



1. CALL TO ORDER
2. DETERMINATION OF A QUORUM
3. INVOCATION
4. PLEDGE OF ALLEGIANCE
5. ANNOUNCEMENTS/COMMUNICATIONS BY THE MAYOR
6. PRESENTATIONS AND RECOGNITIONS
  - 6.1. Art on State Follow-Up Presentation- Events Manager, Kelli Ricard
7. REQUESTS FOR APPEARANCES/CITIZEN COMMENT PERIOD
8. APPROVAL OF MINUTES FOR PREVIOUS MEETINGS
  - 8.1. Regular Council Meeting Held May 1, 2018 3 - 11
  - 8.2. Special Council Meeting Held May 21, 2018 12 - 13
  - 8.3. Public Hearing Held on May 21, 2018 14 - 15
  - 8.4. Special Council Meeting Held on May 21, 2018 16 - 21
9. UNFINISHED BUSINESS
  - 9.1. Second Reading Consideration of an Amendment to the 2018 Flood Damage Prevention Ordinance
  - 9.2. Second Reading Consideration of an Ordinance Enacting and Adopting a Supplement to the Code of Ordinances for the City of West Columbia
10. NEW BUSINESS
  - 10.1. Consideration of the Planning Commission's Recommendation to Establish the Zoning Classification of C-2 (General Commercial) for Four Parcels Totaling 3.21 Acres at 101, 101A, 110 and 115 Medical Circle (TMS# 004536-01-001, 004536-01-015, 004536-02-001 and 004536-01-003) 22 - 29

10.2.	Consideration of the Planning Commission's Recommendation to Establish the Zoning Classification of LM (Light Manufacturing) for Four Parcels Totaling 7.42 Acres at 2, 31, 33-51 and 34 C Trotter Road (TMS# 004596-08-020, 011, 025 and 027)	30 - 37
10.3.	Consideration of the Planning Commission's Recommendation to Establish the Zoning Classification of C-2 (General Commercial) for One Parcel Totaling 2.51 Acres at 2 and 3 Southern Court (TMS# 004596-01-034)	38 - 39
10.4.	Consideration of the Planning Commission's Recommendation to Establish the Zoning Classification of C-2 (General Commercial) for Three Parcels Totaling 8.26 Acres at 2247, 2725 and 3449 Sunset Blvd. (TMS# 004597-03-026, 004597-10-055 and 004596-08-017)	40 - 45
10.5.	Consideration of the Planning Commission's Recommendation to Deny the Rezoning from C-1 (Intensive Commercial) to C-2 (General Commercial) for One Parcel Totaling .26 Acres at 214 Charleston Highway (TMS# 004635-16-005)	46 - 47
10.6.	Consideration of the Planning Commission's Recommendation to Approve the Rezoning from C-2 (General Commercial) to R-1 (Residential) for One Parcel Totaling .18 Acres at 749 Center Street (TMS# 004638-13-006)	48 - 49
10.7.	Consideration of the Bond for Hammonds Hill Phase 2 (TMS# 004645-02-091)	50 - 53
10.8.	First Reading Consideration of an Ordinance to Annex a Total of .36 Acres of Property (TMS#004597-09-036) also Known as 2984 Sunset Blvd., West Columbia	54 - 57
10.9.	First Reading Consideration of an Ordinance to Annex a Total of 5.9370 Acres of Property (TMS#004674-01-024) also Known as 2222 Sunset Blvd., Westland Shopping Center, West Columbia	58 - 62
10.10.	Consideration of a Resolution to Support the Road Closure of Alexander Street and Authorize Consumption of Alcohol on the Scheduled Rain Date at the Soda City Friend's Event held at the Wyman M. "Mac" Rish Amphitheater	63
10.11.	Consideration to Appoint Bridget Henderson as a Code Enforcement Officer with Authority to Enforce Municipal Ordinances According to SC Code Annotated Sections 1-3-50 and 5-7-32	
10.12.	First Reading Consideration of an Ordinance Adopting a Budget for the Fiscal Year Beginning July 1, 2018, and Levying a Tax to Meet Such a Budget for the Fiscal Year	64 - 65

11. ADJOURNMENT



**City of West Columbia**  
*Bridging Past, Present and Future*

**MINUTES**  
Regular Council Meeting  
May 1, 2018  
200 N. 12th Street  
West Columbia, SC 29169  
6:00 PM

**COUNCIL PRESENT:**

Bobby E. Horton, Mayor  
Temus "Tem" C. Miles, Jr., Mayor Pro-Tem  
R. Trevor Bedell  
Jimmy Brooks  
Mike Green  
Casey Jordan Hallman  
Boyd Jones  
Erin P. Porter  
Teddy Wingard

**COUNCIL ABSENT:**

**STAFF PRESENT:**

Brian Carter, City Administrator  
Michelle Dickerson, Deputy City Administrator  
Justin Black, City Treasurer/Assistant City Administrator  
Crystal Bouknight, City Clerk  
Kelli Ricard, Events Manager  
Dennis Tyndall, Police Chief  
Scott Morrison, Assistant Police Chief/PIO  
Chris Smith, Fire Chief  
Jamie Hook, Public Works Director  
Stuart Jones, Building Official

Kenneth Ebener, Municipal Judge  
Wayne Shuler, Director of Planning and Zoning  
William "BJ" Unthank, Director of Economic Development  
Mardi Valentino, Director of Human Resources  
Anna Huffman, Director of Information Technology/PIO  
Mark Waller, Director of Planning and Engineering  
Andy Zaengle, Civil Engineer  
Daniel Shearer, Code Compliance Manager

**MEDIA PRESENT:**

The agenda was posted at City Hall and The State, Free Times, Lexington County Chronicle, Cayce-West Columbia News, The Columbia Star, COLADaily.com, radio and television stations were all notified by email on April 27, 2018.

**1. CALL TO ORDER**

Mayor Bobby E. Horton called the meeting to order at 6:00 p.m.

**2. DETERMINATION OF A QUORUM**

Mayor Horton noted a quorum was present to conduct business.

**3. INVOCATION**

Council Member Hallman gave the invocation.

**4. PLEDGE OF ALLEGIANCE**

Attendees at the meeting recited the Pledge of Allegiance before the flag of the United States of America.

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May 1, 2018**

**5. ANNOUNCEMENTS/COMMUNICATIONS BY THE MAYOR**

Council Member Green announced National Day of Prayer would be observed at City Hall on Thursday, May 3, 2018, at 12:00 p.m.

**6. PRESENTATIONS AND RECOGNITIONS**

- 6.1. Consideration of a Proclamation to Designate the Week of May 6-12, 2018 as Municipal Clerks Week

Mayor Horton entertained a motion for consideration of a proclamation to designate the week of May 6-12, 2018 as Municipal Clerks Week.

*Moved by Mayor Pro-Tem Miles, seconded by Council Member Green.*

The motion passed unanimously.

- 6.2. Consideration of a Proclamation to Designate the Week of May 20 - 26, 2018 as National Public Works Week

Mayor Horton entertained a motion for consideration of a proclamation to designate the week of May 20 - 26, 2018 as National Public Works Week.

*Moved by Council Member Bedell, seconded by Council Member Porter.*

The motion passed unanimously.

- 6.3. Kinetic Derby Day Follow Up Presentation- Events Manager, Kelli Ricard

Mayor Horton recognized Events Manager, Kelli Ricard, who presented Council with an update on the Kinetic Derby Day event. She also presented the Kinetic Derby Day Planning Committee members with trophies for their hard work on this event. A member of the committee, Mark Plessinger, also presented Mrs. Ricard with a trophy in appreciation of her work on this event.

- 6.4. Recognition of Promotions in the West Columbia Fire and Police Departments

Mayor Horton recognized Police Chief, Dennis Tyndall, who announced the promotion of Officer Kory Davis to Sergeant. Mayor Horton then recognized Fire Chief, Chris Smith, who recognized the following Fire Department promotions. Tiffany Bowen, Kellen West, and Brad Shirer were promoted to Lieutenant positions and Phillip English, Tyler Lund, and Dylan Reed were promoted to Engineer positions.

- 6.5. Consideration of a Resolution Recognizing the 65th Anniversary of Brookland-Cayce Grammar School No. 1

Mayor Horton recognized Marie Shumpert, Assistant Principal and Preston Deaver, Instructional Facilitator as being present. Mr. Deaver thanked Council for the recognition of Brookland-Cayce Grammar School No. 1 and announced they would host a special recognition assembly to celebrate the anniversary at the school on May 24, 2018.

Mayor Horton entertained a motion for consideration of a resolution recognizing the 65th anniversary of Brookland-Cayce Grammar School No. 1.

*Moved by Mayor Pro-Tem Miles, seconded by Council Member Hallman.*

The motion passed unanimously.

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May 1, 2018**

**7. REQUESTS FOR APPEARANCES/CITIZEN COMMENT PERIOD**

**7.1. Proposal of Educational Seminars for West Columbia-David Moye**

Mayor Horton recognized David Moye who presented Council with a request for \$50,000 to fund educational seminars on city growth and development. Mayor Horton thanked Mr. Moye for his presentation and information. He said Council was not in a position to make a decision on the request at the present time.

**7.2. Consideration of a Resolution to Authorize the Public Consumption of Alcoholic Beverages at the Soda City Friends Event to be Held on July 7, 2018 at Wyman M. "Mac" Rish Riverwalk and Amphitheater-Erin Curtis, Soda City Friends**

Mayor Horton entertained a motion for consideration of a resolution to authorize the public consumption of alcoholic beverages at the Soda City Friends event to be held on July 7, 2018 at Wyman M. "Mac" Rish Riverwalk and Amphitheater.

Mayor Horton, Mayor Pro-Tem Miles, Council Members Hallman, Jones, Bedell, Brooks, Porter, and Wingard all voted in favor of the motion and Council Member Green opposed.

*Moved by Mayor Pro-Tem Miles, seconded by Council Member Wingard.*

The motion passed eight votes to one vote.

**8. APPROVAL OF MINUTES FOR PREVIOUS MEETINGS**

**8.1. Regular Council Meeting Held April 3, 2018**

Mayor Horton entertained a motion to approve the minutes from the Regular Council Meeting held on April 3, 2018.

*Moved by Council Member Green, seconded by Mayor Pro-Tem Miles.*

The motion passed unanimously.

**8.2. Council Work Session Held April 16, 2018**

Mayor Horton entertained a motion to approve the minutes from Council Work Session held on April 16, 2018.

*Moved by Mayor Pro-Tem Miles, seconded by Council Member Brooks.*

The motion passed unanimously.

**8.3. Special Council Meeting Held April 16, 2018**

Mayor Horton entertained a motion to approve the minutes from the Special Council meeting held on April 16, 2018.

*Moved by Mayor Pro-Tem Miles, seconded by Council Member Wingard.*

The motion passed unanimously.

**9. UNFINISHED BUSINESS**

**9.1. Second Reading Consideration of an Ordinance to Amend the Flood Damage Prevention Ordinance**

Mayor Horton entertained a motion for second reading consideration of an

**Regular Council Meeting Minutes  
May 1, 2018**

ordinance to amend the Flood Damage Prevention Ordinance.

*Moved by Council Member Porter, seconded by Council Member Brooks.*

The motion passed unanimously.

- 9.2. Second Reading Consideration of an Ordinance to Annex a Total of 1.0 Acres of Property (TMS#004596-08-027) also Known as 34 C Trotter Rd., West Columbia

Mayor Horton entertained a motion for second reading consideration of an ordinance to annex a total of 1.0 acres of property (TMS#004596-08-027) also known as 34 C Trotter Rd., West Columbia.

*Moved by Council Member Green, seconded by Council Member Bedell.*

The motion passed unanimously.

- 9.3. Second Reading Consideration of an Ordinance to Annex a Total of 2.0 Acres of Property (TMS#004596-08-020) also Known as 2 C Trotter Rd., West Columbia

Mayor Horton entertained a motion for second reading consideration of an ordinance to annex a total of 2.0 acres of property (TMS#004596-08-020) also known as 2 C Trotter Rd., West Columbia.

*Moved by Council Member Brooks, seconded by Council Member Hallman.*

The motion passed unanimously.

**10. NEW BUSINESS**

- 10.1. First Reading Consideration of an Ordinance Authorizing and Providing for the Issuance of Limited Obligation Bonds (Hospitality Fee Pledge) of the City of West Columbia, South Carolina, and Other Matters Relating Thereto.

Mayor Horton recognized Gary Pope, of Pope Flynn, LLC. Mr. Pope explained the ordinance and responded to questions from Council.

Mayor Horton entertained a motion for first reading consideration of an ordinance authorizing and providing for the issuance of limited obligation bonds (Hospitality Fee Pledge) of the City of West Columbia, South Carolina, and other matters relating thereto.

Mayor Horton, Mayor Pro-Tem Miles, Council Members Hallman, Jones, Bedell, Brooks, Porter, and Wingard all voted in favor of the motion and Council Member Green opposed.

*Moved by Mayor Pro-Tem Miles, seconded by Council Member Hallman.*

The motion passed eight votes to one vote.

- 10.2. First Reading Consideration of an Ordinance Providing for the Issuance and Sale of a Not Exceeding Four Million Dollars (\$4,000,000) Limited Obligation Bond (Hospitality Fee Pledge), Series 2018 of the City of West Columbia, South Carolina; Providing for the Issuance of Bond Anticipation Notes; and Other Matters Relating Thereto

Mayor Horton entertained a motion for first reading consideration of an ordinance providing for the issuance and sale of a not exceeding four million dollars (\$4,000,000) limited obligation bond (Hospitality Fee Pledge), Series 2018 of the

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May 1, 2018**

City of West Columbia, South Carolina; providing for the issuance of bond anticipation notes; and other matters relating thereto.

Mayor Horton, Mayor Pro-Tem Miles, Council Members Hallman, Jones, Bedell, Brooks, Porter, and Wingard all voted in favor of the motion and Council Member Green opposed.

*Moved by Mayor Pro-Tem Miles, seconded by Council Member Wingard.*

The motion passed eight votes to one vote.

- 10.3. Consideration of a Resolution to Express the Intention of the City Council of the City of West Columbia, to Cause the City of West Columbia to be Reimbursed with the Proceeds of Tax-Exempt Obligations.

Mayor Horton entertained a motion for consideration of a resolution to express the intention of the City Council of the City of West Columbia, to cause the City of West Columbia to be reimbursed with the proceeds of tax-exempt obligations.

*Moved by Mayor Pro-Tem Miles, seconded by Council Member Jones.*

The motion passed unanimously.

- 10.4. First Reading Consideration of an Ordinance Enacting and Adopting a Supplement to the Code of Ordinances for the City of West Columbia

Mayor Horton entertained a motion for first reading consideration of an ordinance enacting and adopting a supplement to the Code of Ordinances for the City of West Columbia.

*Moved by Council Member Bedell, seconded by Council Member Brooks.*

The motion passed unanimously.

- 10.5. Consideration of a Resolution to Transition the West Columbia Fire Department from the South Carolina State Retirement System to the South Carolina Police Officer Retirement System

Mayor Horton entertained a motion for consideration of a resolution to transition the West Columbia Fire Department from the South Carolina State Retirement System to the South Carolina Police Officer Retirement System.

*Moved by Mayor Pro-Tem Miles, seconded by Council Member Hallman.*

The motion passed unanimously.

- 10.6. Consideration of Quit-Claim Deed Contingent on Approval of a Waterline Easement on Property (TMS#004665-06-005) Adjacent to 718 Sunset Blvd.

Mayor Horton entertained a motion for consideration of quit-claim deed contingent on approval of a waterline easement on property (TMS#004665-06-005) adjacent to 718 Sunset Blvd.

*Moved by Council Member Green, seconded by Council Member Porter.*

The motion passed unanimously.

- 10.7. Consideration of Accommodations Tax Committee Recommendations for 2018-2019

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Mayor Horton entertained a motion for consideration of Accommodations Tax Committee recommendations for 2018-2019.

*Moved by Council Member Hallman, seconded by Council Member Bedell.*

The motion passed unanimously.

- 10.8. Consideration to Appoint Mr. Daniel Shearer as a Code Enforcement Officer with Authority to Enforce Municipal Ordinances According to SC Code Annotated Sections 1-3-50 and 5-7-32

Mayor Horton recognized Deputy City Administrator, Michelle Dickerson, who introduced Mr. Daniel Shearer.

Mayor Horton entertained a motion for consideration to appoint Mr. Daniel Shearer as a Code Enforcement Officer with authority to enforce municipal ordinances according to SC Code Annotated Sections 1-3-50 and 5-7-32.

*Moved by Council Member Green, seconded by Council Member Porter.*

The motion passed unanimously.

- 10.9. First Reading Consideration of an Ordinance to Annex a Total of .80 Acres of Property (TMS#004597-09-015) also Known as 115 W. Hospital Dr., West Columbia

Mayor Horton entertained a motion for first reading consideration of an ordinance to annex a total of .80 acres of property (TMS#004597-09-015) also known as 115 W. Hospital Dr., West Columbia.

*Moved by Council Member Brooks, seconded by Council Member Bedell.*

The motion passed unanimously.

- 10.10. First Reading Consideration of an Ordinance to Annex a Total of .616 Acres of Property (TMS#004597-09-030) also Known as Undeveloped Parcel Fronting on Hulon Ln., West Columbia

Mayor Horton entertained a motion for first reading consideration of an ordinance to annex a total of .616 acres of property (TMS#004597-09-030) also known as undeveloped parcel fronting on Hulon Ln., West Columbia.

*Moved by Mayor Pro-Tem Miles, seconded by Council Member Brooks.*

The motion passed unanimously.

- 10.11. First Reading Consideration of an Ordinance to Annex a Total of 2.39 Acres of Property (TMS#004597-09-057) also Known as Parcel on Southern Side of Hulon Ln., West Columbia

Mayor Horton entertained a motion for first reading consideration of an ordinance to annex a total of 2.39 acres of property (TMS#004597-09-057) also known as parcel on southern side of Hulon Ln., West Columbia.

*Moved by Council Member Hallman, seconded by Council Member Bedell.*

The motion passed unanimously.

- 10.12. First Reading Consideration of an Ordinance to Annex a Total of 2.33 Acres of Property (TMS#004597-09-020) also Known as Parcel Fronting on Fairlane Dr., West Columbia



**Regular Council Meeting Minutes  
May 1, 2018**

Mayor Horton entertained a motion for first reading consideration of an ordinance to annex a total of 2.33 acres of property (TMS#004597-09-020) also known as parcel fronting on Fairlane Dr., West Columbia.

*Moved by Council Member Green, seconded by Council Member Bedell.*

The motion passed unanimously.

- 10.13. First Reading Consideration of an Ordinance to Annex a Total of 1.31 Acres of Property (TMS#004597-09-035) also Known as 2988 Sunset Blvd., West Columbia

Mayor Horton entertained a motion for first reading consideration of an ordinance to annex a total of 1.31 acres of property (TMS#004597-09-035) also known as 2988 Sunset Blvd., West Columbia.

*Moved by Council Member Brooks, seconded by Council Member Green.*

The motion passed unanimously.

- 10.14. First Reading Consideration of an Ordinance to Annex a Total of .84 Acres of Property (TMS#004596-01-048) also Known as 109 Midlands Ct., West Columbia

Mayor Horton entertained a motion for first reading consideration of an ordinance to annex a total of .84 acres of property (TMS#004596-01-048) also known as 109 Midlands Ct., West Columbia.

*Moved by Council Member Brooks, seconded by Council Member Bedell.*

The motion passed unanimously.

- 10.15. First Reading Consideration of an Ordinance to Annex a Total of .8 Acres of Property (TMS#004596-01-047) also Known as 103 Midlands Ct., West Columbia

Mayor Horton entertained a motion for first reading consideration of an ordinance to annex a total of .8 acres of property (TMS#004596-01-047) also known as 103 Midlands Ct., West Columbia.

*Moved by Mayor Pro-Tem Miles, seconded by Council Member Wingard.*

The motion passed unanimously.

- 10.16. First Reading Consideration of an Ordinance to Annex a Total of 1.61 Acres of Property (TMS#004597-10-069) also Known as 2729 Sunset Blvd., West Columbia

Mayor Horton entertained a motion for first reading consideration of an ordinance to annex a total of 1.61 acres of property (TMS#004597-10-069) also known as 2729 Sunset Blvd., West Columbia.

*Moved by Council Member Porter, seconded by Council Member Brooks.*

The motion passed unanimously.

- 10.17. First Reading Consideration of an Ordinance to Annex a Total of 1.24 Acres of Property (TMS#004596-04-040) also Known as 103 Cromer Rd., Lexington

Mayor Horton entertained a motion for first reading consideration of an ordinance to annex a total of 1.24 acres of property (TMS#004596-04-040) also known as 103 Cromer Rd., Lexington.

*Moved by Mayor Pro-Tem Miles, seconded by Council Member Wingard.*

**Regular Council Meeting Minutes  
May 1, 2018**

The motion passed unanimously.

**11. ADJOURN TO EXECUTIVE SESSION**

- 11.1. Discussion of Personnel Matters Related to Appointments to the Zoning Board of Appeals and the Planning Commission (Pursuant to S.C. Code Ann. § 30-4-70 (A) (1))

Mayor Horton entertained a motion to adjourn to executive session. Council adjourned to executive session at 7:21 p.m.

*Moved by Council Member Brooks, seconded by Council Member Green.*

The motion passed unanimously.

**12. RECONVENE TO REGULAR SESSION**

- 12.1. Mayor Horton stated no action was taken in executive session.

Mayor Horton entertained a motion to adjourn executive session and reconvene to regular session. Council reconvened to regular session at 7:55 p.m.

*Moved by Council Member Green, seconded by Council Member Brooks.*

The motion passed unanimously.

**13. NEW BUSINESS- CONTINUED**

Upon Returning to Open Session, Council May Take Action on Matters Discussed in Executive Session

- 13.1. Consideration of Appointments to the Zoning Board of Appeals

Mayor Horton opened the floor for nominations to the Zoning Board of Appeals. Council Members nominated six candidates.

Mayor Horton entertained a motion to close the nominations for Zoning Board of Appeals

*Moved by Council Member Brooks, seconded by Council Member Green.*

The motion passed unanimously.

To narrow the list of nominations down to a slate of candidates, each Council member was given a nomination sheet and listed the three nominees that the Council Member wanted for the Zoning Board of Appeals. The nomination sheets identified each Council Member. The City Clerk collected the forms and tallied the results. The Clerk announced the three names that were nominated the most times on the nomination sheets. The nomination sheet of each Council Member is on file with the City Clerk and is available for public inspection.

Mayor Horton entertained a motion to accept the three names as a slate for the positions and to close the slate of candidates.

*Moved by Council Member Brooks, seconded by Mayor Pro-Tem Miles.*

The motion passed unanimously.

Mayor Horton entertained a motion to appoint Jerry Hill, James Tyler Lee, Jr.,

**Regular Council Meeting Minutes  
May 1, 2018**

and Joel Price to the Zoning Board of Appeals.

*Moved by Council Member Hallman, seconded by Council Member Green.*

The motion passed unanimously.

**13.2. Consideration of Appointments to the Planning Commission**

Mayor Horton opened the floor for nominations to the Planning Commission. Council Members nominated eleven candidates.

Mayor Horton entertained a motion to close the nominations for the Planning Commission

*Moved by Mayor Pro-Tem Miles, seconded by Council Member Green.*

The motion passed unanimously.

To narrow the list of nominations down to a slate of candidates, each Council member was given a nomination sheet and listed the four nominees that the Council Member wanted for the Planning Commission. The nomination sheets identified each Council Member. The City Clerk collected the forms and tallied the results. The Clerk announced the four names that were nominated the most times on the nomination sheets. The nomination sheet of each Council Member is on file with the City Clerk and is available for public inspection.

Mayor Horton entertained a motion to accept the four names as a slate for the positions and to close the slate of candidates.

*Moved by Council Member Brooks, seconded by Council Member Bedell.*

The motion passed unanimously.

Mayor Horton entertained a motion to appoint Jason Speake, Bill Mooneyhan, David Yoder, and Ann Thornley to the Planning Commission.

*Moved by Council Member Brooks, seconded by Council Member Green.*

The motion passed unanimously.

**14. UPON RETURNING TO OPEN SESSION, COUNCIL MAY TAKE ACTION ON MATTERS DISCUSSED IN EXECUTIVE SESSION**

**15. ADJOURNMENT**

Mayor Horton entertained a motion to adjourn. Council adjourned at 8:23 p.m.

*Moved by Council Member Brooks, seconded by Council Member Wingard.*

This motion passed unanimously.

Respectfully Submitted,

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City Clerk



**City of West Columbia**  
*Bridging Past, Present and Future*

**MINUTES**  
Special Council Meeting  
May 21, 2018  
200 N. 12th Street  
West Columbia, SC 29169  
5:30 PM

**COUNCIL PRESENT:**

Bobby E. Horton, Mayor  
Temus "Tem" C. Miles, Jr., Mayor Pro-Tem  
R. Trevor Bedell  
Jimmy Brooks  
Mike Green  
Casey Jordan Hallman  
Boyd Jones  
Erin P. Porter  
Teddy Wingard

**COUNCIL ABSENT:**

**STAFF PRESENT:**

Brian Carter, City Administrator  
Michelle Dickerson, Deputy City Administrator  
Justin Black, City Treasurer/Assistant City Administrator  
Crystal Bouknight, City Clerk  
Dennis Tyndall, Police Chief  
Scott Morrison, Assistant Police Chief/PIO

William "BJ" Unthank, Director of Economic Development  
Anna Huffman, Director of Information Technology/PIO  
Mark Waller, Director of Planning and Engineering  
Daniel Shearer, Code Compliance Manager

**MEDIA PRESENT:**

The agenda was posted at City Hall and The State, Free Times, Lexington County Chronicle, Cayce-West Columbia News, The Columbia Star, COLADaily.com, radio and television stations were all notified by email on May 18, 2018.

**1. CALL TO ORDER**

Mayor Bobby E. Horton called the meeting to order at 5:30 p.m.

**2. DETERMINATION OF A QUORUM**

**3. INVOCATION**

Council Member Jones gave the invocation.

**4. PLEDGE OF ALLEGIANCE**

Attendees at the meeting recited the Pledge of Allegiance before the flag of the United States of America.

**5. ADJOURN TO EXECUTIVE SESSION**

5.1. Discussion of a Legal Matter Related to Tax Increment Finance District (Pursuant to S.C. Code Ann. § 30-4-70 (A) (2))

Mayor Horton entertained a motion to adjourn to executive session. Council

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May 21, 2018**

adjourned to executive session at 5:32 p.m.

*Moved by Mayor Pro-Tem Miles, seconded by Council Member Wingard.*

The motion passed unanimously.

**6. RECONVENE TO REGULAR SESSION**

Mayor Horton stated no action was taken in executive session.

Mayor Horton entertained a motion to adjourn executive session and reconvene to regular session. Council reconvened to regular session at 6:17 p.m.

*Moved by Mayor Pro-Tem Miles, seconded by Council Member Green.*

The motion passed unanimously.

**7. Upon Returning to Open Session, Council May Take Action on Matters Discussed in Executive Session**

**8. ADJOURNMENT**

Mayor Horton declared the Special Council Meeting to be closed at 6:17 p.m. and went directly into a Public Hearing Meeting.

Respectfully Submitted,

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City Clerk



**City of West Columbia**  
*Bridging Past, Present and Future*

**MINUTES**  
Public Hearing  
May 21, 2018  
200 N. 12th Street  
West Columbia, SC 29169  
Immediately Following Special Council Meeting

**COUNCIL PRESENT:**

Bobby E. Horton, Mayor  
Temus "Tem" C. Miles, Jr., Mayor Pro-Tem  
R. Trevor Bedell  
Jimmy Brooks  
Mike Green  
Casey Jordan Hallman  
Boyd Jones  
Erin P. Porter  
Teddy Wingard

**COUNCIL ABSENT:**

**STAFF PRESENT:**

Brian Carter, City Administrator  
Michelle Dickerson, Deputy City Administrator  
Crystal Bouknight, City Clerk  
Kelli Ricard, Events Manager  
Dennis Tyndall, Police Chief  
Scott Morrison, Assistant Police Chief/PIO  
Chris Smith, Fire Chief  
Stuart Jones, Building Official  
Anna Huffman, Director of Information  
Technology/PIO

Kenneth Ebener, Municipal Judge  
Wayne Shuler, Director of Planning and Zoning  
Justin Black, City Treasurer/Assistant City Administrator  
William "BJ" Unthank, Director of Economic Development  
Mark Waller, Director of Planning and Engineering  
Andy Zaengle, Civil Engineer  
Tara Greenwood, Director of Grants and Special Projects  
Daniel Shearer, Code Compliance Manager

**MEDIA PRESENT:**

The agenda was posted at City Hall and The State, Free Times, Lexington County Chronicle, Cayce-West Columbia News, The Columbia Star, COLADaily.com, radio and television stations were all notified by email on May 18, 2018.

**1. CALL TO ORDER**

Mayor Horton called the meeting to order at 6:17 p.m.

**2. OPENING REMARKS**

Mayor Horton recognized attorney Lawrence Flynn. Mr. Flynn discussed the proposed ordinance which provides for the issuance and sale of a not exceeding \$4,000,000 limited obligation bond (Hospitality Fee Pledge).

**3. PUBLIC COMMENTS ON AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF A NOT EXCEEDING FOUR MILLION DOLLARS (\$4,000,000) LIMITED OBLIGATION BOND (HOSPITALITY FEE PLEDGE), SERIES 2018 OF THE CITY OF WEST COLUMBIA, SOUTH CAROLINA; PROVIDING FOR THE ISSUANCE OF BOND ANTICIPATION NOTES; AND OTHER MATTERS RELATING THERETO**

Mayor Horton asked if members of the public had comments or questions about the

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proposed ordinance.

Jennifer Boyd of 206 Carpenter Street, West Columbia asked several questions about the projects that would be funded with the Hospitality Fees. Mr. Flynn and Council responded to Ms. Boyd's questions.

Hearing nothing further from the public, Mayor Horton closed the meeting.

**4. ADJOURNMENT**

Mayor Horton declared the Public Hearing to be closed at 6:36 p.m. and went directly into a Special Council Meeting.

Respectfully Submitted,

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City Clerk



**City of West Columbia**  
*Bridging Past, Present and Future*

**MINUTES**  
Special Council Meeting  
May 21, 2018  
200 N. 12th Street  
West Columbia, SC 29169  
Immediately Following Public Hearing

**COUNCIL PRESENT:**

Bobby E. Horton, Mayor  
Temus "Tem" C. Miles, Jr., Mayor Pro-Tem  
R. Trevor Bedell  
Jimmy Brooks  
Mike Green  
Casey Jordan Hallman  
Boyd Jones  
Erin P. Porter  
Teddy Wingard

**COUNCIL ABSENT:**

**STAFF PRESENT:**

Brian Carter, City Administrator  
Michelle Dickerson, Deputy City Administrator  
Justin Black, City Treasurer/Assistant City Administrator  
Crystal Bouknight, City Clerk  
Kelli Ricard, Events Manager  
Dennis Tyndall, Police Chief  
Scott Morrison, Assistant Police Chief/PIO  
Chris Smith, Fire Chief  
Stuart Jones, Building Official

Kenneth Ebener, Municipal Judge  
Wayne Shuler, Director of Planning and Zoning  
William "BJ" Unthank, Director of Economic Development  
Anna Huffman, Director of Information Technology/PIO  
Mark Waller, Director of Planning and Engineering  
Andy Zaengle, Civil Engineer  
Tara Greenwood, Director of Grants and Special Projects  
Daniel Shearer, Code Compliance Manager

**MEDIA PRESENT:**

The agenda was posted at City Hall and The State, Free Times, Lexington County Chronicle, Cayce-West Columbia News, The Columbia Star, COLADaily.com, radio and television stations were all notified by email on May 18, 2018.

**1. CALL TO ORDER**

Mayor Bobby Horton called the meeting to order at 6:36 p.m.

**2. DETERMINATION OF A QUORUM**

**3. ANNOUNCEMENTS/COMMUNICATIONS BY THE MAYOR**

Mayor Horton stated he had no announcements.

**4. UNFINISHED BUSINESS**

4.1. Second Reading Consideration of an Ordinance Authorizing and Providing for the Issuance of Limited Obligation Bonds (Hospitality Fee Pledge) of the City of West Columbia, South Carolina, and Other Matters Relating Thereto

Mayor Horton entertained a motion for second reading consideration of an



**Special Council Meeting Minutes  
May 21, 2018**

ordinance authorizing and providing for the issuance of limited obligation bonds (Hospitality Fee Pledge) of the City of West Columbia, South Carolina, and other matters relating thereto.

Mayor Horton, Mayor Pro-Tem Miles, Council Members Hallman, Jones, Bedell, Brooks, Porter, and Wingard were in favor of the motion and Council Member Green was opposed.

*Moved by Mayor Pro-Tem Miles, seconded by Council Member Bedell.*

The motion passed eight votes to one vote.

- 4.2. Second Reading Consideration of an Ordinance Providing for the Issuance and Sale of a Not Exceeding Four Million Dollars (\$4,000,000) Limited Obligation Bond (Hospitality Fee Pledge), Series 2018 of the City of West Columbia, South Carolina; Providing for the Issuance of Bond Anticipation Notes; and Other Matters Relating Thereto

Mayor Horton entertained a motion for second reading consideration of an ordinance providing for the issuance and sale of a not exceeding four million dollars (\$4,000,000) limited obligation bond (Hospitality Fee Pledge), Series 2018 of the City of West Columbia, South Carolina; providing for the issuance of bond anticipation notes; and other matters relating thereto.

Mayor Horton, Mayor Pro-Tem Miles, Council Members Hallman, Jones, Bedell, Brooks, Porter, and Wingard were in favor of the motion and Council Member Green was opposed.

*Moved by Mayor Pro-Tem Miles, seconded by Council Member Hallman.*

The motion passed eight votes to one vote.

- 4.3. Second Reading Consideration of an Ordinance to Annex a Total of .80 Acres of Property (TMS#004597-09-015) also Known as 115 W. Hospital Dr., West Columbia

Mayor Horton asked Council if anyone had any objections to combining items 4.3 through 4.11 into one vote for second reading consideration on the annexations. No one objected. Mayor Horton read the address and Tax Map number for each item included.

- 4.4. Second Reading Consideration of an Ordinance to Annex a Total of .616 Acres of Property (TMS#004597-09-030) also Known as Undeveloped Parcel Fronting on Hulon Ln., West Columbia
- 4.5. Second Reading Consideration of an Ordinance to Annex a Total of 2.39 Acres of Property (TMS#004597-09-057) also Known as Parcel on Southern Side of Hulon Ln., West Columbia
- 4.6. Second Reading Consideration of an Ordinance to Annex a Total of 2.33 Acres of Property (TMS#004597-09-020) also Known as Parcel Fronting on Fairlane Dr., West Columbia
- 4.7. Second Reading Consideration of an Ordinance to Annex a Total of 1.31 Acres of

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Property (TMS#004597-09-035) also Known as 2988 Sunset Blvd., West Columbia

- 4.8. Second Reading Consideration of an Ordinance to Annex a Total of .84 Acres of Property (TMS#004596-01-048) also Known as 109 Midlands Ct., West Columbia
- 4.9. Second Reading Consideration of an Ordinance to Annex a Total of .8 Acres of Property (TMS#004596-01-047) also Known as 103 Midlands Ct., West Columbia
- 4.10. Second Reading Consideration of an Ordinance to Annex a Total of 1.61 Acres of Property (TMS#004597-10-069) also Known as 2729 Sunset Blvd., West Columbia
- 4.11. Second Reading Consideration of an Ordinance to Annex a Total of 1.24 Acres of Property (TMS#004596-04-040) also Known as 103 Cromer Rd., Lexington

Mayor Horton entertained a motion for second reading consideration of an ordinance to annex items 4.3 through 4.11.

*Moved by Council Member Brooks, seconded by Council Member Jones.*

The motion passed unanimously.

**5. PRESENTATIONS AND RECOGNITIONS**

- 5.1. Discussion of Preliminary FY 2018-2019 Budget for the General Fund and the Water and Sewer Fund

Mayor Horton recognized City Administrator, Brian Carter, who presented the preliminary fiscal year 2018-2019 budget for the general fund and the water and sewer fund to Council. After discussions about the budget, Mr. Carter stated first reading of the budget would be held on June 5, 2018. He also stated that a public hearing and second reading on the budget would take place on June 18, 2018.

Council Member Green left the dais at 7:48 and returned at 7:50 p.m.

**6. ADJOURN TO EXECUTIVE SESSION**

- 6.1. Discussion of an Economic Development Matter Related to the River District Area (Pursuant to S.C. Code Ann. § 30-4-70 (A) (2))
- 6.2. Discussion of the Purchase of Property on Leaphart Road (Pursuant to S.C. Code Ann. § 30-4-70 (A) (2))
- 6.3. Discussion of Personnel Matter Related to the Chief of Police (Pursuant to S.C. Code Ann. § 30-4-70 (A) (1))

Mayor Horton entertained a motion to adjourn to executive session. Council adjourned to executive session at 7:52 p.m.

*Moved by Council Member Green, seconded by Council Member Bedell.*

The motion passed unanimously.

**7. RECONVENE TO REGULAR SESSION**

Mayor Horton stated no action was taken in executive session.

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Mayor Horton entertained a motion to adjourn executive session and reconvene to regular session. Council reconvened to regular session at 9:43 p.m.

*Moved by Council Member Bedell, seconded by Council Member Wingard.*

The motion passed unanimously.

**8. Upon Returning to Open Session, Council May Take Action on Matters Discussed in Executive Session**

**9. NEW BUSINESS**

**9.1. Consideration to Renew an Employment Contract for the Chief of Police**

Mayor Horton entertained a motion from Council Member Miles to amend the contract for the Chief of Police on Page 2, Number 4, item B to state "Salary Adjustments- Employee's compensation may be increased, including annual cost-of-living increases, bonuses, merit increases, as City Council may from time to time deem appropriate to authorize for all City employees. However, in no event shall employees regular salary be decreased during any contract term. Such salary adjustments, if any, shall not be deemed to constitute a modification of any of the terms of this Agreement, or a renewal or extension of this term hereof."

Mayor Horton, Mayor Pro-Tem Miles, Council Members Green, Hallman, Jones, Bedell, Porter, and Wingard all voted in favor of the amended motion and Council Member Brooks opposed.

*Moved by Mayor Pro-Tem Miles, seconded by Council Member Jones.*

The motion passed eight votes to one vote.

Mayor Horton entertained the motion as amended to renew the employment contract for the Chief of Police.

Mayor Horton, Mayor Pro-Tem Miles, Council Members Jones, Bedell, Porter, and Wingard all voted in favor of the motion and Council Members Green, Hallman, and Brooks opposed.

The motion passed six votes to 3 votes.

**9.2. Consideration to Authorize the City Administrator to Purchase 3.44 +/- Acres of Property on Leaphart Road**

Mayor Horton entertained a motion for consideration to authorize the City Administrator to purchase 3.44 +/- acres of property on Leaphart Road.

*Moved by Mayor Pro-Tem Miles, seconded by Council Member Bedell.*

The motion passed unanimously.

**9.3. First Reading Consideration of an Amendment to the 2018 Flood Damage Prevention Ordinance**

**Special Council Meeting Minutes  
May 21, 2018**

Mayor Horton entertained a motion for first reading consideration of an amendment to the 2018 Flood Damage Prevention Ordinance.

*Moved by Mayor Pro-Tem Miles, seconded by Council Member Green.*

The motion passed unanimously.

- 9.4. Consideration to Approve Jimmy Jones Polaris as the Lowest Quote in the Amount of \$15,704.36 for the Purchase of a Polaris Ranger

City Administrator, Brian Carter addressed Council and stated this purchase, pursuant to the City's procurement ordinances, would require bids to be obtained. Staff advertised for bids as required by the City's code but no bids were received. City staff obtained three quotes from qualified vendors and Jimmy Jones Polaris was the lowest quote. Staff recommends approving Jimmy Jones Polaris as the lowest quote in the amount of \$15,704.36 for the purchase of a Polaris Ranger.

Mayor Horton entertained a motion for consideration to approve Jimmy Jones Polaris as the lowest quote in the amount of \$15,704.36 for the purchase of a Polaris Ranger.

*Moved by Mayor Pro-Tem Miles, seconded by Council Member Jones.*

The motion passed unanimously.

- 9.5. Consideration to Approve Carolina International Trucks as the Vendor in the Amount of \$23,038.09 for the Replacement of the International Maxxforce Engine

City Administrator, Brian Carter stated this purchase was a sole source purchase. He stated it was not a budgeted item but Council would be asked to amend the budget to include this at a later date.

Mayor Horton entertained a motion for consideration to approve Carolina International Trucks as the vendor in the amount of \$23,038.09 for the replacement of the International Maxxforce Engine.

*Moved by Council Member Bedell, seconded by Council Member Brooks.*

The motion passed unanimously.

- 9.6. Consideration to Approve the Ranking of Firms for Consulting Services for the Lake Murray Water Treatment Plant Plate Settler Pilot Study Project, and Authorize the City Administrator to Enter into Contract Negotiations

Director of Engineering, Mark Waller, stated that Black & Veatch was the highest ranking firm for this project.

Mayor Horton entertained a motion for consideration to approve the ranking of firms for consulting services for the Lake Murray Water Treatment Plant Plate Settler Pilot Study Project, and authorize the City Administrator to enter into contract negotiations.

*Moved by Council Member Porter, seconded by Council Member Jones.*

The motion passed unanimously.

**10. ADJOURNMENT**

Mayor Horton entertained a motion to adjourn. Council adjourned at 9:55 p.m.

**Special Council Meeting Minutes  
May 21, 2018**

*Moved by Council Member Green, seconded by Council Member Bedell.*

The motion passed unanimously.

Respectfully Submitted,

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City Clerk

## PLANNING COMMISSION CASE PC 18-17

Consider the Planning Commission's recommendation to establish the zoning classification of C-2 (General Commercial) for one parcel totaling .97 acres at 110 Medical Circle. (TMS# 004536-02-001).

Case Number: PC 18-17

Tax Map Number: 004536-02-001

Property Address: 110 Medical Circle

Previous Zoning: Intensive Development

Recommended Zoning: C-2 (General Commercial)

Use of properties: Medical Office

Reason for Request: The parcel was annexed into the City of West Columbia on March 6, 2018. A zoning classification must be established for the properties to comply with S.C. law and the City's zoning ordinance.

Road Frontage: Medical Circle: 2-lane local road. There is no traffic count station on Medical Circle.  
The parcel has frontage on Harbor Drive but does not have access to the road.

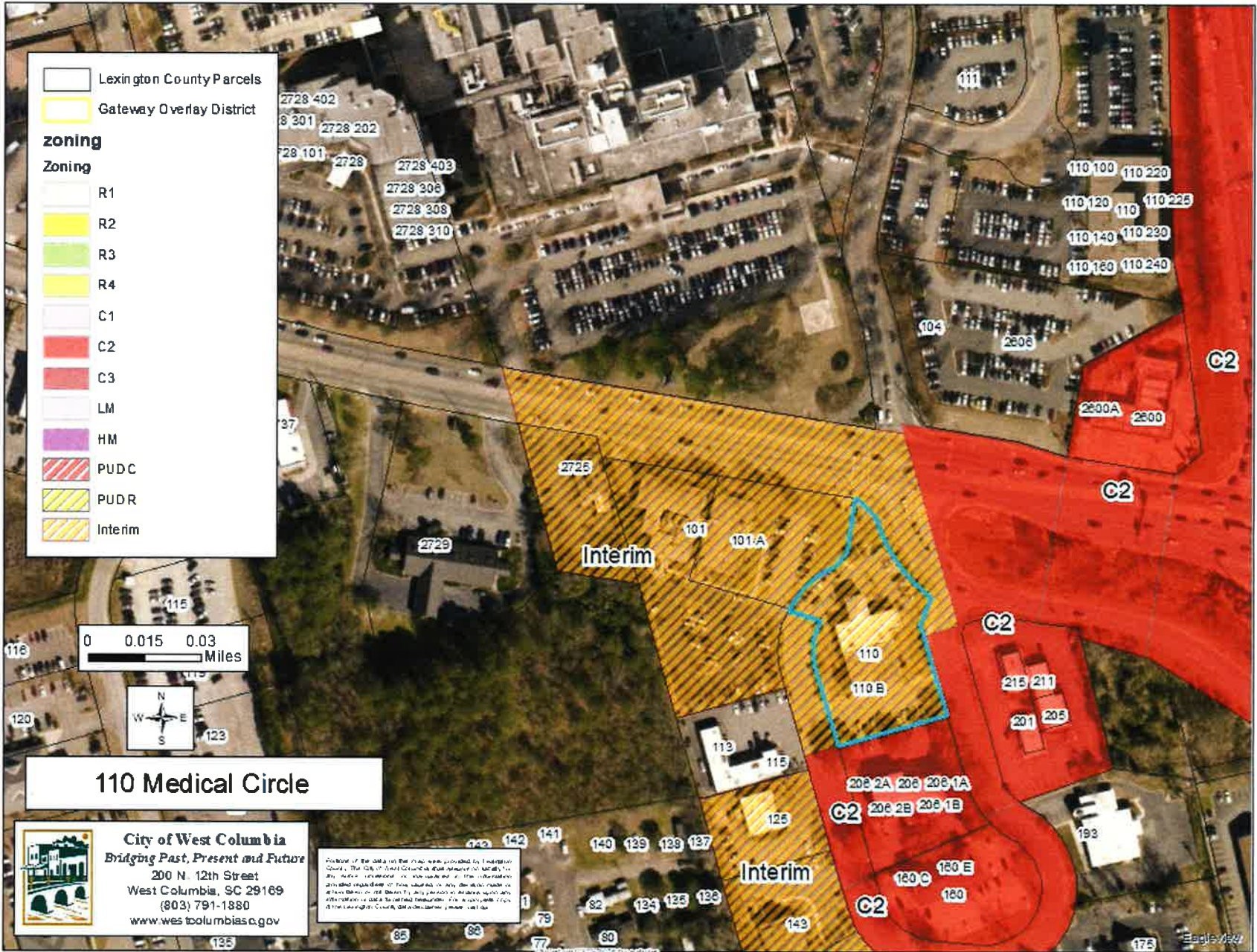
Character of Area: Medical Circle is a 2-lane local road serving multiple office buildings. The parcels to the east west and south are in the city and have a zoning designation of C-2 and interim designation of C-2. The parcels to the north are in the county and zoned ID.

Analysis: The recommended zoning is consistent with the city's comprehensive plan which recommends General Commercial.

Public Hearing: No one spoke at the public hearing.

Recommendation: The Planning Commission voted unanimously to establish the zoning classification of C-2 (General Commercial) for one parcel totaling .69 acres at 110 Medical Circle. (TMS# 004536-02-001).





- Lexington County Parcels
- Gateway Overlay District
- zoning**
- Zoning
- R1
  - R2
  - R3
  - R4
  - C1
  - C2
  - C3
  - LM
  - HM
  - PUDC
  - PUDR
  - Interim

0 0.015 0.03 Miles



**110 Medical Circle**



**City of West Columbia**  
*Bridging Past, Present and Future*  
 200 N. 12th Street  
 West Columbia, SC 29169  
 (803) 791-1880  
 www.westcolumbia.gov

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## PLANNING COMMISSION CASE PC 18-18

Consider the Planning Commission's recommendation to establish the zoning classification of C-2 (General Commercial) for one parcel totaling .69 acres at 101 Medical Circle Building A. (TMS# 004536-01-015).

Case Number: PC 18-18

Tax Map Number: 004536-01-015

Property Address: 101 Medical Circle, building A

Previous Zoning: Intensive Development

Recommended Zoning: C-2 (General Commercial)

Use of properties: Vocational School

Reason for Request: The parcel was annexed into the City of West Columbia on March 6, 2018. A zoning classification must be established for the properties to comply with S.C. law and the City's zoning ordinance.

Road Frontage: Medical Circle: 2-lane local road. There is no traffic count station on Medical Circle.  
The parcel has frontage on Sunset Blvd but does not have access to the road.

Character of Area: Medical Circle is a 2-lane local road serving multiple office buildings. The parcels to the east west and south are in the city and have a zoning designation of C-2 and interim designation of C-2. The parcels to the north are in the county and zoned ID.

Analysis: The recommended zoning is consistent with the city's comprehensive plan which recommends General Commercial.

Public Hearing: No one spoke at the public hearing.

Recommendation: The Planning Commission voted unanimously to establish the zoning classification of C-2 (General Commercial) for one parcel totaling .69 acres at 101 Medical Circle Building A. (TMS# 004536-01-015).





Lexington County Parcels  
 Gateway Overlay District  
**zoning**  
**Zoning**  
 R1  
 R2  
 R3  
 R4  
 C1  
 C2  
 C3  
 LM  
 HM  
 PUDC  
 PUDR  
 Interim

0 0.015 0.03  
 Miles

**101 Medical Circle Building A**

**City of West Columbia**  
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 West Columbia, SC 29169  
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## PLANNING COMMISSION CASE PC 18-19

Consider the Planning Commission's recommendation to establish the zoning classification of C-2 (General Commercial) for one parcel totaling 1.11 acres at 101 Medical Circle. (TMS# 004536-01-001).

Case Number: PC 18-19

Tax Map Number: 004536-01-001

Property Address: 101 Medical Circle

Previous Zoning: Intensive Development

Recommended Zoning: C-2 (General Commercial)

Use of properties: Office

Reason for Request: The parcel was annexed into the City of West Columbia on March 6, 2018. A zoning classification must be established for the properties to comply with S.C. law and the City's zoning ordinance.

Road Frontage: Medical Circle: 2-lane local road. There is no traffic count station on Medical Circle.  
The parcel has frontage on Sunset Blvd but does not have access to the road.

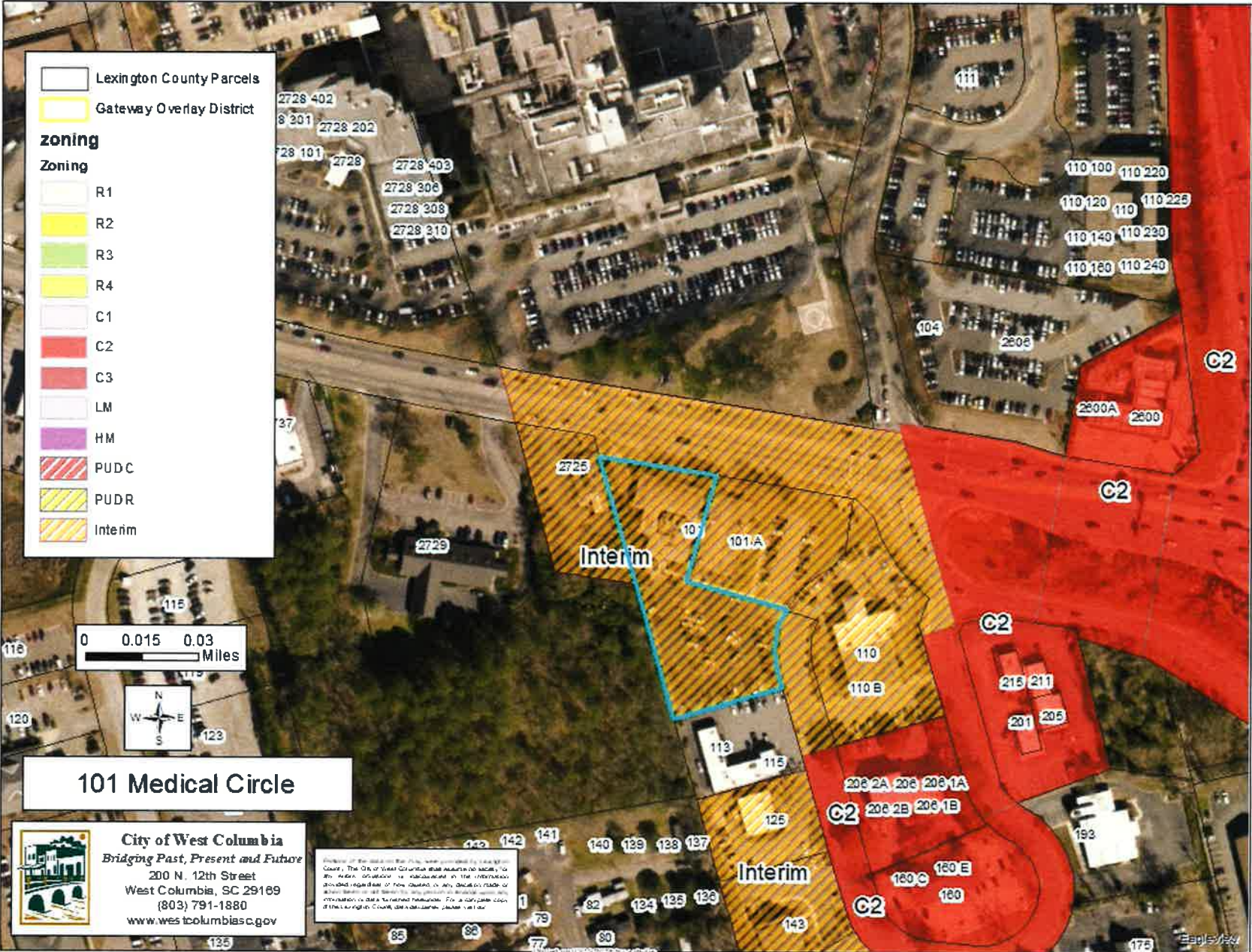
Character of Area: Medical Circle is a 2-lane local road serving multiple office buildings. The parcels to the east, west and south are in the city and have a zoning designation of C-2 and interim designation of C-2 and in the county with a zoning designation of ID. The parcels to the north are in the county and zoned ID.

Analysis: The recommended zoning is consistent with the city's comprehensive plan which recommends General Commercial.

Public Hearing: No one spoke at the public hearing.

Recommendation: The Planning Commission voted unanimously to establish the zoning classification of C-2 (General Commercial) for one parcel totaling 1.11 acres at 101 Medical Circle. (TMS# 004536-01-001).





## PLANNING COMMISSION CASE PC 18-26

Consider the Planning Commission's recommendation to establish the zoning classification of C-2 (General Commercial) for one parcel totaling .44 acres at 115 Medical Circle. (TMS# 004536-01-003).

Case Number: PC 18-26

Tax Map Number: 004536-01-003

Property Address: 115 Medical Circle

Previous Zoning: Intensive Development

Recommended Zoning: C-2 (General Commercial)

Use of properties: Medical Office

Reason for Request: The parcel was annexed into the City of West Columbia on April 3, 2018. A zoning classification must be established for the properties to comply with S.C. law and the City's zoning ordinance.

Road Frontage: Medical Circle: A two-lane commercial local road

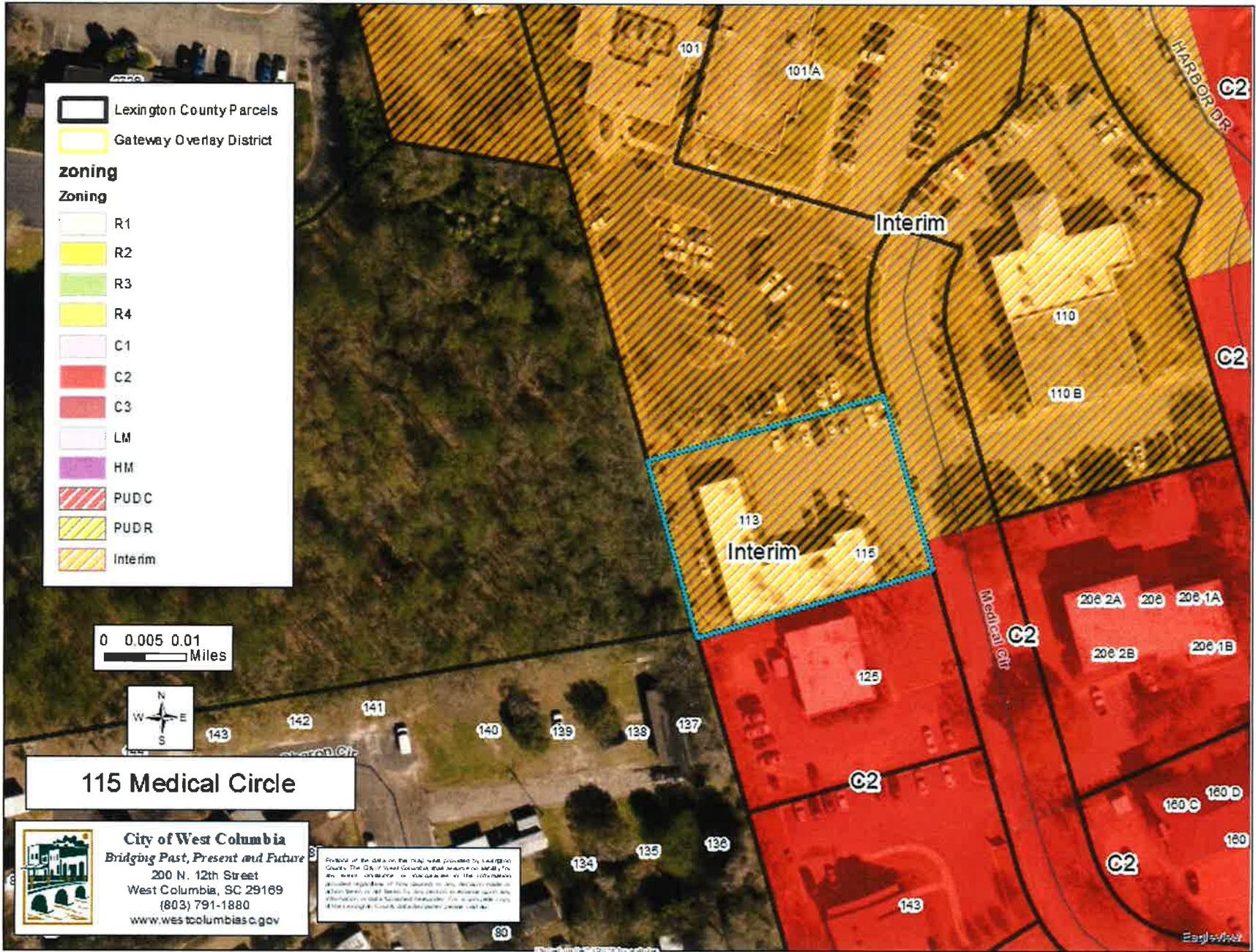
Character of Area: The parcel is part of the Medical Circle business park. Properties to the west are in the county and zoned ID. The remaining contiguous properties are in the city and zoned either C-2 or interim C-2.

Analysis: The recommended zoning is consistent with the city's comprehensive plan which recommends General Commercial.

Public Hearing: No one spoke at the public hearing.

Recommendation: The Planning Commission voted unanimously to establish the zoning classification of C-2 (General Commercial) for one parcel totaling .44 acres at 115 Medical Circle. (TMS# 004536-01-003).





Lexington County Parcels  
 Gateway Overlay District  
**zoning**  
**Zoning**  
 R1  
 R2  
 R3  
 R4  
 C1  
 C2  
 C3  
 LM  
 HM  
 PUDC  
 PUDR  
 Interim

0 0.005 0.01 Miles



**115 Medical Circle**

**City of West Columbia**  
*Bridging Past, Present and Future*  
 200 N. 12th Street  
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## PLANNING COMMISSION CASE PC 18-29

Consider the Planning Commission's recommendation to establish the zoning classification of LM (Light Manufacturing) for one parcel totaling 2 acres at 2 C Trotter Road. (TMS# 004596-08-020).

Case Number: PC 18-29

Tax Map Number: 004596-08-020

Property Address: 2 C Trotter Road

Previous Zoning: Intensive Development

Recommended Zoning: LM (Light Manufacturing)

Use of properties: Distribution

Reason for Request: The parcel was annexed into the City of West Columbia on May 1, 2018. A zoning classification must be established for the properties to comply with S.C. law and the City's zoning ordinance.

Road Frontage: C Trotter Road: a 2-lane local road. There is no traffic count station on the road.

Character of Area: The parcels to the north and south are in the city and has an interim designation of LM. The parcels to the east and west are in the county and zoned ID. C Trotter Road is a 2-lane local road with a variety of distribution facilities accessing it.

Analysis: The recommended zoning is not consistent with the city's comprehensive plan which recommends Restricted Commercial. The plan envisioned less intensive commercial development along this portion of Sunset Blvd. Since that plan was written, several distribution facilities were built. The change in development pattern should be addressed in the next plan update.

Public Hearing: No one spoke at the public hearing.

Recommendation: The Planning Commission voted unanimously to establish the zoning classification of LM (Light Manufacturing) for one parcel totaling 2 acres at 2 C Trotter Road. (TMS# 004596-08-020).





## PLANNING COMMISSION CASE PC 18-21

Consider the Planning Commission's recommendation to establish the zoning classification of LM (Light Manufacturing) for one parcel totaling 1.96 acres at 31 C Trotter Road. (TMS# 004596-08-011).

Case Number: PC 18-21

Tax Map Number: 004596-08-011

Property Address: 31 C Trotter Road

Previous Zoning: Intensive Development

Recommended Zoning: LM (Light Manufacturing)

Use of properties: Distribution

Reason for Request: The parcel was annexed into the City of West Columbia on March 6, 2018. A zoning classification must be established for the properties to comply with S.C. law and the City's zoning ordinance.

Road Frontage: C Trotter Road: a 2-lane local road. There is no traffic count station on the road.

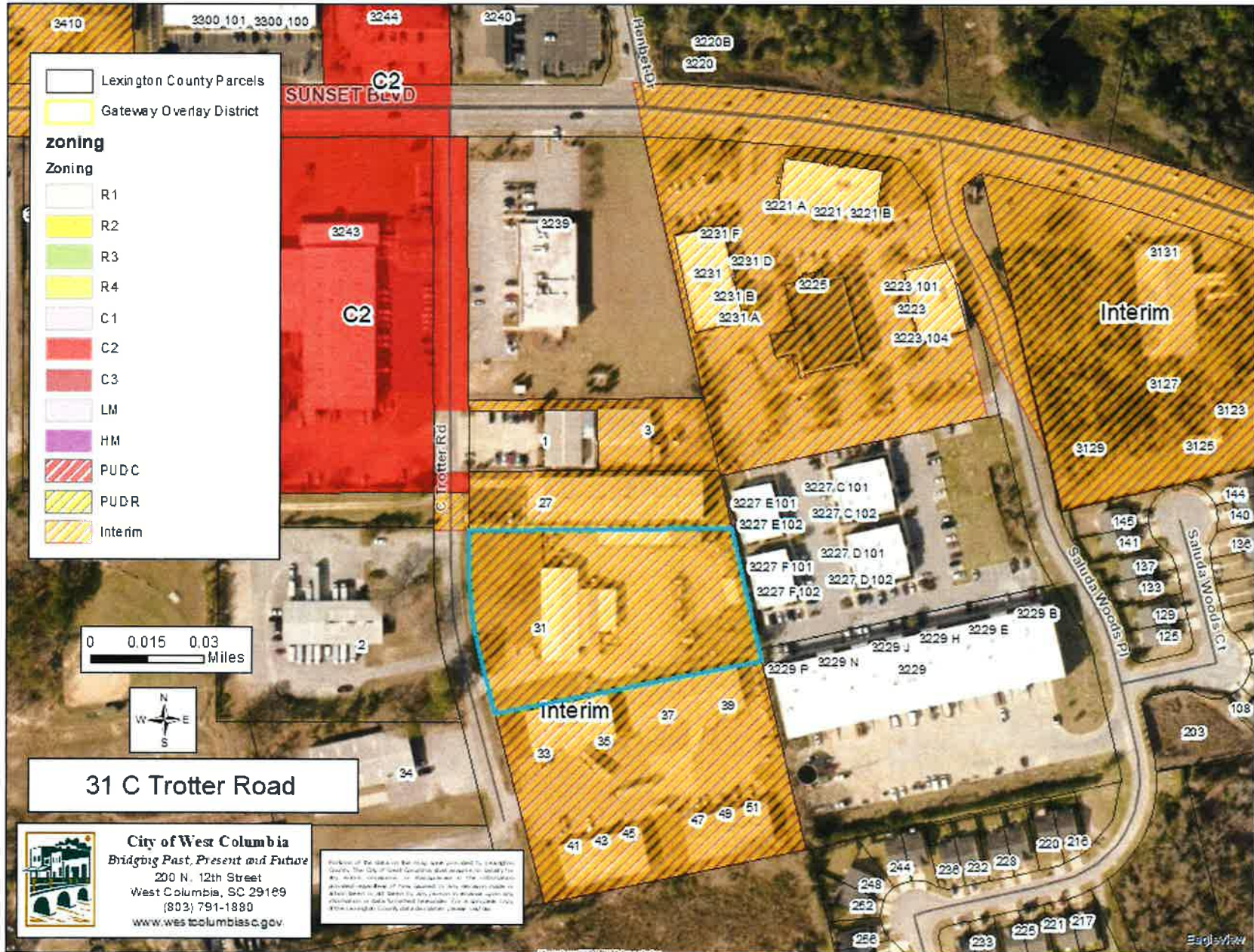
Character of Area: The parcels to the north and south are in the city and has an interim designation of LM. The parcels to the east and west are in the county and zoned ID. C Trotter Road is a 2-lane local road with a variety of distribution facilities accessing it.

Analysis: The recommended zoning is not consistent with the city's comprehensive plan which recommends Restricted Commercial. The plan envisioned less intensive commercial development along this portion of Sunset Blvd. Since that plan was written, several distribution facilities were built. The change in development pattern should be addressed in the next plan update.

Public Hearing: No one spoke at the public hearing.

Recommendation: The Planning Commission voted unanimously to establish the zoning classification of LM (Light Manufacturing) for one parcel totaling 1.96 acres at 31 C Trotter Road. (TMS# 004596-08-011).





## PLANNING COMMISSION CASE PC 18-22

Consider the Planning Commission's recommendation to establish the zoning classification of LM (Light Manufacturing) for one parcel totaling 2.46 acres at 33-51 C Trotter Road. (TMS# 004596-08-025).

Case Number: PC 18-22

Tax Map Number: 004596-08-025

Property Address: 33-51 C Trotter Road

Previous Zoning: Intensive Development

Recommended Zoning: LM (Light Manufacturing)

Use of properties: Distribution

Reason for Request: The parcel was annexed into the City of West Columbia on March 6, 2018. A zoning classification must be established for the properties to comply with S.C. law and the City's zoning ordinance.

Road Frontage: C Trotter Road: a 2-lane local road. There is no traffic count station on the road.

Character of Area: The parcels to the north are in the city and has an interim designation of LM. The parcels to the east, west and south are in the county and zoned ID. C Trotter Road is a 2-lane local road with a variety of distribution facilities accessing it.

Analysis: The recommended zoning is not consistent with the city's comprehensive plan which recommends Restricted Commercial. The plan envisioned less intensive commercial development along this portion of Sunset Blvd. Since that plan was written, several distribution facilities were built. The change in development pattern should be addressed in the next plan update.

Public Hearing: No one spoke at the public hearing.

Recommendation: The Planning Commission voted unanimously to establish the zoning classification of LM (Light Manufacturing) for one parcel totaling 2.46 acres at 33-51 C Trotter Road. (TMS# 004596-08-025).





## PLANNING COMMISSION CASE PC 18-30

Consider the Planning Commission's recommendation to establish the zoning classification of LM (Light Manufacturing) for one parcel totaling 1 acre at 34 C Trotter Road. (TMS# 004596-08-027).

Case Number: PC 18-30

Tax Map Number: 004596-08-027

Property Address: 34 C Trotter Road

Previous Zoning: Intensive Development

Recommended Zoning: LM (Light Manufacturing)

Use of properties: Distribution

Reason for Request: The parcel was annexed into the City of West Columbia on May 1, 2018. A zoning classification must be established for the properties to comply with S.C. law and the City's zoning ordinance.

Road Frontage: C Trotter Road: a 2-lane local road. There is no traffic count station on the road.

Character of Area: The parcels to the north and south are in the city and has an interim designation of LM. The parcels to the east and west are in the county and zoned ID. C Trotter Road is a 2-lane local road with a variety of distribution facilities accessing it.

Analysis: The recommended zoning is not consistent with the city's comprehensive plan which recommends Restricted Commercial. The plan envisioned less intensive commercial development along this portion of Sunset Blvd. Since that plan was written, several distribution facilities were built. The change in development pattern should be addressed in the next plan update.

Public Hearing: No one spoke at the public hearing.

Recommendation: The Planning Commission voted unanimously to establish the zoning classification of LM (Light Manufacturing) for one parcel totaling 1 acre at 34 C Trotter Road. (TMS# 004596-08-027).





## PLANNING COMMISSION CASE PC 18-25

**Consider the Planning Commission's recommendation to establish the zoning classification of C-2 (General Commercial) for one parcel totaling 2.51 acres at 2 and 3 Southern Court. (TMS# 004596-01-034).**

Case Number: PC 18-25

Tax Map Number: 004596-01-034

Property Address: 2 and 3 Southern Court

Previous Zoning: Intensive Development

Recommended Zoning: C-2 (General Commercial)

Use of properties: Personal Service

Reason for Request: The parcel was annexed into the City of West Columbia on April 3, 2018. A zoning classification must be established for the properties to comply with S.C. law and the City's zoning ordinance.

Road Frontage: Southern Ct.: A short cul-de-sac serving just 2 parcels.

Character of Area: The parcel is part of the Lott Business Park and sits at the transition point from the commercial uses closer to Sunset, to the industrial uses further in the business park.

Analysis: The recommended zoning is partially consistent with the city's comprehensive plan which recommends Light Manufacturing.

Public Hearing: No one spoke at the public hearing.

Recommendation: The Planning Commission voted unanimously to establish the zoning classification of C-2 (General Commercial) for one parcel totaling 2.51 acres at 2 and 3 Southern Court. (TMS# 004596-01-034).





## PLANNING COMMISSION CASE PC 18-27

Consider the Planning Commission's recommendation to establish the zoning classification of C-2 (General Commercial) for one parcel totaling 6.47 acres at 2247 Sunset Blvd. (TMS# 004597-03-026).

Case Number: PC 18-27

Tax Map Number: 004597-03-026

Property Address: 2247 Sunset Blvd

Previous Zoning: Intensive Development

Recommended Zoning: C-2 (General Commercial)

Use of properties: Shopping center (Sunset Court)

Reason for Request: The parcel was annexed into the City of West Columbia on April 3, 2018. A zoning classification must be established for the properties to comply with S.C. law and the City's zoning ordinance.

Road Frontage: Sunset Blvd: A five-lane arterial. There is a traffic count station adjacent to the parcel (station 189), it had a 2017 AADT of 26,500 vehicles

Character of Area: The parcel sits at the transition on Sunset Blvd from the few remaining large tracts of undeveloped property along the corridor to the heavily commercialized interchange with I-26. The north side of the corridor is more intensely developed with the mini-warehouse, restaurant, shopping center and the car dealership.

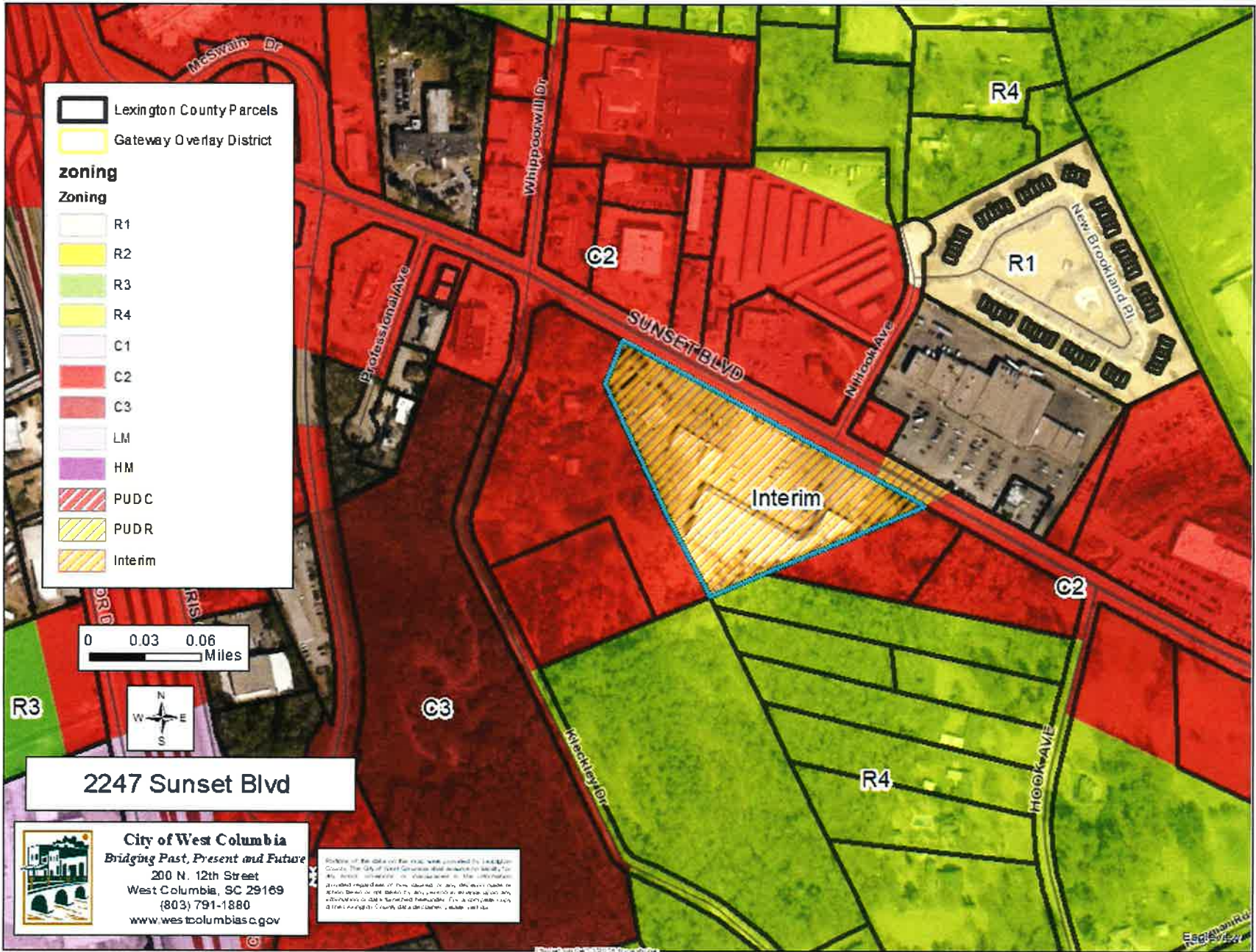
Contiguous to parcel of large tracts of undeveloped property and large, deep lots fronting on Hook Ave. However, most of the contiguous properties are zoned C-2 with one R-4 lot contiguous.

Analysis: The recommended zoning is partially consistent with the city's comprehensive plan which recommends Restricted Commercial.

Public Hearing: No one spoke at the public hearing.

Recommendation: The Planning Commission voted unanimously to establish the zoning classification of C-2 (General Commercial) for one parcel totaling 6.47 acres at 2247 Sunset Blvd. (TMS# 004597-03-026).





**Consider the Planning Commission's recommendation to establish  
the zoning classification of C-2 (General Commercial) for one parcel totaling .52 acres  
at 2725 Sunset Blvd. (TMS# 4597-10-005).**

Case Number: PC 18-20

Tax Map Number: 004597-10-055

Property Address: 2725 Sunset Blvd

Previous Zoning: Intensive Development

Recommended Zoning: C-2 (General Commercial)

Use of properties: Restaurant

Reason for Request: The parcel was annexed into the City of West Columbia on March 6, 2018. A zoning classification must be established for the properties to comply with S.C. law and the City's zoning ordinance.

Road Frontage: Sunset: 5-lane arterial. There is no traffic count station in proximity to the parcel. Closest traffic county had a 2016 AADT of 25,900 trips

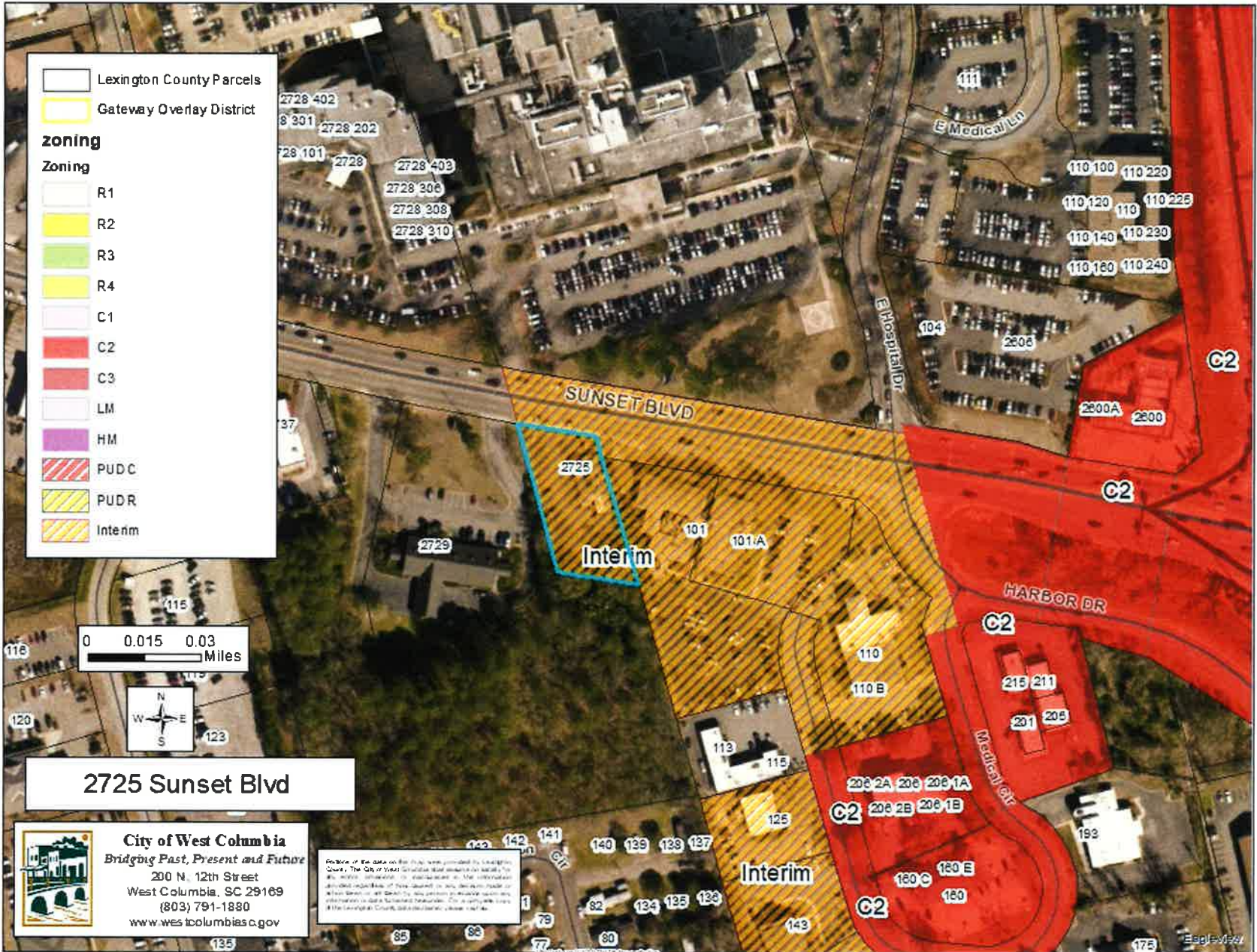
Character of Area: The parcels to the east, in the city and have an interim designation of C-2 and in the county with a zoning designation of ID. The parcels to the north, south and west are in the county and zoned ID.

Analysis: The recommended zoning is consistent with the city's comprehensive plan which recommends General Commercial.

Public Hearing: No one spoke at the public hearing.

Recommendation: The Planning Commission voted unanimously to establish the zoning classification of C-2 (General Commercial) for one parcel totaling .52 acres at 2725 Sunset Blvd. (TMS# 004597-10-055).





## PLANNING COMMISSION CASE PC 18-24

Consider the Planning Commission's recommendation to establish the zoning classification of C-2 (General Commercial) for one parcel totaling 1.27 acres at 3449 Sunset Blvd. (TMS# 004596-08-017).

Case Number: PC 18-24

Tax Map Number: 004596-08-017

Property Address: 3449 Sunset Blvd

Previous Zoning: Intensive Development

Recommended Zoning: C-2 (General Commercial)

Use of properties: Personal Service

Reason for Request: The parcel was annexed into the City of West Columbia on April 3, 2018. A zoning classification must be established for the properties to comply with S.C. law and the City's zoning ordinance.

Road Frontage: Sunset: 5-lane arterial. There is no traffic count station in proximity to the parcel. Closest traffic county had a 2016 AADT of 25,900 trips

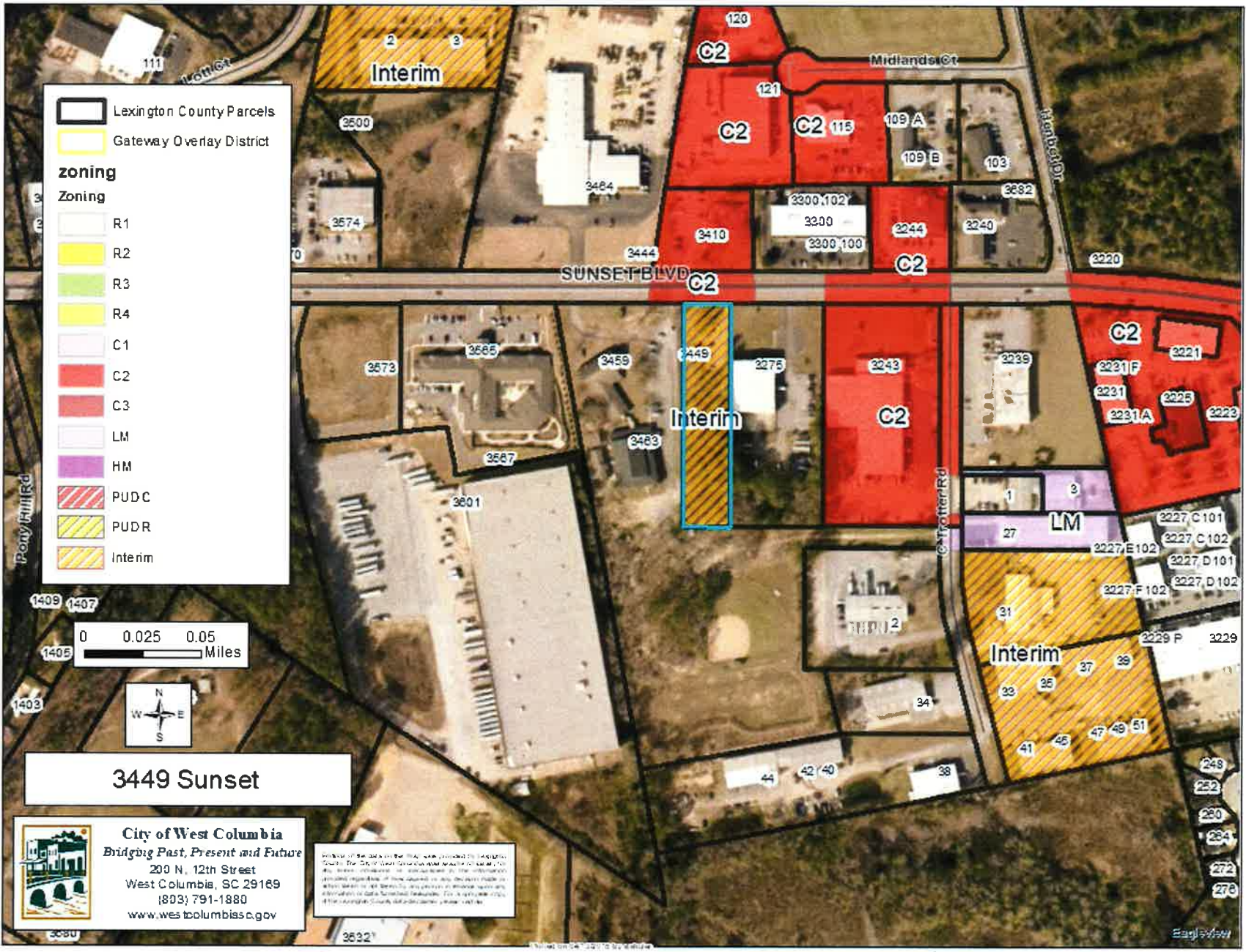
Character of Area: Most of the contiguous properties are in the county and zoned ID. There is one parcel across Sunset in the city zoned C-2.

Analysis: The recommended zoning is partially consistent with the city's comprehensive plan which recommends Restricted Commercial.

Public Hearing: No one spoke at the public hearing.

Recommendation: The Planning Commission voted unanimously to establish the zoning classification of C-2 (General Commercial) for one parcel totaling 1.27 acres at 3449 Sunset Blvd. (TMS# 04596-08-017).





Lexington County Parcels  
 Gateway Overlay District  
**zoning**  
 Zoning  
 R1  
 R2  
 R3  
 R4  
 C1  
 C2  
 C3  
 LM  
 HM  
 PUD C  
 PUD R  
 Interim

0 0.025 0.05 Miles



**3449 Sunset**



**City of West Columbia**  
*Bridging Past, Present and Future*  
 200 N. 12th Street  
 West Columbia, SC 29169  
 (803) 791-1880  
[www.westcolumbiasc.gov](http://www.westcolumbiasc.gov)

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## PLANNING COMMISSION CASE PC 18-28

Consider the Planning Commission's recommendation to rezone from C-1 (Intensive Commercial) to C-2 (General Commercial) one parcel totaling .26 acres at 214 Charleston Hwy (TMS# 004635-16-005).

Case Number: PC 18-28

Tax Map Number: 004635-16-005

Property Address: 214 Charleston Hwy

Current Zoning: C-1 (Intensive Commercial)

Requested Zoning: C-2 (General Commercial)

Use of properties: The current use is a vehicle sales establishment. The business licenses has been denied twice

Reason for Request: The applicant is requesting the rezoning to establish a vehicles sales use

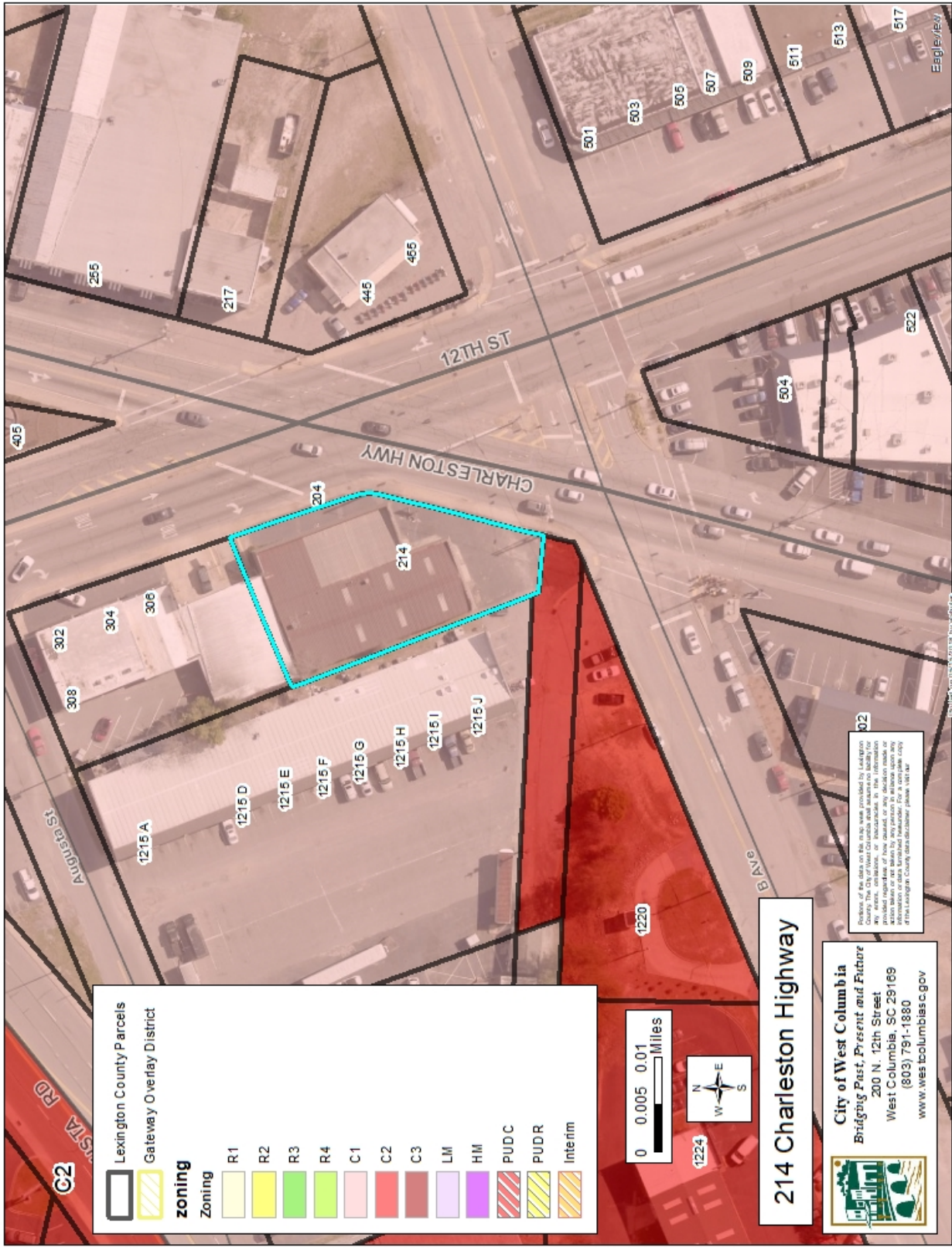
Character of Area: The parcel is located at a "5-point intersection" where 12<sup>th</sup> Street, Charleston Highway and B Ave intersect. The location is one of the most significant intersections in the city and the "heart" of Triangle City. Most of the uses in Triangle City are small retail, personal service and restaurants. The properties immediately contiguous to the parcel mostly are zoned C-1. There is one undeveloped parcel zoned C-2 (General Commercial).

Analysis: The owner relocated his business to 214 Charleston Hwy and applied for a business license. Staff denied on the business license, determining that the use was vehicle sales which is prohibited in the C-1 district. The owner appealed the decision to the ZBA arguing that the use was not vehicle sales. The ZBA met on April 17, 2018 and upheld staff's decision. The owner applied for a second business license for the same use but under a different business name. Staff has denied that request under the same interpretation. The owner has requested a variance to establish the use as vehicle sales which will be considered by the ZBA on June 7. The ZBA does not have the authority to grant a use variance. The owner also has filed an appeal of staff's decision to deny the second business license. The second appeal will be considered by the ZBA at the June 28<sup>th</sup> meeting.

Public Hearing: The property owner and his wife spoke in favor of the request. No one spoke against the request.

Recommendation: The Planning Commission voted unanimously to recommend denial of the rezoning from C-1 (Intensive Commercial) to C-2 (General Commercial) one parcel totaling .26 acres at 214 Charleston Highway (TMS# 004635-16-005).





## PLANNING COMMISSION CASE PC 18-23

Consider the Planning Commission's recommendation to rezone from C-2 (General Commercial) to R-1 (Residential) one parcel totaling .18 acres at 749 Center Street. (TMS# 004638-13-006).

Case Number: PC 18-23

Tax Map Number: 004638-13-006

Property Address: 749 Center Street

Current Zoning: C-2 (General Commercial)

Requested Zoning: R-1 (Residential)

Use of properties: Former residential property. The city worked with the property owner to demolish the dilapidated house

Reason for Request: The applicant is requesting the rezoning to re-establish the formerly nonconforming residential use.

Character of Area: Center Street is a 2-lane collector. There are no traffic count stations along Center Street. The parcel is contiguous to property in the city zoned R-1. A contiguous parcel (753 Center Street) is split zoned C-2 and R-1. The property across Center Street is zoned C-2 and in the Gateway Overlay District.

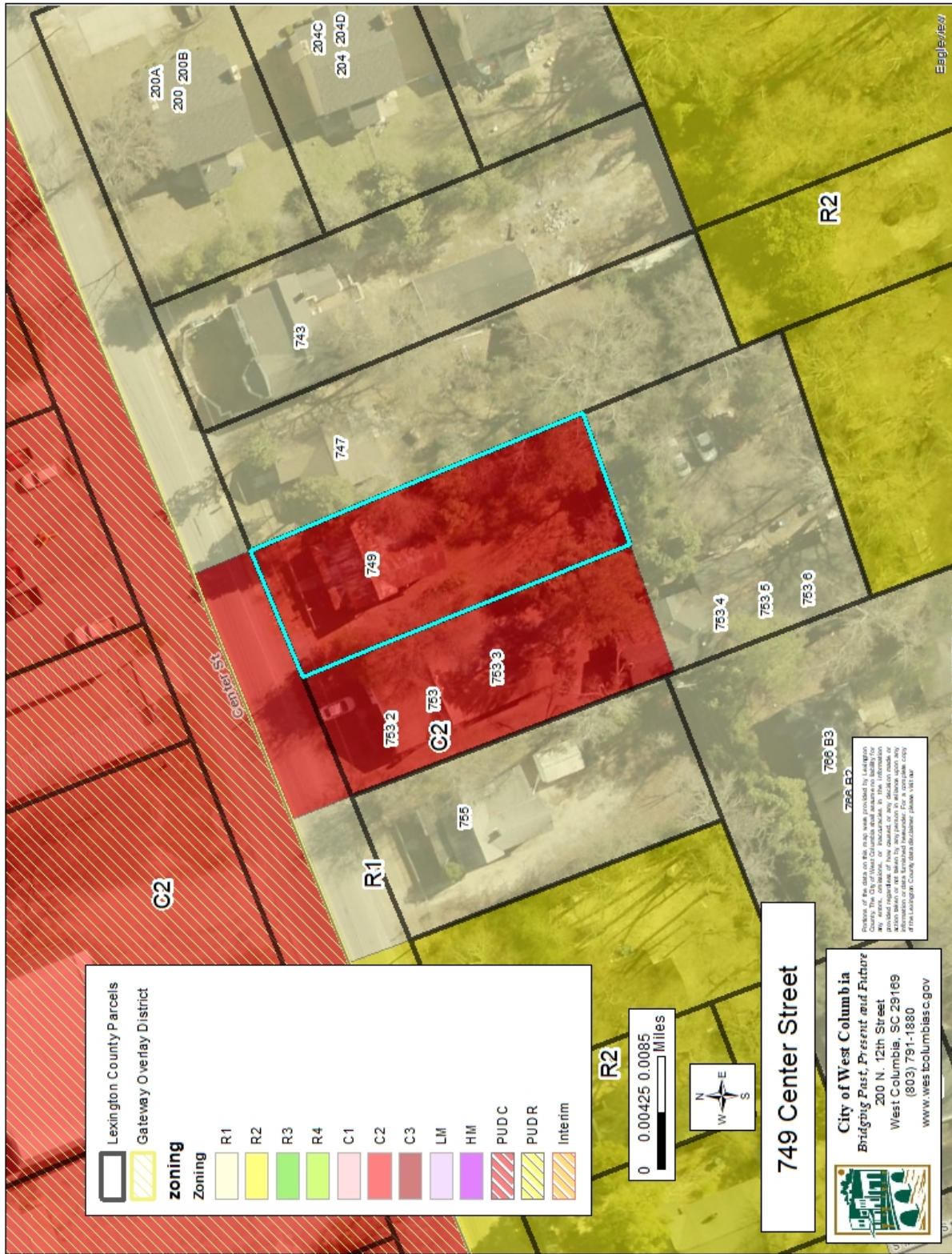
Analysis: After the owner demolished the dilapidated house, she discovered that the parcel is zoned C-2 which prohibits residential use, and the grandfather status of the previous residential use had lapsed. Only residential zone eligible for the parcel is R-1 since that is the contiguous zoning district and the parcel is too small to establish a separate zoning district.

The requested zoning district is consistent with the comprehensive plan which recommends Medium/High Density Residential.

Public Hearing: The property owner spoke in favor of the request. No one spoke against the request.

Recommendation: The Planning Commission voted unanimously to rezone from C-2 (General Commercial) to R-1 (Residential) one parcel totaling .18 acres at 749 Center Street. (TMS# 004638-13-006).





Lexington County Parcels  
 Gateway Overlay District

**zoning**


Zoning

R1
R2
R3
R4
C1
C2
C3
LM
HM
PUD C
PUD R
Interim

0 0.00425 0.0085 Miles



**749 Center Street**



**City of West Columbia**  
*Bridging Past, Present and Future*  
 200 N. 12th Street  
 West Columbia, SC 29169  
 (803) 791-1880  
[www.westcolumbiasc.gov](http://www.westcolumbiasc.gov)

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Printed on 04/11/2018 by webdms

Eagle/MSV



Great American Insurance Company
301 East Fourth Street, Cincinnati, OH 45202

SUBDIVISION BOND

Bond No.: 2156756

KNOW ALL PERSONS BY THESE PRESENTS, That we, GS Hammonds Hill, LLC, called the Principal, and Great American Insurance Company, a Ohio corporation, called the Surety, are held and firmly bound unto City of West Columbia, called the Obligee, in the sum of Sixty One Thousand One Hundred Sixty Four and 75/100 (\$61,164.75) for the payment thereof said Principal and Surety bind themselves, jointly and severally, as provided herein.

WHEREAS, in order to file a plat or subdivision map, or to obtain a permit, the Principal has entered into a contract with the Obligee which requires the Principal make certain improvements to the land as more particularly set forth in Hammond's Hill Subdivision, Phase Two - CEC #16128 - BMP Maintenance, Sediment and Erosion Control, Miscellaneous, Roadway, Engineering and Surveying per engineer's estimate dated 05/21/2018 (hereinafter referred to as the "Contract").

NOW, THEREFORE, the condition of this obligation is such that if the Principal shall construct the improvements described in the Contract on or before 05/24/2019 (or within such further extensions of time that shall be granted by Obligee in writing and consented to in writing by Surety), then this obligation shall be void, otherwise to remain in full force and effect. This obligation is subject to the following conditions:

1. This bond runs to the benefit of the named Obligee only, and no other person shall have any rights under this bond. No claim shall be allowed against this bond after the expiration of one year from the date set forth in the preceding paragraph, or one year from the end of the latest extension of time consented to in writing by Surety, whichever occurs last. If the limitation set forth in this bond is void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

2. This bond is not a forfeiture obligation, and in no event shall the Surety's liability exceed the reasonable cost of completing the improvements described in the Contract not completed by the Principal, or the sum of this bond, whichever is less.

Signed this 24th day of May, 2018.

Great Southern Homes, Inc.

By: [Signature]

Great American Insurance Company

By: [Signature]

Jason Lee Sayers, Attorney-in-Fact



**GREAT AMERICAN INSURANCE COMPANY®**

Administrative Office: 301 E 4TH STREET • CINCINNATI, OHIO 45202 • 513-369-5000 • FAX 513-723-2740

The number of persons authorized by this power of attorney is not more than NINE

No. 0 20756

**POWER OF ATTORNEY**

**KNOW ALL MEN BY THESE PRESENTS:** That the GREAT AMERICAN INSURANCE COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Ohio, does hereby nominate, constitute and appoint the person or persons named below, each individually if more than one is named, its true and lawful attorney-in-fact, for it and in its name, place and stead to execute on behalf of the said Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; provided that the liability of the said Company on any such bond, undertaking or contract of suretyship executed under this authority shall not exceed the limit stated below.

Name	Address	Limit of Power
JULIA C. MCELLIGOTT KENNETH J. PEEPLES PHOEBE C. HONEYCUTT BOBBI D. PENDLETON ADAM PFANMILLER JASON LEE SAYERS	NEIL B. BILLER HEATHER BURROUGHS CHRISTOPHER A. LYDICK ALL OF DURHAM, NORTH CAROLINA	ALL \$100,000,000

This Power of Attorney revokes all previous powers issued on behalf of the attorney(s)-in-fact named above.

IN WITNESS WHEREOF the GREAT AMERICAN INSURANCE COMPANY has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 8TH day of JULY 2015

GREAT AMERICAN INSURANCE COMPANY



*Neil B. Biller*  
Assistant Secretary

*David C. Kitchin*  
Divisional Senior Vice President

STATE OF OHIO, COUNTY OF HAMILTON - ss:

DAVID C. KITCHIN (877-377-2405)

On this 8TH day of JULY, 2015, before me personally appeared DAVID C. KITCHIN, to me known, being duly sworn, deposes and says that he resides in Cincinnati, Ohio, that he is a Divisional Senior Vice President of the Bond Division of Great American Insurance Company, the Company described in and which executed the above instrument; that he knows the seal of the said Company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed by authority of his office under the By-Laws of said Company, and that he signed his name thereto by like authority.



Susan A. Kohorst  
Notary Public, State of Ohio  
My Commission Expires 05-18-2020

*Susan A. Kohorst*

This Power of Attorney is granted by authority of the following resolutions adopted by the Board of Directors of Great American Insurance Company by unanimous written consent dated June 9, 2008.

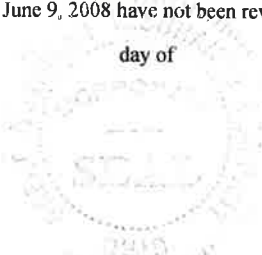
*RESOLVED: That the Divisional President, the several Divisional Senior Vice Presidents, Divisional Vice Presidents and Divisional Assistant Vice Presidents, or any one of them, be and hereby is authorized, from time to time, to appoint one or more Attorneys-in-Fact to execute on behalf of the Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; to prescribe their respective duties and the respective limits of their authority; and to revoke any such appointment at any time.*

*RESOLVED FURTHER: That the Company seal and the signature of any of the aforesaid officers and any Secretary or Assistant Secretary of the Company may be affixed by facsimile to any power of attorney or certificate of either given for the execution of any bond, undertaking, contract of suretyship, or other written obligation in the nature thereof, such signature and seal when so used being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.*

**CERTIFICATION**

I, STEPHEN C. BERAHA, Assistant Secretary of Great American Insurance Company, do hereby certify that the foregoing Power of Attorney and the Resolutions of the Board of Directors of June 9, 2008 have not been revoked and are now in full force and effect.

Signed and sealed this 24 day of May, 2018



*Neil B. Biller*  
Assistant Secretary

## **PLANNING COMMISSION CASE PC 18-33**

### **Consideration of the Bond for Hammonds Hill Phase 2 (TMS# 004645-02-091)**

#### **Analysis:**

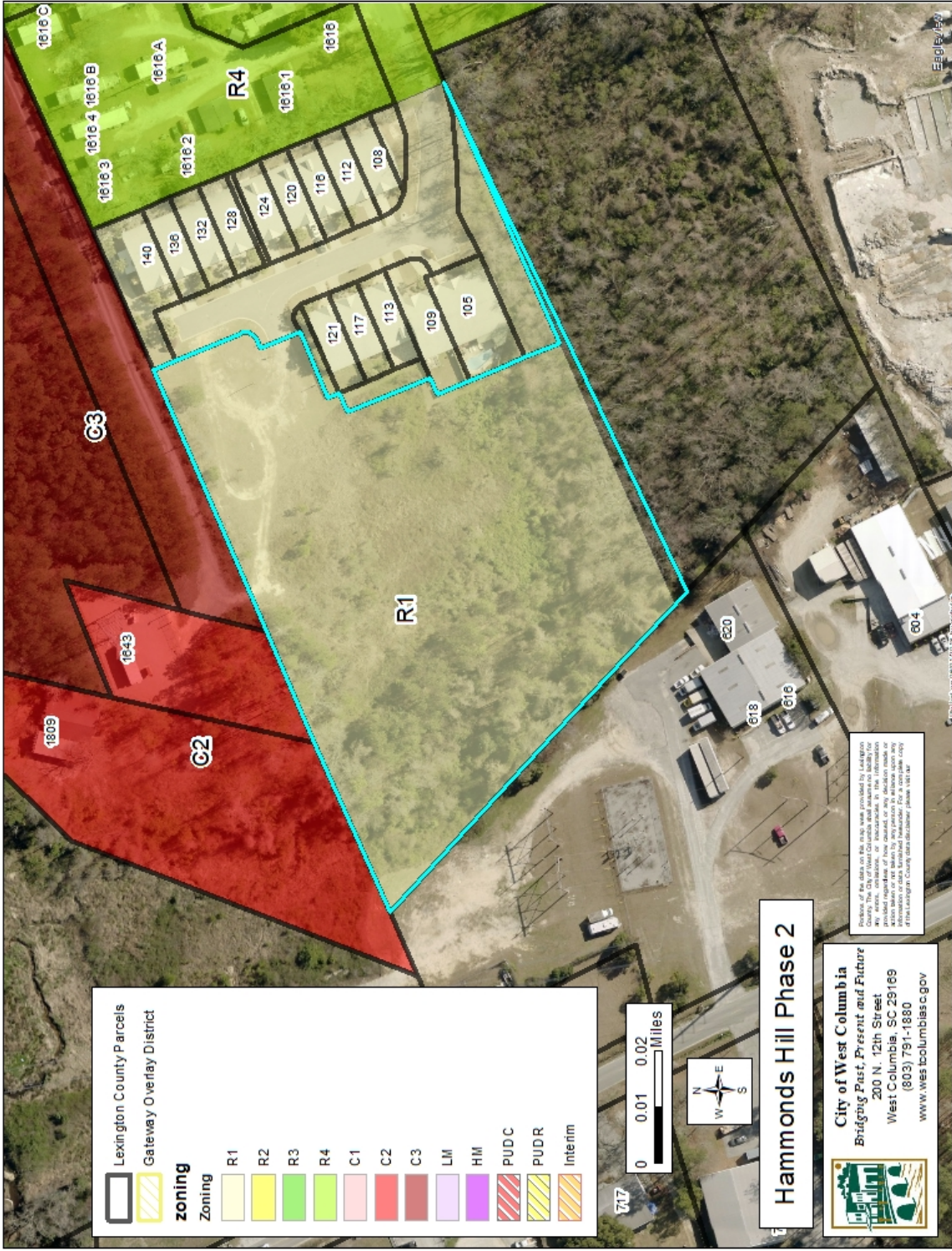
Great Southern Homes has submitted for approval a bonded plat for Hammonds Hill Phase 2. The bonded plat shows lots 8-26 plus common areas. To receive Bonded Plat approval, the developer must submit a surety bond to cover the cost of the value of the “incompleted site improvements”. The city’s Land Development Regulations require that the bond be set at 1½ times the estimated cost of the improvements.

The applicant has provided a bond estimate and it has been reviewed by Lexington County and the city’s engineer. The bond document was reviewed by the city’s attorney and he did not see any issues.

The version of the bonded plat did not reflect changes requested by Lexington County. The planning commission placed a condition that the developer comply with Lexington County standards for the bonded plat submittal.

#### **Recommendation:**

The Planning Commission voted unanimously to give conditional approval to the bonded plat for Hammonds Hill Phase 2. As of this writing, the completed bonded plat has not been submitted to the city.





STATE OF SOUTH CAROLINA )

COUNTY OF LEXINGTON )

CITY OF WEST COLUMBIA )

**ANNEXATION ORDINANCE**

18ANX-25

WHEREAS, a petition for annexation dated May 30, 2018, and signed by the petitioner(s), BPS Holdings, LLC, the sole owner(s) of the property described herein, was presented to the City of West Columbia under the provisions of Section 5-3-150 of the 1976 Code of Laws of the State of South Carolina, as amended; and

WHEREAS, it has been determined that the area is contiguous to the city limits of West Columbia, and the City Council for the City of West Columbia has determined that all legal requirements necessary to the annexation of the property described below have been fully complied with; and

WHEREAS, it is the desire of City Council to annex the area to the City of West Columbia.

NOW, THEREFORE, BE IT ORDERED AND ORDAINED by the Council of the City of West Columbia as follows:

1. That the area herein below is hereby annexed to the City of West Columbia and the corporate limits of the City of West Columbia are hereby extended to include said property being described as follows:

All that certain piece, parcel or lot of land, with the improvements thereon, situate, lying and being in the County of Lexington, State of South Carolina, containing **.36 acres** as shown on a plat prepared for Wiley Easton by Carolina Surveying Service, Inc., dated June 15, 1987, and having the following boundaries; on the South by Highway 378 for a distance of 133.71 feet, more or less; on the West by property now or formerly of Pretolean Inc., for a distance of 149.98 feet, more or less; on the East by property now or formerly of S.S. Group of Columbia, and on the North by property now or formerly of S.S. Group of Columbia.

Derivation: This being the same property conveyed to R. Dale Miller, Jr., by Deed of Wiley B. Easton, Sr., recorded in the Office of the Register of Deeds for Lexington County in Book 10198 at Page 254.

**ALSO KNOWN AS: 2984 Sunset Boulevard, West Columbia, SC**

**TMS# 004597-09-036**

Also included shall be all portions of any State or County street, road or right-of-way, which abut or adjoin the above-described property.

2. BE IT FURTHER ORDAINED that under the provisions of the West Columbia Zoning Ordinance, an interim zoning classification of C-2 (General Commercial) be established for the above-described area.
  
3. The City shall notify and file with the Secretary of State, the State Department of Transportation, the Department of Public Safety, the SC Revenue & Fiscal Affairs Office, and any other state or local entity or agency as necessary, a copy of this ordinance as notice and description of the new boundary of the City of West Columbia; and provide such agencies any additional information as may be required for clarification by said agencies.

ENACTED AND ORDAINED by Council duly assembled this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

ATTEST:

\_\_\_\_\_  
Bobby E. Horton, Mayor

\_\_\_\_\_  
Crystal Bouknight, City Clerk

First Reading:

Second Reading:

\_\_\_\_\_

\_\_\_\_\_

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF LEXINGTON )

**ANNEXATION PETITION**

TO THE COUNCIL FOR THE CITY OF WEST COLUMBIA:

BPS Holdings, LLC, being the sole owners of the real estate described herein, does hereby petition and request the City of West Columbia to annex and include within the corporate limits of the City of West Columbia the area herein described. This petition and request for annexation is made pursuant to Section 5-3-150 of the 1976 Code of Laws of the State of South Carolina as amended. The tract of land hereby requested for annexation is contiguous to the City of West Columbia and is described as follows:

All that certain piece, parcel or lot of land, with the improvements thereon, situate, lying and being in the County of Lexington, State of South Carolina, containing **.36 acres** as shown on a plat prepared for Wiley Easton by Carolina Surveying Service, Inc., dated June 15, 1987, and having the following boundaries; on the South by Highway 378 for a distance of 133.71 feet, more or less; on the West by property now or formerly of Pretolean Inc., for a distance of 149.98 feet, more or less; on the East by property now or formerly of S.S. Group of Columbia, and on the North by property now or formerly of S.S. Group of Columbia.

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**TMS# 004597-09-036**

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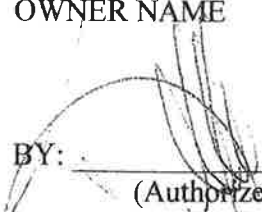
The Petitioner respectfully requests the City of West Columbia to grant this Petition for annexation.

DATE OF SIGNATURE:

5-30-2018, 2018

OWNER NAME

BY:

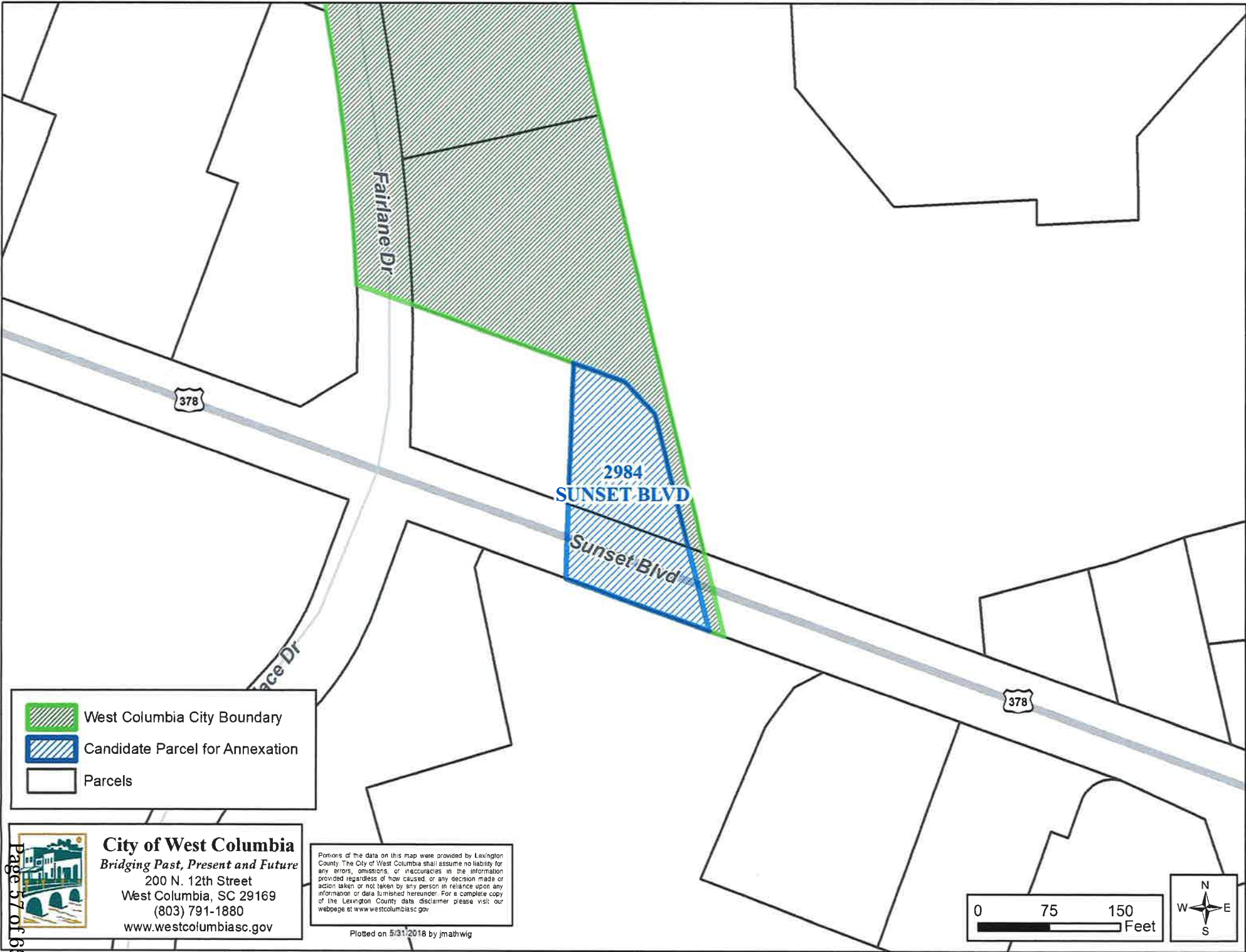
  
(Authorized Signature)




DALE MILLER  
(Print or Type Name)


ITS:

President  
(Title)



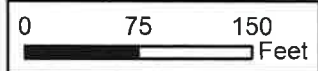


 West Columbia City Boundary  
 Candidate Parcel for Annexation  
 Parcels


**City of West Columbia**  
*Bridging Past, Present and Future*  
 200 N. 12th Street  
 West Columbia, SC 29169  
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Plotted on 5/31/2018 by jmathwig



**STATE OF SOUTH CAROLINA )**  
**COUNTY OF LEXINGTON )**  
**CITY OF WEST COLUMBIA )**

**ANNEXATION ORDINANCE**  
**18ANX-26**

WHEREAS, a petition for annexation dated May 24, 2018, and signed by the petitioner(s), WHLR Westland, LLC, the sole owner(s) of the property described herein, was presented to the City of West Columbia under the provisions of Section 5-3-150 of the 1976 Code of Laws of the State of South Carolina, as amended; and

WHEREAS, it has been determined that the area is contiguous to the city limits of West Columbia, and the City Council for the City of West Columbia has determined that all legal requirements necessary to the annexation of the property described below have been fully complied with; and

WHEREAS, it is the desire of City Council to annex the area to the City of West Columbia.

NOW, THEREFORE, BE IT ORDERED AND ORDAINED by the Council of the City of West Columbia as follows:

1. That the area herein below is hereby annexed to the City of West Columbia and the corporate limits of the City of West Columbia are hereby extended to include said property being described as follows:

All that certain piece, parcel or lot of land, with the improvements thereon, situate, lying and being in the County of Lexington, State of South Carolina, containing **5.9370 acres** as shown on As-Built Survey Prepared for EJ 378 Group "Westland Square Shopping Center" by A & S of Columbia, Inc. dated March 15, 1996, revised May 1, 1996, recorded in the Office of the RMC for Lexington County. Said property being more particularly described as follows:

Beginning at a rebar at the westernmost corner of the property, where at said property corners with Out Parcel No. 1 along the southeastern margin of the right-of-way of North Hook Avenue a distance of 122.00 feet from its intersection with U.S. Hwy No. 378 (Sunset Boulevard), and running along North Hook Avenue as follows: N33°58'35"E – 259.98 feet to an open top pipe marker; in a curve to the left having a radius of 235.84 feet, the chord of which runs N25°29'45"E - 68.79 feet to an open top pipe marker; thence turning and running along property of "New Brookland Place" Horizontal Property Regime S56°05'35"E – 663.12 feet to a nail in fence post; thence turning and running along property of Jean S. Blalock S36°55'55"W – 450.70 feet to an open top pipe marker; thence turning and running along Sunset Boulevard N56°05'35"W – 43.79 feet to a pinch top pipe marker; thence turning and running along property of RIC 22 Limited, A California

Limited Partners as follows: N36°57'55"E – 122.25 feet to a P/K nail' N56°07'10"W – 126.37 feet to a pinch top pipe marker; S33°56'55"W – 121.94 feet to a pinch tope pipe marker; thence turning and running along Sunset Boulevard as follwows: N56°07'50"W – 133.96 feet to a pinch top pipe marker; N56°05'10"W – 207.05 feet to a P/K nail; thence turning and running along Out Parcel No. 1 as follows: N33°52'55"E – 121.83 feet to a P/K nail; N56°00'25"W – 124.80 feet to the POINT OF BEGINNING.

**ALSO KNOWN AS: 2222 Sunset Blvd., Westland Shopping Center, West Columbia SC**

**TMS# 004674-01-024**

Also included shall be all portions of any State or County street, road or right-of-way, which abut or adjoin the above-described property.

2. BE IT FURTHER ORDAINED that under the provisions of the West Columbia Zoning Ordinance, an interim zoning classification of C-2 (General Commercial) be established for the above-described area.
  
3. The City shall notify and file with the Secretary of State, the State Department of Transportation, the Department of Public Safety, the SC Revenue & Fiscal Affairs Office, and any other state or local entity or agency as necessary, a copy of this ordinance as notice and description of the new boundary of the City of West Columbia; and provide such agencies any additional information as may be required for clarification by said agencies.

ENACTED AND ORDAINED by Council duly assembled this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

ATTEST:

\_\_\_\_\_  
Bobby E. Horton, Mayor

\_\_\_\_\_  
Crystal Bouknight, City Clerk

First Reading:

Second Reading:

\_\_\_\_\_

\_\_\_\_\_

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF LEXINGTON )

**ANNEXATION PETITION**

TO THE COUNCIL FOR THE CITY OF WEST COLUMBIA:

WHLR - Westland, LLC, being the sole owner of the real estate described herein, does hereby petition and request the City of West Columbia to annex and include within the corporate limits of the City of West Columbia the area herein described. This petition and request for annexation is made pursuant to Section 5-3-150 of the 1976 Code of Laws of the State of South Carolina as amended. The tract of land hereby requested for annexation is contiguous to the City of West Columbia and is described as follows:

All that certain piece, parcel or lot of land, with the improvements thereon, situate, lying and being in the County of Lexington, State of South Carolina, containing **5.9370 acres** as shown on As-Built Survey Prepared for EJ 378 Group "Westland Square Shopping Center" by A & S of Columbia, Inc. dated March 15, 1996, revised May 1, 1996, recorded in the Office of the RMC for Lexington County. Said property being more particularly described as follows:

Beginning at a rebar at the westernmost corner of the property, where at said property corners with Out Parcel No. 1 along the southeastern margin of the right-of-way of North Hook Avenue a distance of 122.00 feet from its intersection with U.S. Hwy No. 378 (Sunset Boulevard), and running along North Hook Avenue as follows: N33°58'35"E - 259.98 feet to an open top pipe marker; in a curve to the left having a radius of 235.84 feet, the chord of which runs N25°29'45"E - 68.79 feet to an open top pipe marker; thence turning and running along property of "New Brookland Place" Horizontal Property Regime S56°05'35"E - 663.12 feet to a nail in fence post; thence turning and running along property of Jean S. Blalock S36°55'55"W - 450.70 feet to an open top pipe marker; thence turning and running along Sunset Boulevard N56°05'35"W - 43.79 feet to a pinch top pipe marker; thence turning and running along property of RIC 22 Limited, A California Limited Partners as follows: N36°57'55"E - 122.25 feet to a P/K nail; N56°07'10"W - 126.37 feet to a pinch top pipe marker; S33°56'55"W - 121.94 feet to a pinch top pipe marker; thence turning and running along Sunset Boulevard as follows: N56°07'50"W - 133.96 feet to a pinch top pipe marker; N56°05'10"W - 207.05 feet to a P/K nail; thence turning and running along Out Parcel No. 1 as follows: N33°52'55"E - 121.83 feet to a P/K nail; N56°00'25"W - 124.80 feet to the POINT OF BEGINNING.

**ALSO KNOWN AS: 2222 Sunset Blvd., Westland Shopping Center, West Columbia SC**

**TMS# 004674-01-024**



Also included shall be all portions of any State or County street, road or right-of-way, which abut or adjoin the above-described property.

The Petitioner respectfully requests the City of West Columbia to grant this Petition for annexation.

WHLR - Westland, LLC  
a Delaware limited liability company

By: Wheeler REIT, LP  
a Virginia limited partnership

By: Wheeler Real Estate Investment Trust, Inc.  
a Maryland corporation  
its general partner

Date of Signature:

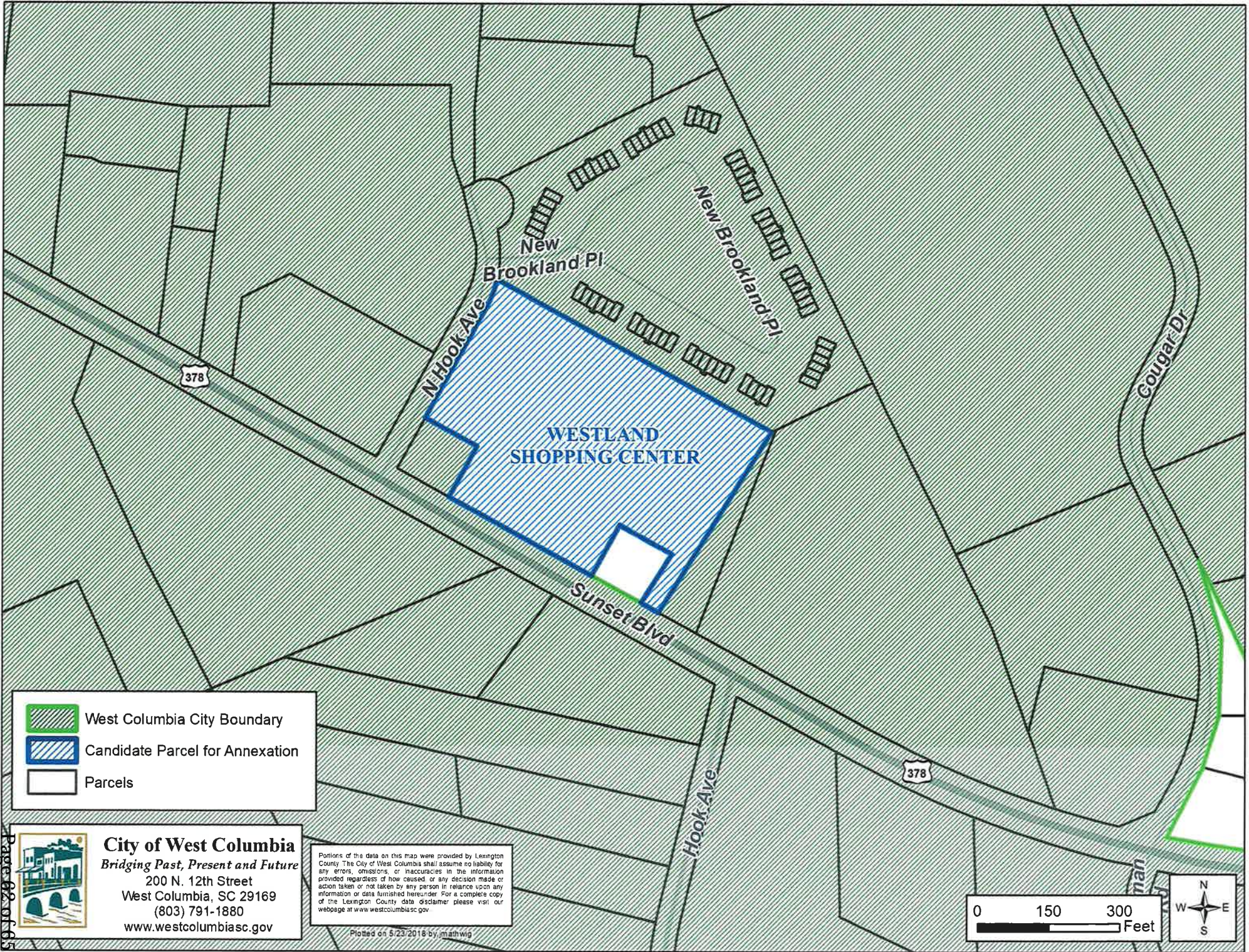
May 24, 2018




BY:   
(Authorized Signature)

David Kelly

ITS: \_\_\_\_\_  
President & CEO





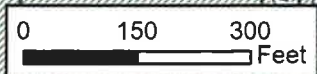
-  West Columbia City Boundary
-  Candidate Parcel for Annexation
-  Parcels



**City of West Columbia**  
*Bridging Past, Present and Future*  
 200 N. 12th Street  
 West Columbia, SC 29169  
 (803) 791-1880  
[www.westcolumbiasc.gov](http://www.westcolumbiasc.gov)

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Plotted on 5/23/2016 by mathwig





**STATE OF SOUTH CAROLINA ) A Resolution to Support the Road Closure of Alexander Street and**  
**COUNTY OF LEXINGTON ) Authorize the Consumption of Alcohol on the Scheduled Rain Date at the**  
**CITY OF WEST COLUMBIA ) Soda City Friends Event held at the Wyman M. "Mac" Rish Amphitheater**

**Whereas,** Soda City Friends is sponsoring the Soda City Friends Event on Saturday, July 7, 2018, from 10:00 a.m. until 10:30 p.m.; and

**Whereas,** Soda City Friends is requesting the temporary road closing of Alexander Street and use of all lanes of traffic on Alexander Street between the hours of 10:00 a.m. until 10:30 p.m. for the event; and in case of rescheduling due to weather, a temporary road closing of Alexander Street on July 14, 2018.

**Whereas,** the City of West Columbia City Council previously approved a Resolution authorizing the consumption of alcoholic beverages at the event from 12:00 p.m. until 10:30 p.m. and Soda City Friends is requesting an authorization to consume alcoholic beverages on July 14, 2018 from 12:00 p.m. until 10:30 p.m. if the event is rescheduled due to weather.

**Whereas,** it has been determined that such events would be in the public interest; and

**Now, Therefore, Be It Resolved,** that outdoor possession and consumption of alcoholic beverages, all outdoor musical performances, and use of sound-amplifying devices shall end by 10:30 p.m. on July 7, 2018 or in case of weather rescheduling, on July 14, 2018; and,

**Be It Further Resolved,** that Section 9-2-8 of the West Columbia Code of Ordinances regarding the consumption of alcoholic beverages in public places shall not apply to the event during the designated time. Possession and consumption of alcoholic beverages shall be permitted only in containers provided by vendors within the designated event area.

**Now, Therefore, Be It Further Resolved,** the Mayor and City Council of the City of West Columbia hereby supports the temporary road closing as set forth above for the Soda City Friends Event on July 7, 2018 and July 14, 2018 if the event is rescheduled.

**Adopted this 5th day of June, 2018.**

**Attest:**

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Bobby Horton, Mayor

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Crystal Bouknight, City Clerk

**AN ORDINANCE OF THE CITY OF WEST COLUMBIA ADOPTING A  
BUDGET FOR THE FISCAL YEAR BEGINNING JULY 1, 2018 AND  
LEVYING A TAX TO MEET SUCH BUDGET FOR THE FISCAL YEAR**

**WHEREAS**, South Carolina Code Annotated Section 5-11-40 requires that municipal Council shall adopt a budget and levy taxes to meet said budget, now, therefore,

**BE IT ORDAINED**, by the City Council of West Columbia, duly assembled:

**Section 1.** That the prepared budget for the General Fund, Water/Sewer Fund, and Hospitality Tax Fund of the City of West Columbia and the estimated revenue for payment of same is hereby adopted and is made a part of this Ordinance as fully as if incorporated herein, and a copy thereof is hereby attached.

**Section 2.** That the Council hereby imposes by the terms of this Ordinance a tax on all taxable real estate and personal property lying within corporate limits of the City of West Columbia, except on such property as may be exempt from taxation under the Constitution and laws of this State, for the purposes of funding the Operating and Capital Budgets of the City and such additional amount as will fund the debt service requirements of the bonded indebtedness of the city, at the following rates:

58.797 mills to fund the operating and capital budget to be received from property tax revenues for Fiscal Year 2018-2019;

6.6 mills to fund debt service requirements for Fiscal Year 2018-2019.

The millage rates are based on estimated assessments received from the Lexington County Auditor and are subject to change based on final reassessment figures received in July 2018. Any change in the budget or the tax levy shall be by subsequent Ordinance and in accordance with statutory notice requirements.

**Section 3.** That any tax, except motor vehicle taxes, not paid by January 16, 2019, shall bear a penalty in accordance with the following:

- |   |                                      |                           |
|---|--------------------------------------|---------------------------|
| ⇒ | January 16, 2019 to February 1, 2019 | 3%                        |
| ⇒ | February 2, 2019 to March 15, 2019   | 10%                       |
| ⇒ | After March 15, 2019                 | 15% plus collection costs |

Unpaid motor vehicle taxes shall bear such penalties and costs as are imposed by State law.

**Section 4.** That the City Administrator is hereby authorized and directed to contract with the County of Lexington for the collection of said taxes in accordance and in conformance with the statutes and laws of the State of South Carolina and also in accordance with an agreement heretofore reached by and between the City Council of West Columbia and the County Council of Lexington County.

**Section 5.** That the City Administrator shall make public advertisement of the public hearing required by South Carolina Code Annotated Section 6-1-80, prior to the passage of this Ordinance, and once adopted, shall make public advertisement of its passage in the manner required by law.



**Budget Ordinance**  
**FY 2018-2019**  
**Page Two**

**Section 6.** That the City Administrator shall make the millage certification to the Lexington County Auditor required by South Carolina Code Annotated Section 12-43-285, when the Ordinance is transmitted to the County for levy and collection of the City’s taxes.

**Section 7.** That the Fiscal Year 2018-2019 Budget appropriates sufficient revenues within the Water/Sewer Fund to pay the principal of and interest on all Bonds secured by revenues of the System as and when they become due and payable in one or more debt service reserve funds.

**Section 8.** That the Fiscal Year 2018-2019 Budget appropriates sufficient revenues within the Water/Sewer Fund to provide for the payment of all expenses of administration and operation of the System, as well as such expenses for maintenance as may be necessary to preserve the System in good repair and working order. These appropriations are made to the Fund into multiple accounts, organized by department and line items that collectively serve as the operation and maintenance fund.

**Section 9.** That the Fiscal Year 2018-2019 Budget imposes by the terms of the Rate Ordinance dated March 6, 2018, new rate schedules attached shall be the operative rate schedule for bills rendered on or after the first day of the fiscal year 2018-2019 and will expire at the end of that fiscal year.

This Ordinance was read for the first time on the \_\_\_\_\_ day of June 2018.

This Ordinance was read for a second time and adopted by the West Columbia City Council on the \_\_\_\_\_ day of June 2018, after the holding of a public hearing on the budget duly advertised in accordance with requirements of South Carolina Code Annotated Section 6-1-80.

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

ATTEST:

\_\_\_\_\_  
Bobby Horton, Mayor

\_\_\_\_\_  
Crystal Bouknight, City Clerk

\_\_\_\_\_  
Brian E. Carter, City Administrator

First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_