

ORIGINAL  
STAMPED IN RED

**ORDINANCE NO.: 2023-035**

*Granting an encroachment to Time to Shine Car Wash, Inc., for the use of the right of way areas of the 2000 block of Gervais Street and the 1000 block of Laurens Street for the installation and maintenance of new pavement, pavement markings, sidewalks, landscaping and irrigation adjacent to 2006 Gervais Street, Richland County TMS# 11406-12-01*

WHEREAS, Time to Shine Car Wash, Inc., (hereinafter "Grantee") desires to utilize a portion of the right of way areas of the 2000 block of Gervais Street and the 1000 block of Laurens Street for the installation and maintenance of new pavement, pavement markings, sidewalks measuring approximately six (6') feet in width three hundred eighty five (385') feet in length, landscaping and irrigation adjacent to 2006 Gervais Street, as shown on the attached drawings; and,

WHEREAS, it appears that the encroachment will not interfere with the use of the medians or street for traffic, utility locations or other uses within the foreseeable future; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this 21<sup>st</sup> day of March, 2023, that Grantee is hereby granted the right to use the right of way areas of the 2000 block of Gervais Street and the 1000 block of Laurens Street adjacent to 2006 Gervais Street, Richland County TMS# 11406-12-01, for the installation and maintenance of new pavement, pavement markings, sidewalks measuring approximately six (6') feet in width three hundred eighty five (385') feet in length, landscaping and irrigation as shown on the attached drawings.

PROVIDED FURTHER that all work shall comply with the requirements of The City of Columbia, South Carolina Department of Transportation (SCDOT) and Federal Emergency Management Agency (FEMA) now in existence or hereafter enacted. The materials and type of finish to be used are to be approved by the City Engineer prior to installation. Any damage to the street or sidewalk caused by Grantee's construction shall be repaired to the satisfaction of the City Manager. Improvements within the encroachment shall be maintained by the grantee at no cost to the City in a manner approved by the City Manager; and,

PROVIDED further that in the event the City has to make repairs or maintain utility lines located within the encroachment area the City will replace any items removed for the utility repair or maintenance with like items to those removed; and,

PROVIDED FURTHER that the privilege granted hereby may be modified or terminated by Columbia City Council at any time without notice to the Grantee, its successors and assigns; and,

PROVIDED FURTHER that a certificate of insurance be issued as evidence of general liability insurance with at least the minimum amount of \$600,000.00 for personal injury and property damage and naming the City as an insured, be provided to and filed annually with the City Clerk by Grantee, his successors and assigns, as required by Chapter 11, Licenses, Permits, Business Regulations, Article III, Contractors, Sec. 11-71, 1998 Code of Ordinances of the City of Columbia, South Carolina.

PROVIDED FURTHER that the privilege granted hereby is subject to the Grantee complying with the following conditions, restrictions or limitations:

1. No item, including landscaping, shall be placed, planted or allowed to grow such that it creates a visual impediment to persons safely entering or exiting the driveway or to persons safely walking along the sidewalk. The City reserves the right to remove or cut any item located within the right of way which it deems to be a safety hazard.

2. Grantee is responsible for all maintenance and assuring that all accessibility and ADA requirements are met and maintained.

3. Grantee is responsible for maintaining landscaping and improvements.

4. Irrigation must be designed to avoid spraying walkways, sidewalks and streets and/or creating hazardous conditions upon the walkways, sidewalks and streets.

5. Obstructions of more than be four (4') feet in height are prohibited within the sight-visibility triangle.

6. Forestry and Beautification shall be provided access to trees within the right of way for maintenance purposes.

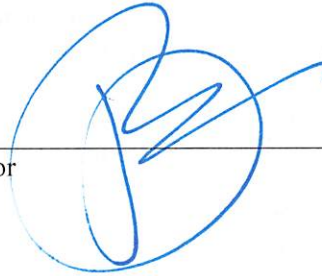
7. All trees shall be protected and no large tree roots shall be removed from any existing trees.

BE IT FURTHER ORDAINED that Grantee, in consideration of the above privilege, shall at its expense provide for protection and relocation of all utilities that might be within this area to the satisfaction of the City Manager.

Requested by:

Assistant City Manager Gentry

Mayor



Approved by:

Cheresa B. Wilson  
City Manager

Approved as to form:

[Signature]  
City Attorney

ATTEST:

Erika D. Hammond  
City Clerk

Introduced: 3/7/2023

Final Reading: 3/21/2023

**CITY COUNCIL  
ENCROACHMENT SUMMARY  
2023-035**



**2000 BLOCK OF GERVAIS STREET AND 1000 BLOCK OF LAURENS STREET  
ADJACENT TO 2006 GERVAIS STREET  
NEW PAVEMENT, PAVEMENT MARKINGS, SIDEWALKS, LANDSCAPING AND  
IRRIGATION**

<b>Subject Property:</b>	Right-of-way adjacent to 2006 Gervais Street
<b>Council District:</b>	2
<b>Proposal:</b>	The applicant is requesting an encroachment for installation and maintenance of new pavement, pavement markings, sidewalks, landscaping and irrigation.
<b>Applicant:</b>	Time to Shine Car Wash, Inc.
<b>Staff Recommendation:</b>	Approval.

<b>Detail:</b>	<p>The applicant is requesting an encroachment for installation and maintenance of new pavement, pavement markings, sidewalks measuring approximately six (6') feet in width three hundred eighty five (385') feet in length, landscaping and irrigation adjacent to 2006 Gervais Street, as shown on the attached drawings; and,</p> <p>Conditions of the proposed encroachment are as follows:</p> <ol style="list-style-type: none"><li>1. No item, including landscaping, shall be placed, planted or allowed to grow such that it creates a visual impediment to persons safely entering or exiting the driveway or to persons safely walking along the sidewalk. The City reserves the right to remove or cut any item located within the right of way which it deems to be a safety hazard.</li><li>2. Grantee is responsible for all maintenance and assuring that all accessibility and ADA requirements are met and maintained.</li><li>3. Grantee is responsible for maintaining landscaping and improvements.</li><li>4. Irrigation must be designed to avoid spraying walkways, sidewalks and streets and/or creating hazardous conditions upon the walkways, sidewalks and streets.</li><li>5. Obstructions of more than be four (4') feet in height are prohibited within the sight-visibility triangle.</li><li>6. Forestry and Beautification shall be provided access to trees within the right of way for maintenance purposes.</li><li>7. All trees shall be protected and no large tree roots shall be removed from any existing trees.</li></ol>
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The City of Columbia GIS data represented on this map or plan is the product of the compilation of data produced by others. It is provided for informational purposes only and the City of Columbia makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.





# Permanent Encroachment Application and Checklist

## 1. Applicant Information

Name Mr. Mike Roper (Member)	
Company (if applicable) Time to Shine Car Wash, Inc.	
Address (street, city, state, zip) 2814 Byington Solway Road Knoxville, TN 37931	
Phone (865)705-2782	Email mproper@timetoshinecarwash.com

## 2. Property Information

Address 2006 Gervais Street Columbia, SC 29204	
Tax Map Reference Number(s) Richland County Tax Map No. R11406-12-01	
Current use Vacant Commercial	Proposed use Personal Vehicle Repair & Maintenance (i.e. Automatic Car Wash)

## 3. Property Ownership

Does the applicant own the adjacent property? ☐ Yes ☒ No (see Letter of Agency provided)

If the applicant does not own the adjacent property, complete the **Letter of Agency** for each property owner that authorizes the applicant to submit this application on the property owner's behalf.



# Permanent Encroachment Application and Checklist

## 4. Project Description

Provide a brief description of the project and list all items that will be placed in the right-of-way (walls, fences, columns, steps, irrigation systems, landscaping, driveways, pavers, sidewalks/walkways, planters, awnings, etc.)

Time to Shine Car Wash, Inc. intends to develop approximately 1.88 acres into an automatic car wash with parking spaces for patron vacuum use. The project is located at 2006 Gervais St. on Richland County TMS # R11406-12-01. The site layout is designed so that the building is fronting Gervais Street to screen future parking & patrons from the main road. For ease of access, a one way ingress to the project site is to be off Gervais Street, as shown on the proposed site plan, via Laurens Street. There will be a shared driveway at the adjacent property (ref. TMS # R11406-12-02), as well, for project site ingress / egress. As part of the proposed improvements, Laurens St. will be improved, as shown.

Laurens St., a City of Columbia owned / maintained road, is proposed to be improved per the Construction Plans submitted with this application & per the City of Columbia regulations. To install the road as designed, additional RoW is to be provided to the City, upon completion & acceptance of the road, per the Construction Plans. New Pavement, Pavement Markings, Signage, Sidewalk, Landscaping, & Stormwater Drainage Structures are proposed to be within the new Laurens St. RoW & will be maintained by the City of Columbia upon completion & acceptance of the improvements. All other aspects of the project / improvements outside of the new RoW (i.e. water quality buffers, other infrastructure as shown in the Construction Plans, etc.) will be owned & maintained perpetually by the Applicant.

*For staff use only*

Date received (M/D/Y): \_\_\_\_/\_\_\_\_/\_\_\_\_

By: \_\_\_\_\_



# Permanent Encroachment Application and Checklist


Any damage to the street or sidewalk caused by construction shall be repaired to the satisfaction of the City Manager. Improvements within the encroachment shall be maintained by the grantee at no cost to the City in a manner approved by the City Manager.

Property owned, operated and maintained by SCDOT shall comply with SCDOT encroachment requirements.

Permittee understands and agrees that the privilege granted may be modified or terminated by the City of Columbia at any time without notice and that the privilege granted hereby is subject to applicant's compliance with the following conditions, restrictions or limitations:

Permittee must comply with all existing City of Columbia and any other state or federal codes, rules and regulations, as applicable including the Americans with Disabilities Act, now in existence or hereafter enacted.

## 7. Signature

Signature of Applicant	
	
Print Name	Date
Mr. Mike Roper, Member (Time to Shine Car Wash, Inc.)	December 7th, 2022






# Letter of Agency

## Application Supplement

### Property Owner

Signature 		Date 10-12-22
Print Name of Property Owner TTS Richmond Exchange Coordinator, LLC (Mr. Mike Roper, Member)		
Address (street, city, name, zip) 2814 Byington Solway Road Knoxville, TN 37931		
Email of Property Owner mroper@timetoshinecarwash.com		Phone (865)705-2782
Signature of Witness 		Date 10-12-22
Print Name of Witness Donna Shoopman		

### Authorized Agent

Signature 		Date 10-12-22
Print Name Time to Shine Car Wash, Inc. (Mr. Mike Roper, Member)		
Address (street, city, name, zip) 2814 Byington Solway Road Knoxville, TN 37931		
Email of Authorized Agent mroper@timetoshinecarwash.com		Phone (865)705-2782





# Record of Property Owners

## Application Supplement

This form is used to identify all property subject to a submitted application where the applicant is not the owner of the property. For each property owner identified on this form, the applicant must submit a Letter of Agency authorizing the applicant to act on the property owner's behalf.

### 1. Project Information

Project Name	Time to Shine - 2006 Gervais
Brief Project Description	1.88 acres to be developed into an automatic car wash

### 2. Property Owners

Please initial to verify that a Letter of Agency is included for each identified property owner. Attach additional sheets as necessary.

Property Owner Name	Tax Map Reference Numbers	Applicant Initials	Staff Initials
TTS Richmond Exchange Coordinato	R11406-12-01	MR	

### 3. Applicant Information

Name	Mr. Mike Roper (Member)	Signature		Date	10-12-22
Company (if applicable)	Time to Shine Car Wash, Inc.				
Phone	(865)705-2782	Email	mroper@timetoshinecarwash.com		



# **LOT SUMMARY:**

ADDRESS: 2006 GERVAIS ST., COLUMBIA, SC 29204  
 F.U.S. #: R11406-12-01  
 PROJECT SITE AREA: 11.88 ACRES

**ZONING:** COMMUNITY ACTIVITY CENTER (CAC)  
 EXISTING LAND USE: VACANT LOT  
 PROPOSED USE: PERSONAL VEHICLE REPAIR & MAINTENANCE, SPECIFICALLY R/W CAR WASH & AUTO DETAILING, AUTOMATIC (AUTOMATIC CAR WASH)

**\*LOT REQUIREMENTS:**  
 - SETBACKS: FRONT - 15' (MAX) / 5' (MIN), REAR - 20',  
 SIDE - 5' to 10' 5',  
 - BUFFER YARD: NONE

\*AN AUTOMATIC CAR WASH SHALL MEET THE SUPPLEMENTAL USE STANDARDS AS OUTLINED IN ARTICLE 4 "USE REGULATIONS", SECTION C "STANDARDS FOR SPECIFIC PRINCIPAL USES", IN THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF COLUMBIA, SOUTH CAROLINA ADOPTED AUGUST 20TH, 2019.

**PROPOSED PARKING:**  
 - TOTAL PROPOSED PARKING: 25 SPACES  
 (21) STANDARD VACUUM SPACE  
 (1) VAN ACCESSIBLE HANDICAP VACUUM SPACE  
 (3) STANDARD SPACE (EMPLOYEE PARKING)

**PRE-DEVELOPMENT IMPERVIOUS SURFACE PERCENTAGE: 10.0%**  
**PROPOSED IMPERVIOUS SURFACE PERCENTAGE: 230.4%**

## **LEGEND**

- SCOTT R/W CONCRETE PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- LANDSCAPED AREA (SEE LANDSCAPE PLANS)
- CONCRETE SIDEWALK
- 30" WATER QUALITY BUFFER
- VACUUM ENCLOSURE / MOTOR
- VACUUM STATION
- NEW LAURENS ST. R/W PROPERTY FOX

FOR PAVEMENT SECTIONS, COMPACTION REQUIREMENTS, & OTHER SUBSURFACE INFORMATION SEE PAVEMENT SECTION DETAILS, GENERAL NOTES SHEET C-100, & THE PROJECT GEOTECHNICAL REPORT AVAILABLE FROM THE OWNER.

APPLICABLE SCOTT PERMITS SHALL BE OBTAINED BEFORE PERFORMING ANY WORK IN SCOTT R/W.

APPLICABLE NORFOLK SOUTHERN APPROVALS / PERMITS SHALL BE OBTAINED BEFORE PERFORMING ANY WORK IN RAIL R/W.

REFER TO SHEET C-102 FOR NEW LAURENS ST. PROFILE.

REFER TO SHEET C-103 FOR WATER QUALITY BUFFER AVERAGING INFORMATION.

REFER TO SHEET C-104 FOR ADDITIONAL SCOTT IMPROVEMENT(S) INFORMATION.

## **FEMA CERTIFICATION:**

I HEREBY CERTIFY THAT I HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND HAVE FOUND THAT THE PROPERTY DESCRIBED AND SHOWN HEREIN IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAP NO. 45076G0244L, DATED DECEMBER 21, 2017.

Line #	Length	Structure	Stationing	End Point
C-1	120.117	200' 30" 1/4" 1/4"	(1700814.074,1700813.027)	(1700806.974,1700813.027)
C-2	44.102	220' 27' 11.33"	(1700814.204,1700811.024)	(1700806.406,1700771.271)

Line #	Station	Length	Channel Direction	Start Point	End Point
C-1	500.000	25.000	204° 50' 27.91"	(1700808.874,1700813.027)	(1700802.200,1700811.024)
C-2	41.000	26.000	204° 29' 57.70"	(1700806.406,1700771.271)	(1700802.200,1700811.024)
C-3	35.000	45.172	233° 30' 54.82"	(1700806.406,1700771.271)	(1700802.200,1700811.024)
C-4	43.000	22.000	81° 04' 32.18"	(1700802.200,1700811.024)	(1700805.261,1700809.542)

NOW OR FORMALLY  
 ROCKY BRANCH ESTATE, LLC  
 100 S. 17TH ST. - 100 S.

## **SITE NOTES:**

- SEE GENERAL NOTES, SHEET C-100.
- ALL DIMENSIONS ARE MEASURED FROM THE BACK OF CURB TO BACK OF CURB UNLESS OTHERWISE SHOWN.
- ALL CURB RADIUS MEASURED FROM THE GUTTER LINE UNLESS OTHERWISE SHOWN.
- ALL PROPOSED CURB & GUTTER TO ROLLED CURB TYPE UNLESS OTHERWISE SHOWN.
- ALL SIDEWALKS, STRIPING, & SIGNALS TO BE ADA & MUTCD COMPLIANT.
- THE CONTRACTOR SHALL FURNISH & INSTALL "HANDICAP PARKING" SIGNS WITH IDENTIFYING HANDICAPPED SYMBOL AT ALL HANDICAPPED PARKING SPACES. INCLUDE VAN ACCESSIBLE SIGN, WHERE APPLICABLE (SEE DETAILS).
- THE CONTRACTOR SHALL FURNISH & INSTALL ALL SIGNS SHOWN & STRIPING (AS CALLED OUT) IN ACCORDANCE WITH SCOTT'S MUTCD SPECIFICATIONS.
- ALL PAINTING LOT STRIPING TO BE 4" WIDE TRAFFIC MARKING PAINT UNLESS OTHERWISE NOTED. ALL PAINT SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- ITEMS TO BE PAINTED WHITE INCLUDE BUT NOT LIMITED TO: TRAFFIC ARROWS, STOP BARS, PEDESTRIAN CROSSINGS, NEW ADA ASILES, & NEW ADA PARKING SPACES.
- ITEMS TO BE PAINTED BLUE INCLUDE BUT NOT LIMITED TO: DOUBLE YELLOW, ROAD STRIPPING, ETC.
- ITEMS TO BE PAINTED BLUE INCLUDE BUT NOT LIMITED TO: HANDICAP PARKING SPACES, HANDICAP SYMBOLS, HANDICAP ACCESSIBLES, & ADA CROSSING AREAS.
- CONTRACTOR TO REMOVE AND REPLACE CHANGED SIDEWALK OR CURB & GUTTER ALONG PROPERTY FRONTAGE.
- SIDEWALK AND CURB AND GUTTER TO BE REMOVED AND REPLACED FROM JOINT TO JOINT.
- IN PRESENCE OF SIDEWALK OR OTHER ADA PATHWAYS, ACCESSIBLES TO PROVIDE A MINIMUM OF 3' WIDE PEDESTRIAN PATH OF NO GREATER CROSS SLOPE THAN 2%.
- REFER TO THE LANDSCAPE PLAN FOR PROPOSED PLANTINGS IN BUFFERAREAS, LANDSCAPE ISLANDS, ETC.
- CONTRACTOR TO COORDINATE LOCATION OF BOLLARDS WITH THE OWNER/DEVELOPER.
- CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING.
- CONTRACTOR TO REFER TO OWNER'S EQUIPMENT PLAN & COORDINATE LOCATION OF EQUIPMENT WITH THE OWNER/DEVELOPER.
- THE CONTRACTOR SHALL REFER TO THE FINAL / APPROVED ARCHITECTURAL BUILDING PLANS FOR STACKING THE FOOTPRINT OF THE BUILDING, THE LOCATION OF DOORS, ETC.
- THE CONTRACTOR TO COORDINATE WITH THE OWNER/DEVELOPER FOR THE LOCATION & TYPE OF PAVEMENT MARKINGS TO BE FURNISHED.
- APPROPRIATE APPROVALS / PERMISSION MUST BE OBTAINED FOR TEMPORARY CONSTRUCTION & PERMANENT IMPROVEMENTS ON ADJACENT PROPERTIES PRIOR TO PERFORMING WORK ON ADJACENT PROPERTIES.
- SEE PROPOSED LIGHT POLES ON ARCHITECTURAL PLANS (SHEET C-302), COORDINATE LIGHT POLE FINISH, ETC. WITH THE CITY OF COLUMBIA. LIGHT POLE(S) ALONG GERVAIS ST. TO BE HALOPHANE GRANVILLE CLASSIC LED & BREAKAWAY BASE TO BE MAGNORTH ALUMINUM POLE. LIGHT POLE(S) ALONG LAURENS ST. TO BE HALOPHANE WASHINGTON POSTOP LED & BREAKAWAY BASE(S) TO BE CHARLESTON ALUMINUM POLE.



100 SOUTH 1ST ST  
 16 CALLEMAN CT  
 COLUMBIA, SC 29208

**JACOB RICE**  
 ENGINEERING

DATE	REVISIONS
1	CITY OF COLUMBIA, COLUMBIA & COLUMBIA, REVISED TO C-101
2	CITY OF COLUMBIA, COLUMBIA & COLUMBIA, REVISED TO C-101

REVISION	DATE	BY	CHK	APP
1	10/10/2023	JACOB RICE	JACOB RICE	JACOB RICE

REVISION	DATE	BY	CHK	APP
1	10/10/2023	JACOB RICE	JACOB RICE	JACOB RICE

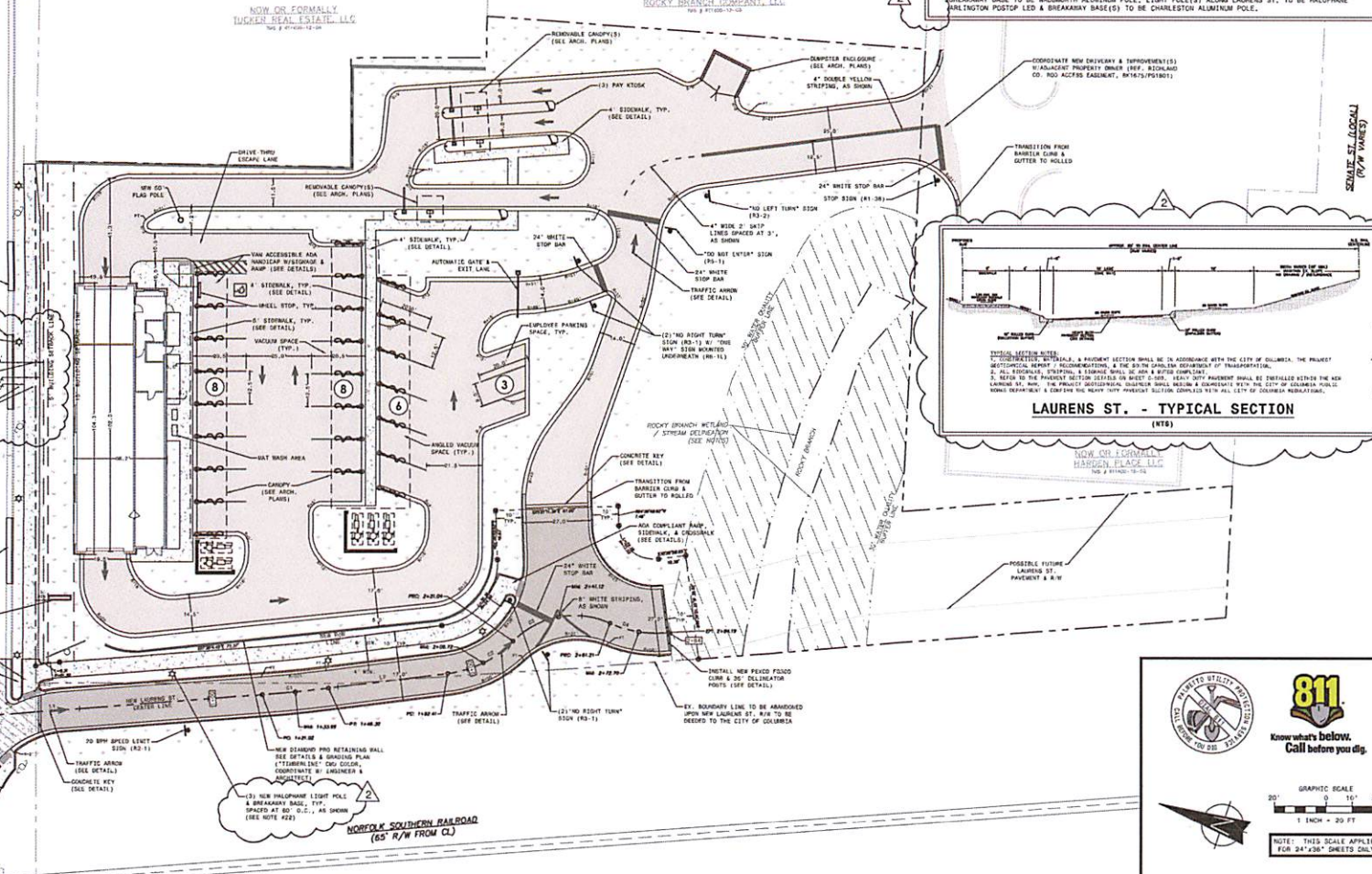
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REVISION	DATE	BY	CHK	APP
1	10/10/2023	JACOB RICE	JACOB RICE	JACOB RICE



## **LAURENS ST. - TYPICAL SECTION**

(NBS)

NOW OR FORMALLY  
 ROCKY BRANCH ESTATE, LLC  
 100 S. 17TH ST. - 100 S.



GRAPHIC SCALE  
 0 10' 20'  
 1 INCH = 20 FT

NOTE: THIS SCALE APPLIES FOR 24" X 36" SHEETS ONLY

TIME TO SHINE - 2006 GERVAIS  
 CITY OF COLUMBIA, SC  
 TIME TO SHINE CAR WASH, INC

**C-101**