



**PLANNING COMMISSION  
SITE PLAN REVIEW  
CASE SUMMARY**

**4202-4206 NORTH MAIN STREET, 1206-1210 KINDERWAY AVENUE  
4201-4205 HORRY STREET  
LENOIR-RHYNE UNIVERSITY**

**July 11, 2016 at 5:15pm**

City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

<b>Subject Property:</b>	<b>4202-4206 N. Main Street, 1206-1210 Kinderway Avenue, 4201 -4205 Horry Street;</b>
<b>TMS#:</b>	09215-14-01
<b>Zoning District:</b>	PUD-C (Commercial Planned Unit Development)
<b>Council District:</b>	1
<b>Proposal:</b>	Request site plan approval to construct a classroom/office building for Lenoir-Rhyne University
<b>Applicant:</b>	Sherer & Associates
<b>Proposed Use:</b>	Classrooms/Office
<b>Staff Recommendation:</b>	Approval with staff comments.

<b>Detail:</b>	<p>This project entails the demolition of four existing structures and the construction of a ± 24,000 sq. ft., 2-story, classroom and office building on a 2.86 acre parcel. The project requires site plan approval by the Planning Commission due to the project being located within a PUD (Planned Unit Development) zoning district. Landscaping and on-site parking will be provided in accordance with the zoning ordinance.</p> <p>The staff comments provided below are generally standard and the proposed site plan largely meets requirements. 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 REVIEWING AGENCY COMMENTS**

<b>John Fellows, Planning</b>	<p><b>Recommend approval with condition:</b></p> <ol style="list-style-type: none"> <li>The comprehensive Plan for the City of Columbia Transportation section (Walk bike Columbia) states that sidewalks should be provided along Lorick Avenue and Kinderway Avenue. Sidewalks are currently existing along Main Street and Horry Street. Crosswalks are provided at Main St. and Lorick Avenue. With the redevelopment of this property sidewalks are to be provided on the north side of Lorick Ave. and the South side of Kinderway Ave. Such sidewalks should be designed to City engineering specifications providing a width of 5 feet and a buffer between sidewalk and road per 5.13.31, 5.13.32, 5.13.33 and other applicable sections revised site plans shall be provided prior to permitting for review.</li> </ol>
<b>K. Brian Cook, Zoning Administrator</b>	<p><b>Recommend approval with condition:</b></p> <ol style="list-style-type: none"> <li>Must meet all requirements of the PUD zoning.</li> </ol>
<b>Johnathan Chambers, Land Development Administrator</b>	<p><b>Recommend approval with condition:</b></p> <ol style="list-style-type: none"> <li>City and State Encroachment permits will be required for work being</li> </ol>

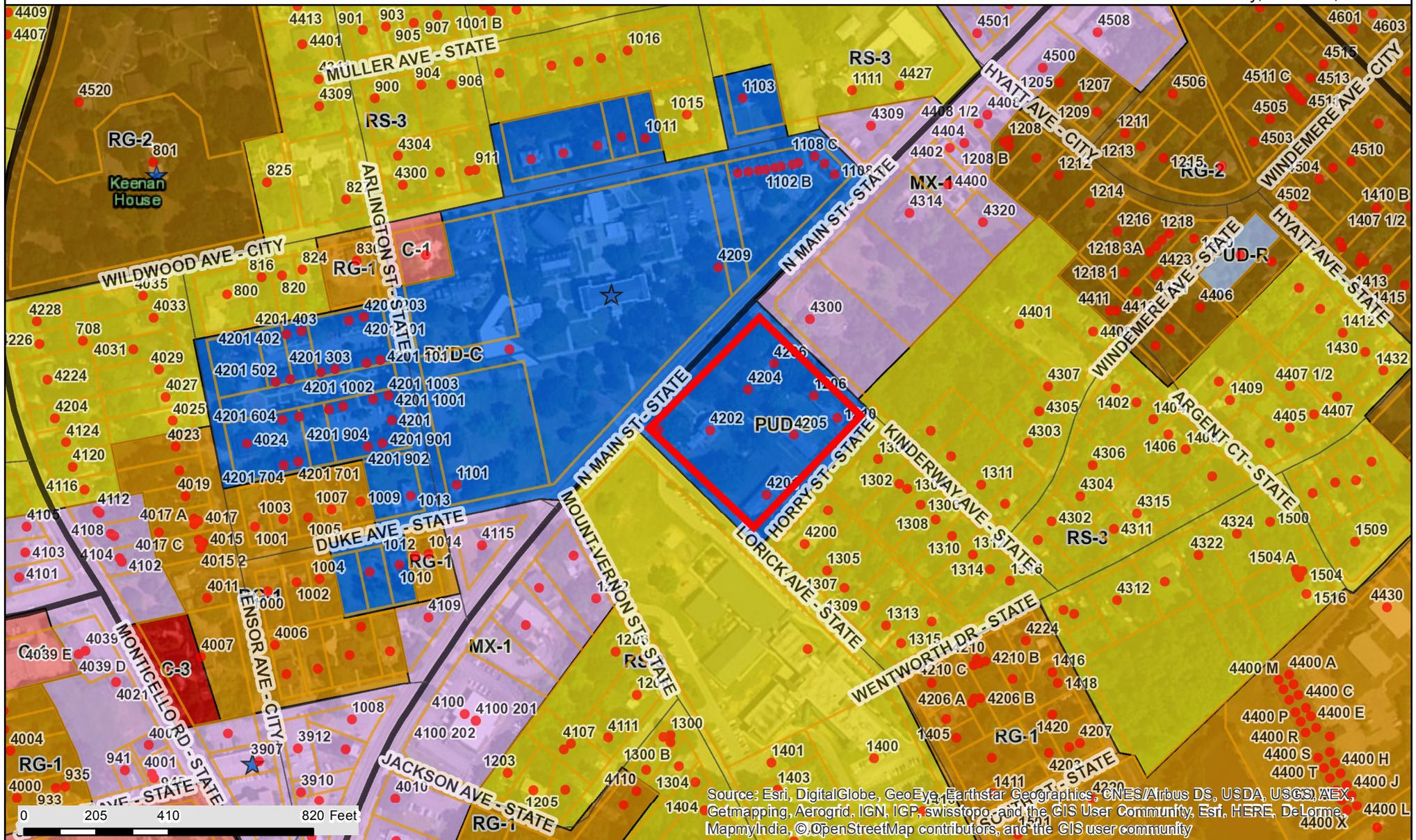
	conducted within the ROW.
<b>Chis Metts, Plans Examiner</b>	<b>Recommend approval.</b>
<b>Scott Rogers, Utilities</b>	<b>Recommend approval with conditions:</b> <ol style="list-style-type: none"> <li>1. Any needed upgrade, extension or relocation of City utilities must be provided by the developer.</li> <li>2. Any privately owned/maintained utilities or permanent structures cannot be located inside City of Columbia utility easements.</li> <li>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.</li> <li>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.</li> <li>5. Details of the proposed retaining wall located within an existing City Of Columbia utility easement will be needed to determine if this construction will be permitted.</li> </ol>
<b>David Brewer, Traffic Engineering</b>	<b>Recommend approval.</b>
<b>Kris Scott, Fire Department</b>	<b>Recommend approval.</b>
<b>Danielle Riffenburg, Forestry</b>	<b>Recommend approval with conditions:</b> <ol style="list-style-type: none"> <li>1. Appears to be no work in the right of way.</li> <li>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.</li> <li>3. SCDOT must approve any new landscaping installed along SCDOT roadways.</li> </ol>
<b>Mike Jaspers, Stormwater</b>	<b>Recommend approval with condition:</b> <ol style="list-style-type: none"> <li>1. Design must meet all land disturbance requirements.</li> </ol>
<b>John Spade, Parking</b>	<b>Recommend approval.</b>
<b>Robert Sweatt, Street Division</b>	<b>Recommend approval.</b>
<b>John Hooks, Solid Waste</b>	<b>Recommend approval.</b>
<b>Scott Holder, Landscaping</b>	<b>Recommend approval with condition:</b> <ol style="list-style-type: none"> <li>1. Removal of grand trees require approval and mitigation penalty.</li> </ol>

# City of Columbia

## Lenior-Rhyne University



Wednesday, June 29, 2016



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

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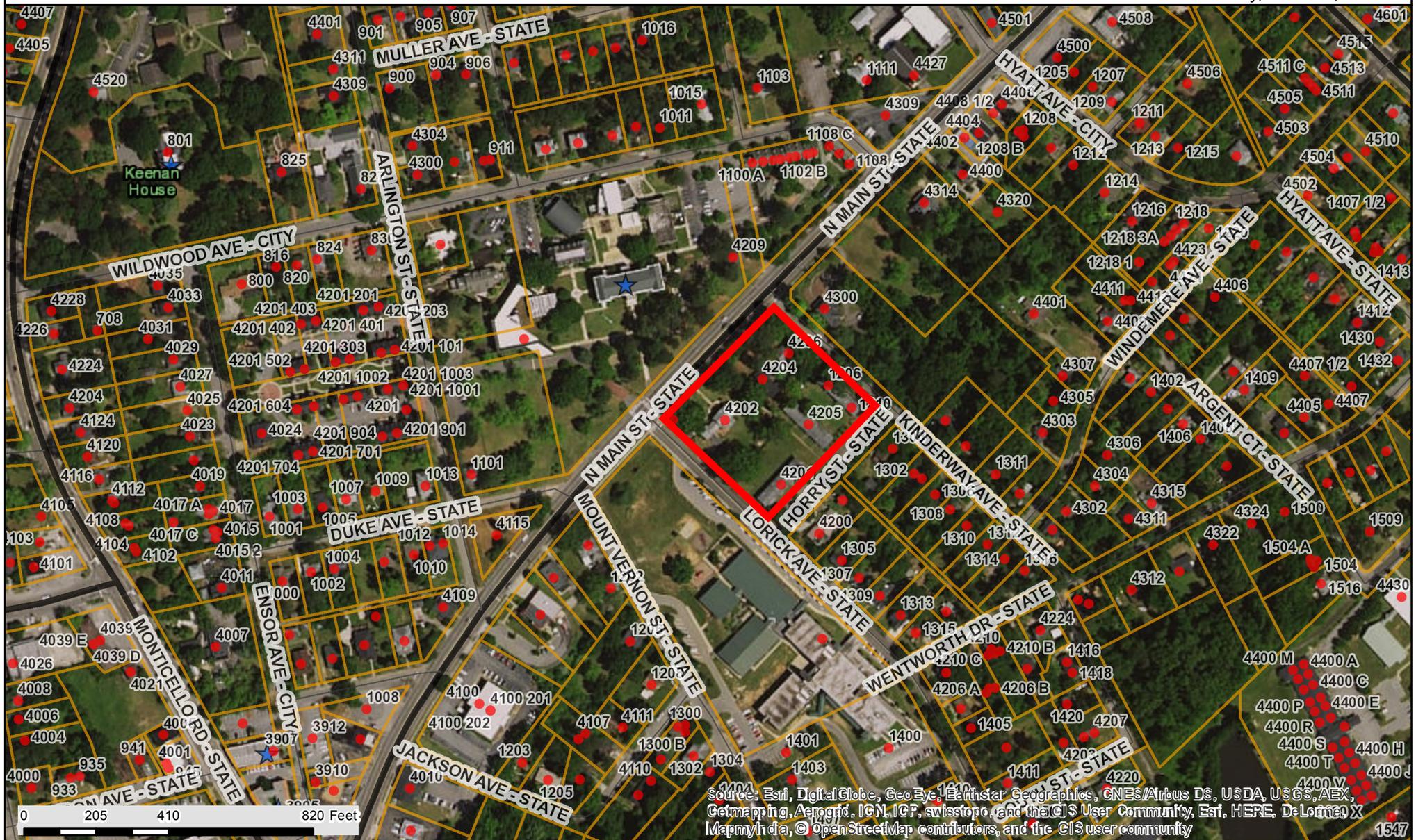


# City of Columbia

## Lenior-Rhyne University



Wednesday, June 29, 2016



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# CHECK LIST FOR PLANNED UNIT DEVELOPMENT

This summary of requirements is provided to you as a courtesy and in no way supersedes the list of required information outlined within §17-305 of the Zoning Ordinance. The Zoning Division will provide a copy of §17-305 to you upon request. Note that this information is the minimum necessary and, based upon the project scope and characteristics, other information, such as traffic studies, may be required.

**PLEASE PRINT!**

**Applicant Name:** Shoreland Associates  
**Applicant Telephone #:** 803-748-1345  
**Contact Name:** Dan Scherer  
**Contact Telephone #:** 748-1345 422-5357  
**Project Address:** 4202-4204 N. Main St  
**TMS#:** 09215-14-61

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.

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

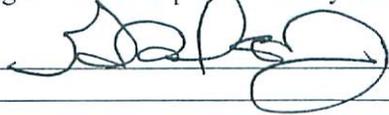
Provided	Not Provided	# of Copies	Size Required	SUBMITTAL ITEM
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	8 1/2" x 11"	APPLICATION FOR PLANNED UNIT DEVELOPMENT
<input checked="" type="checkbox"/>	<input type="checkbox"/>	13	8 1/2" x 11"	DESCRIPTIVE STATEMENT • <i>See Handout for Requirements</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	13	18" x 24" min.	EXISTING SITE PLAN OR PLAT OF SURVEY <i>To Scale and Fully Dimensioned</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	8 1/2" x 11"	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	13	18" x 24" min.	<b>PROPOSED SITE PLAN • <i>To Scale and Fully Dimensioned</i></b> <input type="checkbox"/> Total Acreage; <input 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 type="checkbox"/> Location of Rights-of-Way and/or Easements for Streets, Railroads, and Utility Lines Upon and Abutting Subject Property; <input type="checkbox"/> Location of Streets, Alleys, Railroads, and Utility Lines Upon and Abutting Subject Property; <input 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 type="checkbox"/> Topography by Contours (at Vertical Intervals of Not More Than 5 Feet); <input type="checkbox"/> Stamp of Registered Surveyor, Engineer, and/or Architect; <input type="checkbox"/> North Arrow; <input type="checkbox"/> Scale; <input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	4	18" x 24" min.	<b>BUILDING ELEVATIONS • To Scale and Fully Dimensioned</b> 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 elevations are <b>always</b> requested.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	8 1/2" x 11"	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3	18" x 24" min.	<b>LANDSCAPE PLAN</b> 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 <b>always</b> 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	8 1/2" x 11"	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	18" x 24" min.	<b>EXISTING TREE INVENTORY - ON SURVEY</b> 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 <b>always</b> requested. You may contact Nancy Lee Trihey at (803) 545-3218 to review your tree inventory prior to the pre-application conference.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	8 1/2" x 11"	

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

I, Don Storer (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: 6.8.16



Sherer & Associates, LLC  
1201 Hampton Street, Suite 3B  
Columbia, SC 29201  
Phone: 803.748.1345

## Lenoir-Rhyne University Classroom Building

### Descriptive Statement

June 8, 2016

The proposed development is bounded by N. Main St., Lorick Ave, Horry St and Kinderway Ave. and will include the demolition of 2 existing single family residences, two existing abandoned residential dormitory building and associated sidewalks and infrastructure. One existing, vacant dormitory will remain to be renovated at a later date. New construction will include a 2 story, 24,000 sf classroom/office building located on the northwest side of the site facing North Main Street and new parking, landscaping and detention pond as required. Building will blend in to existing site

Total number of acres is 2.86, approximately 2 acres will be developed. All grand tress except for 2 are to remain. One of the two grand trees to be removed is dying/deseased.



COORDINATES  
NORTH = 803,492.9708'  
EAST = 1,988,436.5528'

BENCHMARK  
TURNING ARROW ON FIRE HYDRANT  
ELEVATION = 345.14'  
(NAVD'88 MSL DATUM)

COORDINATES  
NORTH = 803,753.2590'  
EAST = 1,988,682.4425'

"I hereby state that to the best of my knowledge, information, and belief the survey shown herein was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments of projections other than shown; and according to National Flood Insurance Program (Flood Insurance Rate Map for Richland County - Panel No. 45079C0241K dated September 29, 2010) this property does not appear to lie within a currently designated Flood Hazard Zone.

**Steadman Associates, Inc.**  
SURVEYING PLANNING DESIGN  
301 CARLEISLE STREET - SUITE 103 COLUMBIA, S.C. 29205  
TEL. (803) 799-4500 E-MAIL: LAVERNE@STEADMAN.SCR.RM.COM



DATE: APRIL 13, 2016  
SCALE: 1" = 20'  
DRAWN: TJP  
N.B. No.: 124  
CHECKED: CLS  
JOB NO.: 16-013  
FILE NO.: 16013

PROPERTY SURVEY AND TOPOGRAPHIC MAP PREPARED FOR  
**LUTHERAN THEOLOGICAL SOUTHERN SEMINARY**  
IN THE CITY OF COLUMBIA, RICHLAND COUNTY, S.C.

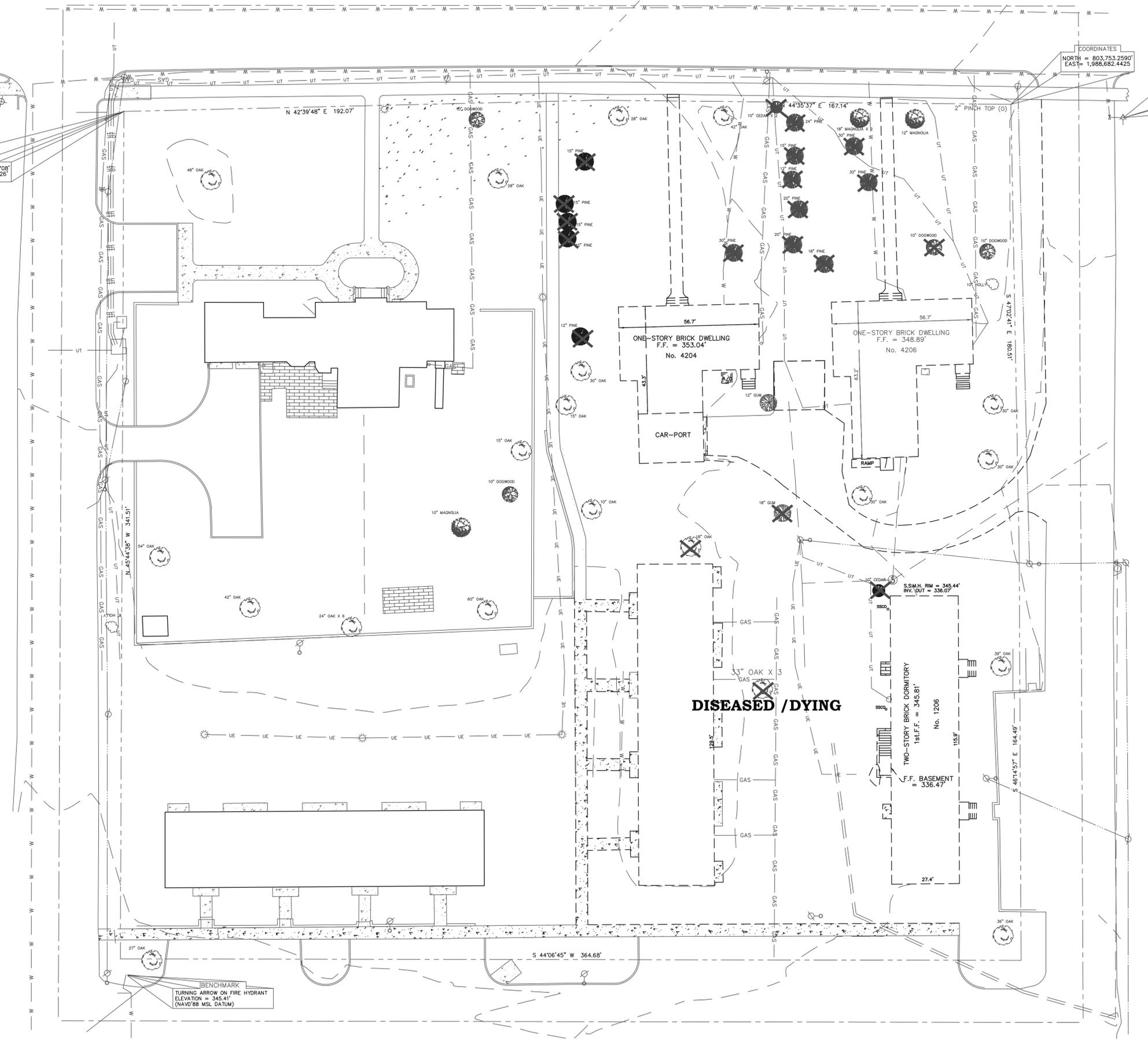
SHEET  
1  
OF 1  
Drawing No.  
B-1313

COORDINATES  
 NORTH = 803,492.9708'  
 EAST = 1,988,436.5526'

COORDINATES  
 NORTH = 803,753.2590'  
 EAST = 1,988,682.4425'

BENCHMARK  
 TURNING ARROW ON FIRE HYDRANT  
 ELEVATION = 345.14'  
 (NAVD'88 MSL DATUM)

BENCHMARK  
 TURNING ARROW ON FIRE HYDRANT  
 ELEVATION = 345.41'  
 (NAVD'88 MSL DATUM)



RETAINING

RETAINING

LEGEND

- HAND HOLE
- ELECTRIC METER
- POWER POLE
- WATER VALVE
- LIGHT POLE
- LAMP POST
- GAS TEST POINT
- GAS VALVE
- TRAFFIC SIGNAL POLE
- DROP INLET
- CATCH BASIN
- GAS METER
- TREE TO BE REMOVED
- EXISTING CONSTRUCTION TO BE REMOVED

**SITE DEMOLITION PLAN**  
 SCALE: 1"=40'

NO.	REVISIONS	DATE	BY	APP	DESCRIPTION

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 Suite 3B  
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 Phone: 803.748.1345  
 dansherer@shererarch.com

DRAWN BY:  
 DESIGNED BY:BS  
 CHECKED BY:DS

**PROPOSED DEVELOPMENT**  
**LENOIR-RHYNE UNIVERSITY**  
 Columbia, South Carolina

PROJECT TITLE  
 SHEET TITLE

**SITE DEMOLITION PLAN**

DWG: plan  
 DATE: 6-2-16

SHEET NO.

**A100**

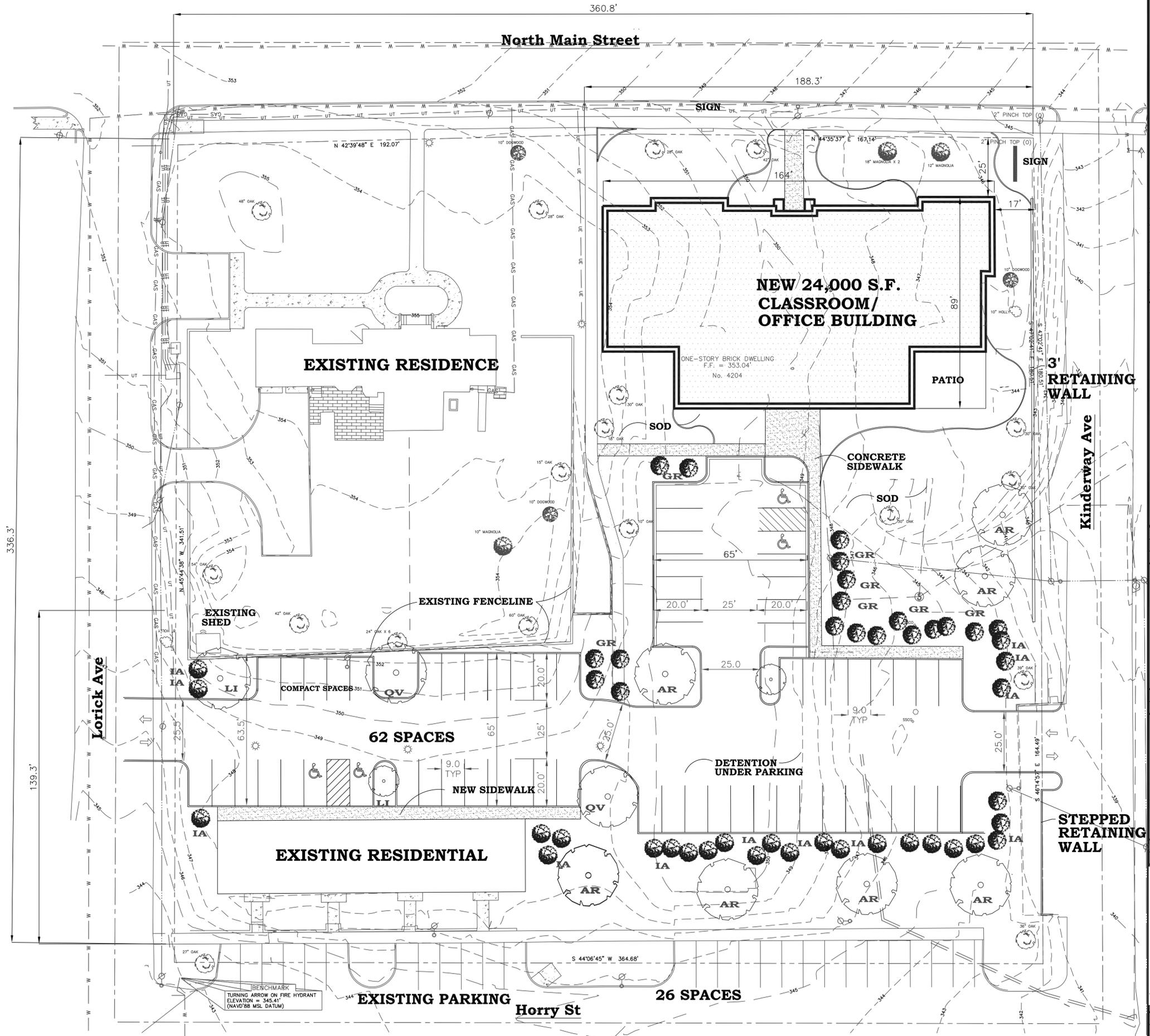
S.C.S.P.C.

**BUILDING AREA**  
 NEW CONSTRUCTION 24,000 SQ. FT.  
 EXISTING DORMITORY 7,000 SQ. FT. (APPROX)  
 TOTAL AREA 31,000 SQ. FT. (APPROX)

**PARKING**  
 TOTAL 88 SPACES

-  EXISTING TREE TO REMAIN
-  NEW SHADE TREE

**PROPOSED SITE DEVELOPMENT PLAN**  
 SCALE: 1"=40'



REV	DATE	BY	APP	DESCRIPTION

**REVISIONS**

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 Phone: 803.748.1345  
 dansherer@shererarch.com

DRAWN BY:  
 DESIGNED BY:BS  
 CHECKED BY:DS

**PROPOSED DEVELOPMENT LENOIR-RHYNE UNIVERSITY**  
 Columbia, South Carolina

PROJECT TITLE  
 SHEET TITLE

**REVISED SITE PLAN**

DWG: plan  
 DATE: 6-14-16

STATE OF SOUTH CAROLINA  
 Sherer & Associates, LLC  
 Columbia, SC  
 80030  
 REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA  
 GEORGE D. SHERER, JR.  
 Columbia, SC  
 4465  
 REGISTERED ARCHITECT

SHEET NO.  
**A101**

1 OF 1 SHEETS



**BUILDING AREA**

NEW CONSTRUCTION 24,000 SQ. FT.  
 EXISTING DORMITORY 7,000 SQ. FT. (APPROX)  
 TOTAL AREA 31,000 SQ. FT. (APPROX)

**PARKING**

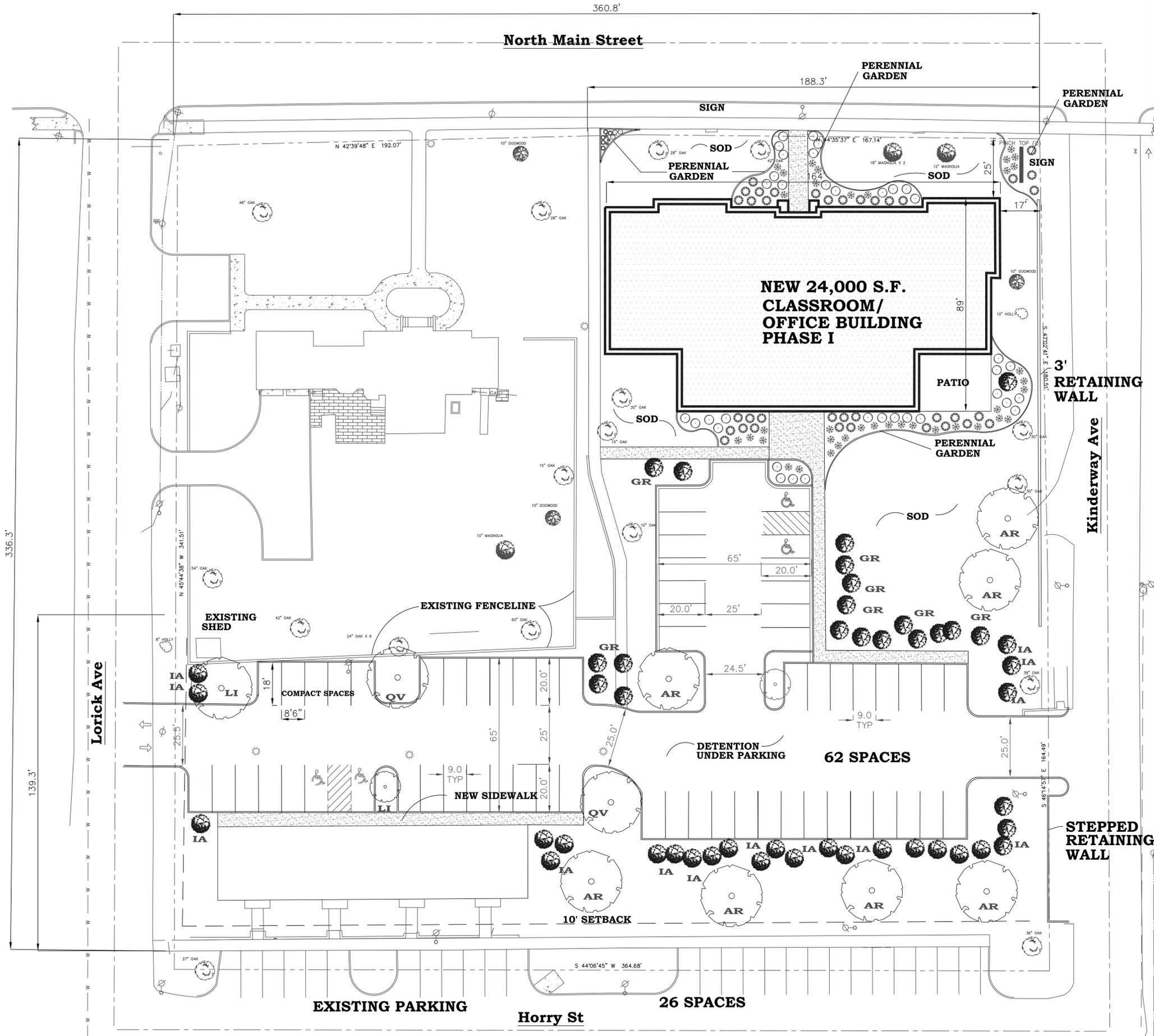
TOTAL 88 SPACES

- EXISTING TREE TO REMAIN
- NEW SHADE TREE

PLANT LIST				
QTY.	BOTANICAL NAME	COMMON NAME	SIZE	KEY
2	QUERCUS VIRGINIANA	LIVE OAK	60-80' h 60-120' w	<b>QV</b>
7	ACER RUBRUM	RED MAPLE	60-75' h 25-35' w	<b>AR</b>
3	LAGERSTROEMIA INDICA	CRAPEMYRTLE	15-30' h 15-25' w	<b>LI</b>
25	ILLICIUM ANISE	FLORIDA ANISE	6-10' h 6-8' w	<b>IA</b>
30	GARDENIA JAMINOIDES RADICANS	MINIATURE GARDNIA	18" h	<b>GR</b>

- PERENNIAL**
- HERMEROCALLIS - Admirals Braid Daylilie
  - RUDBECKIA GOLDSTRUM - Blackeyed Susan
  - ECHINACEA - Purple Cone Flower

**PRELIMINARY LANDSCAPING PLAN**  
 SCALE: 1"=40'



REV	DATE	BY	DESCRIPTION

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 Phone: 803.748.1545  
 dan.sherer@shererarch.com

DRAWN BY:  
 DESIGNED BY:BS  
 CHECKED BY:DS

**PROPOSED DEVELOPMENT**  
**LENOIR-RHYNE UNIVERSITY**  
 Columbia, South Carolina

PROJECT TITLE  
 SHEET TITLE

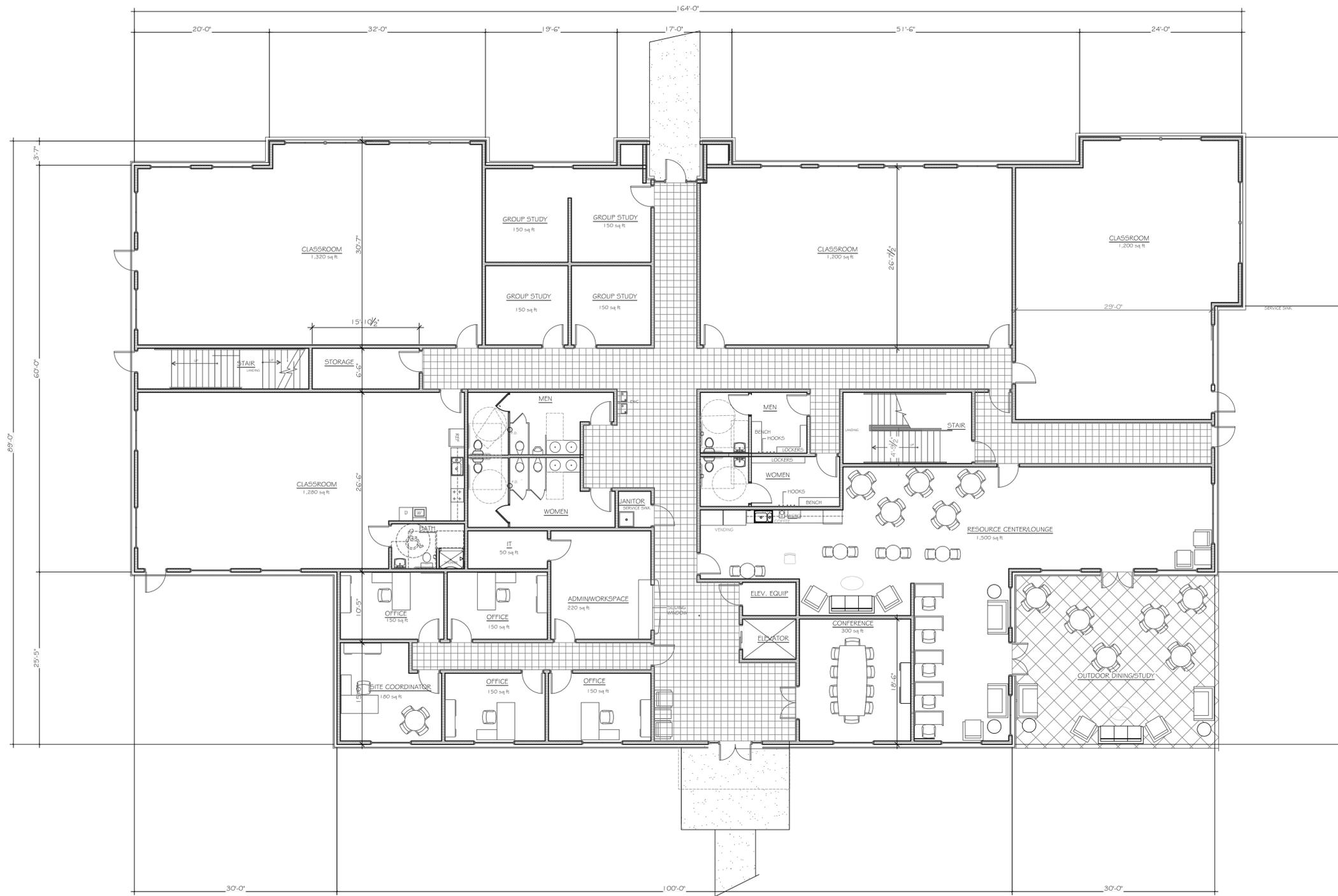
**PRELIMINARY LANDSCAPING PLAN**

DWG: plan  
 DATE: 6-14-16



SHEET NO.

**L100**



FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

REV	DATE	BY	APP	DESCRIPTION

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DRAWN BY: Brad  
DESIGNED BY: DS  
CHECKED BY: DS

CLASSROOM/OFFICE  
BUILDING  
LENIOR-RHYNE  
4204 N. MAIN STREET  
Columbia, South Carolina

PROJECT TITLE

SHEET TITLE

PRELIMINARY FIRST  
FLOOR PLAN

DWG: Plan  
DATE: 6-13-16

SHEET NO.

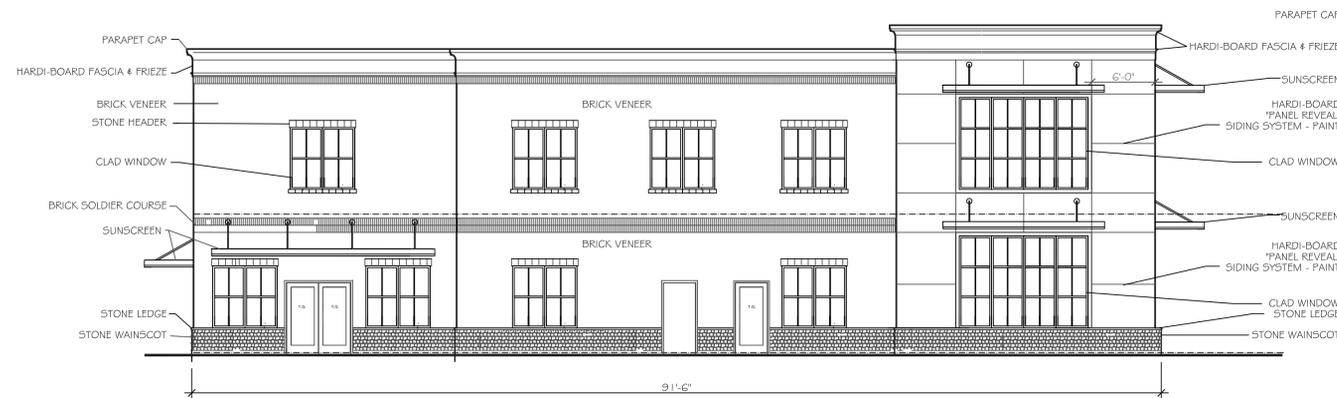
A100

4 OF 4 SHEETS



N. MAIN STREET ELEVATION

SCALE: 1/8" = 1'-0"



KINDERWAY AVE ELEVATION

SCALE: 1/8" = 1'-0"

REV	DATE	BY	APP	DESCRIPTION

REVISIONS

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**architects**  
 Sherer & Associates  
 1201 HAMPTON STREET  
 SUITE 3B  
 Columbia, SC 29201  
 Phone: 803.748.1345  
 www.shererarch.com

DRAWN BY: Brad  
 DESIGNED BY: DS  
 CHECKED BY: DS

CLASSROOM/OFFICE BUILDING  
 LENIOR-RHYNE  
 4204 N. MAIN STREET  
 Columbia, South Carolina

PROJECT TITLE  
 SHEET TITLE

PRELIMINARY ELEVATIONS

DWG: Plan  
 DATE: 6-10-16

SHEET NO.

A200



N. MAIN STREET ELEVATION  
 LENOIR-RHYNE UNIVERSITY  
 OFFICE CLASSROOM BUILDING  
 COLUMBIA, SOUTH CAROLINA



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