

ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2024-024

Granting an encroachment to Silver Hills Development, Inc., for the use of the right of way areas of the 1200 block of Huger Street and the 400 block of Washington Street for the installation and maintenance of sidewalks, on-street parking spaces, landscaping and irrigation adjacent to 418 Washington Street, Richland County TMS# 08912-13-02

WHEREAS, Silver Hills Development, Inc., (hereinafter "Grantee") desires to utilize a portion of the right of way areas of the 1200 block of Huger Street and the 400 block of Washington Street for the installation and maintenance of sidewalks measuring approximately eight (8') feet in width six hundred sixty (660') feet in length, eight (8) on-street parking spaces measuring approximately eight (8') feet in width twenty four (24') feet in length, landscaping and irrigation adjacent to 418 Washington 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 21st day of May, 2024, that Grantee is hereby granted the right to use the right of way areas of the 1200 block of Huger Street and the 400 block of Washington Street adjacent to 418 Washington Street, Richland County TMS# 08912-13-02, for the installation and maintenance of sidewalks measuring approximately eight (8') feet in width six hundred sixty (660') feet in length, eight (8) on-street parking spaces measuring approximately eight (8') feet in width twenty four (24') 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:

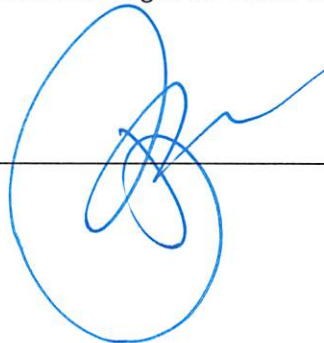
1. No item, including landscaping, shall be placed, planted or allowed to grow such that it creates a visual impediment to persons safely entering or exiting the driveway or to persons safely walking along the sidewalk. The City reserves the right to remove or cut any item located within the right of 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.
8. Any on street parking spaces within the public right-of-way are subject to be metered or passport parking.
9. Tree grates shall be maintained by development and be modified/enlarged as trees grow.

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:


City Manager

Approved as to form:


City Attorney

ATTEST:


City Clerk

Introduced:
Final Reading:

**CITY COUNCIL
ENCROACHMENT SUMMARY
2024-024**



**1200 BLOCK OF HUGER STREET AND 400 BLOCK OF WASHINGTON STREET
ADJACENT TO 418 WASHINGTON STREET
SIDEWALKS, ON-STREET PARKING SPACES, LANDSCAPING AND IRRIGATION**

Subject Property:	Right-of-way adjacent to 418 Washington Street
Council District:	2
Proposal:	The applicant is requesting an encroachment for installation and maintenance of sidewalks, on-street parking spaces, landscaping and irrigation.
Applicant:	Silver Hills Development, Inc.
Staff Recommendation:	Approval.

Detail:	<p>The applicant is requesting an encroachment for the installation and maintenance of sidewalks measuring approximately eight (8') feet in width six hundred sixty (660') feet in length, eight (8) on-street parking spaces measuring approximately eight (8') feet in width twenty four (24') feet in length, landscaping and irrigation adjacent to 418 Washington 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">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.8. Any on street parking spaces within the public right-of-way are subject to be metered or passport parking.9. Tree grates shall be maintained by development and be modified/enlarged as trees grow.
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City of Columbia



This map was prepared using the City GIS Viewer
 City of Columbia - GIS Division
 3/14/2024 3:44 PM

Tax Parcel

Street & Ownership

CFCC,Ownership

Interstate

Highway

City Maintained

State Maintained

Private

Others

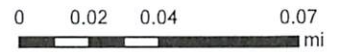
Columbia City Limits

Bailey Bill

Type

Bailey Bill Property

National Register of Historic Places



**CITY OF COLUMBIA
 GIS DATA DISCLAIMER:**

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Permanent Encroachment Application and Checklist

1. Applicant Information

Name Seth Mendelson	
Company (if applicable) Silver Hills Development, Inc.	
Address (street, city, state, zip) 72 Wychwood Drive Moreland Hills, Ohio 44022	
Phone 312-502-8222	Email sm@silverhillsre.com

2. Property Information

Address 418 Washington Street Columbia, SC 29201	
Tax Map Reference Number(s) R08912-13-12	
Current use Vacant	Proposed use Multifamily Apartments

3. Property Ownership

Does the applicant own the adjacent property? Yes No

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.)

The 2.5-Acre site is proposed with a 247 unit Apartment Complex (5-story with 6-story parking deck), amenities in the center courtyard of the complex and lower level of the apartments for the residences. The site will have on-street parking along Washington Street and Main Entrance of Washington with front entrance access for residence on Huger Street with private fenced yards on the at-street level units and balconies for all upper level units on south, west, Huger Street, and Washington Street sides. The street side of Washington and Huger Street will have widened sidewalks with street trees and pedestrian lighting along the property of the streets and landscaping around the property and within the courtyard areas. The encroachment is a request for the on-street parking, landscaping/irrigation, and driveway encroachment for the site improvements.

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
Seth Mendelson	2/16/2024

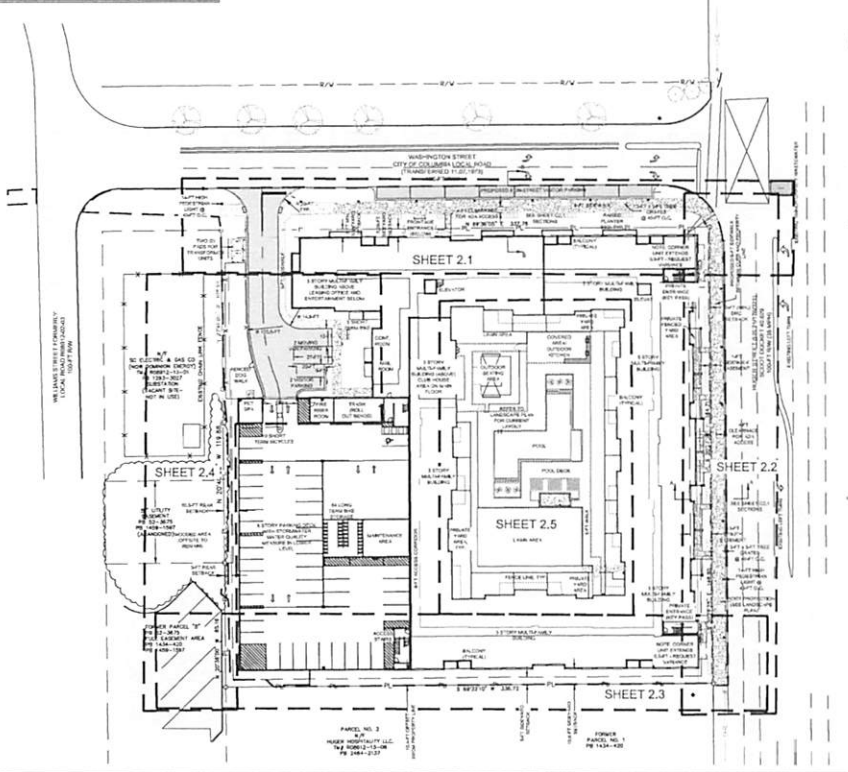
LEGEND	
	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING PAVEMENT AREA
	LIMITS OF DISTURBANCE
	PROPOSED CURB AND GUTTER LINE
	CENTER LINE STRIPING
	LANE STRIPING
	DIRECTIONAL ARROWS OR WORDS
	PROPOSED SIGNAGE
	PROPOSED LANDSCAPING
	PROPOSED HEAVY DUTY PAVEMENT
	PROPOSED HEAVY DUTY CONCRETE
	PROPOSED LIGHT DUTY CONCRETE
	PROPOSED EDGE OF BUILDING

DEVELOPER INFORMATION
 DEVELOPER: DE WILSON HILLS, LLC
 CONTACT: MR. DEAN WILSON, PRESIDENT OF DEVELOPMENT
 ADDRESS: 401 N. MORGAN AVENUE, SUITE 200
 CITY: STATE: COLUMBIA, SOUTH CAROLINA
 TELEPHONE: (803) 725-0222
 EMAIL: DEAN@DEWILSONHILLS.COM

ENGINEER INFORMATION
 COMPANY: ALLIANCE CONSULTING ENGINEERS, P.C.
 CONTACT: BENJAMIN S. WHITLEY, P.E.
 ADDRESS: P.O. BOX 814
 CITY: STATE: COLUMBIA, SOUTH CAROLINA
 29202
 TELEPHONE: (803) 724-0278
 FAX: (803) 724-0279
 EMAIL: BWHITLEY@ALLIANCECE.COM

OWNER INFORMATION
 OWNER: HUGO HUGER, LLC
 ADDRESS: 300 A.3 BAKER CIRCLE
 CITY: STATE: COLUMBIA, SOUTH CAROLINA

SITE INFORMATION FOR LALM NARR 2009-13-02
 ZONING: PRESENT: AN DEVELOPMENT (PD)
 PROPOSED: COMMUNITY ACTIVITY CENTER (CAC)
 YARD SETBACKS: CAC ZONING
 FRONT: 25 FT MINUS 1 FT SETBACK
 (1 FT ALONG HUGER (C) SETBACK)
 SIDE: 5 FT
 REAR: 20 FT DOUBLE FRONTAGE, NO REAR REQUIRED
 BUILDING HEIGHT: 35 FT MAXIMUM
 RESIDENTIAL: CONTACT REVIEW COMMISSION, HUGER STREET, HEIGHTS 10 FT MAX
 PROPERTY ACREAGE: 2.28 ACRES (105,80 SF)
 EXISTING SITE IMPROVEMENTS COVERAGE:
 EXISTING IMPROVEMENTS: 88,540 SF
 IMPROVEMENTS AREA FROM 12/19/10 TO 12/08/15:
 TOTAL PROPOSED SITE IMPROVEMENTS COVERAGE: 84,374 SF
 THE EXISTING COVERAGE, VERSUS PROPOSED IMPROVEMENTS, WILL BE 2% LESS THAN EXISTING COVERAGE.
 WATER QUALITY FOR THE SITE WILL BE PROVIDED.
 PROPOSED 247 UNIT MULTIFAMILY RESIDENTIAL DEVELOPMENT: 167,100 SQ FT
 277 ONE BEDROOM UNITS
 217 TWO BEDROOM UNITS
 THE ZONING DISTRICT DOES NOT HAVE A SPECIFIC ALLOCATION OF SPACES REQUIRED, BUT FOR THE UNITS, WE WILL USE 1.00 SPACES PER ONE UNITS.
 1.00 247 UNITS + 300.0 SPACES
 INCLUDING: 100 SPACES + 400 SPACES - INCLUDING 1 UNITS
 SPACES REQUIRED:
 MOTOR VEHICLE SPACES OUTSIDE: 122
 STANDARD SPACES PROVIDED IN DECK: 122
 ACCESSIBLE SPACES PROVIDED IN DECK: 122
 TOTAL PARKING SPACES PROVIDED:
 BICYCLE SPACES:
 THREE (3) UNITS FOR SHORT TERM AND ONE (1) UNIT PERMANENT
 127.5 BICYCLES: 12.0 SPACES AND 247.5 PER A BI TRUNCLE
 SPACES:
 PROVIDED: 15 SHORT TERM OUTSIDE AND AT ENTRANCE OF PARKING DECK AND 15 LONG TERM IN LOWER LEVEL PARKING DECK
 PARKING SPACES:
 100.0 PER SPACE, 8 FT X 18 FT MIN ON 8 FT PARKING DECK AND 100.0 PER SPACE, 8 FT X 18 FT MIN ON 8 FT PARKING DECK LAYOUT BY OTHERS.
 LANDSCAPE REQUIREMENTS:
 NO EXPOSED SOIL SHALL BE MORE THAN 10 CALIBER INCHES OF SHADE TREES
 PROVIDED AT LEAST 20 FEET FROM BUILDING AND AT LEAST 2 SPACES FOR 15 FEET OF BUILDING PERIMETER INTERFERENCE
 LANDSCAPE PLAN FOR PLANTING REQUIREMENTS BY ARTS - SEE PLAN BY OTHERS.



PROFESSIONAL SEAL
 BENJAMIN S. WHITLEY, P.E.
 LICENSE NO. 12345
 STATE OF SOUTH CAROLINA

ALLIANCE CONSULTING ENGINEERS
 1000 MARKET STREET, SUITE 200
 COLUMBIA, SOUTH CAROLINA 29202
 (803) 724-0278

OVERALL SITE PLAN

PROJECT INFORMATION
 PROJECT NO.: 2024-001
 SHEET NO.: C2.0
 DATE: 10/24/24

OWNER INFORMATION
 HUGO HUGER, LLC
 300 A.3 BAKER CIRCLE
 COLUMBIA, SOUTH CAROLINA 29202

DEVELOPER INFORMATION
 DE WILSON HILLS, LLC
 401 N. MORGAN AVENUE, SUITE 200
 COLUMBIA, SOUTH CAROLINA 29202

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LEGEND
 EXISTING PROPERTY LINE
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 PROPOSED HEAVY DUTY CONCRETE
 PROPOSED LIGHT DUTY CONCRETE
 PROPOSED EDGE OF BUILDING

SCALE
 1/8" = 1'-0"

DATE
 10/24/24

DWG NO. CE-2405-028

