



D/DRC Case

3221 Lyles Street

Earlewood Protection Area A

TMS: 09106-09-35

DESIGN/DEVELOPMENT REVIEW COMMISSION
DESIGN REVIEW DISTRICT
HISTORIC AGENDA
EVALUATION SHEET
Case # 2

ADDRESS: 3221 Lyles Street

APPLICANT: Brent Dohn, Dohn Group LLC, owner

TAX MAP REFERENCE: TMS#09106-09-35

USE OF PROPERTY: vacant, residential planned

REVIEW DISTRICT: Earlewood Protection Area A

NATURE OF REQUEST: Request Certificate of Design Approval for new single family home

FINDINGS/COMMENTS:

This is a proposal for a single-family home located on a parcel that is Lot 7 in a Planned Unit Development, or PUD. Chris Dorsey brought this lot as part of a seven-lot group before the D/DRC in April and June of 2007 with the proposal to build four houses on Darlington Street and three on Lyles Street, although each house had to come before the D/DRC for review. The Darlington Street houses have been built; this is the first of the three for Lyles Street. Situated on the southeast side of the intersection of Lyles and Darlington Streets, the lot has two short, steep slopes, one at the front and one at the back. Due to the this topography and location, the house will have a one-story appearance on the façade along Lyles Street but a two-story appearance on the Darlington Street side.

A copy of the PUD document is attached for your reference.

PERTINENT SECTIONS OF THE GUIDELINES

Section 6: Site and Setting

B. Building Location

The correct placement of a house on a lot is important to maintaining the rhythm and overall character of the neighborhood. In Earlewood, most of the streets have consistent setbacks where the houses generally line up with one another. This relationship of the bulk of the house to the street must be maintained when considering the construction of a new house or an addition to an existing house.

1. Locate a new primary building or addition so that the distance of the structure from the right-of-way is similar to other structures on the block.

The proposed setback for this building appears to be about 40 feet from the street, or 16 feet from the property line along the façade, 24 feet from the street on the west side along Darlington, 72 feet from the rear property line and 8 feet from the east property line. This area of the street is empty on the west half of the block and a large, mid-twentieth-century church is the only adjacent building. On the north side of the block, across Lyles Street, there are only two

houses facing the street and are further to the east from this lot, but both have an approximately 35 foot setback. In the residential block to the west, the houses appear to have a somewhat consistent pattern of approximately 50 foot setbacks from the road. Therefore, the proposed setback meets this guideline.

The PUD agreement indicates that the setbacks be a minimum of 15 feet on the façade, 5 feet from each side lot line and 10 feet minimum from the rear lot line. The proposed setbacks meet these criteria.

2. *Retain the existing setback pattern by placing buildings in front of or behind existing façade lines.*

The existing setback pattern will generally be retained due to the building's proximity to existing façade lines on this street generated by houses in the block to the west.

D. Driveways and Parking

A fact of modern life is that most households have at least one vehicle and oftentimes more. However, how vehicles are accommodated can greatly influence the aesthetic appeal of a neighborhood. Earlewood was developed during the advent of the automobile as a more accessible form of transportation, however, parking was most often accommodated on the street. Traditionally only one vehicle would have been accommodated in a parking space on the lot.

1. *New driveways or parking areas located in the front or secondary front yard setback are to be no wider than 10' as measured with a straight line running parallel to the street from which access is gained.*

Since these guidelines were adopted, the City Ordinance has been amended to allow 12' wide driveways, which is what is currently proposed. The straight driveway design proposed here is appropriate. Typically driveways in this area were located along the side of the house instead of the front, and this driveway only overlaps the façade of the house a few feet. The D/DRC has previously approved the new houses along Darlington with similarly located driveways. The proposed driveway length appears to comply with Zoning regulations requiring two off-street parking spaces.

The PUD agreement notes that the parking must comply with D/DRC and Zoning regulations.

2. *Permitted materials include: concrete, asphalt, and brick or concrete pavers.*

The driveway will be concrete.

Section 7: New Construction

Within Earlewood, there are vacant lots and non-contributing structures. The construction of new or replacement structures on these lots will greatly affect the district by either reinforcing or undermining existing historic patterns. New construction should be consistent with existing buildings along a street in terms of height, scale, proportion and rhythm of openings, setbacks, orientation and spacing. However, new buildings need not imitate past architectural styles; they may reflect the era of their own construction to carry on the tradition of diversity in building styles present. In addition to opportunities for residential infill construction, the Earlewood neighborhood has several commercial and institutional uses at its core and on the periphery. New construction on these parcels should be reviewed to ensure good design and compatibility with other adjacent institutional or commercial buildings on the lot, but more importantly, to ensure that the essential residential character of the surrounding area is maintained and respected.

A. Height

1. *The height of buildings in Earlewood area is 1 to 2 stories. Construct new residential buildings to a height that is compatible with the height of surrounding residential historic structures.*

The height of the building will be twenty feet in the front along the façade and 30 feet in the rear. The roof stays the same, but the topography slopes so that foundation and wall heights adjust, making the back 2/3 of the building below the grade of the façade. This creates a taller building in the rear, a full two stories. At 30 feet this is only about 10 feet taller than its closest neighbor, a new home at 1024 Darlington that is about 70 feet away. The historic house to the west, across Darlington Street, behaves in the same way, and probably has a comparable height to what is proposed, although this example is not in the district.

2. Design new institutional or commercial structures, where permitted, so that their height does not overwhelm adjacent residential historic structures.

Not applicable.

B. Mass and Scale

1. Design the building so that the width of the main façade is similar to historic houses in similar contexts in the district.

The main façade is 30' wide, which is similar to historic buildings nearby which have widths between 27' and 35' wide.

2. Arrange and distribute the mass of a new building (the relationship of solid components (ex. walls, columns, etc.) to open spaces (ex. windows, doors, arches) so that it is compatible with existing historic buildings on the block or street.

The relationship of solid components to walls and open spaces is generally compatible with existing historic buildings.

C. Sense of Entry

1. Locate the main entrance so that it is compatible with surrounding structures. Utilize features such as porches or stoops that are found on historic structures in the area.

The central entry is located in a porch on the façade. The use of a porch and a façade entry is consistent with historic structures in the area. There are a variety of porch columns on nearby historic buildings. The proposed columns are similar to those found in the area, with two battered posts on brick pillars, and two shorter, capped, brick pillars flanking the central steps. This is a pattern found in historic buildings in the district.

D. Openings

1. Design the spacing, placement, scale, orientation, proportion, and size of window and door openings to be compatible with surrounding historic buildings.

The spacing and placement of the windows and doors appear compatible on most of the building, of which all four sides will be visible due to its corner lot location. There are some areas where the placement of windows appears too far apart to be compatible with historic buildings. However, the D/DRC has approved other new houses in the PUD area with similar large spans of wall. The small window in the second floor on the rear of the house appears too small to be compatible with the size of window openings typically found on historic buildings, especially because the gable creates a large amount of wall space on this elevation. A full size window would better meet the guidelines.

2. Select windows and doors that are compatible in materials, design, proportion, and detail with historic buildings in

the area.

The vinyl windows are compatible with what is allowed in this district, and the simple 1/1 design and typical proportions are compatible. The front door will be stained wood with a Craftsman design, featuring vertical muntins in a horizontal light above two vertical panels. The drawing does not indicate leaded, frosted or stained glass and none is recommended. The rear door will be a full-light fiberglass door. As a rear door this is appropriate.

E. Building and Roof Forms

1. Use roof shapes, pitches, and materials that are visually compatible with historic buildings in the area. The predominant roof form is the gable with a moderate pitch. Hip roofs are also common.

The roof shape proposed is a front gable, with a hip gable on the front porch and a hipped pent roof across the rear. The pitch is a 6/12 on the main roof, which is typical for the area. The exposed rafter tails in the roof eaves and the brackets in the gables are similar to features found in the area. The recessed porch on the rear is an unusual feature but the hipped pent roof between the two floors helps bring this feature closer to historic patterns, where porches would project from an elevation, and helps pull attention away from the fact that the feature is recessed.

2. Use building forms that are similar to those used traditionally. Simple rectangular forms are most common.

The building is a simple rectangular form which is what is used traditionally. It features a recessed porch on the rear which is not typical for the area, but the applicant has agreed to minimize some of its visibility by extending the bottom floor's wall all the way to the edge of the porch to create a storage area, giving the entire Darlington Street side of the building a solid appearance, with both the top and bottom floors extending the same distance at the rear.

F. Materials

1. Permitted building wall materials include wood, brick, and cement fiberboard.

The walls will be a smooth, cement fiberboard material.

2. Secondary building wall materials permitted include wood, brick, cement fiberboard and stucco.

The front gable will feature smooth, cement-fiberboard "shingle" in a staggered pattern. The foundation wall will be brick. The foundation has to step down on both sides due to the slope. A retaining wall on the left side of the house will minimize the visibility of the bank of brick proposed for this step-down area. On the more visible side along the right, facing Darlington Street, there is a triangular section of brick approximately 8' wide at the top, which is created in an attempt to keep the wall framing away from the soil. Since this is an unusual feature for a foundation and is located along a highly visible elevation, foundation plantings may be a good solution to hide some of it from view.

3. Trim and detail materials permitted are wood, brick, cement fiberboard, fiberglass, stucco, and metal.

Trim is proposed to be smooth cement fiberboard for the soffits, window and door trim and corner boards. There appears to be an approximately 4" trim width proposed for the windows and doors, which is appropriate for the area. A chimney on the roof will be clad in the same brick as the foundation.

4. Roofing materials permitted include asphalt shingle, standing seam with historic profile, and pressed metal shingle.

Asphalt architectural shingles will be used for the roof, which is a common material that is acceptable.

5. *Window and door permitted materials include wood, metal, fiberglass and vinyl.*

The window material will be vinyl and the door materials will be wood on the front door and fiberglass on the rear door, which is permitted.

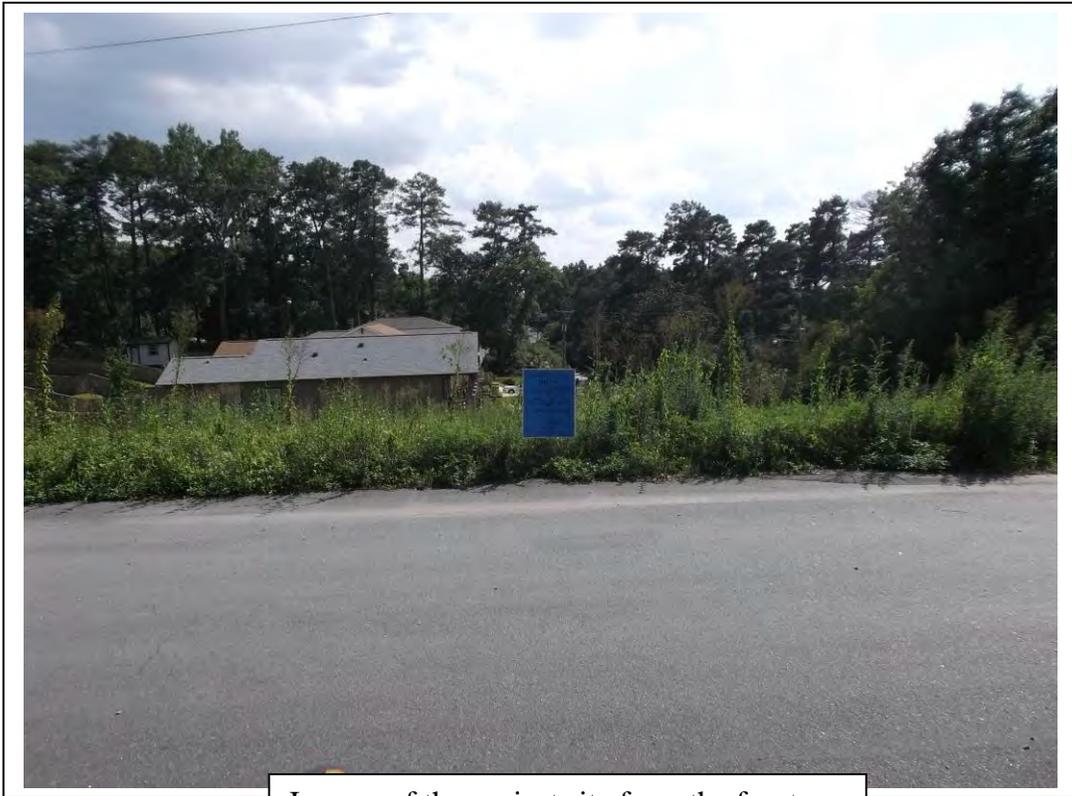
6. *Use permitted materials in a manner that is visually compatible with historic buildings on the block or street in location, sizing and detailing.*

The materials appear to be sized and oriented in a manner that is visually compatible. The one exception to this is the use of battered posts on brick pedestals for the rear porch columns. Typically rear porches were much simpler in their detailing and did not repeat exactly the columns found on the front of the porch. Simpler columns that were straight wood posts, perhaps with some trim at the top and bottom, would better replicate historic patterns and solidify this area as a subordinate, rear area of the home.

STAFF RECOMMENDATIONS:

Staff recommends that the request meets Sections 6 and 7 of the guidelines and recommends that the Certificate of Design Approval be approved with the following conditions:

1. That the rear porch posts be simplified into straight wood posts, with trim.
2. That all glass in the doors be clear with no leading, frosting or etching.
3. That the small window the second floor on the rear be enlarged to a regular sized window.
4. All details deferred to staff.



Images of the project site from the front and side (below), showing the slope





Image of view to the north,
across Lyles Street



Image of view to the west,
along Darlington Street



Above: Views to the northwest up
Darlington Street and west along Lyles
Street

Left: View to east along Lyles Street



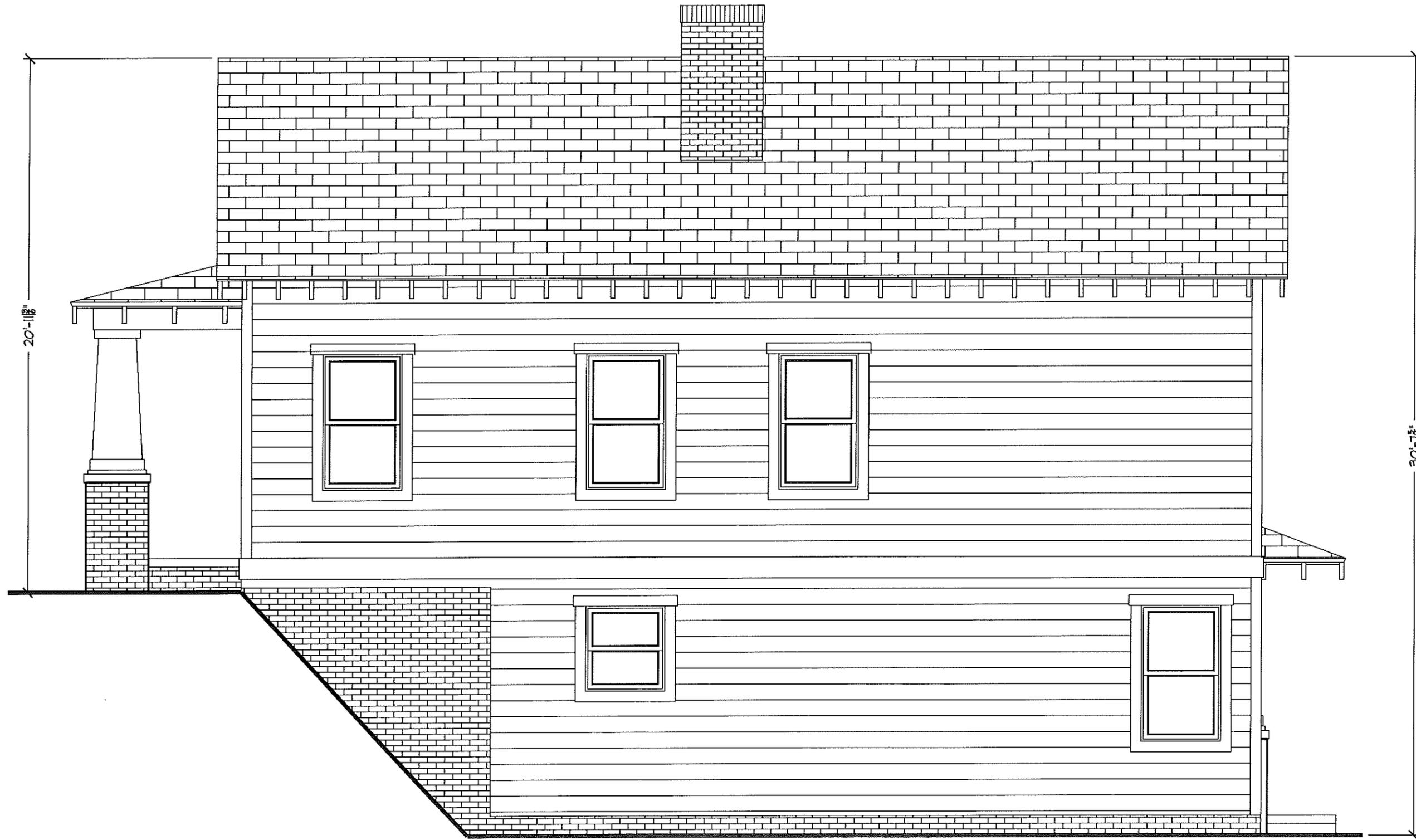
New homes along Darlington
Street that are part of the same
PUD











**PUBLIC HEARING AND
FIRST READING CONSIDERATION for**

**REZONING
3201 LYLES STREET
FROM RG-3, DP (GENERAL RESIDENTIAL WITH DESIGN PRESERVATION) TO
PUD-R, DP (RESIDENTIAL PLANNED UNIT DEVELOPMENT
WITH DESIGN PRESERVATION)**

July 12, 2006 at 10:00 am.
City Council Chambers, 3rd Floor, City Hall, 1737 Main Street
Columbia, South Carolina

Subject Property: 3201 Lyles Street, TMS# 09106-09-04.
Council District: 1
Requested Action: Rezone property to allow applicant to subdivide property and construct 7 single-family residences.
Applicant: Chris Dorsey.
PC Recommendation: Approve, 8-0 (6/5/06).
Staff Recommendation: Approve.

Additional Detail: Originally, the applicant proposed 9 single-family residential lots on this 1.21-acre parcel. In an effort to work with the neighborhood, the developer reduced his plan to 7 lots. Lots one (1) through four (4) would front Darlington Street and lots five (5) through seven (7) would front Lyles Street. The lot dimensions differ slightly, ranging from 6,300 to over 8,000 sq.ft. The minimum street frontage would be 40 feet, and the minimum depth of each lot would be 127 feet. The single-family homes would vary between 1-story and 2-story at approximately 1,200 to 2,300 sq.ft. Paved parking for two vehicles is provided behind each dwelling, and access to the parking is via a 15-foot wide driveway easement. A 6-foot privacy fence would be constructed between the existing St. Marks Church and the new development. The proposed density is in keeping with the neighborhood. This parcel is located within the Earlewood Design Preservation District, and the entire site plan and each home requires the review and approval of the D/DRC.

Case History: 6/5/06 Planning Commission recommends approval of rezoning to PUD-R, subject to conditions (8-0).

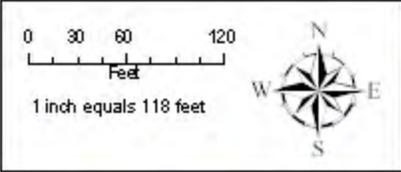
PENDING ISSUES: None.

Staff Contact: Marc Mylott, AICP; Director of Development Services/Zoning Administrator

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.

6/1/06 Letter from Fordyce Mason, President of the Earlewood Community Citizens Organization, stating that the neighborhood generally supports the plan.

REZONING
3201 Lyles Street
RG-3 to PUD-R



**APPROXIMATE LOCATION
 SUBJECT PROPERTY**

LEGEND
 Parcels

ORIGINAL PREPARATION DATE:
 This map was prepared by:
 Barrie Walters
 Planning Commission
 June 5, 2006

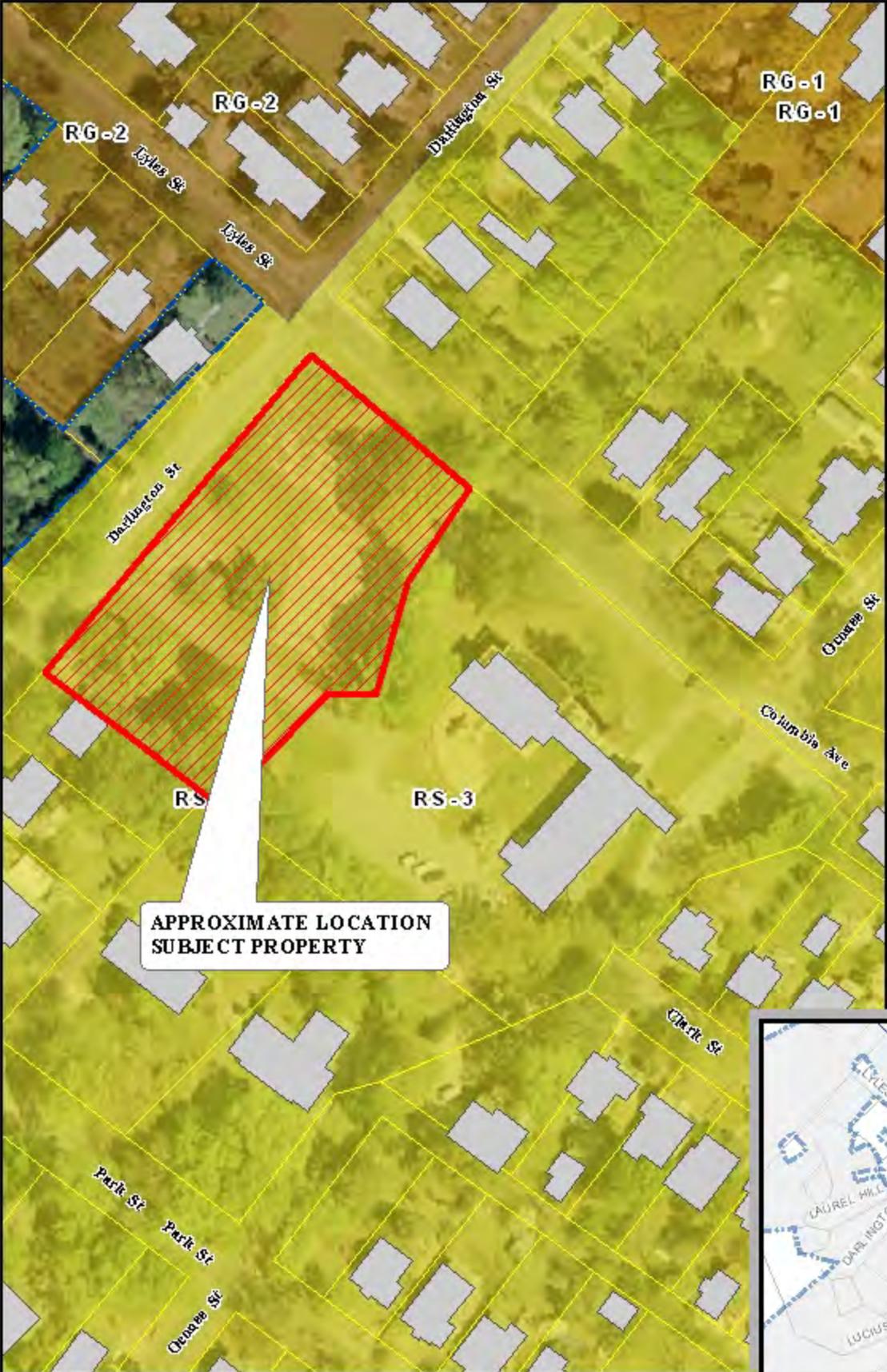
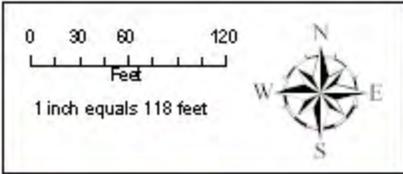
REVISION NUMBER/DATE:
 None

DISCLAIMER:
 The City of Columbia Department of Engineering and Department of Planning and Zoning does not represent 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

REZONING
3201 Lyles Street
RG-3 to PUD-R



**APPROXIMATE LOCATION
 SUBJECT PROPERTY**

LEGEND

City Limits

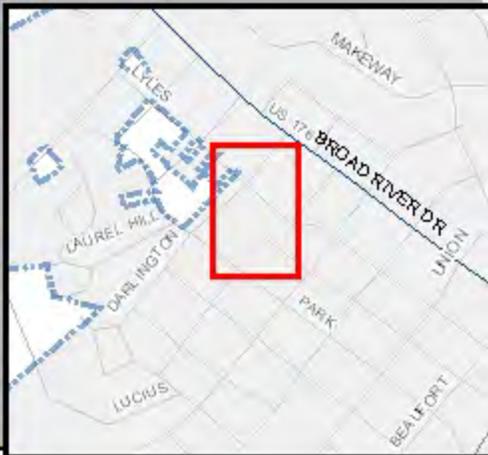
Zoning Districts

- 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
- Parcels

ORIGINAL PREPARATION/DATE:
 This map was prepared by:
 Barrie Walters
 Planning Commission
 June 5, 2006

REVISION NUMBER/DATE:
 None

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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION



City of Columbia APPLICATION to AMEND the ZONING ORDINANCE

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

Applicant (PLEASE PRINT): Chris Dorsey
Address: 709 Woodrow St Suite 402
City, State, ZIP: Columbia SC 29205
Contact Telephone Number: 803-252-8533
Fax Number: 803-252-9167

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).
- ^(1.21) Provide the exact address and the tax map reference number of property to be considered for rezoning: 3201 Lyles St Columbia SC 29201 R09106-09-04 ^(1.21)
(Portion of) *(Portion of)*
- How is this property presently zoned? RG-3 TOWNHOUSE + High Rise Residential
- 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?
The section facing Darlington St 287.69 ft on Darlington 150 ft on Lyles St 1.21 Acre vacant lot right now
- Describe your proposal in detail (please attach additional paper if you need more space):
Build 9 Single family homes all facing Darlington St. Houses to be 27 ft wide 1 + 2 story 1200 sq ft to 1800 sq ft. Lot sizes will be 37.69 on lot 1 by 150 ft deep Lot 2,3,4,5,6,7,8 will be 30 ft wide by approximately 150 to 200 ft deep lot 9 40 ft x 198 deep All structures will be s.o.b for residential use

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 J. CR Date 5-10-06

Residential Development PUD-R Darlington Street & Lyle Street Project Description

Introduction

Dorsey Enterprises is proposing residential development on approximately 1.21 acres at the intersection of Darlington Street and Lyle Street in the Earlewood Neighborhood of Columbia, South Carolina. The proposed development will include nine residential single family dwellings.

Existing and Proposed Zoning

The property is approximately 1.21 acres and is identified by TMS: Portion of 09106-09-04 the land is currently not being used and is vacant land for St. Marks Church. The physical site address is the corner of Darlington Street and Lyle Street, Columbia, SC 29201. The property is currently zoned RG-3 (which is described as townhouse and high rise development). We are seeking a change to the Zoning Map to PUD-R (Planned Unit Development – Residential).

Existing Site Characteristics

The topography of the site is relatively flat and the site contains Asphalt that will be removed. The site also contains several. The site will have to be cleared and graded. A tree survey is being ordered.

Proposed Development

The proposed development will consist of 7 residential lots with street widths ranging from 40ft to 50ft. Lot 1 will be 8155 Square feet with a 40ft. width and length of 198.85ft. Lot 2 will be 8557 Square feet with a 40ft. width and length of 208.82ft. Lot 3 will be 8097 square feet with a 40ft. width and length of 196.49ft. Lot 4 will be 8046 square feet with a 40ft. width and length of 182.16ft. Lot 5 will be 7084 square feet with a 50ft width and length of 127.68ft. Lot 6 will be 6384 square feet with a 50ft. width and length of 127.68ft. Lot 7 will be 6384 square feet with a 50ft. width and length of 127.68ft. The proposed structures will be 1 or 2 story houses ranging from 1,200 sq. ft. to 2,300 sq. ft. Each house will have the option of building a two car garage that meets setbacks. All homes will have to be approved by D/DRC before building. Earlewood Community Citizens Organization has issued a letter of support for this project which is attached.

Development Standards for Lots and Buildings

The proposed residential development will maintain the following standards for lots and buildings:

- Front Setback = min 20 feet on Darlington Street and min 15 feet on Lyle Street
- Rear Setback (off existing property line) = 10 feet from back property line
- Interior Setbacks (rear and side) = 5 feet from sides of each lot
- Garage Setbacks are 3 feet off all property lines.

Parking

Paved parking spaces for two cars per lot will be provided in the back yard area off alley way of the development. The spaces will be side by side and extend all the way to the street.

Alley Way

Alley way will be 15 feet wide and will be made of crush and run. The alley way starts on Darlington Street in between Lots 4 and 7 and travels the length of Lot 4 and then goes behind Lots 4, 3, 2, and 1 and end. The Alley way will also serve as right of way for a six inch sewer line which will serve St. Mark's Methodist Church. St. Mark's Methodist Church will have a Right-of-way(Easement). Homeowners Association will be required for maintenance and upkeep of Alley way.

**Tree Protection, Tree Removal, and Landscaping
On Survey**

Landscaping will include boxwoods in the front of the house and sod in the front yard area.

No yard fences will be installed between the lots in the front portion of the development at the time of construction. Owners may install fences that meet the City of Columbia ordinances after the property is sold. A 6 ft. wooden privacy fence will be installed along the Church property line.

Materials:

The house exteriors will be either Hardy Plank or Brick consistent with other projects completed by Dorsey Enterprises.

Dorsey Enterprises will utilize standard contractor dumpsters or have trash picked in a timely manner by private haulers of all construction debris. This will be generally scheduled weekly.

A 6 ft privacy fence will run between St. Marks Church and the new houses as a buffer.

All privacy fences shall be no higher than 3' high from the front of the house to the front of the property. Privacy fences can be 6 ft at the start of the house and run to back of property line.

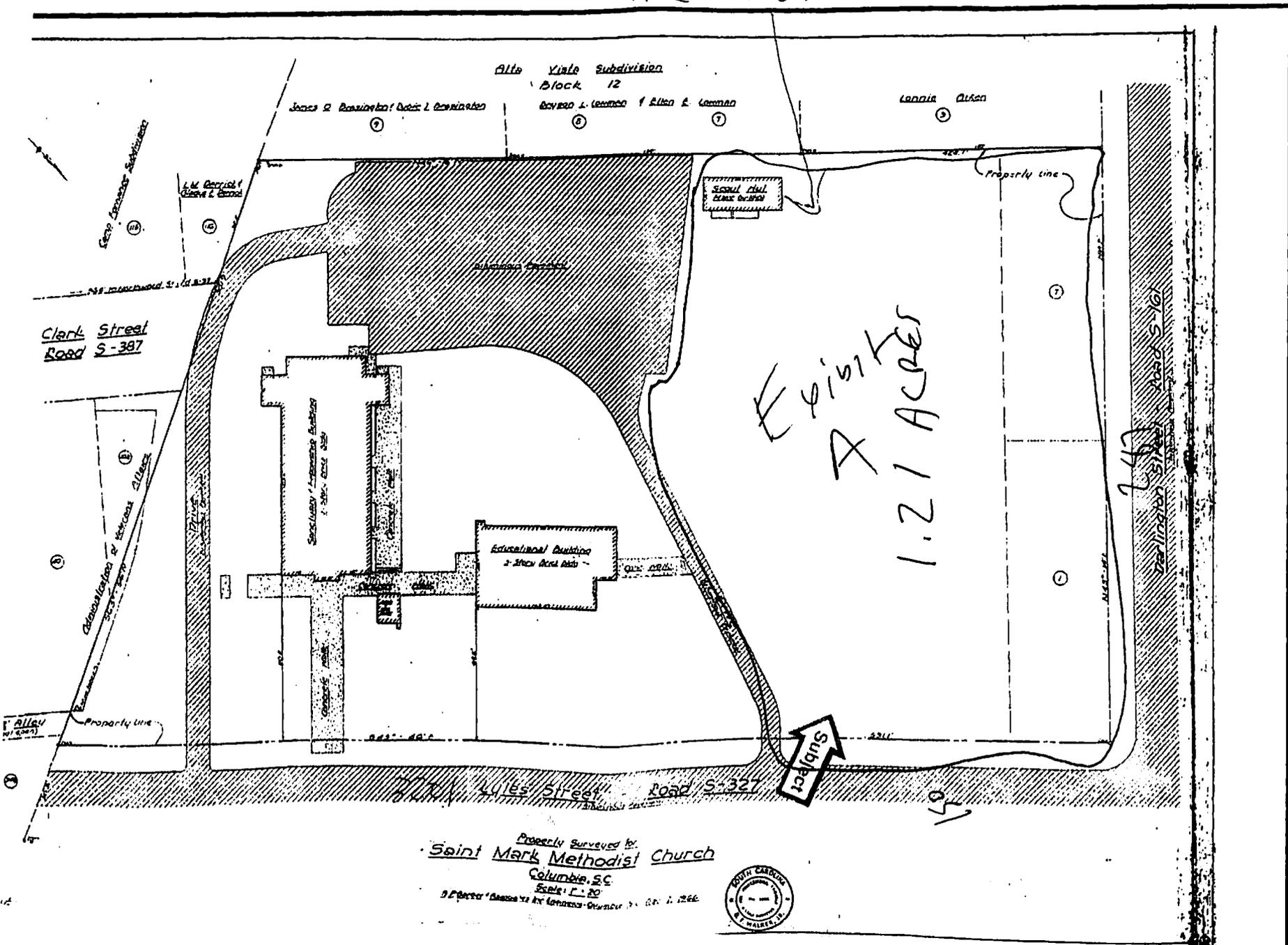
No detached residences or apartment shall be constructed in the rear of any residence.

All utility buildings shall have four sides with an opening and closing door. The buildings should be made of aluminum or other construction materials matching the house or surrounding houses.

Dorsey Enterprises will have option of selling individual lots as long as purchaser abides by PUD-R rules and guidelines.

Patrick
L54-3844

Chris Dorsey
Tel- 252-8333
Fax- 252-9167



EXISTING
1.21 ACRES

Subject

Property Surveyed by
Saint Mark Methodist Church

Columbia, SC

Scale: 1" = 20'

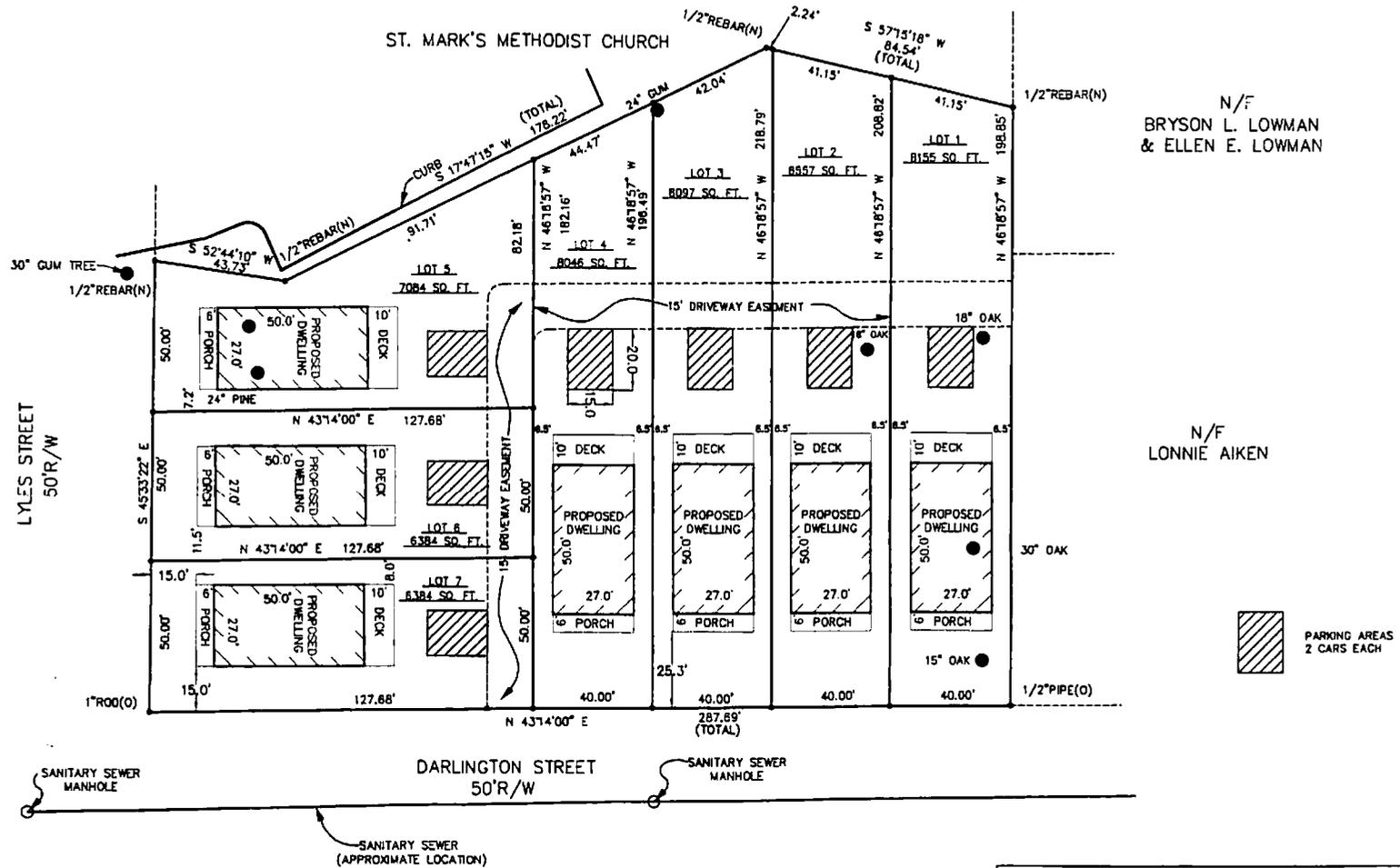
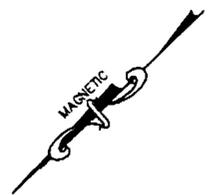
D. P. Dorsey, Surveyor No. 100, State of S. C., 1966



PROPERTY MAY BE SUBJECT TO RECORDS OF UNRECORDED EASEMENTS OR RESTRICTIONS NOT OBSERVED AND TO INFORMATION REVEALED IN A COMPLETE TITLE SEARCH. THE SURVEYOR DOES NOT PURPORT A TITLE SEARCH. UNRECORDED UTILITIES MAY BE PRESENT BUT THEIR LOCATION WAS NOT DETERMINED.

REVISED JUNE 1, 2006
TO RECONFIGURE LOT LAYOUT

VACANT LOT
TMS 09106-09-04 (PORTION)
1.21 ACRES



PROPOSED LOT LAYOUT PREPARED FOR
CHRIS DORSEY
RICHLAND COUNTY, COLUMBIA, SC



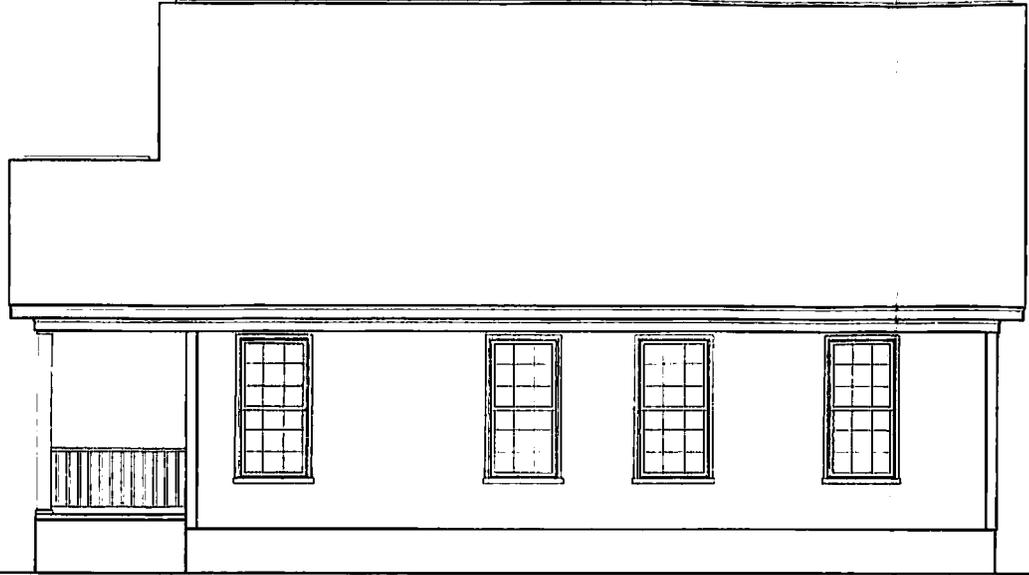
BAXTER LAND SURVEYING CO., INC.
533 Harden Street Columbia, SC 29205 (803)-252-8564
BAXLAND@AOL.COM



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE NATIONAL STANDARD MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS 'A' SURVEY AS SPONSORED, MONITORED, AND TESTED BY THE BOARD OF SURVEYING ENGINEERS OF SOUTH CAROLINA. ALSO, THERE ARE NO ENCUMBRANCES OR PROJECTIONS OTHER THAN THOSE SHOWN HEREON.

Ron W. Baxter
ROSSER W. BAXTER, JR. SCSLS# 7813

APRIL 6, 2006



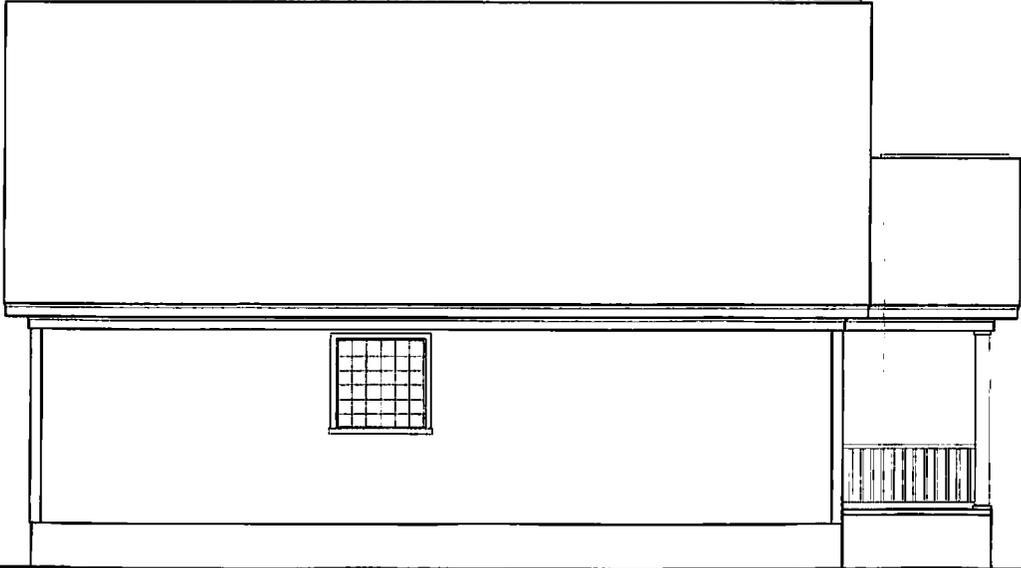
RIGHT ELEVATION

SCALE 1/4" = 1'-0"



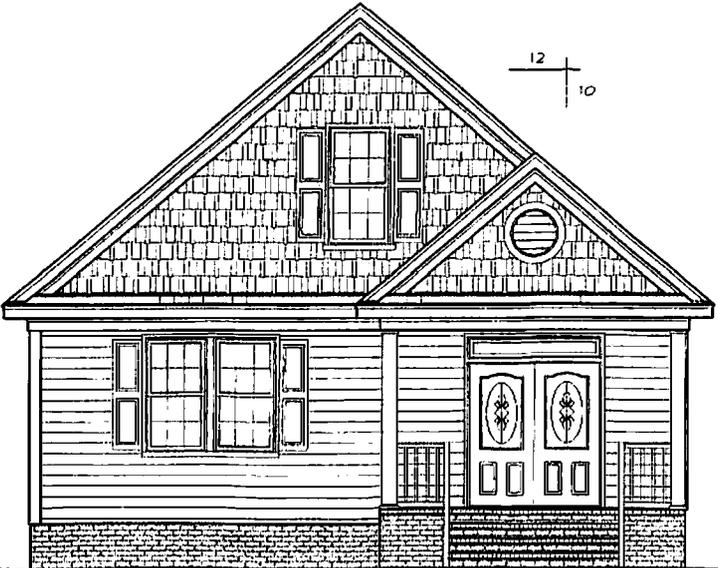
REAR ELEVATION

SCALE 1/4" = 1'-0"



LEFT ELEVATION

SCALE 1/4" = 1'-0"



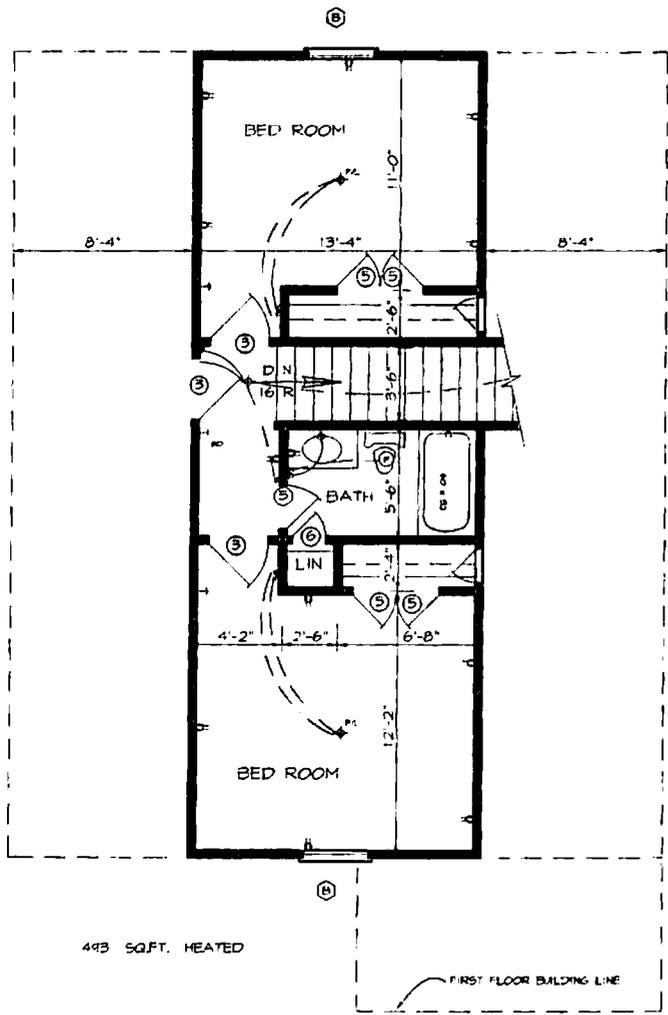
FRONT ELEVATION

SCALE 1/4" = 1'-0"

DOOR SCHEDULE		
1	2'-3'-0" x 6'-8"	EXTERIOR AS SPEC
2	2'-2'-8" x 6'-8"	GLASS
3	2'-8" x 6'-8"	INTERIOR
4	2'-4" x 6'-8"	"
5	2'-0" x 6'-8"	"
6	1'-6" x 6'-8"	"

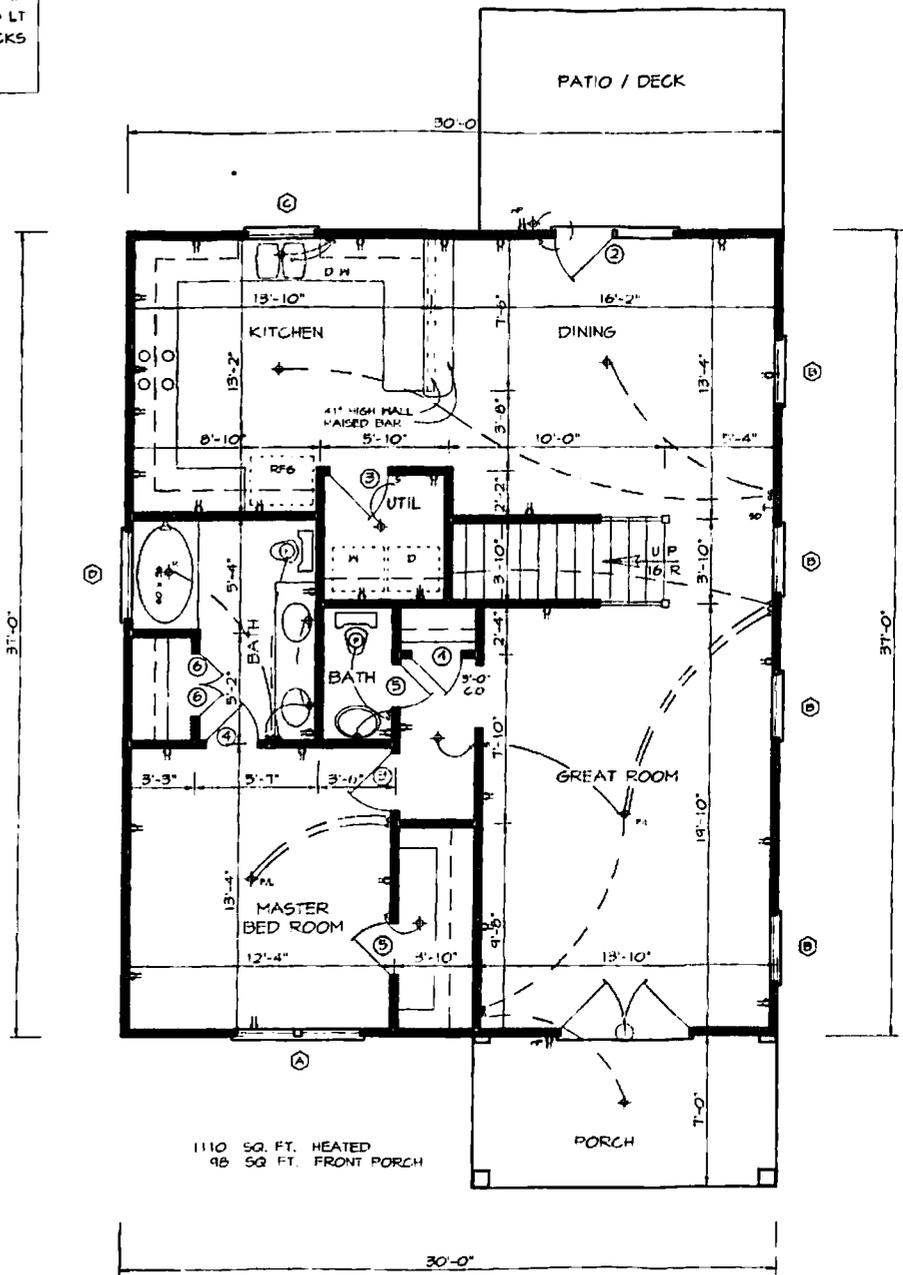
WINDOW SCHEDULE		
A	2'-3'-0" x 5'-0"	SGL HUNG 6/6 LT
B	3'-0" x 5'-0"	SGL HUNG 6/6 L"
C	3'-0" x 3'-0"	" 6/6 LT
D	4'-2" x 4'-2"	GLASS BLOCKS

VERIFY FINISH SIZES w/
INDIVIDUAL MANUFACTURERS



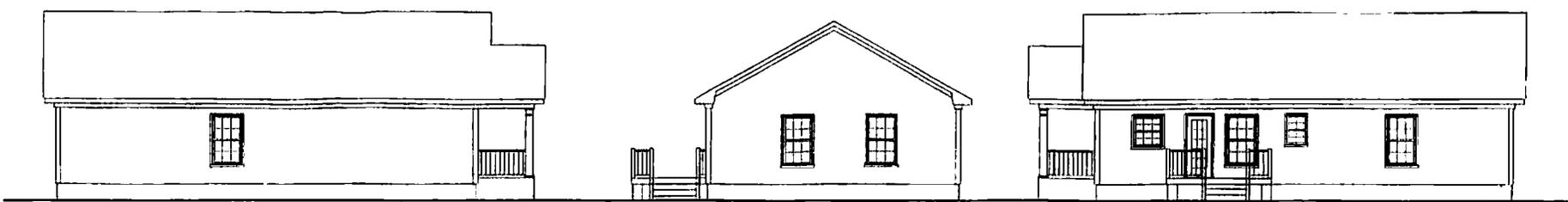
SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"



LEFT

REAR

RIGHT

ELEVATIONS

SCALE 1/8" = 1'-0"

*OK CMA
2/12/06*

I, as property owner or owner representative,
 confirm to the best of my knowledge that the property
 is _____ is not _____
 Within a flood hazard area.
 Source: Zoning _____ Engineering _____ Private _____
 Other: _____
 Print name: _____
 Relationship: _____
 Signature: _____ Date: _____

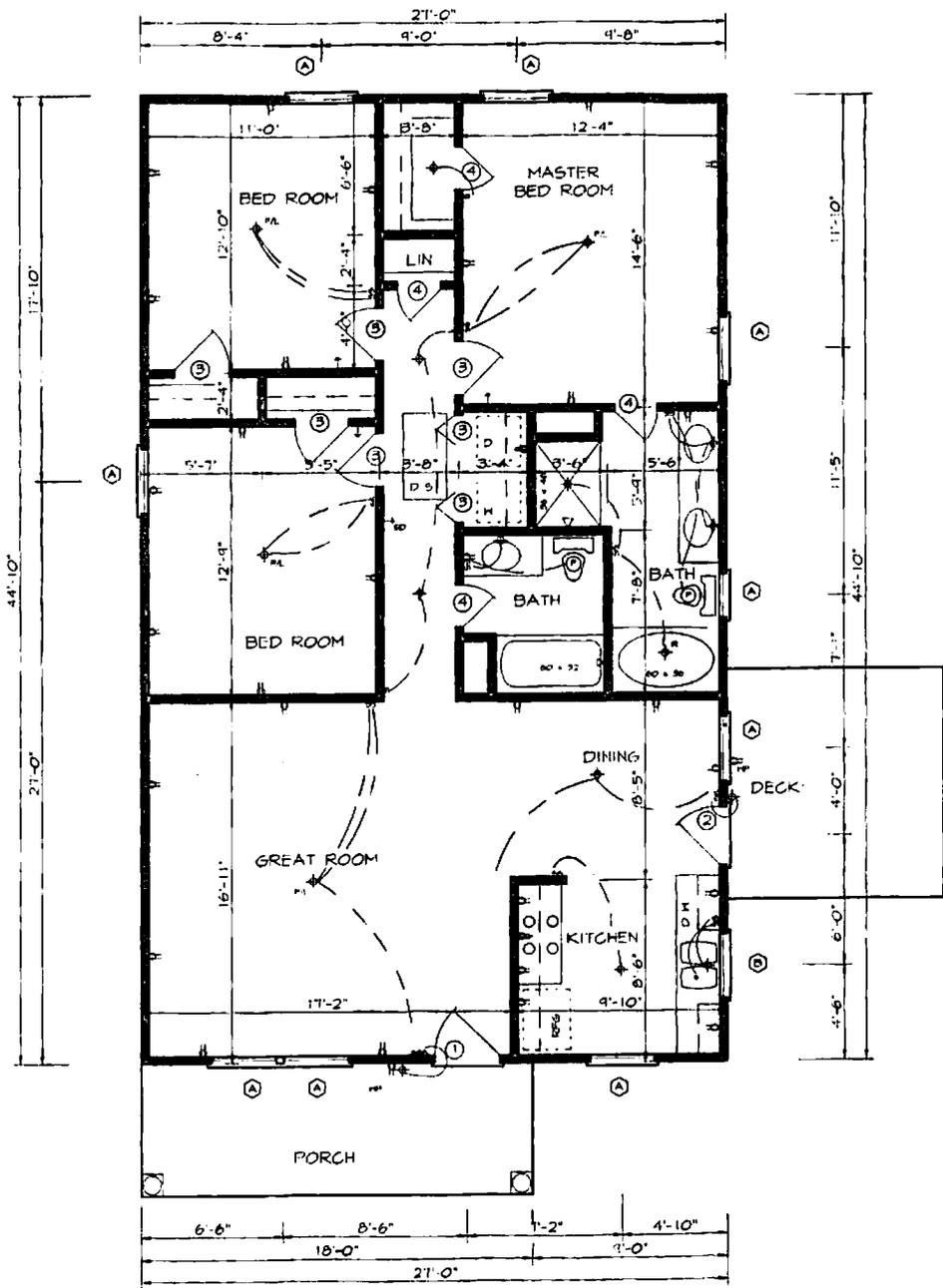


FRONT ELEVATION

SCALE 1/4" = 1'-0"

PROVIDE SMOKE DETECTORS
 IN & IMMEDIATELY OUTSIDE
 SLEEPING AREAS & AS
 REQUIRED BY CODE

PROVIDE 5.7 SQ FT NET
 CLEAR EMERGENCY
 EGRESS OPENINGS FOR
 SLEEPING AREAS



DOOR SCHEDULE	
1	3'-0" x 6'-0" EXTERIOR AS SPEC
2	2'-6" x 6'-0" " GLASS
3	2'-6" x 6'-0" INTERIOR
4	2'-0" x 6'-0" " "
5	1'-6" x 6'-0" " "
6	
1	

WINDOW SCHEDULE	
A	3'-0" x 5'-2" SOL HUNG 1/4 LT
B	3'-0" x 3'-2" " 6/6 LT
C	4'-0" x 4'-0" GLASS BLOCKS
D	2'-0" x 3'-2" SOL HUNG 1/4 LT
E	

VERIFY EXCESS SIZE w/ INDIVIDUAL MANUFACTURERS

1204 SQ. FT. HEATED
 101 SQ. FT. FRONT PORCH
 115 SQ. FT. DECK

FLOOR PLAN
 SCALE 1/4" = 1'-0"

SHINGLES AS SPEC
 15 LB. ROOFING FELT
 1/2" EXTERIOR SHEATHING
 2" x 6 RAFTERS @ 16" OC
 INSULATION AS SPEC
 TOE BOARD
 RAFTER CLIP

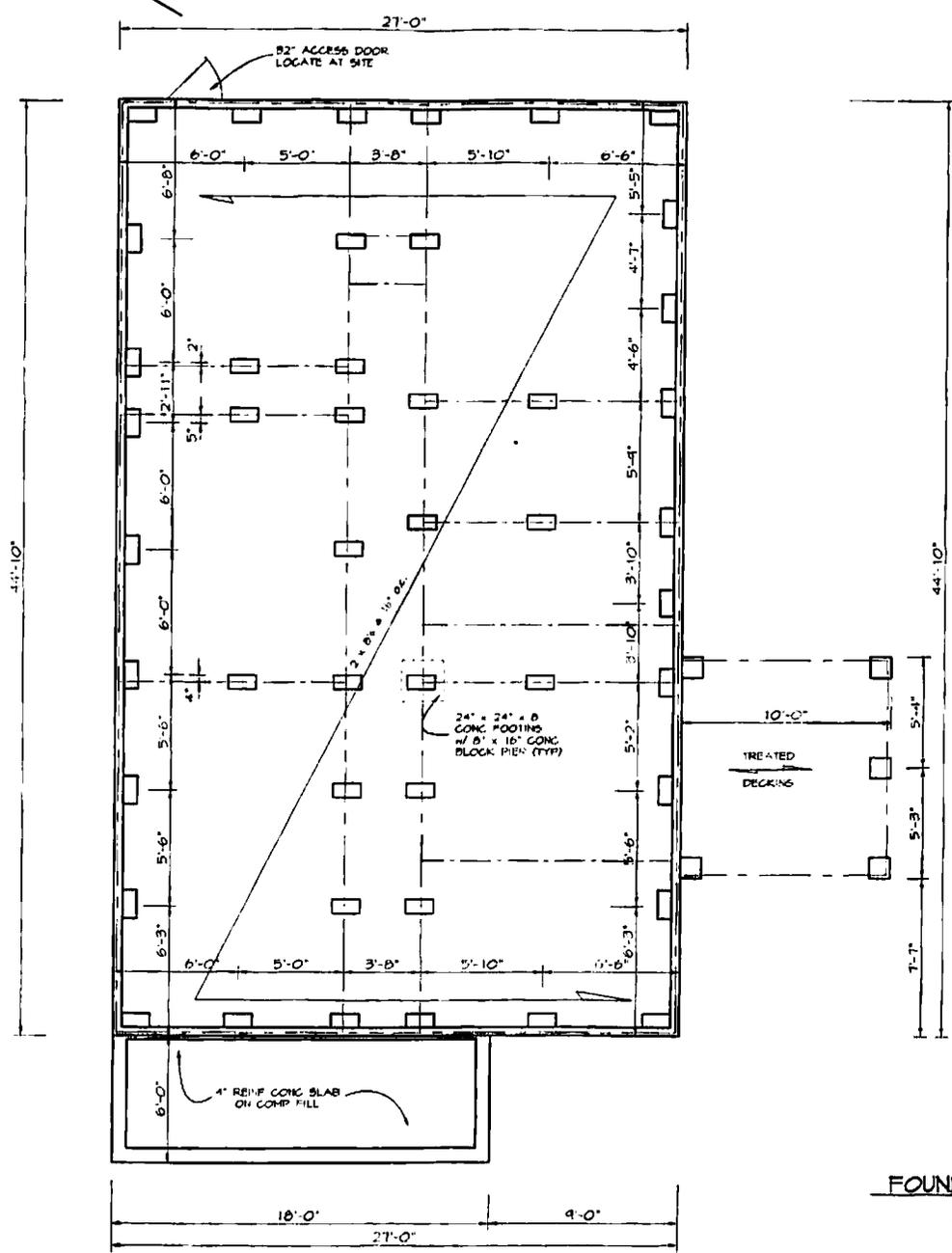
SHINGLE HOLD
 1 x 6 FASCIA
 5/8" PLYWOOD
 2" SOFT VENT
 RED HOLD
 1 x 6 FRIEZE
 SIDING AS SPEC
 5" SHEATHING
 2" x 4 @ 16" OC
 BATT INSULATION

3/4" x 1/8" PLYWOOD
 2" x 6 @ 16" OC
 TIE DOWNS @ 6'-0" OC
 2" x 2 SILLPLATE
 BRICK CURTAIN WALL
 CONC. BLOCK PIER
 10" x 8" CONC. FOOTING
 REBAR AS REQ'D
 GRADE

TYPICAL WALL SECTION

SCALE 1/2" = 1'-0"

SEE PLANS



FOUNDATION PLAN

SCALE 1/4" = 1'-0"

NOTE:
 BUILDER AND / OR OWNER RESPONSIBLE
 FOR VERIFYING ALL DIMENSIONS, STRUCTURAL DESIGN
 AND ALL OTHER GENERAL CONDITIONS ON ALL
 DRAWINGS PRIOR TO CONSTRUCTION.

3444 Keenan Drive
Columbia, SC 29201
June 1, 2006



Mr. Marc Mylott
Zoning Department
1136 Washington Street
Columbia, SC 29201

Dear Mr. Mylott:

Chris Dorsey has requested that the Earlewood Community Citizens Organization (ECCO) review and support his request for a Planned Unit Development located on the southwest corner of the Lyles and Darlington intersection on land purchased from St. Mark's United Methodist Church.

ECCO's DDRC and Zoning Committees met with Mr. Dorsey on May 31, 2006 to review his initial proposal. Everyone was very impressed with Mr. Dorsey's openness to compromise and all felt that the initial footprint of the project developed from the meeting properly reflected his and the neighborhood's design and development interest.

In general, the neighborhood supports the construction of three homes facing Lyles Street and four homes facing Darlington Street, which will be placed at least 10 feet apart. An alley beginning at Darlington Street, going behind the homes on Lyles Street, and turning right to go behind the homes on Darlington Street will also be completed in this project. The alley will also serve as a right of way for a six-inch sewer line coming from St. Mark's. Parking for two cars per property will be placed behind each home. An option for a garage in the rear of each property will be provided for each purchaser. A fence will be placed between the PUD property and St. Mark's. Front setbacks for the homes and the specific designs of the homes will be determined in consideration of the context of the neighborhood with the advice and consent of the DDRC and the neighborhood. Mr. Dorsey was given pictures of some home designs, which were compatible with the neighborhood environment. He liked the designs and assured the neighborhood that he would be able to construct homes similar to these.

The neighborhood is submitting this letter in order to assist Mr. Dorsey to begin this project in a timely manner. It is expected that the final plans will closely reflect the comments made in the above paragraph, and that the DDRC and the neighborhood will review and approve all home designs and setbacks prior to the beginning of construction.

Mr. Dorsey assured us that he would continue to work with the neighborhood and provide us with his future plans for review.

Fordyce H. Mason
President, ECCO

cc: Amy Moore, DDRC
St. Mark's United Methodist Church

**PLANNING COMMISSION
CASE SUMMARY**

**REZONING REQUEST FROM
PUD-R (PLANNED UNIT DEVELOPMENT-RESIDENTIAL) TO
AMENDED PUD-R (PLANNED UNIT DEVELOPMENT-RESIDENTIAL)
AT 3201 LYLES STREET**

May 7, 2007 at 5:15pm.
City Council Chambers, 3rd Floor, City Hall, 1737 Main Street
Columbia, South Carolina

Subject Property:	3201 Lyles Street, TMS# 09106-09-04(p)
Council District:	1
Requested Action:	Rezone from Planned Unit Development-Residential to Amended Planned Unit Development-Residential to allow parking to in the front of the houses rather than the back.
Applicant:	Chris Dorsey
Proposed Use:	Development of seven single-family homes.
Staff Recommendation:	Approval.

Detail: Originally, the applicant proposed 9 single-family residential lots on this 1.21-acre parcel. In an effort to work with the neighborhood, the developer reduced his plan to 7 lots. Lots one (1) through four (4) would front Darlington Street and lots five (5) through seven (7) would front Lyles Street. This parcel is located within the Earlewood Design Preservation District. On April 3, 2007, the DDRC recommended approval of the conceptual site plan with the additional recommendation that the Earlewood Protection Area guidelines be included as part of the PUD and that it be noted that these guidelines limit the height of any home built on these lots to no more than two stories. Each home will have to have its design approved by the DDRC before building. **THIS REQUEST** if approved, removes the previously approved alley to allow paved parking for two vehicles per lot to be provided in the front yard or side yard. The spaces shall be 10 feet wide and shall be on private property. A 6-foot privacy fence will be constructed between the existing St. Marks Church and the new development. The previously proposed alleyway also will be replaced by giving a six-inch easement to St. Mark's Methodist Church for the sewer line which serves it.

Case History:

04/03/07	DDRC recommended approval of the new site plan on the condition that the Earlewood Protection Area guidelines be included and that it be noted that these guidelines limit the height of any home built on these lots to no more than two stories.
07/19/06	City Council approves rezoning from RG-3, -DP to PUD-R, -DP on second reading (6-0).
07/12/06	City Council approves rezoning from RG-3, -DP to PUD-R, -DP on first reading (5-0).
06/05/06	Planning Commission recommends approval of rezoning to PUD-R, subject to conditions (8-0).

City Agency Comments for Rezoning:

Chip Land, Deputy Director Planning
Marc S. Mylott, Director of Development Services/ZA
Johnathan E. Chambers, Deputy Zoning Administrator

Recommend approval.
Recommend approval.
Recommend approval.

PENDING ISSUES: None.

Staff Contact: Johnathan E. Chambers, Deputy Zoning Administrator

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.

- 03/29/07 Received letter signed by Dan Elswick for Jim Prater, President of Earlewood Community Citizens Organization offering support for the PUD as proposed in March 9th, 2007 site plan and contingent upon the conditions as determined by the Earlewood Protection Area Design Guidelines and DDRC.
- 06/01/06 Received letter from Fordyce Mason, President of the Earlewood Community Citizens Organization, stating that the neighborhood generally supports the plan.

**Residential Development
Amended PUD-R
3201 Lyles St (Darlington Street & Lyle Street)
Project Description**

Introduction

Dorsey Enterprises is proposing residential development on approximately 1.21 acres at the intersection of Darlington Street and Lyle Street in the Earlewood Neighborhood of Columbia, South Carolina. The proposed development will include 7 residential single family dwellings. **Dorsey is requesting a minor change to the parking and eliminating alley ways. The sight plan has been approved by The DDRC commission and The Earlewood Neighborhood Association has written a letter which is on file with DDRC. The city planning commission had approved the original sight plan on 7-19-06 that included an alley way for parking but we are changing the alley way to parking in the front yard. Once again the neighborhood and DDRC are fine with it**

Existing and Proposed Zoning

The property is approximately 1.21 acres and is identified by TMS: Portion of 09106-09-04 the land is currently not being used and is vacant land for St. Marks Church. The physical site address is the corner of Darlington Street and Lyle Street, Columbia, SC 29201. The property is currently zoned RG-3 (which is described as townhouse and high rise development). We are seeking a change to the Zoning Map to PUD-R (Planned Unit Development – Residential).

Existing Site Characteristics

The topography of the site will be similar to what is around the surrounding areas. The existing site contains Asphalt that will be removed. The site also contains several. The site will have to be cleared and graded. A tree survey is being ordered.

Proposed Development

The proposed development will consist of 7 residential lots with street widths ranging from 40ft to 50ft. Lot 1 will be 8155 Square feet with a 40ft. width and length of 198.85ft. Lot 2 will be 8557 Square feet with a 40ft. width and length of 208.82ft. Lot 3 will be 8097 square feet with a 40ft. width and length of 196.49ft. Lot 4 will be 8046 square feet with a 40ft. width and length of 182.16ft. Lot 5 will be 7084 square feet with a 50ft width and length of 127.68ft. Lot 6 will be 6384 square feet with a 50ft. width and length of 127.68ft. Lot 7 will be 6384 square feet with a 50ft. width and length of 127.68ft. The proposed structures will be 1 or 2 story houses ranging from 1,200 sq. ft. to 2,300 sq. ft. Each house will have the option of building a two car garage that meets setbacks. All homes will have to be approved by D/DRC before building. Earlewood Community Citizens Organization has issued a letter of support for this project which is attached.

Development Standards for Lots and Buildings

The proposed residential development will maintain the following standards for lots and buildings:

- Front Setback = min 20 feet on Darlington Street and min 15 feet on Lyle Street
- Rear Setback (off existing property line) = 10 feet from back property line
- Interior Setbacks (rear and side) = 5 feet from sides of each lot
- Garage Setbacks are 3 feet off all property lines.

Parking Minor Change

Paved parking spaces for two cars per lot will be provided in the front yard or side yard. The spaces will be 10 ft wide and will be approved by DDRC. All parking spaces will comply with City Zoning Ordinances and no portion of parking spaces will be in right of way. See attached updated plat for details

Alley Way Will not be in the PUD anymore. We will have right of way for a six inch sewer line which will serve St. Mark's Methodist Church. It will run along the back side of the houses on Lyles St and connect to a man hole on Darlington St (see plat for details Heritage engineering has consulted with Engineering). St. Mark's Methodist Church will have a Right-of-way (Easement).

Tree Protection, Tree Removal, and Landscaping On Survey

Landscaping will include boxwoods in the front of the house and sod in the front yard area.

No yard fences will be installed between the lots in the front portion of the development at the time of construction. Owners may install fences that meet the City of Columbia ordinances after the property is sold. A 6 ft. wooden privacy fence will be installed along the Church property line.

Materials:

The house exteriors will be either Hardy Plank or Brick consistent with other projects completed by Dorsey Enterprises.

Dorsey Enterprises will utilize standard contractor dumpsters or have trash picked in a timely manner by private haulers of all construction debris. This will be generally scheduled weekly.

A 6 ft privacy fence will run between St. Marks Church and the new houses as a buffer.

All privacy fences shall be no higher than 3' high from the front of the house to the front of the property. Privacy fences can be 6 ft at the start of the house and run to back of property line.

No detached residences or apartment shall be constructed in the rear of any residence.

All utility buildings shall have four sides with an opening and closing door. The buildings should be made of aluminum or other construction materials matching the house or surrounding houses.

Dorsey Enterprises will have option of selling individual lots as long as purchaser abides by PUD-R rules and guidelines.

PROPERTY MAY BE SUBJECT TO RECORDS OF UNRECORDED EASEMENTS OR INTERESTS NOT SHOWN AND TO INFORMATION RECEIVED IN A COMPLETE TITLE SEARCH. THE SURVEYOR AND NOT ANY OTHER PARTY MAKES NO REPRESENTATION OR WARRANTY AS TO THE ACCURACY OF THE INFORMATION OR THE LOCATION OF ANY UNRECORDED EASEMENTS OR INTERESTS.

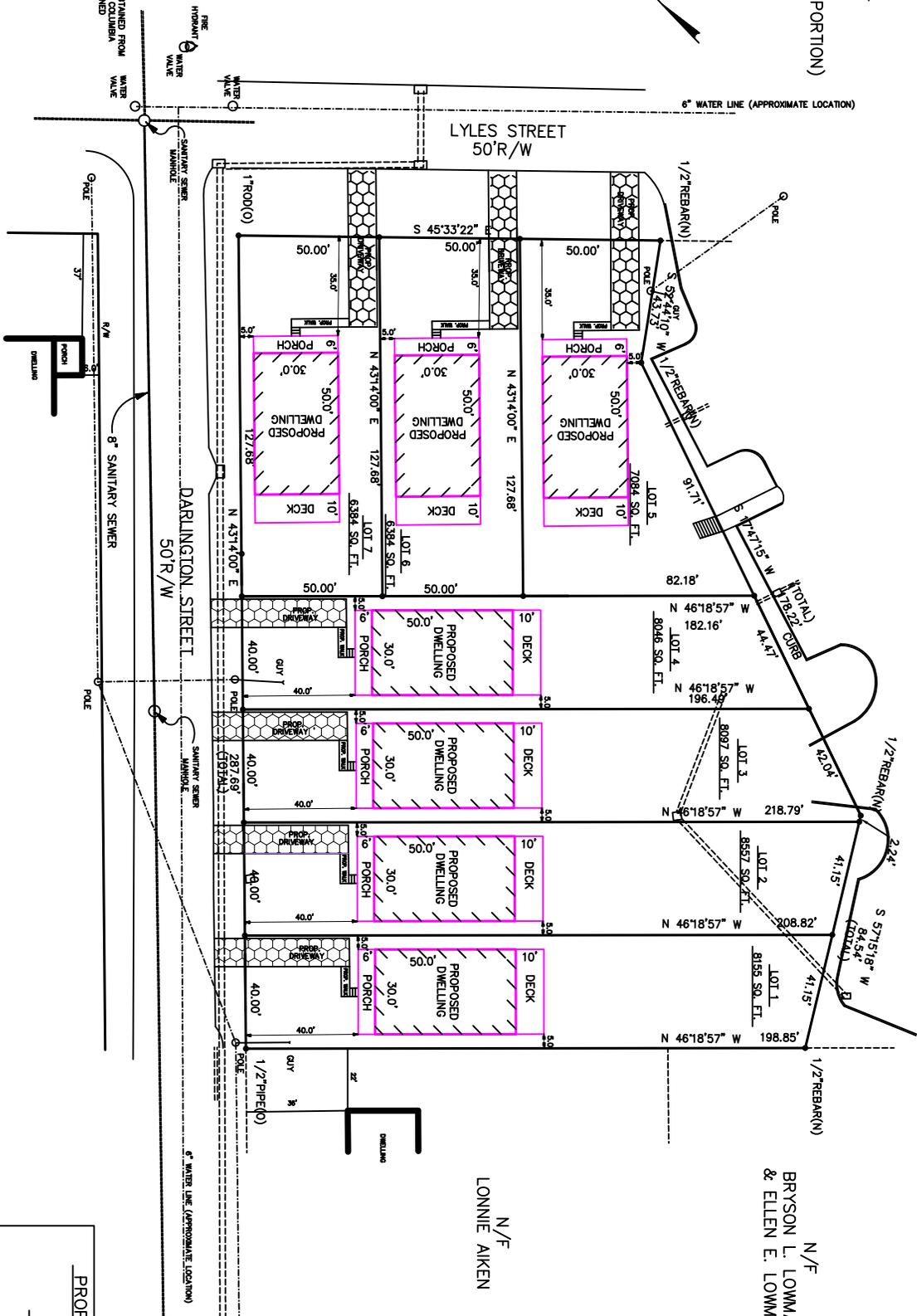
REVISED FEBRUARY 26, 2007

ST. MARK'S METHODIST CHURCH

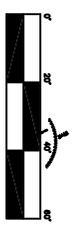
VACANT LOT

TMS 09106-09-04 (PORTION)

1.21 ACRES



NOTE: WATER LINE LOCATIONS WERE OBTAINED FROM INFORMATION PROVIDED BY THE CITY OF COLUMBIA. NO FIELD LOCATION HAS BEEN DETERMINED.



BAXTER LAND SURVEYING CO., INC.
 533 Harden Street Columbia, SC 29205 (803)-252-8564
 BAXLAND@AOL.COM

N/F
 BRYSON L. LOWMAN
 & ELLEN E. LOWMAN

N/F
 LONNIE AIKEN

PROPOSED LOT LAYOUT PREPARED FOR
CHRIS DORSEY
 RICHLAND COUNTY, COLUMBIA, SC

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY ACCURATELY REPRESENTS THE ACTUAL CONDITIONS OF THE PROPERTY AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF SOUTH CAROLINA. I HAVE BEEN DULY SWORN AND MY COMMISSION IS CURRENT. I HAVE NOT BEEN DISCIPLINED OR REPRISANDED BY THE STATE BOARD OF SURVEYING ENGINEERS. ALSO THERE ARE NO ENCUMBRANCES OR EASEMENTS AFFECTING THIS SURVEY EXCEPT THOSE SHOWN HEREON.

ROSSER W. BAXTER, JR. S.C.P.S. NO. 7913

OCTOBER 15, 2006