

ORIGINAL

ORDINANCE NO.: 2025-092

Granting an encroachment to Francis Goldstein for the use of the right of way area of the 300 and 400 blocks of Harden Street for the installation and maintenance of a stucco wall with two gates, landscaping and irrigation adjacent to 411 Harden Street, Richland County TMS# 11311-03-09

WHEREAS, Francis Goldstein, (hereinafter "Grantee") desires to utilize a portion of the right of way area of the 300 and 400 blocks of Harden Street for the installation and maintenance of a stucco wall with a double vehicular gate and a pedestrian gate measuring approximately one hundred ten (110') feet in length five and a half (5.5') feet in height, landscaping and irrigation adjacent to 411 Harden 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 16th day of December, 2025, that Grantee is hereby granted the right to use the right of way area of the 300 and 400 blocks of Harden Street adjacent to 411 Harden Street, Richland County TMS# 11311-03-09, for the installation and maintenance of a stucco wall with a double vehicular gate and a pedestrian gate measuring approximately one hundred ten (110') feet in length five and a half (5.5') feet in height, 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 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. Prior to installation, coordinate with City Streets Division staff to ensure foundation of wall is spaced far enough away from sidewalk to allow for repair of sidewalk.

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

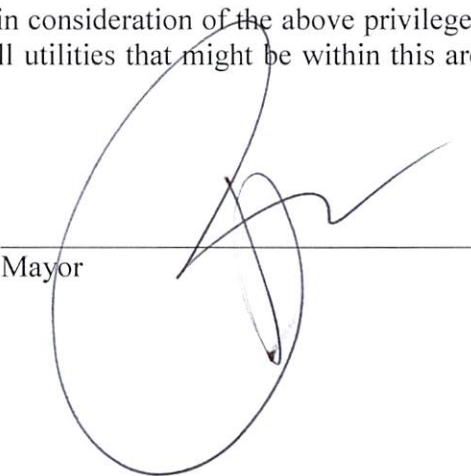
Approved by:

Teresa B. Wilson
City Manager

Approved as to form:


City Attorney

Mayor



ATTEST:

Erika D. Hammond
City Clerk

Introduced: 12/02/2025
Final Reading: 12/16/2025

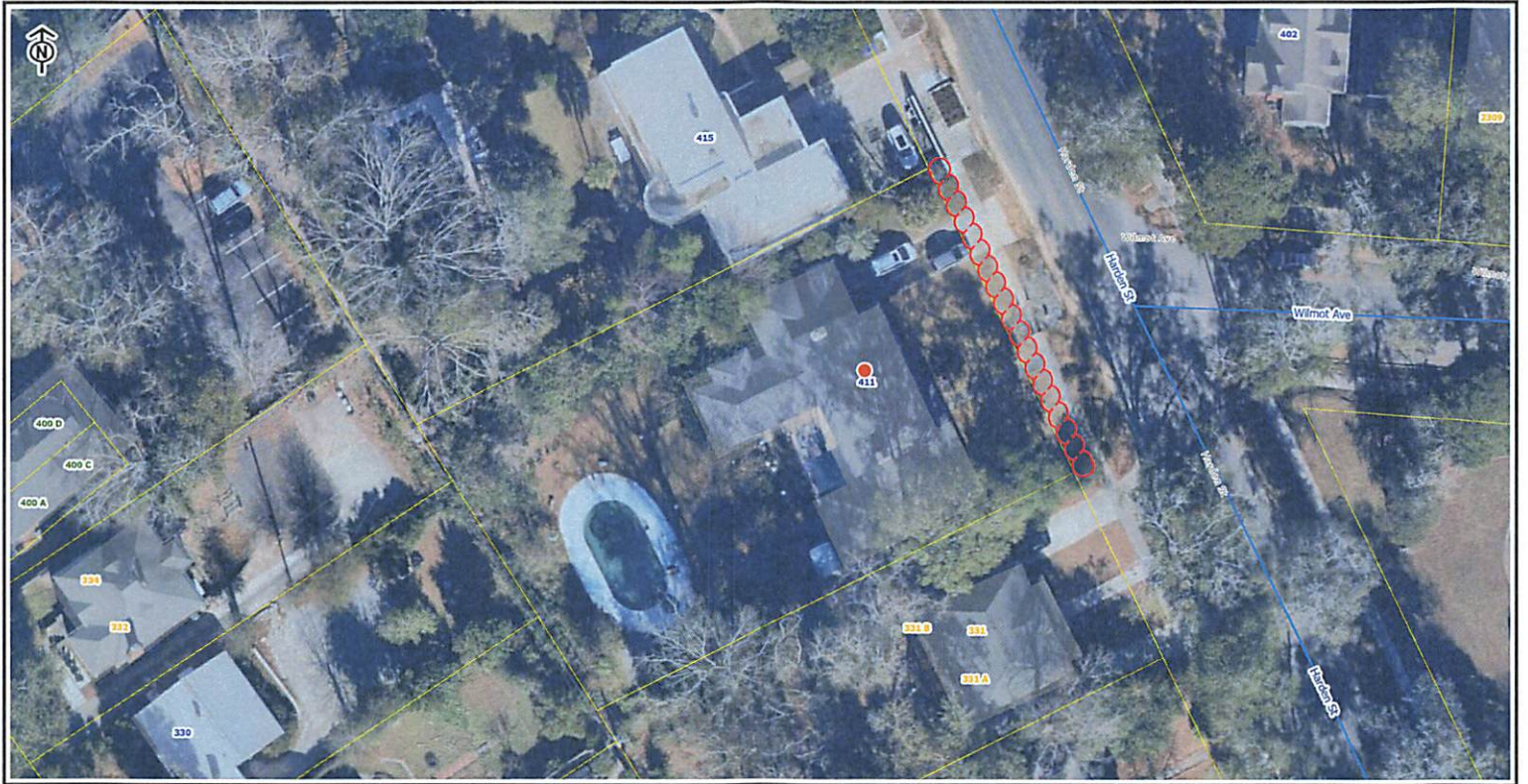
**CITY COUNCIL
ENCROACHMENT SUMMARY
2025-092**



**300 AND 400 BLOCKS OF HARDEN STREET
ADJACENT TO 411 HARDEN STREET
STUCCO WALL WITH TWO GATES, LANDSCAPING AND IRRIGATION**

Subject Property:	Right-of-way adjacent to 411 Harden Street
Council District:	3
Proposal:	The applicant is requesting an encroachment for installation and maintenance of a stucco wall with two gates, landscaping and irrigation.
Applicant:	Hay Hill Services, Inc.
Staff Recommendation:	Approval.

Detail:	<p>The applicant is requesting an encroachment for the installation and maintenance of a stucco wall with a double vehicular gate and a pedestrian gate measuring approximately one hundred ten (110') feet in length five and a half (5.5') feet in height, landscaping and irrigation adjacent to 411 Harden 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. Prior to installation, coordinate with City Streets Division staff to ensure foundation of wall is spaced far enough away from sidewalk to allow for repair of sidewalk.
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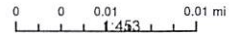


Citywide GIS Viewer Map

This map was prepared using the City GIS Viewer
 City of Columbia - GIS Division
 10/16/2025 1:03 PM



Address Point	Building Footprint	Private	Cayce	Outside Columbia City Limits	NearMap Cache 2025
Dwelling Type	CFCC, Ownership	Others	Chapin	FEMA Flood Hazard Area	RGB
Single Family	Street & Ownership	Columbia City Limits	Eastover	FLD_ZONE, ZONE_SUBTY	Red: Band_1
Multi Unit	Interstate	Other Municipality	Forest Acres	AE - Floodway	Green: Band_2
Others	Highway	NAME	Irmo	AE - 100yr Flood Plain	Blue: Band_3
Inactive	City Maintained	Arcadia Lakes	Lexington	A - No Base Flood Elevation	
Tax Parcel	State Maintained	Blythewood	West Columbia	X - 500yr Flood Plain	



1:453

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.)

Construct an approximately 5.5' tall stucco wall with one vehicular double gate (to swing into the property) and one pedestrian gate (to swing into property). This will be an extension of and will match the existing stucco wall at 415 Harden immediately to the right of this property.

The front walk and driveway will remain in the same locations as it is now.

Asiatic Jasmine to be planted in the landscape area between the existing city sidewalk and Harden Street.

See attached plans.

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:

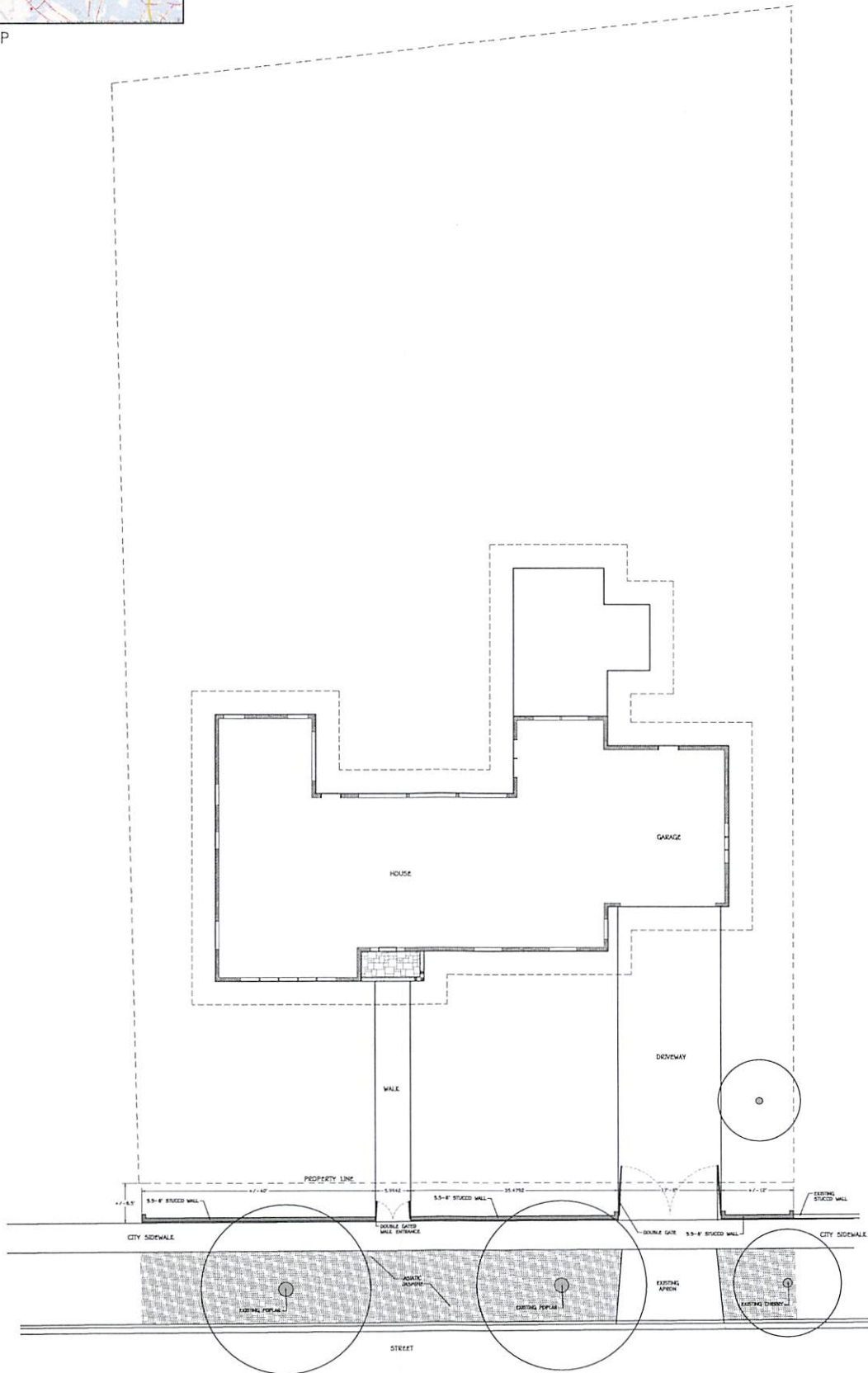
Permittee must comply with all existing City of Columbia and any other state or federal codes, rules and regulations, as applicable including the Americans with Disabilities Act, now in existence or hereafter enacted.

7. Signature

Signature of Applicant <i>David Stack</i>	
Print Name David Stack	Date 9/18/25



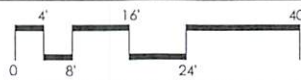
VICINITY MAP



SITE PLAN

Date:	9/21/20
Drawn by:	DBS
Checked:	
Revisions:	

THE GOLDSTEIN RESIDENCE
 411 HARDEN STREET
 COLUMBIA, SOUTH CAROLINA 29205



HAY HILL SERVICES, INC.
 LANDSCAPE ARCHITECTURE & DESIGN STUDIO
 200 Hay Hill Farm Lane
 St. Matthews, SC 29135

SHEET
1
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