

ORIGINAL

ORDINANCE NO.: 2025-081

Granting an encroachment to Robert Monetti for the use of the right of way area of the 1500 block of Daly Street for the installation and maintenance of a block retaining wall and stairs adjacent to 3125 Longleaf Road, Richland County TMS# 13902-03-04

WHEREAS, Robert Monetti, (hereinafter "Grantee") desires to utilize a portion of the right of way area of the 1500 block of Daly Street for the installation and maintenance of a block retaining wall measuring approximately two hundred ten (210') feet in length four (4') feet in height and stairs leading to the street adjacent to 3125 Longleaf 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 28th day of October, 2025, that Grantee is hereby granted the right to use the right of way area of the 1500 block of Daly Street adjacent to 3125 Longleaf Road, Richland County TMS# 13902-03-04, for the installation and maintenance of a block retaining wall measuring approximately two hundred ten (210') feet in length four (4') feet in height and stairs leading to the street, 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 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.

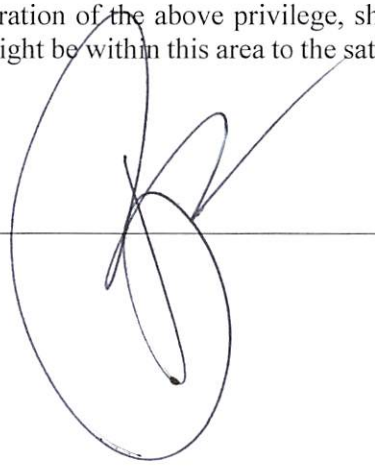
8. Height of block retaining wall shall not exceed four (4') feet in height and shall not impede sight visibility.

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:

Cherese B. Whitson
City Manager

Approved as to form:

ATTEST:

[Signature]
City Attorney

Teika D. Hammond
City Clerk

Introduced: 10/21/2025

Final Reading: 10/28/2025

**CITY COUNCIL
ENCROACHMENT SUMMARY
2025-081**



**1500 BLOCK OF DALY STREET
ADJACENT TO 3125 LONGLEAF ROAD
RETAINING WALL AND STAIRS LEADING TO STREET**

Subject Property:	Right-of-way adjacent to 3125 Longleaf Road
Council District:	3
Proposal:	The applicant is requesting an encroachment for installation and maintenance of a block retaining wall and stairs leading to the street.
Applicant:	Robert Monetti
Staff Recommendation:	Approval.

Detail:	<p>The applicant is requesting an encroachment for the installation and maintenance of a block retaining wall measuring approximately two hundred ten (210') feet in length four (4') feet in height and stairs leading to the street adjacent to 3125 Longleaf 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. Height of block retaining wall shall not exceed four (4') feet in height and shall not impede sight visibility.
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Citywide GIS Viewer Map

This map was prepared using the City GIS Viewer
 City of Columbia - GIS Division
 9/19/2025 3:21 PM



City of Columbia GIS Data Disclaimer

Address Point

- InActive
- Tax Parcel
- Building Footprint
- Single Family
- Multi Unit
- Others

Dwelling Type

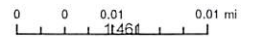
Street & Ownership

- State Maintained
- Private
- Others
- Columbia City Limits
- Interstate
- Highway
- City Maintained

CFCC,Ownership

NearMap Cache 2025

- Red: Band_1
- Green: Band_2
- Blue: Band_3



1:461

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.)

INSTALLATION OF A RETAINING WALL
WITH STEPS LEADING TO THE ROAD.
THE WALL WILL BE A MAXIMUM OF
4 FEET TALL.
MATERIAL IS BELGIAN DIAMOND PRO.
- SEE ATTACHED SPECIFICATIONS.

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.

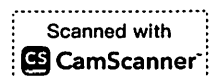
Property owned, operated and maintained by SCDOT shall comply with SCDOT encroachment requirements.

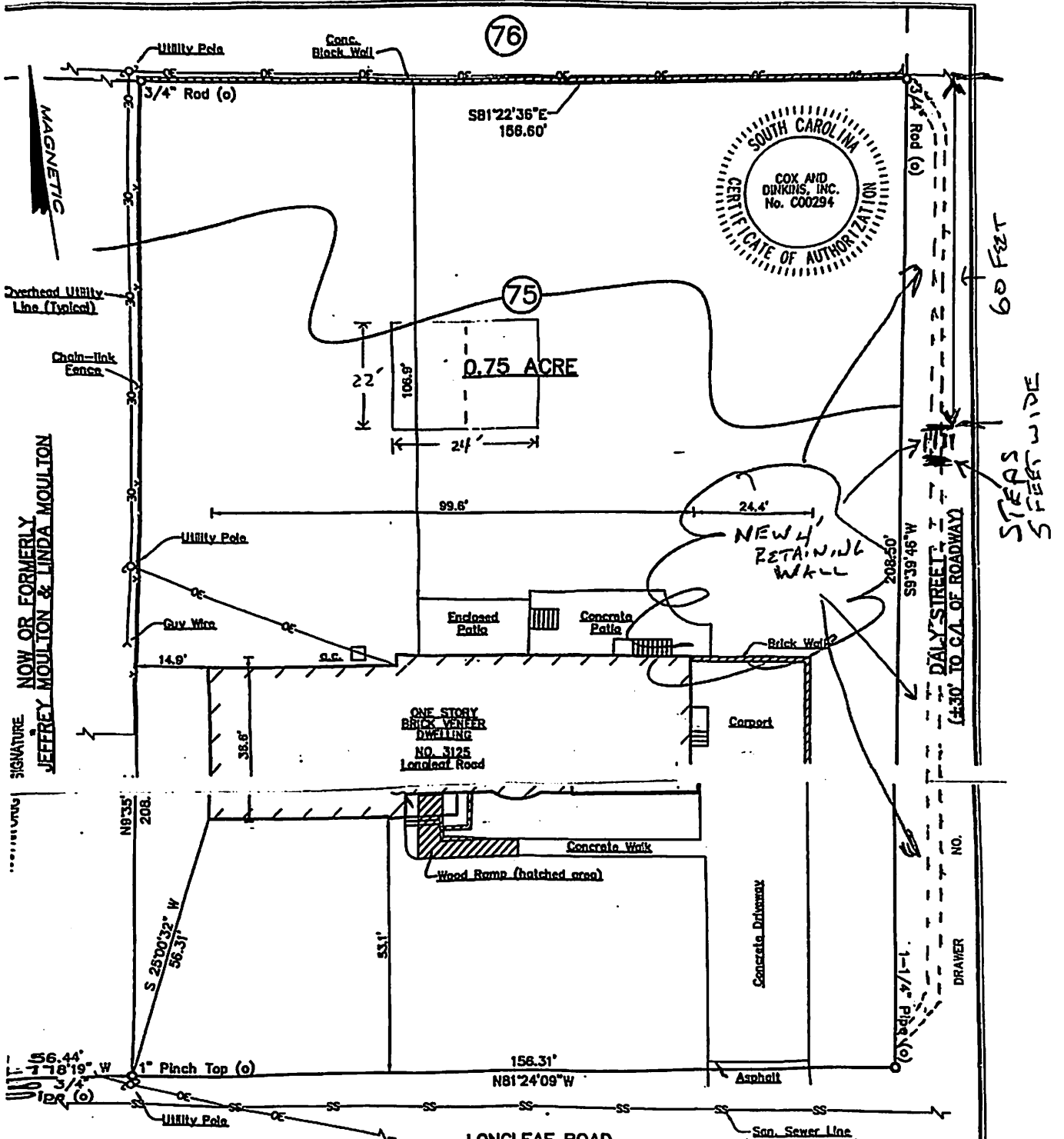
Permittee understands and agrees that the privilege granted may be modified or terminated by the City of Columbia at any time without notice and that the privilege granted hereby is subject to applicant's compliance with the following conditions, restrictions or limitations:

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 ROBERT T. M. MONETTI	Date 9/2/2025





SIGNATURE
NOW OR FORMERLY
JEFFREY MOULTON & LINDA MOULTON

EXEMPTION FROM REVIEW PROCESS
This plat is a SURVEY of an existing lot of
land with no changes to existing lot lines.

(Professional Land Surveyor)
Record Name: GENE L. DINKINS, JR.
License #: 24278

LONGLEAF ROAD
(FORMERLY JACKSON STREET)
(50' R/W)

PLAT
PREPARED FOR
R. LAINE LIGON

RICHLAND COUNTY, COLUMBIA, S.C.

SUBJECT PARCEL BEING THE EASTERN AND MAJOR PORTION OF LOT NO. 75, ON PLAT OF MELROSE
HEIGHTS, BY CHISOLM ENGR., CO., DATED MAY 15, 1913, AND RECORDED IN THE OFFICE OF THE

Scanned with
CamScanner

Scanned with
CamScanner

DIAMOND PRO[®]

STRAIGHT FACE RETAINING WALL

AN IDEAL CHOICE FOR LARGE-SCALE PROJECTS,
GIVING LANDSCAPES SUBSTANCE AND STABILITY



BELGARD
PAVES THE WAY[®]





DIAMOND PRO[®]

STRAIGHT FACE RETAINING WALL

AN IDEAL CHOICE FOR LARGE-SCALE PROJECTS, GIVING LANDSCAPES SUBSTANCE AND STABILITY

🕒 FEATURES & BENEFITS

- Rear-lip locator
- Large cores for ease in handling
- Matching corner and cap for a seamless appearance
- Gravity walls can be built up to 4 ft high*, including buried course with a 7.1° batter
- Walls in excess of 50 ft high have been built with Diamond Pro when combined with geosynthetic reinforcement
- Minimum outside radius, measured from the top course to the front of the units: 4 ft
- Minimum inside radius, measured on the base course to the front of the units: 6 ft

💧 AVAILABLE COLORS



OXFORD



SHEFFIELD



TIMBERLINE

📐 SHAPES & SIZES

STRAIGHT FACE



8 x 18 x 12

CORNER UNIT



8 x 18 x 9

CAP UNIT



4 x 17/12 x 10

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For more info, visit Belgard.com

ADAMS
BELGARD SALES & RESOURCE CENTER
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Charlotte, NC 28217
Ph: 1-800-545-5080



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