



Agenda
Special Council Meeting
June 15, 2026 at 6:00 PM
200 N. 12th Street
West Columbia, SC 29169

Page

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. Resolution Recognizing the Brookland-Lakeview Empowerment Center 21st Century Afterschool Students for Promoting Pedestrian Safety Awareness 3
7. UNFINISHED BUSINESS
 - 7.1. Second Reading Consideration of an Ordinance of the City of West Columbia Enacting a Budget for the Fiscal Year Beginning July 1, 2026: Authorizing the Levy of Taxes, Fees and Charges as Necessary to Fund Such Budget for the Fiscal Year: And Other Matters Related Thereto
 - 7.2. Second Reading Consideration of an Ordinance Enacting and Adopting a Supplement to the Code of Ordinances for the City of West Columbia
 - 7.3. Second Reading Consideration of the Planning Commission Recommendation to Approve the Rezoning of 2254 Leaphart Rd (TMS#004625-04-032) from Residential (R-1) to General Commercial (C-2) 4 - 13
8. NEW BUSINESS
 - 8.1. Consideration to Approve Chemical Bids to the Lowest Responsive Responsible Bidder as Identified by the Bid Tabulation for the Lake Murray and Riverside Water Treatment Plants- Andy Zaengle, Director of Engineering & Water Plants

9. ADJOURN TO EXECUTIVE SESSION
 - 9.1. Receipt of Legal Advice Regarding PFAS Class Action Lawsuit
(Pursuant to S.C. Code Ann. § 30-4-70 (A) (2))
10. RECONVENE TO REGULAR SESSION
11. Upon Returning to Open Session, Council May Take Action on Matters Discussed in Executive Session
12. ADJOURNMENT

If special accommodations are needed to participate in public meetings, please contact the West Columbia City Clerk's office at **(803) 939-8608** or jdowden@westcolumbiasc.gov at least five days prior to the scheduled meeting date.



**Resolution Recognizing the Brookland-Lakeview Empowerment Center
21st Century Afterschool Students for Promoting
Pedestrian Safety Awareness**

WHEREAS, according to the United States Department of Transportation, approximately 98 percent of drivers yield to pedestrians at properly marked and visible crosswalks; and

WHEREAS, the Active and Accessible Community Transit Coalition partnered with the South Carolina Department of Transportation to establish a pedestrian crosswalk and Rectangular Rapid Flashing Beacon at the intersection of North 12th Street and Monticello Street in the City of West Columbia; and

WHEREAS, to educate the public about the safe use of the new Rectangular Rapid Flashing Beacon, the Brookland-Lakeview Empowerment Center 21st Century Afterschool Students were selected to produce a Public Service Announcement (PSA); and

WHEREAS, the South Carolina Department of Public Health provided pedestrian safety education and guidance to the students throughout the development of the PSA video; and

WHEREAS, the 21st Century Afterschool Students wrote, directed, acted in, and produced the video, demonstrating how pedestrians and drivers can safely share the roadway at the intersection; and

WHEREAS, the PSA has been promoted through social media platforms to increase public safety awareness and reinforce safe pedestrian and driver behaviors as the crosswalk and Rectangular Rapid Flashing Beacon became operational in Spring 2026; and

NOW, THEREFORE, BE IT RESOLVED that the Mayor and City Council of the City of West Columbia hereby recognize the 21st Century Afterschool Students Haley Clark, Avery Daniels, Aiden Davis, Ca’Mari Dickens, and Christina Favor for their dedication to public safety, community engagement, and digital literacy through the development and promotion of this pedestrian safety campaign; and

BE IT FURTHER RESOLVED that Mayor and City Council extends its sincere appreciation to the Brookland-Lakeview Empowerment Center and all project partners for their commitment to pedestrian safety and for empowering students to serve as advocates and educators within the West Columbia community.

Adopted by the Council of the City of West Columbia, SC this 15th day of June 2026.

ATTEST:

Temus C. “Tem” Miles Jr. Mayor

Jennifer Dowden, City Clerk



May 26, 2026

To: City of West Columbia Mayor and City Council

From: Alexis Kiser, Assistant City Administrator of Development

RE: Consider the Planning Commission Recommendation for a Map Amendment Request to Rezone 2254 Leaphart Road (TMS# 004625-04-032)

Case Information:

The subject parcel is located at the intersection of Leaphart Road and Holland Street. Leaphart Road is classified as an urban minor arterial roadway with an Average Annual Daily Traffic (AADT) count of approximately 12,100 vehicles, while Holland Street is classified as an urban major collector roadway with an AADT of approximately 2,000 vehicles. Surrounding land uses include manufactured home communities and a variety of commercial establishments. Adjacent zoning classifications include General Commercial (C-2), Restricted Commercial (C-3), and Residential (R-1).

The applicant intends to retain the existing structure and complete site and building improvements in compliance with the requirements of the City of West Columbia Zoning Ordinance.

Recommendation:

The subject parcel is located at the intersection of an arterial roadway and is surrounded by a mix of General Commercial and Restricted Commercial zoning districts, as well as high-density residential developments. Based on the parcel's strategic location and the compatibility of the proposed zoning with surrounding land uses, staff recommends approval of the map amendment request to rezone the property to General Commercial (C-2).

Planning Commission held a public hearing on this request on May 26, 2026. The Commission unanimously (4-0) recommended approval of the map amendment to City Council.

Mayor

Temus C. "Tem" Miles, Jr.

Mayor Pro-Tem

Mike Green

Council Members

Trevor Bedell

Jimmy Brooks

George M. Crowe

Joseph D. Dickey, Jr.

P. Cookie Holmes

Sarah Mattern

David B. Moye

City Administrator

Brian E. Carter,

CM-ICMA, AICP

Deputy

City Administrator

Michelle M. Dickerson,

Esquire

City Treasurer/

Senior Assistant

City Administrator

Justin R. Black, CPA

City Clerk

Jennifer Dowden

(803) 791-1880

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200 N. 12th Street
West Columbia, SC 29169

PO Box 4044
West Columbia, SC 29171

www.westcolumbiasc.gov



West Columbia Zoning Planning Commission Case Evaluation

Case Number	PC 26-05
Property Address	2254 Leaphart Road
Tax Map Number	004625-04-032
Current Zoning	Residential (R-1)
Requested Zoning	General Commercial (C-2)
Parcel Size	+/- 0.21 acres

Requested Action	Map Amendment to rezone the property to General Commercial (C-2)
Case Information	<p>The subject parcel is located at the intersection of Leaphart Road and Holland Street. Leaphart Road is classified as an urban minor arterial roadway with an Average Annual Daily Traffic (AADT) count of approximately 12,100 vehicles, while Holland Street is classified as an urban major collector roadway with an AADT of approximately 2,000 vehicles.</p> <p>Surrounding land uses include manufactured home communities and a variety of commercial establishments. Adjacent zoning classifications include General Commercial (C-2), Restricted Commercial (C-3), and Residential (R-1).</p> <p>The City of West Columbia Comprehensive Plan (2018) designates the subject property as Low-Density Residential on the Future Land Use Map. However, the property has historically been utilized for commercial purposes. The applicant intends to retain the existing structure and complete site and building improvements in compliance with the requirements of the City of West Columbia Zoning Ordinance.</p>
Staff Recommendation	The subject parcel is located at the intersection of an arterial roadway and is surrounded by a mix of General Commercial and Restricted Commercial zoning districts, as well as high-density residential developments. Based on the parcel's strategic location and the compatibility of the proposed zoning with surrounding land uses, staff recommends approval of the map amendment request to rezone the property to General Commercial (C-2).



Existing structure on subject parcel.



Existing structure on subject parcel.



Intersection of Leaphart Road and Holland Street from subject parcel.





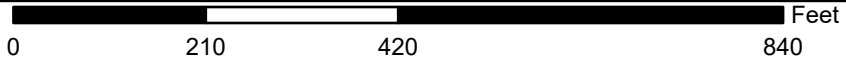
Leaphart Road view from subject parcel.

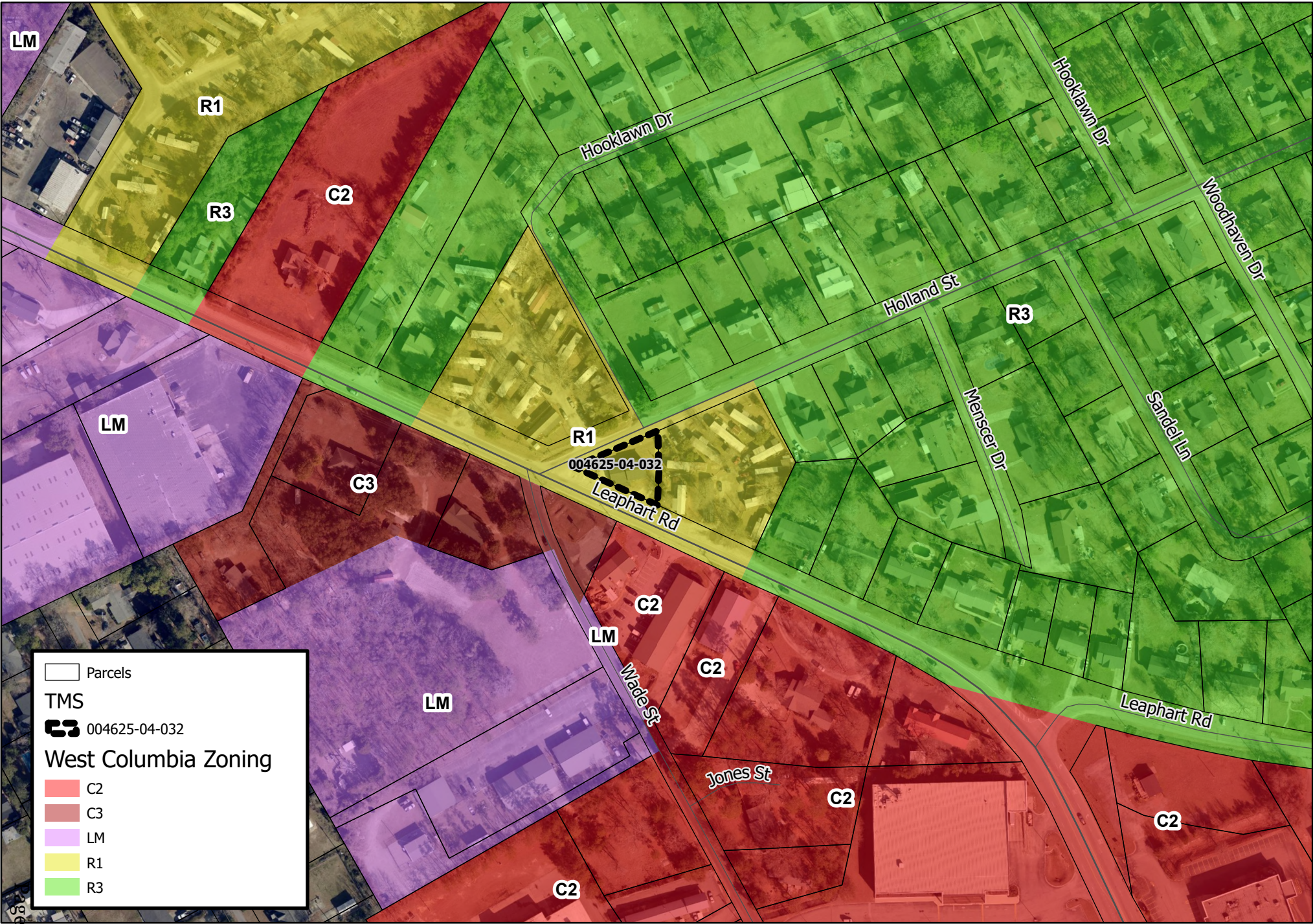


Adjacent commercial structures from subject parcel.

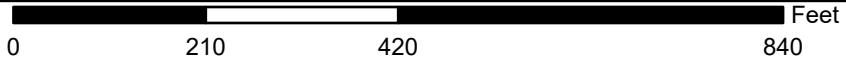


 Parcels
 TMS
 004625-04-032

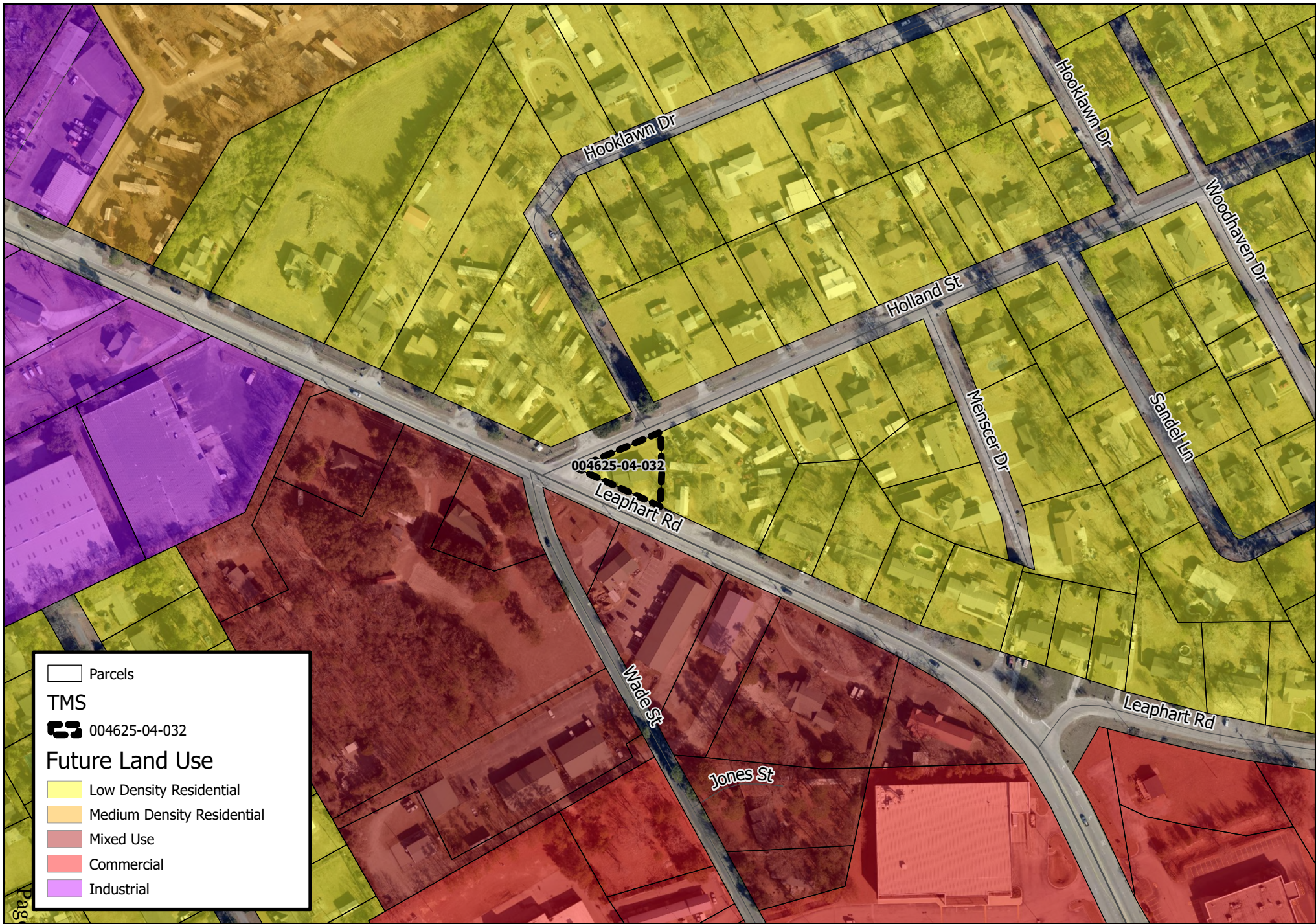




Parcels
 TMS
 004625-04-032
West Columbia Zoning
 C2
 C3
 LM
 R1
 R3



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Parcels
TMS
 004625-04-032
Future Land Use
 Low Density Residential
 Medium Density Residential
 Mixed Use
 Commercial
 Industrial

CITY OF WEST COLUMBIA

Zoning Map Amendment (Rezoning) Application

Request No: _____

Date Filed: _____

Fee: _____

Instructions – Please Read

This form must be completed to initiate a zoning map amendment. **Entries must be printed or typewritten.** If the application is on behalf of the property owner(s), all owners must sign. If the applicant is not the owner, the owner(s) must sign the **Designation of Agent**. No application for a map amendment will be received for inclusion on the Planning Commission's agenda unless the following conditions are met at least **thirty (30) days** prior to the date of the meeting:

- a. All questions on this application have been **fully** answered (Use additional paper if necessary);
- b. The application has been signed by the **owner** or agent with the signed **Designation of Agent**
- c. A **plot plan drawn to scale**, showing the actual dimensions and shape of the lot, the exact size and locations on the lot of all buildings and signs, and the names of surrounding property owners

An amendment to the zoning map may be initiated by the City Council, the Planning Commission, the Zoning Administrator, or the property owner(s) or an agent authorized by the property owner(s).

THE APPLICANT HEREBY REQUESTS that the property described below be rezoned

from Residential to Commercial C2

Applicant(s) Alejandro Puello & Ana Puello

Address: 2254 Leaphart Rd W. Columbia SC 29169

Telephone: _____ (work) 803 467 0555 _____ (home)

Owner(s) [if other than Applicant(s)]: _____

Address: 88 Cherry Grove Dr. W. Columbia SC 29170

Telephone: _____ (work) _____ (home)
(Use additional paper if necessary)

Property Address: 2254 Leaphart Rd West Columbia 29169

Tax Map #: 004625-04-032 Zoning District: _____

Lot Dimensions: 0.21 acres Area: _____ Plat Book: 20931 Page: 1890

DESIGNATION OF AGENT

Complete only if owner is not applicant

I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this application.

Owner signature(s): Alejandro Puello Ana Puello

Owner printed names(s): Alejandro Puello Ogando Ana Lisset Puello

Date: 4-8-26

I (we) certify that the information in this application and the attached documentation is correct. I understand that this application will be carefully reviewed and considered, and the burden of proving the need for the proposed amendment rests with the applicant.

Applicant signature(s): Alejandro Puello Ana Puello

Applicant printed names(s): Alejandro Puello Ogando Ana Lisset Puello

Date: 4-8-26

April 8th, 2026

Attention Zoning Department,

To Whom It May Concern:

We are writing to formally request a review and correction of the zoning classification for a property we recently purchased, located at 2254 Leaphart Rd in West Columbia.

At this time, the property is listed by Lexington County as a commercial building. However, according to the City of West Columbia records, it is currently zoned as residential. We are in the process of obtaining a business license for this location, and this discrepancy is preventing us from moving forward.

Given that the property has previously operated as a commercial space under two prior business owners, we respectfully request that the zoning classification be updated to Commercial (C-2), or that we be guided through the necessary steps to obtain this designation.

We would greatly appreciate your assistance in resolving this matter as soon as possible. Please let us know what documentation or procedures are required to proceed.

Thank you in advance for your time and support.

Sincerely,

Alejandro Puello and Ana Puello

Owners