

D/DRC Case

2301 Wayne Street

Elmwood Park Architectural Conservation District

TMS: 09011-01-01

DESIGN/DEVELOPMENT REVIEW COMMISSION
DESIGN REVIEW DISTRICT
HISTORIC AGENDA
EVALUATION SHEET
Case #12

ADDRESS: 2301 Wayne Street (2225 Wayne Street, Lot #7)

APPLICANT: Harbinger Homes, LLC
George W. McManus IV, builder

TAX MAP REFERENCE: TMS#09011-01-01P

USE OF PROPERTY: Residential

REVIEW DISTRICT: Elmwood Park Architectural Conservation District

NATURE OF REQUEST: Request for a Certificate of Design Approval for new construction

FINDINGS/COMMENTS:

The applicant is proposing to construct a new two-story single-family residence on a parcel that is part of a PUD that was created in May 2006 that subdivided the 2301 Wayne Street parcel to allow for the construction of 10 single-family residences on fee-simple lots. Although the PUD is just outside the Elmwood Park Architectural Conservation District boundaries, it requires each home plan to receive DDRC review and approval. The City's historic preservation ordinance has been changed since the PUD was created; however, construction projects within the PUD must adhere to the guidelines in place at the time of its creation and included in the PUD documents. These guidelines are the Standards for Review of Projects in DP Districts. The proposed house is approximately 2,400 square feet, which is well above the minimum 2,000 square footage required by the PUD. A copy of the PUD is enclosed with this evaluation. The applicant also intends to construct a 1-story two-bay garage on the right rear corner of the parcel. The design for the garage was approved by the DDRC for a previous submission for a property located within the PUD.

STANDARDS FOR REVIEW OF PROJECTS IN –DP DISTRICTS

Pertinent evaluative criteria for the district include:

Architectural Design

Façade proportion/rhythm:

The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (doors and windows) is visually compatible with other structures in the neighborhood.

Detailing of structure:

Windows:

The applicant is proposing wood windows with exterior muntins. Alternatively, aluminum-clad wood windows can be used as they are permitted for new construction in the district and PUD. Staff has recommended changing the pane configuration from 2/1 to 2/2 to be more visually compatible with historic windows in Elmwood Park. All windows will be trimmed out with simple 6" headers and 4" surrounds. Materials used for trim will be wood or smooth cement fiberboard products to comply with the guidelines.

Walls: The elevations submitted to staff show smooth horizontal cement fiberboard siding on all sides with smooth fascia, cornice, and corner boards. Staff recommends adding band boards to the front facing gables on the façade to break up the long expanse of siding. In addition, staff suggests adding staggered or patterned shingles in the gables to create more interest and be more visually compatible with other historic houses in the district. The right side rear elevation shows a 1-story inset porch with square porch supports.

Roof: The elevations show 10/12 pitched gable roofs with exposed rafter tails for the main roof and right side projecting bay. The porch features a shed roof while the rear of the house features hip roofs. This configuration is compatible with roof pitches and shapes of other 2-story houses throughout the district. All roofing surfaces will feature 30-year architectural shingles.

Porch: The elevations show a half-façade 1-story porch on the left side. The porch features a shed roof with exposed rafter tails and is supported by square columns with simple railings in between. Staff recommends reducing the amount of roof overhang on the left side of the porch to be inside the drip line of the main roof.

Door: The proposed front door is a $\frac{3}{4}$ -glass design with 6-lights over one horizontal raised panel. It will be constructed of insulated fiberglass or wood. Frosted, leaded or stained glass is not consistent with the character of the neighborhood; therefore, the glass in the door and transom window will be clear.

Garage: The detailing of the garage will be consistent with the house by featuring smooth horizontal cement fiberboard siding, corner boards and trim. The garage will feature a 5/12 pitch front gable roof, cement fiberboard shingles in the gable, and a single carriage style door.

Wall articulation:

Staff has recommended the following changes:

- Façade: Replace the tripartite window on the right side projecting bay with a double window.
- Left Side: The windows on the first and second floors should be vertically aligned (stacked) to be more in keeping with historic patterns found in the district.
- Right Side: Install one full-sized window near the front corner of the house.

Exterior surface treatment

Materials:

The exteriors of the house and garage will be covered in horizontal cement fiberboard siding with a 7.25" reveal. The applicant is proposing 2/1 wood windows with exterior muntins. Aluminum-clad wood windows are also appropriate. Staff has recommended changing the pane configuration to 2/2 to be more visually compatible with historic windows in Elmwood Park.

The front porch of the house will be supported by wood or fiberglass columns. All exterior wood will be treated lumber.

The entire house will rest on a brick pier foundation with a brick veneer curtain wall. The front steps will be constructed of brick and/or concrete and the porch floor will feature tongue and groove wood boards. The garage will feature a poured concrete foundation with brick veneer as proposed.

Arrangement and location of buildings and structures on the site and their relation to other buildings and structures within the district

Setback:

The proposed setback is 25 feet, which will place the house in line with existing houses in the PUD.

Orientation:

The proposed house has a similar orientation to other houses on the street and meets the guidelines.

Height:

The front portion of the proposed house is well under the 40' height maximum allowed by zoning, and the massing matches many nearby houses.

Other factors affecting the appearance

Fencing:

Staff will work out any fence and gate details with the applicant if required as fences and walls can be reviewed by staff.

Site planning- Parking, utilities, vehicle access from street:

The driveway is situated on the right side of the proposed house as indicated on the site plan. It is 12 feet wide and will extend to the garage at the rear of the property.

STAFF RECOMMENDATIONS:

*Staff finds that the proposed new construction generally complies with the pertinent guidelines from Standards For Review Of Projects in –DP Districts that were utilized for review of projects within the Elmwood Park Architectural Conservation District at the time of this PUD’s creation. Staff **recommends granting a Certificate of Design Approval** for the construction of a new two-story single-family residence and a one-story garage on lot 7 of the parcel currently addressed as 2225 Wayne Street (TMS# 09011-01-01P) with the following conditions:*

- Setback of the house shall be in line with existing adjacent houses
- Band boards shall be added to the front facing gables on the façade of the house to break up the long expanse of siding
- Staggered or patterned shingles (wood or cement fiberboard) shingles may be installed in the front gables of the house and garage.
- Windows shall be 2/2 wood or aluminum-clad with exterior muntins
- The roof overhang on the left side of the porch shall not extend past the drip line of the main roof
- Window type and placement shall be consistent with staff’s revised elevations
- The front steps shall be constructed of brick and/or concrete
- All details deferred to staff.



D/DRC approved house at 2225 Wayne Street (Lot #1)



D/DRC approved house at 2225 Wayne Street (Lot #2)



Historic properties located across and just up the street from the proposed new construction site. These properties are within the boundaries of the Elmwood Park Architectural Conservation District.





2301 Wayne Street – Proposed site for new construction



Commercial buildings located directly across the street from the proposed new construction site.

HARBINGER HOMES

BUILDING & REMODELING

Material Specification Sheet

Foundation

10" deep concrete footings w/ Rebar

~~Built Up Stem-wall Slab w/~~

Parged Exterior Veneer or High
Vent Crawl with Brick Curtain.

Brick Pier & Curtain

Floor system

Firs Floor – Concrete Slab of Wood
Framed

Second Floor- Floor Trusses

Double 2x10 girders

23/32" Advantec sub-floor

Exterior walls

Studs: 2x4-16" on center

Solid 2x4 top and bottom plates

Sheathing: 7/16" OSB Tall Wall

Wood Single hung windows, Lo-E
double Payne

Interior walls

Studs: 2x4-16" on center

Solid Double 2x4 top and bottom
plates

Roof

Trussed Roof with Stick Built

Dormers or Porches

7/16" ply roof decking

15lb felt paper

30 year architectural shingles

Continuous ridge vent

Plumbing

CPVC/Pex water lines

PVC sewer lines

Tank-less hot water heater

Stainless steel kitchen sink

Tile shower/ garden Tub in master

2 lavatory Sinks in master

Water-Closet

Elongated commodes

Clothes washer connection

Two outside water spigots Washer-
less faucets

Ice-maker hook-up

Heat and air system

Heat pump – Energy Efficient

14-seer Split Unit

Automatic thermostat control

All ducts insulated

Clothes dryer vent

Wiring

200 AMP panel

All cooper wiring except entrance
cable, electric range, and electric
furnace.

Two exterior receptacles

Ample receptacles in all rooms

Clothes dryer connection and vent

Lights in all bedroom closets

Attic light and crawl space light

Door chime

2 double food light

Phone outlets in all rooms

TV outlets in all rooms

Braced fan boxes in rooms

Insulation

Ceiling insulation R 33

Wall insulation R 13

Floor insulation R 19

Insulated baffles

Caulking – outer sills, doors,
windows, heat boots, plumbing
pipes and wires.

Exterior finish

All exterior wood to be treated
lumber

Insulated-Fiberglass/Wood front
door

Deadbolts on entrance doors

Smooth-Fiber Cement- siding

Insulated-Fiberglass Back door

Lo-E Insulated Windows Inserts

Interior finish

5/8" sheetrock on ceiling

1/2" sheetrock walls with smooth
finish

Raised panel cabinets and vanities
with furniture finish

Interior door – paint grade masonite

5 1/4" baseboards throughout house

Mirrors above all vanities

Appliances (Energy Star Rated)

Self cleaning gas range with oven
and timer

Dishwasher

Refrigerator

Vented range hood

110 volt smoke/carbon monoxide
alarms with battery backup

Warranty

1-year Limited Warranty with
available 1-2-10 Supplemental

[Signature] ^{President}
Builder 12/18/2015 Date

[Signature]
Owner _____ Date

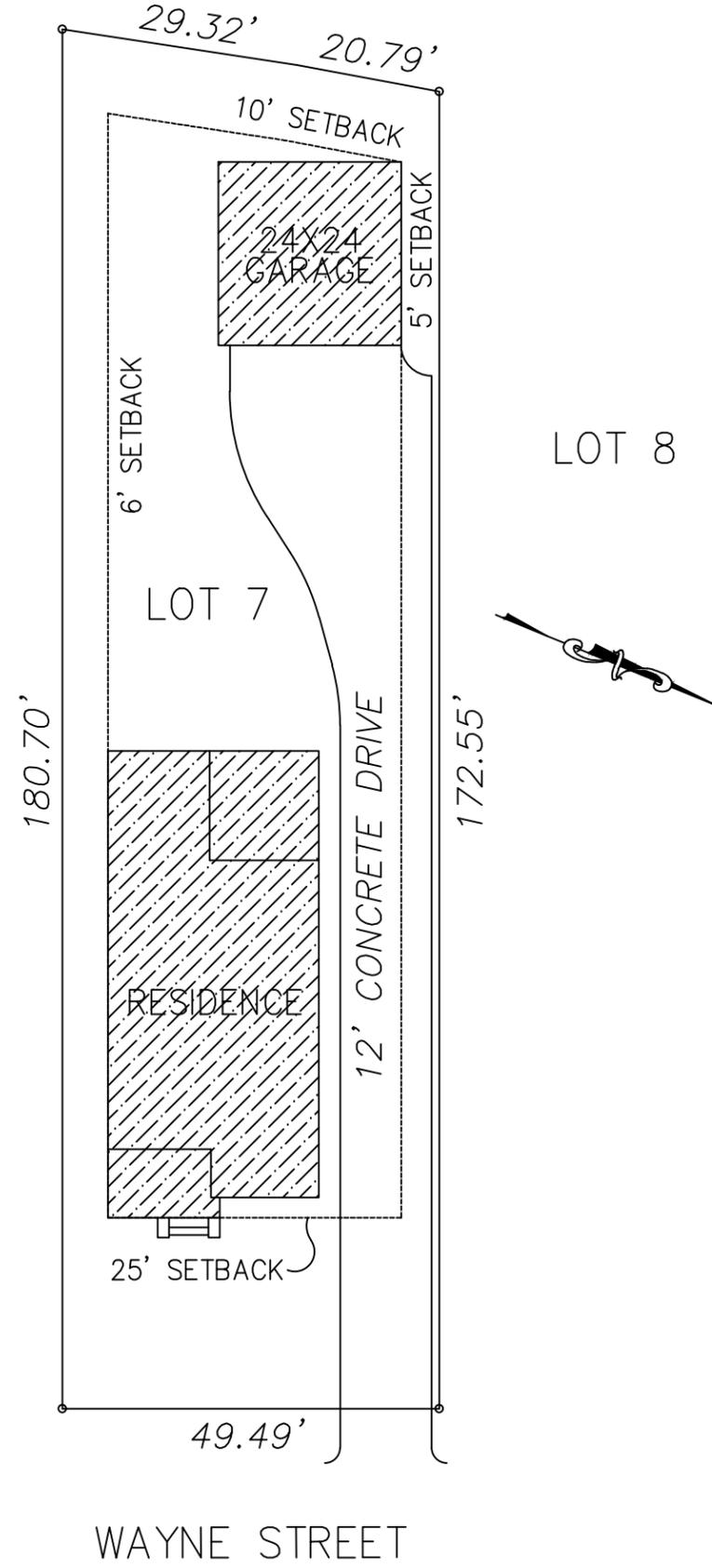
Owner _____ Date

* Harbinger Homes, LLC reserves the
right to substitute materials of equal
value and quality.

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HARBINGER HOMES

SCALE: 1" = 10'



DATE	NOVEMBER 2015
SCALE	NOTED
JOB NUMBER	MW150628
SHEET	A-1
OF	SHEETS

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MARTY WHITE

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Harbinger Homes
PREPARED FOR WESLEY MCMAHUS
ELMWOOD PARK - COLUMBIA, SOUTH CAROLINA

RESIDENTIAL DESIGNERS & PLANNERS
Marty White
DESIGN GROUP
www.MartyWhite.net - Columbia, SC 803 201-2802

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FRONT ELEVATION 1/4" = 1'-0"

GRADE LINES ON ELEVATIONS ARE APPROXIMATE. ADJUST ACTUAL GRADE LINES IN THE FIELD FOR PROPER DRAINAGE. DIMENSIONS ON ELEVATIONS ARE NOTED AS NOMINAL. ADJUST DIMENSIONS IN THE FIELD FOR PROPER CONSTRUCTION.



RIGHT SIDE ELEVATION 1/4" = 1'-0"

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LEFT SIDE ELEVATION 1/4" = 1'-0"

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REAR ELEVATION 1/4" = 1'-0"

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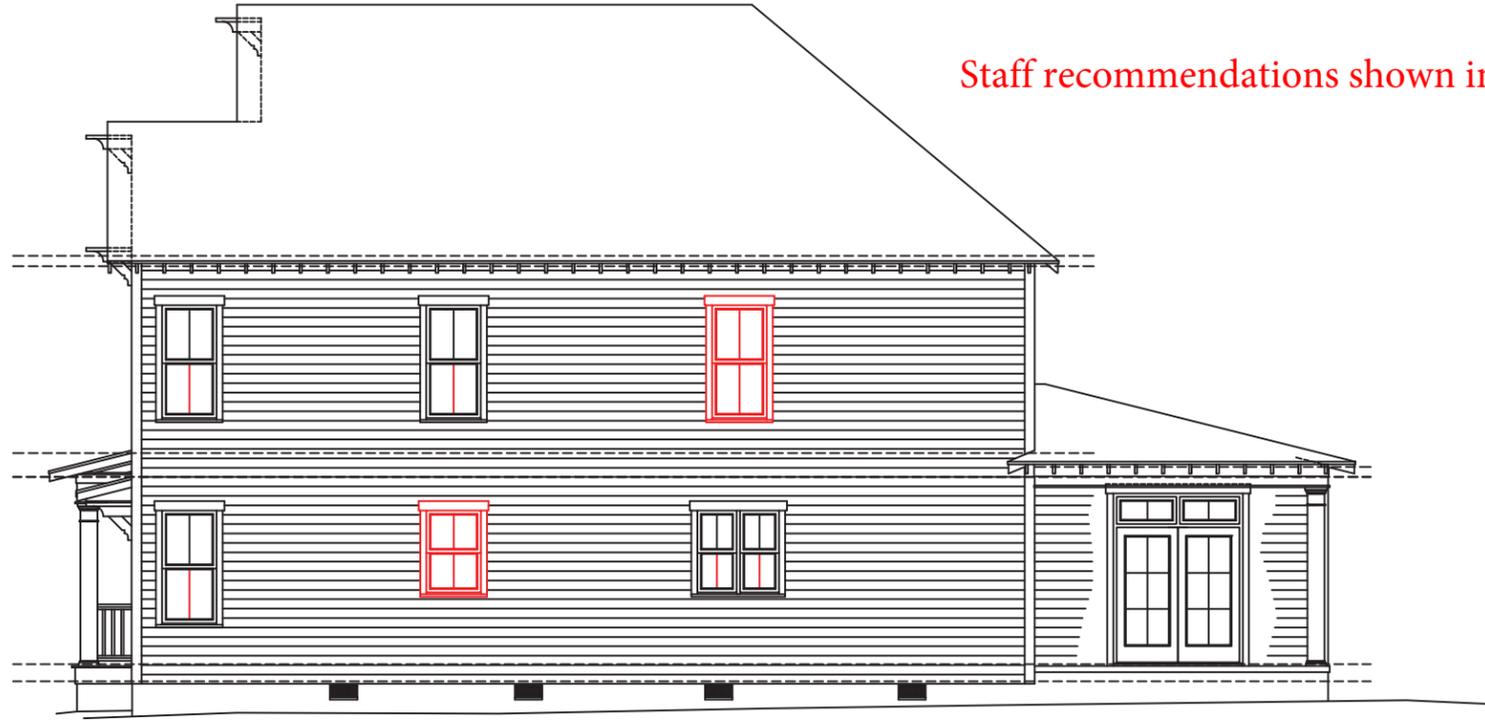
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Staff recommendations shown in red



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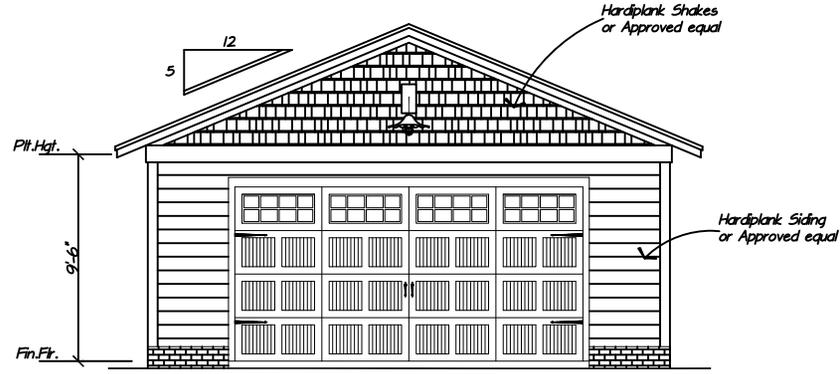
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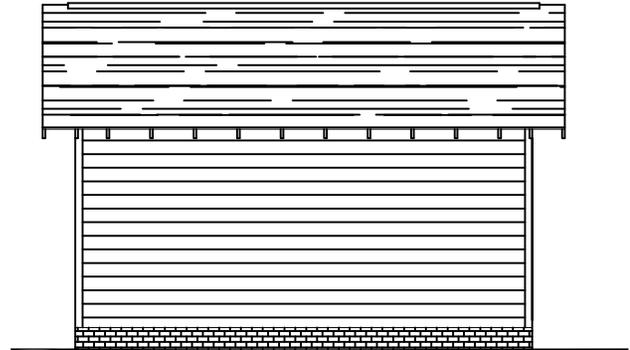
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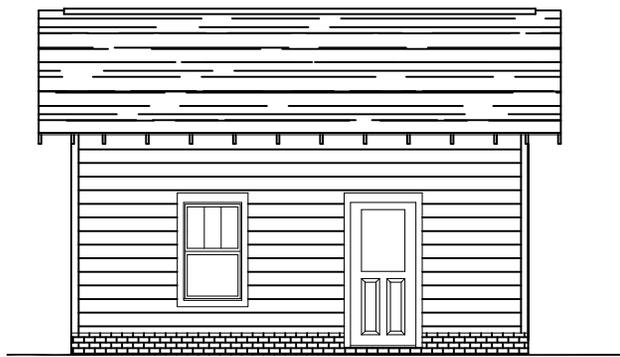
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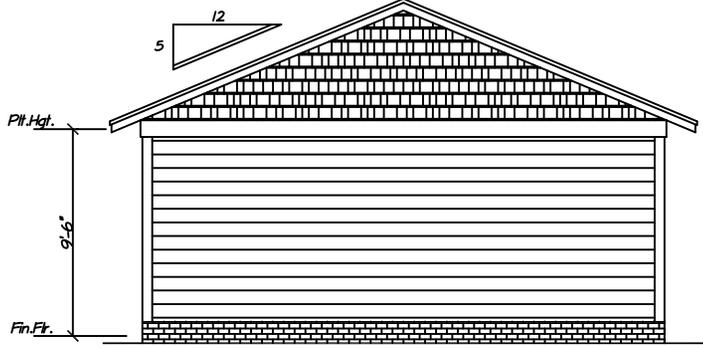
Front Elevation



Rt. Side Elevation



Lt. Side Elevation



Rear Elevation

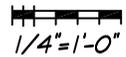
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Upon motion by Ms. Sinclair, seconded by Ms. Devine, Council voted unanimously to approve the Renewal of a Professional Services Contract for Providing Insurance Brokerage Services to the City, as requested by the Risk Management Division. Award to Willis of North Carolina, the current broker, in the amount of \$40,000.00.

ORDINANCES – SECOND READING

9. Ordinance No.: 2006-015 – Granting encroachment to David Chase for installation and maintenance of landscaping and sidewalks adjacent to his *First reading approval was given on May 10, 2006.* – *Approved on second reading subject to the following recommendation: Forestry and Beautification recommends the approval of the Encroachment Ordinance with the signed agreement by the applicant, Mr. David Chase. 1) Mr. Chase will remove the shrubbery in the City right of way. This would be the junipers and hollies on Assembly Street and Whaley Street. These plants will be replaced with landscaped beds and sod, thus eliminating a site hazard exiting the businesses. The areas will be irrigated. 2) The eight Red Sunset maples existing in the City right-of-way are in extremely poor condition. This species has struggled with scale and has not done well under the heat and dry conditions. These City trees will be removed and replaced with a more tolerant street tree, of medium height (under the SCE&G wires) and more drought/heat resistant. The Chinese Pistache has been chosen and the tree will match others of the same species in the Assembly Street corridor. These trees will be placed at the appropriate intervals by Forestry staff. Trees will be added to the Whaley Street right of way where none have existed before. The proposed sidewalks may not happen soon. The landscaping above will be done at the expense of Mr. Chase. Mr. Chase will restore any disturbance by future sidewalk construction.*
10. Ordinance No.: 2006-028 – Annexing 1828 Pineview Road, Richland County TMS# 19000-01-08 *First reading approval was given on May 10, 2006.* – *Approved on second reading*

CONFIRM ZONING OF PREVIOUSLY ANNEXED PROPERTY – SECOND READING

11. 620 & 624 Riverhill Circle, TMS# 07314-01-01 and 03; confirm RS-1 zoning. *First reading approval was given on May 10, 2006.* – *Approved on second reading*

MAP AMENDMENTS / REZONING – SECOND READING

12. 601 to 621 Main Street (Mixed-use Development), TMS# 11303-13-03, and 06 through 10; rezone from C-3, -DD to PUD-R, -DD. *First reading approval was given on May 10, 2006.* – *Approved on second reading*, subject to (1) the applicant working with staff and installing the appropriate traffic safeguards and (2) the applicant updating the traffic study.
13. 4600 Trenholm Road, TMS# 13914-01-06; rezone from RS-1 to PUD-C. *First reading approval was given on May 10, 2006.* – *Approved on second reading*, provided (1) minor and major changes are defined in accordance with §17-305 (10) (a.) and (b.) of Zoning Ordinance, and (2) signage shall be in accordance with C-1 zoning requirements.
14. 2301 Wayne Street, TMS# 09011-01-01; rezone from M-1 to PUD-R. *First reading approval was given on May 10, 2006.* – *Approved on second reading* noting that the front yard setback may be reduced to 10 feet.

**PUBLIC HEARING AND
FIRST READING CONSIDERATION for**

**REZONING 2301 WAYNE STREET
FROM M-1 TO PUD-R**

May 10, 2006 at 10:00 am.
City Council Chambers, 3rd Floor, City Hall, 1737 Main Street
Columbia, South Carolina

Subject Property:	2301 Wayne Street, TMS# 09011-01-01.
Council District:	1
Requested Action:	Rezone property from M-1 to PUD-R to subdivide property and construct 10 single-family residences.
Applicant:	John Irion.
PC Recommendation:	Approve, and front yard setback may be reduced to 10 feet.
Staff Recommendation:	Approve, subject to conformance with condition recommended by Planning Commission.

Additional Detail:	The applicant proposes rezoning this 2.14-acre industrially zoned parcel to a PUD that would allow the construction of 10 single-family residences on fee-simple lots. The proposed PUD would be very similar to RS-3 (Single-Family Residential) zoning – the predominant single-family zoning district within Elmwood Park. This development is not within the Elmwood Park Historical district, but the applicant has stated within the descriptive statement that each individual developer must receive review and approval of each home plan by the DDRC. The developer has also committed that, at the completion of construction upon all lots, he will install a sidewalk and 2-3 decorative streetlights.
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Case History:	4/3/06 Planning Commission recommends approval of rezoning to PUD-R, subject to condition (7-0).
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PENDING ISSUES:	None.
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Staff Contact:	Marc Mylott, AICP; Director of Development Services/Zoning Administrator
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Persons expressing support or concern about this amendment submitted the documents outlined below to staff. All documents are attached hereto and made a part of the record of the public hearing.

Letter from Bill Norwood, President of the Historic Elmwood Park Neighborhood Association, stating that the neighborhood association voted to approve this application in concept.

Richland County Internet Mapping Service



LAYERS

- Places
- Recreation
- Infrastructure
- Transportation
- Property
- Parcels
- Buildings
- Elevation
- Hydrography/Flooding
- Census Data
- Boundaries/Districts
- Landcover/Soils
- 2004 Color Photos
- 2004 Infrared Photos
- 2000 Color Photos
- 2000 B+W Photos
- 1996 B+W Photos
- USGS Shaded DRG
- Satellite Imagery

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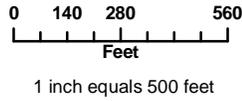
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- A layer contained within a group.

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Locate Address : [Click to Locate](#)

Locate Parcel : [Click to Locate](#)

2301 Wayne Street Rezone from M-1 to PUD-R



LEGEND

- Street Centerlines
- City Limits
- Parcels
- Zoning Districts**
- D-1
- RS-1
- RS-1A
- RS-1B
- RS-2
- RS-3
- RD
- RG-1
- RG-1A
- RG-2
- RG-3
- UTD
- C-1
- C-2
- C-3
- C-3A
- C-4
- C-5
- M-1
- M-2
- PUD-R
- PUD-C
- PUD-LS (Harbison)
- Out of City
- Lexington Streets

ORIGINAL PREPARATION/DATE:

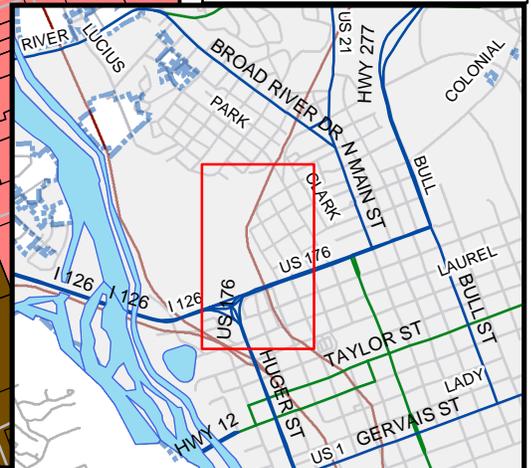
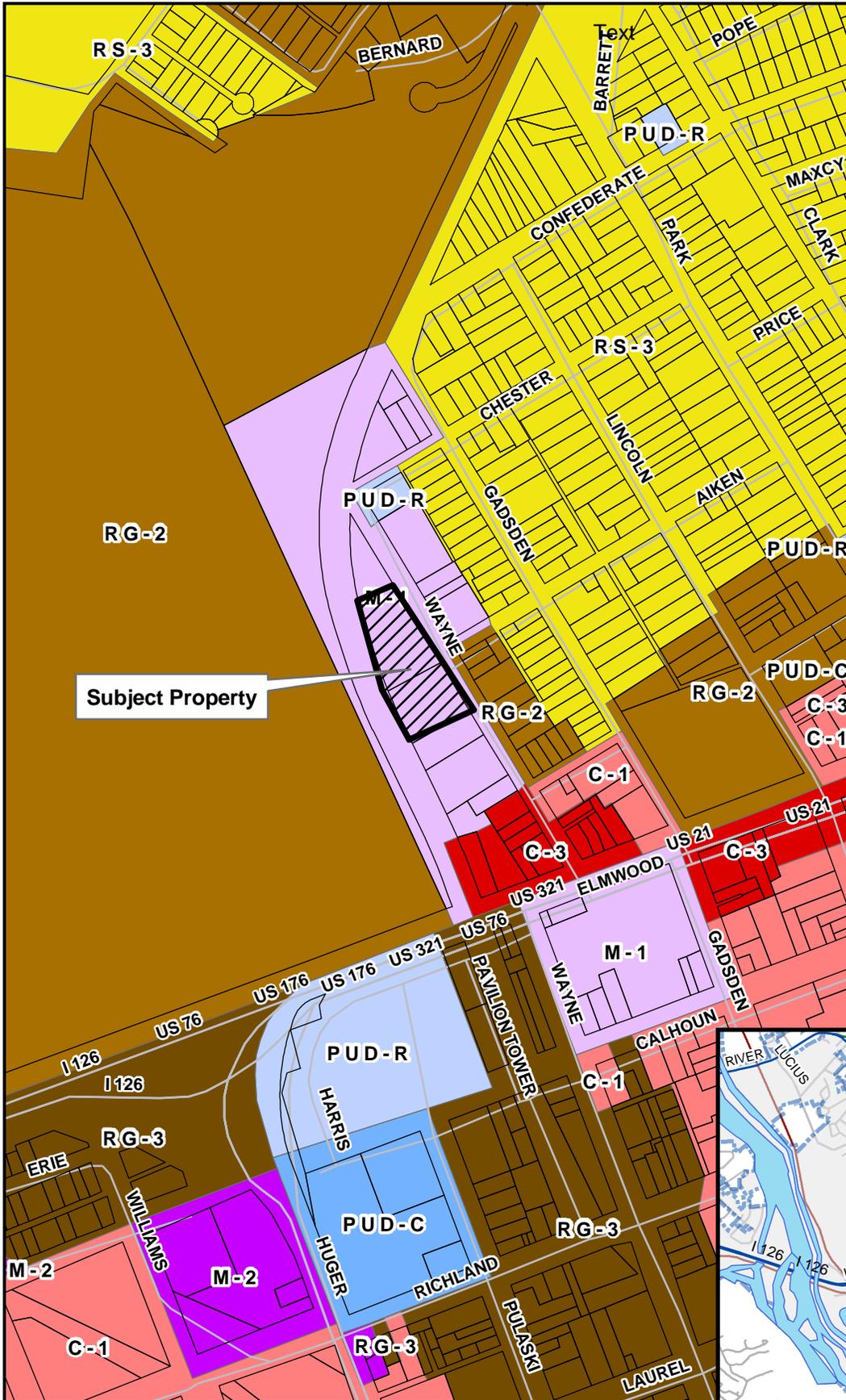
This map was prepared by:
Johnathan E. Chambers
Planning Commission
April 3, 2006

REVISION NUMBER/DATE:

None

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City of Columbia

APPLICATION to

AMEND the ZONING ORDINANCE

Date Received (OFFICE USE ONLY) _____ By (OFFICE USE ONLY) _____

Applicant (PLEASE PRINT): Mr. John Irion
 Address: 817 Calhoun ST.
 City, State, ZIP: Columbia SC 29201
 Contact Telephone Number: 803-252-6976 Ext. 231
 Fax Number: 803-254-8512

TO THE HONORABLE MAYOR AND CITY COUNCIL,

I, the applicant named above, under signature of my own hand below, hereby request that the Zoning Ordinance of the City of Columbia, South Carolina be amended as described below:

- This application requests a change to the:
 - Zoning Map (complete only item numbers 2, 3, 4, 5, and 7); and/or
 - Zoning Text (complete only item numbers 6 and 7).
- Provide the exact address and the tax map reference number of property to be considered for rezoning:

2301 Wayne Street, TMS R09011-01-01
- How is this property presently zoned? M-1
- What zoning do you propose for this property? PUD-R
- Do you own any of the property proposed for this zoning change? Answer YES or NO; if NO, provide the address of the property that you own.

Yes
- What section or sections of the text of the Zoning Ordinance would be affected?

Sec. 17-275 Lot size, setback and height requirements
- Describe your proposal in detail (please attach additional paper if you need more space): Rezone
property from M-1 To a PUD-R. Narrow lot width from minimum
50' (RS-3) To 40' To match character of Elmwood Park. Reduce front
setback in keeping with neighborhood. (see attached plan)

By signing below, I understand that, while this application will be carefully reviewed and considered, the burden of proving the need for the proposed amendment rests with me.

Signature John Irion Date 1-30-06

2301 WAYNE STREET REZONING
M-1 TO PUD-R ZONING
ELMWOOD PARK NEIGHBORHOOD

Descriptive Statement:

The property located at 2301 Wayne Street (TMS R09011-01-01) in the Elmwood Park Neighborhood is comprised of 2.14 acres and is currently zoned M-1. The property is bounded on the east by Wayne Street, to the north by C.C. Dickson Company, to the east by City of Columbia property (former RR right-of-way), and to the south by wooded land owned by Wallace Realty and Investment Company.

The property is vacant and is mainly cleared other than a few trees and vegetated ground cover. The property was recently purchased with the intent of using the property for residential habitation.

Zoning:

As previously stated, the property is currently zoned for Light Industrial use (M-1). The owner of the property is requesting that the property be rezoned using the PUD-R classification. Normal residential zoning for this area would fall under RS-3 ordinances for Single Family Residential District.

Other than items specifically addressed in this PUD-R, all aspects of current zoning regulations related to the RS-3 Single Family Residential District ordinances shall apply to the subdivision of the property and construction of residential dwellings.

Lot Width:

The current zoning ordinance (Sect. 17-275 Lot Size, Setback, and Height Requirements) states that the minimum lot width for RS-3 zoning is 50 feet. The owner would like to divide the current land into ten (10) equal lots which will generate equal lot widths of 49.496' each. The average lot width for the majority of residential properties in the Elmwood Park Neighborhood is approximately 39.0 feet. There are a few lots that measure 52 to 53 feet which provide off-street parking. Therefore, the requested lot width of 49.496 feet will blend with the current neighborhood lot widths. (See attached map and tax map information reflecting property addresses and lot widths.).

Landscaping:

All landscaping ordinances will apply to this property. Although not required, a typical lot planting plan has been designed and is included with this report.

Parking:

As per the current ordinance for RS-3 zoning, each lot will provide adequate space for off-street parking of two vehicles. (See Typical Lot Plan).

**2301 WAYNE STREET REZONING
M-1 TO PUD-R ZONING
ELMWOOD PARK NEIGHBORHOOD**

Lot Coverage:

As per the current ordinance for RS-3 zoning, each lot will maintain a ratio of Roof/Lot size of 30% or less.

Sidewalks:

At the completion of construction of all lots, a sidewalk will be constructed from the southern end of lot #1 to the northern end of lot #10. The sidewalk will be constructed in accordance with current city/SCDOT design guidelines. Construction of the sidewalk shall be the responsibility of the current owner of 2301 Wayne Street, Mr. John Irion.

Decorative Lighting:

At the completion of construction of all lots, decorative light fixtures will be installed from the southern end of lot #1 to the northern end of lot #10. The decorative light fixture style, location and spacing will match recently installed decorative light fixtures within the Elmwood Park Neighborhood. It is anticipated that 2-3 light fixtures will be installed. Installation of the decorative light fixtures will be the responsibility of the current owner of 2301 Wayne Street, Mr. John Irion, who will coordinate with city forces on the installation of the light fixtures.

Square Footage (residence):

The minimum square footage of each residence (heated space) shall be 2000 S.F.

Design Preservation/Architectural Review:

The property at 2301 Wayne is not currently listed in the Design Preservation District. However, in keeping with the architectural style of the Elmwood Park Neighborhood, each home builder will be required to submit plans to the DDRC for review and approval. It is the intent of the city, the Elmwood Park Neighborhood Association and the owner of the property to incorporate the property into the Design Preservation District in the future.

The following Standards For Review Of Projects In DP Districts are the guidelines currently used for the Elmwood Park Neighborhood which will also be used for the subject property on Wayne Street.

STANDARDS FOR REVIEW OF PROJECTS IN –DP DISTRICTS

Design guidelines are useful in establishing specific principles and goals for new construction, additions, or rehabilitation in historic districts. When guidelines are present, property owners and Commissioner's alike have common knowledge of what is considered appropriate for work in a district. For those districts without specific design guidelines, the ordinance sets forth the standards for work in –DP districts.

2301 WAYNE STREET REZONING
M-1 TO PUD-R ZONING
ELMWOOD PARK NEIGHBORHOOD

The section of the ordinance that deals with the review process is 17-675 (c) listed below:

Matters to be considered by commission. In its review of material submitted with applications for approval, the commission shall examine the architectural design, the exterior surface treatment, the arrangement and location of buildings and structures on the site in question and their relation to other buildings and structures within the district involved, and other pertinent factors affecting the appearance and efficient functioning of the district. In the DP districts, the commission shall not approve any proposed building or structure separately or in relation to its premises as proposed to be arranged, landscaped or constructed which would adversely affect the primary character of the district involved or the setting of public or quasi-public historical buildings or landmarks on which public or private monies have been or are proposed to be spent. The commission shall endeavor to ensure that the exterior appearance and arrangement of buildings, structures and premises in these districts will:

1. *Enhance the attractiveness and functioning of each district in keeping with its purpose and intent*
2. *Encourage the orderly and harmonious development of each district; and*
3. *Enhance and protect the public and private investment and general value of lands and improvements within the district*

From this the Guidelines are as follows:

1. Enhance the attractiveness and functioning of each district in keeping with its purpose and intent;
 2. Encourage the orderly and harmonious development of each district; and;
 3. Enhance and protect the public and private investment and general value of lands and improvements within the district.
- Architectural design
 - Exterior surface treatment
 - Arrangement and location of buildings and structures on the site and their relation to other buildings and structures within the district involved
 - Other pertinent factors affecting the appearance and efficient functioning of the district.

Use these in design review by assessing the following aspects of the project:

Architectural Design

Façade proportion/rhythm

The relationship of height to width of existing façades establishes a rhythm in a neighborhood and should be respected by adjacent or nearby structures. Additionally, building form in Elmwood Park is generally straightforward and unfussy. Foursquares and bungalows are common building forms found.

Detailing of structure

Consider the scale, profile, placement, and relief of details on nearby structures for the basis of design decisions. Materials for trim should be wood or cement fiberboard. Dormers, exposed eaves, transoms over the front door, bay windows and full porches are some common elements to houses in the neighborhood, but the list is certainly not exhaustive.

Roof and upper story details

Roof forms in the neighborhood are typically hip or gable; maintain pitches common to the area. Gables are often shingled and gable vents as well as dormers are a common feature in the area.

Wall articulation

Large expanses of a façade should be broken up by openings (windows or doors). Openings on walls should be proportional to the building mass; too small or too few windows should be avoided. Detailing around openings as well as well proportioned trim work will help to articulate a structure's walls.

Exterior surface treatment materials:

Use materials and textures which are visually compatible with those of historic buildings. Siding is largely weatherboard, although brick is occasionally used. Cement fiber board (non-grained) is an acceptable substitute for wood siding in new construction. For the use of wood or cement fiber board siding, consider the board size, width of exposure, length, and trim detail such as corner boards on adjacent historic structures. Vinyl and stucco are not typical materials in the district for siding and should be discouraged.

Foundations are largely brick or brick pier.

The most common roof material is composite shingle.

Windows in Elmwood Park are either wood or aluminum clad wood windows. Trim materials should be either wood or cement fiberboard. Vinyl windows or trim should be discouraged.

Openings: size and placement

The rhythm of windows and doors on the structure should reflect that of the existing neighborhood. Construct new buildings so that the relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) are visually compatible with historic buildings in the area. Avoid large expanses of blank walls on front and side elevations visible to the street.

Garage doors are oversize openings for this district and are not seen on front or side elevations. If needed, garages should be placed in the rear of the building so as not to be seen.

Arrangement and location of buildings and structures on the site and their relation to other buildings and structures within the district involved

Setbacks

Setbacks in the Elmwood Park Neighborhood vary, perhaps @10'-15' throughout the area. No minimum setbacks are required in historic districts; rather setbacks for new construction should average the setbacks on adjacent blocks, going no further back from this average than 5'.

Orientation

Place the main entrance and the associated architectural elements (porches, steps, etc) so that they are compatible to surrounding structures. The main entrance should be constructed with covered porches, porticos or other architectural forms found on historic structures in the area.

Height

Characteristic height of structures in Elmwood Park is 1-2 stories. Construct new buildings to a height that is compatible with the height of surrounding or adjacent historic structures.

Other pertinent factors affecting the appearance and efficient functioning of the district.

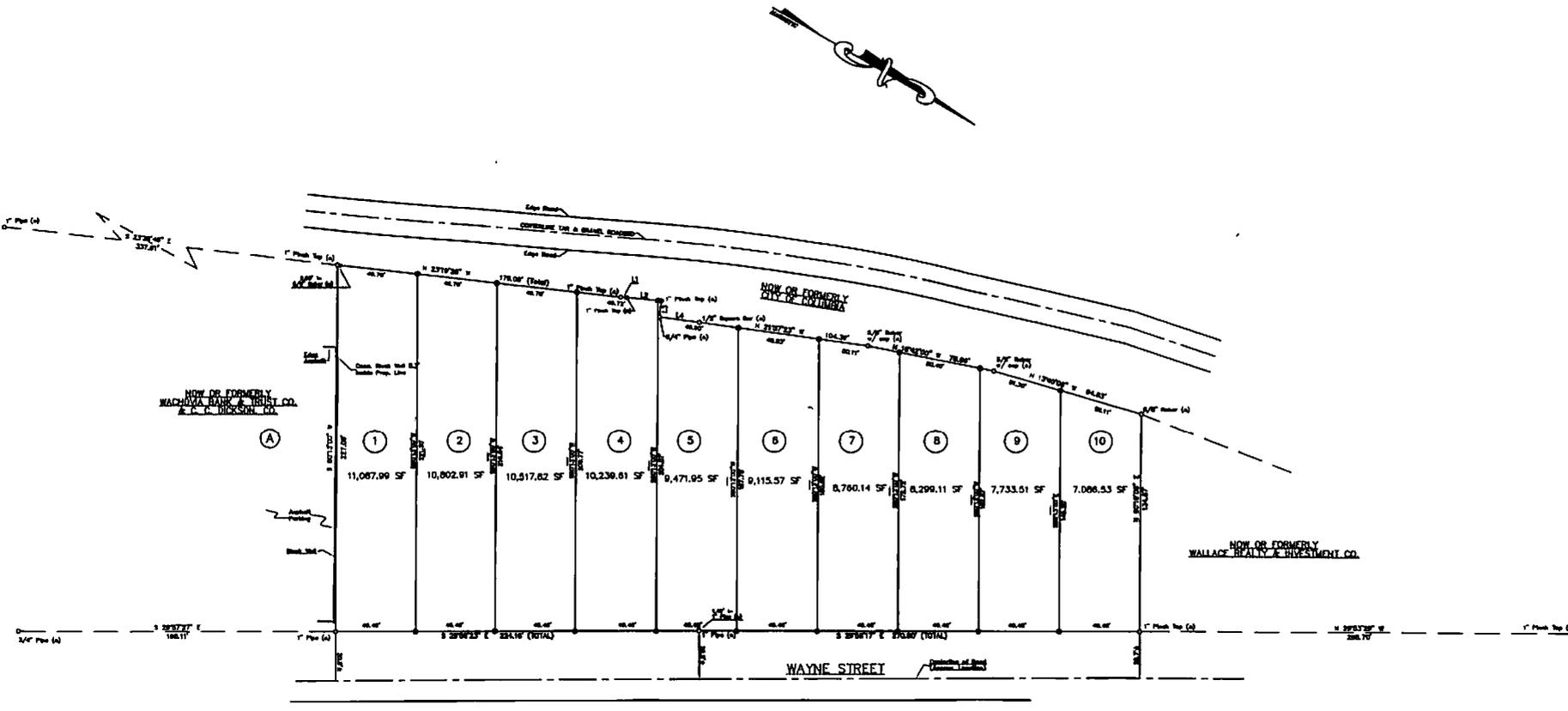
Consider site planning issues:

Parking (location, screening, access from street)

Parking in the neighborhood usually takes place on the street, under porte cocheres, or on driveways. Driveways in historic districts are not permitted to be more than 10' in width. Curb cuts are generally one per property.

Fences

Design a fence or wall so that it is compatible with the associated structures in the in design and materials. The following materials should not be used: chain link; vinyl; or concrete block unless stuccoed or veneered in brick.



1" Pin (A)
 2 272°46' E
 337.81'

3 292°17' E
 165.17'

NOW OR FORMERLY
 WACHOVA BANK & TRUST CO.
 & F. C. HICKSON, CO.



WAYNE STREET

AMEN STREET

NOW OR FORMERLY
 WALLACE REALTY & INVESTMENT CO.

LINE TABLE	
LINE NO.	DESCRIPTION
1	1/4" BENCH MARK
2	1/4" BENCH MARK
3	1/4" BENCH MARK
4	1/4" BENCH MARK
5	1/4" BENCH MARK
6	1/4" BENCH MARK
7	1/4" BENCH MARK
8	1/4" BENCH MARK
9	1/4" BENCH MARK
10	1/4" BENCH MARK



- NOTES AND REFERENCES:**
- 1) PLAN PREPARED FOR PRESBYTERIAN HOME OF SOUTH CAROLINA, INC. BY W. FRANK HUNTER, DATED MAY 21, 1968.
 - 2) PLAN PREPARED FOR SIZING & CLASSIFYING BY TONKAWAN ENGINEERING CO., DATED OCTOBER 26, 1968, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR HIGHLAND COUNTY IN PLAT BOOK "V", PAGE 100.
 - 3) PLAN PREPARED FOR PETROLEUM EQUIPMENT CO., INC. BY BRAC S. COE & SON, DATED SEPTEMBER 8, 1968, AND RECORDED IN PLAT BOOK 23, PAGE 718.
 - 4) HIGHLAND COUNTY DEED BOOK 1277, PAGE 251.
 - 5) PLAN PREPARED FOR JERRY H. GOSK, INC. BY WAGLEMAN ENGINEERING CO., DATED SEPTEMBER 8, 1967, AND RECORDED IN PLAT BOOK 23, PAGE 412.
 - 6) PLAN PREPARED FOR JERRY H. GOSK, INC. BY WAGLEMAN ENGINEERING CO., DATED SEPTEMBER 8, 1967, AND RECORDED IN PLAT BOOK 23, PAGE 412.
 - 7) EXTERIOR BOUNDARY INFORMATION OBTAIN FROM PLAN PREPARED FOR JOHN BIRD BY COE AND GOSK, INC. DATED SEPTEMBER 8, 1967.
 - 8) USE OF SFC. BENCH MARKS.
 - 9) THE HOUSE SIZE IS 28' x 36'.
 - 10) TOTAL ACRES OF PROPERTY TO BE SUBDIVIDED = 2.14 ACRES / AS 114.90 FT.
 - 11) BENCH: N/A = NO BENCH.
 - 12) LAMP: N/A = NO LAMP.

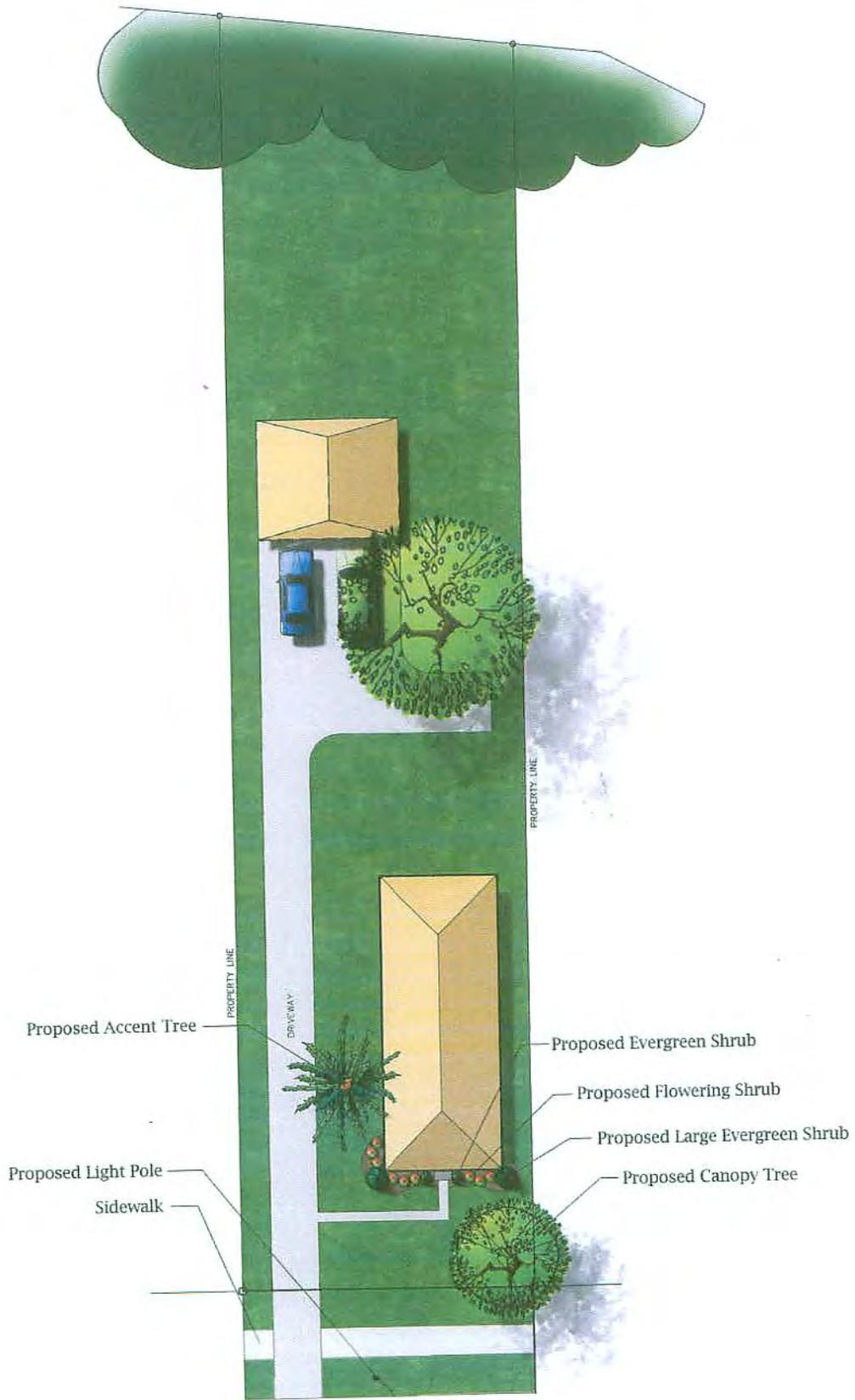
R.B. TODD & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 Suite 1301, 1770 Elmwood Road
 Columbia, S.C. 29204
 Tel. 803.776.8239
 Fax. 803.776.5430
 www.rbtodd.com

2301 WAYNE STREET
 SUBDIVISION OF LAND
 ELMWOOD PARK NEIGHBORHOOD
 COLUMBIA, S.C.

PROPOSED LOT LAYOUT

DATE: 10/20/2023
 DRAWN BY: J. B. TODD
 CHECKED BY: J. B. TODD
 PLS

C-1



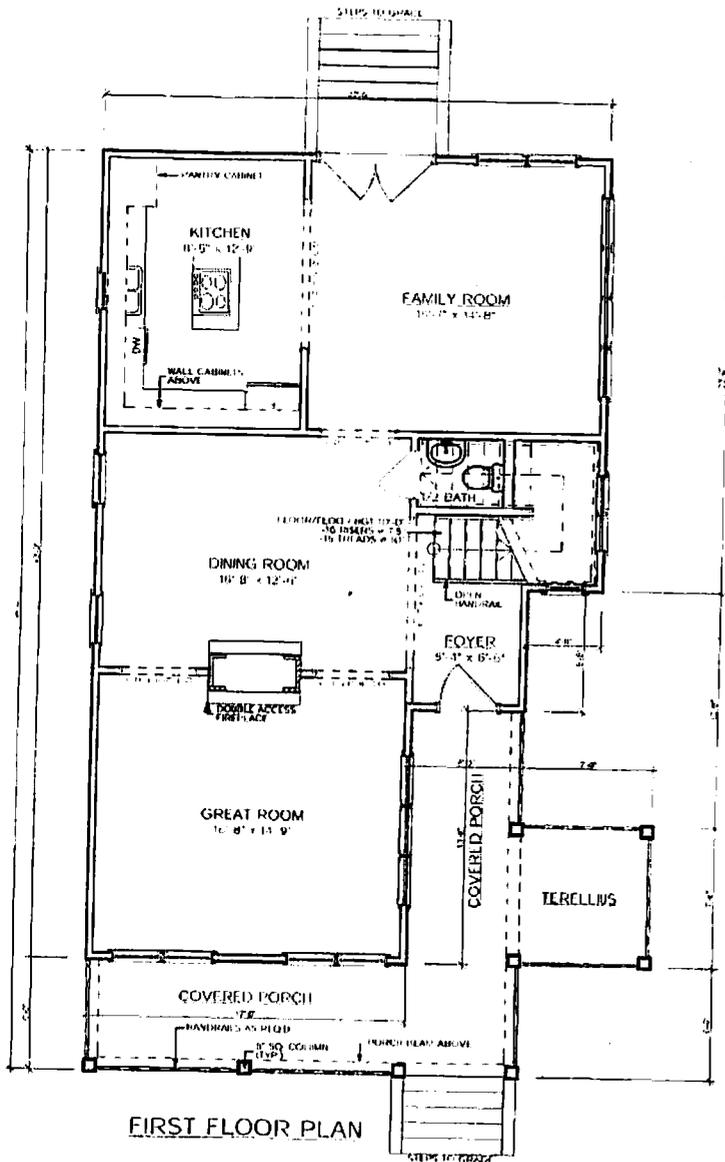
Wayne Street

TYPICAL LOT LAYOUT WITH LANDSCAPING

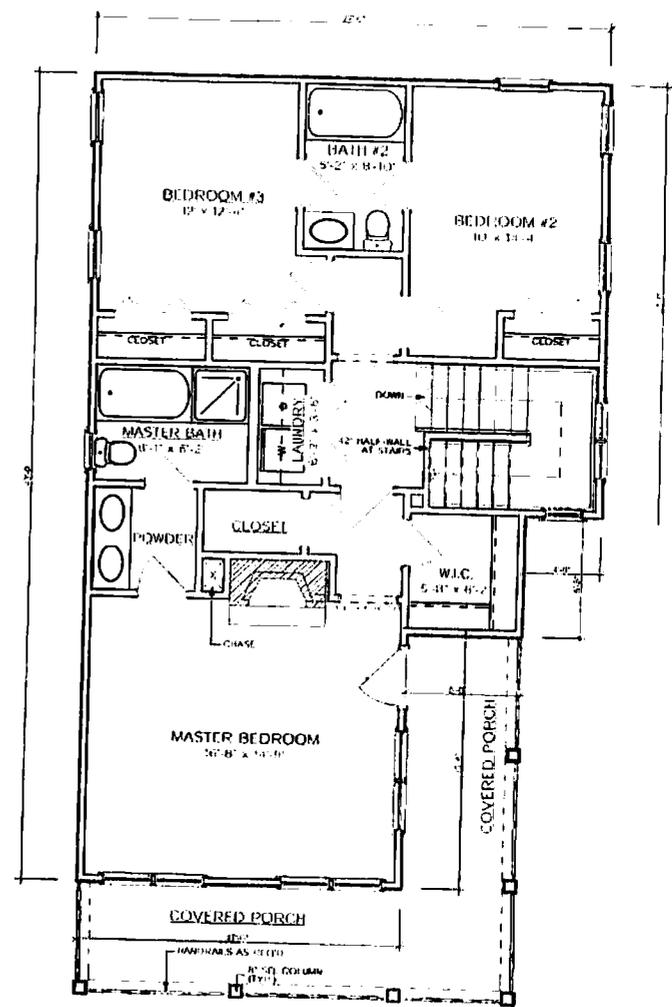


FRONT ELEVATION





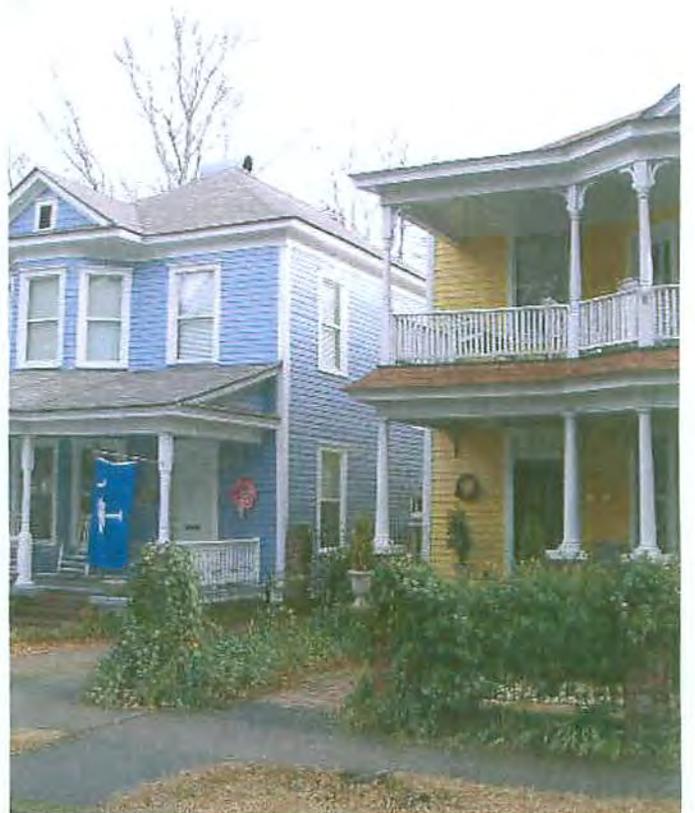
FIRST FLOOR PLAN



SECOND FLOOR PLAN









Historic
Elmwood Park
Neighborhood Association

P.O. Box 7665 Columbia, SC 29202

Ms. Amy Moore
Design Review
City of Columbia

Dear Amy,

Mr. Bruce Todd attended the Elmwood Park Neighborhood Association monthly meeting on the evening of February 6, 2006 at Logan School. Mr. Todd made a presentation to those present representing the new owner of the vacant property on Wayne Street located between the end of Aiken and Chester Streets. According to Mr. Todd, the new owner would like to have the current zoning of this property changed from Light Industrial to Residential PUD. As you know, this property is not located within the Elmwood Park Historic Preservation boundary but, per Mr. Todd, the new owner would like to treat it as if it were. Per Mr. Todd, a total of 10 lots for single family homes are to be created fronting Wayne Street. The intention is to write the PUD so that the homes that are built on each lot will be in keeping with the design review guidelines of the neighborhood and thus all new construction, future additions/repairs/changes etc. will be taken up with the City of Columbia's Design Review Department for approval prior to any such work taking place. Mr. Todd noted that the homes would be built of wood or hearty plank and would have a minimum size of 2000 square feet. The set back was also discussed along with future construction of side walks, pedestrian lighting and a tree zone.

After much discussion, the Elmwood Park Neighborhood Association passed a motion to approve, in concept, the change in zoning from Light Industrial to Residential PUD of the above mentioned property. EPNA would like to obtain a copy of the written proposed Residential PUD prior to its being presented to the City of Columbia for approval and Mr. Todd agreed to do so.

Sincerely,

Bill Norwood
President, Elmwood Park Neighborhood Association