

ORIGINAL

ORDINANCE NO.: 2025-061

Granting an encroachment to WTC of Garners Ferry, LLC for the use of the right of way area of the 7600 block of Garners Ferry Road for the installation and maintenance of sidewalks adjacent to 7620 Garners Ferry Road, Richland County TMS# 16315-02-02

WHEREAS, WTC of Garners Ferry, LLC, (hereinafter "Grantee") desires to utilize a portion of the right of way area of the 7600 block of Garners Ferry Road for the installation and maintenance of sidewalks measuring approximately five (5') feet in width three hundred thirty-five (335') feet in length adjacent to 7620 Garners Ferry Road, 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 19th day of August, 2025, that Grantee is hereby granted the right to use the right of way area of the 7600 block of Garners Ferry Road adjacent to 7620 Garners Ferry Road, Richland County TMS# 16315-02-02, for the installation and maintenance of sidewalks measuring approximately five (5') feet in width three hundred thirty-five (335') feet in length, 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.

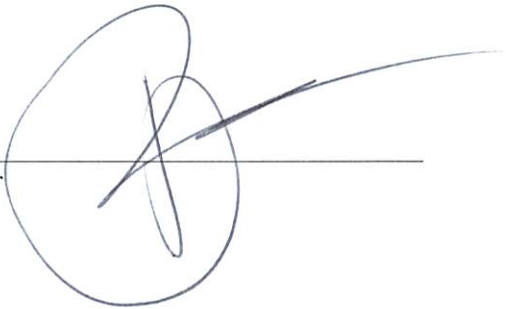
7. All trees shall be protected and no large tree roots shall be removed from any existing trees.

8. In locations within right-of-way where SCDOT will not allow a sidewalk, coordinate with Planning staff prior to installation of sidewalk to provide sidewalk on private property with a recorded access easement.

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 Palen

Mayor 

Approved by:


City Manager

Approved as to form:


City Attorney

ATTEST:


City Clerk

Introduced: 08/05/2025

Final Reading: 08/19/2025

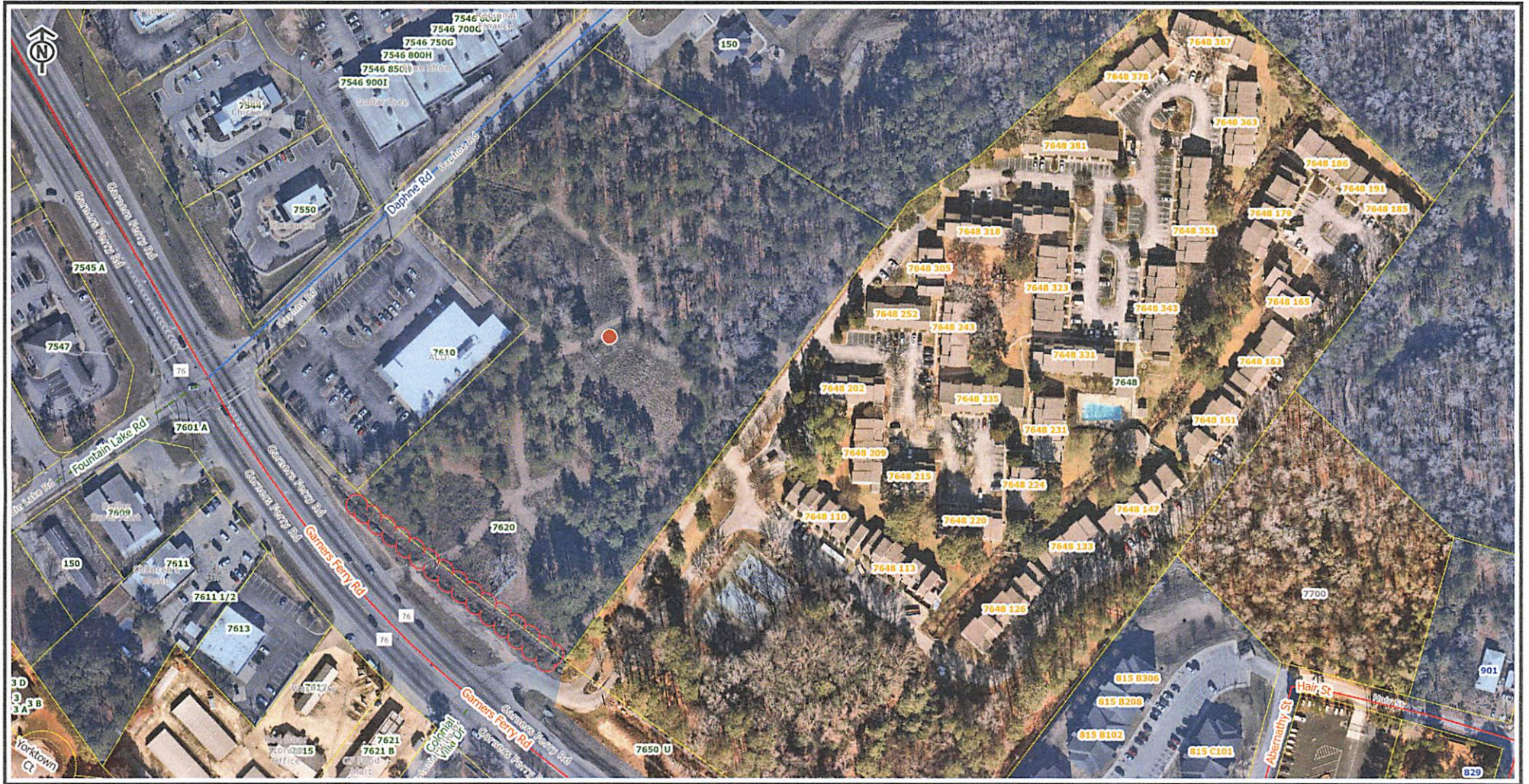
**CITY COUNCIL
ENCROACHMENT SUMMARY
2025-061**



**7600 BLOCK OF GARNERS FERRY ROAD
ADJACENT TO 7620 GARNERS FERRY ROAD
SIDEWALKS**

Subject Property:	Right-of-way adjacent to 7620 Garners Ferry Road
Council District:	4
Proposal:	The applicant is requesting an encroachment for installation and maintenance of sidewalks.
Applicant:	WTC of Garners Ferry, LLC
Staff Recommendation:	Approval.

Detail:	<p>The applicant is requesting an encroachment for the installation and maintenance of sidewalks measuring approximately five (5') feet in width three hundred thirty-five (335') feet in length adjacent to 7620 Garners Ferry Road, 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. In locations within right-of-way where SCDOT will not allow a sidewalk, coordinate with Planning staff prior to installation of sidewalk to provide sidewalk on private property with a recorded access easement.
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Citywide GIS Viewer Map

This map was prepared using the City GIS Viewer
 City of Columbia - GIS Division
 7/2/2025 4:31 PM



Address Point

● InActive

Dwelling Type

- Single Family
- Multi Unit
- Others

Street & Ownership

- Tax Parcel
- Interstate
- CFCC, Ownership
- Private
- Others

Highway

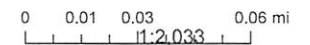
City Maintained

State Maintained

Private

Others

Columbia City Limits



1:2,033

CITY OF COLUMBIA GIS DATA DISCLAIMER:
 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

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.)

This project will be a MUSC Health combined Emergency Room and Urgent Care facility.

Vehicular access to the site will be through an existing driveway to Ashton Wood apartment to get access to Garners Ferry Road. Vehicular access will also be provided to the adjacent ALDI grocery to provide access to Daphne Drive. These access points will provide interconnectivity through the three adjacent parcels. When Tract B, the remaining portion of parcel R16315-02-02, vehicular access interconnectivity will be available.

Pedestrian access is being provided from the facility to the adjacent public transportation (bus stop) by a 5-foot sidewalk. This sidewalk will extend across the entire frontage except for 55 feet of the most western portion of the project frontage. SCDOT will not permit this last 55 feet.

All items that will be placed in the right-of-way:

Sidewalks
Driveway

For staff use only

Date received (M/D/Y): ____/____/____

By: _____



Permanent Encroachment Application and Checklist

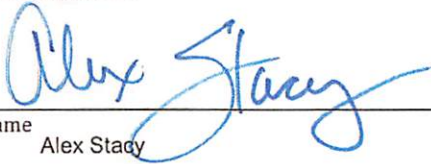
Any damage to the street or sidewalk caused by construction shall be repaired to the satisfaction of the City Manager. Improvements within the encroachment shall be maintained by the grantee at no cost to the City in a manner approved by the City Manager.

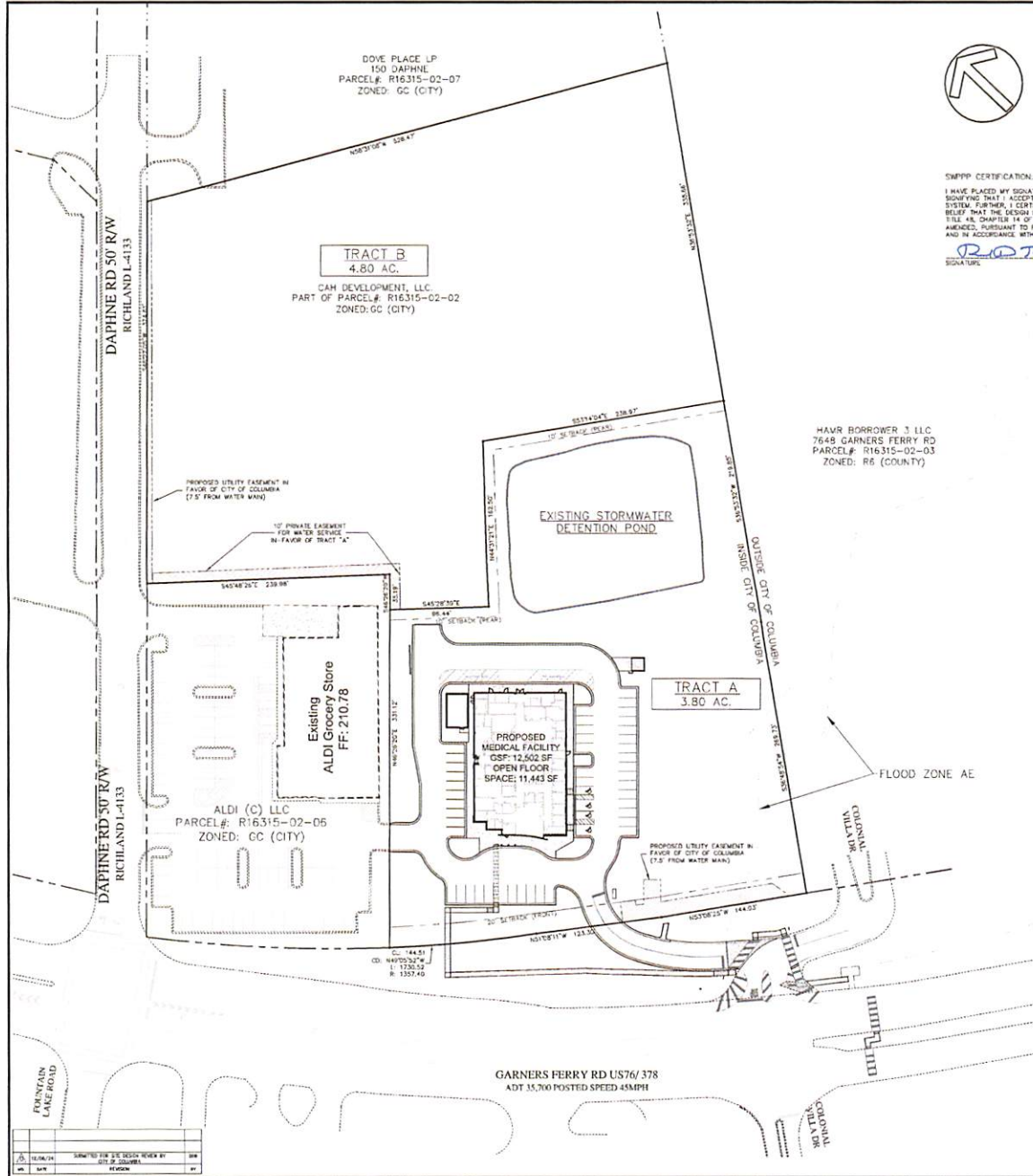
Property owned, operated and maintained by SCDOT shall comply with SCDOT encroachment requirements.

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 Alex Stacy	Date 12/04/2024



DOVE PLACE LP
150 DAPHNE
PARCEL#: R16315-02-07
ZONED: GC (CITY)

TRACT B
4.80 AC.

CAH DEVELOPMENT, LLC.
PART OF PARCEL#: R16315-02-02
ZONED: GC (CITY)

HAVR BORROWER J LLC
7648 GARNERS FERRY RD
PARCEL#: R16315-02-03
ZONED: R6 (COUNTY)

TRACT A
3.80 AC.

ALDI (C) LLC
PARCEL#: R16315-02-05
ZONED: GC (CITY)

GARNERS FERRY RD US76/378
ADT 35,700 POSTED SPEED 45MPH



SWPPP CERTIFICATION:

I HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SIGNIFYING THAT I ACCEPT RESPONSIBILITY FOR THE DESIGN OF THE SYSTEM. FURTHER, I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE DESIGN IS CONSISTENT WITH THE REQUIREMENTS OF TITLE 48, CHAPTER 14 OF THE CODE OF LAWS OF SOUTH CAROLINA, AS AMENDED, PURSUANT TO REGULATION 72-300 ET SEQ. (IF APPLICABLE), AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SCOPE/NOI.

[Signature] 12/06/2024
SIGNATURE DATE



GENERAL NOTES

ANY DEVIATIONS FROM APPROVED PLANS OR SPECIFICATIONS AFFECTING CAPACITY, HYDRAULIC CONDITIONS, OPERATING UNITS, THE FUNCTIONING OF WATER TREATMENT PROCESSES, OR THE QUALITY OF WATER TO BE DELIVERED, MUST BE APPROVED BY THE REVIEWING AUTHORITY BEFORE SUCH CHANGES ARE MADE. REVISED PLANS OR SPECIFICATIONS SHOULD BE SUBMITTED IN TIME TO PERMIT THE REVIEW AND APPROVAL OF SUCH PLANS OR SPECIFICATIONS BEFORE ANY CONSTRUCTION WORK, WHICH WILL BE AFFECTED BY SUCH CHANGES, IS BEGUN.

THE DEVELOPER MUST PROVIDE THE CITY ENGINEER FORTY-EIGHT (48) HOURS NOTICE PRIOR TO BEGINNING CONSTRUCTION. THIS REQUEST CAN BE MADE TO THE UTILITIES PROJECT COORDINATOR AT 803-545-3400. ONCE THE DEVELOPER'S CONTRACTOR PROVIDES A WORK NOTICE AND THE CITY COMPLES ALL PRE-CONSTRUCTION REQUIREMENTS HAVE BEEN MET (PERMITS, INSURANCE, ETC.), THE CONTRACTOR MUST HOLD AN ON-SITE PRE-CONSTRUCTION CONFERENCE WITH THE CITY INSPECTOR PRIOR TO PERFORMING ANY WORK ON THE PROJECT. THE PURPOSE OF THIS MEETING IS TO ALLOW THE CONTRACTOR AND INSPECTOR TO REVIEW THE PLANS AND APPROVAL LETTERS, AS WELL AS DISCUSS CONCERNS EITHER PARTY MAY HAVE. THIS IS A MANDATORY MEETING. NO EXCEPTIONS. THE CONTRACTOR SHALL CALL THE INSPECTOR AT 803-545-3400 TO SCHEDULE THE MEETING. THE BEST TIME TO CONTACT THE INSPECTOR IS FROM 8:00 A.M. - 9:30 A.M.

THE DEVELOPER THROUGH HIS ENGINEER MUST PROVIDE THE PROJECT CONTRACTOR A COPY OF THE APPROVAL LETTER WHICH MUST BE MAINTAINED ON SITE UNTIL CONSTRUCTION IS COMPLETED (PERMIT TO OPERATE ISSUED).

IN THE EVENT ANY OF THE WORK RELATED TO WATER AND SANITARY SEWER ON THE PROJECT IS TO BE PERFORMED WITHIN PUBLIC STREET OR ROAD RIGHTS-OF-WAY OR IN AN EXISTING CITY EASEMENT BY OTHER THAN CITY OF COLUMBIA FORCES, NOTIFICATION OF THE CITY IN ACCORDANCE WITH CHAPTER 11, ARTICLE III, SECTION 11-71 OF THE CITY CODE IS REQUIRED. PROOF OF INSURANCE MUST BE PROVIDED PRIOR TO BEGINNING CONSTRUCTION. SHOULD ADDITIONAL INFORMATION REGARDING THIS BE REQUIRED, PLEASE CONTACT ENGINEERING ADMINISTRATOR AT 545-3400.

ALL GRADING OF AREAS WHERE WATER AND SANITARY SEWER LINES ARE APPROVED FOR CONSTRUCTION MUST BE COMPLETED PRIOR TO INSTALLATION OF THE PIPE. IF FOR ANY REASON THE GRADES ARE CHANGED, THEREBY REDUCING THE REQUIRED MINIMUM COVER OVER THESE LINES, THE DEVELOPER SHALL BEAR THE EXPENSE OF CORRECTING LINE DEPTH TO THAT SPECIFIED BY CURRENT CITY REGULATIONS.

THE DEVELOPER THROUGH HIS ENGINEER IS RESPONSIBLE FOR CONDUCTING FINAL INSPECTIONS OF SYSTEMS TO BE DEDED TO THE CITY FOR OPERATION AND MAINTENANCE. INSPECTIONS MUST BE COORDINATED WITH THE DEPARTMENT OF ENGINEERING INSPECTOR.

THE DEVELOPER SHALL BE RESPONSIBLE FOR INSTALLATION OF INDIVIDUAL SERVICES OF THE PROPOSED MAINS. THE DEVELOPER/BUILDER SHALL BE RESPONSIBLE FOR MAINTAINING THE ACCESSIBILITY, VISIBILITY AND FUNCTIONALITY OF ALL WATER SERVICE LINES AND WATER METER BOXES UNTIL THE WATER METER IS INSTALLED BY THE CITY OF COLUMBIA. IF THE AFORESAID REQUIREMENTS ARE VIOLATED, THE DEVELOPER/BUILDER SHALL BE HELD RESPONSIBLE FOR ALL ASSOCIATED COSTS FOR INSTALLATION OF NEW SERVICE CONNECTION AT HIS OWN EXPENSE INCLUDING BUT NOT LIMITED TO THE PAYMENT FOR THE NEW TAP FEE. THE CITY MAY REQUIRE THE DEVELOPER/BUILDER TO HIRE AN INDEPENDENT CONTRACTOR TO INSTALL A NEW TAP, METER BOX AND ASSOCIATED APPURTENANCES SOLELY AT HIS OWN COST. THE DEVELOPER MUST OBTAIN A PRIOR APPROVAL FROM THE CITY BEFORE ALLOWING THE CONTRACTOR TO INSTALL A TAP ON THE CITY'S ACTIVE WATER MAIN. SERVICE WILL BE PROVIDED FOLLOWING CITY ACCEPTANCE OF THE WATER AND SANITARY SEWER SYSTEMS. DMHC GRANTING A PERMIT TO OPERATE AND THE OWNER'S APPLICATION, RECEIPT AND ACCEPTANCE OF ALL APPROPRIATE DEEDS, EASEMENTS, AND RECORD DRAWINGS AND PAYMENT OF APPROPRIATE FEES. ALL COSTS OF ANY INSTALLATION AND/OR MATERIALS FOR INSTALLATION OF 4" AND LARGER WATER MAIN CONNECTION/TAP AND/OR FIRE HYDRANT INSTALLATION/RELOCATION SHALL BE THE RESPONSIBILITY OF THE APPLICANT. THE COST SHALL INCLUDE BUT NOT BE LIMITED TO CONNECTION TO THE MAIN, CUTTING AND REPAIRING PAVEMENT, AND RESTORATION REQUIRED TO INSTALL THE CONNECTION/TAP. IF APPLICABLE, ALL 4" AND LARGER WATER METERS SHALL BE PURCHASED FROM THE CITY OF COLUMBIA UTILITIES AND ENGINEERING DEPARTMENT (803-545-3400). INSTALLATION OF TAP AND/OR METERS SHALL BE BY A CITY APPROVED CONTRACTOR HIRED BY THE OWNER AT THE OWNER'S EXPENSE. A LIST OF APPROVED CONTRACTORS SHALL BE PROVIDED BY THE UTILITIES AND ENGINEERING DEPARTMENT. INSTALLATION OF THIS SERVICE AND/OR CONNECTION, MUST BE COORDINATED WITH THE CITY OF COLUMBIA UTILITIES INSPECTOR AND APPROVED PRIOR TO OPERATION.

BACKFLOW PREVENTION DEVICES MEETING SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL REGULATIONS ARE REQUIRED FOR ALL WATER SERVICE CONNECTIONS. IN LOW HAZARD SITUATIONS WHERE 3/4" AND 1" METERS ARE CONTRACTED FOR, DUAL BACKFLOW VALVES WILL BE INSTALLED BY CITY FORCES WITH THE METER. WHERE METERS LARGER THAN 1" AND/OR SERVICE TO HIGH HAZARD PROJECTS ARE PROPOSED, THE DEVELOPER SHALL BE RESPONSIBLE THROUGH HIS ENGINEER FOR SPECIFYING TYPE OF BACKFLOW PREVENTER AND SHALL BE RESPONSIBLE FOR INSTALLATION THEREOF. TYPE OF DEVICE MUST BE DETERMINED PRIOR TO APPLICATION FOR SERVICE. THIS INFORMATION SHALL BE FURNISHED WITH THE APPLICATION SINCE THIS DATA MUST BE MAINTAINED AS A PART OF THE WATER CUSTOMER RECORD. INSTALLATION OF BACKFLOW PREVENTION MATERIAL MUST BE COMPLETED BEFORE METERS WILL BE SET. THE BACKFLOW PREVENTER MUST BE TESTED BY A CERTIFIED BACKFLOW INSPECTOR. THE RESULTS ARE TO BE SUBMITTED TO THE CITY'S CROSS CONNECTION CONTROL PROGRAM WITHIN 10 DAYS AFTER THE INSTALLATION OF THE WATER METER. FAILURE TO COMPLY MAY RESULT IN THE INTERRUPTION OF WATER SERVICE. FOR ANY QUESTIONS, PLEASE CALL 545-3923.

THE PROPOSED WATER AND SANITARY SEWER MAINS MUST BE DEDED TO THE CITY OF COLUMBIA PRIOR TO FINAL ACCEPTANCE OF THE SYSTEM(S) FOR OPERATION AND MAINTENANCE.

FOR PROJECTS BEING DEVELOPED UNDER BOND, THE BONDED PLAT SHOWING ALL UTILITY EASEMENTS TO BE GRANTED TO THE CITY OF COLUMBIA MUST BE SUBMITTED FOR APPROVAL. THESE EASEMENTS MUST BE DEDICATED EXCLUSIVELY TO THE CITY PRIOR TO FINAL APPROVAL OF THE BONDED PLAT AND THE SELLING OF INDIVIDUAL LOTS.



Know what's below
Call before you dig

ACCORDING TO FEMA FIRM PANELS 45079C0370L & 45079C0383L (EFFECTIVE DATE 10/21/2017) ELEV. 190 A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA



PREPARED BY:



MUSC HEALTH
GARNERS FERRY ROAD
EMERGENCY ROOM & URGENT CARE
PROJECT LOCATION WITHIN CITY OF COLUMBIA, COUNTY, SOUTH CAROLINA

PREPARED FOR:
DEVELOPER / CONTACT
CAH Development, LLC
416 W. PETERBORO STREET
COLUMBIA, SC 29202
CONTACT: PHIL SCHUCH
980-930-9898 ext 100
953-529-8779 ext 100

PROJECT DATA

TOTAL AREA (TRACT A)	3.80 AC
TAX MAP PARCEL	PART OF PARCELS 02-01
CURRENT ZONING	GC
MINIMUM STANDARDS	FRONT YARD SETBACK: 30 FT MIN REAR YARD SETBACK: 10 FT MIN SIDE YARD SETBACK: 5 FT BUILDING HEIGHT: 27'-4"

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