



PLANNING COMMISSION

July 18, 2024 at 4:00 P.M.

City Hall, 3rd Floor, Council Chambers, 1737 Main Street, Columbia, S.C., 29201

ZONING MAP AND TEXT AMENDMENT CASE SUMMARY 1417 Pickens Street, TMS# 11402-13-06

Council District:	2
Proposal:	Request recommendation to rezone the property from Mixed-Use District (MU-2), City Center Design Overlay District (OV-CC) to Mixed-Use District (MU-2), City Center Design Overlay District (OV-CC), Historic Preservation Overlay District (OV-HP, Individual Landmark, Type 3) and amend the Unified Development Ordinance, Chapter 17, Appendix C: Type 3 Landmarks to establish the property as a City of Columbia Landmark.
Applicant:	Cindy Nord
Staff Recommendation:	Approval
PC Recommendation:	07/18/2024; Pending
D/DRC Recommendation:	07/25/2024; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Age of Structure: Constructed c. 1900

Acreage: 0.16 acres

Current Use: Institutional

Proposed Use: Institutional

Future Land Use Classification: Urban Core Mixed Residential Type 2 (UCMR-2)

Current Zoning: Mixed-Use District (MU-2), City Center Design Overlay District (OV-CC)

Proposed Zoning: Mixed-Use District (MU-2), City Center Design Overlay District (OV-CC), Historic Preservation Overlay District (OV-HP, Individual Landmark, Type 3)

Landmark Status: Type 3

HISTORICAL SIGNIFICANCE

The historic home at 1417 Pickens Street is one of the last original residences in this part of Columbia's downtown area. The building was constructed at the turn of the twentieth century in the Neoclassical Style and features a wrap around porch supported by Tuscan columns, a Neoclassical

door surround including a large fan light and sidelights, 2/2 windows, a shed dormer, and two large chimneys. The eaves are decorated with brackets on the second story and dormer and dentil molding on the porch.

Sanborn maps from the late 1800s and early 1900s show this area as primarily residential with large homes all the way from Henderson to Sumter Street. The 1904 Sanborn map shows that the block bound by Pickens, Washington, Bull, and Hampton, on which 1417 Pickens Street sits, once included 15 homes, many of them grand with multiple outbuildings including servant's quarters. Today, this property is the last of these residences still standing. The building was recommended for Landmark designation in the 2020 *Columbia Downtown Historic Resource Survey* as "an important visual reminder of the former character of this part of Columbia" (159).

The following history was compiled by Debbie Bloom:

The 2020 *Columbia Downtown Historic Resource Survey* states that 1417 Pickens St is one of the finest Neoclassical style homes in Columbia's downtown. Built at the turn of the twentieth century, the two-story wood frame house includes several unique architectural features including a wraparound porch. According to the report this house is an important visual reminder of the former character of this part of Columbia. The people associated with a structure are another reminder of the historic character of a building.

The first resident of 1417 Pickens was a prominent Columbia real estate agent, Marion Rich. Following Rich several residents lived in the home. Thanks to its proximity to the grand Colonia Hotel (1614 Hampton St) the home was ideal spot for boarders. Classified ads in The State newspaper confirm that this house was a residence and a boarding facility that accommodated up to 6 boarders at one time with "nice meals, good service".

In 1927 Dr. Grover Melton S. Roof (1895-1947) bought the house as a residence. Dr. Roof, a graduate of USC and the Medical School at Charleston, moved into the house with his wife Lucinda and their two daughters Betty and Ann. By 1936 Grover and Lucinda were divorced and Lucinda was left to raise her daughters as a single mom.

Lucinda, a graduate of Winthrop University, taught school in South Carolina schools for several years. After her divorce, she worked at the Federal Land Bank at 1401 Hampton St. She worked there for 32 years to support her daughters. Betty and Ann went to high school at Columbia High School, located at that time on Washington St. With Columbia as their starting point, both women launched themselves into meaningful medical careers.

After high school, Betty attended the University of South Carolina and graduated (magna cum laude) in 1944 with a pre-med degree. She was accepted to the Duke University School of Medicine, graduating second in her class in 1949. (It was just 15 years earlier that the first woman graduated from the Duke Medical program.) After working in California, where she made discoveries in parathyroid hormone and metabolic bone disease, Dr. Betty Roof Fudenberg returned to South Carolina to teach at MUSC. She passed away May 14, 2003.

Ann Roof graduated from Columbia High School in 1946 and graduated cum laude from USC in 1949. In 1953, she also received a medical degree from Duke. Following residencies in Delaware and Georgia, Ann Roof Yobs spent her professional career with the Centers for Disease Control representing the CDC around the world. She died June 9, 2010.

Following Lucinda's death in 1978 the 1417 Pickens St. house passed from residential use to commercial use until another strong and successful woman came along. Philanthropist Dr. Cindy Nord, purchased the property in 1999 to serve as an extension of The Nurturing Center for client services, office space and staff training. The Nurturing Center, at 1336 Pickens St., was founded by Dr. Nord in 1989 to serve abused and neglected children and their families.

Dr. Nord is also a passionate advocate for preserving historic properties. Most recently, Dr. Nord donated the historic Langford-Nord House to the Blythewood Historic Society.

PLANS, POLICIES, AND LAND USE

Comprehensive Plan Land Use Classification

The subject property is designated as Urban Core Mixed Residential Type 2 (UCMR-2) in the *Columbia Compass: Envision 2036* Future Land Use Map.

Refer to the attached land use classification description.

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

The subject property is located within the study area of [City Center Master Plan](#) (1999), more specifically within the City Center East District (page 52). The plan notes that “in a number of instances, the 1960s and 1970s era office buildings have replaced the residential use and character of the area” (page 52). No recommendations are made specific to the subject property or its adjacent roadways.

The City Center Design Guidelines, developed and implemented during the planning effort, are also identified by the plan as crucial to success, noting that “the objective of the guidelines is to encourage high quality projects that will preserve and protect investments on adjacent properties and make a long-term contribution to the economic well being of City Center” (page 2).

ZONING

The subject property is currently zoned Mixed-Use District (MU-2), City Center Design Overlay District (OV-CC). The abutting properties within the City of Columbia are zoned Mixed Use District (MU-2), City Center Design Overlay District (OV-CC).

The proposed City of Columbia Zoning is Mixed-Use District (MU-2), City Center Design Overlay District (OV-CC), Historic Preservation Overlay District (OV-HP, Individual Landmark, Type 3).

Refer to the attached zoning district descriptions for more information on the existing and proposed City of Columbia zoning.

City Center Design Overlay District (OV-CC)

The purpose of the City Center Design Overlay (OV-CC) District is to encourage new development and redevelopment that is consistent with the character of Downtown Columbia. District standards and guidelines are intended to ensure new uses, building form, and site features are compatible with Downtown’s high-density, walkable urban character, and support Downtown’s identity as an employment and destination commercial center.

Historic Preservation Overlay District (OV-HP)

The purpose of the Historic Preservation Overlay (OV-HP) District is to encourage new development and redevelopment that is consistent with the character of original or historic development in the historic districts and sites. District standards and guidelines are intended to prevent destruction of historic structures and ensure new uses, building design, and site features are compatible with the character of historic districts and sites.

LANDMARK CRITERIA

Section 17-3.7(j)4(c) of the City of Columbia Unified Development Ordinance outlines the criteria for designation as a Type 3 Landmark: "Type 3 landmarks include structures or sites which generally contribute to the City's visual and cultural history by exhibiting one or more of the following characteristics:

- (i) Distinctive architectural design;
- (ii) Belonging to a family or genera of buildings recognized locally;
- (iii) An example of a style or type of building which is becoming, or is in danger of becoming, extinct locally;
- (iv) The work of an architect of statewide or local importance; or
- (v) The site of events or homes of persons that have significantly contributed to local or national history.

Staff finds that 1417 Pickens Street meets criteria (iii) for landmarking.

STAFF RECOMMENDATION

Staff recommends that the property at 1417 Pickens Street be rezoned from Mixed-Use District (MU-2), City Center Design Overlay District (OV-CC) to Mixed-Use District (MU-2), City Center Design Overlay District (OV-CC), Historic Preservation Overlay District (OV-HP, Individual Landmark, Type 3), and the text of the Unified Development Ordinance, Chapter 17, Appendix C: Type 3 Landmarks be amended to establish the property as a City of Columbia Landmark.



BLANDING ST

TAYLOR ST

HENDERSON ST

BARNWELL ST

Subject Property

HAMPTON ST

WASHINGTON ST

HENDERSON ST

PICKENS ST

WASHINGTON ST

LADY ST

LADY ST

HENDERSON ST

GERVAS ST

Future Land Use

1417 Pickens Street; TMS# 11402-13-06

Future Land Use: Urban Core Mixed Residential 2 (UCMR-2)

Legend

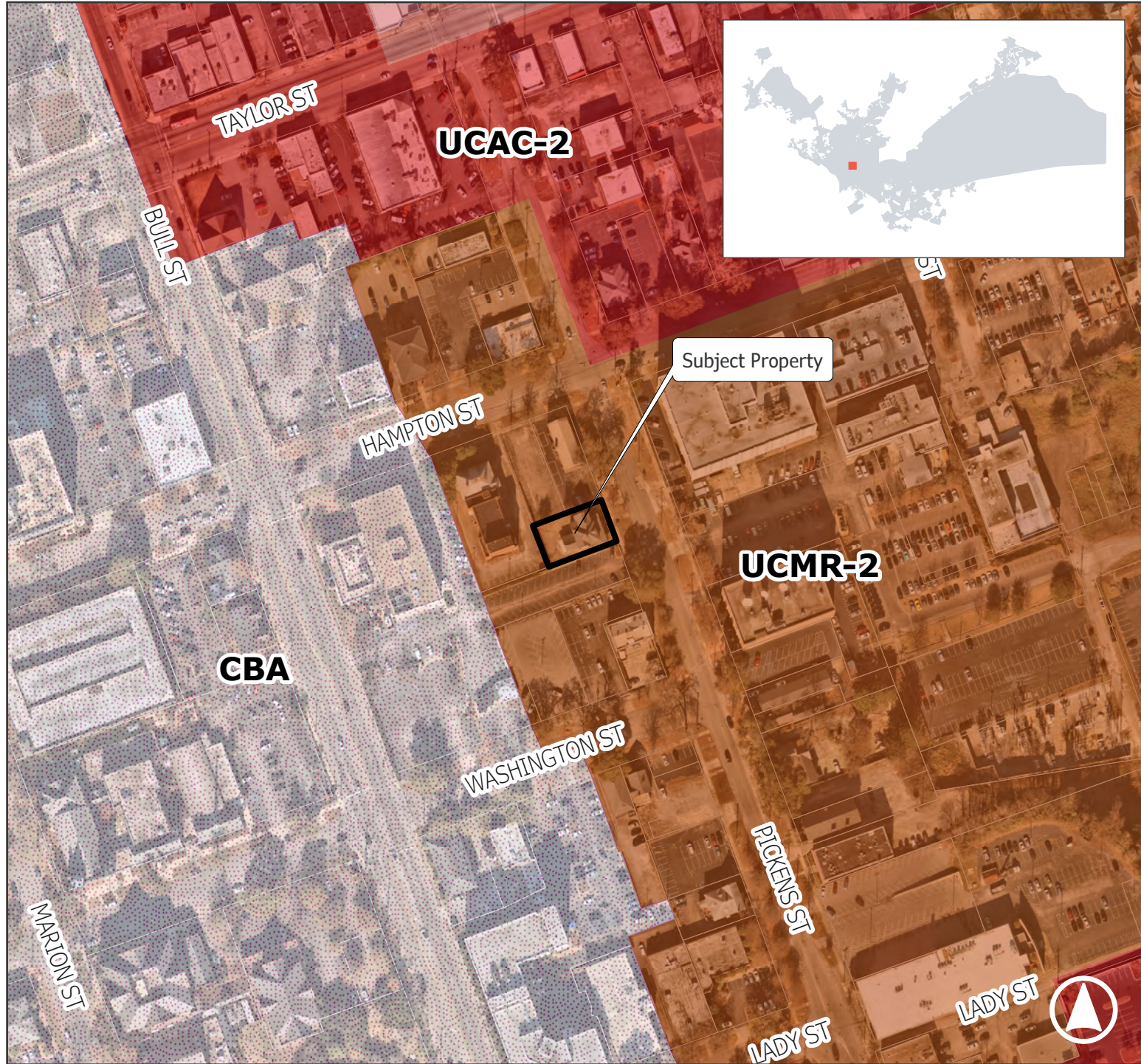
- UCMR-1 - Urban Core Mixed Residential - 1
- UCMR-2 - Urban Core Mixed Residential - 2
- UCMR-3 - Urban Core Mixed Residential - 3
- UEMR - Urban Edge Mixed Residential
- UCMF - Urban Core Multi-family
- UEMF - Urban Edge Multi-family
- UCR-1 - Urban Core Residential Small Lot
- UCR-2 - Urban Core Residential Large Lot
- UER-1 - Urban Edge Residential Small Lot
- UER-2 - Urban Edge Residential Large Lot
- UCAC-1 - Urban Core Neighborhood Activity Center
- UCAC-2 - Urban Core Community Activity Center
- UCAC-3 - Urban Core Regional Activity Center
- UEAC-1 - Urban Edge Community Activity Center
- UEAC-2 - Urban Edge Regional Activity Center
- AC-1 - Neighborhood Activity Corridor
- AC-2 - Community Activity Corridor
- AC-3 - Regional Activity Corridor
- EC - Employment Campus
- IND - Industrial
- TU - Transportation & Utilities
- S/A - Sports/Amusement
- C/I - Civic/Institutional
- CBA - Central Business Area
- ZOO - Riverbanks Zoo & Garden
- U/C - Universities/Colleges
- FJ - Fort Jackson
- T/S - Transitional/Sensitive Lands
- Parcels
- City Limits



Planning & Development
Services Department

Created by: swudson Date: 7/9/2024

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Zoning

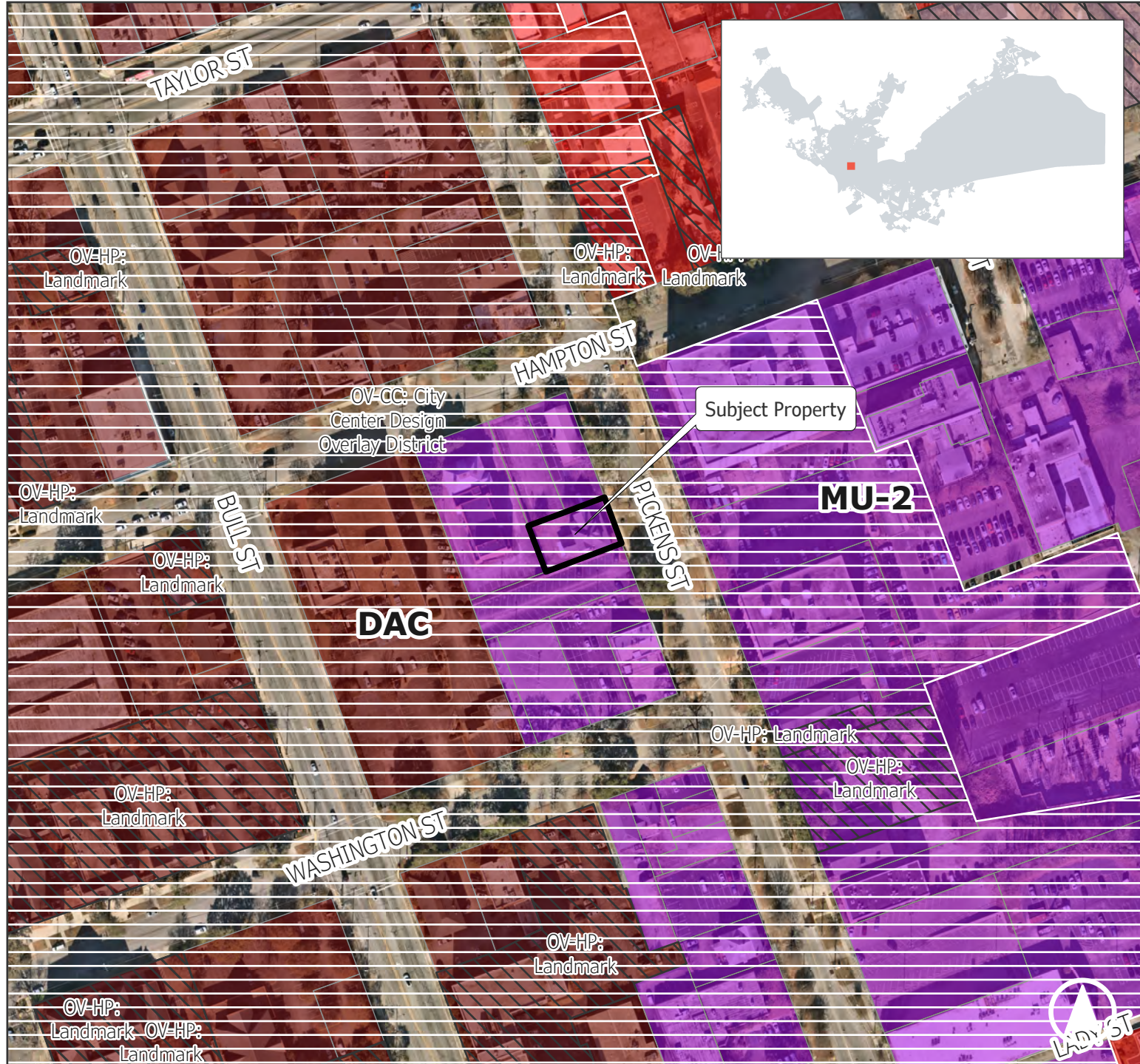
1417 Pickens Street; TMS# 11402-13-06

Current Zoning: Mixed Use District (MU-2) with City Center Design Overlay District (OV-CC)

Proposed Zoning: MU-2 with OV-CC and Historic Preservation Overlay (OV-HP)

Legend

- DAC: Downtown Activity Center/Corridor
- CAC: Community Activity Center/Corridor
- O-I: Office and Institutional District
- MU-2: Mixed-Use
- Design Overlay Districts
- OV-HP: Individual Landmark
- Parcels
- City Limits



0 100 200 Feet



Planning & Development Services Department

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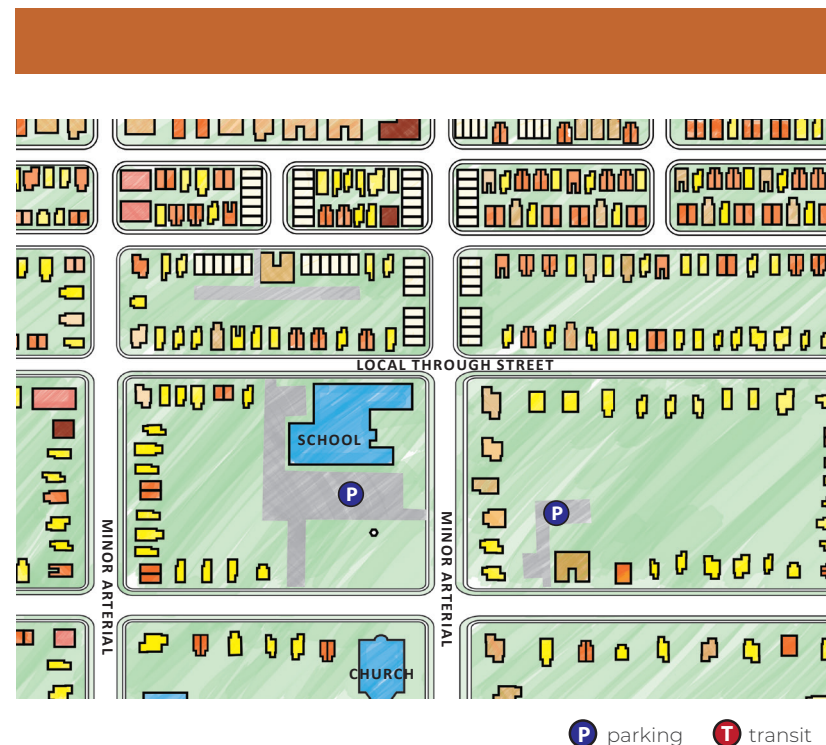


Future Land Use Classification

Development Types

URBAN CORE MIXED RESIDENTIAL TYPE 2 (UCMR-2)

Urban Core Mixed Residential Type 2 neighborhoods are appropriate in the central city, inner ring areas, and a couple of blocks off of major corridors throughout Columbia. This development type may represent existing and historic neighborhoods, and is a development form appropriate for medium to large scale redevelopment or infill sites. Traditional and contemporary architectural styles have a place in Urban Core Mixed Residential Type 2 neighborhoods, but scale is always important. Urban Core Mixed Residential Type 2 neighborhoods have smaller-scale residential buildings, with single-family homes being a dominant use. Urban Core Mixed Residential Type 2 will usually transition from Urban Core Mixed Residential Type 1 to Urban Core Residential as development moves further from main arterials and activity centers.



UCMR-2 BUILDING TYPES/LAND USES

PRIMARY TYPES

- Single-family Detached
- Single-family Attached
- Two-family
- Three-family

SECONDARY TYPES

- Multi-family Small

TERTIARY TYPES

- Civic/Institutional Small
- Business/Employment Small (excl. Flex)

See matrix for appropriate park/open space types.

Development Types

UCMR-2 DEVELOPMENT PATTERN/CONTEXT

- Streets and rights-of-way are wide and typically straight with wide sidewalks and tree lawns found on both sides of the street (preferred). An interconnected network of streets and small blocks, typically in a rectilinear or grid pattern, form walkable, pedestrian-oriented neighborhoods with sidewalks and on-street parking.
- Blocks are square or rectangular and are commonly smaller than the blocks in the urban core. Alleyways are not common but can be used in redevelopment or infill.
- The subdivision of lots is regular within a block with small, equally sized parcels, typically meeting mid-block. Multiple smaller lots are consolidated to accommodate larger buildings. Deeper lots are typically found along major roads.
- Buildings are set back from the street by small to medium front yards with front doors or entrances located on the main facade. Front yard setbacks are typically consistent along a block. Exceptions are for larger buildings like schools that occupy the majority of the block.
- Individual lots may have only one narrow side yard and have a zero lot line setback from the front or side property lines.
- Building types may be mixed on a block but setbacks are typically consistent and the scale of adjacent buildings is similar.
- Many lots have dedicated driveways and/or parking areas, such as surface parking, driveways, or detached garages, located in the interior of the block. On-street parking is also common.



- Open spaces in the form of neighborhood parks, linear parks, and greens are important open space elements in a more densely developed neighborhood.
- Architectural detailing is human scale, shares many characteristics and proportions with single-family architecture, including frequent windows, front entrances, porches, stoops, and/or balconies. The majority of buildings are two to three stories.

Current Zoning District



MU-2: Mixed-Use District

Purpose

The purpose of the Mixed-Use (MU-2) District is to provide lands that accommodate medium-density, walkable mixed-use development in a gridded street pattern.

Allowed uses include single-family, two-family, townhouse, and multi-family development, as well as a moderate range of neighborhood-serving mixed-use, retail, office, and personal services development.

*No minimum parking.

Intensity and Dimensional Standards

Standard	Townhouse	Single-Family and Two-Family	Multi-Family and Mixed Use	All Other Uses
Lot Area, min. (sf.)	8,000[1]/1,500[2]	5,000	10,000	5,000
Lot Width, min. (ft.)	75[1]/18[2]	50	75	50
Lot Depth, min. (ft.)	50			N/A
Lot Coverage, max. (% of site area)	N/A			
Density, max. (du/acre)	N/A			
Front Yard Setback (ft.)	Min.	0		
	Max.	15		N/A
Side Yard Setback, min. (ft.)	[3]	5		
Rear Yard Setback, min. (ft.)	10			
Building Height, max. (ft.)	60			

Notes: ft. = feet sf. = square feet du. = dwelling unit

[1] Applies to the development lot as a whole rather than individual lots under individual units.

[2] Applies to individual lots under individual units.

[3] A minimum of five feet required between end units and side yard and ten feet between end units and any secondary front yard.

Use Standards

Uses are presented below for convenience. Please refer to 17-4.2 through 17-4.4 for complete regulations for principal, accessory, and temporary uses. ¹ Conditional Use ² Special Exception

PRINCIPAL USES PERMITTED

Cottage neighborhood development	Continuing care retirement community (CCRC) ²	Library
Dwelling, live-work ¹	Fraternity or sorority house ²	Place of worship ¹
Dwelling, mixed-use	Residential care facility ²	Public safety facility
Dwelling, multifamily	Rooming house or boardinghouse ²	Social services facility
Dwelling, single-family detached	Community recreation center	Elementary, middle, or high school ²
Dwelling, townhouse	Cultural facility	School, business or trade ²
Dwelling, two-family	Day care facility ¹	Laboratory, medical or dental
	Government office	Medical or dental clinic/office

Disclaimer: Zoning district handouts are provided for general informational purposes and may not reflect recent updates made to the City Unified Development Ordinance. Please confirm all zoning information with the City of Columbia Zoning Department prior to making investment decisions.

MU-2: MIXED-USE DISTRICT

Nursing care facility ²	Consumer goods store
Arboretum or botanical garden ²	Farmers' market
Cemetery ²	Grocery store or food market
Park or greenway ¹	Bed and breakfast ¹
Park and ride	Community garden ¹
Parking lot ¹	Crop production and processing
Parking structure ²	Manufacturing, assembly, or fabrication, light
Utility facility, major ²	
Utility facility, minor	
Veterinary hospital or clinic ¹	
Eating establishment only ¹	
Eating and drinking establishment, Type 1 ¹	
Eating and drinking establishment, Type 2 ²	
Funeral home or mortuary	
Business/Professional office	
Bank, retail	
Beauty salon or barbershop	
Body piercing or tattoo establishment ¹	
Dry cleaning pick-up ¹	
Laundry, coin-operated	
Nail salon	
Repair of personal goods	
Car wash	
Recreation facility, indoor, not elsewhere listed ¹	
Recreation facility outdoor, not elsewhere listed	

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