



**PLANNING COMMISSION
GROUP DEVELOPMENT SIGNAGE
CASE SUMMARY**

**2638 TWO NOTCH ROAD
BRR ARCHITECTURE**

May 4, 2015 at 5:15pm

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

Subject Property:	2638 Two Notch Road
TMS#:	TMS#11516-09-21
Zoning District:	C-3 (General Commercial)
Council District:	2
Proposal:	Request review and approval of group development signage
Applicant:	Brad Moore, BRR Architecture
Proposed Use:	Retail
Staff Recommendation:	Approve.

Detail:	<p>The zoning ordinance permits unified developments that span more than one parcel to install a common group development sign. The code reads as follows:</p> <p><i>Planning Commission may approve, as a part of or an amendment to a site-specific development plan, a freestanding sign for advertisement of multiple businesses located within the development. This may contain businesses located on the same lot as well as to businesses located on a different lot but within the development, provided:</i></p> <ol style="list-style-type: none"><i>(1) The lot or lots are contiguous with one another and constitute a cohesive development;</i><i>(2) Only one freestanding sign per street frontage is permitted regardless of the number of lots in the development;</i><i>(3) The display surface area shall not exceed that allowed under §17-407(2)</i><i>(4) In C-3 districts, if only one freestanding sign is used for the group development regardless of the number of street frontages, the height of that sign may be increased to 55 feet.</i> <p>The development meets the criteria of a unified development and is applying to install a group development signs along Two Notch Road and at the intersection of Covenant and Center Street. Such an installation is appropriate at this location.</p>
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CITY AGENCY COMMENTS FOR SITE/SUBDIVISION PLAN REVIEW

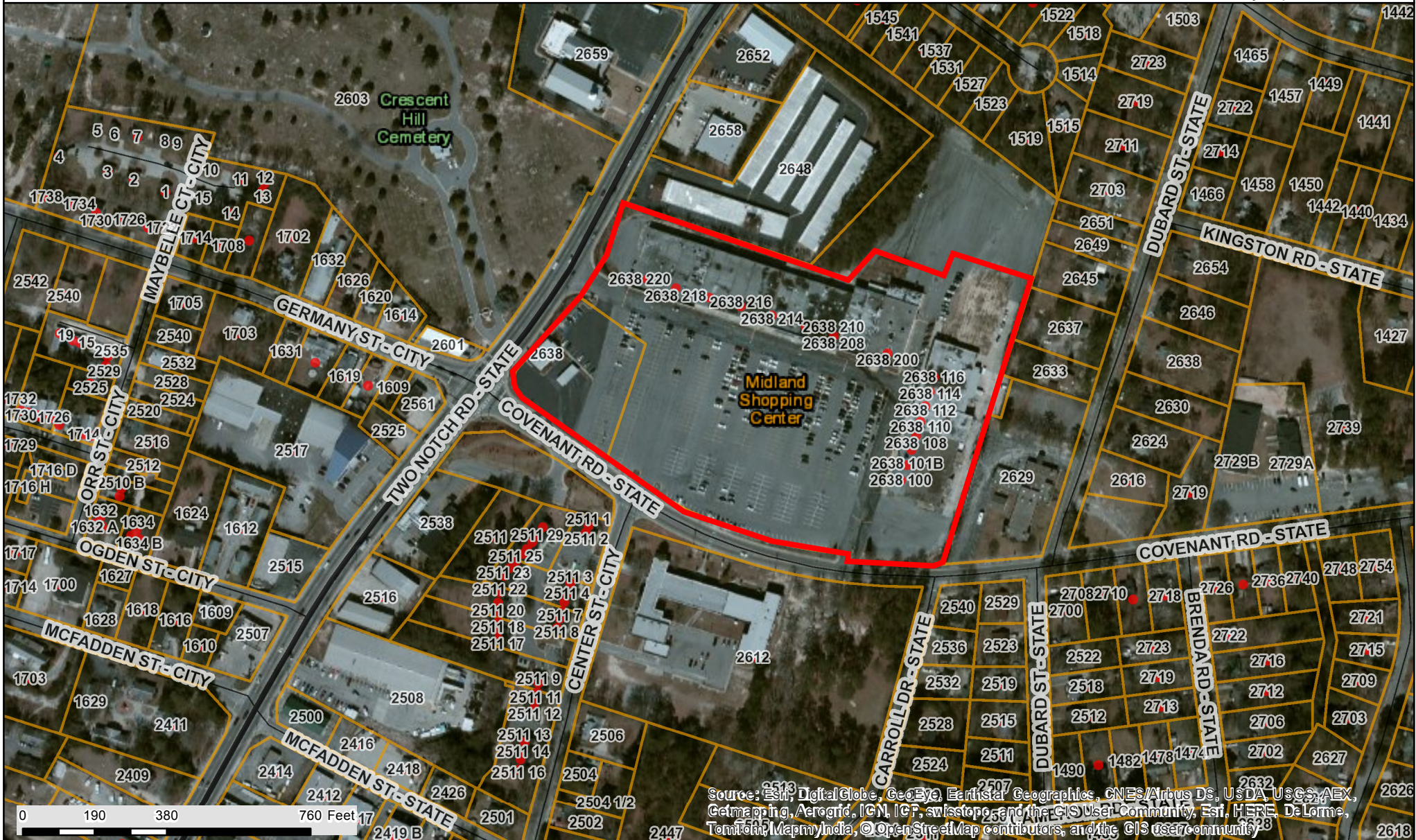
K. Brian Cook, Zoning Administrator	Recommend approval.
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City of Columbia

2638 Two Notch Road - Group Development Signage



Wednesday, April 29, 2015



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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:	BRAD MOORE	Company:	BRR ARCHITECTURE
Tel. #:	(913) 236-3311	Fax#:	(913) 262-9044
Mobile #:	(913) 530-3827	E-mail:	brad.moore@brrarch.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:	2638 Two Notch Road		
TMS#:	R11516-09-21	Total Acreage:	15.37 acres
Current Use:	Commercial (vacant)	Proposed Use:	Commercial Retail Grocery
Current Zoning:	C-3		
Number of Lots and/or Units:	2 lots	Total Sq. Ft.	

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

SEE ATTACHED

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:	Brad Moore
Date:	4/9/15

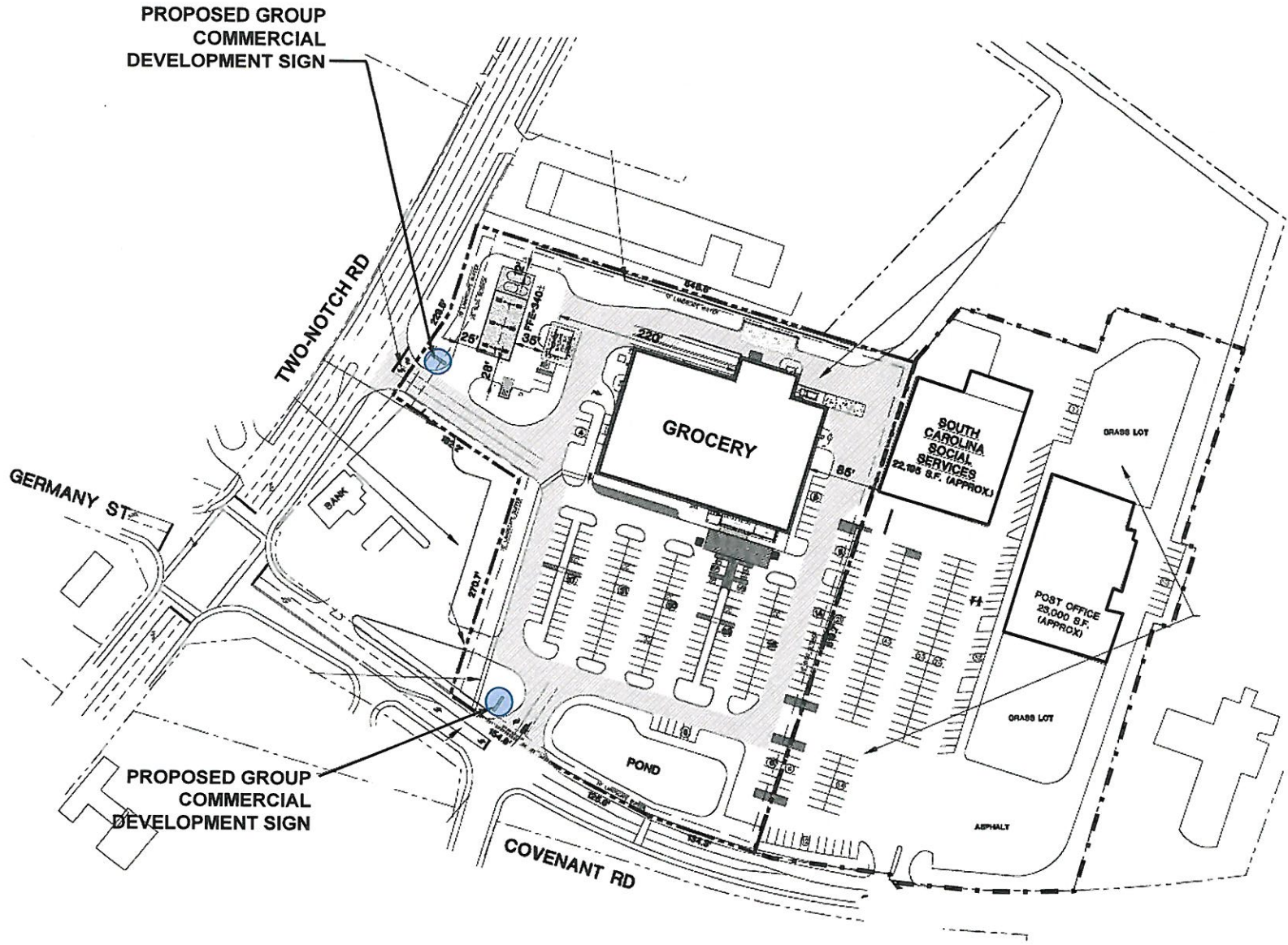
PC Date: _____ Action: _____

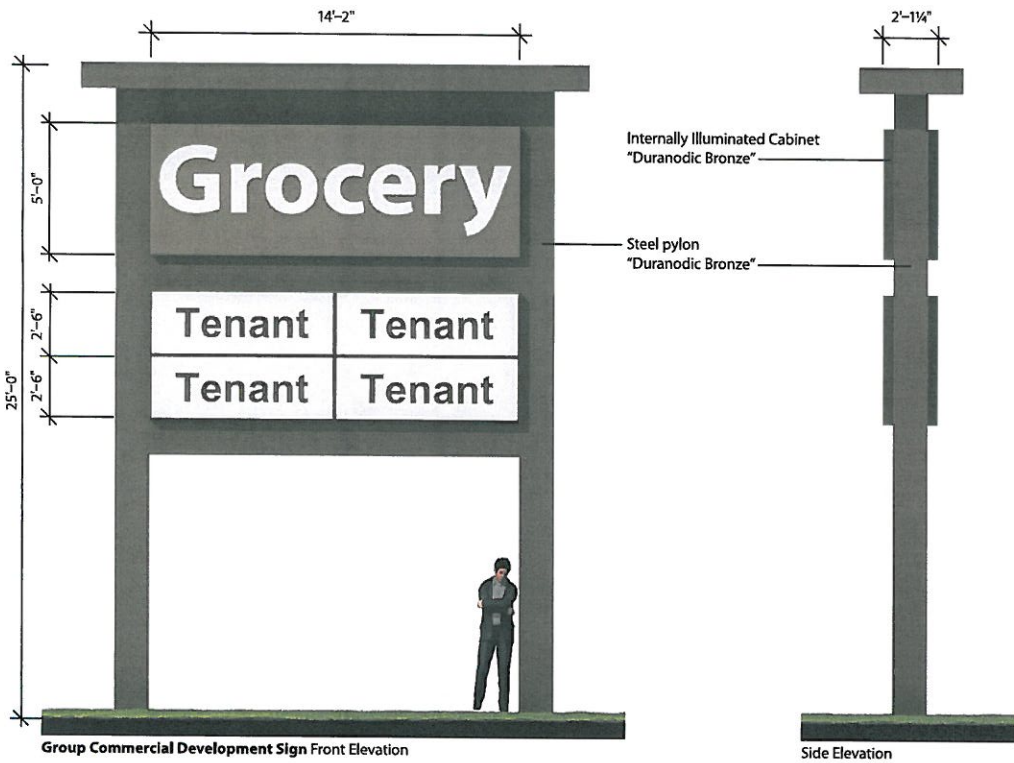
The shopping center in the northeast corner of Covenant and Two Notch Road is going to be renovated. The overall center consists of two lots, which share a large parking field. One lot will include a new retail grocery store with fuel center, while the other lot will include two existing tenants and development for future tenants.

Currently, there is NO site signage for the entire center, other than one free-standing pylon sign advertising one of the existing tenants. This sign is located on the Two Notch Road side of the corner property. The developers are proposing to remove this sign and replace it with two identical free-standing site signs, which will feature a top panel for the primary tenant in the center (the grocery store), and smaller panels below for additional tenants.

Because the two new signs will be located on the grocery store lot, and the other tenants on the sign will be located on a separate lot, approval from the Planning Commission for group commercial development signs is required.

I hereby respectfully request Planning Commission approval of this application so that the proposed signs will be able to include tenants on a lot other than the lot upon which the signs are physically located.



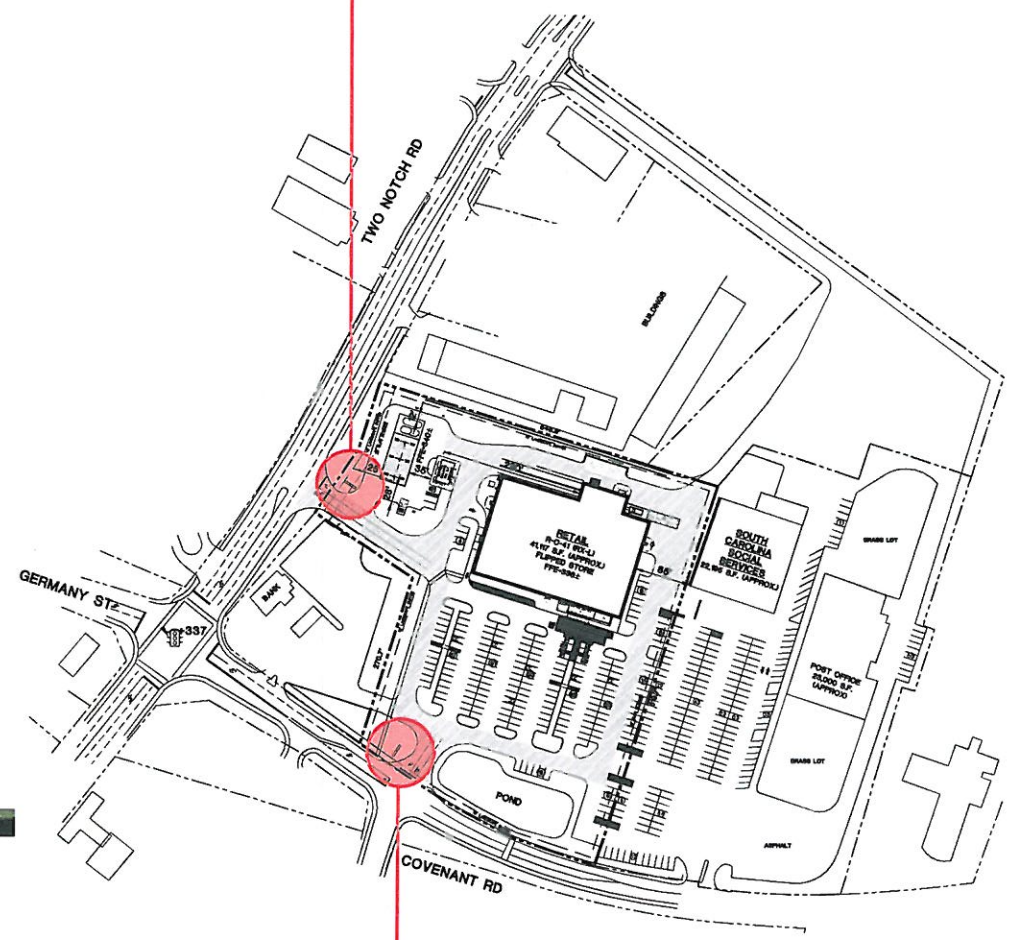


Group Commercial Development Sign Front Elevation

Side Elevation

Sign	Qty.	Illumination	Area (S.F.)	Total S.F.
Grocery	2	Internal	70.83	141.66
Tenant	8	Internal	17.71	141.68
Total Site Signage			283.34	

Proposed Commercial Group Development Sign



Proposed Commercial Group Development Sign