



**PLANNING COMMISSION
SITE PLAN REVIEW
CASE SUMMARY**

**7841 GARNERS FERRY ROAD
SPARKLE EXPRESS CAR WASH**

September 12, 2016 at 5:15pm

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

Subject Property:	7841 Garners Ferry Road
TMS#:	19100-06-18
Zoning District:	PUD-C (Commercial Planned Unit Development)
Council District:	4
Proposal:	Request site plan approval to construct a ± 3,700 sq. ft. car wash within the Burnside Farm PUD
Applicant:	Patrick S. Noh
Proposed Use:	Carwash
Staff Recommendation:	Approval with staff comments.

Detail:	<p>This project entails the construction of a ± 3,700 sq. ft. carwash on a 1.66 acre parcel. The project requires site plan approval by the Planning Commission due to the project being location within the Burnside Farm PUD (Planned Unit Development).</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 REVIEWING AGENCY COMMENTS

John Fellows, Planning	<p>Recommend approval with condition:</p> <ol style="list-style-type: none"> All newly constructed streets and adjacent streets with the development shall provide public sidewalks as the PUD emphasizes pedestrian scale development. Sidewalks shall be a minimum of 6 feet and shall be set back from the curb with a minimum of 5 feet.
K. Brian Cook, Zoning Administrator	<p>Recommend approval with condition:</p> <ol style="list-style-type: none"> Must meet all requirements of the PUD zoning.
Johnathan Chambers, Land Development Administrator	<p>Recommend approval with conditions:</p> <ol style="list-style-type: none"> City and State Encroachment permits will be required for work being conducted within the ROW. Prior to the issuance of any permits, plans must be reviewed and approved by the Burnside Farm Architectural Review Board including off-site improvements. Certificate of occupancy will not be issued until all off-site improvements (driveways) are completed.
Jerry Thompson, Building Official	<p>Recommend approval with condition:</p> <ol style="list-style-type: none"> Must comply with all applicable building codes.
Scott Rogers, Utilities	<p>Recommend approval with conditions:</p>

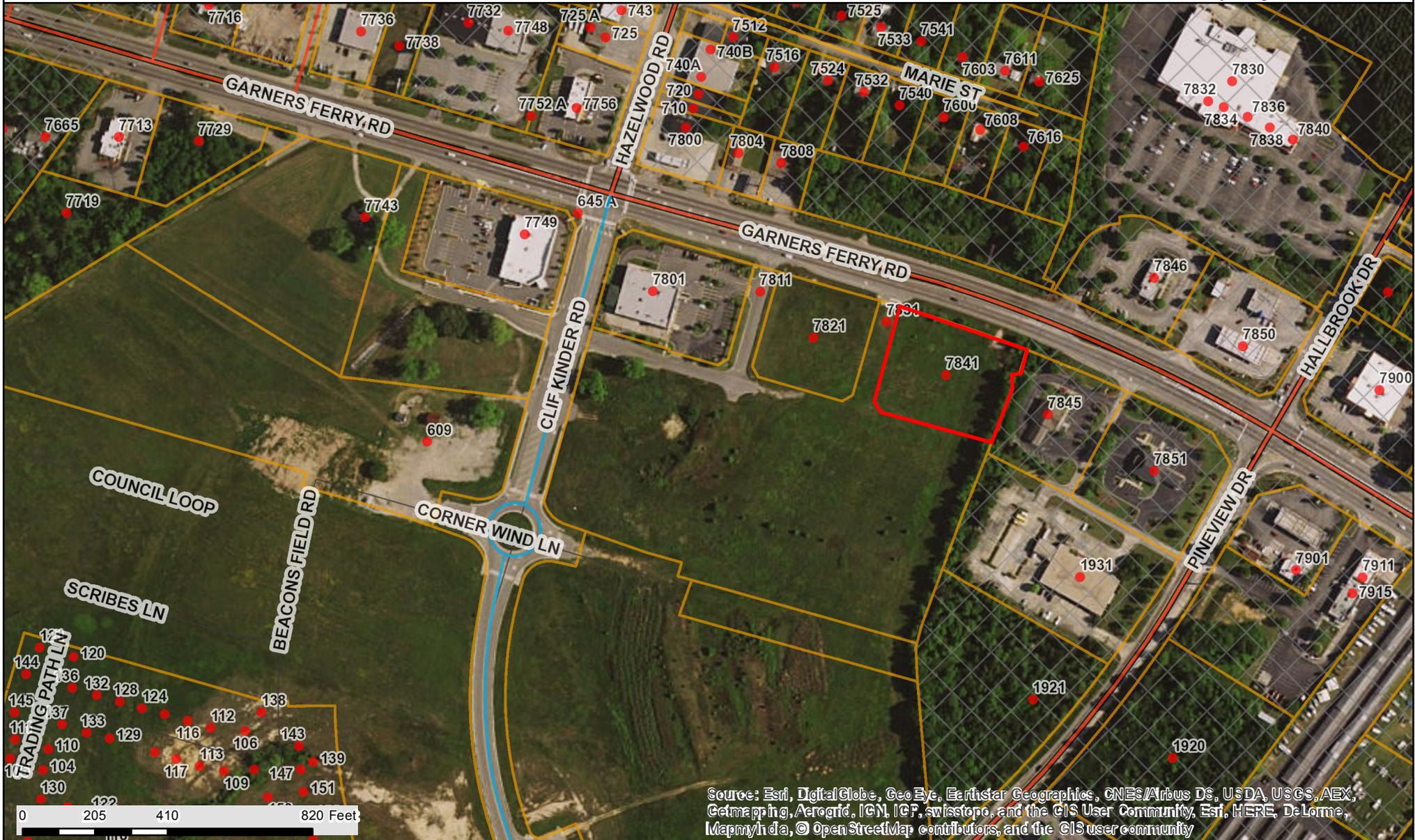
	<ol style="list-style-type: none"> 1. Any needed upgrade, extension or relocation of City utilities must be provided by the developer. 2. Any privately owned/maintained utilities or permanent structures cannot be located inside City of Columbia utility easements. 3. Water mains, sewer mains, water meters 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. 4. 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. 5. Details of the proposed retaining wall located within an existing City Of Columbia utility easement will be needed to determine if this construction will be permitted.
David Brewer, Traffic Engineering	Recommend approval.
Kris Scott, Fire Department	Recommend approval.
Sara Hollar, Forestry	Recommend approval with conditions: <ol style="list-style-type: none"> 1. If any new landscaping or irrigation is installed in the right of way, it must be approved by Forestry and Beautification and maintained by the adjacent property owner in a manner to not interfere with vehicular and pedestrian traffic. 2. SCDOT must approve any new landscaping installed along SCDOT roadways.
Mike Jaspers, Stormwater	Recommend approval with condition: <ol style="list-style-type: none"> 1. Design must meet all land disturbance and stormwater requirements.
David Knoche, Parking	Recommend approval.
Robert Sweatt, Street Division	Recommend approval.
John Hooks, Solid Waste	Recommend approval.
Scott Holder, Landscaping	Recommend approval.

City of Columbia

Sparkle Express Car Wash - 7841 Garners Ferry



Monday, August 22, 2016



CITY OF COLUMBIA GIS DATA DISCLAIMER

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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:	Patrick S. Noh	Company:	Car Wash One, LLC
Tel. #:	803-788-7222	Fax#:	
Mobile #:	787-8677	E-mail:	psknoh@yahoo.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:	7841 Garners Ferry Rd	Col SC 29209
TMS#:	19100-06-18	Total Acreage: 1.68
Current Use:	Vacant	Proposed Use: Car Wash
Current Zoning:	BUD	
Number of Lots and/or Units:	1	Total Sq. Ft. ± 3,700 sf

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

Construction of ≈ 3,700 sf of Car Wash.

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: Patrick S. Noh

Date: 8/10/16

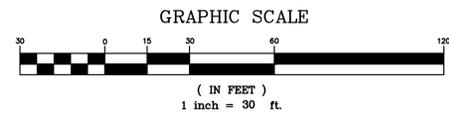
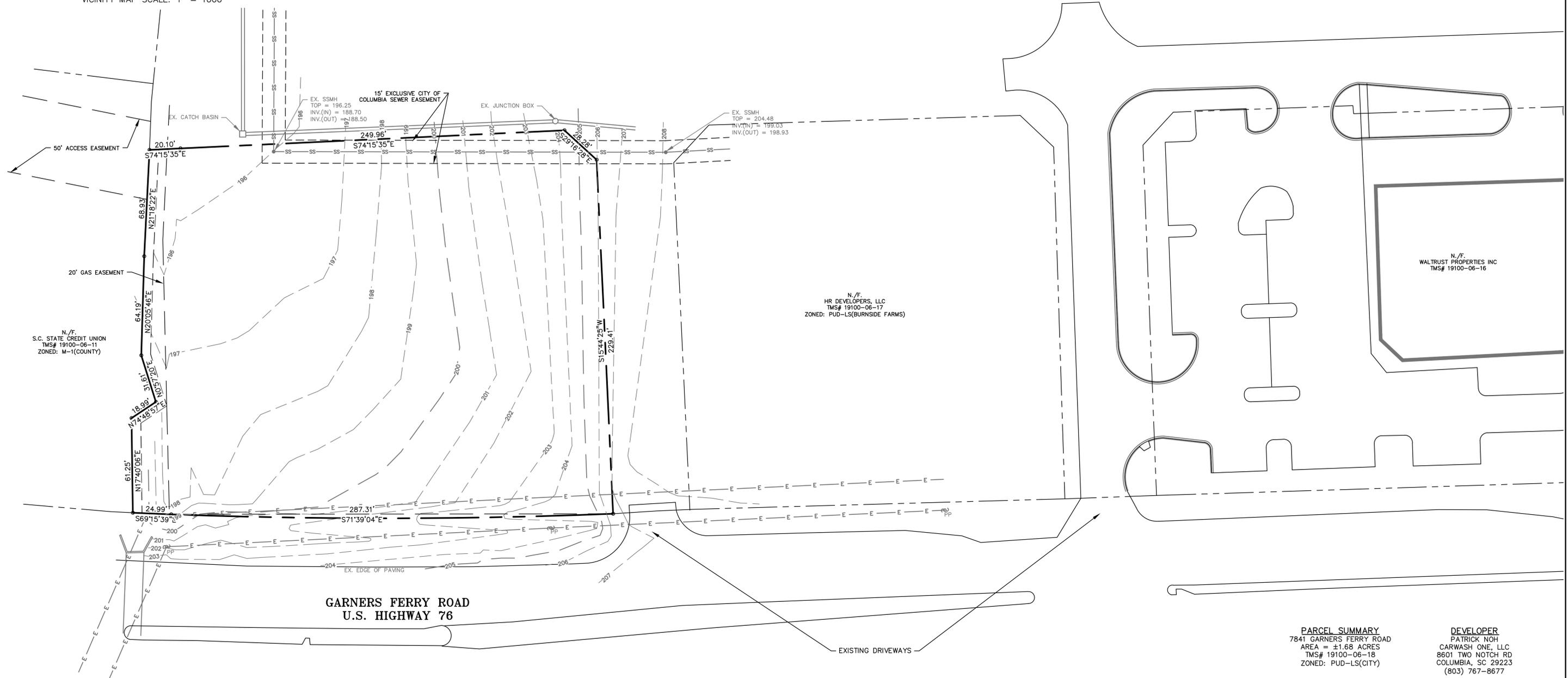
PC Date: _____ Action: _____



VICINITY MAP SCALE: 1" = 1000'

- NOTES:**
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM RECORD DRAWING SANITARY SEWER PLAN WALGREEN'S STORE BY COX AND DINKINS, INC. DATED 1/8/2008.
 - ALL ELEVATIONS ARE BASED ON MEAN SEA LEVEL MSL DATUM.

N./F.
HR DEVELOPERS, LLC
TMS# 19100-06-15(P)
ZONED: PUD-LS(BURNSIDE FARMS)



PARCEL SUMMARY
7841 GARNERS FERRY ROAD
AREA = ±1.68 ACRES
TMS# 19100-06-18
ZONED: PUD-LS(CITY)

DEVELOPER
PATRICK NOH
CARWASH ONE, LLC
8601 TWO NOTCH RD
COLUMBIA, SC 29223
(803) 767-8677

PROJECT No. 12044



10719 WILSON BLVD. • P.O. BOX 923 • BLYTHEWOOD, S.C. 29016
(803) 714-9632 OFFICE • (855) 787-9289 FAX

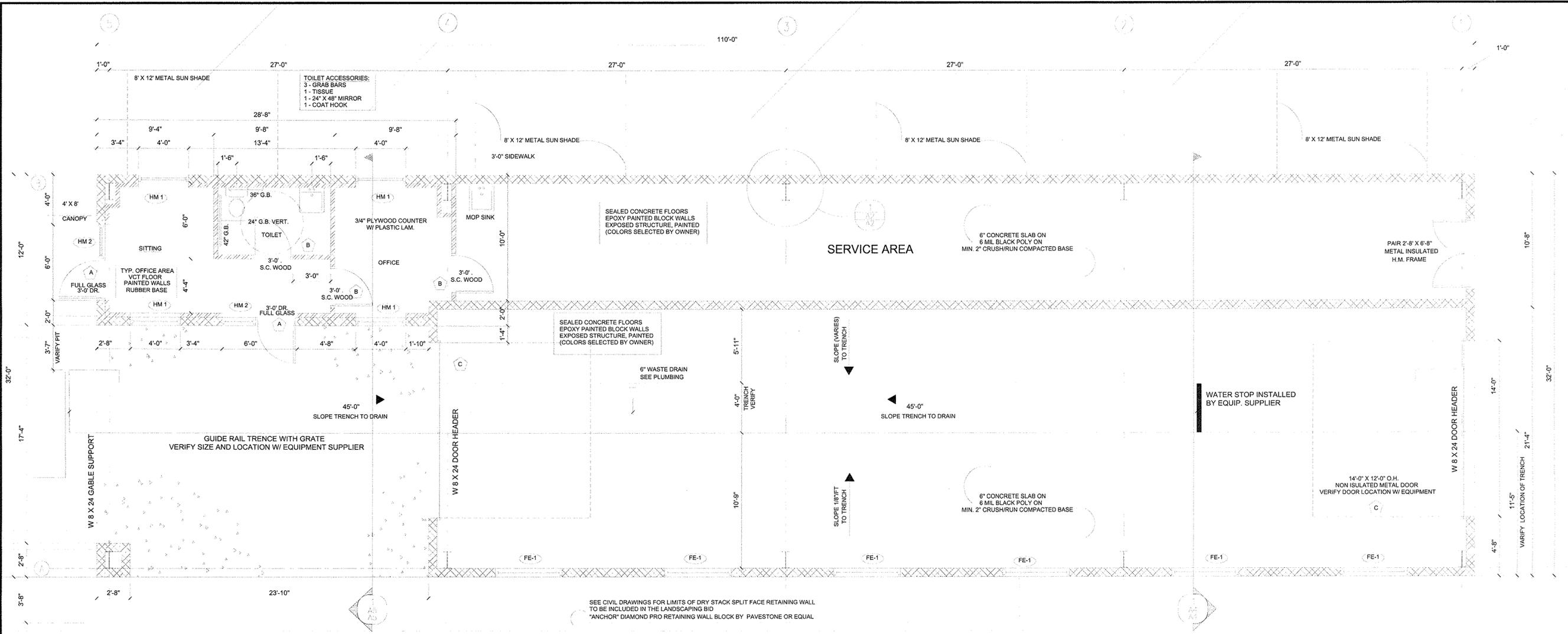
REVISIONS		
NO.	DATE	DESCRIPTION

**EXISTING SITE PLAN
SPARKLE EXPRESS**

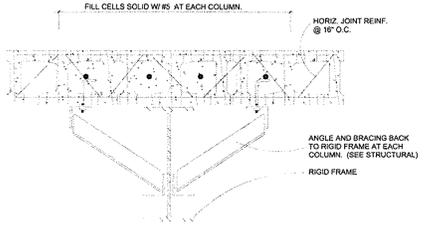
PREPARED FOR
CAR WASH ONE, LLC

IN THE CITY OF COLUMBIA, RICHLAND COUNTY, SOUTH CAROLINA

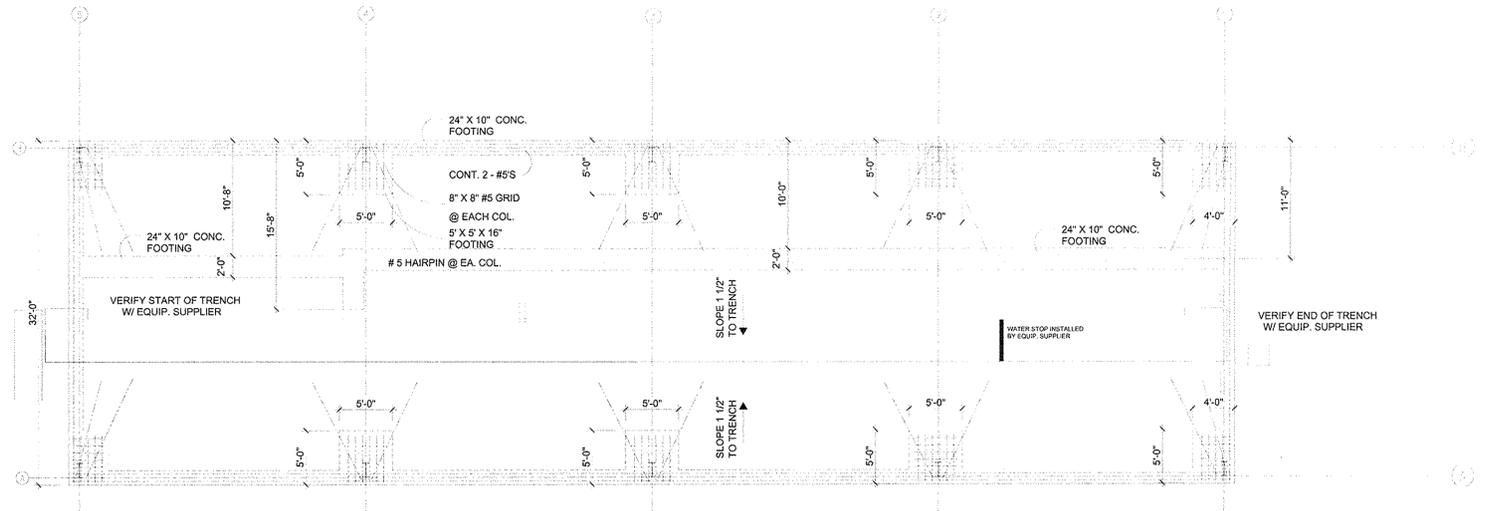
DATE: AUG. 9, 2016 SCALE: 1" = 30' SHEET C1 OF 1



FLOOR PLAN
SCALE: 1/4" = 1'-0"



DETAIL
N.T.S.



NOTE: FOOTING ARE PRELIMINARY FOR PRICING ONLY.
MTL. BUILDING TO BE DESIGNED BY MFR.
OWNER TO PROVIDE STRUCTURAL DRAWINGS AFTER CONTRACTOR IS SELECTED

FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

REVISIONS	
NO.	DATE
R1	1-29-13
R2	2-25-13

REMARKS	PROJECT TITLE
ADDED EQUIPMENT	SHEET TITLE
MISC.	

PROPOSED CAR WASH
FOUNDATION PLAN
FLOOR PLAN
COLUMBIA, South Carolina

ROBERT E. OPSAHL
ARCHITECT
1813 SALEM CHURCH RD.
opsahl@scrr.com
(803) 309-5418

DWG. NO. 1245
DATE: 2-25-13
A2
R2

NOT FOR CONSTRUCTION

NO. DATE REMARKS

PROJECT TITLE
SHEET TITLE

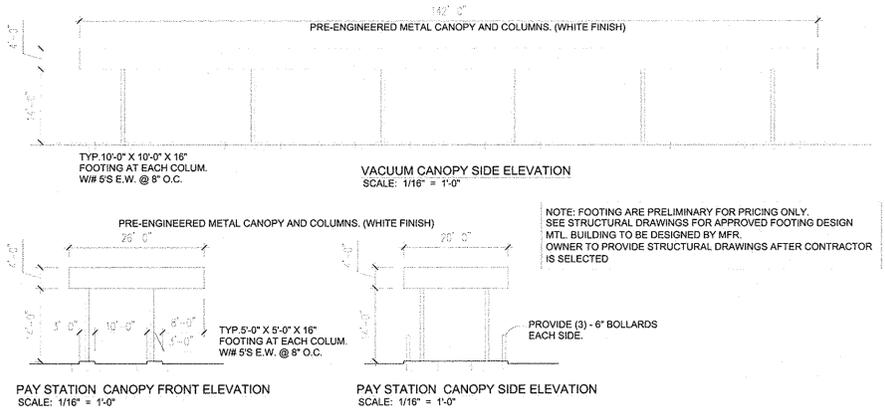
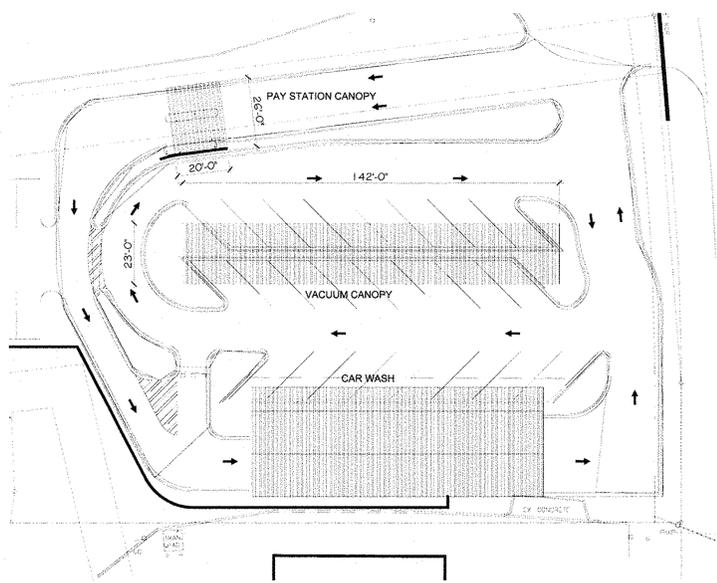
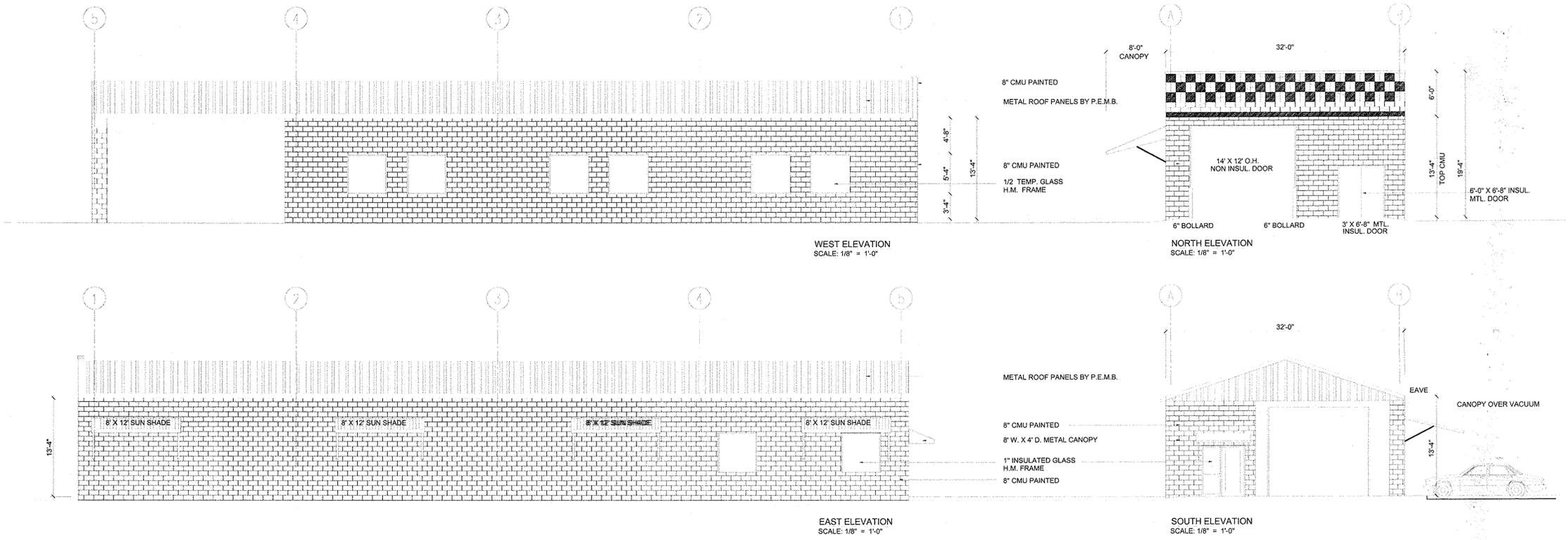
PROPOSED
CAR WASH
COLUMBIA, South Carolina
ELEVATIONS

ROBERT E. OPSAHL
ARCHITECT
1813 SALEM CHURCH RD.
opsahl@sc.r.com
(803) 308-5418

DWG. NO. 1245
DATE: 2-25-13

A1

NOT FOR CONSTRUCTION



BUILDING CODE REVIEW			
PROJECT DESIGNED UTILIZING:	A. INTERNATIONAL BUILDING CODE - 2006 EDITION B. IBC PLUMBING CODE - 2006 EDITION C. IBC MECHANICAL CODE - 2006 EDITION D. IBC GAS CODE - 2006 EDITION E. IBC FIRE PREVENTION CODE - 2006 EDITION F. IBC ELECTRIC CODE - 2006 EDITION G. NATIONAL ELECTRIC SAFETY CODE ANSI-C2-2006 EDITION H. PAMPHLET 58-NFPA 1996 EDITION I. S.C. BARRIER FREE BUILDING STANDARD REGULATION 19-100 AS ESTABLISHED BY S.C. LAW J. ANSI-A117.1 - 2003 EDITION ACCESSIBILITY AND USABILITY FOR PHYSICALLY HANDICAPPED PEOPLE		
PRIMARY OCCUPANCY CLASSIFICATION:	GROUP B - BUSINESS		
TYPE OF CONSTRUCTION	TYPE V	1-HR PROT.: NO	SPRINKLERED: NO
BUILDING FLOOR AREA (MEZZANINE NOT INCLUDED IN S.F.)	BUSINESS - (CAR WASH)	ALLOWED TABLE 503	6,000 S.F.
	110' X 32'		3520 S.F.
ALLOWABLE AREA INCREASE/ FLOOR	FRONTAGE INCREASE	AREA INCREASE	
	N.A.	N.A.	
BUILDING HEIGHT (AS DESIGNED):	19'-0" FT	(AS ALLOWED BY TABLE 503):	55'-0" FT.
ALLOWABLE HEIGHT INCREASE:	N/A FT		
TOTAL (BLDG HT. & INCREASE):	19'-0" FT		
TABLE 1004.1.1			
OCCUPANT LOAD OFFICE:	350 S.F. @	100 S.F. / PERSON = 4 PERSONS	
OCCUPANT LOAD EQUIPMENT:	867 S.F. @	300 S.F. / PERSON = 3 PERSONS	
OCCUPANT LOAD WASH BAY:	1,840 S.F. @	500 S.F. / PERSON NOT HABITABLE SPACE = 4 EMPLOYEES	
Floor: 11 persons X .15"/person = 5" / 34" (per door) = 1 doors minimum required 3 doors PROVIDED			
REQUIRED FIRE RESISTANCES PER TABLE 601	STRUCTURAL FRAMES		0 HRS
	BEARING WALLS:		
	EXTERIOR		0 HRS
	INTERIOR		0 HRS
	NONBEARING WALLS:		0 HRS
	FLOOR CONSTRUCTION		0 HRS
	ROOF CONSTRUCTION		0 HRS