

## MINUTES

Executive Council

University Hill Neighborhood Association

21 September 2009

In the absence of President Manos Vice President Fenner called the meeting to order at 6:04. President Manos and assumed control at 6:11.

Present: Manos, Briggs, Hiott, Fenner, McMaster, Aluri, Hagen, Gottshall

Guests: Mike King, Asst Manager for public safety-Police Dept, Fire, 911 & Homeland Security; Ernie Ellison dir. Law Enforcement USC; Tandy Carter, Police Chief of Columbia; Chris Stokes, Community Liaison; Scott DesRochers (314-8213) (in Quantico for next 3 mos.); Officer Charles McNeill (730-8546); Mike Bailey, director of NAC.

King: Nixle Website allows contact with fire & police depts. To gain information and intelligence to be shared with the public. Check website ([www.nixle.com](http://www.nixle.com)) to sign up for e-mail alerts, and to have Nixle alerts texted to you. There is a municipal wire and a community wire which neighborhood associations can use.

Gergel: It is important that we have representatives of campus police and city police here; their cooperation is admirable.

DesRochers- Operation Welcome Back (Five Points) was rather quiet, with only about 20 citations and/or arrests.

Chief Carter described the Comstat analysis of crime, which is reviewed every other Wednesday for crime data for the current year to date compared with last year. Crime is down, and the reduction of crime means that there is a good relationship between law enforcement and the citizens. Our police department is now fully staffed and the dept is hiring its grant personnel. Gottshall: How does Columbia's crime rate stack up to the high South Carolina rate? Carter: Crime rates per capita higher in Florence, North Charleston. Here violent crime is down 30% from 2007 to 2008. There's a small spike this year. For the neighborhood, see Attachment #1.

Bailey-NAC also maintains a 24-hour police presence. Hiott: Officers are very courteous and thoughtful.

John Stucker-Did other surrounding neighborhoods have any fallout from the St. Pat's Festival last year? Officer Desrochers: he is focused on keeping Five Points quiet and does not have that information. The key to a successful event like that is for the police to get together with surrounding neighborhood associations. Aluri: He

called police about a loud party at 1813 Greene. Off. Waggoner took very good care of the situation. Hagen: At 12 Gibbes Court about 10 police cars (USC and CPD) arrived to quell a loud party. 1726 Greene has parties weekend after weekend. Manos: We must remind membership to report suspicious activity. Froneberger's shed broken into but they didn't call police and it has subsequently been broken into repeatedly.

Manos: Thanks to our residence patrol officers (Waggoner and Calby). McNeill: We hope that some recruits will fill in current stress areas elsewhere and we may get Waggoner back.

By unanimous vote, Council suspended the agenda for discussion of walkabout.

Aluri: A successful walkabout on Greene/Blossom section of neighborhood, with approximately eight city officials along. Briggs: We pointed out an unkempt yard at 1900 Pendleton, construction trash at 1719 Pendleton and the abandoned Rose Hill Bed and Breakfast. We were particularly concerned with the long-standing problems of refuse and construction materials on properties owned by David Bowden at 1819 Pendleton St., 1808 Senate, 1830 Senate (back yard), 1013 and 1017 Gregg St. City officials took notes and photographs and promised action. In response, Bowden has had expenses, including a new roof on one property; an unfinished paint job on a port-cochere and a steel beam replaced at 1808 Senate, and the replacement of shower stalls. He also has replacement air conditioners waiting to be installed. The abandoned vehicle behind 1819 Pendleton did not have renewed tag, because he only uses it for part of the year. He has 10 properties in neighborhood. He has received two notices about painting 1013 Gregg. He acknowledged that Peggy McMaster, chair of our Landlords Committee, had spoken with him previously about a number of these issues. He said he would comply with a City order by addressing many of these issues in 45 days. Gottshall mentioned that the porches of his houses on Gregg St. had been loaded with junk for at least ten years. Hiott mentioned that he thought the porches had been filled with junk for thirty years. Bowden disputed those two estimates but admitted that the porches had been in that condition for probably six years. Briggs: During the walkabout we encountered a tenant at a Gregg St. property who complained about the poor condition of the property. Aluri mentioned specific properties in which he believed the zoning codes were being violated. We need David's help to maintain the quality of our neighborhood. In Raj's opinion he has violated codes. Manos: We'd prefer to take persuasive rather than legal action. Council decided to appoint Peggy McMaster to work with Bowden as our liaison. Aluri again mentioned enforcement of zoning laws allowing only 3 people per property. If the outside of these properties is not taken care of we need to enforce the zoning to correct the situation. Hagen: Many homes are rented and there are often issues with students. Some parents won't let children live in this neighborhood. Bowden's own property values are affected by ill-kempt properties, as are all of ours. Bowden promised to deal with his cluttered porches and asked if we would be willing to support his application for a permit to build a garage.

MOTION: Council (Fenner, Hiott) request David to clean up his properties and report to Peggy McMaster. PASSED.

Minutes: Briggs noted two minor corrections sent him by Fenner which have been incorporated into the latest version of the minutes. Gottshall: Correct minutes to read "Tom will WRITE Charlie Pulliam."

Rose Hill-Chase holds the first mortgage at \$663,000; Ameris Bank holds a second at \$71,000, and another bank holds a third at \$40,000. The Recovery Act does not force the banks to foreclose on toxic assets as quickly as they used to, so though bankruptcy has been declared, the property is still in her name because no one wants to take it over. Cliff Hall owes \$500k for the duplex at 1719 Pendleton. His bankruptcy is in progress. Meantime the duplex needs about \$200k to be finished.

Motion: Kathryn will contact city about taking care of Rose Hill. (Hiott, Hagen). PASSED.

President (Manos): Meeting with Pastides promised that the PFD will be more flexible and they are trying to get more interested people.

Treasurer (Hagen): 3134.03 in Treasury.

Safety (Fenner for Herman): A good meeting with Belinda and Marcos; Nixle; crime is down. Etc.

Zoning (Gottshall): Submitted two letters on zoning to attach to the minutes. (Attachments 2 & 3)

Landlords (McMaster): Hagen asked about 4 Gibbes Court. There is unkempt vegetation in front yard. Linda Hewlett is the renter. There are four law students in the main house and three in basement. This should be reported to Jonathan Chambers for overoccupancy. Miranda will call the landlady and if no satisfaction, Marc will call her.

Traffic & Parking (Hiott): There are problems getting enough parking on the street for one of her properties because there.

Shirley Mills, Liaison with USC appeared.

October meeting: Hagen will do food & setup; Manos beer & wine & bartender.

Briggs will do announcements and send to Marc. We shall have two speakers Pastides & Seth Rose, nominations for EC, and refreshments.

Nominees for non-officer EC members: Aluri, Hiott, McMaster, Gottshall, Herman.

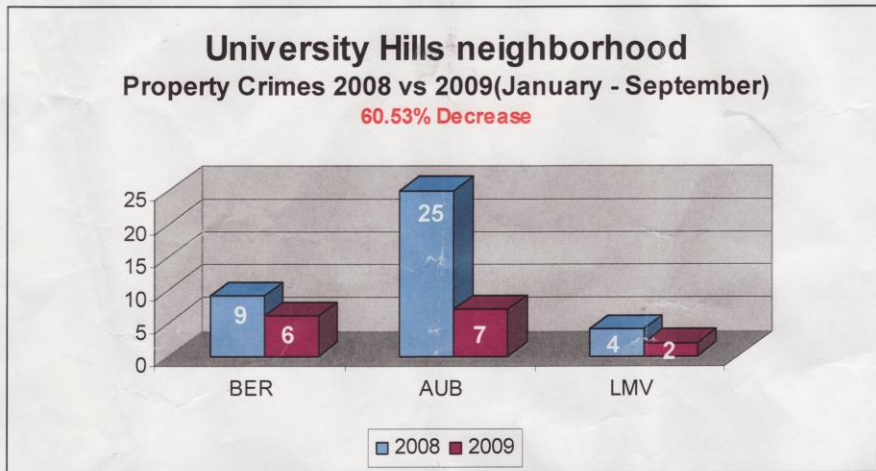
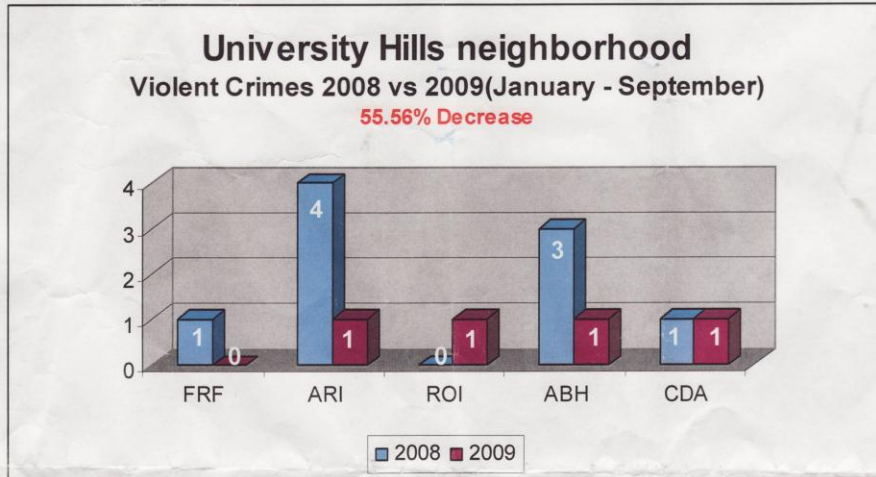
Briggs will submit a grant to Columbia Green to landscape two more neighborhood signs.

The meeting adjourned at 7:47 (Gottshall; Fenner).

Attachment 1:

### University Hills neighborhood crime Summary

Overall 59.57% Decrease in all crime as compared to last year.



Attachment 2:

1824 Senate Street  
Columbia, SC 29201  
803-540-7856

August 20, 2009

Ms. Kari Pulliam  
RP Properties, LLC  
201 Kalmia Drive  
Columbia, SC 29205

Re: 1800 Greene Street

Dear Ms. Pulliam:

I write you as zoning chair of the University Hill Neighborhood Council concerning zoning in our neighborhood and explicitly as it may apply to 1800 Greene Street. I was asked to write this letter pursuant to a motion made at our August meeting.

We have been informed that you have been advertising one of two units at 1800 Greene Street for rent as available with four bedrooms in *The Gamecock*, thereby suggesting the possibility of four tenants.

As you are probably aware, the Columbia City Code at §17-55 sets out the definition which defines who may occupy a dwelling unit. An apartment, with a kitchen and bathroom and bedrooms, would constitute a dwelling unit. No more than **three** unrelated persons may occupy such a unit.

If you have any questions concerning this, I would be happy to speak with you or you might speak with Jonathan Chambers at Zoning for the City of Columbia.

Thank you very much for your attention to this matter.

Very truly yours,



Thomas R. Gottshall  
Chair, Zoning Committee  
University Hill Neighborhood Association  
TRG/thg

cc: Mr. Marcus Manos, President  
Ms. Kathryn Fenner, Vice President  
Mr. Raj Aluri, Council Member

Columbia: 1246109 v.1

Attachment 3:

1824 Senate Street  
Columbia, SC 29201  
803-540-7856

August 19, 2009

Mr. R. Matthew Carroll  
Bagnal & Carroll  
2761 Rosewood Drive  
Columbia, SC 29205

Re: Zoning

Dear Mr. Carroll:

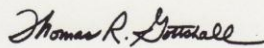
I write you as zoning chair of the University Hill Neighborhood. Kathryn Fenner told me you had asked about restrictions on the properties at 1819, 1821 and 1823 Devine Street. These three properties are zoned RG3 and are covered by the Architectural Conservation District found in the University Hill Neighborhood. Exterior changes to these properties may not be made without approval of the DDRC (Design Development Review Commission).

If you have questions concerning this, you may speak to LaToya Grate at the City of Columbia at 545-3216.

We are also happy to discuss matters of this nature as well.

I hope this will help you understand the restrictions that apply to these properties.

Very truly yours,



Thomas R. Gottshall  
Chair, Zoning Committee  
University Hill Neighborhood Association  
TRG/lhg  
cc: Mr. Marcus Manos, President  
Ms. Kathryn Fenner, Vice President

Columbia: 1246099 v.1