

ORIGINAL

ORDINANCE NO.: 2026-007

Granting an encroachment to Larry Rowe for the use of the right of way area of the 3200 block of Amherst Avenue for the installation and maintenance of brick pavers, landscaping and irrigation adjacent to 3208 Amherst Avenue, Richland County TMS# 13804-14-02

WHEREAS, Larry Rowe, (hereinafter "Grantee") desires to utilize a portion of the right of way area of the 3200 block of Amherst Avenue for the installation and maintenance of brick pavers measuring approximately seventy (70') feet in length thirty (30") inches in width, landscaping and irrigation adjacent to 3208 Amherst Avenue, 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 3rd day of February, 2026, that Grantee is hereby granted the right to use the right of way area of the 3200 block of Amherst Avenue adjacent to 3208 Amherst Avenue, Richland County TMS# 13804-14-02, for the installation and maintenance of brick pavers measuring approximately seventy (70') feet in length thirty (30") inches in width, 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:

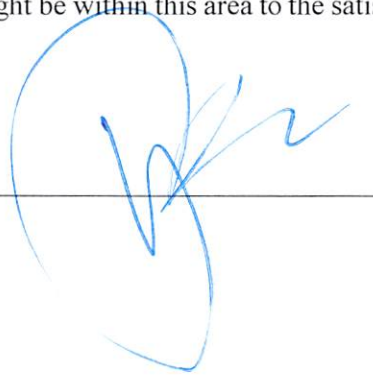
1. No item, including landscaping, shall be placed, planted or allowed to grow such that it creates a visual impediment to persons safely entering or exiting the driveway or to persons safely walking along the sidewalk. The City reserves the right to remove or cut any item located within the right of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

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: 01/20/2026
Final Reading: 02/03/2026

**CITY COUNCIL
ENCROACHMENT SUMMARY
2026-007**



**3200 BLOCK OF AMHERST AVENUE
ADJACENT TO 3208 AMHERST AVENUE
BRICK PAVERS, LANDSCAPING AND IRRIGATION**

Subject Property:	Right-of-way adjacent to 3208 Amherst Avenue
Council District:	3
Proposal:	The applicant is requesting an encroachment for installation and maintenance of brick pavers, landscaping and irrigation.
Applicant:	Capitol Improvements, LLC
Staff Recommendation:	Approval.

Detail:	<p>The applicant is requesting an encroachment for the installation and maintenance of brick pavers measuring approximately seventy (70') feet in length thirty (30'') inches in width, landscaping and irrigation adjacent to 3208 Amherst Avenue, 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

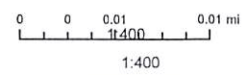
This map was prepared using the City GIS Viewer
 City of Columbia - GIS Division
 1/5/2026 12:27 PM



- Address Point**
- InActive
- Dwelling Type**
- Single Family
 - Multi Unit
 - Others
- Tax Parcel**
- Building Footprint

- Street & Ownership**
- CFCC,Ownership
- State Maintained
 - Private
 - Others
 - Columbia City Limits
- Interstate
- Highway
- City Maintained

- Imagery 2025**
- RGB
- Red: Band_1
 - Green: Band_2
 - Blue: Band_3



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.)

Project includes installing irrigation, landscape lighting, brick walkway along curb, steel edging, and sod.

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	
W. Gustav Fairley Jr.	
Print Name	Date
W. Gustav Fairley Jr.	12/17/25

