



PLANNING COMMISSION

September 13, 2021 at 5:15pm

Busby Street Community Center, 1735 Busby Street, Columbia, SC 29202

SITE PLAN REVIEW CASE SUMMARY 2200 BLOSSOM STREET, TMS#11312-11-01 BLOSSOM STREET ASSOCIATES

Council District:	3
Proposal:	Request site plan approval to construct a 5-unit townhome style multifamily residential development
Applicant:	Craig Stoneburner
Proposed Use:	Multifamily
Staff Recommendation:	Approval with staff comments.

Detail: This 15,396 sq. ft. parcel is located within the 2200 block of Blossom Street at the corner of Blossom Street and Lowndes Road. The applicant is proposing a group development that will contain 5 attached units in a townhome configuration. Some of the existing trees on the site will remain whereas the ones that are located within the building footprint will be removed. Each unit will have two off-street parking spaces that will be accessed from Blossom Street.

This project was previously approved in 1985 but was never constructed. Although the project was approved in 1985, the project was no longer vested and had to return for review and approval prior to permitting. If this current application is approved by the Planning Commission, the applicant would have two years from the date of approval to obtain the permits necessary for construction.

Should the Commission be inclined to grant approval of the site plan, staff requests that the Commission grant approval subject to staff comments.

CITY REVIEWING AGENCY COMMENTS

Lucinda Statler, Planning	Recommend approval.
Rachel Bailey, Zoning Administrator	Recommend approval with conditions: 1. Eastern side yard setback to be increased to a minimum of 5 ft. 2. The terraces along Lowndes Road may not be covered unless a minimum of 12 ft. 6 in. is provided.
Johnathan Chambers, Land Development Administrator	Recommend approval with condition: 1. Mailbox kiosk to be provided in accordance with the USPS guidelines.
Jerry Thompson, Building Official	Recommend approval.
Scott Rogers, Utilities	Recommend approval with conditions: 1. Any needed upgrade, extension or relocation of City utilities must be

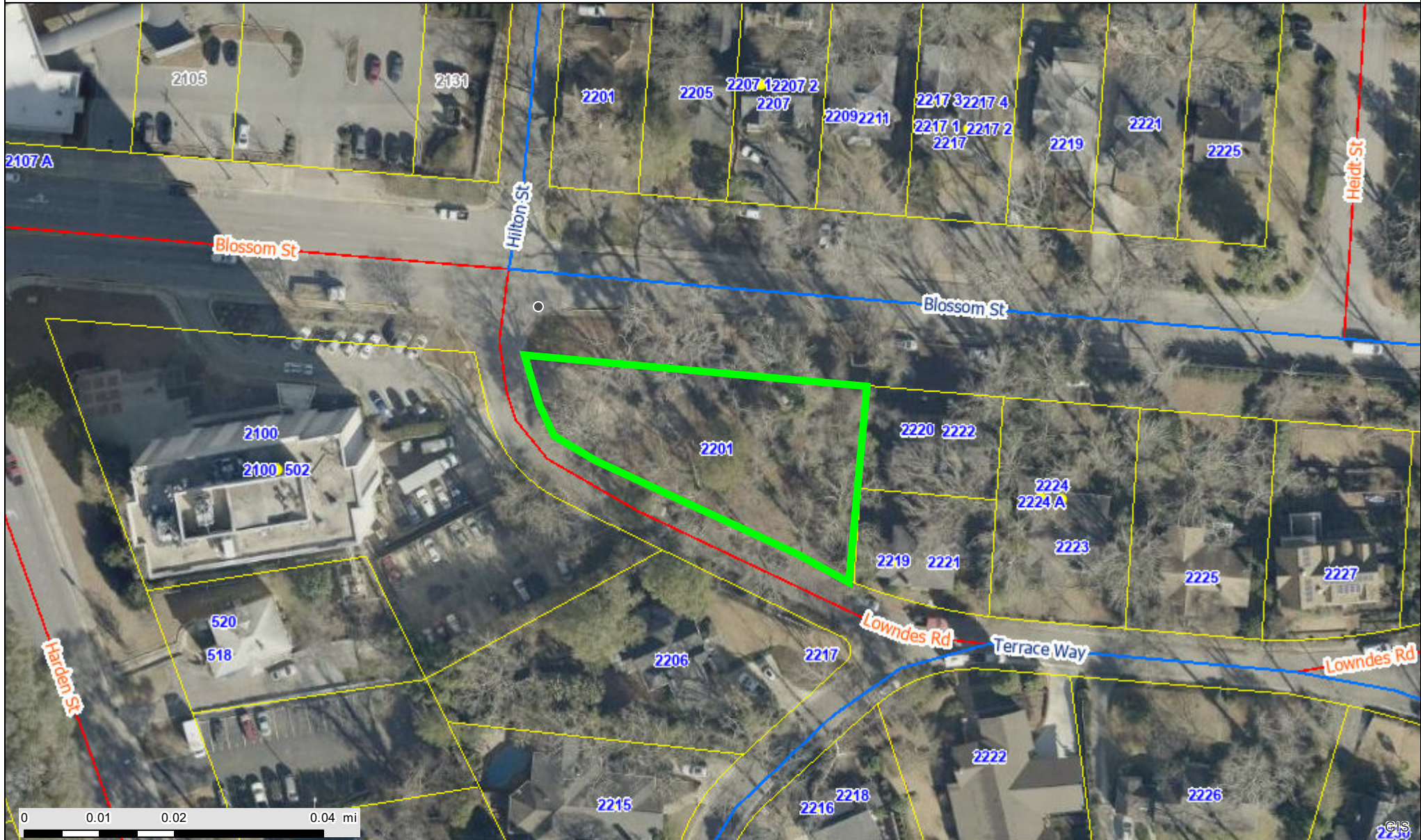
	provided by the developer and must meet the City's minimum design standards. - Any privately owned/maintained utilities or permanent structures cannot be located inside City of Columbia utility easements. - Water mains, water meters that are 4" or larger or any privately maintained utilities will not 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 suggested. - 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.
David Brewer, Traffic Engineering	Recommend approval.
Kris Scott, Fire Department	Recommend approval.
Caleb King, Forestry	Recommend approval with condition: If any new landscaping or irrigation is installed in the right of way, it must be approved by Forestry and Beautification for species and spacing and maintained by the adjacent property owner in a manner to not interfere with vehicular and pedestrian traffic. SCDOT must approve any new landscaping installed along SCDOT roadways.
Miranda Staples, Stormwater	Recommend approval with condition: Development must comply with all applicable land disturbance requirements.
Sandy Myers, Parking Services	Recommend approval.
Robert Sweatt, Street Division	Recommend approval.
John Hooks, Solid Waste	Recommend approval.
Scott Holder, Landscaping	Recommend approval with condition: Applicant must provide an updated tree inventory and density calculations.

City of Columbia

2200 Blossom St



Monday, July 19, 2021



CITY OF COLUMBIA GIS DATA DISCLAIMER

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

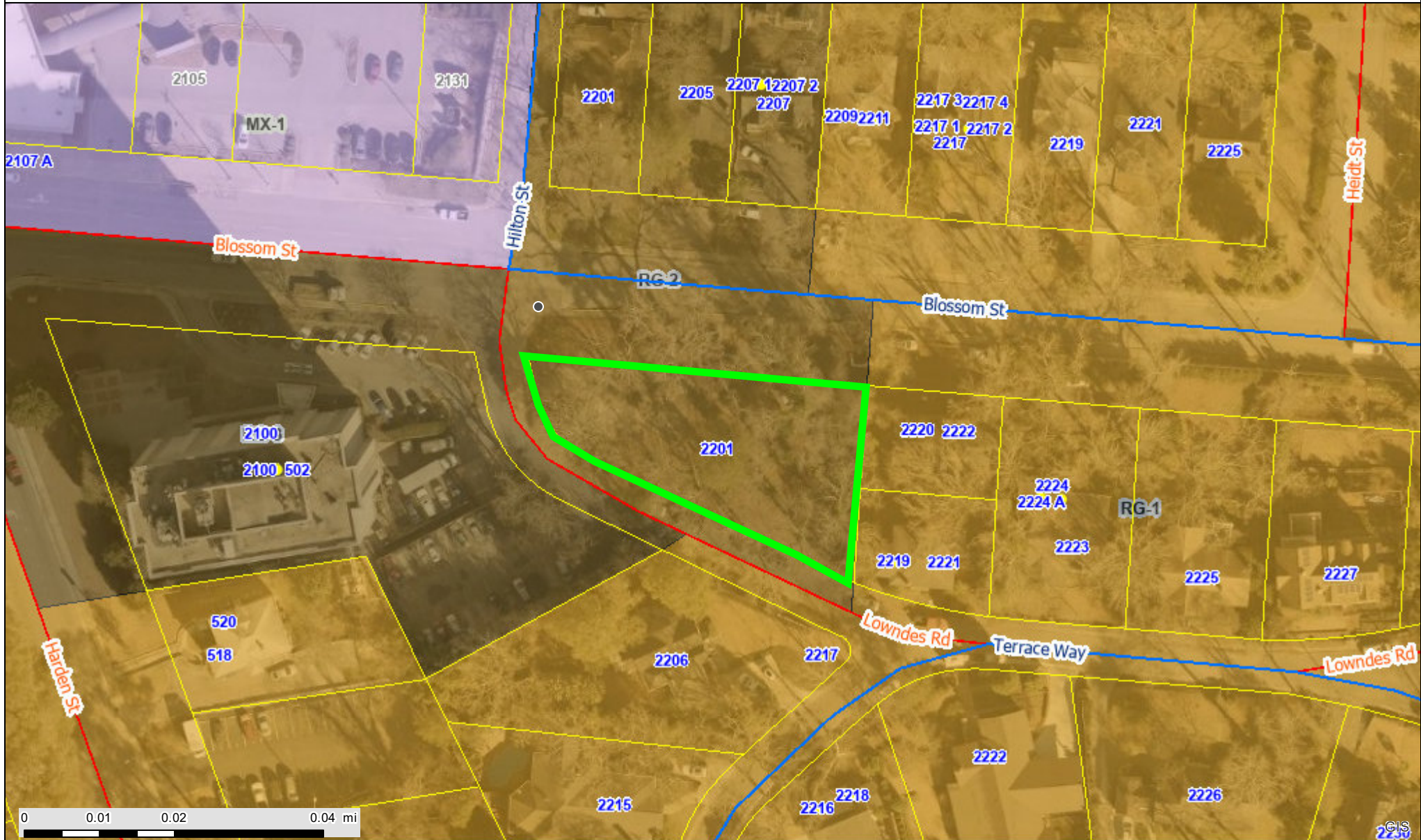


City of Columbia

2200 Blossom St



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City of Columbia

APPLICATION for

SITE PLAN/SUBDIVISION PLAT REVIEW

OFFICE USE ONLY: Date Received _____ By _____

1) APPLICANT (Please Print)

Name:	Craig B. Stoneburner	Company:	
Tel. #:	803 799 9483	Mailing Address:	2700 Middleburg Dr Suite 311 Columbia SC 29208
Mobile #:	Text only 803-331-4555	E-mail:	Craig.Stoneburner@gmail.com

Do you own any of the property affected by this application? ☐ YES ☐ NO; If NO, provide Letter of Agency

2) THIS APPLICATION IS FOR (Check all that apply)

- ☐ Group/Individual Commercial Development
- ☒ Group Residential Development
- ☐ Residential Subdivision
- ☐ Planned Unit Development Site Plan Review
- ☐ Street Name Change

3) PROPERTY

Address/Location:	Blossom + Lowndes	Total Acreage:	
TMS#:	11312-11-01	Proposed Use:	Residential
Current Use:	Vacant		
Current Zoning:	RQ2		
Number of Lots and/or Units:	5	Total Sq. Ft.	15,396

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

5 unit Condominium (High End) Project
Previously Approved

5) NEIGHBORHOOD CONSULTATION

Prior to the Planning Commission meeting, meet with the adjacent neighbors or neighborhood association to communicate details of the proposed project. Please note that this informational meeting is not required by ordinance, but is *strongly* encouraged. Contact information may be obtained from Zoning staff.

6) PLAN SUBMITTAL

Please refer to the Checklist for Site Plan Review for materials required for submittal with this application

7) SIGNATURE

Applicant Signature:	
Print Name:	Craig B. Stoneburner
Date:	July 7, 21

PC Date: _____ Action: _____

TOPOGRAPHICAL MAP
PREPARED FOR

SCF ASSOCIATES

RICHLAND COUNTY, COLUMBIA, S. C.

JULY 11, 1977

SAAC B. COX & SON, INC.
REG. LAND SURVEYORS & ENGRS.
514 HOLLY STREET
COLUMBIA, S. C. 29205

1" = 10'
0' 5' 10'

Gene L. Jenkins
REG. LAND SURVEYOR
NO. 6264



B.M. - ARROW ON FIRE HYDRANT ON NORTHWEST CORNER OF
INTERSECTION OF HILTON ST. AND BLOSSOM ST., ELEV. 229.58
MEAN SEA LEVEL.

REFERENCES

1. MAP OF SHANDON TERRACE, BY T. C. HAMEY, DATED JAN. 20,
1914, AND RECORDED IN THE OFFICE OF REGISTER OF MESNE
CONVEYANCE FOR RICHLAND COUNTY IN PLAT BOOK "C", PAGE
148.
2. PLAT OF PROPERTY OF G. S. T. PEEPLES & RUTH C. PEEPLES,
BY TOMLINSON ENGR. CO., DATED OCT. 4, 1946, AND RECORDED
IN PLAT BOOK "L", PAGE 32.

AREA BY D.M.D.
RATIO OF PRECISION: 1/10,499

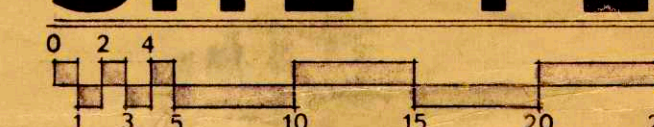
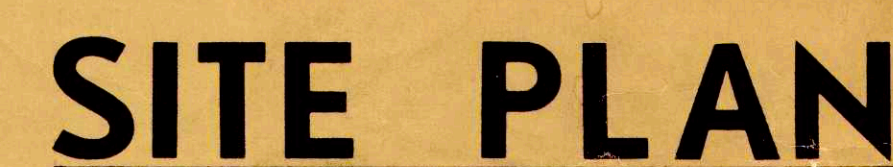
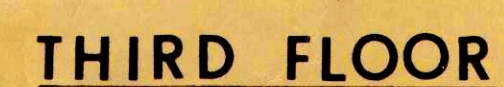
NOW OR FORMERLY
HAZEL B. RAGIN

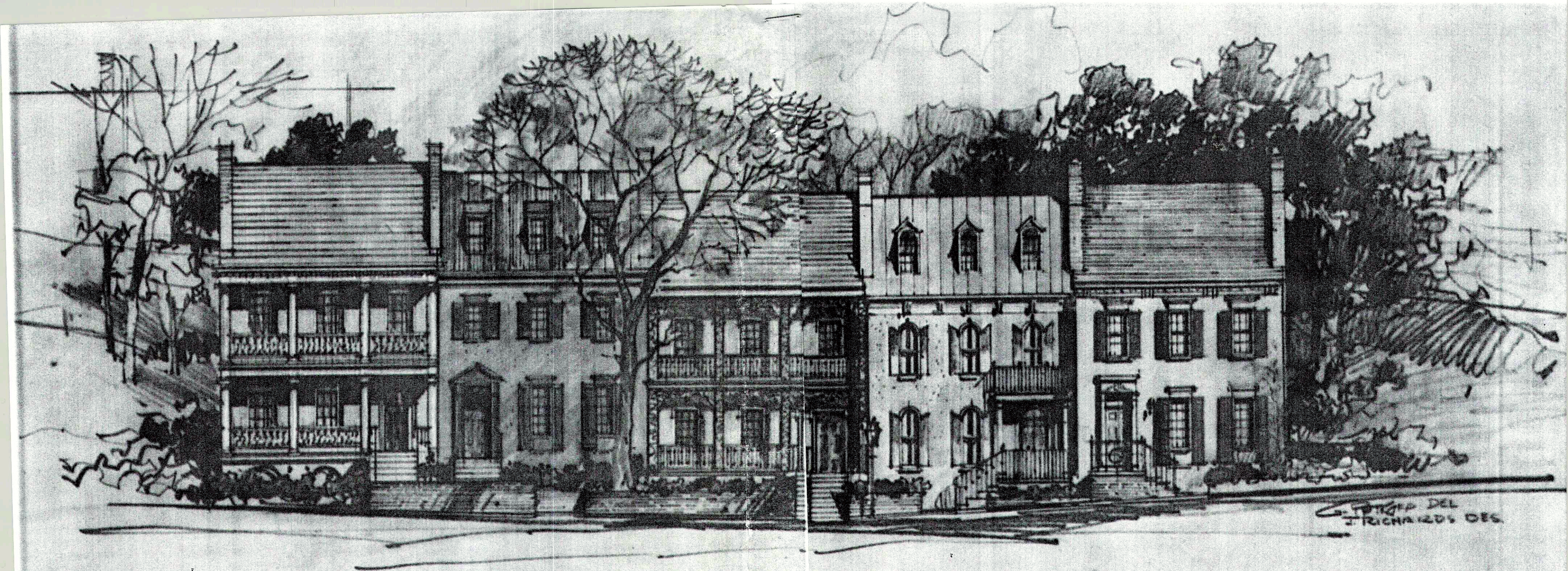
NOW OR FORMERLY
KATIE W. THOMAS





associated architects planners
u.s.1 north at i-20 columbia,s.c.





G. T. DEL
J. RICHARDS DES.

SHANDON NEIGHBORHOOD COUNCIL
2303 Lowndes Road
Columbia, South Carolina 29205

June 6, 1977

Honorable J. Robert Shaw, Chairman
City of Columbia, Zoning Board of Adjustment
City Hall
Columbia, South Carolina 29201

Re: Request of SCF Associates
re: Property at the corner of
Blossom St & Lowndes Road

Dear Mr. Shaw:

This is to advise that the Executive Committee of the Shandon Neighborhood Council met May 24, 1977 and reviewed SCF Associates plans with reference to the above property for five "Townhouses".

The Shandon Neighborhood Council has no objection to the request which SCF Associates will present to you and the Zoning Board. We believe that the proposed use will be an asset to and compatible with the property in this area of Blossom Street-Lowndes Road-Terrace Way.

Sincerely,

OLD/FF

O. Lloyd Davidson, President
Shandon Neighborhood Council



CITY OF COLUMBIA
SOUTH CAROLINA

ENGINEERING DEPARTMENT / CITY HALL / POST OFFICE BOX 147 / COLUMBIA, S.C. 29217 / (803) 733-8232

October 9, 1985

Re: Proposed Water, Sanitary
Sewer and Storm Drainage
Plans for Five Points
Townhouses, 2216 Blossom
Street; Allied Engineering
Consultants, Inc.; Plans
Dated September 24, 1985;
City File #144-05(R-1)

Mr. Sidney F. Varn, Jr., P. E.
Allied Engineering Consultants, Inc.
P.O. Box 3402
West Columbia, SC 29171

Dear Mr. Varn:

The referenced plans, received October 2, 1985, have been examined and are approved with provisions of our letter dated September 19, 1985 remaining in effect.

Should you require additional information, please feel free to contact Robert McCoy at 733-8232.

Yours very truly,

David A. Johnson
City Engineer

RM:pw S/D-II-7

CC: Mr. Pete Hipps, Senior Area Planner
Mr. M. K. Batavia, Director of Water Supply
Mr. G. Michael Caughman, Division Director of Domestic Wastewater
Mr. Craig Stoneburner



CITY OF COLUMBIA
SOUTH CAROLINA

ENGINEERING DEPARTMENT / CITY HALL / POST OFFICE BOX 147 / COLUMBIA, S.C. 29217 / (803) 733-8232

September 19, 1985

Re: Proposed Water, Sanitary Sewer And
Storm Drainage Plans For Five Points
Townhouses, 2216 Blossom Street;
Allied Engineering Consultants, Inc.;
Plans Dated August 6, 1985; City File
#144-05

Mr. Pete Hipps, Senior Area Planner
City of Columbia Planning Commission
Suite 155, Dutch Plaza
800 Dutch Square Boulevard
Columbia, SC 29210

Dear Mr. Hipps:

The referenced plans, received September 9, 1985, have been examined and are approved with the following exceptions and provisions:

1. All work and materials must conform to City Regulations and Specifications.
2. The developer must provide the City Engineer with forty-eight (48) hours notice prior to beginning construction. It is requested this notification be given to Robert McCoy at 733-8232.
3. The developer shall be responsible for installation of the individual water and sanitary sewer services off the proposed mains.
4. Following application for service and payment of appropriate fees, the City shall construct the proposed manhole over the existing sewer and extend the 8 inch main to the project property line. The developer shall be responsible for on-site sanitary sewer construction.
5. Prior to final acceptance of the sanitary sewers by the City, a registered professional engineer must certify that proper infiltration tests have been conducted and infiltration does not exceed 200 gallons per day, per mile, per inch of internal diameter.
6. Treatment of the effluent from the referenced project will be provided at the Columbia Metro Wastewater Treatment Plant (NPDES Permit #SC0020940).

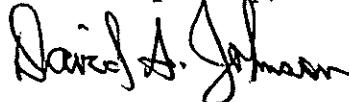
7. Approval of the storm drainage plan is based upon certification by Mr. Sidney F. Varn, Jr., P. E. that the design meets requirements of the Columbia Drainage Ordinance.
8. The developer must retain for operation and maintenance the proposed on-site drainage system.
9. Upon completion of construction, the developer's engineer must certify that storm drainage improvements have been completed in accordance with approved plans.
10. The proposed water main and sanitary sewer lines must be installed in private easements which must be dedicated exclusively to the City of Columbia. They shall be granted prior to final acceptance for operation and maintenance by the City and prior to the date the final plat for the subdivision is recorded. All easements required by the City must be shown on the as-built plans and the final plat. A copy of the final plat should be submitted with the as-built plans.
11. Where construction is proposed within the right-of-way of City maintained streets by private contractors, a fee of \$10.00 and a bond in the amount of \$5,000.00 must be furnished with the application for encroachment permit. See section 30-150, paragraph "C", and section 30-154 of the City of Columbia Encroachment Permit Ordinance.

This letter constitutes approval for this project. No further submission of construction plans is required, so long as construction is in accordance with approved plans.

It should be noted that request for proposed curb cuts, entrance drives and parking lot (30 or more spaces) construction are handled by the City Building Official. Please forward such request to his office for review and approval.

Should you require additional information, please feel free to contact Robert McCoy at 733-8232.

Yours very truly,



David A. Johnson
City Engineer

RM:pr S/D-23-VI

CC: Mr. M. K. Batavia, Director of Water Supply
Mr. G. Michael Caughman, Division Director, Domestic Wastewater
Mr. E. C. Hornsby, Building Official
Mr. Nathaniel B. Land, Zoning Administrator
Mr. Sidney F. Varn, Jr., P. E.
Mr. Craig Stoneburner

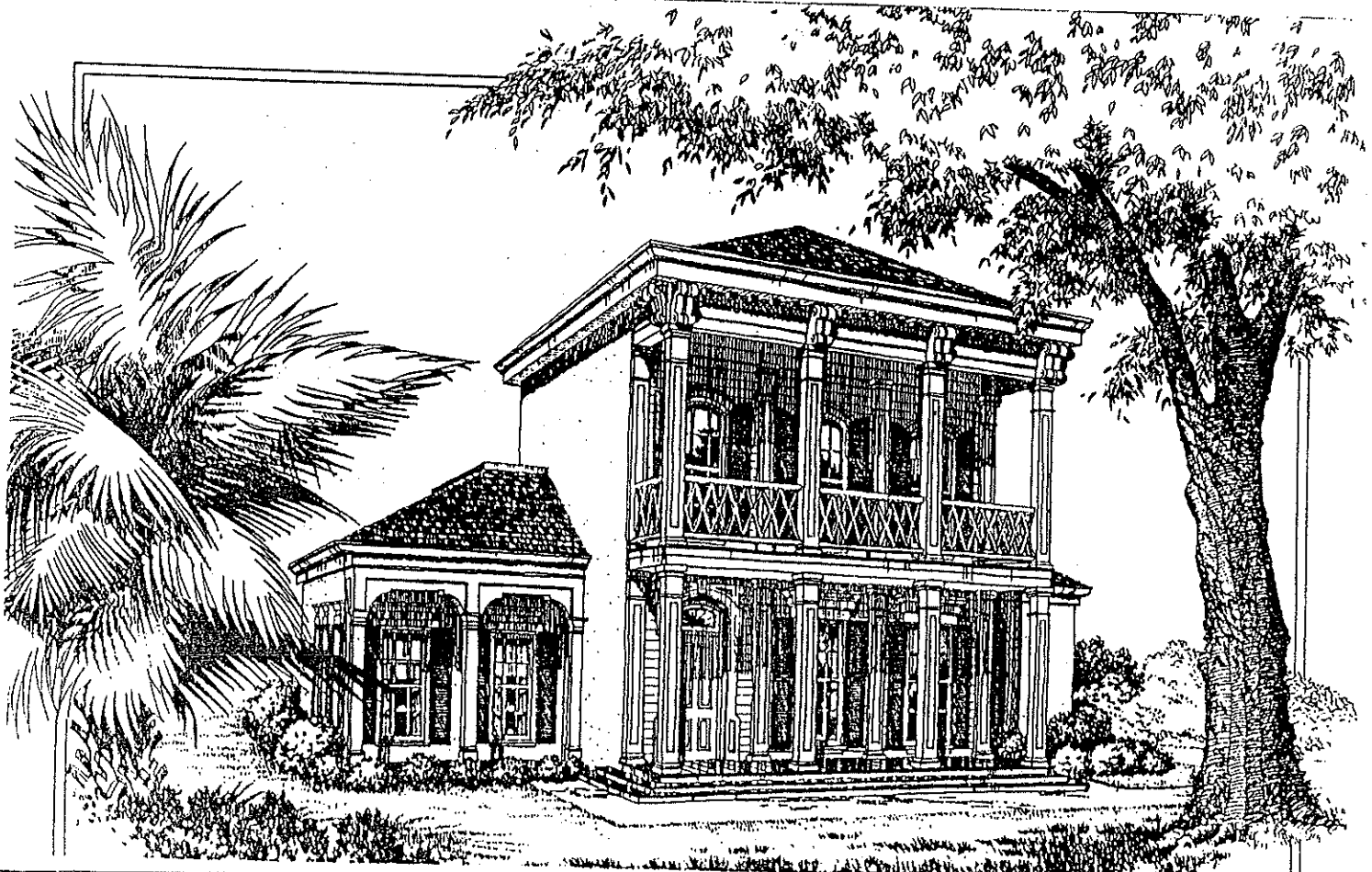


2200-08 BLOSSOM STREET

We are planning to build five townhouse residences in the Shandon, Five Points area at 2200, 2202, 2204, 2206, and 2208 Blossom Street. These five residences are unique in design with exterior elevations from the Garden District of New Orleans as developed in the 1860 period.

These homes are being designed to the individual taste of the purchaser, including elevators if desired. The exterior is of stucco and features special mouldings, oversized windows, 9½ foot first level ceilings, 8 foot second level ceilings, and fully customized interiors including a studio-study-bedroom on the third floor. Because of the special features, these houses will be pre-sold to allow the individuality of the purchaser to be expressed during construction.

The design of these homes has been praised by individual members of the Historical Foundation, the Shandon Neighborhood Council, and the University of South Carolina. These prints are being mailed to selected individuals after consultation with these groups.



SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL

CENTRAL MIDLANDS DISTRICT

WATER CONSTRUCTION PERMIT

PERMISSION is hereby granted to: Mr. Craig Stoneburner

1310 Lady Street

Columbia, S. C. 29201

FOR THE CONSTRUCTION of a potable water source, treatment and/or distribution system in accordance with plans, specifications and design calculations dated August 6, 1985 by Sidney F. Varn, Jr., P. E., S. C. Registration No. 6786.

PROJECT NAME: Five Points Townhouses

COUNTY in which project is located: Richland

PROJECT DESCRIPTION:

A water distribution system consisting of 2" and 1½" water mains and necessary appurtenances to serve five (5) townhouses. Water to be supplied by the City of Columbia.

SPECIAL CONDITIONS: All items in letter to Mr. Pete Hipps from David A. Johnson,
City of Columbia Engineer, dated September 19, 1985, shall be considered part of
this permit.

PERMIT NUMBER: 295-W Date of Issue: September 25, 1985

This is a permit for construction only and does not constitute permission to place the permitted system into operation.

C. W. Swygert III

C. W. Swygert, III
Central Midlands District Engineer
Environmental Quality Control

cc: Water Supply Division
Mr. Julius Crocker, Richland County Planning/Development
Mr. John Ricketts, City of Columbia Engineering
Mr. Sidney F. Varn, Jr., P. E., Allied Engineering Consultants, Inc.

SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL

CENTRAL MIDLANDS DISTRICT

WASTEWATER CONSTRUCTION PERMIT

PERMISSION is hereby granted to: Mr. Craig Stoneburner
1310 Lady Street
Columbia, S. C. 29201

FOR THE CONSTRUCTION of a waste treatment and/or collection system in accordance with plans and specifications dated August 6, 1985, signed by Sidney F. Varn, Jr. P.E.
S. C. Registration No. 6786.

PROJECT NAME: Five Points Townhouses

COUNTY in which project is located: Richland

PROJECT DESCRIPTION:

A gravity sewer system consisting of approximately 124 L.F. of 8" sewer main and three (3) manholes to serve five (5) townhouses.

EFFLUENT to be discharged to Columbia Metro WWTP in the Congaree River
(existing system) (basin)

at a daily rate not to exceed 2000 gallons per day.

SPECIAL CONDITIONS:

PERMIT NUMBER: 296-S

DATE OF ISSUE: September 25, 1985

THIS is a permit for construction only and does not constitute permission to place the permitted system into operation.

C. W. Swygert III

C. W. Swygert, III
Central Midlands District
Environmental Quality Control

cc: Municipal/Community Wastewater Division
Mr. Julius Crocker, Richland County Planning/Development
Mr. John Ricketts, City of Columbia Engineering
Mr. Sidney F. Varn, Jr., P. E., Allied Engineering Consultants, Inc.

From: [Stoneburner Craig](#)
To: [Chambers, Johnathan E](#)
Subject: [EXTERNAL] Re: Blossom and Lowndes Street Project
Date: Wednesday, September 8, 2021 8:06:26 PM

CAUTION: This email originated outside of the organization. Do not click links or open attachments from unknown senders or suspicious emails. Never enter a username or password on a site that you did not knowingly access.

Yes I've called the president.

On Wed, Sep 8, 2021, 6:05 PM Chambers, Johnathan E
<Johnathan.Chambers@columbiasc.gov> wrote:

Mr. Stoneburner,

I hope you are doing well. I left you a voicemail and I thought I'd also try you via email. Have you presented your project with the Shandon Neighborhood Council? Thanks!

Johnathan



Johnathan E. Chambers, Land Development Administrator
Planning and Development Services

1136 Washington Street, Columbia, SC 29201

Phone: 803.545.3206

johnathan.chambers@columbiasc.gov

www.columbiasc.gov/planning-development