

ORIGINAL

ORDINANCE NO.: 2026-010

Granting an encroachment to 604 Huger LLC for the use of the right of way areas of the 500 block of Blossom Street, the 600 block of Huger Street and the 600 block of Pulaski Street for the installation and maintenance of sidewalks, seat walls, landscaping and irrigation adjacent to 604 Huger Street, Richland County TMS# 08914-01-10

WHEREAS, 604 Huger LLC, (hereinafter "Grantee") desires to utilize a portion of the right of way areas of the 500 block of Blossom Street, the 600 block of Huger Street and the 600 block of Pulaski Street for the installation and maintenance of sidewalks measuring between approximately five (5') to fourteen (14') feet in width eight hundred five (805') feet in length, four (4) seat walls measuring approximately eighteen (18") inches in height, landscaping and irrigation adjacent to 604 Huger 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 17th day of February, 2026, that Grantee is hereby granted the right to use the right of way areas of the 500 block of Blossom Street, the 600 block of Huger Street and the 600 block of Pulaski Street adjacent to 604 Huger Street, Richland County TMS# 08914-01-10, for the installation and maintenance of sidewalks measuring between approximately five (5') to fourteen (14') feet in width eight hundred five (805') feet in length, four (4) seat walls measuring approximately eighteen (18") inches 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 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 of any right-of-way improvements, coordinate with City Traffic Engineering staff to ensure there is no conflict with City of Columbia underground traffic signal and street lighting circuits.
9. Seat wall benches to be installed in Pulaski Street right-of-way shall consist of the Landscape Forms 35 Collection "Stay" bench powder coated silver model with one divider and no arms.
10. Applicant shall coordinate with Planning staff the proposed locations of light poles, mast arms, and any to-be relocated small cell nodes.

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 Burkhalter
City Manager

Approved as to form:

[Signature]
City Attorney

ATTEST:

Erika D. Hammond
City Clerk

Introduced: 02/03/2026
Final Reading: 02/17/2026

**CITY COUNCIL
ENCROACHMENT SUMMARY
2026-010**



**500 BLOCK OF BLOSSOM STREET, 600 BLOCK OF HUGER STREET AND 600
BLOCK OF PULASKI STREET
ADJACENT TO 604 HUGER STREET
SIDEWALKS, SEAT WALLS, LANDSCAPING AND IRRIGATION**

Subject Property:	Right-of-way adjacent to 604 Huger Street
Council District:	3
Proposal:	The applicant is requesting an encroachment for installation and maintenance of sidewalks, seat walls, landscaping and irrigation.
Applicant:	604 Huger LLC
Staff Recommendation:	Approval.

Detail:	<p>The applicant is requesting an encroachment for the installation and maintenance of sidewalks measuring between approximately five (5') to fourteen (14') feet in width eight hundred five (805') feet in length, four (4) seat walls measuring approximately eighteen (18") inches in height, landscaping and irrigation adjacent to 604 Huger 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 of any right-of-way improvements, coordinate with City Traffic Engineering staff to ensure there is no conflict with City of Columbia underground traffic signal and street lighting circuits. 9. Seat wall benches to be installed in Pulaski Street right-of-way shall consist of the Landscape Forms 35 Collection "Stay" bench powder coated silver model with one divider and no arms. 10. Applicant shall coordinate with Planning staff the proposed locations of light poles, mast arms, and any to-be relocated small cell nodes.
----------------	--

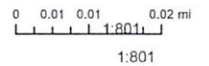


Citywide GIS Viewer Map

This map was prepared using the City GIS Viewer
 City of Columbia - GIS Division
 1/14/2026 2:21 PM



- | | | | |
|-------------------------------|------------------|----------------------|--------------|
| Tax Parcel | Highway | Columbia City Limits | Blue: Band_3 |
| Building Footprint | City Maintained | Imagery 2025 | |
| Street & Ownership | | RGB | |
| CFCC,Ownership | State Maintained | Red: Band_1 | |
| Interstate | Private | Green: Band_2 | |
| | Others | | |



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 provided 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.)

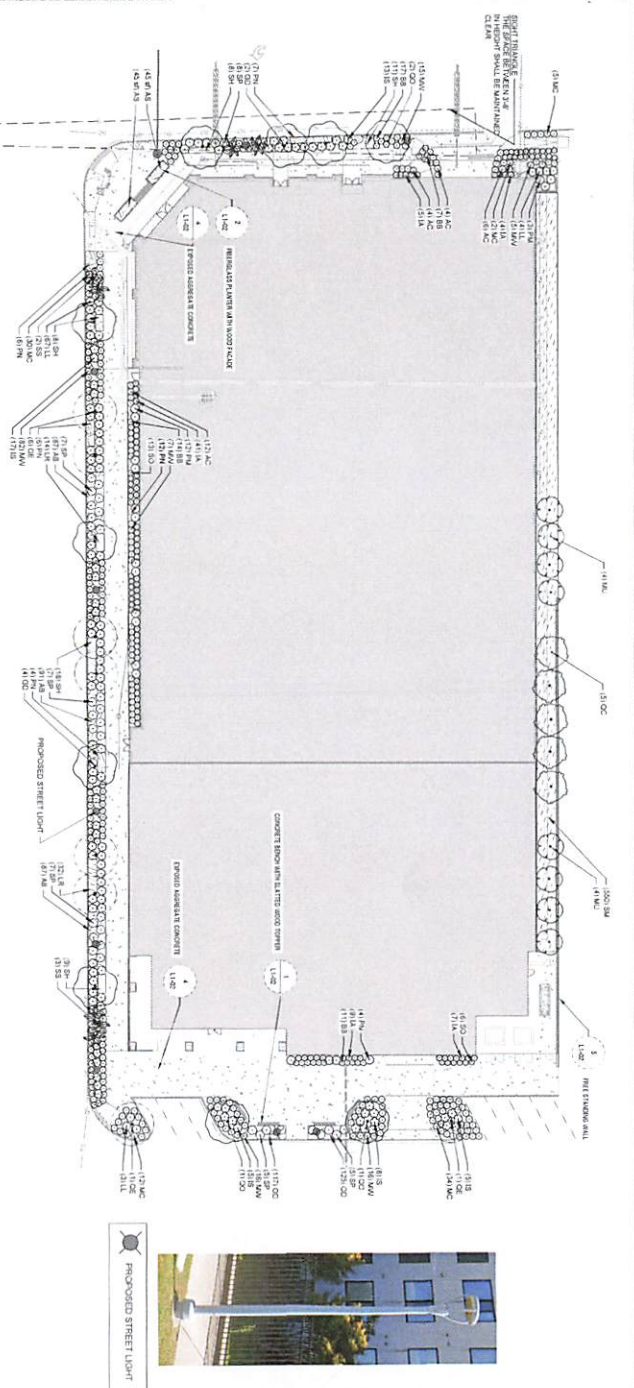
Proposed development is a mixed use project consisting of two commercial leasing units and multi-family units (118 3 bedrooms, 20 two bedrooms, and 36 one bedroom units). Associated improvements within the Pulaski St right-of-way are as follows:

- 1) reduction of one existing on-street parking space
- 2) removal of one existing driveway and slight realignment of another driveway for entrance to the parking garage & curb realignment.
- 3) removal and expansion of the sidewalk along Pulaski St
- 4) landscaping revisions within Pulaski St r/w
- 5) 4 seat walls near the entry plaza for the multi-family entrance
- 6) canopy encroachment for the residential lobby
- 7) irrigation
- 8) revised street lighting

For staff use only

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

By: _____



PLANT SCHEDULE

SYMBOL	SYMBOL CODE	QTY	COMMON NAME	botanical NAME	SIZE	DEPTH	REMARKS
	11	1	1-11.00	1-11.00	12" DIA.	18" DEEP	1-11.00
	12	1	1-11.01	1-11.01	12" DIA.	18" DEEP	1-11.01
	13	1	1-11.02	1-11.02	12" DIA.	18" DEEP	1-11.02
	14	1	1-11.03	1-11.03	12" DIA.	18" DEEP	1-11.03
	15	1	1-11.04	1-11.04	12" DIA.	18" DEEP	1-11.04
	16	1	1-11.05	1-11.05	12" DIA.	18" DEEP	1-11.05
	17	1	1-11.06	1-11.06	12" DIA.	18" DEEP	1-11.06
	18	1	1-11.07	1-11.07	12" DIA.	18" DEEP	1-11.07
	19	1	1-11.08	1-11.08	12" DIA.	18" DEEP	1-11.08
	20	1	1-11.09	1-11.09	12" DIA.	18" DEEP	1-11.09
	21	1	1-11.10	1-11.10	12" DIA.	18" DEEP	1-11.10
	22	1	1-11.11	1-11.11	12" DIA.	18" DEEP	1-11.11
	23	1	1-11.12	1-11.12	12" DIA.	18" DEEP	1-11.12
	24	1	1-11.13	1-11.13	12" DIA.	18" DEEP	1-11.13
	25	1	1-11.14	1-11.14	12" DIA.	18" DEEP	1-11.14
	26	1	1-11.15	1-11.15	12" DIA.	18" DEEP	1-11.15
	27	1	1-11.16	1-11.16	12" DIA.	18" DEEP	1-11.16
	28	1	1-11.17	1-11.17	12" DIA.	18" DEEP	1-11.17
	29	1	1-11.18	1-11.18	12" DIA.	18" DEEP	1-11.18
	30	1	1-11.19	1-11.19	12" DIA.	18" DEEP	1-11.19
	31	1	1-11.20	1-11.20	12" DIA.	18" DEEP	1-11.20
	32	1	1-11.21	1-11.21	12" DIA.	18" DEEP	1-11.21
	33	1	1-11.22	1-11.22	12" DIA.	18" DEEP	1-11.22
	34	1	1-11.23	1-11.23	12" DIA.	18" DEEP	1-11.23
	35	1	1-11.24	1-11.24	12" DIA.	18" DEEP	1-11.24
	36	1	1-11.25	1-11.25	12" DIA.	18" DEEP	1-11.25
	37	1	1-11.26	1-11.26	12" DIA.	18" DEEP	1-11.26
	38	1	1-11.27	1-11.27	12" DIA.	18" DEEP	1-11.27
	39	1	1-11.28	1-11.28	12" DIA.	18" DEEP	1-11.28
	40	1	1-11.29	1-11.29	12" DIA.	18" DEEP	1-11.29
	41	1	1-11.30	1-11.30	12" DIA.	18" DEEP	1-11.30
	42	1	1-11.31	1-11.31	12" DIA.	18" DEEP	1-11.31
	43	1	1-11.32	1-11.32	12" DIA.	18" DEEP	1-11.32
	44	1	1-11.33	1-11.33	12" DIA.	18" DEEP	1-11.33
	45	1	1-11.34	1-11.34	12" DIA.	18" DEEP	1-11.34
	46	1	1-11.35	1-11.35	12" DIA.	18" DEEP	1-11.35
	47	1	1-11.36	1-11.36	12" DIA.	18" DEEP	1-11.36
	48	1	1-11.37	1-11.37	12" DIA.	18" DEEP	1-11.37
	49	1	1-11.38	1-11.38	12" DIA.	18" DEEP	1-11.38
	50	1	1-11.39	1-11.39	12" DIA.	18" DEEP	1-11.39
	51	1	1-11.40	1-11.40	12" DIA.	18" DEEP	1-11.40
	52	1	1-11.41	1-11.41	12" DIA.	18" DEEP	1-11.41
	53	1	1-11.42	1-11.42	12" DIA.	18" DEEP	1-11.42
	54	1	1-11.43	1-11.43	12" DIA.	18" DEEP	1-11.43
	55	1	1-11.44	1-11.44	12" DIA.	18" DEEP	1-11.44
	56	1	1-11.45	1-11.45	12" DIA.	18" DEEP	1-11.45
	57	1	1-11.46	1-11.46	12" DIA.	18" DEEP	1-11.46
	58	1	1-11.47	1-11.47	12" DIA.	18" DEEP	1-11.47
	59	1	1-11.48	1-11.48	12" DIA.	18" DEEP	1-11.48
	60	1	1-11.49	1-11.49	12" DIA.	18" DEEP	1-11.49
	61	1	1-11.50	1-11.50	12" DIA.	18" DEEP	1-11.50
	62	1	1-11.51	1-11.51	12" DIA.	18" DEEP	1-11.51
	63	1	1-11.52	1-11.52	12" DIA.	18" DEEP	1-11.52
	64	1	1-11.53	1-11.53	12" DIA.	18" DEEP	1-11.53
	65	1	1-11.54	1-11.54	12" DIA.	18" DEEP	1-11.54
	66	1	1-11.55	1-11.55	12" DIA.	18" DEEP	1-11.55
	67	1	1-11.56	1-11.56	12" DIA.	18" DEEP	1-11.56
	68	1	1-11.57	1-11.57	12" DIA.	18" DEEP	1-11.57
	69	1	1-11.58	1-11.58	12" DIA.	18" DEEP	1-11.58
	70	1	1-11.59	1-11.59	12" DIA.	18" DEEP	1-11.59
	71	1	1-11.60	1-11.60	12" DIA.	18" DEEP	1-11.60
	72	1	1-11.61	1-11.61	12" DIA.	18" DEEP	1-11.61
	73	1	1-11.62	1-11.62	12" DIA.	18" DEEP	1-11.62
	74	1	1-11.63	1-11.63	12" DIA.	18" DEEP	1-11.63
	75	1	1-11.64	1-11.64	12" DIA.	18" DEEP	1-11.64
	76	1	1-11.65	1-11.65	12" DIA.	18" DEEP	1-11.65
	77	1	1-11.66	1-11.66	12" DIA.	18" DEEP	1-11.66
	78	1	1-11.67	1-11.67	12" DIA.	18" DEEP	1-11.67
	79	1	1-11.68	1-11.68	12" DIA.	18" DEEP	1-11.68
	80	1	1-11.69	1-11.69	12" DIA.	18" DEEP	1-11.69
	81	1	1-11.70	1-11.70	12" DIA.	18" DEEP	1-11.70
	82	1	1-11.71	1-11.71	12" DIA.	18" DEEP	1-11.71
	83	1	1-11.72	1-11.72	12" DIA.	18" DEEP	1-11.72
	84	1	1-11.73	1-11.73	12" DIA.	18" DEEP	1-11.73
	85	1	1-11.74	1-11.74	12" DIA.	18" DEEP	1-11.74
	86	1	1-11.75	1-11.75	12" DIA.	18" DEEP	1-11.75
	87	1	1-11.76	1-11.76	12" DIA.	18" DEEP	1-11.76
	88	1	1-11.77	1-11.77	12" DIA.	18" DEEP	1-11.77
	89	1	1-11.78	1-11.78	12" DIA.	18" DEEP	1-11.78
	90	1	1-11.79	1-11.79	12" DIA.	18" DEEP	1-11.79
	91	1	1-11.80	1-11.80	12" DIA.	18" DEEP	1-11.80
	92	1	1-11.81	1-11.81	12" DIA.	18" DEEP	1-11.81
	93	1	1-11.82	1-11.82	12" DIA.	18" DEEP	1-11.82
	94	1	1-11.83	1-11.83	12" DIA.	18" DEEP	1-11.83
	95	1	1-11.84	1-11.84	12" DIA.	18" DEEP	1-11.84
	96	1	1-11.85	1-11.85	12" DIA.	18" DEEP	1-11.85
	97	1	1-11.86	1-11.86	12" DIA.	18" DEEP	1-11.86
	98	1	1-11.87	1-11.87	12" DIA.	18" DEEP	1-11.87
	99	1	1-11.88	1-11.88	12" DIA.	18" DEEP	1-11.88
	100	1	1-11.89	1-11.89	12" DIA.	18" DEEP	1-11.89
	101	1	1-11.90	1-11.90	12" DIA.	18" DEEP	1-11.90
	102	1	1-11.91	1-11.91	12" DIA.	18" DEEP	1-11.91
	103	1	1-11.92	1-11.92	12" DIA.	18" DEEP	1-11.92
	104	1	1-11.93	1-11.93	12" DIA.	18" DEEP	1-11.93
	105	1	1-11.94	1-11.94	12" DIA.	18" DEEP	1-11.94
	106	1	1-11.95	1-11.95	12" DIA.	18" DEEP	1-11.95
	107	1	1-11.96	1-11.96	12" DIA.	18" DEEP	1-11.96
	108	1	1-11.97	1-11.97	12" DIA.	18" DEEP	1-11.97
	109	1	1-11.98	1-11.98	12" DIA.	18" DEEP	1-11.98
	110	1	1-11.99	1-11.99	12" DIA.	18" DEEP	1-11.99

PLANT SCHEDULE

SYMBOL	SYMBOL CODE	QTY	COMMON NAME	botanical NAME	SIZE	DEPTH	REMARKS
	111	1	1-11.100	1-11.100	12" DIA.	18" DEEP	1-11.100
	112	1	1-11.101	1-11.101	12" DIA.	18" DEEP	1-11.101
	113	1	1-11.102	1-11.102	12" DIA.	18" DEEP	1-11.102
	114	1	1-11.103	1-11.103	12" DIA.	18" DEEP	1-11.103
	115	1	1-11.104	1-11.104	12" DIA.	18" DEEP	1-11.104
	116	1	1-11.105	1-11.105	12" DIA.	18" DEEP	1-11.105
	117	1	1-11.106	1-11.106	12" DIA.	18" DEEP	1-11.106
	118	1	1-11.107	1-11.107	12" DIA.	18" DEEP	1-11.107
	119	1	1-11.108	1-11.108	12" DIA.	18" DEEP	1-11.108
	120	1	1-11.109	1-11.109	12" DIA.	18" DEEP	1-11.109
	121	1	1-11.110	1-11.110	12" DIA.	18" DEEP	1-11.110
	122	1	1-11.111	1-11.111	12" DIA.	18" DEEP	1-11.111
	123	1	1-11.112	1-11.112	12" DIA.	18" DEEP	1-11.112
	124	1	1-11.113	1-11.113	12" DIA.	18" DEEP	1-11.113
	125	1	1-11.114	1-11.114	1		