



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

**EXTENSION OF BELMONT DRIVE
H & M REAL ESTATE HOLDINGS, LLC**

November 2, 2015 at 5:15pm
City Council Chambers, 3rd Floor, City Hall, 1737 Main Street
Columbia, South Carolina 29201

Subject Property:	Belmont Drive, TMS#13907-03-31, -32, and -34, 13907-01-09(p)
Council District:	4
Proposal:	Request site plan approval for the extension of Belmont Drive
Applicant:	Mitch McGuirt, H & M Real Estate Holding, LLC
Proposed Use:	Single-family Residences
Staff Recommendation:	Approval with staff comments.

Detail:	<p>This application entails the extension of Belmont Drive to develop a 34-lot single-family residential subdivision that is primarily located with the City of Forest Acres. The site plan illustrates that the extension of Belmont Drive will be privately maintained and gated in accordance with all applicable codes.</p> <p>Planning Commission review of this application is technical in nature and the scope of review is for the extension of Belmont Drive only. The single-family residential subdivision will be reviewed by the City of Forest Acres and the project has already received sketch plan approval.</p> <p>Should the Commission be inclined to grant approval of the extension of Belmont Drive, 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"> The newly constructed street shall connect to Belmont at a point near the current gutter line and solid double yellow line as the existing cul de sac was constructed as a temporary element. All streets adjacent to lots within the city (including portions of Belmont being reconstructed or modified shall include curb and gutter, planting strip, and sidewalk compliant with City Engineering Standards (4 ft. min. planter strip, and 5 ft. min sidewalk) and Comprehensive Plan.
K. Brian Cook, Zoning Administrator	Recommend approval.
Johnathan Chambers, Land Development Administrator	<p>Recommend approval with condition:</p> <ol style="list-style-type: none"> Residential structures placed on lots 15, 16 and 17 shall not span municipal boundaries.
Robert Harkins, Plans Examiner	Recommend approval.
Scott Rogers, Utilities	Recommend approval with conditions:

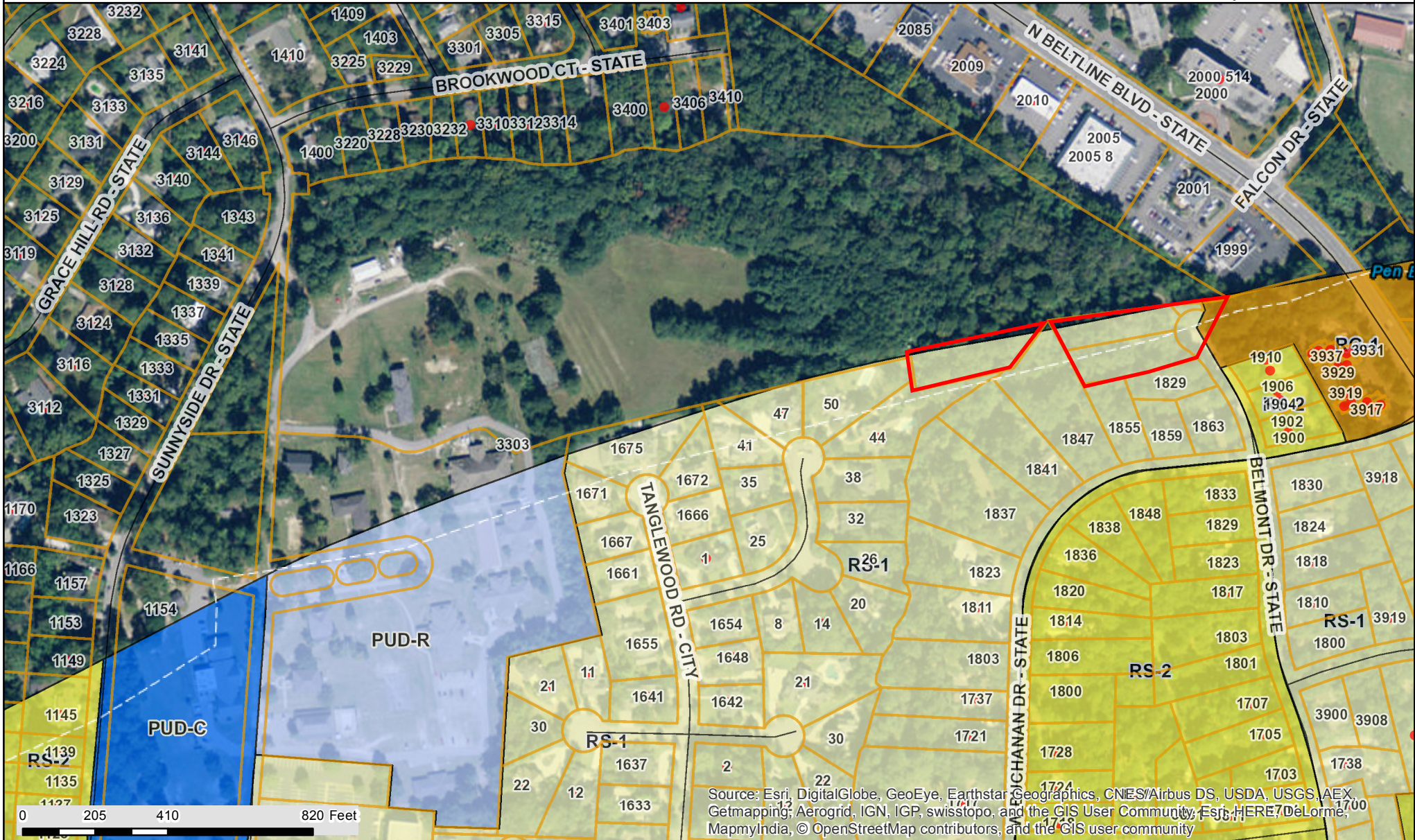
	<ol style="list-style-type: none"> 1. Any needed upgrade, extension or relocation of City utilities must be provided by the developer. 2. Any privately owned/maintained utilities or permanent structures cannot be located inside City of Columbia utility easements. 3. Water mains, sewer mains, water meters 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.
David Brewer, Traffic Engineering	Recommend approval with condition: <ol style="list-style-type: none"> 1. Recommend improvements to the current end of Belmont Drive to accommodate extension of roadway.
David Koon, Fire Department	Recommend approval.
Scott Holder, Land Development Planner	Recommend approval.
Sara Hollar, Forestry	Recommend approval with condition: <ol style="list-style-type: none"> 1. Most of this project is currently in Forest Acres. If that changes or will change in the future, we will want to see a detailed landscape plan. 2. 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.
Michael Jaspers, Stormwater	Recommend approval with conditions: <ol style="list-style-type: none"> 1. Land disturbance permitting to be provided by Richland County and/or Forest Acres for the entire project. 2. City land disturbance requirements to be met in the portion within the City limits (especially buffers).
Robert Sweatt, Street	Recommend approval with conditions: <ol style="list-style-type: none"> 1. The only portion of this project in the city is the first 80' +/- of Belmont road, which must be constructed to City /SCDOT standards, Belmont Dr. is owned by SCDOT. 2. Due to the new road not being in the city and gated all is to remain private.
John Hooks, Solid Waste	Recommend approval.
John Spade, Parking	Recommend approval.

City of Columbia

Belmont Drive Extension



Thursday, October 01, 2015



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We Are Columbia



City of Columbia

Belmont Drive Extension



Thursday, October 01, 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:	MITCH McGUIRT	Company:	HFM REAL ESTATE HOLDINGS, LLC
Tel. #:	252-3828	Fax#:	919-0389
Mobile #:	730-8155	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:	BELMONT DRIVE		
TMS#:	13907-03-31/32/34	Total Acreage:	.99
Current Use:	RESIDENTIAL	Proposed Use:	RESIDENTIAL
Current Zoning:	R-1		
Number of Lots and/or Units:		Total Sq. Ft.	

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

SINGLE FAMILY RESIDENTIAL SUBDIVISION WHICH WILL CONSIST OF 34 LOTS

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:	MITCH McGUIRT, HFM MANAGING MEMBER
Date:	8-13-15

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: BELMONT DRIVE
 TMS#: 13907-03-31/32/34
 Applicant Name: H&M REALTY
 Applicant Telephone #: 803.730.8155
 Contact Name: MITCH MCGUIRT
 Contact Telephone #: 803.730.8155

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 1/2" x 11"	PLANNING COMMISSION APPLICATION
<input type="checkbox"/>	<input type="checkbox"/>	13	18" x 24" min.	EXISTING SITE PLAN OR PLAT OF SURVEY
<input type="checkbox"/>	<input type="checkbox"/>	1	8 1/2" 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 type="checkbox"/> Location of Buildings (including Setbacks from Property Lines and Distances between Buildings); <input 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 1/2" x 11"	

- SEE NEXT PAGE -

<input type="checkbox"/>	<input type="checkbox"/>	4	18" x 24" min.	BUILDING ELEVATIONS AND FLOOR PLANS
<input type="checkbox"/>	<input type="checkbox"/>	1	8 1/2" x 11"	Please note this information is not required, but it is encouraged.
<input type="checkbox"/>	<input type="checkbox"/>	3	18" x 24" min.	LANDSCAPE PLAN
<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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	1	18" x 24" min.	EXISTING TREE INVENTORY
<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 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, MITCH MCCURT (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: 8-13-15



1835 PC PROGRAMMABLE TELEPHONE ENTRY SYSTEM



BEST SUITED FOR APPLICATIONS REQUIRING COMPLETE ACCESS CONTROL FOR UP TO 16 ENTRY POINTS, INCLUDING ELEVATOR CONTROL



surface mount

wall mount

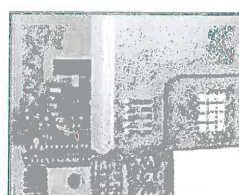
- Provides both resident and visitor access control into and within apartment buildings, gated communities, condominiums, office buildings, factories and industrial sites
- Built-in electronic directory
- Large easy to use A-Z-CALL buttons
- Resident access control is provided by means of cards, digital PIN codes, or wireless transmitters
- PC programmable. Programming and Transaction Analysis software included
- 2 year limited factory warranty



large scroll and call buttons



big characters half inch LCD display



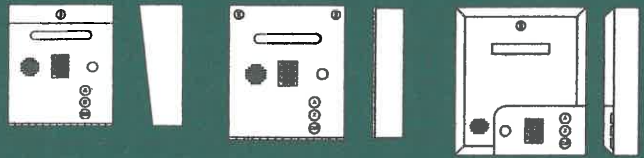
stainless steel plate and anti-vandal features



pc programmable easy to use Remote Account Manager software included

ACCESS CONTROL SOLUTIONS

1835 PC PROGRAMMABLE TELEPHONE ENTRY SYSTEM



1835 Surface

11.25" W x 13" H x 4.75" D
(285mm W x 330mm H x 120.6mm D)

1835 Flush

12" W x 13.25" H x 3.25" D
(305mm W x 336.5mm H x 82.5mm D)

1835 Wall

13.25" W x 15" H x 3.5" D
(336.5mm W x 381mm H x 88.9mm D)

1835	PHONE # MEMORY	ENTRY CODES	DEVICE CODES	RELAYS	DIRECTORY	ELEVATOR CONTROL	PROGRAMMING OPTIONS	OPTIONS	TRANSACTION BUFFER
Surface Mount	3000	1000 (4-digit)	8000	3 Built-in *	Single Line LCD Display	Yes	Computer or System Keypad		8000 Events
Flush Mount	3000	1000 (4-digit)	8000	3 Built-in *	Single Line LCD Display	Yes	Computer or System Keypad	Gold Plated Faceplate	8000 Events
Wall Mount	3000	1000 (4-digit)	8000	3 Built-in *	Single Line LCD Display	Yes	Computer or System Keypad		8000 Events

* Expands to 16 with tracker expansion boards.

Technical Features

Mechanical

Stainless steel faceplate
Galvanized steel sub-plate
Metal keypad
Offset speaker holes for protection
Hands free voice operation (Optional handset available on surface or flush mount only)
Built-in postal lock provision, EEPROM memory
Surface, Flush or Wall mounting styles
Flush mount requires flush mounting kit
Enclosures are rated NEMA 4x

Connection Methods (for data transfer)

DK IM (Internet Modem) Server, Modem, RS-232, RS-422, Wireless, LAN, Internet (some of these methods will incur additional cost for hardware and/or service subscriptions)

Database import/export capability using CSV file format

Electrical

Single line 20 character super-twist LCD display 1/2 inch characters
16 VAC (2 power transformers included)
Full Duplex voice communication
Stores up to 3000 phone numbers, 255 area codes
Max 8000 Weigand device (card codes), 10 facility codes
Transaction buffer stores last 8000 events
Control 3 entry points, expandable to 16 with tracker expansion boards
Programmable directory codes (1 to 4 digits)
10 & 11 digit dialing capability
31 security (permission) levels, 29 programmable with 4 time zones each, 32 holiday schedules
Four-digit entry codes
Built-in clock / calendar
Hold open time zones (8)
Entry code time zones
True Anti-Pass Back
Live Transactions feature (requires TCP/IP internet connection or RS-232 connection)

Miscellaneous

Environmental: 10°F to 145°F (-12°C to 62°C)
Heater kit (P/N 2600-584) recommended when temperatures routinely fall below 10°F (-12°C)
ADA Compliant handset kit (P/N 1807-012) available on surface or flush mount only
Camera Ready: Optional B&W or Color CCTV camera*
*may require additional CCTV equipment
Shipping weight approximately 20-25 Lbs (9-11 kg)



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AMG-1750

Series

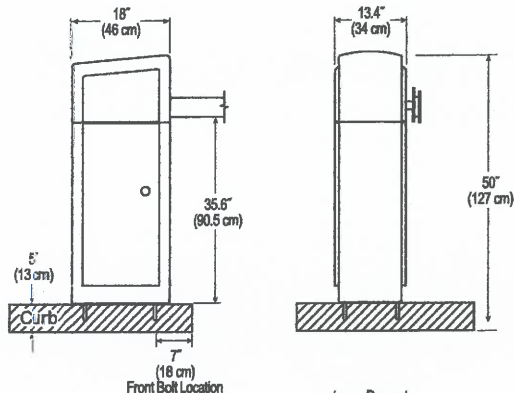
Parking Gate



Amano McGann's AMG-1750 Series Parking Barrier Gate is designed to meet all your parking control needs. The microprocessor-based logic and functionality provides the ultimate in reliability, performance and safety, as well as the flexibility to accommodate four different modes of operation.

Parking Gate

AMG-1750



Letter	Measurement
A	8.7" (22 cm)
B	7" (18 cm)
C	11.8" (30 cm)
D	13.4" (34 cm)
E	18.64" (47.4 cm)
F	9.9" (25.16 cm)
G	6" (15.24 cm)

CONFINE RIGID CONDUIT NO MORE THAN 2" (5 cm) HIGH IN THIS AREA.

FEATURES

- ◀ *Slim, cabinet-style design*
- ◀ *Four selectable modes of operation*
- ◀ *Pre-installed detector harness*
- ◀ *Microprocessor-based logic and functionality*
- ◀ *Standard "extra sensory" safety feature*
- ◀ *Instant reversing motor*
- ◀ *1/3 horsepower motor with sealed gear reducer*
- ◀ *Internal thermal/overload protection*
- ◀ *Thermostat-controlled heater*
- ◀ *12' standard or lighted gate arm, and 11' standard folding gate arm configurations available*
- ◀ *Dual powder coat finish*

REPRESENTED BY:

SPECIFICATIONS

ELECTRICAL

120V AC, 60 Hz	
220/240V AC, 50/60 Hz	
Service amps:	20A (120V)
Connections:	Four utility power outlets
	DIN rail terminal blocks including logic
	Main power breakers
Field wiring:	Removable terminal block assembly
	Dry contact input, output
	12V DC unregulated

MOTOR CHARACTERISTICS

Horsepower:	1/3 single-phase instantly reversing motor
Speed:	1625 RPM
Starting amps:	10A (120V) maximum
Running amps:	4.5A (120V)
	Heavy-duty V-belt to drive speed reducer
	Internal thermal/overload protection

ENVIRONMENT

Temperature:	-20°F ~120°F (-29°C ~ 49°C)
	Automatic thermostat-controlled heater included
Humidity:	10% ~ 90% (non-condensing)

HOUSING

	Heavy-duty, 14-gauge all-weather steel construction
Dimensions:	45.1"H x 13.4"W x 18.6"D (114 cm x 34 cm x 47 cm)
Weight:	166 lbs. (75 kg)
Access:	Removable cover on drive mechanism (360° access)
	Lockable door (access to electrical connections and control box)
Finish (Std):	Argento Silver (#305) cabinet / Classic Grey (#314) side panels; White (RAL#9003); custom color available

GATE ARM

Height:	34" (86 cm) as shipped in down position
Length:	AL12: 12' (365 cm) — aluminum
	AL25: 11' (323 cm) folding gate arm — aluminum
	A10: 10' (304 cm) — wood
Optional sonic alert:	Audible alarm kit (AGP-0517/A627)

MICROPROCESSOR-BASED CONTROLLER

	Quick, plug-in installation. Gate up/normal/down switch (internal manual override)
Operation modes:	One way pay
	Bi-directional lane
	Free direction
	Input/output lane controller
Switch selectable features:	"Extra sensory" timer
	Backout timer
	Closing loop safety "auto stop"

Manufactured by Amano Cincinnati, Inc.'s Ohio factory, an ISO 9001:2000 registered facility. Specifications are approximate and are subject to change without notice. UL approval does not apply to 220/240V AC, 50/60 Hz



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