

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



907 Senate Street and 1007 Park Street

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

Case Number: 14-006-SE
Subject Property: 907 Senate Street and 1007 Park Street (TMS# 08916-02-02 and 08916-10-02, -10, -11, -12, -15, -16)
Zoning District: M-1, -DD, -DP (Light Industrial district in the Design Development and Design Preservation overlays) and C-4, -DD (Central Area Commercial district in the Design Development overlay)
Applicant: Tim Sittema, C4 Gervais, LLC
Property Owner: Tim Sittema, C4 Gervais, LLC
Council District: 2
Summary Prepared: 6 February 2014

Requested Action: Special Exception to permit leased remote parking for a restaurant

Applicable Sections of Zoning Ordinance:

- §17- 345(b)(2) Where the off-street parking spaces required by the Zoning Ordinance cannot be reasonably provided on the same lot on which the principal nonresidential use would be located, such space may be leased subject to the approval of a special exception by the Board of Zoning Appeals and subject to certain conditions (see comments)
- §17-258 Restaurants (SIC 5812) required to have 8 parking spaces per 1,000 sq. ft. of gross floor area
- §17-311 50% reduction in required parking allowed within the -DD overlay
- §17-112 Standard criteria for special exceptions

Case History: None.

Staff Comments: This application for Special Exception is to allow leased "remote" parking within the City of Columbia Parking Garage at 1007 Park Street in order to establish a restaurant at 907 Senate Street. The proposed restaurant would require 29 parking spaces in excess of the parking available at 907 Senate Street- if variance request 14-005-V is approved, this special exception would be to approve the remaining required parking remotely in the City garage. To the best of staff's understanding, the applicant is proposing to provide 3 parking spaces in the parking garage.

The parking garage is approximately 390 feet away from the applicant's property, and entrances to the parking garage are on both Lincoln and Park Street. Sidewalks and streetlights are available (the sidewalk on Lincoln Street will be completed when the USC Alumni Association building is completed).

In addition to the standard criteria for special exception, the board must find that the location of the parking spaces and the associated pedestrian path of travel are safe and well lit. Also, the applicant will need to comply with all of the applicable conditions

within §17-345, including that an executed lease for the approved parking must be provided prior to occupancy of the building, and at the time of every annual renewal for a business license, the user must provide evidence that the lease is still in effect.

§17-345(b)(2):

Such space may be leased subject to the approval of a special exception by the board of zoning appeals and subject to the following conditions:

- a. Notices required of [section 17-112](#) shall include both the location of the prospective use and the property containing the leased parking spaces;*
- b. At the time of application for special exception, each prospective user shall provide a copy of an unexecuted lease for a number of off-street parking spaces at a rate specified upon Table 1 of [section 17-258](#), and the number of parking spaces required will be rounded to the nearest whole number;*
- c. The lease must specify that the parking spaces are for the exclusive use of the prospective user, including the user's customers and employees, unless the parking spaces are controlled by the City of Columbia;*
- d. The lease must state that no party can cancel the lease without first sending notice via certified mail to the Zoning Administrator, c/o the Zoning Division of the City of Columbia, at least 30 days prior to the termination of the lease;*
- e. With the application for special exception, the applicant shall provide a site plan to scale depicting the location of the prospective use, the location of the parking spaces, and the pedestrian path of travel between these locations. The board of zoning appeals shall find that the location of the parking spaces and the associated pedestrian path of travel are safe and well lit;*
- f. Parking spaces shall be located on parcels within 600 feet of the property containing the prospective use;*
- g. Parking spaces shall not include required off-street parking spaces for another use, except in accordance with [section 17-346](#), shared parking;*
- h. For the purposes of this subsection, [section 17-345 \(b\)](#), the term "lease" may include some other similar type of binding contractual arrangement between a user and a property owner, subject to compliance with all other conditions of the grant of special exception;*
- i. At the time of application for zoning approval (request coming from either a business license application or other similar application for zoning permit), each prospective user shall provide a copy of an executed lease identical to the unexecuted lease provided to the board of zoning appeals and in conformance with any additional conditions imposed by the board of zoning appeals;*
- j. Prior to operating the use, each parking space shall be clearly marked that the space is reserved for the exclusive use of the user, and that the user may cause violators to be towed;*
- k. Each parking space marking shall not exceed two square feet and shall be free of logos or other commercial contents; and*
- l. At the time of every annual renewal for a business license, each user shall submit evidence that the lease submitted in support of the grant of special exception is currently in effect and has been in effect since the last date of zoning approval (i.e. initial zoning approval or last annual business license renewal).*

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 14-006-SE

907 Senate & 1007 Park Streets
TMS# 08916-02-02 & 08916-10-02, -10,
-11, -12, -15, -16



Department of Planning & Development Services

Legend

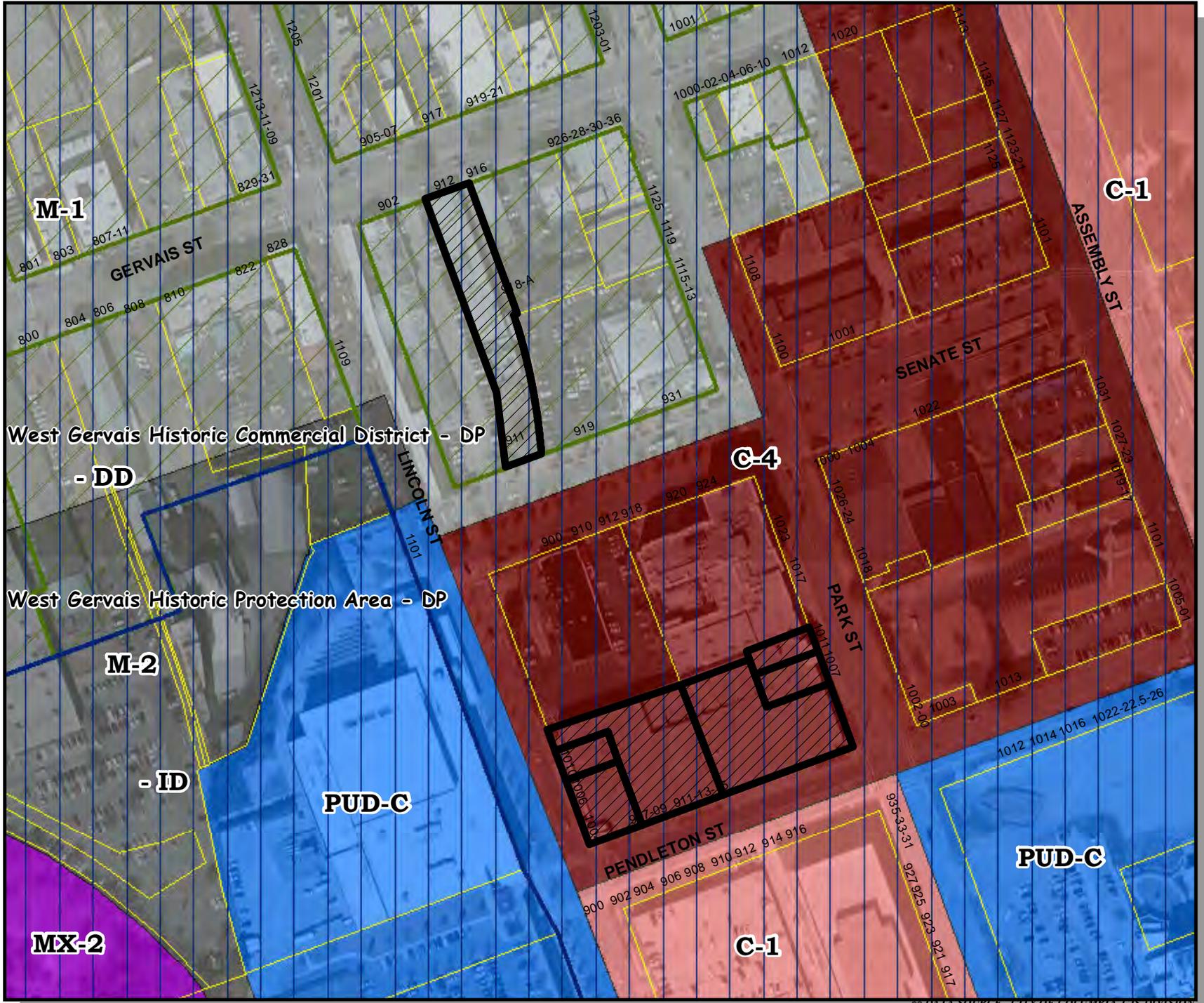
INTERSTATES
RAILROADS
CITY LIMITS
FEMA FP

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
DD DISTRICT	OUT OF CITY
DP DISTRICTS	
PD DISTRICT	
CC OVERLAY	

1 inch = 200 feet

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



** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION







We Are Columbia

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 1/17/14
Staff ATL
Fee Paid _____

Case Number 14 - 006 -SE
Zoning Dist. M-1
Overlay DD, DP

Property and Applicant Information:

Address of Subject Property: 907 SENATE ST. COLUMBIA, SC 29201

Tax Map Number (Example: 12345-67-8910) 08916-02-02

Zoning District: M-1

Describe your proposal in detail:

OUR PROJECT IS SHORT OF THE CODE REQUIRED PARKING BY 3 SPACES AND WE PROPOSE TO "LEASE" THEM FROM THE PUBLIC PARKING DECK.

List pertinent section(s) of City of Columbia Zoning Ordinance: 17-258

What is the current use of the property?: RETAIL

Applicant Name (Please Print): TIM SITTEMA

Name of Company (If applicable): CH GERVAIS, LLC

Address: 201 SOUTH COLLEGE ST. SUITE 1300

City, State, ZIP: COLUMBIA, SC 29201

Email Address: tsittema@cserc.com

Phone Number(s) 704-561-5297

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.

SITE SPECIFIC LOADING ZONE IS CURRENTLY ONSITE (SEE ATTACHED SITE PLAN). NO ADVERSE IMPACT ON VEHICULAR OR PEDESTRIAN TRAFFIC OR SAFETY.

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.

NO ADVERSE IMPACT TO ADJOINING PROPERTIES.

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.

NO ADVERSE IMPACT ON AREA. CURRENTLY IN SHELL CONDITION AND DESIGN TO BE APPROVED BY DDR.

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.

NO ADVERSE IMPACT DUE TO SPECIAL EXCEPTION

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.

THE PROJECT CONTAINS A MIX OF USES INCLUDING RETAIL SO NO LIMITATIONS EXIST.

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.

CORRECT. ALSO SUBJECT TO DDRC APPROVAL. PRIOR TO BUILDING PERMIT BEING ISSUED.

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.

PROPOSED RESTAURANT LOCATION IN "VISTA" DISTRICT THAT IS ADJACENT TO RETAIL.

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

CORRECT

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 Tim Sitema

Date 1/17/14

Print Name TIM SITEMA

**CITY OF COLUMBIA
MUNICIPAL PARKING
AGREEMENT**



PARKING SERVICES DEPARTMENT
820 Washington St. – 803-545-4015
Location: Park Street Garage – 1007 Park Street
Monthly Rate: (Check) \$65 \$80 (Reserved)
See Special Conditions for rate

SPACE OR CARD NUMBER(S): TBD pending Variance Hearing

CUSTOMER NAME: C4 Gervais, LLC or assigns Tag # TBD

BILLING NAME: C4 Gervais, LLC

BILLING ADDRESS: 201 South College St. Suite 1300

CITY: Charlotte STATE: NC ZIP: 28244

CONTACT NAME: Tim Sittema

CONTACT TELEPHONE: (Work) (704) -561-5297 (Fax) 704-523-2946

Special Conditions: Leases of spaces to satisfy City of Columbia Zoning requirements must be maintained as long as the business leasing the spaces is operating. In the event of cancellation of this lease, the Parking Services Department will immediately notify the City Zoning Administrator.

Terms & Conditions:

- At the time a parking space is rented in any City facility or lot, the parking customer must first pay any and all outstanding parking tickets.
- All parking fees are due and payable upon receipt of the monthly statement and past due 15 days past the billing date. Billings are normally sent the first week of each month for parking for the month in which the bill is sent. Payments may be made in person at any staffed City Parking Facility or mailed to the address on the statement. Checks should be made payable to the City of Columbia and contain the Invoice Number.
- No refunds will be made for time not used due to holidays, vacations, illness, etc.
- Customers must obey any and all posted regulatory signs and all other parking regulations
- Cancellation of this agreement must be made in writing or in person and received by City of Columbia Parking Services no later than two weeks prior to the first day of the month. All access cards, permits or tags must be returned upon termination of this agreement.
- The City of Columbia is not responsible for fire, theft, loss of articles or damage to the vehicle under any circumstances. Vehicles should be locked and contents secured at all times.
- No changes may be made to this agreement without the written consent of the City of Columbia.
- Permit tags or decals must be placed appropriately and in view at all times the vehicle is parked. Lost access cards, permits or tags MUST be reported immediately. There will be a \$5 fee for lost or replacement tags and permits or a \$20 fee if an AVI tag is issued.
- The City of Columbia reserves the right, in its sole and exclusive discretion, to increase the parking rates from time to time.

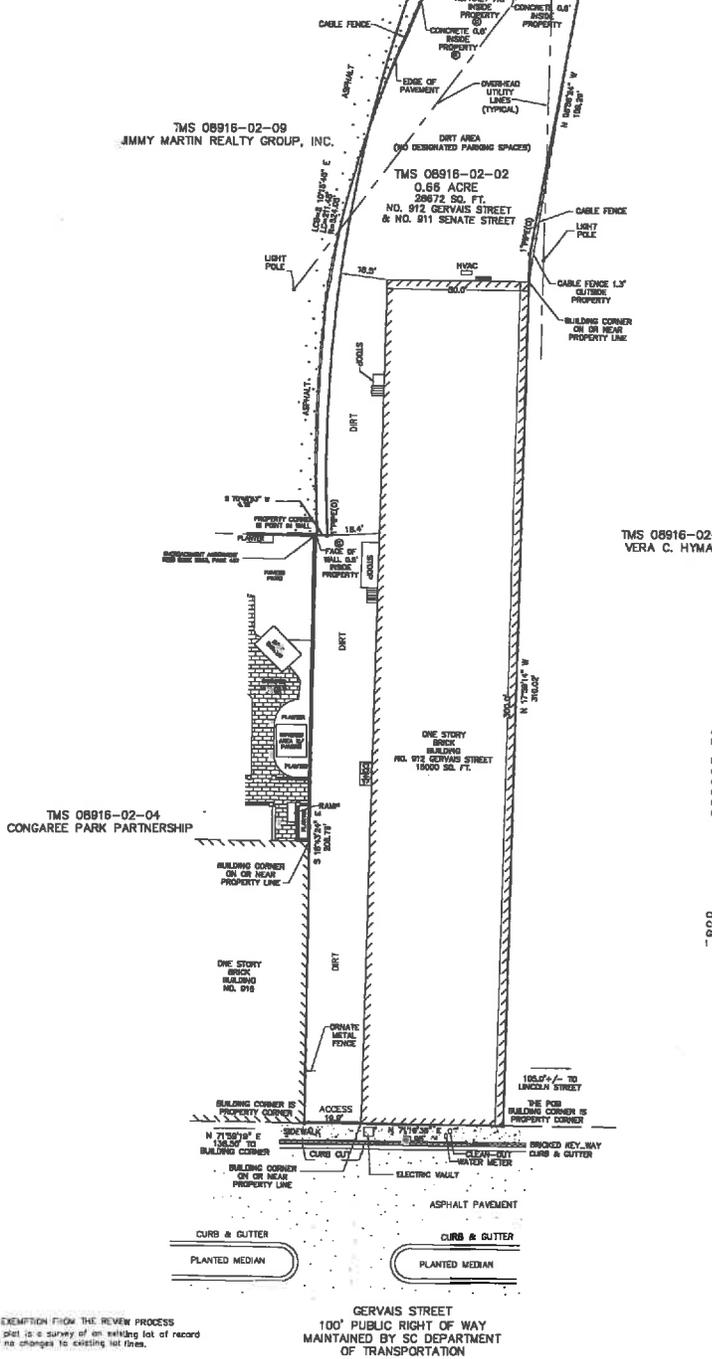
Your signature indicates your understanding of an agreement to these TERMS & CONDITIONS. ANY VIOLATION MAY RESULT IN THE LOSS OF PARKING PRIVILEGES.

CUSTOMER SIGNATURE Tim Sittema, Manager DATE 2-5-14

PARKING SERVICES REPRESENTATIVE _____ DATE _____

SENATE STREET
150' PUBLIC RIGHT OF WAY
MAINTAINED BY THE CITY OF COLUMBIA

UNDERGROUND UTILITIES MAY BE PRESENT BUT THEIR LOCATION WAS NOT DETERMINED.



LAND DESCRIPTION
ALL THAT PARCEL OF LAND LOCATED IN THE CITY OF COLUMBIA, COUNTY OF RICHLAND, STATE OF SOUTH CAROLINA, CONTAINING 0.66 ACRE AND BEING SHOWN ON PLAT PREPARED FOR C4 GERVAIS, A SC LIMITED LIABILITY COMPANY, BY BAXTER LAND SURVEYING CO., INC., DATED DECEMBER 14, 2012 AND HAVING THE FOLLOWING COURSES AND BOUNDARIES:
BEGINNING AT A BUILDING CORNER, THE POINT OF BEGINNING (P.O.B.), BEING THE COMMON FRONT OF SAID PARCEL, GERVAIS STREET RIGHT OF WAY, AND PROPERTY OF VERA C. HYMAN, AND RUNNING NORTH 71 DEGREES 18 MINUTES 36 SECONDS EAST, A DISTANCE OF 88.89 FEET, THENCE RUNNING SOUTH 18 DEGREES 43 MINUTES 24 SECONDS EAST A DISTANCE OF 208.78 FEET, THENCE RUNNING SOUTH 70 DEGREES 48 MINUTES 53 SECONDS WEST, A DISTANCE OF 4.19 FEET, THENCE RUNNING IN A CONVEX CURVED LINE HAVING A RADIUS OF 524.00 FEET, A CHORD BEARING OF SOUTH 10 DEGREES 15 MINUTES 40 SECONDS EAST, A CHORD DISTANCE OF 211.48 FEET, THENCE RUNNING SOUTH 71 DEGREES 34 MINUTES 11 SECONDS WEST A DISTANCE OF 57.13 FEET, THENCE RUNNING NORTH 08 DEGREES 48 MINUTES 24 SECONDS WEST, A DISTANCE OF 108.28 FEET, THENCE RUNNING NORTH 17 DEGREES 08 MINUTES 14 SECONDS WEST A DISTANCE OF 310.02 FEET TO THE POINT OF BEGINNING.

CHICAGO INSURANCE TITLE COMPANY COMMITMENT NUMBER 9840567/12868.1004 - EFFECTIVE DATE: NOVEMBER 20, 2012

- ITEMS OF RECORD:
(1) PLAT BOOK 74, PAGE 91
(2) PLAT BOOK 74, PAGE 136
(3) PLAT BOOK 24, PAGE 477
(4) RECORD BOOK 459, PAGE 1582
(5) DEED BOOK D863, PAGE 437

CERTIFIED TO: REGIONS BANK, ITS SUCCESSORS AND OR ASSIGNS, CHICAGO TITLE INSURANCE COMPANY, JOHNSTON ALLISON & HORD ATTORNEYS, BRIGLEY ARANT BOUTL CUMMINGS AND C4 GERVAIS LLC, A SC LIMITED LIABILITY COMPANY.

1. THIS SURVEY WAS MADE ON THE GROUND AS FOR THE FIELD NOTES SHOWN ON THIS SURVEY AND CORRECTLY SHOWS (1) THE BOUNDARIES AND AREAS OF THE SUBJECT PROPERTY AND THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS THEREON, AND THE DISTANCE THEREFROM TO THE NEAREST FACING EXTERIOR PROPERTY LINES OF THE SUBJECT PROPERTY; (2) THE LOCATION OF ALL RIGHTS-OF-WAY AND EASEMENTS (OF WHICH I HAVE KNOWLEDGE OR HAVE BEEN ADVISED WHETHER OR NOT OF RECORD) AND ANY OTHER MATTERS OF RECORD AFFECTING OR BENEFITING THE PROPERTY; (3) THE LOCATION OF THE PARKING AREA ON THE SUBJECT PROPERTY IS DIRT AND NO DESIGNATED PARKING SPACES EXIST; (4) ALL ADJUTING DESIGNATED PUBLIC STREETS PROVIDING ACCESS TO THE SUBJECT PROPERTY TOGETHER WITH THE WIDTH AND NAME THEREOF; AND (5) ALL OTHER VISIBLE SIGNIFICANT ITEMS ON THE SUBJECT PROPERTY.
2. EXCEPT AS SET FORTH BELOW, THERE ARE NO (1) ENCROACHMENTS UPON THE SUBJECT PROPERTY BY IMPROVEMENTS ON ADJACENT PROPERTY (2) ENCROACHMENTS ON ADJACENT PROPERTY, STREETS OR ALLEYS BY ANY IMPROVEMENTS ON THE SUBJECT PROPERTY, (3) PARTY WALLS, OR (4) CONFLICTS OR PROTRUSIONS. THE EXCEPTIONS TO THE ABOVE STATEMENTS ARE AS FOLLOWS:
A. WALL ENCROACHES 0.5 FEET
B. CONCRETE ENCROACHES 0.8 FEET
C. ASPHALT ENCROACHES 7.8 FEET
3. INGRESS TO AND EGRESS FROM THE SUBJECT PROPERTY IS PROVIDED BY GERVAIS STREET (MAINTAINED BY SC DEPARTMENT OF TRANSPORTATION) AND SENATE STREET (MAINTAINED BY THE CITY OF COLUMBIA), THE SAME BEING PAVED AND DEDICATED PUBLIC RIGHT(S)-OF-WAY.
4. THIS PROPERTY IS ZONED M-10P(D) FRONT SETBACK IS 0 FEET, SIDES AND REAR ARE 0 FEET CITY CENTER DESIGN/DEVELOPMENT GUIDELINES SECTION 5.4.1. SETBACK LINES LISTED ARE NOT OF RECORD. BUILDING SETBACK LINES ON THE SUBJECT PROPERTY ARE AS LISTED.
5. THE PROPERTY DOES NOT LIE WITHIN A FLOOD PLAIN OR FLOOD PRONE AREA.
6. THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF SOUTH CAROLINA.

EXEMPTION FROM THE REVIEW PROCESS
This plat is a survey of an existing lot of record with no changes to existing lot lines.

ROSSER W. BAXTER, JR. SCRLS NO. 7613

ROSSER W. BAXTER, JR. SCRLS NO. 7613

PLAT PREPARED FOR
C4 GERVAIS, A SC LIMITED LIABILITY COMPANY
RICHLAND COUNTY, COLUMBIA, SC

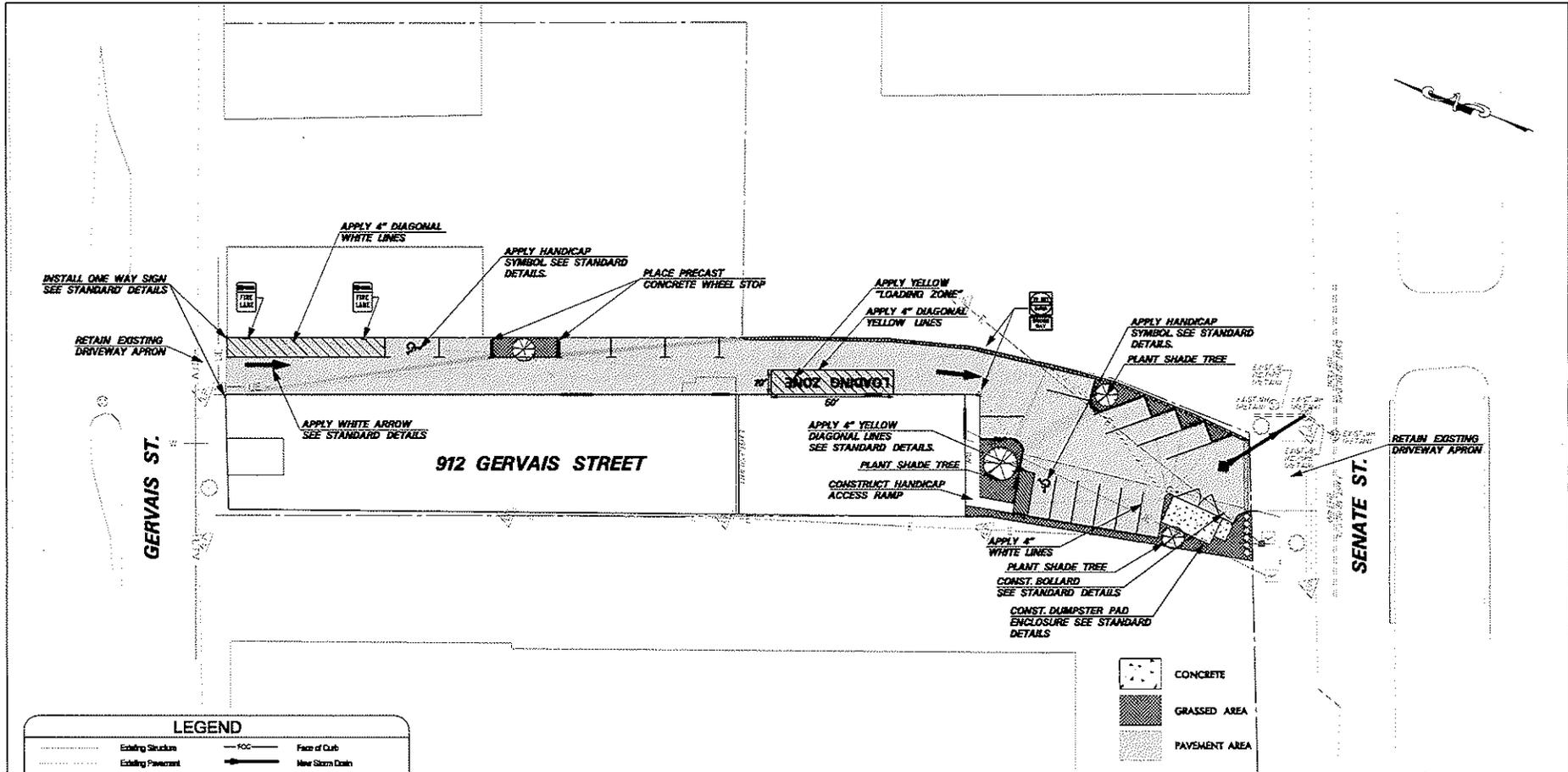
DECEMBER 14, 2012

BAXTER LAND SURVEYING CO., INC.
2204 Devine Street Columbia, SC 29205 (803)-252-8564
BAXLAND@AOL.COM



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONSTITUTION OF THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROTRUSIONS OTHER THAN SHOWN.

ROSSER W. BAXTER, JR. SCRLS NO. 7613



LEGEND

Existing Structure	FOC	Face of Curb
Existing Pavement	New Storm Drain	
Existing Contour	Proposed Contour	
Existing Gate	Landscaped Area	
Property Line	New Catch Basin	
Existing Catch Basin	S&E Fence	
Existing Drop Inlet	Inlet Structure Filter	
Fire Hydrant	Stabilized Construction Entrance	
Light Pole	Existing Gas Line	
Existing Manhole	Existing Overhead Electric Line	
Power Pole	Existing Underground Electric Line	
Water Meter	Existing Water Line	
Water Valve	Existing Sanitary Sewer Line	
Existing Trench	Existing Storm Drain	

NOTES

1. THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO BEGINNING LAND DISTURBING ACTIVITIES.
2. PAVEMENT MARKING AND SIGNING SHALL BE IN ACCORDANCE WITH CITY OF COLUMBIA STANDARDS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
3. ALL PERMITS SHALL BE OBTAINED PRIOR TO CONSTRUCTION.
4. ADA ACCESSIBILITY LOCATED AT THE GERVAIS STREET ENTRANCE TO BUILDING.



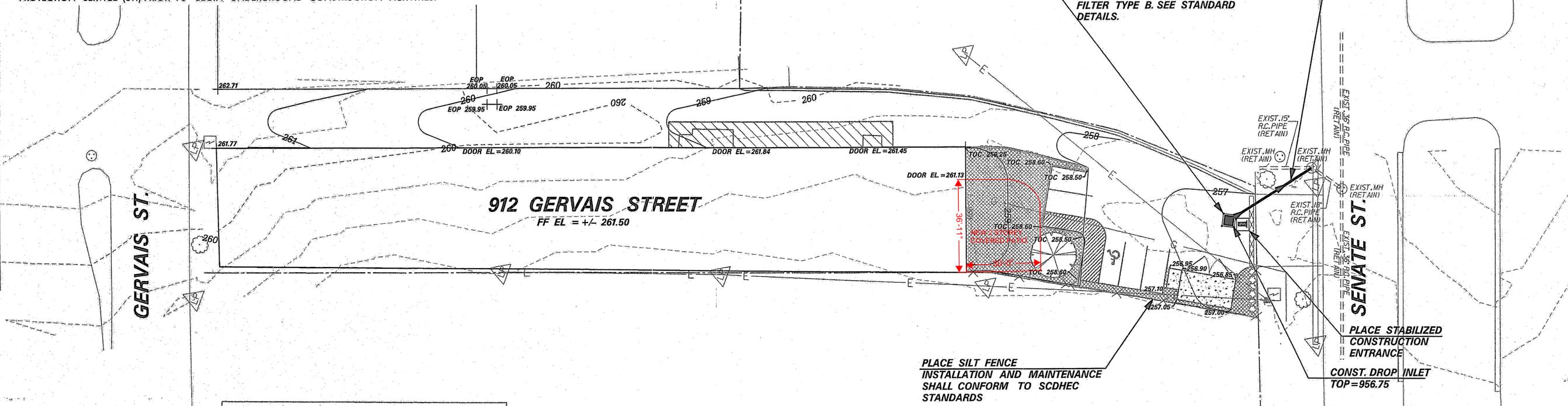
	CONCRETE
	GRASSED AREA
	PAVEMENT AREA

1/28/2015 L:\1265\Plan\Site_C2A_Site_Plan_Layout_Phase 2.dwg

Florence & Hutcheson An ICA Company <small>200 Major Street, Columbia, SC 29201</small>	PRELIMINARY PLANS	NOT FOR CONSTRUCTION	4				PLANS PREPARED FOR CDA ARCHITECTS 912 GERVAIS STREET SITE DESIGN SITE LAYOUT - PHASE 2
			3				
			2				PLAN SCALE 1" = 20'
			1				
			REV. NO.	BY	DATE	DESCRIPTION OF REVISION	
			TOPG.		DATE		
			DWG.		DATE		
			S&E		DATE		
							DWG. NO. C-2A

NOTES

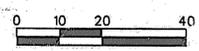
1. PERIMETER EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO BEGINNING LAND DISTURBING ACTIVITIES.
2. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED EVERY SEVEN (7) CALENDAR DAYS. IF SITE INSPECTIONS IDENTIFY BMP'S THAT ARE DAMAGED OR ARE NOT OPERATION EFFECTIVELY, MAINTENANCE MUST BE PERFORMED AS SOON AS PRACTICAL OR AS REASONABLY POSSIBLE AND BEFORE THE NEXT STORM EVENT.
3. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL MEASURES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFFSITE SEDIMENTATION.
4. THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO PAVED ROADWAY(S) FROM CONSTRUCTION AREAS AND THE GENERATION OF DUST. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT AS MAY BE REQUIRED.
5. LITTER, CONSTRUCTION DEBRIS, OILS, FUELS, AND BUILDING PRODUCTS WITH SIGNIFICANT POTENTIAL FOR IMPACT (SUCH AS STOCKPILES OF FRESHLY TREATED LUMBER) AND CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORM WATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORM WATER DISCHARGES.
6. THE CONTRACTOR SHALL BE AWARE OF EXISTING UTILITY LINES DURING GRADING AND PIPE INSTALLATION ACTIVITIES. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES FOR LOCATION OF OTHER UTILITIES NOT SHOWN ON PLAN. CALL PALMETTO UTILITY PROTECTION SERVICE (811) PRIOR TO BEGIN UNDERGROUND CONSTRUCTION ACTIVITIES.



LEGEND

	Existing Structure		Face of Curb
	Existing Pavement		New Storm Drain
	Existing Contour		Proposed Contour
	Existing Gate		Landscaped Area
	Property Line		New Catch Basin
	Existing Catch Basin		Silt Fence
	Existing Drop Inlet		Inlet Structure Filter
	Fire Hydrant		Stabilized Construction Entrance
	Light Pole		Existing Gas Line
	Existing Manhole		Existing Overhead Electric Line
	Power Pole		Existing Underground Electric Line
	Water Meter		Existing Water Line
	Water Valve		Existing Sanitary Sewer Line
	Existing Tree		Existing Storm Drain

- CONSTRUCTION SEQUENCE:**
1. INSTALL TEMPORARY CONSTRUCTION ENTRANCE
 2. CLEAR FOR INSTALLATION OF SILT FENCE AND OTHER EROSION CONTROL DEVICES.
 3. INSTALL SILT FENCE.
 4. DEMOLITION ACTIVITIES
 5. ROUGH GRADING
 6. DRAINAGE SYSTEM INSTALLATION
 7. INSTALL INTERIOR EROSION CONTROL MEASURES AS CATCH BASINS ARE CONSTRUCTED
 8. FINE GRADING AND PAVING
 9. FINAL STABILIZATION



12/14/2012 L:\12169\Plan_Sht_C3_Grading_Drainage_EC.dgn

<p>Florence & Hutcheson An ICA Company 501 Hugor Street, Columbia, SC 29201</p>				<table border="1"> <tr> <td>4</td> <td></td> <td></td> <td></td> </tr> <tr> <td>3</td> <td></td> <td></td> <td></td> </tr> <tr> <td>2</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1</td> <td></td> <td></td> <td></td> </tr> <tr> <th>REV. NO.</th> <th>BY</th> <th>DATE</th> <th>DESCRIPTION OF REVISION</th> </tr> <tr> <td>TOPO.</td> <td></td> <td></td> <td></td> </tr> <tr> <td>DWG.</td> <td></td> <td></td> <td></td> </tr> <tr> <td>R/W</td> <td></td> <td></td> <td></td> </tr> </table>	4				3				2				1				REV. NO.	BY	DATE	DESCRIPTION OF REVISION	TOPO.				DWG.				R/W				<p>PLANS PREPARED FOR CDA ARCHITECTS</p> <p>912 GERVAIS STREET SITE DESIGN GRADING PLAN EROSION CONTROL PLAN</p> <p>PLAN SCALE 1" = 20'</p> <p>DWG. NO. C-3</p>
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REV. NO.	BY	DATE	DESCRIPTION OF REVISION																																		
TOPO.																																					
DWG.																																					
R/W																																					



CROSLAND SOUTHEAST

MARK HEBARD
PROJECT MANAGER

tel 704.561-5208 fax 704.523.2946
MHEBARD@CROSLANDSOUTHEAST.COM

To: Nancy Lee Trihey, Land Development Manager
From: Mark Hebard
Date: July 11, 2013
Re: 912 Gervais St./907 Senate St. Project

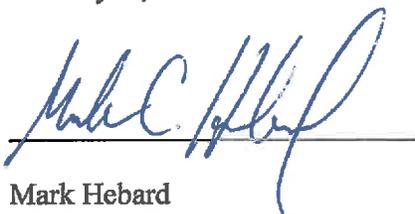
Mrs Trihey,

Please accept this letter for the above mentioned project, that installation of the curbing and landscaping area in the alley will occur during Phase 2 of the development. Phase 2 is considered the building improvements to the remainder of the building.

Based on coordination with the City of Columbia Planning Department, Phase 1 of the project did not include any parking or structural constraints within the alley. The alley was to remain free of obstructions to allow for fire access to the front and rear portions of the building. During Phase 2, a fire protection system will be installed within the rear portion of the building reducing the need for fire protection access along the alley. At that time, the parking and associated landscaping will be installed in the alley.

The City of Columbia has requested additional landscape screening to be added along Gervais Street to protect visibility of the parking in the alley. C4 Gervais, LLC will commit to adding landscape items in the 912 Gervais Street property in the area currently noted as a fire lane on the Phase 2 site layout. Prior to installing the additional landscaping, C4 Gervais, LLC requests concurrence from the City of Columbia with regard to the removal of the fire access lane which was previously required during the design review. An alternative to the addition of landscaping on-site, C4 Gervais will consider a donation to the (City of Columbia landscape fund) in the amount based on the average of three landscape proposals to be submitted.

Thank you,



Mark Hebard



We Are Columbia

Planning and Development Services • Zoning Division
1136 Washington Street, Columbia, SC 29201 • Phone: 803-545-3333 • Fax: 803-733-8699

December 9, 2013

Marc Hebard
Crosland Southeast
201 S. College Street
Charlotte, NC 28202

RE: 912 Gervais Street
Zoned: M-1, DD, DP (Light Industrial District within Design Development and Design Preservation overlays)

Mr. Hebard:

The **M-1 district** is intended to accommodate wholesaling, distribution, storage, processing, light manufacturing and general commercial uses. Certain related structures and uses required to serve the needs of such uses are permitted outright or are permissible as special exceptions subject to restrictions and requirements intended to best fulfill the intent of the Zoning Ordinance.

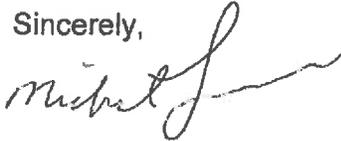
The **DD area** is intended to protect the area identified as "City Center" which is undergoing redevelopment and revitalization from incompatible land uses and influences which do not complement or promote the high-intensity mixed use character of the area. It is also the intent that new developments within the -DD area are coordinated to ensure that the land use, pedestrian environment, urban design, open space, signs, street scape and traffic circulation are sensitive to and implement the overall objectives and concept of the applicable redevelopment plan. Development within the -DD area must have the approval of the Design/Development Review Commission or its staff and must comply with design guidelines set forth in the Zoning Ordinance and in the publication "City Center Design/Development Guidelines, Final Report, September 1, 1998," LDR International, Inc. Consultants. For more information, please contact the Planning Division at (803) 545-3222.

The **DP area** is intended to protect and improve the quality of the environment of the city by the encouragement of identification, recognition, conservation, maintenance and enhancement of areas, sites, structures, fixtures and other features of the architectural, economic, social, cultural and political history of the city as well as its natural features;

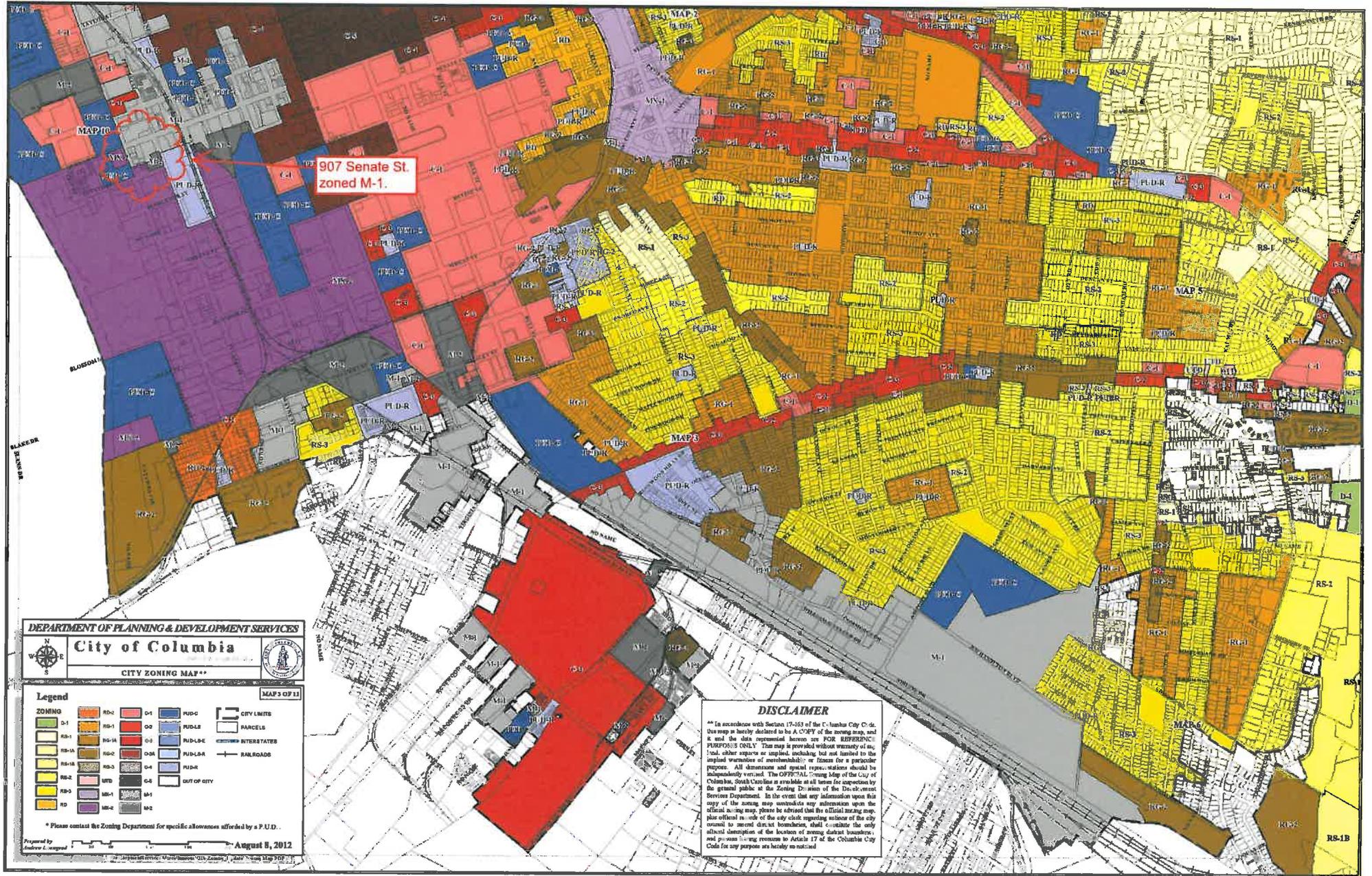
to encourage appropriate use of such features, areas, sites, structures and fixtures; and to restrain influences adverse to such purposes, and by so doing to promote the public welfare. For more information, please contact the Planning Department at (803) 545-3222.

This letter is neither a building permit, zoning permit, nor any similar authorization to occupy the property or begin construction; rather it is a statement from the Zoning Division of the City of Columbia confirming the zoning classification of the above-referenced property. Prior to occupying the property or initiating construction, you are required to obtain a building permit, zoning permit, and/or any other approvals that may be necessary in accordance with City Codes.

Sincerely,

A handwritten signature in cursive script, appearing to read "Michael Lizewski".

Michael Lizewski
Senior Zoning Analyst



907 Senate St.
zoned M-1.

DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES
City of Columbia
 CITY ZONING MAP**
 MAP 5 OF 11

Legend

	D-1		R-2		O-1		PUD-1		CITY LIMITS
	RS-1		R-1A		O-2		PUD-2		PARCELS
	RS-1A		R-2A		O-3		PUD-3		INTERSTATES
	RS-2		R-3		O-4		PUD-4		RAILROADS
	RS-2A		R-4		O-5		PUD-5		OUT OF CITY
	RS-3		R-5		O-6		PUD-6		
	RS-3A		R-6		O-7		PUD-7		
	RS-4		R-7		O-8		PUD-8		
	RS-4A		R-8		O-9		PUD-9		
	RS-5		R-9		O-10		PUD-10		
	RS-5A		R-10		O-11		PUD-11		
	RS-6		R-11		O-12		PUD-12		
	RS-6A		R-12		O-13		PUD-13		
	RS-7		R-13		O-14		PUD-14		
	RS-7A		R-14		O-15		PUD-15		
	RS-8		R-15		O-16		PUD-16		
	RS-8A		R-16		O-17		PUD-17		
	RS-9		R-17		O-18		PUD-18		
	RS-9A		R-18		O-19		PUD-19		
	RS-10		R-19		O-20		PUD-20		
	RS-10A		R-20		O-21		PUD-21		
	RS-11		R-21		O-22		PUD-22		
	RS-11A		R-22		O-23		PUD-23		
	RS-12		R-23		O-24		PUD-24		
	RS-12A		R-24		O-25		PUD-25		
	RS-13		R-25		O-26		PUD-26		
	RS-13A		R-26		O-27		PUD-27		
	RS-14		R-27		O-28		PUD-28		
	RS-14A		R-28		O-29		PUD-29		
	RS-15		R-29		O-30		PUD-30		
	RS-15A		R-30		O-31		PUD-31		
	RS-16		R-31		O-32		PUD-32		
	RS-16A		R-32		O-33		PUD-33		
	RS-17		R-33		O-34		PUD-34		
	RS-17A		R-34		O-35		PUD-35		
	RS-18		R-35		O-36		PUD-36		
	RS-18A		R-36		O-37		PUD-37		
	RS-19		R-37		O-38		PUD-38		
	RS-19A		R-38		O-39		PUD-39		
	RS-20		R-39		O-40		PUD-40		
	RS-20A		R-40		O-41		PUD-41		
	RS-21		R-41		O-42		PUD-42		
	RS-21A		R-42		O-43		PUD-43		
	RS-22		R-43		O-44		PUD-44		
	RS-22A		R-44		O-45		PUD-45		
	RS-23		R-45		O-46		PUD-46		
	RS-23A		R-46		O-47		PUD-47		
	RS-24		R-47		O-48		PUD-48		
	RS-24A		R-48		O-49		PUD-49		
	RS-25		R-49		O-50		PUD-50		
	RS-25A		R-50		O-51		PUD-51		
	RS-26		R-51		O-52		PUD-52		
	RS-26A		R-52		O-53		PUD-53		
	RS-27		R-53		O-54		PUD-54		
	RS-27A		R-54		O-55		PUD-55		
	RS-28		R-55		O-56		PUD-56		
	RS-28A		R-56		O-57		PUD-57		
	RS-29		R-57		O-58		PUD-58		
	RS-29A		R-58		O-59		PUD-59		
	RS-30		R-59		O-60		PUD-60		
	RS-30A		R-60		O-61		PUD-61		
	RS-31		R-61		O-62		PUD-62		
	RS-31A		R-62		O-63		PUD-63		
	RS-32		R-63		O-64		PUD-64		
	RS-32A		R-64		O-65		PUD-65		
	RS-33		R-65		O-66		PUD-66		
	RS-33A		R-66		O-67		PUD-67		
	RS-34		R-67		O-68		PUD-68		
	RS-34A		R-68		O-69		PUD-69		
	RS-35		R-69		O-70		PUD-70		
	RS-35A		R-70		O-71		PUD-71		
	RS-36		R-71		O-72		PUD-72		
	RS-36A		R-72		O-73		PUD-73		
	RS-37		R-73		O-74		PUD-74		
	RS-37A		R-74		O				





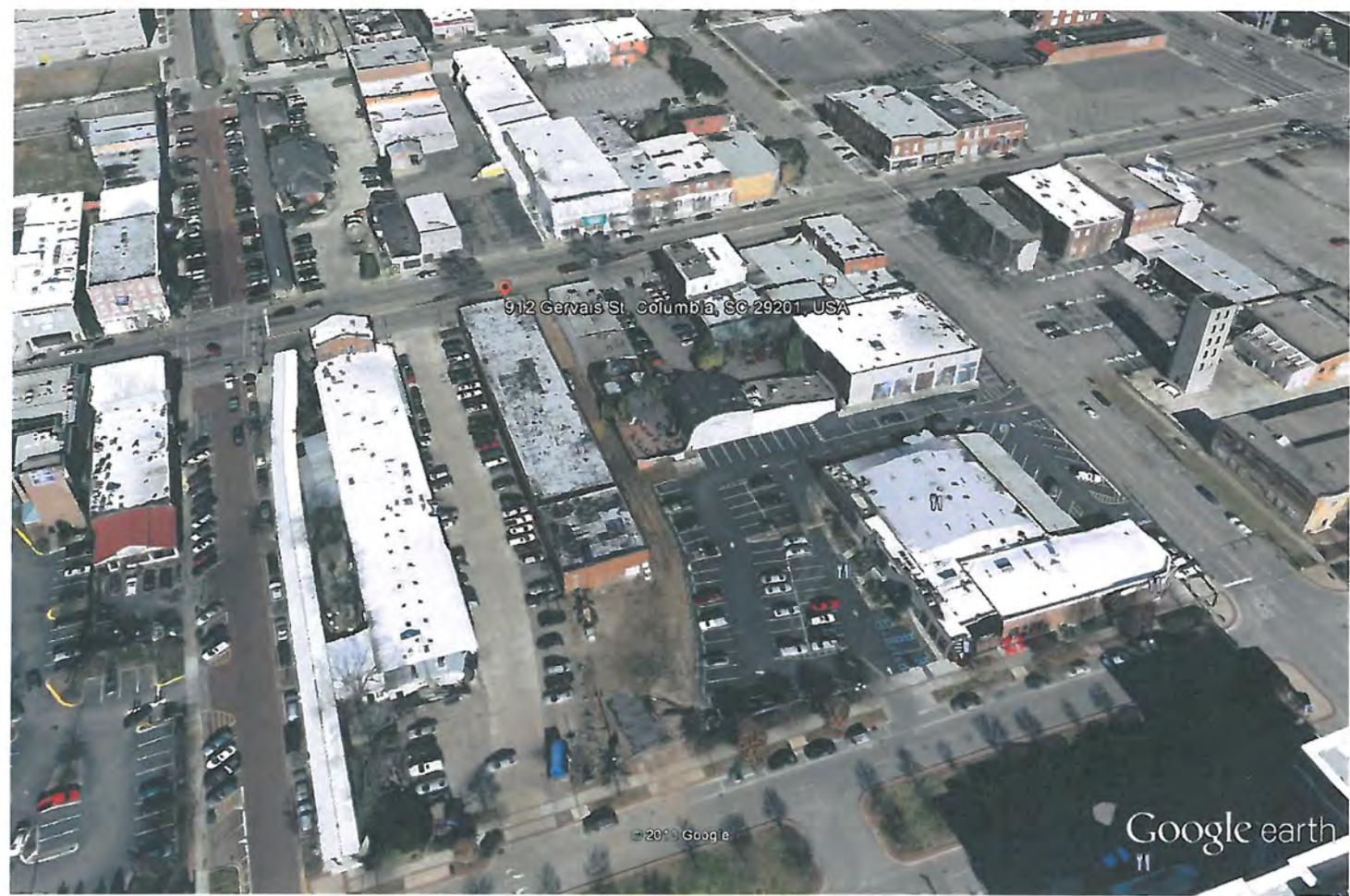
912 Gervais St. Columbia, SC 29201, USA

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33°59'57.54" N 81°02'14.68" W elev 273 ft eye alt



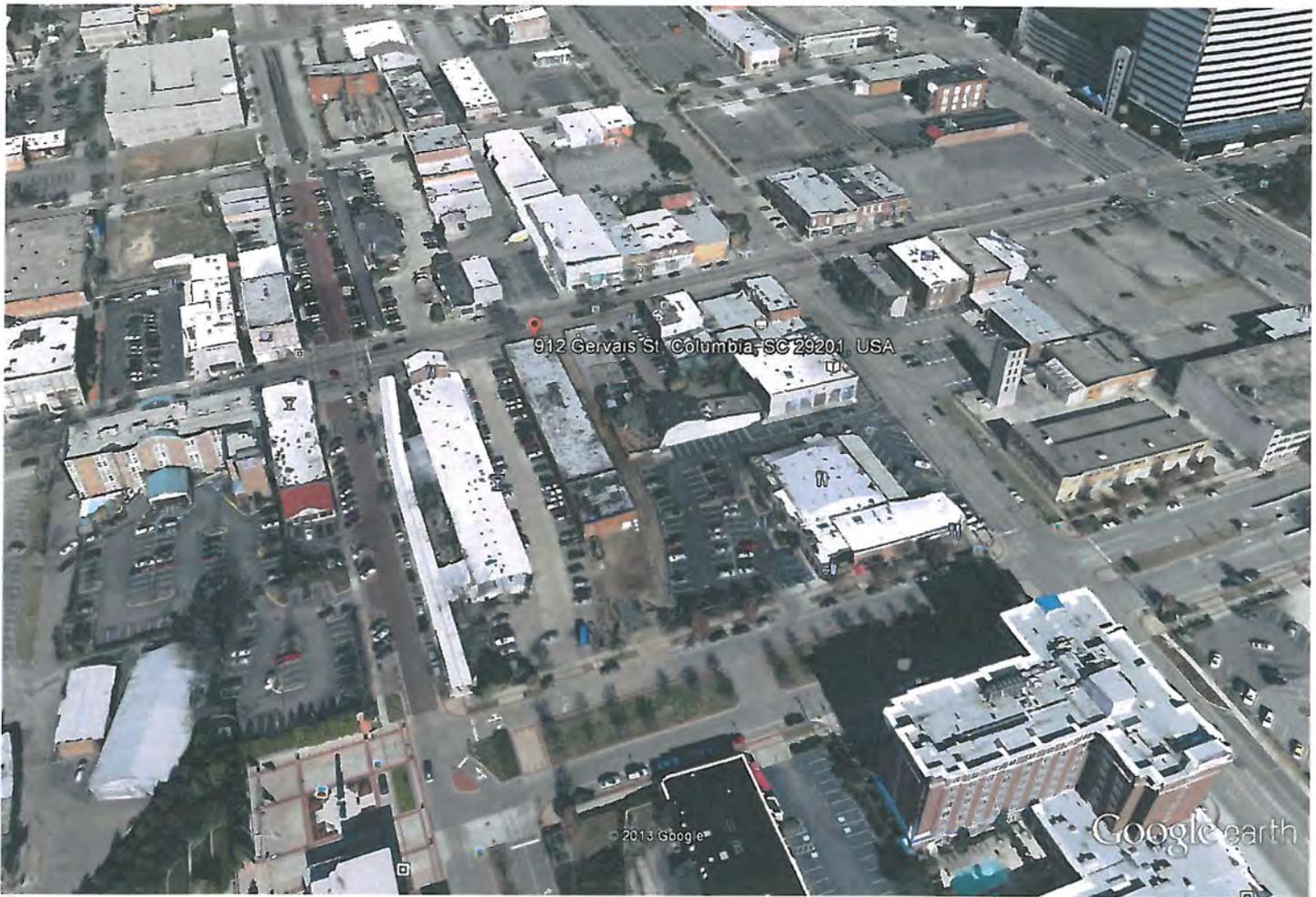
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