

ORDINANCE NO.: 2017-074

Granting an encroachment to Woodcreek Development, LLC for installation and maintenance of two brick walls, two brick columns, curbing, guttering, landscaping, an irrigation system, paving, two raised medians and lighting within the right of way area of the 2000 block of Woodcreek Farms Road at Spears Creek Church Road adjacent to Richland County TMS #28800-01-10

ORIGINAL
STAMPED IN RED

WHEREAS, Woodcreek Development, LLC (hereinafter "Grantee") desires to use a portion of the right of way area of the 2000 block of Woodcreek Farms Road at Spears Creek Church Road adjacent to Richland County TMS #28800-01-10 for the installation and maintenance of curbing and guttering measuring approximately one hundred sixty five (165') feet in length, a portion of two (2) brick walls measuring approximately fifteen (15') feet in length, approximately two (2') feet in width and approximately ten (10') feet in height; two (2) brick columns measuring approximately two (2') feet in length, approximately two (2') feet in width and approximately fifteen (15') feet in height; landscaping, paving, an irrigation system and the modification of two (2) raised medians with lighting, 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 October, 2017, that Grantee is hereby granted the right to use a portion of the right of way area of the 2000 block of Woodcreek Farms Road at Spears Creek Church Road adjacent to Richland County TMS #28800-01-10 for the installation and maintenance of curbing and guttering measuring approximately one hundred sixty five (165') feet in length, a portion of two (2) brick walls measuring approximately fifteen (15') feet in length, approximately two (2') feet in width and approximately ten (10') feet in height; two (2) brick columns measuring approximately two (2') feet in length, approximately two (2') feet in width and approximately fifteen (15') feet in height; landscaping, paving, an irrigation system and the modification of two (2) raised medians with lighting, as shown on the attached drawings.

ALL WORK SHALL COMPLY with the requirements of The City of Columbia and South Carolina Department of Transportation 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 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.

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.
3. Irrigation must be designed to avoid spraying walkways, sidewalks and streets and/or creating hazardous conditions upon the walkways, sidewalks and streets.
4. Obstructions of more than be four (4') feet in height are prohibited within the sight-visibility triangle.
5. No permanent structures or trees are allowed in the City's utility easements.
6. A hold harmless agreement is required for any proposed infrastructure located within the City's utility easements.

PROVIDED FURTHER that the privilege granted hereby may be modified or terminated by Columbia City Council at any time without notice to the Grantee, his successors and assigns.

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.

BE IT FURTHER ORDAINED that Grantee, in consideration of the above privilege, shall at his 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 Gentry



Mayor

Approved by:



City Manager

Approved as to form:



City Attorney

ATTEST:



City Clerk

Introduced:

Final Reading:

ORIGINAL
STAMPED IN RED

**CITY COUNCIL
ENCROACHMENT SUMMARY
2017-074**



**WOODCREEK FARMS ROAD
2000 BLOCK OF WOODCREEK FARMS ROAD
WOODCREEK DEVELOPMENT LLC**

WOODCREEK FARMS ROAD ENTRANCE WAY IMPROVEMENTS

Subject Property:	2000 Block of Woodcreek Farms Road, TMS#28800-01-10
Council District:	4
Proposal:	Request approval for the installation and maintenance of curbing, guttering, landscaping, paving, brick wall, irrigation and a raised median.
Applicant:	Woodcreek Development LLC
Staff Recommendation:	Approval with conditions.
Conditions:	<ol style="list-style-type: none"> 1. Irrigation must be designed to avoid spraying walkways, sidewalks and streets and/or creating hazardous conditions upon the walkways, sidewalks and streets; 2. Grantee is responsible for all maintenance and assuring that all accessibility and ADA requirements are met and maintained; 3. Grantee is to coordinate existing and proposed crosswalks, ramps and curb cuts to insure proper alignment.

Detail:	The applicant is requesting an encroachment ordinance to modify the Woodcreek Farms Neighborhood entranceway to include the installation and maintenance of curbing and guttering measuring approximately one hundred sixty five (165') feet in length, a portion of two (2) brick walls measuring approximately fifteen (15') feet in length approximately two (2') feet in width approximately ten (10') feet in height, two brick columns measuring approximately two (2') feet in length approximately two (2') feet in width approximately fifteen (15') feet in height, landscaping, paving, irrigation system and the modification of two raised medians, all as shown on the attached drawings.
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CITY AGENCY COMMENTS FOR ENCROACHMENT

Planning & Development	Recommend approval.
Streets	Recommend approval.
Utilities & Engineering	Recommend approval with conditions: <ol style="list-style-type: none"> 1. No permanent structures will be allowed inside City utility easements. 2. Trees will not be permitted inside City Utility easements. 3. A hold-harmless agreement will be needed for any proposed infrastructure, i.e. irrigation infrastructure, to be located inside City utility easements.
Traffic Engineering	Recommend approval.
Fire Department	Recommend approval.
Forestry	Recommend approval.
Land Development	Recommend approval.

City of Columbia

Woodcreek Farms Road Entrance - Encroachment

Thursday, June 15, 2017



CITY OF COLUMBIA GIS DATA DISCLAIMER

The City of Columbia GIS data represented on this map or plan is the product of compilation, as 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.



REQUEST FOR A PERMANENT RESIDENTIAL OR CHURCH DIRECTIONAL SIGNS ENCROACHMENT ORDINANCE

For a continuing encroachment on any type of property in which the City has an interest (i.e., rights of way, tree zone, sidewalk, streets), the person or entity is required to have an encroachment ordinance enacted by City Council permitting the encroachment. Encroachment ordinances are required for but not limited to: irrigation systems; landscaping; fencing; walls; pavers; walkways; outdoor dining items (chairs, tables, umbrellas, etc.); awnings; bollards and directional signs (i.e., churches) *Business signs are NOT permitted via an encroachment. An encroachment must comply with all existing City codes, rules and regulations, the Americans with Disabilities Act, if applicable, and is subject to review and approval by City staff. Enactment of the encroachment ordinance by a majority vote of City Council, which is a discretionary legislative act, is also required. In order to obtain an encroachment ordinance from the City of Columbia, it will be necessary for the City of Columbia to be named as an additional insured on your homeowners' policy with limits being increased to \$600,000 as required by Sec. 11-71. It is recommended that you contact your insurance provider to determine if it will name the City of Columbia as an additional insured prior to submitting your request for an encroachment ordinance. If you have any questions concerning these requirements, please contact Chip Timmons with Risk Management.*

Please complete and submit this form along with any attachment(s) to Shari Ardis by e-mail at sardis@columbiasc.net ; fax at 803-737-4250; or mail to Shari Ardis, Legal Department, POB 147 Columbia, SC 29217, for preparation of an encroachment ordinance. Copies to City departments should be directed to the contact person for that department as shown below and not through the Legal Department. Chip Timmons with Risk Management (733-8306 or catimmons@columbiasc.net) should be contacted regarding the insurance requirements.

Date: 6-20-17 Property Owner: Woodcreek Development LLC
 Applicant's Name if different from Property Owner: _____
 Contact Information: Telephone Number: 699-4141 Fax Number: _____
 Mailing address: 1712 Woodcreek Farms Rd Elgin 29045 E-mail address: Harold@hvo3.com
 Encroachment Location (Address): NE/S Spears Creek Church Rd Woodcreek Farms Entrance
 (if corner lot, include name and block number of side street, i.e., 1737 Main Street and 1100 block of Laurel Street)
 Tax Map Number for Encroachment Location: PO 28800-01-10

Encroachment type: Wall Fence Columns Steps Irrigation System Landscaping Driveway Pavers
 Walkway/Side walk Underground Utilities other

If Other - specify: _____

Dimensions (height/width/length): _____

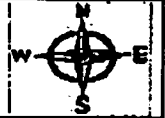
(i.e., 6x4' wooden privacy fence; two 12"x4' concrete step; two 12"x12" x24" brick columns; 4x15' brick paver walkway)

Construction material: _____

Please provide photographs and drawing or site plan drawn to scale - no larger than 8-1/2 x 11.

 Church Directional Signs (Must provide picture or drawing of proposed signs that reflect dimensions)

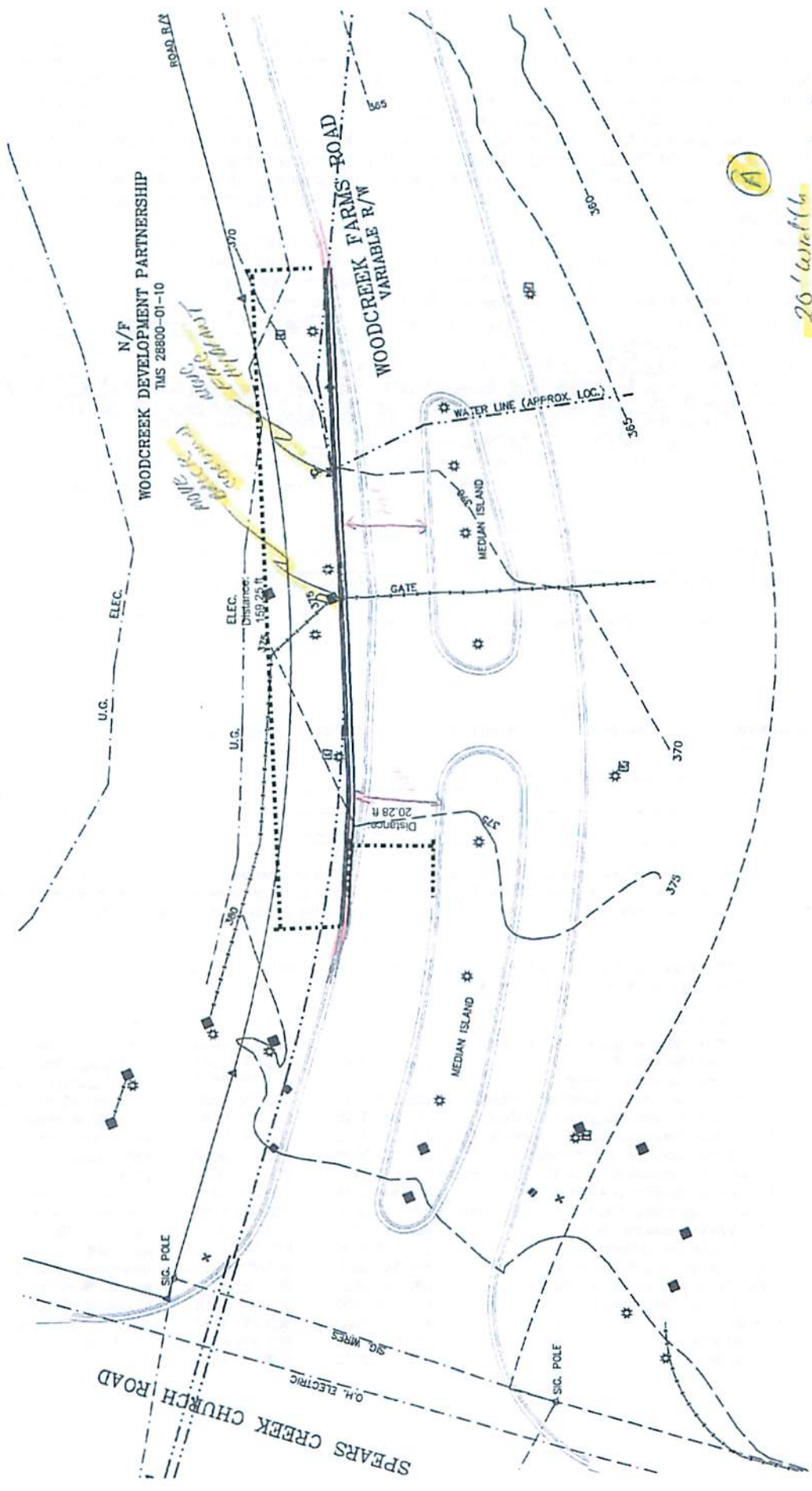
Location(s) signs are to be placed (i.e. Northeast corner of Main Street) _____



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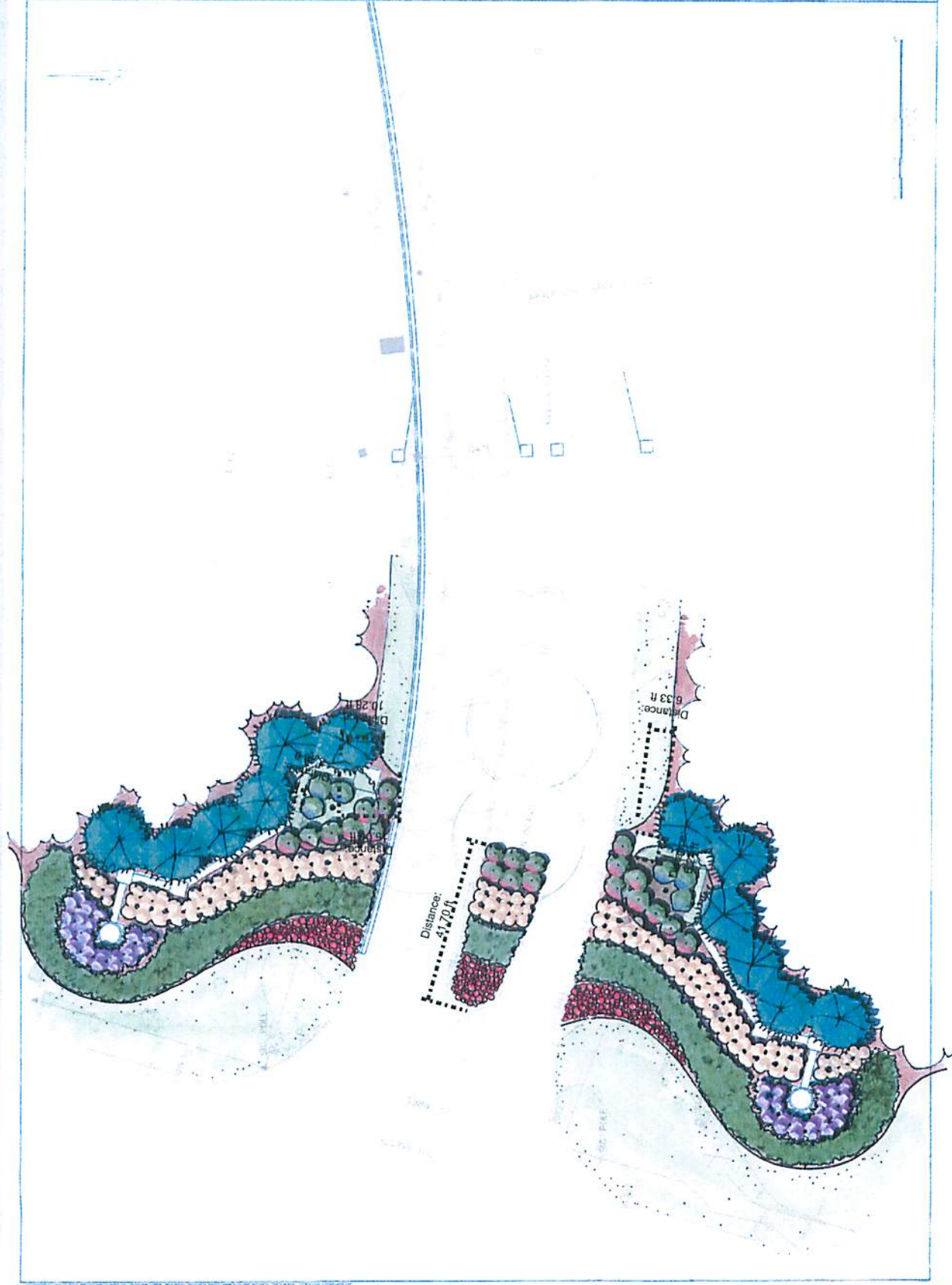
The proposed ordinance will be sent to the requesting party and City offices for review and approval. Johnathan Chambers will compile the recommendations and forward them to the City Clerk for scheduling before City Council. This process may take from 30-90 days.

CONTACT	DEPARTMENT	PHONE	FAX	E-MAIL
Johnathan Chambers	Development Services (Land Development)	803-545-3333	803-255-8935	jchambers@columbiasc.net
John Fellows	Development Services (Planning)	803-545-3222	803-733-8847	jfellows@columbiasc.net
Brian Cook	Development Services (Zoning)	803-545-3332	803-733-8847	kboock@columbiasc.net
Jerry Thompson	Development Services (Building Inspections)	803-545-3420	803-733-8899	jthompson@columbiasc.net
Zach Kay	Development Services (Development Center)	803-545-3420	803-733-8899	zpkay@columbiasc.net
Amy Moore	Development Services (Historic Preservation)	803-545-3222	803-733-8847	aemoore@columbiasc.net
Lucinda Staller	Development Services (Urban Design)	803-545-0229	803-733-8847	lsstaller@columbiasc.net
Jerry Thompson	Development Services (Commercial Plan Review)	803-545-3420	803-733-8847	jthompson@columbiasc.net
Scott Holder	Development Services (Landscaping)	803-545-3218	803-255-8935	jsholder@columbiasc.net
Denny Daniels	Utilities & Engineering (Construction Management)	803-545-3400	803-988-8199	ddaniels@columbiasc.net
Robert Anderson	Public Works (Administration)	803-545-3780	803-733-8848	raanderson@columbiasc.net
Robert Sweatt	Public Works (Street Division)	803-545-3790	803-545-3785	rgsweatt@columbiasc.net
David Brewer	Public Works (Traffic Engineering)	803-545-3850	803-733-8848	ddbrewer@columbiasc.net
Sara Holler	Public Works (Forestry & Beautification)	803-545-3880	803-733-8848	seholler@columbiasc.net
John Hooks	Public Works (Solid Waste)	803-545-3800	803-733-8848	jphooks@columbiasc.net
Chip Timmons	Risk Management	803-733-8308	803-733-8245	catimmons@columbiasc.net
Kris Scott	Fire Department	803-545-3738	803-401-8839	ckdkscol@columbiasc.net
Linda Malney	Parking Services	803-545-3070	803-733-8523	lsmalney@columbiasc.net



(A)

20' wide (h)
 Expand North side only
 1/12/20'



Handwritten scribbles and lines, possibly representing a landscape or a signature.

