



## PLANNING COMMISSION

July 11, 2016 at 5:15pm  
City Council Chambers, 3<sup>rd</sup> Floor, 1737 Main Street, Columbia, SC 29201

### MINOR AMENDMENT TO LENOIR-RHYNE UNIVERSITY PUD-C

**THE CAMPUS OF LENOIR-RHYNE UNIVERSITY; GENERALLY PROPERTIES SOUTHWEST OF THE INTERSECTION OF N. MAIN STREET AND WILDWOOD AVENUE, NORTH OF WILDWOOD AVENUE, EAST OF ENSOR AVENUE, AND ALONG DUKE AVENUE, AND THE BLOCK BOUNDED BY N. MAIN STREET, LORICK AVENUE, HORRY STREET, AND KINDERWAY AVENUE; TMS#S 09211-09-01, 09214-01-01, 09214-01-02, 09214-01-03, 09214-01-04, 09214-01-10, 09214-02-04, 09214-02-11, 09214-02-12, 09215-14-01, 09215-15-01, 09215-15-02, 09215-16-01, 09215-17-01, 09215-18-09, 09215-18-10, 09215-18-11, 09215-20-02, 09215-21-01, 09215-22-04, 09215-22-05, 09215-22-06**

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Council District: 1  
Proposal: Minor Amendment to PUD-C  
Applicant: Sherer & Associates, LLC  
Staff Recommendation: Approval  
PC Recommendation: PENDING, 07/11/2016

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#### CURRENT PARCEL CHARACTERISTICS/CONDITIONS

**Acreage:** ~19.4 acres  
**Current Use:** Campus of Lenoir Rhyne University  
**Proposed Use:** Residential/Educational  
**Land Use Classification:** Urban Core Mixed Residential (UCMR-1)  
**Current Zoning:** Planned Unit Development-Commercial, -Design and Preservation Area (PUD-C, -DP)  
**Proposed Zoning:** Minor Amendment to PUD-C

**Land Use Amendment:** Reference corresponding Land Use Plan Amendment from UCMR-1 to SD-5  
**Site Plan Review:** Reference corresponding Site Plan Review

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#### APPLICATION REQUEST

The applicant has requested a minor change to the current PUD-C zoning district specific to 4202-4206 N. Main Street, 1206-1210 Kinderway Avenue, 4201-4205 Horry Street, TMS# 09215-14-01. The total land area involves approximately 19.4 acres and contains the entirety of the Lenoir-Rhyne University (previously the Lutheran Theological Southern

Seminary), however the affected parcel is approximately 2.86 acres and approximately two acres are proposed to be developed as a result of the PUD-C amendment. This amendment is to include the demolition of two existing single family residences, two existing abandoned residential dormitory buildings, and associated sidewalks and infrastructure. One existing vacant dormitory will remain to be renovated at a later date. New construction will include a two-story, 24,000 square foot classroom/office building located on the Northwest side of the site facing North Main Street and new parking, landscaping, and detention pond as required. The applicant notes that the building will blend into the existing site, and that all grand trees except for two are to remain; one of the two grand trees to be removed is dying/diseased.

This PUD-C was created in 1995 to accommodate the Lutheran Seminary's master plan and development of student housing on the campus, and was amended in 1998 and amended and expanded in 2003 to the current boundaries. The existing documentation of the PUD does not specifically address the plans for this site across North Main Street from the main campus (the block bound by North Main Street, Kinderway Avenue, Horry Street, and Lorick Avenue), thus the need for this amendment currently. All other characteristics of the PUD will remain unchanged.

## **PLANS, POLICIES, AND LAND USE**

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### *The Columbia Plan 2018: Comprehensive Plan Land Use Classification*

The portion of the subject property affected by the proposed revision (4202-4206 N. Main Street, 1206-1210 Kinderway Avenue, 4201-4205 Horry Street, TMS# 09215-14-01) is currently designated as Urban Core Mixed Residential – Type 1 (UCMR-1) in The Columbia Plan 2018 Future Land Use Map. Reference corresponding Land Use Plan Amendment from UCMR-1 to SD-5.

Urban Core Mixed Residential Type 1 neighborhoods are appropriate in the central City and near major corridors throughout Columbia. This development type may represent existing and historic neighborhoods or a vision for intensification of transitional areas between lower density neighborhoods or a vision for intensification of transitional areas between lower density neighborhoods and higher activity corridors and centers. Traditional and contemporary architectural styles have a place in Urban Core Mixed Residential neighborhoods but scale is always important. Urban core Mixed Residential Type 1 will usually transition to Urban Core Mixed Residential Type 2 as development moves further from main arterials and activity centers.

#### Primary Types

- Multi-family Medium
- Multi-family Small to Medium Mixed-use
- Single-family Attached

#### Secondary Types

- Multi-family Large
- Multi-family Small
- Two-family
- Three-family
- Single-family Detached

#### Tertiary Types

- Small to Medium Format Business/Employment (excl. Flex)
- Small to Medium Civic/Institutional
- Parking Structures and Lots

### *Existing Neighborhood, Small Area, Community, and/or Corridor Plans*

The subject parcel is covered by *The Master Plan for the Villages of North Columbia*, which was completed in December of 2005 and adopted by the City. The property is within the College Village area, and is designated by the Plan as *Higher Education Institutions* North of N. Main Street, while the area proposed for amendment, South of N. Main Street, is designated *Medium Density Residential Townhomes, Duplex, Live Work Units*. The property is within a five-minute walking distance of the designated N. Main Street at Monticello Road Major Activity

Node. The Plan recommended the development of historic guidelines and the adoption of a conservation overlay for the Seminary Ridge Neighborhood, which was subsequently completed. Recommendations along the North Main Street Corridor include the proactive rezoning of commercial and/or vacant property into medium to high density residential districts, and the adoption of guidelines that reinforce commitment to a pedestrian-friendly environment.

### **PROPOSED ZONING DISTRICT SUMMARY**

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The subject parcel is currently zoned Planned Unit Development – Commercial District (PUD-C). A portion of the PUD is part of the Seminary Ridge Architectural Conservation District, which is a –Design and Preservation Area Overlay District; this portion would not be directly affected by the proposed amendment. The main campus, located across North Main Street from the affected area, contains a Group I Landmark: Beam Dormitory; individual landmarks are also designated within the –Design and Preservation Area Overlay District. Parcels to the South and East are zoned RS-3, to the Northeast along North Main Street are zoned MX-1, -NC, to the North of the PUD are zoned RS-2, C-2, and RG-1 and are part of the Seminary Ridge Architectural Conservation District.

#### *Planned Unit Development – Commercial District (PUD-C)*

The intent of planned unit development districts is to derive the benefits of efficiency, economy and flexibility by encouraging unified development of large sites, while also obtaining the advantage of creative site design, improved appearance, compatibility of uses, optimum service by community facilities, and better functioning of vehicular access and circulation. It is the intent of this article to allow development of large sites subject to specific regulations concerning permitted uses, but only subject to regulations concerning lot area, building coverage, yard spaces and building height insofar as the city council shall deem appropriate to fulfill the intent of this article, upon presentation of certification from the owners, developers or other parties at interest in the development of such sites that they will adhere to development policies which will fulfill the intent of the Land Development Code.

#### *Design and Preservation Area (-DP)*

It is the intent of the -DP to protect and improve the quality of the environment of the city by the encouragement of identification, recognition, conservation, maintenance and enhancement of areas, sites, structures, fixtures and other features of the architectural, economic, social, cultural and political history of the city as well as its natural features; to encourage appropriate use of such features, areas, sites, structures and fixtures; and to restrain influences adverse to such purposes, and by so doing to promote the public welfare. To this end, the -DP designation, when appended to a basic district classification, is intended to coordinate the purposes and intent of this article with those regulations established by other provisions whose primary intent is to further the purposes set out in this section.

### **STAFF RECOMMENDATION**

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Staff recommends approval of the minor amendment to the PUD-C.



# Future Land Use Map

Lenoir-Rhyne University Campus, TMS#s 09211-09-01, 09214-01-01, 09214-01-02, 09214-01-03, 09214-01-04, 09214-01-10, 09214-02-04, 09214-02-11, 09214-02-12, 09215-14-01, 09215-15-01, 09215-15-02, 09215-16-01, 09215-17-01, 09215-18-09, 09215-18-10, 09215-18-11, 09215-20-02, 09215-21-01, 09215-22-04, 09215-22-05, 09215-22-06; FLU: UCMR-1, SD-5, & UCR-1

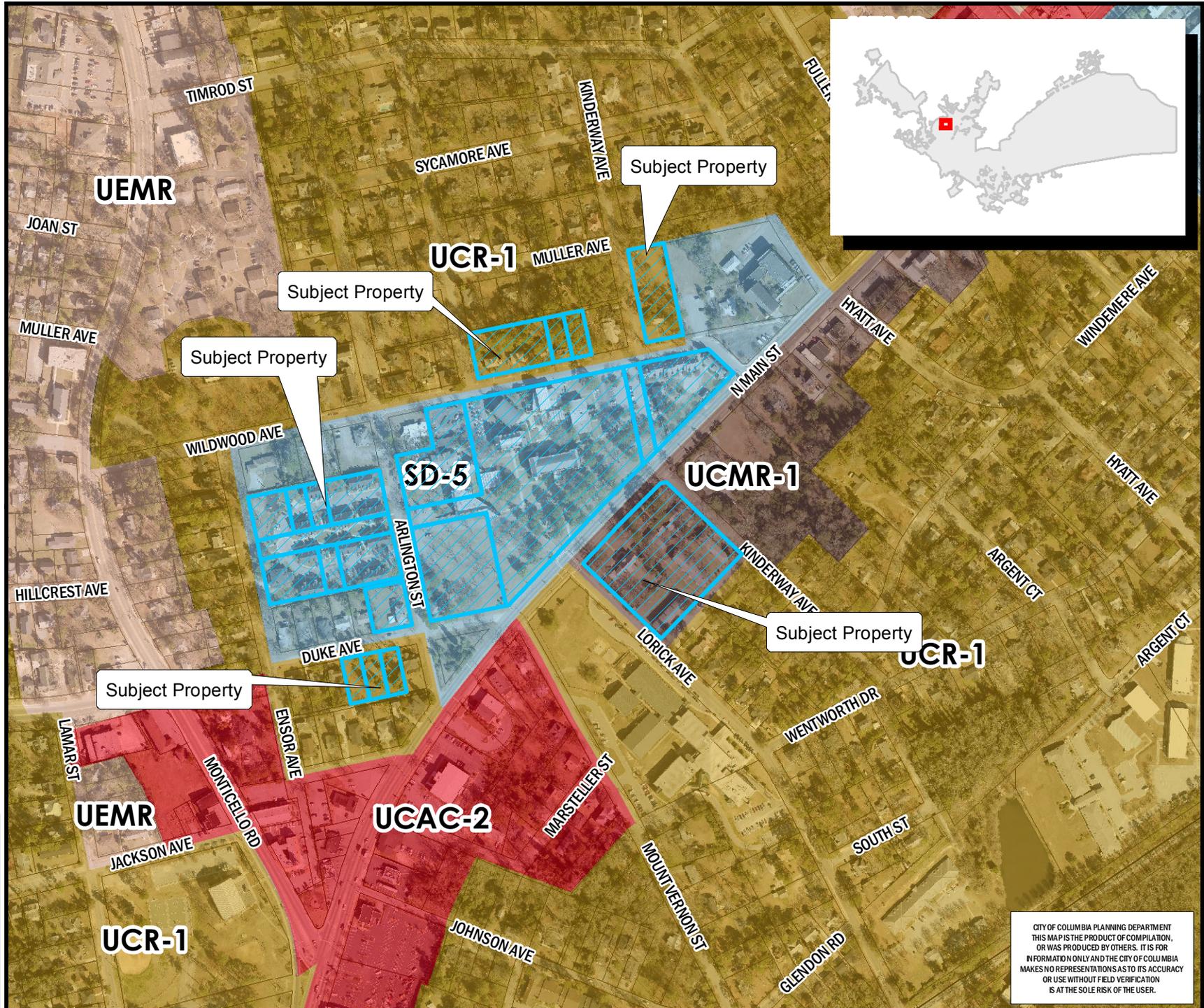
Department of Planning & Development Services

**Legend**

- CITY LIMITS
- PARCELS
- UCMR-1 - Urban Core Mixed Residential 1
- UCMR-2 - Urban Core Mixed Residential 2
- UEMR - Urban Edge Mixed Residential
- UEMF - Urban Edge Multi-Family
- UCR-1 - Urban Core Residential Small Lot
- UCR-2 - Urban Core Residential Large Lot
- UER-1 - Urban Edge Residential Small Lot
- UER-2 - Urban Edge Residential Large Lot
- UCAC-1 - Urban Core Neighborhood Activity Center
- UCAC-2 - Urban Core Community Activity Center
- UEAC-1 - Urban Edge Community Activity Center
- UCAC-3 - Urban Core Regional Activity Center
- UEAC-2 - Urban Edge Regional Activity Center
- AC-1 - Neighborhood Activity Corridor
- AC-2 - Community Activity Corridor
- AC-3 - Regional Activity Corridor
- EC - Employment Campus
- IND - Industrial
- TU - Transportation & Utilities
- SD-1 - Sports/Amusement District
- SD-2 - Civic/Institutional Districts
- SD-3 - Central Business District
- SD-4 - Riverbanks Zoo and Garden
- SD-5 - Universities/Colleges
- SD-6 - Fort Jackson

N

0 100 200 400 Feet



ORIGINAL PREPARATION/DATE:  
This map was prepared by:  
Leigh DeForth  
June 21, 2016



CITY OF COLUMBIA PLANNING DEPARTMENT  
THIS MAP IS THE PRODUCT OF COMPILATION,  
OR WAS PRODUCED BY OTHERS. IT IS FOR  
INFORMATION ONLY AND THE CITY OF COLUMBIA  
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\*\* DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

# Zoning Map

Department of Planning & Development Services

Lenoir-Rhyne University Campus, TMS#s 09211-09-01, 09214-01-01, 09214-01-02, 09214-01-03, 09214-01-04, 09214-01-10, 09214-02-04, 09214-02-11, 09214-02-12, 09215-14-01, 09215-15-01, 09215-15-02, 09215-16-01, 09215-17-01, 09215-18-09, 09215-18-10, 09215-18-11, 09215-20-02, 09215-21-01, 09215-22-04, 09215-22-05, 09215-22-06; Existing Zoning: PUD-C; Proposed Zoning: PUD-C

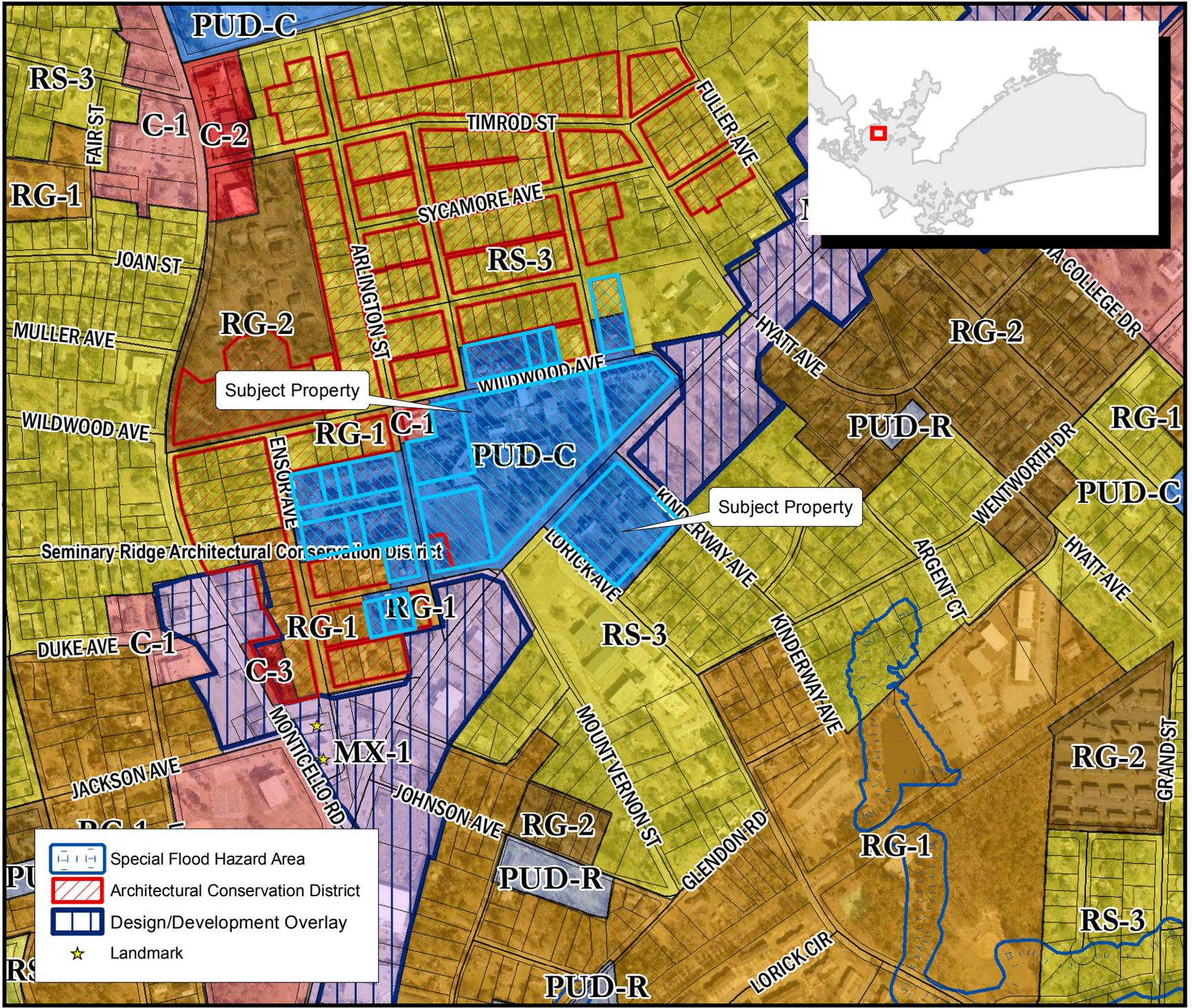
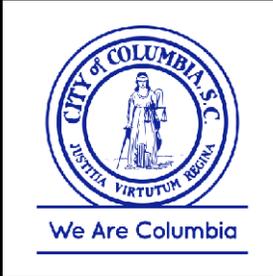
**Legend**

CITY LIMITS  
 PARCELS


0 100 200 400 Feet

ORIGINAL PREPARATION/DATE:  
 This map was prepared by:  
 Leigh DeForth  
 June 21, 2016

**DISCLAIMER:**  
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Special Flood Hazard Area  
 Architectural Conservation District  
 Design/Development Overlay  
 Landmark



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'



No.	REVISION	DATE	BY	APP.

"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.

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR NO. 7883

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

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR  
7883  
LAVERNE STEADMAN

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SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR  
7883  
LAVERNE STEADMAN

Steadman & Associates, Inc.  
No. C00827

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.

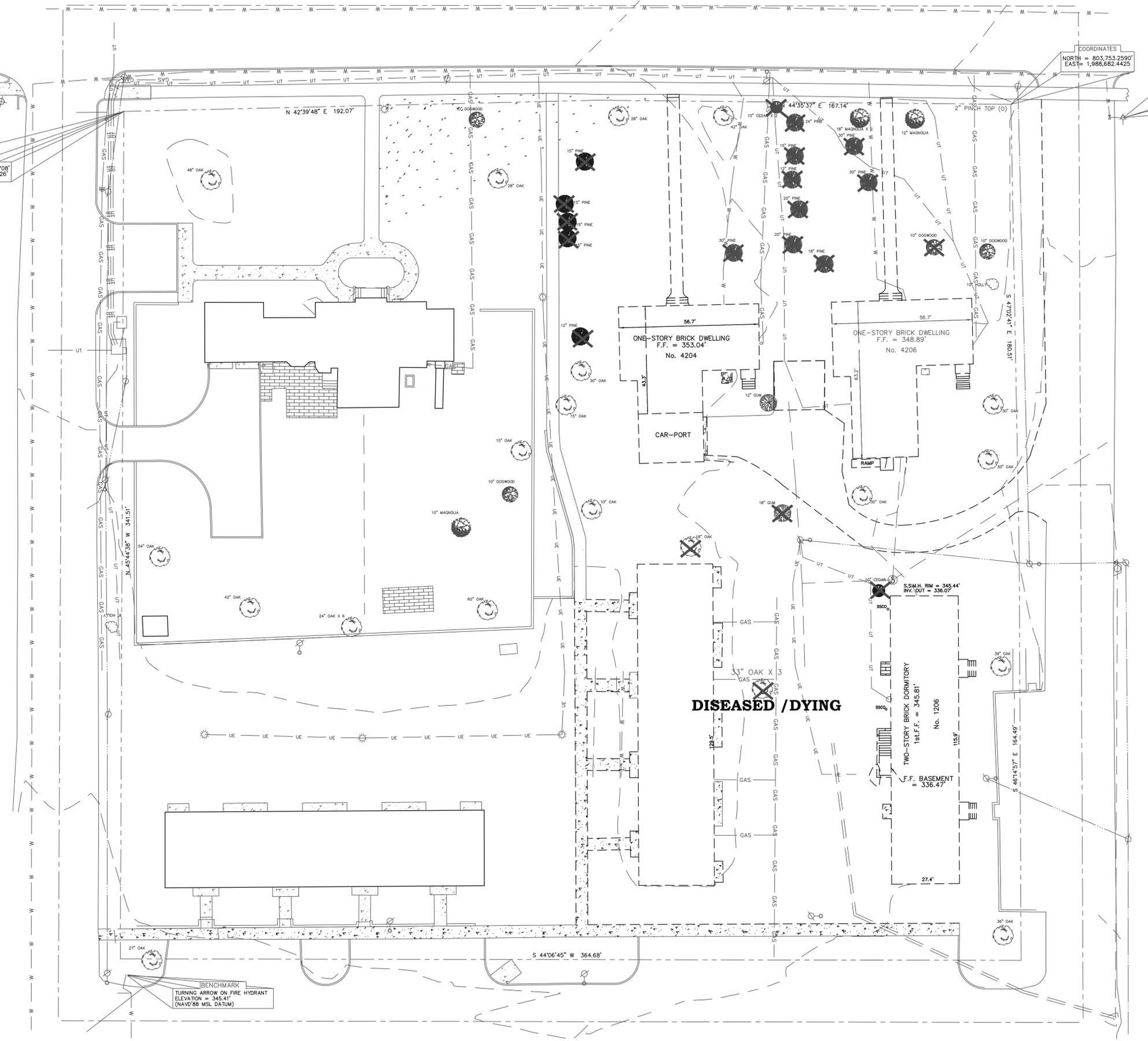
SHEET	1
OF	1
Drawing No.	B-1313

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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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**

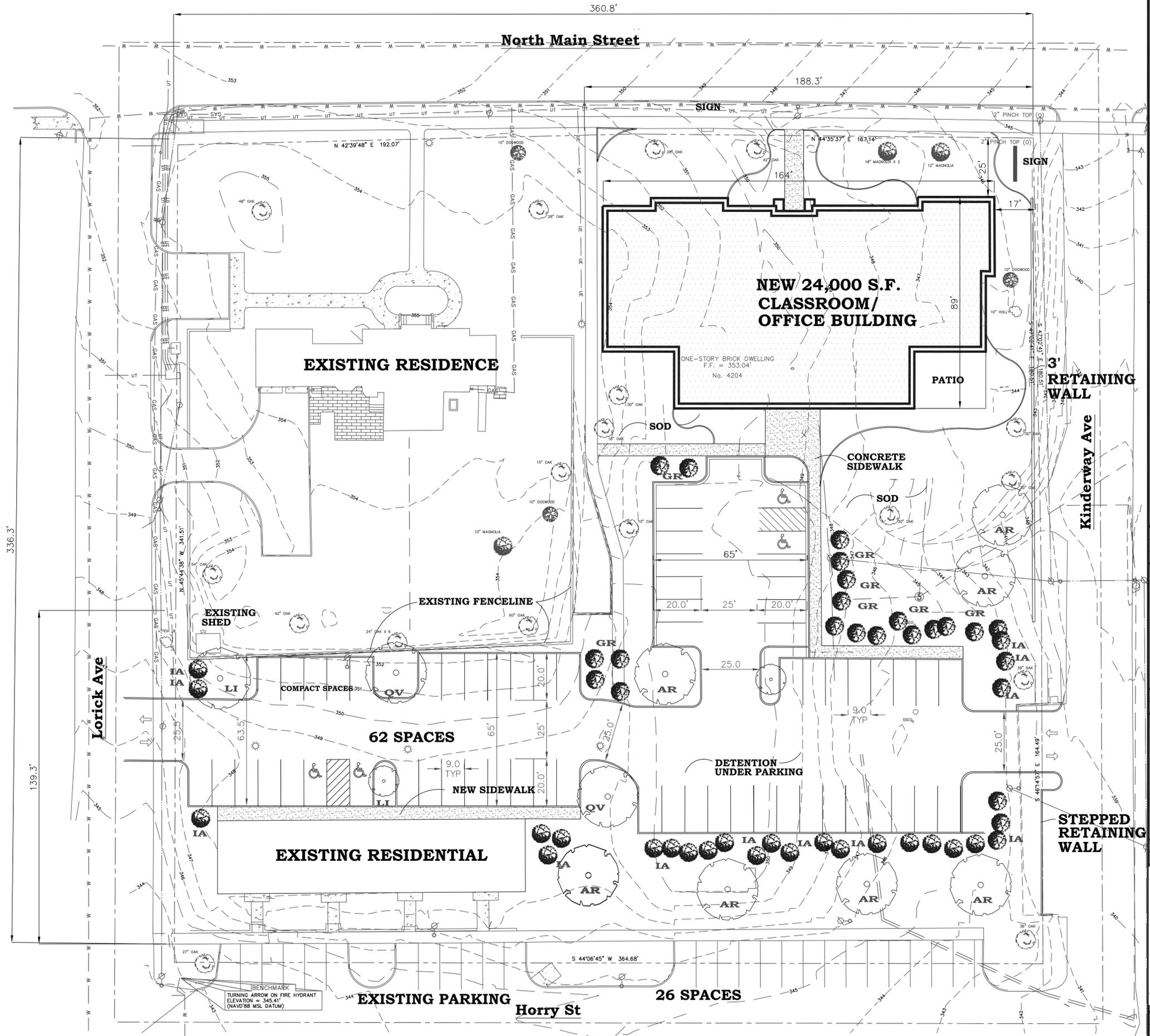
S.C.S.P.C.

**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

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 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



SHEET NO.

**A101**



**BUILDING AREA**

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

**PARKING**

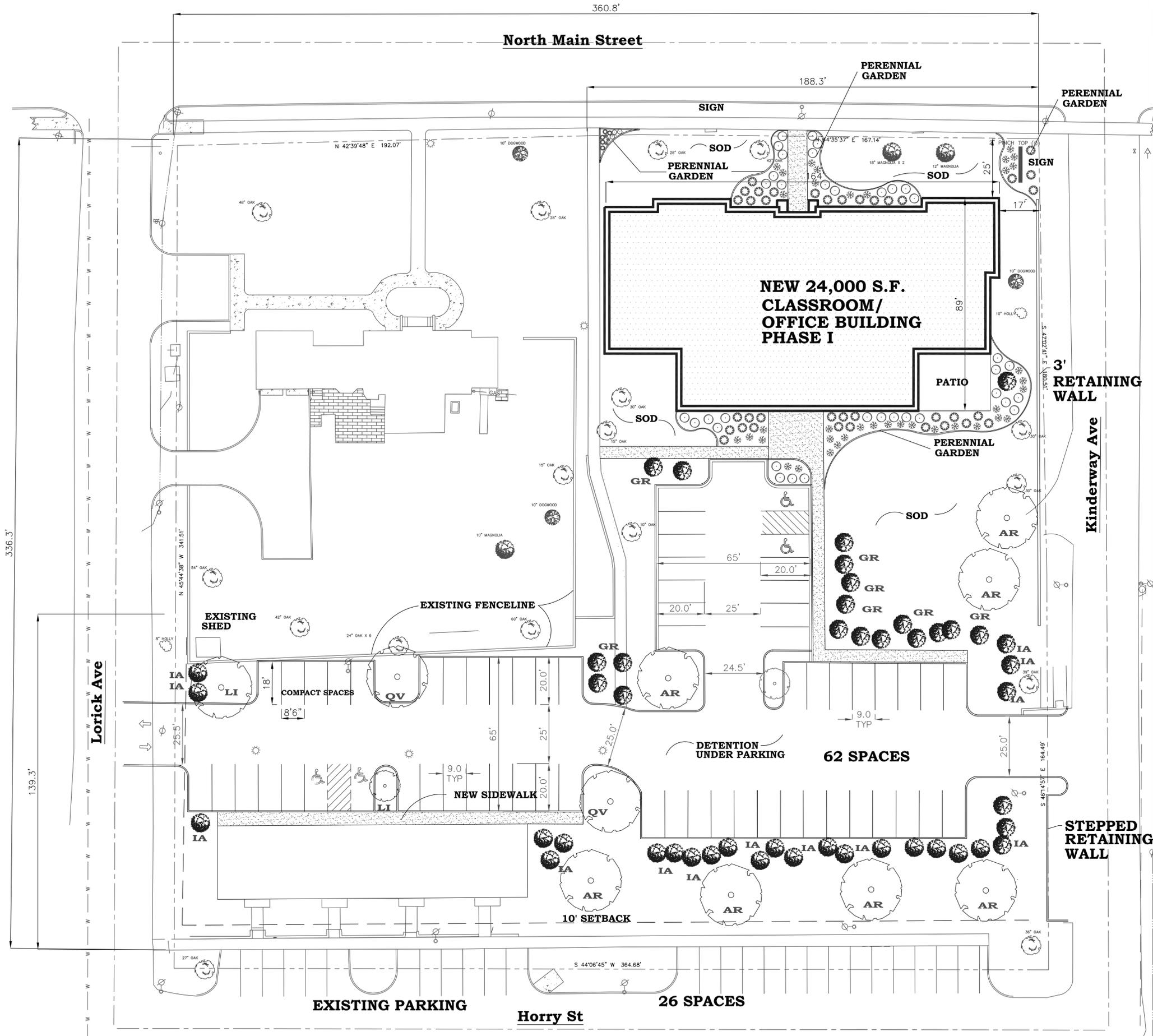
TOTAL 88 SPACES

- 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	APP	DESCRIPTION

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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

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

STATE OF SOUTH CAROLINA  
 GEORGE D. SHERER, JR.  
 Columbia, SC  
 445  
 REGISTERED ARCHITECT

SHEET NO.



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

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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 FIRST  
FLOOR PLAN

DWG: Plan  
DATE: 6-13-16

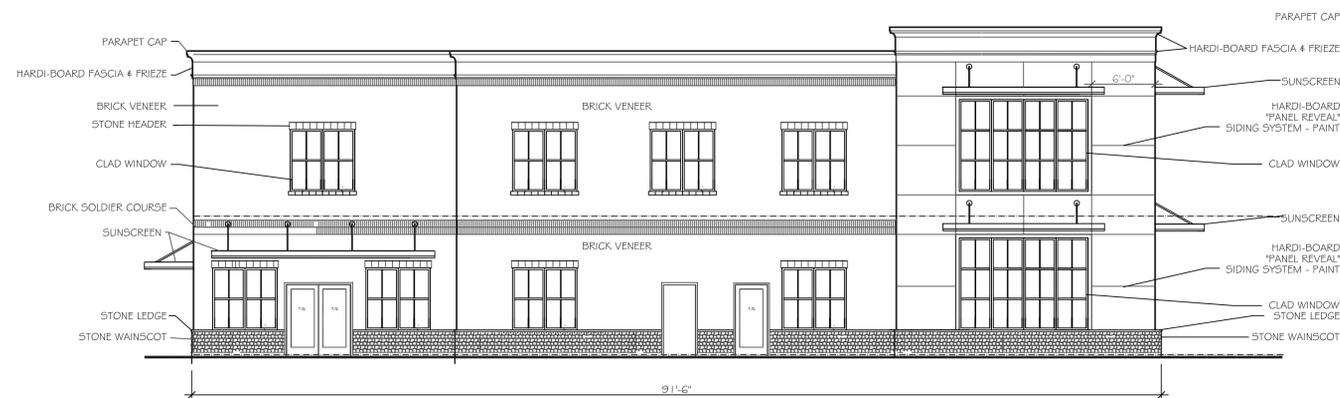
SHEET NO.

A100  
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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 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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