



**PLANNING COMMISSION**

March 14, 2024 at 4pm

*City Council Chambers, 3<sup>rd</sup> Floor, 1737 Main Street, Columbia, SC 29201*

**SITE PLAN REVIEW CASE SUMMARY**

**2109 THRU 2121 SUMTER STREET, 1212 THRU 1222 SCOTT STREET,  
2110 AND 2120 MAIN STREET, TMS#09016-12-04, 09016-12-05, 09016-12-06, 09016-12-16, 09016-12-17, 09016-12-18, 09016-12-19, AND 09016-12-20  
THE WOODLEY**

- Council District:** 1
- Proposal:** Request site plan approval for the construction of a 102-unit, multifamily mixed use development.
- Applicant:** Thomas Fallows, Ghostriider OZ Fund, LLC
- Proposed Use:** Multifamily
- Staff Recommendation:** Approval with staff comments.

**Detail:** This project entails the construction of a ± 103,000 sq. ft., 2-building, 4-story multifamily mixed use development on ± 2.32 acres on the south side of Scott Street between Main Street, and Sumter Street. The proposed building will contain 102-units (6 1-bedroom studio units, 88 1-bedroom units, and 8 2-bedroom units), amenity space (recreation center with open space), and a surface parking lot. The applicant is also proposing 1,800 sq. ft. of commercial space for retail or office use. The required number of off-street parking spaces for this development is 0 whereas the applicant will be providing 91 surface parking spaces and 9 on-street parking spaces.

The applicant has provided a traffic impact study that has been reviewed and approved by the City of Columbia Traffic Engineer.

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

<b>CITY REVIEWING AGENCY COMMENTS</b>	
<b>Planning and Development Services</b>	<p><b>Recommend approval with conditions:</b></p> <ol style="list-style-type: none"> <li>Review for compliance with 2021 IBC Section 1106.7 Location (of accessible parking spaces): To be located on shortest accessible route of travel to accessible entrances and where buildings have multiple accessible entrances with adjacent</li> </ol>

	<p>parking, accessible parking spaces shall be dispersed and located near the accessible entrances.</p> <ol style="list-style-type: none"> <li>Please note that any on-street parking provided on Sumter will be considered temporary, as bicycle lanes are planned for Sumter Street in the adopted Walk Bike Columbia master plan/Comprehensive Plan (transportation).</li> <li>Applicant shall coordinate with staff through the encroachment process to ensure that right-of-way on adjacent streets includes required improvements, including but not limited to sidewalks, decorative street lighting and trees to meet all City standards.</li> <li>City and State Encroachment permits will be required for work being conducted within the ROW.</li> <li>Must comply with all applicable building codes.</li> </ol>
<b>Utilities</b>	<p><b>Recommend approval with conditions:</b></p> <ol style="list-style-type: none"> <li>Any needed upgrade, extension or relocation of City utilities must be provided by the developer and must meet the City’s design standards.</li> <li>Any privately owned/maintained utilities or permanent structures cannot be located inside exclusive City of Columbia utility easements.</li> <li>Water/Sewer mains, 4” and above water meters or any privately maintained utilities will not be allowed inside public right-of-ways without an approved encroachment permit and written approval from the City Engineer.</li> <li>Easements for future expansion of the water and sewer systems to serve adjacent property may be required. If required these easements must be reserved at 600’ intervals along the boundary of the property to allow future connection to the water/sewer system.</li> <li>If sewer flows for this project result in flows above 4,000 gallons per day, 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 results, this project may or may not be approved. If required, these calculations should be submitted to the Engineering Department as soon as possible.</li> <li>Sidewalks are to be installed in accordance with the City of Columbia Engineering Regulations.</li> </ol>
<b>Traffic Engineering</b>	<p><b>Recommend approval with condition:</b></p> <ol style="list-style-type: none"> <li>Implementation of recommendations from the Traffic Impact Study.</li> <li>SCDOT Approval.</li> </ol>
<b>Forestry</b>	<p><b>Recommend approval with condition:</b></p> <ol style="list-style-type: none"> <li>New landscaping or irrigation installed in the right of way must be maintained by the adjacent property owner in a manner to not interfere with vehicular and pedestrian traffic.</li> </ol>
<b>Stormwater</b>	<p><b>Recommend approval with condition:</b></p> <ol style="list-style-type: none"> <li>Development must comply with all applicable land disturbance requirements.</li> </ol>
<b>Parking Services</b>	<b>Recommend approval.</b>
<b>Street Division</b>	<b>Recommend approval.</b>

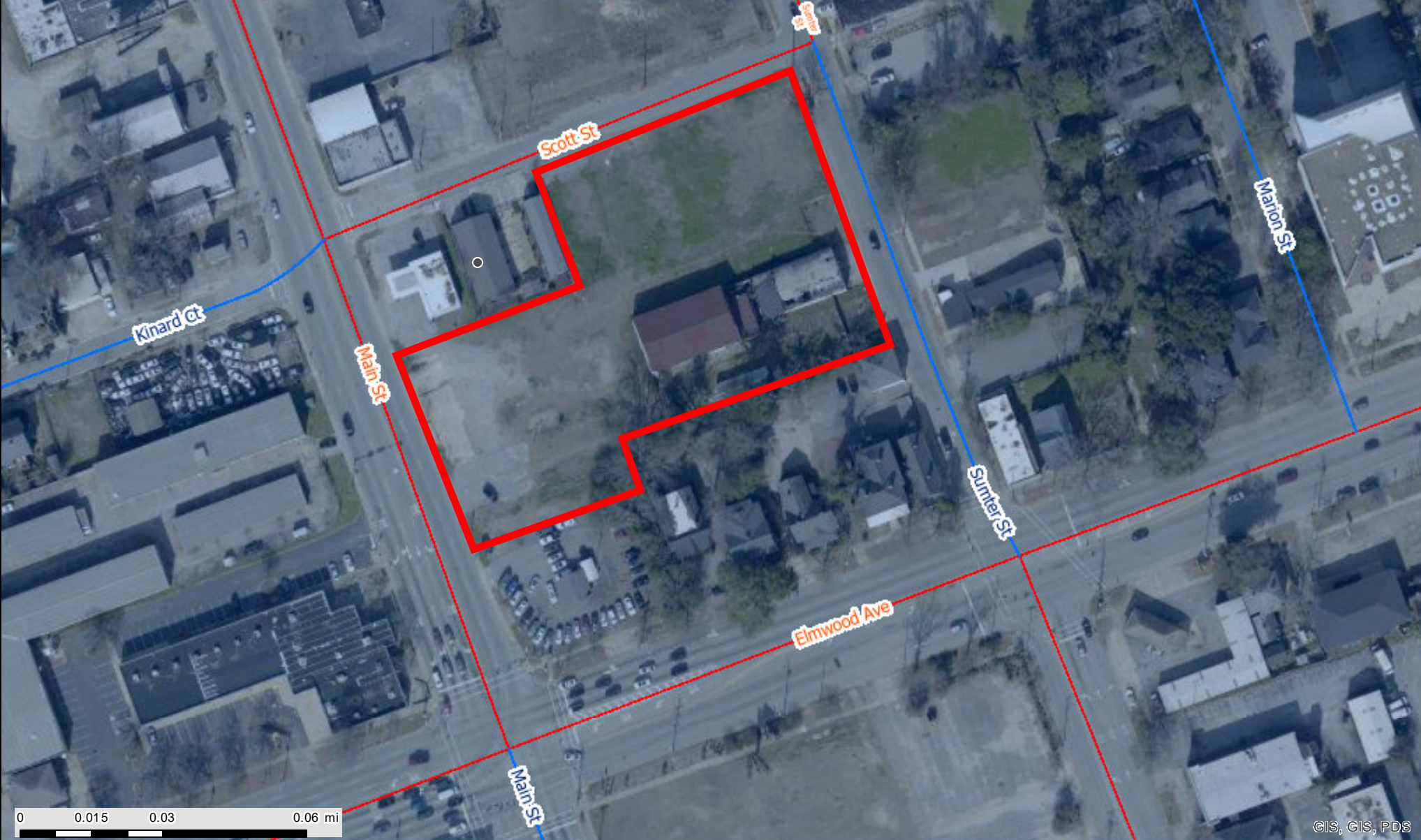
<b>Solid Waste</b>	<b>Recommend approval with condition:</b> 1. Must have private dumpster service.
<b>Fire</b>	<b>Recommend approval.</b>

# City of Columbia

## The Woodley



Wednesday, January 10, 2024



GIS, GIS, PDS



We Are Columbia

### CITY OF COLUMBIA GIS DATA DISCLAIMER

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# Site Plan

## Application and Checklist

### Checklist for All Applications

A complete site plan application shall include the following information. Please initial to signify that the requested information has been provided.

		Applicant Initials	Staff Initials
<b>A copy of this Application Checklist</b> , completed by the applicant.		<input type="checkbox"/>	<input type="checkbox"/>
<b>A completed and signed Application Form</b>		<input type="checkbox"/>	<input type="checkbox"/>
<b>Letters of Agency</b> for all applications where the applicant is not the owner of the subject property		<input type="checkbox"/>	<input type="checkbox"/>
<b>Payment</b> of the required fee (see Unified Development Ordinance Fee Schedule)		<input type="checkbox"/>	<input type="checkbox"/>
<b>Existing Site Plan</b> Please see below for required content.	1 copy: min. 18 x 24 inches or 1 digital copy (pdf format)	<input type="checkbox"/>	<input type="checkbox"/>
<b>Proposed Site Plan</b> Please see below for required content.	1 copy: min. 18 x 24 inches or 1 digital copy (pdf format)	<input type="checkbox"/>	<input type="checkbox"/>
<b>Building Elevations and Floor Plans</b> Please see below for required content.	1 copy: min. 18 x 24 inches or 1 digital copy (pdf format)	<input type="checkbox"/>	<input type="checkbox"/>
<b>Parking Plan</b> Required if project proposes more than ten off-street parking spaces. Please see below for required content.	1 copy: min. 18 x 24 inches or 1 digital copy (pdf format)	<input type="checkbox"/>	<input type="checkbox"/>
<b>Landscape Plan</b> Please see below for required content.	1 copy: min. 18 x 24 inches or 1 digital copy (pdf format)	<input type="checkbox"/>	<input type="checkbox"/>
<b>Green Building Standards Checklist</b>	1 digital copy (pdf format)	<input type="checkbox"/> N/A	<input type="checkbox"/>



# Site Plan

## Application and Checklist

### 1. Applicant Information

Name Thomas Fallows	
Company (if applicable) Ghostridder OZ Fund, LLC	
Address (street, city, state, zip) 1314 Rosewood Drive Columbia, SC 29201	
Phone (803)920-6840	Email fallows@gmail.com

### 2. Property Information

Address 2109, 2119, & 2121 Sumter Street, 1212, 1214 & 1222 Scott Street, 2110 & 2120 Main Street		
Tax Map Reference Number(s) 09016-12-04, 09016-12-05, 09016-12-06, 09016-12-16, 09016-12-17, 09016-12-18, 09016-12-19, 09016-12-20		
Current use Vacant	Proposed use Multifamily, General Office	
Current zoning MU-2, CAC	Number of lots or units 102 units	Total square feet 101,136 SF (2.32 AC.)

### 3. 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

### 4. 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.

<i>For staff use only</i>	
Date received (M/D/Y): _____ / _____ / _____	By: _____



# Site Plan

## Application and Checklist

### 5. Type of Site Plan

Please identify the type of site plan:

Minor <input type="checkbox"/>	Major <input checked="" type="checkbox"/>
Development of: <ul style="list-style-type: none"><li>• Accessory uses and structures</li><li>• Multi-family development with 25 or fewer dwelling units</li><li>• Non-residential development of less than 100,000 square feet</li></ul>	All development that does not qualify for a minor site plan

### 6. Project Description

Provide a brief description of the project.

Proposed development includes two proposed four-story multifamily buildings ( $\pm 102$  units total) and will include a resident center, retail commercial area, and associated off-street surface parking as well as on-street parking spaces along portions of site frontage along Scott Street and Sumter Street. Please refer to attached plans for additional project details.





# Site Plan

## Application and Checklist

### 7. Additional Submission Requirements

#### Existing Site Plan

This shall be a site plan of the existing conditions or a plat of survey with improvements shown, to scale and fully dimensioned.

#### Proposed Site Plan

The proposed site plan shall be prepared to scale and fully dimensioned, and include the following:

	Applicant	Staff
Total acreage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Location of lots and outlets (numbered and area in square feet)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Location of buildings (including setbacks from property lines and distances between buildings)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Location of parking and access/driveways	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Location of rights-of-way and/or easements for streets, railroads, and utility	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lines upon and abutting subject property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Location of streets, alleys, railroads, and utility lines upon and abutting subject property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Location of lakes, rivers, streams, swamps/wetlands, other bodies of water, and 100-year floodplains and floodway	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Location of open space	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Location of signage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Location and height of all fences, walls, and exterior lighting		
Statement/chart of the intensity of development (number and size of dwelling units by unit type for residential and/or gross floor area by building and use for nonresidential)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Topography by contours (at vertical intervals of not more than 5 feet)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Stamp of registered surveyor, engineer, and/or architect	<input checked="" type="checkbox"/>	<input type="checkbox"/>
North arrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Scale	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vicinity map (at 1 inch equals 1,000 feet)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### Building Elevations and Floor Plans

	Applicant	Staff
Please attach building elevations and floor plans.	<input checked="" type="checkbox"/>	<input type="checkbox"/>



# Site Plan

## Application and Checklist

### Parking Plan

If required, the parking plan shall be prepared to scale and fully dimensioned, and include the following:

	Applicant	Staff
Location of parking and access/driveways	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Dimensions of all parking spaces, aisle widths, driveways, and curb cuts	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Statement/chart of required parking spaces and number of parking spaces provided, including accessible parking spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pedestrian and bicycle circulation through the off-street parking areas and their connections to the circulation system for the development	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Transit facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Connections to transit facilities within, abutting, or near the development	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Statement/chart of required bicycle parking and number of bicycle parking spaces provided	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Location and design of bicycle parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vehicle stacking distances	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Landscaping Plan


If required, the landscaping plan shall be prepared to scale and fully dimensioned, and include the following:

	Applicant	Staff
All utility (water, sewer, gas, elec.) location(s) including street and parking lights	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Location of all trees being preserved (scaled symbol(s) and labeled as existing with size & species)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Location of any street trees within right-of-way (scaled and properly labeled);	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Existing and/or proposed landscaping to meet the landscape and tree ordinance	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Prepared by a registered landscape architect (for sites larger than one acre)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Green Building Standards

	Applicant	Staff
Please attach Green Building Standards Checklist with anticipated points earned	N/A <input type="checkbox"/>	<input type="checkbox"/>

### 8. Signature

Signature of Applicant	
	
Print Name	Date
Thomas Fallows	January 5, 2024



# 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):

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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)
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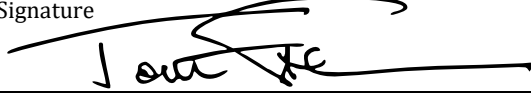
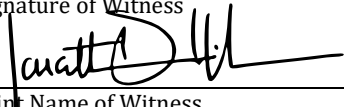
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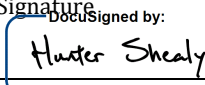
# Letter of Agency

## Application Supplement

### Property Owner

Signature 	Date 1/29/2024
Print Name of Property Owner Ghost Rider OZ Fund, LLC	
Address (street, city, name, zip) 350 Woodley Road Santa Barbara, CA 93108	
Email of Property Owner fallows@gmail.com	Phone 415-377-6335
Signature of Witness 	Date 1/29/2024
Print Name of Witness Jonathan Kibera	

### Authorized Agent

Signature DocuSigned by: 	Date 1/29/2024
Print Name Hunter Shealy	
Address (street, city, name, zip) Landplan Group South, Inc 1206 Scott Street Columbia, SC 29201	
Email of Authorized Agent hshealy@landplansouth.com	Phone 803.256.0562



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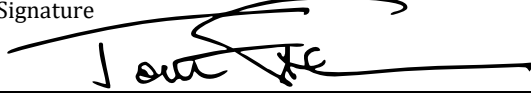
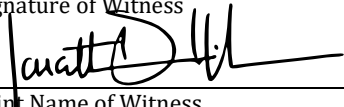
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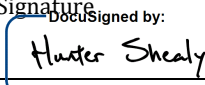
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Address (street, city, name, zip) 350 Woodley Road Santa Barbara, CA 93108		
Email of Property Owner fallows@gmail.com		Phone 415-377-6335
Signature of Witness 		Date 1/29/2024
Print Name of Witness Jonathan Kibera		

### Authorized Agent

Signature DocuSigned by: 		Date 1/29/2024
Print Name Hunter Shealy		
Address (street, city, name, zip) Landplan Group South, Inc 1206 Scott Street Columbia, SC 29201		
Email of Authorized Agent hshealy@landplansouth.com		Phone 803.256.0562



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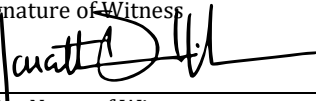
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Email of Property Owner fallows@gmail.com	Phone 415-377-6335
Signature of Witness 	Date 01/11/2024
Print Name of Witness Jonathan Kibera	

### Authorized Agent

Signature Signed by: 	Date 01/11/2024
Print Name Lauren Taylor	
Address (street, city, name, zip) 1314 Rosewood Drive Columbia, SC 29201	
Email of Authorized Agent lauren@therealtyhaven.com	Phone 803-920-6840





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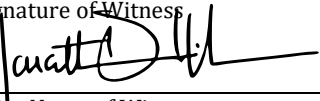
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Signature of Witness 	Date 01/11/2024
Print Name of Witness Jonathan Kibera	

### Authorized Agent

Signature 	Date 01/11/2024
Print Name Melissa Persaud	
Address (street, city, name, zip) 177 Hope springs Road Lexington, SC 29072	
Email of Authorized Agent melissapersaud721@gmail.com	Phone (702) 283-5479



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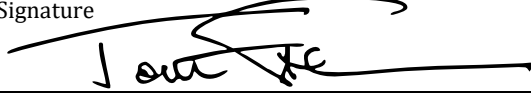
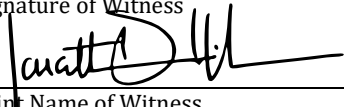
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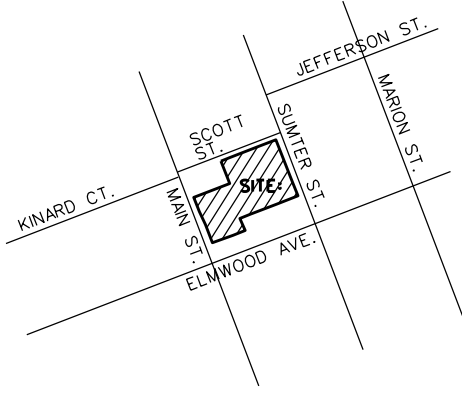
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Print Name of Witness Jonathan Kibera		

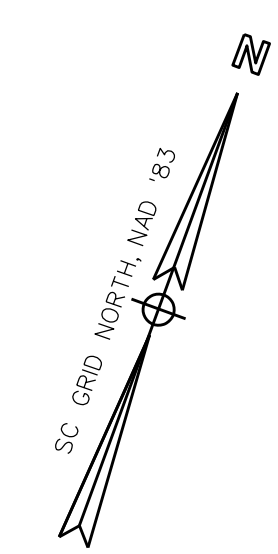
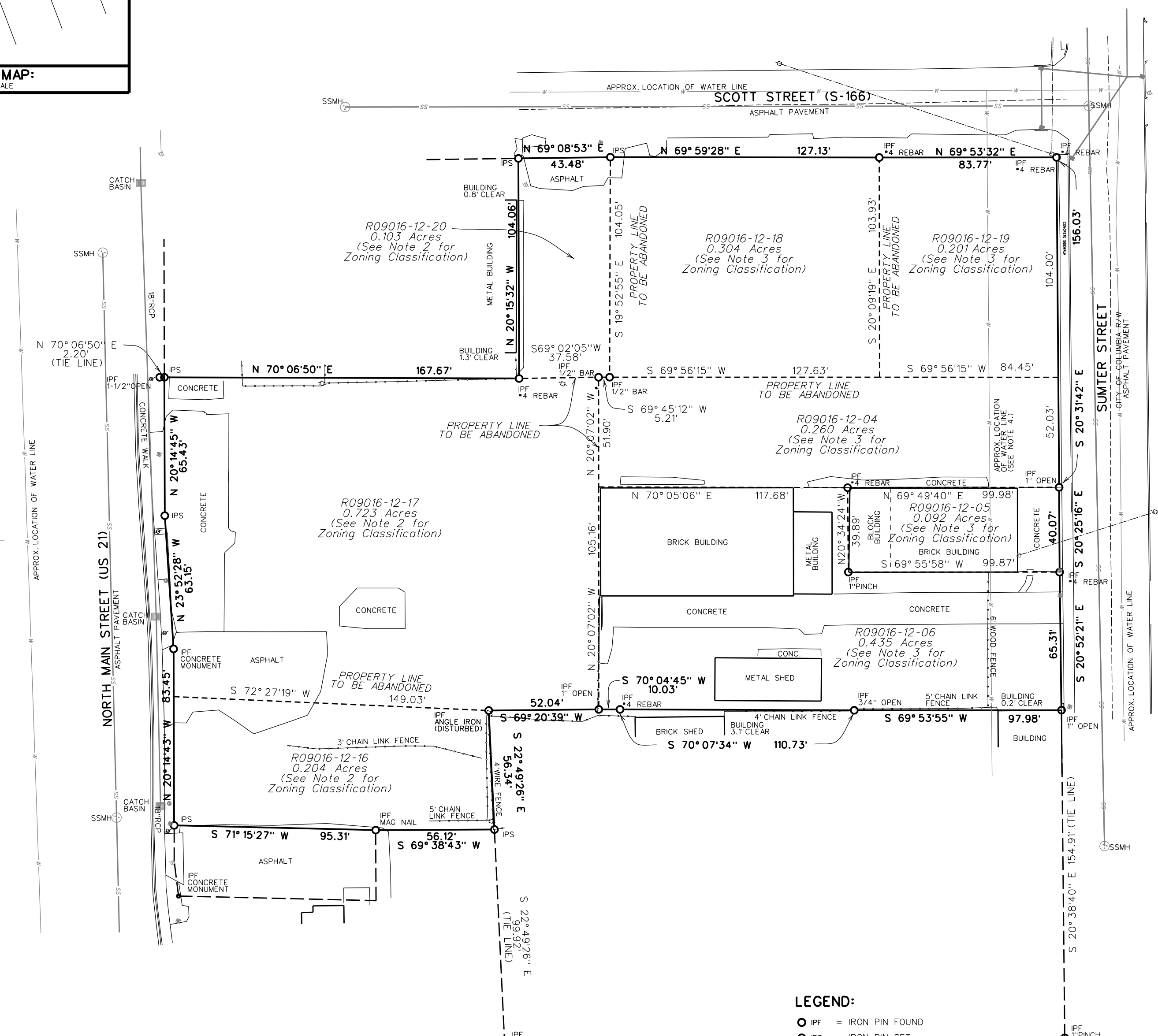
### Authorized Agent

Signature Signed by: 		Date 1/29/2024
Print Name Tripp Riley		
Address (street, city, name, zip) Studio 2LR 2428 Main Street Columbia, SC 29201		
Email of Authorized Agent triley@studio2lr.com		Phone 803.233.6602

Combination Plat of  
 Tax Parcels R09016-12-04,  
 R09016-12-05, R09016-12-06,  
 R09016-12-16, R09016-12-17,  
 R09016-12-18, R09016-12-19 and  
 R09016-12-20,  
 Richland County, SC  
 Total Area: 2.322

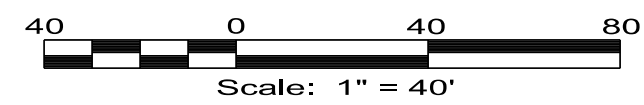


VICINITY MAP:  
 NOT TO SCALE



LEGEND:

- IPF = IRON PIN FOUND
- IPS = IRON PIN SET #5 REBAR
- △ CP = COMPUTED POINT
- PP = POWER POLE
- LP = LIGHT POLE
- ⊕ WM = WATER METER
- E — = OVERHEAD ELECTRIC
- F — = FENCE
- CMF = CONCRETE MONUMENT FOUND
- W — = WATER LINE
- SS — = SEWER LINE
- SSMH = SANITARY MANHOLE

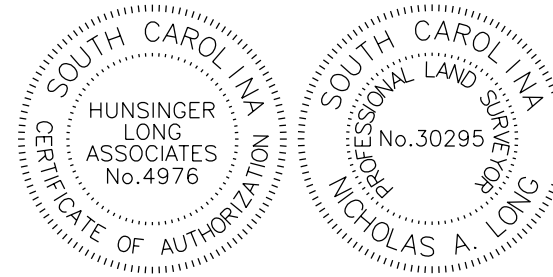


REFERENCES:

1. SCDOT PLAN AND PROFILE OF PROPOSED STATE HIGHWAY FILE #40.640A, PROJECT NO. HPP-0758(001) NORTH MAIN STREET DATED NOVEMBER 5, 2008.
2. SCDOT PLAN AND PROFILE OF PROPOSED STATE HIGHWAY DOCKET #40.357, RICHLAND COUNTY DATED JULY 7, 1950.
3. PLAT BOOK 50, PAGE 8261.
4. PLAT BOOK 1101, PAGE 298.
5. PLAT BOOK 2, PAGE 5463.
6. PLAT BOOK 50, PAGE 637.
7. PLAT BOOK 57, PAGE 964.
8. PLAT BOOK 73, 986.

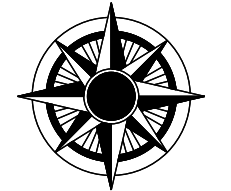
NOTES:

1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION. THERE MAY BE EASEMENTS, RIGHTS OF WAY OR OTHER MATTERS OF RECORD NOT SHOWN HEREON.
2. R09016-12-20, R09016-12-17, and R09016-12-16 are currently zoned (CAC) Community Activity Center/Corridor District within the North Main Corridor Design Overlay District.
3. R09016-12-06, R09016-12-05, R09016-12-04, R09016-12-19, and R09016-12-18 are currently zoned MU-2 Mixed-Use District within the North Main Corridor Design Overlay District.
4. Water Line Shown is scaled from City of Columbia Water Map.



I hereby state that to the best of my professional knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements for a Class B survey as specified therein; also there are no visible encroachments or projections other than shown.

*Nicholas A. Long*  
 NICHOLAS A. LONG, SCPLS #30295

Surveyor	Drawn By	Checked By	Revision	Date	Description
Combination Plat Richland County, SC					
Hunsinger Long Associates, LLC Land Surveying					
					
Survey For <b>The Landplan Group South</b>					
August 5, 2022      Richland County					
Project					
Scale As Shown					
Sheet 1 of 1					

PO Box 416, Columbia, SC 29202, (803) 996-5540

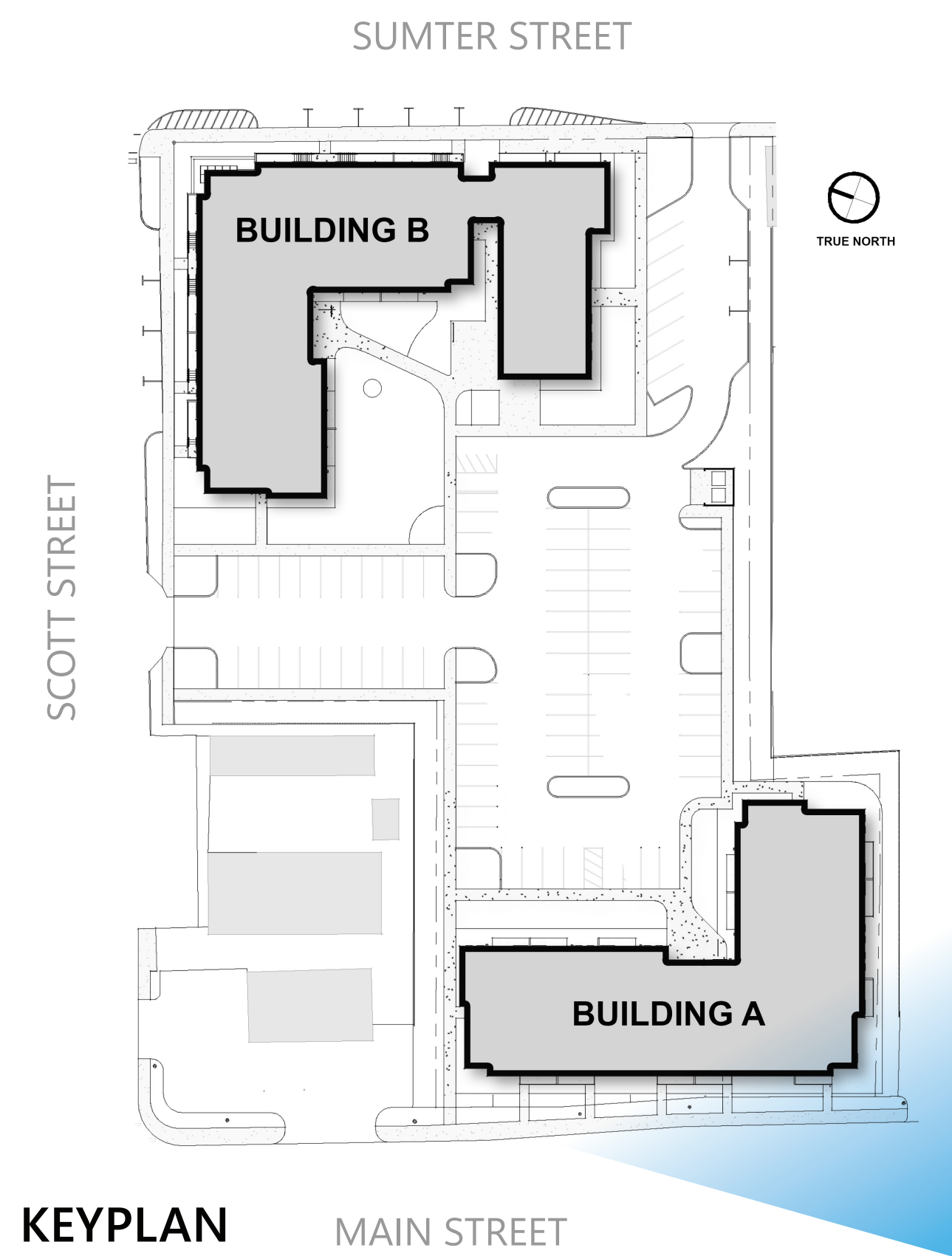






Dusk View from Main Street

© 2024 STUDIO 2LR | ARCHITECTURE + INTERIORS



Existing Conditions

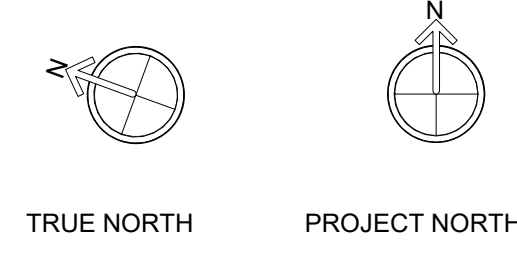




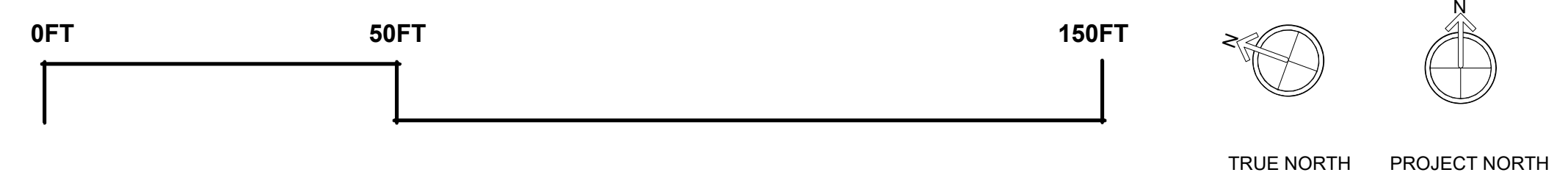
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② GIS VIEW OF EXISTING SITE  
1" = 60'-0"



**ARCHITECTURAL SITE PLAN**  
FOR REFERENCE ONLY - SEE CIVIL DRAWINGS FOR SITE DESIGN



**PRELIMINARY DESIGN**

CLIENT NAME  
**GHOST RIDER OZ FUNDS, LLC**

PROJECT NAME  
**THE WOODLEY**

LOCATION  
COLUMBIA, SOUTH CAROLINA

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT NUMBER **22023**

SHEET NUMBER  
**A100**

SHEET NAME  
**ARCHITECTURAL SITE PLAN**

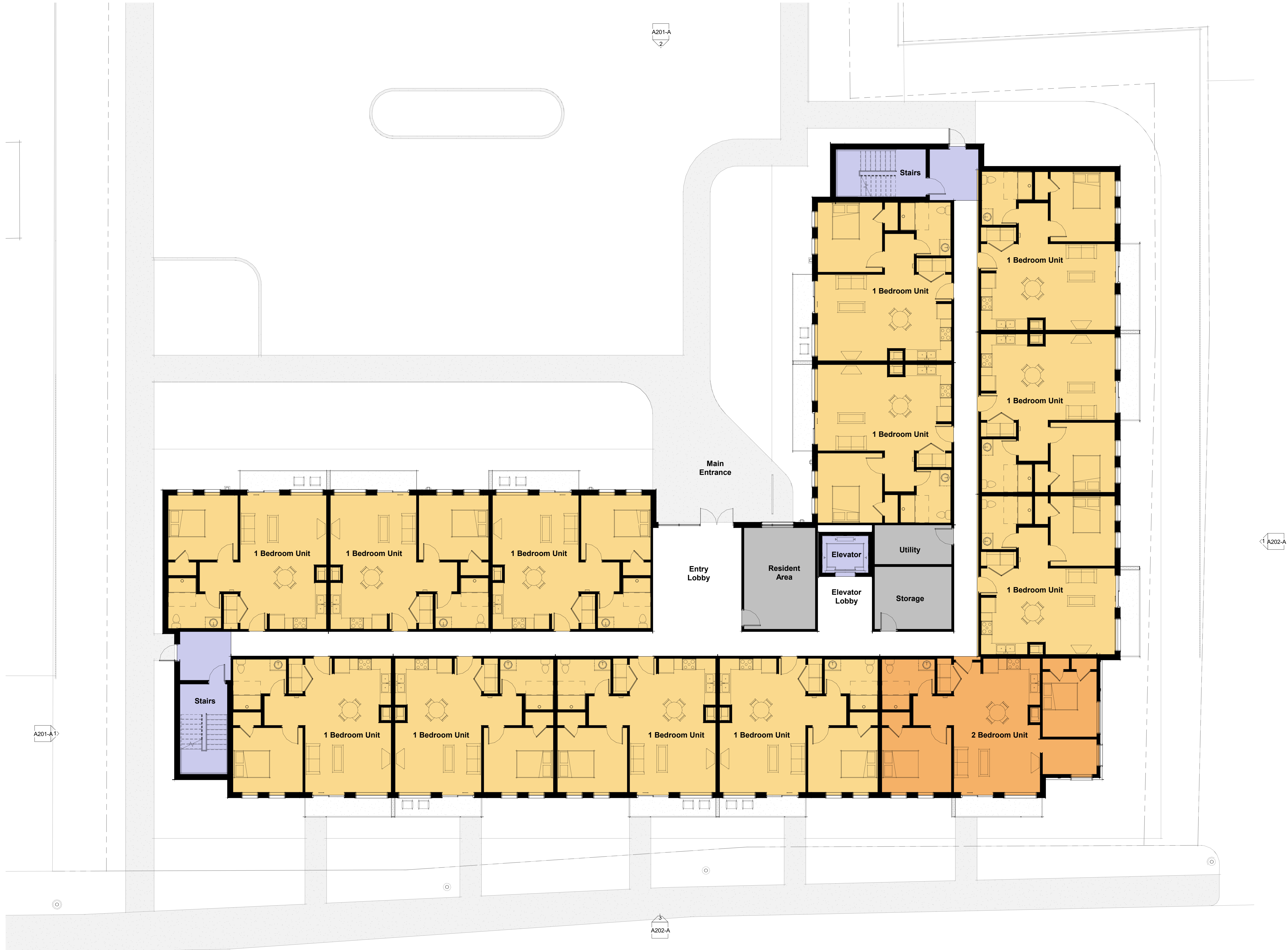
DATE **2/8/2024**

**STUDIO 2LR, INC.**  
2428 MAIN STREET  
COLUMBIA, SC 29201  
P: 803.283.1800  
STUDIO2LR.COM

**STUDIO 2LR** | ARCHITECTURE + INTERIORS

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1 FIRST FLOOR - BUILDING\_DDRC  
1/8" = 1'-0"

PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

CLIENT NAME  
GHOST RIDER OZ FUND, LLC  
PROJECT NAME  
**THE WOODLEY**  
LOCATION  
COLUMBIA, SOUTH CAROLINA

REVISIONS  
NO. DATE DESCRIPTION

PROJECT NUMBER **22023**

SHEET NUMBER  
**A101-A**

SHEET NAME  
FIRST FLOOR - BUILDING  
**A**

DATE **2/8/24**

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COLUMBIA, SC 29201  
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1 FIRST FLOOR - BUILDING\_DDRG  
1/8" = 1'-0"

PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

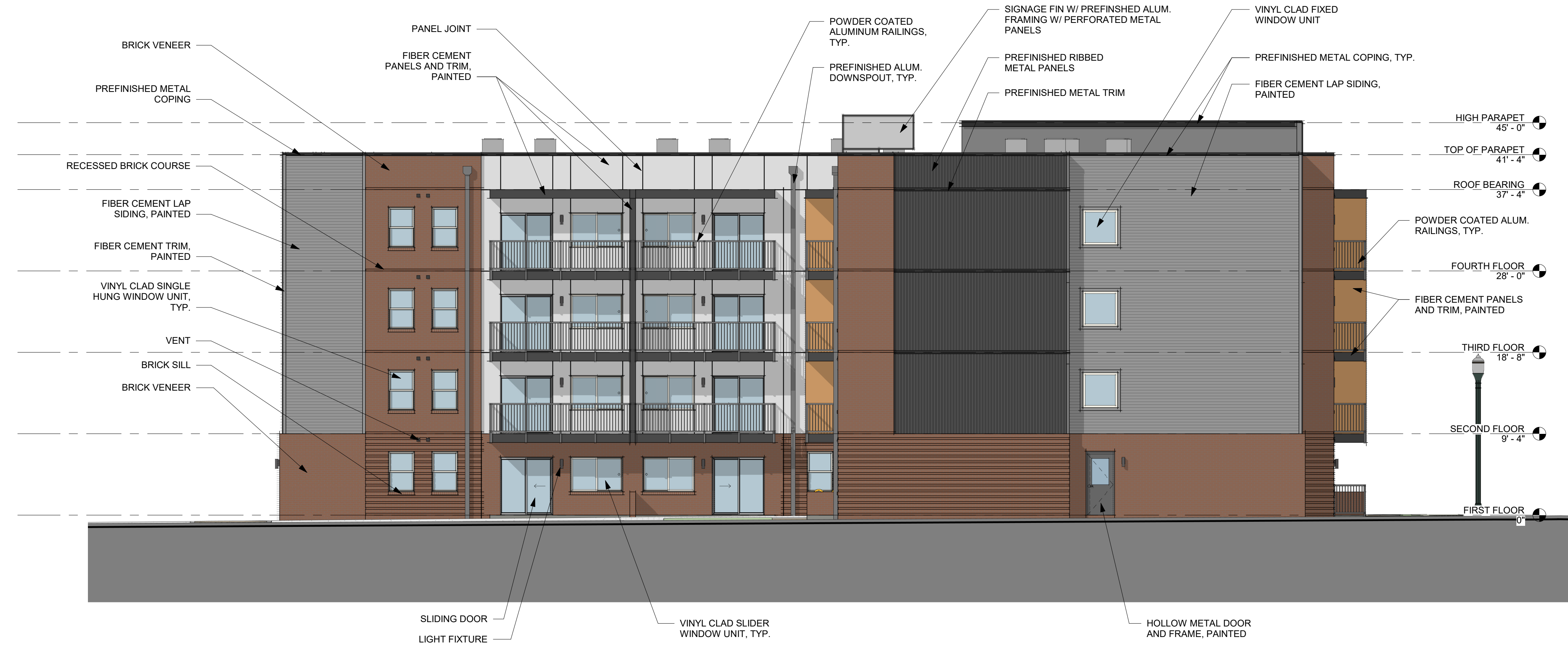
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PROJECT NAME	THE WOODLEY	
LOCATION	COLUMBIA, SOUTH CAROLINA	
REVISIONS		
NO.	DATE	DESCRIPTION
PROJECT NUMBER	22023	
SHEET NUMBER	A101-B	
SHEET NAME	FIRST FLOOR - BUILDING B	
DATE	2/8/2024	

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① DDRC PLAN WEST ELEVATION - BUILDING A  
1/8" = 1'-0"



② DDRC PLAN NORTH ELEVATION - BUILDING A  
1/8" = 1'-0"

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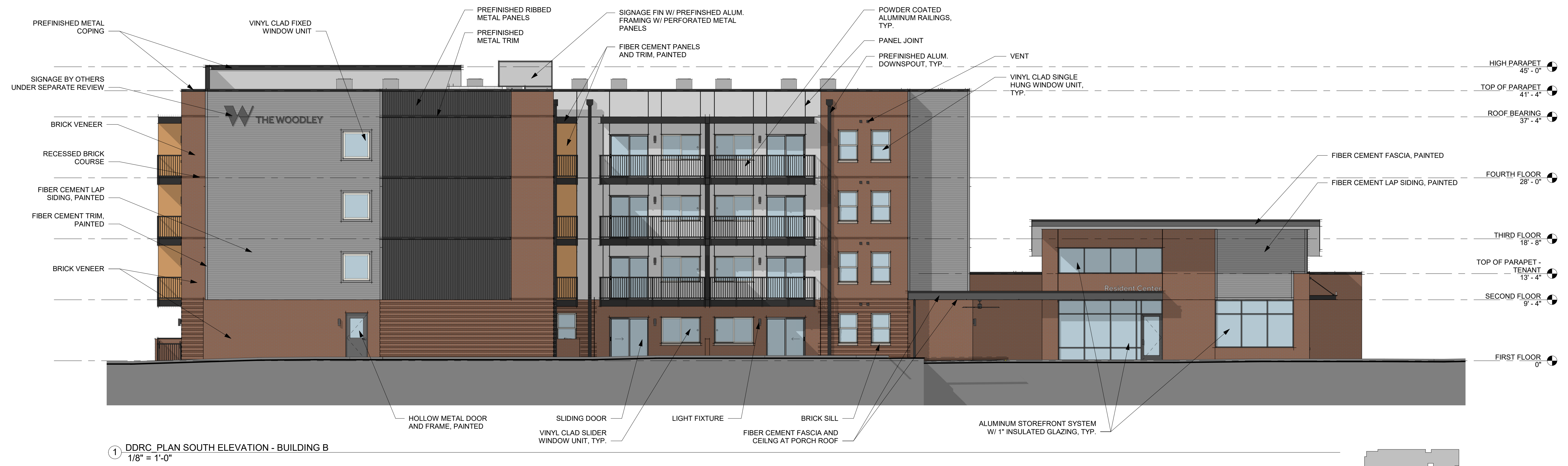
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PROJECT NAME	THE WOODLEY
LOCATION	COLUMBIA, SOUTH CAROLINA

NO.	DATE	DESCRIPTION
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SHEET NUMBER	<b>A201-A</b>	
SHEET NAME	BUILDING ELEVATIONS - BUILDING A	
DATE	2/8/24	

28 FEBRUARY 2024 11:52:12 AM



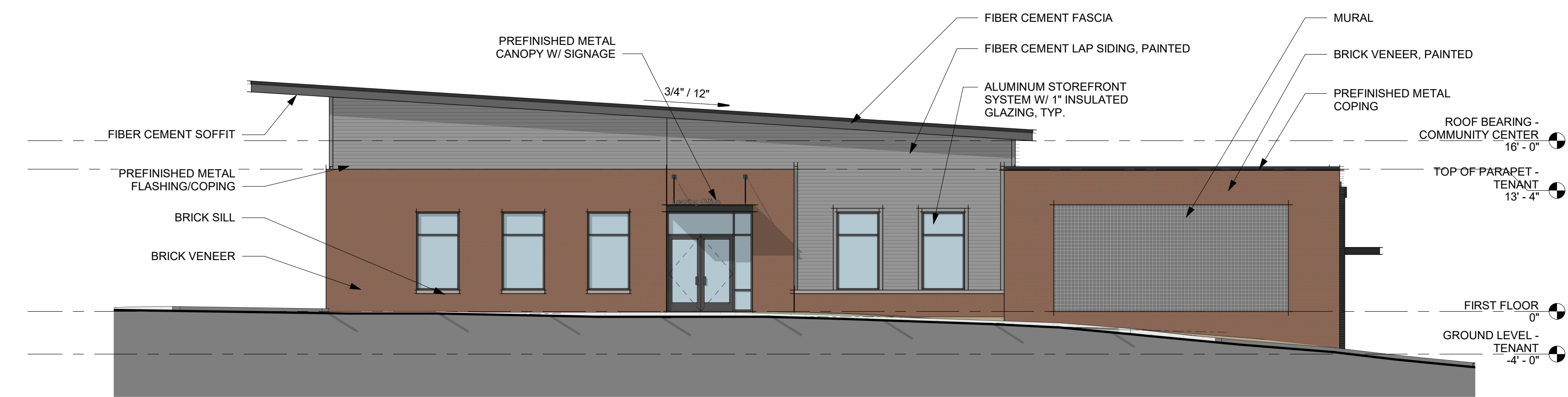
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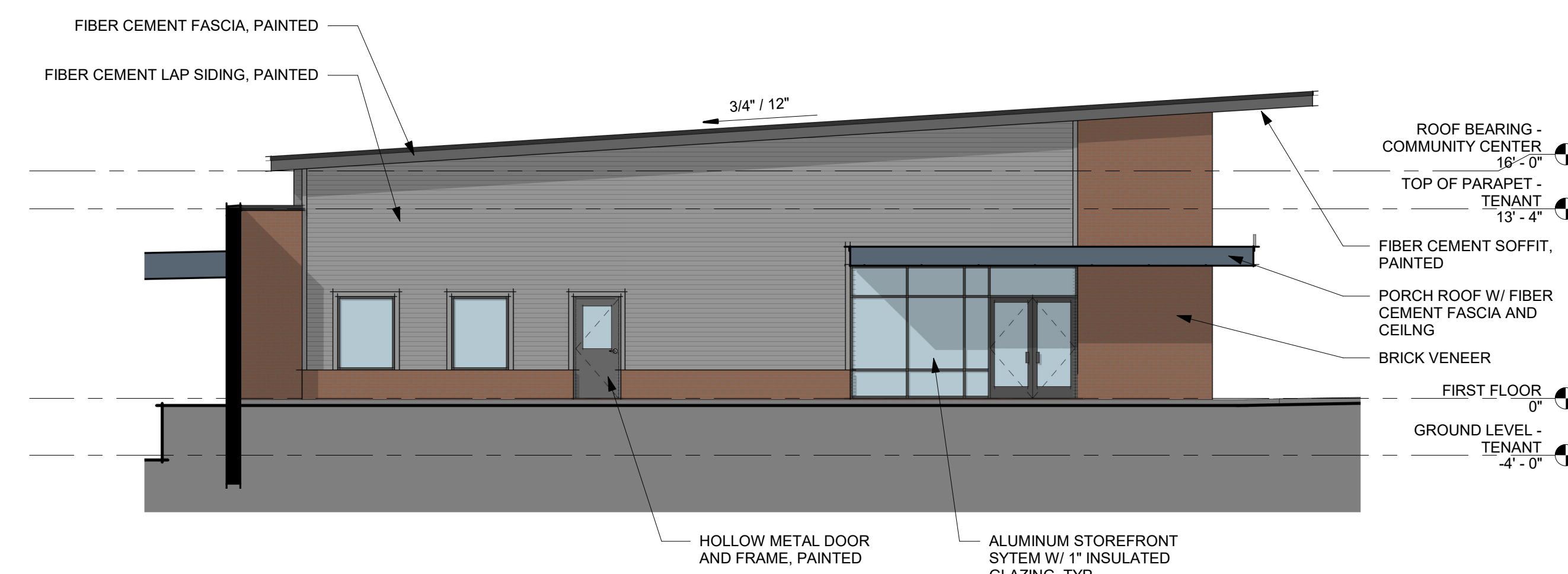
1 DDRC PLAN SOUTH ELEVATION - BUILDING B  
1/8" = 1'-0"



6 DDRC PLAN EAST ELEVATION - BUILDING B  
1/8" = 1'-0"



3 DDRC PLAN EAST ELEVATION - BUILDING B RESIDENT CENTER  
1/8" = 1'-0"



4 DDRC PLAN WEST ELEVATION - BUILDING B RESIDENT CENTER  
1/8" = 1'-0"

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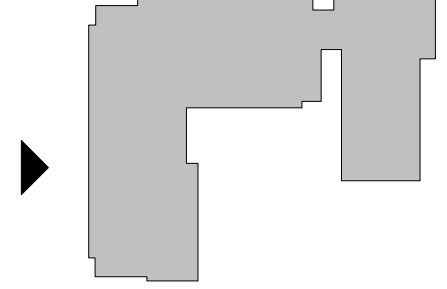
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SHEET NAME	BUILDING ELEVATIONS - BUILDING B
DATE	2/8/2024

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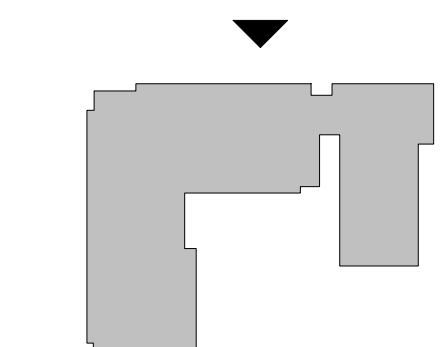
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① DDRC PLAN WEST ELEVATION - BUILDING B  
1/8" = 1'-0"



② DDRC PLAN NORTH ELEVATION - BUILDING B  
1/8" = 1'-0"



CLIENT NAME	GHOST RIDER OZ FUND, LLC
PROJECT NAME	THE WOODLEY
LOCATION	COLUMBIA, SOUTH CAROLINA

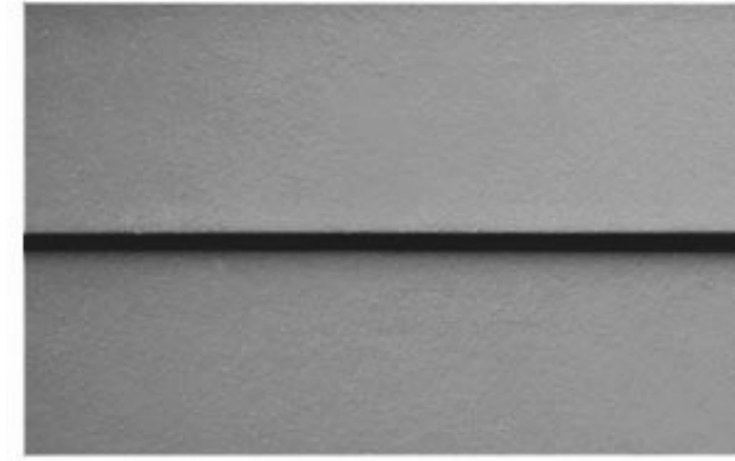
REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT NUMBER	22023
SHEET NUMBER	A202-B
SHEET NAME	BUILDING ELEVATIONS - BUILDING B
DATE	2/8/2024

PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

# Exterior Materials

## Fiber Cement Lap Siding - Painted Custom Color TBD (Basis of Design Product - Hardi Smooth Lap Siding)



**HARDIE® PLANK LAP SIDING  
SMOOTH**

You can't go wrong with this sleek, modern siding. Find the perfect color in our Statement Collection products or Dream Collection products. Or get it primed for paint.

## Fiber Cement Panels - Painted Custom Color TBD (Basis of Design Product - 48x96 Hardi Smooth Panels)



James Hardie HardiPanel HZ10 5/16 in. x 48 in. x 96 in. Fiber Cement Smooth Vertical Siding 9004003 - The Home Depot

## Brick Veneer - Color TBD



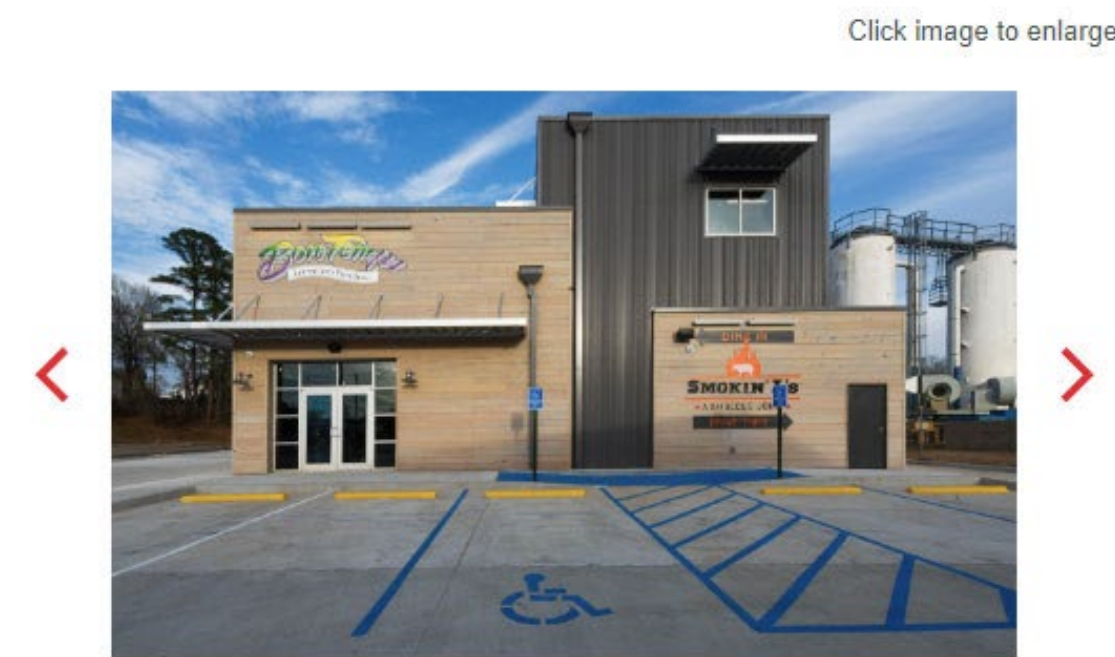
## Prefinished Ribbed Metal Siding - Color TBD (Basis of Design Product - McElroy Mult-Cor)

### Multi-Cor and M-Cor Panel

While quickly communicating their high-strength performance attributes, McElroy's corrugated metal panels are reminiscent of yesteryear and simpler times. Consistent, rounded corrugations make Multi-Cor and M-Cor ideal panels to achieve nostalgic appeal whether installed as a wall, roof or interior accent panel.

For added aesthetic appeal, horizontal installations showcase corrugated design capabilities. Multi-Cor and M-Cor are similar in design, with M-Cor offering a more subtle rib height and configuration.

[VIEW RELATED FILES](#) [BUILD A SUBMITTAL PACKAGE](#)



**Great for**

- Walls
- Roofs
- Residential
- Commercial

### Renderings

[Click image to enlarge](#)



### Profiles

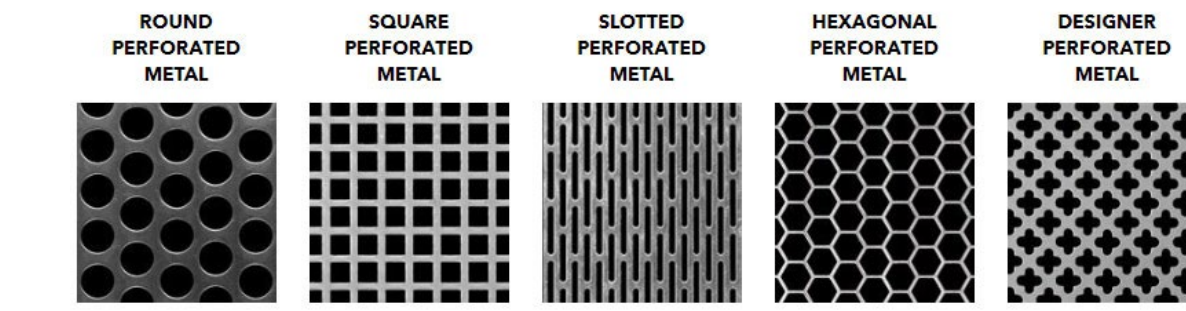
[Click image to enlarge](#)



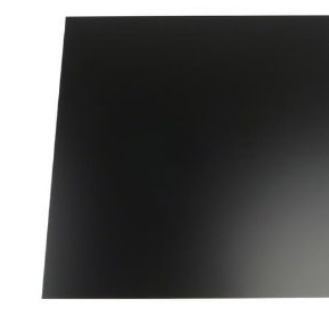
## Perforated Metal at Signage - Powder Coated Color TBD (Basis of Design Product - McNichols)

### McNICHOLS® Perforated Metal

McNICHOLS carries the largest inventory of Perforated Metal products in North America with a vast selection of sizes, gauges, and hole types available. In both high-end and industrial settings, Perforated Metal brings strength and style to enclosures, partitions, sign panels, guards, screens, and other structures. This dynamic product line offers ventilation, versatility, and a high strength-to-weight ratio. Perforated Metal is also an excellent product for filtration (sound, liquid, light, etc.) applications. McNICHOLS stocks Perforated Metal in a variety of materials including Aluminum, Carbon Steel, Galvanized Steel, Stainless Steel, and even Plastic!



## Powder Coated Aluminum - Color TBD (Metal Canopies, Sunshades, and Railings)



## Aluminum Storefront System - Clear Anodized Finish (Basis of Design Product - YKK Thermally Broken Center Glazed)



### YES 45 TU - CENTER SET THERMALLY BROKEN COMMERCIAL STOREFRONT SYSTEM

Storefronts

Features: Thermally Broken / Rapid Building Envelope

YES 45 TU is a thermally broken, center set, flush glazed storefront system for insulating glass.

[PRODUCT OVERVIEW](#) → [DATA SHEET](#) → [TECHNICAL DOCUMENTS](#) →

## Vinyl Windows and Doors - White Finish Option (Basis of Design Product - MI Windows and Doors)

### Single-Hung Windows

Single-hung windows have one operational sash at the bottom that can be raised or lowered, making them very easy to use.



#### BENEFITS OF SINGLE-HUNG WINDOWS

The top sash is fixed and does not move. The lower sash overlaps the upper when the window is open for ventilation. The window opens without protruding outward, making it the perfect choice for rooms that overlook patios, porches and walkways. Single-hung windows beautifully accent any architectural home style for design freedom.



### Sliding Glass Doors

One of the most popular styles of patio doors, sliding glass doors are designed to slide easily along a track to open and close.



#### BENEFITS OF SLIDING GLASS DOORS

Sliding glass doors provide access outside blending the interior and exterior to enhance the entire living area of a home. Designed to be energy efficient, sliding glass doors also allow in large amounts of natural sunlight which has great health benefits. Sliding glass doors come in various configurations and colors, with many different grid and glass options to complement your windows and interior design.



### Picture Windows

Picture windows are also called fixed windows because they are stationary and non-operable.



#### BENEFITS OF PICTURE WINDOWS

With no meeting rails to separate the sashes, a picture window offers unobstructed views to the outside. You can pair them with operable windows for the best of both worlds: natural light and ventilation. When you want to seamlessly merge your interior and exterior, consider using picture windows to create an expansive wall of windows that highlight your view.



### Horizontal Slider Windows

A horizontal slider window is designed to open blinds, left or right. They have two sashes, though only one is operational.



#### BENEFITS OF HORIZONTAL SLIDER WINDOWS

Horizontal windows glide open easily and you can choose whether the sash opens by sliding left or right. You can use them in any home style from contemporary to traditional. Great for projects that need to satisfy bedroom egress requirements. Horizontal sliders open without protruding making them an excellent choice for rooms facing walkways, porches, or patios.

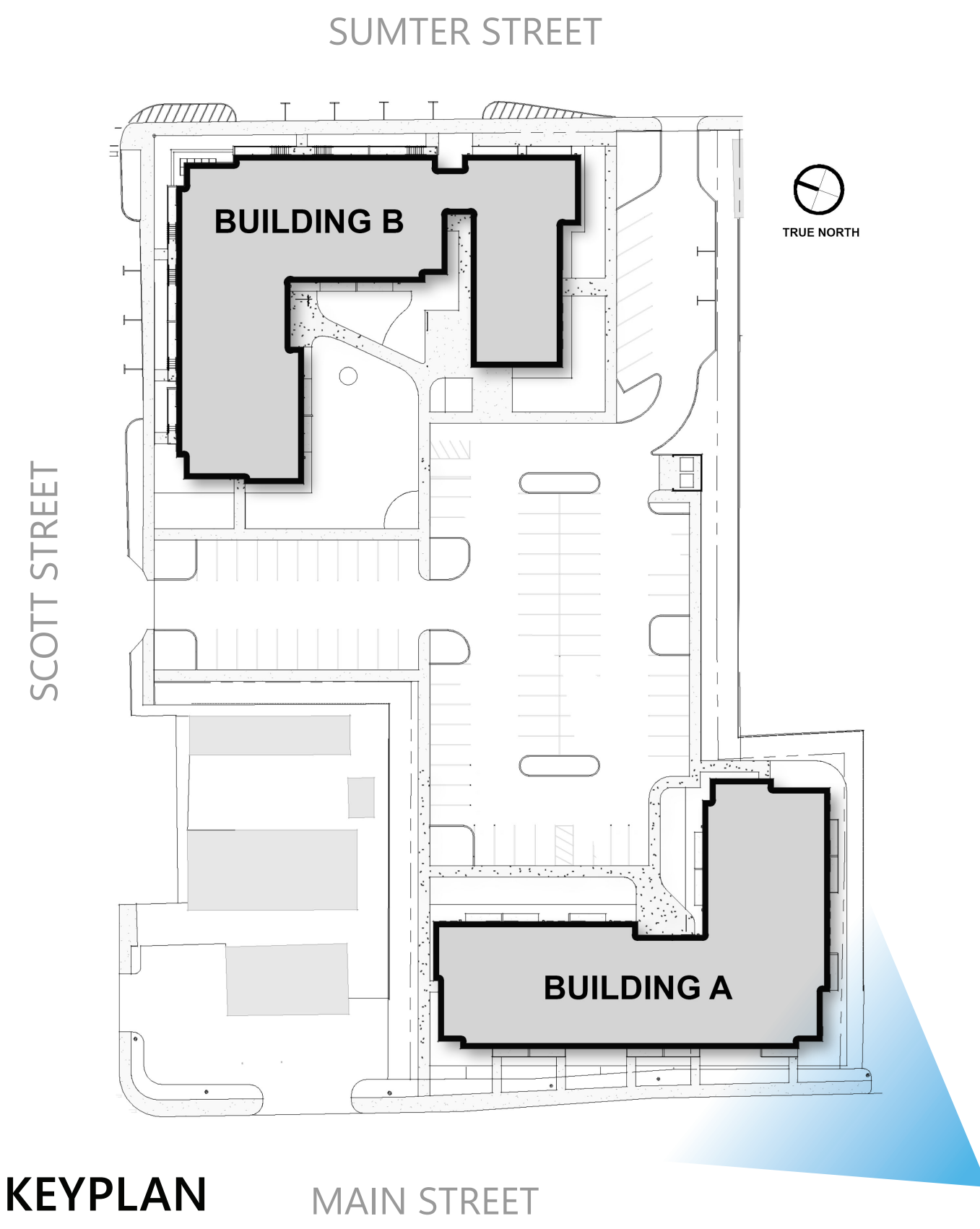






Aerial View

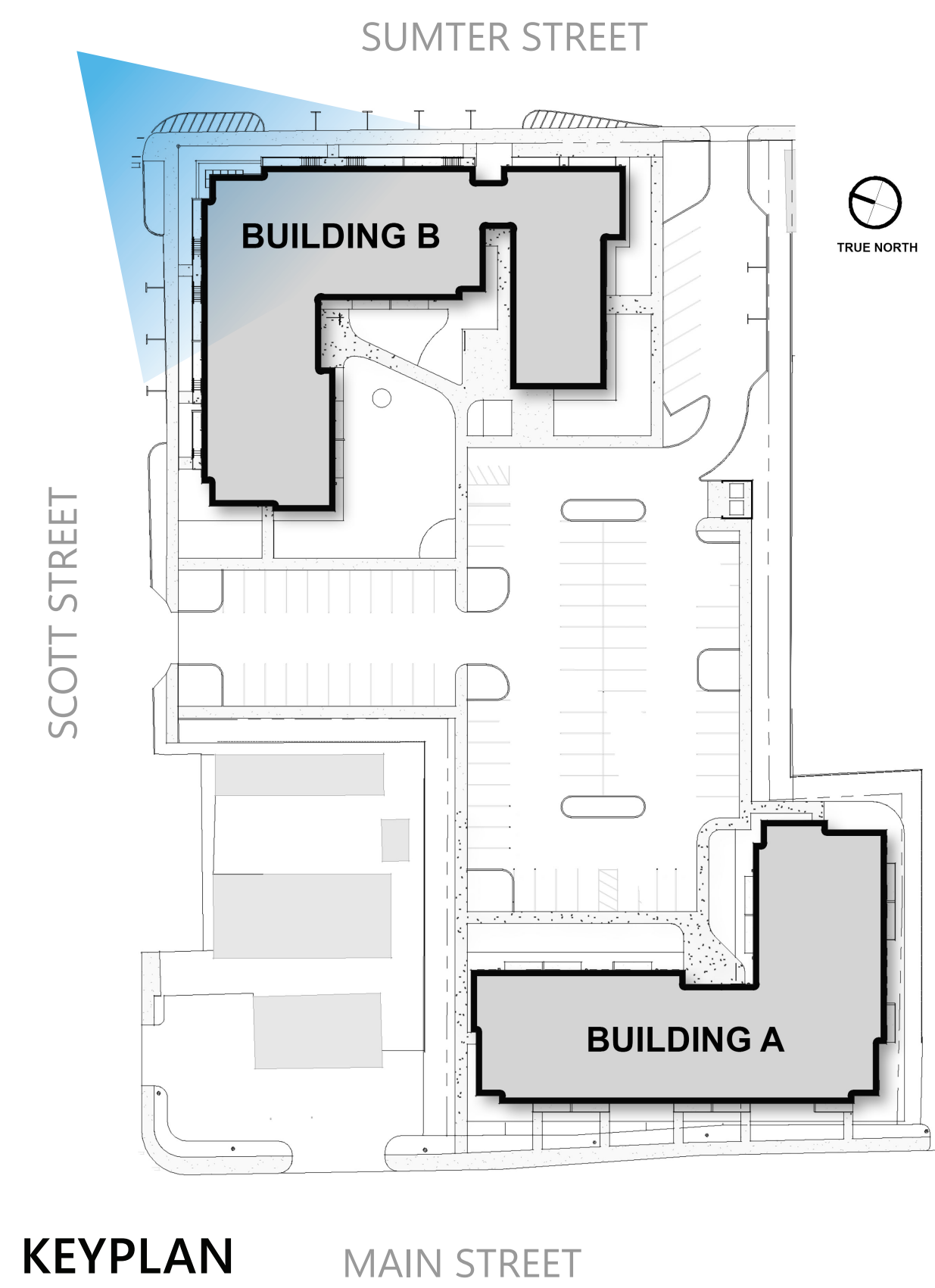
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KEYPLAN

Existing Conditions





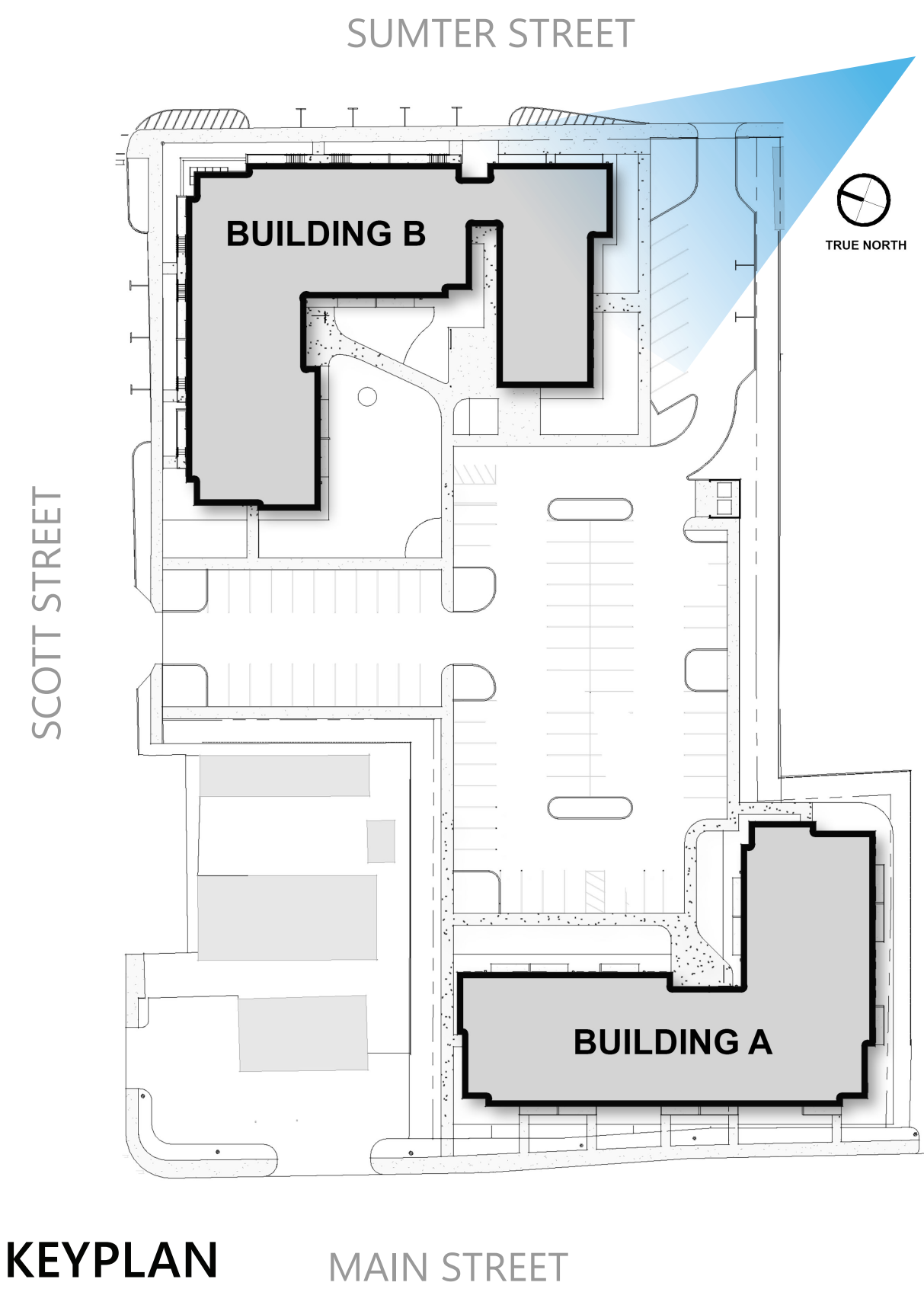
Existing Conditions





Sumter Street Entry

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Existing Conditions



Sumter Street View at Tenant Building



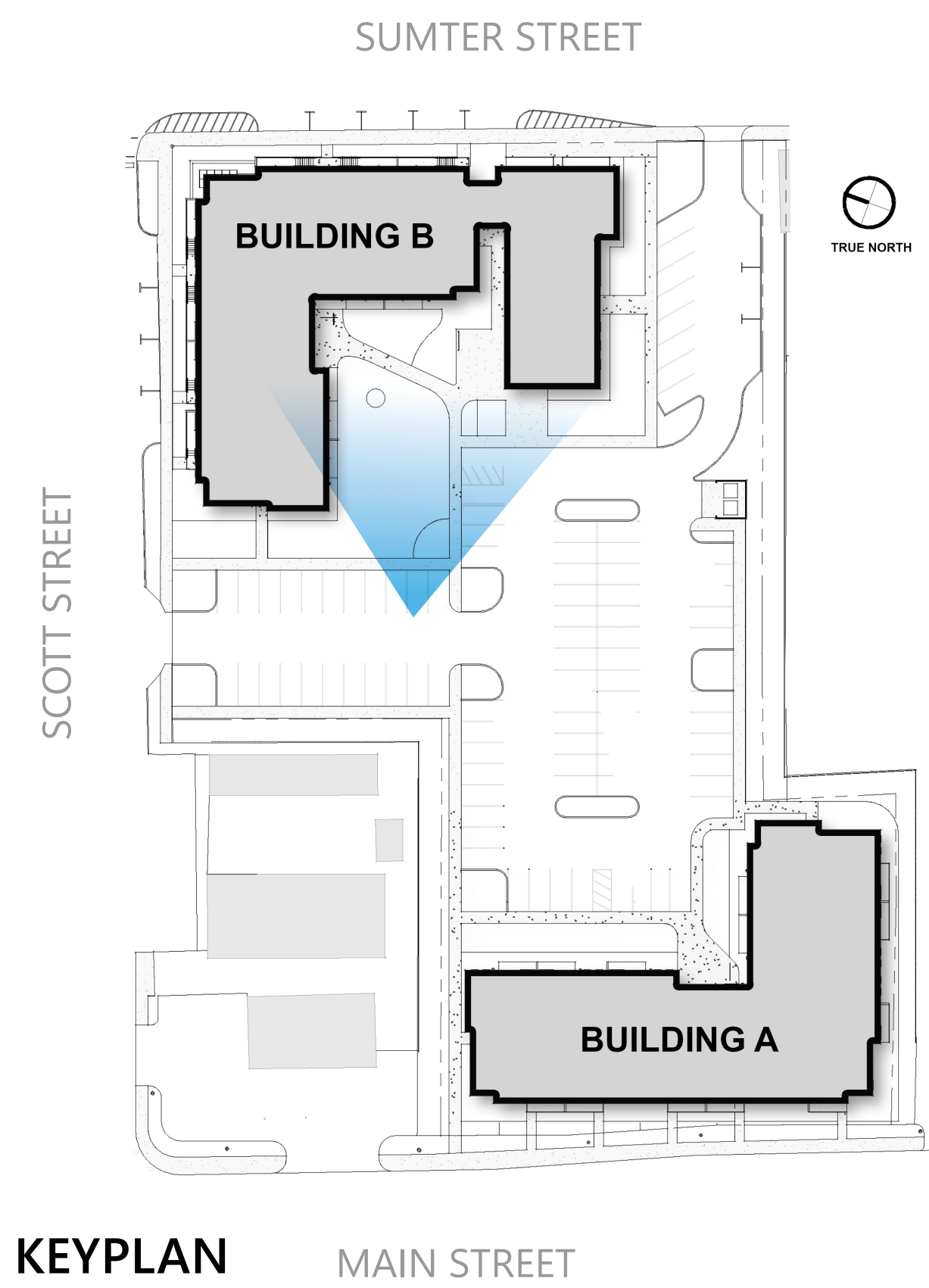
Entry View from Covered Porch





Lawn Area and Resident Center

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KEYPLAN

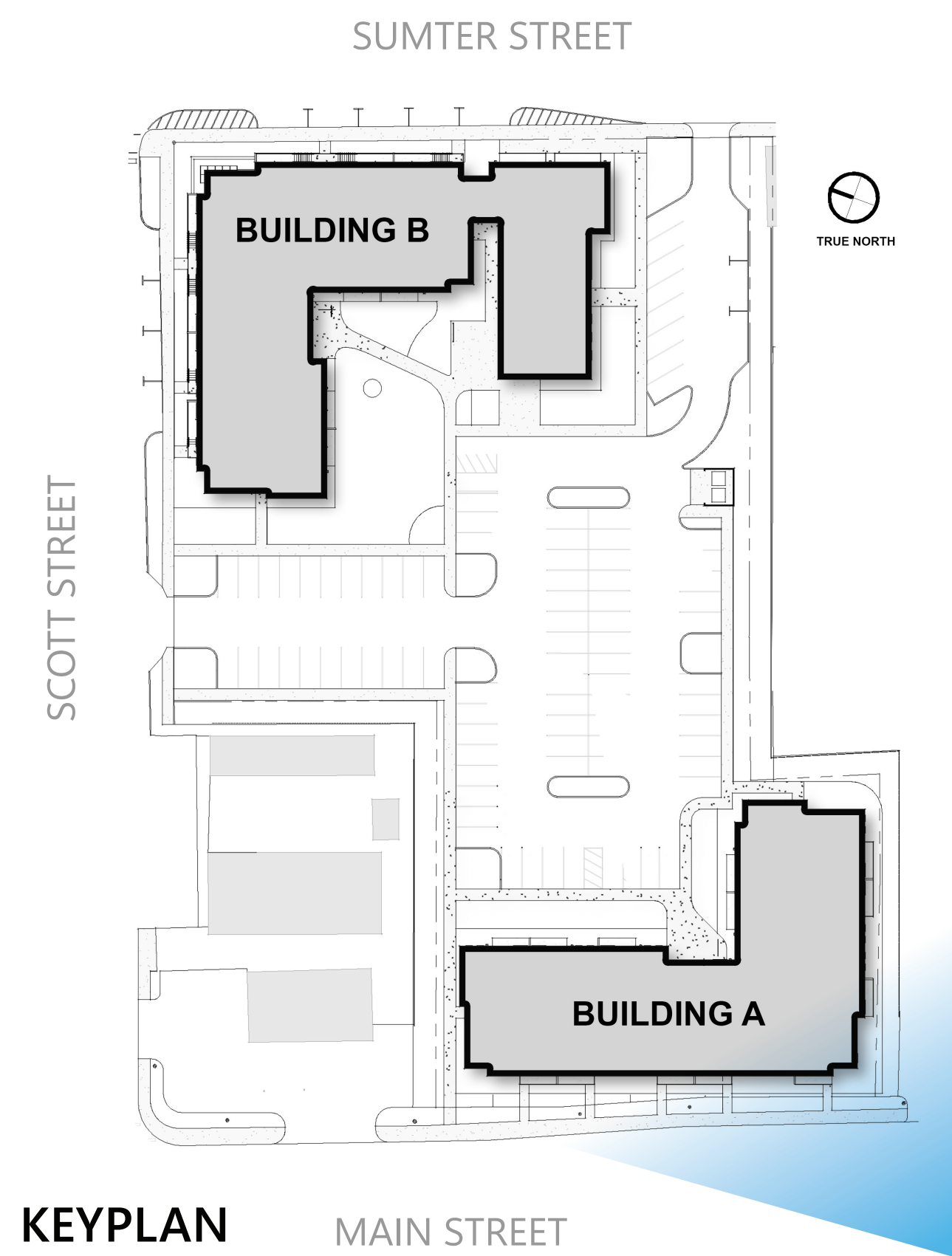
Existing Conditions





View from Main Street

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Existing Conditions

January 05, 2024

Michael Oswald  
Kimley-Horn and Associates, Inc.  
802 Gervais Street, Suite 201  
Columbia, South Carolina, 29201

RE: Traffic Impact Study – The Woodley Development – US 21 (Main Street) & S-166 (Scott Street) – Richland County

Dear Mr. Oswald:

Thank you for the traffic study dated December 12, 2023 regarding the proposed mixed-use development located on the Southwest quadrant of the intersection of Scott Street and Sumter Street in Richland County. We have reviewed the study, agree with the findings, and offer no further comments at this time.

While we agree with the findings in principle, turn lane lengths, driveway locations, pavement design, and other geometric features will be reviewed by the appropriate office during the encroachment permit process. If you have any additional questions or concerns, please contact the District One Permits Office at 803-737-6660.

Sincerely,

Evan Johnson, PE  
SCDOT D1 Traffic Engineering

cc: Joseph Fredendall, District Permit Engineer

