

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



2910 Rosewood Drive

February 11, 2014 at 10:00 A.M.
City Council Chambers, 1737 Main Street, 3rd Floor
Columbia, South Carolina

Case Number: 14-001-SE
Subject Property: 2910 Rosewood Drive (TMS# 11313-06-02)
Zoning District: C-3 (General Commercial district)
Applicant: Scott Mechling, Mechling Properties LLC
Property Owner: Mechling Properties LLC
Council District: 3
Summary Prepared: 6 February 2014

Requested Action: Special Exception to establish a liquor store
Applicable Sections of Zoning Ordinance: §17-258 Liquor Stores allowed by special exception in the C-3 district.
§17-112 Standard criteria for special exceptions

Case History: None.

Staff Comments: This application for Special Exception is to permit the establishment of a liquor store within a +/- 1,440 sq. ft. building currently under construction. The area surrounding this property is a mixture of commercial and general residential uses, with residential properties to the rear, a gasoline service station to the west, a strip center and fast food restaurant across the street, and the remainder of the applicant's property to the east.

Entrance to this building is on the west side; building plans do not show an entrance along the frontage on Rosewood Drive. Under the space intended for occupancy as a liquor store is an unfinished area of approximately 350 square feet. Staff understands that this area is not intended as part of this liquor store and will remain vacant and unfinished.

Prior to occupancy of this building, the applicant will need to either combine the properties or provide cross-access easements and deed-restricted parking to meet the on-site parking requirements.

Persons expressing support or concern about this application submitted the documents outlined below to staff. All documents are attached hereto and made a part of the record of the public hearing.

-None.

Zoning Map

Special Exception 14-001-SE

2910 Rosewood Drive
TMS# 11313-06-02



Department of Planning & Development Services

Legend

INTERSTATES
RAILROADS
CITY LIMITS
FEMA FP

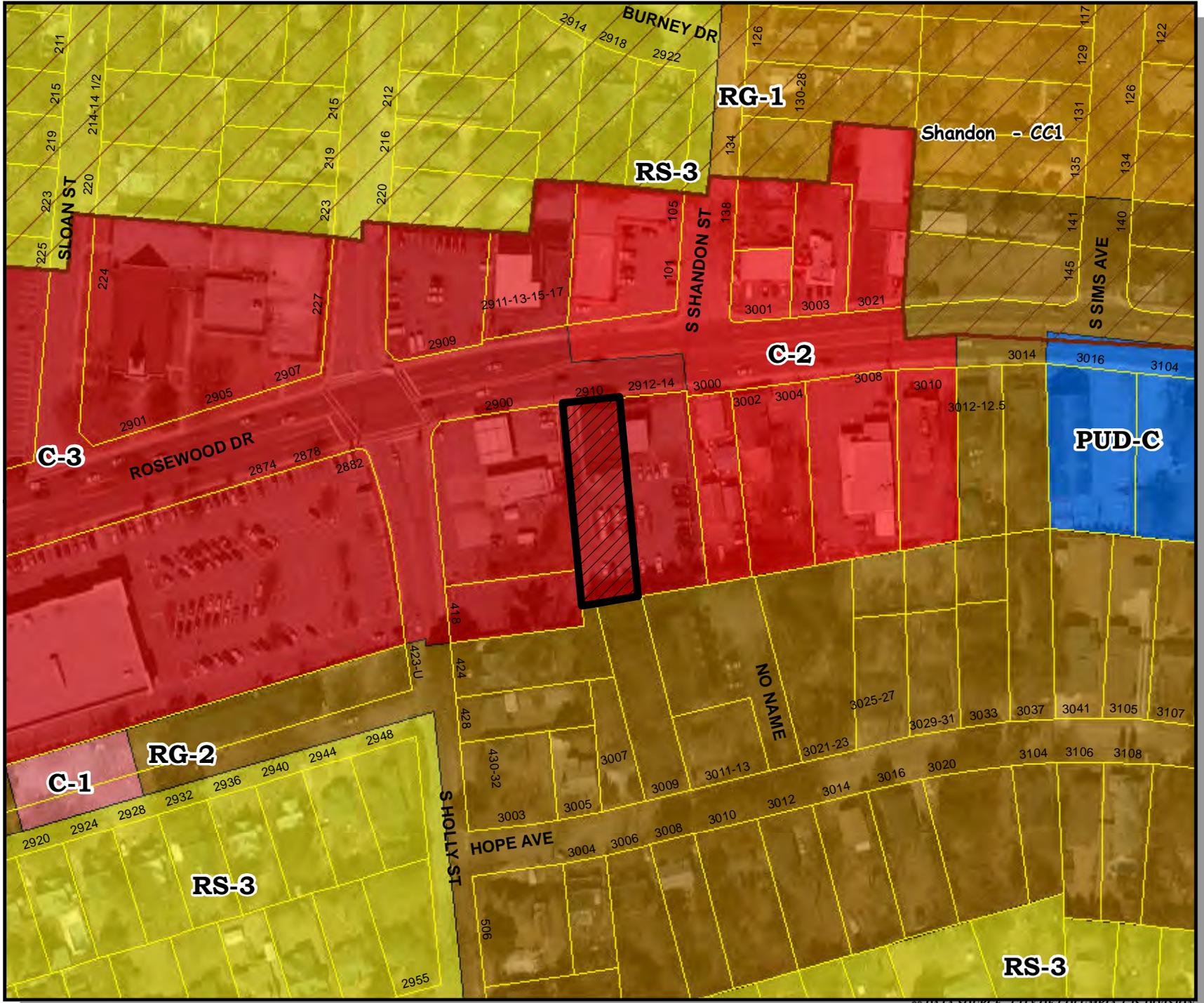
ZONING	
D-1	MX-2
RS-1	C-1
RS-1A	C-2
RS-1B	C-3
RS-2	C-3A
RS-3	C-4
RD	C-5
RD-2	M-1
RG-1	M-2
RG-1A	PUD-C
RG-2	PUD-LS
RG-3	PUD-LS-E
UTD	PUD-LS-R
MX-1	PUD-R
OUT OF CITY	

DD DISTRICT
DP DISTRICTS
PD DISTRICT
CC OVERLAY

1 inch = 150 feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Andrew Livengood
for
February 11, 2014
BoZA meeting

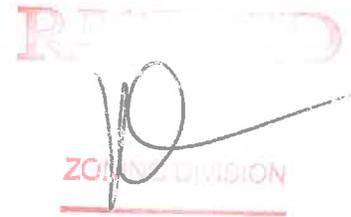
DISCLAIMER:
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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION







SPECIAL EXCEPTION APPLICATION

CITY OF COLUMBIA BOARD OF ZONING APPEALS

Applications for Special Exception are due on or before 4:00pm on the due date (see attached calendar). Please review the following checklist to ensure that your application is complete. You should schedule a pre-application conference with staff (803-545-3333) prior to the application deadline to discuss your specific case and its requirements. **Failure to submit a complete application or to provide requested documentation may result in your application being returned or your case scheduled for a later date.**

- Completed and Signed Application
- Letter of Agency (*if applicant is not the property owner*)
- Calendar (*included in this packet for your information*)
- Application Fee
 - o \$50 for residential applications
 - o \$75 for commercial applications (*projects valued under \$50,000*)
 - o \$125 for commercial applications (*projects valued \$50,000 or more*)
- Supporting Materials, i.e.:
 - o Site Plan
 - o Plat of property
 - o Photographs

Staff Contact:

Andrew Livengood

Deputy Zoning Administrator
City of Columbia Zoning Division
1136 Washington Street
Columbia, SC 29201

803-545-3333

www.columbiaplanning.net

atlivengood@columbiasc.net

OFFICE USE ONLY:

Date Received 1/14/14
Staff _____
Fee Paid 125-

Case Number 14 - 001 -SE
Zoning Dist. C-3
Overlay _____

Property and Applicant Information:

Address of Subject Property: 2910 ROSEWOOD DR. COLUMBIA 29205

Tax Map Number (Example: 12345-67-8910) R-2013-111128

Zoning District: C-3

Describe your proposal in detail: SEE ATTACHMENT A

List pertinent section(s) of City of Columbia Zoning Ordinance: _____

What is the current use of the property?: NONE, THE BUILDING IS UNDER CONSTRUCTION

Applicant Name (Please Print): SCOTT MECHLING

Name of Company (If applicable): MECHLING PROPERTIES, LLC

Address: 1010 BELTLINE BLVD.

City, State, ZIP: COLUMBIA, SC 29205

Email Address: SCOTT@5THAVENUEDELI.COM

Phone Number(s) 803-477-4446

Are you the property owner? Please circle **Yes** or **No**.
If No, please complete and submit a Letter of Agency.

Criteria for approval of special exception applications:

In addition to the definitive standards applicable to the proposed use as detailed in Chapter 17 of the Code of Ordinances of the City of Columbia, the Board of Zoning Appeals shall approve an application for special exception only upon a finding that the following criteria are met.

Please explain *in detail* how your application meets the following criteria (attach separate sheets if necessary):

1. The proposed special exception will not have a substantial adverse impact on vehicular traffic or vehicular and pedestrian safety and adequate provisions are made in the proposed exception for parking and for loading and unloading.

PLEASE SEE ATTACHMENT B
FOR ALL 8 RESPONSES

2. 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.

3. 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.

4. 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.

5. 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.

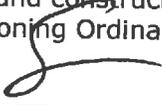
6. The proposed special exception is consistent with the character and intent of the underlying district as indicated in the zoning district description, with any applicable zoning overlay district goals and requirements.

7. The proposed special exception is appropriate for its location and compatible with the permitted uses adjacent to and in the vicinity of the property.

8. The proposed special exception will not adversely affect the public interest.

By signing below, I, the applicant, understand and/or acknowledge that:

1. I have completely read this application and understand all that it includes.
2. While the members of the Board of Zoning Appeals will carefully review and consider this application, the burden of proving conformance with the criteria for grant of special exception rests with me.
3. The Board of Zoning Appeals conducts public hearings on the second Tuesday of each month in City Council Chambers, 3rd floor of City Hall, 1737 Main Street, Columbia, South Carolina, 29201.
4. The Board of Zoning Appeals will render a written order regarding my application as soon as possible following the public hearing.
5. Any time frames related to an appeal of a decision of the Board of Zoning Appeals shall start from the date that the written and signed Order of the Board is mailed to the applicant.
6. The Board may prescribe appropriate conditions and safeguards in conformity with Ch. 17, including, but not limited to items like the following: (1) hours of operation; (2) landscaping; and (3) screening of activities or structures.
7. Violation of the conditions and safeguards prescribed in conformity with Ch. 17, when made a part of the terms under which a special exception is granted, shall be deemed a violation, punishable under the penalties established therein.
8. Failure to begin or complete an action for which a special exception is required, within the time limit specified, when such time limit is made a part of the terms under which the special exception is granted, shall void the special exception.
9. The proposed use and construction complies or will comply with all other requirements of the City of Columbia Zoning Ordinance.

Signature  Date 1/10/14

Print Name SCOTT MECHLING

Attachment A

Describe Proposal in detail:

I am currently constructing an addition to my building located at 2910 Rosewood Dr.

I would like to lease the addition to Terry Blanton, who will operate a Sprints Retail Store.

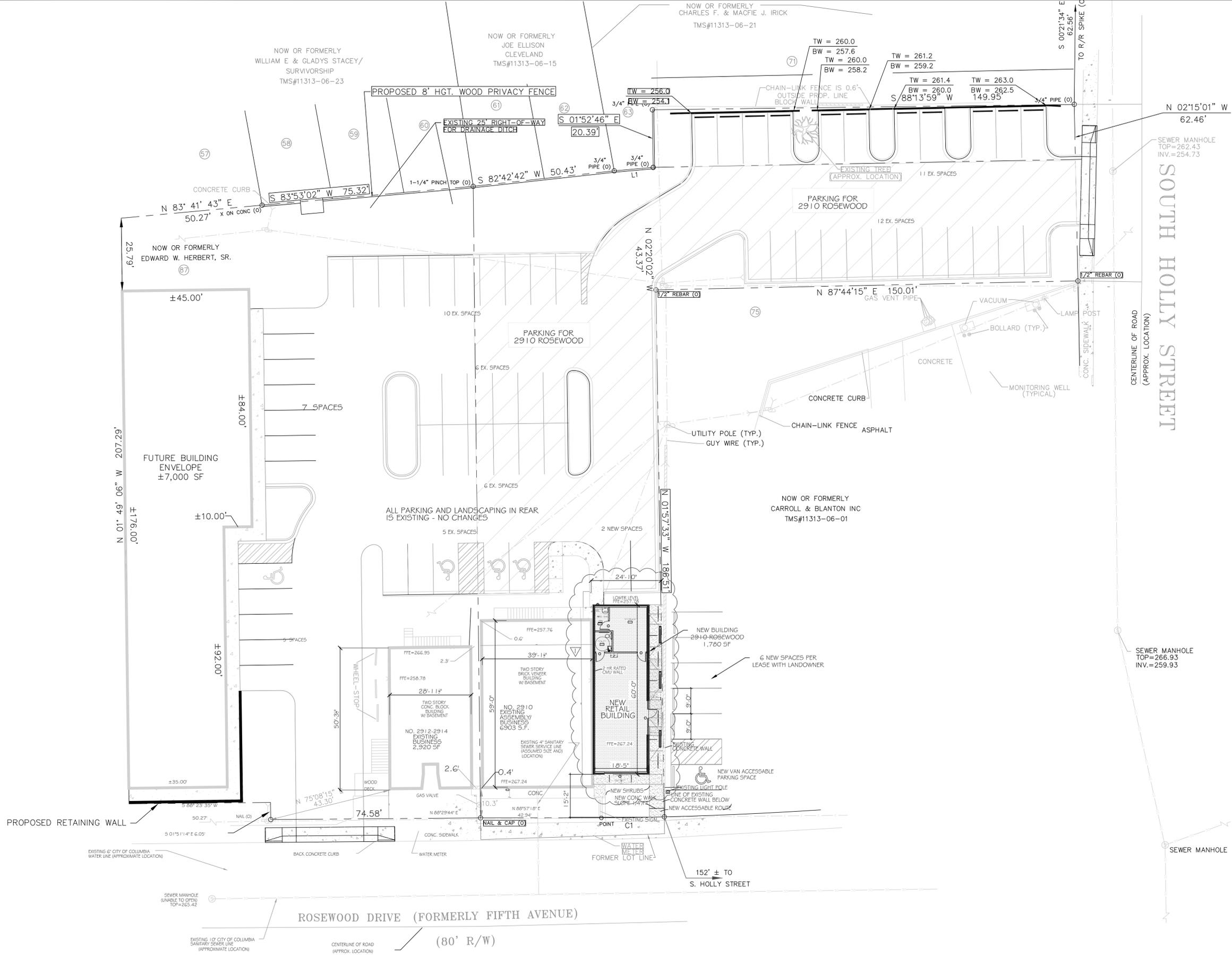
Terry is the adjacent property owner and has been for two decades. He is the owner operator of the BP convenience store at the corner of Rosewood and S. Holly St.

If a special exception is granted, all city, county and state laws will be respected. We respect our customers, residence and adjacent business owners. We continually strive to improve our property. There are current cameras on the surrounding property and we will be installing and monitoring new cameras as well.

Attachment B

Proposed Special Exception for a Liquor store at the following address: 2910 Rosewood Dr. 29205

1. The proposed special exception will not have any adverse impact on vehicular traffic or vehicular and pedestrian safety. There is adequate parking and loading and unloading available in the front and rear of the building. The location meets all code and safety requirements that are required by the City of Columbia.
2. The proposed special exception will not have any adverse impact on adjoining properties. This business shall be conducted the same as the existing tenants businesses at the adjoining properties.
3. The proposed special exception character and aesthetics of the building will be similar to the adjoining building.
4. The proposed special exception will not have any adverse impact to the public safety nor will it create any nuisance conditions to the public interest. This business will not increase the need for law enforcement any more than the current businesses surrounding it. The tenant, who is the property owner next door and I, police our own property and do our best to be outstanding citizens as well as proud business owners of the city.
5. It is my opinion that the proposed special exception does not create the concentration or proliferation of the same or similar types of businesses. The proposed special exception will definitely NOT be detrimental to the development or re-development of the area. I personally have invested my time and money into the area in which this special exception is being proposed and I have no intention of making the property undesirable as it was before.
6. The proposed special exception is consistent with the underlying district as indicated in the zoning district description.
7. The proposed special exception is appropriate for this location and very compatible with the permitted uses adjacent to and in the vicinity of the property. The current zoning allows for this type of business.
8. The proposed special exception will have a positive impact on the area. It will allow patrons to purchase goods in a very well maintained and clean environment.



SITE RENOVATION PLAN
SCALE 1/16"=1'-0"

AREA	AREA	PARKING
2910 ROSEWOOD (EXISTING)	6,903 SF	28 SPACES PROVIDED (2 HC)
2910 ROSEWOOD (NEW)	1,780 SF	
TOTAL AREA	8,630 SF	

REV	DATE	BY	DESCRIPTION
1	11-18-13	D5	BUILDING SETBACK, PARKING

REVISIONS
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Sherer & Associates
architects
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SUITE 1980
COLUMBIA, SC 29201
Phone: 803.748.1345
dasher@shererarch.com

DRAWN BY: D5
DESIGNED BY: D5
CHECKED BY: D5

PROJECT TITLE
RETAIL BUILDING
2910 ROSEWOOD DR
SUITE 6
Columbia, South Carolina

SHEET TITLE
SITE PLAN

DWG:
DATE: Oct. 28, 2013



C100



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