentals*

#### **ADJOURNMENT**