

ORDINANCE NO.: 2025-089

Granting an encroachment to 2222 LLC for the use of the right of way areas of the 2200 and 2300 blocks of Main Street, the 2100 and 2200 blocks of Sumter Street, the 1200 block of Franklin Street and the 1200 block of Scott Street for the installation and maintenance of sidewalks, landscaping and irrigation adjacent to 2222 Main Street, Richland County TMS# 09016-02-06

WHEREAS, 2222 LLC, (hereinafter "Grantee") desires to utilize a portion of the right of way areas of the 2200 and 2300 blocks of Main Street, the 2100 and 2200 blocks of Sumter Street, the 1200 block of Franklin Street and the 1200 block of Scott Street for the installation and maintenance of sidewalks measuring approximately six (6') feet in width one thousand thirty (1,030') feet in length, landscaping and irrigation adjacent to 2222 Main 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 2nd day of December, 2025, that Grantee is hereby granted the right to use the right of way areas of the 2200 and 2300 blocks of Main Street, the 2100 and 2200 blocks of Sumter Street, the 1200 block of Franklin Street and the 1200 block of Scott Street adjacent to 2222 Main Street, Richland County TMS# 09016-02-06, for the installation and maintenance of sidewalks measuring approximately six (6') feet in width one thousand thirty (1,030') 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.

**CITY COUNCIL
ENCROACHMENT SUMMARY
2025-089**



**2200 AND 2300 BLOCKS OF MAIN STREET, 2100 AND 2200 BLOCKS OF SUMTER STREET, 1200 BLOCK OF FRANKLIN STREET, 1200 BLOCK OF SCOTT STREET
SIDEWALKS, LANDSCAPING AND IRRIGATION**

Subject Property:	Right-of-way adjacent to 2222 Main Street
Council District:	1
Proposal:	The applicant is requesting an encroachment for installation and maintenance of sidewalks, landscaping and irrigation.
Applicant:	Commonwealth Properties, LLC
Staff Recommendation:	Approval.

Detail:	<p>The applicant is requesting an encroachment for the installation and maintenance of sidewalks measuring approximately six (6') feet in width one thousand thirty (1,030') feet in length, landscaping and irrigation adjacent to 2222 Main 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. Where feasible, applicant shall coordinate with Planning staff to reduce height of retaining walls and remove fencing between sidewalks and building. 9. Provide a change of paving material at locations where pedestrians and bicycle traffic intersects with automobile traffic.
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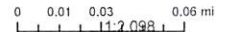


Citywide GIS Viewer Map

This map was prepared using the City GIS Viewer
 City of Columbia - GIS Division
 9/30/2025 2:31 PM



Address Point Dwelling Type <ul style="list-style-type: none"> ● Single Family ● Multi Unit ● Others ● InActive Tax Parcel 	Street & Ownership CFCC,Ownership <ul style="list-style-type: none"> — Interstate — Highway — City Maintained — State Maintained --- Private 	Community Character DISTRICT NAME <ul style="list-style-type: none"> ■ Columbia City Limits ■ Heathwood ■ Hollywood/Rose Hill ■ Shandon ■ Others ■ Sherwood Forest ■ Whaley Street 	FEMA Flood Hazard Area FLD_ZONE, ZONE_SUBTY <ul style="list-style-type: none"> ■ AE - Floodway ■ AE - 100yr Flood Plain ■ A - No Base Flood Elevation 	NearMap Cache 2025 RGB <ul style="list-style-type: none"> ■ Red: Band_1 ■ Green: Band_2 ■ Blue: Band_3
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CITY OF COLUMBIA GIS DATA DISCLAIMER:
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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 proposes to construct a multi-story mixed use residential building at 2222 Main Street (TMS# 09016-02-06) to include a parking deck, surface parking, and vehicular and pedestrian circulation. As part of the project, improvements within the Sumter Street right-of-way are proposed and include, water/fire service installation, irrigation water service installation, irrigation system, stormwater pipe connection to existing system, curb and gutter replacement, sidewalk replacement, landscaping, and lighting installation. Therefore, an encroachment permit is sought for the work proposed in the Sumter Street right-of-way. See the attached set of plans for more information on the improvements listed above.

For staff use only

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

By: _____



Permanent Encroachment Application and Checklist

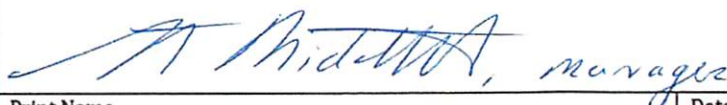
Any damage to the street or sidewalk caused by construction shall be repaired to the satisfaction of the City Manager. Improvements within the encroachment shall be maintained by the grantee at no cost to the City in a manner approved by the City Manager.

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
Steve Middleton	1/12/2024

