



**BOARD OF ZONING APPEALS  
CASE SUMMARY FOR  
SPECIAL EXCEPTION**

**737 Gadsden Street**

May 5, 2022 at 4:00 P.M.  
City Council Chambers, 1737 Main Street, 3<sup>rd</sup> Floor  
Columbia, South Carolina

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**Case Number:** 2022-0015-SE  
**Subject Property:** 737 Gadsden Street (TMS# 08915-12-01)  
**Zoning District:** MC (Mixed Commercial District), OV-ID (Innovista Design Overlay District)  
**Applicant:** R. Hunter Lambert, USC Development Foundation  
**Property Owner:** USC Development Foundation

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**Requested Action:** Special exception to exceed the maximum density per acre for a private dormitory  
**Applicable Sections of Zoning Ordinance:** §17-4.2(c)(1)(b.2) A private dormitory shall have a maximum density of 150 bedrooms per acre; however, the board of zoning appeals may grant a special exception to exceed this density in accordance with 17-2.5(e)  
§17-2.5(e)(4) Standard criteria for special exceptions  
**Case History:** N/A

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**Staff Comments:** The applicant is requesting a special exception to allow a student housing development to exceed the maximum allowed density of 150 beds per acre. Private dormitories are allowed within the MC district, but are limited to 150 beds per acre unless the Board grants a special exception to exceed this density. As of right, 562 beds would be allowed on the site. The applicant is requesting up to 975 beds on +/- 3.75 acres, which is 260 beds per acre.

The subject property is +/-3.75 acres and is currently being utilized as a parking lot. Applicant is proposing a private student dormitory with retail space on the ground level and parking deck on the lower floors of the development.

In addition to the standard criteria listed in §17-2.5(e) for a special exception, per §17-4.2(c)(1)(b.2), the board must consider the applicant's operation and maintenance plan:

**§17-4.2(c)(1)(b.2)(i)(b)**

*A private dormitory shall have a maximum density of 150 bedrooms per acre; however the Board of Zoning Appeals may grant a Special Exception in accordance with Sec. 17-2.5(e), Special Exception, to exceed this density. The Board of Zoning Appeals shall not grant such a Special Exception if the application does not include an operation and management plan that describes, at a minimum, the following:*

- a. Use and activity that will occur in conjunction with the dormitory use;*
- b. Hours and operation of non-residential services;*
- c. Security plan including provisions for common and parking areas;*
- d. Noise control;*

- e. *Provisions for transportation including location for loading/unloading of shuttles or buses, if applicable;*
- f. *Location of entrances and exits;*
- g. *Location and management of parking for residents and visitors;*
- h. *Location of amenities and their relationship and compatibility with adjacent uses.*

The applicant has provided a copy of this plan as well as a conceptual site plan, which is included in this packet for your review. The private dormitory will be required to provide an on-site manager available 24 hours a day, seven days a week, along with other conditions applicable to private dormitories in §17-4.2(c)(1)(b.2).

The project will also be subject to a full site plan review by Planning Commission as well as review and approval by D/DRC.

An associated application for a variance to exceed the maximum front yard setback in the MC district (2022-0016-V) is also before the Board.

**Should the Board approve this request, the following items shall be a condition of approval:**

- Construction, operation, and/or use shall be in substantial compliance with the documents placed on file in conjunction with this case and in accordance to building codes and development standards.

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**Any documents submitted by persons expressing support or concern about this application are attached hereto and made part of the record of the public hearing**

# Zoning Map

Special Exception 2022-0015-SE

737 Gadsden Street  
TMS# 08915-12-01



Department of Planning & Development Services

### Legend



### Zoning Districts

- |           |                 |
|-----------|-----------------|
| ■ CAC     | ■ MC            |
| ■ DAC     | ■ NAC           |
| ■ EC      | ■ O-I           |
| ■ GC      | ■ PD            |
| ■ HI      | ■ RAC           |
| ■ INS-FJ  | ■ RM-1          |
| ■ INS-GEN | ■ RM-2          |
| ■ INS-ZOO | ■ RSF-3         |
| ■ INS-T/U | ■ RSF-1         |
| ■ INS-U/M | ■ RSF-2         |
| ■ LL-R    | ■ RD-MV         |
| ■ LI      | ■ RD            |
| ■ MU-1    | ■ T/C           |
| ■ MU-2    | ★ City Landmark |

1 inch = 125 feet

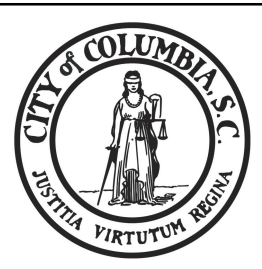
### ORIGINAL PREPARATION/DATE:

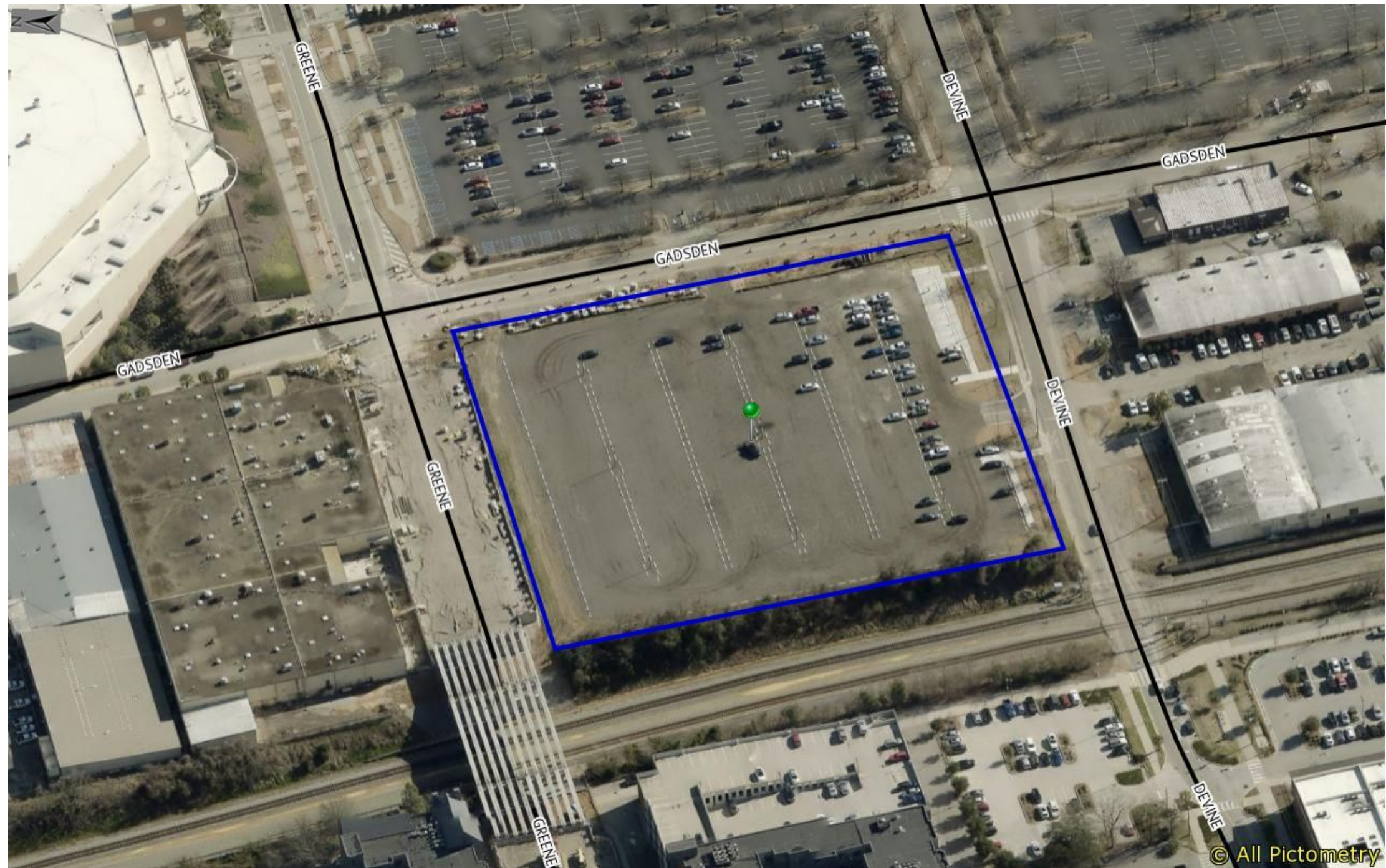
This map was prepared by:

Erica Jaen  
for  
May 5, 2022  
BoZA Meeting

### DISCLAIMER:

The City of Columbia Department of Planning and Development Services 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.





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# Special Exception

## Application and Checklist

### 1. Applicant Information

Name <b>R. Hunter Lambert</b>	
Company (if applicable) <b>USC Development Foundation</b>	
Address (street, city, state, zip) <b>1027 Barnwell Street Columbia, SC 29208</b>	
Phone <b>803-576-7277</b>	Email <b>lamberrh@email.sc.edu</b>

### 2. Property Information

Address <b>737 Gadsden Street</b>		
Tax Map Reference Number(s) <b>R08915-12-01</b>		
Current use <b>Gravel Surface Parking Lot</b>	Proposed use <b>Private dormitory with retail</b>	
Current zoning <b>"MC"</b>	Number of lots or units <b>One (1) Lot</b>	Total square feet <b>3.75 Acres</b>

### 3. Property Ownership

Does the applicant own the property?  Yes  No

If the applicant does not own the property, complete the **Letter of Agency** for each property owner that authorizes the applicant to submit this application on the property owner's behalf.

### 4. Property Status

Pursuant to S.C. Code § 6-29-1145, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this permit?  Yes  No

### 5. Value of Project

Valuation	<b>\$ \$90-100M</b>
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# Special Exception

## Application and Checklist

### 6. Proposed Use

Please identify the principal use proposed to be established (see Table 17-4.2(B)(4): Principal Use Table for Base Zoning Districts). Uses that are allowed only with a special exception permit in a specific district are indicated by an "S" in the table. Additional uses may require a special exception permit as identified elsewhere in the UDO.

### 7. Project Description

Provide a brief description of the project.





# Special Exception


## Application and Checklist

### 8. Criteria for Special Exception

A special exception may only be approved if the Board of Zoning Appeals determines that all of the standards in Sec. 17-2.5(e)(4) are met. On a separate piece (or pieces) of paper attached to this application, describe how the proposed use complies with each of these standards.

1. The proposed special exception complies with all applicable zoning district-specific standards in Article 3: Zoning Districts;
2. The proposed special exception complies with all applicable use-specific standard in Article 4: Use Regulations;
3. The proposed special exception will not have a substantial adverse impact on vehicular traffic or vehicular and pedestrian safety;
4. Adequate provisions are made for parking and for loading and unloading;
5. The proposed special exception will not have a substantial adverse impact on adjoining properties in terms of environmental factors such as noise, lights, glare, vibration, fumes, odors, obstruction of air or light, and litter;
6. The proposed special exception will not have a substantial adverse impact on the aesthetic character of the area, to include a review of the orientation and spacing of buildings;
7. The proposed special exception will not have a substantial adverse impact on public safety or create nuisance conditions detrimental to the public interest or conditions likely to result in increased law enforcement response;
8. The establishment of the proposed special exception does not create a concentration or proliferation of the same or similar types of special exception use, which concentration may be detrimental to the development or redevelopment of the area in which the special exception use is proposed to be developed;
9. The proposed special exception is consistent with the character and intent of the underlying zoning district as indicated in the zoning district purpose statement, and with any applicable overlay zoning district or adopted plan goals and requirements;
10. The proposed special exception is appropriate for its location and compatible with the permitted uses adjacent to and in the vicinity of the property;
11. The proposed special exception is compatible with the general character of the district in which it is proposed;
12. The proposed special exception will not have an adverse impact on the land values of surrounding properties; and
13. The proposed special exception will not adversely affect the public interest.

### 9. Signature

Signature of Applicant	
	
Print Name	Date
R. Hunter Lambert	4/6/22



# Letter of Agency

## Application Supplement

**TO: Planning and Development Services, City of Columbia**

I, the undersigned property owner, do hereby attest that I am the person that holds, or I am authorized on behalf of the party that holds, fee simple interest in the following parcel(s):

Common Street Address

**737 Gadsden Street**

Tax Map Reference Numbers

**R08915-12-01**

Further, I hereby authorize the persons and/or entities listed as AUTHORIZED AGENT(S) below to act on my behalf for the purpose of submitting documents, amending documents, meeting with staff, attending public meetings and hearings, and as otherwise may be necessary and proper to fulfill the required steps to request the following:

1. Variance, Special Exception, and/or Administrative Appeal (Board of Zoning Appeals)
2. Zoning Map Amendment (Planning Commission and City Council, if applicable)
3. Site Plan Review (Planning Commission or D/DRC)
4. Design Review (D/DRC)
5. Minor Subdivision (Staff)
6. Major Subdivision (Planning Commission)
7. Encroachment (Staff and City Council, if applicable)
8. Street Naming/Renaming (Planning Commission)

***\*\*Please strike-through and initial any of the above-listed steps that do not fall under the scope of this Letter of Agency***

[signatures on following page]



# Letter of Agency

## Application Supplement

### Property Owner

Signature <i>R. Hunter Lambert</i>		Date 4/6/22
Print Name of Property Owner R. Hunter Lambert - USC Development Foundation		
Address (street, city, name, zip) 1027 Barnwell Street Columbia, SC 29208		
Email of Property Owner lamberrh@email.sc.edu		Phone 803-576-7277
Signature of Witness <i>Lindsey E. Fisher</i>		Date 4/6/22
Print Name of Witness Lindsey E. Fisher		

### Authorized Agent

Signature <i>Jeff Schaus</i>		Date 4/7/22
Print Name Jeff Schaus - Holder Properties		
Address (street, city, name, zip) 3300 Cumberland Blvd, SE, Atlanta, Georgia, 30339		
Email of Authorized Agent jschaus@holderproperties.com		Phone 239-272-6766

## **Compliance with Special Exception Criteria & Operation Management Plan 737 Gadsden Street – Gadsden + Greene Student Housing Project R08915-12-01**

1. The proposed special exception complies with all applicable zoning district-specific standards in Article 3: Zoning Districts
  - **In addition to this application for a special exception for the maximum density (bedrooms/acre), a variance application for the frontage setback has also been submitted. All other applicable zoning district-specific standards shall be followed.**
2. The proposed special exception complies with all applicable use-specific standard in Article 4: Use Regulations
  - **This application is for a special exception for the maximum density (bedrooms/acre). This project will comply with all other requirements in Article 4, specifically 17-4.2 for private dormitories.**
3. The proposed special exception will not have a substantial adverse impact on vehicular traffic or vehicular and pedestrian safety
  - **There is already an existing surface parking lot with over 400 spaces currently at the project site. There will not be an adverse impact to vehicular traffic. Other than existing street-side parallel parking, all provided parking will be off-street through an internal surface lot and parking garage.**
  - **Wide sidewalks along the street frontages will enhance pedestrian safety.**
  - **A pull-off bus/shuttle stop (COMET bus) on Gadsden Street with shelter for USC students will also reduce traffic.**
4. Adequate provisions are made for parking and for loading and unloading
  - **An internal surface parking lot and parking garage will be provided to meet parking requirements. Loading/unloading areas will also be provided.**
5. The proposed special exception will not have a substantial adverse impact on adjoining properties in terms of environmental factors such as noise, lights, glare, vibration, fumes, odors, obstruction of air and light, and litter
  - **The only adjacent property is to the west and is owned by the railroad, utilized as a buffer. Further, there will not be any such adverse impacts.**
6. The proposed special exception will not have a substantial adverse impact on the aesthetic character of the area, to include a review of the orientation and spacing of buildings
  - **The special exception is for the maximum density (bedrooms/acre). There will not be any such adverse impact. The project will meet requirements of the D/DRC.**
7. The proposed special exception will not have a substantial adverse impact on public safety or create nuisance conditions detrimental to the public interest or conditions likely to result in increased law enforcement response
  - **The proposed project is not unlike similar student housing/commercial university facilities in the vicinity. There will not be any such adverse impact.**
8. The establishment of the proposed special exception does not create a concentration or proliferation of the same or similar types of special exception use, which concentration may be detrimental to the development or redevelopment of the area in which the special exception use is proposed to be developed

- **The granting of the special exception for density (bedrooms/acre) will not be detrimental to the development of the area.**
- 9. The proposed special exception is consistent with the character and intent of the underlying zoning district as indicated in the zoning district purpose statement, and with any applicable overlay zoning district or adopted plan goals and requirements
  - **Yes, the proposed project will entail a pedestrian-oriented residential/commercial development.**
- 10. The proposed special exception is appropriate for its location and compatible with the permitted uses adjacent to and in the vicinity of the property
  - **The only adjacent property is to the west and is owned by the railroad, utilized as a buffer. However, it is appropriate and compatible with the permitted uses in the vicinity.**
- 11. The proposed special exception is compatible with the general character of the district in which it is proposed
  - **Yes, it is compatible with the general character of the district in which it is proposed.**
- 12. The proposed special exception will not have an adverse impact on the land values of surrounding properties
  - **The only surrounding property is to the west and is owned by the railroad, utilized as a buffer. However, it will not have an adverse impact on the land values of other properties in the vicinity.**
- 13. The proposed special exception will not adversely affect the public interest
  - **No, it will not adversely affect public interest. It will be of benefit to USC students and offer retail space and amenities to USC students and other members of the community.**

## Operation & Management Plan

### A. Uses & Activities that will occur with the dormitory use

- **In addition to housing students, the project will include ground level retail (tenants TBD) along Gadsden, Greene and Devine Street. Retail parking will be located inside the ground level of the project for retail patrons. EV vehicle charging stations (quantity TBD), bike storage for residents, and typical student amenities including study rooms, a fitness center and an exterior courtyard are included.**

### B. Hours & Operation of Non-Residential Services

- **Hours and operation of non-residential services are anticipated to be between 7AM and 10PM. It is understood hours of operation could vary depending on future tenants.**

### C. Security Plan

- **Gadsden + Greene will include controlled access at all building entrances/exits and a resident parking deck that will require a key fob for access. Retail parking will have a cameras and gate arm systems when entering and exiting as well. The facility will include**

security cameras located throughout the facility that will be continuously be recording. We will also include on-site, off hour security personnel that will be roving the parking areas and building seven days a week.

In addition, we will implement the following security rules with residents:

- Lock all doors when leaving your unit.
- Valuables such as titles, insurance policies, estate jewelry, etc. should be kept in a bank lockbox rather than in your unit.
- Notify the Management Office and contact 911 immediately if you see loiterers, peddlers or any other suspicious persons on the premises. We will contact the police to escort such persons off the building premises.
- Notify Management if there are lights that need to be replaced in the parking deck, building exterior or corridors.
- Do not give out your Carolina Card to guests. Also do not allow anyone to follow you into the parking deck or follow behind you as you walk into the building. Report any suspicious people to the Management Office or contact 911 immediately.
- Do not keep any valuables such as laptops and cellular phones visible in your car while parked in the parking garage.
- Do not prop open any of the building entry doors or gates. This will allow non-residents into the building. If you discover doors that are propped open, please report this condition to the Management Office.

#### **D. Noise Control**

- Exterior common area amenities will close no later than 10PM each night to ensure that exterior noise is controlled during off-hours. In our resident manual we will also include rules and regulations for events, maximum allowed people in certain areas and off-hour times that restrict loud music. The project will also be built to comply with all STC ratings and requirements to pass inspection and comply with building codes.

#### **E. Provisions for Transportation**

- A pull off area for the COMET USC bus shuttle will be included along Gadsden Street. The project will also provide residents a secured bike storage room and encourage alternative transportation uses such as bikes, use of the COMET shuttle and walking for residents.

#### **F. Location of Entrances/Exits**

- The project will have a main lobby entrance/exit for residents along Gadsden Street. This main entrance/exit will be locked during off-hours and will require a key fob to gain entry. In addition, auxiliary resident entrances/exits on the ground floor will be located along Devine Street as required by code. The project will include direct entry into resident unit corridors from the secured resident parking areas as well.

**G. Location of Amenities & Compatibility for Adjacent Uses**

- Amenities will be interior to the ground floor retail/lobby and elevated residential units. An exterior +/- 12,500SF elevated courtyard will be located on the second level but as referenced above will be surround by units on Greene, Gadsden and Devine Street. Interior amenities will consist of a fitness center, study rooms and an entertainment area for residents.

## Jaen, Erica L

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**From:** Jeff Schaus <[jschaus@HolderProperties.com](mailto:jschaus@HolderProperties.com)>  
**Sent:** Tuesday, April 12, 2022 9:12 AM  
**To:** Jaen, Erica L  
**Cc:** Hasty, Hope M  
**Subject:** RE: 737 Gadsden Street Project - Special Exception & Variance Submissions  
**Attachments:** Conceptual Renderings.pdf

Erica,  
See below for the units and parking information. Let me know what else you might need.

The project is:

- 8 floors above the podium so total of 9 floors.
- Unit count: total: 245 (750beds)
  - o 2 beds units: 115
  - o 4 beds: units 130
- Parking: 600 total is target
  - o Includes 75 spaces for ground floor access.
  - o 525 residential spaces over 6 floors

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**From:** Jaen, Erica L <[Erica.Jaen@columbiasc.gov](mailto:Erica.Jaen@columbiasc.gov)>  
**Sent:** Monday, April 11, 2022 11:26 AM  
**To:** Jeff Schaus <[jschaus@HolderProperties.com](mailto:jschaus@HolderProperties.com)>  
**Cc:** Hasty, Hope M <[Hope.Hasty@columbiasc.gov](mailto:Hope.Hasty@columbiasc.gov)>  
**Subject:** RE: 737 Gadsden Street Project - Special Exception & Variance Submissions

Good morning,

I am reviewing the application for the SE and Variance for 737 Gadsden Street. Do you know the amount of units and the amount of parking you will be providing? Also how many stories the building will be? I am writing the summary/overview of project and want to be sure the board members have a good understanding of the overall project. If you have conceptual renderings or renderings of previous projects that would be helpful.

Thanks!!

### Erica Jaen

Associate Planner  
Zoning Department

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**From:** Jeff Schaus <[jschaus@HolderProperties.com](mailto:jschaus@HolderProperties.com)>  
**Sent:** Thursday, April 7, 2022 1:55 PM  
**To:** Zoning <[Zoning@columbiasc.gov](mailto:Zoning@columbiasc.gov)>  
**Cc:** Eubanks, Kevin <[keubanks@ssoe.com](mailto:keubanks@ssoe.com)>; Andy Barfield <[abarfield@holderproperties.com](mailto:abarfield@holderproperties.com)>; Lambert, Hunter <[lamberrh@email.sc.edu](mailto:lamberrh@email.sc.edu)>; Hasty, Hope M <[Hope.Hasty@columbiasc.gov](mailto:Hope.Hasty@columbiasc.gov)>; Burnette, Richard B <[Richard.Burnette@columbiasc.gov](mailto:Richard.Burnette@columbiasc.gov)>



SECTION 3 CONCEPTUAL PLAN

# PROJECT RENDERING



# PROJECT RENDERING ALTERNATE SKIN OPTION



SECTION 3 CONCEPTUAL PLAN

# PROJECT RENDERING



SECTION 3 CONCEPTUAL PLAN

# PROJECT RENDERING

