



**PLANNING COMMISSION
SITE PLAN REVIEW CASE SUMMARY**

**151 SHOP GROVE DRIVE
FED EX DISTRIBUTION FACILITY**

December 1, 2014 at 5:15pm

City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

Subject Property:	151 Shop Grove Drive
TMS#:	TMS#16202-01-02
Zoning District:	M-1 (Light Industrial)
Council District:	3
Proposal:	Request site plan approval for a +/- 52,000 sq. ft. expansion of an existing distribution facility (Fed Ex)
Applicant:	Hoyt Burnett, P.E., The Landplan Group South, Inc.
Proposed Use:	Distribution facility
Staff Recommendation:	Approval with staff comments.

Detail:	<p>This project entails the construction of a +/- 52,000 sq. ft. addition to the existing Fed Ex Distribution Facility. The required number of off-street parking spaces for this addition is 88 which will be provided in the existing parking lot. Upon completion of this project, the distribution center will contain +/- 179,000 sq. ft.</p> <p>The site plan largely meets requirements and the staff comments are generally standard. 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.
Robert Harkins, Plans Examiner	Recommend approval.
Scott Rogers, Utilities	<p>Recommend approval with conditions:</p> <ol style="list-style-type: none"> Any needed upgrade, extension or relocation of City utilities must be provided by the developer. Any privately owned/maintained utilities or permanent structures cannot be located inside exclusive City of Columbia utility easements. Water mains, sewer mains and water meters that are 4" or larger will not be allowed inside public right-of-ways or under sidewalks without an approved encroachment permit and written approval from the City Engineer. Coordination between the Civil Engineer, Architect and Mechanical Engineer to allow room for water/sewer utilities on the developed property is strongly encouraged. If sewer flows for this project result in flows of 4,000 gallons per day or above calculations must be submitted to the City's Engineering department to determine how the proposed project will affect the City's sewer system. Depending upon the effects of the projected flows this

	project may or may not be approved. If required, these calculations should be submitted to the Engineering department as soon as possible.
David Brewer, Traffic Engineering	Recommend approval.
David Koon, Fire Department	Recommend approval with condition: 1. The fire department connections shall be within 100 feet of a fire hydrant.
Sara Hollar, Forestry	Recommend approval.
Tracy Mitchell, Stormwater	Recommend approval with condition: 1. Will need to submit pre- vs. post-development hydrology calculations demonstrating that the proposed activity will not provide an increase in overall runoff from that area. How is water quality on-site currently being addressed? Any flooding concerns for the area at present? These comments will need to be addressed in the submittal as well. All other State and local applicable regulations as it pertains to stormwater will apply.
John Spade, Parking	Recommend approval.
Robert Sweatt, Street Division	Recommend approval.
John Hooks, Solid Waste	Recommend approval.
Scott Holder, Landscaping	Recommend approval.

Zoning Map

Planning Commission Site Plan Review

151 Shop Grove Drive
TMS# 16202-01-02 ZONED: M-1



Department of Planning & Development Services

Legend

- CITY LIMITS
- PARCELS
- Flood Plain Overlay

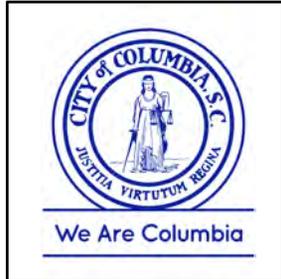
Zoning

D-1	C-1
RS-1	C-2
RS-1A	C-3
RS-1B	C-3A
RS-2	C-4
RS-3	C-5
RD	M-1
RD-2	M-2
RG-1	PUD-C
RG-1A	PUD-LS
RG-2	PUD-LS-E
RG-3	PUD-LS-R
UTD	PUD-R
MX-1	OUT OF CITY
MX-2	

0 50 100 200 Feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
S. W. Hudson
November 26, 2014

DISCLAIMER:
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02/14/2013

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City of Columbia APPLICATION for SITE PLAN/SUBDIVISION PLAT REVIEW

RECEIVED
FORM REVISED 02/10
ZONING DIVISION

OFFICE USE ONLY: Date Received _____ By _____

1) APPLICANT (Please Print)

Name:	Hoyt C. Burnett P.E.	Company:	the Landplan Group South, Inc.
Tel. #:	803.256.0562	Fax#:	803.256.0572
Mobile #:	803.513.6954	E-mail:	hburnett@landplansouth.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:	151 Shop Grove Drive		
TMS#:	16202-01-02	Total Acreage:	17.23 Acres
Current Use:	Fed Ex. Distribution Facility	Proposed Use:	Fed Ex Distr. Facility Expansion
Current Zoning:	M-1		
Number of Lots and/or Units:	1	Total Sq. Ft.	51,800 S.F. Expansion to a total building = 178,131 S.F.

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

This application is for the expansion of the existing Fed Ex Distribution Facility. The site was master planned for a possible expansion. The building expansion will match the existing building in material and appearance.

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: Hoyt C. Burnett

Print Name: Hoyt C. Burnett P.E.

Date: 11/5/14

PC Date: _____

Action: _____



LETTER OF AGENCY

DATE: November 5, 2014
 TO: ZONING ADMINISTRATOR, CITY OF COLUMBIA

I, the undersigned PROPERTY OWNER below, do hereby attest that I am the person that holds, or I am authorized to act on behalf of the party that holds, fee simple interest in the following property:

COMMON STREET ADDRESS(ES): 151 Shop Grove Drive,

also known by TAX MAP NUMBER(S): 16202-01-02.

Further, I hereby authorize the person listed as AUTHORIZED AGENT below to act on my behalf for the purpose of submitting documents, amending documents, meeting with staff, attending public meetings and hearings, and as otherwise may be necessary and proper to fulfill the required steps to request (CHECK ALL THAT APPLY):

- a **variance** from the Board of Zoning Appeals;
- a **special exception** from the Board of Zoning Appeals;
- an **appeal of the decision of the Zoning Administrator** from the Board of Zoning Appeals;
- a change to the Zoning Maps of the City of Columbia from City Council, **rezoning** the property listed above from _____ to _____;
- site plan review** by the Planning Commission, and/or
- a **minor subdivision**.

SIGNATURE OF PROPERTY OWNER: [Signature] DATE: 11-5-14

PRINT Name of Property Owner: Fainbarg Columbia FDx, LLC

Street Address of Property Owner: 129 W. Wilson Street, Suite 100

City, State, ZIP of Property Owner: Costa Mesa, CA 92627

Telephone Number of Property Owner: x949.722.7400

SIGNATURE OF WITNESS: [Signature] DATE: 11-5-14

PRINT Name of Witness to Signature of Property Owner: Susan L. Walters

SIGNATURE OF AUTHORIZED AGENT: [Signature] DATE: 11/5/14

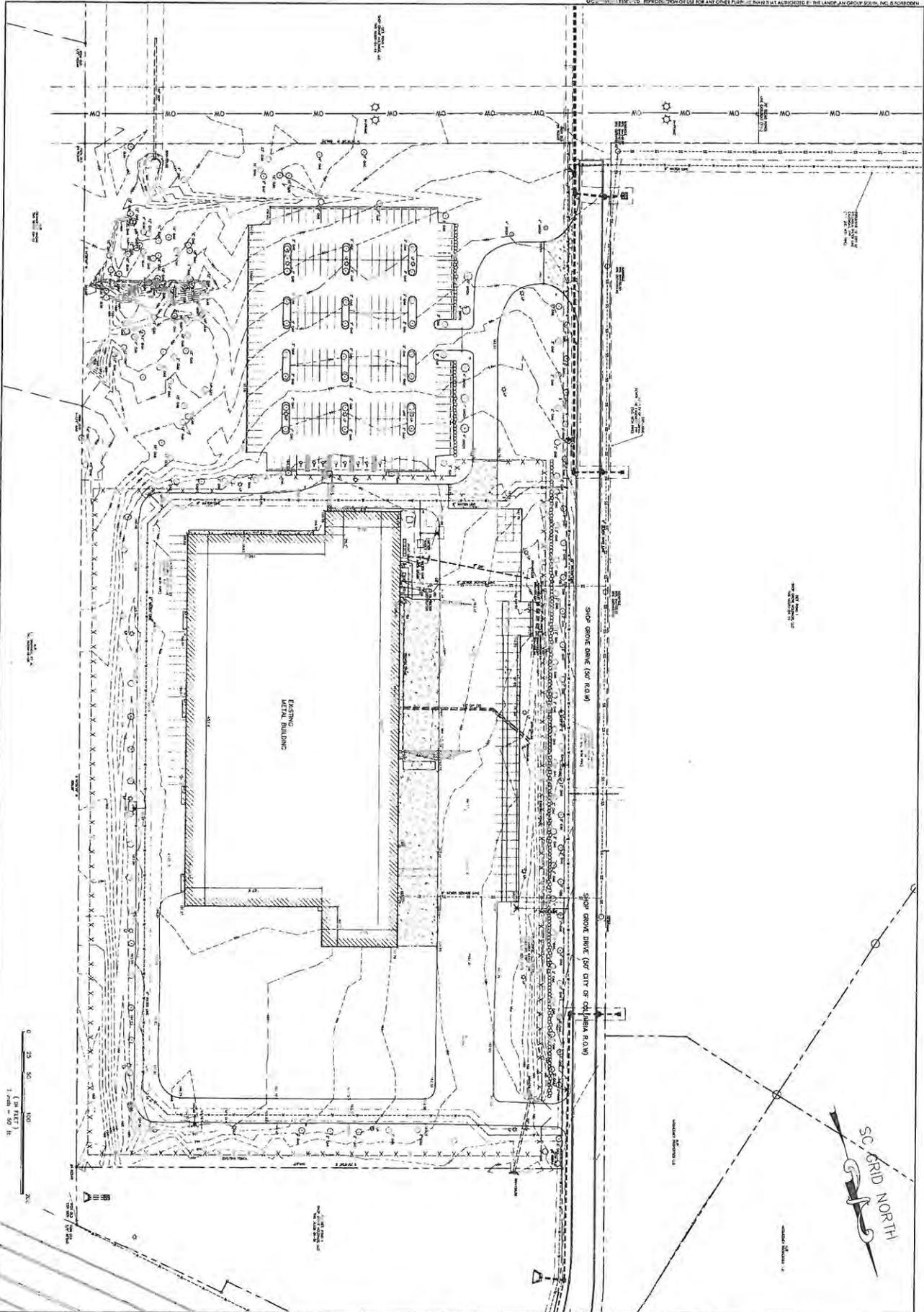
Name of Authorized Agent: Hoyt C. Burnett P.E.

Company/Firm of Authorized Agent: The LandPlan Group South, Inc.

Street Address of Authorized Agent: 1621 Pickens Street

City, State, ZIP of Authorized Agent: Columbia, South Carolina 29201

Telephone Number of Authorized Agent: 803.256.0562



FEDEX GROUND FACILITY EXPANSION
CONSTRUCTION PLANS
 COLUMBIA, RICHLAND COUNTY, SOUTH CAROLINA
EXISTING CONDITIONS PLAN

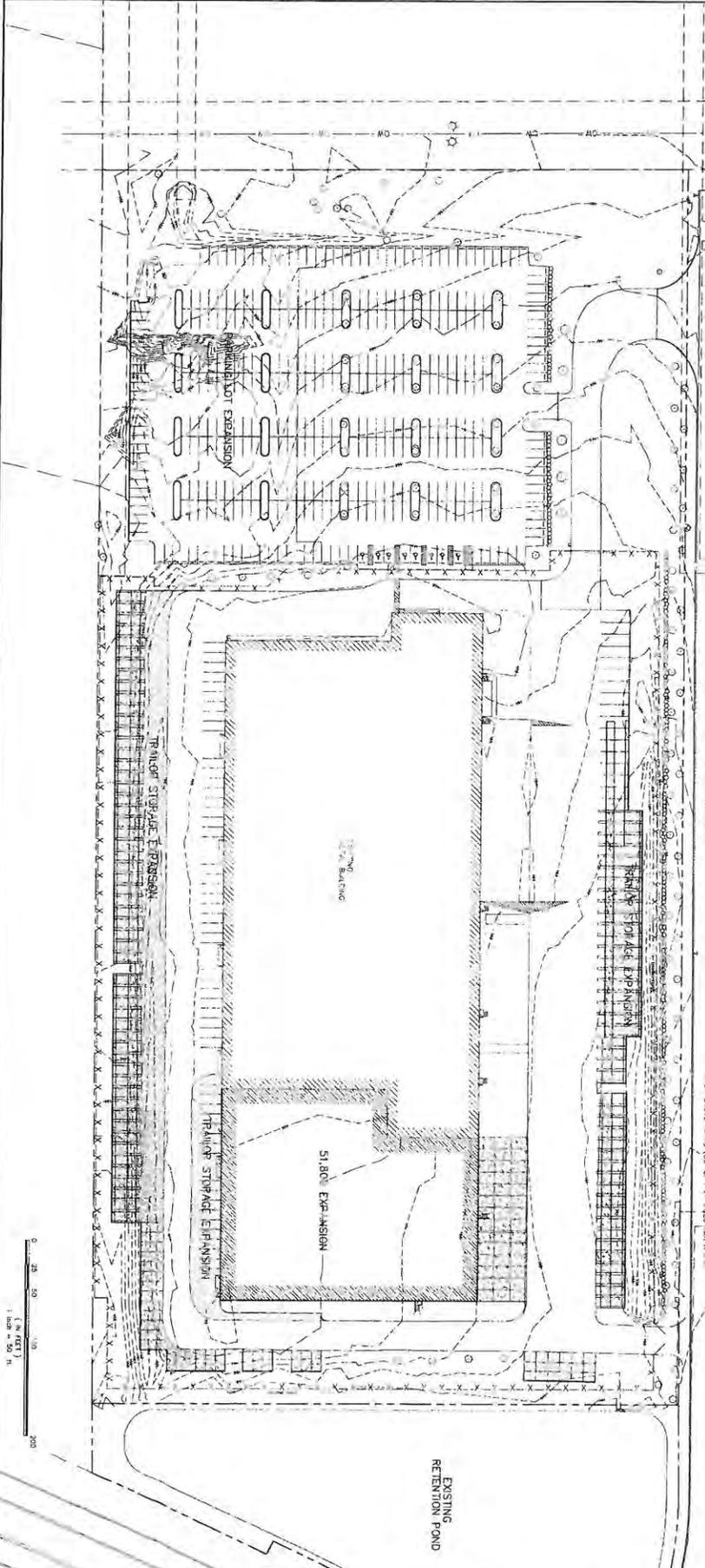
DATE: 7/23/14
 SCALE: 1"=50'
 SHEET: 1 OF 1



REVISION	BY	DATE	DESCRIPTION
1	DL	07/23/14	ISSUE FOR PERMIT
2	DL	07/23/14	ISSUE FOR PERMIT
3	DL	07/23/14	ISSUE FOR PERMIT
4	DL	07/23/14	ISSUE FOR PERMIT
5	DL	07/23/14	ISSUE FOR PERMIT

THE LANDPLAN GROUP SOUTH
 ARCHITECTS • ENGINEERS • PLANNERS

1875 FARMERSVILLE ROAD
 COLUMBIA, SC 29204
 TEL: 803.733.1111
 WWW.LANDPLAN.COM

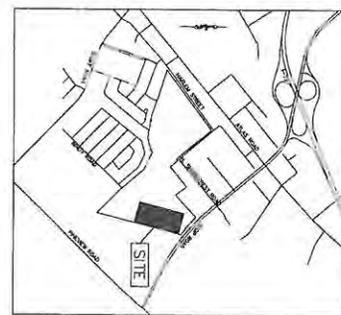


DEVELOPER:
 JAY COOPER CONSTRUCTION COMPANY, INC.
 JOHN McCARY, PRESIDENT
 317H
 BIRMINGHAM, AL 35212
 PHONE: 205.871.0304

LOT SUMMARY
 LOT 2
 ZONING - M-1 USE - LIGHT INDUSTRIAL BUILDING (FTR-1)
 PROPOSED LOT USE - LIGHT INDUSTRIAL BUILDING EXPANSION
 EX. BUILDING SIZE = 120,331 SF
 PROPOSED BUILDING EXPANSION = 51,800 SF
 TOTAL BUILDING AREA = 172,131 SF
 SWEETEN FERRY ROAD, CITY OF COLUMBIA, (EXISTING)
 WATER SEWERAGE SYSTEM - CITY OF COLUMBIA (CRAWLER)
 MINIMUM LOT AREA = NONE

PARKING SUMMARY
 PARKING REQUIREMENT = 17 SPACES, 1,000 SF
 EXISTING SPACES PROVIDED = 8 SPACES, 500 SF
 PROPOSED SPACES PROVIDED = 9 SPACES, 500 SF
 TOTAL PARKING SPACES PROVIDED = 17 SPACES, 1,000 SF

M-1 ZONING REQUIREMENTS
 MINIMUM BUILDING SETBACK (SIDE) = 25' (PRIVACY ROAD)
 MINIMUM BUILDING SETBACK (FRONT) = 5'
 MINIMUM LOT AREA = NONE
 MINIMUM LOT WIDTH = NONE



FEDEX GROUND FACILITY EXPANSION
 CONSTRUCTION PLANS
 COLUMBIA, RICHLAND COUNTY, SOUTH CAROLINA
SITE PLAN

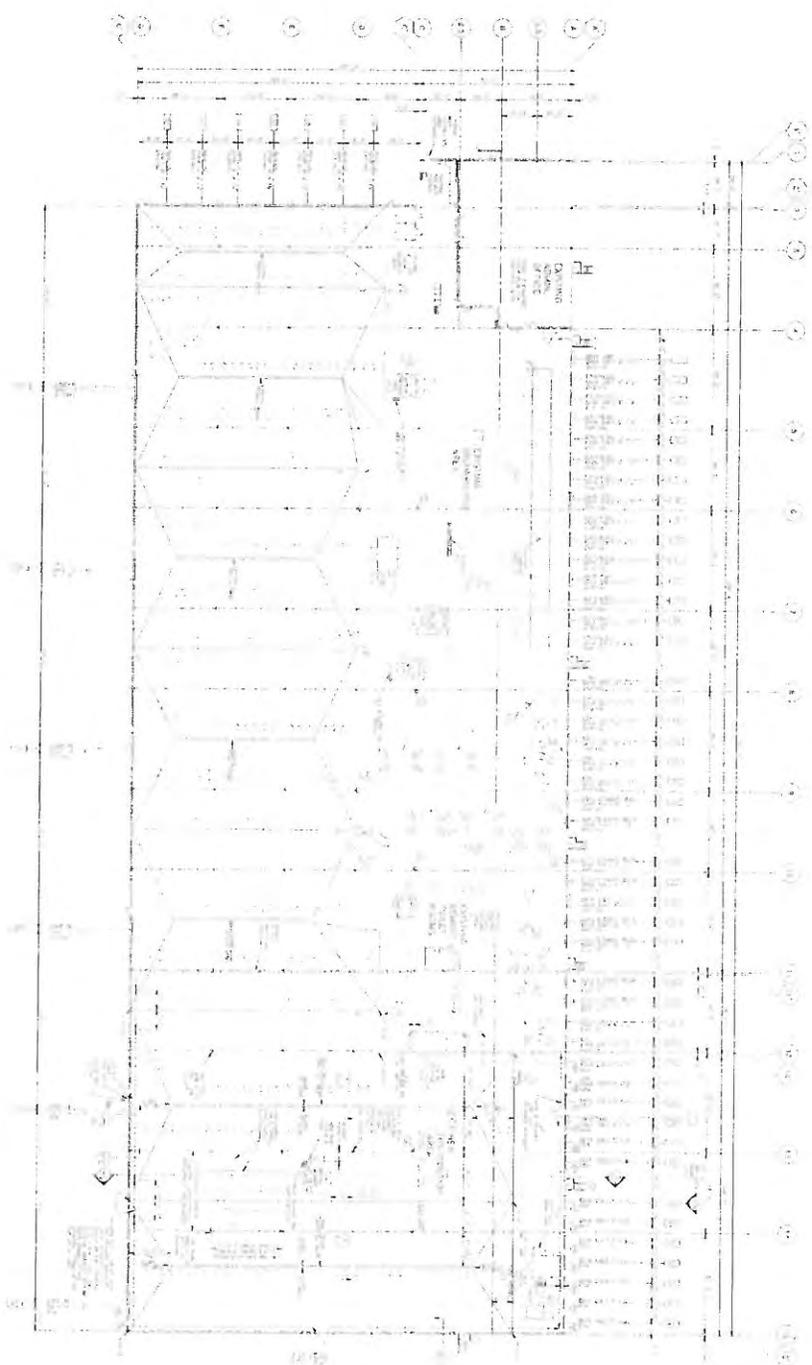
Professional seals and stamps for the design team, including 'THE LANDPLAN GROUP SOUTH' and 'THE LABORATORY'.

REVISION	BY	APP'D	DATE
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THE LANDPLAN GROUP SOUTH
 LAND PLANNING • ENGINEERING • SURVEYING

100 N. ...
 ...
 ...

1.00	1.00	1.00
2.00	2.00	2.00
3.00	3.00	3.00
4.00	4.00	4.00



Architectural
 Scale
 1/4" = 1'-0"

Project Name
 Address
 City, State, Zip

Client Name
 Address
 City, State, Zip

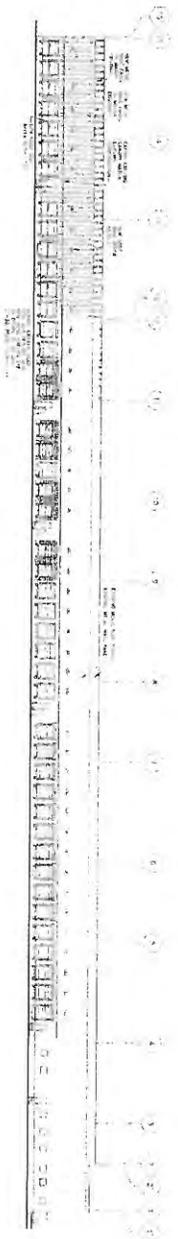
Fed
 Ground

Contract No.
 Date
 Scale

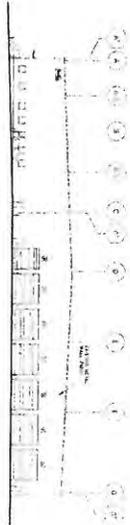
A-1
 1-2-F-000

Notes

1. This drawing is the property of the Architect and is not to be used for any other project without the written consent of the Architect.



1



IA



IB

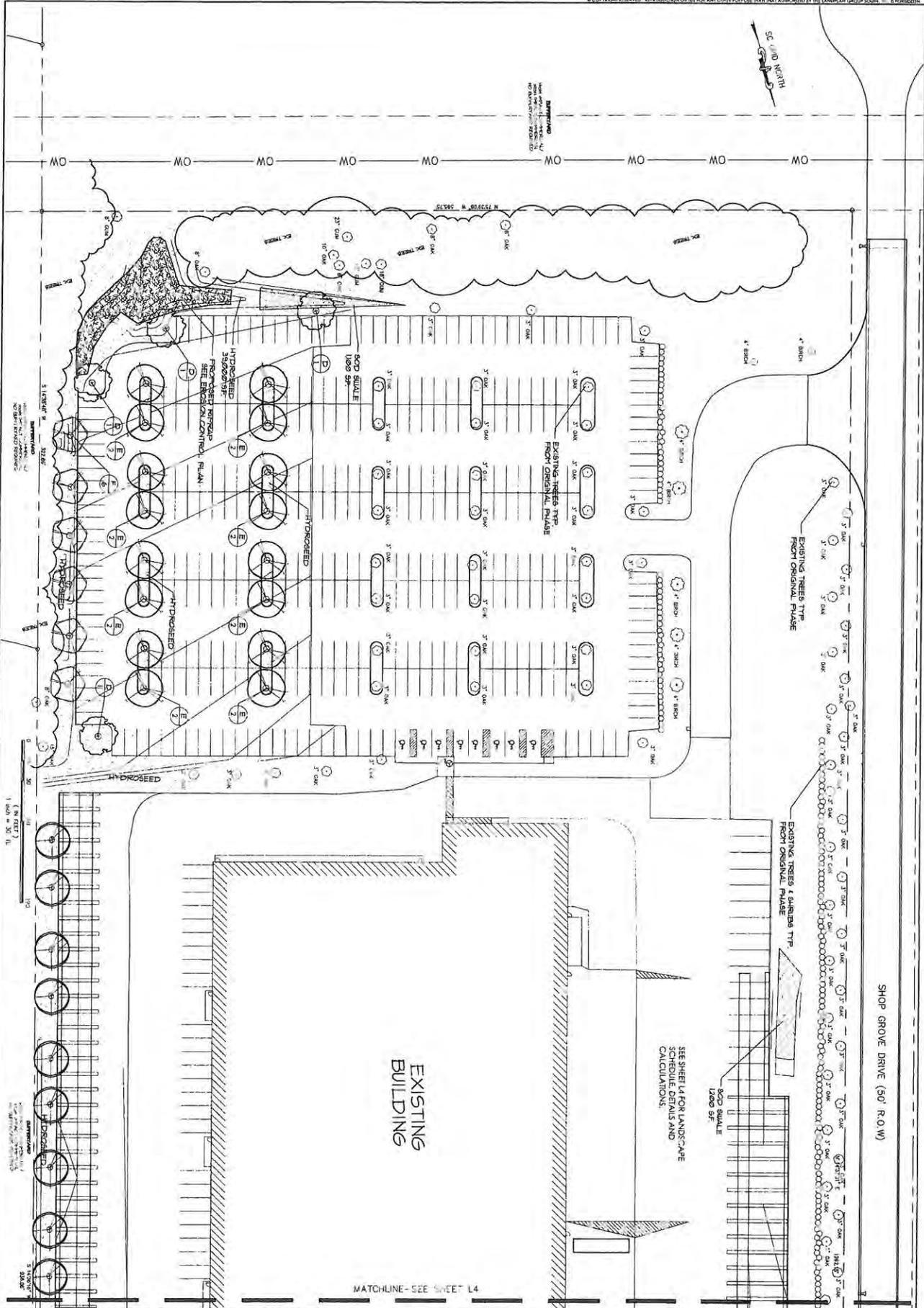


IC



2

			<p>Fed Ground</p>		<p>A-4</p>
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FEDEX GROUND FACILITY EXPANSION
 CONSTRUCTION PLANS
 COLUMBIA, RICHLAND COUNTY, SOUTH CAROLINA
LANDSCAPING PLAN

MATCHLINE - SEE SHEET L4



REVISION	BY	APP'D	DATE
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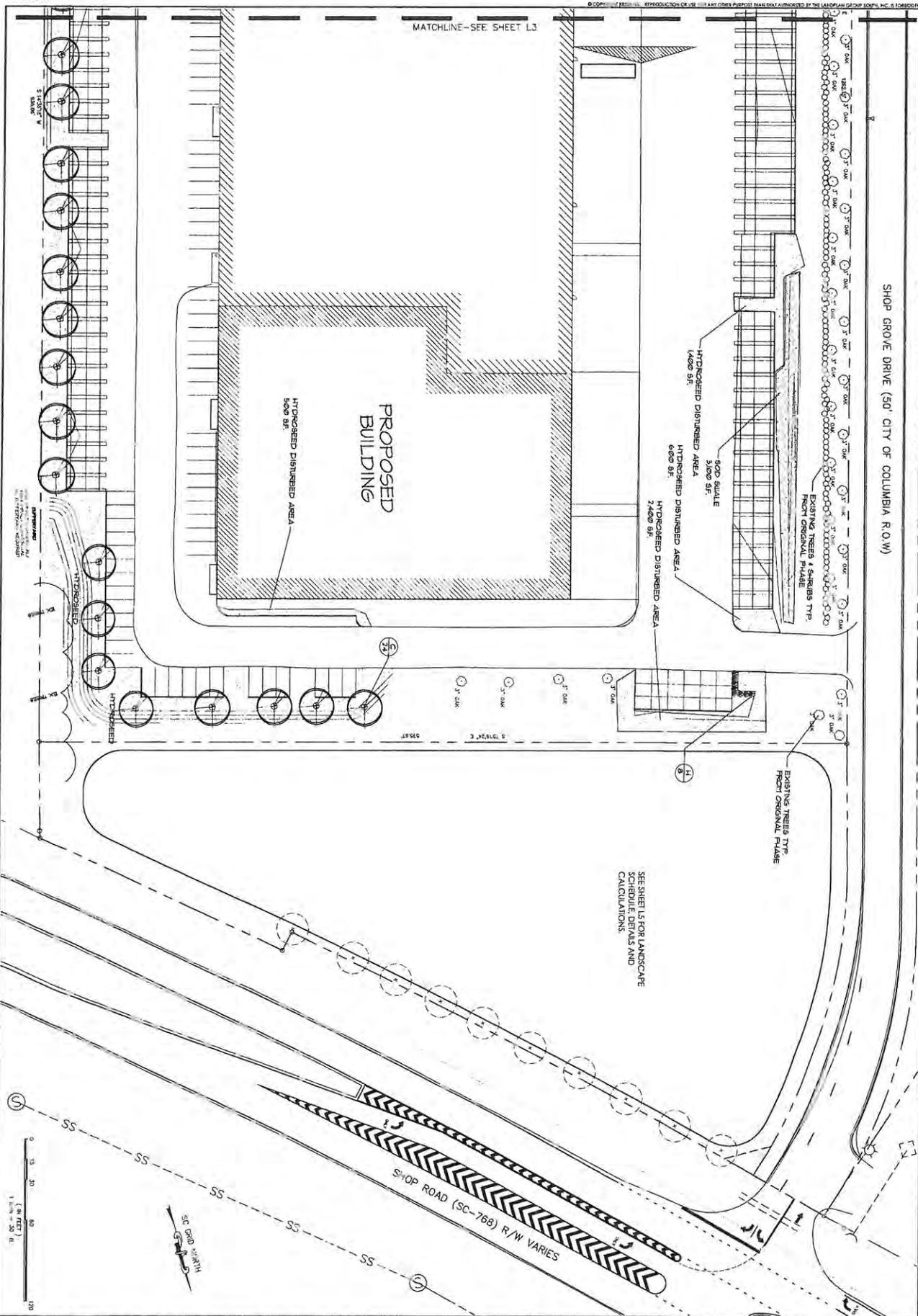
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 PROJ: RCB
 DES: RCB
 DATE: 01/24/12


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 101 PROGRESS BLVD.
 COLUMBIA, SC 29204
 TEL: 803.733.1111
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SHEET
L3 OF **5**

MATCHLINE - SEE SHEET L3

SHOP GROVE DRIVE (50' CITY OF COLUMBIA R.O.W)



200
 SHEET
L4 OF 5

FEDEX GROUND FACILITY EXPANSION
 CONSTRUCTION PLANS
 COLUMBIA, RICHLAND COUNTY, SOUTH CAROLINA
LANDSCAPING PLAN



REVISION	BY	APPD.	DATE
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FILE NAME: 703_BASG.dwg
 HCB HCB HCB 11/11/11
 DML DML DML 02/08/11



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