



**PLANNING COMMISSION
SITE PLAN REVIEW
CASE SUMMARY**

**145 HARBISON BOULEVARD
JAI SHIRI, LLC
DRIVE-THRU RESTAURANT**

March 2, 2015 at 5:15pm

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

Subject Property:	145 Harbison Boulevard
TMS#:	002791-01-035
Zoning District:	PUD-C (Commercial Planned Unit Development)
Council District:	1
Proposal:	Request site plan approval to construct a drive-through restaurant
Applicant:	Tushar Patel
Proposed Use:	Restaurant
Staff Recommendation:	Approval with staff comments.

Detail:	<p>The applicant is requesting site plan approval to construct a ±2,500 square foot drive-through restaurant on a site that was previously a car wash. The required number of off-street parking spaces for this building is 20 whereas the applicant proposes 35. This property is located within the Harbison PUD which requires review and approval of the site plan by the Commission and Harbison Group.</p> <p>The staff comments provided below are generally standard and the proposed site plan largely meets requirements. 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 with condition: 1. Approval based on compliance with the requirements of the Harbison PUD and Design Review.
Johnathan Chambers, Land Development Administrator	Recommend approval.
Robert Harkins, Plans Examiner	Recommend approval.
Scott Rogers, Utilities	Recommend approval with conditions: 1. Any needed upgrade, extension or relocation of City utilities must be provided by the developer. 2. Any privately owned/maintained utilities or permanent structures cannot be located inside exclusive City of Columbia utility easements. 3. 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

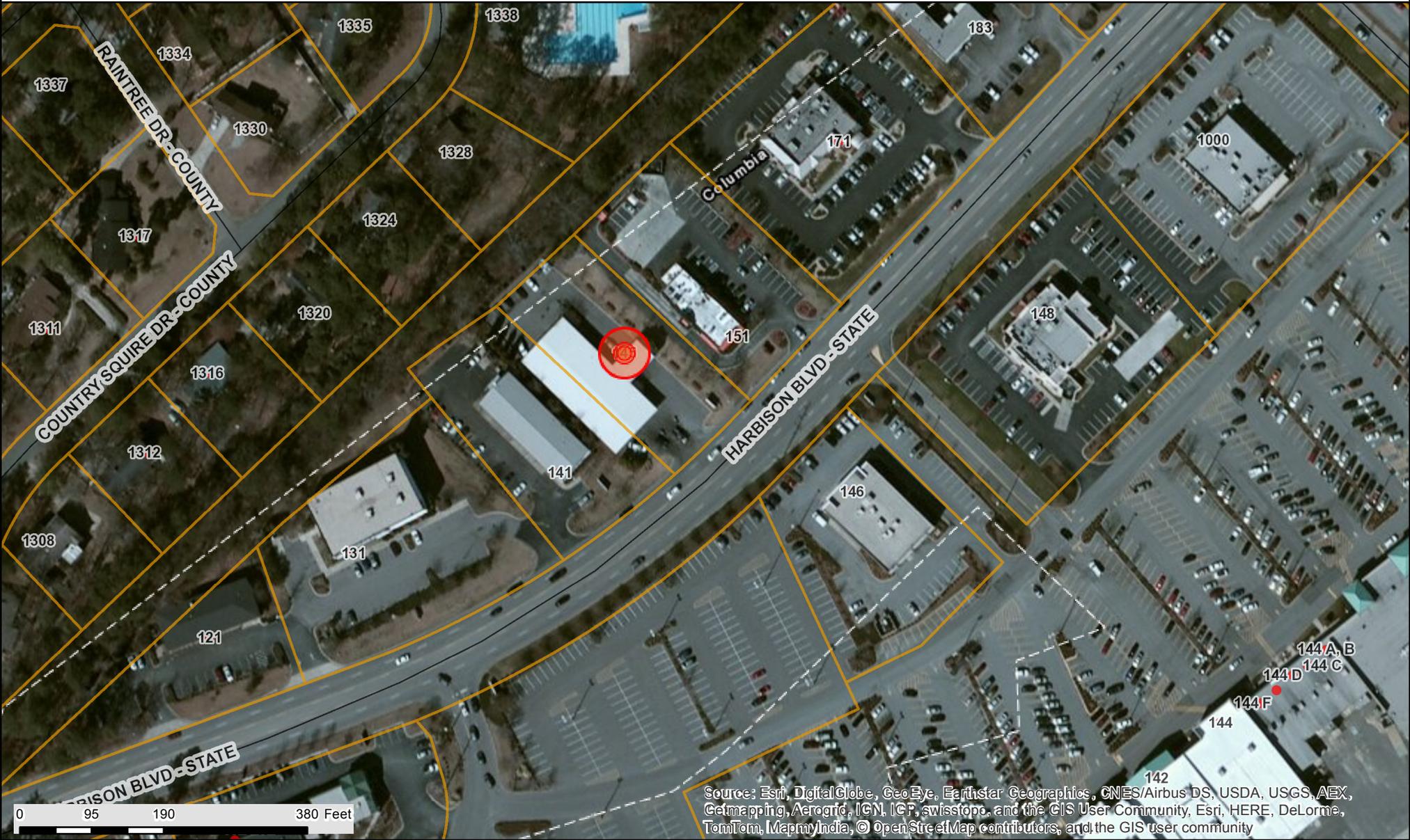
	<p>sewer system. Depending upon the effects of the projected flows this project may or may not be approved. If required, these calculations should be submitted to the Engineering department as soon as possible.</p> <p>4. Water mains, sewer mains, water meters that are 4” or larger or any privately maintained utilities 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 these utilities on the developed property is strongly encouraged.</p>
David Brewer, Traffic Engineering	Recommend approval.
David Koon, Fire Department	<p>Recommend approval with condition:</p> <ol style="list-style-type: none"> 1. The fire department connection shall be within 100 feet of a fire hydrant. The locations of the fire hydrants and fire department connections shall be approved by the Fire Code Official.
Sara Hollar, Forestry	Recommend approval.
Tracy Mitchell, Stormwater	<p>Recommend approval with condition:</p> <ol style="list-style-type: none"> 1. Need to provide pre- vs. post-development hydrology calculations and demonstrate that there are no new point discharges or increased flooding/runoff to the road.
John Spade, Parking	Recommend approval.
Robert Sweatt, Street Division	Recommend approval.
John Hooks, Solid Waste	Recommend approval.
Scott Holder, Landscaping	<p>Recommend approval with conditions:</p> <ol style="list-style-type: none"> 1. Placement of trees along NE property line need to take into consideration existing trees from adjacent property 2. Existing trees along SW property line not shown on plan. If used for density factor units, must be shown/protected accordingly.

City of Columbia

145 Harbison Boulevard



Wednesday, February 25, 2015



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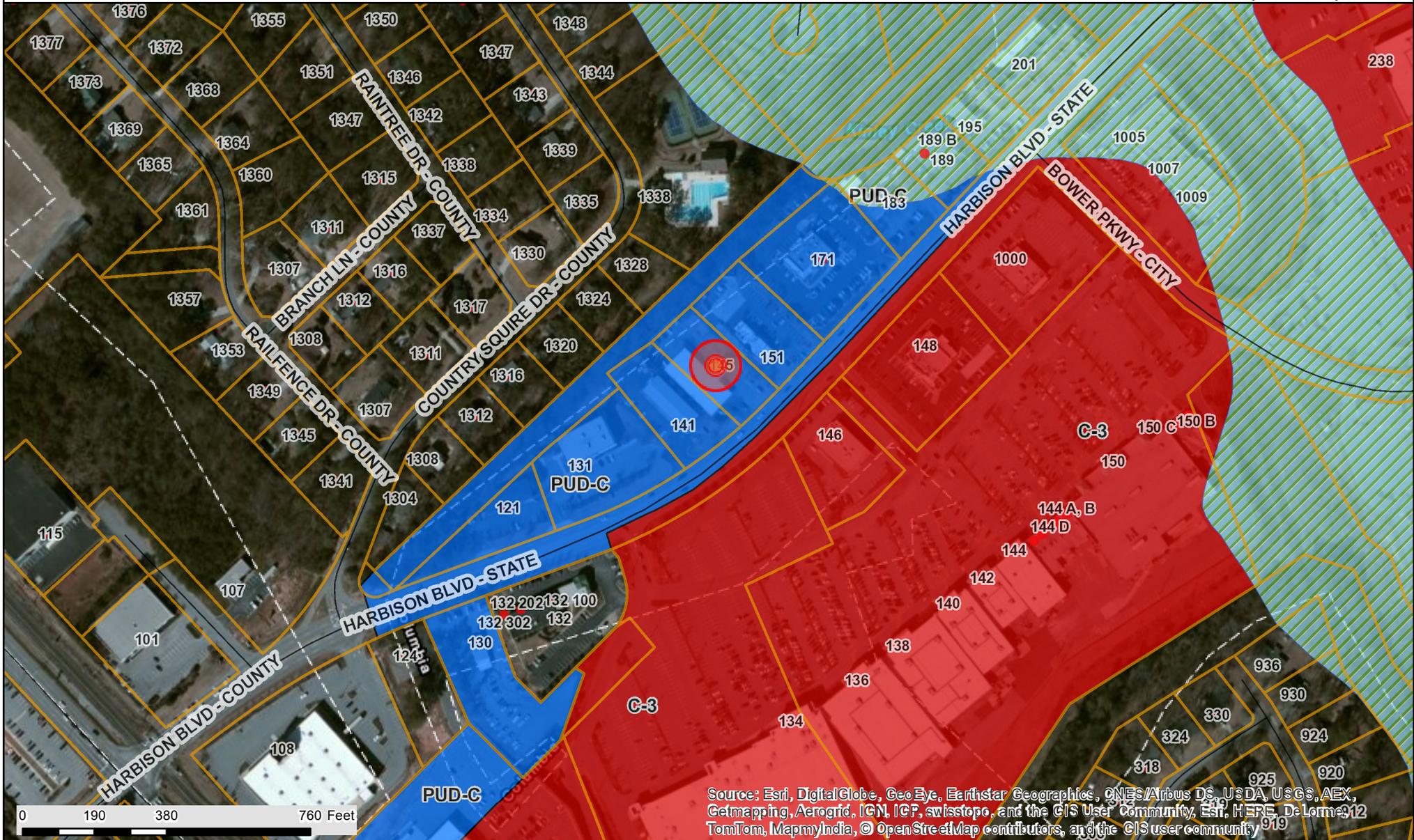


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City of Columbia APPLICATION for SITE PLAN/SUBDIVISION PLAT REVIEW

OFFICE USE ONLY: Date Received _____ By _____

1) APPLICANT (Please Print)

Name:	TUSHAR PATEL	Company:	JAI SHRI, LLC
Tel. #:	803-808-3851	Fax#:	803-808-3851
Mobile #:	803-528-1215	E-mail:	onthesunshell1@gmail.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:	145 Harbison Blvd.		
TMS#:	002797-01-035	Total Acreage:	0.71 ac.
Current Use:	Car Wash	Proposed Use:	Restaurant with Drive-through
Current Zoning:	PUD-C		
Number of Lots and/or Units:	1	Total Sq. Ft.	+/- 2500

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

Demolition of existing carwash and construction of a +/- 2500 restaurant with drive-through and approximately 35 parking spaces.

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:	TUSHAR PATEL
Date:	02/03/2015

PC Date: _____ Action: _____



LETTER OF AGENCY

DATE:

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): 145 Harbison Blvd.also known by TAX MAP NUMBER(S): 002797-01-035

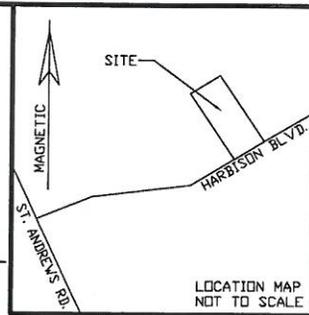
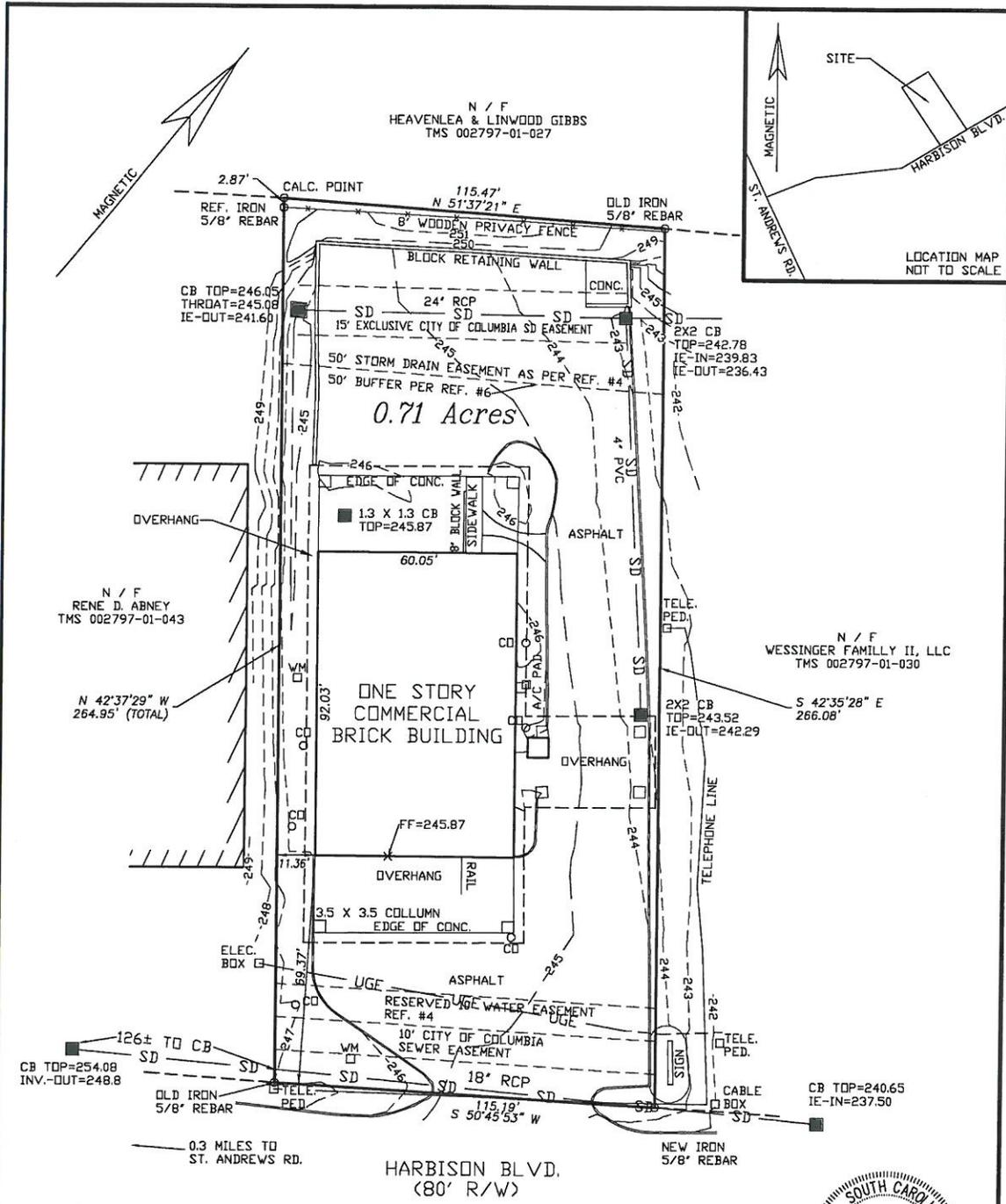
Further, I hereby authorize the person listed as AUTHORIZED AGENT below to act on my behalf for the purpose of submitting documents, amending documents, meeting with staff, attending public meetings and hearings, and as otherwise may be necessary and proper to fulfill the required steps to request (CHECK 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: Larry W. Mixson Sr DATE: 2-4-15
 PRINT Name of Property Owner: Larry W. Mixson Sr
 Street Address of Property Owner: 130 Helenwood Rd
 City, State, ZIP of Property Owner: Lexington, S.C. 29073
 Telephone Number of Property Owner: (M) 530-3093 (H) 356-1722

SIGNATURE OF WITNESS: C. Petriche DATE: 2-4-15
 PRINT Name of Witness to Signature of Property Owner: C. Petriche Chambers

SIGNATURE OF AUTHORIZED AGENT: TUSHAN PATEL DATE: 2/4/15
 Name of Authorized Agent: TUSHAN PATEL
 Company/Firm of Authorized Agent: JAI SHRI, LLC
 Street Address of Authorized Agent: 23 ASH CT.
 City, State, ZIP of Authorized Agent: IRMO, SC 29063
 Telephone Number of Authorized Agent: 528-1215



PLAT PREPARED FOR
CLEAN VIEW CARWASH

SITE LOCATED IN LEXINGTON COUNTY, SOUTH CAROLINA

SCALE: 1" = 30' DATE: NOVEMBER 20, 2014

- REFERENCES:
1. LEXINGTON COUNTY TAX MAP SHEET NO. 002797-01-035.
 2. PLAT PREPARED FOR CLEAN VIEW CARWASH BY HUBBARD ENGINEERING ASSOCIATES, DATED FEBRUARY 27, 1996.
 3. PLAT PREPARED FOR HINES KING ASSOCIATES, INC. BY B.P. BARBER & ASSOCIATES, INC., DATED OCT. 24, 1996.
 4. PLAT PREPARED FOR CLEAN VIEW CARWASH, LLC BY WHITWORTH & ASSOCIATES, INC., DATED JAN. 22, 1996.
 5. PROPERTY SURVEY FOR PROPOSED BOJANGLES BY CIVIL ENGINEERING OF COLUMBIA, DATED MARCH 8, 1996.
 6. AS-BUILT SURVEY PREPARED FOR THE HARBISON GROUP BY STEVEN M. BRADLEY P.E. DATED FEB. 20, 1989

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

LARRY W. SMITH, S.C., P.L.S. NO. 3724

ASSOCIATED E & S, INC.

B 173-14 800 VIOLET STREET, WEST COLUMBIA, SOUTH CAROLINA 29169 - PH. 791-1550





DEL TACO STORE# XXX
ADDRESS
PROJECT 4.5

DO NOT SCALE DRAWINGS
CONSTRUCTION TO BE PERFORMED BY
A LICENSED CONTRACTOR
OR ARCHITECT
OR ENGINEER
OR ANY RESPONSIBLE PARTY
BEFORE BEGINNING CONSTRUCTION

PROJECT NUMBER
130060
SHEET NUMBER
A201

DATE OF THIS PRINTING

- GENERAL NOTES**
- REFER TO ARCHITECTURE FOR PLAN FOR ADDITIONAL MARKINGS
 - ALL NOTES REFERENCED BY THIS SYMBOL SHALL BE APPLIED TO ALL SHEETS UNLESS INDICATED OTHERWISE
 - REFER TO MATERIAL SCHEDULE FOR MATERIAL TYPES AND FINISHES
 - REFER TO SHOP SCHEDULE FOR SHOP NOTES AND SHOP DETAILS
 - BRACING SHALL BE INSTALLED TO MAINTAIN STRUCTURE AND STABILITY
 - ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS
 - VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING CONSTRUCTION

EXT. MATERIAL/FINISH SCHEDULE

NO.	DESCRIPTION
01	CONCRETE
02	BRICK
03	PAINT
04	GLASS
05	WOOD
06	STEEL
07	ALUMINUM
08	CERAMIC TILE
09	STAINLESS STEEL
10	PLASTER
11	EIFS
12	EIFS WITH GRANITE FINISH
13	EIFS WITH BRICK FINISH
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FINISH LEGEND

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01	CONCRETE
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