



**PLANNING COMMISSION
SITE/SUBDIVISION PLAN
CASE SUMMARY**

**10.21 ACRES, WESTSIDE OF CLIF KINDER BOULEVARD
COTTAGES AT BURNSIDE FARM
BURNSIDE FARMS ASSOCIATES, LLC**

November 2, 2015 at 5:15pm

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

Subject Property:	10.21 acres, Westside of Clif Kinder Boulevard, TMS#19100-06-20
Council District:	4
Proposal:	Request site plan review of an 60 lot single-family residential housing development
Applicant:	John Stephenson, Burnside Farm Associates, LLC
Proposed Use:	Single-family Residences
Staff Recommendation:	Approval with staff comments.

Detail:	<p>The proposed residential subdivision, located within the Burnside Farms Planned Unit Development, will contain 60 single-family residences on 10.21 acres. Each lot will contain approximately 5,000 sq. ft., two off-street parking spaces and a single-family residence approximately 1,800 sq. ft. The development also contains additional off-street parking spaces for guests within common area.</p> <p>In addition, Pursuant to SC Code 6-29-1200 (a), a local planning commission shall, by proper certificate, approve and authorize the name of a street or road laid out within the territory over which the commission has jurisdiction. The proposed street names (Salers Lane, Jersey Lane, Beacons Field Bend) have received approval from Richland County E-911 Addressing.</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 AGENCY COMMENTS FOR SITE/SUBDIVISION PLAN REVIEW

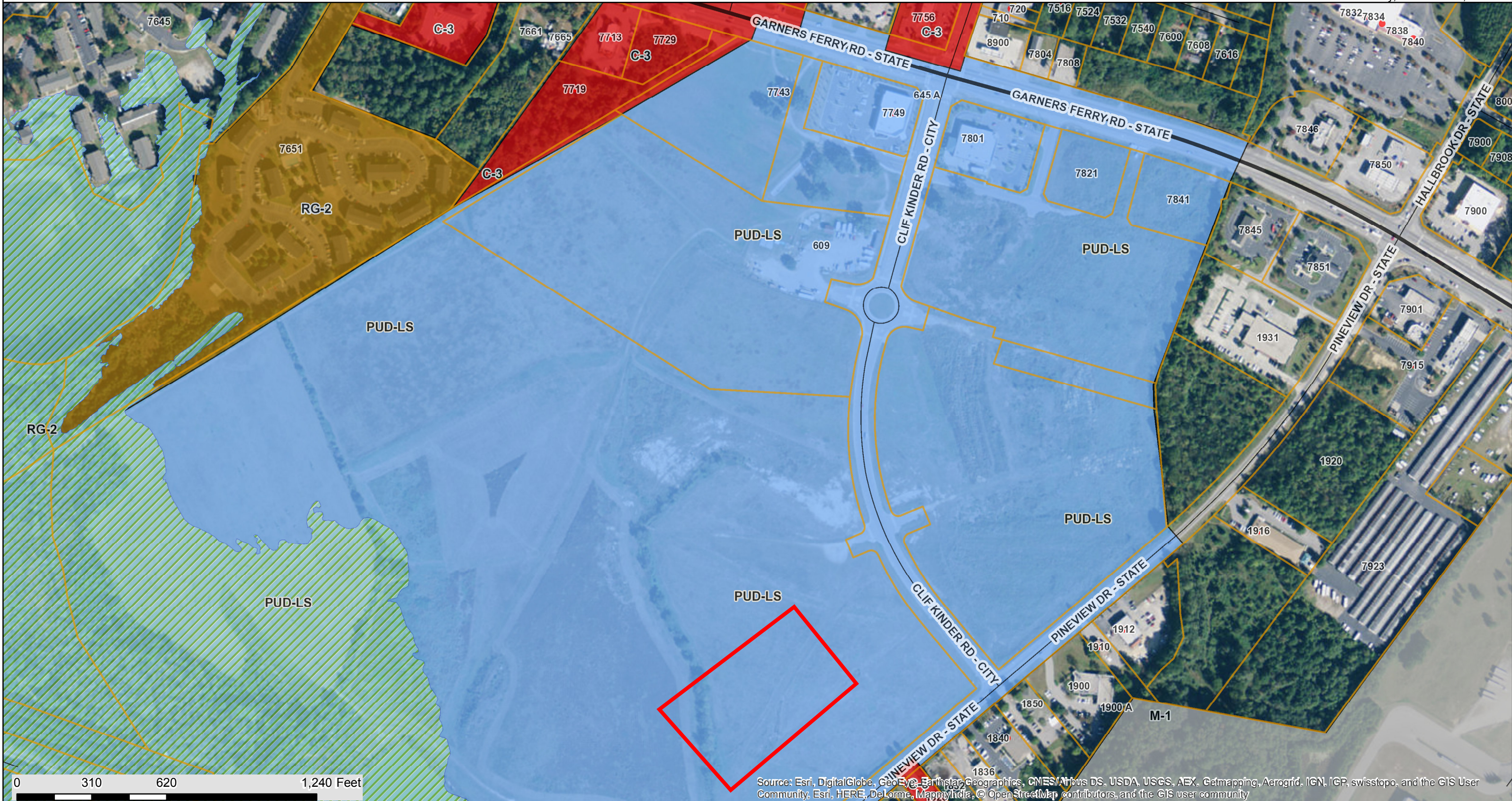
John Fellows, Planning	<p>Recommend approval with conditions:</p> <ol style="list-style-type: none"> 1. Sidewalk Crossings: a handicap ramp should be positioned to allow for crossing in each direction. i.e. three-way intersection would have 4 ramps, a four way intersection would have 4 ramps a T or curve would not have any ramps. 2. Plans do not indicate dimension of sidewalk. Min. width of the sidewalk is to be 5 feet. 3. Plans do not indicate the dimension of the border area between the curb and sidewalk. The minimum width is to be 4 feet. 4. Due to the small lots and traditional neighborhood development style of this development all phone, electrical, and other above ground utility boxes, towers, etc. shall be located in areas that will not be in front yards of lots. Locations could be side yards, open space lots, rear yards, or side yards. A plan for such cabinets should be submitted with any
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	easement documents to the city prior to construction.
K. Brian Cook, Zoning Administrator	Recommend approval with condition: 1. Must meet all requirements of the PUD.
Johnathan Chambers, Land Development Administrator	Recommend approval with conditions: 1. Planning Commission approval includes the naming of Jersey Lane, Salers Lane and Beacons Field Bend all of which have been approved by Richland County E911.
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 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. Lot 45 may be unbuildable based upon location of sewer easement.
David Brewer, Traffic Engineering	Recommend approval with conditions: 1. Due to roadway width, recommend on-street parking be prohibited on one side of street. 2. Power grid will require any street lighting to be fed underground. If decorative lighting is desired, it must be installed to City specs (available from Traffic Engineering) and deeded to the City for maintenance. 3. Separate metered power circuits are required for City-maintained decorative street lighting. No SCE&G-leased decorative lighting will be accepted by the City.
David Koon, Fire Department	Recommend approval.
Scott Holder, Land Development Planner	Recommend approval with condition: 1. Trees should not be placed in sight line triangles at road intersections. It is recommended that trees be planted near parking spaces adjacent to "Open Space D" that meet requirement for all parking spaces to be within 40' of the trunk of a shade tree.
Sara Hollar, Forestry	Recommend approval with condition: 1. Once species is approved by Forestry and Beautification and trees planted, provide two year warranty to replace any trees that do not survive.
Michael Jaspers, Stormwater	Recommend approval with conditions: 1. Construction within the storm drainage easement(s) is prohibited. 2. Army Corps of Engineers jurisdiction required on drainage feature running approximately northwest to southeast across the development.
Robert Sweatt, Street	Recommend approval.
John Hooks, Solid Waste	Recommend approval.
John Spade, Parking	Recommend approval.

City of Columbia
Cottages at Burnside Farms
Site Plan Review



Thursday, October 01, 2015



0 310 620 1,240 Feet

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Geomatics, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community, Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community

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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:	John Stephenson	Company:	Burnside Farm Associates, LLC
Tel. #:	803-957-3303	Fax#:	803-957-5779
Mobile #:	803-600-5451	E-mail:	john@powereng.net

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:	Near intersection of Pineview Dr + Clif Kinder Blvd.		
TMS#:	Portion of R19100-06-20	Total Acreage:	10.21 AC
Current Use:	Old Pasture	Proposed Use:	Single Family Res
Current Zoning:	PUD (multi-family)		
Number of Lots and/or Units:	60	Total Sq. Ft.	Ave House Size = 1,824 SF

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

60 lot single family residential subdivision
 Ave lot size = 5,176.27 SF
 Typical lot size = 4,800 SF (90' x 120')

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:	John Stephenson
Date:	8-20-15

PC Date: _____ Action: _____



CHECK LIST FOR SITE PLAN REVIEW

Please prepare 1 set of the information below and review it with Staff during a pre-application conference approximately ONE WEEK BEFORE THE APPLICATION DEADLINE.

After Staff has determined that the application contains the required information (that the application is complete), submit the information denoted below to the Zoning Division by the deadline listed on the *Planning Commission Calendar of Public Meetings*. All information is required unless checked and initialed by Development Services staff.

PLEASE PRINT!

Project Address: Near intersection of Pineview Dr + Clif Kuiper Blvd.
 TMS#: Portion of R19100-06-02
 Applicant Name: John Stephenson
 Applicant Telephone #: 803-957-3303
 Contact Name: David Parr
 Contact Telephone #: 803-216-8777

Staff will place your item on the next-available Planning Commission agenda only if the application is complete!

Provided	Not Provided	# of Copies	Size Required	SUBMITTAL ITEM
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	8 ½" x 11"	PLANNING COMMISSION APPLICATION
<input checked="" type="checkbox"/>	<input type="checkbox"/>	13	18" x 24" min.	EXISTING SITE PLAN OR PLAT OF SURVEY
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	8 ½" x 11"	<i>To Scale and Fully Dimensioned</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	13	18" x 24" minimum	PROPOSED SITE PLAN • To Scale and Fully Dimensioned <input checked="" type="checkbox"/> Total Acreage; <input checked="" type="checkbox"/> Location of Lots and Outlots (Numbered and Area in Square Feet); <input checked="" type="checkbox"/> Location of Buildings (including Setbacks from Property Lines and Distances between Buildings); <input checked="" type="checkbox"/> Location of Parking and Access/Driveways; <input checked="" type="checkbox"/> Location of Rights-of-Way and/or Easements for Streets, Railroads, and Utility Lines Upon and Abutting Subject Property; <input checked="" type="checkbox"/> Location of Streets, Alleys, Railroads, and Utility Lines Upon and Abutting Subject Property; <input checked="" type="checkbox"/> Location of Lakes, Rivers, Streams, Swamps/Wetlands, Other Bodies of Water, and 100-year Floodplain and Floodway; <input type="checkbox"/> Location of Signage; <input checked="" type="checkbox"/> Statement/Chart of the Intensity of Development (Number and Size of Dwelling Units by Unit Type for Residential and/or Gross Floor Area by Building and Use for Nonresidential); <input checked="" type="checkbox"/> Topography by Contours (at Vertical Intervals of Not More Than 5 Feet); <input checked="" type="checkbox"/> Stamp of Registered Surveyor, Engineer, and/or Architect; <input checked="" type="checkbox"/> North Arrow; <input checked="" type="checkbox"/> Scale; <input checked="" type="checkbox"/> Vicinity Map (at 1 inch equals 1,000 feet).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	8 ½" x 11"	<input checked="" type="checkbox"/> Location of Lakes, Rivers, Streams, Swamps/Wetlands, Other Bodies of Water, and 100-year Floodplain and Floodway; <input type="checkbox"/> Location of Signage; <input checked="" type="checkbox"/> Statement/Chart of the Intensity of Development (Number and Size of Dwelling Units by Unit Type for Residential and/or Gross Floor Area by Building and Use for Nonresidential); <input checked="" type="checkbox"/> Topography by Contours (at Vertical Intervals of Not More Than 5 Feet); <input checked="" type="checkbox"/> Stamp of Registered Surveyor, Engineer, and/or Architect; <input checked="" type="checkbox"/> North Arrow; <input checked="" type="checkbox"/> Scale; <input checked="" type="checkbox"/> Vicinity Map (at 1 inch equals 1,000 feet).

- SEE NEXT PAGE -

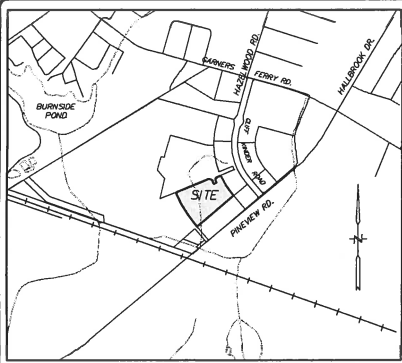
<input type="checkbox"/>	<input type="checkbox"/>	4	18" x 24" min.	BUILDING ELEVATIONS AND FLOOR PLANS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14	8 1/2" x 11"	Please note this information is not required, but it is encouraged.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3	18" x 24" min.	LANDSCAPE PLAN
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	8 1/2" x 11"	Please note that, while this item is not a listed requirement within the Zoning Ordinance, the Ordinance permits the Planning Commission to ask for additional documentation that they feel necessary to make an informed decision, and a landscape plan is always requested. You may contact Nancy Lee Trihey at (803) 545-3218 to review your landscape plan prior to the pre-application conference.
<input type="checkbox"/>	<input type="checkbox"/>	1	18" x 24" min.	EXISTING TREE INVENTORY
<input type="checkbox"/>	<input type="checkbox"/>	1	8 1/2" x 11"	Please note that, while this item is not a listed requirement within the Zoning Ordinance, the Ordinance permits the Planning Commission to ask for additional documentation that they feel necessary to make an informed decision, and an existing tree inventory is always requested. You may contact Nancy Lee Trihey at (803) 545-3218 to review your tree inventory prior to the pre-application conference.

CONFIRMATION OF THE PROVISION OF REQUIRED INFORMATION AND APPEARANCE AT THE PLANNING COMMISSION

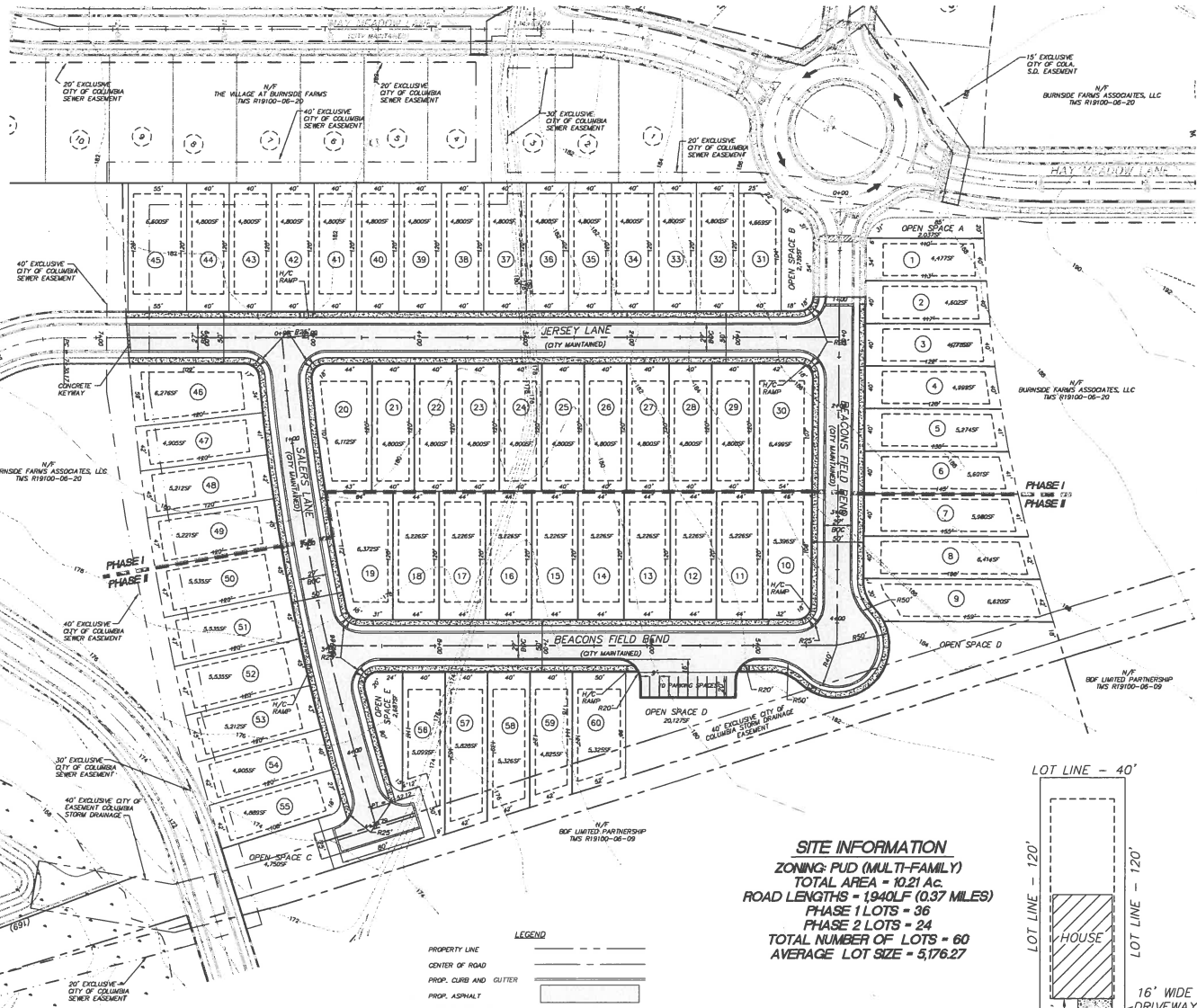
I, John Stephenson (the named applicant above), hereby attest that I have provided to staff all information listed above and as required within §17-305 of the Zoning Ordinance of the City of Columbia. I understand that the Planning Commission reserves the right to require additional information that it deems reasonably appropriate. Further, I understand that my Application for Map Amendment will be on the Planning Commission's agenda for _____ (date of Planning Commission meeting **TO BE ENTERED BY STAFF**) and that I should attend. I understand that this meeting starts at 5:15 p.m. at the City Council Chambers, 1737 Main Street.

SIGNATURE of Named Applicant Above: _____

Date: 6-23-15

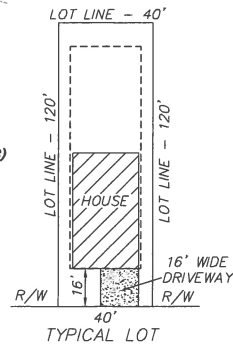


LOCATION MAP
SCALE: 1"=1000'



SITE INFORMATION
 ZONING: PUD (MULTI-FAMILY)
 TOTAL AREA = 10.21 Ac.
 ROAD LENGTHS = 1940LF (0.37 MILES)
 PHASE 1 LOTS = 36
 PHASE 2 LOTS = 24
 TOTAL NUMBER OF LOTS = 60
 AVERAGE LOT SIZE = 5,176.27

SETBACK INFORMATION:
 FRONT YARD: 16'
 REAR YARD: 10'
 SIDE YARD: 5'
 SECONDARY FRONT: 7.5'
 (1.5 x SIDE YARD)

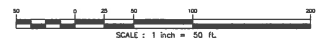


LEGEND

PROPERTY LINE	---
CENTER OF ROAD	---
PROP. CURB AND GUTTER	---
PROP. ASPHALT	---
PROP. PHASE LINE	---
PROP. CONC. SIDEWALK	---
PROP. SETBACK	---

OWNER: BURNSIDE FARM ASSOCIATES, LLC
 c/o JOHN STEPHENSON
 3179 SUNSET BLVD.
 LEWISTON, S.C. 29072
 (803) 957-3333 (FAX) 957-5779
 EMAIL: john@powereng.com

ENGINEER: POWER ENGINEERING CO., INC.
 3229 SUNSET BLVD., SUITE A
 WEST COLUMBIA, S.C. 29169
 (803) 216-8777 (FAX) 216-8070
 EMAIL: dph@powereng.com



REVISIONS	BY

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 COLUMBIA, SC

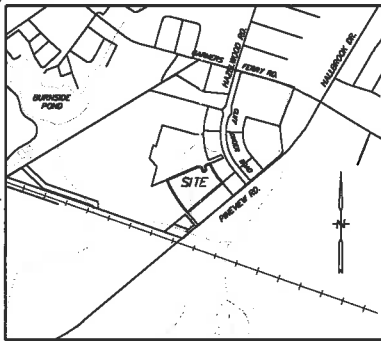
BURNSIDE FARM ASSOCIATES, LLC
 THE COTTAGES AT
 BURNSIDE FARMS
 SITE PLAN
 RICHLAND COUNTY, CITY OF COLUMBIA, SOUTH CAROLINA

DRAWN	D.H.C.
CHECKED	D.B.P.
DATE	08-19-15
SCALE	1" = 50'
JOB NO.	2978
SHEET	1

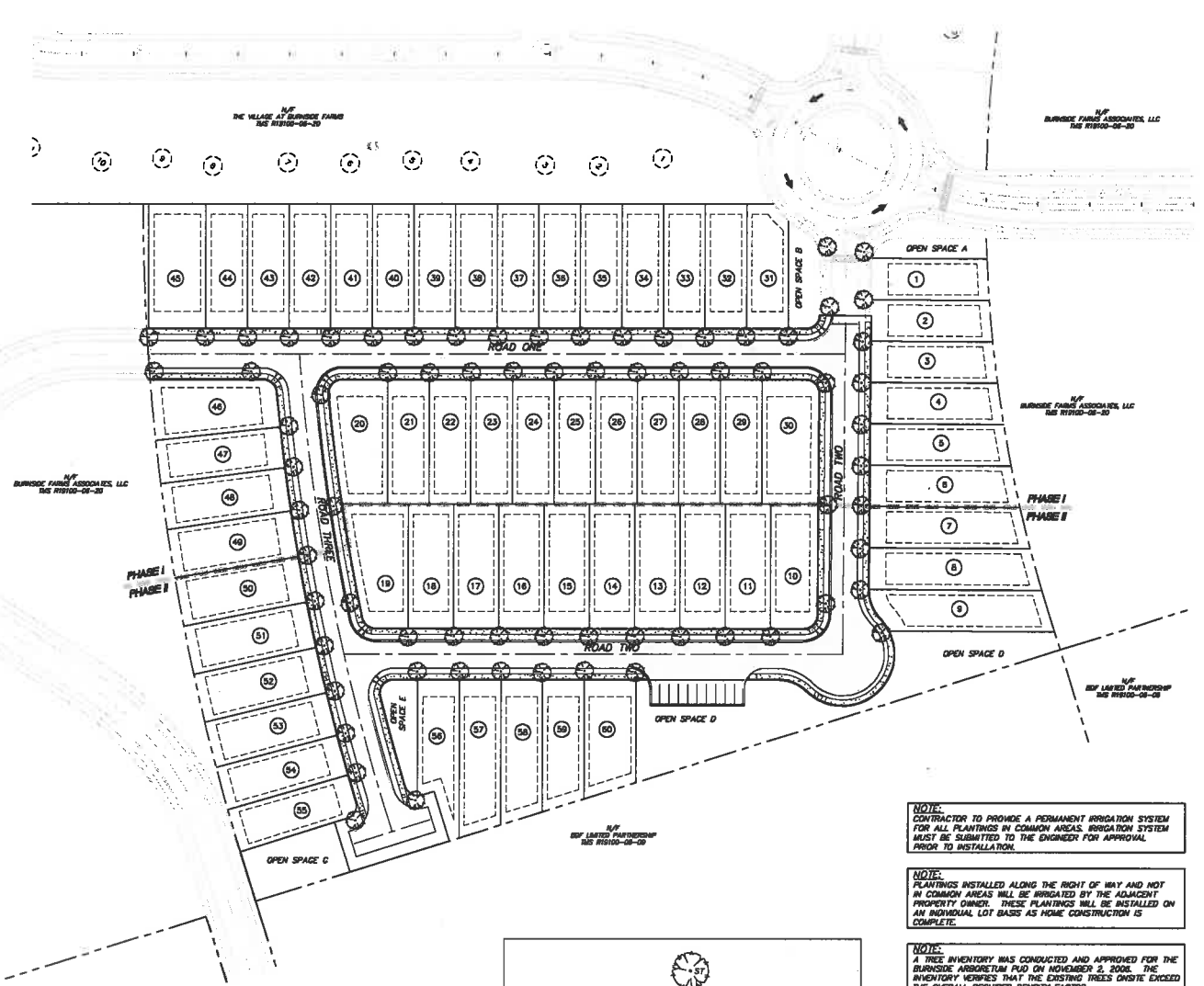
OF 1 SHEETS



SEP 04 2015



LOCATION MAP
SCALE: 1"=400'



LEGEND

PROPERTY LINE	---
CENTRE OF ROAD	---
PROP. CURB AND GUTTER	---
PROP. ASPHALT	---
PROP. PHASE LINE	---
PROP. CONC. SIDEWALK	---
PROP. SEWER	---



OWNER: BURNSIDE FARM ASSOCIATES, LLC
 c/o JOHN STEPHENSON
 3719 SUNSET BLVD.
 LENOIR, NC 28752
 (866) 857-3353 (704) 857-3779
 Email: john@burnside.net

ENGINEER: POWER ENGINEERING CO., INC.
 3290 SUNSET BLVD., SUITE A
 WEST COLUMBIA, SC 29150
 (803) 378-8777 (704) 378-8072
 Email: info@powereng.com

PROPOSED PLANT SCHEDULE

SYMBOL	QUANTITY	COMMON NAME	D.F.U.
ST	72	STREET TREE 2" CALIPER	72

NOTE:
 SPECIFIC SPECIES OF TREES MUST BE APPROVED BY CITY OF COLUMBIA STAFF PRIOR TO INSTALLATION.

NOTE:
 CONTRACTOR TO PROVIDE A PERMANENT IRRIGATION SYSTEM FOR ALL PLANTINGS IN COMMON AREAS. IRRIGATION SYSTEM MUST BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.

NOTE:
 PLANTINGS INSTALLED ALONG THE RIGHT OF WAY AND NOT IN COMMON AREAS WILL BE IRRIGATED BY THE ADJACENT PROPERTY OWNER. THESE PLANTINGS WILL BE INSTALLED ON AN INDIVIDUAL LOT BASIS AS HOME CONSTRUCTION IS COMPLETE.

NOTE:
 A TREE INVENTORY WAS CONDUCTED AND APPROVED FOR THE BURNSIDE ARBORETUM PUD ON NOVEMBER 2, 2008. THE INVENTORY VERIFIES THAT THE EXISTING TREES ON-SITE EXCEED THE OVERALL REQUIRED DENSITY FACTOR.



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 COLUMBIA, SC

BURNSIDE FARM ASSOCIATES, LLC
THE COTTAGES AT
BURNSIDE FARMS
LANDSCAPE PLAN
 RICHLAND COUNTY, CITY OF COLUMBIA, SOUTH CAROLINA

DRAWN	
CHECKED	
DATE	08-18-15
SCALE	1" = 80'
JOB NO.	315
SHEET	1
OF	1 SHEETS



THE CONGAREE

1,697 + square feet
3 bedrooms
2.5 baths



Craftsman



Standard



Traditional



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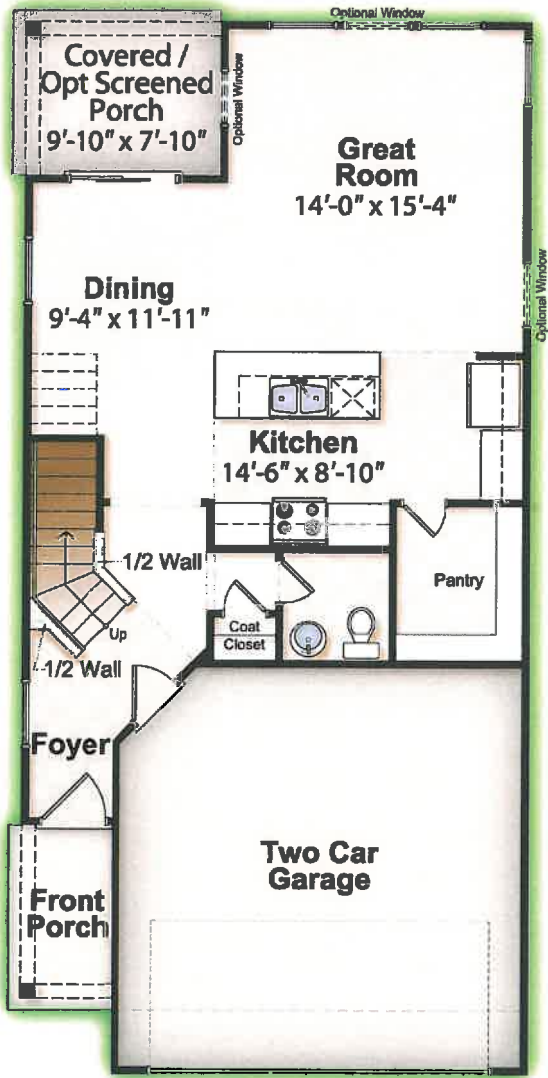


04/14

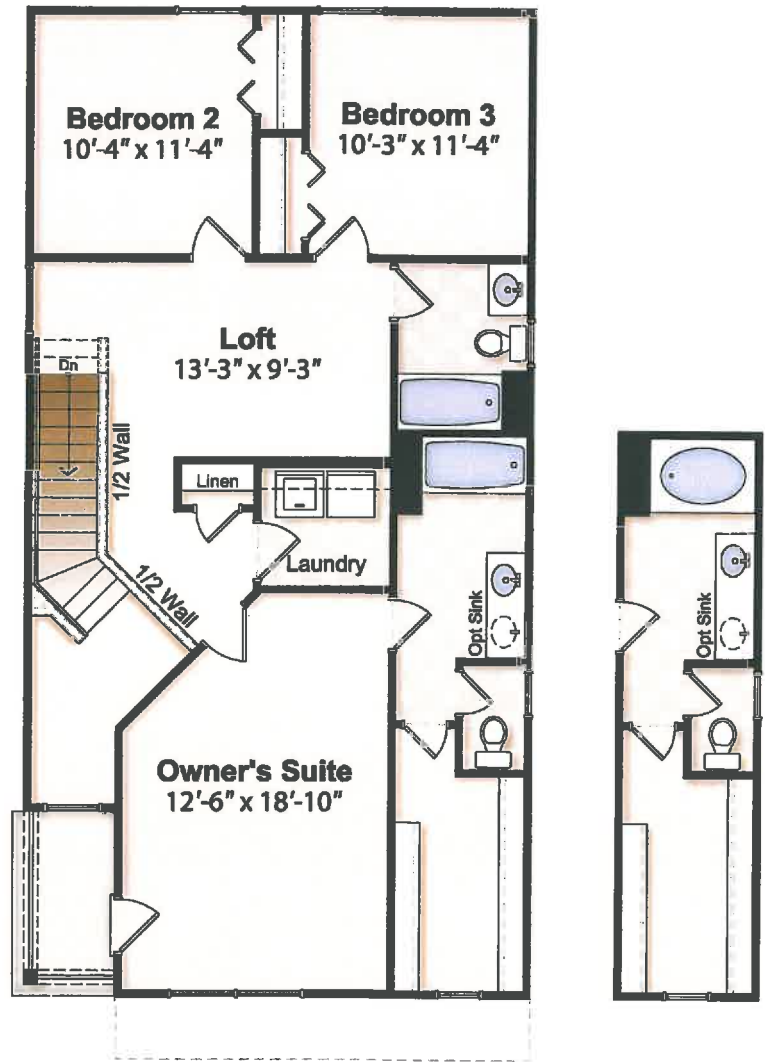
YOUR HOME.
YOUR WAY.



NEW 2-Story Plan, Gourmet Eat-in Kitchen w/ Breakfast Bar, Open & Flexible Living Spaces, Spacious Owner's Suite and Large Bedrooms, Covered Front Sitting Porch, and Garage



main floor plan



upper floor plan



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04/14

YOUR HOME.
YOUR WAY.



THE CARSON

2,070 + square feet
3 bedrooms
2.5 baths



Craftsman



Standard



Traditional

YOUR HOME.
YOUR WAY.



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12/14

THE EDISTO

1,861 + square feet

3 bedrooms

2.5 baths



Craftsman



Standard



Traditional



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12/14

YOUR HOME.
YOUR WAY.

NEW 2-Story Plan, Gourmet Eat-in Kitchen w/ Breakfast Bar, Open & Flexible Living Spaces, Spacious Owner's Suite and Large Bedrooms, Covered Front Sitting Porch, and Garage





McGuinn
HOMES

THE BROOKSHIRE

1,668 + square feet

3 bedrooms

2.5 baths



Craftsman



Standard



Traditional



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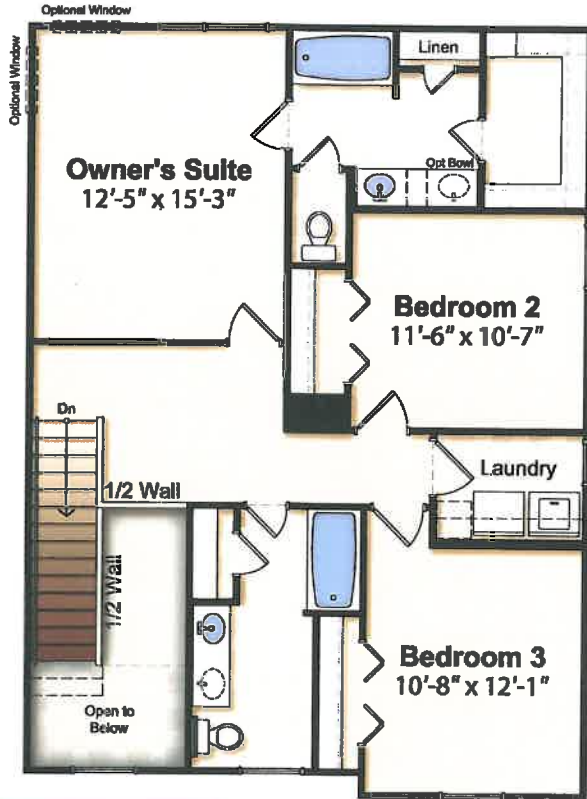
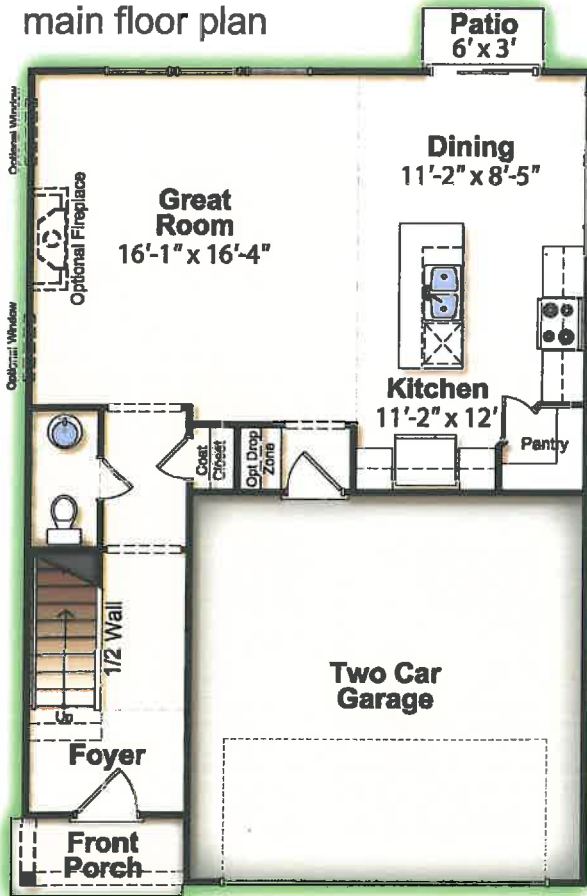
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YOUR WAY.

NEW 2-Story Plan, Gourmet Eat-in Kitchen w/ Breakfast Bar, Open & Flexible Living Spaces, Spacious Owner's Suite and Large Bedrooms, Covered Front Sitting Porch, and Garage

main floor plan



upper floor plan

