



**PLANNING COMMISSION  
SITE PLAN REVIEW  
CASE SUMMARY**

**199 SHOP GROVE  
WAREHOUSE BUILDING  
DARNALL W. & SUSAN F. BOYD FOUNDATION**

**November 7, 2016 at 5:15pm**  
City Council Chambers, 3<sup>rd</sup> Floor, 1737 Main Street, Columbia, SC 29201

<b>Subject Property:</b>	199 Shop Grove Drive
<b>TMS#:</b>	16202-03-03(p)
<b>Zoning District:</b>	M-1 (Light Industrial)
<b>Council District:</b>	3
<b>Proposal:</b>	Request site plan approval for the construction of a ±45,000 warehouse building
<b>Applicant:</b>	Darnall W. & Susan F. Boyd Foundation
<b>Proposed Use:</b>	Warehouse
<b>Staff Recommendation:</b>	Approval with staff comments.

<b>Detail:</b>	<p>This project entails the construction of a ± 45,000 warehouse building on a 13.18 acre parcel that currently 130,500 sq. ft. of warehouse space. Upon completion of the project, the property will contain ±176,000 sq. ft. of warehouse space. The applicant has worked with staff regarding the landscape plan and the proposed site plan largely meets requirements.</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 REVIEWING AGENCY COMMENTS**

<b>John Fellows, Planning</b>	<b>Recommend approval.</b>
<b>K. Brian Cook, Zoning Administrator</b>	<b>Recommend approval with condition:</b> 1. Must be in compliance with all applicable zoning requirements.
<b>Johnathan Chambers, Land Development Administrator</b>	<b>Recommend approval.</b>
<b>Jerry Thompson, Building Official</b>	<b>Recommend approval with condition:</b> 1. Must comply with all applicable building codes.
<b>Scott Rogers, Utilities</b>	<b>Recommend approval with conditions:</b> 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

	<p>utilities on the developed property is strongly encouraged.</p> <p>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.</p>
<b>David Brewer, Traffic Engineering</b>	<b>Recommend approval.</b>
<b>Kris Scott, Fire Department</b>	<b>Recommend approval.</b>
<b>Sara Hollar, Forestry</b>	<b>Recommend approval.</b>
<b>Mike Jaspers, Stormwater</b>	<p><b>Recommend approval with conditions:</b></p> <ol style="list-style-type: none"> <li>1. All City, state and federal land disturbance regulations must be followed, as applicable.</li> <li>2. Since the property is believed to have contamination in subsurface soils, it is anticipated that DHEC or EPA will be responsible for overseeing the potential assessment/cleanup. A consultant may be the onsite representative with respect to the existing subsurface contamination. If land disturbance requirements and subsurface cleanup requirements overlap, the more stringent requirement should be used. This is expected to apply primarily to sediment control, and it is expected that subsurface cleanup requirements will generally be more stringent than land disturbance requirements. City stormwater compliance/enforcement personnel may defer to DHEC or EPA if any issues arise with the overlapping of these requirements.</li> </ol>
<b>David Knoche, Parking</b>	<b>Recommend approval.</b>
<b>Robert Sweatt, Street Division</b>	<b>Recommend approval.</b>
<b>John Hooks, Solid Waste</b>	<b>Recommend approval.</b>
<b>Scott Holder, Landscaping</b>	<p><b>Recommend approval with condition:</b></p> <ol style="list-style-type: none"> <li>1. Any trees that die as a result of relocation are required to be replaced.</li> </ol>

# City of Columbia

## 199 Shop Grove - Warehouse Building 3



Monday, October 17, 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:	Joe Wilczewski	Company:	Darnall W & Susan F Boyd Foundation
Tel. #:	803-419-6540	Fax#:	
Mobile #:		E-mail:	

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:	Shop Grove Road		
TMS#:	16202-03-03	Total Acreage:	13.18
Current Use:	warehouse	Proposed Use:	warehouse
Current Zoning:	M-1		
Number of Lots and/or Units:	3	Total Sq. Ft.	175,600 sf

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

The existing site has 2 warehouse buildings (60,300 sf and 70,200 sf) and associated parking. This project will add a 3rd warehouse (45,100 sf) and associated parking.

#### 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

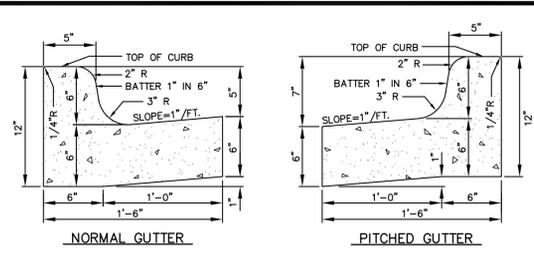
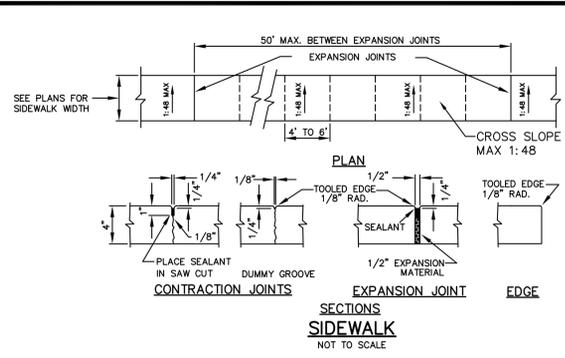
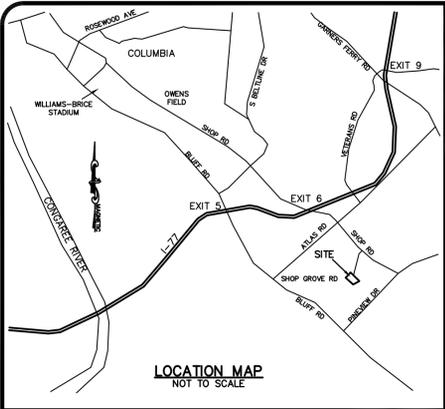
Please refer to the Checklist for Site Plan Review for materials required for submittal with this application

#### 6) SIGNATURE

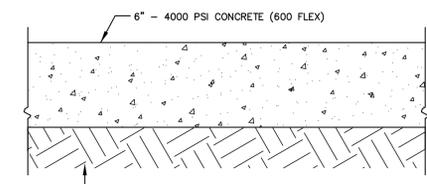
Applicant Signature:	
Print Name:	Joe Wilczewski
Date:	11-3-2016

PC Date: \_\_\_\_\_ Action: \_\_\_\_\_





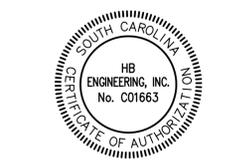
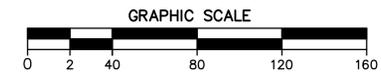
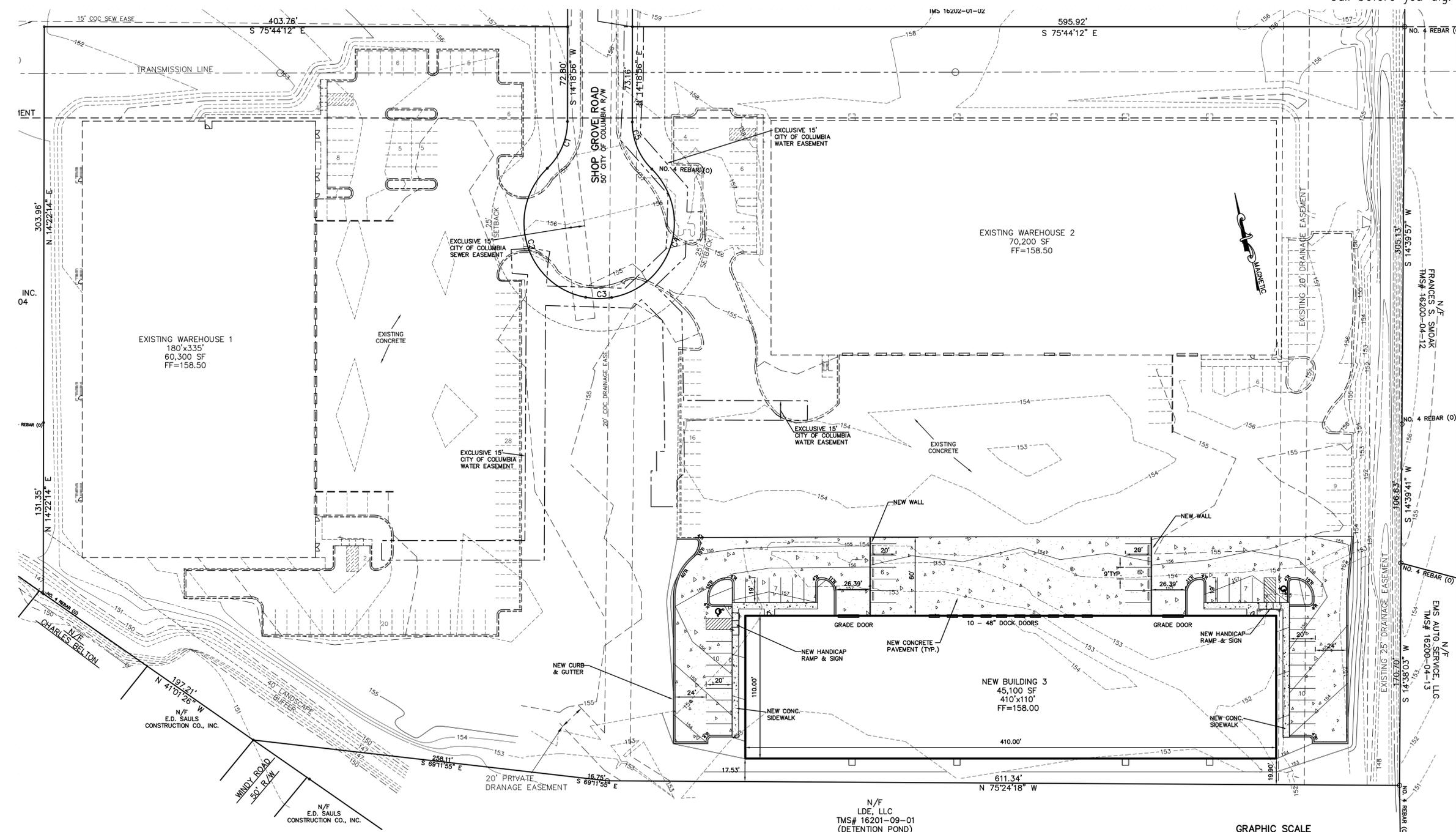
**NOTES:**  
 1. CURB AND GUTTER TO BE CONSTRUCTED IN 10-FOOT LENGTHS.  
 2. 1/2 INCH EXPANSION JOINT SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 100 FEET, AT THE ENDS AND MID-POINT OF RETURNS, AND AT ANY POINT WHERE THE NEW CURB AND GUTTER ABUTS OTHER CONCRETE STRUCTURES.  
 3. 5-FOOT LONG TRANSITIONS SHALL BE PROVIDED BETWEEN NORMAL GUTTER AND PITCHED GUTTER, UNLESS OTHERWISE NOTED ON THE PAVING PLANS.



OWNER:	DARNALL W & SUSAN F BOYD FOUNDATION P.O. BOX 23589 COLUMBIA, SC 29224 803-419-6540 CONTACT: JOE WILCZEWSKI
TMS#:	16202-03-03
TOTAL AREA:	13.18 AC.
DISTURBED AREA:	2.6 AC.



ZONING:	M-1
BUILDING SIZE:	45,100 SF
BUILDING HEIGHT:	32 FT
BUILDING USE:	WAREHOUSE
PARKING REQUIRED:	1.7 SPACES/1,000 SF = 77 SPACES
PARKING PROVIDED:	44 STANDARD, 2 HANDICAP



**HB Engineering**  
 SITE DEVELOPMENT CONSULTANTS  
 720 OLD CHEROKEE ROAD  
 LEXINGTON, SOUTH CAROLINA 29072  
 803-957-7027 FAX 877-728-0808

**BOYD - SHOP GROVE WAREHOUSE 3**  
 CITY OF COLUMBIA  
 SOUTH CAROLINA

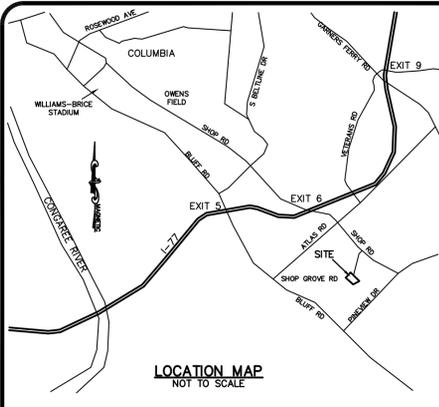
No.	Date	Revision

Sheet Title: **PROPOSED SITE PLAN**

Drawn by: MR  
 Designed by: MR  
 Checked by: MR  
 Scale: 1"=40'  
 Project No. 15165  
 Date: 9/26/16

**2**

Drawing No. 2



**SITE TREE DENSITY**

REQUIRED DENSITY FACTOR (RDF):	BASIS	DENSITY FACTOR	
TOTAL SITE AREA:	11.57 AC.	x 30 RDF/ACRE =	347.1
(AREA IS BASED ON 11.57 ACRES THAT IS NOT UNDER THE TRANSMISSION LINE EASEMENT.)			
GRAND TREES REMOVED FOR WAREHOUSE 1:	2 - 30" GRAND TREES	x 29.4 RDF/TREE =	58.8
GRAND TREES REMOVED FOR WAREHOUSE 2:	1 - 30" GRAND TREE	x 29.4 RDF/TREE =	29.4
	REQUIRED RDF FOR ENTIRE SITE:		435.3

**TREES CURRENTLY INSTALLED ONSITE**

REQUIRED DENSITY FACTOR (RDF):	TREES	DENSITY FACTOR	
WAREHOUSE 1 (4" TREES):	81	x 2 DF/TREE =	162
WAREHOUSE 2 (4" TREES):	78*	x 2 DF/TREE =	156
	TOTAL:		318

**TREES ONSITE TO BE REMOVED/RELOCATED:**

WAREHOUSE 1 (4" TREES):	16*	x 2 DF/TREE =	32
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\*16 TREES FROM THE WAREHOUSE 1 PLAN WERE PLANTED IN THE AREA OF WAREHOUSE 3 & WILL HAVE TO BE RELOCATED WITH WAREHOUSE 3

**RDFs NEEDED FOR WAREHOUSE 3:**

435.3 - 318 + 32 =	149.3
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**NEW TREES TO BE INSTALLED ONSITE**

WAREHOUSE 3 (4" TREES):	33	x 2 DF/TREE =	66
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**DEVELOPER TO CONTRIBUTE TO THE TREE FUND FOR REMAINING RDFs**

WAREHOUSE 3 (4" TREES):	149.3 - 66 = 83.3 RDF =	42 TREES
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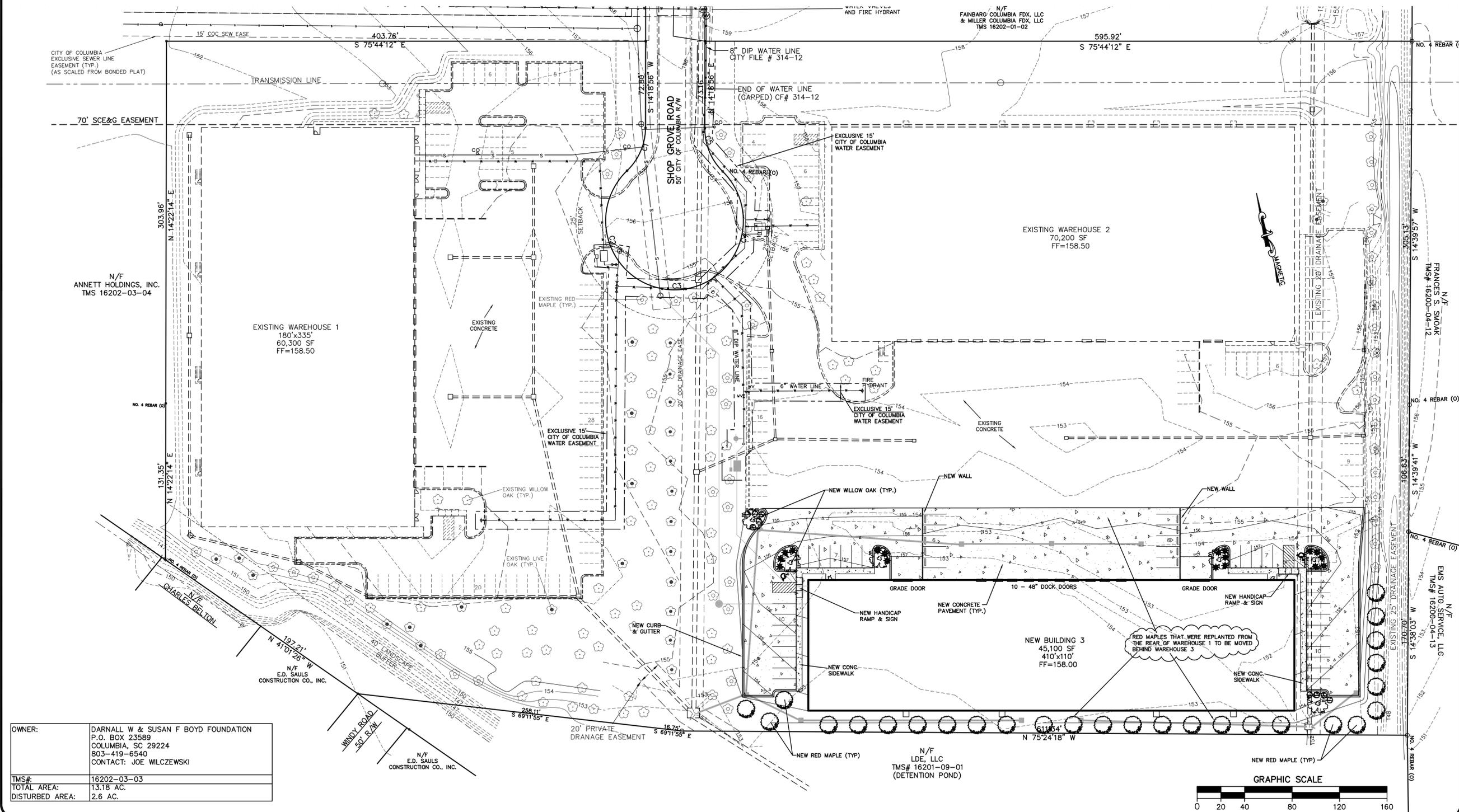
**PROPOSED TREE AND PLANT SCHEDULE**

SYMBOL	NUMBER	SPECIES	HEIGHT	SIZE	SPACING	DFS
☉	27 EA.	RED MAPLE	10'	4" CAL. 10" MIN. HGT.	AS SHOWN	54
☪	6 EA.	WILLOW OAK	10'	4" CAL. 10" MIN. HGT.	AS SHOWN	12
⊖	9 EA.	DWARF YAUPON HOLLY	18"	3 GAL. MIN.	3' O.C.	N/A
✱	17 EA.	DWARF BURFORD	18"	3 GAL. MIN.	3' O.C.	N/A
						TOTAL DFS = 66

- RECOMMENDED MINIMUM GRASSING SPECIFICATIONS**
1. SUMMER: FERTILIZATION: 1000 LBS. OF 10-10-10 PER ACRE
- PERMANENT COVER:
- |             |                            |
|-------------|----------------------------|
| BAHIA GRASS | 40 LBS. PER ACRE ALONE     |
|             | 20 LBS. PER ACRE W/MIXTURE |
|             | 8 LBS. PER ACRE ALONE      |
|             | 4 LBS. PER ACRE W/MIXTURE  |
- BERMUDA SPRIGS: 100 LBS. PER ACRE BROADCAST  
 SERICEA LESPEDEZA (SCARIFIED): 40 LBS. PER ACRE ALONE  
 LOVEGRASS, WEEPING: 2 LBS. PER ACRE PLANT IN MIXTURES ONLY
- TEMPORARY SUMMER COVER:
- |                   |  |
|-------------------|--|
| LESPEDEZA, ANNUAL | 7 LBS. PER ACRE IN MIXTURE (DO NOT PLANT ON SANDY SOILS) |
| BROWN TOP MILLET  | 40 LBS. PER ACRE ALONE                                   |
|                   | 20 LBS. PER ACRE IN MIXTURES                             |
2. WINTER:
- A. WINTER PERMANENT:
- TALL MEADOW FESCUE, 40 LBS. PER ACRE FROM SEPT. 1 TO APRIL 15 ONLY ON FERTILE SANDY CLAY OR CLAY SOILS.
  - PLANTING FROM SEPT. 15 TO FEB. 15 ON SANDS MUST BE OF TEMPORARY WINTER COVER AND THEN SEED TO A PERMANENT SUMMER COVER.
- B. WINTER TEMPORARY: SEPT. 1 TO MAY 1
- |           |                              |
|-----------|------------------------------|
| RYE GRASS | 60 LBS. PER ACRE ALONE       |
|           | 20 LBS. PER ACRE IN MIXTURES |
|           | 4 LBS. PER ACRE ALONE        |
|           | 2 LBS. PER ACRE IN MIXTURE   |
| OATS      | 2 LBS. PER ACRE ALONE        |
| RYE       | 1-1/2 LBS. PER ACRE ALONE    |
|           | 1 LBS. PER ACRE IN MIXTURE   |



OTHER PLANTINGS OR SEEDING AS CONTAINED IN THE CRITICAL AREA STABILIZATION SECTION OF SCS HANDBOOK "EROSION AND SEDIMENT CONTROL IN DEVELOPING AREAS" MAY BE USED PROVIDED ALL APPLICABLE SPECIFICATIONS CONTAINED IN SAID HANDBOOK ARE COMPLIED WITH.



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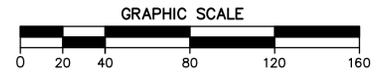
**BOYD - SHOP GROVE WAREHOUSE 3**

CITY OF COLUMBIA  
 SOUTH CAROLINA

No.	Date	Revision
2	9/28/16	DENSITY FACTOR CALCULATIONS MOVE 16 EXISTING TREES TO REAR OF WH 3

Sheet Title: **LANDSCAPE PLAN**

Drawn by: MR  
 Designed by: MR  
 Checked by: MR  
 Scale: 1"=40'  
 Project No. 15165  
 Date: 8/11/2016



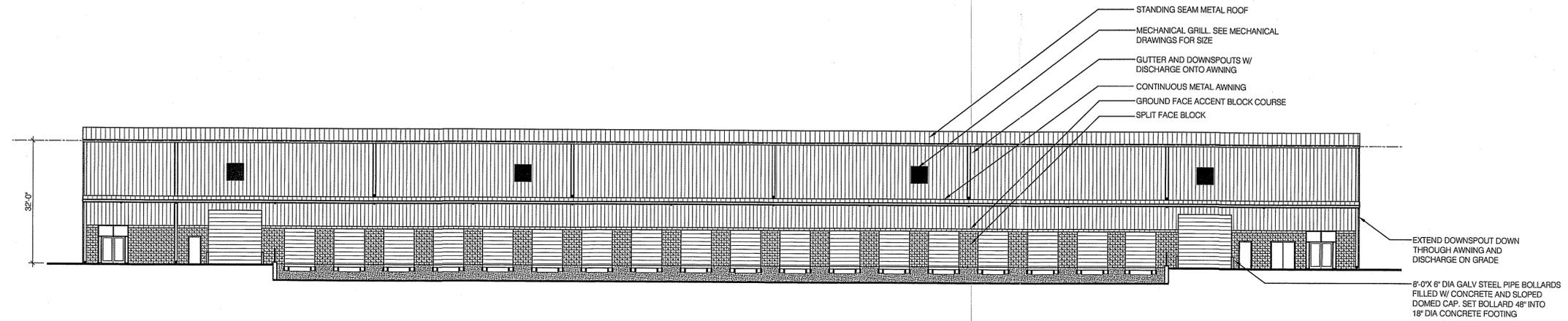
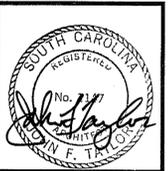
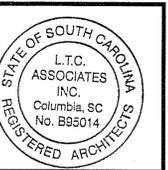


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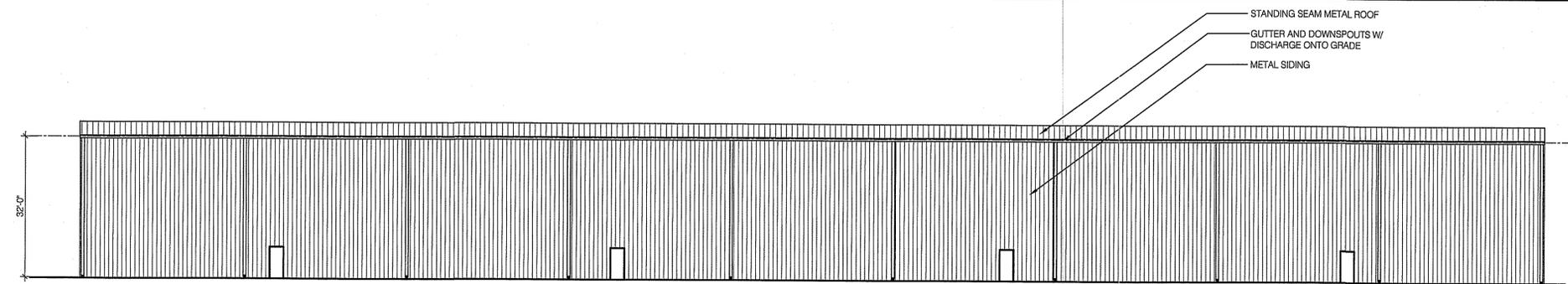


912 LADY ST. SUITE 300  
COLUMBIA, SC 29201

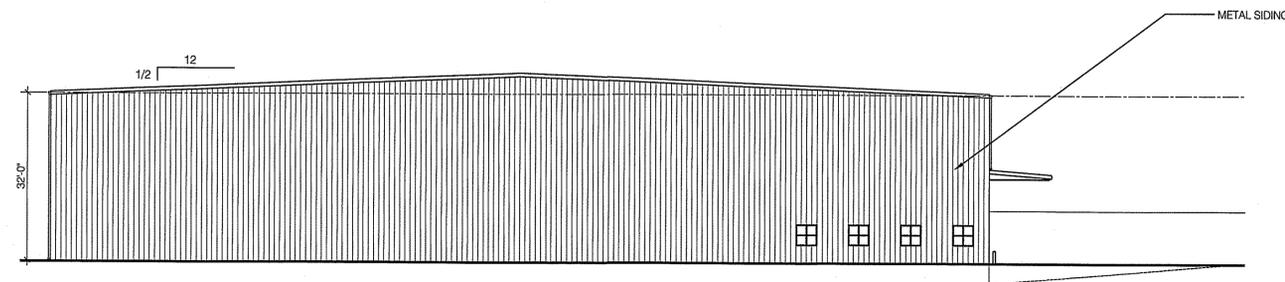
803 . 254 . 9082 VOX  
803 . 252 . 7200 FAX



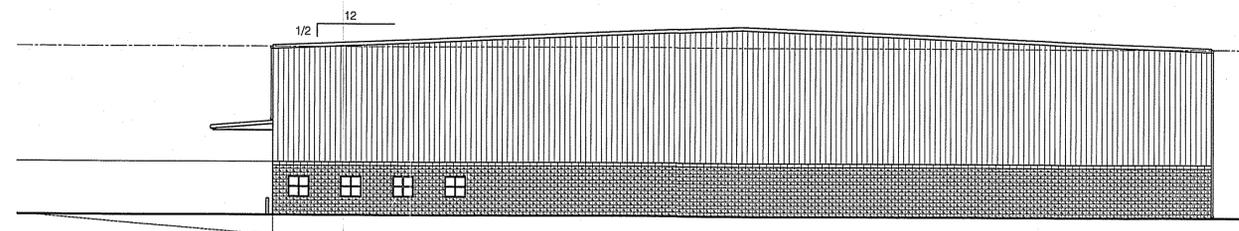
1 FRONT ELEVATION  
A201 1/16" = 1'-0"



2 REAR ELEVATION  
A201 1/16" = 1'-0"



3 LEFT SIDE ELEVATION  
A201 1/16" = 1'-0"



4 RIGHT SIDE ELEVATION  
A201 1/16" = 1'-0"

NEW WAREHOUSE BUILDING  
**SHOP GROVE WAREHOUSE 1**  
COLUMBIA, SOUTH CAROLINA  
ELEVATIONS

REVISIONS

JOB # 14013

**A201**

DATE 05.14.2014