



**CITY COUNCIL  
MAP AMENDMENT CASE SUMMARY**

**REZONE FROM PUD-LS (LARGE SCALE PLANNED UNIT DEVELOPMENT)  
TO RG-1A (GENERAL RESIDENTIAL DISTRICT)  
AT 4001 RIVER DRIVE**

**Public Hearing – November 19, 2013**  
City Council Chambers, 3<sup>rd</sup> Floor, City Hall, 1737 Main Street

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<b>Subject Property:</b>	4001 River Drive, TMS# 09102-01-02 (27.36 acres)		
<b>Council District:</b>	1		
<b>Proposal:</b>	Rezone from PUD-LS to RG-1A		
<b>Applicant:</b>	Stephanie L. Norris of STC North Carolina for Horizon Landings Columbia, LP		
<b>Present Use:</b>	Vacant	<b>Proposed Use:</b>	Apartment Complex
<b>Staff Recommendation:</b>	Approve.		
<b>PC Recommendation</b>	Approve (7-0), 09/09/13		

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**Detail:** The applicant proposes to rezone this parcel to RG-1A. The RG-1A district is intended as a medium to higher density residential district, characterized by single-family detached, two-family detached and multiple-family structures. Certain structures and uses required to serve governmental, educational, religious, noncommercial recreational and other needs of the area are permitted outright or are permissible as special exception subject to restrictions and requirements intended to preserve and protect the residential character of the district.

The standard height and area requirements for RG-1A are as follows:

- Maximum density is 11.7 units per acre.
- Principal structure setbacks – 25ft. front / 10ft. rear / 5ft. side.
- Maximum height is 40 feet.
- Maximum percent of lot coverage is 40%.

The current zoning of PUD-LS was approved in 2007 for a mix of 500 dwelling units, with 6% or less single-family detached units, approximately 20% town homes, and approximately 74% condominiums/apartments. There was also a proposed retail, office, and commercial mix with parking structure along River Drive.

Finally, as in 2007 there still exist challenges that a potential developer will have to address with this parcel; for example, placement and availability of curb cut(s), Fire Department requirements, flood requirements, and potential easements for the Three Rivers Greenway.

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<b>Case History:</b>	6/6/2007 - Rezoned from C-3 to PUD-LS.
	8/21/2013 - Letter of support from Earlewood Community Citizens Organization.

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# Zoning Map

4001 River Drive  
TMS# 09102-01-02 (27.36 acres)

Department of Planning & Development Services

**Legend**

RAILROADS	CITY LIMITS
STREETS	PARCELS

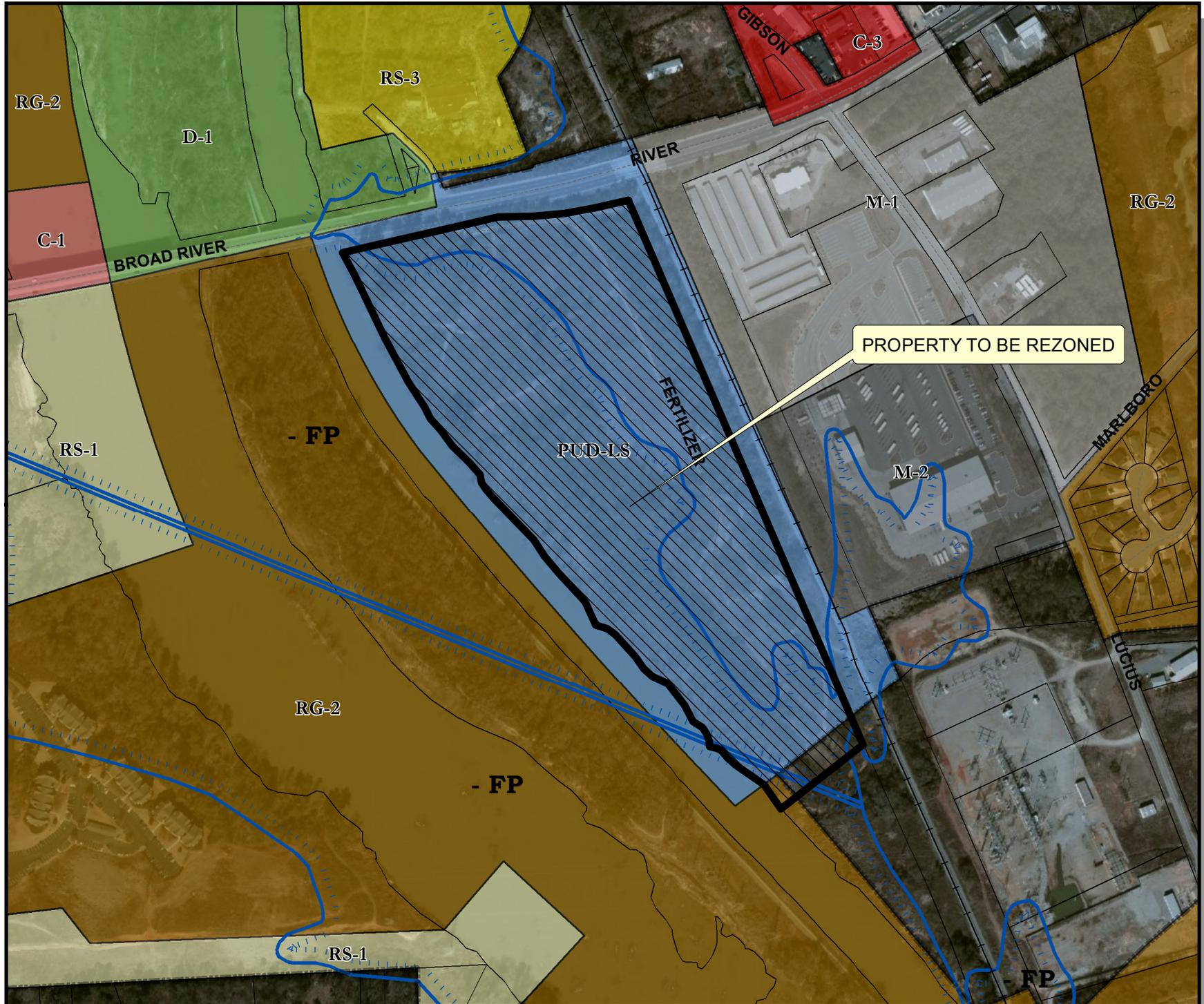
D-1	MX-2
RS-1	C-1
RS-1A	C-2
RS-1B	C-3
RS-2	C-3A
RS-3	C-4
RD	C-5
RD-2	M-1
RG-1	M-2
RG-1A	PUD-C
RG-2	PUD-LS
RG-2	PUD-LS-E
RG-3	PUD-LS-R
UTD	PUD-R
MX-1	

0 250 500 Feet

**ORIGINAL PREPARATION/DATE:**  
This map was prepared by:  
S. W. Hudson, III  
September 4, 2013



**DISCLAIMER:**  
The City of Columbia Department of Planning and Development Services data represented on this map or plan is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Columbia makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.



\*\* DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION



# City of Columbia APPLICATION to AMEND THE ZONING ORDINANCE

OFFICE USE ONLY: Date Received 8/7/13 By ATL

## 1) APPLICANT (Please Print)

Name:	STEPHANIE L. NORRIS	Company:	STC OF NORTH CAROLINA, LLC
Tel. #:	(919) 854-7990	Fax#:	(919) 854-7925
Mobile #:	(919) 669-1079	E-mail:	stephanie@spauldingnorris.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)

REZONING (MAP and/or PUD AMENDMENT)

From: PUD-LS To: RE-1A

### For PUD Amendment (Check one below)

Minor Amendment  Major Amendment

### PROPERTY INFORMATION

Address:			
TMS#:		Total Acreage:	
Current Use:		Proposed Use:	
Current Zoning:			

TEXT AMENDMENT

List affected code section(s):

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

STC IS PROPOSING A MULTI-FAMILY COMMUNITY THAT WILL CONSIST OF APPROXIMATELY 240 APARTMENTS WITH A CLUBHOUSE AND POOL IN ADDITION TO OTHER PLAYGROUND AND PICNIC AREAS THROUGHOUT THE DEVELOPMENT. THE COMPLEX WILL ALSO OFFER GARAGES AND ADDITIONAL STORAGE SPACE FOR RESIDENTS.

## 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) SIGNATURE

Applicant Signature: [Signature]  
 Print Name: STEPHANIE L. NORRIS  
 Date: 8/6/2013

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

Action: \_\_\_\_\_  
 1<sup>st</sup> Reading Date: \_\_\_\_\_  
 2<sup>nd</sup> Reading Date: \_\_\_\_\_

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



# LETTER OF AGENCY

DATE: 8/6/2013  
 TO: ZONING ADMINISTRATOR, CITY OF COLUMBIA

I, the undersigned PROPERTY OWNER below, do hereby attest that I am the person that holds, or I am authorized to act on behalf of the party that holds, fee simple interest in the following property:

COMMON STREET ADDRESS(ES): 4001 RIVER DRIVE

also known by TAX MAP NUMBER(S): 09102-01-02

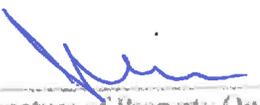
Further, I hereby authorize the person listed as AUTHORIZED AGENT below to act on my behalf for the purpose of submitting documents, amending documents, meeting with staff, attending public meetings and hearings, and as otherwise may be necessary and proper to fulfill the required steps to request (CHECK ALL THAT APPLY):

- a variance from the Board of Zoning Appeals;
- a special exception from the Board of Zoning Appeals;
- an appeal of the decision of the Zoning Administrator from the Board of Zoning Appeals;
- a change to the Zoning Maps of the City of Columbia from City Council, rezoning the property listed above from RD-LS to RG-1A;
- site plan review by the Planning Commission; and/or
- a minor subdivision.

SIGNATURE OF PROPERTY OWNER: 

DATE: 8/26/13

PRINT Name of Property Owner: HORIZON LANDINGS COLUMBIA LP  
 Street Address of Property Owner: Suite 200 100 West Plant St  
 City, State, ZIP of Property Owner: Winston Salem NC, 27157  
 Telephone Number of Property Owner: 416-849-3446

SIGNATURE OF WITNESS: 

DATE: July 26/13

PRINT Name of Witness to Signature of Property Owner: Jocelyn Acheson

SIGNATURE OF AUTHORIZED AGENT: 

DATE:

Name of Authorized Agent: STEPHANIE L. NORRIS  
 Company/Firm of Authorized Agent: STC OF NORTH CAROLINA, LLC  
 Street Address of Authorized Agent: 972 TRINITY ROAD  
 City, State, ZIP of Authorized Agent: RALEIGH, NORTH CAROLINA 27607  
 Telephone Number of Authorized Agent: (919) 854-7490



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- a **special exception** from the Board of Zoning Appeals;
- an **appeal of the decision of the Zoning Administrator** from the Board of Zoning Appeals;
- a change to the Zoning Maps of the City of Columbia from City Council, **rezoning** the property listed above from RUD-LS to RG-1A;
- site plan review** by the Planning Commission; and/or
- a **minor subdivision**.

SIGNATURE OF PROPERTY OWNER: SEE PREVIOUS PAGE DATE: \_\_\_\_\_

PRINT Name of Property Owner: \_\_\_\_\_

Street Address of Property Owner: \_\_\_\_\_

City, State, ZIP of Property Owner: \_\_\_\_\_

Telephone Number of Property Owner: \_\_\_\_\_

SIGNATURE OF WITNESS: SEE PREVIOUS PAGE DATE: \_\_\_\_\_

PRINT Name of Witness to Signature of Property Owner: \_\_\_\_\_

SIGNATURE OF AUTHORIZED AGENT: [Signature] DATE: \_\_\_\_\_

Name of Authorized Agent: STEPHANIE L. NORRIS

Company/Firm of Authorized Agent: STC OF NORTH CAROLINA, LLC

Street Address of Authorized Agent: 972 TRINITY ROAD

City, State, ZIP of Authorized Agent: RALEIGH, NORTH CAROLINA 27607

Telephone Number of Authorized Agent: (919) 854-7990



August 21, 2013

Mr. Brian Cook  
Planning and Development Services  
City of Columbia  
1136 Washington Street  
Columbia, SC 29201

Re: Rezoning request for 4001 River Drive

Dear Mr. Cook,

As president of the Earlewood Community Citizens Organization (ECCO), I would like to express our support of the request to grant rezoning for 4001 River Drive from high density PUD to medium density.

The executive committee of ECCO agrees that the proposed rezoning of the property is consistent and compatible with the character of the surrounding neighborhoods. We will address further questions and/or concerns about the development as the process continues.

Thank you for considering the wishes of ECCO and the Earlewood neighborhood in your recommendations and zoning decisions. If you have any questions or concerns, I can be reached at 803-403-5470 or [president@earlewood.org](mailto:president@earlewood.org).

Sincerely,

A handwritten signature in black ink, appearing to read 'Rebecca Haynes', is positioned below the 'Sincerely,' text.

Rebecca Haynes  
President, Earlewood Community Citizens Organization

PO Box, 30225  
Columbia, SC 29230  
[www.earlewood.org](http://www.earlewood.org)