

D/DRC Case

1608 Main Street

City Center Design/Development District

TMS: 09014-04-14





**DESIGN/DEVELOPMENT REVIEW COMMISSION
SITE PLAN REVIEW
CASE SUMMARY**

**1608 MAIN STREET
CAPITOL PLACES II OWNER, LLC
APARTMENTS**

July 14, 2016 at 4:00pm

City Council Chambers, 3rd Floor, City Hall, 1737 Main Street
Columbia, South Carolina 29201

Subject Property:	1608 Main Street
TMS#:	TMS#09014-04-14
Zoning District:	C-5, DD (Central Business District within the Design Development Review District)
Council District:	2
Proposal:	Request site plan approval to convert the second-story of an existing building into seven apartments
Applicant:	Capitol Places II Owner, LLC
Proposed Use:	Apartments
Staff Recommendation:	Approval with conditions as listed below.

Detail:	<p>This project entails the conversion of a second-story commercial building into seven apartments. This project is located within the Central Business District and off-street parking is not required.</p> <p>Should the Commission be inclined to grant approval of the site plan, staff would request that the Commission grant approval subject staff comments.</p>
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CITY AGENCY COMMENTS FOR CONCEPTUAL PLAN REVIEW	
John Fellows, Planning	Recommend approval.
K. Brian Cook, Zoning Administrator	Recommend approval.
Johnathan Chambers, Land Development Administrator	Recommend approval with conditions: <ol style="list-style-type: none"> 1. Prior to the issuance of any permits, ingress and egress easement (allowing access to the apartments) to be reviewed, approved and recorded. 2. Survey that delineates the above referenced easement must also be reviewed, approved and recorded prior to the issuance of any permits.
Chris Metts, Plans Examiner	Recommend approval.
Scott Rogers, Utilities	Recommend approval with conditions: <ol style="list-style-type: none"> 1. Any needed upgrade, extension or relocation of City utilities must be provided by the developer. 2. Any privately owned/maintained utilities or permanent

	<p>structures cannot be located inside exclusive City of Columbia utility easements.</p> <ol style="list-style-type: none"> 3. Proposed sewer flow calculations are needed to determine how the proposed project will affect the City's sewer system. Depending upon the effects of the projected flows on the City's system this project may or may not be approved. These calculations should be submitted to the Engineering department as soon as possible. 4. Water and/or Sewer mains and 4" and above water meters will not be allowed inside public right-of-ways without an approved encroachment permit and written approval from the City Engineer.
David Brewer, Traffic Engineering	Recommend approval.
Kris Scott, Fire Department	Recommend approval.
Sara Hollar, Forestry	<p>Recommend approval with condition:</p> <ol style="list-style-type: none"> 1. Existing trees and landscaping in right of way must be protected to keep all people, equipment, building materials and vehicles out of the tree area during construction.
Michael Jaspers, Stormwater	<p>Recommend approval with conditions:</p> <ol style="list-style-type: none"> 1. Will need to provide pre and post-development hydrology calculations showing no new discharge points and no adverse impacts to downstream/adjacent properties. 2. Post-development should be equal to or less than pre-development rates. 3. Any new control or system should be accompanied by a maintenance plan and agreement.
David Knoche, Parking Services	Recommend approval.
Robert Sweatt, Street Division	Recommend approval.
John Hooks, Solid Waste	Recommend approval.



City of Columbia APPLICATION for SITE PLAN/SUBDIVISION PLAT REVIEW

OFFICE USE ONLY: Date Received _____ By _____

1) APPLICANT (Please Print)

Name:	Tom Prioreschi	Company:	Capitol Places II owner, LLC
Tel. #:	803-920-5909	Fax#:	N/A
Mobile #:	" " "	E-mail:	tmprior@aol.com

Do you own any of the property affected by this application? YES NO; If NO, provide Letter of Agency

2) THIS APPLICATION IS FOR (Check all that apply)

- Group/Individual Commercial Development
- Group Residential Development
- Residential Subdivision
- Planned Unit Development Site Review

3) PROPERTY

Address:	1608 MAIN ST.	Total Acreage:	0.10 ACRES
TMS#:	R09074-04-34	Proposed Use:	RETAIL/MULTIFAMILY
Current Use:	RETAIL	Number of Lots and/or Units:	7 NEW UNITS
Current Zoning:	C-5	Total Sq. Ft.	4531 SQ FT

3) DETAILED PROJECT DESCRIPTION: (Attach additional paper if you need more space)

1608 MAIN CONSISTS OF 2 FLOORS: 1ST FLOOR IS COMMERCIAL/RETAIL AND WILL STAY AS IT IS. 2ND FLOOR CONSISTS OF EMPTY SPACE WHICH WILL BE CONVERTED INTO 7 APARTMENTS. BASEMENT IS EMPTY & WILL BE USED FOR SOME UTILITY FUNCTIONS TO SERVICE THE APARTMENTS. ALL HALLWAYS, STAIRS, ELEVATOR, LOBBY, ETC PROVIDED BY OWNER'S ADJACENT "BERRY'S BLDG. APTS" & ALREADY EXIST.

4) NEIGHBORHOOD CONSULTATION

Prior to the Planning Commission meeting, meet with the adjacent neighbors or neighborhood association to communicate details of the proposed project. Please note that this informational meeting is not required by ordinance, but is *strongly* encouraged. Contact information may be obtained from Zoning staff.

5) PLAN SUBMITTAL

Please refer to the Checklist for Site Plan Review for materials required for submittal with this application

6) SIGNATURE

Applicant Signature:	
Print Name:	THOMAS PRIORESCHI
Date:	6-28-2016

PC Date: _____

Action: _____



CHECK LIST FOR SITE PLAN REVIEW

Please prepare 1 set of the information below and review it with Staff during a pre-application conference approximately ONE WEEK BEFORE THE APPLICATION DEADLINE.

After Staff has determined that the application contains the required information (that the application is complete), submit the information denoted below to the Zoning Division by the deadline listed on the *Planning Commission Calendar of Public Meetings*. All information is required unless checked and initialed by Development Services staff.

PLEASE PRINT!

Project Address: 1608 MAIN ST
 TMS#: R-09014-04-14
 Applicant Name: TOM PRIORESCHI FOR CAPITAL PLACES II OWNER, LLC
 Applicant Telephone #: 803-920-5909
 Contact Name: TOM PRIORESCHI
 Contact Telephone #: 803-920-5909

Staff will place your item on the next-available Planning Commission agenda only if the application is complete!

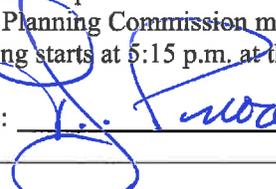
Provided	Not Provided	# of Copies	Size Required	SUBMITTAL ITEM
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	8 1/2" x 11"	PLANNING COMMISSION APPLICATION
<input type="checkbox"/>	<input checked="" type="checkbox"/>	13	18" x 24" min.	EXISTING SITE PLAN OR PLAT OF SURVEY NOT APPLICABLE WE ONLY HAVE A SURVEY
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	8 1/2" x 11"	To Scale and Fully Dimensioned ON THIS ZERO LOT LINE BUILDING. NO SITE EXIST EXCEPT FOOTPRINT OF BUILDING
<input type="checkbox"/>	<input checked="" type="checkbox"/>	13	18" x 24" minimum	PROPOSED SITE PLAN • To Scale and Fully Dimensioned NOT APPLICABLE <input checked="" type="checkbox"/> Total Acreage; <input checked="" type="checkbox"/> Location of Lots and Outlots (Numbered and Area in Square Feet); EXISTING <input checked="" type="checkbox"/> Location of Buildings (including Setbacks from Property Lines and Distances between Buildings); EXISTING <input checked="" type="checkbox"/> Location of Parking and Access/Driveways; N/A <input checked="" type="checkbox"/> Location of Rights-of-Way and/or Easements for Streets, Railroads, and Utility N/A <input checked="" type="checkbox"/> Lines Upon and Abutting Subject Property; EXISTING <input checked="" type="checkbox"/> Location of Streets, Alleys, Railroads, and Utility Lines Upon and Abutting Subject Property; EXISTING
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	8 1/2" x 11"	<input checked="" type="checkbox"/> Location of Lakes, Rivers, Streams, Swamps/Wetlands, Other Bodies of Water, and 100-year Floodplain and Floodway; N/A <input checked="" type="checkbox"/> Location of Signage; N/A <input checked="" type="checkbox"/> Statement/Chart of the Intensity of Development (Number and Size of Dwelling Units by Unit Type for Residential and/or Gross Floor Area by Building and Use for Nonresidential); 7 UNITS (4531 SQ FT): 4531 SQ FT ON 1ST FL OF COMMERCIAL. <input checked="" type="checkbox"/> Topography by Contours (at Vertical Intervals of Not More Than 5 Feet); N/A <input checked="" type="checkbox"/> Stamp of Registered Surveyor, Engineer, and/or Architect; <input checked="" type="checkbox"/> North Arrow; <input checked="" type="checkbox"/> Scale; <input checked="" type="checkbox"/> Vicinity Map (at 1 inch equals 1,000 feet). MAIN ST & TAYLOR. DO NOT HAVE ONE AVAILABLE.

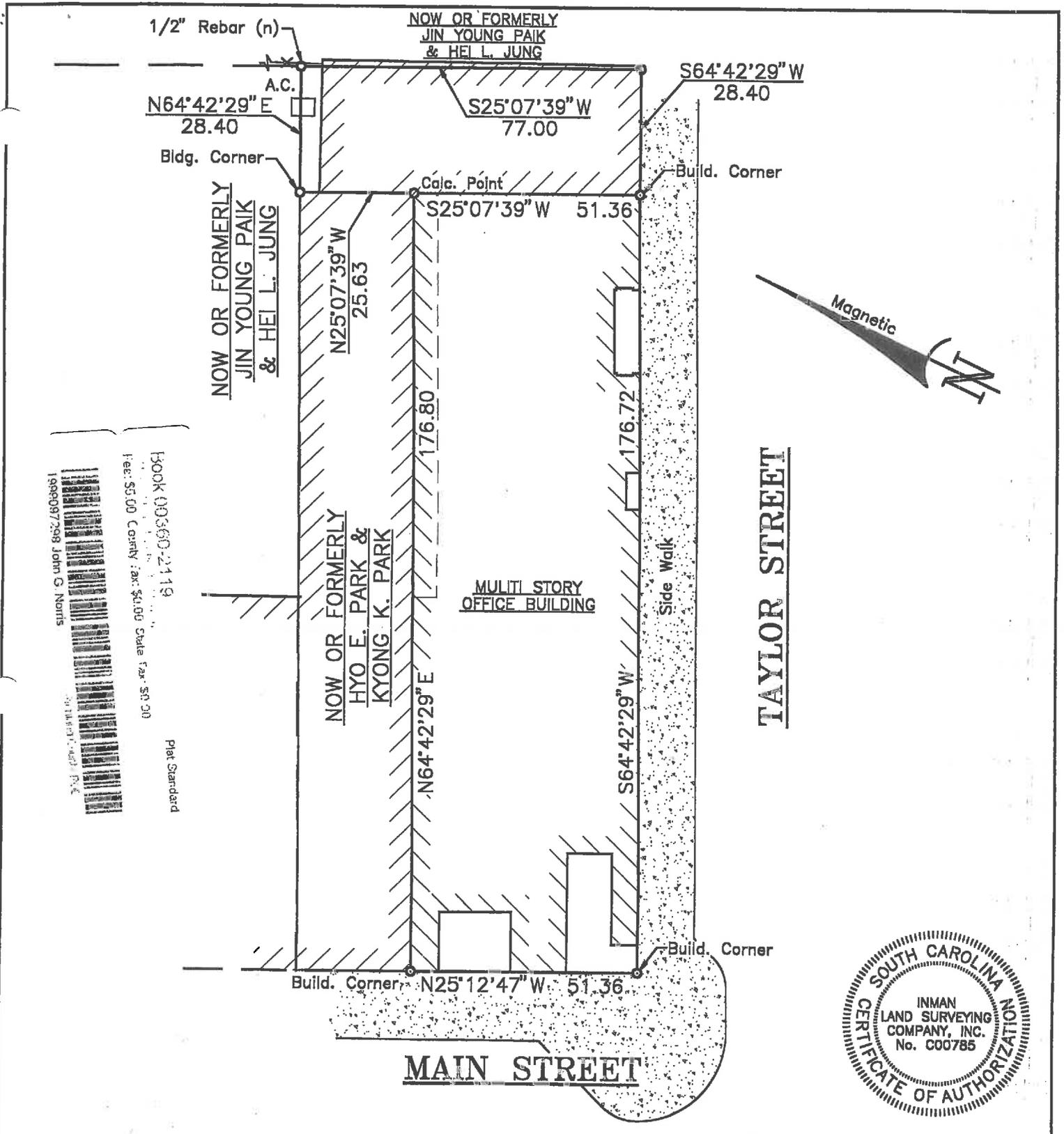
- SEE NEXT PAGE -

<input type="checkbox"/>	<input checked="" type="checkbox"/>	4	18" x 24" min.	BUILDING ELEVATIONS AND FLOOR PLANS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	8 1/2" x 11"	Please note this information is not required, but it is encouraged.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	3	18" x 24" min.	LANDSCAPE PLAN NOT APPLICABLE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	1	8 1/2" x 11"	Please note that, while this item is not a listed requirement within the Zoning Ordinance, the Ordinance permits the Planning Commission to ask for additional documentation that they feel necessary to make an informed decision, and a landscape plan is always requested. You may contact Nancy Lee Trihey at (803) 545-3218 to review your landscape plan prior to the pre-application conference.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	1	18" x 24" min.	EXISTING TREE INVENTORY NOT APPLICABLE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	1	8 1/2" x 11"	Please note that, while this item is not a listed requirement within the Zoning Ordinance, the Ordinance permits the Planning Commission to ask for additional documentation that they feel necessary to make an informed decision, and an existing tree inventory is always requested. You may contact Nancy Lee Trihey at (803) 545-3218 to review your tree inventory prior to the pre-application conference.

CONFIRMATION OF THE PROVISION OF REQUIRED INFORMATION AND APPEARANCE AT THE PLANNING COMMISSION

I, Tom Proreschi (the named applicant above), hereby attest that I have provided to staff all information listed above and as required within §17-305 of the Zoning Ordinance of the City of Columbia. I understand that the Planning Commission reserves the right to require additional information that it deems reasonably appropriate. Further, I understand that my Application for Map Amendment will be on the Planning Commission's agenda for _____ (date of Planning Commission meeting TO BE ENTERED BY STAFF) and that I should attend. I understand that this meeting starts at 5:15 p.m. at the City Council Chambers, 1737 Main Street.

SIGNATURE of Named Applicant Above:  Tom Proreschi, For Capitol Places II owners LLC
 Date: 6/28/2016



1999097298 John G. Norris
 Book 00360-2119
 Fee: \$5.00 County Tax: \$0.00 State Tax: \$0.00
 Plat Standard



Note: Revised November 12, 1999 To Remove Easement Which Was Terminated As Per Deed "Z", Page 93.

PLAT PREPARED FOR:

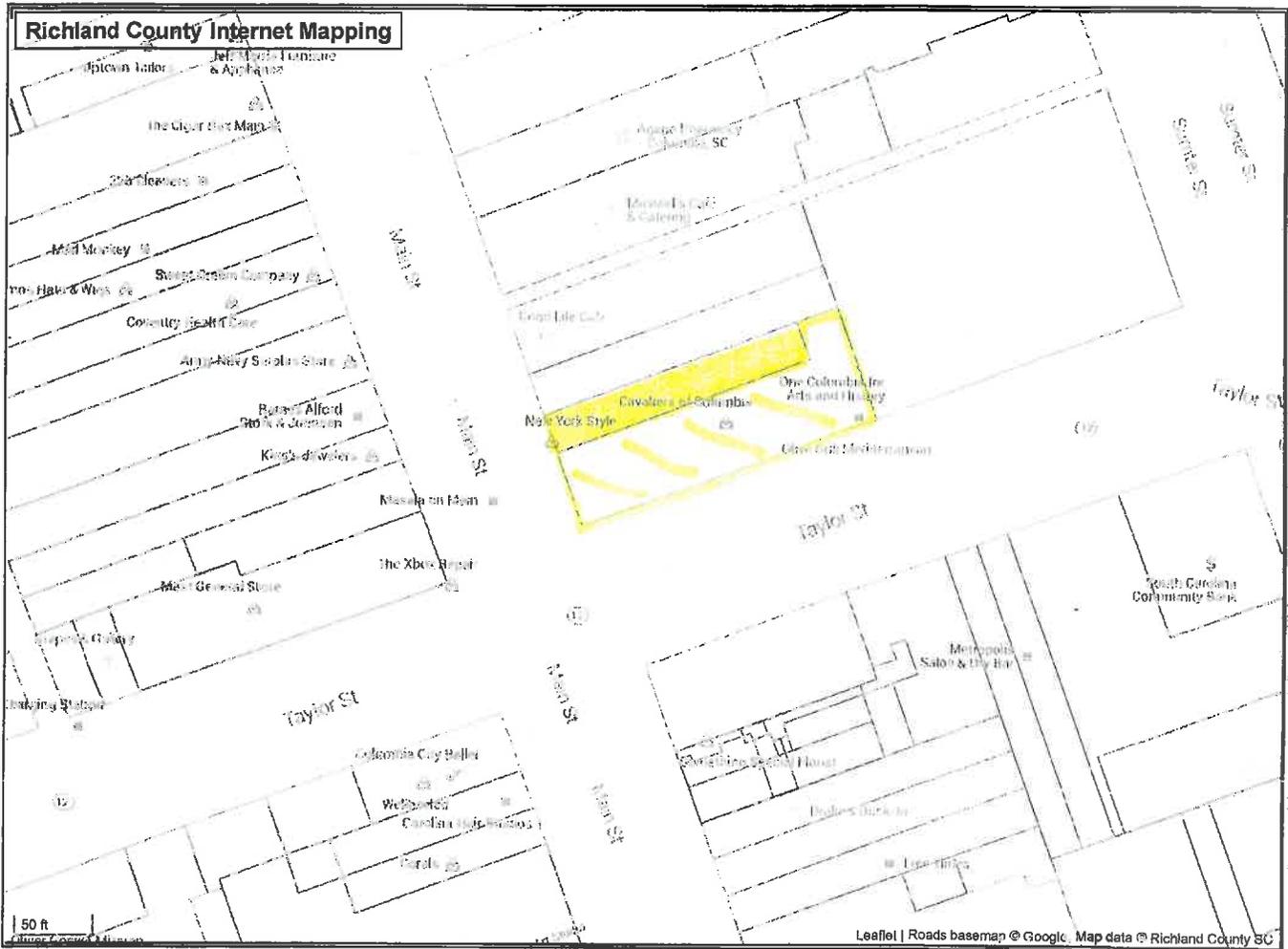
CAPITOL PLACES II, LLC.
 RICHLAND COUNTY, COLUMBIA, SOUTH CAROLINA

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

DATE: FEBRUARY 4, 1999
 REVISED: NOVEMBER 12, 1999

PROJECT NO.: 9812040

Richland County Internet Mapping





SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"

ISSUE DATE: FEBRUARY 18, 2015
 REVISIONS: FEB. 2016

PROPOSED ADDITION OF LOFT APARTMENTS TO
BERRY'S ON MAIN BUILDING
 1600 MAIN STREET, COLUMBIA, SC

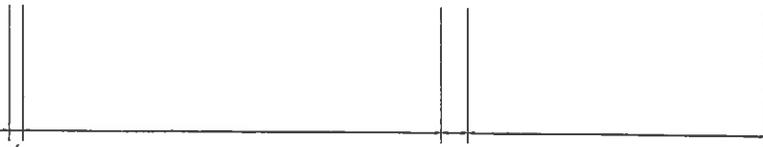
J. LESESNE MONTEITH,
 ARCHITECT
 1201 HAMPTON ST, SUITE 1A
 COLUMBIA, SC 29201

PLACES II, OWNER
 TUMN CIRCLE
 ABLA, SC 29206

SEET:
A-2
 OF 3

REPAIR AND RESTORE ALL DECORATIVE BRICKWORK TO CORRESPOND TO HISTORIC PHOTOGRAPH

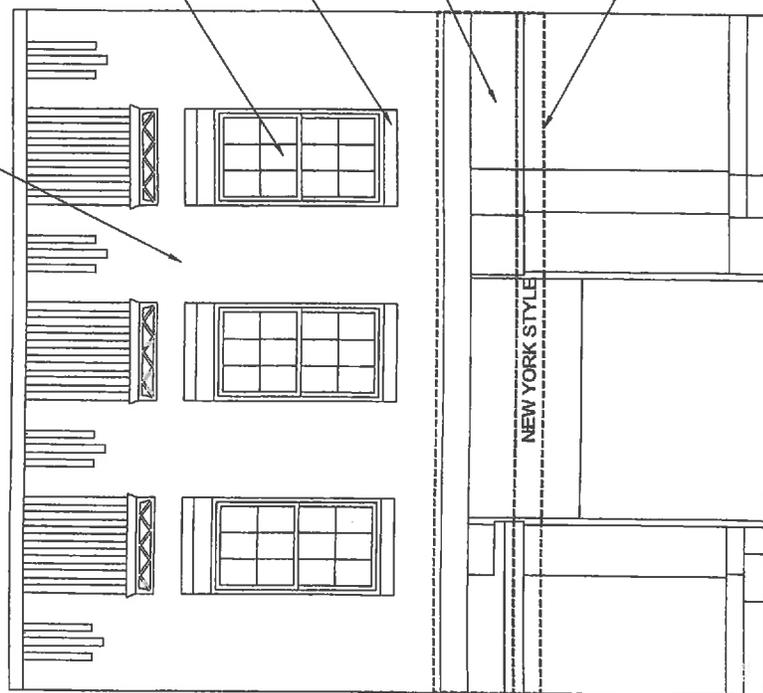
EXISTING STONE COPING



EXISTING BRICK EXTERIOR WALL

EXISTING METAL BAND ORIGINALLY PART OF AWNING ENCLOSURE

EXISTING MARBLE, ALUMINUM AND GLASS STOREFRONT



DOUBLE HUNG WOOD VINYL CLAD WINDOW-TYPICAL ALL THREE WINDOWS

NEW STONE SILL FOR EACH WINDOW

REPLACE BROKEN MARBLE TILE THIS AREA WITH SALVAGED MARBLE FROM ABOVE

NEW YORK STYLE

BROKEN LINE SHOWS EXTENT OF PROPOSED AWNING - AWNING NOT TO FOLD OR RETRACT

MAIN STREET FACADE RESTORATION
SCALE: 1/16" = 1'-0"

CAPITOL PLACES II, OWNER
821 AUTUMN CIRCLE
COLUMBIA, SC 29206

J. LESENE MONTEITH,
ARCHITECT
1201 HAMPTON ST, SUITE 1A
COLUMBIA, SC 29201

PROPOSED ADDITION OF LOFT APARTMENTS TO
BERRY'S ON MAIN BUILDING
1600 MAIN STREET, COLUMBIA, SC

ISSUE DATE: MARCH 24, 2016

REVISIONS:

SHEET:
A-3
OF 3



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Results 2 of 12

Home » Russell Maxey Photograph Collection » Beck Shoes and The Cotton Shop

Reference URL Share Save to favorites

Beck Shoes and The Cotton Shop

View Description



1608 MAIN ST

1600 MAIN ST

Description

Title Beck Shoes and The Cotton Shop

Creator Maxey, Russell

Date circa 1948

Time Period Post-War America (1946 - 1954)

Source Russell Maxey Photograph Collection

Local Category Business and Industry

Subject Commercial buildings -- South Carolina -- Columbia. Columbia (S.C.)

Geographic Location 1600 Main, Columbia, S.C.

Description Black and white photographic negative; 1600 Main, Columbia, S.C.

Language English

Digital Collection Russell Maxey Photograph Collection

Website <http://www.richlandlibrary.com/inform/russell-maxey-photograph-collection>

Contributing Institution Richland Library, Columbia, S.C.

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Type Still Image

Format image/jpeg

Digitization Specifications 600ppi, 24-bit depth color, Epson Expression 10000 XL scanner with Epson SCAN scanning software, Archival master file is a TIFF

Date Digital 2013

Metadata Cataloger Smith, Lauren; Dunlap, Margaret

Media Type Images

SC County Richland County (S.C.)

7 NEW APTS
2nd FLOOR

20 EXISTING APTS.
2nd & 3RD FLOOR