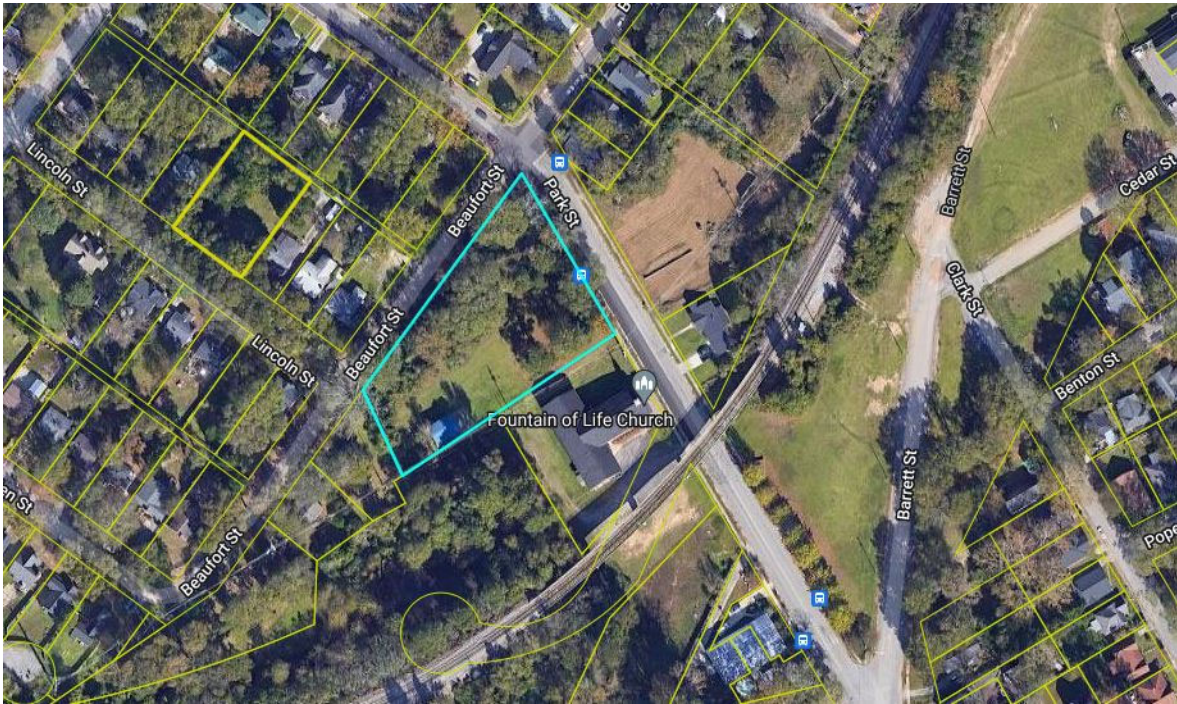


PARK & BEAUFORT DEVELOPMENT OPPORTUNITY



SITE INFORMATION

Location: Southwest Corner of Park Street and Beaufort Street
Columbia, SC 29201

TMS #: 09109-20-13

Size: 1.33 Acres

Zoning: RM-2 – Residential Mixed District

Allows for single-family, two-family, townhomes and multi-family

Overlay: Historic Preservation District – Earlewood Protection Area B

Density: No density restriction for townhomes

17.2 Units / acre (22 units total) for all other uses including multi-family

EXECUTIVE SUMMARY

This 1.33 acre property is located in the Earlewood neighborhood of downtown Columbia. It is located in close proximity to the Central Business District, Bull Street mixed-use development, the Vista entertainment district, State House and the University of South Carolina.

The site is zoned RM-2, which allows for single-family homes, duplexes, townhouses and apartments. There is no maximum density for townhomes and the site would allow up to 22 units for multi-family.

The site slopes downward from the street toward the middle of the property, which creates an opportunity to create a unique layout for townhomes facing Beaufort and Park Streets. They could appear to be 2-story homes when looking from the street but actually be three stories with a lower garage accessible from the rear of the home. This same type design could be utilized for a multi-family project as well.

Two different concept plans for a townhome development were created:

Concept Plan #1 shows a total of 15 townhomes with all of them being the three-story design and all having street frontage. This plan received site plan approval by the City of Columbia in November of 2024.

Concept Plan #2 shows a total of 17 units with a mix of three-story units facing the street and two-story interior units.

Other Notes:

The concept designs for the proposed townhomes were approved by the Design Development Review Commission (DDRC) in June of 2023 though they would need to be re-submitted as a year has passed since this approval.

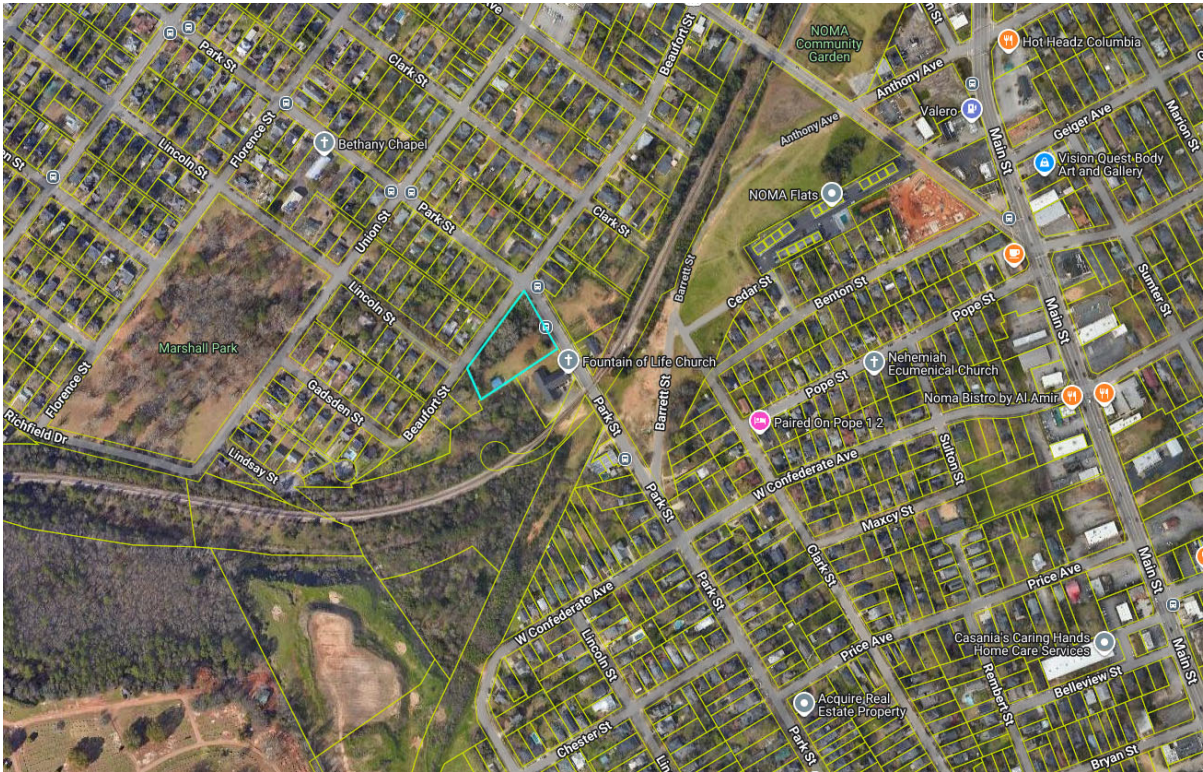
A plan for apartments was not created, but the site would allow for a 22-unit multi-family development.

Vista Greenway

The City is working on a \$7 million project to extend the Vista Greenway from Elmwood Avenue to North Main Street by running it between the Earlewood and Elmwood Park neighborhoods and eventually continuing the trail to the Bull Street development.

The next phase, which will run within a block of the site, is expected to start in early 2026. This will connect the site to the newly renovated Finly Park in downtown and run all the way to Lady Street in the Vista.

GIS LOCATION MAP

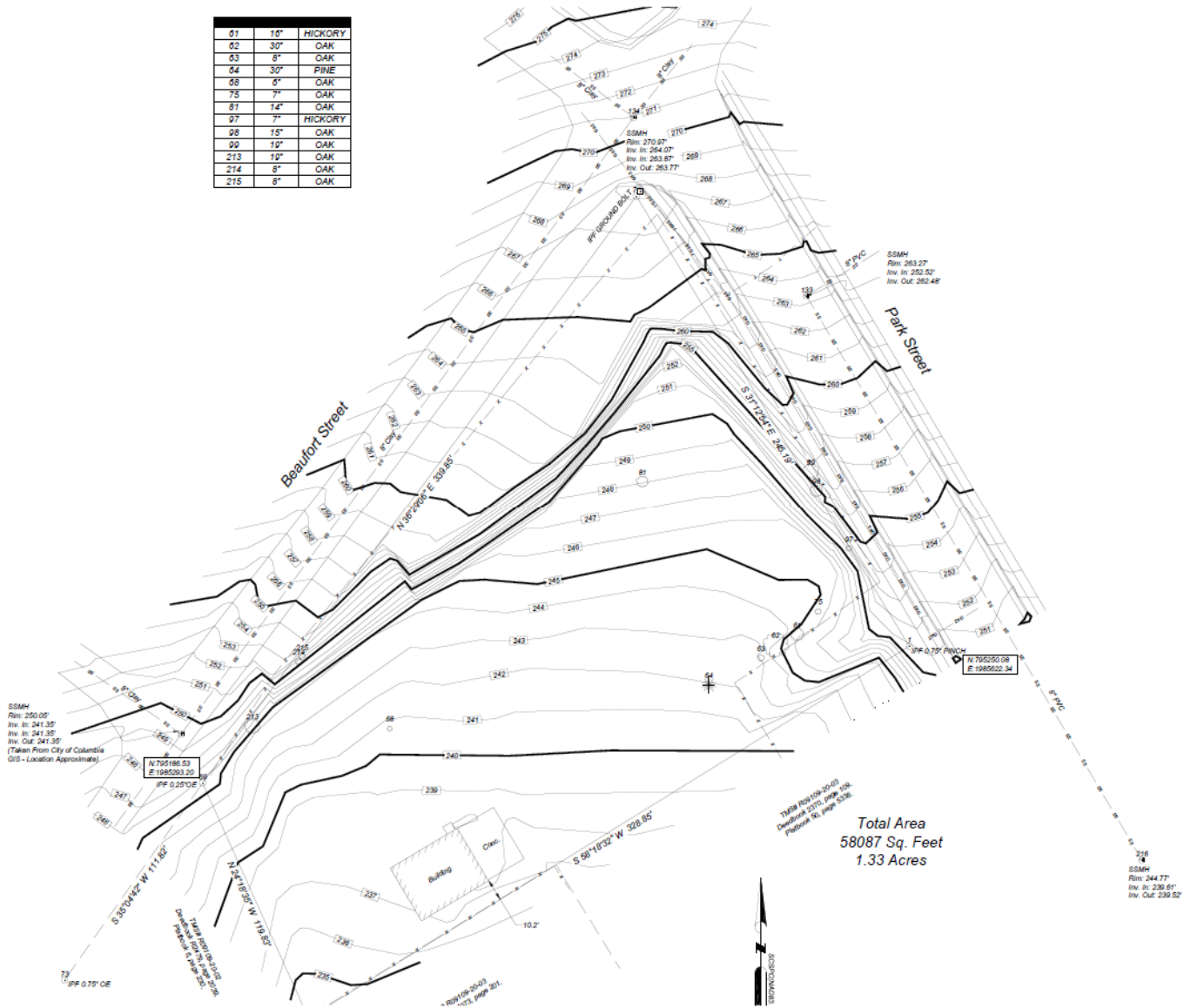


GIS MAP WITH ELEVATION



SURVEY

81	18"	HICKORY
82	30"	OAK
83	8"	OAK
84	30"	PINE
88	8"	OAK
75	7"	OAK
81	14"	OAK
97	7"	HICKORY
98	15"	OAK
99	19"	OAK
213	19"	OAK
214	8"	OAK
215	8"	OAK



Zoning Map



ZONING DISTRICT DESCRIPTION

(k) RM-2: Residential Mixed District

(1) Purpose

The purpose of the Residential Mixed (RM-2) District is to provide lands that accommodate moderate-density mixed residential development that allows single-family, two-family, townhouse, and medium-scale multi-family dwellings.

The street network is gridded and buildings are located close to, and oriented toward, the street.



(2) Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

(3) Intensity and Dimensional Standards

Standard	Townhouse	All Other Uses
Lot Area, min. (sf.)	8,000[1]/1,500[2]	3,000
1 Lot Width, min. (ft.)	75[1]/18[2]	40
2 Lot Depth, min. (ft.)	60	60
Lot Coverage, max. (% of site area)	50	50
Density, max. (du/acre)	N/A	17.2
3 Front Yard Setback, min. (ft.)	15	15
4 Side Yard Setback, min. (ft.)	[3]	5
5 Rear Yard Setback, min. (ft.)	10	10
6 Building Height, max. (ft.)	50	50

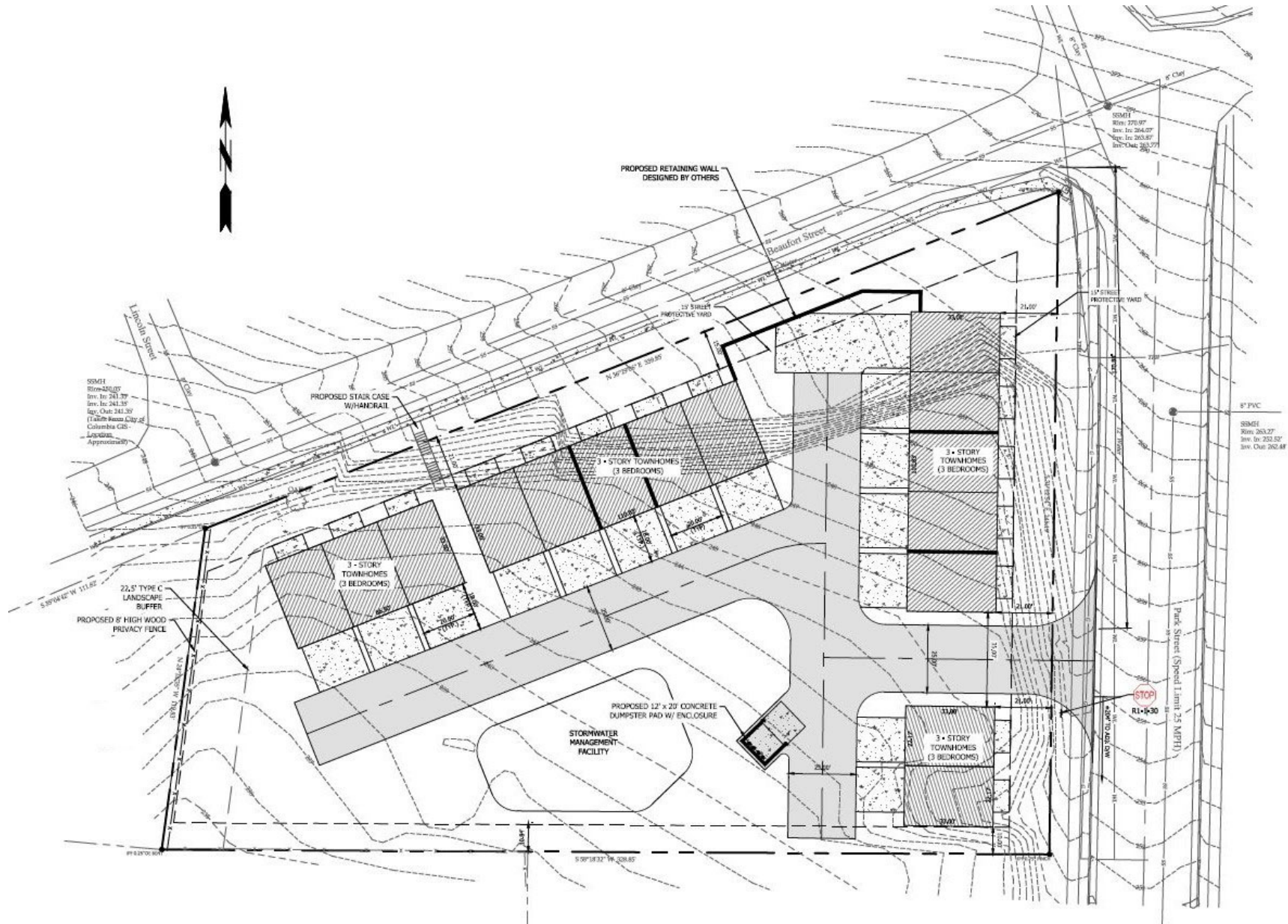
Notes: ft. = feet sf. = square feet du. = dwelling unit

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

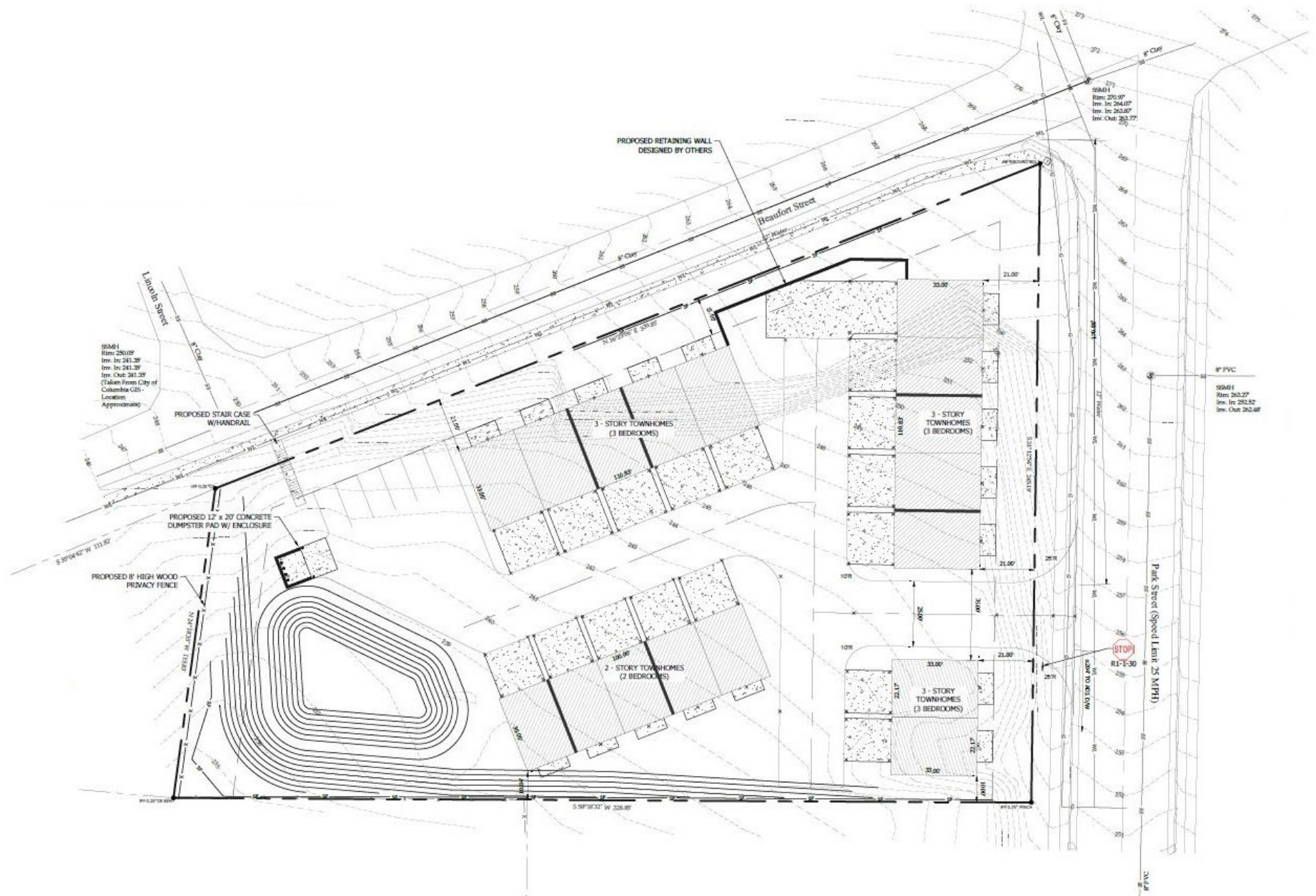
[2] Applies to individual lots under individual units.

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

CONCEPT PLAN #1



CONCEPT PLAN #2



ELEVATIONS



PARK STREET



BEAUFORT STREET

PRELIMINARY DESIGNS

