

ORIGINAL

ORDINANCE NO.: 2025-082

Amending Ordinance 2025-003 and Ordinance 2023-065 granting an encroachment to Gadsden & Greene, LLC, for use of the right of way areas of the 700 block of Devine Street, the 700 block of Gadsden Street and the 700 block of Greene Street for the installation and maintenance of sidewalks, landscaping, irrigation, on-street parking spaces, a bus pull-out lane, bike racks, benches and one concrete grease interceptor adjacent to 737 Gadsden Street, TMS# 08915-12-01

WHEREAS, by Ordinance No.: 2023-065 enacted on June 20, 2023 the Mayor and City Council granted Gadsden & Greene, LLC, (hereinafter "Grantee") the right to use the right of way areas of the 700 block of Devine Street, the 700 block of Gadsden Street and the 700 block of Greene Street, Richland County TMS # 08915-12-01, for the installation and maintenance of sidewalks, landscaping, irrigation, on-street parking spaces, a bus pull-out lane, bike racks and benches adjacent to 737 Gadsden Street, as shown on the attached drawings; and,

WHEREAS, by Ordinance No.: 2025-003 enacted on March 4, 2025 the Mayor and City Council granted Grantee the right to use the right of way areas of the 700 block of Devine Street, the 700 block of Gadsden Street and the 700 block of Greene Street, Richland County TMS # 08915-12-01, for the installation and maintenance of one (1) one thousand (1,000) pound concrete grease interceptor measuring approximately nine (9') feet in width five (5') feet in length six (6') feet in depth in the Devine Street right-of-way adjacent to 737 Gadsden Street, as shown on the attached drawings; and,

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 amend Ordinance No. 2023-065 and Ordinance No. 2025-003 to include the installation and maintenance of a portion of stairs encroaching approximately four (4") inches in the Greene Street right-of-way, as shown on the attached drawings.

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,

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:

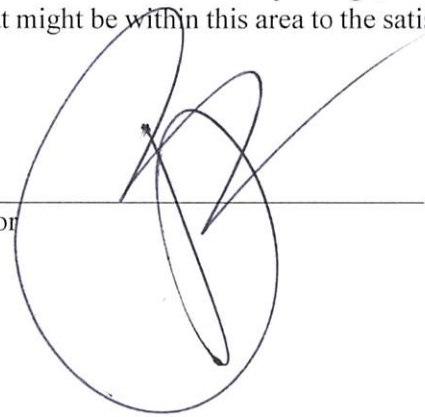
1. No item, including landscaping, shall be placed, planted or allowed to grow such that it creates a visual impediment to persons safely entering or exiting the driveway or to persons safely walking along the sidewalk. The City reserves the right to remove or cut any item located within the right of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

Mayor



Approved by:

Cheresa B. Wilson
City Manager

Approved as to form:

[Signature]
City Attorney

ATTEST:

Erika D.M. Hammond
City Clerk

Introduced: 10/21/2025
Final Reading: 10/28/2025

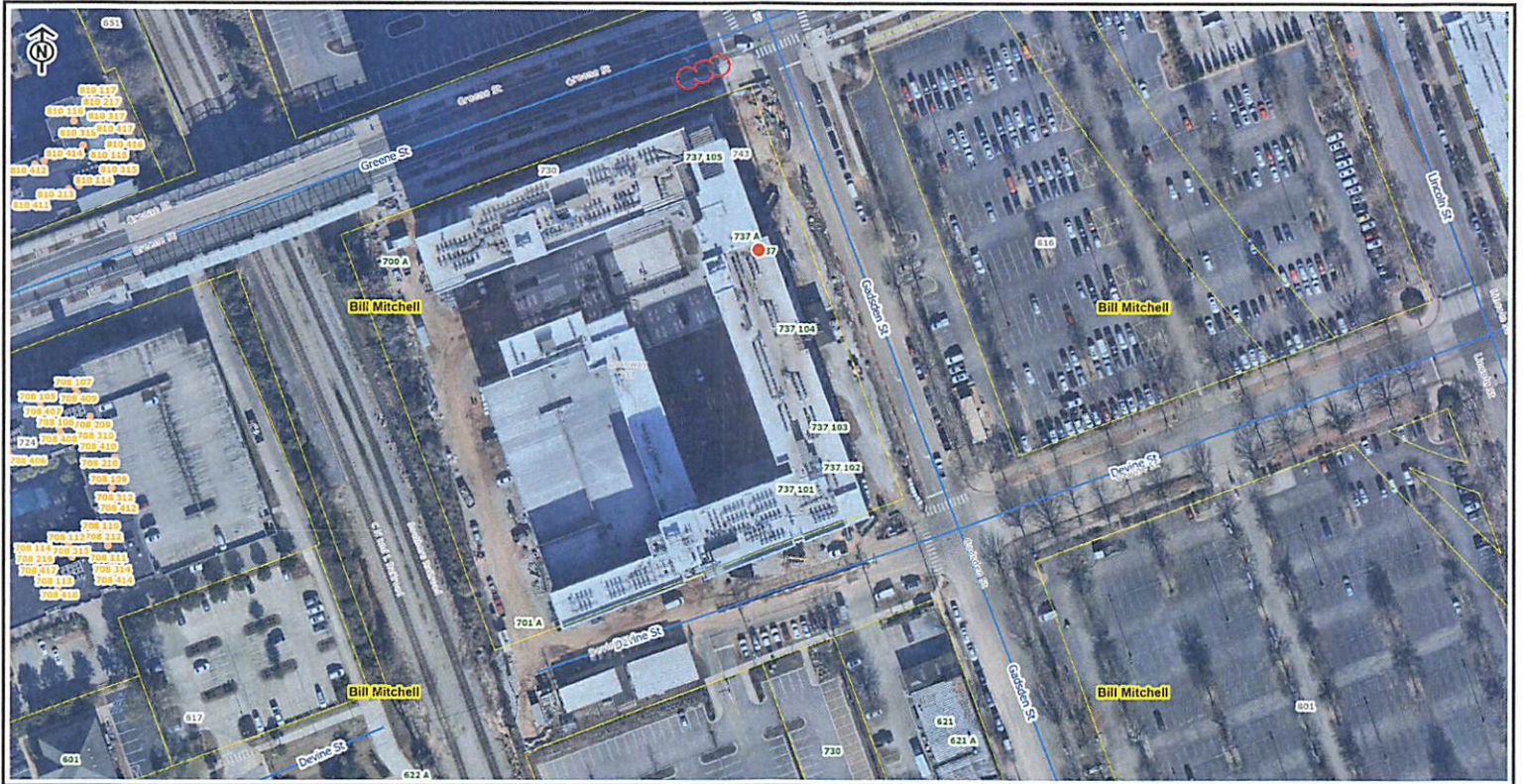
**CITY COUNCIL
ENCROACHMENT SUMMARY
2025-082**



**700 BLOCK OF DEVINE STREET, 700 BLOCK OF GADSDEN STREET, AND 700
BLOCK OF GREENE STREET
ADJACENT TO 737 GADSDEN STREET
PORTION OF STAIRS**

Subject Property:	Right-of-way adjacent to 737 Gadsden Street
Council District:	3
Proposal:	The applicant is requesting to amend Ordinance No. 2025-003 and Ordinance No. 2023-065 to grant an encroachment to Gadsden & Greene, LLC, for the installation and maintenance of a portion of stairs.
Applicant:	Gadsden & Greene, LLC
Staff Recommendation:	Approval.

Detail:	<p>The applicant is requesting to amend Ordinance No. 2025-003 and Ordinance No. 2023-065 to allow for the installation and maintenance of a portion of stairs encroaching approximately four (4") inches in the Greene Street right-of-way, adjacent to 737 Gadsden 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.
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Citywide GIS Viewer Map

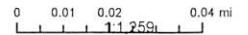
This map was prepared using the City GIS Viewer
 City of Columbia - GIS Division
 10/8/2025 12:01 PM



- Address Point ■ Tax Parcel
- Dwelling Type ● Single Family
- Multi Unit
- Others
- InActive
- Street & Ownership — State Maintained
- - - Private
- Others
- Interstate
- Highway
- City Maintained
- Residential Building Inspections
- Columbia City Limits

FEMA Flood Hazard Area NearMap Cache 2025

- | FLD_ZONE, ZONE_SUBTY | RGB |
|---|--|
| AE - Floodway | Red: Band_1 |
| AE - 100yr Flood Plain | Green: Band_2 |
| A - No Base Flood Elevation | Blue: Band_3 |
| X - 500yr Flood Plain | |



1:1,259

CITY OF COLUMBIA GIS DATA DISCLAIMER:
 The City of Columbia GIS data represented on this map or plan is the product of the completion 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.)

stair, sidewalk, storm drain

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 <i>R. Hunter Lambert</i>	Date <i>9/15/25</i>

