



**PLANNING COMMISSION**

October 4, 2021 at 5:15pm

*Busby Street Community Center, 1735 Busby Street, Columbia, SC 29202*

**SITE PLAN REVIEW CASE SUMMARY  
16.2 ACRES, 750 AND 754 SOUTH BELTLINE BOULEVARD,  
AND 1400 BLOCK OF MIKELL LANE  
SOUTH BELTLINE BOULEVARD SUBDIVISION**

- Council District:** 3
- Proposal:** Request site plan approval to construct a 19-lot cluster housing development
- Applicant:** Patrick Livingston, RLA – Civil Engineering of Columbia
- Proposed Use:** Single-family residential
- Staff Recommendation:** Approval with staff comments.

**Detail:** This ± 16.2-acre property is located in the 700 block of South Beltline Boulevard and the 1400 block of Mikell Lane. The majority of the site is located in the floodplain and contains wetlands. This development will be clustered on a 4.2-acre portion of the site and the remainder of the property will be undisturbed and retained as open space.

This proposed development will contain a total of 19 single-family residences with lot sizes between ± 4,200 sq. ft. and ± 6,300 sq. ft. Access to the residences will be through an alleyway along South Beltline Boulevard and a cul-de-sac will be constructed along Mikell Lane.

Should the Commission be inclined to grant approval of the site plan, staff would request that the Commission grant approval subject to staff comments.

**CITY REVIEWING AGENCY COMMENTS**

<b>Lucinda Statler, Planning</b>	<b>Recommend approval.</b>
<b>Rachel Bailey, Zoning Administrator</b>	<b>Recommend approval.</b>
<b>Johnathan Chambers, Land Development Administrator</b>	<b>Recommend approval with condition:</b> 1. The street name for the cul-de-sac along Mikell Lane must be reviewed and approved by the Planning Commission.
<b>Jerry Thompson, Building Official</b>	<b>Recommend approval.</b>
<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 and must meet the City’s minimum design standards. 2. Any privately owned/maintained utilities or permanent structures cannot be located inside City of Columbia utility easements.

	<ol style="list-style-type: none"> <li>3. Water 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 suggested.</li> <li>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.</li> <li>5. Sidewalks to be installed in accordance with City of Columbia Engineering Regulations.</li> </ol>
<b>Andrew Ritter, Traffic Engineering</b>	<p><b>Recommend approval with conditions:</b></p> <ol style="list-style-type: none"> <li>1. The ingress/egress along South Beltline Boulevard must be revised with one of the following options: <ol style="list-style-type: none"> <li>a. Relocate the access to meet sight distance while maintain spacing;</li> <li>b. Remove the access; or</li> <li>c. Modify the road to be one-way flow of traffic so that the access with substandard sight distance is the entrance.</li> </ol> </li> <li>2. SCDOT review and approval required.</li> </ol>
<b>Kris Scott, Fire Department</b>	<b>Recommend approval.</b>
<b>Caleb King, Forestry</b>	<p><b>Recommend approval with condition:</b></p> <ol style="list-style-type: none"> <li>1. If any new landscaping or irrigation is installed in the right of way, it must be approved by Forestry and Beautification for species and spacing and maintained by the adjacent property owner in a manner to not interfere with vehicular and pedestrian traffic. SCDOT must approve any new landscaping installed along SCDOT roadways.</li> </ol>
<b>Miranda Staples, Stormwater</b>	<p><b>Recommend approval with conditions:</b></p> <ol style="list-style-type: none"> <li>1. Development must comply with all applicable land disturbance requirements.</li> <li>2. A 50 ft. wetlands buffer must be maintained and any disturbance of the wetlands will require Army Corp review and approval.</li> </ol>
<b>Sandra Myers, 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>	<b>Recommend approval.</b>



# City of Columbia

## S. Beltline Subdivision



Wednesday, September 8, 2021



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# City of Columbia

## S. Beltline Subdivision



Wednesday, September 8, 2021



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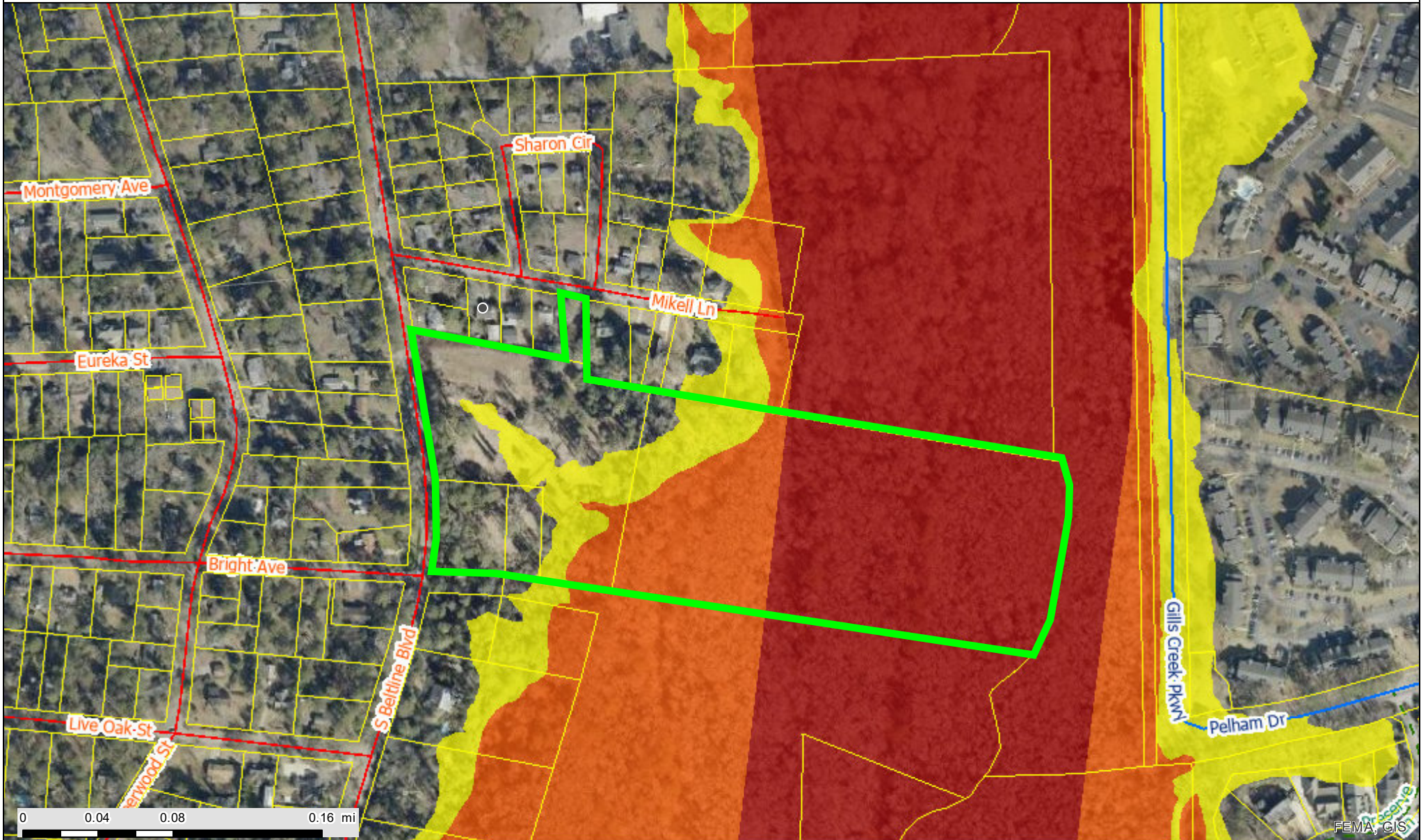


# City of Columbia

## S. Beltline Subdivision



Wednesday, September 29, 2021



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# City of Columbia APPLICATION for SITE PLAN/SUBDIVISION PLAT REVIEW

RECEIVED FORM REVISED 02/10

AUG 26 2021

DEVELOPMENT  
SERVICES

OFFICE USE ONLY: Date Received \_\_\_\_\_ By \_\_\_\_\_

## 1) APPLICANT (Please Print)

Name:	Patrick T. Livingston, RLA	Company:	Civil Engineering of Columbia
Tel. #:	803-798-2820	Fax#:	803-798-2826
Mobile #:	803-917-3543	E-mail:	patrick@cecola.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

Street Name(s)

## 3) PROPERTY

Address:	754 S. Beltline Drive		
TMS#:	R13712-02-10, R13712-02-16, R13712-02-07, R13712-02-09, & R13712-09-08	Total Acreage:	16.2, 4.2 Developed
Current Use:	Residential/Undeveloped	Proposed Use:	Residential
Current Zoning:	RS-2 (SINGLE FAMILY RESIDENTIAL)		
Number of Lots and/or Units:	19	Total Sq. Ft.	26,309

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

SEE ATTACHED

## 5) 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.

## 6) PLAN SUBMITTAL

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

## 7) SIGNATURE

Applicant Signature:	
Print Name:	Patrick T. Livingston, RLA
Date:	8/26/2021

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

Action: \_\_\_\_\_



# LETTER OF AGENCY BOARDS AND COMMISSIONS

**TO: Planning and Development Services, City of Columbia**

I, the undersigned property owner, do hereby attest that I am the person that holds, or I am authorized on behalf of the party that holds, fee simple interest in the following parcel(s):

COMMON STREET ADDRESS(ES): 754 S. BELTLINE, 4126 MIKELL LANE, UNASSIGNED

TAX MAP NUMBER(S): R13712-02-10, R13712-02-16, R13712-02-07, R13712-02-09, & R13712-02-08

Further, I hereby authorize the persons and/or entities listed as AUTHORIZED AGENT(S) 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 the following:

1. Variance, Special Exception, and/or Administrative Appeal (Board of Zoning Appeals)
2. Zoning Map Amendment (Planning Commission and City Council, if applicable)
3. Site Plan Review (Planning Commission or D/DRC)
4. Design Review (D/DRC)
5. Minor Subdivision (Staff)
6. Major Subdivision (Planning Commission)

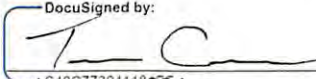
**RECEIVED**  
**AUG 26 2021**  
**DEVELOPMENT SERVICES**


*\*\*Please strike-through and initial any of the above-listed steps that do not fall under the scope of this Letter of Agency*

Name, Company/Firm, Telephone Number

AUTHORIZED AGENT(S): Patrick T. Livingston, RLA Civil Engineering of Columbia 803-798-2820  
Josh R. Rabon, PE Civil Engineering of Columbia 803-798-2820

**Please note that the Authorized Agent(s) will be the designated contact for all correspondence related to the above-listed steps**

SIGNATURE OF PROPERTY OWNER:  DATE: 8/25/2021  
PROPERTY OWNER NAME (PRINTED): Thomas Collins

WITNESS TO SIGNATURE:  DATE: 8/25/2021  
WITNESS NAME (PRINTED): Rebecca Collins





**CIVIL  
ENGINEERING of  
COLUMBIA**

cecola.com  
803.798.2820  
3740-A Fernandina Rd.  
Columbia, SC 29210

August 25, 2021

Mr. Jonathan E. Chambers  
City of Columbia Planning and Development Services  
1136 Washington Street – 2nd Floor  
Columbia, SC 29201

**RECEIVED**  
AUG 26 2021  
**DEVELOPMENT  
SERVICES**

Re: S. Beltline Subdivision – Application for Planning Commission Site Plan Review - Section 4  
CEC #21271

Mr. Chambers:

In accordance with Section 4 of the Application for Site Plan/Subdivision Plat Review, project description, we detail that our client (Bunch Interests) is in the process obtaining parcels R13712-01-10, R13712-02-16, R13712-02-07, R13712-02-09, and R13712-09-08. The proposed subdivision will include 19 lots. All subject parcels are currently zoned to allow single family residential (RS-2). Utilizing the cluster housing provisions of the zoning ordinance, the developer will develop only the portions of the properties outside of the FEMA designated flood plain. Under the clustering provisions, the lot sizes do not have to meet any minimum requirements but adhere to the setbacks specified within the zoning ordinance for RS-2 zoning. The proposed plan develops approximately 4.2 acres of the overall 16.2 acres and would thus appear to satisfy the cluster ordinance provisions at approximately 75% open space. Access to a portion of the proposed properties will be obtained through an existing parcel (included in the development) to the south of Mikell Lane. This access will be 50' row granted to City of Columbia for designation as a public roadway. The proposed properties along South Beltline Dr. will be accessed via an alley. Any utility easements needed to service the South Beltline parcels will be via the alley. Proposed storm drainage ponds (where necessary) will be constructed to the rear of the lots outside of the FEMA designated areas. Parking will be provided for each unit in its own driveway. The City of Columbia does have sewer easement rights to an existing line well to the east of the proposed development. Wetlands and other FEMA designated areas associated with Gills Creek do exist to the east of the proposed development area. Landscape provisions for the project will be met through preservation and the installation of street trees where required.

Please contact me if you have any questions or need any additional information. You can reach me by phone at (803) 798-2820 or by email at [patrick@cecola.com](mailto:patrick@cecola.com).

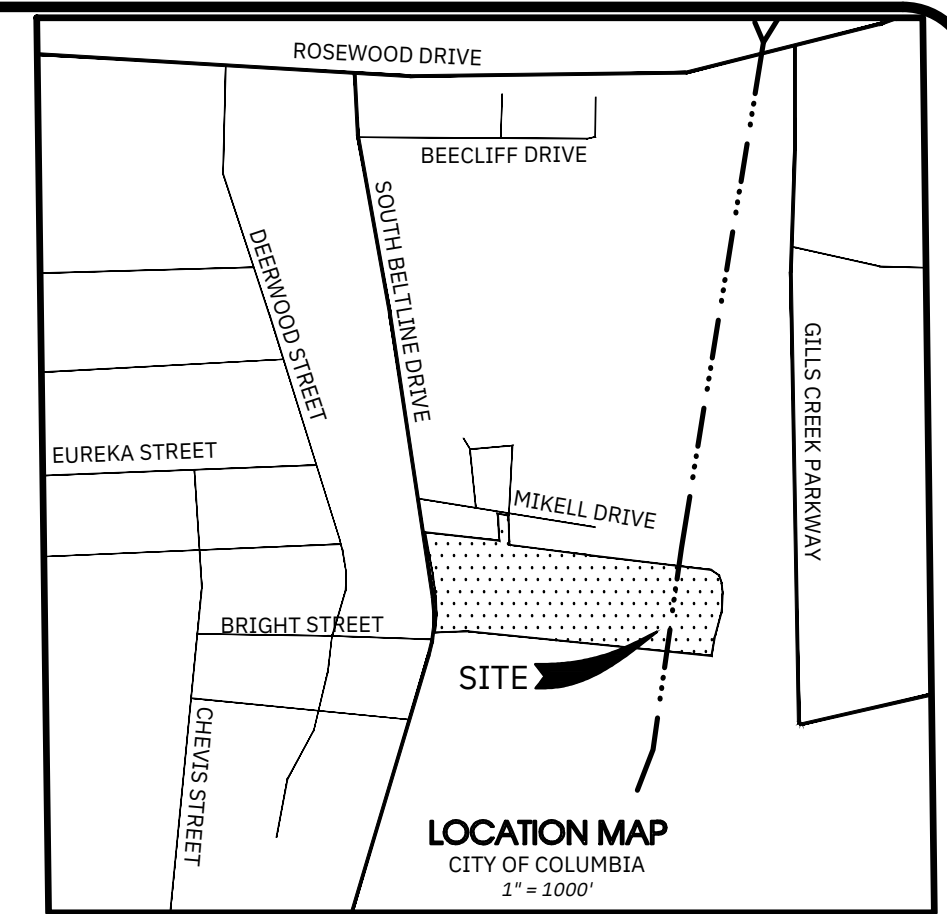
Sincerely,  
Civil Engineering of Columbia

Patrick T. Livingston, PLA  
Project Manager



NOTES AND REFERENCES:

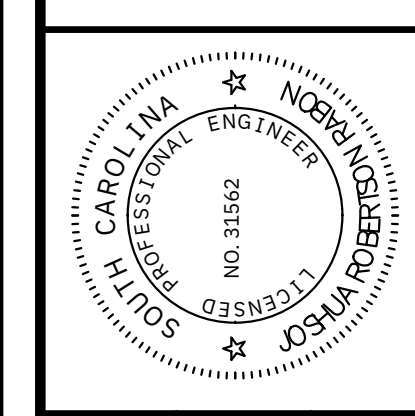
- TOTAL PROJECT AREA OF 16.2-ACRES PROPOSED TO BE DEVELOPED INTO 19 SINGLE-FAMILY RESIDENTIAL LOTS.
- RICHLAND COUNTY TMS:
  - ①- R13712-02-16 \*ALL SUBJECT PARCELS OWNED BY:
  - ②- R13712-02-30 BRIAN THOMAS & REBECCA W. COLLINS.
  - ③- R13712-02-09 608 LABRUCE LANE
  - ④- R13712-02-08 COLUMBIA, SC 29205
  - ⑤- R13712-02-07
- EXISTING LAND USE: UNDEVELOPED/FORMER RESIDENTIAL (SITE IS CURRENTLY WOODED WITH UNDERSTORY GROWTH)
- PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
- SURROUNDING LAND USE: RESIDENTIAL
- EXISTING ZONING: RS-2 (SINGLE FAMILY RESIDENTIAL)
- I HEREBY CERTIFY THAT I HAVE CONSULTED THE FEMA FLOOD INSURANCE RATE MAP #45079C0376L EFFECTIVE DATE DECEMBER 21, 2017 AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X. THERE IS NO PLANNED DEVELOPMENT WITHIN THIS PORTION OF THE SUBJECT PROPERTY.
- TOPOGRAPHIC INFORMATION OBTAINED AND REFERENCED FROM NOAA LIDAR DATA.



NO.	DATE	DESCRIPTION	BY

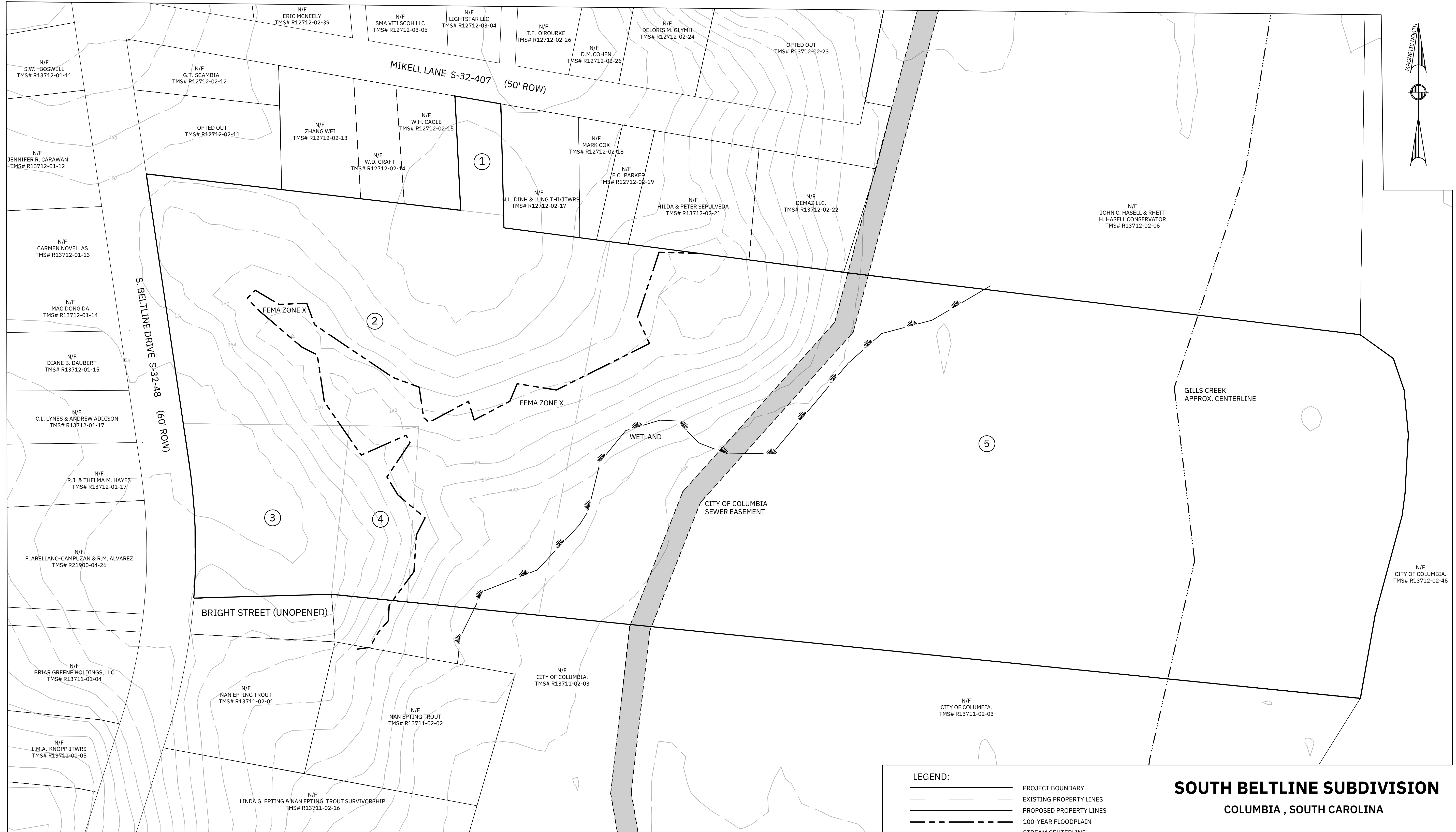
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**CIVIL ENGINEERING of COLUMBIA**  
 3740A FERNANDINA ROAD COLUMBIA, SC 29210  
 TEL (803) 798-2820 FAX (803) 798-2826



<b>EXISTING CONDITIONS</b>	
PREPARED FOR	BUNCH INTERESTS COLUMBIA, SOUTH CAROLINA
CHECKED BY:	JOB NUMBER <b>21271</b>

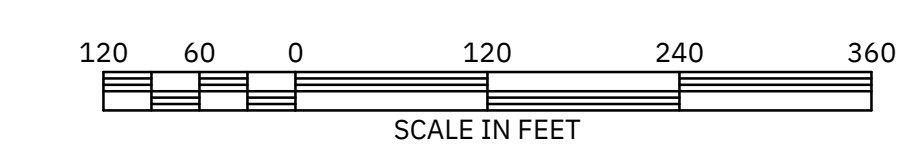
SCALE	1" = 60'
DATE	AUG. 24, 2021
DRAWN	PTL
DESIGNED	PTL
DRAWING NUMBER	<b>1 OF 1</b>



**LEGEND:**

	PROJECT BOUNDARY
	EXISTING PROPERTY LINES
	PROPOSED PROPERTY LINES
	100-YEAR FLOODPLAIN
	STREAM CENTERLINE
	WETLANDS LIMIT

**SOUTH BELTLINE SUBDIVISION  
COLUMBIA, SOUTH CAROLINA**





**NOTES AND REFERENCES:**

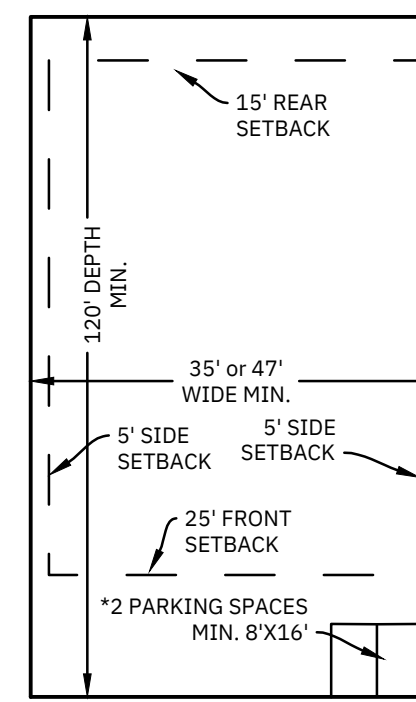
- TOTAL PROJECT AREA OF 16.2 ACRES PROPOSED TO BE DEVELOPED INTO 19 SINGLE-FAMILY RESIDENTIAL LOTS.
- RICHLAND COUNTY TMS: R13712-02-10, R13712-02-16, R13712-02-07, R13712-02-09, & R13712-02-08
- EXISTING LAND USE: UNDEVELOPED/FORMER RESIDENTIAL (SITE IS CURRENTLY WOODED W/ UNDERSTORY)
- PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
- SURROUNDING LAND USE: RESIDENTIAL
- EXISTING ZONING: RS-2 (SINGLE FAMILY RESIDENTIAL)
- I HEREBY CERTIFY THAT I HAVE CONSULTED THE FEMA FLOOD INSURANCE RATE MAP #45079C0376L EFFECTIVE DATE DECEMBER 21, 2017 AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X. THERE IS NO PLANNED DEVELOPMENT WITHIN THIS PORTION OF THE SUBJECT PROPERTY.
- PUBLIC DESIGNATED ROAD R.O.W. ARE TO BE 50' WIDE AND DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE. DESIGNATED ALLEYS WILL REMAIN PRIVATE AND GRANT UTILITY EASEMENTS WHERE NECESSARY.
- LOT SETBACKS:  
FRONT = 25'  
SIDE = 5'  
REAR = 15'
- TOPOGRAPHIC INFORMATION OBTAINED AND REFERENCED FROM NOAA LIDAR DATA.
- THE APPLICANT SHALL PROVIDE A 20' INGRESS/EGRESS EASEMENT THROUGH THE UNDEVELOPED PORTION OF THE PROPERTY FOR PUBLIC ACCESS AND CONTINUATION OF THE GILLS CREEK GREENWAY TRAIL SYSTEM.
- THE CONSTRUCTION OF THE TRAIL REFERENCED IN NOTE 11 WILL BE BY OTHERS BY MAY REQUIRE TEMPORARY CONSTRUCTION EASEMENTS IN EXCESS OF THE 20' INGRESS/EGRESS EASEMENT.

**DEVELOPMENT NOTES:**

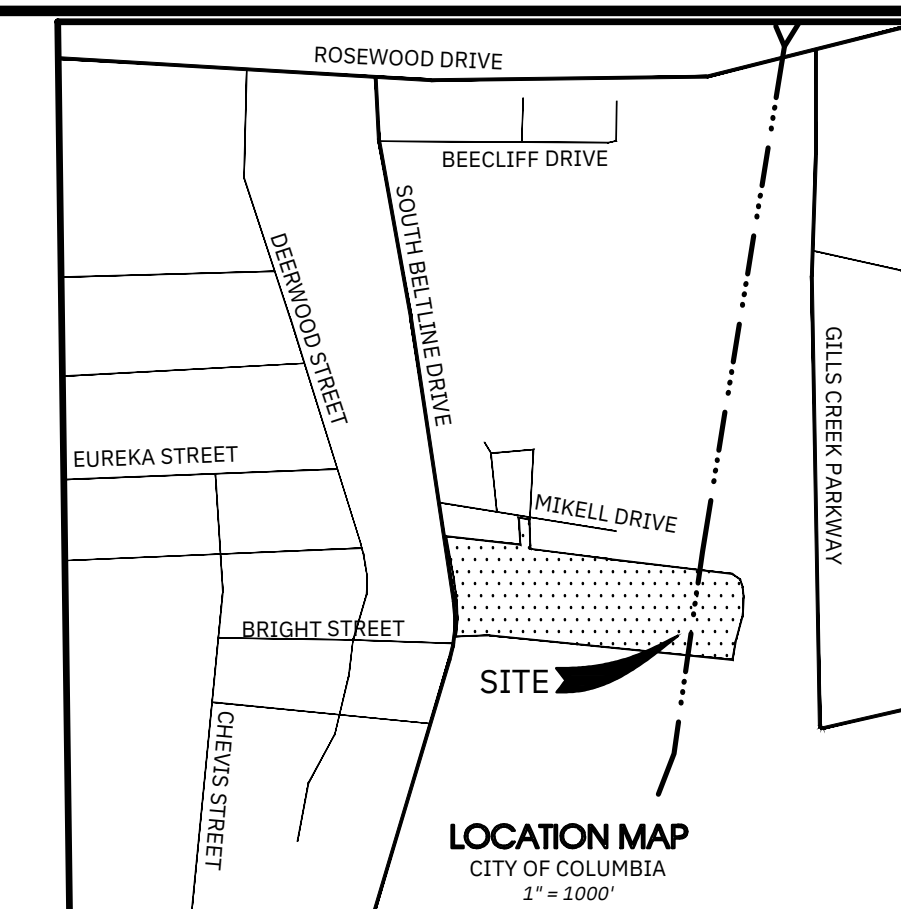
- 16.2 TOTAL ACRES (DEVELOPMENT CLUSTERED INTO 4.2 ACRES)
- INTENSITY OF DEVELOPMENT  
- 19 PROPOSED SINGLE FAMILY DETACHED (19 TOTAL UNITS)

**BUILDING SQUARE FOOTAGE**

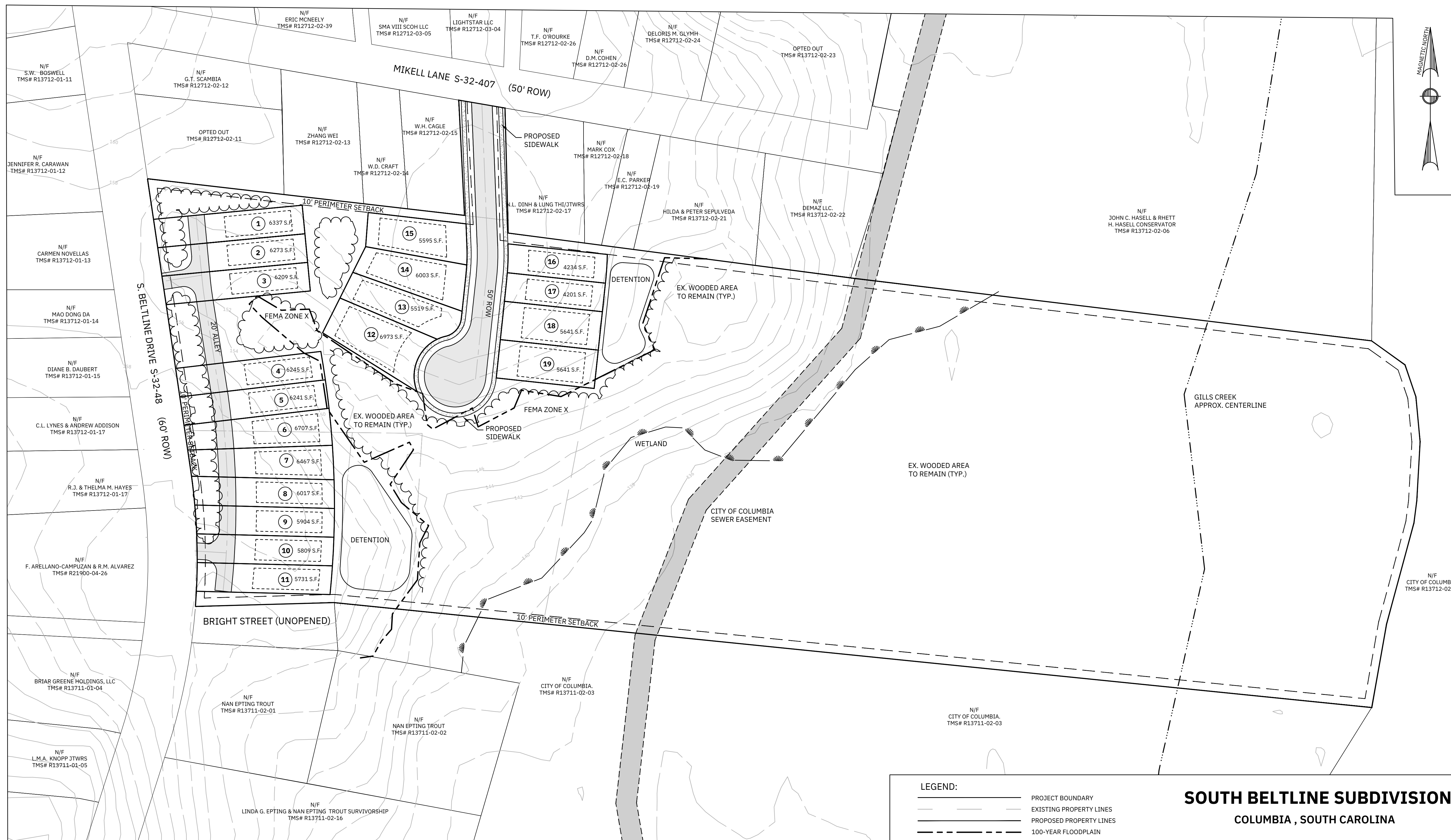
- LOTS 1-19: 26,309 SF



TYPICAL LOT DETAIL  
(SINGLE FAMILY DETACHED)  
N.T.S.



LOCATION MAP  
CITY OF COLUMBIA  
2" = 2000'



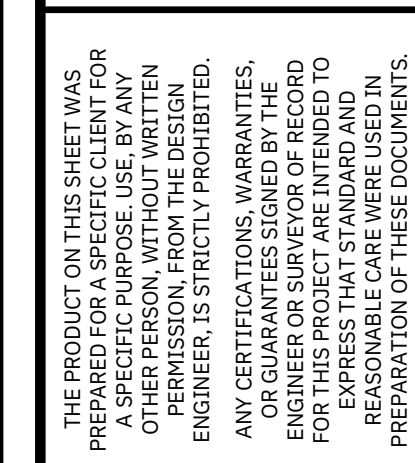
**LEGEND:**

	PROJECT BOUNDARY
	EXISTING PROPERTY LINES
	PROPOSED PROPERTY LINES
	100-YEAR FLOODPLAIN
	STREAM CENTERLINE
	WETLANDS LIMIT

**SOUTH BELTLINE SUBDIVISION  
COLUMBIA, SOUTH CAROLINA**

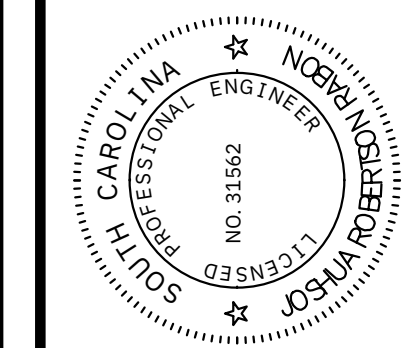


NO.	DATE	DESCRIPTION



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3740A FERNANDINA ROAD COLUMBIA, SC 29210  
TEL (803) 798-2820 FAX (803) 798-2826

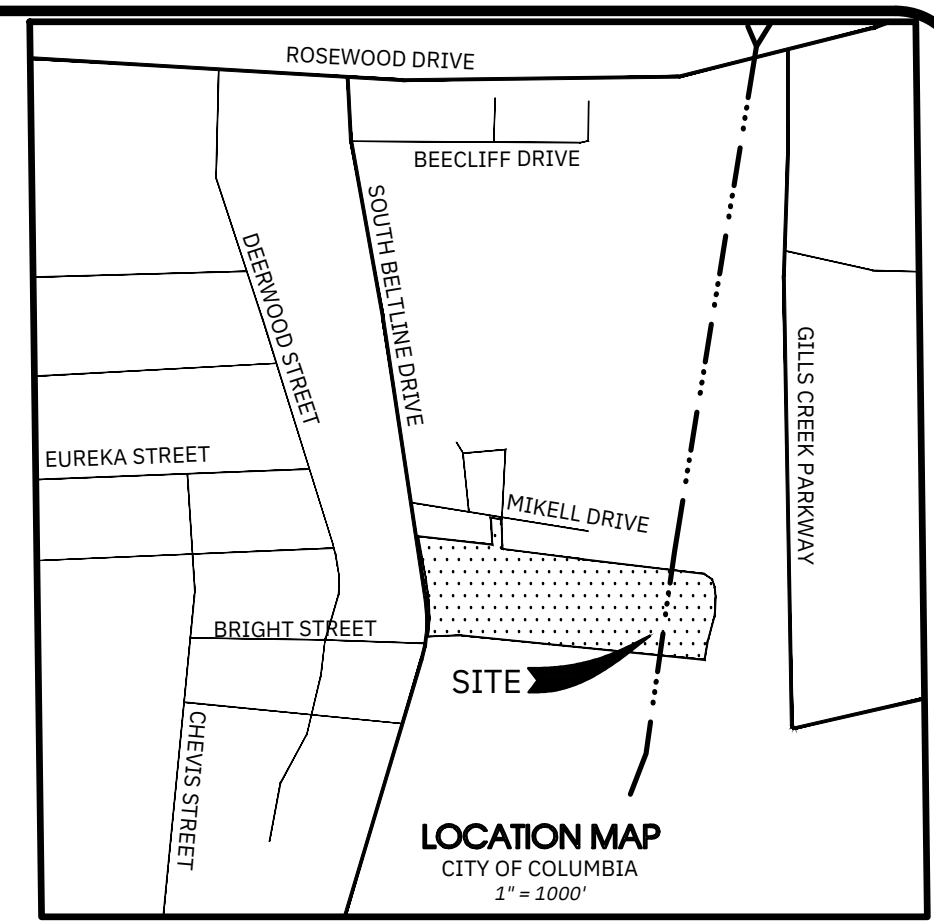


SCALE	1" = 60'
DATE	AUG. 24, 2021
DRAWN	PTL
DESIGNED	PTL
DRAWING NUMBER	1 OF 1
CHECKED BY:	JOB NUMBER 21271
SITE PLAN PREPARED FOR BUNCH INTERESTS COLUMBIA, SOUTH CAROLINA	



- LANDSCAPE NOTES:
- 16.2 TOTAL ACRES (DEVELOPMENT CLUSTERED INTO 4.2 ACRES)
  - DFS REQUIRED = 16.2 X 20 = 324 DFS
  - THE REQUIRED DFS WILL BE THROUGH THE PRESERVATION OF 11.52 AC. OF UNDISTURBED WOODLAND AREA.

AREAS TO BE PRESERVED 

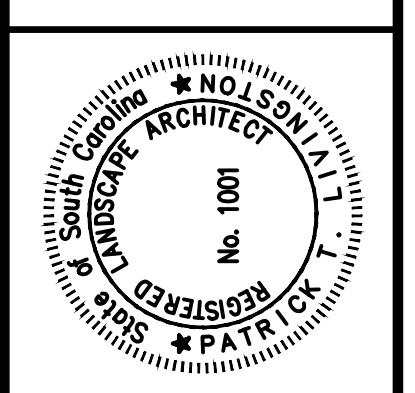


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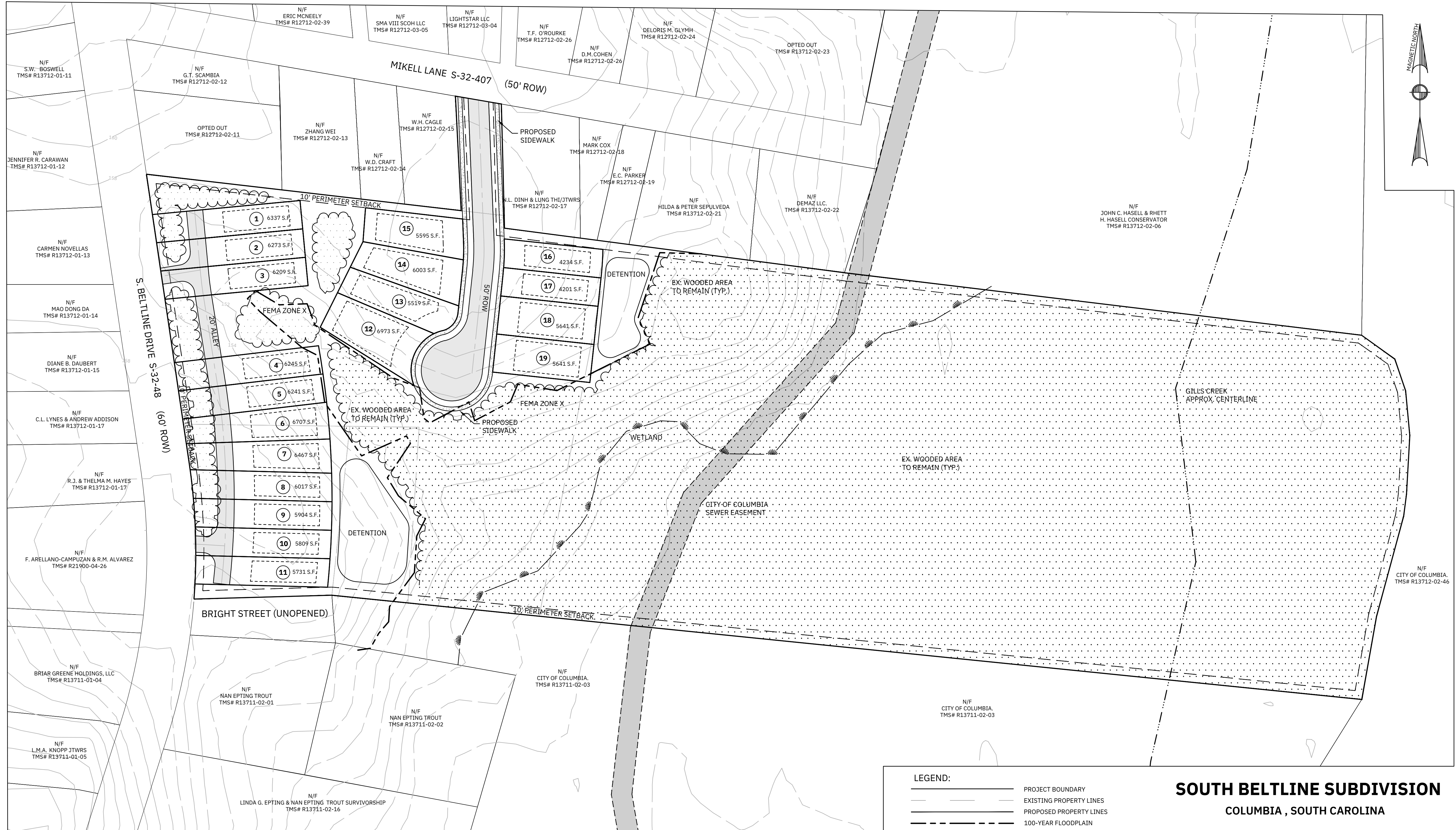
**CIVIL ENGINEERING of COLUMBIA**

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TEL (803) 798-2820 FAX (803) 798-2826



<b>LANDSCAPE PLAN</b>	
PREPARED FOR	BUNCH INTERESTS COLUMBIA, SOUTH CAROLINA
CHECKED BY:	JOB NUMBER <b>21271</b>

SCALE	1" = 60'
DATE	AUG. 24, 2021
DRAWN	PTL
DESIGNED	PTL
DRAWING NUMBER	<b>1 OF 1</b>



LEGEND:

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	STREAM CENTERLINE
	WETLANDS LIMIT

**SOUTH BELTLINE SUBDIVISION**  
COLUMBIA, SOUTH CAROLINA

